



CITY OF NEWPORT BEACH ADMINISTRATIVE HEARING STAFF REPORT

February 05, 2026
Agenda Item No. 2

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: XR2024-6076, X2022-1031, X2021-0667, S2024-0129

SITE LOCATION: 2300 Mesa Drive

APPLICANT: Masum Azizi

PROPERTY OWNER: James R. Glidewell Trust; Glidewell Family Trust

BUILDING INSPECTOR: Jaime Molina, Senior Building Inspector

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

PROJECT SUMMARY

ADD 3,139 SF. SOLARIUM, 466 SF BALCONY, 433 SF TO KITCHEN, 1521 SF LOGGIA, (150 SF ENCL), AND DEMOLISH 917 SF OF EXISTING LEFT WING OF EXISTING SINGLE-FAMILY DWELLING.

CONSTRUCT NEW 2,022 SF POOL AND SPA

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

FIRST HEARING WAS CONDUCTED ON July 17, 2025.

BUILDING PERMIT HISTORY

This project first started with Permit X2021-0667 issued on July 28, 2021, with subsequent permits.

Permit X2022-1031 is a supplement permit to change slab on grade to mat slab with caissons.

Permit XR2024-6076 is a supplement permit to repair deck and replace guardrail.

Permit S2024-0129 is a supplement permit for new pool and spa.

The permits above are subject to Newport Beach Municipal Code 15.02.095 with an initial three-year construction limit expiration date of July 28, 2025.

The first inspection was for Pre-Grading Meeting on October 13, 2021.

Please refer to the staff report of the hearing conducted on July 17, 2025, for permit inspection history prior to April 30, 2025 (Attachment 3).

The last inspection, as of the date of the staff report, was for Erection Pad inspection on January 05, 2026.

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

PREVIOUS EXTENSIONS

The chief building official granted an extension for a three-year construction time limit on June 24, 2024, with expiration date of July 28, 2025. (Attachment 3, Part of 1st Hearing staff report).

Hearing officer granted maximum 180 days extension with expiration date of January 24, 2025, based on public hearing conducted on July 17, 2025. (Attachment 2)

RECOMMENDATION

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

PUBLIC NOTICE

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

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

ATTACHMENTS

- Attachment No. 1 – Building Permit History after April 30, 2025
- Attachment No. 2 – 1st Public Hearing Order
- Attachment No. 3 – 1st Public Hearing Staff Report

Attachment No. 1

Building Permit History after April 30, 2025



LINKED PERMIT INSPECTION HISTORY REPORT (0608-2021) FOR CITY OF NEWPORT BEACH

Permit Type:	Plan Check	Application Date:	03/19/2021	Owner:	GLIDEWELL JAMES R TR
Work Class:	Addition	Issue Date:	07/28/2021	Parcel	439 051 01
Status:	Approved	Expiration Date:	09/15/2021	Address:	2300 MESA DR NEWPORT BEACH, CA 92660
IVR Number:	113717				

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
Inspection Location: 2300 MESA DR							
Permit: REV22-0647							
05/16/2022	05/16/2022	Legacy Inspection	REV22-0647-A002 985217	Correction	Soon Cho	No	Complete
06/25/2022	06/25/2022	Legacy Inspection	REV22-0647-A003 002585	Correction	Soon Cho	No	Complete
	06/25/2022	Legacy Inspection	REV22-0647-A003 002589	Correction	Soon Cho	No	Complete
Permit: S2024-0129							
01/15/2025	01/15/2025	Pre-Gunite	iBLD-001546-2025	Approved	Jaime Molina	No	Complete
02/19/2025	02/19/2025	Pre-Deck	iBLD-006169-2025	Partial Pass	Jaime Molina	Yes	Incomplete
03/31/2025	03/31/2025	Pre-Deck	iBLD-011545-2025	Cancelled	Jaime Molina	Yes	Complete
			Reinspection of iBLD-006169-2025				
04/02/2025	04/02/2025	Pre-Deck	iBLD-012114-2025	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of iBLD-011545-2025				
04/14/2025	04/14/2025	Pre-Deck	iBLD-013609-2025	Correction	Jaime Molina	Yes	Complete
			Reinspection of iBLD-012114-2025				
04/21/2025	04/21/2025	Pre-Deck	iBLD-014592-2025	Approved	Jaime Molina	No	Complete
			Reinspection of iBLD-013609-2025				
04/30/2025	04/30/2025	Other - MISC	iBLD-015997-2025	Partial Pass	Jaime Molina	Yes	Incomplete
05/01/2025	05/01/2025	Pre-Plaster	iBLD-016343-2025	Partial Pass	Jaime Molina	Yes	Incomplete
07/29/2025	07/29/2025	Final Inspection	iBLD-029907-2025	Correction	Jaime Molina	Yes	Complete
08/04/2025	08/04/2025	Final Inspection	iBLD-030710-2025	Approved	Jaime Molina	No	Complete
			Reinspection of iBLD-029907-2025				
Permit: U2024-5452							
01/15/2025	01/15/2025	Final Building	iBLD-001549-2025	Approved	Jaime Molina	No	Complete
Permit: X2021-0667							
10/13/2021	10/13/2021	Call Inspector for Pre-Grading Meeting	X2021-0667-A0028 95121	Approved		No	Complete
11/16/2021	11/16/2021	Sewer	X2021-0667-A0029 09412	Correction		No	Complete
	11/16/2021	Soil Pipe	X2021-0667-A0029 09411	Correction		No	Complete
	11/16/2021	Water Pipe Underground	X2021-0667-A0029 09413	Correction		No	Complete
12/21/2021	12/21/2021	Soil Pipe	X2021-0667-A0029 24612	Correction		No	Complete
01/04/2022							

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Status:	Approved	Expiration Date:	09/15/2021	Address:	2300 MESA DR NEWPORT BEACH, CA 92660
IVR Number:	113717				

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
	01/04/2022	Soil Pipe	X2021-0667-A0029 27144	Approved		No	Complete
	01/04/2022	Water Pipe Underground	X2021-0667-A0029 27145	Approved		No	Complete
01/19/2022	01/19/2022	Footings and Foundation	X2021-0667-A0029 32510	Partial Pass		No	Incomplete
	01/19/2022	Slab On Grade	X2021-0667-A0029 32511	Partial Pass		No	Incomplete
02/18/2022	02/18/2022	Gas Pipe Underground	X2021-0667-A0029 47076	Approved		No	Complete
	02/18/2022	Underground Electrical	X2021-0667-A0029 47077	Approved		No	Complete
05/26/2022	05/26/2022	Complete Framing	X2021-0667-A0029 90395	Cancelled		No	Complete
	05/26/2022	Floor Framing & Sheathing	X2021-0667-A0029 90396	Partial Pass		No	Incomplete
	05/26/2022	Roof Framing, Sheathing, Building Height	X2021-0667-A0029 90397	Partial Pass		No	Incomplete
	05/26/2022	Shear and Hold Downs	X2021-0667-A0029 90398	Partial Pass		No	Incomplete
06/13/2022	06/13/2022	Legacy Inspection	X2021-0667-A0029 97108	Not Ready for Inspection		No	Complete
	06/13/2022	Roof Framing, Sheathing, Building Height	X2021-0667-A0029 97107	Approved		No	Complete
06/20/2022	06/20/2022	Floor Framing & Sheathing	X2021-0667-A0030 00086	Correction		No	Complete
	06/20/2022	Shear and Hold Downs	X2021-0667-A0030 00087	Correction		No	Complete
07/01/2022	07/01/2022	Hood	X2021-0667-A0030 05288	Cancelled		No	Complete
07/06/2022	07/06/2022	Gas Pipe Underground	X2021-0667-A0030 06435	Approved		No	Complete
	07/06/2022	Hood	X2021-0667-A0030 06436	Approved		No	Complete
07/14/2022	07/14/2022	Complete Framing	iBLD-000640-2022	Correction	Chad Shelton	Yes	Complete
07/21/2022	07/21/2022	Complete Framing	iBLD-001485-2022	Cancelled	Chad Shelton	Yes	Complete
		Reinspection of iBLD-000640-2022					
	07/21/2022	Rough Electrical Service	iBLD-001484-2022	Cancelled	Chad Shelton	Yes	Complete
07/25/2022	07/25/2022	Complete Framing	iBLD-001882-2022	Not Ready for Inspection	Marshall Shelton	Yes	Complete
		Reinspection of iBLD-001485-2022					
	07/25/2022	Rough Electrical Service	iBLD-001883-2022	Partial Pass	Marshall Shelton	Yes	Incomplete

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Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
Reinspection of IBLD-001484-2022							
08/02/2022	08/02/2022	Rough HVAC/Mech/Fireplace	IBLD-003007-2022	Partial Pass	Chad Shelton	Yes	Incomplete
08/03/2022	08/03/2022	Vapor Barrier/Exterior Lath/Veneer Lath	IBLD-003350-2022	Cancelled	Chad Shelton	Yes	Complete
	08/03/2022	Vapor Barrier/Exterior Lath/Veneer Lath	IBLD-003351-2022	Cancelled	Chad Shelton	Yes	Complete
	08/03/2022	Vapor Barrier/Exterior Lath/Veneer Lath	IBLD-003352-2022	Partial Pass	Chad Shelton	Yes	Incomplete
08/04/2022	08/04/2022	Complete Framing	IBLD-003404-2022	Partial Pass	Chad Shelton	Yes	Incomplete
Reinspection of IBLD-001882-2022							
08/08/2022	08/08/2022	Insulation/Densglass	IBLD-003699-2022	Partial Pass	Chad Shelton	Yes	Incomplete
08/16/2022	08/16/2022	Drywall Fire Caulk	IBLD-004862-2022	Partial Pass	Walter Jones	Yes	Incomplete
11/22/2022	11/22/2022	Final Mechanical	IBLD-017640-2022	Not Ready for Inspection	Chad Shelton	Yes	Complete
12/22/2022	12/22/2022	Final Building	IBLD-021637-2022	Cancelled	Chad Shelton	Yes	Complete
01/04/2023	01/04/2023	Final Building	IBLD-000111-2023	Cancelled	Marshall Shelton	Yes	Complete
Reinspection of IBLD-021637-2022							
	01/04/2023	Final Electrical	IBLD-000112-2023	Cancelled	Marshall Shelton	Yes	Complete
	01/04/2023	Final Mechanical	IBLD-000113-2023	Cancelled	Marshall Shelton	Yes	Complete
Reinspection of IBLD-017640-2022							
	01/04/2023	Final Plumbing	IBLD-000114-2023	Cancelled	Marshall Shelton	Yes	Complete
02/01/2023	02/01/2023	Call Inspector for Pre-Grading Meeting	IBLD-003765-2023	Cancelled	Chad Shelton	Yes	Complete
05/08/2023	05/08/2023	Footings and Foundation	IBLD-016682-2023	Cancelled	Chad Shelton	Yes	Complete
05/09/2023	05/09/2023	Footings and Foundation	IBLD-016844-2023	Correction	Chad Shelton	Yes	Complete
Reinspection of IBLD-016682-2023							
05/24/2023	05/24/2023	Underground Electrical	IBLD-019171-2023	Partial Pass	Chad Shelton	Yes	Incomplete
05/25/2023	05/25/2023	Soil Pipe	IBLD-019552-2023	Correction	Chad Shelton	Yes	Complete
06/13/2023	06/13/2023	Under Slab/Floor Plumbing	IBLD-021889-2023	Cancelled	Chad Shelton	Yes	Complete
06/15/2023	06/15/2023	Area Drains	IBLD-022470-2023	Correction	Chad Shelton	Yes	Complete
10/26/2023	10/26/2023	Footings and Foundation	IBLD-041290-2023	Not Ready for Inspection	Chad Shelton	Yes	Complete
Reinspection of IBLD-016844-2023							
11/02/2023	11/02/2023	Erection Pads	IBLD-042833-2023	Partial Pass	Jaime Molina	Yes	Incomplete
	11/02/2023	Footings and Foundation	IBLD-042407-2023	Partial Pass	Jaime Molina	Yes	Incomplete
Reinspection of IBLD-041290-2023							

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11/14/2023	11/14/2023	Footings and Foundation	iBLD-043970-2023	Approved	Jaime Molina	No	Complete
			Reinspection of iBLD-042407-2023				
12/18/2023	12/18/2023	Slab On Grade	iBLD-048519-2023	Partial Pass	Jaime Molina	Yes	Incomplete
01/25/2024	01/25/2024	Slab On Grade	iBLD-002667-2024	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of iBLD-048519-2023				
01/31/2024	01/31/2024	Slab On Grade	iBLD-003459-2024	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of iBLD-002667-2024				
03/25/2024	03/25/2024	Slab On Grade	iBLD-010909-2024	Correction	Jaime Molina	Yes	Complete
			Reinspection of iBLD-003459-2024				
03/27/2024	03/27/2024	Slab on Deck	iBLD-011402-2024	Partial Pass	Jaime Molina	Yes	Incomplete
04/03/2024	04/03/2024	Slab On Grade	iBLD-012433-2024	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of iBLD-010909-2024				
04/26/2024	04/26/2024	Sewer	iBLD-015799-2024	Approved	Jaime Molina	No	Complete
	04/26/2024	Underground Electrical	iBLD-015797-2024	Approved	Jaime Molina	No	Complete
			Reinspection of iBLD-019171-2023				
	04/26/2024	Water Pipe Underground	iBLD-015798-2024	Approved	Jaime Molina	No	Complete
05/07/2024	05/07/2024	Floor Framing & Sheathing	iBLD-017286-2024	Partial Pass	Jaime Molina	Yes	Incomplete
	05/07/2024	Slab On Grade	iBLD-017285-2024	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of iBLD-012433-2024				
05/16/2024	05/16/2024	Slab On Grade	iBLD-018595-2024	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of iBLD-017285-2024				
11/20/2024	11/20/2024	Slab on Deck	iBLD-045258-2024	Correction	Jaime Molina	Yes	Complete
12/10/2024	12/10/2024	Roof Framing, Sheathing & Bldg Height	iBLD-047963-2024	Not Ready for Inspection	Jaime Molina	Yes	Complete
12/18/2024	12/18/2024	Shear and Hold Downs	iBLD-049297-2024	Approved	Jaime Molina	No	Complete
01/21/2025	01/21/2025	Roof Framing, Sheathing & Bldg Height	iBLD-002097-2025	Approved	Jaime Molina	No	Complete
			Reinspection of iBLD-047963-2024				
	01/21/2025	Rough Electric Residential	iBLD-002099-2025	Not Ready for Inspection	Jaime Molina	Yes	Complete
	01/21/2025	Rough Plumbing & Pan Test	iBLD-002098-2025	Not Ready for Inspection	Jaime Molina	Yes	Complete
01/23/2025	01/23/2025	Complete Framing	iBLD-002272-2025	Not Ready for Inspection	Jaime Molina	Yes	Complete
02/05/2025	02/05/2025	Rough Electric Residential	iBLD-004304-2025	Not Ready for Inspection	Jaime Molina	Yes	Complete
			Reinspection of iBLD-002099-2025				

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	02/05/2025	Rough Plumbing & Pan Test	iBLD-004303-2025	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of iBLD-002098-2025				
02/18/2025	02/18/2025	Complete Framing	iBLD-005829-2025	Correction	Jaime Molina	Yes	Complete
			Reinspection of iBLD-003404-2022				
	02/18/2025	Rough Electrical Service	iBLD-005828-2025	Correction	Jaime Molina	Yes	Complete
02/20/2025	02/20/2025	Insulation/Densglass	iBLD-006053-2025	Not Ready for Inspection	Jaime Molina	Yes	Complete
02/26/2025	02/26/2025	Complete Framing	iBLD-006869-2025	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of iBLD-005829-2025				
	02/26/2025	Insulation/Densglass	iBLD-006868-2025	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of iBLD-003699-2022				
03/03/2025	03/03/2025	Drywall Fire Caulk	iBLD-007647-2025	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of iBLD-004862-2022				
03/17/2025	03/17/2025	Shower Lath	iBLD-009696-2025	Not Ready for Inspection	Jaime Molina	Yes	Complete
	03/17/2025	Vapor Barrier/Exterior Lath/Veneer Lath	iBLD-009477-2025	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of iBLD-003351-2022				
03/18/2025	03/18/2025	Other - Plumbing	iBLD-010090-2025	Approved	Jaime Molina	No	Complete
	03/18/2025	Shower Lath	iBLD-009942-2025	Not Ready for Inspection	Jaime Molina	Yes	Complete
			Reinspection of iBLD-009696-2025				
03/24/2025	03/24/2025	Shower Lath	iBLD-010660-2025	Approved	Jaime Molina	No	Complete
			Reinspection of iBLD-009942-2025				
03/31/2025	03/31/2025	Gas Pipe Underground	iBLD-011576-2025	Cancelled	Jaime Molina	Yes	Complete
	03/31/2025	Under Slab/Floor Electrical	iBLD-011575-2025	Cancelled	Jaime Molina	Yes	Complete
	03/31/2025	Vapor Barrier/Exterior Lath/Veneer Lath	iBLD-011577-2025	Cancelled	Jaime Molina	Yes	Complete
			Reinspection of iBLD-003352-2022				
04/02/2025	04/02/2025	Gas Pipe Underground	iBLD-012083-2025	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of iBLD-011576-2025				
	04/02/2025	Rough Electric Residential	iBLD-012084-2025	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of iBLD-004304-2025				
	04/02/2025	Rough Electric Residential	iBLD-012090-2025	Partial Pass	Jaime Molina	Yes	Incomplete
	04/02/2025	Vapor Barrier/Exterior Lath/Veneer Lath	iBLD-012082-2025	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of iBLD-011577-2025				

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04/03/2025	04/03/2025	Gas Pipe Underground	iBLD-012735-2025	Approved	Jaime Molina	No	Complete
		Reinspection of iBLD-012083-2025					
	04/03/2025	Other Building	iBLD-012736-2025	Partial Pass	Jaime Molina	Yes	Incomplete
04/10/2025	04/10/2025	Insulation/Densglass	iBLD-013403-2025	Partial Pass	Jaime Molina	Yes	Incomplete
		Reinspection of iBLD-006868-2025					
04/14/2025	04/14/2025	Insulation/Densglass	iBLD-013768-2025	Partial Pass	Jaime Molina	Yes	Incomplete
		Reinspection of iBLD-013403-2025					
	04/14/2025	Vapor Barrier/Exterior Lath/Veneer Lath	iBLD-013771-2025	Partial Pass	Jaime Molina	Yes	Incomplete
		Reinspection of iBLD-009477-2025					
04/21/2025	04/21/2025	Vapor Barrier/Exterior Lath/Veneer Lath	iBLD-014721-2025	Partial Pass	Jaime Molina	Yes	Incomplete
		Reinspection of iBLD-013771-2025					
04/30/2025	04/30/2025	Under Slab/Floor Electrical	iBLD-016003-2025	Approved	Jaime Molina	No	Complete
		Reinspection of iBLD-011575-2025					
09/04/2025	09/04/2025	Other Building	iBLD-035997-2025	Correction	Jaime Molina	Yes	Complete
10/21/2025	10/21/2025	Complete Framing	iBLD-043803-2025	Approved	Jaime Molina	No	Complete
		Reinspection of iBLD-006869-2025					
	10/21/2025	Rough Electric Residential	iBLD-044425-2025	Approved	Jaime Molina	No	Complete
		Reinspection of iBLD-012090-2025					
	10/21/2025	Rough HVAC/Mech/Fireplace	iBLD-044426-2025	Approved	Jaime Molina	No	Complete
	10/21/2025	Rough Plumbing & Pan Test	iBLD-044427-2025	Approved	Jaime Molina	No	Complete
		Reinspection of iBLD-004303-2025					
	10/21/2025	Shear and Hold Downs	iBLD-044428-2025	Approved	Jaime Molina	No	Complete
11/04/2025	11/04/2025	Complete Framing	iBLD-046410-2025	Approved	Jaime Molina	No	Complete
		Reinspection of iBLD-002272-2025					
	11/04/2025	Insulation/Densglass	iBLD-046895-2025	Partial Pass	Jaime Molina	Yes	Incomplete
		Reinspection of iBLD-006053-2025					
11/19/2025	11/19/2025	Insulation/Densglass	iBLD-049328-2025	Approved	Jordan Wiley	No	Complete
		Reinspection of iBLD-013768-2025					
12/04/2025	12/04/2025	Other Building	iBLD-000543-2025	Partial Pass	Jaime Molina	Yes	Incomplete
		Reinspection of iBLD-012736-2025					
Permit: X2022-1031							
12/04/2025	12/04/2025	Insulation/Densglass	iBLD-000544-2025	Partial Pass	Jaime Molina	Yes	Incomplete
12/08/2025	12/08/2025	Footings and Foundation	iBLD-001010-2025	Approved	Jaime Molina	No	Complete
12/11/2025	12/11/2025	Insulation/Densglass	iBLD-001877-2025	Partial Pass	Jaime Molina	Yes	Incomplete

LINKED PERMIT INSPECTION HISTORY REPORT (0608-2021)

Permit Type:	Plan Check	Application Date:	03/19/2021	Owner:	GLIDEWELL JAMES R TR
Work Class:	Addition	Issue Date:	07/28/2021	Parcel:	439 051 01
Status:	Approved	Expiration Date:	09/15/2021	Address:	2300 MESA DR NEWPORT BEACH, CA 92660
IVR Number:	113717				

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
Reinspection of IBLD-000544-2025							
	12/11/2025	Shear and Hold Downs	IBLD-002021-2025	Approved	Jaime Molina	No	Complete
12/18/2025	12/18/2025	Slab On Grade	IBLD-002977-2025	Correction	Jaime Molina	Yes	Complete
12/22/2025	12/22/2025	Slab On Grade	IBLD-003727-2025	Approved	Jaime Molina	No	Complete
Reinspection of IBLD-002977-2025							
01/05/2026	01/05/2026	Erection Pads	IBLD-000184-2026	Correction	Jaime Molina	Yes	Complete
Permit: XR2024-5015							
09/04/2025	09/04/2025	Call Inspector for Pre-Grading Meeting	IBLD-035999-2025	Approved	Jaime Molina	No	Complete
12/03/2025	12/03/2025	Commercial Rough Wall Framing	IBLD-000193-2025	Cancelled	Jaime Molina	Yes	Complete
	12/03/2025	Footings and Foundation	IBLD-000633-2025	Partial Pass	Jaime Molina	Yes	Incomplete
Permit: XR2024-6076							
10/23/2024	10/23/2024	Floor Framing & Sheathing	IBLD-041280-2024	Partial Pass	Jaime Molina	Yes	Incomplete
10/28/2024	10/28/2024	Insulation/Densglass	IBLD-042218-2024	Approved	Jaime Molina	No	Complete
	10/28/2024	Roof Framing, Sheathing & Bldg Height	IBLD-041755-2024	Approved	Jaime Molina	No	Incomplete



CITY OF NEWPORT BEACH ADMINISTRATIVE HEARING STAFF REPORT

July 17, 2025
Agenda Item No. 2

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: XR2024-6076, X2022-1031, X2021-0667, S2024-0129

SITE LOCATION: 2300 Mesa Drive

APPLICANT: Masum Azizi

PROPERTY OWNER: James R. Glidewell Trust; Glidewell Family Trust

BUILDING INSPECTOR: Jaime Molina, Senior Building Inspector

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

PROJECT SUMMARY

ADD 3,139 SF. SOLARIUM, 466 SF BALCONY, 433 SF TO KITCHEN, 1521 SF LOGGIA, (150 SF ENCL), AND DEMOLISH 917 SF OF EXISTING LEFT WING OF EXISTING SINGLE-FAMILY DWELLING.

CONSTRUCT NEW 2,022 SF POOL AND SPA

BUILDING PERMIT HISTORY

This project first started with Permit X2021-0667 issued on July 28, 2021, with subsequent permits.

Permit X2022-1031 is a supplement permit to change slab on grade to mat slab with caissons.

Permit XR2024-6076 is a supplement permit to repair deck and replace guardrail.

Permit S2024-0129 is a supplement permit for new pool and spa.

The permits above are subject to Newport Beach Municipal Code 15.02.095 with an initial 3 years construction limit expiration date of July 28, 2025.

The first inspection was for Pre-Grading Meeting on October 13, 2021.

The last inspection, as of the date of the staff report, was for Under Slab and Floor Electrical inspection on April 30, 2025.

Please refer to Attachment 1 for detailed permit history.

Notice of pending 3-Year Construction Limit expiration was given on May 29, 2025.

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 24, 2024, with expiration date of July 28, 2025. (Attachment 3).

RECOMMENDATION

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

PUBLIC NOTICE

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

ATTACHMENTS

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

Attachment No. 1

Building Inspection History

Attachment No. 2

Three-Year Construction Limit Notice Activities

Attachment No. 3

Building Official Extension



LINKED PERMIT INSPECTION HISTORY REPORT (0608-2021) FOR CITY OF NEWPORT BEACH

Permit Type:	Plan Check	Application Date:	03/19/2021	Owner:	GLIDEWELL JAMES R TR
Work Class:	Addition	Issue Date:	07/28/2021	Parcel:	439 051 01
Status:	Approved	Expiration Date:	09/15/2021	Address:	2300 MESA DR NEWPORT BEACH, CA 92660
IVR Number:	113717				

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
Inspection Location: 2300 MESA DR							
Permit: REV22-0647							
05/16/2022	05/16/2022	Legacy Inspection	REV22-0647-A002 985217	Correction	Soon Cho	No	Complete
06/25/2022	06/25/2022	Legacy Inspection	REV22-0647-A003 002585	Correction	Soon Cho	No	Complete
	06/25/2022	Legacy Inspection	REV22-0647-A003 002589	Correction	Soon Cho	No	Complete
Permit: S2024-0129							
01/15/2025	01/15/2025	Pre-Gunite	iBLD-001546-2025	Approved	Jaime Molina	No	Complete
02/19/2025	02/19/2025	Pre-Deck	iBLD-006169-2025	Partial Pass	Jaime Molina	Yes	Incomplete
03/31/2025	03/31/2025	Pre-Deck	iBLD-011545-2025	Cancelled	Jaime Molina	Yes	Complete
			Reinspection of iBLD-006169-2025				
04/02/2025	04/02/2025	Pre-Deck	iBLD-012114-2025	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of iBLD-011545-2025				
04/14/2025	04/14/2025	Pre-Deck	iBLD-013609-2025	Correction	Jaime Molina	Yes	Complete
			Reinspection of iBLD-012114-2025				
04/21/2025	04/21/2025	Pre-Deck	iBLD-014592-2025	Approved	Jaime Molina	No	Complete
			Reinspection of iBLD-013609-2025				
04/30/2025	04/30/2025	Other - MISC	iBLD-015997-2025	Partial Pass	Jaime Molina	Yes	Incomplete
05/01/2025	05/01/2025	Pre-Plaster	iBLD-016343-2025	Partial Pass	Jaime Molina	Yes	Incomplete
Permit: U2024-5452							
01/15/2025	01/15/2025	Final Building	iBLD-001549-2025	Approved	Jaime Molina	No	Complete
Permit: X2021-0667							
10/13/2021	10/13/2021	Call Inspector for Pre-Grade Meeting	X2021-0667-A0028 95121	Approved		No	Complete
11/16/2021	11/16/2021	Sewer	X2021-0667-A0029 09412	Correction		No	Complete
	11/16/2021	Soil Pipe	X2021-0667-A0029 09411	Correction		No	Complete
	11/16/2021	Water Pipe Underground	X2021-0667-A0029 09413	Correction		No	Complete
12/21/2021	12/21/2021	Soil Pipe	X2021-0667-A0029 24612	Correction		No	Complete
01/04/2022	01/04/2022	Soil Pipe	X2021-0667-A0029 27144	Approved		No	Complete
	01/04/2022	Water Pipe Underground	X2021-0667-A0029 27145	Approved		No	Complete

01/19/2022

LINKED PERMIT INSPECTION HISTORY REPORT (0608-2021)

Permit Type:	Plan Check	Application Date:	03/19/2021	Owner:	GLIDEWELL JAMES R TR
Work Class:	Addition	Issue Date:	07/28/2021	Parcel:	439 051 01
Status:	Approved	Expiration Date:	09/15/2021	Address:	2300 MESA DR NEWPORT BEACH, CA 92660
IVR Number:	113717				

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
	01/19/2022	Footings and Foundation	X2021-0667-A0029 32510	Partial Pass		No	Incomplete
	01/19/2022	Slab On Grade	X2021-0667-A0029 32511	Partial Pass		No	Incomplete
02/18/2022	02/18/2022	Gas Pipe Underground	X2021-0667-A0029 47076	Approved		No	Complete
	02/18/2022	Underground Electrical	X2021-0667-A0029 47077	Approved		No	Complete
05/26/2022	05/26/2022	Complete Framing	X2021-0667-A0029 90395	Cancelled		No	Complete
	05/26/2022	Floor Framing & Sheathing	X2021-0667-A0029 90396	Partial Pass		No	Incomplete
	05/26/2022	Roof Framing, Sheathing, Building Height	X2021-0667-A0029 90397	Partial Pass		No	Incomplete
	05/26/2022	Shear and Hold Downs	X2021-0667-A0029 90398	Partial Pass		No	Incomplete
06/13/2022	06/13/2022	Legacy Inspection	X2021-0667-A0029 97108	Not Ready for Inspection		No	Complete
	06/13/2022	Roof Framing, Sheathing, Building Height	X2021-0667-A0029 97107	Approved		No	Complete
06/20/2022	06/20/2022	Floor Framing & Sheathing	X2021-0667-A0030 00086	Correction		No	Complete
	06/20/2022	Shear and Hold Downs	X2021-0667-A0030 00087	Correction		No	Complete
07/01/2022	07/01/2022	Hood	X2021-0667-A0030 05288	Cancelled		No	Complete
07/06/2022	07/06/2022	Gas Pipe Underground	X2021-0667-A0030 06435	Approved		No	Complete
	07/06/2022	Hood	X2021-0667-A0030 06436	Approved		No	Complete
07/14/2022	07/14/2022	Complete Framing	iBLD-000640-2022	Correction	Chad Shelton	Yes	Complete
07/21/2022	07/21/2022	Complete Framing	iBLD-001485-2022	Cancelled	Chad Shelton	Yes	Complete
		Reinspection of iBLD-000640-2022					
	07/21/2022	Rough Electrical Service	iBLD-001484-2022	Cancelled	Chad Shelton	Yes	Complete
07/25/2022	07/25/2022	Complete Framing	iBLD-001882-2022	Not Ready for Inspection	Marshall Shelton	Yes	Complete
		Reinspection of iBLD-001485-2022					
	07/25/2022	Rough Electrical Service	iBLD-001883-2022	Partial Pass	Marshall Shelton	Yes	Incomplete
		Reinspection of iBLD-001484-2022					
08/02/2022	08/02/2022	Rough HVAC/Mech/Fireplace	iBLD-003007-2022	Partial Pass	Chad Shelton	Yes	Incomplete

08/03/2022

LINKED PERMIT INSPECTION HISTORY REPORT (0608-2021)

Permit Type:	Plan Check	Application Date:	03/19/2021	Owner:	GLIDEWELL JAMES R TR
Work Class:	Addition	Issue Date:	07/28/2021	Parcel	439 051 01
Status:	Approved	Expiration Date:	09/15/2021	Address:	2300 MESA DR NEWPORT BEACH, CA 92660
IVR Number:	113717				

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
	08/03/2022	Vapor Barrier/Exterior Lath/Veneer Lath	iBLD-003350-2022	Cancelled	Chad Shelton	Yes	Complete
	08/03/2022	Vapor Barrier/Exterior Lath/Veneer Lath	iBLD-003351-2022	Cancelled	Chad Shelton	Yes	Complete
	08/03/2022	Vapor Barrier/Exterior Lath/Veneer Lath	iBLD-003352-2022	Partial Pass	Chad Shelton	Yes	Incomplete
08/04/2022	08/04/2022	Complete Framing	iBLD-003404-2022	Partial Pass	Chad Shelton	Yes	Incomplete
		Reinspection of iBLD-001882-2022					
08/08/2022	08/08/2022	Insulation/Densglass	iBLD-003699-2022	Partial Pass	Chad Shelton	Yes	Incomplete
08/16/2022	08/16/2022	Drywall Fire Caulk	iBLD-004862-2022	Partial Pass	Walter Jones	Yes	Incomplete
11/22/2022	11/22/2022	Final Mechanical	iBLD-017640-2022	Not Ready for Inspection	Chad Shelton	Yes	Complete
12/22/2022	12/22/2022	Final Building	iBLD-021637-2022	Cancelled	Chad Shelton	Yes	Complete
01/04/2023	01/04/2023	Final Building	iBLD-000111-2023	Cancelled	Marshall Shelton	Yes	Complete
		Reinspection of iBLD-021637-2022					
	01/04/2023	Final Electrical	iBLD-000112-2023	Cancelled	Marshall Shelton	Yes	Complete
	01/04/2023	Final Mechanical	iBLD-000113-2023	Cancelled	Marshall Shelton	Yes	Complete
		Reinspection of iBLD-017640-2022					
	01/04/2023	Final Plumbing	iBLD-000114-2023	Cancelled	Marshall Shelton	Yes	Complete
02/01/2023	02/01/2023	Call Inspector for Pre-Grade Meeting	iBLD-003765-2023	Cancelled	Chad Shelton	Yes	Complete
05/08/2023	05/08/2023	Footings and Foundation	iBLD-016682-2023	Cancelled	Chad Shelton	Yes	Complete
05/09/2023	05/09/2023	Footings and Foundation	iBLD-016844-2023	Correction	Chad Shelton	Yes	Complete
		Reinspection of iBLD-016682-2023					
05/24/2023	05/24/2023	Underground Electrical	iBLD-019171-2023	Partial Pass	Chad Shelton	Yes	Incomplete
05/25/2023	05/25/2023	Soil Pipe	iBLD-019552-2023	Correction	Chad Shelton	Yes	Complete
06/13/2023	06/13/2023	Under Slab/Floor Plumbing	iBLD-021889-2023	Cancelled	Chad Shelton	Yes	Complete
06/15/2023	06/15/2023	Area Drains	iBLD-022470-2023	Correction	Chad Shelton	Yes	Complete
10/26/2023	10/26/2023	Footings and Foundation	iBLD-041290-2023	Not Ready for Inspection	Chad Shelton	Yes	Complete
		Reinspection of iBLD-016844-2023					
11/02/2023	11/02/2023	Erection Pads	iBLD-042833-2023	Partial Pass	Jaime Molina	Yes	Incomplete
	11/02/2023	Footings and Foundation	iBLD-042407-2023	Partial Pass	Jaime Molina	Yes	Incomplete
		Reinspection of iBLD-041290-2023					
11/14/2023	11/14/2023	Footings and Foundation	iBLD-043970-2023	Approved	Jaime Molina	No	Complete
		Reinspection of iBLD-042407-2023					

12/18/2023

LINKED PERMIT INSPECTION HISTORY REPORT (0608-2021)

Permit Type:	Plan Check	Application Date:	03/19/2021	Owner:	GLIDEWELL JAMES R TR
Work Class:	Addition	Issue Date:	07/28/2021	Parcel:	439 051 01
Status:	Approved	Expiration Date:	09/15/2021	Address:	2300 MESA DR NEWPORT BEACH, CA 92660
IVR Number:	113717				

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
	12/18/2023	Slab On Grade	iBLD-048519-2023	Partial Pass	Jaime Molina	Yes	Incomplete
01/25/2024	01/25/2024	Slab On Grade	iBLD-002667-2024	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of iBLD-048519-2023				
01/31/2024	01/31/2024	Slab On Grade	iBLD-003459-2024	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of iBLD-002667-2024				
03/25/2024	03/25/2024	Slab On Grade	iBLD-010909-2024	Correction	Jaime Molina	Yes	Complete
			Reinspection of iBLD-003459-2024				
03/27/2024	03/27/2024	Slab on Deck	iBLD-011402-2024	Partial Pass	Jaime Molina	Yes	Incomplete
04/03/2024	04/03/2024	Slab On Grade	iBLD-012433-2024	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of iBLD-010909-2024				
04/26/2024	04/26/2024	Sewer	iBLD-015799-2024	Approved	Jaime Molina	No	Complete
	04/26/2024	Underground Electrical	iBLD-015797-2024	Approved	Jaime Molina	No	Complete
			Reinspection of iBLD-019171-2023				
	04/26/2024	Water Pipe Underground	iBLD-015798-2024	Approved	Jaime Molina	No	Complete
05/07/2024	05/07/2024	Floor Framing & Sheathing	iBLD-017286-2024	Partial Pass	Jaime Molina	Yes	Incomplete
	05/07/2024	Slab On Grade	iBLD-017285-2024	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of iBLD-012433-2024				
05/16/2024	05/16/2024	Slab On Grade	iBLD-018595-2024	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of iBLD-017285-2024				
11/20/2024	11/20/2024	Slab on Deck	iBLD-045258-2024	Correction	Jaime Molina	Yes	Complete
12/10/2024	12/10/2024	Roof Framing, Sheathing & Bldg Height	iBLD-047963-2024	Not Ready for Inspection	Jaime Molina	Yes	Complete
12/18/2024	12/18/2024	Shear and Hold Downs	iBLD-049297-2024	Approved	Jaime Molina	No	Complete
01/21/2025	01/21/2025	Roof Framing, Sheathing & Bldg Height	iBLD-002097-2025	Approved	Jaime Molina	No	Complete
			Reinspection of iBLD-047963-2024				
	01/21/2025	Rough Electric Residential	iBLD-002099-2025	Not Ready for Inspection	Jaime Molina	Yes	Complete
	01/21/2025	Rough Plumbing & Pan Test	iBLD-002098-2025	Not Ready for Inspection	Jaime Molina	Yes	Complete
01/23/2025	01/23/2025	Complete Framing	iBLD-002272-2025	Not Ready for Inspection	Jaime Molina	Yes	Complete
02/05/2025	02/05/2025	Rough Electric Residential	iBLD-004304-2025	Not Ready for Inspection	Jaime Molina	Yes	Complete
			Reinspection of iBLD-002099-2025				
	02/05/2025	Rough Plumbing & Pan Test	iBLD-004303-2025	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of iBLD-002098-2025				

LINKED PERMIT INSPECTION HISTORY REPORT (0608-2021)

Permit Type:	Plan Check	Application Date:	03/19/2021	Owner:	GLIDEWELL JAMES R TR
Work Class:	Addition	Issue Date:	07/28/2021	Parcel	439 051 01
Status:	Approved	Expiration Date:	09/15/2021	Address:	2300 MESA DR NEWPORT BEACH, CA 92660
IVR Number:	113717				

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
02/18/2025	02/18/2025	Complete Framing	IBLD-005829-2025	Correction	Jaime Molina	Yes	Complete
			Reinspection of IBLD-003404-2022				
	02/18/2025	Rough Electrical Service	IBLD-005828-2025	Correction	Jaime Molina	Yes	Complete
02/20/2025	02/20/2025	Insulation/Densglass	IBLD-006053-2025	Not Ready for Inspection	Jaime Molina	Yes	Complete
02/26/2025	02/26/2025	Complete Framing	IBLD-006869-2025	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of IBLD-005829-2025				
	02/26/2025	Insulation/Densglass	IBLD-006868-2025	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of IBLD-003699-2022				
03/03/2025	03/03/2025	Drywall Fire Caulk	IBLD-007647-2025	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of IBLD-004862-2022				
03/17/2025	03/17/2025	Shower Lath	IBLD-009696-2025	Not Ready for Inspection	Jaime Molina	Yes	Complete
	03/17/2025	Vapor Barrier/Exterior Lath/Veneer Lath	IBLD-009477-2025	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of IBLD-003351-2022				
03/18/2025	03/18/2025	Other - Plumbing	IBLD-010090-2025	Approved	Jaime Molina	No	Complete
	03/18/2025	Shower Lath	IBLD-009942-2025	Not Ready for Inspection	Jaime Molina	Yes	Complete
			Reinspection of IBLD-009696-2025				
03/24/2025	03/24/2025	Shower Lath	IBLD-010660-2025	Approved	Jaime Molina	No	Complete
			Reinspection of IBLD-009942-2025				
03/31/2025	03/31/2025	Gas Pipe Underground	IBLD-011576-2025	Cancelled	Jaime Molina	Yes	Complete
	03/31/2025	Under Slab/Floor Electrical	IBLD-011575-2025	Cancelled	Jaime Molina	Yes	Complete
	03/31/2025	Vapor Barrier/Exterior Lath/Veneer Lath	IBLD-011577-2025	Cancelled	Jaime Molina	Yes	Complete
			Reinspection of IBLD-003352-2022				
04/02/2025	04/02/2025	Gas Pipe Underground	IBLD-012083-2025	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of IBLD-011576-2025				
	04/02/2025	Rough Electric Residential	IBLD-012084-2025	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of IBLD-004304-2025				
	04/02/2025	Rough Electric Residential	IBLD-012090-2025	Partial Pass	Jaime Molina	Yes	Incomplete
	04/02/2025	Vapor Barrier/Exterior Lath/Veneer Lath	IBLD-012082-2025	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of IBLD-011577-2025				
04/03/2025	04/03/2025	Gas Pipe Underground	IBLD-012735-2025	Approved	Jaime Molina	No	Complete
			Reinspection of IBLD-012083-2025				

LINKED PERMIT INSPECTION HISTORY REPORT (0608-2021)

Permit Type:	Plan Check	Application Date:	03/19/2021	Owner:	GLIDEWELL JAMES R TR
Work Class:	Addition	Issue Date:	07/28/2021	Parcel:	439 051 01
Status:	Approved	Expiration Date:	09/15/2021	Address:	2300 MESA DR NEWPORT BEACH, CA 92660
IVR Number:	113717				

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
	04/03/2025	Other - Building	iBLD-012736-2025	Partial Pass	Jaime Molina	Yes	Incomplete
04/10/2025	04/10/2025	Insulation/Densglass	iBLD-013403-2025	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of iBLD-006868-2025				
04/14/2025	04/14/2025	Insulation/Densglass	iBLD-013768-2025	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of iBLD-013403-2025				
	04/14/2025	Vapor Barrier/Exterior Lath/Veneer Lath	iBLD-013771-2025	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of iBLD-009477-2025				
04/21/2025	04/21/2025	Vapor Barrier/Exterior Lath/Veneer Lath	iBLD-014721-2025	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of iBLD-013771-2025				
04/30/2025	04/30/2025	Under Slab/Floor Electrical	iBLD-016003-2025	Approved	Jaime Molina	No	Complete
			Reinspection of iBLD-011575-2025				

Permit: XR2024-6076

10/23/2024	10/23/2024	Floor Framing & Sheathing	iBLD-041280-2024	Partial Pass	Jaime Molina	Yes	Incomplete
10/28/2024	10/28/2024	Insulation/Densglass	iBLD-042218-2024	Approved	Jaime Molina	No	Complete
	10/28/2024	Roof Framing, Sheathing & Bldg Height	iBLD-041755-2024	Approved	Jaime Molina	No	Incomplete



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 ELEC GRAD MECH PLUM



X 2 0 2 1 0 6 6 7

COMB Permit : X2021-0667

Project No : 0608-2021

Issued Date : 07/28/2021

Inspection Area : 3

PERMIT EXPIRES 180 DAYS AFTER ISSUANCE OR LAST VALID INSPECTION. PROJECTS MUST BE COMPLETED BY 07/28/2024 OR PERMIT WILL BE INVALID
Construction Hours: Monday - Friday 7:00 a.m. to 6:30 p.m. and Saturday from 8:00 a.m. to 6:00 p.m. No work on Sundays or Holidays

Job Address: 2300 MESA DR NB
Description: SFR ADD SOLARIUM 3,139 SF, W/ 466 SF BALCONY, ADD 433 SF TO KITCHEN. 1521 SQ LOGGIA, (150 SF ENCL) ; DEMO 917 (E) LEFT WING OF BLDG.
Legal Desc.: IRVINE SUB LOT 152 BLK 51 POR OF LOT

Owner: GLIDEWELL JAMES
Address: 2300 MESA DR
NEWPORT BEACH, CA 92660
Phone:
Applicant: AZIZI MASUM
Address: 1601 DOVE ST STE 255
NEWPORT BEACH CA 92660
Phone: 949-689-7999

Contractor: OWNER/BLDR
Address: PATINO ISRAEL
Phone: 949-620-8198
Con State Lic: O/B
Lic Expire:
Bus Lic:
Lic Exp Date:

Architect: AZIZI MASUM M
Address: 4701 VON KARMAN AVE #156
NEWPORT BEACH CA 92660
Phone: 949-689-7999 State Lic: C024129
Engineer: HOUSHMAND MOHSEN
Address: 15 STUDEBAKER
IRVINE CA 92618
Phone: 949-752-1612 State Lic: C-042283

Worker's Compensation Insurance

Code Edit : 2019
Type of Construction: V-B-SPR
Occupancy Group: R3/U
Added / New sq. ft. Bldg: 4642
Added / New sq. ft. Garage: 0
No of Stories: 2
No of Units: 1
Bldg Height: 0
Bldg Sprinklers: Y
Flood Zone: X

Carrier:
Policy No:
Expire:

Building Setbacks
Rear: 25'
Front: 20'
Left: 5'
Right: 5'

Use Zone: Parking Spaces: 0

Special Conditions: JD DEMO TO
HAUL DEBRIS

INSPECTOR

Construction Valuation: \$2,500,000.00

Building Permit Fee: \$5,540.00
Plan Check Fee: \$4,310.00
Overtime Plan Ck: \$0.00
Investigation Fee: \$0.00
Record Management: \$272.00
Energy Compliance: \$303.00
CA Seismic Safety: \$325.00
Disabled Access: \$0.00
Hazardous Mat: \$0.00
Building Green Fee: \$100.00

Excise Tax: \$0.00
Additional Fee: \$0.00
Grading Bonds Fee: \$0.00
Grading PC Consultant: \$2,479.68
Grading Permit Fee: \$237.00
Grading PC Fee: \$544.32
WQ Insp. Fee: \$0.00
Electrical %: \$725.19
Mechanical %: \$414.39
Plumbing %: \$932.38

Planning Department -
Plan check Fee: \$208.00
Fair Share: \$0.00
SJH Trans: \$0.00
In-lieu Housing Fee:
Public Works Department -
Park Dedication: \$0.00
P/W Plan Check: \$406.00
San Dist: \$0.00
NMUSD Fee: \$0.00

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

TOTAL FEE : \$17,652.96

Plan Check Fee : \$6,695.96

Fee Due at Permit Issuance : \$10,957.00

PROCESSED BY:

ZONING APPROVAL:

GRADING APPROVAL:

PUBLIC WORKS APPROVAL:

PLAN CHECK BY:

APPROVAL TO ISSUE:

PAUL
INTV/CHO JAS

OWNER-BUILDER DECLARATION

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

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

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

☒ I am exempt from licensure under the Contractors' State License Law for the following reason:

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

Signature of Property Owner or Authorized Agent X Charles H. Hutton Date 7/28/21

LICENSED CONTRACTOR'S DECLARATION

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

WORKERS' COMPENSATION DECLARATION

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

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

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

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

Expiration Date _____ Phone # _____

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

Signature of Applicant X Charles H. Hutton Date 7/28/21

DECLARATION REGARDING CONSTRUCTION LENDING AGENCY

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

Lender's Name _____ Lender's Address _____

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

I am the property owner or authorized to act on the property owner's behalf.

I have read this application and the information I have provided is correct.

I agree to comply with all applicable city and county ordinances and state laws relating to building construction.

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

Signature of Property Owner or Authorized Agent X Charles H. Hutton Date 7/28/21

ACTION	DATE	BY	DECLARATION OF COMPLIANCE WITH CODE OF FEDERAL REGULATIONS PART 61 OF TITLE 40 AND AQMD RULE 1403	FOR OFFICE USE ONLY
PERMIT EXPIRED			☐ I SUBMITTED ASBESTOS NOTIFICATION TO: ☐ EPA ☐ AQMD	
PERMIT CANCELLED				
PERMIT EXTENDED				
PERMIT FINAL			☐ ASBESTOS NOTIFICATION IS NOT APPLICABLE TO PROPOSED DEMOLITION	
CERTIFICATE OF OCCUPANCY ISSUED			SIGNATURE:	



Costa Mesa Sanitary District

...an Independent Special District

SEWER PERMIT

BUILDING ADDRESS:	2300 MESA DR	CITY:	Newport Beach	STATE:	CA	ZIP:	92660
PARCEL NO:	43905101						
PROPERTY OWNER NAME:	GLIDEWELL, JAMES R TR	PHONE NO.:	949-620-8198				
CONTRACTOR NAME:	OWNER-BUILDER	PHONE NO.:					
CONTRACTOR ADDRESS:	201 EVENING STAR LN, NEWORT BEACH	CITY:		STATE:	CA	ZIP:	
STATE LICENSE NO.:		CITY BUSINESS LICENSE NO.:					
WORK TO BE DONE:	SFR: GLIDEWELL RESIDENTIAL REMODEL **CCTV APPROVAL PRIOR TO FINAL						

I hereby acknowledge that I have read this application and state the above is correct and agree to comply with State laws, City and County ordinances and Sanitary District ordinances pertaining to sanitary sewers. I certify I possess the above valid State of California contractor's license or am legal owner of the property described above.

Samuel Patino 07/27/21
Signature of Permittee Date

Pursuant to the Costa Mesa Sanitary District Operations Code, section 6.8.060, Orange County Sanitation District pretreatment requirements are herein incorporated by reference.

Office Use Only

PERMIT FEE: \$ 140.00
OTHER FEE: \$ 1405.75
TOTAL: \$ 1545.75

PERMIT NO.: SD19-0406

PERMIT ISSUED BY:

Angelica Colunga Date

INSPECTED BY:

APPROVED:

YES _____ NO _____

Date

NOTES:

IMPORTANT INFORMATION

The Sewer Permit is not effective without an authorization signature. This Sewer Permit is not a contract until it has been accepted. Acceptance is subject to the following:

1. All sewer connections must be inspected- call CMSD (949) 645-8400.
2. This sewer permit is subject to all of the Terms and Conditions that are stated separately but incorporated herein unless this sewer permit specifically states otherwise.



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

OWNER-BUILDER ACKNOWLEDGEMENT AND INFORMATION VERIFICATION
(HSC 19825)

NOTICE TO PROPERTY OWNER

Dear Property Owner:

An application for a building permit has been submitted in your name listing yourself as the builder of the property improvements specified at 2300 MESA DRIVE, NEWPORT BEACH CA, 92660

We are providing you with an Owner-Builder Acknowledgment and Information Verification Form to make you aware of your responsibilities and possible risk you may incur by having this permit issued in your name as the Owner-Builder.

We will not issue a building permit until you have read, initialed your understanding of each provision, signed, and returned this form to us at our official address indicated. An agent of the owner cannot execute this notice unless you, the property owner, obtain the prior approval of the permitting authority.

OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF INFORMATION

DIRECTIONS: Read and initial each statement below to signify you understand or verify this information.

PG 1. I understand a frequent practice of unlicensed persons is to have the property owner obtain an "Owner-Builder" building permit that erroneously implies that the property owner is providing his or her own labor and material personally. I, as an Owner-Builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person and his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers on my property.

PG 2. I understand building permits are not required to be signed by property owners unless they are responsible for the construction and are not hiring a licensed Contractor to assume this responsibility.

PG 3. I understand as an "Owner-Builder" I am the responsible party of record on the permit. I understand that I may protect myself from potential financial risk by hiring a licensed Contractor and having the permit filed in his or her name instead of my own.

PG 4. I understand Contractors are required by law to be licensed and bonded in California and to list their license numbers on permits and contracts.

PG 5. I understand if I employ or otherwise engage any persons, other than California licensed Contractors, and the total value of my construction is at least five hundred dollars (\$500), including labor and materials, I may be considered an "employer" under state and federal law.

PG 6. I understand if I am considered an "employer" under state and federal law, I must register with the state and federal government, withhold payroll taxes, provide workers' compensation disability insurance, and contribute to unemployment compensation for each "employee." I also understand my failure to abide by these laws may subject me to serious financial risk.

PG 7. I understand under California Contractors' State License Law, an Owner-Builder who builds single-family residential structures cannot legally build them with the intent to offer them for sale, unless all work is performed by licensed subcontractors and the number of structures does not exceed four within any calendar year, or all of the work is performed under contract with a licensed general building Contractor.

PG 8. I understand as an Owner-Builder if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent construction defects in the workmanship or materials.

PG 9. I understand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service, the United States Small Business Administration, the California Department of Benefit Payments, and the California Division of Industrial Accidents. I also understand I may contact the California Contractors' State License Board (CSLB) at 1-800-321-CSLB (2752) or www.cslb.ca.gov for more information about licensed contractors.

PG 10. I am aware of and consent to an Owner-Builder building permit applied for in my name, and understand that I am the party legally and financially responsible for proposed construction activity at the following address: 2300 MESA DRIVE, NEWPORT BEACH CA, 92780

PG 11. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern Owner-Builders as well as employers.

PG 12. I agree to notify the issuer of this form immediately of any additions, deletions, or changes to any of the information I have provided on this form.

Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors' State License Board may be unable to assist you with any financial loss you may sustain as a result of a complaint. Your only remedy against unlicensed Contractors may be in civil court. It is also important for you to understand that if an unlicensed Contractor or employee of that individual or firm is injured while working on your property, you may be held liable for damages. If you obtain a permit as Owner-Builder and wish to hire Contractors, you will be responsible for verifying whether or not those Contractors are properly licensed and the status of their workers' compensation insurance coverage.

Before a building permit can be issued, this form must be completed and signed by the property owner and returned to the City of Newport Beach, Building Division, for issuing the permit.

Note: A copy of the property owner's driver's license or form notarization is required to be presented when the permit is issued to verify the property owner's signature.

Print name of property owner: Parvina Glidewell
Property Owner's Signature: Parvina Glidewell Date: 7-27-21

Note: The following Authorization Form is required to be completed by the property owner only when designating an agent of the property owner to apply for a construction permit for the Owner-Builder.

AUTHORIZATION OF AGENT TO ACT ON PROPERTY OWNER'S BEHALF

Excluding the Notice to Property Owner, the execution of which I understand is my personal responsibility, I hereby authorize the following person(s) to act as my agent(s) to apply for, sign, and file the documents necessary to obtain an Owner-Builder Permit for my project.

Scope of Construction Project (or Description of Work):

Project Location or Address: 2300 MESA DRIVE, NEWPORT BEACH CA 92660
Name of Authorized Agent: ISRAEL PATINO Tel No 949-620-8198
Address of Authorized Agent: 2162 MICHELSON DRIVE, IRVINE CA 92612

I declare under penalty of perjury that I am the property owner for the address listed above and I personally filled out the above information and certify its accuracy. *Note: A copy of the owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.*

Property Owner's Signature: Parvina Glidewell Date: 7-27-21

Note: A copy of the owner's driver's license or form notarization is required to be presented when the permit is issued to verify the property owner's 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: 10-13-21 JOB ADDRESS: 2300 Mesa Dr.

1. The grading plan check number for this site is X2021-0667 and will be referred to in all reports, certifications and correspondence.
2. **STOP ORDERS** Whenever any work is being done contrary to the provisions of the City Codes, the Chief Building Official or his authorized representative may order the work stopped by notice in writing served on any persons engaged in the doing or causing such work to be done and any such persons shall forthwith stop such work until authorized by the Chief Building Official to proceed with the work.
3. The stamped set of approved plans shall be on the job site at all times.
4. **NOTIFICATION OF NONCOMPLIANCE** If, in the course of fulfilling their responsibilities, the civil engineer, surveyor, the soils engineer, the engineering geologist or the testing agent finds that the work is not being done in conformance with the approved grading plans, the discrepancies shall be reported immediately in writing to the person in charge of the grading work and to the Building Division. Recommendations for corrective measures, if necessary, shall be submitted to the Building Division for approval.
5. When import or export of materials is required, haul routes to and from the site shall be approved by the City Traffic Engineer and hauling procedures shall be in accordance with Chapter 15 of the Newport Beach Municipal Code (NBMC). Contractor shall use Best Management Practices (BMP's) to insure that all water quality issues are addressed.
6. Between October 1 and April 30, erosion control BMP measures shall be in place. During the remainder of the year dry season wind erosion BMP's (dust control) shall be implemented. Sediment control BMP's shall be installed and maintained at all operational storm drain inlets internal to the project. BMP's to control off-site sediment tracking shall be implemented and maintained. Appropriate BMP's to prevent contamination of stormwater from construction activities shall be implemented. A "weather triggered" action plan and the ability to deploy BMP's to protect all exposed portions of the site within 48-hours when the National Weather Service forecasts a 50% or greater chance of rain.
7. All fills shall be compacted throughout to a minimum of 90 percent compaction as determined by ASTM test method 1557 and approved by the soils engineer. Compaction tests shall be performed according to the preliminary soils report.
8. All trench (including interior and exterior utility trenches) and retaining wall backfill shall be compacted throughout to a minimum of 90 percent relative compaction and approved by the soils engineer.
9. Whenever work on which required inspection/testing is covered by additional work without first being inspected/tested, the Chief Building Official shall require by written notice that the work be exposed for examination. The work of exposing and recovering shall not entail or be subject to expense to the City of Newport Beach and will be the sole expense of the Permittee.
10. Landscaping of all slopes and pads shall be in accordance with 15.10.130 of the NBMC.
11. Approved drainage provisions shall be used to protect adjoining properties during the grading operation.

12. The permittee or his agent shall notify the Building Division when the grading operation is ready for each of the following inspections:
 - a. **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.
13. All footing excavations, slab on grade areas and subdrains shall be inspected and approved by the Geotechnical Engineer or Engineering Geologist. Written approval shall be submitted to the Building Inspector.
14. Prior to the start of grading, all permanent property corner monuments shall be in place. Prior to any foundation inspections, proof of recordation of the "corner record" or "record of survey" with the County of Orange shall be provided.
15. The undersigned acknowledge a copy of the above and agree to comply with the Grading Code of the City of Newport Beach, the recommendations of the project soils report and any special requirements of the permit.
16. Prior to foundation inspection a Line and Grade Certificate Form must signed and stamped by the surveyor of record and submitted to the building inspector. A Structural Observation Report may be required.
17. All parties listed below must be present for the pregrade meeting unless approved by the building inspector.
18. All duplex construction requires separate utilities (sewer, water, gas, electrical, fire sprinkler risers).

OWNER/CONTRACTOR: JIM BLIDWELL
 By: [Signature]
 Address: _____
 Telephone: 949-620-8198

DESIGN CIVIL ENGR.: CVR TRANS INC.
 By: [Signature]
 Address: 732 N. DIAMOND DR. SUITE 122, IRVINE, CA 92614
 Telephone: (949) 356-1131

GEOTECHNICAL ENGINEER: GLOBAL GEO-ENG.
 By: Mohan VASANI
 Address: 3 Corporate Park, Irvine
 Telephone: 949-221-0900

GEOLOGIST.: ALLAN KAZEM - GLOBAL GEO-ENG.
 By: ALLAN KAZEM
 Address: 3 Corporate Park, Irvine
 Telephone: 949221-0900

GRADING CONTR.: JD Demo & Grade
 By: [Signature]
 Address: 7561 Slater H. B.
 Telephone: 714-920-9753

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

NEWPORT BEACH REPRESENTATIVE: _____ PHONE #: _____

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



GLOBAL GEO-ENGINEERING, INC.

October 31, 2023
Project 7480-61

Mr. James Glidewell
2300 Mesa Drive
Newport Beach, California 92660

Subject: Summary Report of Grading and Construction Observation
Solarium
2300 Mesa Drive
Newport Beach, California

References: See Appendix A

1. INTRODUCTION

- a) This report is being submitted at the conclusion of the construction and grading operations at the subject site located in the city of Newport Beach, California. Our report presents a summary of grading activities, and of the associated services provided by our firm when services were specifically requested. As is the case for any project, this report does not certify any work conducted at the job site, not observed by Global Geo-Engineering, Inc.
- b) This report is subject to the Terms and Conditions enclosed to this report and incorporated herein by reference.

2. PROJECT DESCRIPTION

2.1 Location

- a) The project site is located within the Santa Ana heights area, in the west-central portion of Orange County, California.
- b) The project site location is specifically located about 485 feet immediately south of the intersection of Southwest Cypress Street and Mesa Drive, in Newport Beach, California.

3. SOLARIUM CONSTRUCTION OBSERVATION SUMMARY

The activities covered under this report include rough grading for the solarium pad, backfill of the storm drain and electrical trench, and caisson installation to support the solarium.

4. ROUGH GRADING

4.1 General Description

The site was graded to provide level building pad for the solarium.

4.2 Plans and Procedures

4.2.1 Project Plans

The project plans were prepared by *Azizi Architects*.

4.2.2 Jurisdiction

Grading activities for the development were under the jurisdiction of the City of Newport Beach Building Department.

4.2.3 Grading Period

We commenced our testing on March 6, 2023. Our last visit was on June 30, 2023.

4.2.4 Records

A Daily Report of Grading Control was prepared by our Soil Technician for each day of grading activity, and was generally reviewed by our supervising Soil Engineer. These reports are complementary to this report.

4.2.5 Limits of Certified Grading

The approximate limits of grading covered by this report are delineated on the *As-Graded Geotechnical and Caisson Location Plan, Plate 1* and on the *Density Test Location Plan, Plate 2*.

4.3 Rough Grading Earthwork

4.3.1 Overexcavation

- a) The overexcavation was conducted under the pad for an approximate depth of 30 inches by Greenleaf. The bottom of the overexcavation was approved by our engineering geologist.
- b) The approved overexcavated bottom was scarified by additional 6 inches, moisture conditioned, and processed prior to placement of new fill.

- d) The limits of overexcavation extended to the edges of the proposed solarium.

4.3.2 Placement Procedures

Fill materials during the rough grading phase were placed in thin lifts not exceeding 6 inches, primarily by means of a bobcat and a mini excavator.

4.3.3 Compaction Equipment

Compaction was primarily accomplished by use of a vibratory sheepsfoot roller.

4.3.4 Backfill Materials/Soil Description

The overexcavated soils from building footprint were not considered suitable to re-use as compacted fill due to their very moist properties. Therefore, these overexcavated materials were exported, and suitable materials were imported to the site.

4.3.5 Compaction Requirements

Project specifications required that all soil backfill placed on-site was to be compacted to at least 90 percent relative compaction with respect to ASTM Test Method D1557. Field testing of the overexcavated backfill confirmed that these soils were compacted to 90 percent of greater relative compaction.

5. FINE GRADING OBSERVATIONS

5.1 General

After the completion of the rough grading, Global Geo-Engineering, Inc. provided additional observation and testing services for the fine-grading phase of the project. These services included:

- i) Geotechnical observation of caisson drilling;
- ii) Utility trench backfill testing, including storm drain and electrical line;

5.2 Jurisdiction

Fine-grading activities for the development were under the jurisdiction of the City of Newport Beach – Building Department.

5.3 Records

A *Field Memo* was prepared by our Engineering Geologist and Geotechnical Engineer, and a *Daily Report of Observation and Testing* was prepared by our Soil Technician or for each day of grading activities, and was generally reviewed by our supervising Geotechnical Engineer. These reports are complementary to this report and are included with this report.

6. VERIFICATION

- a) Included herein are the results of the geologic observation of the caisson foundation drilling, field density tests and supplemental observations which were taken in conjunction with the grading and construction that was performed under our purview. Preparation for, and placement of, compacted fill was monitored by representatives of this firm and all soils that were tested were found to meet or exceed the minimum compaction required by the California Building Code, applicable local ordinances, the Geotechnical Engineer's recommendations.
- b) Field density tests and other required geotechnical observations were performed at selected locations throughout the area of the project. It is our opinion, based on observing and testing the work, that the soils tested are representative of the work, and that the work, in general, meets or exceeds the minimum requirements of the California Building Code and applicable local ordinances.
- c) Our services were performed in accordance with engineering principles generally accepted at this time and location and with the usual and customary care applied by other professionals in this field. It should be understood that field data, including density test locations and elevations, as well as the extent of the filled area, are only approximately located.
- d) The accuracy of our geotechnical observations, and from our field technician's estimated locations, will vary depending upon the survey control available at the time the estimates were made.
- e) No warranty as to the actual extent of the filled area, nor of its relationship to the location of planned improvements, is made. No other warranty, neither expressed nor implied, is made. We were not responsible for line and grade.

7. INSPECTION AND TESTING

7.1 Caisson Foundations

- a) The drilled, cast-in-place caisson foundations were installed to support the solarium. A summary of the caisson foundation construction is included as follows.

- b) Following rough grading of the building pad, caisson foundation drilling commenced. Caisson drilling operations were started on May 9, 2023. Drilling operations were conducted by *Curtis Drilling*, using a track-mounted, flight auger drill rig.
- c) A total of 20, 2-foot diameter caissons were drilled under the foundation area. Caisson depths were extended to depths ranging from 20 to 28 feet below the existing building pad grade. Minimum criteria specified by the structural engineering design were followed. Geotechnical observation of the drilling operation was conducted by us, with each caisson hole certified prior to placing concrete.
- d) All caissons were extended to depths which met or exceeded minimum, pre-anticipated drill depths.

7.2 Compaction Testing

7.2.1 Test Methods

Field density tests were performed with a nuclear gauge in accordance with the procedures described in ASTM Test Methods D2922 and D3017.

7.2.2 Number of Tests

The results of the 56 field density tests were taken during this phase of grading 15 for the pad, 6 for the electrical trench backfill, 28 for the storm drain backfill and 7 for the grade beams. Field-testing was used to determine the degree of compaction of the native materials and as the fill materials were being compacted.

7.3 Laboratory Testing and Compaction Characteristics

The procedures described in ASTM Test Method D1557 were used to determine the compaction characteristics of the imported fill materials. The results of our laboratory compaction tests are shown below:

LABORATORY COMPACTION TEST RESULTS			
Soil Type	Soil Description	Optimum Moisture Content (%)	Maximum Dry Density (lb/ft ³)
A1	Sandy CLAY with Gravel (without rock correction)	9.0	129.0
A2	Sandy CLAY (with rock correction)	7.6	134.0
B	Clayey SAND	10.5	124.5

Mr. James Glidewell
October 31, 2023
Project 7480-61
Page 6

The opportunity to be of service is sincerely appreciated. If you have any questions or if we can be of further assistance, please call.

Very truly yours,

GLOBAL GEO-ENGINEERING, INC.

Mohan B. Upasani
Principal Geotechnical Engineer
RGE 2301
(Exp. March 31, 2025)



MBU:mbu

Enclosures:

Terms and Conditions
Field Memos
Daily Report of Observation and Testing
References

- Appendix A

TERMS AND CONDITIONS OF AUTHORIZATION

Consultant shall serve Client by providing professional counsel and technical advice regarding subsurface conditions consistent with the scope of services agreed-to between the parties. Consultant will use his professional judgment and will perform his services using that degree of care and skill ordinarily exercised under similar circumstances, by reputable foundation engineers and/or engineering geologists practicing in this or similar localities.

- In assisting Client, the Consultant may include or rely on information and drawings prepared by others for the purpose of clarification, reference or bidding; however, by including the same, the Consultant assumes no responsibility for the information shown thereon and Client agrees that Consultant is not responsible for any defects in its services that result from reliance on the information and drawings prepared by others. Consultant shall not be liable for any incorrect advice; judgment or decision based on any inaccurate information furnished by the Client or any third party, and Client will indemnify Consultant against claims, demands, or liability arising out of, or contribute to, by such information.
- Unless otherwise negotiated in writing, Client agrees to limit any and all liability, claim for damages, cost of defense, or expenses to be levied against Consultant on account of design defect, error, omission, or professional negligence to a sum not to exceed ten thousand dollars or charged fees whichever is less. Further, Client agrees to notify any construction contractor or subcontractor who may perform work in connection with any design, report, or study prepared by Consultant of such limitation of liability for design defects, errors, omissions, or professional negligence, and require as a condition precedent to their performing the work a like limitation of liability on their part as against the Consultant. In the event the Client fails to obtain a like limitation of liability provision as to design defects, errors, omissions or professional negligence, any liability of the Client and Consultant to such contractor or subcontractor arising out of a negligence shall be allocated between Client and Consultant in such a manner that the aggregate liability of Consultant for such design defects to all parties, including the Client shall not exceed ten thousand dollars or charged fees whichever is less. No warranty, expressed or implied of merchantability or fitness, is made or intended in connection with the work to be performed by Consultant or by the proposal for consulting or other services or by the furnishing of oral or written reports or findings made by Consultant.
- The Client agrees, to the fullest extent permitted by law, to indemnify, defend and hold harmless the Consultant, its officers, directors, employees, agents and subconsultants from and against all claims, damages, liabilities or costs, including reasonable attorney's fees and defense costs, of any nature whatsoever arising from or in connection with the Project to the extent that said claims, damages, liabilities or costs arise out of the work, services, or conduct of Client or Client's contractors, subconsultants, or other third party not under Consultant's control. Client further agrees that the duty to defend set forth herein arises immediately and is not contingent on a finding of fault against Client or Client's contractors, subconsultants, or other third parties. Client shall not be obligated under this provision to indemnify Consultant for Consultant's sole negligence or willful misconduct.
- Client shall grant free access to the site for all necessary equipment and personnel and Client shall notify any and all possessors of the project site that Client has granted Consultant free access to the project site at no charge to Consultant unless expressly agreed to otherwise in writing.
- If Client is not the property owner for the subject Project, Client agrees that it will notify the property owner of the terms of this agreement and obtain said property owner's approval to the terms and conditions herein. Should Client fail to obtain the property owner's agreement as required herein, Client agrees to be solely responsible to Consultant for all damages, liabilities, costs, including litigation fees and costs, arising from such failure that exceed that limitation of Consultant's liability herein.
- Client shall locate for Consultant and shall assume responsibility for the accuracy of his representations as to the locations of all underground utilities and installations. Consultant will not be responsible for damage to any such utilities or installation not so located.
- Client and Consultant agree to waive claims against each other for consequential damages arising out of or relating to this agreement. Neither party to this agreement shall assign the contract without the express, written consent of the other party.
- Consultant agrees to cover all open test holes and place a cover to carry a 200-pound load on each hole prior to leaving project site unattended. Consultant agrees that all test holes will be backfilled upon completion of the job. However, Client may request test holes to remain open after completion of Consultants work. In the event Client agrees to pay for all costs associated with covering and backfilling said test holes at a later date, and Client shall indemnify, defend and hold harmless Consultant for all claims, demands and liabilities arising from his request, except for the sole negligence of the Consultant, to the extent permitted by law.
- Consultant shall not be responsible for the general safety on the job or for the work of Client, other contractors and third parties.
- Consultant shall be excused for any delay in completion of the contract caused by acts of God, acts of the Client or Client's agent and/or contractors, inclement weather, labor trouble, acts of public utilities, public bodies, or inspectors, extra work, failure of Client to make payments promptly, or other contingencies unforeseen by Consultant and beyond reasonable control of the Consultant.
- In the event that either party desires to terminate this contract prior to completion of the project, written notification of such intention to terminate must be tendered to the other party. In the event Client notifies Consultant of such intention to terminate Consultant's services prior to completion of the contract, Consultant reserves the right to complete such analysis and records as are necessary to place files in order, to dispose of samples, put equipment in order, and (where considered necessary to protect his professional reputation) to complete a report on the work performed to date. In the event that Consultant incurs cost in Client's termination of this Agreement, a termination charge to cover such cost shall be paid by Client.
- If the Client is a corporation, the individual or individuals who sign or initial this Contract, on behalf of the Client, guarantee that Client will perform its duties under this Contract. The individual or individuals so signing or initialing this Contract warrant that they are duly authorized agents of the Client.

LIMITATIONS

Our findings, interpretations, analyses, and recommendations are professional opinions, prepared and presented in accordance with generally accepted professional practices and are based on observation, laboratory data and our professional experience. Consultant does not assume responsibility for the proper execution of the work by others by undertaking the services being provided to Client under this agreement and shall in no way be responsible for the deficiencies or defects in the work performed by others not under Consultant's direct control. No other warranty herein is expressed or implied.

FIELD MEMO

PROJECT NO. 51/ 74-80-61	CLIENT OR OWNER GLIDEWELL	REPORT NO.	
TRACT/LOT NO.	PROJECT NAME	DATE 3-8-2023	DAY WED.
JOB ADDRESS 2300 MESA	EARTHWORK CONTRACTOR GREENLEAF	ENG./GEO. ALLAN K. - 2	
LOCATION Newport Beach	CLIENT REPRESENTATIVE JAKE MALONE - GLIDEWELL	PERMIT NO.	
SUBJECT SOLARIUM MAT SLAB OVEREXCAVATION AND FILL MIXING			
COMMENTS ON SITE TO MEET WITH OUR SOIL TECHNICIAN AND JAKE MALONE TO OBSERVE THE PROGRESS AND ISSUES RELATING TO THE RECOMMENDED OVEREXCAVATION, LOCATED WITHIN THE SOLARIUM FOOTPRINT. DURING OUR PRIOR SITE VISITS, THE COMPACTED BACKFILL IN THE SOLARIUM AREA DID NOT PASS COMPACTION REQUIREMENTS. THE FAILED COMPACTION WAS ATTRIBUTED TO THE SOILS BEING TOO WET. PRIOR GEOTECHNICAL RECOMMENDATIONS PROVIDED BY OUR SOIL TECHNICIAN (ERIC VICTOR), ON BEHALF OF MYSELF, INCLUDED OVEREXCAVATION OF 12 INCHES BELOW THE BOTTOM OF THE MAT SLAB. GREENLEAF HAS BEEN DEFICIENT IN THEIR ATTEMPTS TO TRY TO DRY THESE SOILS BACK TO ACCEPTABLE LEVELS. IT IS MY RECOMMENDATION TODAY, THAT THOSE WET SOILS, LOCATED AT THE SOUTHW, APPROXIMATED ONE-THIRD OF THE SOLARIUM, BE REMOVED COMPLETELY AND REPLACED WITH DRY, IMPORT SOILS. CONTINUING TO DRY BACK THE ONSITE SOILS TO SUITABLE LEVELS WILL BE FUTILE, SPECIFICALLY DUE TO THE OVERLY SATURATED NATURE OF THE ONSITE SOILS.			
See Terms and Conditions on the back			



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Irvine, CA 92606
Phone 949-221-0900
Fax 949-221-0091
Email: global@globalgeo.net

24021

By: *ALL*
(Signature)

(Print)

FIELD MEMO

PROJECT NO. 7480-61	CLIENT OR OWNER Glidewell	REPORT NO.	
TRACT/LOT NO.	PROJECT NAME	DATE 5/9/23	DAY Tue
JOB ADDRESS 2300 Mesa	EARTHWORK CONTRACTOR	ENG./GEO. MBU	
LOCATION Newport Beach	CLIENT REPRESENTATIVE	PERMIT NO.	
SUBJECT caisson observation			
COMMENTS			
visited the site to observe caisson excavations (6) for the proposed addition. The caissons were to depths as indicated above. The diameter is 2 ft.			
See Terms and Conditions on the back			



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24162

By: MRShpa
(Signature)

(Print)

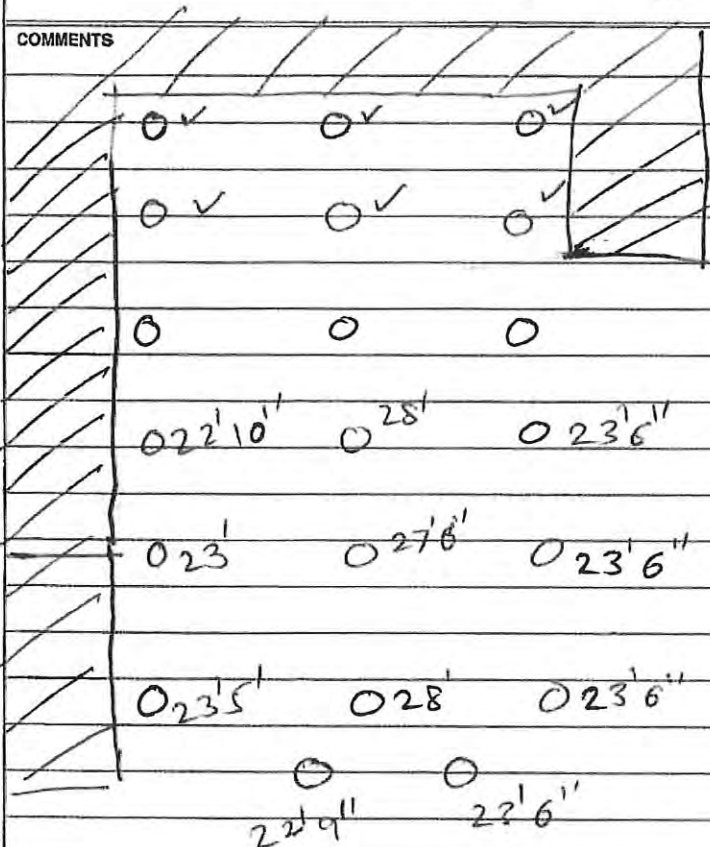
FIELD MEMO

PROJECT NO. 7480-61	CLIENT OR OWNER Glidewell	REPORT NO.
TRACT/LOT NO.	PROJECT NAME	DATE 5/10/23 DAY Wed
JOB ADDRESS 2300 Mesa	EARTHWORK CONTRACTOR Curk's Drilling	ENG./GEO. MBU
LOCATION N. Beach	CLIENT REPRESENTATIVE Jake	PERMIT NO.

SUBJECT

Remaining caissons

COMMENTS



Visited the site to observe the caisson excavations for the remaining caissons. They were drilled to the depths as mentioned above.

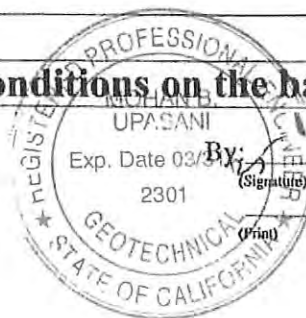
See Terms and Conditions on the back



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FIELD MEMO

PROJECT NO. 7480	CLIENT OR OWNER 2300 MESA DR	REPORT NO.	
TRACT/LOT NO.	PROJECT NAME Solarium ox	DATE 3-6-2023	DAY Mon
JOB ADDRESS New Port Beach	EARTHWORK CONTRACTOR Green Leaf	ENG./GEO. 5	
LOCATION	CLIENT REPRESENTATIVE 657-253-9869	PERMIT NO.	
SUBJECT			
COMMENTS			
on site for observation of first lift of fill placement on Solarium ox. Compaction Tests revealed low Dry Densities and very high moistures. With The Max Densities ow file Tests are failing I grabbed another Sample to verify. Labs will be complete tomorrow Am Also Delivered Import Sample from 30331 Hamilton TR Trabuco Cyn TO Lab Contractor Should Rip and aerate + Recompact first Lift of fill. Will ReTst before Import placement			



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24021

By: *Emi Uetan*

(Signature)

(Print)

PERMIT NO.

EQUIPMENT:

WEATHER

APPROXIMATE YARDAGE THIS SHIFT TOTAL

Sample Import Material w/ 12736 Beach Blvd
Stanton CA Delivered To Empire for Labs

X

Client Representative Signature



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24006

X

Global Geo-Engineering, Inc. Representative Signature

Printed Name _____

PERMIT NO.

42

PERMIT NO.

Perform Compaction Tests on Solignum and Putio
Peds Sample sulfate Deliver To office
TST Locations shown on plan

X

2

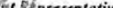
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Printed Name _____

DAILY REPORT OF OBSERVATION AND TESTING

[illegible]

On Site for observation of of Solarium or Bottom Contractor is 1' to 1'6" Below FG. Scarify Bottom and recompact. Backfill: on Site Material Can be used only if Moisture is below 13.5% Call Global Geo for finish Grade Compaction

X 
Client Representative Signature



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X Eun Unto
Global Geo-Engineering, Inc. Representative Signature

Printed Name _____

PERMIT NO.

This report is subject to the terms and conditions on the back of this form, and by accepting and/or utilizing this report in any manner, you are agreeing to abide by those terms and conditions.

Client Representative Signature



x 
Global Geo-Engineering, Inc. Representative Signature
FRED SMITH
Printed Name

DAILY REPORT OF OBSERVATION AND TESTING

PERMIT NO. _____

PROJECT NO. 7480-61	CLIENT OR OWNER 2300 MESA DRIVE	REPORT NO.	
TRACT/LOT NO.	PROJECT NAME	DATE 6/21/2023	DAY WED
LOCATION NEWPORT BEACH	EARTHWORK CONTRACTOR	JOB ENG.	HOURS 4 HRS
CONTRACTORS SHIFT	CLIENT REPRESENTATIVE JAKE	ASSIST'S.	HOURS

EQUIPMENT:

WEATHER

SD = STORM DRAIN E = ELECTRIC

APPROXIMATE YARDAGE THIS SHIFT TOTAL

TEST NO.	TEST LOCATION	ELEVATION	SOIL TYPE	MAX. DRY DENSITY	FIELD MOISTURE %	FIELD DRY DENSITY P.C.F.	RELATIVE COMPACTION %	COMMENTS
SD 4	SOLARIUM	-1'		124.5	12.3	114.3	91.8	P
SD 5		-1'		124.5	11.7	116.8	93.8	P
SD 6		-1'		124.5	11.1	118.4	95.1	P
E 7		-1.5'		124.5	12.7	116.6	93.6	P
SD 8		-1.5		124.5	10.4	119.3	95.8	P
SD 9		-1.5		124.5	10.3	120	96.3	P
SD 10		-1.5		124.5	11.5	115.7	92.9	P
SD 11		-1.5		129	11.7	119.9	92.9	P
SD 12		-1.5		129	12.1	121.8	94.4	P
SD 13		-1.5		124.5	13.2	120.1	96.4	P
SD 14		-1.5		124.5	12.4	115.4	92.6	P
SD 15		-1.5		124.5	12.8	116	93.1	P
SD 16		-1.5		124.5	10.7	118.6	95.2	P
SD 17		-1'		124.5	11.9	115.3	92.6	P
SD 18		-1'		124.5	13.3	114.2	91.7	P
E 19		-1'		124.5	11.8	113.9	91.4	P
E 20		-1'		129	11.4	118.7	92	P

ON SITE AS REQUESTED FOR OBSERVATIONS + TESTING SERVICE FOR UTILITY TRENCH BACK-FILL NATIVE SOILS ARE BEING PLACED IN 6-8 INCH LIFT'S MOST ARE CONDITIONED TO 2-3% OVER OPTIMUM MECHANICAL EFFORT APPLIED BY WACKER BASED ON OBSERVATIONS, PROBING AND RANDOM DENSITY TESTING MATERIALS APPEAR TO BE FIRM + UNYIELDING MEETING 90% OR GREATER RELATIVE COMPACTION

This report is subject to the terms and conditions on the back of this form, and by accepting and/or utilizing this report in any manner, you are agreeing to abide by those terms and conditions.

X

Client Representative Signature



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24295

[Signature]
Global Geo-Engineering, Inc. Representative Signature

FRED SMITH

Printed Name

DAILY REPORT OF OBSERVATION AND TESTING

PERMIT NO. _____

PROJECT NO. 7480-61	CLIENT OR OWNER 2300 MESA DRIVE	REPORT NO.	
TRACT/LOT NO.	PROJECT NAME	DATE 6/22/2023	DAY THUR
LOCATION NEWPORT BEACH	EARTHWORK CONTRACTOR	JOB ENG.	HOURS 4 HRS
CONTRACTORS SHIFT	CLIENT REPRESENTATIVE JAKE	ASSIST'S.	HOURS

EQUIPMENT:

WEATHER

APPROXIMATE YARDAGE THIS SHIFT TOTAL

SD = STORM DRAIN E = ELECTRIC

TEST NO.	TEST LOCATION	ELEVATION	SOIL TYPE	MAX. DRY DENSITY	FIELD MOISTURE %	FIELD DRY DENSITY P.C.F.	RELATIVE COMPACTION %	COMMENTS
SD 21	SOLARIUM	Ø		124.5	10.6	118.6	91.2	P
SD 22		Ø		124.5	11.9	116.6	93.6	P
SD 23		Ø		124.5	8.2	116	93.1	P
SD 24		Ø		129	8.8	125.1	96.9	P
SD 25		Ø		129	11.1	119	92.2	P
SD 26		Ø		124.5	12.4	117.5	94.3	P
SD 27		Ø		124.5	13.3	114.3	91.8	P
SD 28		Ø		124.5	10.8	120.4	96.7	P
SD 29		Ø		124.5	9.6	116.7	93.7	P
E 30		Ø		124.5	12.8	116.3	93.4	P
E 31		Ø		124.5	12.3	117.2	94.1	P
E 32		Ø		129	10.4	120.3	93.2	P
SD 33		Ø		129	9.6	124.4	96.5	P
SD 34	↓	Ø		129	11.4	123.1	95.4	P

ON SITE AS REQUESTED FOR OBSERVATIONS AND TESTING SERVICE

FOR UTILITY TRENCH BACKFILL IN THE SOLARIUM AREA MATERIALS ARE MOISTURE CONDITIONED AS NEEDED, PROCESSED AND MECHANICALLY COMPACTED W/ HACKER AND HAND TAMPED WHERE W/ HACKER COULD NOT BASED ON OBSERVATIONS, PROBING AND RANDOM DENSITY TESTING MATERIALS APPEAR TO BE FIRM + UNYIELDING MEETING 90% OR GREATER RELATIVE COMPACTION. FLOW LINES AND ELEVATIONS THE RESPONSIBILITY OF CONTRACTOR AND/OR GOVERNING AGENCY TEST PLOTTED ON PLANS

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Client Representative Signature



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24295

X *Fred Smith*

Global Geo-Engineering, Inc. Representative Signature

FRED SMITH

Printed Name

DAILY REPORT OF OBSERVATION AND TESTING

PERMIT NO. _____

PROJECT NO. 7480-61	CLIENT OR OWNER 2300 MESA DRIVE	REPORT NO.	
TRACT/LOT NO.	PROJECT NAME	DATE 6/30/2023	DAY FRI
LOCATION NEWPORT BEACH	EARTHWORK CONTRACTOR	JOB ENG.	HOURS 4 HRS ✓
CONTRACTORS SHIFT	CLIENT REPRESENTATIVE JAKE	ASSIST'S.	HOURS

EQUIPMENT:

WEATHER

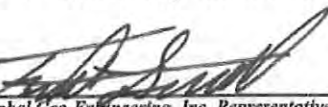
APPROXIMATE YARDAGE THIS SHIFT TOTAL

TEST NO.	TEST LOCATION	ELEVATION	SOIL TYPE	MAX. DRY DENSITY	FIELD MOISTURE %	FIELD DRY DENSITY P.C.F.	RELATIVE COMPACTION %	COMMENTS
35	SOLARIUM	Ø		124.5	12.6	114.6	92	P
36	AREA	Ø		124.5	13.4	117.3	94.2	P
37		Ø		129	13.4	122.4	94.8	P
38		Ø		129	12.9	118.5	92	P
39		Ø		124.5	14.1	115.3	92.6	P
40		Ø		124.5	13.8	117.7	94.5	P
41		Ø		124.5	12.3	118.3	91.8	P

ON SITE AS REQUESTED TO OBSERVE THE GRADE BEAM IN THE SOLARIUM AREA EXCAVATIONS BASED ON OBSERVATIONS AND PROBING THE FOUNDATIONS APPEAR FIRM + UNYIELDING EARTH MATERIALS ENCOUNTERED ARE COMPRISED OF COMPACTED FILL IN UPPER 12 INCHES AND LOWER 4 INCHES IN UNCOMPACTED NATIVE SOIL. HAD CONTRACTOR COMPACT BOTTOM OF EXCAVATION TO 90% OR GREATER WHICH IS SUFFICIENT FOR THE PROPOSED STRUCTURE. EARTH MATERIALS APPEAR SIMILAR TO EARTH MATERIALS DESCRIBE IN THIS FIRM'S SOIL REPORT. EXCAVATIONS SHOULD BE FREE OF ALL SLUGH + DEBRIS PRIOR TO PLACEMENT OF CONCRETE. CONTRACTOR IS TO MAINTAIN PLUS OPTIMUM MOISTURE CONTENT IN MATERIALS / FOOTING. CONTRACTOR RESPONSIBLE FOR LEVEL + GRADE, FLOW LINE AND ELEVATIONS AND OR GOVERNING AGENCY.

This report is subject to the terms and conditions on the back of this form, and by accepting and/or utilizing this report in any manner, you are agreeing to abide by those terms and conditions.

x 
Client Representative Signature

x 
Global Geo-Engineering, Inc. Representative Signature
FRED SMITH
Printed Name



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24306

APPENDIX A

References

1. Global Geo-Engineering, Inc. - *Geotechnical Investigation Report, Proposed New Residential Additions, 2300 Mesa Drive, Lot 52, Sub Block 51, Newport Beach, California* Project 7480-04 dated November 15, 2017;
2. City of Newport Beach Community Development Department Building Division – *Geotechnical Report Review Checklist* Plan Check No. 2825-2018 dated December 18, 2018;
3. Global Geo-Engineering, Inc. – *Percolation Testing, Proposed New Residential Additions, 2300 Mesa Drive, Newport Beach, California* Project 7480-06 dated February 25, 2019;
4. Global Geo-Engineering, Inc. – *Response to Geotechnical Report Review Checklist, Proposed New Residential Additions, 2300 Mesa Drive, Newport Beach, California* Project 7480-04 dated July 22, 2019;
5. Global Geo-Engineering, Inc. – *Geotechnical Report Addendum, Proposed New Residential Additions, 2300 Mesa Drive, Newport Beach, California* Project 7480-04 dated June 5, 2021;
6. Global Geo-Engineering, Inc. – *Geotechnical Report Update, Proposed New Residential Additions, 2300 Mesa Drive, Newport Beach, California* Project 7480-04 dated June 7, 2021;
7. Global Geo-Engineering, Inc. – *Additional Geotechnical Recommendations, Proposed New Solarium Construction, 2300 Mesa Drive, Newport Beach, California* Project 7480-06 dated December 2, 2021;
8. Plan Check No. 0608-2021

REQUEST FOR INFORMATION FORM



GLIDEWELL
DESIGN BUILD GROUP

RFI # 75
DATE 10/26/2023
DATE NEEDED 10/27/2023
BY

TO: Masum
Azizi,
Azizi Architect, Inc

PROJECT NAME Mesa Atrium

PROJECT # 2030- GRR

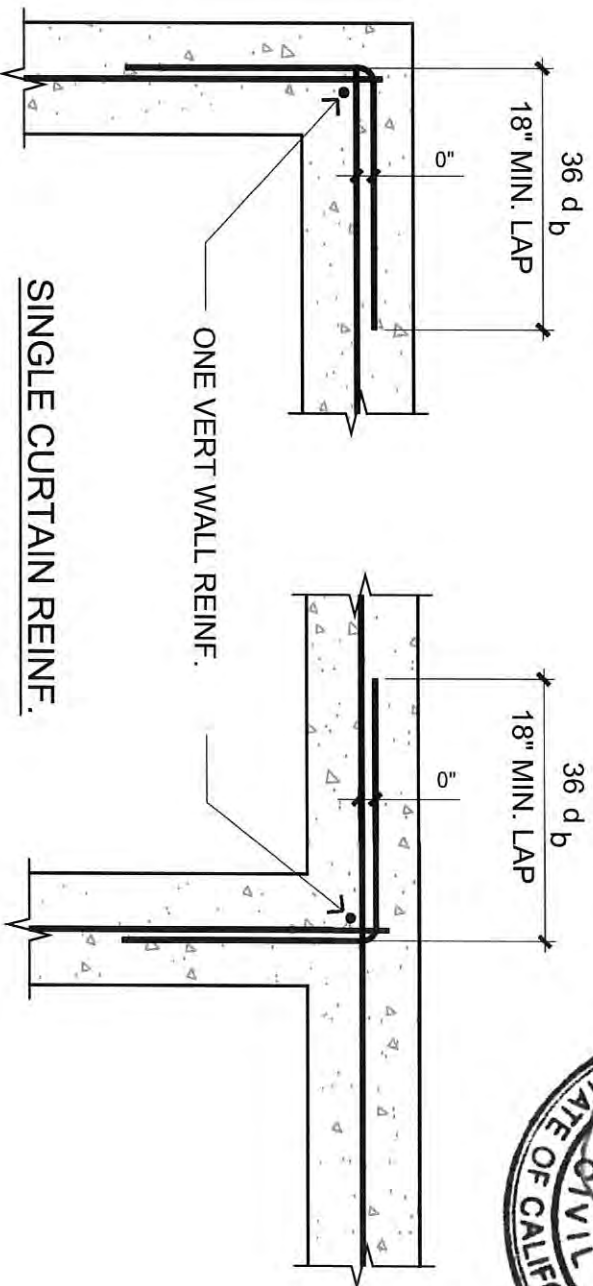
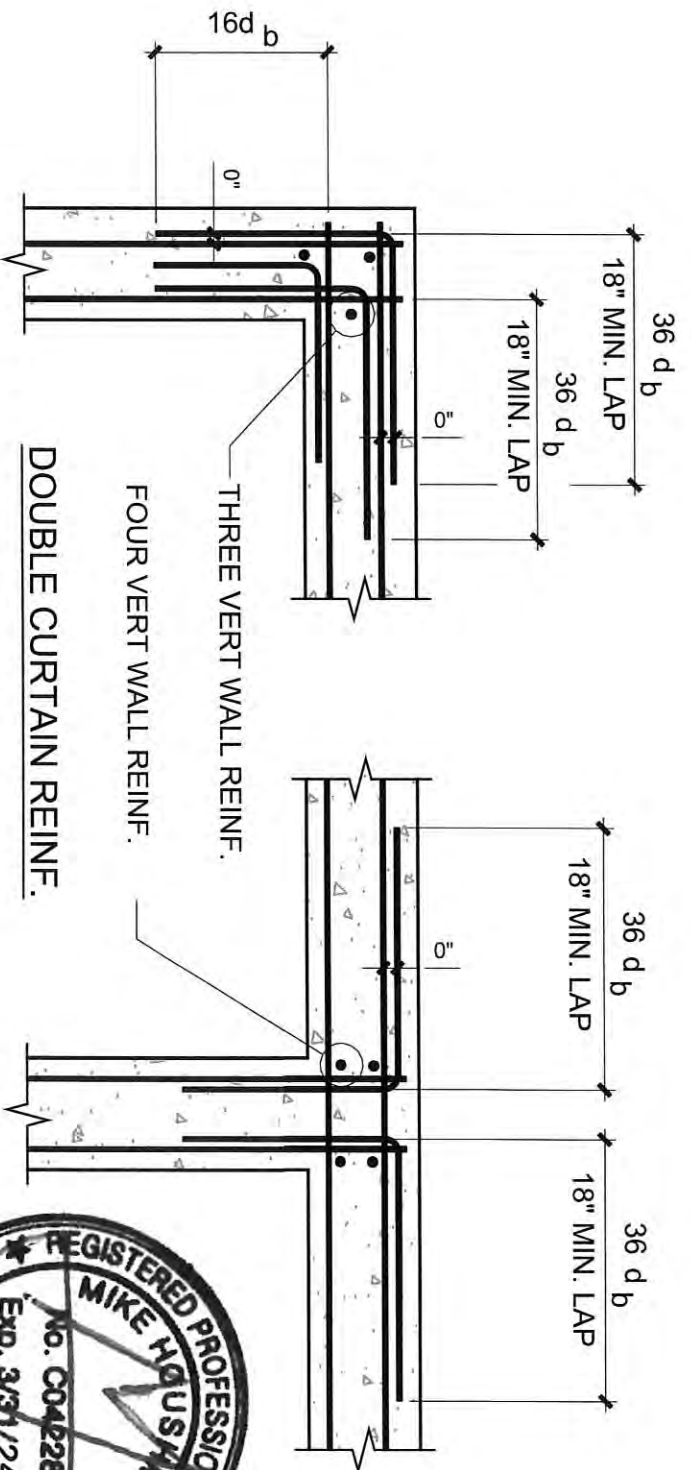
RFI Description

1. The city inspector is requesting the addition of a detail showing corner bars being added to the grade beam rebar for all corner intersections.

ATTACHMENTS:

SUBMITTED BY: Jake Malone
Glidewell Laboratories

RESPONSE TO RFI



NOTE:

BENT DOWELS SIZE TO MATCH TYP. REINF.

CONCRETE FOOTING REINF.

FIELD MEMO

PROJECT NO. 7480-61	CLIENT OR OWNER Glidewell	REPORT NO.	
TRACT/LOT NO.	PROJECT NAME	DATE 1/29/24	DAY Mon
JOB ADDRESS 2300 Mesa	EARTHWORK CONTRACTOR	ENG./GEO. MBU	
LOCATION N. Beach	CLIENT REPRESENTATIVE Edgar	PERMIT NO.	
SUBJECT Caissons for Loggia			
COMMENTS visited the site to observe caisson excavations for the proposed loggia. The caissons were drilled to the depth as shown on the approved plans: C-1 through C-6 - 12 ft minimum C-7 through C-10 - 11 ft minimum			



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By:

(Signature)

(Print)

HBpa



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

SPECIAL INSPECTION REPORT

Project Address: 2300 Mesa Dr
Permit Number: X2021-0667
Inspection Type (s): Concrete
Inspection Date (s): 4-4-24 () Periodic (X) Continuous

Describe Inspection, Including Location(s):
<u>observed placement of approx (3.5)</u>
<u>yards of concrete mix design # 564910</u>
<u>supplied by National for column pilasters</u>

List Tests Made:
<u>3 (4x8) 5" slump, 4000 PSI</u>

Total Inspection Time Each Day:					
Date:					
Hours:					

List All Items Requiring Correction (Include Previously Listed Uncorrected Items):
<u>N/A</u>

Comments:

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:
<u>BT</u>	<u>4-4-24</u>
Print Full Name:	Newport Beach Registration No.:
<u>Brander Terry</u>	<u>0508</u>



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

SPECIAL INSPECTION REPORT

Project Address: 2300 Mesa Dr. Newport Beach, CA. 92660
 Permit Number: X2022-1031
 Inspection Type (s): Reinforced Concrete
 Inspection Date (s): 5-10-23 () Periodic (X) Continuous

Describe Inspection, Including Location(s):
Sample info: Set 1-load 1, ticket#395102, truck#20490, mixing time 60 min, conc temp 72F, ambient temp 68F

List Tests Made:
Slump, Temperature

Total Inspection Time Each Day:					
Date:	5-10-23				
Hours:	8				

List All Items Requiring Correction (Include Previously Listed Uncorrected Items):
None

Comments:
Observed the placement and consolidation of 36.5 cubic yards of 4000 psi concrete, mix #S64900, in eleven 24" diameter caissons (north end). I monitored the concrete slump, temperature, mixing time and water added on the job site. Concrete was consolidated by mechanical vibration. I cast one set of five 4"x8" compressive strength test cylinders. Concrete provider was National Ready Mix Irvine plant. Weather was sunny and cool. Concrete placement is complete. No problems to report. Prior to concrete placement, I monitored the drilling and placement of reinforcing steel cages. I verified the hole depths of 20' for the edge caissons and 25' for the center ones and that there was no caving in any of the holes and that steel clearance of 3" was maintained. The reinforcing steel consisted of (8) #8 vertical bars full height with #4 spirals spaced at 5" o.c. per detail 1/SD-1A.

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:
	5-10-23
Print Full Name:	Newport Beach Registration No.:
Saul Amaya	NB-0720

SpecialInspectionReport 08/25/2015

ALL AMERICAN INSPECTION

PO Box 6321, San Pedro, CA 90734 | 310.738.7005 (Call / Text) | Contact@AllAmericanInspectionService.com

Deputy Inspector's Daily Report

☒ Concrete ☐ Epoxy/DIA ☐ Wood ☐ Welding ☐ Masonry ☐ Steel Check ☐ Soils ☐ Other _____

Project Name Glidewell Residence Solarium Addition

Address 2300 Mesa Dr., Newport Beach, CA.

Report Date 5-10-23

Permit # X2022-1031

Contractor James Glidewell-Owner Builder

Description of Work Observed

Observed the placement and consolidation of 36.5 cubic yards of 4000 psi concrete, mix #S64900, in eleven 24" diameter caissons (north end). I monitored the concrete slump, temperature, mixing time and water added on the job site. Concrete was consolidated by mechanical vibration. I cast one set of five 4"x8" compressive strength test cylinders. Concrete provider was National Ready Mix Irvine plant. Weather was sunny and cool. Concrete placement is complete. No problems to report.

Prior to concrete placement, I monitored the drilling and placement of reinforcing steel cages. I verified the hole depths of 20' for the edge caissons and 25' for the center ones and that there was no caving in any of the holes and that steel clearance of 3" was maintained. The reinforcing steel consisted of (8) #8 vertical bars full height with #4 spirals spaced at 5" o.c. per detail 1/SD-1A.

Samples: Yes ☒ No ☐ **Sample Type** 4"x8" cylinders **Sample Quantity** 5

☐ **Paid COD**

☒ **To Be Billed**

Chk # _____ Chk Amount \$ _____

Cash Amount \$ _____ Paid Credit Card ☐

Billing Email/Address _____

Billing Info on File ☐

Inspector Name Saul Amaya

Sign 

Lic # 5296829

Time In 7:00 am **Time Out** 3:00pm **Reg Hours** 8 **Time 1/2** _____ **Double Time** _____

Hours Verified By: _____

Superintendent's Signature

All Inspections are based on 4 and 8 hour minimums. Saturdays / evenings are billed at time 1/2; Sundays / Holidays at double time.



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

SPECIAL INSPECTION REPORT

Project Address: 2300 Mesa Dr. Newport Beach, CA. 92660
 Permit Number: X2022-1031
 Inspection Type (s): Reinforced Concrete
 Inspection Date (s): 5-9-23 () Periodic (X) Continuous

Describe Inspection, Including Location(s):
Sample info: Set 1-load 1, ticket#394982, truck#20029, mixing time 90 min, conc temp 71F, ambient temp 66F

List Tests Made:
Slump, Temperature

Total Inspection Time Each Day:					
Date:	5-9-23				
Hours:	8				

List All Items Requiring Correction (Include Previously Listed Uncorrected Items):
None

Comments:
Observed the placement and consolidation of 28.5 cubic yards of 4000 psi concrete, mix #S64900, in nine 24" diameter caissons. I monitored the concrete slump, temperature, mixing time and water added on the job site. Concrete was consolidated by mechanical vibration. I cast one set of five 4"x8" compressive strength test cylinders. Concrete provider was National Ready Mix Irvine plant. Weather was sunny and cool. Concrete placement is complete. No problems to report. Prior to concrete placement, I monitored the drilling and placement of reinforcing steel cages. I verified the hole depths of 20' for the edge caissons and 25' for the center ones and that there was no caving in any of the holes and that steel clearance of 3" was maintained. The reinforcing steel consisted of (8) #8 vertical bars full height with #4 spirals spaced at 5" o.c. per detail 1/SD-1A.

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:
	5-9-23
Print Full Name:	Newport Beach Registration No.:
Saul Amaya	NB-0720

Special Inspection Report 08/25/2015

ALL AMERICAN INSPECTION

PO Box 6321, San Pedro, CA 90734 | 310.738.7005 (Call / Text) | Contact@AllAmericanInspectionService.com

Deputy Inspector's Daily Report

☒ Concrete ☐ Epoxy/DIA ☐ Wood ☐ Welding ☐ Masonry ☐ Steel Check ☐ Soils ☐ Other _____
--

Project Name <u>Glidewell Residence Solarium Addition</u> Address <u>2300 Mesa Dr., Newport Beach, CA.</u> _____	Report Date <u>5-9-23</u> Permit # <u>X2022-1031</u> Contractor <u>James Glidewell-Owner Builder</u>
--	---

Description of Work Observed
Observed the placement and consolidation of 28.5 cubic yards of 4000 psi concrete, mix #S64900, in nine 24" diameter caissons. I monitored the concrete slump, temperature, mixing time and water added on the job site. Concrete was consolidated by mechanical vibration. I cast one set of five 4"x8" compressive strength test cylinders. Concrete provider was National Ready Mix Irvine plant. Weather was sunny and cool. Concrete placement is complete. No problems to report. Prior to concrete placement, I monitored the drilling and placement of reinforcing steel cages. I verified the hole depths of 20' for the edge caissons and 25' for the center ones and that there was no caving in any of the holes and that steel clearance of 3" was maintained. The reinforcing steel consisted of (8) #8 vertical bars full height with #4 spirals spaced at 5" o.c. per detail 1/SD-1A.

Samples: Yes ☒ No ☐ Sample Type <u>4"x8" cylinders</u> Sample Quantity <u>5</u>

☐ Paid COD	☒ To Be Billed
Chk # _____ Chk Amount \$ _____ Cash Amount \$ _____ Paid Credit Card ☐	Billing Email/Address _____ _____ Billing Info on File ☐

Inspector Name <u>Saul Amaya</u>	Sign	Lic # <u>5296829</u>
Time In <u>7:00 am</u> Time Out <u>3:00pm</u>	Reg Hours <u>8</u> Time 1/2 _____ Double Time _____	
Hours Verified By: _____ Superintendent's Signature		

All Inspections are based on 4 and 8 hour minimums. Saturdays / evenings are billed at time 1/2; Sundays / Holidays at double time.

DAILY REPORT OF OBSERVATION AND TESTING

PERMIT NO. _____

PROJECT NO. 7480-6+	CLIENT OR OWNER 2300 MESA DRIVE	REPORT NO.	
TRACT/LOT NO.	PROJECT NAME	DATE 12/6/2023	DAY WED
LOCATION NEW PORT BEACH	EARTHWORK CONTRACTOR	JOB ENG.	HOURS 4 1/2
CONTRACTORS SHIFT	CLIENT REPRESENTATIVE JAKI	ASSIST'S.	HOURS

EQUIPMENT:

WEATHER

APPROXIMATE YARDAGE THIS SHIFT TOTAL

A3 MAX 140.2 @ 6.7

TEST NO.	TEST LOCATION	ELEVATION	SOIL TYPE	MAX. DRY DENSITY	FIELD MOISTURE %	FIELD DRY DENSITY P.C.F.	RELATIVE COMPACTION %	COMMENTS
42	GLASS	0		140.2	7.4	137.7	98.2	P
43	ROOM	0		140.2	8.1	136.5	97.5	P
44		0		140.2	7.2	139.1	99.2	P
45		0		140.2	8.5	134.7	96	P
46		0		140.2	8.3	130.2	85.7	F
46A		0		140.2	7.1	138.7	98.9	P
47		0		140.2	8.4	126.7	97.1	P
48		0		140.2	7.3	139.2	99.2	P
49		0		140.2	6.9	135.8	91.8	P
50		0		140.2	7.7	137.4	98	P
51		0		140.2	7.4	137.1	97.7	P
ONSITE AS REQUESTED FOR OBSERVATION AND TESTING SERVICE FOR THE IMPORT AGGREGATE BASE MATERIALS ACROSS BUILDING PAD. SAMPLE COLLECTED BEING DELIVERED TO LAB FOR MAX DRY DENSITY AND MOISTURE NUMBER TAKEN TODAY DENSITY RESULT AFTER LAB RESULT ARE ADDED TO MORROW OR FRIDAY ONE AREA WAS VERY LOOSE CONTRACTOR REWORKED MATERIALS WERE MOISTURE CONDITIONED PROCESSED AND MECHANICALLY COMPACTED IN TWO LIFTS USING A VIBRATORY ROLLER BASED ON OBSERVATIONS, PROBING AND RANDOM DENSITY TESTING IMPORT MATERIALS APPEAR TO BE FIRM & UNYIELDING MEETING 90% OR GREATER RELATIVE COMPACTION RESULT GIVEN TO SUPERINTENDANT ON 12/7/2023								

This report is subject to the terms and conditions on the back of this form, and by accepting and/or utilizing this report in any manner, you are agreeing to abide by those terms and conditions.

X

Client Representative Signature

X

Global Geo-Engineering, Inc. Representative Signature



GLOBAL GEO-ENGINEERING, INC.

3 Corporate Park, Suite 270
Irvine, CA 92606
Phone 949-221-0900
Fax 949-221-0091
Email: global@globalgeo.net

FRED SMITH

Printed Name

TERMS AND CONDITIONS OF AUTHORIZATION

Consultant shall serve Client by providing professional counsel and technical advice regarding subsurface conditions consistent with the scope of services agreed-to between the parties. Consultant will use his professional judgment and will perform his services using that degree of care and skill ordinarily exercised under similar circumstances, by reputable foundation engineers and/or engineering geologists practicing in this or similar localities.

- In assisting Client, the Consultant may include or rely on information and drawings prepared by others for the purpose of clarification, reference or bidding; however, by including the same, the Consultant assumes no responsibility for the information shown thereon and Client agrees that Consultant is not responsible for any defects in its services that result from reliance on the information and drawings prepared by others. Consultant shall not be liable for any incorrect advice; judgment or decision based on any inaccurate information furnished by the Client or any third party, and Client will indemnify Consultant against claims, demands, or liability arising out of, or contribute to, by such information.
- Unless otherwise negotiated in writing, Client agrees to limit any and all liability, claim for damages, cost of defense, or expenses to be levied against Consultant on account of design defect, error, omission, or professional negligence to a sum **not to exceed ten thousand dollars or charged fees whichever is less**. Further, Client agrees to notify any construction contractor or subcontractor who may perform work in connection with any design, report, or study prepared by Consultant of such limitation of liability for design defects, errors, omissions, or professional negligence, and require as a condition precedent to their performing the work a like limitation of liability on their part as against the Consultant. In the event the Client fails to obtain a like limitation of liability provision as to design defects, errors, omissions or professional negligence, any liability of the Client and Consultant to such contractor or subcontractor arising out of a negligence shall be allocated between Client and Consultant in such a manner that the aggregate liability of Consultant for such design defects to all parties, including the Client shall **not exceed ten thousand dollars or charged fees whichever is less**. No warranty, expressed or implied of merchantability or fitness, is made or intended in connection with the work to be performed by Consultant or by the proposal for consulting or other services or by the furnishing of oral or written reports or findings made by Consultant.
- The Client agrees, to the fullest extent permitted by law, to indemnify, defend and hold harmless the Consultant, its officers, directors, employees, agents and subconsultants from and against all claims, damages, liabilities or costs, including reasonable attorney's fees and defense costs, of any nature whatsoever arising from or in connection with the Project to the extent that said claims, damages, liabilities or costs arise out of the work, services, or conduct of Client or Client's contractors, subconsultants, or other third party not under Consultant's control. Client further agrees that the duty to defend set forth herein arises immediately and is not contingent on a finding of fault against Client or Client's contractors, subconsultants, or other third parties. Client shall not be obligated under this provision to indemnify Consultant for Consultant's sole negligence or willful misconduct.
- Client shall grant free access to the site for all necessary equipment and personnel and Client shall notify any and all possessors of the project site that Client has granted Consultant free access to the project site at no charge to Consultant unless expressly agreed to otherwise in writing.
- If Client is not the property owner for the subject Project, Client agrees that it will notify the property owner of the terms of this agreement and obtain said property owner's approval to the terms and conditions herein. Should Client fail to obtain the property owner's agreement as required herein, Client agrees to be solely responsible to Consultant for all damages, liabilities, costs, including litigation fees and costs, arising from such failure that exceed that limitation of Consultant's liability herein.
- Client shall locate for Consultant and shall assume responsibility for the accuracy of his representations as to the locations of all underground utilities and installations. Consultant will not be responsible for damage to any such utilities or installation not so located.
- Client and Consultant agree to waive claims against each other for consequential damages arising out of or relating to this agreement. Neither party to this agreement shall assign the contract without the express, written consent of the other party.
- Consultant agrees to cover all open test holes and place a cover to carry a 200-pound load on each hole prior to leaving project site unattended. Consultant agrees that all test holes will be backfilled upon completion of the job. However, Client may request test holes to remain open after completion of Consultants work. In the event Client agrees to pay for all costs associated with covering and backfilling said test holes at a later date, and Client shall indemnify, defend and hold harmless Consultant for all claims, demands and liabilities arising from his request, except for the sole negligence of the Consultant, to the extent permitted by law.
- Consultant shall not be responsible for the general safety on the job or for the work of Client, other contractors and third parties.
- Consultant shall be excused for any delay in completion of the contract caused by acts of God, acts of the Client or Client's agent and/or contractors, inclement weather, labor trouble, acts of public utilities, public bodies, or inspectors, extra work, failure of Client to make payments promptly, or other contingencies unforeseen by Consultant and beyond reasonable control of the Consultant.
- In the event that either party desires to terminate this contract prior to completion of the project, written notification of such intention to terminate must be tendered to the other party. In the event Client notifies Consultant of such intention to terminate Consultant's services prior to completion of the contract, Consultant reserves the right to complete such analysis and records as are necessary to place files in order, to dispose of samples, put equipment in order, and (where considered necessary to protect his professional reputation) to complete a report on the work performed to date. In the event that Consultant incurs cost in Client's termination of this Agreement, a termination charge to cover such cost shall be paid by Client.
- If the Client is a corporation, the individual or individuals who sign or initial this Contract, on behalf of the Client, guarantee that Client will perform its duties under this Contract. The individual or individuals so signing or initialing this Contract warrant that they are duly authorized agents of the Client.
- Any notice required or permitted under this Contract may be given by ordinary mail at the address contained in this Contract, but such address may be changed by written notice given by one party to the other from time to time. Notice shall be deemed received in the ordinary course of the mail. This agreement shall be deemed to have been entered into the County of Orange, State of California.

LIMITATIONS

Our findings, interpretations, analyses, and recommendations are professional opinions, prepared and presented in accordance with generally accepted professional practices and are based on observation, laboratory data and our professional experience. Consultant does not assume responsibility for the proper execution of the work by others by undertaking the services being provided to Client under this agreement and shall in no way be responsible for the deficiencies or defects in the work performed by others not under Consultant's direct control. No other warranty herein is expressed or implied.



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

SPECIAL INSPECTION REPORT

Project Address: 2300 Mesa Dr.
Permit Number: X2021-0667
Inspection Type (s): Concrete
Inspection Date (s): 1-31-24 () Periodic (X) Continuous

Describe Inspection, Including Location(s):

Observed placement & consolidation of approx (16) yards of concrete mix design #564900 supplied by National for 10 caissons

List Tests Made:

3 (4x8) test cylinders, 4 1/2" slump, 4000 PSI

Total Inspection Time Each Day:

Date:	<u>1-31-24</u>				
Hours:					

List All Items Requiring Correction (Include Previously Listed Uncorrected Items):

N/A

Comments:

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:
<u>Branden Terry</u>	<u>1-31-24</u>
Print Full Name:	Newport Beach Registration No.:
<u>Branden Terry</u>	<u>0588</u>



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

SPECIAL INSPECTION REPORT

Project Address: 2300 Mesa Dr.
Permit Number: X2021-0667
Inspection Type (s): Rebar
Inspection Date (s): 3-21-24 (☒ Periodic () Continuous

Describe Inspection, Including Location(s):
Verified reinforcing steel placement for grade beams for size, location, & clearances per details 22 on SBI and 6 on SD1A

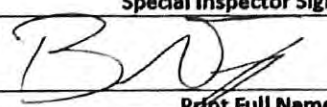
List Tests Made:

Total Inspection Time Each Day:					
Date: 3-21					
Hours:					

List All Items Requiring Correction (Include Previously Listed Uncorrected Items):
N/A

Comments:

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:
	3-21-24
Print Full Name:	Newport Beach Registration No.:
Brandon Terry	0508



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

SPECIAL INSPECTION REPORT

Project Address: 2300 Misa Dr
Permit Number: X2001-0667
Inspection Type (s): Concrete
Inspection Date (s): 3-28-24 () Periodic (X) Continuous

Describe Inspection, Including Location(s):

Observed placement & consolidation of
approx (10) yards of concrete mix design
R5500T31 supplied by Rebartrons
for grade beams.

List Tests Made:

3(4x8), 4 1/2" slump, 5000 PSI

Total Inspection Time Each Day:

Date:

3-28

Hours:

List All Items Requiring Correction (Include Previously Listed Uncorrected Items):

N/A

Comments:

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:
<u>BT</u>	<u>3-28-24</u>
Print Full Name:	Newport Beach Registration No.:
<u>Brandon Terry</u>	<u>0508</u>



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION
100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 926588915
| (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 RON MIEDEMA License # LS4653

Engineer/Surveyor's Address 23016 LAKE FOREST DR. #409, LABUNAH HILLS

Job Address 2300 MESA (SOLARIUM)

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

* Top of slab/floor elevation: FINISHED FLOOR TO BE SAME AS EXISTING HOUSE

* 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: (THERE ARE NO PROPERTY LINE SETBACKS)

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

Date

12-14-23

Engineer/Surveyor's stamp and signature

Ron Miedema





10910 SHOEMAKER AVE
SANTA FE SPRINGS, CA 90670
PH (562) 941-2288



CUSTOMER COPY

MTR? Y

PAGE 1 of 1

TAG COLOR: LIME GREEN

DET: VITO

NET 30 DAYS

JOB DESC

GLIDEWELL RESIDENCE
2300 MESA DRIVE

NEWPORT BEACH, CA 92660

PO # 8391

DATE WANTED: 1/24/2024 WED

CUSTOMER

RICK HAMM CONSTRUCTION *
201 W. CARLETON AVE
ORANGE, CA 92867

ORD DATE
1/19/2024

SHIP VIA
WILL CALL

BID:

SAC:
100

JOB#/REL
1007938/0002

TAG DESC.

LOGGIA PILES C1 THRU C6

Tags: 10

Longest bar: 15-3

ITEM	Quantity	Part	Bend	Mark ID	Length	Weight	ITEM	Quantity	Part	Bend	Mark ID	Length	Weight
1	48	4			15-3	489							
2	2	4			3-0	4							
3	2	4			3-0	4							
4	1	4	SPI	4SP1	150-10	99							
5	1	4	SPI	4SP1	150-10	101							
6	1	4	SPI	4SP1	150-10	101							
7	1	4	SPI	4SP1	150-10	101							
8	1	4	SPI	4SP1	150-10	101							
9	1	4	SPI	4SP1	150-10	101							
10	60	LW300/6E	3" LOCKING WHEEL #3--#6 EACH			16							
Part		Straight	Heavy	Light	Other	Total							
4		497	0	0	604	1101							
LW300/6E						16							
TOTAL:		497	0	0	620	1117							

RECEIVED BY

DATE RECEIVED



WARNING: This product can expose you to chemicals, including nickel, which are known to the State of California to cause cancer, and lead, which is known to the State of California to cause cancer and birth defects or other reproductive harm. For more information go to www.P65Warnings.ca.gov.

TOTAL BAR WEIGHT 1101

65
TOTAL ORD WEIGHT 1117

31 DEWELL RESIDENCE
31 CK HAMM CONST.
3300 MESA DRIVE
JEWPORT BEACH, CA. 92660

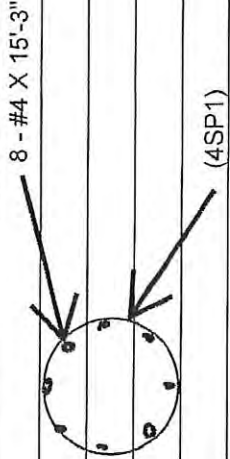


10910 Shoemaker Avenue
Santa Fe Springs, California 90670
(562) 941-2288
FAX (562) 941-2028

line

Material BLACK GR60

REQ	QTY	SIZE	LNTH	MARK	TYP	A	B	C	D	E	F/R	G	J	O	H	K
OVIDIO G. FLORES																
ASSEMBLE - WEDNESDAY 1/24/24																
BID ITEM: 01 SAC: 100																
MILL CERTS & TEST BARS																
CONTACT: JOHN 714.396.5040																
LOGGIA PILES C1 THRU C6																
+++++																
PILES C1 THRU C6																
(24" Ø X 12'-0" DP)																
(6 REQUIRED)																
1	48	#4	15-03													
1	6	#4	151-04	4SP1	SP	12-00	1-06	0-05	32 trn							
VERTS (FIELD BEND) 8 EA																
SPIRAL @ 5" PITCH (1 EA)																
NO SPIRAL																
1 1/2 TURNS TOP																
5" PITCH																
11'-7"																
60 PCS OF 3" SPACER WHEELS																
1 1/2 TURNS BOT																



X6

R.R. Leonard Company

10910 Shoemaker Avenue
Santa Fe Springs, CA 90670
TEL # 562-941-2288 FAX # 562-941-2028

Shipped From: R. R. Leonard Co.		BOL: 013964
Shipped Date:		Ship Via: WILL CALL
Order	Description	Weight
0002	LOGGIA PILES C1 THRU C6	1,101 Lbs.
0001	LOGGIA PILES C7 THRU C10	352 Lbs.

CERTIFICATE OF COMPLIANCE	
Contract#:	1007938
Project:	GLIDEWELL RESIDENCE
Sold To:	RICK HAMM CONSTRUCTION * 201 W. CARLETON AVE ORANGE, CA 92867
Ship To:	2300 MESA DRIVE NEWPORT BEACH, CA 92660

Size	Weight	Grade	Supplier	Heat #	Yield	Tensile	Elong %	Bend	C	Mn	P	S	SI	CU	CE	Receipt
3	145	60	Cascade Steel	352123	0	0	0.0	NO	.00	.00	.000	.000	.000	.000	.000	
4	654	60	Cascade Steel	417523	0	0	0.0	NO	.00	.00	.000	.000	.000	.000	.000	
4	654	60	Nucor Steel	1202055920	0	0	0.0	NO	.00	.00	.000	.000	.000	.000	.000	

R. R. Leonard certifies that the above material conforms to all current job plans and specifications.
We certify that all manufacturing processes for this steel have occurred in the United States.

BY: _____

CERTIFIED MILL TEST REPORT

R. R. LEONARD CO.
10902 SOUTH SHOEMAKER AVE
SANTA FE SPRINGS , CA 90670

A Schnitzer  Company

DATE	1-02-24
BILL OF LADING	40365360

PAGE 1 OF 1

[illegible]

This material fully complies with the requirements of the indicated revision of each specification listed.

PO NUMBER(S): 1094

PO NUMBER(S): 1094

* ALL MELTING AND MANUFACTURING PROCESSES FOR THE MATERIALS OCCURRED IN THE UNITED STATES. CERTIFIED BY: The melting, casting, and rolling processes for manufacturing are in full compliance with the American Iron and Steel(AIS) requirement as mandated in EPA's State Revolving Fund Programs.

Jeff Kramer
Quality Assurance Manager



Certified Mill Test Report

(CMTR)

3200 North Highway 99W
McMinnville, Oregon 97128
Phone: (503) 472-4181
Fax: (503) 434-3224

Customer		Bill of Lading	
R.R. Leonard Co. 10902 South Shoemaker Ave Santa Fe Springs, CA 90670		40366530 01/15/2024	
		PO Number(s) 1114	
Heat	Product	Grade Description	Cert Comments
417523	#4 615/60 GRADE REBAR	ASTM A615-22 Grade 60	AASHTO M31-22
Melted Information		Rolled Information	Shipped Information
Date	Lbs	Date	Lbs
11/02/2023	238,079	11/06/2023	234,542
		Date	Lbs
			01/15/2024 48,736
Units			
96			
Chemical Analysis %			
C	Mn	P	S
0.46	1.01	0.008	0.031
Si	Cu	Ni	Cr
0.21	0.26	0.09	0.13
Mo	Sn	CE	
0.026	0.012	0.65	
Comments			
This material fully complies with the requirements of the indicated revision of each specification listed. All Melting and Manufacturing Processes for the Materials occurred in the United States of America. The melting, casting, and rolling processes for manufacturing are in full compliance with the American Iron and Steel (AIS) requirement as mandated in EPA's State Revolving Fund Programs.			
Certified By		Quality Assurance Manager	
		Jeff Kramer	



Mill Certification

12/27/2023

MTR#:1561325-2
Lot #:120205592061
W CEMETERY ROAD
PLYMOUTH, UT 84330 US
800 453-2886
Fax: 435 458-2309

Sold To: R R LEONARD CO
10902 SHOEMAKER AVE
SANTA FE SPRINGS, CA 90670 US

Ship To: R R LEONARD CO
10902 SHOEMAKER AVE
SANTA FE SPRINGS, CA 90670 US

Customer PO		Sales Order #	12116314 - 2.1
Product Group	Rebar	Product #	2110206
Grade	A615 Gr 60/AASHTO M31	Lot #	120205592061
Size	#4	Heat #	1202055920
BOL #	BOL-1608245	Load #	1561325
Description	Rebar #4/13mm A615 Gr 60/AASHTO M31 60' 0" [720"] 6001-10000 lbs	Customer Part #	
Production Date	12/03/2023	Qty Shipped LBS	39680
Product Country Of Origin	United States	Qty Shipped EA	990
Original Item Description		Original Item Number	

I hereby certify that the material described herein has been manufactured in accordance with the specifications and standards listed above and that it satisfies those requirements.

Melt Country of Origin : United States

Melting Date: 11/28/2023

C (%)	Mn (%)	P (%)	S (%)	Si (%)	Ni (%)	Cr (%)	Mo (%)	Cu (%)	V (%)	Nb (%)
0.43	0.96	0.016	0.063	0.20	0.09	0.23	0.02	0.25	0.003	0.003

Tensile testing

	Yield (PSI)	Tensile (PSI)	Elongation in 8" (%)
(1)	64300	101500	14.0

Mechanical

	Average Deformation Height (IN)	Bend Test
(1)	0.035	Pass

Other Test Results

Weight Percent Variance (%) : -4.64

Tensile / Yield Ratio : 1.58

Comments:

ASTM A615/A615M-22 Grade 60, AASHTO M 31-22 Type S, Grade 60 (420)

Nucor Steel Utah is in compliance with and certified to: ISO 9001:2015, ISO 14001:2015, ABS Quality Assurance Program & AASHTO's NTPEP Reinforcing Steel and Wire (REBAR) Technical Committee Work Plan.

All manufacturing processes of the steel materials in this product, including melting, casting and hot rolling have occurred within the United States. Mercury not intentionally added at any point during manufacture or testing of this product. This material is free of HG contamination and is ROHS compliant. No weld repair was performed.

Material meets the requirements of the purchase order and have been produced under the Nucor Steel Utah Quality Manual. Mill Certificate complies with DIN EN 10204 - 3.1.

Material and Mill Certification are in full compliance with the American Iron and Steel requirement as mandated in EPA's State Revolving Fund Programs and complies with the Buy America Act, and (FTA) Buy America Requirements (49 C.F.R. part 661 & 23 CFR part 635.410).)

Bryden Morris, Chief Metallurgist



10910 SHOEMAKER AVE
SANTA FE SPRINGS, CA 90670
PH (562) 941-2288



CUSTOMER COPY

MTR? Y

PAGE 1 of 1

TAG COLOR: **BLACK**

DET: **VITO**

NET 30 DAYS

JOB DESC

GLIDEWELL RESIDENCE
2300 MESA DRIVE

NEWPORT BEACH, CA 92660

CUSTOMER

RICK HAMM CONSTRUCTION *
201 W. CARLETON AVE
ORANGE, CA 92867

PO # 8391

DATE WANTED: 1/24/2024 **WED**

ORD DATE

1/19/2024

SHIP VIA

WILL CALL

BID:

SAC:

100

JOB#/REL

1007938/0001

TAG DESC.

LOGGIA PILES C7 THRU C10

Tags: 5

Longest bar: 9-6

ITEM	Quantity	Part	Bend	Mark ID	Length	Weight	ITEM	Quantity	Part	Bend	Mark ID	Length	Weight
1	32	4			9-6	203							
2	2	4			3-0	4							
3	64	3	T3B	3T1	5-11½	143							
4	2	3			3-0	2							
5	40	LW300/6E	3" LOCKING WHEEL #3-#6 EACH			10							
Part		Straight	Heavy	Light	Other	Total							
3		2	0	143	0	145							
4		207	0	0	0	207							
LW300/6E						10							
TOTAL:		209	0	143	10	362							

RECEIVED BY

DATE RECEIVED



WARNING: This product can expose you to chemicals, including nickel, which are known to the State of California to cause cancer, and lead, which is known to the State of California to cause cancer and birth defects or other reproductive harm. For more information go to www.P65Warnings.ca.gov.

TOTAL BAR WEIGHT **352**

71

TOTAL ORD WEIGHT **362**

3LIDEWELL RESIDENCE
RICK HAMM CONST.
2300 MESA DRIVE
NEWPORT BEACH, CA. 92660



10910 Shoemaker Avenue
Santa Fe Springs, California 90670
(562) 941-2288
FAX (562) 941-2028

Box

Material BLACK GR60

REQ	QTY	SIZE	LNQTH	MARK	TYP	A	B	C	D	E	F/R	G	J	O	H	K
OVIDIO G. FLORES																
ASSEMBLE - WEDNESDAY 1/24/24																
BID ITEM: 01 SAC: 100																
MILL CERTS & TEST BARS																
CONTACT:																
LOGGIA PILES C7 THRU C10																
+++++																
PILES C7 THRU C10																
(24" Ø X 10'-0" DP)																
(4 REQUIRED)																
1	32	#4	9-06													
1	64	#3	5-10	3T1	T3B	0-05						0-05		1-06		0-05
TIES @ 8"OC (16 EA)																
TIES @ 8"OC																
8 - #4 X 9'-6"																
(3T1)																
40 PCS OF 3" SPACER WHEELS																

X 4



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: 2300 Mesa Verde, Newport Beach, CA. 92660	Report Date: 07/ 12/ 2023	CNB Inspector Name:	CNB Permit #:
Building Owner Name: Glidewell	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): Mike Houshmand	SO E-mail Address: mhoushmand@gouvisgroup.com	SO Telephone #: 949-590-9007	SO License / Reg. #: C042283

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
☐ Conventional Footings & Slab	☐ Concrete	☐ Steel	☐ Concrete		
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck		
☒ Caissons, Piles, Grade Beams	☐ Wood or Manuf. Shear Panels	☐ Masonry	☐ Wood		
☐ Other:	☐ Other:	☐ Other:	☐ Other:		

☒ **ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.**

☐ **OBSERVED DEFICIENCIES AND COMMENTS:**

Solarium Grade Beams Reinforcement.

☐ 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 _____

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: 2300 Mesa Verde, Newport Beach, CA. 92660	Report Date: 12/13/2023	CNB Inspector Name:	CNB Permit #:
Building Owner Name: Glidewell	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): Mike Houshmand	SO E-mail Address: mhoushmand@gouvvisgroup.com	SO Telephone #: 949-590-9007	SO License / Reg. #: C042283

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
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☒ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck		
☐ Caissons, Piles, Grade Beams	☐ Wood or Manuf. Shear Panels	☐ Masonry	☐ Wood		
☐ Other:	☐ Other:	☐ Other:	☐ Other:		

☒ **ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.**

☐ **OBSERVED DEFICIENCIES AND COMMENTS:**

Mat Foundation Reinforcement.

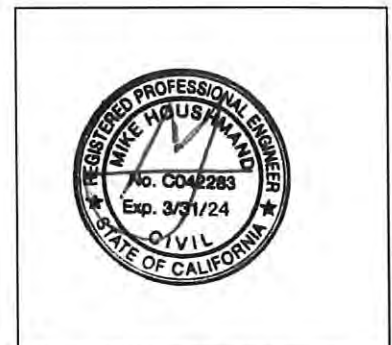
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3. I understand that all deficiencies which I have documented must be corrected, prior to final acceptance of the structural systems by the City of Newport Beach, Building Division.



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.

STRUCTURAL OBSERVATION REPORT INSTRUCTIONS

When structural observation is required for a project, the structural observer shall perform site visits at significant construction stages throughout the progress of the work. Site visit frequency shall allow for correction of observed deficiencies without substantial effort or uncovering of the completed work. Structural observation site visits shall be performed for each construction stage identified on the approved construction documents.

The structural observer may utilize the City of Newport Beach "Structural Observation Report" form, or a similarly formatted report, to record the required observation visits. If the City's form is not used the alternate report shall be on the structural observer's letterhead, state the site address, plan check and permit numbers, stages and elements observed, date observed, and complete contact information for the structural observer. All structural observation reports, regardless of form used, shall include the license stamp and wet signature of the structural observer responsible for the project.

OBSERVED DEFICIENCIES

When a deficiency is noted, the structural observer shall give copies of the completed structural observation report to the owner or owner's representative, project contractor, and the Chief Building Official or designee.

The contractor shall resolve all deficiencies prior to final inspection or acceptance of the structural work by the Chief Building Official, or designee.

FINAL STRUCTURAL OBSERVATION REPORT

The structural observer shall submit a final structural observation report to the Chief Building Official, or designee, upon completion of the structural system. The final structural observation report shall state that the structural system conforms to the approved construction documents and that all previously observed deficiencies have been corrected. Final inspection or other acceptance of the structural system by the Chief Building Official, or designee, will not occur until the final structural observation report is received.

Global Geo Engineering E-Forms

3 Corporate Park, Suite 207, Irvine, CA 92606

Office (949) 221-0900

FAX (949) 221-0091

Your Global Geo-Engineering Observation Report

Date Completed 11/30/23		Payment Details None selected	
Job City Newport Beach	Job Address 2300 Mesa Dr.	Permit Number X2021-0667	
Job Name Glidewell Residence Remodel		Architect	
Material Description		Engineer	
Observer Brandon Terry		Contractor Glidewell	
Samples 4x8	Quantity 3	Subcontractor	
Description Of Work Observed Concrete footings			

By Acknowledging this Observation Report, I acknowledge that Global Geo Engineering, Inc. performed the above observation.

Your First and Last Name

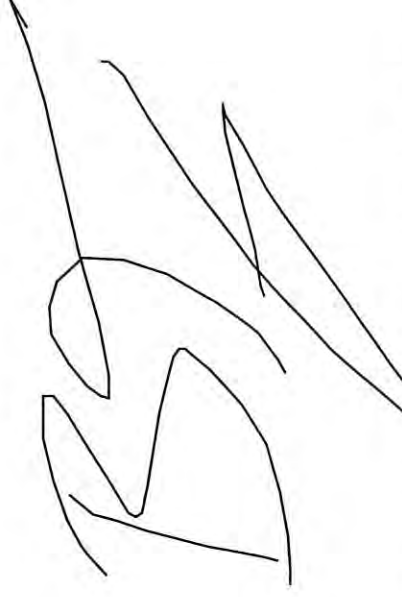
Your Email Address

I Acknowledge

Do you acknowledge the above information? If so, please click "I Acknowledge."

Once Acknowledged, you will be able to download your forms.

We hereby certify that, at the time of this observation, we have observed all of the above reported work, unless otherwise noted. To the best of our knowledge and belief, we have found this work to comply with the approved plans, specifications, and applicable section(s) of the California Building Code, as applicable to the locality where this project is located. This report cannot be construed to be a recommendation of work of any nature to be performed. The Owner or a successor in interest shall hold harmless Global Geo Engineering, Inc. from any and all legal proceedings of any nature whatsoever, that is related to the observation services provided.



Registered Observer: **Brandon Terry**



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: 2300 Mesa Verde, Newport Beach, CA. 92660	Report Date: 01/24/2024	CNB Inspector Name:	CNB Permit #:
Building Owner Name: Glidewell	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): Mike Houshmand	SO E-mail Address: mhoushmand@gouvisgroup.com	SO Telephone #: 949-590-9007	SO License / Reg. #: C042283

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
☐ Conventional Footings & Slab	☐ Concrete	☐ Steel	☐ Concrete		
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck		
☐ Caissons, Piles, Grade Beams	☐ Wood or Manuf. Shear Panels	☐ Masonry	☐ Wood		
☒ Other: Caisson Cage	☐ Other:	☐ Other:	☐ Other:		

☒ **ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.**

☐ **OBSERVED DEFICIENCIES AND COMMENTS:**

Cage reinforcement for caissons# C1 to C10 was observed.

☐ **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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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

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

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When structural observation is required for a project, the structural observer shall perform site visits at significant construction stages throughout the progress of the work. Site visit frequency shall allow for correction of observed deficiencies without substantial effort or uncovering of the completed work. Structural observation site visits shall be performed for each construction stage identified on the approved construction documents.

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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: 2300 Mesa Verde, Newport Beach, CA. 92660	Report Date: 03/22/2024	CNB Inspector Name:	CNB Permit #:
Building Owner Name: Glidewell	Owner's Mailing Address (if different from site);	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): Mike Houshmand	SO E-mail Address: mhoushmand@gouvvisgroup.com	SO Telephone #: 949-590-9007	SO License / Reg. #: C042283

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
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☐ Caissons, Piles, Grade Beams	☐ Wood or Manuf. Shear Panels	☐ Masonry	☐ Wood		
☒ Other: GB Reinforcement	☐ Other:	☐ Other:	☐ Other:		

☒ ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

☐ OBSERVED DEFICIENCIES AND COMMENTS:

Location: Gridline TB.1 /TB.3 & T1.2 / T4.1: Reinforcement for Pool Grade Beams was observed.

☐ 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 Div.

ms. Houshmand

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

03/22/2024

DATE



STAMP OF STRUCTURAL OBSERVER

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

REQUEST FOR INFORMATION FORM

**GLIDEWELL**

DESIGN BUILD GROUP

RFI #	91
DATE	03/21/2024
DATE NEEDED BY	03/22/2024

TO:	Masum Azizi, Azizi Architect, Inc	PROJECT NAME	Mesa Atrium
-----	--------------------------------------	--------------	-------------

PROJECT #	2030- GRR
-----------	-----------

RFI Description

Please see attached question below from Glidewell

Sheet S1.1 includes a note a pool grade beams to use #4 rebar dowels at 24" on center from slab to grade beam. There is approx. 5' height difference between loggia G.B and slab, and adding dowels is not practical. Please advise if the dowels are needed to the pool wall connection?

ATTACHMENTS:**SUBMITTED BY:**

Sufiyan Khadeer

Glidewell Laboratories

RESPONSE TO RFI

Gouvis Response: No need.

RESPONSE BY:

(Name, Title)

Youssef Sadigh

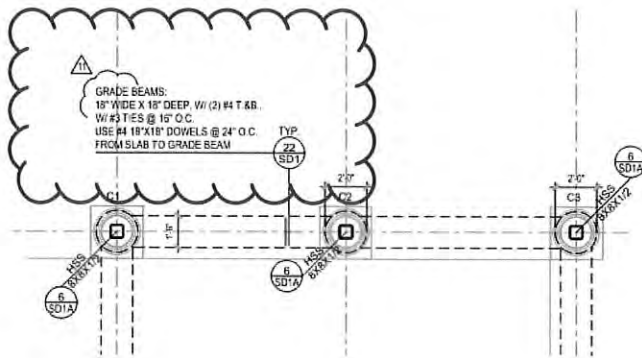
Company Gouvis

DATE:

3/22/2025

[Download Free Construction Templates at ConstructionLogs.com](http://ConstructionLogs.com)

ATTACHMENTS





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: 2300 Mesa Verde, Newport Beach, CA. 92660	Report Date: 04/02/2024	CNB Inspector Name:	CNB Permit #:
Building Owner Name: Glidewell	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): Mike Houshmand	SO E-mail Address: mhoushmand@gouvisgroup.com	SO Telephone #: 949-590-9007	SO License / Reg. #: C042283

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
☐ Conventional Footings & Slab	☐ Concrete	☒ Steel	☐ Concrete		
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☐ Caissons, Piles, Grade Beams	☐ Wood or Manuf. Shear Panels	☐ Masonry	☐ Wood		
☐ Other:	☐ Other:	☐ Other:	☐ Other:		

☒ **ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.**

☐ **OBSERVED DEFICIENCIES AND COMMENTS:**

Four (4) HSS columns on grid lines T1.6 & T2.9 installed on grade beams.

☐ **REPORT CONTINUED ON ATTACHED PAGES.**

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m. Houshmand

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

04/02/ 2024
DATE



STAMP OF STRUCTURAL OBSERVER

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

PERMIT NO.[illegible]

BY CITY OUR SCOPE OF SERVICE 'NATIVE BACKFILL ONLY'.
BASED ON OBSERVATIONS, PROBING AND RANDOM DENSITY TEST FOR APPROX
45' OF TRENCH MATERIALS APPEAR TO BE FIRM AND UNYIELDING MEETING 90%
OR GREATER RELATIVE COMPACTION. FOLLOW LINE RESPONSIBILITY OF CONTRACTOR
AND/OR GOVERNING AGENCY.

X

X

Printed Name _____



3 Corporate Park, Suite 270
Irvine, CA 92606
Phone 949-221-0900
Fax 949-221-0091
Email: global@globalgeo.net



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: 2300 Mesa Verde, Newport Beach, CA. 92660	Report Date: 05/15/2024	CNB Inspector Name:	CNB Permit #:
Building Owner Name: Glidewell	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): Mike Houshmand	SO E-mail Address: mhoushmand@gouvisgroup.com	SO Telephone #: 949-590-9007	SO License / Reg. #: C042283

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☒ Conventional Footings & Slab	☐ Concrete	☐ Steel	☐ Concrete		
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck		
☐ Caissons, Piles, Grade Beams	☐ Wood or Manuf. Shear Panels	☐ Masonry	☐ Wood		
☐ Other:	☐ Other:	☐ Other:	☐ Other:		

☒ ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

☐ OBSERVED DEFICIENCIES AND COMMENTS:

Grid lines TB.1 & TA.01: Loggia concrete slab reinforcement.

☐ 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.

m. Houshmand

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

5/15/2024
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: 2300 Mesa Verde, Newport Beach, CA. 92660	Report Date: 11/26/2024	CNB Inspector Name:	CNB Permit #:
Building Owner Name: Glidewell	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): Mike Houshmand	SO E-mail Address: mhoushmand@gouvisgroup.com	SO Telephone #: 949-590-9007	SO License / Reg. #: C042283

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
☐ Conventional Footings & Slab	☐ Concrete	☐ Steel	☐ Concrete		
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck		
☐ Caissons, Piles, Grade Beams	☐ Wood or Manuf. Shear Panels	☐ Masonry	☒ Wood	Loggia Roof Framing	
☐ Other:	☐ Other:	☐ Other:	☐ 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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m. Houshmand

11/26/2024

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

DATE



STAMP OF STRUCTURAL OBSERVER

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STRUCTURAL OBSERVATION REPORT INSTRUCTIONS

When structural observation is required for a project, the structural observer shall perform site visits at significant construction stages throughout the progress of the work. Site visit frequency shall allow for correction of observed deficiencies without substantial effort or uncovering of the completed work. Structural observation site visits shall be performed for each construction stage identified on the approved construction documents.

The structural observer may utilize the City of Newport Beach "Structural Observation Report" form, or a similarly formatted report, to record the required observation visits. If the City's form is not used the alternate report shall be on the structural observer's letterhead, state the site address, plan check and permit numbers, stages and elements observed, date observed, and complete contact information for the structural observer. All structural observation reports, regardless of form used, shall include the license stamp and wet signature of the structural observer responsible for the project.

OBSERVED DEFICIENCIES

When a deficiency is noted, the structural observer shall give copies of the completed structural observation report to the owner or owner's representative, project contractor, and the Chief Building Official or designee.

The contractor shall resolve all deficiencies prior to final inspection or acceptance of the structural work by the Chief Building Official, or designee.

FINAL STRUCTURAL OBSERVATION REPORT

The structural observer shall submit a final structural observation report to the Chief Building Official, or designee, upon completion of the structural system. The final structural observation report shall state that the structural system conforms to the approved construction documents and that all previously observed deficiencies have been corrected. Final inspection or other acceptance of the structural system by the Chief Building Official, or designee, will not occur until the final structural observation report is received.



CITY OF NEWPORT BEACH
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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: 2300 Mesa Verde, Newport Beach, CA. 92660	Report Date: 01/20/2025	CNB Inspector Name:	CNB Permit #:
Building Owner Name: Glidewell	Owner's Mailing Address (if different from site);	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): Mike Houshmand	SO E-mail Address: mhoushmand@gouvisgroup.com	SO Telephone #: 949-590-9007	SO License / Reg. #: C042283

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
☐ Conventional Footings & Slab	☐ Concrete	☐ Steel	☐ Concrete		
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck		
☐ Caissons, Piles, Grade Beams	☐ Wood or Manuf. Shear Panels	☐ Masonry	☒ Wood	Loggia Roof sheathing	
☐ Other:	☐ Other:	☐ Other:	☐ Other:		

☒ ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

☐ OBSERVED DEFICIENCIES AND COMMENTS:

☐ REPORT CONTINUED ON ATTACHED PAGES.

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m. Houshmand

01/20/2025

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: 2300 Mesa Verde, Newport Beach, CA. 92660	Report Date: 04/07/2025	CNB Inspector Name:	CNB Permit #:
Building Owner Name: Glidewell	Owner's Mailing Address (if different from site);	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): Mike Houshmand	SO E-mail Address: mhoushmand@gouvisgroup.com	SO Telephone #: 949-590-9007	SO License / Reg. #: C042283

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☐ Caissons, Piles, Grade Beams	☐ Wood or Manuf. Shear Panels	☐ Masonry	☐ Wood		
☐ Other:	☐ Other:	☒ Other:	☐ Other:	Building existing wood wall: new header to wood post connections	

☒ ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

☐ OBSERVED DEFICIENCIES AND COMMENTS:

☐ REPORT CONTINUED ON ATTACHED PAGES.

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m. Houshmand

4/7/2025

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

DATE



STAMP OF STRUCTURAL OBSERVER

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PERMIT ACTIVITY REPORT (X2021-0667) FOR CITY OF NEWPORT BEACH

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
12/15/2022					
	Generic Activity		ACT-000340-2022	FIRE Pending: (1) Provide signage on FDC & PIV; (2) Raise FH with spool; (3) Provide blue reflective marker for FH.	Nadine Morris
04/21/2023					
	Generic Activity		ACT-000690-2023	FIRE Pending: (1) Provide blue reflective marker for FH; (2) Provide breakaway lock for PIV.	Nadine Morris
05/29/2025					
	Generic Activity	60 day	ACT-002089-2025	Called contractor regarding 60 day notice, plans to submit application for hearing officer	Jaime Molina
06/17/2024					
	Generic Activity	45 days	ACT-002385-2024	Contractor was informed on 6/13/24 of 45 days prior to expiration	Jaime Molina
06/24/2024					
	Generic Activity	Building Official Extension Approved	ACT-002473-2024	3-YEAR CONSTRUCTION TIME LIMIT 365 DAYS TOTAL EXTENSION GRANTED. PERMIT SHALL EXPIRE ON 07/28/2025 UNLESS AN ADDITIONAL EXTENSION IS GRANTED BY HEARING OFFICER.	Tonee Thai
06/05/2025					
	Generic Activity	HEARING APPLICATION SUBMITTED	ACT-002183-2025	Complete hearing application routed Tonee on 06/05/2025. Tonee asked Steve to route hearing application to City Clerk on 06/06/2025 and leave on TT's desk afterwards. TT will rout to Finance on Monday	Tonee Thai
06/06/2024					
	Generic Activity	90 days	ACT-002263-2024	On 4/28/24 contractor was made aware of upcoming 3 year expiration date.	Jaime Molina
	Generic Activity	Contractor paid application on 5/16/24	ACT-002264-2024	Contractor need to provide letter from homeowner, documentation supporting reason for delay.	Jaime Molina
	Generic Activity	60 days	ACT-002265-2024	On 5/29/24 contractor was made aware of deadline, have not received pending documents.	Jaime Molina

PERMIT ACTIVITY REPORT (X2021-0667)

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
09/20/2024	Generic Activity	3-YEAR DEADLINE EXTENSION	ACT-003670-2024	MAILED & EMAILED APPROVED 3-YEAR CONSTRUCTION LIMIT EXTENSION TO PROPERTY OWNER	Debi Schank



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
COMMUNITY
DEVELOPMENT

MAY 16 2024

CITY OF
NEWPORT BEACH

Three Year Construction Time Limit Extension
Building Official Application

Project Address:	2300 Mesa Drive, Newport Beach, CA			Receipt No.:	INV-00027192
Permit No.:	X2021-0667 F2022-0144 X2022-1031 X2024-505	Original Permit Issued Date:	7/28/2021	Extension Fee:	\$214
Date Fee Paid: 05/16/24					
PETITIONER/PROPERTY OWNER INFORMATION					
Name (Must be payor of fees): Masum Azizi, Project Architect		Company Name: Azizi Architects, Inc.			
Street Address: 1601 Dove St., Ste. 255		City: Newport Beach	State: CA	Zip Code: 92660	
Email: masum@a-architects.com			Phone: 949-689-7999i		
PROJECT INFORMATION					
Length of extension requested: 1 Year					
New end date if request is approved: 7/28/2025					
Previous Extension(s) Granted? (Y/N): N If Yes, How Many?:					
Description of Work Under Permit:	SFR add solarium 3,139SF.W/ 466 SF Balcony, ADD 433 SF to Kitchen. 1521 SQ Loggia; Demo 917 (e) left wind of bldg.				
Reason for Extension Request	(Attach Supporting Documents as Needed) Please refer to a extension request summary document attached for reasons of delays.				
I HEREBY CERTIFY THAT THE ABOVE STATEMENT IS TRUE.					
Petitioner's Signature:			Relationship to Property Owner:	Project Architect	
			Date:	05/16/24	
FOR STAFF USE ONLY					
Department Action:	☒ Approved ☐ Denied				
Conditions of Approval or Comments:	365 DAY EXTENSION GRANTED TO 7/28/2025. ADDITIONAL EXTENSION SHALL BE BY HEARING.				
Building Inspector Reviewed:	Name: Jaime A. Molina	Signature: 		Date: 6/18/24	
Building Official Approval:	Name: TUNEE HAI	Signature: 		Date: 06/24/24	

Summary of Extension Request

Project Design Issues and the Impact on Schedule

During the beginning of the project, we faced several design issues that led to a total of 10 plan revisions between 2021 and 2024. These issues took time to resolve and required significant time and coordination.

Additionally, the initial contractor chosen for the project had to be changed due to cost implications. Therefore, a new contractor was awarded the contract in April 2023. The change was necessary for financial reasons, and it did have some impact on the overall timeline.

Another challenging aspect for the project was the fabrication and installation of steel and glass materials. These components had a long lead time, which heavily impacted on the overall schedule. This delay slowed the progress of the project and required careful planning and coordination to accommodate the extended lead times.

Overall, the design issues, contractor change, and long lead times for steel and glass fabrication all contributed to the project's extended schedule. These challenges required planning, coordination, hiring new contractors and personnel and execution to overcome the obstacles and ensure the successful completion of the project.

At the moment, the project is proceeding smoothly. The foundation for the two main structures, the solarium, and the loggia, has now been completed. The steel installation is ongoing, and based on our current progress, we are confident that we will complete the project within a one-year timeframe.

Supporting Documents.

- Structural delta 11 cover sheet showing the revisions.

Reasons for Project Delays

This letter serves to provide the reasons behind the delays and present a timeline breakdown of the project. It will become apparent that the project has experienced numerous changes in personnel, contracts, and managers, which have inadvertently resulted in delays. Additionally, there have been 11 delta revisions to date, with each revision requiring time to resolve design issues and implement the new design, further slowing the progress of the project.

The project is divided into 3 major phases:

- Kitchen- Phase 1
- Atrium- Phase 2
- Loggia and Pool shell- Phase 3.

The phase 2 and 3 scheduled to start upon the completion of the Kitchen scope.

The Kitchen scope started on 10/31/2021 and was completed on 12/15/2022. During the construction of the Kitchen scope, we made the decision to terminate the superintendent and subsequently terminated sub-contractor's agreements working on the kitchen due to slow progress and underperformance.

The phase 2 **Atrium** scope started on 12/12/2022. Demolition, grading, and caisson drilling were completed by 5/10/2023. However, due to major design issues, the project was paused from May to early September. During this time, there were 28 critical RFIs and 9 Shop drawing reviews, which led to the Delta 8 and Delta 9 structural revisions.

The project picked back up in September, and we managed to pour the foundation on 9/22/2023 and mat slab on 12/26/2023 for the **Atrium**. We also **started phase 3 on 1/4/2024**. Since then, we have made good progress in progressing through this stage.

Overall, the design issues, contractor change, and long lead times for steel and glass fabrication all contributed to the project's extended schedule. These challenges required planning, coordination, hiring new contractors and personnel and execution to overcome the obstacles and ensure the successful completion of the project.

At the moment, the project is proceeding smoothly. The foundation for the two main structures, the solarium, and the loggia, has now been completed. The steel installation is ongoing, and based on our current progress, we are confident that we will complete the project within a one-year timeframe.

Authorization of Agent To Act On Property Owner's Behalf

I, James R Glidewell, hereby authorize the following person(s) to act as my agents for the purpose of applying for, signing, and filing documents necessary to obtain a permit for my construction project. The authorized agent will be representing in the (3) year permit extension application.

The scope of this project includes the addition of a Solarium measuring 3,139 square feet, with a balcony area of 466 square feet. Additionally, the project involves adding 433 square feet to the kitchen and 1,521 square feet to the loggia.

The information of the authorized agents are as follows:

- Name of the authorized agent: Masum Azizi
- Tel No: 949-689-7999
- Address of the authorized agent: 1601 Dove Street, Suite 255, Newport Beach, CA 92660

The project is located at the following address:

- Project Location: 2300 Mesa Drive, Newport Beach, CA 92660

I hereby declare that I am the owner of the property located at the aforementioned address, and I confirm that the above information is correct and accurate. I make this declaration under penalty of perjury.

Property Owners Signature:



Date:

6.6.2024

Exhibit- A

Sufiyan Khadeer

From: Morris, Nadine <NMorris@newportbeachca.gov>
Sent: Thursday, February 2, 2023 10:28 AM
To: Sufiyan Khadeer; Jake Malone; Robbie Malone; Richard Hamblet
Subject: 2300 Mesa Dr, Newport Beach

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

I'm sharing the below email regarding a few items discussed with Uni Fire Protection during an inspection on 12/15/2022.

Thank you, Nadine

NADINE MORRIS | Life Safety Specialist II
Newport Beach Fire Department
100 Civic Center Drive, Newport Beach, CA 92660
(949) 644-3105 | (949) 723-3505 FAX | nmorris@nbfd.net



Safety, Service, Professionalism

From: Morris, Nadine
Sent: January 31, 2023 10:38 AM
To: Emanuel Solt <eman.unifire@yahoo.com>; sean.unifire@yahoo.com
Subject: 2300 Mesa Dr, Newport Beach

Good morning,

I hope this email finds everyone doing well.

During a Fire Department inspection on 12/15/2022, I requested the below items be completed. While in the area today, I drove by and noticed the items remain outstanding.

- (1) Provide signage on FDC & PIV
- (2) Raise FH with spool
- (3) Provide blue reflective marker for FH

Please advise regarding a timeframe for these items.

Thank you, Nadine

NADINE MORRIS | Life Safety Specialist II
Newport Beach Fire Department
100 Civic Center Drive, Newport Beach, CA 92660
(949) 644-3105 | (949) 723-3505 FAX | nmorris@nbfd.net

DATE	BRIEF DESCRIPTION	ATTACHMENT
June 20, 2022	Email from Jordan Thomason (ICD) to Sufiyan Khadeer (Glidewell) re: Change Order #2 for Delta 6 Foundation revisions	Exhibit “B”
July-Nov. 2022	No communication from ICD	
November 11, 2022	Email from Sufiyan Khadeer (Glidewell) to Cliff Auerswald (ICD) re: Solarium construction and approval of Change Order #2 No response from ICD	Exhibit “C”
December 5, 2022	Follow-up Email from Sufiyan Khadeer (Glidewell) to Cliff Auerswald (ICD) re: Phase 2 and requested next steps No response from ICD	Exhibit “D”
December 22, 2022	Letter from Gary Pritchard (Glidewell) to ICD re: Notice of Cancellation due to continued non-responsiveness (abandonment) No response from ICD	Exhibit “E”
January 11, 2023	Attorney Correspondence on behalf of ICD	

Your letter of January 11, 2023 incorrectly states that “...Since June 2022, ICD has not received any communications from Mr. Glidewell, or any representatives of the subject project until the letter dated December 22, 2022.” As evidenced by Exhibits A-E attached, this is simply factually wrong. ICD’s lack of responsiveness, lack of proper communication with Glidewell, and lack of any interest in performing further work at the Subject Property since July 2022 constitutes an abandonment of the project.

In California, abandonment of a project without legal excuse gives rise to a legal claim. An abandonment occurs if there was a material failure to complete any construction project or operation. *Bailey-Sperber, Inc. v. Yosemite Ins. Co.* (App. 2 Dist. 1976) 64 Cal.App.3d 725. Abandonment occurs when a contractor fails to appear, communicate with, complete and/or continue scheduled work. When a contractor wrongfully ceases working and leaves the project, it constitutes grounds for abandonment. A contractor’s abandonment of the job does not necessarily require the willful and intentional disregard of contractual obligations. It merely refers to a cessation of work on the project without proper and legal justification. The inability to complete the work constitutes an abandonment. *Jen-Mar Const. Co. v. Brown* (4th Dist. 1967) 247 Cal.App.2d 564, 566–68; *Benson v. Andrews* (2d Dist. 1955) 138 Cal.App.2d 123, 127, 128;

Exhibit- C

Mesa Atrium Steel SubContractor Draft

9.1. DATE OF COMMENCEMENT: The Date of Commencement is the Agreement date on page one, unless otherwise set forth below:

9.2. TIME: Substantial Completion of the Work shall be achieved in 11.8.22 working days from the Date of Commencement. Unless otherwise specified in the Certificate of Substantial Completion, the Work shall be finally complete within TBD working days after the date of Substantial Completion, subject to adjustments as provided for in the Contract Documents. Time is of the essence for this Agreement.

10. SCHEDULE OF THE WORK: Before commencement of the contract, the CONTRACTOR shall submit, for review and approval by GLIDEWELL, a Schedule of the Work that shall show the dates on which the CONTRACTOR plans to begin and to complete various parts of the Work, including dates on which information and approvals are required from GLIDEWELL. CONTRACTOR shall also submit, for review and approval by GLIDEWELL a payment schedule of when draws of money will be submitted.

10.1. GLIDEWELL may determine the sequence in which the Work shall be performed, provided it does not unreasonably interfere with the Schedule of the Work. GLIDEWELL may require the CONTRACTOR to make reasonable changes in the sequence at any time during the performance of the Work in order to facilitate the performance of work by GLIDEWELL or others. To the extent such changes increase the CONTRACTOR's time and costs, the Contract Price and Contract Time shall be equitably adjusted.

11. APPLICABLE LAW: This agreement shall be governed by the laws of Newport Beach, California.

IN WITNESS WHEREOF, the Parties, intending to be legally bound, have caused their proper and duly authorized officers to execute and deliver this Agreement as of the day and year first above written.

James R. Glidewell

Date:

11-15-22

By:


Robbie Malone

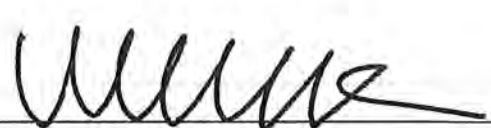
Director - Real Estate Development

Custom Iron Corporation

Date:

11.8.22

By:


Contractor Representative

Title PRESIDENT



GLIDEWELL
DESIGN BUILD MAINTAIN

SCM CONSTRUCTION

Exhibit- E

160 W. FOOTHILL PKWY SUITE 105 #212
CORONA, CA 92882
PHONE: 951-738-9507
LIC. #574454

Name: GLIDEWELL LABORATORIES

Phone: N/A

April 11, 2023

Address: 2300 MESA DR, NEWPORT BEACH, CA, 92660

Job Name: GLIDEWELL RESIDENCE 4-11-23

Attention: SUFIYAN KHADEER

Job Address: 2300 MESA DR., NEWPORT BEACH, CA 92660

E-mail: SUFIYAN.KHADEER@GLIDEWELLDENTAL.COM

Job# 23-2-0357-Q

THIS PROPOSAL IS VOID UNLESS ACCEPTED WITHIN TWENTY DAYS.

SCOPE OF WORK: INSTALL CUSTOMER SUPPLIED METAL FRAME SKYLIGHTS.

- 1) 10'-3" DIA. 12 SIDED SEGMENTED DOME WITH 2 BAYS UP SLOPE AND 12 VERTICAL OPERABLE BAYS.
- 1) 26'-7" X 45'-5" 40 SIDED STADIUM WITH 3 BAYS UP SLOPE AND 40 VERTICAL OPERABLE BAYS.
- 1) 39'-3" X 47'-1" SAW TOOTH ROOF 80 BAYS ACROSS
- 1) VERTICAL SECTIONS WITH BARREL ROOF WITH OPENING FOR DOORS. (DOORS BY OTHERS)
- 2) VERTICAL SECTIONS WITH OPENING FOR DOOR. (DOORS BY OTHERS)
- 1) 19'-5" X 24'-0" X 16'-8" RIDGE LIGHT WITH 3 BAYS UP 4 ACROSS AND OPPOSITE SIDE 4 BAYS UP AND 4 ACROSS.

***GLAZING TYPE 1:** 1" OVER ALL CONSISTING OF 1/4" CLEAR LOW-E TEMPERED 1/2" AIR SPACE 1/4" CLEAR TEMPERED.

***GLAZING TYPE 2:**

1" OVER ALL CONSISTING OF 1/4" CLEAR LOW-E TEMPERED 1/2" AIR SPACE 1/4" CLEAR LAMI.

***FRAME COLOR:** STGS. STANDARD KYNAR BONE WHITE (NON - METALLIC, NON - XL)

*CURBS AND OTHER ATTACHMENT POINTS MUST BE BUILT TO SUPPORT LOAD THRUSTING OF SKYLIGHTS.

*SEAL ALL PANELS TO PREVENT WATER PENETRATION.

*THE FOLLOWING ITEMS ARE NOT INCLUDED IN THE BID PRICE AND ARE CONSIDERED ADDITIONAL FEES:

*ROOFING AND COUNTER FLASHING BY OTHERS, *ELECTRICAL SOURCES BY OTHERS..

*COUNTY, CITY PERMITS, FEES ARE NOT INCLUDED AND ANY

*LIQUIDATED DAMAGES, PREMIUM PERFORMANCE / PAYMENT BONDS OR RETENTION.

*PROTECTION OF ALL SKYLIGHT OPENING, INTERIOR OF BUILDING FROM WEATHER DAMAGE BY OTHERS
PRIOR TO COMPLETION OF INSTALLATION.

*THIS PROPOSAL SHALL BECOME PART OF AND ATTACHED TO ANY ADDITIONAL CONTRACT DOCUMENTS FOR THE ABOVE
APPROXIMATE NUMBER OF DAY FOR INSTALLATION. **46 TO 50 DAYS**

ALL OF THE ABOVE TO BE COMPLETED IN A SUBSTANTIAL AND WORKMANLIKE MANNER ACCORDING TO STANDARD FOR THE SUM OF:

TWO HUNDRED FORTY THREE THOUSAND SEVEN HUNDRED NINETY DOLLARS AND NO CENTS \$ 243,790.00

PAYMENTS TO BE MADE:

DEPOSIT AND PROGRESS PAMENTS AND BALANCE DUE UPON COMPLTION OF INSTALLATION.

PROJECT COORDINATOR:

SHANNON MITCHELL

CONTRACTORS ARE REQUIRED BY LAW TO BE LICENSED AND REGULATED BY THE CONTRACTORS STATE LICENSE BOARD ANY QUESTIONS CONCERNING CONTRACTORS MAY BE REFERRED TO THE REGISTRAR OF THE BOARD WHOSE ADDRESS IS CONTRACTOR'S STATE LICENSE BOARD; P.O. BOX 2600 SACRAMENTO, CA 95826.

YOU ARE HEREBY AUTHORIZED TO FURNISH ALL MATERIALS AND LABOR TO COMPLETE THE WORK MENTIONED IN THE ABOVE PROPOSAL, FOR WHICH I AGREE TO PAY THE AMOUNT MENTIONED IN SAID PROPOSAL ACCORDING TO THE TERMS THEREOF, I HAVE READ BOTH FRONT AND BACK PAGES OF THE PROPOSAL AND CONTRACT, I UNDERSTAND MY ACCEPTANCE MAKES THIS A BINDING CONTRACT. YOU, THE BUYER MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. AFTER THE THIRD DAY ANY AND ALL MONEYS RECEIVED BY SCM CONSTRUCTION ARE NON REFUNDABLE. IN THE EVENT LEGAL ACTION IS BROUGHT BY EITHER PARTY TO THE TERMS OF THIS CONTRACT, THE PREVAILING PARTY SHALL BE ENTITLED TO ALL COSTS INCURRED IN CONNECTION WITH THAT ACTION, INCLUDING REASONABLE ATTORNEY FEES.

Accepted:

Robbie Malone

Digitally signed by Robbie Malone
DN: cn=Robbie Malone, o=SCM Construction, email=robby@scmconstruction.com, c=US

Date:

April 13, 2023

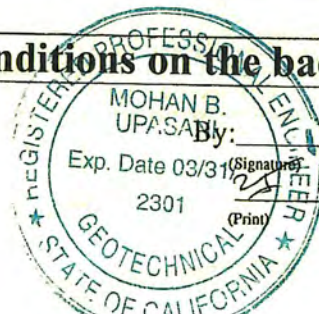
Exhibit- G

FIELD MEMO

PROJECT NO. 7480-61	CLIENT OR OWNER Glideville	REPORT NO.	
TRACT/LOT NO.	PROJECT NAME	DATE 5/10/23	DAY Wed
JOB ADDRESS 2300 Mesa	EARTHWORK CONTRACTOR Curtis Drilling	ENG./GEO. MBU	
LOCATION N. Beach	CLIENT REPRESENTATIVE Jake	PERMIT NO.	
SUBJECT Remaining caissons			
COMMENTS			
Visited the site to observe the caisson excavations for the remaining caissons. They were drilled to the depths as indicated above.			
See Terms and Conditions on the back			



GLOBAL GEO-ENGINEERING, INC.
 3 Corporate Park, Suite 270
 Irvine, CA 92606
 Phone 949-221-0900
 Fax 949-221-0091
 Email: global@globalgeo.net



Mesa Project Schedule - Current 2024



Task Code	Description	Responsible	Duration	Start	Finish	Predecessors	% Complete	Baseline Start	Baseline Finish	Variance
1	Design		211d	08/17/23	06/06/24		93%	08/17/23	05/23/24	-10d
17	Procurement		180d	10/13/23	06/20/24		84%	10/13/23	06/06/24	-10d
27	Foundation		208d	08/11/23	05/28/24		99%	08/11/23	05/28/24	0
89	Atrium Construction		249d	05/16/24	04/29/25		3%	05/16/24	04/29/25	0
112	Framing Loggia		51d	06/21/24	08/30/24			06/07/24	08/16/24	-10d
130	Loggia Restrooms Area		27d	08/30/24	10/07/24			08/18/24	09/23/24	-10d
143	Pool Shell		35d	08/06/24	09/23/24			07/23/24	09/09/24	-10d
149	Pool Finishes		58d	09/24/24	12/12/24			09/10/24	11/28/24	-10d

158

159

160



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
COMMUNITY
DEVELOPMENT

MAY 16 2024

CITY OF
NEWPORT BEACH

Three Year Construction Time Limit Extension
Building Official Application

Project Address:	2300 Mesa Drive, Newport Beach, CA			Receipt No.:	INV-00027192
Permit No.:	X2021-0667 F2022-0144 X2022-1031 X2021-506	Original Permit Issued Date:	7/28/2021	Extension Fee:	\$214
Date Fee Paid: 05/16/24					
PETITIONER/PROPERTY OWNER INFORMATION					
Name (Must be payor of fees): Masum Azizi, Project Architect		Company Name: Azizi Architects, Inc.			
Street Address: 1601 Dove St., Ste. 255		City: Newport Beach	State: CA	Zip Code: 92660	
Email: masum@a-architects.com		Phone: 949-689-7999i			
PROJECT INFORMATION					
Length of extension requested: 1 Year					
New end date if request is approved: 7/28/2025					
Previous Extension(s) Granted? (Y/N): N If Yes, How Many?:					
Description of Work Under Permit:	SFR add solarium 3,139SF.W/ 466 SF Balcony, ADD 433 SF to Kitchen. 1521 SQ Loggia; Demo 917 (e) left wind of bldg.				
Reason for Extension Request	(Attach Supporting Documents as Needed) Please refer to a extension request summary document attached for reasons of delays.				
I HEREBY CERTIFY THAT THE ABOVE STATEMENT IS TRUE.					
Petitioner's Signature:			Relationship to Property Owner:	Project Architect	
			Date:	05/16/24	
FOR STAFF USE ONLY					
Department Action: ☒ Approved ☐ Denied					
Conditions of Approval or Comments:	365 DAY EXTENSION GRANTED TO 7/28/2025. ADDITIONAL EXTENSION SHALL BE BY HEARING.				
Building Inspector Reviewed:	Name: Jaime A. Molina	Signature: 		Date: 6/18/24	
Building Official Approval:	Name: TONEE HARRI	Signature: 		Date: 06/12/24	

Summary of Extension Request

Project Design Issues and the Impact on Schedule

During the beginning of the project, we faced several design issues that led to a total of 10 plan revisions between 2021 and 2024. These issues took time to resolve and required significant time and coordination.

Additionally, the initial contractor chosen for the project had to be changed due to cost implications. Therefore, a new contractor was awarded the contract in April 2023. The change was necessary for financial reasons, and it did have some impact on the overall timeline.

Another challenging aspect for the project was the fabrication and installation of steel and glass materials. These components had a long lead time, which heavily impacted on the overall schedule. This delay slowed the progress of the project and required careful planning and coordination to accommodate the extended lead times.

Overall, the design issues, contractor change, and long lead times for steel and glass fabrication all contributed to the project's extended schedule. These challenges required planning, coordination, hiring new contractors and personnel and execution to overcome the obstacles and ensure the successful completion of the project.

At the moment, the project is proceeding smoothly. The foundation for the two main structures, the solarium, and the loggia, has now been completed. The steel installation is ongoing, and based on our current progress, we are confident that we will complete the project within a one-year timeframe.

Supporting Documents.

- Structural delta 11 cover sheet showing the revisions.

Reasons for Project Delays

This letter serves to provide the reasons behind the delays and present a timeline breakdown of the project. It will become apparent that the project has experienced numerous changes in personnel, contracts, and managers, which have inadvertently resulted in delays. Additionally, there have been 11 delta revisions to date, with each revision requiring time to resolve design issues and implement the new design, further slowing the progress of the project.

The project is divided into 3 major phases:

- Kitchen- Phase 1
- Atrium- Phase 2
- Loggia and Pool shell- Phase 3.

The phase 2 and 3 scheduled to start upon the completion of the Kitchen scope.

The Kitchen scope started on 10/31/2021 and was completed on 12/15/2022. During the construction of the Kitchen scope, we made the decision to terminate the superintendent and subsequently terminated sub-contractor's agreements working on the kitchen due to slow progress and underperformance.

The phase 2 **Atrium** scope started on 12/12/2022. Demolition, grading, and caisson drilling were completed by 5/10/2023. However, due to major design issues, the project was paused from May to early September. During this time, there were 28 critical RFIs and 9 Shop drawing reviews, which led to the Delta 8 and Delta 9 structural revisions.

The project picked back up in September, and we managed to pour the foundation on 9/22/2023 and mat slab on 12/26/2023 for the **Atrium**. We also **started phase 3 on 1/4/2024**. Since then, we have made good progress in progressing through this stage.

Overall, the design issues, contractor change, and long lead times for steel and glass fabrication all contributed to the project's extended schedule. These challenges required planning, coordination, hiring new contractors and personnel and execution to overcome the obstacles and ensure the successful completion of the project.

At the moment, the project is proceeding smoothly. The foundation for the two main structures, the solarium, and the loggia, has now been completed. The steel installation is ongoing, and based on our current progress, we are confident that we will complete the project within a one-year timeframe.

Supporting Documents and timeline are as follows.

Date	Brief Description	Attachment
7/28/2021	Original Permit Issued	
10/31/2021	Phase 1-Kitchen Scope Start	Exhibit -A
12/15/2022	Phase 2-Kitchen Scope Finish	Exhibit -B
12/12/2024	Atrium Demo/Phase Start	
1/24/2022	Terminate sub-contractor contract for non-responsive and causing delays.	Exhibit -C
11/15/2022	Issued Steel Contract for Atrium	Exhibit -D
2/15/2023	Issued new Concrete Contract	Exhibit -E
4/13/2023	Issued Glazing and Sky-light Contract	Exhibit -F
4/25/2023	Issued Desing Contract for Atrium design services	Exhibit -G
5/10/2023	Atrium Caissons Drill	Exhibit -H
5/10/2023 thru 9/10/2023	Paused due to design issues. During this time 28 RFIs and 9 submittals were issued resulting in Delta 7 & Delta 8 Revisions	Exhibit -I
9/22/2023	Atrium Foundation Poured	
12/26/2023	Atrium Mat Slab Poured	Exhibit -J
1/4/2023	Loggia Grading Started	
2/2/2024	Steel Shop Drawing approved	Exhibit -K
5/23/2024	Current Project Schedule	Exhibit -L

Authorization of Agent To Act On Property Owner's Behalf

I, James R Glidewell, hereby authorize the following person(s) to act as my agents for the purpose of applying for, signing, and filing documents necessary to obtain a permit for my construction project. The authorized agent will be representing in the (3) year permit extension application.

The scope of this project includes the addition of a Solarium measuring 3,139 square feet, with a balcony area of 466 square feet. Additionally, the project involves adding 433 square feet to the kitchen and 1,521 square feet to the loggia.

The information of the authorized agents are as follows:

- Name of the authorized agent: Masum Azizi
- Tel No: 949-689-7999
- Address of the authorized agent: 1601 Dove Street, Suite 255, Newport Beach, CA 92660

The project is located at the following address:

- Project Location: 2300 Mesa Drive, Newport Beach, CA 92660

I hereby declare that I am the owner of the property located at the aforementioned address, and I confirm that the above information is correct and accurate. I make this declaration under penalty of perjury.

Property Owners Signature:



Date:

6.6.2024

Exhibit- A

Sufiyan Khadeer

From: Morris, Nadine <NMorris@newportbeachca.gov>
Sent: Thursday, February 2, 2023 10:28 AM
To: Sufiyan Khadeer; Jake Malone; Robbie Malone; Richard Hamblet
Subject: 2300 Mesa Dr, Newport Beach

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

I'm sharing the below email regarding a few items discussed with Uni Fire Protection during an inspection on 12/15/2022.

Thank you, Nadine

NADINE MORRIS | Life Safety Specialist II
Newport Beach Fire Department
100 Civic Center Drive, Newport Beach, CA 92660
(949) 644-3105 | (949) 723-3505 FAX | nmorris@nbfd.net



Safety, Service, Professionalism

From: Morris, Nadine
Sent: January 31, 2023 10:38 AM
To: Emanuel Solt <eman.unifire@yahoo.com>; sean.unifire@yahoo.com
Subject: 2300 Mesa Dr, Newport Beach

Good morning,

I hope this email finds everyone doing well.

During a Fire Department inspection on 12/15/2022, I requested the below items be completed. While in the area today, I drove by and noticed the items remain outstanding.

- (1) Provide signage on FDC & PIV
- (2) Raise FH with spool
- (3) Provide blue reflective marker for FH

Please advise regarding a timeframe for these items.

Thank you, Nadine

NADINE MORRIS | Life Safety Specialist II
Newport Beach Fire Department
100 Civic Center Drive, Newport Beach, CA 92660
(949) 644-3105 | (949) 723-3505 FAX | nmorris@nbfd.net

Exhibit- B



January 20, 2023

Carlos E. Garcia, Esq.
THE NOVAK LAW FIRM
8383 Wilshire Blvd., Ste. 634
Beverly Hills, California 90211
cg@novaklawfirm.com

Re: ICD, Inc. and James R. Glidewell – Home Improvement Contract Dispute
2300 Mesa Drive, Newport Beach, CA 92660 - Atrium Project ("Subject Property")
Your Client: ICD, Inc. ("ICD")

Dear Mr. Garcia:

Thank you for your letter of January 11, 2023. I understand that your client, ICD is now demanding \$45,000.00 from Glidewell for work performed at the Subject Property in accordance with the Home Improvement Contract executed on October 11, 2021 between ICD and Glidewell ("Contract"). Please accept this correspondence as our response to your demand.

You have inappropriately alleged a breach of contract action on behalf of ICD against Glidewell based upon improper, incomplete, and inaccurate facts. The chronology asserted in your letter is simply not correct and conveniently ignores the multiple communications from Glidewell to ICD from June 2022 through the end of December 2022 which were wholly ignored by ICD. Furthermore, your allegations conveniently ignore the fact that ICD abandoned the project, ceased performing any work since June 2022, failed to properly communicate with Glidewell from July 2022 through December 2022, and improperly and with a lack of fair dealings submit the same Change Order #2 on two separate dates increasing the amount by \$43,700.00. As a direct result of ICD's abandonment, ICD is in material breach of the Contract.

The following is the correct chronology of events that clearly evidence ICD's abandonment of the Contract:

DATE	BRIEF DESCRIPTION	ATTACHMENT
June 2022	ICD ceased work at the Subject Property	
June 13, 2022	Email from Sufiyan Khadeer (Glidewell) to Cliff Auerswald (ICD) re: introduction as replacement project manager for Israel Patino and requested review of attached Delta 6 Geotech revisions	Exhibit "A"

Exhibit- B

DATE	BRIEF DESCRIPTION	ATTACHMENT
June 20, 2022	Email from Jordan Thomason (ICD) to Sufiyan Khadeer (Glidewell) re: Change Order #2 for Delta 6 Foundation revisions	Exhibit “B”
July-Nov. 2022	No communication from ICD	
November 11, 2022	Email from Sufiyan Khadeer (Glidewell) to Cliff Auerswald (ICD) re: Solarium construction and approval of Change Order #2 No response from ICD	Exhibit “C”
December 5, 2022	Follow-up Email from Sufiyan Khadeer (Glidewell) to Cliff Auerswald (ICD) re: Phase 2 and requested next steps No response from ICD	Exhibit “D”
December 22, 2022	Letter from Gary Pritchard (Glidewell) to ICD re: Notice of Cancellation due to continued non-responsiveness (abandonment) No response from ICD	Exhibit “E”
January 11, 2023	Attorney Correspondence on behalf of ICD	

Your letter of January 11, 2023 incorrectly states that “...Since June 2022, ICD has not received any communications from Mr. Glidewell, or any representatives of the subject project until the letter dated December 22, 2022.” As evidenced by Exhibits A-E attached, this is simply factually wrong. ICD’s lack of responsiveness, lack of proper communication with Glidewell, and lack of any interest in performing further work at the Subject Property since July 2022 constitutes an abandonment of the project.

In California, abandonment of a project without legal excuse gives rise to a legal claim. An abandonment occurs if there was a material failure to complete any construction project or operation. *Bailey-Sperber, Inc. v. Yosemite Ins. Co.* (App. 2 Dist. 1976) 64 Cal.App.3d 725. Abandonment occurs when a contractor fails to appear, communicate with, complete and/or continue scheduled work. When a contractor wrongfully ceases working and leaves the project, it constitutes grounds for abandonment. A contractor’s abandonment of the job does not necessarily require the willful and intentional disregard of contractual obligations. It merely refers to a cessation of work on the project without proper and legal justification. The inability to complete the work constitutes an abandonment. *Jen-Mar Const. Co. v. Brown* (4th Dist. 1967) 247 Cal.App.2d 564, 566–68; *Benson v. Andrews* (2d Dist. 1955) 138 Cal.App.2d 123, 127, 128;

Exhibit- B

ICD, Inc. and James R. Glidewell – Home Improvement Contract Dispute

January 20, 2023

Page 3 of 3

Tremble v. Tuman (1st Dist. 1919) 41 Cal.App. 8, 12; *Dunne Inv. Co. v. Empire State S. Co.* (3d Dist. 1915) 27 Cal.App. 208. Finally, abandonment of a contract may be implied from the acts of the parties. *Daugherty Co. v. Kimberly-Clark Corp.* (1971) 14 Cal. App. 3d 151, 92 Cal. Rptr. 120 (citing *Opdyke & Butler v. Silver* (1952) 111 Cal. App. 2d 912, 916 [245 P.2d 306].)

The lack of any action, communication, or responsiveness on the part of ICD from July 2022 through December 2022 clearly rises to the level of abandonment. Your letter threatening litigation with improper allegations of unlawful misconduct, breach of contract and warranties, breach of implied covenant of good faith and fair dealings and fraud is misplaced given the fact that ICD materially breached the contract by abandoning the job and its failure to achieve substantial completion of its work by June 15, 2022 (See Paragraph IV-A of the Contract). Furthermore, Glidewell lost confidence and trust in ICD in early June 2022 when ICD submitted the same Change Order #2 for an unexplained increase of \$43,700.00 (Change Order #2 submitted on December 23, 2021 for \$137,510.00 and again on June 20, 2022 for \$181,210.00) which evidence ICD's breach of the implied covenant of good faith and fair dealings. It is clear that ICD's multiple breaches of the Contract negate any alleged claims against Glidewell. Glidewell intends to explore all of its options in pursuing the numerous breaches from ICD of the Contract.

Finally, your threat of litigation and sympathy and support from an Orange County jury is also misguided and in error. Paragraph XV-A of the Contract requires the parties to mediate any and all disputes, and if mediation is unsuccessful, the parties resolve their issues "by arbitration administered by the American Arbitration Association under its Construction Industry Arbitration Rules..." (See Paragraph XV-A of the Contract). Alternatively, ICD can file in Small Claims Court having jurisdiction in lieu of an arbitration proceeding." (Paragraph XV-B of the Contract).

We reject the unfounded demand of \$45,000.00 from ICD, and rather propose a complete walk-away proposal resolving all mutual disputes as between ICD and Glidewell arising from ICD's abandonment of the project.

Please feel free to contact me to discuss this matter further.

Sincerely yours,

Gary Pritchard

Gary Pritchard, Esq.
Counsel for James R. Glidewell

GP/smr

Enclosure

cc: Jason Daniel Feld, Esq.
KAHANA FELD LLP

Exhibit- C

Mesa Atrium Steel SubContractor Draft

9.1. DATE OF COMMENCEMENT: The Date of Commencement is the Agreement date on page one, unless otherwise set forth below: TBD

9.2. TIME: Substantial Completion of the Work shall be achieved in TBD working days from the Date of Commencement. Unless otherwise specified in the Certificate of Substantial Completion, the Work shall be finally complete within TBD working days after the date of Substantial Completion, subject to adjustments as provided for in the Contract Documents. Time is of the essence for this Agreement.

10. SCHEDULE OF THE WORK: Before commencement of the contract, the CONTRACTOR shall submit, for review and approval by GLIDEWELL, a Schedule of the Work that shall show the dates on which the CONTRACTOR plans to begin and to complete various parts of the Work, including dates on which information and approvals are required from GLIDEWELL. CONTRACTOR shall also submit, for review and approval by GLIDEWELL a payment schedule of when draws of money will be submitted.

10.1. GLIDEWELL may determine the sequence in which the Work shall be performed, provided it does not unreasonably interfere with the Schedule of the Work. GLIDEWELL may require the CONTRACTOR to make reasonable changes in the sequence at any time during the performance of the Work in order to facilitate the performance of work by GLIDEWELL or others. To the extent such changes increase the CONTRACTOR's time and costs, the Contract Price and Contract Time shall be equitably adjusted.

11. APPLICABLE LAW: This agreement shall be governed by the laws of Newport Beach, California.

IN WITNESS WHEREOF, the Parties, intending to be legally bound, have caused their proper and duly authorized officers to execute and deliver this Agreement as of the day and year first above written.

James R. Glidewell

Date:

11-15-22

By:


Robbie Malone

Director - Real Estate Development

Custom Iron Corporation

Date:

11.8.22

By:


Contractor Representative

Title PRESIDENT



GLIDEWELL
DESIGN BUILD MAINTAIN

Exhibit- D

Rick Hamm - GL FACILITIES Mesa Atrium Contract

15. Attorney Fees: If the parties to this Agreement become involved in litigation or arbitration as a result of this Agreement or the performance or nonperformance thereof, then the Court or arbitration tribunal may award attorney's fees, costs, and expert witness fees to the prevailing party.

IN WITNESS WHEREOF, the Parties, intending to be legally bound, have caused their proper and duly authorized officers to execute and deliver this Agreement as of the day and year first above written.

James R. Glidewell Dental Ceramics, Inc.

Date: 02/15/2023

By: _____

[Signature]
Robbie Malone
Director - Real Estate Development

Rick Hamm Construction Inc.

Date: _____

By: _____

[Signature]
Contractor Representative *Rick Hamm*
Title *President*

SCM CONSTRUCTION

Exhibit- E

160 W. FOOTHILL PKWY SUITE 105 #212
CORONA, CA 92882
PHONE: 951-738-9507
LIC. #574454

Name: GLIDEWELL LABORATORIES

Phone: N/A

April 11, 2023

Address: 2300 MESA DR, NEWPORT BEACH, CA, 92660

Job Name: GLIDEWELL RESIDENCE 4-11-23

Attention: SUFIYAN KHADEER

Job Address: 2300 MESA DR., NEWPORT BEACH, CA 92660

E-mail: SUFIYAN.KHADEER@GLIDEWELLDENTAL.COM

Job# 23-2-0357-Q

THIS PROPOSAL IS VOID UNLESS ACCEPTED WITHIN TWENTY DAYS.

SCOPE OF WORK: INSTALL CUSTOMER SUPPLIED METAL FRAME SKYLIGHTS.

- 1) 10'-3" DIA. 12 SIDED SEGMENTED DOME WITH 2 BAYS UP SLOPE AND 12 VERTICAL OPERABLE BAYS.
- 1) 26'-7" X 45'-5" 40 SIDED STADIUM WITH 3 BAYS UP SLOPE AND 40 VERTICAL OPERABLE BAYS.
- 1) 39'-3" X 47'-1" SAW TOOTH ROOF 80 BAYS ACROSS
- 1) VERTICAL SECTIONS WITH BARREL ROOF WITH OPENING FOR DOORS. (DOORS BY OTHERS)
- 2) VERTICAL SECTIONS WITH OPENING FOR DOOR. (DOORS BY OTHERS)
- 1) 19'-5" X 24'-0" X 16'-8" RIDGE LIGHT WITH 3 BAYS UP 4 ACROSS AND OPPOSITE SIDE 4 BAYS UP AND 4 ACROSS.

***GLAZING TYPE 1:** 1" OVER ALL CONSISTING OF 1/4" CLEAR LOW-E TEMPERED 1/2" AIR SPACE 1/4" CLEAR TEMPERED.

***GLAZING TYPE 2:**

1" OVER ALL CONSISTING OF 1/4" CLEAR LOW-E TEMPERED 1/2" AIR SPACE 1/4" CLEAR LAMI.

***FRAME COLOR:** STGS. STANDARD KYNAR BONE WHITE (NON - METALLIC, NON - XL)

***CURBS AND OTHER ATTACHMENT POINTS MUST BE BUILT TO SUPPORT LOAD THRUSTING OF SKYLIGHTS.**

***SEAL ALL PANELS TO PREVENT WATER PENETRATION.**

***THE FOLLOWING ITEMS ARE NOT INCLUDED IN THE BID PRICE AND ARE CONSIDERED ADDITIONAL FEES:**

***ROOFING AND COUNTER FLASHING BY OTHERS, *ELECTRICAL SOURCES BY OTHERS..**

***COUNTY, CITY PERMITS, FEES ARE NOT INCLUDED AND ANY**

***LIQUIDATED DAMAGES, PREMIUM PERFORMANCE / PAYMENT BONDS OR RETENTION.**

***PROTECTION OF ALL SKYLIGHT OPENING, INTERIOR OF BUILDING FROM WEATHER DAMAGE BY OTHERS PRIOR TO COMPLETION OF INSTALLATION.**

***THIS PROPOSAL SHALL BECOME PART OF AND ATTACHED TO ANY ADDITIONAL CONTRACT DOCUMENTS FOR THE ABOVE APPROXIMANT NUMBER OF DAY FOR INSTALLATION. 46 TO 50 DAYS**

ALL OF THE ABOVE TO BE COMPLETED IN A SUBSTANTIAL AND WORKMANLIKE MANNER ACCORDING TO STANDARD FOR THE SUM OF:

TWO HUNDRED FORTY THREE THOUSAND SEVEN HUNDRED NINETY DOLLARS AND NO CENTS \$ 243,790.00

PAYMENTS TO BE MADE:

DEPOSIT AND PROGRESS PAMENTS AND BALANCE DUE UPON COMPLTION OF INSTALLATION.

PROJECT COORDINATOR:

SHANNON MITCHELL

CONTRACTORS ARE REQUIRED BY LAW TO BE LICENSED AND REGULATED BY THE CONTRACTORS STATE LICENSE BOARD ANY QUESTIONS CONCERNING CONTRACTORS MAY BE REFERRED TO THE REGISTRAR OF THE BOARD WHOSE ADDRESS IS CONTRACTOR'S STATE LICENSE BOARD: P.O. BOX 2600 SACRAMENTO, CA 95826.

YOU ARE HEREBY AUTHORIZED TO FURNISH ALL MATERIALS AND LABOR TO COMPLETE THE WORK MENTIONED IN THE ABOVE PROPOSAL, FOR WHICH I AGREE TO PAY THE AMOUNT MENTIONED IN SAID PROPOSAL ACCORDING TO THE TERMS THEREOF, I HAVE READ BOTH FRONT AND BACK PAGES OF THE PROPOSAL AND CONTRACT, I UNDERSTAND MY ACCEPTANCE MAKES THIS A BINDING CONTRACT. YOU, THE BUYER MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. AFTER THE THIRD DAY ANY AND ALL MONEYS RECEIVED BY SCM CONSTRUCTION ARE NON REFUNDABLE. IN THE EVENT LEGAL ACTION IS BROUGHT BY EITHER PARTY TO THE TERMS OF THIS CONTRACT, THE PREVAILING PARTY SHALL BE ENTITLED TO ALL COSTS INCURRED IN CONNECTION WITH THAT ACTION, INCLUDING REASONABLE ATTORNEY FEES.

Accepted:

Robbie Malone

Digitally signed by Robbie Malone
DN: cn=Robbie Malone, o=SCM Construction, ou=Department, cn=Robbie Malone
Date: 2023.04.13 09:26:00

Date: April 13, 2023



PROFESSIONAL SERVICES AGREEMENT

DATE: 4/21/23	PROJECT ID (PSA#): Glidewell C		
CLIENT: Mr. Jim Glidewell (Owner/Client) 2300 Mesa Drive Newport Beach, California 92660 Client Representative: Richard Hamblet, Director of Facilities	CONTACT INFORMATION: c/o: 'Masum Azizi' <masum@a-architects.com>		
PROJECT NAME: <i>Glidewell Residence Remodel - 2300 Mesa Dr, Newport Beach, CA</i>			
PROJECT LOCATION: Same			
PROJECT DESCRIPTION / SCOPE OF WORK: To provide consulting structural engineering services for the proposed SFR remodel, in a construction services role, on an as needed- basis, specifically relating to Intersky's previous scope of work: -Modification of our previous design, as needed. -Contractor RFIs and submittal review. -Site visits, inspections, and virtual meetings, as needed. The 2022 CBC and local amendments will be used for the design. Base architectural CAD to be provided for our use, as needed. Construction may require additional engineering support services for design changes, new exposed conditions, structural observations, etc. - Services will be provided at the following hourly rates: Associate - \$225.00, Principal - \$300.00. Not-to-exceed budget amount: \$10,000. Approval required for higher amounts. - Invoices are to be submitted monthly, - Site visits will be invoiced to include travel time, to and from Long Beach. - Plotting and overnight delivery services to be provided at cost + 10% markup, as needed.			
SERVICES REQUESTED (only those checked are provided): <table style="width: 100%;"> <tr> <td style="vertical-align: top;"> ☐ PLANNING/BUILDING DEPARTMENT LIAISON ☐ PRELIMINARY DESIGN ☐ CONSTRUCTIBILITY REVIEW OF DRAWINGS ☐ REVIEW DESIGN CALCULATIONS/DRAWINGS ☐ FIELD INSPECTION AND VERBAL OPINION ☐ FIELD INSPECTION AND WRITTEN REPORT </td> <td style="vertical-align: top;"> ☐ FIELD VERIFICATION FOR SITE CONDITIONS ☒ STRUCTURAL DESIGN CALCULATIONS ☐ MARK-UPS ON PLANS/SKETCHES/DETAILS BY OTHERS ☒ DESIGN DRAWINGS (STRUCTURAL ONLY) ☒ SIGN & STAMP DESIGN DOCUMENTS (STRUCTURAL ONLY) ☒ CONSTRUCTION SUPPORT SERVICES </td> </tr> </table>		☐ PLANNING/BUILDING DEPARTMENT LIAISON ☐ PRELIMINARY DESIGN ☐ CONSTRUCTIBILITY REVIEW OF DRAWINGS ☐ REVIEW DESIGN CALCULATIONS/DRAWINGS ☐ FIELD INSPECTION AND VERBAL OPINION ☐ FIELD INSPECTION AND WRITTEN REPORT	☐ FIELD VERIFICATION FOR SITE CONDITIONS ☒ STRUCTURAL DESIGN CALCULATIONS ☐ MARK-UPS ON PLANS/SKETCHES/DETAILS BY OTHERS ☒ DESIGN DRAWINGS (STRUCTURAL ONLY) ☒ SIGN & STAMP DESIGN DOCUMENTS (STRUCTURAL ONLY) ☒ CONSTRUCTION SUPPORT SERVICES
☐ PLANNING/BUILDING DEPARTMENT LIAISON ☐ PRELIMINARY DESIGN ☐ CONSTRUCTIBILITY REVIEW OF DRAWINGS ☐ REVIEW DESIGN CALCULATIONS/DRAWINGS ☐ FIELD INSPECTION AND VERBAL OPINION ☐ FIELD INSPECTION AND WRITTEN REPORT	☐ FIELD VERIFICATION FOR SITE CONDITIONS ☒ STRUCTURAL DESIGN CALCULATIONS ☐ MARK-UPS ON PLANS/SKETCHES/DETAILS BY OTHERS ☒ DESIGN DRAWINGS (STRUCTURAL ONLY) ☒ SIGN & STAMP DESIGN DOCUMENTS (STRUCTURAL ONLY) ☒ CONSTRUCTION SUPPORT SERVICES		
PROPOSED SERVICE FEE: <u>See above</u>	PAYMENT TERMS: \$2,500 to start project, Then monthly invoices, Net 30		
SIGNATURE BY OWNER/AGENT/CLIENT: I agree to the above and attached General Conditions. X	SIGNATURE & DATE BY B.A. Sims Engineering, Inc: <i>Brad Sims</i>		
PRINT NAME AND DATE: X <i>ROBBIE MALONE 04-24-23</i>	Bradley A. Sims, P.E. President, (RCE# 58238)		

Exhibit- G

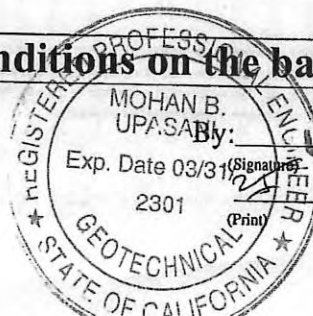
FIELD MEMO

PROJECT NO. 7480-61	CLIENT OR OWNER Glidewell	REPORT NO.	
TRACT/LOT NO.	PROJECT NAME	DATE 5/10/23	DAY Wed
JOB ADDRESS 2300 Mesq	EARTHWORK CONTRACTOR Curtis Drilling	ENG./GEO. MBU	
LOCATION N. Beach	CLIENT REPRESENTATIVE Jake	PERMIT NO.	
SUBJECT Remaining caissons			
COMMENTS			
Visited the site to observe the caisson excavations for the remaining caissons. They were drilled to the depths as indicated above.			
See Terms and Conditions on the back			



GLOBAL GEO-ENGINEERING, INC.

3 Corporate Park, Suite 270
Irvine, CA 92606
Phone 949-221-0900
Fax 949-221-0091
Email: global@globalgeo.net



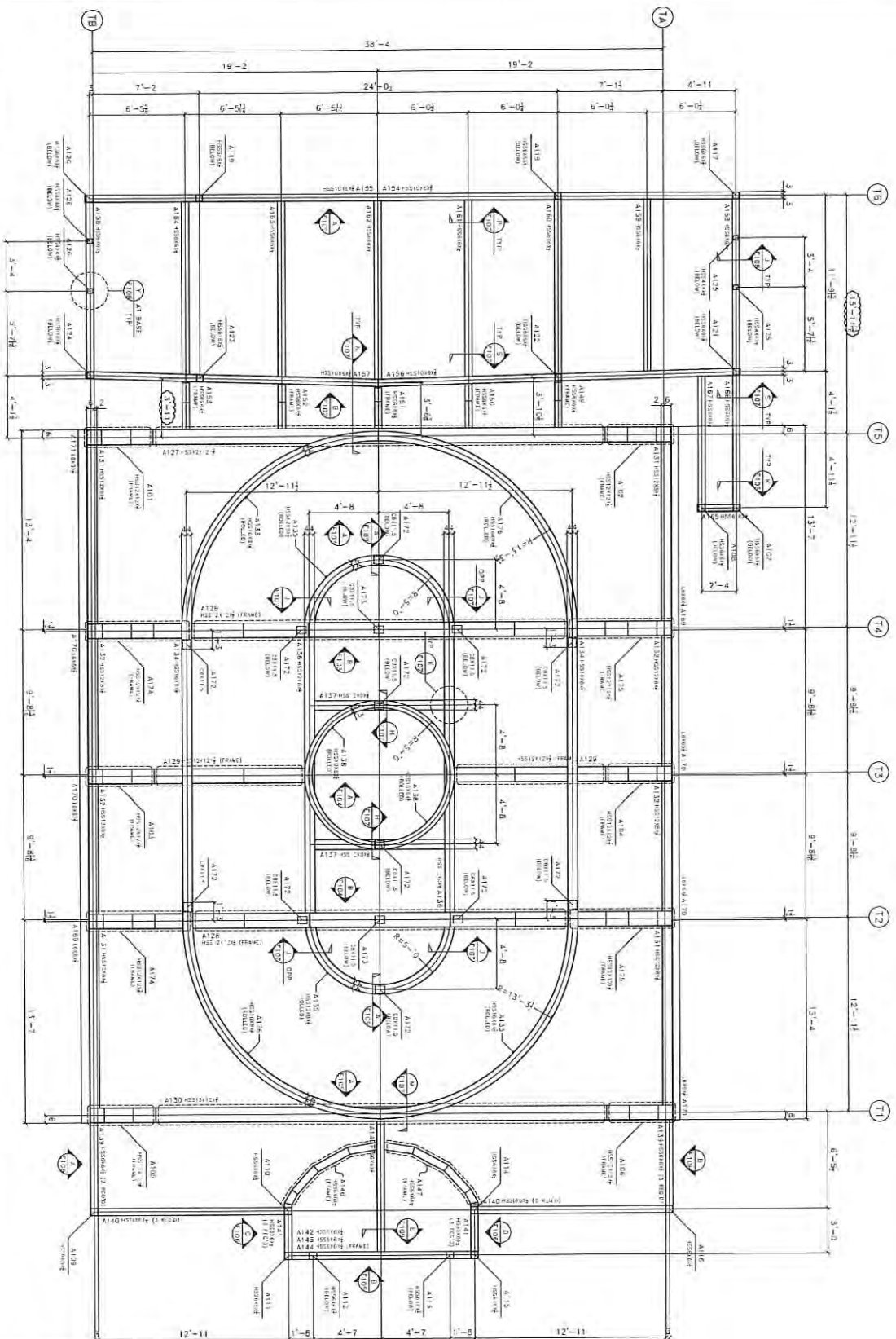
Signature: *MBU*
(Print)

Mesa RFI

Exhibit- H

121

RFI Description		Date Sent	Date Received
30	RFI #41 Slab Block-Out Details	05/15/23	05/26/23
31	RFI #42 Grade beam tie to Mat Slab	05/15/23	05/15/23
32	RFI #43 Anti Corrosive Specs	05/24/23	06/01/23
33	RFI #44 P-Trap Depth	05/26/23	05/27/23
34	RFI 44.1 P-Trap Depth	06/06/23	06/07/23
35	RFI #45 Pool Anchor Bolt Depth	05/30/23	06/01/23
36	RFI #46 Top of Elevation	06/09/23	Missing
37	RFI #47 Follow up Query to RFI 33	06/15/23	06/21/23
38	RFI #48 Anchor Bolt Dimensions	06/27/23	06/28/23
39	RFI #49 Elevation of the Embeds	07/10/23	07/13/23
40	RFI #50 A107 and A108 Mark-ups Query	07/11/23	07/13/23
41	RFI #51 SD-25 Base Detail RFI	07/18/23	07/21/23
42	RFI #52 Anchor Bolt At Stair Landing	07/18/23	07/19/23
43	RFI #53 Dimension Query	07/26/23	08/02/23
44	RFI #54 All thread rod in lieu J-Bolt	07/26/23	08/02/23
45	RFI #55 Verify Dimension and Foundation	07/26/23	08/02/23
46	RFI #56 Column Location Clarification	07/26/23	08/03/23
47	RFI #57 Submittal #22 Comments	07/26/23	07/28/23
48	RFI #58 Grid to Grid Dimension	07/31/23	08/01/23
49	RFI #59 Hold Down Detail	07/31/23	08/08/23
50	RFI #60 North Wing Wall Posts	08/24/23	09/06/23
51	RFI #61 Beam Location and Elevation Query	09/06/23	11/02/23
52	RFI #62 Steel Framing Clarification	09/06/23	10/12/23
53	RFI #63 Missing Structural Detail	09/06/23	10/12/23
54	RFI #64 Missing Structural Detail	09/06/23	10/09/23
55	RFI #65 Beam Location and Elevation Query	09/06/23	11/02/23
56	RFI #66 Details missing for 4x4 Columns	09/18/23	09/19/23
57	RFI #67 HH 4x4 Post Location	09/28/23	10/03/23
58	RFI #68 Beam Location on TA Grid Lines	09/28/23	10/03/23



APPROVE:
PLEASE VERIFY
DIMENSIONS
PER #16 & #17

STEEL FRAMING PLAN - SOLARIUM
(REF. DESIGN: 1/300)
N

DATE	DESCRIPTION	REV.	REFERENCE
06/16/2023	FOR APPROVAL	A	AS NOTED
07/12/2023	REVIEWED & RESUBMIT (UPDATED PER RETIRED SUBMITTAL #21 WORK-UP)	B	
08/16/2023	DATE		
09/16/2023	DATE		
10/16/2023	DATE		
11/16/2023	DATE		
12/16/2023	DATE		
01/16/2024	DATE		
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12/16/2030	DATE		

CUSTOM IRON
STRUCTURAL STEEL

2055 Alamo Creek Road
Alamo, CA 94501
P: 925.215.1241

PROJECT: MESA TRIM
CUSTOMER: GILBERT DESIGN BUILD GROUP
ARCHITECT: AZIZ ARCHITECTS INC.
ENGINEER: GOWINS ENGINEERING
DRAWN BY: TP
DATE: 08/16/2023
CHECKED BY: PML
DATE: 08/16/2023
REVISION: AS NOTED

PHASE: 22-021
SHEET NO.: E101

NOTES:
1. ALL WELDS SHALL BE A500-GR. A.
2. ALL ANGLES ARE A58.
3. ALL CHANGES ARE A58.
4. HOLE SIZE (UNLESS NOTED)
5. FINISH PAINT: 150 PRIMER

REVISIONS:
1. REVISION 1: 08/16/2023
2. REVISION 2: 08/16/2023
3. REVISION 3: 08/16/2023
4. REVISION 4: 08/16/2023
5. REVISION 5: 08/16/2023
6. REVISION 6: 08/16/2023
7. REVISION 7: 08/16/2023
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93. REVISION 93: 08/16/2023
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95. REVISION 95: 08/16/2023
96. REVISION 96: 08/16/2023
97. REVISION 97: 08/16/2023
98. REVISION 98: 08/16/2023
99. REVISION 99: 08/16/2023
100. REVISION 100: 08/16/2023

Mesa Project Schedule - Current 2024



Task Code	Description	Responsible	Duration	Start	Finish	Predecessors	% Complete	Baseline Start	Baseline Finish	Variance
1 +	Design		211d	08/17/23	06/06/24		93%	08/17/23	05/23/24	-10d
17 +	Procurement		180d	10/13/23	06/20/24		84%	10/13/23	06/06/24	-10d
27 +	Foundation		208d	08/11/23	05/28/24		99%	08/11/23	05/28/24	0
89 +	Atrium Construction		249d	05/16/24	04/29/25		0%	05/16/24	04/29/25	0
112 +	Framing Loggia		51d	06/21/24	08/30/24			06/07/24	08/16/24	-10d
130 +	Loggia Restrooms Area		27d	08/30/24	10/07/24			08/16/24	09/23/24	-10d
143 +	Pool Shell		35d	08/06/24	09/23/24			07/23/24	09/09/24	-10d
149 +	Pool Finishes		58d	09/24/24	12/12/24			09/10/24	11/28/24	-10d
158										
159										
160										



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION
 100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 926588915
 | (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 RON MIEDEMA License # LS4653

Engineer/Surveyor's Address 23016 LAKE FOREST DR. #409, LABUNIA HILLS

Job Address 2300 MESA (SOLARIUM)

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

* Top of slab/floor elevation: FINISHED FLOOR TO BE SAME AS EXISTING HOUSE

* 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: (THERE ARE NO PROPERTY LINE SETBACKS)

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

Date 12-14-23

Ron Medema
 Engineer/Surveyor's stamp and signature





10910 SHOEMAKER AVE
SANTA FE SPRINGS, CA 90670
PH (562) 941-2288



CUSTOMER COPY

MTR? Y

PAGE 1 of 1

TAG COLOR: LIME GREEN

DET: VITO

NET 30 DAYS

JOB DESC

GLIDEWELL RESIDENCE
2300 MESA DRIVE

NEWPORT BEACH, CA 92660

PO # 8391

DATE WANTED: 1/24/2024 **WED**

CUSTOMER

RICK HAMM CONSTRUCTION *
201 W. CARLETON AVE
ORANGE, CA 92867

ORD DATE
1/19/2024

SHIP VIA
WILL CALL

BID:

SAC:
100

JOB#/REL
1007938/0002

TAG DESC.

LOGGIA PILES C1 THRU C6

Tags: 10

Longest bar: 15-3

ITEM	Quantity	Part	Bend	Mark ID	Length	Weight	ITEM	Quantity	Part	Bend	Mark ID	Length	Weight
1	48	4			15-3	489							
2	2	4			3-0	4							
3	2	4			3-0	4							
4	1	4	SPI	4SP1	150-10	99							
5	1	4	SPI	4SP1	150-10	101							
6	1	4	SPI	4SP1	150-10	101							
7	1	4	SPI	4SP1	150-10	101							
8	1	4	SPI	4SP1	150-10	101							
9	1	4	SPI	4SP1	150-10	101							
10	60	LW300/6E	3" LOCKING WHEEL #3--#6 EACH			16							
Part		Straight	Heavy	Light	Other	Total							
4		497	0	0	604	1101							
LW300/6E						16							
TOTAL:		497	0	0	620	1117							

RECEIVED BY

DATE RECEIVED



WARNING: This product can expose you to chemicals, including nickel, which are known to the State of California to cause cancer, and lead, which is known to the State of California to cause cancer and birth defects or other reproductive harm. For more information go to www.P65Warnings.ca.gov.

TOTAL BAR WEIGHT **1101**

126
TOTAL ORD WEIGHT **1117**

31 DEWELL RESIDENCE
31 CK HAMM CONST.
3300 MESA DRIVE
JEWPORT BEACH, CA. 92660



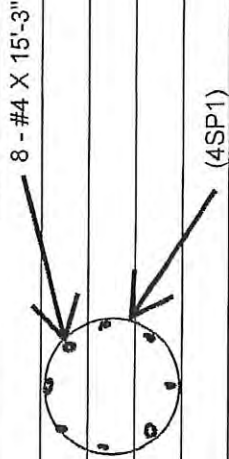
10910 Shoemaker Avenue
Santa Fe Springs, California 90670
(562) 941-2288
FAX (562) 941-2028

100-7938-002
Friday, Jan 19 2024 11:06 AM
Page 1

line

Material BLACK GR60

REQ	QTY	SIZE	LNTH	MARK	TYP	A	B	C	D	E	F/R	G	J	O	H	K
OVIDIO G. FLORES																
ASSEMBLE - WEDNESDAY 1/24/24																
BID ITEM: 01 SAC: 100																
MILL CERTS & TEST BARS																
CONTACT: JOHN 714.396.5040																
LOGGIA PILES C1 THRU C6																
+++++																
PILES C1 THRU C6																
(24" Ø X 12'-0" DP)																
(6 REQUIRED)																
1	48	#4		15-03												
1	6	#4		151-04	4SP1	SP	12-00	1-06	0-05	32 trn						
VERTS (FIELD BEND) 8 EA																
SPIRAL @ 5" PITCH (1 EA)																
NO SPIRAL																
1 1/2 TURNS TOP																
5" PITCH																
1 1/2 TURNS BOT																
60 PCS OF 3" SPACER WHEELS																



11'-7"

127

X6

R.R. Leonard Company

10910 Shoemaker Avenue
Santa Fe Springs, CA 90670
TEL # 562-941-2288 FAX # 562-941-2028

Shipped From: R. R. Leonard Co.		BOL: 013964
Shipped Date:		Ship Via: WILL CALL
Order	Description	Weight
0002	LOGGIA PILES C1 THRU C6	1,101 Lbs.
0001	LOGGIA PILES C7 THRU C10	352 Lbs.

CERTIFICATE OF COMPLIANCE	
Contract#:	1007938
Project:	GLIDEWELL RESIDENCE
Sold To:	RICK HAMM CONSTRUCTION * 201 W. CARLETON AVE ORANGE, CA 92867
Ship To:	2300 MESA DRIVE NEWPORT BEACH, CA 92660

Size	Weight	Grade	Supplier	Heat #	Yield	Tensile	Elong %	Bend	C	Mn	P	S	SI	CU	CE	Receipt
3	145	60	Cascade Steel	352123	0	0	0.0	NO	.00	.00	.000	.000	.000	.000	.000	
4	654	60	Cascade Steel	417523	0	0	0.0	NO	.00	.00	.000	.000	.000	.000	.000	
4	654	60	Nucor Steel	1202055920	0	0	0.0	NO	.00	.00	.000	.000	.000	.000	.000	

R. R. Leonard certifies that the above material conforms to all current job plans and specifications.
We certify that all manufacturing processes for this steel have occurred in the United States.

BY: _____

R. R. LEONARD CO.
10902 SOUTH SHOEMAKER AVE
SANTA FE SPRINGS, CA 90670



CERTIFIED MILL TEST REPORT

(CMTR)
3200 NORTH HIGHWAY 99W
McMINNVILLE, OREGON 97128
(503) 472-4181 FAX (503) 434-5739

A Schnitzer  Company

PAGE 1 OF 1

DATE 1-02-24

BILL OF LADING 40365360

[illegible]

This material fully complies with the requirements of the indicated revision of each specification listed.

PO NUMBER(S): 1094

PO NUMBER(S): 1094

* ALL MELTING AND MANUFACTURING PROCESSES FOR THE MATERIALS OCCURRED IN THE UNITED STATES. CERTIFIED BY: The melting, casting, and rolling processes for manufacturing are in full compliance with the American Iron and Steel (AIS) requirement as mandated in EPA's State Revolving Fund Programs.

Jeff Kramer
Quality Assurance Manager



Certified Mill Test Report

(CMTR)

3200 North Highway 99W
McMinnville, Oregon 97128
Phone: (503) 472-4181
Fax: (503) 434-3224

Customer		Bill of Lading	
R.R. Leonard Co. 10902 South Shoemaker Ave Santa Fe Springs, CA 90670		40366530 01/15/2024	
		PO Number(s) 1114	
Heat	Product	Grade Description	Cert Comments
417523	#4 615/60 GRADE REBAR	ASTM A615-22 Grade 60	AASHTO M31-22
Melted Information		Rolled Information	Shipped Information
Date	Lbs	Date	Lbs
11/02/2023	238,079	11/06/2023	234,542
		Date	Lbs
			01/15/2024 48,736
Units			
96			
Chemical Analysis %			
C	Mn	P	S
0.46	1.01	0.008	0.031
Si	Cu	Ni	Cr
0.21	0.26	0.09	0.13
Mo	Sn	CE	
0.026	0.012	0.65	
Comments			
This material fully complies with the requirements of the indicated revision of each specification listed. All Melting and Manufacturing Processes for the Materials occurred in the United States of America. The melting, casting, and rolling processes for manufacturing are in full compliance with the American Iron and Steel (AIS) requirement as mandated in EPA's State Revolving Fund Programs.			
Certified By		Quality Assurance Manager	
		Jeff Kramer	



Mill Certification

12/27/2023

MTR#:1561325-2
Lot #:120205592061
W CEMETERY ROAD
PLYMOUTH, UT 84330 US
800 453-2886
Fax: 435 458-2309

Sold To: R R LEONARD CO
10902 SHOEMAKER AVE
SANTA FE SPRINGS, CA 90670 US

Ship To: R R LEONARD CO
10902 SHOEMAKER AVE
SANTA FE SPRINGS, CA 90670 US

Customer PO		Sales Order #	12116314 - 2.1
Product Group	Rebar	Product #	2110206
Grade	A615 Gr 60/AASHTO M31	Lot #	120205592061
Size	#4	Heat #	1202055920
BOL #	BOL-1608245	Load #	1561325
Description	Rebar #4/13mm A615 Gr 60/AASHTO M31 60' 0" [720"] 6001-10000 lbs	Customer Part #	
Production Date	12/03/2023	Qty Shipped LBS	39680
Product Country Of Origin	United States	Qty Shipped EA	990
Original Item Description		Original Item Number	

I hereby certify that the material described herein has been manufactured in accordance with the specifications and standards listed above and that it satisfies those requirements.

Melt Country of Origin : United States

Melting Date: 11/28/2023

C (%)	Mn (%)	P (%)	S (%)	Si (%)	Ni (%)	Cr (%)	Mo (%)	Cu (%)	V (%)	Nb (%)
0.43	0.96	0.016	0.063	0.20	0.09	0.23	0.02	0.25	0.003	0.003

Tensile testing

	Yield (PSI)	Tensile (PSI)	Elongation in 8" (%)
(1)	64300	101500	14.0

Mechanical

	Average Deformation Height (IN)	Bend Test
(1)	0.035	Pass

Other Test Results

Weight Percent Variance (%) : -4.64

Tensile / Yield Ratio : 1.58

Comments:

ASTM A615/A615M-22 Grade 60, AASHTO M 31-22 Type S, Grade 60 (420)

Nucor Steel Utah is in compliance with and certified to: ISO 9001:2015, ABS Quality Assurance Program & AASHTO's NTPEP Reinforcing Steel and Wire (REBAR) Technical Committee Work Plan.

All manufacturing processes of the steel materials in this product, including melting, casting and hot rolling have occurred within the United States. Mercury not intentionally added at any point during manufacture or testing of this product. This material is free of HG contamination and is ROHS compliant. No weld repair was performed.

Material meets the requirements of the purchase order and have been produced under the Nucor Steel Utah Quality Manual. Mill Certificate complies with DIN EN 10204 - 3.1.

Material and Mill Certification are in full compliance with the American Iron and Steel requirement as mandated in EPA's State Revolving Fund Programs and complies with the Buy America Act, and (FTA) Buy America Requirements (49 C.F.R. part 661 & 23 CFR part 635.410).)

Bryden Morris, Chief Metallurgist



10910 SHOEMAKER AVE
SANTA FE SPRINGS, CA 90670
PH (562) 941-2288



CUSTOMER COPY

MTR? Y

PAGE 1 of 1

TAG COLOR: **BLACK**

DET: **VITO**

NET 30 DAYS

JOB DESC

GLIDEWELL RESIDENCE
2300 MESA DRIVE

NEWPORT BEACH, CA 92660

CUSTOMER

RICK HAMM CONSTRUCTION *
201 W. CARLETON AVE
ORANGE, CA 92867

PO # 8391

DATE WANTED: 1/24/2024 **WED**

ORD DATE

1/19/2024

SHIP VIA

WILL CALL

BID:

SAC:

100

JOB#/REL

1007938/0001

TAG DESC.

LOGGIA PILES C7 THRU C10

Tags: 5

Longest bar: 9-6

ITEM	Quantity	Part	Bend	Mark ID	Length	Weight	ITEM	Quantity	Part	Bend	Mark ID	Length	Weight
1	32	4			9-6	203							
2	2	4			3-0	4							
3	64	3	T3B	3T1	5-11½	143							
4	2	3			3-0	2							
5	40	LW300/6E	3" LOCKING WHEEL #3-#6 EACH			10							
Part		Straight	Heavy	Light	Other	Total							
3		2	0	143	0	145							
4		207	0	0	0	207							
LW300/6E						10							
TOTAL:		209	0	143	10	362							

RECEIVED BY

DATE RECEIVED



WARNING: This product can expose you to chemicals, including nickel, which are known to the State of California to cause cancer, and lead, which is known to the State of California to cause cancer and birth defects or other reproductive harm. For more information go to www.P65Warnings.ca.gov.

TOTAL BAR WEIGHT 352

132

TOTAL ORD WEIGHT 362

3LIDEWELL RESIDENCE
RICK HAMM CONST.
2300 MESA DRIVE
NEWPORT BEACH, CA. 92660



10910 Shoemaker Avenue
Santa Fe Springs, California 90670
(562) 941-2288
FAX (562) 941-2028

Handwritten signature

Material BLACK GR60

REQ	QTY	SIZE	LNTH	MARK	TYP	A	B	C	D	E	F/R	G	J	O	H	K
OVIDIO G. FLORES																
ASSEMBLE - WEDNESDAY 1/24/24																
BID ITEM: 01 SAC: 100																
MILL CERTS & TEST BARS																
CONTACT:																
LOGGIA PILES C7 THRU C10																
+++++																
PILES C7 THRU C10																
(24" Ø X 10'-0" DP)																
(4 REQUIRED)																
1	32	#4		9-06												
1	64	#3		5-10	3T1		0-05					0-05		1-06		0-05
TIES @ 8"OC (16 EA)																
TIES @ 8"OC																
8 - #4 X 9'-6"																
(3T1)																
40 PCS OF 3" SPACER WHEELS																

X 4



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

SPECIAL INSPECTION REPORT

Project Address: 2300 Mesa Dr
Permit Number: X2021-0667
Inspection Type (s): Concrete
Inspection Date (s): 4-4-24 () Periodic (X) Continuous

Describe Inspection, Including Location(s):
<u>observed placement of approx (3.5)</u>
<u>yards of concrete mix design # 564910</u>
<u>supplied by National for column pilasters</u>

List Tests Made:
<u>3 (4x8) 5" slump, 4000 PSI</u>

Total Inspection Time Each Day:					
Date:					
Hours:					

List All Items Requiring Correction (Include Previously Listed Uncorrected Items):
<u>N/A</u>

Comments:

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:
<u>BT</u>	<u>4-4-24</u>
Print Full Name:	Newport Beach Registration No.:
<u>Brander Terry</u>	<u>0508</u>



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

SPECIAL INSPECTION REPORT

Project Address: 2300 Mesa Dr. Newport Beach, CA. 92660
 Permit Number: X2022-1031
 Inspection Type (s): Reinforced Concrete
 Inspection Date (s): 5-10-23 () Periodic (X) Continuous

Describe Inspection, Including Location(s):
Sample info: Set 1-load 1, ticket#395102, truck#20490, mixing time 60 min, conc temp 72F, ambient temp 68F

List Tests Made:
Slump, Temperature

Total Inspection Time Each Day:					
Date:	5-10-23				
Hours:	8				

List All Items Requiring Correction (Include Previously Listed Uncorrected Items):
None

Comments:
Observed the placement and consolidation of 36.5 cubic yards of 4000 psi concrete, mix #S64900, in eleven 24" diameter caissons (north end). I monitored the concrete slump, temperature, mixing time and water added on the job site. Concrete was consolidated by mechanical vibration. I cast one set of five 4"x8" compressive strength test cylinders. Concrete provider was National Ready Mix Irvine plant. Weather was sunny and cool. Concrete placement is complete. No problems to report. Prior to concrete placement, I monitored the drilling and placement of reinforcing steel cages. I verified the hole depths of 20' for the edge caissons and 25' for the center ones and that there was no caving in any of the holes and that steel clearance of 3" was maintained. The reinforcing steel consisted of (8) #8 vertical bars full height with #4 spirals spaced at 5" o.c. per detail 1/SD-1A.

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:
	5-10-23
Print Full Name:	Newport Beach Registration No.:
Saul Amaya	NB-0720

SpecialInspectionReport 08/25/2015

ALL AMERICAN INSPECTION

PO Box 6321, San Pedro, CA 90734 | 310.738.7005 (Call / Text) | Contact@AllAmericanInspectionService.com

Deputy Inspector's Daily Report

☒ Concrete ☐ Epoxy/DIA ☐ Wood ☐ Welding ☐ Masonry ☐ Steel Check ☐ Soils ☐ Other _____
--

Project Name <u>Glidewell Residence Solarium Addition</u> Address <u>2300 Mesa Dr., Newport Beach, CA.</u> _____	Report Date <u>5-10-23</u> Permit # <u>X2022-1031</u> Contractor <u>James Glidewell-Owner Builder</u>
--	--

Description of Work Observed
Observed the placement and consolidation of 36.5 cubic yards of 4000 psi concrete, mix #S64900, in eleven 24" diameter caissons (north end). I monitored the concrete slump, temperature, mixing time and water added on the job site. Concrete was consolidated by mechanical vibration. I cast one set of five 4"x8" compressive strength test cylinders. Concrete provider was National Ready Mix Irvine plant. Weather was sunny and cool. Concrete placement is complete. No problems to report. Prior to concrete placement, I monitored the drilling and placement of reinforcing steel cages. I verified the hole depths of 20' for the edge caissons and 25' for the center ones and that there was no caving in any of the holes and that steel clearance of 3" was maintained. The reinforcing steel consisted of (8) #8 vertical bars full height with #4 spirals spaced at 5" o.c. per detail 1/SD-1A.

Samples: Yes ☒ No ☐ Sample Type <u>4"x8" cylinders</u> Sample Quantity <u>5</u>

☐ Paid COD	☒ To Be Billed
Chk # _____ Chk Amount \$ _____ Cash Amount \$ _____ Paid Credit Card ☐	Billing Email/Address _____ Billing Info on File ☐

Inspector Name <u>Saul Amaya</u>	Sign	Lic # <u>5296829</u>
Time In <u>7:00 am</u> Time Out <u>3:00pm</u>	Reg Hours <u>8</u> Time 1/2 _____ Double Time _____	
Hours Verified By: _____ Superintendent's Signature		

All Inspections are based on 4 and 8 hour minimums. Saturdays / evenings are billed at time 1/2; Sundays / Holidays at double time.



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

SPECIAL INSPECTION REPORT

Project Address: 2300 Mesa Dr. Newport Beach, CA. 92660
 Permit Number: X2022-1031
 Inspection Type (s): Reinforced Concrete
 Inspection Date (s): 5-9-23 () Periodic (X) Continuous

Describe Inspection, Including Location(s):
Sample info: Set 1-load 1, ticket#394982, truck#20029, mixing time 90 min, conc temp 71F, ambient temp 66F

List Tests Made:
Slump, Temperature

Total Inspection Time Each Day:					
Date:	5-9-23				
Hours:	8				

List All Items Requiring Correction (Include Previously Listed Uncorrected Items):
None

Comments:
Observed the placement and consolidation of 28.5 cubic yards of 4000 psi concrete, mix #S64900, in nine 24" diameter caissons. I monitored the concrete slump, temperature, mixing time and water added on the job site. Concrete was consolidated by mechanical vibration. I cast one set of five 4"x8" compressive strength test cylinders. Concrete provider was National Ready Mix Irvine plant. Weather was sunny and cool. Concrete placement is complete. No problems to report. Prior to concrete placement, I monitored the drilling and placement of reinforcing steel cages. I verified the hole depths of 20' for the edge caissons and 25' for the center ones and that there was no caving in any of the holes and that steel clearance of 3" was maintained. The reinforcing steel consisted of (8) #8 vertical bars full height with #4 spirals spaced at 5" o.c. per detail 1/SD-1A.

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:
	5-9-23
Print Full Name:	Newport Beach Registration No.:
Saul Amaya	NB-0720

Special Inspection Report 08/25/2015

ALL AMERICAN INSPECTION

PO Box 6321, San Pedro, CA 90734 | 310.738.7005 (Call / Text) | Contact@AllAmericanInspectionService.com

Deputy Inspector's Daily Report

☒ Concrete ☐ Epoxy/DIA ☐ Wood ☐ Welding ☐ Masonry ☐ Steel Check ☐ Soils ☐ Other _____
--

Project Name <u>Glidewell Residence Solarium Addition</u> Address <u>2300 Mesa Dr., Newport Beach, CA.</u> _____	Report Date <u>5-9-23</u> Permit # <u>X2022-1031</u> Contractor <u>James Glidewell-Owner Builder</u>
--	---

Description of Work Observed
Observed the placement and consolidation of 28.5 cubic yards of 4000 psi concrete, mix #S64900, in nine 24" diameter caissons. I monitored the concrete slump, temperature, mixing time and water added on the job site. Concrete was consolidated by mechanical vibration. I cast one set of five 4"x8" compressive strength test cylinders. Concrete provider was National Ready Mix Irvine plant. Weather was sunny and cool. Concrete placement is complete. No problems to report. Prior to concrete placement, I monitored the drilling and placement of reinforcing steel cages. I verified the hole depths of 20' for the edge caissons and 25' for the center ones and that there was no caving in any of the holes and that steel clearance of 3" was maintained. The reinforcing steel consisted of (8) #8 vertical bars full height with #4 spirals spaced at 5" o.c. per detail 1/SD-1A.

Samples: Yes ☒ No ☐ Sample Type <u>4"x8" cylinders</u> Sample Quantity <u>5</u>

☐ Paid COD	☒ To Be Billed
Chk # _____ Chk Amount \$ _____ Cash Amount \$ _____ Paid Credit Card ☐	Billing Email/Address _____ _____ Billing Info on File ☐

Inspector Name <u>Saul Amaya</u>	Sign	Lic # <u>5296829</u>
Time In <u>7:00 am</u> Time Out <u>3:00pm</u>	Reg Hours <u>8</u> Time 1/2 _____ Double Time _____	
Hours Verified By: _____ Superintendent's Signature		

All Inspections are based on 4 and 8 hour minimums. Saturdays / evenings are billed at time 1/2; Sundays / Holidays at double time.

DAILY REPORT OF OBSERVATION AND TESTING

PERMIT NO. _____

PROJECT NO. 7480-6t	CLIENT OR OWNER 2300 MESA DRIVE	REPORT NO.	
TRACT/LOT NO.	PROJECT NAME	DATE 12/6/2023	DAY WED
LOCATION NEW PORT BEACH	EARTHWORK CONTRACTOR	JOB ENG.	HOURS 4 1/2
CONTRACTORS SHIFT	CLIENT REPRESENTATIVE JAKI	ASSIST'S.	HOURS

EQUIPMENT:

WEATHER

APPROXIMATE YARDAGE THIS SHIFT TOTAL

AB MAX 140.2 @ 6.7

TEST NO.	TEST LOCATION	ELEVATION	SOIL TYPE	MAX. DRY DENSITY	FIELD MOISTURE %	FIELD DRY DENSITY P.C.F.	RELATIVE COMPACTION %	COMMENTS
42	GLASS	0		140.2	7.4	137.7	98.2	P
43	ROOM	0		140.2	8.1	136.5	97.5	P
44		0		140.2	7.2	139.1	99.2	P
45		0		140.2	8.5	134.7	96	P
46		0		140.2	8.3	130.2	85.7	F
46A		0		140.2	7.1	138.7	98.9	P
47		0		140.2	8.4	126.7	97.1	P
48		0		140.2	7.3	139.2	99.2	P
49		0		140.2	6.9	135.8	91.8	P
50		0		140.2	7.7	137.4	98	P
51		0		140.2	7.4	137.1	97.7	P
ONSITE AS REQUESTED FOR OBSERVATION AND TESTING SERVICE FOR THE IMPORT AGGREGATE BASE MATERIALS ACROSS BUILDING PAD. SAMPLE COLLECTED BEING DELIVERED TO LAB FOR MAX DRY DENSITY AND MOISTURE NUMBER TAKEN TODAY DENSITY RESULT AFTER LAB RESULT ARE ADDED TO MORROW OR FRIDAY ONE AREA WAS VERY LOOSE CONTRACTOR REWORKED MATERIALS WERE MOISTURE CONDITIONED PROCESSED AND MECHANICALLY COMPACTED IN TWO LIFTS USING A VIBRATORY ROLLER BASED ON OBSERVATIONS, PROBING AND RANDOM DENSITY TESTING IMPORT MATERIALS APPEAR TO BE FIRM & UNYIELDING MEETING 90% OR GREATER RELATIVE COMPACTION RESULT GIVEN TO SUPERINTENDANT ON 12/7/2023								

This report is subject to the terms and conditions on the back of this form, and by accepting and/or utilizing this report in any manner, you are agreeing to abide by those terms and conditions.

X

Client Representative Signature

X

Global Geo-Engineering, Inc. Representative Signature



GLOBAL GEO-ENGINEERING, INC.

3 Corporate Park, Suite 270
Irvine, CA 92606
Phone 949-221-0900
Fax 949-221-0091
Email: global@globalgeo.net

FRED SMITH

Printed Name

TERMS AND CONDITIONS OF AUTHORIZATION

Consultant shall serve Client by providing professional counsel and technical advice regarding subsurface conditions consistent with the scope of services agreed-to between the parties. Consultant will use his professional judgment and will perform his services using that degree of care and skill ordinarily exercised under similar circumstances, by reputable foundation engineers and/or engineering geologists practicing in this or similar localities.

- In assisting Client, the Consultant may include or rely on information and drawings prepared by others for the purpose of clarification, reference or bidding; however, by including the same, the Consultant assumes no responsibility for the information shown thereon and Client agrees that Consultant is not responsible for any defects in its services that result from reliance on the information and drawings prepared by others. Consultant shall not be liable for any incorrect advice; judgment or decision based on any inaccurate information furnished by the Client or any third party, and Client will indemnify Consultant against claims, demands, or liability arising out of, or contribute to, by such information.
- Unless otherwise negotiated in writing, Client agrees to limit any and all liability, claim for damages, cost of defense, or expenses to be levied against Consultant on account of design defect, error, omission, or professional negligence to a sum **not to exceed ten thousand dollars or charged fees whichever is less**. Further, Client agrees to notify any construction contractor or subcontractor who may perform work in connection with any design, report, or study prepared by Consultant of such limitation of liability for design defects, errors, omissions, or professional negligence, and require as a condition precedent to their performing the work a like limitation of liability on their part as against the Consultant. In the event the Client fails to obtain a like limitation of liability provision as to design defects, errors, omissions or professional negligence, any liability of the Client and Consultant to such contractor or subcontractor arising out of a negligence shall be allocated between Client and Consultant in such a manner that the aggregate liability of Consultant for such design defects to all parties, including the Client shall **not exceed ten thousand dollars or charged fees whichever is less**. No warranty, expressed or implied of merchantability or fitness, is made or intended in connection with the work to be performed by Consultant or by the proposal for consulting or other services or by the furnishing of oral or written reports or findings made by Consultant.
- The Client agrees, to the fullest extent permitted by law, to indemnify, defend and hold harmless the Consultant, its officers, directors, employees, agents and subconsultants from and against all claims, damages, liabilities or costs, including reasonable attorney's fees and defense costs, of any nature whatsoever arising from or in connection with the Project to the extent that said claims, damages, liabilities or costs arise out of the work, services, or conduct of Client or Client's contractors, subconsultants, or other third party not under Consultant's control. Client further agrees that the duty to defend set forth herein arises immediately and is not contingent on a finding of fault against Client or Client's contractors, subconsultants, or other third parties. Client shall not be obligated under this provision to indemnify Consultant for Consultant's sole negligence or willful misconduct.
- Client shall grant free access to the site for all necessary equipment and personnel and Client shall notify any and all possessors of the project site that Client has granted Consultant free access to the project site at no charge to Consultant unless expressly agreed to otherwise in writing.
- If Client is not the property owner for the subject Project, Client agrees that it will notify the property owner of the terms of this agreement and obtain said property owner's approval to the terms and conditions herein. Should Client fail to obtain the property owner's agreement as required herein, Client agrees to be solely responsible to Consultant for all damages, liabilities, costs, including litigation fees and costs, arising from such failure that exceed that limitation of Consultant's liability herein.
- Client shall locate for Consultant and shall assume responsibility for the accuracy of his representations as to the locations of all underground utilities and installations. Consultant will not be responsible for damage to any such utilities or installation not so located.
- Client and Consultant agree to waive claims against each other for consequential damages arising out of or relating to this agreement. Neither party to this agreement shall assign the contract without the express, written consent of the other party.
- Consultant agrees to cover all open test holes and place a cover to carry a 200-pound load on each hole prior to leaving project site unattended. Consultant agrees that all test holes will be backfilled upon completion of the job. However, Client may request test holes to remain open after completion of Consultants work. In the event Client agrees to pay for all costs associated with covering and backfilling said test holes at a later date, and Client shall indemnify, defend and hold harmless Consultant for all claims, demands and liabilities arising from his request, except for the sole negligence of the Consultant, to the extent permitted by law.
- Consultant shall not be responsible for the general safety on the job or for the work of Client, other contractors and third parties.
- Consultant shall be excused for any delay in completion of the contract caused by acts of God, acts of the Client or Client's agent and/or contractors, inclement weather, labor trouble, acts of public utilities, public bodies, or inspectors, extra work, failure of Client to make payments promptly, or other contingencies unforeseen by Consultant and beyond reasonable control of the Consultant.
- In the event that either party desires to terminate this contract prior to completion of the project, written notification of such intention to terminate must be tendered to the other party. In the event Client notifies Consultant of such intention to terminate Consultant's services prior to completion of the contract, Consultant reserves the right to complete such analysis and records as are necessary to place files in order, to dispose of samples, put equipment in order, and (where considered necessary to protect his professional reputation) to complete a report on the work performed to date. In the event that Consultant incurs cost in Client's termination of this Agreement, a termination charge to cover such cost shall be paid by Client.
- If the Client is a corporation, the individual or individuals who sign or initial this Contract, on behalf of the Client, guarantee that Client will perform its duties under this Contract. The individual or individuals so signing or initialing this Contract warrant that they are duly authorized agents of the Client.
- Any notice required or permitted under this Contract may be given by ordinary mail at the address contained in this Contract, but such address may be changed by written notice given by one party to the other from time to time. Notice shall be deemed received in the ordinary course of the mail. This agreement shall be deemed to have been entered into the County of Orange, State of California.

LIMITATIONS

Our findings, interpretations, analyses, and recommendations are professional opinions, prepared and presented in accordance with generally accepted professional practices and are based on observation, laboratory data and our professional experience. Consultant does not assume responsibility for the proper execution of the work by others by undertaking the services being provided to Client under this agreement and shall in no way be responsible for the deficiencies or defects in the work performed by others not under Consultant's direct control. No other warranty herein is expressed or implied.



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

SPECIAL INSPECTION REPORT

Project Address: 2300 Mesa Dr.
Permit Number: X2021-0667
Inspection Type (s): Concrete
Inspection Date (s): 1-31-24 () Periodic (X) Continuous

Describe Inspection, Including Location(s): <u>Observed placement & consolidation of approx (16) yards of concrete mix design #564900 supplied by National for 10 caissons</u>
--

List Tests Made: <u>3 (4x8) test cylinders, 4 1/2" slump, 4000 PSI</u>
--

Total Inspection Time Each Day:					
Date: <u>1-31-24</u>					
Hours:					

List All Items Requiring Correction (Include Previously Listed Uncorrected Items): <u>N/A</u>

Comments:

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: <u>[Signature]</u>	Date: <u>1-31-24</u>
Print Full Name: <u>Brandon Terry</u>	Newport Beach Registration No.: <u>0588</u>



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

SPECIAL INSPECTION REPORT

Project Address: 2300 Mesa Dr.
Permit Number: X2021-0667
Inspection Type (s): Rebar
Inspection Date (s): 3-21-24 (☒ Periodic () Continuous

Describe Inspection, Including Location(s):
Verified reinforcing steel, placement for grade, beams for size, location, & clearances per details 22 on SBI and 6 on SD1A

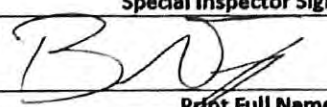
List Tests Made:

Total Inspection Time Each Day:					
Date: 3-21					
Hours:					

List All Items Requiring Correction (Include Previously Listed Uncorrected Items):
N/A

Comments:

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:
	3-21-24
Print Full Name:	Newport Beach Registration No.:
Brandon Terry	0508



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

SPECIAL INSPECTION REPORT

Project Address: 2300 Misa Dr
Permit Number: X2001-0667
Inspection Type (s): Concrete
Inspection Date (s): 3-28-24 () Periodic (X) Continuous

Describe Inspection, Including Location(s):

Observed placement & consolidation of
approx (10) yards of concrete mix design
R5500T31 supplied by Rebartrons
for grade beams.

List Tests Made:

3(4x8), 4 1/2" slump, 5000 PSI

Total Inspection Time Each Day:

Date:

3-28

Hours:

List All Items Requiring Correction (Include Previously Listed Uncorrected Items):

N/A

Comments:

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:
<u>BT</u>	<u>3-28-24</u>
Print Full Name:	Newport Beach Registration No.:
<u>Brandon Terry</u>	<u>0508</u>



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: 10-13-21 JOB ADDRESS: 2300 Mesa Dr.

1. The grading plan check number for this site is X2021-0667 and will be referred to in all reports, certifications and correspondence.
2. **STOP ORDERS** Whenever any work is being done contrary to the provisions of the City Codes, the Chief Building Official or his authorized representative may order the work stopped by notice in writing served on any persons engaged in the doing or causing such work to be done and any such persons shall forthwith stop such work until authorized by the Chief Building Official to proceed with the work.
3. The stamped set of approved plans shall be on the job site at all times.
4. **NOTIFICATION OF NONCOMPLIANCE** If, in the course of fulfilling their responsibilities, the civil engineer, surveyor, the soils engineer, the engineering geologist or the testing agent finds that the work is not being done in conformance with the approved grading plans, the discrepancies shall be reported immediately in writing to the person in charge of the grading work and to the Building Division. Recommendations for corrective measures, if necessary, shall be submitted to the Building Division for approval.
5. When import or export of materials is required, haul routes to and from the site shall be approved by the City Traffic Engineer and hauling procedures shall be in accordance with Chapter 15 of the Newport Beach Municipal Code (NBMC). Contractor shall use Best Management Practices (BMP's) to insure that all water quality issues are addressed.
6. Between October 1 and April 30, erosion control BMP measures shall be in place. During the remainder of the year dry season wind erosion BMP's (dust control) shall be implemented. Sediment control BMP's shall be installed and maintained at all operational storm drain inlets internal to the project. BMP's to control off-site sediment tracking shall be implemented and maintained. Appropriate BMP's to prevent contamination of stormwater from construction activities shall be implemented. A "weather triggered" action plan and the ability to deploy BMP's to protect all exposed portions of the site within 48-hours when the National Weather Service forecasts a 50% or greater chance of rain.
7. All fills shall be compacted throughout to a minimum of 90 percent compaction as determined by ASTM test method 1557 and approved by the soils engineer. Compaction tests shall be performed according to the preliminary soils report.
8. All trench (including interior and exterior utility trenches) and retaining wall backfill shall be compacted throughout to a minimum of 90 percent relative compaction and approved by the soils engineer.
9. Whenever work on which required inspection/testing is covered by additional work without first being inspected/tested, the Chief Building Official shall require by written notice that the work be exposed for examination. The work of exposing and recovering shall not entail or be subject to expense to the City of Newport Beach and will be the sole expense of the Permittee.
10. Landscaping of all slopes and pads shall be in accordance with 15.10.130 of the NBMC.
11. Approved drainage provisions shall be used to protect adjoining properties during the grading operation.

12. The permittee or his agent shall notify the Building Division when the grading operation is ready for each of the following inspections:
- a. 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.
13. All footing excavations, slab on grade areas and subdrains shall be inspected and approved by the Geotechnical Engineer or Engineering Geologist. Written approval shall be submitted to the Building Inspector.
14. Prior to the start of grading, all permanent property corner monuments shall be in place. Prior to any foundation inspections, proof of recordation of the "corner record" or "record of survey" with the County of Orange shall be provided.
15. The undersigned acknowledge a copy of the above and agree to comply with the Grading Code of the City of Newport Beach, the recommendations of the project soils report and any special requirements of the permit.
16. Prior to foundation inspection a Line and Grade Certificate Form must signed and stamped by the surveyor of record and submitted to the building inspector. A Structural Observation Report may be required.
17. All parties listed below must be present for the pregrade meeting unless approved by the building inspector.
18. All duplex construction requires separate utilities (sewer, water, gas, electrical, fire sprinkler risers).

OWNER/CONTRACTOR: <u>JIM BLISSWORTH</u> By: <u>[Signature]</u> Address: <u>949-620-8190</u> Telephone: <u>949-620-8190</u>		DESIGN CIVIL ENGR: <u>CHUCK TAYLOR INC.</u> By: <u>[Signature]</u> Address: <u>732 N. Diamond Ave., Suite 122, Brea, CA 92615</u> Telephone: <u>(949) 356-1131</u>	
GEOTECHNICAL ENGINEER: <u>LOREN LEO-ENG.</u> By: <u>HOANG V. PHAM</u> Address: <u>3 Corporate Park, Irvine</u> Telephone: <u>949-241-0900</u>		GEOLOGIST: <u>ALLEN KAZEM - LEO-ENG.</u> By: <u>ALLAN KAZEM</u> Address: <u>3 Corporate Park, Irvine</u> Telephone: <u>949-241-0900</u>	
GRADING CONTR: <u>JD DINO & GRADE</u> By: <u>[Signature]</u> Address: <u>7561 Slater H.B.</u> Telephone: <u>714-920-9753</u>		COORDINATOR: _____ By: _____ Address: _____ Telephone: _____	
NEWPORT BEACH REPRESENTATIVE: _____ PHONE #: _____		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



GLOBAL GEO-ENGINEERING, INC.

October 31, 2023
Project 7480-61

Mr. James Glidewell
2300 Mesa Drive
Newport Beach, California 92660

Subject: Summary Report of Grading and Construction Observation
Solarium
2300 Mesa Drive
Newport Beach, California

References: See Appendix A

1. INTRODUCTION

- a) This report is being submitted at the conclusion of the construction and grading operations at the subject site located in the city of Newport Beach, California. Our report presents a summary of grading activities, and of the associated services provided by our firm when services were specifically requested. As is the case for any project, this report does not certify any work conducted at the job site, not observed by Global Geo-Engineering, Inc.
- b) This report is subject to the Terms and Conditions enclosed to this report and incorporated herein by reference.

2. PROJECT DESCRIPTION

2.1 Location

- a) The project site is located within the Santa Ana heights area, in the west-central portion of Orange County, California.
- b) The project site location is specifically located about 485 feet immediately south of the intersection of Southwest Cypress Street and Mesa Drive, in Newport Beach, California.

3. SOLARIUM CONSTRUCTION OBSERVATION SUMMARY

The activities covered under this report include rough grading for the solarium pad, backfill of the storm drain and electrical trench, and caisson installation to support the solarium.

4. ROUGH GRADING

4.1 General Description

The site was graded to provide level building pad for the solarium.

4.2 Plans and Procedures

4.2.1 Project Plans

The project plans were prepared by *Azizi Architects*.

4.2.2 Jurisdiction

Grading activities for the development were under the jurisdiction of the City of Newport Beach Building Department.

4.2.3 Grading Period

We commenced our testing on March 6, 2023. Our last visit was on June 30, 2023.

4.2.4 Records

A Daily Report of Grading Control was prepared by our Soil Technician for each day of grading activity, and was generally reviewed by our supervising Soil Engineer. These reports are complementary to this report.

4.2.5 Limits of Certified Grading

The approximate limits of grading covered by this report are delineated on the *As-Graded Geotechnical and Caisson Location Plan, Plate 1* and on the *Density Test Location Plan, Plate 2*.

4.3 Rough Grading Earthwork

4.3.1 Overexcavation

- a) The overexcavation was conducted under the pad for an approximate depth of 30 inches by Greenleaf. The bottom of the overexcavation was approved by our engineering geologist.
- b) The approved overexcavated bottom was scarified by additional 6 inches, moisture conditioned, and processed prior to placement of new fill.

- d) The limits of overexcavation extended to the edges of the proposed solarium.

4.3.2 Placement Procedures

Fill materials during the rough grading phase were placed in thin lifts not exceeding 6 inches, primarily by means of a bobcat and a mini excavator.

4.3.3 Compaction Equipment

Compaction was primarily accomplished by use of a vibratory sheepsfoot roller.

4.3.4 Backfill Materials/Soil Description

The overexcavated soils from building footprint were not considered suitable to re-use as compacted fill due to their very moist properties. Therefore, these overexcavated materials were exported, and suitable materials were imported to the site.

4.3.5 Compaction Requirements

Project specifications required that all soil backfill placed on-site was to be compacted to at least 90 percent relative compaction with respect to ASTM Test Method D1557. Field testing of the overexcavated backfill confirmed that these soils were compacted to 90 percent of greater relative compaction.

5. FINE GRADING OBSERVATIONS

5.1 General

After the completion of the rough grading, Global Geo-Engineering, Inc. provided additional observation and testing services for the fine-grading phase of the project. These services included:

- i) Geotechnical observation of caisson drilling;
- ii) Utility trench backfill testing, including storm drain and electrical line;

5.2 Jurisdiction

Fine-grading activities for the development were under the jurisdiction of the City of Newport Beach – Building Department.

5.3 Records

A *Field Memo* was prepared by our Engineering Geologist and Geotechnical Engineer, and a *Daily Report of Observation and Testing* was prepared by our Soil Technician or for each day of grading activities, and was generally reviewed by our supervising Geotechnical Engineer. These reports are complementary to this report and are included with this report.

6. VERIFICATION

- a) Included herein are the results of the geologic observation of the caisson foundation drilling, field density tests and supplemental observations which were taken in conjunction with the grading and construction that was performed under our purview. Preparation for, and placement of, compacted fill was monitored by representatives of this firm and all soils that were tested were found to meet or exceed the minimum compaction required by the California Building Code, applicable local ordinances, the Geotechnical Engineer's recommendations.
- b) Field density tests and other required geotechnical observations were performed at selected locations throughout the area of the project. It is our opinion, based on observing and testing the work, that the soils tested are representative of the work, and that the work, in general, meets or exceeds the minimum requirements of the California Building Code and applicable local ordinances.
- c) Our services were performed in accordance with engineering principles generally accepted at this time and location and with the usual and customary care applied by other professionals in this field. It should be understood that field data, including density test locations and elevations, as well as the extent of the filled area, are only approximately located.
- d) The accuracy of our geotechnical observations, and from our field technician's estimated locations, will vary depending upon the survey control available at the time the estimates were made.
- e) No warranty as to the actual extent of the filled area, nor of its relationship to the location of planned improvements, is made. No other warranty, neither expressed nor implied, is made. We were not responsible for line and grade.

7. INSPECTION AND TESTING

7.1 Caisson Foundations

- a) The drilled, cast-in-place caisson foundations were installed to support the solarium. A summary of the caisson foundation construction is included as follows.

- b) Following rough grading of the building pad, caisson foundation drilling commenced. Caisson drilling operations were started on May 9, 2023. Drilling operations were conducted by *Curtis Drilling*, using a track-mounted, flight auger drill rig.
- c) A total of 20, 2-foot diameter caissons were drilled under the foundation area. Caisson depths were extended to depths ranging from 20 to 28 feet below the existing building pad grade. Minimum criteria specified by the structural engineering design were followed. Geotechnical observation of the drilling operation was conducted by us, with each caisson hole certified prior to placing concrete.
- d) All caissons were extended to depths which met or exceeded minimum, pre-anticipated drill depths.

7.2 Compaction Testing

7.2.1 Test Methods

Field density tests were performed with a nuclear gauge in accordance with the procedures described in ASTM Test Methods D2922 and D3017.

7.2.2 Number of Tests

The results of the 56 field density tests were taken during this phase of grading 15 for the pad, 6 for the electrical trench backfill, 28 for the storm drain backfill and 7 for the grade beams. Field-testing was used to determine the degree of compaction of the native materials and as the fill materials were being compacted.

7.3 Laboratory Testing and Compaction Characteristics

The procedures described in ASTM Test Method D1557 were used to determine the compaction characteristics of the imported fill materials. The results of our laboratory compaction tests are shown below:

LABORATORY COMPACTION TEST RESULTS			
Soil Type	Soil Description	Optimum Moisture Content (%)	Maximum Dry Density (lb/ft ³)
A1	Sandy CLAY with Gravel (without rock correction)	9.0	129.0
A2	Sandy CLAY (with rock correction)	7.6	134.0
B	Clayey SAND	10.5	124.5

Mr. James Glidewell
October 31, 2023
Project 7480-61
Page 6

The opportunity to be of service is sincerely appreciated. If you have any questions or if we can be of further assistance, please call.

Very truly yours,

GLOBAL GEO-ENGINEERING, INC.

Mohan B. Upasani
Principal Geotechnical Engineer
RGE 2301
(Exp. March 31, 2025)



MBU:mbu

Enclosures:

Terms and Conditions
Field Memos
Daily Report of Observation and Testing
References

- Appendix A

TERMS AND CONDITIONS OF AUTHORIZATION

Consultant shall serve Client by providing professional counsel and technical advice regarding subsurface conditions consistent with the scope of services agreed-to between the parties. Consultant will use his professional judgment and will perform his services using that degree of care and skill ordinarily exercised under similar circumstances, by reputable foundation engineers and/or engineering geologists practicing in this or similar localities.

- In assisting Client, the Consultant may include or rely on information and drawings prepared by others for the purpose of clarification, reference or bidding; however, by including the same, the Consultant assumes no responsibility for the information shown thereon and Client agrees that Consultant is not responsible for any defects in its services that result from reliance on the information and drawings prepared by others. Consultant shall not be liable for any incorrect advice; judgment or decision based on any inaccurate information furnished by the Client or any third party, and Client will indemnify Consultant against claims, demands, or liability arising out of, or contribute to, by such information.
- Unless otherwise negotiated in writing, Client agrees to limit any and all liability, claim for damages, cost of defense, or expenses to be levied against Consultant on account of design defect, error, omission, or professional negligence to a sum not to exceed ten thousand dollars or charged fees whichever is less. Further, Client agrees to notify any construction contractor or subcontractor who may perform work in connection with any design, report, or study prepared by Consultant of such limitation of liability for design defects, errors, omissions, or professional negligence, and require as a condition precedent to their performing the work a like limitation of liability on their part as against the Consultant. In the event the Client fails to obtain a like limitation of liability provision as to design defects, errors, omissions or professional negligence, any liability of the Client and Consultant to such contractor or subcontractor arising out of a negligence shall be allocated between Client and Consultant in such a manner that the aggregate liability of Consultant for such design defects to all parties, including the Client shall not exceed ten thousand dollars or charged fees whichever is less. No warranty, expressed or implied of merchantability or fitness, is made or intended in connection with the work to be performed by Consultant or by the proposal for consulting or other services or by the furnishing of oral or written reports or findings made by Consultant.
- The Client agrees, to the fullest extent permitted by law, to indemnify, defend and hold harmless the Consultant, its officers, directors, employees, agents and subconsultants from and against all claims, damages, liabilities or costs, including reasonable attorney's fees and defense costs, of any nature whatsoever arising from or in connection with the Project to the extent that said claims, damages, liabilities or costs arise out of the work, services, or conduct of Client or Client's contractors, subconsultants, or other third party not under Consultant's control. Client further agrees that the duty to defend set forth herein arises immediately and is not contingent on a finding of fault against Client or Client's contractors, subconsultants, or other third parties. Client shall not be obligated under this provision to indemnify Consultant for Consultant's sole negligence or willful misconduct.
- Client shall grant free access to the site for all necessary equipment and personnel and Client shall notify any and all possessors of the project site that Client has granted Consultant free access to the project site at no charge to Consultant unless expressly agreed to otherwise in writing.
- If Client is not the property owner for the subject Project, Client agrees that it will notify the property owner of the terms of this agreement and obtain said property owner's approval to the terms and conditions herein. Should Client fail to obtain the property owner's agreement as required herein, Client agrees to be solely responsible to Consultant for all damages, liabilities, costs, including litigation fees and costs, arising from such failure that exceed that limitation of Consultant's liability herein.
- Client shall locate for Consultant and shall assume responsibility for the accuracy of his representations as to the locations of all underground utilities and installations. Consultant will not be responsible for damage to any such utilities or installation not so located.
- Client and Consultant agree to waive claims against each other for consequential damages arising out of or relating to this agreement. Neither party to this agreement shall assign the contract without the express, written consent of the other party.
- Consultant agrees to cover all open test holes and place a cover to carry a 200-pound load on each hole prior to leaving project site unattended. Consultant agrees that all test holes will be backfilled upon completion of the job. However, Client may request test holes to remain open after completion of Consultants work. In the event Client agrees to pay for all costs associated with covering and backfilling said test holes at a later date, and Client shall indemnify, defend and hold harmless Consultant for all claims, demands and liabilities arising from his request, except for the sole negligence of the Consultant, to the extent permitted by law.
- Consultant shall not be responsible for the general safety on the job or for the work of Client, other contractors and third parties.
- Consultant shall be excused for any delay in completion of the contract caused by acts of God, acts of the Client or Client's agent and/or contractors, inclement weather, labor trouble, acts of public utilities, public bodies, or inspectors, extra work, failure of Client to make payments promptly, or other contingencies unforeseen by Consultant and beyond reasonable control of the Consultant.
- In the event that either party desires to terminate this contract prior to completion of the project, written notification of such intention to terminate must be tendered to the other party. In the event Client notifies Consultant of such intention to terminate Consultant's services prior to completion of the contract, Consultant reserves the right to complete such analysis and records as are necessary to place files in order, to dispose of samples, put equipment in order, and (where considered necessary to protect his professional reputation) to complete a report on the work performed to date. In the event that Consultant incurs cost in Client's termination of this Agreement, a termination charge to cover such cost shall be paid by Client.
- If the Client is a corporation, the individual or individuals who sign or initial this Contract, on behalf of the Client, guarantee that Client will perform its duties under this Contract. The individual or individuals so signing or initialing this Contract warrant that they are duly authorized agents of the Client.

LIMITATIONS

Our findings, interpretations, analyses, and recommendations are professional opinions, prepared and presented in accordance with generally accepted professional practices and are based on observation, laboratory data and our professional experience. Consultant does not assume responsibility for the proper execution of the work by others by undertaking the services being provided to Client under this agreement and shall in no way be responsible for the deficiencies or defects in the work performed by others not under Consultant's direct control. No other warranty herein is expressed or implied.

FIELD MEMO

PROJECT NO. 51/ 74-80-61	CLIENT OR OWNER GLIDEWELL	REPORT NO.
TRACT/LOT NO.	PROJECT NAME	DATE 3-8-2023 DAY WED.
JOB ADDRESS 2300 MESA	EARTHWORK CONTRACTOR GREENLEAF	ENG./GEO. ALLAN K. - 2 ✓
LOCATION Newport Beach	CLIENT REPRESENTATIVE JAKE MALONE - GLIDEWELL	PERMIT NO.
SUBJECT	SOLARIUM MAT SLAB OVEREXCAVATION AND FIELD MEETING	
COMMENTS	ON SITE TO MEET WITH OUR SOIL TECHNICIAN AND JAKE MALONE TO OBSERVE THE PROGRESS AND ISSUES RELATING TO THE RECOMMENDED OVEREXCAVATION, LOCATED WITHIN THE SOLARIUM FOOTPRINT. DURING OUR PRIOR SITE VISITS, THE COMPACTED BACKFILL IN THE SOLARIUM AREA DID NOT PASS COMPACTION REQUIREMENTS. THE FAILED COMPACTION WAS ATTRIBUTED TO THE SOILS BEING TOO WET. PRIOR GEOTECHNICAL RECOMMENDATIONS PROVIDED BY OUR SOIL TECHNICIAN (ERIC VICTOR), ON BEHALF OF MYSELF, INCLUDED OVEREXCAVATION OF 12 INCHES BELOW THE BOTTOM OF THE MAT SLAB. GREENLEAF HAS BEEN DEFICIENT IN THEIR ATTEMPTS TO TRY TO DRY THESE SOILS BACK TO ACCEPTABLE LEVELS. IT IS MY RECOMMENDATION TODAY, THAT THOSE WET SOILS, LOCATED AT THE SOUTHWEST, APPROXIMATED ONE-THIRD OF THE SOLARIUM, BE REMOVED COMPLETELY AND REPLACED WITH DRY, IMPORT SOILS. CONTINUING TO DRY BACK THE ONSITE SOILS TO SUITABLE LEVELS WILL BE FUTILE, SPECIFICALLY DUE TO THE OVERLY SATURATED NATURE OF THE ONSITE SOILS.	
See Terms and Conditions on the back		



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Irvine, CA 92606
Phone 949-221-0900
Fax 949-221-0091
Email: global@globalgeo.net

24021

By: ALL K.
(Signature)

(Print)

FIELD MEMO

PROJECT NO. 7480-61	CLIENT OR OWNER Glidewell	REPORT NO.	
TRACT/LOT NO.	PROJECT NAME	DATE 5/9/23	DAY Tue
JOB ADDRESS 2300 Mesa	EARTHWORK CONTRACTOR	ENG./GEO. MBU	
LOCATION Newport Beach	CLIENT REPRESENTATIVE	PERMIT NO.	
SUBJECT caisson observation			
COMMENTS			
visited the site to observe caisson excavations (6) for the proposed addition. The caissons were to depths as indicated above. The diameter is 2 ft.			
See Terms and Conditions on the back			



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24162

By: MRShpa
(Signature)

(Print)

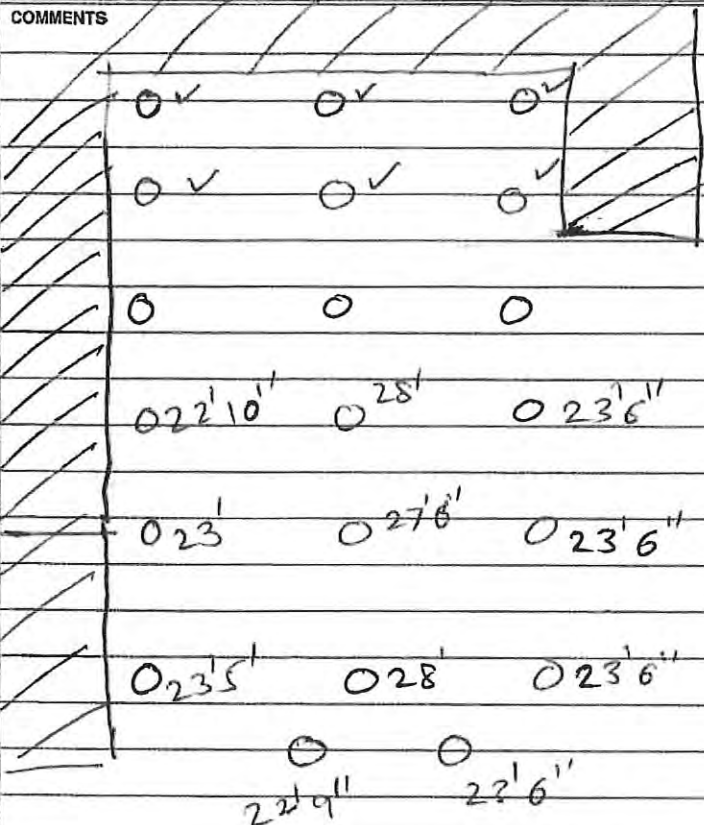
FIELD MEMO

PROJECT NO. 7480-61	CLIENT OR OWNER Glidewell	REPORT NO.
TRACT/LOT NO.	PROJECT NAME	DATE 5/10/23 DAY Wed
JOB ADDRESS 2300 Mesa	EARTHWORK CONTRACTOR Curk's Drilling	ENG./GEO. MBU
LOCATION N. Beach	CLIENT REPRESENTATIVE Jake	PERMIT NO.

SUBJECT

Remaining caissons

COMMENTS



Visited the site to observe the caisson excavations for the remaining caissons. They were drilled to the depths as mentioned above.

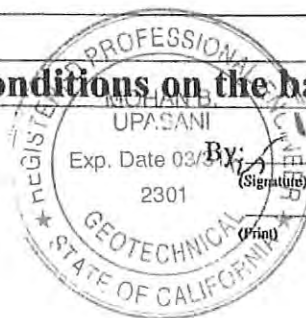
See Terms and Conditions on the back



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24162



FIELD MEMO

PROJECT NO. 7480	CLIENT OR OWNER 2300 MESA DR	REPORT NO.	
TRACT/LOT NO.	PROJECT NAME Solarium ox	DATE 3-6-2023	DAY Mon
JOB ADDRESS New Port Beach	EARTHWORK CONTRACTOR Green Leaf	ENG./GEO. 5	
LOCATION	CLIENT REPRESENTATIVE 657-253-9869	PERMIT NO.	
SUBJECT			
COMMENTS			
on site for observation of first lift of fill placement on Solarium ox. Compaction Tests revealed low Dry Densities and very high moistures. With The Max Densities ow file Tests are failing I grabbed another Sample to verify. Labs will be complete tomorrow Am Also Delivered Import Sample from 30331 Hamilton TR Trabuco Cyn TO Lab Contractor Should Rip and aerate + Recompact first Lift of fill. Will ReTst before Import placement			



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Email: global@globalgeo.net

24021

By: *Emi Uetan*

(Signature)

(Print)

PERMIT NO.

EQUIPMENT:

WEATHER

APPROXIMATE YARDAGE THIS SHIFT TOTAL

Sample Import Material w/ 12736 Beach Blvd
Stanton CA Delivered To Empire for Labs

X

Client Representative Signature



3 Corporate Park, Suite 270
Irvine, CA 92606
Phone 949-221-0900
Fax 949-221-0091
Email: global@globalgeo.net

24006

X

Global Geo-Engineering, Inc. Representative Signature

Printed Name _____

PERMIT NO.

158

PERMIT NO.

Perform Compaction Tests on Solignum and Putio
Peds Sample sulfate Deliver To office
TST Locations shown on plan

X

X

24021

Printed Name _____

DAILY REPORT OF OBSERVATION AND TESTING

[illegible]

On Site for observation of of Solarium or Bottom Contractor is 1' To 1'6" Below FG. Scarify Bottom and recompact. Backfill: on Site Material Can be Used only if Moisture is below 13.5% Call Global Geo for finish Grade Compaction

X Em Unto
Global Geo-Engineering, Inc. Representative Signature



GLOBAL GEO-ENGINEERING, INC.
3 Corporate Park, Suite 270
Irvine, CA 92606
Phone 949-221-0900
Fax 949-221-0091
Email: global@globalgeo.net

Printed Name _____

PERMIT NO.

EQUIPMENT:

WEATHER

APPROXIMATE YARDAGE THIS SHIFT TOTAL

ON SITE AS REQUESTED FOR OBSERVATIONS AND TESTING SERVICE FOR STORM DRAIN AND ELECTRIC TRENCH BACKFILL OPERATION APPROX 8-10 INCHES HAS BEEN PLACED IN APPROX 70 FT SUPER SAID LATE START RAN 3 DENSITY TEST TO GIVE CONTRACTOR IDEAL ON HIS PROCESSING MATERIALS FOR MOISTURE INSITU MOISTURE CONTENT AVERAGING 2-3% OVER OPTIMUM FOREMAN SAID SHOULD BE READY FOR TESTING FIRST 2 FT. LIFT WEDNESDAY BASED ON OBSERVATIONS, PROBING AND RANDOM DENSITY TEST TAKEN INDICATING MATERIALS APPEAR TO BE FIRM UNYIELDING MEETING 90% OR GREATER RELATIVE COMPACTION

X

x Frank Smith
Global Geo-Engineering, Inc. Representative

Global Geo-Engineering, Inc. Representative Signature

FRED SMITH

Printed Name _____



**3 Corporate Park, Suite 270
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Email: global@globalgeo.net**

24295

DAILY REPORT OF OBSERVATION AND TESTING

PERMIT NO. _____

PROJECT NO. 7480-61	CLIENT OR OWNER 2300 MESA DRIVE	REPORT NO.	
TRACT/LOT NO.	PROJECT NAME	DATE 6/21/2023	DAY WED
LOCATION NEWPORT BEACH	EARTHWORK CONTRACTOR	JOB ENG.	HOURS 4 HRS
CONTRACTORS SHIFT	CLIENT REPRESENTATIVE JAKE	ASSIST'S.	HOURS

EQUIPMENT:

WEATHER

SD = STORM DRAIN E = ELECTRIC

APPROXIMATE YARDAGE THIS SHIFT TOTAL

TEST NO.	TEST LOCATION	ELEVATION	SOIL TYPE	MAX. DRY DENSITY	FIELD MOISTURE %	FIELD DRY DENSITY P.C.F.	RELATIVE COMPACTION %	COMMENTS
SD 4	SOLARIUM	-1'		124.5	12.3	114.3	91.8	P
SD 5		-1'		124.5	11.7	116.8	93.8	P
SD 6		-1'		124.5	11.1	118.4	95.1	P
E 7		-1.5'		124.5	12.7	116.6	93.6	P
SD 8		-1.5		124.5	10.4	119.3	95.8	P
SD 9		-1.5		124.5	10.3	120	96.3	P
SD 10		-1.5		124.5	11.5	115.7	92.9	P
SD 11		-1.5		129	11.7	119.9	92.9	P
SD 12		-1.5		129	12.1	121.8	94.4	P
SD 13		-1.5		124.5	13.2	120.1	96.4	P
SD 14		-1.5		124.5	12.4	115.4	92.6	P
SD 15		-1.5		124.5	12.8	116	93.1	P
SD 16		-1.5		124.5	10.7	118.6	95.2	P
SD 17		-1'		124.5	11.9	115.3	92.6	P
SD 18		-1'		124.5	13.3	114.2	91.7	P
E 19		-1'		124.5	11.8	113.9	91.4	P
E 20		-1'		129	11.4	118.7	92	P

ON SITE AS REQUESTED FOR OBSERVATIONS + TESTING SERVICE FOR UTILITY TRENCH BACK-FILL NATIVE SOILS ARE BEING PLACED IN 6-8 INCH LIFT'S MOST ARE CONDITIONED TO 2-3% OVER OPTIMUM MECHANICAL EFFORT APPLIED BY WACKER BASED ON OBSERVATIONS, PROBING AND RANDOM DENSITY TESTING MATERIALS APPEAR TO BE FIRM + UNYIELDING MEETING 90% OR GREATER RELATIVE COMPACTION

This report is subject to the terms and conditions on the back of this form, and by accepting and/or utilizing this report in any manner, you are agreeing to abide by those terms and conditions.

X

Client Representative Signature



GLOBAL GEO-ENGINEERING, INC.

3 Corporate Park, Suite 270
Irvine, CA 92606
Phone 949-221-0900
Fax 949-221-0091
Email: global@globalgeo.net

24295

[Signature]
Global Geo-Engineering, Inc. Representative Signature

FRED SMITH

Printed Name

DAILY REPORT OF OBSERVATION AND TESTING

PERMIT NO. _____

PROJECT NO. 7480-61	CLIENT OR OWNER 2300 MESA DRIVE	REPORT NO.	
TRACT/LOT NO.	PROJECT NAME	DATE 6/22/2023	DAY THUR
LOCATION NEWPORT BEACH	EARTHWORK CONTRACTOR	JOB ENG.	HOURS 4 HRS
CONTRACTORS SHIFT	CLIENT REPRESENTATIVE JAKE	ASSIST'S.	HOURS

EQUIPMENT:

WEATHER

APPROXIMATE YARDAGE THIS SHIFT TOTAL

SD = STORM DRAIN E = ELECTRIC

TEST NO.	TEST LOCATION	ELEVATION	SOIL TYPE	MAX. DRY DENSITY	FIELD MOISTURE %	FIELD DRY DENSITY P.C.F.	RELATIVE COMPACTION %	COMMENTS
SD 21	SOLARIUM	Ø		124.5	10.6	118.6	91.2	P
SD 22		Ø		124.5	11.9	116.6	93.6	P
SD 23		Ø		124.5	8.2	116	93.1	P
SD 24		Ø		129	8.8	125.1	96.9	P
SD 25		Ø		129	11.1	119	92.2	P
SD 26		Ø		124.5	12.4	117.5	94.3	P
SD 27		Ø		124.5	13.3	114.3	91.8	P
SD 28		Ø		124.5	10.8	120.4	96.7	P
SD 29		Ø		124.5	9.6	116.7	93.7	P
E 30		Ø		124.5	12.8	116.3	93.4	P
E 31		Ø		124.5	12.3	117.2	94.1	P
E 32		Ø		129	10.4	120.3	93.2	P
SD 33		Ø		129	9.6	124.4	96.5	P
SD 34	↓	Ø		129	11.4	123.1	95.4	P

ON SITE AS REQUESTED FOR OBSERVATIONS AND TESTING SERVICE

FOR UTILITY TRENCH BACKFILL IN THE SOLARIUM AREA MATERIALS ARE MOISTURE CONDITIONED AS NEEDED, PROCESSED AND MECHANICALLY COMPACTED W/ HACKER AND HAND TAMPED WHERE W/ HACKER COULD NOT BASED ON OBSERVATIONS, PROBING AND RANDOM DENSITY TESTING MATERIALS APPEAR TO BE FIRM + UNYIELDING MEETING 90% OR GREATER RELATIVE COMPACTION. FLOW LINES AND ELEVATIONS THE RESPONSIBILITY OF CONTRACTOR AND/OR GOVERNING AGENCY TEST PLOTTED ON PLANS

This report is subject to the terms and conditions on the back of this form, and by accepting and/or utilizing this report in any manner, you are agreeing to abide by those terms and conditions.

X

Client Representative Signature



GLOBAL GEO-ENGINEERING, INC.

3 Corporate Park, Suite 270
Irvine, CA 92606
Phone 949-221-0900
Fax 949-221-0091
Email: global@globalgeo.net

24295

X

Global Geo-Engineering, Inc. Representative Signature

FRED SMITH

Printed Name

DAILY REPORT OF OBSERVATION AND TESTING

PERMIT NO. _____

PROJECT NO. 7480-61	CLIENT OR OWNER 2300 MESA DRIVE	REPORT NO.	
TRACT/LOT NO.	PROJECT NAME	DATE 6/30/2023	DAY FRI
LOCATION NEWPORT BEACH	EARTHWORK CONTRACTOR	JOB ENG.	HOURS 4 HRS ✓
CONTRACTORS SHIFT	CLIENT REPRESENTATIVE JAKE	ASSIST'S.	HOURS

EQUIPMENT:

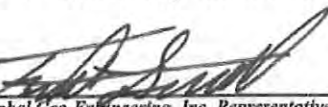
WEATHER

APPROXIMATE YARDAGE THIS SHIFT TOTAL

TEST NO.	TEST LOCATION	ELEVATION	SOIL TYPE	MAX. DRY DENSITY	FIELD MOISTURE %	FIELD DRY DENSITY P.C.F.	RELATIVE COMPACTION %	COMMENTS
35	SOLARIUM	Ø		124.5	12.6	114.6	92	P
36	AREA	Ø		124.5	13.4	117.3	94.2	P
37		Ø		129	13.4	122.4	94.8	P
38		Ø		129	12.9	118.5	92	P
39		Ø		124.5	14.1	115.3	92.6	P
40		Ø		124.5	13.8	117.7	94.5	P
41		Ø		124.5	12.3	118.3	91.8	P
ON SITE AS REQUESTED TO OBSERVE THE GRADE BEAM IN THE SOLARIUM AREA EXCAVATIONS BASED ON OBSERVATIONS AND PROBING THE FOUNDATIONS APPEAR FIRM + UNYIELDING EARTH MATERIALS ENCOUNTERED ARE COMPRISED OF COMPACTED FILL IN UPPER 12 INCHES AND LOWER 4 INCHES IN UNCOMPACTED NATIVE SOIL. HAD CONTRACTOR COMPACT BOTTOM OF EXCAVATION TO 90% OR GREATER WHICH IS SUFFICIENT FOR THE PROPOSED STRUCTURE. EARTH MATERIALS APPEAR SIMILAR TO EARTH MATERIALS DESCRIBED IN THIS FIRM'S SOIL REPORT. EXCAVATIONS SHOULD BE FREE OF ALL SLOUGH & DEBRIS PRIOR TO PLACEMENT OF CONCRETE. CONTRACTOR IS TO MAINTAIN PLUS OPTIMUM MOISTURE CONTENT IN MATERIALS / FOOTING. CONTRACTOR RESPONSIBLE FOR LEVEL & GRADE, FLOW LINE AND ELEVATIONS AND OR GOVERNING AGENCY.								

This report is subject to the terms and conditions on the back of this form, and by accepting and/or utilizing this report in any manner, you are agreeing to abide by those terms and conditions.

x  Client Representative Signature

x  Global Geo-Engineering, Inc. Representative Signature
FRED SMITH
Printed Name



GLOBAL GEO-ENGINEERING, INC.

3 Corporate Park, Suite 270
Irvine, CA 92606
Phone 949-221-0900
Fax 949-221-0091
Email: global@globalgeo.net

24306

APPENDIX A

References

1. Global Geo-Engineering, Inc. - *Geotechnical Investigation Report, Proposed New Residential Additions, 2300 Mesa Drive, Lot 52, Sub Block 51, Newport Beach, California* Project 7480-04 dated November 15, 2017;
2. City of Newport Beach Community Development Department Building Division – *Geotechnical Report Review Checklist* Plan Check No. 2825-2018 dated December 18, 2018;
3. Global Geo-Engineering, Inc. – *Percolation Testing, Proposed New Residential Additions, 2300 Mesa Drive, Newport Beach, California* Project 7480-06 dated February 25, 2019;
4. Global Geo-Engineering, Inc. – *Response to Geotechnical Report Review Checklist, Proposed New Residential Additions, 2300 Mesa Drive, Newport Beach, California* Project 7480-04 dated July 22, 2019;
5. Global Geo-Engineering, Inc. – *Geotechnical Report Addendum, Proposed New Residential Additions, 2300 Mesa Drive, Newport Beach, California* Project 7480-04 dated June 5, 2021;
6. Global Geo-Engineering, Inc. – *Geotechnical Report Update, Proposed New Residential Additions, 2300 Mesa Drive, Newport Beach, California* Project 7480-04 dated June 7, 2021;
7. Global Geo-Engineering, Inc. – *Additional Geotechnical Recommendations, Proposed New Solarium Construction, 2300 Mesa Drive, Newport Beach, California* Project 7480-06 dated December 2, 2021;
8. Plan Check No. 0608-2021

REQUEST FOR INFORMATION FORM



GLIDEWELL
DESIGN BUILD GROUP

RFI # 75
DATE 10/26/2023
DATE NEEDED 10/27/2023
BY

TO: Masum
Azizi,
Azizi Architect, Inc

PROJECT NAME Mesa Atrium

PROJECT # 2030- GRR

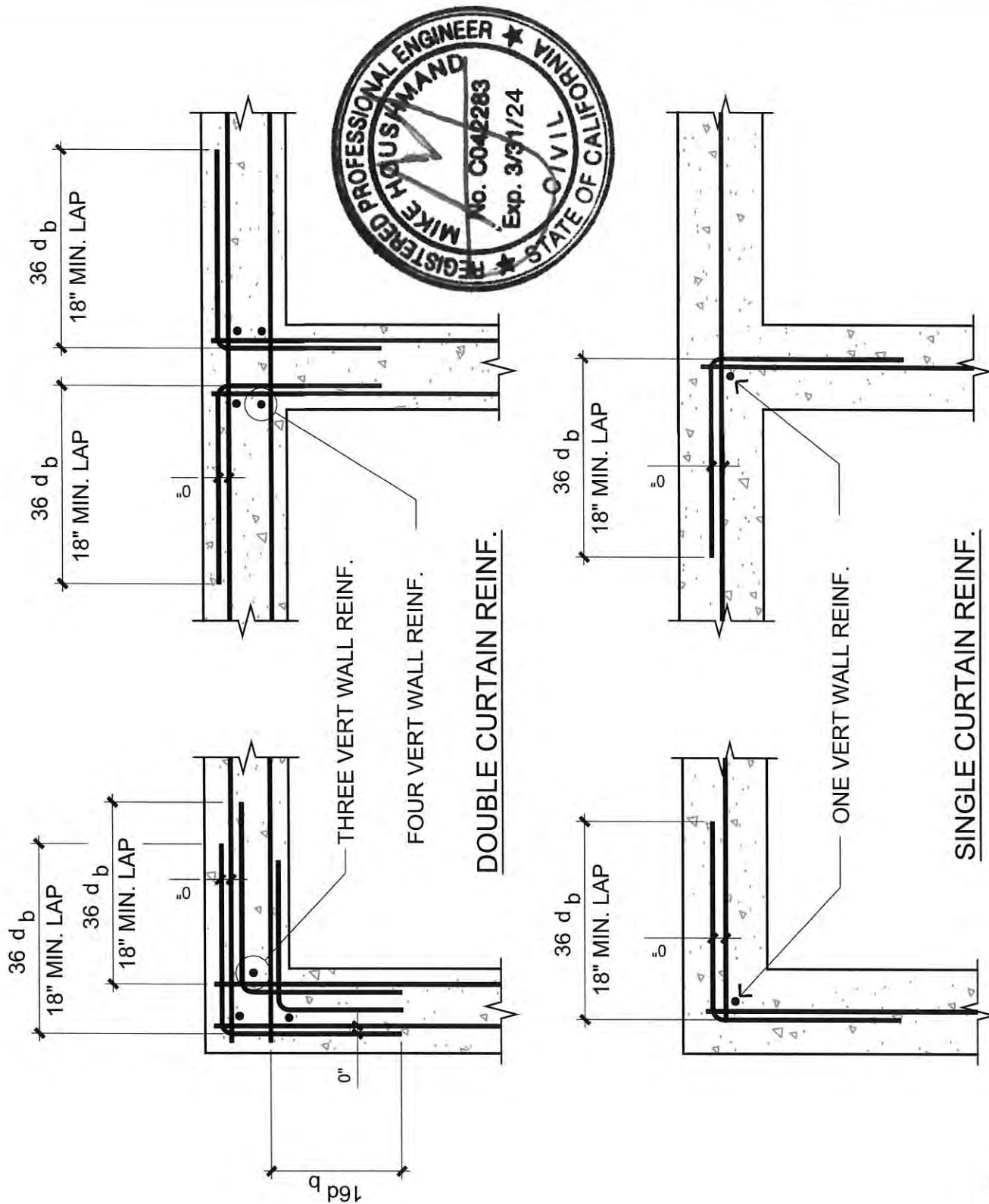
RFI Description

1. The city inspector is requesting the addition of a detail showing corner bars being added to the grade beam rebar for all corner intersections.

ATTACHMENTS:

SUBMITTED BY: Jake Malone
Glidewell Laboratories

RESPONSE TO RFI



NOTE:

BENT DOWELS SIZE TO MATCH TYP. REINF.

CONCRETE FOOTING REINF.

FIELD MEMO

PROJECT NO. 7480-61	CLIENT OR OWNER Glidewell	REPORT NO.	
TRACT/LOT NO.	PROJECT NAME	DATE 1/29/24	DAY Mon
JOB ADDRESS 2300 Mesa	EARTHWORK CONTRACTOR	ENG./GEO. MBU	
LOCATION N. Beach	CLIENT REPRESENTATIVE Edgar	PERMIT NO.	
SUBJECT Caissons for Loggia			
COMMENTS visited the site to observe caisson excavations for the proposed loggia. The caissons were drilled to the depth as shown on the approved plans: C-1 through C-6 - 12 ft minimum C-7 through C-10 - 11 ft minimum			



GLOBAL GEO-ENGINEERING

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Irvine, CA 92606
Phone 949-221-0900
Fax 949-221-0091
Email: global@globalgeo.net



By:

(Signature)

(Print)

HBpa



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

OWNER-BUILDER ACKNOWLEDGEMENT AND INFORMATION VERIFICATION
(HSC 19825)

NOTICE TO PROPERTY OWNER

Dear Property Owner:

An application for a building permit has been submitted in your name listing yourself as the builder of the property improvements specified at 2300 MESA DRIVE, NEWPORT BEACH CA, 92660

We are providing you with an Owner-Builder Acknowledgment and Information Verification Form to make you aware of your responsibilities and possible risk you may incur by having this permit issued in your name as the Owner-Builder.

We will not issue a building permit until you have read, initialed your understanding of each provision, signed, and returned this form to us at our official address indicated. An agent of the owner cannot execute this notice unless you, the property owner, obtain the prior approval of the permitting authority.

OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF INFORMATION

DIRECTIONS: Read and initial each statement below to signify you understand or verify this information.

PG 1. I understand a frequent practice of unlicensed persons is to have the property owner obtain an "Owner-Builder" building permit that erroneously implies that the property owner is providing his or her own labor and material personally. I, as an Owner-Builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person and his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers on my property.

PG 2. I understand building permits are not required to be signed by property owners unless they are responsible for the construction and are not hiring a licensed Contractor to assume this responsibility.

PG 3. I understand as an "Owner-Builder" I am the responsible party of record on the permit. I understand that I may protect myself from potential financial risk by hiring a licensed Contractor and having the permit filed in his or her name instead of my own.

PG 4. I understand Contractors are required by law to be licensed and bonded in California and to list their license numbers on permits and contracts.

PG 5. I understand if I employ or otherwise engage any persons, other than California licensed Contractors, and the total value of my construction is at least five hundred dollars (\$500), including labor and materials, I may be considered an "employer" under state and federal law.

PG 6. I understand if I am considered an "employer" under state and federal law, I must register with the state and federal government, withhold payroll taxes, provide workers' compensation disability insurance, and contribute to unemployment compensation for each "employee." I also understand my failure to abide by these laws may subject me to serious financial risk.

PG 7. I understand under California Contractors' State License Law, an Owner-Builder who builds single-family residential structures cannot legally build them with the intent to offer them for sale, unless all work is performed by licensed subcontractors and the number of structures does not exceed four within any calendar year, or all of the work is performed under contract with a licensed general building Contractor.

PG 8. I understand as an Owner-Builder if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent construction defects in the workmanship or materials.

PG 9. I understand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service, the United States Small Business Administration, the California Department of Benefit Payments, and the California Division of Industrial Accidents. I also understand I may contact the California Contractors' State License Board (CSLB) at 1-800-321-CSLB (2752) or www.cslb.ca.gov for more information about licensed contractors.

PG 10. I am aware of and consent to an Owner-Builder building permit applied for in my name, and understand that I am the party legally and financially responsible for proposed construction activity at the following address: 2300 MESA DRIVE, NEWPORT BEACH CA, 92780

PG 11. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern Owner-Builders as well as employers.

PG 12. I agree to notify the issuer of this form immediately of any additions, deletions, or changes to any of the information I have provided on this form.

Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors' State License Board may be unable to assist you with any financial loss you may sustain as a result of a complaint. Your only remedy against unlicensed Contractors may be in civil court. It is also important for you to understand that if an unlicensed Contractor or employee of that individual or firm is injured while working on your property, you may be held liable for damages. If you obtain a permit as Owner-Builder and wish to hire Contractors, you will be responsible for verifying whether or not those Contractors are properly licensed and the status of their workers' compensation insurance coverage.

Before a building permit can be issued, this form must be completed and signed by the property owner and returned to the City of Newport Beach, Building Division, for issuing the permit.

Note: A copy of the property owner's driver's license or form notarization is required to be presented when the permit is issued to verify the property owner's signature.

Print name of property owner: Parvina Glidewell
Property Owner's Signature: Parvina Glidewell Date: 7-27-21

Note: The following Authorization Form is required to be completed by the property owner only when designating an agent of the property owner to apply for a construction permit for the Owner-Builder.

AUTHORIZATION OF AGENT TO ACT ON PROPERTY OWNER'S BEHALF

Excluding the Notice to Property Owner, the execution of which I understand is my personal responsibility, I hereby authorize the following person(s) to act as my agent(s) to apply for, sign, and file the documents necessary to obtain an Owner-Builder Permit for my project.

Scope of Construction Project (or Description of Work):

Project Location or Address: 2300 MESA DRIVE, NEWPORT BEACH CA, 92660
Name of Authorized Agent: ISRAEL PATINO Tel No 949-620-8198
Address of Authorized Agent: 2162 MICHELSON DRIVE, IRVINE CA 92612

I declare under penalty of perjury that I am the property owner for the address listed above and I personally filled out the above information and certify its accuracy. *Note: A copy of the owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.*

Property Owner's Signature: Parvina Glidewell Date: 7-27-21

Note: A copy of the owner's driver's license or form notarization is required to be presented when the permit is issued to verify the property owner's 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: 2300 Mesa Verde, Newport Beach, CA. 92660	Report Date: 07/ 12/ 2023	CNB Inspector Name:	CNB Permit #:
Building Owner Name: Glidewell	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): Mike Houshmand	SO E-mail Address: mhoushmand@gouvisgroup.com	SO Telephone #: 949-590-9007	SO License / Reg. #: C042283

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
☐ Conventional Footings & Slab	☐ Concrete	☐ Steel	☐ Concrete		
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck		
☒ Caissons, Piles, Grade Beams	☐ Wood or Manuf. Shear Panels	☐ Masonry	☐ Wood		
☐ Other:	☐ Other:	☐ Other:	☐ Other:		

☒ **ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.**

☐ **OBSERVED DEFICIENCIES AND COMMENTS:**

Solarium Grade Beams Reinforcement.

☐ 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 _____

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: 2300 Mesa Verde, Newport Beach, CA. 92660	Report Date: 12/13/2023	CNB Inspector Name:	CNB Permit #:
Building Owner Name: Glidewell	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): Mike Houshmand	SO E-mail Address: mhoushmand@gouvvisgroup.com	SO Telephone #: 949-590-9007	SO License / Reg. #: C042283

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
☐ Conventional Footings & Slab	☐ Concrete	☐ Steel	☐ Concrete		
☒ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck		
☐ Caissons, Piles, Grade Beams	☐ Wood or Manuf. Shear Panels	☐ Masonry	☐ Wood		
☐ Other:	☐ Other:	☐ Other:	☐ Other:		

☒ **ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.**

☐ **OBSERVED DEFICIENCIES AND COMMENTS:**

Mat Foundation Reinforcement.

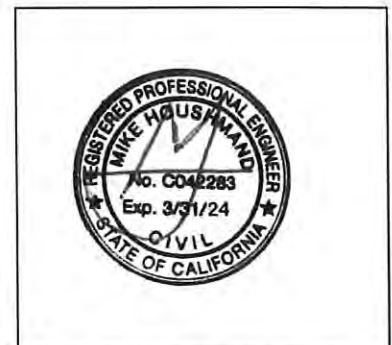
☐ REPORT CONTINUED ON ATTACHED PAGES.

☐ **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 _____

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

STRUCTURAL OBSERVATION REPORT INSTRUCTIONS

When structural observation is required for a project, the structural observer shall perform site visits at significant construction stages throughout the progress of the work. Site visit frequency shall allow for correction of observed deficiencies without substantial effort or uncovering of the completed work. Structural observation site visits shall be performed for each construction stage identified on the approved construction documents.

The structural observer may utilize the City of Newport Beach "Structural Observation Report" form, or a similarly formatted report, to record the required observation visits. If the City's form is not used the alternate report shall be on the structural observer's letterhead, state the site address, plan check and permit numbers, stages and elements observed, date observed, and complete contact information for the structural observer. All structural observation reports, regardless of form used, shall include the license stamp and wet signature of the structural observer responsible for the project.

OBSERVED DEFICIENCIES

When a deficiency is noted, the structural observer shall give copies of the completed structural observation report to the owner or owner's representative, project contractor, and the Chief Building Official or designee.

The contractor shall resolve all deficiencies prior to final inspection or acceptance of the structural work by the Chief Building Official, or designee.

FINAL STRUCTURAL OBSERVATION REPORT

The structural observer shall submit a final structural observation report to the Chief Building Official, or designee, upon completion of the structural system. The final structural observation report shall state that the structural system conforms to the approved construction documents and that all previously observed deficiencies have been corrected. Final inspection or other acceptance of the structural system by the Chief Building Official, or designee, will not occur until the final structural observation report is received.

Global Geo Engineering E-Forms

3 Corporate Park, Suite 207, Irvine, CA 92606

Office (949) 221-0900

FAX (949) 221-0091

Your Global Geo-Engineering Observation Report

Date Completed 11/30/23		Payment Details None selected	
Job City Newport Beach	Job Address 2300 Mesa Dr.	Permit Number X2021-0667	
Job Name Glidewell Residence Remodel		Architect	
Material Description		Engineer	
Observer Brandon Terry		Contractor Glidewell	
Samples 4x8	Quantity 3	Subcontractor	
Description Of Work Observed Concrete footings			

By Acknowledging this Observation Report, I acknowledge that Global Geo Engineering, Inc. performed the above observation.

Your First and Last Name

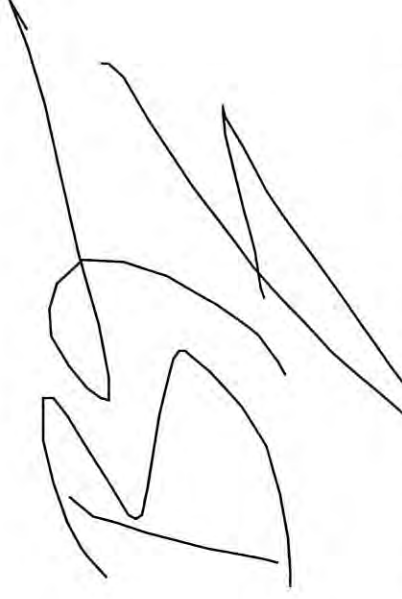
Your Email Address

I Acknowledge

Do you acknowledge the above information? If so, please click "I Acknowledge."

Once Acknowledged, you will be able to download your forms.

We hereby certify that, at the time of this observation, we have observed all of the above reported work, unless otherwise noted. To the best of our knowledge and belief, we have found this work to comply with the approved plans, specifications, and applicable section(s) of the California Building Code, as applicable to the locality where this project is located. This report cannot be construed to be a recommendation of work of any nature to be performed. The Owner or a successor in interest shall hold harmless Global Geo Engineering, Inc. from any and all legal proceedings of any nature whatsoever, that is related to the observation services provided.



Registered Observer: **Brandon Terry**



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: 2300 Mesa Verde, Newport Beach, CA. 92660	Report Date: 01/24/2024	CNB Inspector Name:	CNB Permit #:
Building Owner Name: Glidewell	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): Mike Houshmand	SO E-mail Address: mhoushmand@gouvisgroup.com	SO Telephone #: 949-590-9007	SO License / Reg. #: C042283

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
☐ Conventional Footings & Slab	☐ Concrete	☐ Steel	☐ Concrete		
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck		
☐ Caissons, Piles, Grade Beams	☐ Wood or Manuf. Shear Panels	☐ Masonry	☐ Wood		
☒ Other: Caisson Cage	☐ Other:	☐ Other:	☐ Other:		

☒ ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

☐ OBSERVED DEFICIENCIES AND COMMENTS:

Cage reinforcement for caissons# C1 to C10 was observed.

☐ 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

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

STRUCTURAL OBSERVATION REPORT INSTRUCTIONS

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

Structural Observation Report

Project Address: 2300 Mesa Verde, Newport Beach, CA. 92660	Report Date: 03/22/2024	CNB Inspector Name:	CNB Permit #:
Building Owner Name: Glidewell	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): Mike Houshmand	SO E-mail Address: mhoushmand@gouvvisgroup.com	SO Telephone #: 949-590-9007	SO License / Reg. #: C042283

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
☐ Conventional Footings & Slab	☐ Concrete	☐ Steel	☐ Concrete		
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck		
☐ Caissons, Piles, Grade Beams	☐ Wood or Manuf. Shear Panels	☐ Masonry	☐ Wood		
☒ Other: GB Reinforcement	☐ Other:	☐ Other:	☐ Other:		

☒ ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

☐ OBSERVED DEFICIENCIES AND COMMENTS:

Location: Gridline TB.1 /TB.3 & T1.2 / T4.1: Reinforcement for Pool Grade Beams was observed.

☐ 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:

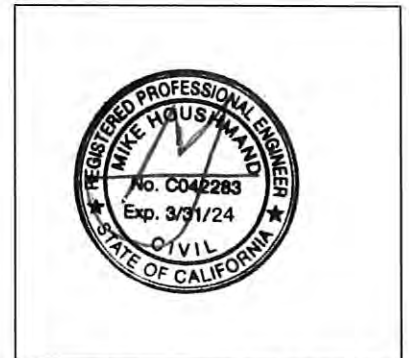
1. I am the licensed design professional retained by the owner to be in responsible charge of the structural observation;
2. I, or another licensed design professional whom I have designated above and is under my responsible charge, have performed the required site visits at each significant construction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

ms. Houshmand

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

03/22/2024

DATE



STAMP OF STRUCTURAL OBSERVER

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

REQUEST FOR INFORMATION FORM

**GLIDEWELL**

DESIGN BUILD GROUP

RFI #	91
DATE	03/21/2024
DATE NEEDED BY	03/22/2024

TO:	Masum Azizi, Azizi Architect, Inc	PROJECT NAME	Mesa Atrium
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PROJECT #	2030- GRR
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RFI Description

Please see attached question below from Glidewell

Sheet S1.1 includes a note a pool grade beams to use #4 rebar dowels at 24" on center from slab to grade beam. There is approx. 5' height difference between loggia G.B and slab, and adding dowels is not practical. Please advise if the dowels are needed to the pool wall connection?

ATTACHMENTS:**SUBMITTED BY:**

Sufiyan Khadeer

Glidewell Laboratories

RESPONSE TO RFI

Gouvis Response: No need.

RESPONSE BY:

(Name, Title)

Youssef Sadigh

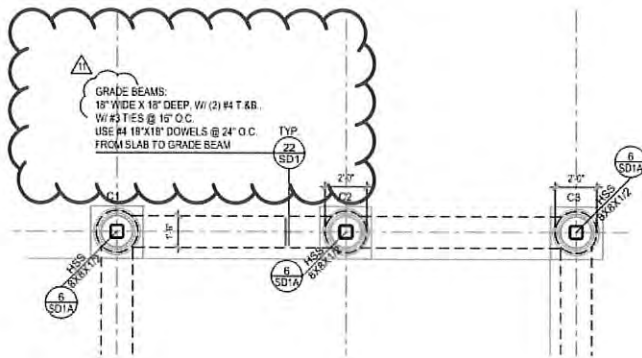
Company Gouvis

DATE:

3/22/2025

[Download Free Construction Templates at ConstructionLogs.com](http://ConstructionLogs.com)

ATTACHMENTS





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: 2300 Mesa Verde, Newport Beach, CA. 92660	Report Date: 04/02/2024	CNB Inspector Name:	CNB Permit #:
Building Owner Name: Glidewell	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): Mike Houshmand	SO E-mail Address: mhoushmand@gouvisgroup.com	SO Telephone #: 949-590-9007	SO License / Reg. #: C042283

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
☐ Conventional Footings & Slab	☐ Concrete	☒ Steel	☐ Concrete		
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☐ Caissons, Piles, Grade Beams	☐ Wood or Manuf. Shear Panels	☐ Masonry	☐ Wood		
☐ Other:	☐ Other:	☐ Other:	☐ Other:		

☒ ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

☐ OBSERVED DEFICIENCIES AND COMMENTS:

Four (4) HSS columns on grid lines T1.6 & T2.9 installed on grade beams.

☐ 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.

m. Houshmand

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

04/02/ 2024
DATE



STAMP OF STRUCTURAL OBSERVER

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

PERMIT NO. _____

[illegible]

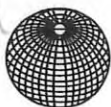
By CTTY OUR SCOPE OF SERVICE NATIVE BACKFILL ONLY.
BASED ON OBSERVATIONS, PROBING AND RANDOM DENSITY TEST FOR APPROX
45' OF TRENCH MATERIALS APPEAR TO BE FIRM AND UNYIELDING MEETING 90%
OR GREATER RELATIVE COMPACTION. FLOW LINE RESPONSIBILITY OF CONTRACTOR
AND/OR GOVERNING AGENCY

This report is subject to the terms and conditions on the back of this form, and by accepting and/or utilizing this report in any manner, you are agreeing to abide by those terms and conditions.

X

x

Printed Name _____



3 Corporate Park, Suite 270
Irvine, CA 92606
Phone 949-221-0900
Fax 949-221-0091
Email: global@globalgeo.net



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: 2300 Mesa Verde, Newport Beach, CA. 92660	Report Date: 05/15/2024	CNB Inspector Name:	CNB Permit #:
Building Owner Name: Glidewell	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): Mike Houshmand	SO E-mail Address: mhoushmand@gouvisgroup.com	SO Telephone #: 949-590-9007	SO License / Reg. #: C042283

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
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☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck		
☐ Caissons, Piles, Grade Beams	☐ Wood or Manuf. Shear Panels	☐ Masonry	☐ Wood		
☐ Other:	☐ Other:	☐ Other:	☐ Other:		

☒ ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

☐ OBSERVED DEFICIENCIES AND COMMENTS:

Grid lines TB.1 & TA.01: Loggia concrete slab reinforcement.

☐ 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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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.

m. Houshmand

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

5/15/2024
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
www.newportbeachca.gov | (949) 644-3200

SPECIAL INSPECTION REPORT

Project Address: 2300 Mesa Dr. Newport Beach
Permit Number: X2021-0667
Inspection Type (s): Welding
Inspection Date (s): 04/28/2025 () Periodic (☒) Continuous

Describe Inspection, Including Location(s):
Observed the ongoing field welding of stairwell per typical steel details noted on sheet SD2 of approved plans.

List Tests Made:
Observed certified welder Edgar Jara for proper FCAW procedures and techniques.
Verified completed welds for proper size, length, location and profiles.

Total Inspection Time Each Day:	
Date:	04/28/2025
Hours:	8

List All Items Requiring Correction (Include Previously Listed Uncorrected Items):

Comments:
Completed welds were cleaned properly and are acceptable.
Work observed is ongoing.

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:
	04/28/2025
Print Full Name:	Newport Beach Registration No.:
Raymond Mitchell	NB-0715



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

SPECIAL INSPECTION REPORT

Project Address: 2300 Mesa Dr. Newport Beach
Permit Number: X2021-0667
Inspection Type (s): Welding
Inspection Date (s): 04/29/2025 () Periodic (X) Continuous

Describe Inspection, Including Location(s):
Observed the ongoing field welding of stairwell per typical steel details noted on sheet SD2 of approved plans.

List Tests Made:
Observed certified welder Edgar Jara for proper FCAW procedures and techniques. Verified completed welds for proper size, length, location and profiles.

Total Inspection Time Each Day:				
Date:	04/29/2025			
Hours:	8			

List All Items Requiring Correction (Include Previously Listed Uncorrected Items):

Comments:
Completed welds were cleaned properly and are acceptable.
Work observed is ongoing.

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:
	04/29/2025
Print Full Name:	Newport Beach Registration No.:
Raymond Mitchell	NB-0715



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

SPECIAL INSPECTION REPORT

Project Address: 2300 Mesa Dr. Newport Beach
Permit Number: X2021-0667
Inspection Type (s): Welding
Inspection Date (s): 04/30/2025 () Periodic (X) Continuous

Describe Inspection, Including Location(s):
Observed the ongoing field welding of stairwell per typical steel details noted on sheet SD2 of approved plans.

List Tests Made:
Observed certified welder Edgar Jara for proper FCAW procedures and techniques. Verified completed welds for proper size, length, location and profiles.

Total Inspection Time Each Day:	
Date: <u>04/28/2025</u>	
Hours: <u>8</u>	

List All Items Requiring Correction (Include Previously Listed Uncorrected Items):

Comments:
Completed welds were cleaned properly and are acceptable.
Work observed is ongoing.

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:
	<u>04/30/2025</u>
Print Full Name:	Newport Beach Registration No.:
<u>Raymond Mitchell</u>	<u>NB-0715</u>



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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SPECIAL INSPECTION REPORT

Project Address: 2300 Mesa Dr. Newport Beach
Permit Number: X2021-0667
Inspection Type (s): Welding
Inspection Date (s): 05/01/2025 () Periodic (☒) Continuous

Describe Inspection, Including Location(s):
Observed the ongoing field welding of stairwell per typical steel details noted on sheet SD2 of approved plans.

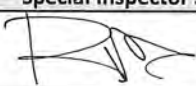
List Tests Made:
Observed certified welder Edgar Jara for proper FCAW procedures and techniques. Verified completed welds for proper size, length, location and profiles.

Total Inspection Time Each Day:	
Date: 05/01/2025	
Hours: 8	

List All Items Requiring Correction (Include Previously Listed Uncorrected Items):

Comments:
Completed welds were cleaned properly and are acceptable.
Work observed is ongoing.

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:
	05/01/2025
Print Full Name:	Newport Beach Registration No.:
Raymond Mitchell	NB-0715



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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SPECIAL INSPECTION REPORT

Project Address: 2300 Mesa Dr. Newport Beach
Permit Number: X2021-0667
Inspection Type (s): Welding
Inspection Date (s): 05/02/2025 () Periodic (X) Continuous

Describe Inspection, Including Location(s):
Observed the ongoing field welding of stairwell per typical steel details noted on sheet SD2 of approved plans.

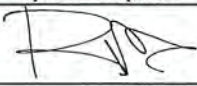
List Tests Made:
Observed certified welder Edgar Jara for proper FCAW procedures and techniques. Verified completed welds for proper size, length, location and profiles.

Total Inspection Time Each Day:				
Date:	05/02/2025			
Hours:	8			

List All Items Requiring Correction (Include Previously Listed Uncorrected Items):

Comments:
Completed welds were cleaned properly and are acceptable.
Work observed is ongoing.

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:
	05/02/2025
Print Full Name:	Newport Beach Registration No.:
Raymond Mitchell	NB-0715



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

SPECIAL INSPECTION REPORT

Project Address: 2300 Mesa Dr. Newport Beach
Permit Number: X2021-0667
Inspection Type (s): Welding
Inspection Date (s): 05/05/2025 () Periodic (☒) Continuous

Describe Inspection, Including Location(s):
Observed the ongoing field welding of stairwell per typical steel details noted on sheet SD2 of approved plans.

List Tests Made:
Observed certified welder Edgar Jara for proper FCAW procedures and techniques.
Verified completed welds for proper size, length, location and profiles.

Total Inspection Time Each Day:				
Date:	05/05/2025			
Hours:	8			

List All Items Requiring Correction (Include Previously Listed Uncorrected Items):

Comments:
Completed welds were cleaned properly and are acceptable.
Work observed is ongoing.

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:
	05/05/2025
Print Full Name:	Newport Beach Registration No.:
Raymond Mitchell	NB-0715



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

SPECIAL INSPECTION REPORT

Project Address: 2300 Mesa Dr. Newport Beach
Permit Number: X2021-0667
Inspection Type (s): Welding
Inspection Date (s): 05/06/2025 () Periodic (☒) Continuous

Describe Inspection, Including Location(s):
Observed the ongoing field welding of stairwell per typical steel details noted on sheet SD2 of approved plans.

List Tests Made:
Observed certified welder Edgar Jara for proper FCAW procedures and techniques. Verified completed welds for proper size, length, location and profiles.

Total Inspection Time Each Day:				
Date:	05/06/2025			
Hours:	8			

List All Items Requiring Correction (Include Previously Listed Uncorrected Items):

Comments:
Completed welds were cleaned properly and are acceptable.
Work observed is ongoing.

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:
	05/06/2025
Print Full Name:	Newport Beach Registration No.:
Raymond Mitchell	NB-0715





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: 2300 Mesa Verde, Newport Beach, CA. 92660	Report Date: 04/07/2025	CNB Inspector Name:	CNB Permit #:
Building Owner Name: Glidewell	Owner's Mailing Address (if different from site);	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): Mike Houshmand	SO E-mail Address: mhoushmand@gouvisgroup.com	SO Telephone #: 949-590-9007	SO License / Reg. #: C042283

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
☐ Conventional Footings & Slab	☐ Concrete	☐ Steel	☐ Concrete		
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck		
☐ Caissons, Piles, Grade Beams	☐ Wood or Manuf. Shear Panels	☐ Masonry	☐ Wood		
☐ Other:	☐ Other:	☒ Other:	☐ Other:	Building existing wood wall: new header to wood post connections	

☒ 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:

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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.

m. Houshmand

4/7/2025

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.

STRUCTURAL OBSERVATION REPORT INSTRUCTIONS

When structural observation is required for a project, the structural observer shall perform site visits at significant construction stages throughout the progress of the work. Site visit frequency shall allow for correction of observed deficiencies without substantial effort or uncovering of the completed work. Structural observation site visits shall be performed for each construction stage identified on the approved construction documents.

The structural observer may utilize the City of Newport Beach "Structural Observation Report" form, or a similarly formatted report, to record the required observation visits. If the City's form is not used the alternate report shall be on the structural observer's letterhead, state the site address, plan check and permit numbers, stages and elements observed, date observed, and complete contact information for the structural observer. All structural observation reports, regardless of form used, shall include the license stamp and wet signature of the structural observer responsible for the project.

OBSERVED DEFICIENCIES

When a deficiency is noted, the structural observer shall give copies of the completed structural observation report to the owner or owner's representative, project contractor, and the Chief Building Official or designee.

The contractor shall resolve all deficiencies prior to final inspection or acceptance of the structural work by the Chief Building Official, or designee.

FINAL STRUCTURAL OBSERVATION REPORT

The structural observer shall submit a final structural observation report to the Chief Building Official, or designee, upon completion of the structural system. The final structural observation report shall state that the structural system conforms to the approved construction documents and that all previously observed deficiencies have been corrected. Final inspection or other acceptance of the structural system by the Chief Building Official, or designee, will not occur until the final structural observation report is received.



CITY OF NEWPORT BEACH
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BUILDING DIVISION

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Structural Observation Report

Project Address: 2300 Mesa Verde, Newport Beach, CA. 92660	Report Date: 09/11/2025	CNB Inspector Name:	CNB Permit #:
Building Owner Name: Glidewell	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): Mike Houshmand	SO E-mail Address: mhoushmand@gouvigroup.com	SO Telephone #: 949-590-9007	SO License / Reg. #: C042283

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

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☐ Caissons, Piles, Grade Beams	☐ Wood or Manuf. Shear Panels	☐ Masonry	☐ Wood		
☐ Other:	☐ Other:	☒ Other:	☐ Other:	Steel Stair located between grid lines (TA.05 , TA.7) and (T4.8, T5.7)	

☒ ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

☐ OBSERVED DEFICIENCIES AND COMMENTS:

☐ REPORT CONTINUED ON ATTACHED PAGES.

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m. Houshmand

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

9/11/2025

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

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

Structural Observation Report

Project Address: 2300 Mesa Verde, Newport Beach, CA. 92660	Report Date: 11/26/2024	CNB Inspector Name:	CNB Permit #:
Building Owner Name: Glidewell	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): Mike Houshmand	SO E-mail Address: mhoushmand@gouvisgroup.com	SO Telephone #: 949-590-9007	SO License / Reg. #: C042283

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
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☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck		
☐ Caissons, Piles, Grade Beams	☐ Wood or Manuf. Shear Panels	☐ Masonry	☒ Wood	Loggia Roof Framing	
☐ Other:	☐ Other:	☐ Other:	☐ Other:		

☒ ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

☐ OBSERVED DEFICIENCIES AND COMMENTS:

☐ REPORT CONTINUED ON ATTACHED PAGES.

☐ FINAL STRUCTURAL OBSERVATION REPORT:

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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.

m. Houshmand

11/26/2024

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.

STRUCTURAL OBSERVATION REPORT INSTRUCTIONS

When structural observation is required for a project, the structural observer shall perform site visits at significant construction stages throughout the progress of the work. Site visit frequency shall allow for correction of observed deficiencies without substantial effort or uncovering of the completed work. Structural observation site visits shall be performed for each construction stage identified on the approved construction documents.

The structural observer may utilize the City of Newport Beach "Structural Observation Report" form, or a similarly formatted report, to record the required observation visits. If the City's form is not used the alternate report shall be on the structural observer's letterhead, state the site address, plan check and permit numbers, stages and elements observed, date observed, and complete contact information for the structural observer. All structural observation reports, regardless of form used, shall include the license stamp and wet signature of the structural observer responsible for the project.

OBSERVED DEFICIENCIES

When a deficiency is noted, the structural observer shall give copies of the completed structural observation report to the owner or owner's representative, project contractor, and the Chief Building Official or designee.

The contractor shall resolve all deficiencies prior to final inspection or acceptance of the structural work by the Chief Building Official, or designee.

FINAL STRUCTURAL OBSERVATION REPORT

The structural observer shall submit a final structural observation report to the Chief Building Official, or designee, upon completion of the structural system. The final structural observation report shall state that the structural system conforms to the approved construction documents and that all previously observed deficiencies have been corrected. Final inspection or other acceptance of the structural system by the Chief Building Official, or designee, will not occur until the final structural observation report is received.



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: 2300 Mesa Verde, Newport Beach, CA. 92660	Report Date: 01/20/2025	CNB Inspector Name:	CNB Permit #:
Building Owner Name: Glidewell	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): Mike Houshmand	SO E-mail Address: mhoushmand@gouvisgroup.com	SO Telephone #: 949-590-9007	SO License / Reg. #: C042283

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
☐ Conventional Footings & Slab	☐ Concrete	☐ Steel	☐ Concrete		
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck		
☐ Caissons, Piles, Grade Beams	☐ Wood or Manuf. Shear Panels	☐ Masonry	☒ Wood	Loggia Roof sheathing	
☐ Other:	☐ Other:	☐ Other:	☐ 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.

m. Houshmand

01/20/2025

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.

Attachment No. 2

1st Public Hearing Order



CITY OF NEWPORT BEACH

100 Civic Center Drive
Newport Beach, California 92660
949 644-3141 PH | 949 644-3073 FAX
newportbeachca.gov

August 1, 2025

Masum Azizi
Azizi Architects, Inc.
1601 Dove St Ste 255
Newport Beach, CA 92660

Re: 3 Year Construction Time Limit Extension Hearing Request- 2300 Mesa Dr X2021-0667

Dear Appellant:

Attached please find the Hearing Officer's findings regarding your request for construction time limit extension.

If you would like to appeal the decision made by the Hearing Officer, you may contact the Orange County Superior Court to obtain a review by filing a petition in accordance with the timelines and provisions set forth in California Government Code Section 53069.4. To contact, please call (657) 622-5800 or visit their offices at 700 W Civic Center Dr, Santa Ana, CA 92701.

If you need additional information from the City, please call 949-644-3141.

Sincerely,

A handwritten signature in black ink, appearing to read "Jessica Kan".

Jessica Kan
Revenue Manager

1 BEFORE THE
2 ADMINISTRATIVE HEARING OFFICER
3 FOR THE
4 CITY OF NEWPORT BEACH, CALIFORNIA
5

6 PUBLIC HEARING RE EXTENTION OF
7 THREE YEAR CONTRUCTION TIME
8 LIMIT—2300 MESA DR. XR2024-6076,
9 X2022-1031, X2021-0667, S2024-0129.

10 APPLICANT : JAMES R. GLIDEWELL
11 TRUST; THE GLIDEWELL FAMILY
12 TRUST
13

**FINDINGS OF FACT AND
STATEMENT OF DECISION OF THE
ADMINISTRATIVE HEARING
OFFICER**

Hearing Officer: Jeffrey B. Love, Esq.
Date: July 17, 2025
Time: 9:00 a.m.

14 **INTRODUCTION**

- 15 1. This matter involves a public hearing regarding the hearing officer application of a three
16 year construction time limit extension relating to the property located at 2300 Mesa
17 Drive., Newport Beach, Permit Numbers XR2024-6076, X2022-1031, X2021-0667, S2024-
18 0129 in accordance with Newport Beach Municipal Code (NBMC) Section 15.02.095
19 (Addition of Sections 105.3.3, 105.3.4 and 105.3.5), Section 105.3.4, Item 2.
- 20 2. Administrative Hearing Officer Jeffrey B. Love, Esq., (“Hearing Officer”), sitting as the
21 Hearing Officer under NBMC Section 15.02.095 (Addition of Sections 105.3.3, 105.3.4
22 and 105.3.5) heard this matter on the date and time noted above (the “Hearing”). The
23 Hearing Officer is a licensed attorney in the State of California and serves as Hearing
24 Officer under contract with the City.
- 25 3. City is a charter city and municipal corporation existing under the laws of the State of
26 California.
- 27 4. The City was represented at the Hearing by Principal Building Inspector, Steven Lane
28 and Chief Building Official, Tonee Thai.

- 1 5. The Applicant's representative did not appear at the Hearing.
- 2 6. The following Findings of Fact, Conclusions of Law, and Decision and Order are based
- 3 on the evidence presented during the Hearing.
- 4 7. The Hearing was recorded by digital audio recorder which is on file with the City.
- 5 8. The Hearing Officer considered the testimony of all witnesses at the Hearing and all
- 6 documents presented at the Hearing. There were no public comments. The mere fact
- 7 that a witness' testimony or document may not be specifically referred to below does
- 8 not and shall not be construed to mean that said testimony, statements or document was
- 9 not considered.

10 ISSUES

- 11 9. Pursuant to NBMC 15.02.095 (Addition of Sections 105.3.3, 105.3.4 and 105.3.5),
- 12 Section 105.3.4, Item 2 , the issue to be determined by the Hearing Officer is whether
- 13 to grant up to a 180-calendar day construction extension, per application for extension,
- 14 of the existing building permit.

15 FINDINGS OF FACT AND CONCLUSIONS OF LAW

- 16 10. This matter is before the Hearing Officer consistent with Chapter(s) 1.05 of the NBMC.
- 17 11. The Hearing Officer shall deny the application if they cannot make the findings set forth
- 18 in Newport Beach Municipal Code Section 15.02.095 (Addition of Sections 105.3.3,
- 19 105.3.4, and 105.3.5).
- 20 12. The Hearing Officer only considered evidence and testimony, presented by the applicant
- 21 or any other interested person, relevant to whether: (i) special circumstances warrant an
- 22 extension of time; (ii) the failure to meet the time limit was caused by circumstances
- 23 beyond the property owner's, applicant's or their contractor's control; and (iii) any
- 24 approval should contain conditions to ensure timely completion of the project in a
- 25 manner that limits impacts on surrounding property owners. Any documents submitted
- 26 by City staff constituted prima facie evidence of the respective facts contained in those
- 27 documents.
- 28

1 13. The Hearing Officer finds that this project exempt from the California Environmental
2 Quality Act (CEQA) pursuant to Section 15301 under Class 1 (Existing Facilities) of
3 the CEQA Guidelines, because this project has no potential to have a significant effect
4 on the environment.

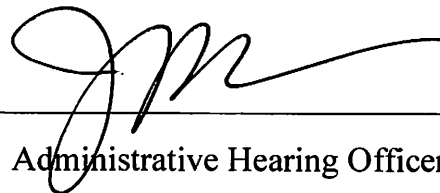
5 14. The Hearing Officer finds that there does exist special circumstances that warrant an
6 extension of time to complete construction and that the failure to meet the time limit was
7 caused by circumstances beyond the property owner's, applicant's or their contractor's
8 control. In this finding, Hearing Officer has considered whether conditions are necessary
9 to ensure timely completion of the project in a manner that limits impacts on surrounding
10 property owners.

11 **DECISION AND ORDER**

12
13 15. With the findings above, the applicant is granted a 180 day building permit extension
14 to run from the expiration date of the current building permit.

15 16. Under NBMC Section 105.3.4(4)(c) this decision is final. Any person aggrieved by this
16 administrative decision may obtain review by filing a petition with the Orange County
17 Superior Court in accordance with the timelines and provisions as set forth in California
18 Government Code Section 53069.4. There may be other time limits which also affect
19 your ability to seek judicial review.

20
21
22 Dated: July 25, 2025

23 
24 Administrative Hearing Officer

Attachment No. 3

1st Public Hearing Staff Report



CITY OF NEWPORT BEACH ADMINISTRATIVE HEARING STAFF REPORT

July 17, 2025
Agenda Item No. 2

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: XR2024-6076, X2022-1031, X2021-0667, S2024-0129

SITE LOCATION: 2300 Mesa Drive

APPLICANT: Masum Azizi

PROPERTY OWNER: James R. Glidewell Trust; Glidewell Family Trust

BUILDING INSPECTOR: Jaime Molina, Senior Building Inspector

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

PROJECT SUMMARY

ADD 3,139 SF. SOLARIUM, 466 SF BALCONY, 433 SF TO KITCHEN, 1521 SF LOGGIA, (150 SF ENCL), AND DEMOLISH 917 SF OF EXISTING LEFT WING OF EXISTING SINGLE-FAMILY DWELLING.

CONSTRUCT NEW 2,022 SF POOL AND SPA

BUILDING PERMIT HISTORY

This project first started with Permit X2021-0667 issued on July 28, 2021, with subsequent permits.

Permit X2022-1031 is a supplement permit to change slab on grade to mat slab with caissons.

Permit XR2024-6076 is a supplement permit to repair deck and replace guardrail.

Permit S2024-0129 is a supplement permit for new pool and spa.

The permits above are subject to Newport Beach Municipal Code 15.02.095 with an initial 3 years construction limit expiration date of July 28, 2025.

The first inspection was for Pre-Grading Meeting on October 13, 2021.

The last inspection, as of the date of the staff report, was for Under Slab and Floor Electrical inspection on April 30, 2025.

Please refer to Attachment 1 for detailed permit history.

Notice of pending 3-Year Construction Limit expiration was given on May 29, 2025.

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 24, 2024, with expiration date of July 28, 2025. (Attachment 3).

RECOMMENDATION

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

PUBLIC NOTICE

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

ATTACHMENTS

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

Attachment No. 1

Building Inspection History

Attachment No. 2

Three-Year Construction Limit Notice Activities

Attachment No. 3

Building Official Extension



LINKED PERMIT INSPECTION HISTORY REPORT (0608-2021) FOR CITY OF NEWPORT BEACH

Permit Type:	Plan Check	Application Date:	03/19/2021	Owner:	GLIDEWELL JAMES R TR
Work Class:	Addition	Issue Date:	07/28/2021	Parcel:	439 051 01
Status:	Approved	Expiration Date:	09/15/2021	Address:	2300 MESA DR NEWPORT BEACH, CA 92660
IVR Number:	113717				

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
Inspection Location: 2300 MESA DR							
Permit: REV22-0647							
05/16/2022	05/16/2022	Legacy Inspection	REV22-0647-A002 985217	Correction	Soon Cho	No	Complete
06/25/2022	06/25/2022	Legacy Inspection	REV22-0647-A003 002585	Correction	Soon Cho	No	Complete
	06/25/2022	Legacy Inspection	REV22-0647-A003 002589	Correction	Soon Cho	No	Complete
Permit: S2024-0129							
01/15/2025	01/15/2025	Pre-Gunite	iBLD-001546-2025	Approved	Jaime Molina	No	Complete
02/19/2025	02/19/2025	Pre-Deck	iBLD-006169-2025	Partial Pass	Jaime Molina	Yes	Incomplete
03/31/2025	03/31/2025	Pre-Deck	iBLD-011545-2025	Cancelled	Jaime Molina	Yes	Complete
			Reinspection of iBLD-006169-2025				
04/02/2025	04/02/2025	Pre-Deck	iBLD-012114-2025	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of iBLD-011545-2025				
04/14/2025	04/14/2025	Pre-Deck	iBLD-013609-2025	Correction	Jaime Molina	Yes	Complete
			Reinspection of iBLD-012114-2025				
04/21/2025	04/21/2025	Pre-Deck	iBLD-014592-2025	Approved	Jaime Molina	No	Complete
			Reinspection of iBLD-013609-2025				
04/30/2025	04/30/2025	Other - MISC	iBLD-015997-2025	Partial Pass	Jaime Molina	Yes	Incomplete
05/01/2025	05/01/2025	Pre-Plaster	iBLD-016343-2025	Partial Pass	Jaime Molina	Yes	Incomplete
Permit: U2024-5452							
01/15/2025	01/15/2025	Final Building	iBLD-001549-2025	Approved	Jaime Molina	No	Complete
Permit: X2021-0667							
10/13/2021	10/13/2021	Call Inspector for Pre-Grade Meeting	X2021-0667-A0028 95121	Approved		No	Complete
11/16/2021	11/16/2021	Sewer	X2021-0667-A0029 09412	Correction		No	Complete
	11/16/2021	Soil Pipe	X2021-0667-A0029 09411	Correction		No	Complete
	11/16/2021	Water Pipe Underground	X2021-0667-A0029 09413	Correction		No	Complete
12/21/2021	12/21/2021	Soil Pipe	X2021-0667-A0029 24612	Correction		No	Complete
01/04/2022	01/04/2022	Soil Pipe	X2021-0667-A0029 27144	Approved		No	Complete
	01/04/2022	Water Pipe Underground	X2021-0667-A0029 27145	Approved		No	Complete

01/19/2022

LINKED PERMIT INSPECTION HISTORY REPORT (0608-2021)

Permit Type: Plan Check	Application Date: 03/19/2021	Owner: GLIDEWELL JAMES R TR
Work Class: Addition	Issue Date: 07/28/2021	Parcel: 439 051 01
Status: Approved	Expiration Date: 09/15/2021	Address: 2300 MESA DR NEWPORT BEACH, CA 92660
IVR Number: 113717		

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
	01/19/2022	Footings and Foundation	X2021-0667-A0029 32510	Partial Pass		No	Incomplete
	01/19/2022	Slab On Grade	X2021-0667-A0029 32511	Partial Pass		No	Incomplete
02/18/2022	02/18/2022	Gas Pipe Underground	X2021-0667-A0029 47076	Approved		No	Complete
	02/18/2022	Underground Electrical	X2021-0667-A0029 47077	Approved		No	Complete
05/26/2022	05/26/2022	Complete Framing	X2021-0667-A0029 90395	Cancelled		No	Complete
	05/26/2022	Floor Framing & Sheathing	X2021-0667-A0029 90396	Partial Pass		No	Incomplete
	05/26/2022	Roof Framing, Sheathing, Building Height	X2021-0667-A0029 90397	Partial Pass		No	Incomplete
	05/26/2022	Shear and Hold Downs	X2021-0667-A0029 90398	Partial Pass		No	Incomplete
06/13/2022	06/13/2022	Legacy Inspection	X2021-0667-A0029 97108	Not Ready for Inspection		No	Complete
	06/13/2022	Roof Framing, Sheathing, Building Height	X2021-0667-A0029 97107	Approved		No	Complete
06/20/2022	06/20/2022	Floor Framing & Sheathing	X2021-0667-A0030 00086	Correction		No	Complete
	06/20/2022	Shear and Hold Downs	X2021-0667-A0030 00087	Correction		No	Complete
07/01/2022	07/01/2022	Hood	X2021-0667-A0030 05288	Cancelled		No	Complete
07/06/2022	07/06/2022	Gas Pipe Underground	X2021-0667-A0030 06435	Approved		No	Complete
	07/06/2022	Hood	X2021-0667-A0030 06436	Approved		No	Complete
07/14/2022	07/14/2022	Complete Framing	iBLD-000640-2022	Correction	Chad Shelton	Yes	Complete
07/21/2022	07/21/2022	Complete Framing	iBLD-001485-2022	Cancelled	Chad Shelton	Yes	Complete
		Reinspection of iBLD-000640-2022					
	07/21/2022	Rough Electrical Service	iBLD-001484-2022	Cancelled	Chad Shelton	Yes	Complete
07/25/2022	07/25/2022	Complete Framing	iBLD-001882-2022	Not Ready for Inspection	Marshall Shelton	Yes	Complete
		Reinspection of iBLD-001485-2022					
	07/25/2022	Rough Electrical Service	iBLD-001883-2022	Partial Pass	Marshall Shelton	Yes	Incomplete
		Reinspection of iBLD-001484-2022					
08/02/2022	08/02/2022	Rough HVAC/Mech/Fireplace	iBLD-003007-2022	Partial Pass	Chad Shelton	Yes	Incomplete

08/03/2022

LINKED PERMIT INSPECTION HISTORY REPORT (0608-2021)

Permit Type:	Plan Check	Application Date:	03/19/2021	Owner:	GLIDEWELL JAMES R TR
Work Class:	Addition	Issue Date:	07/28/2021	Parcel:	439 051 01
Status:	Approved	Expiration Date:	09/15/2021	Address:	2300 MESA DR NEWPORT BEACH, CA 92660
IVR Number:	113717				

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
	08/03/2022	Vapor Barrier/Exterior Lath/Veneer Lath	iBLD-003350-2022	Cancelled	Chad Shelton	Yes	Complete
	08/03/2022	Vapor Barrier/Exterior Lath/Veneer Lath	iBLD-003351-2022	Cancelled	Chad Shelton	Yes	Complete
	08/03/2022	Vapor Barrier/Exterior Lath/Veneer Lath	iBLD-003352-2022	Partial Pass	Chad Shelton	Yes	Incomplete
08/04/2022	08/04/2022	Complete Framing	iBLD-003404-2022	Partial Pass	Chad Shelton	Yes	Incomplete
Reinspection of iBLD-001882-2022							
08/08/2022	08/08/2022	Insulation/Densglass	iBLD-003699-2022	Partial Pass	Chad Shelton	Yes	Incomplete
08/16/2022	08/16/2022	Drywall Fire Caulk	iBLD-004862-2022	Partial Pass	Walter Jones	Yes	Incomplete
11/22/2022	11/22/2022	Final Mechanical	iBLD-017640-2022	Not Ready for Inspection	Chad Shelton	Yes	Complete
12/22/2022	12/22/2022	Final Building	iBLD-021637-2022	Cancelled	Chad Shelton	Yes	Complete
01/04/2023	01/04/2023	Final Building	iBLD-000111-2023	Cancelled	Marshall Shelton	Yes	Complete
Reinspection of iBLD-021637-2022							
	01/04/2023	Final Electrical	iBLD-000112-2023	Cancelled	Marshall Shelton	Yes	Complete
	01/04/2023	Final Mechanical	iBLD-000113-2023	Cancelled	Marshall Shelton	Yes	Complete
Reinspection of iBLD-017640-2022							
	01/04/2023	Final Plumbing	iBLD-000114-2023	Cancelled	Marshall Shelton	Yes	Complete
02/01/2023	02/01/2023	Call Inspector for Pre-Grade Meeting	iBLD-003765-2023	Cancelled	Chad Shelton	Yes	Complete
05/08/2023	05/08/2023	Footings and Foundation	iBLD-016682-2023	Cancelled	Chad Shelton	Yes	Complete
05/09/2023	05/09/2023	Footings and Foundation	iBLD-016844-2023	Correction	Chad Shelton	Yes	Complete
Reinspection of iBLD-016682-2023							
05/24/2023	05/24/2023	Underground Electrical	iBLD-019171-2023	Partial Pass	Chad Shelton	Yes	Incomplete
05/25/2023	05/25/2023	Soil Pipe	iBLD-019552-2023	Correction	Chad Shelton	Yes	Complete
06/13/2023	06/13/2023	Under Slab/Floor Plumbing	iBLD-021889-2023	Cancelled	Chad Shelton	Yes	Complete
06/15/2023	06/15/2023	Area Drains	iBLD-022470-2023	Correction	Chad Shelton	Yes	Complete
10/26/2023	10/26/2023	Footings and Foundation	iBLD-041290-2023	Not Ready for Inspection	Chad Shelton	Yes	Complete
Reinspection of iBLD-016844-2023							
11/02/2023	11/02/2023	Erection Pads	iBLD-042833-2023	Partial Pass	Jaime Molina	Yes	Incomplete
	11/02/2023	Footings and Foundation	iBLD-042407-2023	Partial Pass	Jaime Molina	Yes	Incomplete
Reinspection of iBLD-041290-2023							
11/14/2023	11/14/2023	Footings and Foundation	iBLD-043970-2023	Approved	Jaime Molina	No	Complete
Reinspection of iBLD-042407-2023							

12/18/2023

LINKED PERMIT INSPECTION HISTORY REPORT (0608-2021)

Permit Type:	Plan Check	Application Date:	03/19/2021	Owner:	GLIDEWELL JAMES R TR
Work Class:	Addition	Issue Date:	07/28/2021	Parcel:	439 051 01
Status:	Approved	Expiration Date:	09/15/2021	Address:	2300 MESA DR NEWPORT BEACH, CA 92660
IVR Number:	113717				

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
	12/18/2023	Slab On Grade	iBLD-048519-2023	Partial Pass	Jaime Molina	Yes	Incomplete
01/25/2024	01/25/2024	Slab On Grade	iBLD-002667-2024	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of iBLD-048519-2023				
01/31/2024	01/31/2024	Slab On Grade	iBLD-003459-2024	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of iBLD-002667-2024				
03/25/2024	03/25/2024	Slab On Grade	iBLD-010909-2024	Correction	Jaime Molina	Yes	Complete
			Reinspection of iBLD-003459-2024				
03/27/2024	03/27/2024	Slab on Deck	iBLD-011402-2024	Partial Pass	Jaime Molina	Yes	Incomplete
04/03/2024	04/03/2024	Slab On Grade	iBLD-012433-2024	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of iBLD-010909-2024				
04/26/2024	04/26/2024	Sewer	iBLD-015799-2024	Approved	Jaime Molina	No	Complete
	04/26/2024	Underground Electrical	iBLD-015797-2024	Approved	Jaime Molina	No	Complete
			Reinspection of iBLD-019171-2023				
	04/26/2024	Water Pipe Underground	iBLD-015798-2024	Approved	Jaime Molina	No	Complete
05/07/2024	05/07/2024	Floor Framing & Sheathing	iBLD-017286-2024	Partial Pass	Jaime Molina	Yes	Incomplete
	05/07/2024	Slab On Grade	iBLD-017285-2024	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of iBLD-012433-2024				
05/16/2024	05/16/2024	Slab On Grade	iBLD-018595-2024	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of iBLD-017285-2024				
11/20/2024	11/20/2024	Slab on Deck	iBLD-045258-2024	Correction	Jaime Molina	Yes	Complete
12/10/2024	12/10/2024	Roof Framing, Sheathing & Bldg Height	iBLD-047963-2024	Not Ready for Inspection	Jaime Molina	Yes	Complete
12/18/2024	12/18/2024	Shear and Hold Downs	iBLD-049297-2024	Approved	Jaime Molina	No	Complete
01/21/2025	01/21/2025	Roof Framing, Sheathing & Bldg Height	iBLD-002097-2025	Approved	Jaime Molina	No	Complete
			Reinspection of iBLD-047963-2024				
	01/21/2025	Rough Electric Residential	iBLD-002099-2025	Not Ready for Inspection	Jaime Molina	Yes	Complete
	01/21/2025	Rough Plumbing & Pan Test	iBLD-002098-2025	Not Ready for Inspection	Jaime Molina	Yes	Complete
01/23/2025	01/23/2025	Complete Framing	iBLD-002272-2025	Not Ready for Inspection	Jaime Molina	Yes	Complete
02/05/2025	02/05/2025	Rough Electric Residential	iBLD-004304-2025	Not Ready for Inspection	Jaime Molina	Yes	Complete
			Reinspection of iBLD-002099-2025				
	02/05/2025	Rough Plumbing & Pan Test	iBLD-004303-2025	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of iBLD-002098-2025				

LINKED PERMIT INSPECTION HISTORY REPORT (0608-2021)

Permit Type:	Plan Check	Application Date:	03/19/2021	Owner:	GLIDEWELL JAMES R TR
Work Class:	Addition	Issue Date:	07/28/2021	Parcel:	439 051 01
Status:	Approved	Expiration Date:	09/15/2021	Address:	2300 MESA DR NEWPORT BEACH, CA 92660
IVR Number:	113717				

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
02/18/2025	02/18/2025	Complete Framing	IBLD-005829-2025	Correction	Jaime Molina	Yes	Complete
			Reinspection of IBLD-003404-2022				
	02/18/2025	Rough Electrical Service	IBLD-005828-2025	Correction	Jaime Molina	Yes	Complete
02/20/2025	02/20/2025	Insulation/Densglass	IBLD-006053-2025	Not Ready for Inspection	Jaime Molina	Yes	Complete
02/26/2025	02/26/2025	Complete Framing	IBLD-006869-2025	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of IBLD-005829-2025				
	02/26/2025	Insulation/Densglass	IBLD-006868-2025	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of IBLD-003699-2022				
03/03/2025	03/03/2025	Drywall Fire Caulk	IBLD-007647-2025	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of IBLD-004862-2022				
03/17/2025	03/17/2025	Shower Lath	IBLD-009696-2025	Not Ready for Inspection	Jaime Molina	Yes	Complete
	03/17/2025	Vapor Barrier/Exterior Lath/Veneer Lath	IBLD-009477-2025	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of IBLD-003351-2022				
03/18/2025	03/18/2025	Other - Plumbing	IBLD-010090-2025	Approved	Jaime Molina	No	Complete
	03/18/2025	Shower Lath	IBLD-009942-2025	Not Ready for Inspection	Jaime Molina	Yes	Complete
			Reinspection of IBLD-009696-2025				
03/24/2025	03/24/2025	Shower Lath	IBLD-010660-2025	Approved	Jaime Molina	No	Complete
			Reinspection of IBLD-009942-2025				
03/31/2025	03/31/2025	Gas Pipe Underground	IBLD-011576-2025	Cancelled	Jaime Molina	Yes	Complete
	03/31/2025	Under Slab/Floor Electrical	IBLD-011575-2025	Cancelled	Jaime Molina	Yes	Complete
	03/31/2025	Vapor Barrier/Exterior Lath/Veneer Lath	IBLD-011577-2025	Cancelled	Jaime Molina	Yes	Complete
			Reinspection of IBLD-003352-2022				
04/02/2025	04/02/2025	Gas Pipe Underground	IBLD-012083-2025	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of IBLD-011576-2025				
	04/02/2025	Rough Electric Residential	IBLD-012084-2025	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of IBLD-004304-2025				
	04/02/2025	Rough Electric Residential	IBLD-012090-2025	Partial Pass	Jaime Molina	Yes	Incomplete
	04/02/2025	Vapor Barrier/Exterior Lath/Veneer Lath	IBLD-012082-2025	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of IBLD-011577-2025				
04/03/2025	04/03/2025	Gas Pipe Underground	IBLD-012735-2025	Approved	Jaime Molina	No	Complete
			Reinspection of IBLD-012083-2025				

LINKED PERMIT INSPECTION HISTORY REPORT (0608-2021)

Permit Type:	Plan Check	Application Date:	03/19/2021	Owner:	GLIDEWELL JAMES R TR
Work Class:	Addition	Issue Date:	07/28/2021	Parcel	439 051 01
Status:	Approved	Expiration Date:	09/15/2021	Address:	2300 MESA DR NEWPORT BEACH, CA 92660
IVR Number:	113717				

Scheduled Date	Actual Start Date	Inspection Type	Inspection No.	Inspection Status	Primary Inspector	Reinspection Required?	Complete
	04/03/2025	Other - Building	iBLD-012736-2025	Partial Pass	Jaime Molina	Yes	Incomplete
04/10/2025	04/10/2025	Insulation/Densglass	iBLD-013403-2025	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of iBLD-006868-2025				
04/14/2025	04/14/2025	Insulation/Densglass	iBLD-013768-2025	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of iBLD-013403-2025				
	04/14/2025	Vapor Barrier/Exterior Lath/Veneer Lath	iBLD-013771-2025	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of iBLD-009477-2025				
04/21/2025	04/21/2025	Vapor Barrier/Exterior Lath/Veneer Lath	iBLD-014721-2025	Partial Pass	Jaime Molina	Yes	Incomplete
			Reinspection of iBLD-013771-2025				
04/30/2025	04/30/2025	Under Slab/Floor Electrical	iBLD-016003-2025	Approved	Jaime Molina	No	Complete
			Reinspection of iBLD-011575-2025				

Permit: XR2024-6076

10/23/2024	10/23/2024	Floor Framing & Sheathing	iBLD-041280-2024	Partial Pass	Jaime Molina	Yes	Incomplete
10/28/2024	10/28/2024	Insulation/Densglass	iBLD-042218-2024	Approved	Jaime Molina	No	Complete
	10/28/2024	Roof Framing, Sheathing & Bldg Height	iBLD-041755-2024	Approved	Jaime Molina	No	Incomplete



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 ELEC GRAD MECH PLUM



X 2 0 2 1 0 6 6 7

COMB Permit : X2021-0667

Project No : 0608-2021

Issued Date : 07/28/2021

Inspection Area : 3

PERMIT EXPIRES 180 DAYS AFTER ISSUANCE OR LAST VALID INSPECTION. PROJECTS MUST BE COMPLETED BY 07/28/2024 OR PERMIT WILL BE INVALID
Construction Hours: Monday - Friday 7:00 a.m. to 6:30 p.m. and Saturday from 8:00 a.m. to 6:00 p.m. No work on Sundays or Holidays

Job Address: 2300 MESA DR NB
Description: SFR ADD SOLARIUM 3,139 SF, W/ 466 SF BALCONY, ADD 433 SF TO KITCHEN. 1521 SQ LOGGIA, (150 SF ENCL) ; DEMO 917 (E) LEFT WING OF BLDG.
Legal Desc.: IRVINE SUB LOT 152 BLK 51 POR OF LOT

Owner: GLIDEWELL JAMES
Address: 2300 MESA DR
NEWPORT BEACH, CA 92660
Phone:

Applicant: AZIZI MASUM
Address: 1601 DOVE ST STE 255
NEWPORT BEACH CA 92660
Phone: 949-689-7999

Code Edit : 2019
Type of Construction: V-B-SPR
Occupancy Group: R3/U
Added / New sq. ft. Bldg: 4642
Added / New sq. ft. Garage: 0
No of Stories: 2
No of Units: 1
Bldg Height: 0
Bldg Sprinklers: Y
Flood Zone: X

Worker's Compensation Insurance
Carrier:
Policy No:
Expire:

Building Setbacks
Rear: 25'
Front: 20'
Left: 5'
Right: 5'
Use Zone: Parking Spaces: 0

Architect: AZIZI MASUM M
Address: 4701 VON KARMAN AVE #156
NEWPORT BEACH CA 92660
Phone: 949-689-7999 State Lic: C024129
Engineer: HOUSHMAND MOHSEN
Address: 15 STUDEBAKER
IRVINE CA 92618
Phone: 949-752-1612 State Lic: C-042283
Designer:
Address:
Phone:

Special Conditions: JD DEMO TO
HAUL DEBRIS

INSPECTOR

Construction Valuation: \$2,500,000.00

Building Permit Fee: \$5,540.00
Plan Check Fee: \$4,310.00
Overtime Plan Ck: \$0.00
Investigation Fee: \$0.00
Record Management: \$272.00
Energy Compliance: \$303.00
CA Seismic Safety: \$325.00
Disabled Access: \$0.00
Hazardous Mat: \$0.00
Building Green Fee: \$100.00

Excise Tax: \$0.00
Additional Fee: \$0.00
Grading Bonds Fee: \$0.00
Grading PC Consultant: \$2,479.68
Grading Permit Fee: \$237.00
Grading PC Fee: \$544.32
WQ Insp. Fee: \$0.00
Electrical %: \$725.19
Mechanical %: \$414.39
Plumbing %: \$932.38

Planning Department -
Plan check Fee: \$208.00
Fair Share: \$0.00
SJH Trans: \$0.00
In-lieu Housing Fee:
Public Works Department -
Park Dedication: \$0.00
P/W Plan Check: \$406.00
San Dist: \$0.00
NMUSD Fee: \$0.00

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

TOTAL FEE : \$17,652.96

Plan Check Fee : \$6,695.96

Fee Due at Permit Issuance : \$10,957.00

PROCESSED BY: J1

ZONING APPROVAL: DL

GRADING APPROVAL: SP4

PUBLIC WORKS APPROVAL: PWD

PLAN CHECK BY: INTN/CHO JAS

APPROVAL TO ISSUE:

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

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

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

☐ I am exempt from licensure under the Contractors' State License Law for the following reason:

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

Signature of Property Owner or Authorized Agent _____ Date 07/25/21

LICENSED CONTRACTOR'S DECLARATION

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

and effect. License Class _____ License No _____ Date _____
Contractor Signature _____

WARNING: FAILURE TO SECURE WORKERS' COMPENSATION COVERAGE IS UNLAWFUL, AND SHALL SUBJECT AN EMPLOYER TO CRIMINAL PENALTIES AND CIVIL FINES UP TO ONE HUNDRED THOUSAND DOLLARS (\$100,000), IN ADDITION TO THE COST OF COMPENSATION, DAMAGES AS PROVIDED FOR IN SECTION 3708 OF THE LABOR CODE, INTEREST, AND ATTORNEY'S FEES.

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

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

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

Carrier	Policy Number	Expiration Date

Name of Agent _____
Phone # _____

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

Signature of Applicant *[Signature]* 12/30/15

[Signature]

Date: 10/03/11

DECLARATION OF CONSTRUCTION LENDING AGENCY

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

Lender's Name _____ Lender's Address _____

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

I am the property owner or authorized to act on the property owner's behalf.

I have read this application and the information I have provided is correct.

I agree to comply with all applicable city and county ordinances and state laws relating to building construction.

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

Signature	Printed Name of Owner or Authorized Agent	Printed Name of Employer or Authorized Agent	Date
<i>[Signature]</i>	Y	Y	07/25/12

Signature of Property Owner or Authorized Agent _____ Date _____
Signature of Property Owner's or Authorized Agent's Name _____

FOR OFFICE USE ONLY

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

☐ I SUBMITTED ASBESTOS NOTIFICATION TO

EPA

☐ AQMD

☐ ASBESTOS NOTIFICATION IS NOT APPLICABLE TO PROPOSED DEMOLITION
SIGNATURE: _____

SIGNATURE:



Costa Mesa Sanitary District

...an Independent Special District

SEWER PERMIT

BUILDING ADDRESS:	2300 MESA DR	CITY:	Newport Beach	STATE:	CA	ZIP:	92660
PARCEL NO:	43905101						
PROPERTY OWNER NAME:	GLIDEWELL, JAMES R TR	PHONE NO.:	949-620-8198				
CONTRACTOR NAME:	OWNER-BUILDER	PHONE NO.:					
CONTRACTOR ADDRESS:	201 EVENING STAR LN, NEWORT BEACH	CITY:		STATE:	CA	ZIP:	
STATE LICENSE NO.:		CITY BUSINESS LICENSE NO.:					
WORK TO BE DONE:	SFR: GLIDEWELL RESIDENTIAL REMODEL **CCTV APPROVAL PRIOR TO FINAL						

I hereby acknowledge that I have read this application and state the above is correct and agree to comply with State laws, City and County ordinances and Sanitary District ordinances pertaining to sanitary sewers. I certify I possess the above valid State of California contractor's license or am legal owner of the property described above.

Samuel Patino 07/27/21
Signature of Permittee Date

Pursuant to the Costa Mesa Sanitary District Operations Code, section 6.8.060, Orange County Sanitation District pretreatment requirements are herein incorporated by reference.

Office Use Only

PERMIT FEE: \$ 140.00
OTHER FEE: \$ 1405.75
TOTAL: \$ 1545.75

PERMIT NO.: SD19-0406

PERMIT ISSUED BY:

Angelica Colunga Date

INSPECTED BY:

APPROVED:

YES ☐ NO ☐

Date

NOTES:

IMPORTANT INFORMATION

The Sewer Permit is not effective without an authorization signature. This Sewer Permit is not a contract until it has been accepted. Acceptance is subject to the following:

1. All sewer connections must be inspected- call CMSD (949) 645-8400.
2. This sewer permit is subject to all of the Terms and Conditions that are stated separately but incorporated herein unless this sewer permit specifically states otherwise.



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

OWNER-BUILDER ACKNOWLEDGEMENT AND INFORMATION VERIFICATION
(HSC 19825)

NOTICE TO PROPERTY OWNER

Dear Property Owner:

An application for a building permit has been submitted in your name listing yourself as the builder of the property improvements specified at 2300 MESA DRIVE, NEWPORT BEACH CA, 92660

We are providing you with an Owner-Builder Acknowledgment and Information Verification Form to make you aware of your responsibilities and possible risk you may incur by having this permit issued in your name as the Owner-Builder.

We will not issue a building permit until you have read, initialed your understanding of each provision, signed, and returned this form to us at our official address indicated. An agent of the owner cannot execute this notice unless you, the property owner, obtain the prior approval of the permitting authority.

OWNER'S ACKNOWLEDGMENT AND VERIFICATION OF INFORMATION

DIRECTIONS: Read and initial each statement below to signify you understand or verify this information.

PG 1. I understand a frequent practice of unlicensed persons is to have the property owner obtain an "Owner-Builder" building permit that erroneously implies that the property owner is providing his or her own labor and material personally. I, as an Owner-Builder, may be held liable and subject to serious financial risk for any injuries sustained by an unlicensed person and his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an Owner-Builder and am aware of the limits of my insurance coverage for injuries to workers on my property.

PG 2. I understand building permits are not required to be signed by property owners unless they are responsible for the construction and are not hiring a licensed Contractor to assume this responsibility.

PG 3. I understand as an "Owner-Builder" I am the responsible party of record on the permit. I understand that I may protect myself from potential financial risk by hiring a licensed Contractor and having the permit filed in his or her name instead of my own.

PG 4. I understand Contractors are required by law to be licensed and bonded in California and to list their license numbers on permits and contracts.

PG 5. I understand if I employ or otherwise engage any persons, other than California licensed Contractors, and the total value of my construction is at least five hundred dollars (\$500), including labor and materials, I may be considered an "employer" under state and federal law.

PG 6. I understand if I am considered an "employer" under state and federal law, I must register with the state and federal government, withhold payroll taxes, provide workers' compensation disability insurance, and contribute to unemployment compensation for each "employee." I also understand my failure to abide by these laws may subject me to serious financial risk.

PG 7. I understand under California Contractors' State License Law, an Owner-Builder who builds single-family residential structures cannot legally build them with the intent to offer them for sale, unless all work is performed by licensed subcontractors and the number of structures does not exceed four within any calendar year, or all of the work is performed under contract with a licensed general building Contractor.

PG 8. I understand as an Owner-Builder if I sell the property for which this permit is issued, I may be held liable for any financial or personal injuries sustained by any subsequent owner(s) that result from any latent construction defects in the workmanship or materials.

PG 9. I understand I may obtain more information regarding my obligations as an "employer" from the Internal Revenue Service, the United States Small Business Administration, the California Department of Benefit Payments, and the California Division of Industrial Accidents. I also understand I may contact the California Contractors' State License Board (CSLB) at 1-800-321-CSLB (2752) or www.cslb.ca.gov for more information about licensed contractors.

PG 10. I am aware of and consent to an Owner-Builder building permit applied for in my name, and understand that I am the party legally and financially responsible for proposed construction activity at the following address: 2300 MESA DRIVE, NEWPORT BEACH CA, 92780

PG 11. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern Owner-Builders as well as employers.

PG 12. I agree to notify the issuer of this form immediately of any additions, deletions, or changes to any of the information I have provided on this form.

Licensed contractors are regulated by laws designed to protect the public. If you contract with someone who does not have a license, the Contractors' State License Board may be unable to assist you with any financial loss you may sustain as a result of a complaint. Your only remedy against unlicensed Contractors may be in civil court. It is also important for you to understand that if an unlicensed Contractor or employee of that individual or firm is injured while working on your property, you may be held liable for damages. If you obtain a permit as Owner-Builder and wish to hire Contractors, you will be responsible for verifying whether or not those Contractors are properly licensed and the status of their workers' compensation insurance coverage.

Before a building permit can be issued, this form must be completed and signed by the property owner and returned to the City of Newport Beach, Building Division, for issuing the permit.

Note: A copy of the property owner's driver's license or form notarization is required to be presented when the permit is issued to verify the property owner's signature.

Print name of property owner: Parvina Glidewell
Property Owner's Signature: Parvina Glidewell Date: 7-27-21

Note: The following Authorization Form is required to be completed by the property owner only when designating an agent of the property owner to apply for a construction permit for the Owner-Builder.

AUTHORIZATION OF AGENT TO ACT ON PROPERTY OWNER'S BEHALF

Excluding the Notice to Property Owner, the execution of which I understand is my personal responsibility, I hereby authorize the following person(s) to act as my agent(s) to apply for, sign, and file the documents necessary to obtain an Owner-Builder Permit for my project.

Scope of Construction Project (or Description of Work):

Project Location or Address: 2300 MESA DRIVE, NEWPORT BEACH CA, 92660
Name of Authorized Agent: ISRAEL PATINO Tel No 949-620-8198
Address of Authorized Agent: 2162 MICHELSON DRIVE, IRVINE CA 92612

I declare under penalty of perjury that I am the property owner for the address listed above and I personally filled out the above information and certify its accuracy. *Note: A copy of the owner's driver's license, form notarization, or other verification acceptable to the agency is required to be presented when the permit is issued to verify the property owner's signature.*

Property Owner's Signature: Parvina Glidewell Date: 7-27-21

Note: A copy of the owner's driver's license or form notarization is required to be presented when the permit is issued to verify the property owner's 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: 10-13-21 JOB ADDRESS: 2300 Mesa Dr.

1. The grading plan check number for this site is X2021-0667 and will be referred to in all reports, certifications and correspondence.
2. **STOP ORDERS** Whenever any work is being done contrary to the provisions of the City Codes, the Chief Building Official or his authorized representative may order the work stopped by notice in writing served on any persons engaged in the doing or causing such work to be done and any such persons shall forthwith stop such work until authorized by the Chief Building Official to proceed with the work.
3. The stamped set of approved plans shall be on the job site at all times.
4. **NOTIFICATION OF NONCOMPLIANCE** If, in the course of fulfilling their responsibilities, the civil engineer, surveyor, the soils engineer, the engineering geologist or the testing agent finds that the work is not being done in conformance with the approved grading plans, the discrepancies shall be reported immediately in writing to the person in charge of the grading work and to the Building Division. Recommendations for corrective measures, if necessary, shall be submitted to the Building Division for approval.
5. When import or export of materials is required, haul routes to and from the site shall be approved by the City Traffic Engineer and hauling procedures shall be in accordance with Chapter 15 of the Newport Beach Municipal Code (NBMC). Contractor shall use Best Management Practices (BMP's) to insure that all water quality issues are addressed.
6. Between October 1 and April 30, erosion control BMP measures shall be in place. During the remainder of the year dry season wind erosion BMP's (dust control) shall be implemented. Sediment control BMP's shall be installed and maintained at all operational storm drain inlets internal to the project. BMP's to control off-site sediment tracking shall be implemented and maintained. Appropriate BMP's to prevent contamination of stormwater from construction activities shall be implemented. A "weather triggered" action plan and the ability to deploy BMP's to protect all exposed portions of the site within 48-hours when the National Weather Service forecasts a 50% or greater chance of rain.
7. All fills shall be compacted throughout to a minimum of 90 percent compaction as determined by ASTM test method 1557 and approved by the soils engineer. Compaction tests shall be performed according to the preliminary soils report.
8. All trench (including interior and exterior utility trenches) and retaining wall backfill shall be compacted throughout to a minimum of 90 percent relative compaction and approved by the soils engineer.
9. Whenever work on which required inspection/testing is covered by additional work without first being inspected/tested, the Chief Building Official shall require by written notice that the work be exposed for examination. The work of exposing and recovering shall not entail or be subject to expense to the City of Newport Beach and will be the sole expense of the Permittee.
10. Landscaping of all slopes and pads shall be in accordance with 15.10.130 of the NBMC.
11. Approved drainage provisions shall be used to protect adjoining properties during the grading operation.

12. The permittee or his agent shall notify the Building Division when the grading operation is ready for each of the following inspections:
 - a. **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.
13. All footing excavations, slab on grade areas and subdrains shall be inspected and approved by the Geotechnical Engineer or Engineering Geologist. Written approval shall be submitted to the Building Inspector.
14. Prior to the start of grading, all permanent property corner monuments shall be in place. Prior to any foundation inspections, proof of recordation of the "corner record" or "record of survey" with the County of Orange shall be provided.
15. The undersigned acknowledge a copy of the above and agree to comply with the Grading Code of the City of Newport Beach, the recommendations of the project soils report and any special requirements of the permit.
16. Prior to foundation inspection a Line and Grade Certificate Form must signed and stamped by the surveyor of record and submitted to the building inspector. A Structural Observation Report may be required.
17. All parties listed below must be present for the pregrade meeting unless approved by the building inspector.
18. All duplex construction requires separate utilities (sewer, water, gas, electrical, fire sprinkler risers).

OWNER/CONTRACTOR: JIM BLIDWELL
 By: [Signature]
 Address: _____
 Telephone: 949-620-8198

DESIGN CIVIL ENGR.: CVR TRANS INC.
 By: [Signature]
 Address: 732 N. DIAMOND DR. SUITE 122, IRVINE, CA 92612
 Telephone: (949) 356-1131

GEOTECHNICAL ENGINEER: GLOBAL GEO-ENG.
 By: Mohan VASANI
 Address: 3 Corporate Park, Irvine
 Telephone: 949-221-0900

GEOLOGIST.: ALLAN KAZEM - GLOBAL GEO-ENG.
 By: ALLAN KAZEM
 Address: 3 Corporate Park, Irvine
 Telephone: 949221-0900

GRADING CONTR.: JD Demo & Grade
 By: [Signature]
 Address: 7561 Slater H.B.
 Telephone: 714-920-9753

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

NEWPORT BEACH REPRESENTATIVE: _____ PHONE #: _____

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



GLOBAL GEO-ENGINEERING, INC.

October 31, 2023
Project 7480-61

Mr. James Glidewell
2300 Mesa Drive
Newport Beach, California 92660

Subject: Summary Report of Grading and Construction Observation
Solarium
2300 Mesa Drive
Newport Beach, California

References: See Appendix A

1. INTRODUCTION

- a) This report is being submitted at the conclusion of the construction and grading operations at the subject site located in the city of Newport Beach, California. Our report presents a summary of grading activities, and of the associated services provided by our firm when services were specifically requested. As is the case for any project, this report does not certify any work conducted at the job site, not observed by Global Geo-Engineering, Inc.
- b) This report is subject to the Terms and Conditions enclosed to this report and incorporated herein by reference.

2. PROJECT DESCRIPTION

2.1 Location

- a) The project site is located within the Santa Ana heights area, in the west-central portion of Orange County, California.
- b) The project site location is specifically located about 485 feet immediately south of the intersection of Southwest Cypress Street and Mesa Drive, in Newport Beach, California.

3. SOLARIUM CONSTRUCTION OBSERVATION SUMMARY

The activities covered under this report include rough grading for the solarium pad, backfill of the storm drain and electrical trench, and caisson installation to support the solarium.

4. ROUGH GRADING

4.1 General Description

The site was graded to provide level building pad for the solarium.

4.2 Plans and Procedures

4.2.1 Project Plans

The project plans were prepared by *Azizi Architects*.

4.2.2 Jurisdiction

Grading activities for the development were under the jurisdiction of the City of Newport Beach Building Department.

4.2.3 Grading Period

We commenced our testing on March 6, 2023. Our last visit was on June 30, 2023.

4.2.4 Records

A Daily Report of Grading Control was prepared by our Soil Technician for each day of grading activity, and was generally reviewed by our supervising Soil Engineer. These reports are complementary to this report.

4.2.5 Limits of Certified Grading

The approximate limits of grading covered by this report are delineated on the *As-Graded Geotechnical and Caisson Location Plan, Plate 1* and on the *Density Test Location Plan, Plate 2*.

4.3 Rough Grading Earthwork

4.3.1 Overexcavation

- a) The overexcavation was conducted under the pad for an approximate depth of 30 inches by Greenleaf. The bottom of the overexcavation was approved by our engineering geologist.
- b) The approved overexcavated bottom was scarified by additional 6 inches, moisture conditioned, and processed prior to placement of new fill.

- d) The limits of overexcavation extended to the edges of the proposed solarium.

4.3.2 Placement Procedures

Fill materials during the rough grading phase were placed in thin lifts not exceeding 6 inches, primarily by means of a bobcat and a mini excavator.

4.3.3 Compaction Equipment

Compaction was primarily accomplished by use of a vibratory sheepsfoot roller.

4.3.4 Backfill Materials/Soil Description

The overexcavated soils from building footprint were not considered suitable to re-use as compacted fill due to their very moist properties. Therefore, these overexcavated materials were exported, and suitable materials were imported to the site.

4.3.5 Compaction Requirements

Project specifications required that all soil backfill placed on-site was to be compacted to at least 90 percent relative compaction with respect to ASTM Test Method D1557. Field testing of the overexcavated backfill confirmed that these soils were compacted to 90 percent of greater relative compaction.

5. FINE GRADING OBSERVATIONS

5.1 General

After the completion of the rough grading, Global Geo-Engineering, Inc. provided additional observation and testing services for the fine-grading phase of the project. These services included:

- i) Geotechnical observation of caisson drilling;
- ii) Utility trench backfill testing, including storm drain and electrical line;

5.2 Jurisdiction

Fine-grading activities for the development were under the jurisdiction of the City of Newport Beach – Building Department.

5.3 Records

A *Field Memo* was prepared by our Engineering Geologist and Geotechnical Engineer, and a *Daily Report of Observation and Testing* was prepared by our Soil Technician or for each day of grading activities, and was generally reviewed by our supervising Geotechnical Engineer. These reports are complementary to this report and are included with this report.

6. VERIFICATION

- a) Included herein are the results of the geologic observation of the caisson foundation drilling, field density tests and supplemental observations which were taken in conjunction with the grading and construction that was performed under our purview. Preparation for, and placement of, compacted fill was monitored by representatives of this firm and all soils that were tested were found to meet or exceed the minimum compaction required by the California Building Code, applicable local ordinances, the Geotechnical Engineer's recommendations.
- b) Field density tests and other required geotechnical observations were performed at selected locations throughout the area of the project. It is our opinion, based on observing and testing the work, that the soils tested are representative of the work, and that the work, in general, meets or exceeds the minimum requirements of the California Building Code and applicable local ordinances.
- c) Our services were performed in accordance with engineering principles generally accepted at this time and location and with the usual and customary care applied by other professionals in this field. It should be understood that field data, including density test locations and elevations, as well as the extent of the filled area, are only approximately located.
- d) The accuracy of our geotechnical observations, and from our field technician's estimated locations, will vary depending upon the survey control available at the time the estimates were made.
- e) No warranty as to the actual extent of the filled area, nor of its relationship to the location of planned improvements, is made. No other warranty, neither expressed nor implied, is made. We were not responsible for line and grade.

7. INSPECTION AND TESTING

7.1 Caisson Foundations

- a) The drilled, cast-in-place caisson foundations were installed to support the solarium. A summary of the caisson foundation construction is included as follows.

- b) Following rough grading of the building pad, caisson foundation drilling commenced. Caisson drilling operations were started on May 9, 2023. Drilling operations were conducted by *Curtis Drilling*, using a track-mounted, flight auger drill rig.
- c) A total of 20, 2-foot diameter caissons were drilled under the foundation area. Caisson depths were extended to depths ranging from 20 to 28 feet below the existing building pad grade. Minimum criteria specified by the structural engineering design were followed. Geotechnical observation of the drilling operation was conducted by us, with each caisson hole certified prior to placing concrete.
- d) All caissons were extended to depths which met or exceeded minimum, pre-anticipated drill depths.

7.2 Compaction Testing

7.2.1 Test Methods

Field density tests were performed with a nuclear gauge in accordance with the procedures described in ASTM Test Methods D2922 and D3017.

7.2.2 Number of Tests

The results of the 56 field density tests were taken during this phase of grading 15 for the pad, 6 for the electrical trench backfill, 28 for the storm drain backfill and 7 for the grade beams. Field-testing was used to determine the degree of compaction of the native materials and as the fill materials were being compacted.

7.3 Laboratory Testing and Compaction Characteristics

The procedures described in ASTM Test Method D1557 were used to determine the compaction characteristics of the imported fill materials. The results of our laboratory compaction tests are shown below:

LABORATORY COMPACTION TEST RESULTS			
Soil Type	Soil Description	Optimum Moisture Content (%)	Maximum Dry Density (lb/ft ³)
A1	Sandy CLAY with Gravel (without rock correction)	9.0	129.0
A2	Sandy CLAY (with rock correction)	7.6	134.0
B	Clayey SAND	10.5	124.5

Mr. James Glidewell
October 31, 2023
Project 7480-61
Page 6

The opportunity to be of service is sincerely appreciated. If you have any questions or if we can be of further assistance, please call.

Very truly yours,

GLOBAL GEO-ENGINEERING, INC.

Mohan B. Upasani
Principal Geotechnical Engineer
RGE 2301
(Exp. March 31, 2025)



MBU:mbu

Enclosures:

Terms and Conditions
Field Memos
Daily Report of Observation and Testing
References

- Appendix A

TERMS AND CONDITIONS OF AUTHORIZATION

Consultant shall serve Client by providing professional counsel and technical advice regarding subsurface conditions consistent with the scope of services agreed-to between the parties. Consultant will use his professional judgment and will perform his services using that degree of care and skill ordinarily exercised under similar circumstances, by reputable foundation engineers and/or engineering geologists practicing in this or similar localities.

- In assisting Client, the Consultant may include or rely on information and drawings prepared by others for the purpose of clarification, reference or bidding; however, by including the same, the Consultant assumes no responsibility for the information shown thereon and Client agrees that Consultant is not responsible for any defects in its services that result from reliance on the information and drawings prepared by others. Consultant shall not be liable for any incorrect advice; judgment or decision based on any inaccurate information furnished by the Client or any third party, and Client will indemnify Consultant against claims, demands, or liability arising out of, or contribute to, by such information.
- Unless otherwise negotiated in writing, Client agrees to limit any and all liability, claim for damages, cost of defense, or expenses to be levied against Consultant on account of design defect, error, omission, or professional negligence to a sum not to exceed ten thousand dollars or charged fees whichever is less. Further, Client agrees to notify any construction contractor or subcontractor who may perform work in connection with any design, report, or study prepared by Consultant of such limitation of liability for design defects, errors, omissions, or professional negligence, and require as a condition precedent to their performing the work a like limitation of liability on their part as against the Consultant. In the event the Client fails to obtain a like limitation of liability provision as to design defects, errors, omissions or professional negligence, any liability of the Client and Consultant to such contractor or subcontractor arising out of a negligence shall be allocated between Client and Consultant in such a manner that the aggregate liability of Consultant for such design defects to all parties, including the Client shall not exceed ten thousand dollars or charged fees whichever is less. No warranty, expressed or implied of merchantability or fitness, is made or intended in connection with the work to be performed by Consultant or by the proposal for consulting or other services or by the furnishing of oral or written reports or findings made by Consultant.
- The Client agrees, to the fullest extent permitted by law, to indemnify, defend and hold harmless the Consultant, its officers, directors, employees, agents and subconsultants from and against all claims, damages, liabilities or costs, including reasonable attorney's fees and defense costs, of any nature whatsoever arising from or in connection with the Project to the extent that said claims, damages, liabilities or costs arise out of the work, services, or conduct of Client or Client's contractors, subconsultants, or other third party not under Consultant's control. Client further agrees that the duty to defend set forth herein arises immediately and is not contingent on a finding of fault against Client or Client's contractors, subconsultants, or other third parties. Client shall not be obligated under this provision to indemnify Consultant for Consultant's sole negligence or willful misconduct.
- Client shall grant free access to the site for all necessary equipment and personnel and Client shall notify any and all possessors of the project site that Client has granted Consultant free access to the project site at no charge to Consultant unless expressly agreed to otherwise in writing.
- If Client is not the property owner for the subject Project, Client agrees that it will notify the property owner of the terms of this agreement and obtain said property owner's approval to the terms and conditions herein. Should Client fail to obtain the property owner's agreement as required herein, Client agrees to be solely responsible to Consultant for all damages, liabilities, costs, including litigation fees and costs, arising from such failure that exceed that limitation of Consultant's liability herein.
- Client shall locate for Consultant and shall assume responsibility for the accuracy of his representations as to the locations of all underground utilities and installations. Consultant will not be responsible for damage to any such utilities or installation not so located.
- Client and Consultant agree to waive claims against each other for consequential damages arising out of or relating to this agreement. Neither party to this agreement shall assign the contract without the express, written consent of the other party.
- Consultant agrees to cover all open test holes and place a cover to carry a 200-pound load on each hole prior to leaving project site unattended. Consultant agrees that all test holes will be backfilled upon completion of the job. However, Client may request test holes to remain open after completion of Consultants work. In the event Client agrees to pay for all costs associated with covering and backfilling said test holes at a later date, and Client shall indemnify, defend and hold harmless Consultant for all claims, demands and liabilities arising from his request, except for the sole negligence of the Consultant, to the extent permitted by law.
- Consultant shall not be responsible for the general safety on the job or for the work of Client, other contractors and third parties.
- Consultant shall be excused for any delay in completion of the contract caused by acts of God, acts of the Client or Client's agent and/or contractors, inclement weather, labor trouble, acts of public utilities, public bodies, or inspectors, extra work, failure of Client to make payments promptly, or other contingencies unforeseen by Consultant and beyond reasonable control of the Consultant.
- In the event that either party desires to terminate this contract prior to completion of the project, written notification of such intention to terminate must be tendered to the other party. In the event Client notifies Consultant of such intention to terminate Consultant's services prior to completion of the contract, Consultant reserves the right to complete such analysis and records as are necessary to place files in order, to dispose of samples, put equipment in order, and (where considered necessary to protect his professional reputation) to complete a report on the work performed to date. In the event that Consultant incurs cost in Client's termination of this Agreement, a termination charge to cover such cost shall be paid by Client.
- If the Client is a corporation, the individual or individuals who sign or initial this Contract, on behalf of the Client, guarantee that Client will perform its duties under this Contract. The individual or individuals so signing or initialing this Contract warrant that they are duly authorized agents of the Client.

LIMITATIONS

Our findings, interpretations, analyses, and recommendations are professional opinions, prepared and presented in accordance with generally accepted professional practices and are based on observation, laboratory data and our professional experience. Consultant does not assume responsibility for the proper execution of the work by others by undertaking the services being provided to Client under this agreement and shall in no way be responsible for the deficiencies or defects in the work performed by others not under Consultant's direct control. No other warranty herein is expressed or implied.

FIELD MEMO

PROJECT NO. 51/ 74-80-61	CLIENT OR OWNER GLIDEWELL	REPORT NO.	
TRACT/LOT NO.	PROJECT NAME	DATE 3-8-2023	DAY WED.
JOB ADDRESS 2300 MESA	EARTHWORK CONTRACTOR GREENLEAF	ENG./GEO. ALLAN K. - 2	
LOCATION Newport Beach	CLIENT REPRESENTATIVE JAKE MALONE - GLIDEWELL	PERMIT NO.	
SUBJECT SOLARIUM MAT SLAB OVEREXCAVATION AND FIELD MEETING			
COMMENTS ON SITE TO MEET WITH OUR SOIL TECHNICIAN AND JAKE MALONE TO OBSERVE THE PROGRESS AND ISSUES RELATING TO THE RECOMMENDED OVEREXCAVATION, LOCATED WITHIN THE SOLARIUM FOOTPRINT. DURING OUR PRIOR SITE VISITS, THE COMPACTED BACKFILL IN THE SOLARIUM AREA DID NOT PASS COMPACTION REQUIREMENTS. THE FAILED COMPACTION WAS ATTRIBUTED TO THE SOILS BEING TOO WET. PRIOR GEOTECHNICAL RECOMMENDATIONS PROVIDED BY OUR SOIL TECHNICIAN (ERIC VICTOR), ON BEHALF OF MYSELF, INCLUDED OVEREXCAVATION OF 12 INCHES BELOW THE BOTTOM OF THE MAT SLAB. GREENLEAF HAS BEEN DEFICIENT IN THEIR ATTEMPTS TO TRY TO DRY THESE SOILS BACK TO ACCEPTABLE LEVELS. IT IS MY RECOMMENDATION TODAY, THAT THOSE WET SOILS, LOCATED AT THE SOUTHWEST, APPROXIMATED ONE-THIRD OF THE SOLARIUM, BE REMOVED COMPLETELY AND REPLACED WITH DRY, IMPORT SOILS. CONTINUING TO DRY BACK THE ONSITE SOILS TO SUITABLE LEVELS WILL BE FUTILE, SPECIFICALLY DUE TO THE OVERLY SATURATED NATURE OF THE ONSITE SOILS.			
See Terms and Conditions on the back			



GLOBAL GEO-ENGINEERING, INC.

3 Corporate Park, Suite 270
Irvine, CA 92606
Phone 949-221-0900
Fax 949-221-0091
Email: global@globalgeo.net

24021

By: *ALL*
(Signature)

(Print)

FIELD MEMO

PROJECT NO. 7480-61	CLIENT OR OWNER Glidewell	REPORT NO.	
TRACT/LOT NO.	PROJECT NAME	DATE 5/9/23	DAY Tue
JOB ADDRESS 2300 Mesa	EARTHWORK CONTRACTOR	ENG./GEO. MBU	
LOCATION Newport Beach	CLIENT REPRESENTATIVE	PERMIT NO.	
SUBJECT caisson observation			
COMMENTS			
visited the site to observe caisson excavations (6) for the proposed addition. The caissons were to depths as indicated above. The diameter is 2 ft.			
See Terms and Conditions on the back			



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Irvine, CA 92606
Phone 949-221-0900
Fax 949-221-0091
Email: global@globalgeo.net

24162

By: MRShpa
(Signature)

(Print)

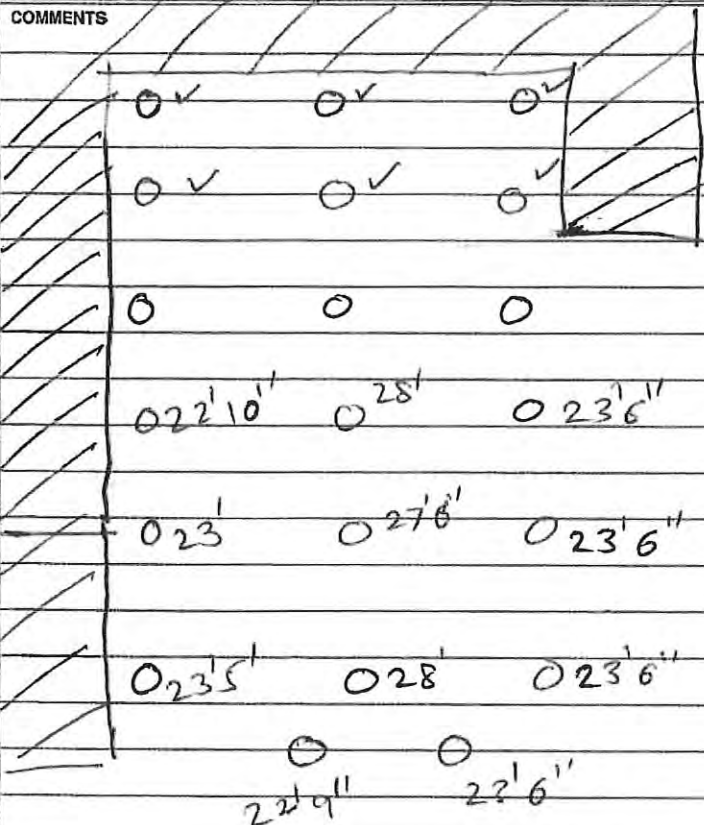
FIELD MEMO

PROJECT NO. 7480-61	CLIENT OR OWNER Glidewell	REPORT NO.
TRACT/LOT NO.	PROJECT NAME	DATE 5/10/23 DAY Wed
JOB ADDRESS 2300 Mesa	EARTHWORK CONTRACTOR Curk's Drilling	ENG./GEO. MBU
LOCATION N. Beach	CLIENT REPRESENTATIVE Jake	PERMIT NO.

SUBJECT

Remaining caissons

COMMENTS



Visited the site to observe the caisson excavations for the remaining caissons. They were drilled to the depths as mentioned above.

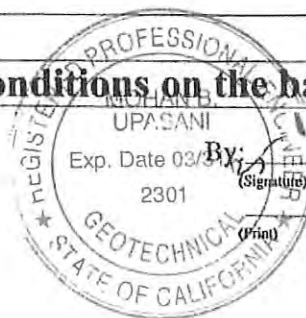
See Terms and Conditions on the back



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24162



FIELD MEMO

PROJECT NO. 7480	CLIENT OR OWNER 2300 MESA DR	REPORT NO.	
TRACT/LOT NO.	PROJECT NAME Solarium ox	DATE 3-6-2023	DAY Mon
JOB ADDRESS New Port Beach	EARTHWORK CONTRACTOR Green Leaf	ENG./GEO. 5	
LOCATION	CLIENT REPRESENTATIVE 657-253-9869	PERMIT NO.	
SUBJECT			
COMMENTS			
on site for observation of first lift of fill placement on Solarium ox. Compaction Tests revealed low Dry Densities and very high moistures. With The Max Densities ow file Tests are failing I grabbed another Sample to verify. Labs will be complete tomorrow Am Also Delivered Import Sample from 30331 Hamilton TR Trabuco Cyn TO Lab Contractor Should Rip and aerate + Recompact first lift of fill. Will Retst before Import placement			



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Irvine, CA 92606
Phone 949-221-0900
Fax 949-221-0091
Email: global@globalgeo.net

24021

By: *Emi Uetan*

(Signature)

(Print)

PERMIT NO.

EQUIPMENT:

WEATHER

APPROXIMATE YARDAGE THIS SHIFT TOTAL

Sample Import Material w/ 12736 Beach Blvd
Stanton CA Deliver To Empire for LABs

X

Client Representative Signature



3 Corporate Park, Suite 270
Irvine, CA 92606
Phone 949-221-0900
Fax 949-221-0091
Email: global@globalgeo.net

24006

X

Global Geo-Engineering, Inc. Representative Signature

Printed Name _____

PERMIT NO.

Printed Name _____

PERMIT NO.

Perform Compaction Tests on Solignum and Putio
Peds Sample sulfate Deliver To office
TST Locations shown on plan

X

2

24021

Printed Name _____

DAILY REPORT OF OBSERVATION AND TESTING

[illegible]

On Site for observation of of Solarium or Bottom Contractor is 1' to 1'6" Below FG. Scarify Bottom and recompact. Backfill: on Site Material Can be used only if Moisture is below 13.5% Call Global Geo for finish Grade Compaction

**3 Corporate Park, Suite 270
Irvine, CA 92606
Phone 949-221-0900
Fax 949-221-0091
Email: global@globalgeo.net**

23968

Printed Name _____

PERMIT NO.

This report is subject to the terms and conditions on the back of this form, and by accepting and/or utilizing this report in any manner, you are agreeing to abide by those terms and conditions.

Client Representative Signature



x 
Global Geo-Engineering, Inc. Representative Signature
FRED SMITH
Printed Name

DAILY REPORT OF OBSERVATION AND TESTING

PERMIT NO. _____

PROJECT NO. 7480-61	CLIENT OR OWNER 2300 MESA DRIVE	REPORT NO.	
TRACT/LOT NO.	PROJECT NAME	DATE 6/21/2023	DAY WED
LOCATION NEWPORT BEACH	EARTHWORK CONTRACTOR	JOB ENG.	HOURS 4 HRS
CONTRACTORS SHIFT	CLIENT REPRESENTATIVE JAKE	ASSIST'S.	HOURS

EQUIPMENT:

WEATHER

SD = STORM DRAIN E = ELECTRIC

APPROXIMATE YARDAGE THIS SHIFT TOTAL

TEST NO.	TEST LOCATION	ELEVATION	SOIL TYPE	MAX. DRY DENSITY	FIELD MOISTURE %	FIELD DRY DENSITY P.C.F.	RELATIVE COMPACTION %	COMMENTS
SD 4	SOLARIUM	-1'		124.5	12.3	114.3	91.8	P
SD 5		-1'		124.5	11.7	116.8	93.8	P
SD 6		-1'		124.5	11.1	118.4	95.1	P
E 7		-1.5'		124.5	12.7	116.6	93.6	P
SD 8		-1.5		124.5	10.4	119.3	95.8	P
SD 9		-1.5		124.5	10.3	120	96.3	P
SD 10		-1.5		124.5	11.5	115.7	92.9	P
SD 11		-1.5		129	11.7	119.9	92.9	P
SD 12		-1.5		129	12.1	121.8	94.4	P
SD 13		-1.5		124.5	13.2	120.1	96.4	P
SD 14		-1.5		124.5	12.4	115.4	92.6	P
SD 15		-1.5		124.5	12.8	116	93.1	P
SD 16		-1.5		124.5	10.7	118.6	95.2	P
SD 17		-1'		124.5	11.9	115.3	92.6	P
SD 18		-1'		124.5	13.3	114.2	91.7	P
E 19		-1'		124.5	11.8	113.9	91.4	P
E 20		-1'		129	11.4	118.7	92	P

ON SITE AS REQUESTED FOR OBSERVATIONS + TESTING SERVICE FOR UTILITY TRENCH BACK-FILL NATIVE SOILS ARE BEING PLACED IN 6-8 INCH LIFT'S MOST ARE CONDITIONED TO 2-3% OVER OPTIMUM MECHANICAL EFFORT APPLIED BY WACKER BASED ON OBSERVATIONS, PROBING AND RANDOM DENSITY TESTING MATERIALS APPEAR TO BE FIRM + UNYIELDING MEETING 90% OR GREATER RELATIVE COMPACTION

This report is subject to the terms and conditions on the back of this form, and by accepting and/or utilizing this report in any manner, you are agreeing to abide by those terms and conditions.

X

Client Representative Signature



GLOBAL GEO-ENGINEERING, INC.

3 Corporate Park, Suite 270
Irvine, CA 92606
Phone 949-221-0900
Fax 949-221-0091
Email: global@globalgeo.net

24295

[Signature]
Global Geo-Engineering, Inc. Representative Signature

FRED SMITH

Printed Name

DAILY REPORT OF OBSERVATION AND TESTING

PERMIT NO. _____

PROJECT NO. 7480-61	CLIENT OR OWNER 2300 MESA DRIVE	REPORT NO.	
TRACT/LOT NO.	PROJECT NAME	DATE 6/22/2023	DAY THUR
LOCATION NEWPORT BEACH	EARTHWORK CONTRACTOR	JOB ENG.	HOURS 4 HRS
CONTRACTORS SHIFT	CLIENT REPRESENTATIVE JAKE	ASSIST'S.	HOURS

EQUIPMENT:

WEATHER

APPROXIMATE YARDAGE THIS SHIFT TOTAL

SD = STORM DRAIN E = ELECTRIC

TEST NO.	TEST LOCATION	ELEVATION	SOIL TYPE	MAX. DRY DENSITY	FIELD MOISTURE %	FIELD DRY DENSITY P.C.F.	RELATIVE COMPACTION %	COMMENTS
SD 21	SOLARIUM	Ø		124.5	10.6	118.6	91.2	P
SD 22		Ø		124.5	11.9	116.6	93.6	P
SD 23		Ø		124.5	8.2	116	93.1	P
SD 24		Ø		129	8.8	125.1	96.9	P
SD 25		Ø		129	11.1	119	92.2	P
SD 26		Ø		124.5	12.4	117.5	94.3	P
SD 27		Ø		124.5	13.3	114.3	91.8	P
SD 28		Ø		124.5	10.8	120.4	96.7	P
SD 29		Ø		124.5	9.6	116.7	93.7	P
E 30		Ø		124.5	12.8	116.3	93.4	P
E 31		Ø		124.5	12.3	117.2	94.1	P
E 32		Ø		129	10.4	120.3	93.2	P
SD 33		Ø		129	9.6	124.4	96.5	P
SD 34	↓	Ø		129	11.4	123.1	95.4	P

ON SITE AS REQUESTED FOR OBSERVATIONS AND TESTING SERVICE

FOR UTILITY TRENCH BACKFILL IN THE SOLARIUM AREA MATERIALS ARE MOISTURE CONDITIONED AS NEEDED, PROCESSED AND MECHANICALLY COMPACTED W/ HACKER AND HAND TAMPED WHERE W/ HACKER COULD NOT BASED ON OBSERVATIONS, PROBING AND RANDOM DENSITY TESTING MATERIALS APPEAR TO BE FIRM + UNYIELDING MEETING 90% OR GREATER RELATIVE COMPACTION. FLOW LINES AND ELEVATIONS THE RESPONSIBILITY OF CONTRACTOR AND/OR GOVERNING AGENCY TEST PLOTTED ON PLANS

This report is subject to the terms and conditions on the back of this form, and by accepting and/or utilizing this report in any manner, you are agreeing to abide by those terms and conditions.

X

Client Representative Signature



GLOBAL GEO-ENGINEERING, INC.

3 Corporate Park, Suite 270
Irvine, CA 92606
Phone 949-221-0900
Fax 949-221-0091
Email: global@globalgeo.net

24295

X *Fred Smith*

Global Geo-Engineering, Inc. Representative Signature

FRED SMITH

Printed Name

DAILY REPORT OF OBSERVATION AND TESTING

PERMIT NO. _____

PROJECT NO. 7480-61	CLIENT OR OWNER 2300 MESA DRIVE	REPORT NO.	
TRACT/LOT NO.	PROJECT NAME	DATE 6/30/2023	DAY FRI
LOCATION NEWPORT BEACH	EARTHWORK CONTRACTOR	JOB ENG.	HOURS 4 HRS ✓
CONTRACTORS SHIFT	CLIENT REPRESENTATIVE JAKE	ASSIST'S.	HOURS

EQUIPMENT:

WEATHER

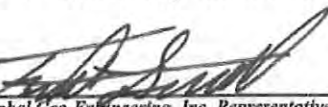
APPROXIMATE YARDAGE THIS SHIFT TOTAL

TEST NO.	TEST LOCATION	ELEVATION	SOIL TYPE	MAX. DRY DENSITY	FIELD MOISTURE %	FIELD DRY DENSITY P.C.F.	RELATIVE COMPACTION %	COMMENTS
35	SOLARIUM	Ø		124.5	12.6	114.6	92	P
36	AREA	Ø		124.5	13.4	117.3	94.2	P
37		Ø		129	13.4	122.4	94.8	P
38		Ø		129	12.9	118.5	92	P
39		Ø		124.5	14.1	115.3	92.6	P
40		Ø		124.5	13.8	117.7	94.5	P
41		Ø		124.5	12.3	118.3	91.8	P

ON SITE AS REQUESTED TO OBSERVE THE GRADE BEAM IN THE SOLARIUM AREA EXCAVATIONS BASED ON OBSERVATIONS AND PROBING THE FOUNDATIONS APPEAR FIRM + UNYIELDING EARTH MATERIALS ENCOUNTERED ARE COMPRISED OF COMPACTED FILL IN UPPER 12 INCHES AND LOWER 4 INCHES IN UNCOMPACTED NATIVE SOIL. HAD CONTRACTOR COMPACT BOTTOM OF EXCAVATION TO 90% OR GREATER WHICH IS SUFFICIENT FOR THE PROPOSED STRUCTURE. EARTH MATERIALS APPEAR SIMILAR TO EARTH MATERIALS DESCRIBE IN THIS FIRM'S SOIL REPORT. EXCAVATIONS SHOULD BE FREE OF ALL SLOUGH + DEBRIS PRIOR TO PLACEMENT OF CONCRETE. CONTRACTOR IS TO MAINTAIN PLUS OPTIMUM MOISTURE CONTENT IN MATERIALS / FOOTING. CONTRACTOR RESPONSIBLE FOR LEVEL + GRADE, FLOW LINE AND ELEVATIONS AND OR GOVERNING AGENCY.

This report is subject to the terms and conditions on the back of this form, and by accepting and/or utilizing this report in any manner, you are agreeing to abide by those terms and conditions.

x  Client Representative Signature

x  Global Geo-Engineering, Inc. Representative Signature
FRED SMITH
Printed Name



GLOBAL GEO-ENGINEERING, INC.

3 Corporate Park, Suite 270
Irvine, CA 92606
Phone 949-221-0900
Fax 949-221-0091
Email: global@globalgeo.net

24306

APPENDIX A

References

1. Global Geo-Engineering, Inc. - *Geotechnical Investigation Report, Proposed New Residential Additions, 2300 Mesa Drive, Lot 52, Sub Block 51, Newport Beach, California* Project 7480-04 dated November 15, 2017;
2. City of Newport Beach Community Development Department Building Division – *Geotechnical Report Review Checklist* Plan Check No. 2825-2018 dated December 18, 2018;
3. Global Geo-Engineering, Inc. – *Percolation Testing, Proposed New Residential Additions, 2300 Mesa Drive, Newport Beach, California* Project 7480-06 dated February 25, 2019;
4. Global Geo-Engineering, Inc. – *Response to Geotechnical Report Review Checklist, Proposed New Residential Additions, 2300 Mesa Drive, Newport Beach, California* Project 7480-04 dated July 22, 2019;
5. Global Geo-Engineering, Inc. – *Geotechnical Report Addendum, Proposed New Residential Additions, 2300 Mesa Drive, Newport Beach, California* Project 7480-04 dated June 5, 2021;
6. Global Geo-Engineering, Inc. – *Geotechnical Report Update, Proposed New Residential Additions, 2300 Mesa Drive, Newport Beach, California* Project 7480-04 dated June 7, 2021;
7. Global Geo-Engineering, Inc. – *Additional Geotechnical Recommendations, Proposed New Solarium Construction, 2300 Mesa Drive, Newport Beach, California* Project 7480-06 dated December 2, 2021;
8. Plan Check No. 0608-2021

REQUEST FOR INFORMATION FORM



GLIDEWELL
DESIGN BUILD GROUP

RFI # 75
DATE 10/26/2023
DATE NEEDED 10/27/2023
BY

TO: Masum
Azizi,
Azizi Architect, Inc

PROJECT NAME Mesa Atrium

PROJECT # 2030- GRR

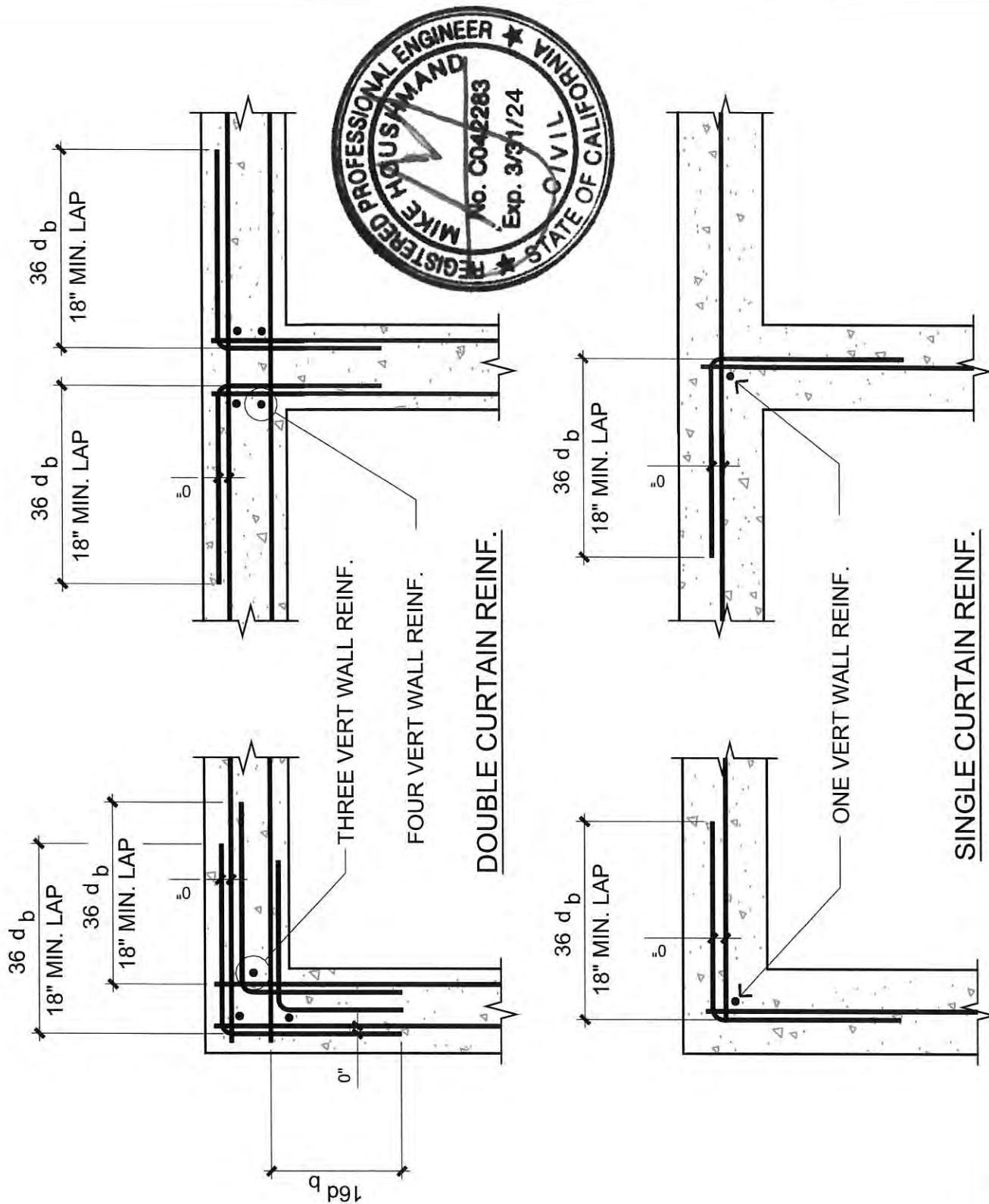
RFI Description

1. The city inspector is requesting the addition of a detail showing corner bars being added to the grade beam rebar for all corner intersections.

ATTACHMENTS:

SUBMITTED BY: Jake Malone
Glidewell Laboratories

RESPONSE TO RFI



NOTE:

BENT DOWELS SIZE TO MATCH TYP. REINF.

CONCRETE FOOTING REINF.

FIELD MEMO

PROJECT NO. 7480-61	CLIENT OR OWNER Glidewell	REPORT NO.	
TRACT/LOT NO.	PROJECT NAME	DATE 1/29/24	DAY Mon
JOB ADDRESS 2300 Mesa	EARTHWORK CONTRACTOR	ENG/GEO. MBU	
LOCATION N. Beach	CLIENT REPRESENTATIVE Edgar	PERMIT NO.	
SUBJECT Caissons for Loggia			
COMMENTS visited the site to observe caisson excavation for the proposed loggia. The caissons were drilled to the depth as shown on the approved plans: C-1 through C-6 - 12 ft minimum C-7 through C-10 - 11 ft minimum			



GLOBAL GEO-ENGINEERING

3 Corporate Park, Suite 270
Irvine, CA 92606
Phone 949-221-0900
Fax 949-221-0091
Email: global@globalgeo.net



By:

(Signature)

(Print)

HRupa

247



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

SPECIAL INSPECTION REPORT

Project Address: 2300 Mesa Dr
Permit Number: X2021-0667
Inspection Type (s): Concrete
Inspection Date (s): 4-4-24 () Periodic (X) Continuous

Describe Inspection, Including Location(s):
<u>observed placement of approx (3.5)</u>
<u>yards of concrete mix design # 564910</u>
<u>supplied by National for column pilasters</u>

List Tests Made:
<u>3(4x8) 5" slump, 4000 PSI</u>

Total Inspection Time Each Day:					
Date:					
Hours:					

List All Items Requiring Correction (Include Previously Listed Uncorrected Items):
<u>N/A</u>

Comments:

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:
<u>BT</u>	<u>4-4-24</u>
Print Full Name:	Newport Beach Registration No.:
<u>Brander Terry</u>	<u>0508</u>



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

SPECIAL INSPECTION REPORT

Project Address: 2300 Mesa Dr. Newport Beach, CA. 92660
 Permit Number: X2022-1031
 Inspection Type (s): Reinforced Concrete
 Inspection Date (s): 5-10-23 () Periodic (X) Continuous

Describe Inspection, Including Location(s):
Sample info: Set 1-load 1, ticket#395102, truck#20490, mixing time 60 min, conc temp 72F, ambient temp 68F

List Tests Made:
Slump, Temperature

Total Inspection Time Each Day:					
Date:	5-10-23				
Hours:	8				

List All Items Requiring Correction (Include Previously Listed Uncorrected Items):
None

Comments:
Observed the placement and consolidation of 36.5 cubic yards of 4000 psi concrete, mix #S64900, in eleven 24" diameter caissons (north end). I monitored the concrete slump, temperature, mixing time and water added on the job site. Concrete was consolidated by mechanical vibration. I cast one set of five 4"x8" compressive strength test cylinders. Concrete provider was National Ready Mix Irvine plant. Weather was sunny and cool. Concrete placement is complete. No problems to report. Prior to concrete placement, I monitored the drilling and placement of reinforcing steel cages. I verified the hole depths of 20' for the edge caissons and 25' for the center ones and that there was no caving in any of the holes and that steel clearance of 3" was maintained. The reinforcing steel consisted of (8) #8 vertical bars full height with #4 spirals spaced at 5" o.c. per detail 1/SD-1A.

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:
	5-10-23
Print Full Name:	Newport Beach Registration No.:
Saul Amaya	NB-0720

SpecialInspectionReport 08/25/2015

ALL AMERICAN INSPECTION

PO Box 6321, San Pedro, CA 90734 | 310.738.7005 (Call / Text) | Contact@AllAmericanInspectionService.com

Deputy Inspector's Daily Report

☒ Concrete ☐ Epoxy/DIA ☐ Wood ☐ Welding ☐ Masonry ☐ Steel Check ☐ Soils ☐ Other _____

Project Name Glidewell Residence Solarium Addition

Address 2300 Mesa Dr., Newport Beach, CA.

Report Date 5-10-23

Permit # X2022-1031

Contractor James Glidewell-Owner Builder

Description of Work Observed

Observed the placement and consolidation of 36.5 cubic yards of 4000 psi concrete, mix #S64900, in eleven 24" diameter caissons (north end). I monitored the concrete slump, temperature, mixing time and water added on the job site. Concrete was consolidated by mechanical vibration. I cast one set of five 4"x8" compressive strength test cylinders. Concrete provider was National Ready Mix Irvine plant. Weather was sunny and cool. Concrete placement is complete. No problems to report.

Prior to concrete placement, I monitored the drilling and placement of reinforcing steel cages. I verified the hole depths of 20' for the edge caissons and 25' for the center ones and that there was no caving in any of the holes and that steel clearance of 3" was maintained. The reinforcing steel consisted of (8) #8 vertical bars full height with #4 spirals spaced at 5" o.c. per detail 1/SD-1A.

Samples: Yes ☒ No ☐ **Sample Type** 4"x8" cylinders **Sample Quantity** 5

☐ **Paid COD**

☒ **To Be Billed**

Chk # _____ Chk Amount \$ _____

Cash Amount \$ _____ Paid Credit Card ☐

Billing Email/Address _____

Billing Info on File ☐

Inspector Name Saul Amaya

Sign 

Lic # 5296829

Time In 7:00 am **Time Out** 3:00pm **Reg Hours** 8 **Time 1/2** _____ **Double Time** _____

Hours Verified By: _____

Superintendent's Signature

All Inspections are based on 4 and 8 hour minimums. Saturdays / evenings are billed at time 1/2; Sundays / Holidays at double time.

250



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

SPECIAL INSPECTION REPORT

Project Address: 2300 Mesa Dr. Newport Beach, CA. 92660
 Permit Number: X2022-1031
 Inspection Type (s): Reinforced Concrete
 Inspection Date (s): 5-9-23 () Periodic (X) Continuous

Describe Inspection, Including Location(s):
Sample info: Set 1-load 1, ticket#394982, truck#20029, mixing time 90 min, conc temp 71F, ambient temp 66F

List Tests Made:
Slump, Temperature

Total Inspection Time Each Day:					
Date:	5-9-23				
Hours:	8				

List All Items Requiring Correction (Include Previously Listed Uncorrected Items):
None

Comments:
Observed the placement and consolidation of 28.5 cubic yards of 4000 psi concrete, mix #S64900, in nine 24" diameter caissons. I monitored the concrete slump, temperature, mixing time and water added on the job site. Concrete was consolidated by mechanical vibration. I cast one set of five 4"x8" compressive strength test cylinders. Concrete provider was National Ready Mix Irvine plant. Weather was sunny and cool. Concrete placement is complete. No problems to report. Prior to concrete placement, I monitored the drilling and placement of reinforcing steel cages. I verified the hole depths of 20' for the edge caissons and 25' for the center ones and that there was no caving in any of the holes and that steel clearance of 3" was maintained. The reinforcing steel consisted of (8) #8 vertical bars full height with #4 spirals spaced at 5" o.c. per detail 1/SD-1A.

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:
	5-9-23
Print Full Name:	Newport Beach Registration No.:
Saul Amaya	NB-0720

Special Inspection Report 08/25/2015

ALL AMERICAN INSPECTION

PO Box 6321, San Pedro, CA 90734 | 310.738.7005 (Call / Text) | Contact@AllAmericanInspectionService.com

Deputy Inspector's Daily Report

☒ Concrete ☐ Epoxy/DIA ☐ Wood ☐ Welding ☐ Masonry ☐ Steel Check ☐ Soils ☐ Other _____

Project Name Glidewell Residence Solarium Addition

Report Date 5-9-23

Address 2300 Mesa Dr., Newport Beach, CA.

Permit # X2022-1031

Contractor James Glidewell-Owner Builder

Description of Work Observed

Observed the placement and consolidation of 28.5 cubic yards of 4000 psi concrete, mix #S64900, in nine 24" diameter caissons. I monitored the concrete slump, temperature, mixing time and water added on the job site. Concrete was consolidated by mechanical vibration. I cast one set of five 4"x8" compressive strength test cylinders. Concrete provider was National Ready Mix Irvine plant. Weather was sunny and cool. Concrete placement is complete. No problems to report.

Prior to concrete placement, I monitored the drilling and placement of reinforcing steel cages. I verified the hole depths of 20' for the edge caissons and 25' for the center ones and that there was no caving in any of the holes and that steel clearance of 3" was maintained. The reinforcing steel consisted of (8) #8 vertical bars full height with #4 spirals spaced at 5" o.c. per detail 1/SD-1A.

Samples: Yes ☒ No ☐ **Sample Type** 4"x8" cylinders **Sample Quantity** 5

☐ **Paid COD**

☒ **To Be Billed**

Chk # _____ Chk Amount \$ _____

Billing Email/Address _____

Cash Amount \$ _____ Paid Credit Card ☐

Billing Info on File ☐

Inspector Name Saul Amaya

Sign 

Lic # 5296829

Time In 7:00 am

Time Out 3:00pm

Reg Hours 8

Time 1/2 _____

Double Time _____

Hours Verified By: _____

Superintendent's Signature

All Inspections are based on 4 and 8 hour minimums. Saturdays / evenings are billed at time 1/2; Sundays / Holidays at double time.

DAILY REPORT OF OBSERVATION AND TESTING

PERMIT NO. _____

PROJECT NO. 7480-6+	CLIENT OR OWNER 2300 MESA DRIVE	REPORT NO.	
TRACT/LOT NO.	PROJECT NAME	DATE 12/6/2023	DAY WED
LOCATION NEW PORT BEACH	EARTHWORK CONTRACTOR	JOB ENG.	HOURS 4 HRS
CONTRACTORS SHIFT	CLIENT REPRESENTATIVE JAKI	ASSIST'S.	HOURS

EQUIPMENT:

WEATHER

APPROXIMATE YARDAGE THIS SHIFT TOTAL

AB MAX 140.2 @ 6.7

TEST NO.	TEST LOCATION	ELEVATION	SOIL TYPE	MAX. DRY DENSITY	FIELD MOISTURE %	FIELD DRY DENSITY P.C.F.	RELATIVE COMPACTION %	COMMENTS
42	GLASS	0		140.2	7.4	137.7	98.2	P
43	ROOM	0		140.2	8.1	136.5	97.5	P
44		0		140.2	7.2	139.1	99.2	P
45		0		140.2	8.5	134.7	96	P
46		0		140.2	8.3	130.2	85.7	F
46A		0		140.2	7.1	138.7	98.9	P
47		0		140.2	8.4	126.7	97.1	P
48		0		140.2	7.3	139.2	99.2	P
49		0		140.2	6.9	135.8	91.8	P
50		0		140.2	7.7	137.4	98	P
51		0		140.2	7.4	137.1	97.7	P
ONSITE AS REQUESTED FOR OBSERVATION AND TESTING SERVICE FOR THE IMPORT AGGREGATE BASE MATERIALS ACROSS BUILDING PAD. SAMPLE COLLECTED BEING DELIVERED TO LAB FOR MAX DRY DENSITY AND MOISTURE NUMBER TAKEN TODAY DENSITY RESULT AFTER LAB RESULT ARE ADDED TO MORROW OR FRIDAY ONE AREA WAS VERY LOOSE CONTRACTOR REWORKED MATERIALS WERE MOISTURE CONDITIONED PROCESSED AND MECHANICALLY COMPACTED IN TWO LIFTS USING A VIBRATORY ROLLER BASED ON OBSERVATIONS, PROBING AND RANDOM DENSITY TESTING IMPORT MATERIALS APPEAR TO BE FIRM & UNYIELDING MEETING 90% OR GREATER RELATIVE COMPACTION RESULT GIVEN TO SUPERINTENDANT ON 12/7/2023								

This report is subject to the terms and conditions on the back of this form, and by accepting and/or utilizing this report in any manner, you are agreeing to abide by those terms and conditions.

X

Client Representative Signature

X

Global Geo-Engineering, Inc. Representative Signature



GLOBAL GEO-ENGINEERING, INC.

3 Corporate Park, Suite 270
Irvine, CA 92606
Phone 949-221-0900
Fax 949-221-0091
Email: global@globalgeo.net

FRED SMITH

Printed Name

TERMS AND CONDITIONS OF AUTHORIZATION

Consultant shall serve Client by providing professional counsel and technical advice regarding subsurface conditions consistent with the scope of services agreed-to between the parties. Consultant will use his professional judgment and will perform his services using that degree of care and skill ordinarily exercised under similar circumstances, by reputable foundation engineers and/or engineering geologists practicing in this or similar localities.

- In assisting Client, the Consultant may include or rely on information and drawings prepared by others for the purpose of clarification, reference or bidding; however, by including the same, the Consultant assumes no responsibility for the information shown thereon and Client agrees that Consultant is not responsible for any defects in its services that result from reliance on the information and drawings prepared by others. Consultant shall not be liable for any incorrect advice; judgment or decision based on any inaccurate information furnished by the Client or any third party, and Client will indemnify Consultant against claims, demands, or liability arising out of, or contribute to, by such information.
- Unless otherwise negotiated in writing, Client agrees to limit any and all liability, claim for damages, cost of defense, or expenses to be levied against Consultant on account of design defect, error, omission, or professional negligence to a sum **not to exceed ten thousand dollars or charged fees whichever is less**. Further, Client agrees to notify any construction contractor or subcontractor who may perform work in connection with any design, report, or study prepared by Consultant of such limitation of liability for design defects, errors, omissions, or professional negligence, and require as a condition precedent to their performing the work a like limitation of liability on their part as against the Consultant. In the event the Client fails to obtain a like limitation of liability provision as to design defects, errors, omissions or professional negligence, any liability of the Client and Consultant to such contractor or subcontractor arising out of a negligence shall be allocated between Client and Consultant in such a manner that the aggregate liability of Consultant for such design defects to all parties, including the Client shall **not exceed ten thousand dollars or charged fees whichever is less**. No warranty, expressed or implied of merchantability or fitness, is made or intended in connection with the work to be performed by Consultant or by the proposal for consulting or other services or by the furnishing of oral or written reports or findings made by Consultant.
- The Client agrees, to the fullest extent permitted by law, to indemnify, defend and hold harmless the Consultant, its officers, directors, employees, agents and subconsultants from and against all claims, damages, liabilities or costs, including reasonable attorney's fees and defense costs, of any nature whatsoever arising from or in connection with the Project to the extent that said claims, damages, liabilities or costs arise out of the work, services, or conduct of Client or Client's contractors, subconsultants, or other third party not under Consultant's control. Client further agrees that the duty to defend set forth herein arises immediately and is not contingent on a finding of fault against Client or Client's contractors, subconsultants, or other third parties. Client shall not be obligated under this provision to indemnify Consultant for Consultant's sole negligence or willful misconduct.
- Client shall grant free access to the site for all necessary equipment and personnel and Client shall notify any and all possessors of the project site that Client has granted Consultant free access to the project site at no charge to Consultant unless expressly agreed to otherwise in writing.
- If Client is not the property owner for the subject Project, Client agrees that it will notify the property owner of the terms of this agreement and obtain said property owner's approval to the terms and conditions herein. Should Client fail to obtain the property owner's agreement as required herein, Client agrees to be solely responsible to Consultant for all damages, liabilities, costs, including litigation fees and costs, arising from such failure that exceed that limitation of Consultant's liability herein.
- Client shall locate for Consultant and shall assume responsibility for the accuracy of his representations as to the locations of all underground utilities and installations. Consultant will not be responsible for damage to any such utilities or installation not so located.
- Client and Consultant agree to waive claims against each other for consequential damages arising out of or relating to this agreement. Neither party to this agreement shall assign the contract without the express, written consent of the other party.
- Consultant agrees to cover all open test holes and place a cover to carry a 200-pound load on each hole prior to leaving project site unattended. Consultant agrees that all test holes will be backfilled upon completion of the job. However, Client may request test holes to remain open after completion of Consultants work. In the event Client agrees to pay for all costs associated with covering and backfilling said test holes at a later date, and Client shall indemnify, defend and hold harmless Consultant for all claims, demands and liabilities arising from his request, except for the sole negligence of the Consultant, to the extent permitted by law.
- Consultant shall not be responsible for the general safety on the job or for the work of Client, other contractors and third parties.
- Consultant shall be excused for any delay in completion of the contract caused by acts of God, acts of the Client or Client's agent and/or contractors, inclement weather, labor trouble, acts of public utilities, public bodies, or inspectors, extra work, failure of Client to make payments promptly, or other contingencies unforeseen by Consultant and beyond reasonable control of the Consultant.
- In the event that either party desires to terminate this contract prior to completion of the project, written notification of such intention to terminate must be tendered to the other party. In the event Client notifies Consultant of such intention to terminate Consultant's services prior to completion of the contract, Consultant reserves the right to complete such analysis and records as are necessary to place files in order, to dispose of samples, put equipment in order, and (where considered necessary to protect his professional reputation) to complete a report on the work performed to date. In the event that Consultant incurs cost in Client's termination of this Agreement, a termination charge to cover such cost shall be paid by Client.
- If the Client is a corporation, the individual or individuals who sign or initial this Contract, on behalf of the Client, guarantee that Client will perform its duties under this Contract. The individual or individuals so signing or initialing this Contract warrant that they are duly authorized agents of the Client.
- Any notice required or permitted under this Contract may be given by ordinary mail at the address contained in this Contract, but such address may be changed by written notice given by one party to the other from time to time. Notice shall be deemed received in the ordinary course of the mail. This agreement shall be deemed to have been entered into the County of Orange, State of California.

LIMITATIONS

Our findings, interpretations, analyses, and recommendations are professional opinions, prepared and presented in accordance with generally accepted professional practices and are based on observation, laboratory data and our professional experience. Consultant does not assume responsibility for the proper execution of the work by others by undertaking the services being provided to Client under this agreement and shall in no way be responsible for the deficiencies or defects in the work performed by others not under Consultant's direct control. No other warranty herein is expressed or implied.



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

SPECIAL INSPECTION REPORT

Project Address: 2300 Mesa Dr.
Permit Number: X2021-0667
Inspection Type (s): Concrete
Inspection Date (s): 1-31-24 () Periodic (X) Continuous

Describe Inspection, Including Location(s): <u>Observed placement & consolidation of approx (16) yards of concrete mix design #564900 supplied by National for 10 caissons</u>
--

List Tests Made: <u>3 (4x8) test cylinders, 4 1/2" slump, 4000 PSI</u>
--

Total Inspection Time Each Day:					
Date: <u>1-31-24</u>					
Hours:					

List All Items Requiring Correction (Include Previously Listed Uncorrected Items): <u>N/A</u>

Comments:

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: <u>[Signature]</u>	Date: <u>1-31-24</u>
Print Full Name: <u>Brandon Terry</u>	Newport Beach Registration No.: <u>0588</u>



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

SPECIAL INSPECTION REPORT

Project Address: 2300 Mesa Dr.
Permit Number: X2021-0667
Inspection Type (s): Rebar
Inspection Date (s): 3-21-24 (X) Periodic () Continuous

Describe Inspection, Including Location(s):
Verified reinforcing steel placement for grade beams for size, location, & clearances per details 22 on SBI and 6 on SD1A

List Tests Made:

Total Inspection Time Each Day:					
Date: 3-21					
Hours:					

List All Items Requiring Correction (Include Previously Listed Uncorrected Items):
N/A

Comments:

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:
	3-21-24
Print Full Name:	Newport Beach Registration No.:
Brandon Terry	0508



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION

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

SPECIAL INSPECTION REPORT

Project Address: 2300 Misa Dr
Permit Number: X2001-0667
Inspection Type (s): Concrete
Inspection Date (s): 3-28-24 () Periodic (X) Continuous

Describe Inspection, Including Location(s):

Observed placement & consolidation of
approx (10) yards of concrete mix design
R5500T31 supplied by Rebartrons
for grade beams.

List Tests Made:

3(4x8), 4 1/2" slump, 5000 PSI

Total Inspection Time Each Day:

Date:	<u>3-28</u>					
Hours:						

List All Items Requiring Correction (Include Previously Listed Uncorrected Items):

N/A

Comments:

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:
<u>BT</u>	<u>3-28-24</u>
Print Full Name:	Newport Beach Registration No.:
<u>Brandon Terry</u>	<u>0508</u>



CITY OF NEWPORT BEACH
COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION
 100 Civic Center Drive | P.O. Box 1768 | Newport Beach, CA 926588915
 | (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 RON MIEDEMA License # LS4653

Engineer/Surveyor's Address 23016 LAKE FOREST DR. #409, LABUNIA HILLS

Job Address 2300 MESA (SOLARIUM)

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

* Top of slab/floor elevation: FINISHED FLOOR TO BE SAME AS EXISTING HOUSE

* 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: (THERE ARE NO PROPERTY LINE SETBACKS)

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

Date 12-14-23

Ron Medema
 Engineer/Surveyor's stamp and signature





10910 SHOEMAKER AVE
SANTA FE SPRINGS, CA 90670
PH (562) 941-2288



CUSTOMER COPY

MTR? Y

PAGE 1 of 1

TAG COLOR: LIME GREEN

DET: VITO

NET 30 DAYS

JOB DESC

GLIDEWELL RESIDENCE
2300 MESA DRIVE

NEWPORT BEACH, CA 92660

PO # 8391

DATE WANTED: 1/24/2024 WED

CUSTOMER

RICK HAMM CONSTRUCTION *
201 W. CARLETON AVE
ORANGE, CA 92867

ORD DATE
1/19/2024

SHIP VIA
WILL CALL

BID:

SAC:
100

JOB#/REL
1007938/0002

TAG DESC.

LOGGIA PILES C1 THRU C6

Tags: 10

Longest bar: 15-3

ITEM	Quantity	Part	Bend	Mark ID	Length	Weight	ITEM	Quantity	Part	Bend	Mark ID	Length	Weight
1	48	4			15-3	489							
2	2	4			3-0	4							
3	2	4			3-0	4							
4	1	4	SPI	4SP1	150-10	99							
5	1	4	SPI	4SP1	150-10	101							
6	1	4	SPI	4SP1	150-10	101							
7	1	4	SPI	4SP1	150-10	101							
8	1	4	SPI	4SP1	150-10	101							
9	1	4	SPI	4SP1	150-10	101							
10	60	LW300/6E	3" LOCKING WHEEL #3--#6 EACH			16							
Part		Straight	Heavy	Light	Other	Total							
4		497	0	0	604	1101							
LW300/6E						16							
TOTAL:		497	0	0	620	1117							

RECEIVED BY

DATE RECEIVED



WARNING: This product can expose you to chemicals, including nickel, which are known to the State of California to cause cancer, and lead, which is known to the State of California to cause cancer and birth defects or other reproductive harm. For more information go to www.P65Warnings.ca.gov.

TOTAL BAR WEIGHT 1101

259
TOTAL ORD WEIGHT 1117

31 DEWELL RESIDENCE
31 CICK HAMM CONST.
3300 MESA DRIVE
JEWPORT BEACH, CA. 92660

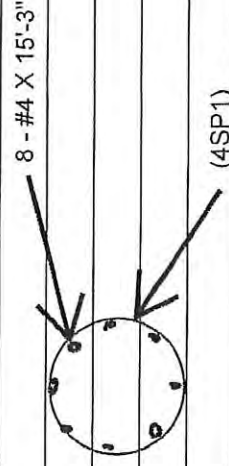


10910 Shoemaker Avenue
Santa Fe Springs, California 90670
(562) 941-2288
FAX (562) 941-2028

line

Material BLACK GR60

REQ	QTY	SIZE	LNTH	MARK	TYP	A	B	C	D	E	F/R	G	J	O	H	K
OVIDIO G. FLORES																
ASSEMBLE - WEDNESDAY 1/24/24																
BID ITEM: 01 SAC: 100																
MILL CERTS & TEST BARS																
CONTACT: JOHN 714.396.5040																
LOGGIA PILES C1 THRU C6																
+++++																
PILES C1 THRU C6																
(24" Ø X 12'-0" DP)																
(6 REQUIRED)																
1	48	#4	15-03													
1	6	#4	151-04	4SP1	SP	12-00	1-06	0-05	32 trn							
VERTS (FIELD BEND) 8 EA																
SPIRAL @ 5" PITCH (1 EA)																
NO SPIRAL																
1 1/2 TURNS TOP																
5" PITCH																
1 1/2 TURNS BOT																
60 PCS OF 3" SPACER WHEELS																



R.R. Leonard Company

10910 Shoemaker Avenue
Santa Fe Springs, CA 90670
TEL # 562-941-2288 FAX # 562-941-2028

Shipped From: R. R. Leonard Co.		BOL: 013964
Shipped Date:		Ship Via: WILL CALL
Order	Description	Weight
0002	LOGGIA PILES C1 THRU C6	1,101 Lbs.
0001	LOGGIA PILES C7 THRU C10	352 Lbs.

CERTIFICATE OF COMPLIANCE	
Contract#:	1007938
Project:	GLIDEWELL RESIDENCE
Sold To:	RICK HAMM CONSTRUCTION * 201 W. CARLETON AVE ORANGE, CA 92867
Ship To:	2300 MESA DRIVE NEWPORT BEACH, CA 92660

Size	Weight	Grade	Supplier	Heat #	Yield	Tensile	Elong %	Bend	C	Mn	P	S	SI	CU	CE	Receipt
3	145	60	Cascade Steel	352123	0	0	0.0	NO	.00	.00	.000	.000	.000	.000	.000	
4	654	60	Cascade Steel	417523	0	0	0.0	NO	.00	.00	.000	.000	.000	.000	.000	
4	654	60	Nucor Steel	1202055920	0	0	0.0	NO	.00	.00	.000	.000	.000	.000	.000	

R. R. Leonard certifies that the above material conforms to all current job plans and specifications.
We certify that all manufacturing processes for this steel have occurred in the United States.

BY: _____

R.R. LEONARD CO.
10902 SOUTH SHOEMAKER AVE
SANTA FE SPRINGS , CA 90670



CERTIFIED MILL TEST REPORT

(CMTR)
3200 NORTH HIGHWAY 99W
McMINNVILLE, OREGON 97128
(503) 472-4181 FAX (503) 434-5739

A Schnitzer  Company

PAGE 1 OF 1

DATE 1-02-24

BILL OF LADING 40365360

[illegible]

1. This material fully complies with the requirements of the indicated revision of each specification listed.
PO NUMBER(S): 1094

* ALL MELTING AND MANUFACTURING PROCESSES FOR THE MATERIALS OCCURRED IN THE UNITED STATES. CERTIFIED BY: The melting, casting, and rolling processes for manufacturing are in full compliance with the American Iron and Steel(AIS) requirement as mandated in EPA's State Revolving Fund Programs.

Jeff Kramer
Quality Assurance Manager



Certified Mill Test Report

(CMTR)

3200 North Highway 99W
McMinnville, Oregon 97128
Phone: (503) 472-4181
Fax: (503) 434-3224

Customer		Bill of Lading	
R.R. Leonard Co. 10902 South Shoemaker Ave Santa Fe Springs, CA 90670		40366530 01/15/2024	
		PO Number(s) 1114	
Heat	Product	Grade Description	Cert Comments
417523	#4 615/60 GRADE REBAR	ASTM A615-22 Grade 60	AASHTO M31-22
Melted Information		Rolled Information	Shipped Information
Date	Lbs	Date	Lbs
11/02/2023	238,079	11/06/2023	234,542
		Date	Lbs
			01/15/2024 48,736
Units			
96			
Chemical Analysis %			
C	Mn	P	S
0.46	1.01	0.008	0.031
Si	Cu	Ni	Cr
0.21	0.26	0.09	0.13
Mo	Sn	CE	
0.026	0.012	0.65	
Comments			
This material fully complies with the requirements of the indicated revision of each specification listed. All Melting and Manufacturing Processes for the Materials occurred in the United States of America. The melting, casting, and rolling processes for manufacturing are in full compliance with the American Iron and Steel (AIS) requirement as mandated in EPA's State Revolving Fund Programs.			
Certified By		Quality Assurance Manager	
		Jeff Kramer	



Mill Certification

12/27/2023

MTR#:1561325-2
Lot #:120205592061
W CEMETERY ROAD
PLYMOUTH, UT 84330 US
800 453-2886
Fax: 435 458-2309

Sold To: R R LEONARD CO
10902 SHOEMAKER AVE
SANTA FE SPRINGS, CA 90670 US

Ship To: R R LEONARD CO
10902 SHOEMAKER AVE
SANTA FE SPRINGS, CA 90670 US

Customer PO		Sales Order #	12116314 - 2.1
Product Group	Rebar	Product #	2110206
Grade	A615 Gr 60/AASHTO M31	Lot #	120205592061
Size	#4	Heat #	1202055920
BOL #	BOL-1608245	Load #	1561325
Description	Rebar #4/13mm A615 Gr 60/AASHTO M31 60' 0" [720"] 6001-10000 lbs	Customer Part #	
Production Date	12/03/2023	Qty Shipped LBS	39680
Product Country Of Origin	United States	Qty Shipped EA	990
Original Item Description		Original Item Number	

I hereby certify that the material described herein has been manufactured in accordance with the specifications and standards listed above and that it satisfies those requirements.

Melt Country of Origin : United States

Melting Date: 11/28/2023

C (%)	Mn (%)	P (%)	S (%)	Si (%)	Ni (%)	Cr (%)	Mo (%)	Cu (%)	V (%)	Nb (%)
0.43	0.96	0.016	0.063	0.20	0.09	0.23	0.02	0.25	0.003	0.003

Tensile testing

	Yield (PSI)	Tensile (PSI)	Elongation in 8" (%)
(1)	64300	101500	14.0

Mechanical

	Average Deformation Height (IN)	Bend Test
(1)	0.035	Pass

Other Test Results

Weight Percent Variance (%) : -4.64

Tensile / Yield Ratio : 1.58

Comments:

ASTM A615/A615M-22 Grade 60, AASHTO M 31-22 Type S, Grade 60 (420)

Nucor Steel Utah is in compliance with and certified to: ISO 9001:2015, ISO 14001:2015, ABS Quality Assurance Program & AASHTO's NTPEP Reinforcing Steel and Wire (REBAR) Technical Committee Work Plan.

All manufacturing processes of the steel materials in this product, including melting, casting and hot rolling have occurred within the United States. Mercury not intentionally added at any point during manufacture or testing of this product. This material is free of HG contamination and is ROHS compliant. No weld repair was performed.

Material meets the requirements of the purchase order and have been produced under the Nucor Steel Utah Quality Manual. Mill Certificate complies with DIN EN 10204 - 3.1.

Material and Mill Certification are in full compliance with the American Iron and Steel requirement as mandated in EPA's State Revolving Fund Programs and complies with the Buy America Act, and (FTA) Buy America Requirements (49 C.F.R. part 661 & 23 CFR part 635.410).)

Bryden Morris, Chief Metallurgist



10910 SHOEMAKER AVE
SANTA FE SPRINGS, CA 90670
PH (562) 941-2288



CUSTOMER COPY

MTR? Y

PAGE 1 of 1

TAG COLOR: **BLACK**

DET: **VITO**

NET 30 DAYS

JOB DESC

GLIDEWELL RESIDENCE
2300 MESA DRIVE

NEWPORT BEACH, CA 92660

CUSTOMER

RICK HAMM CONSTRUCTION *
201 W. CARLETON AVE
ORANGE, CA 92867

PO # 8391

DATE WANTED: 1/24/2024 **WED**

ORD DATE

1/19/2024

SHIP VIA

WILL CALL

BID:

SAC:

100

JOB#/REL

1007938/0001

TAG DESC.

LOGGIA PILES C7 THRU C10

Tags: 5

Longest bar: 9-6

ITEM	Quantity	Part	Bend	Mark ID	Length	Weight	ITEM	Quantity	Part	Bend	Mark ID	Length	Weight
1	32	4			9-6	203							
2	2	4			3-0	4							
3	64	3	T3B	3T1	5-11½	143							
4	2	3			3-0	2							
5	40	LW300/6E	3" LOCKING WHEEL #3-#6 EACH			10							
Part		Straight	Heavy	Light	Other	Total							
3		2	0	143	0	145							
4		207	0	0	0	207							
LW300/6E						10							
TOTAL:		209	0	143	10	362							

RECEIVED BY

DATE RECEIVED



WARNING: This product can expose you to chemicals, including nickel, which are known to the State of California to cause cancer, and lead, which is known to the State of California to cause cancer and birth defects or other reproductive harm. For more information go to www.P65Warnings.ca.gov.

TOTAL BAR WEIGHT 352

265

TOTAL ORD WEIGHT 362

3LIDEWELL RESIDENCE
RICK HAMM CONST.
2300 MESA DRIVE
NEWPORT BEACH, CA. 92660



10910 Shoemaker Avenue
Santa Fe Springs, California 90670
(562) 941-2288
FAX (562) 941-2028

Box

Material BLACK GR60

REQ	QTY	SIZE	LNTH	MARK	TYP	A	B	C	D	E	F/R	G	J	O	H	K
OVIDIO G. FLORES																
ASSEMBLE - WEDNESDAY 1/24/24																
BID ITEM: 01 SAC: 100																
MILL CERTS & TEST BARS																
CONTACT:																
LOGGIA PILES C7 THRU C10																
+++++																
PILES C7 THRU C10																
(24" Ø X 10'-0" DP)																
(4 REQUIRED)																
1	32	#4	9-06													
1	64	#3	5-10	3T1	T3B	0-05						0-05		1-06		0-05
TIES @ 8"OC (16 EA)																
TIES @ 8"OC																
8 - #4 X 9'-6"																
(3T1)																
26' 40 PCS OF 3" SPACER WHEELS																

X 4



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: 2300 Mesa Verde, Newport Beach, CA. 92660	Report Date: 07/ 12/ 2023	CNB Inspector Name:	CNB Permit #:
Building Owner Name: Glidewell	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): Mike Houshmand	SO E-mail Address: mhoushmand@gouvisgroup.com	SO Telephone #: 949-590-9007	SO License / Reg. #: C042283

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
☐ Conventional Footings & Slab	☐ Concrete	☐ Steel	☐ Concrete		
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck		
☒ Caissons, Piles, Grade Beams	☐ Wood or Manuf. Shear Panels	☐ Masonry	☐ Wood		
☐ Other:	☐ Other:	☐ Other:	☐ Other:		

☒ **ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.**

☐ **OBSERVED DEFICIENCIES AND COMMENTS:**

Solarium Grade Beams Reinforcement.

☐ 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 _____

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: 2300 Mesa Verde, Newport Beach, CA. 92660	Report Date: 12/13/2023	CNB Inspector Name:	CNB Permit #:
Building Owner Name: Glidewell	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): Mike Houshmand	SO E-mail Address: mhoushmand@gouvisgroup.com	SO Telephone #: 949-590-9007	SO License / Reg. #: C042283

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
☐ Conventional Footings & Slab	☐ Concrete	☐ Steel	☐ Concrete		
☒ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck		
☐ Caissons, Piles, Grade Beams	☐ Wood or Manuf. Shear Panels	☐ Masonry	☐ Wood		
☐ Other:	☐ Other:	☐ Other:	☐ Other:		

☒ **ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.**

☐ **OBSERVED DEFICIENCIES AND COMMENTS:**

Mat Foundation Reinforcement.

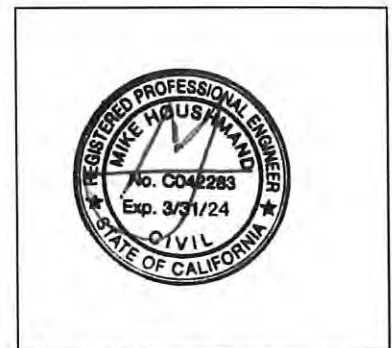
☐ REPORT CONTINUED ON ATTACHED PAGES.

☐ **FINAL STRUCTURAL OBSERVATION REPORT:**

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

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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 _____

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

STRUCTURAL OBSERVATION REPORT INSTRUCTIONS

When structural observation is required for a project, the structural observer shall perform site visits at significant construction stages throughout the progress of the work. Site visit frequency shall allow for correction of observed deficiencies without substantial effort or uncovering of the completed work. Structural observation site visits shall be performed for each construction stage identified on the approved construction documents.

The structural observer may utilize the City of Newport Beach "Structural Observation Report" form, or a similarly formatted report, to record the required observation visits. If the City's form is not used the alternate report shall be on the structural observer's letterhead, state the site address, plan check and permit numbers, stages and elements observed, date observed, and complete contact information for the structural observer. All structural observation reports, regardless of form used, shall include the license stamp and wet signature of the structural observer responsible for the project.

OBSERVED DEFICIENCIES

When a deficiency is noted, the structural observer shall give copies of the completed structural observation report to the owner or owner's representative, project contractor, and the Chief Building Official or designee.

The contractor shall resolve all deficiencies prior to final inspection or acceptance of the structural work by the Chief Building Official, or designee.

FINAL STRUCTURAL OBSERVATION REPORT

The structural observer shall submit a final structural observation report to the Chief Building Official, or designee, upon completion of the structural system. The final structural observation report shall state that the structural system conforms to the approved construction documents and that all previously observed deficiencies have been corrected. Final inspection or other acceptance of the structural system by the Chief Building Official, or designee, will not occur until the final structural observation report is received.

Global Geo Engineering E-Forms

3 Corporate Park, Suite 207, Irvine, CA 92606

Office (949) 221-0900

FAX (949) 221-0091

Your Global Geo-Engineering Observation Report

Date Completed 11/30/23		Payment Details None selected	
Job City Newport Beach	Job Address 2300 Mesa Dr.	Permit Number X2021-0667	
Job Name Glidewell Residence Remodel		Architect	
Material Description		Engineer	
Observer Brandon Terry		Contractor Glidewell	
Samples 4x8	Quantity 3	Subcontractor	
Description Of Work Observed Concrete footings			

270

By Acknowledging this Observation Report, I acknowledge that Global Geo Engineering, Inc. performed the above observation.

Your First and Last Name

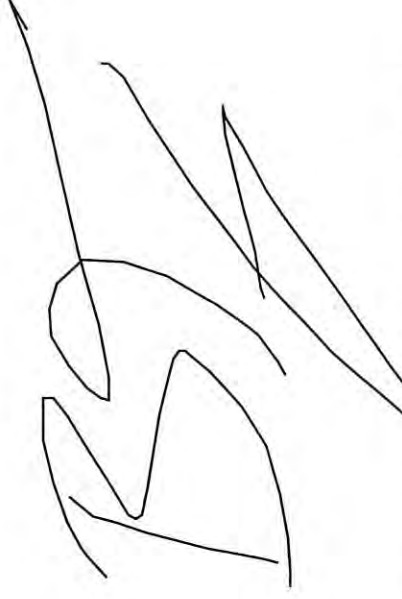
Your Email Address

I Acknowledge

Do you acknowledge the above information? If so, please click "I Acknowledge."

Once Acknowledged, you will be able to download your forms.

We hereby certify that, at the time of this observation, we have observed all of the above reported work, unless otherwise noted. To the best of our knowledge and belief, we have found this work to comply with the approved plans, specifications, and applicable section(s) of the California Building Code, as applicable to the locality where this project is located. This report cannot be construed to be a recommendation of work of any nature to be performed. The Owner or a successor in interest shall hold harmless Global Geo Engineering, Inc. from any and all legal proceedings of any nature whatsoever, that is related to the observation services provided.



Registered Observer: **Brandon Terry**



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: 2300 Mesa Verde, Newport Beach, CA. 92660	Report Date: 01/24/2024	CNB Inspector Name:	CNB Permit #:
Building Owner Name: Glidewell	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): Mike Houshmand	SO E-mail Address: mhoushmand@gouvisgroup.com	SO Telephone #: 949-590-9007	SO License / Reg. #: C042283

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
☐ Conventional Footings & Slab	☐ Concrete	☐ Steel	☐ Concrete		
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck		
☐ Caissons, Piles, Grade Beams	☐ Wood or Manuf. Shear Panels	☐ Masonry	☐ Wood		
☒ Other: Caisson Cage	☐ Other:	☐ Other:	☐ Other:		

☒ **ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.**

☐ **OBSERVED DEFICIENCIES AND COMMENTS:**

Cage reinforcement for caissons# C1 to C10 was observed.

☐ **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

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

STRUCTURAL OBSERVATION REPORT INSTRUCTIONS

When structural observation is required for a project, the structural observer shall perform site visits at significant construction stages throughout the progress of the work. Site visit frequency shall allow for correction of observed deficiencies without substantial effort or uncovering of the completed work. Structural observation site visits shall be performed for each construction stage identified on the approved construction documents.

The structural observer may utilize the City of Newport Beach "Structural Observation Report" form, or a similarly formatted report, to record the required observation visits. If the City's form is not used the alternate report shall be on the structural observer's letterhead, state the site address, plan check and permit numbers, stages and elements observed, date observed, and complete contact information for the structural observer. All structural observation reports, regardless of form used, shall include the license stamp and wet signature of the structural observer responsible for the project.

OBSERVED DEFICIENCIES

When a deficiency is noted, the structural observer shall give copies of the completed structural observation report to the owner or owner's representative, project contractor, and the Chief Building Official or designee.

The contractor shall resolve all deficiencies prior to final inspection or acceptance of the structural work by the Chief Building Official, or designee.

FINAL STRUCTURAL OBSERVATION REPORT

The structural observer shall submit a final structural observation report to the Chief Building Official, or designee, upon completion of the structural system. The final structural observation report shall state that the structural system conforms to the approved construction documents and that all previously observed deficiencies have been corrected. Final inspection or other acceptance of the structural system by the Chief Building Official, or designee, will not occur until the final structural observation report is received.



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: 2300 Mesa Verde, Newport Beach, CA. 92660	Report Date: 03/22/2024	CNB Inspector Name:	CNB Permit #:
Building Owner Name: Glidewell	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): Mike Houshmand	SO E-mail Address: mhoushmand@gouvvisgroup.com	SO Telephone #: 949-590-9007	SO License / Reg. #: C042283

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
☐ Conventional Footings & Slab	☐ Concrete	☐ Steel	☐ Concrete		
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck		
☐ Caissons, Piles, Grade Beams	☐ Wood or Manuf. Shear Panels	☐ Masonry	☐ Wood		
☒ Other: GB Reinforcement	☐ Other:	☐ Other:	☐ Other:		

☒ ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

☐ OBSERVED DEFICIENCIES AND COMMENTS:

Location: Gridline TB.1 /TB.3 & T1.2 / T4.1: Reinforcement for Pool Grade Beams was observed.

☐ 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 Div.

ms. Houshmand

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

03/22/2024

DATE



STAMP OF STRUCTURAL OBSERVER

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

REQUEST FOR INFORMATION FORM

**GLIDEWELL**

DESIGN BUILD GROUP

RFI #	91
DATE	03/21/2024
DATE NEEDED BY	03/22/2024

TO:	Masum Azizi, Azizi Architect, Inc	PROJECT NAME	Mesa Atrium
-----	--------------------------------------	--------------	-------------

PROJECT #	2030- GRR
-----------	-----------

RFI Description

Please see attached question below from Glidewell

Sheet S1.1 includes a note a pool grade beams to use #4 rebar dowels at 24" on center from slab to grade beam. There is approx. 5' height difference between loggia G.B and slab, and adding dowels is not practical. Please advise if the dowels are needed to the pool wall connection?

ATTACHMENTS:**SUBMITTED BY:**

Sufiyan Khadeer

Glidewell Laboratories

RESPONSE TO RFI

Gouvis Response: No need.

RESPONSE BY:

(Name, Title)

Youssef Sadigh

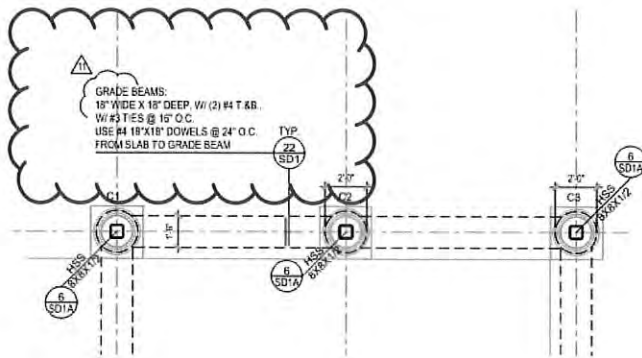
Company Gouvis

DATE:

3/22/2025

[Download Free Construction Templates at ConstructionLogs.com](http://ConstructionLogs.com)

ATTACHMENTS





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: 2300 Mesa Verde, Newport Beach, CA. 92660	Report Date: 04/02/2024	CNB Inspector Name:	CNB Permit #:
Building Owner Name: Glidewell	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): Mike Houshmand	SO E-mail Address: mhoushmand@gouvisgroup.com	SO Telephone #: 949-590-9007	SO License / Reg. #: C042283

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
☐ Conventional Footings & Slab	☐ Concrete	☒ Steel	☐ Concrete		
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck		
☐ Caissons, Piles, Grade Beams	☐ Wood or Manuf. Shear Panels	☐ Masonry	☐ Wood		
☐ Other:	☐ Other:	☐ Other:	☐ Other:		

☒ ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

☐ OBSERVED DEFICIENCIES AND COMMENTS:

Four (4) HSS columns on grid lines T1.6 & T2.9 installed on grade beams.

☐ 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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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.

m. Houshmand

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

04/02/ 2024
DATE



STAMP OF STRUCTURAL OBSERVER

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

PERMIT NO.[illegible]

By CTTY OUR SCOPE OF SERVICE NATIVE BACKFILL ONLY.
BASED ON OBSERVATIONS, PROBING AND RANDOM DENSITY TEST FOR APPROX
45' OF TRENCH MATERIALS APPEAR TO BE FIRM AND UNYIELDING MEETING 90%
OR GREATER RELATIVE COMPACTION. FLOW LINE RESPONSIBILITY OF CONTRACTOR
AND/OR GOVERNING AGENCY

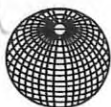
This report is subject to the terms and conditions on the back of this form, and by accepting and/or utilizing this report in any manner, you are agreeing to abide by those terms and conditions.

X

X

Global Geo-Engineering, Inc. Representative Signature

Printed Name _____



GLOBAL GEO-ENGINEERING, INC.

3 Corporate Park, Suite 270
Irvine, CA 92606
Phone 949-221-0900
Fax 949-221-0091
Email: global@globalgeo.net

279



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: 2300 Mesa Verde, Newport Beach, CA. 92660	Report Date: 05/15/2024	CNB Inspector Name:	CNB Permit #:
Building Owner Name: Glidewell	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): Mike Houshmand	SO E-mail Address: mhoushmand@gouvisgroup.com	SO Telephone #: 949-590-9007	SO License / Reg. #: C042283

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
☒ Conventional Footings & Slab	☐ Concrete	☐ Steel	☐ Concrete		
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck		
☐ Caissons, Piles, Grade Beams	☐ Wood or Manuf. Shear Panels	☐ Masonry	☐ Wood		
☐ Other:	☐ Other:	☐ Other:	☐ Other:		

☒ ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

☐ OBSERVED DEFICIENCIES AND COMMENTS:

Grid lines TB.1 & TA.01: Loggia concrete slab reinforcement.

☐ 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;
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m. Houshmand

SIGNATURE OF STRUCTURAL OBSERVER OF RECORD

5/15/2024
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: 2300 Mesa Verde, Newport Beach, CA. 92660	Report Date: 11/26/2024	CNB Inspector Name:	CNB Permit #:
Building Owner Name: Glidewell	Owner's Mailing Address (if different from site);	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): Mike Houshmand	SO E-mail Address: mhoushmand@gouvisgroup.com	SO Telephone #: 949-590-9007	SO License / Reg. #: C042283

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
☐ Conventional Footings & Slab	☐ Concrete	☐ Steel	☐ Concrete		
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck		
☐ Caissons, Piles, Grade Beams	☐ Wood or Manuf. Shear Panels	☐ Masonry	☒ Wood	Loggia Roof Framing	
☐ Other:	☐ Other:	☐ Other:	☐ Other:		

☒ ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

☐ OBSERVED DEFICIENCIES AND COMMENTS:

☐ REPORT CONTINUED ON ATTACHED PAGES.

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m. Houshmand

11/26/2024

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.

STRUCTURAL OBSERVATION REPORT INSTRUCTIONS

When structural observation is required for a project, the structural observer shall perform site visits at significant construction stages throughout the progress of the work. Site visit frequency shall allow for correction of observed deficiencies without substantial effort or uncovering of the completed work. Structural observation site visits shall be performed for each construction stage identified on the approved construction documents.

The structural observer may utilize the City of Newport Beach "Structural Observation Report" form, or a similarly formatted report, to record the required observation visits. If the City's form is not used the alternate report shall be on the structural observer's letterhead, state the site address, plan check and permit numbers, stages and elements observed, date observed, and complete contact information for the structural observer. All structural observation reports, regardless of form used, shall include the license stamp and wet signature of the structural observer responsible for the project.

OBSERVED DEFICIENCIES

When a deficiency is noted, the structural observer shall give copies of the completed structural observation report to the owner or owner's representative, project contractor, and the Chief Building Official or designee.

The contractor shall resolve all deficiencies prior to final inspection or acceptance of the structural work by the Chief Building Official, or designee.

FINAL STRUCTURAL OBSERVATION REPORT

The structural observer shall submit a final structural observation report to the Chief Building Official, or designee, upon completion of the structural system. The final structural observation report shall state that the structural system conforms to the approved construction documents and that all previously observed deficiencies have been corrected. Final inspection or other acceptance of the structural system by the Chief Building Official, or designee, will not occur until the final structural observation report is received.



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: 2300 Mesa Verde, Newport Beach, CA. 92660	Report Date: 01/20/2025	CNB Inspector Name:	CNB Permit #:
Building Owner Name: Glidewell	Owner's Mailing Address (if different from site):	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): Mike Houshmand	SO E-mail Address: mhoushmand@gouvisgroup.com	SO Telephone #: 949-590-9007	SO License / Reg. #: C042283

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

FOUNDATIONS	SHEAR WALLS	FRAMES	DIAPHRAGMS (Floor/Roof)	INDICATE LOCATION(S) OBSERVED	DATE OBSERVED
☐ Conventional Footings & Slab	☐ Concrete	☐ Steel	☐ Concrete		
☐ Mat Foundation, Prestressed Concrete	☐ Masonry	☐ Concrete	☐ Steel Deck		
☐ Caissons, Piles, Grade Beams	☐ Wood or Manuf. Shear Panels	☐ Masonry	☒ Wood	Loggia Roof sheathing	
☐ Other:	☐ Other:	☐ Other:	☐ Other:		

☒ ITEMS CHECKED ABOVE ARE APPROVED AND WITHOUT DEFICIENCIES.

☐ OBSERVED DEFICIENCIES AND COMMENTS:

☐ REPORT CONTINUED ON ATTACHED PAGES.

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m. Houshmand

01/20/2025

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: 2300 Mesa Verde, Newport Beach, CA. 92660	Report Date: 04/07/2025	CNB Inspector Name:	CNB Permit #:
Building Owner Name: Glidewell	Owner's Mailing Address (if different from site);	Owner's Telephone #:	CNB Plan Check #:
Full Name of Structural Observer (SO): Mike Houshmand	SO E-mail Address: mhoushmand@gouvisgroup.com	SO Telephone #: 949-590-9007	SO License / Reg. #: C042283

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☐ Caissons, Piles, Grade Beams	☐ Wood or Manuf. Shear Panels	☐ Masonry	☐ Wood		
☐ Other:	☐ Other:	☒ Other:	☐ Other:	Building existing wood wall: new header to wood post connections	

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☐ OBSERVED DEFICIENCIES AND COMMENTS:

☐ REPORT CONTINUED ON ATTACHED PAGES.

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m. Houshmand

4/7/2025

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.

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OBSERVED DEFICIENCIES

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PERMIT ACTIVITY REPORT (X2021-0667) FOR CITY OF NEWPORT BEACH

Created Date	Activity Type	Activity Name	Activity Number	Activity Comments	Created By
12/15/2022					
	Generic Activity		ACT-000340-2022	FIRE Pending: (1) Provide signage on FDC & PIV; (2) Raise FH with spool; (3) Provide blue reflective marker for FH.	Nadine Morris
04/21/2023					
	Generic Activity		ACT-000690-2023	FIRE Pending: (1) Provide blue reflective marker for FH; (2) Provide breakaway lock for PIV.	Nadine Morris
05/29/2025					
	Generic Activity	60 day	ACT-002089-2025	Called contractor regarding 60 day notice, plans to submit application for hearing officer	Jaime Molina
06/17/2024					
	Generic Activity	45 days	ACT-002385-2024	Contractor was informed on 6/13/24 of 45 days prior to expiration	Jaime Molina
06/24/2024					
	Generic Activity	Building Official Extension Approved	ACT-002473-2024	3-YEAR CONSTRUCTION TIME LIMIT 365 DAYS TOTAL EXTENSION GRANTED. PERMIT SHALL EXPIRE ON 07/28/2025 UNLESS AN ADDITIONAL EXTENSION IS GRANTED BY HEARING OFFICER.	Tonee Thai
06/05/2025					
	Generic Activity	HEARING APPLICATION SUBMITTED	ACT-002183-2025	Complete hearing application routed Tonee on 06/05/2025. Tonee asked Steve to route hearing application to City Clerk on 06/06/2025 and leave on TT's desk afterwards. TT will rout to Finance on Monday	Tonee Thai
06/06/2024					
	Generic Activity	90 days	ACT-002263-2024	On 4/28/24 contractor was made aware of upcoming 3 year expiration date.	Jaime Molina
	Generic Activity	Contractor paid application on 5/16/24	ACT-002264-2024	Contractor need to provide letter from homeowner, documentation supporting reason for delay.	Jaime Molina
	Generic Activity	60 days	ACT-002265-2024	On 5/29/24 contractor was made aware of deadline, have not received pending documents.	Jaime Molina

PERMIT ACTIVITY REPORT (X2021-0667)

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

09/20/2024					
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	Generic Activity				
--	------------------	--	--	--	--

		3-YEAR DEADLINE EXTENSION			
--	--	------------------------------	--	--	--

			ACT-003670-2024		
--	--	--	-----------------	--	--

				MAILED & EMAILED APPROVED 3-YEAR CONSTRUCTION LIMIT EXTENSION TO PROPERTY OWNER	
--	--	--	--	---	--

					Debi Schank
--	--	--	--	--	-------------



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
COMMUNITY
DEVELOPMENT

MAY 16 2024

CITY OF
NEWPORT BEACH

Three Year Construction Time Limit Extension
Building Official Application

Project Address:	2300 Mesa Drive, Newport Beach, CA			Receipt No.:	INV-00027192
Permit No.:	X2021-0667 F2022-0144 X2022-1031 X2024-505	Original Permit Issued Date:	7/28/2021	Extension Fee:	\$214
Date Fee Paid: 05/16/24					
PETITIONER/PROPERTY OWNER INFORMATION					
Name (Must be payor of fees): Masum Azizi, Project Architect		Company Name: Azizi Architects, Inc.			
Street Address: 1601 Dove St., Ste. 255		City: Newport Beach	State: CA	Zip Code: 92660	
Email: masum@a-architects.com			Phone: 949-689-7999i		
PROJECT INFORMATION					
Length of extension requested: 1 Year					
New end date if request is approved: 7/28/2025					
Previous Extension(s) Granted? (Y/N): N If Yes, How Many?:					
Description of Work Under Permit:	SFR add solarium 3,139SF.W/ 466 SF Balcony, ADD 433 SF to Kitchen. 1521 SQ Loggia; Demo 917 (e) left wind of bldg.				
Reason for Extension Request	(Attach Supporting Documents as Needed) Please refer to a extension request summary document attached for reasons of delays.				
I HEREBY CERTIFY THAT THE ABOVE STATEMENT IS TRUE.					
Petitioner's Signature:			Relationship to Property Owner:	Project Architect	
			Date:	05/16/24	
FOR STAFF USE ONLY					
Department Action:	☒ Approved ☐ Denied				
Conditions of Approval or Comments:	365 DAY EXTENSION GRANTED TO 7/28/2025. ADDITIONAL EXTENSION SHALL BE BY HEARING.				
Building Inspector Reviewed:	Name: Jaime A. Molina	Signature: 	Date:	6/18/24	
Building Official Approval:	Name: TUNEE HAI	Signature: 	Date:	06/24/24	

Summary of Extension Request

Project Design Issues and the Impact on Schedule

During the beginning of the project, we faced several design issues that led to a total of 10 plan revisions between 2021 and 2024. These issues took time to resolve and required significant time and coordination.

Additionally, the initial contractor chosen for the project had to be changed due to cost implications. Therefore, a new contractor was awarded the contract in April 2023. The change was necessary for financial reasons, and it did have some impact on the overall timeline.

Another challenging aspect for the project was the fabrication and installation of steel and glass materials. These components had a long lead time, which heavily impacted on the overall schedule. This delay slowed the progress of the project and required careful planning and coordination to accommodate the extended lead times.

Overall, the design issues, contractor change, and long lead times for steel and glass fabrication all contributed to the project's extended schedule. These challenges required planning, coordination, hiring new contractors and personnel and execution to overcome the obstacles and ensure the successful completion of the project.

At the moment, the project is proceeding smoothly. The foundation for the two main structures, the solarium, and the loggia, has now been completed. The steel installation is ongoing, and based on our current progress, we are confident that we will complete the project within a one-year timeframe.

Supporting Documents.

- Structural delta 11 cover sheet showing the revisions.

Reasons for Project Delays

This letter serves to provide the reasons behind the delays and present a timeline breakdown of the project. It will become apparent that the project has experienced numerous changes in personnel, contracts, and managers, which have inadvertently resulted in delays. Additionally, there have been 11 delta revisions to date, with each revision requiring time to resolve design issues and implement the new design, further slowing the progress of the project.

The project is divided into 3 major phases:

- Kitchen- Phase 1
- Atrium- Phase 2
- Loggia and Pool shell- Phase 3.

The phase 2 and 3 scheduled to start upon the completion of the Kitchen scope.

The Kitchen scope started on 10/31/2021 and was completed on 12/15/2022. During the construction of the Kitchen scope, we made the decision to terminate the superintendent and subsequently terminated sub-contractor's agreements working on the kitchen due to slow progress and underperformance.

The phase 2 **Atrium** scope started on 12/12/2022. Demolition, grading, and caisson drilling were completed by 5/10/2023. However, due to major design issues, the project was paused from May to early September. During this time, there were 28 critical RFIs and 9 Shop drawing reviews, which led to the Delta 8 and Delta 9 structural revisions.

The project picked back up in September, and we managed to pour the foundation on 9/22/2023 and mat slab on 12/26/2023 for the **Atrium**. We also **started phase 3 on 1/4/2024**. Since then, we have made good progress in progressing through this stage.

Overall, the design issues, contractor change, and long lead times for steel and glass fabrication all contributed to the project's extended schedule. These challenges required planning, coordination, hiring new contractors and personnel and execution to overcome the obstacles and ensure the successful completion of the project.

At the moment, the project is proceeding smoothly. The foundation for the two main structures, the solarium, and the loggia, has now been completed. The steel installation is ongoing, and based on our current progress, we are confident that we will complete the project within a one-year timeframe.

Authorization of Agent To Act On Property Owner's Behalf

I, James R Glidewell, hereby authorize the following person(s) to act as my agents for the purpose of applying for, signing, and filing documents necessary to obtain a permit for my construction project. The authorized agent will be representing in the (3) year permit extension application.

The scope of this project includes the addition of a Solarium measuring 3,139 square feet, with a balcony area of 466 square feet. Additionally, the project involves adding 433 square feet to the kitchen and 1,521 square feet to the loggia.

The information of the authorized agents are as follows:

- Name of the authorized agent: Masum Azizi
- Tel No: 949-689-7999
- Address of the authorized agent: 1601 Dove Street, Suite 255, Newport Beach, CA 92660

The project is located at the following address:

- Project Location: 2300 Mesa Drive, Newport Beach, CA 92660

I hereby declare that I am the owner of the property located at the aforementioned address, and I confirm that the above information is correct and accurate. I make this declaration under penalty of perjury.

Property Owners Signature:



Date: 6.6.2024

Exhibit- A

Sufiyan Khadeer

From: Morris, Nadine <NMorris@newportbeachca.gov>
Sent: Thursday, February 2, 2023 10:28 AM
To: Sufiyan Khadeer; Jake Malone; Robbie Malone; Richard Hamblet
Subject: 2300 Mesa Dr, Newport Beach

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

I'm sharing the below email regarding a few items discussed with Uni Fire Protection during an inspection on 12/15/2022.

Thank you, Nadine

NADINE MORRIS | Life Safety Specialist II
Newport Beach Fire Department
100 Civic Center Drive, Newport Beach, CA 92660
(949) 644-3105 | (949) 723-3505 FAX | nmorris@nbfd.net



Safety, Service, Professionalism

From: Morris, Nadine
Sent: January 31, 2023 10:38 AM
To: Emanuel Solt <eman.unifire@yahoo.com>; sean.unifire@yahoo.com
Subject: 2300 Mesa Dr, Newport Beach

Good morning,

I hope this email finds everyone doing well.

During a Fire Department inspection on 12/15/2022, I requested the below items be completed. While in the area today, I drove by and noticed the items remain outstanding.

- (1) Provide signage on FDC & PIV
- (2) Raise FH with spool
- (3) Provide blue reflective marker for FH

Please advise regarding a timeframe for these items.

Thank you, Nadine

NADINE MORRIS | Life Safety Specialist II
Newport Beach Fire Department
100 Civic Center Drive, Newport Beach, CA 92660
(949) 644-3105 | (949) 723-3505 FAX | nmorris@nbfd.net

DATE	BRIEF DESCRIPTION	ATTACHMENT
June 20, 2022	Email from Jordan Thomason (ICD) to Sufiyan Khadeer (Glidewell) re: Change Order #2 for Delta 6 Foundation revisions	Exhibit “B”
July-Nov. 2022	No communication from ICD	
November 11, 2022	Email from Sufiyan Khadeer (Glidewell) to Cliff Auerswald (ICD) re: Solarium construction and approval of Change Order #2 No response from ICD	Exhibit “C”
December 5, 2022	Follow-up Email from Sufiyan Khadeer (Glidewell) to Cliff Auerswald (ICD) re: Phase 2 and requested next steps No response from ICD	Exhibit “D”
December 22, 2022	Letter from Gary Pritchard (Glidewell) to ICD re: Notice of Cancellation due to continued non-responsiveness (abandonment) No response from ICD	Exhibit “E”
January 11, 2023	Attorney Correspondence on behalf of ICD	

Your letter of January 11, 2023 incorrectly states that “...Since June 2022, ICD has not received any communications from Mr. Glidewell, or any representatives of the subject project until the letter dated December 22, 2022.” As evidenced by Exhibits A-E attached, this is simply factually wrong. ICD’s lack of responsiveness, lack of proper communication with Glidewell, and lack of any interest in performing further work at the Subject Property since July 2022 constitutes an abandonment of the project.

In California, abandonment of a project without legal excuse gives rise to a legal claim. An abandonment occurs if there was a material failure to complete any construction project or operation. *Bailey-Sperber, Inc. v. Yosemite Ins. Co.* (App. 2 Dist. 1976) 64 Cal.App.3d 725. Abandonment occurs when a contractor fails to appear, communicate with, complete and/or continue scheduled work. When a contractor wrongfully ceases working and leaves the project, it constitutes grounds for abandonment. A contractor’s abandonment of the job does not necessarily require the willful and intentional disregard of contractual obligations. It merely refers to a cessation of work on the project without proper and legal justification. The inability to complete the work constitutes an abandonment. *Jen-Mar Const. Co. v. Brown* (4th Dist. 1967) 247 Cal.App.2d 564, 566–68; *Benson v. Andrews* (2d Dist. 1955) 138 Cal.App.2d 123, 127, 128;

Exhibit- C

Mesa Atrium Steel SubContractor Draft

9.1. DATE OF COMMENCEMENT: The Date of Commencement is the Agreement date on page one, unless otherwise set forth below:

9.2. TIME: Substantial Completion of the Work shall be achieved in 11.8.22 working days from the Date of Commencement. Unless otherwise specified in the Certificate of Substantial Completion, the Work shall be finally complete within TBD working days after the date of Substantial Completion, subject to adjustments as provided for in the Contract Documents. Time is of the essence for this Agreement.

10. SCHEDULE OF THE WORK: Before commencement of the contract, the CONTRACTOR shall submit, for review and approval by GLIDEWELL, a Schedule of the Work that shall show the dates on which the CONTRACTOR plans to begin and to complete various parts of the Work, including dates on which information and approvals are required from GLIDEWELL. CONTRACTOR shall also submit, for review and approval by GLIDEWELL a payment schedule of when draws of money will be submitted.

10.1. GLIDEWELL may determine the sequence in which the Work shall be performed, provided it does not unreasonably interfere with the Schedule of the Work. GLIDEWELL may require the CONTRACTOR to make reasonable changes in the sequence at any time during the performance of the Work in order to facilitate the performance of work by GLIDEWELL or others. To the extent such changes increase the CONTRACTOR's time and costs, the Contract Price and Contract Time shall be equitably adjusted.

11. APPLICABLE LAW: This agreement shall be governed by the laws of Newport Beach, California.

IN WITNESS WHEREOF, the Parties, intending to be legally bound, have caused their proper and duly authorized officers to execute and deliver this Agreement as of the day and year first above written.

James R. Glidewell

Date:

11-15-22

By:


Robbie Malone

Director - Real Estate Development

Custom Iron Corporation

Date:

11.8.22

By:


Contractor Representative

Title PRESIDENT



GLIDEWELL
DESIGN BUILD MAINTAIN

SCM CONSTRUCTION

Exhibit- E

160 W. FOOTHILL PKWY SUITE 105 #212
CORONA, CA 92882
PHONE: 951-738-9507
LIC. #574454

Name: GLIDEWELL LABORATORIES

Phone: N/A

April 11, 2023

Address: 2300 MESA DR, NEWPORT BEACH, CA, 92660

Job Name: GLIDEWELL RESIDENCE 4-11-23

Attention: SUFIYAN KHADEER

Job Address: 2300 MESA DR., NEWPORT BEACH, CA 92660

E-mail: SUFIYAN.KHADEER@GLIDEWELLDENTAL.COM

Job# 23-2-0357-Q

THIS PROPOSAL IS VOID UNLESS ACCEPTED WITHIN TWENTY DAYS.

SCOPE OF WORK: INSTALL CUSTOMER SUPPLIED METAL FRAME SKYLIGHTS.

- 1) 10'-3" DIA. 12 SIDED SEGMENTED DOME WITH 2 BAYS UP SLOPE AND 12 VERTICAL OPERABLE BAYS.
- 1) 26'-7" X 45'-5" 40 SIDED STADIUM WITH 3 BAYS UP SLOPE AND 40 VERTICAL OPERABLE BAYS.
- 1) 39'-3" X 47'-1" SAW TOOTH ROOF 80 BAYS ACROSS
- 1) VERTICAL SECTIONS WITH BARREL ROOF WITH OPENING FOR DOORS. (DOORS BY OTHERS)
- 2) VERTICAL SECTIONS WITH OPENING FOR DOOR. (DOORS BY OTHERS)
- 1) 19'-5" X 24'-0" X 16'-8" RIDGE LIGHT WITH 3 BAYS UP 4 ACROSS AND OPPOSITE SIDE 4 BAYS UP AND 4 ACROSS.

***GLAZING TYPE 1:** 1" OVER ALL CONSISTING OF 1/4" CLEAR LOW-E TEMPERED 1/2" AIR SPACE 1/4" CLEAR TEMPERED.

***GLAZING TYPE 2:**

1" OVER ALL CONSISTING OF 1/4" CLEAR LOW-E TEMPERED 1/2" AIR SPACE 1/4" CLEAR LAMI.

***FRAME COLOR:** STGS. STANDARD KYNAR BONE WHITE (NON - METALLIC, NON - XL)

*CURBS AND OTHER ATTACHMENT POINTS MUST BE BUILT TO SUPPORT LOAD THRUSTING OF SKYLIGHTS.

*SEAL ALL PANELS TO PREVENT WATER PENETRATION.

*THE FOLLOWING ITEMS ARE NOT INCLUDED IN THE BID PRICE AND ARE CONSIDERED ADDITIONAL FEES:

*ROOFING AND COUNTER FLASHING BY OTHERS, *ELECTRICAL SOURCES BY OTHERS..

*COUNTY, CITY PERMITS, FEES ARE NOT INCLUDED AND ANY

*LIQUIDATED DAMAGES, PREMIUM PERFORMANCE / PAYMENT BONDS OR RETENTION.

*PROTECTION OF ALL SKYLIGHT OPENING, INTERIOR OF BUILDING FROM WEATHER DAMAGE BY OTHERS
PRIOR TO COMPLETION OF INSTALLATION.

*THIS PROPOSAL SHALL BECOME PART OF AND ATTACHED TO ANY ADDITIONAL CONTRACT DOCUMENTS FOR THE ABOVE
APPROXIMANT NUMBER OF DAY FOR INSTALLATION. **46 TO 50 DAYS**

ALL OF THE ABOVE TO BE COMPLETED IN A SUBSTANTIAL AND WORKMANLIKE MANNER ACCORDING TO STANDARD FOR THE SUM OF:

TWO HUNDRED FORTY THREE THOUSAND SEVEN HUNDRED NINETY DOLLARS AND NO CENTS \$ 243,790.00

PAYMENTS TO BE MADE:

DEPOSIT AND PROGRESS PAMENTS AND BALANCE DUE UPON COMPLTION OF INSTALLATION.

PROJECT COORDINATOR:

SHANNON MITCHELL

CONTRACTORS ARE REQUIRED BY LAW TO BE LICENSED AND REGULATED BY THE CONTRACTORS STATE LICENSE BOARD ANY QUESTIONS CONCERNING CONTRACTORS MAY BE REFERRED TO THE REGISTRAR OF THE BOARD WHOSE ADDRESS IS CONTRACTOR'S STATE LICENSE BOARD; P.O. BOX 2600 SACRAMENTO, CA 95826.

YOU ARE HEREBY AUTHORIZED TO FURNISH ALL MATERIALS AND LABOR TO COMPLETE THE WORK MENTIONED IN THE ABOVE PROPOSAL, FOR WHICH I AGREE TO PAY THE AMOUNT MENTIONED IN SAID PROPOSAL ACCORDING TO THE TERMS THEREOF, I HAVE READ BOTH FRONT AND BACK PAGES OF THE PROPOSAL AND CONTRACT, I UNDERSTAND MY ACCEPTANCE MAKES THIS A BINDING CONTRACT. YOU, THE BUYER MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. AFTER THE THIRD DAY ANY AND ALL MONEYS RECEIVED BY SCM CONSTRUCTION ARE NON REFUNDABLE. IN THE EVENT LEGAL ACTION IS BROUGHT BY EITHER PARTY TO THE TERMS OF THIS CONTRACT, THE PREVAILING PARTY SHALL BE ENTITLED TO ALL COSTS INCURRED IN CONNECTION WITH THAT ACTION, INCLUDING REASONABLE ATTORNEY FEES.

Accepted:

Robbie Malone

Digitally signed by Robbie Malone
DN: cn=Robbie Malone, o=SCM Construction, ou=SCM Construction, email=robby@scmconstruction.com, c=US

Date:

April 13, 2023

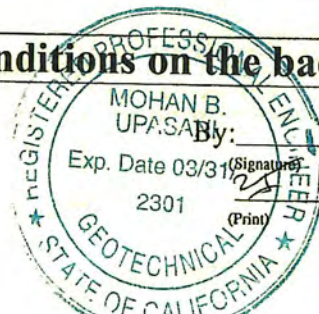
Exhibit- G

FIELD MEMO

PROJECT NO. 7480-61	CLIENT OR OWNER Glideville	REPORT NO.	
TRACT/LOT NO.	PROJECT NAME	DATE 5/10/23	DAY Wed
JOB ADDRESS 2300 Mesa	EARTHWORK CONTRACTOR Curtis Drilling	ENG./GEO. MBU	
LOCATION N. Beach	CLIENT REPRESENTATIVE Jake	PERMIT NO.	
SUBJECT Remaining caissons			
COMMENTS			
Visited the site to observe the caisson excavations for the remaining caissons. They were drilled to the depths as indicated above.			
See Terms and Conditions on the back			



GLOBAL GEO-ENGINEERING, INC.
 3 Corporate Park, Suite 270
 Irvine, CA 92606
 Phone 949-221-0900
 Fax 949-221-0091
 Email: global@globalgeo.net



Mesa Project Schedule - Current 2024



Task Code	Description	Responsible	Duration	Start	Finish	Predecessors	% Complete	Baseline Start	Baseline Finish	Variance
1	Design		211d	08/17/23	06/06/24		93%	08/17/23	05/23/24	-10d
17	Procurement		180d	10/13/23	06/20/24		84%	10/13/23	06/06/24	-10d
27	Foundation		208d	08/11/23	05/28/24		99%	08/11/23	05/28/24	0
89	Atrium Construction		249d	05/16/24	04/29/25		3%	05/16/24	04/29/25	0
112	Framing Loggia		51d	06/21/24	08/30/24			06/07/24	08/16/24	-10d
130	Loggia Restrooms Area		27d	08/30/24	10/07/24			08/16/24	09/23/24	-10d
143	Pool Shell		35d	08/06/24	09/23/24			07/23/24	09/09/24	-10d
149	Pool Finishes		58d	09/24/24	12/12/24			09/10/24	11/28/24	-10d

158

159

160