



BUILDING PERMIT

PERMIT WILL AUTOMATICALLY EXPIRE IF INSPECTIONS ARE NOT SCHEDULED AT LEAST EVERY 180 DAYS

FOR INSPECTIONS: CALL (949) 362-4381

REQUESTS RECEIVED BY 6 A.M. WILL BE SCHEDULED FOR THE SAME BUSINESS DAY
Inspection Cancellation or Rescheduling: (949) 362-4334

Inspection Schedule available after 9:00 a.m. on day of inspection (949) 362-4314

CITY OF LAGUNA NIGUEL
Community Development
Department
30111 Crown Valley Pkwy
Laguna Niguel, CA 92677
Tel. (949) 362-4360
Fax. (949) 362-4369
www.CityofLagunaNiguel.org

APN: 111111111

PERMIT #: B12-1900

Lot/PARCEL:

PROJECT ADDRESS: 27960 CABOT RD

TRACT: PM 2012-124

BUSINESS NAME:

ELEC:

ISSUED:

PLANNING:

DESCRIPTION OF WORK:

SUBTYPE: ROTH STATUS: APPLIED DESCRIPTION: shoring: temporary and permanant for future Crown Apt building
8/14/14 ADDRESS CHANGE FROM 25891 CROWN VALLEY PARKWAY TO 27960 CABOT RD.

OWNER: THE CROWN
ADDRESS: 25891 CROWN VALLEY LAGUNA NIGUEL, CA 92677
APPLICANT: WILL WINKERHOFER
ADDRESS: MCRT INVESTMENTS LLC COSTA MESA, CA
BUSINESS: ADDRESS:
ARCH/ENG: DRS ENGINEERING INC
ADDRESS: 3300 AIRPORT AVE #11 SANTA MONICA, CA 90405
CONTRACTOR: MCRT CALIF. CONSTRUCTION LP
ADDRESS: 949 S. COAST DR #400 COSTA MESA CA, 92626
LICENSE #: CLASS:
WORKERS COMP: POLICY#:

PHONE: (714) 800-1387

PHONE:

PHONE: (818) 841-8388

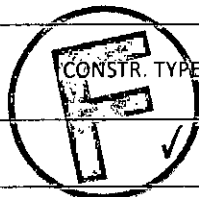
PHONE: (714) 966-9355

EXPIRES:

EXPIRES:

CODE YEAR: 2010

OCCUPANCY TYPE:



TOTAL VALUATION: \$500,000.00

USE TYPE:

USE DESCRIPTION:

SUMMARY OF PERMIT FEES

	PLANCHECK	PERMIT	SUMMARY OF PERMIT FEES PERMIT ISSUANCE	SUBTOTAL
BUILDING				
ELECTRICAL				
MECHANICAL				
PLUMBING				
POOL/SPA				
SIGN				
DEMOLITION				
SMIP				
STATE FEE(CBSC)				
GMU				
MISC				\$6,781.95
			TOTAL PERMIT FEES:	\$6,781.95
			TOTAL FEES PAID	\$6,781.95

Comments:

Planning Approval: _____

Date: _____

Building Permit Issued By: _____

Date: _____

CERTIFICATE OF COMPLIANCE AND AUTHORIZATION OF ENTRY

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

I am () a California Licensed contractor or () the property owner* or () authorized to act on the property owner's behalf**.

I have read this construction permit 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.

*requires separate verification form

California Licensed Contractor, Property Owner* or Authorized Agent**:

**requires separate authorization form

Signature _____ Date _____

#2 IDENTIFY WHO WILL PERFORM THE WORK (Comp. either 2A or 2B)

#2A CALIFORNIA LICENSED CONTRACTORS 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.

Contractor Name: MCRT CALIF. CONSTRUCTION LP

Address: 949 S. COAST DR #400 COSTA MESA CA, 92626

License Class and No. _____ Expiration Date: _____ Signature: _____ Date: _____

#2B 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 of 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 build 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 contractors 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>.

Property Owner or Authorized Agent signature: _____ Date: _____

#3 IDENTIFY WORKERS' COMPENSATION DECLARATION AND LENDING AGENCY:

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.

WORKERS' COMPENSATION DECLARATION

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 No. _____ Expiration Date _____

☐ 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 _____ Date _____

CODE: INSPECTION TYPE	DATE	INITIALS	CODE: INSPECTION TYPE	DATE	INITIALS
2. Initial Water Quality Inspection			72. Drywall Nailing/Firewalls		
4. Temp Electrical Service or Pole			400. P/S Pre Inspection for Fences		
6. Soil Pipe Underground			402. P/S Pool & Equipment Loc.		
8. Water Pipe Underground			410. P/S Approval to Cover - Gunite		
9. Sewer Line & House Connect			412. P/S Electrical Conduit Undermd.		
10. Electrical Conduit Underground			414. P/S Gas Pipe Underground Test		
14. Gas Line Underground & Test			416. P/S Backwash Lines, P Trap, Underground		
16. Verify Setbacks			418. P/S Final Backwash Recorder		
18. Footings & Steel			420. P/S Fencing & Access Gates		
19. UFER			422. P/S Pre Deck		
20. Foundation - Slab on Grade			424. P/S Approved for Plastering		
21. Post Tension			428. P/S FINAL - HEATER & VENT		
22. Steel Reinforce - Retain. Walls			430. P/S FINAL - PLUMBING		
24. Pre Grout Lift 1			432. P/S FINAL - ELECTRICAL		
26. Pre Grout Lift 2			434. P/S FINAL - POOL COVER		
29. Wall Drainage			436. P/S FINAL - SOLAR SYSTEM		
30. Floor Plywood Nailing			438. P/S FINAL - POOL/SPA		
32. Sewer Line & House Connect			902. FINAL - ELECTRICAL METER RELEASE		
34. Roof Drains/Deck Drains			904. FINAL ELECTRICAL		
36. Rough Plumbing/Gas Test			906. FINAL - SIGN		
40. Hot Mop Shower			908. FINAL - MECHANICAL		
41. Lathing Interior			910. FINAL - PLUMBING		
42. Rough Electrical			912. FINAL - WATER SERVICE		
44. Rough Mechanical			914. FINAL - GAS TEST		
46. Fire Dampers			916. FINAL - ACCESSIBILITY REGULATIONS		
48. Roof Sheathing			918. FINAL - RE-ROOF		
50. Roof Framing			920. FINAL - PLANNING		
51. Approval to Cover Exterior			922. FINAL - ENGINEERING/P.W.		
52. Shear Wall Interior			924. FINAL - O.C. HEALTH		
53. Preliminary Shear			926. FINAL - WATER DISTRICT		
54. Shear Wall Exterior			927. FINAL - SMOKE DETECTOR/CO2		
55. Preliminary Insulation			928. FINAL - GRADING		
56. Rough Frame & Flashing			930. FINAL - OCFA SPRINKLER SYSTEMS -		
59. OCFA Fire Sprinkler - Rough			932. FINAL - OCFA PROJECT FINAL -		
60. T-Bar Ceiling			933. Anti-Entrapment Device		
64. Lathing Exterior			934. FINAL - BUILDING & SAFETY		
70. Insulation			935. FINAL - WATER QUALITY INSPECTION		



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Tel. (949) 362-4360
Fax. (949) 362-4369
www.CityofLagunaNiguel.org

PERMIT #: B12-1900

PROJECT ADDRESS: 25891 CROWN VALLEY PKWY

BUSINESS NAME:

ISSUED:

APN: 636-04-303
LOT/PARCEL: TRACT: T AND R
TBRO: 952 A1

XREF BLDG:
XREF GRAD:
XREF PLANNING:
XREF OCFA:

OWNER: THE CROWN
ADDRESS: 25891 CROWN VALLEY LAGUNA NIGUEL, CA 92677
APPLICANT: WILL WINKERHOFER
ADDRESS: MCRT INVESTMENTS LLC 949 SOUTH COAST DR #300
ARCH/ENG: DRS ENGINEERING INC
ADDRESS: 3300 AIRPORT AVE #11 SANTA MONICA, CA 90405
CONTRACTOR: MCRT CALIF. CONSTRUCTION LP
ADDRESS: 949 S. COAST DR #400 COSTA MESA CA 92626
LICENSE #: 957117 CLASS:

PHONE: 714-800-1387
PHONE: 818-841-8388
PHONE: 714-966-9355

EXPIRES: 01/31/2015

WORKERS COMP: HARFORD INSURANCE POLICY#: 61WEC7183

EXPIRES: 08/01/2015

TYPE OF WORK:	BUILDING Y	ELECTRICAL N	MECHANICAL N	PLUMBING N
	POOL/SPA N	SIGN N	DEMOLITION N	
TYPE OF CONSTRUCTION:	CODE YEAR: 2010			
Occupancy	Type	Factor	Sq Feet	Valuation
	Additional Amount			500,000.00
	Totals			\$500,000.00*
*Rounded up to nearest \$100				
OCCUPANCY TYPE: R3	CONSTR. TYPE: VB	CENSUS CODE:	HAZMAT? N	SPRINKLERS? N

DESCRIPTION OF WORK:

shoring: temporary and permanent for future Crown Apt building

USE TYPE:
USE DESCRIPTION:

SUMMARY OF PERMIT FEES

	PLAN CHECK	PERMIT	PERMIT ISSUANCE	ADJUSTMENTS	SUBTOTAL
BUILDING	\$2,355.85	\$3,365.50	\$25.60	\$0.00	\$5,746.95
ELECTRICAL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
MECHANICAL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PLUMBING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
POOL/SPA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
DEMOLITION	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
SMIP	\$0.00				\$0.00
STATE FEE (CBSC)					\$20.00
GMU					\$1,015.00

TOTAL PERMIT FEES: \$6,781.95
TOTAL FEES PAID: \$6,781.95

For Office Use Only

Comments:

Planning Approval: _____
Grading Release: _____
Building Permit Issued By: _____

Date: _____
Date: _____
Date: 10/25/12 Receipt #'s _____

CERTIFICATE OF COMPLIANCE AND AUTHORIZATION OF ENTRY

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

I am () a California licensed contractor or () the property owner* or () authorized to act on the property owner's behalf**.

I have read this construction permit 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.

California Licensed Contractor, Property Owner* or Authorized Agent**:

*requires separate verification form

**requires separate authorization form

Signature _____

Date 10/25/12

#2 IDENTIFY WHO WILL PERFORM THE WORK (Complete either 2A or 2B)

#2A CALIFORNIA LICENSED CONTRACTORS 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.

Contractor Name: MET CALIF CONST. CO.
Address: 10570 MEJA. CA
License Class and No. 957117 Expiration Date: 1/31/15 Signature: [Signature] Date: 10/25/13

#2B 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>.

Property Owner or Authorized Agent signature _____ Date _____

#3 IDENTIFY WORKERS' COMPENSATION DECLARATION AND LENDING AGENCY:

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.

WORKERS' COMPENSATION DECLARATION

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 No _____ Expiration Date _____
Name of Agent _____ Tel No _____
(This Section need not be completed if the permit(s) is for one hundred dollars (\$100) or less.)
- ☐ 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 _____ Date _____

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: _____

CODE: INSPECTION TYPE	DATE	INITIALS	CODE: INSPECTION TYPE	DATE	INITIALS
2. Initial Water Quality Inspection			72. Drywall Nailing/Firewalls		
4. Temp Electrical Service or Pole			400. P/S Pre Inspection for Fences		
6. Soil Pipe Underground			402. P/S Pool & Equipment Loc.		
8. Water Pipe Underground			410. P/S Approval to Cover - Gunite		
9. Sewer Line & House Connect			412. P/S Electrical Conduit Undergmd.		
10. Electrical Conduit Underground			414. P/S Gas Pipe Underground Test		
14. Gas Line Underground & Test			416. P/S Backwash Lines, P Trap, Underground		
16. Venti Setbacks			418. P/S Final Backwash Receiver		
18. Footings & Steel			420. P/S Fencing & Access Gates		
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20. Foundation - Slab on Grade			424. P/S Approved for Plastering		
21. Post Tension			428. P/S FINAL - HEATER & VENT		
22. Steel Reinforce - Retain. Walls			430. P/S FINAL - PLUMBING		
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26. Pre Grout Lift 2			434. P/S FINAL - POOL COVER		
29. Wall Drainage			436. P/S FINAL - SOLAR SYSTEM		
30. Floor Plywood Nailing			438. P/S FINAL - POOL/SPA		
32. Sewer Line & House Connect			902. FINAL - ELECTRICAL METER RELEASE		
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36. Rough Plumbing/Gas Test			906. FINAL - SIGN		
40. Hot Mop Shower			908. FINAL - MECHANICAL		
41. Lathing Interior			910. FINAL - PLUMBING		
42. Rough Electrical			912. FINAL - WATER SERVICE		
44. Rough Mechanical			914. FINAL - GAS TEST		
46. Fire Dampers			916. FINAL - ACCESSIBILITY REGULATIONS		
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50. Roof Framing			920. FINAL - PLANNING		
51. Approval to Cover Exterior			922. FINAL - ENGINEERING/P.W.		
52. Shear Walls Interior			924. FINAL - O.C. HEALTH		
53. Preliminary Shear			926. FINAL - WATER DISTRICT		
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55. Preliminary Insulation			928. FINAL - GRADING		
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64. Lathing Exterior			934. FINAL - BUILDING & SAFETY		
70. Insulation			935. FINAL - WATER QUALITY INSPECTION		



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PERMIT #: **B12-1900**

PROJECT ADDRESS: **25891 CROWN VALLEY PKWY**

BUSINESS NAME:

ISSUED:

APN: 636-04-303
LOT/PARCEL: TRACT: T AND R
TBRO: 952 A1

XREF BLDG:
XREF GRAD:
XREF PLANNING:
XREF OCFA:

OWNER: THE CROWN
ADDRESS: 25891 CROWN VALLEY LAGUNA NIGUEL, CA 92677
APPLICANT: WILL WINKERHOFER
ADDRESS: MCRT INVESTMENTS LLC 949 SOUTH COAST DR #300
ARCH/ENG: DRS ENGINEERING INC
ADDRESS: 3300 AIRPORT AVE #11 SANTA MONICA, CA 90405
CONTRACTOR: MCRT CALIF. CONSTRUCTION LP
ADDRESS: 949 S. COAST DR #400 COSTA MESA CA 92626
LICENSE #: 957117 CLASS:

PHONE: 714-800-1387
PHONE: 818-841-8388
PHONE: 714-966-9355

EXPIRES: 01/31/2015

WORKERS COMP: HARFORD INSURANCE POLICY#: 61WEC7183

EXPIRES: 08/01/2013

TYPE OF WORK: BUILDING Y ELECTRICAL N MECHANICAL N PLUMBING N
POOL/SPA N SIGN N DEMOLITION N
TYPE OF CONSTRUCTION: Type Factor Sq Feet. Valuation CODE YEAR: 2010
Occupancy Additional Amount
Totals... \$500,000.00
\$500,000.00
*Rounded up to nearest \$100
OCCUPANCY TYPE: R3 CONSTR. TYPE: VB CENSUS CODE: HAZMAT? N SPRINKLERS? N

DESCRIPTION OF WORK:
shoring: temporary and permanent for future Crown Apt building

USE TYPE:
USE DESCRIPTION:

SUMMARY OF PERMIT FEES

	PLANCHECK	PERMIT	PERMIT ISSUANCE	ADJUSTMENTS	SUBTOTAL
BUILDING	\$2,355.95	\$3,365.50	\$25.60	\$0.00	\$5,746.95
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DEMOLITION	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
SMIP	\$0.00				\$0.00
STATE FEE (CBSC)					\$20.00
GMU					\$1,015.00

TOTAL PERMIT FEES: \$6,781.95
TOTAL FEES PAID: \$6,781.95

For Office Use Only

Comments:

Planning Approval: _____
Grading Release: _____
Building Permit Issued By: [Signature]

Date: _____
Date: 6/24/13
Date: 6/24/13 Receipt #'s R13-1937

CERTIFICATE OF COMPLIANCE AND AUTHORIZATION OF ENTRY

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

I am ☒ a California licensed contractor or ☐ the property owner* or ☐ authorized to act on the property owner's behalf**.

I have read this construction permit 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.

California Licensed Contractor, Property Owner* or Authorized Agent**:

*requires separate verification form

**requires separate authorization form

Signature [Signature] Date 6/26/13

#2 IDENTIFY WHO WILL PERFORM THE WORK

(delete either 2A or 2B)

#2A CALIFORNIA LICENSED CONTRACTORS 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.

Contractor Name: MCRT CALIFORNIA CONSTRUCTION LP
Address: 949 South Coast Dr #400 Costa Mesa CA 92626
License Class and No. 957117 Expiration Date: 1-31-2015 Signature: [Signature] Date: 6-26-2013

#2B 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>.

Property Owner or Authorized Agent signature _____ Date _____

#3 IDENTIFY WORKERS' COMPENSATION DECLARATION AND LENDING AGENCY:

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.

WORKERS' COMPENSATION DECLARATION

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: Harford Underwriters Policy No. 61WEAC7183 Expiration Date: 8-1-2013
Name of Agent _____ Tel No _____
(This Section need not be completed if the permit(s) is for one hundred dollars (\$100) or less.)
- ☐ 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 _____ Date _____

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: _____

CODE: INSPECTION TYPE	DATE	INITIALS	CODE: INSPECTION TYPE	DATE	INITIALS
2. Initial Water Quality Inspection			72. Drywall Nailing/Firewalls		
4. Temp Electrical Service or Pole			400. P/S Pre Inspection for Fences		
6. Soil Pipe Underground			402. P/S Pool & Equipment Loc.		
8. Water Pipe Underground			410. P/S Approval to Cover - Gunite		
9. Sewer Line & House Connect			412. P/S Electrical Conduit Undergmd.		
10. Electrical Conduit Underground			414. P/S Gas Pipe Underground Test		
14. Gas Line Underground & Test			416. P/S Backwash Lines, P Trap, Underground		
16. Vent/Backs			418. P/S Final Backwash Receptor		
18. Footings & Steel			420. P/S Fencing & Access Gates		
19. UFER			422. P/S Pre Deck		
20. Foundation - Slab on Grade			424. P/S Approved for Plastering		
21. Post Tension			428. P/S FINAL - HEATER & VENT		
22. Steel Reinforce - Retain. Walls			430. P/S FINAL - PLUMBING		
24. Pre Grout Lift 1			432. P/S FINAL - ELECTRICAL		
26. Pre Grout Lift 2			434. P/S FINAL - POOL COVER		
29. Wall Drainage			436. P/S FINAL - SOLAR SYSTEM		
30. Floor Plywood Nailing			438. P/S FINAL - POOL/SPA		
32. Sewer Line & House Connect			902. FINAL - ELECTRICAL METER RELEASE		
34. Roof Drains/Deck Drains			904. FINAL - ELECTRICAL		
36. Rough Plumbing/Gas Test			906. FINAL - SIGN		
40. Hot Mop Shower			908. FINAL - MECHANICAL		
41. Lathing Interior			910. FINAL - PLUMBING		
42. Rough Electrical			912. FINAL - WATER SERVICE		
44. Rough Mechanical			914. FINAL - GAS TEST		
46. Fire Dampers			916. FINAL - ACCESSIBILITY REGULATIONS		
48. Roof Sheathing			918. FINAL - RE-ROOF		
50. Roof Framing			920. FINAL - PLANNING		
51. Approval to Cover Exterior			922. FINAL - ENGINEERING/P.W.		
52. Shear Walls Interior			924. FINAL - O.C. HEALTH		
53. Preliminary Shear			926. FINAL - WATER DISTRICT		
54. Shear Walls Exterior			927. FINAL - SMOKE DETECTOR / CO ₂		
55. Preliminary Insulation			928. FINAL - GRADING		
56. Rough Frame & Flashing			930. FINAL - OCCA SPRINKLER SYSTEMS -		
59. OCCA Fire Sprinkler - Rough			932. FINAL - OCCA PROJECT FINAL -		
60. T-Bar Ceiling			933. Anti-Entrapment Device		
64. Lathing Exterior			934. FINAL - BUILDING & SAFETY		
70. Insulation			935. FINAL - WATER QUALITY INSPECTION		



City of Laguna Niguel
Building Division
 30111 Crown Valley Pkwy
 Laguna Niguel, CA 92677
 (949) 362-4360 FAX 362-4369
 www.CityofLagunaNiguel.org

BUILDING PERMIT APPLICATION

THIS IS NOT A PERMIT TO CONSTRUCT

27961 CABOT RD.

Project Address: 25891 CROWN VALLEY PKWY **Suite/Unit:** _____
Lot/Parcel: _____ **Tract/Parcel Map:** _____ **Assessor Parcel No.:** 636-043-02/636-043-03

Contractor: MCRT CALIFORNIA CONSTRUCTION LP
Address: 949 SOUTH COAST DR. #400
City: COSTA MESA
State License No.: 957117 **Class:** B
Workman's Comp. Policy No.: 61WFACT7103
Insurance Company: (If applicable) HARTFORD

Phone No.: 714-800-1396
Email: R.SCHULMAN@MCRTTRUST.COM
State: CA **Zip:** 92626
Expiration: 1-31-13
Expiration: 8-1-13

Architect: DRS ENGINEERING INC **Reg. No.:** 69911
Address: 3300 AIRPORT AVE #11
City: SANTA MONICA **State:** CA

Phone No.: 818-402-3962
Email: DRS@DRS-ENGINEERING.NET
Zip: 90405

Engineer: GECON WEST INC **Reg. No.:** 2576
Address: 3300 N. SAN FERNANDO RD. #100
City: BURBANK **State:** CA

Phone No.: 818-841-8388
Email: BERLINER@GECONWEST.COM
Zip: 91504

Applicant/Agent: MCRT INVESTMENTS LLC
Address: 949 SOUTH COAST DR #400
City: COSTA MESA **State:** CA

Phone No.: 714-800-1387 **EA**
Email: WWINKENHOFER@MCRTTRUST.COM
Zip: 92626

Property Owner: CAL I CROWN VALLEY LLC
Address: 949 SOUTH COAST DR #400
City: COSTA MESA **State:** CA

Phone No.: 714-800-1382
Email: MGENTHE@MCRTTRUST.COM
Zip: 92626

Description of Work to be Performed (please be specific): SHORING - TEMPORARY + PERMANENT

Use: _____ **Sq. Ft.:** _____ **Use:** _____ **Sq. Ft.:** _____ **Use:** _____ **Sq. Ft.:** _____
Valuation: \$50,000 **Type of Const:** _____ **Occupancy Type:** _____ **Occupant Load:** _____

(see reverse side for: ITEMIZED ELECTRICAL, MECHANICAL & PLUMBING FIXTURES) - For commercial projects only.

I certify that the above information is complete and correct. If the scope of work changes this application must be updated by the applicant.
 Permit applications expire 180 days from the date of application. Permits must be obtained prior to expiration (Pursuant of UBC sec 107.4)

Signature of applicant: [Signature]

Payment Method: Cash or Check # _____
 No Credit Cards

FOR OFFICE USE ONLY:

Planning Division:

Setbacks - Front: _____ Rear: _____ Left: _____ Right: _____ Top-of-Slope: _____ Toe-of-Slope: _____ ☐ Does Not Affect
 HOA or Property Manager Approval Required: ☐ Yes ☐ No Approval Letter Provided: ☐ Yes ☐ No
 OK for Plan Check: ☐ Yes ☐ No Reviewed By: _____ Date: _____
 OK for issuance: ☐ Yes ☐ No Reviewed By: _____ Date: _____
 Zoning Designation: _____ OCFA Fuel Mod: _____ Yes: _____ No: _____
 Submittal does not constitute Planning Approval

Building Division:

Activity Number: 012-1900 **Received By:** [Signature] **Date:** 9/17/2012
Title - 24 _____ **Struct. Calcs.** _____ **Soils Report** _____ **Truss. Calcs.** _____



*Cust
Copy*

City of Laguna Niguel
Community Development Department
30111 Crown Valley Pkwy, CA 92677
(949)362-4360 FAX (949)362-4369

RECEIPT

RECEIPT NUMBER: R12-1934

PERMIT #: B12-1900

TYPE: Combo Building Permit

CASE NUMBER:

BUSINESS NAME:

SITE ADDRESS: 25891 CROWN VALLEY PKWY LN

PARCEL: 636-043-03

OCFA Service Req. #:

Payee:

Address:

Phone:

TRANSACTION DATE: 09/24/2012	TOTAL PAYMENT:	1,559.00
	TOTAL PAID FROM TRUST:	.00
	TOTAL PAID FROM CURRENCY:	1,559.00

TRANSACTION LIST:

Type	Method	Description	Amount
Payment	Check	838	1,559.00
TOTAL:			1,559.00

ACCOUNT ITEM LIST:

Description	Account Code	Current Pmts
Res Bldg Plan Check	3310	1,559.00
REASON FOR ADJUSTMENT:		
TOTAL:		1,559.00

RECEIPT ISSUED BY: JDARLING INITIALS: JD

ENTERED DATE: 09/24/2012 TIME: 04:51 PM



City of Laguna Niguel
30111 Crown Valley Pkwy
Laguna Niguel, CA 92677
(949) 362-4360

CAA - Plan Check Routing Sheet

(please return this form & all plans with your next submittal)

Plan Check #: B12-1900
Project Address: 25891 CROWN VALLEY PKWY LN
Valuation: \$500,000.00
Project Description: *shoring: temporart and permanant for future Crown Apt building*

	SUBMITTED	DUE	CORRECTION	CLEARED	P/C INITIAL
1st Check :			9/25/12		NC
2nd Check:	10-29-12		11/1/12		NC
3rd Check:					
4th Check:					

Comments:

Final Approval By: _____ Date: _____

Attached is:

- ___ Set of Plans
- ___ Set of Structural Calculations
- ___ Soil Report
- ___ Title 24 Energy Calculations
- ___ Set of ES Reports
- ___ Plan Check Correction List

DATE:09/19/2012 CK#:838 TOTAL:\$1,559.00*** BANK:BlackRock Cal I LLC(blkcalop)
PAYEE:City of Laguna Niguel(cln001)

Property Account	Invoice - Date	Description	Amount
blkcal-1 128000	091212 - 09/12/2012	86447-Engineering plan checks	1,559.00
			1,559.00

SEP 24 2012

COMMUNITY DEVELOPMENT

DATE:09/19/2012 CK#:838 TOTAL:\$1,559.00*** BANK:BlackRock Cal I LLC(blkcalop)
PAYEE:City of Laguna Niguel(cln001)

Property Account	Invoice - Date	Description	Amount
blkcal-1 128000	091212 - 09/12/2012	86447- ~~Engineering plan checks~~	1,559.00
			1,559.00

Partial Deposit
on Shoring
Plan —



City of Laguna Niguel
Community Development Department
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RECEIPT

RECEIPT NUMBER: R12-1934

PERMIT #: B12-1900

TYPE: Combo Building Permit

CASE NUMBER:

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SITE ADDRESS: 25891 CROWN VALLEY PKWY LN

PARCEL: 636-043-03

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Community Development Department
30111 Crown Valley Pkwy, CA 92677
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RECEIPT

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09/20/2013

RECEIPT NUMBER: R13-0902

PERMIT #: B12-1900

TYPE: Combo Building Permit

CASE NUMBER:

BUSINESS NAME:

SITE ADDRESS: 25891 CROWN VALLEY PKWY LN

PARCEL: 636-043-03

OCFA Service Req. #:

Payee:

Address:

Phone:

TRANSACTION DATE: 04/24/2013	TOTAL PAYMENT:	5,222.95
	TOTAL PAID FROM TRUST:	.00
	TOTAL PAID FROM CURRENCY:	5,222.95

TRANSACTION LIST:

Type	Method	Description	Amount
Payment	Check	6857	5,222.95
TOTAL:			5,222.95

ACCOUNT ITEM LIST:

Description	Account Code	Current Pmts
Bldg Permit	3310	3,365.50
Building Standards Fee	2211	20.00
Permit Issuance	3310	25.60
Res Bldg Plan Check	3310	796.85
Soil Engineering Fee	3313	1,015.00
REASON FOR ADJUSTMENT:		
TOTAL:		5,222.95

RECEIPT ISSUED BY:

JDARLING

INITIALS:

JD

ENTERED DATE: 04/24/2013

TIME: 02:59 PM



City of Laguna Niguel
Community Development Department
30111 Crown Valley Pkwy, CA 92677
(949)362-4360 FAX (949)362-4369

RECEIPT

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09/20/2013

RECEIPT NUMBER: R13-0902

PERMIT #: B12-1900

TYPE: Combo Building Permit

CASE NUMBER:

BUSINESS NAME:

SITE ADDRESS: 25891 CROWN VALLEY PKWY LN

PARCEL: 636-043-03

OCFA Service Req. #:

Payee:

Address:

Phone:

TRANSACTION DATE: 04/24/2013	TOTAL PAYMENT:	5,222.95
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RECEIPT

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09/20/2013

RECEIPT NUMBER: R12-1934

PERMIT #: B12-1900

TYPE: Combo Building Permit

CASE NUMBER:

BUSINESS NAME:

SITE ADDRESS: 25891 CROWN VALLEY PKWY LN

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09/20/2013

RECEIPT NUMBER: R12-1934

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TYPE: Combo Building Permit

CASE NUMBER:

BUSINESS NAME:

SITE ADDRESS: 25891 CROWN VALLEY PKWY LN

PARCEL: 636-043-03

OCFA Service Req. #:

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TRANSACTION DATE: 09/24/2012	TOTAL PAYMENT:	1,559.00
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		TOTAL: 1,559.00

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ENTERED DATE: 09/24/2012 TIME: 04:51 PM



City of Laguna Niguel
Community Development Department
30111 Crown Valley Pkwy, CA 92677
(949)362-4360 FAX (949)362-4369

RECEIPT

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09/20/2013

RECEIPT NUMBER: R13-0902

PERMIT #: B12-1900

TYPE: Combo Building Permit

CASE NUMBER:

BUSINESS NAME:

SITE ADDRESS: 25891 CROWN VALLEY PKWY LN

PARCEL: 636-043-03

OCFA Service Req. #:

Payee:

Address:

Phone:

TRANSACTION DATE: 04/24/2013	TOTAL PAYMENT:	5,222.95
	TOTAL PAID FROM TRUST:	.00
	TOTAL PAID FROM CURRENCY:	5,222.95

TRANSACTION LIST:

Type	Method	Description	Amount
Payment	Check	6857	5,222.95
TOTAL:			5,222.95

ACCOUNT ITEM LIST:

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Res Bldg Plan Check	3310	796.85
Soil Engineering Fee	3313	1,015.00
REASON FOR ADJUSTMENT:		
TOTAL:		5,222.95

RECEIPT ISSUED BY:

JDARLING INITIALS: JD

ENTERED DATE: 04/24/2013

TIME: 02:59 PM

DATE:04/05/2013 CK#:6857 TOTAL:\$6,369.58 *** BANK:PNC Mill Creek Residential Tru(mcrt593)
PAYEE:City of Laguna Niguel(v0002315)

Property Address - Code	Invoice - Date	Description	Amount
Costa Mesa, CA (Development) - 55	03282013 - 03/28/2013	Project: Crown Valley	6,369.58
			6,369.58

240.63 - G12-021
5222.95 - B12-1900

906.00

6369.58

Due OCT 1 A Put forward

MAIN Bld Permitted

B12-2453 (they cut
Separate CK TO
SCFA)



City of Laguna Niguel
Community Development Department
30111 Crown Valley Pkwy, CA 92677
(949)362-4360 FAX (949)362-4369

RECEIPT

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04/24/2013

RECEIPT NUMBER: R13-0902

PERMIT #: B12-1900

TYPE: Combo Building Permit

CASE NUMBER:

BUSINESS NAME:

SITE ADDRESS: 25891 CROWN VALLEY PKWY.LN

PARCEL: 636-043-03

OCFA Service Req. #:

Payee:

Address:

Phone:

TRANSACTION DATE: 04/24/2013	TOTAL PAYMENT:	5,222.95
	TOTAL PAID FROM TRUST:	.00
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REASON FOR ADJUSTMENT:		
TOTAL:		5,222.95

RECEIPT ISSUED BY:

JDARLING

INITIALS:

JD

ENTERED DATE: 04/24/2013

TIME: 02:59 PM

GEOCON
WEST, INC.

GEOTECHNICAL ■ ENVIRONMENTAL ■ MATERIALS



Project No. A8803-06-01A

January 5, 2012

CAL I Crown Valley, LLC
949 South Coast Drive, Suite 400
Costa Mesa, CA 92626

RECEIVED

FEB 21 2013

CITY OF LAGUNA NIGUEL
COMMUNITY DEVELOPMENT

LISA: Send approved
To Aboullah & me
Jen

Attention: Mr. Ron Schulman

Subject: GEOTECHNICAL DESIGN CRITERIA FOR
MECHANICALLY STABILIZED EARTH RETAINING WALLS
PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT
25891 CROWN VALLEY PARKWAY AND 27961 CABOT ROAD
LAGUNA NIGUEL, CALIFORNIA

References: *Updated Geotechnical Investigation, Proposed Multi-Family Residential Development, 25891 Crown Valley Parkway and 27961 Cabot Road, Laguna Niguel, California, by Geocon West, Inc. dated February 17, 2011.*

Dear Mr. Schulman:

In accordance with your request, we are providing geotechnical design parameters for the proposed mechanically stabilized earth (MSE) retaining walls at the subject project. We understand a Verdura Wall system is being considered as a part of the proposed development. It is our further understanding that the design height of the proposed MSE walls could range between 3 and 20 feet in height.

Due to the silty and clayey nature of the on-site soils, we understand the reinforced zone of the MSE retaining wall will be backfilled with imported granular materials, such as crushed miscellaneous base (CMB).

Based on information obtained during the referenced geotechnical investigation, it is anticipated that both artificial fill and Capistrano Formation bedrock will be exposed in the excavation along the base of the wall (foundation zone), as well as the back-cut behind the wall (retained zone). The wall designer should be aware of this condition during selection of the design parameters.

The following table presents the recommended geotechnical parameters to be used for design of the MSE retaining walls, including the assumed shear strength values for imported backfill soils.

Parameter	Reinforced Zone	Retained Zone OR Foundation Zone (Bedrock)	Retained Zone OR Foundation Zone (Artificial Fill)
Angle of Internal Friction	35 degrees*	27 degrees	10 degrees
Cohesion	100 psf*	100 psf	100 psf

Wet Unit Weight	130 pcf*	115 pcf	115 pcf

*Assumed Value

The above soil parameters for the retained and foundation zones are based on direct shear-strength tests performed during the referenced investigation and our experience at the subject site. The shear strength values provided for the reinforced zone assume that granular import soil will be utilized as backfill. It is up to the wall designer to use his judgment in selection of design parameters. Once backfill materials are selected, sufficient samples should be collected and subjected to laboratory testing to assess the soils suitability for use as wall backfill. Results should be provided to the designer to re-evaluate stability of the walls. Dependent upon test results, the designer may require modifications to the original wall design (e.g., longer geogrid embedment lengths).

For design of the proposed MSE walls under pseudo-static loading conditions, the Design-Basis Earthquake Ground Motion (DBE), which is the level of ground motion that has a 10 percent chance of exceedance in 50 years, is expected to generate ground motions at the site of approximately 0.32g.

In addition, it is recommended that the MSE wall design consider the proximity of the proposed building and associated foundations. Based on current project plans, the closest proposed MSE wall is offset between 22 and 30 feet from the proposed structure. Depending on the length of geogrid reinforcement required for the wall design, the proposed structure could impose a surcharge on the retained zones and/or reinforced zones of the proposed MSE walls.

Consideration should be also given to the construction sequence of the proposed building and MSE walls. Required temporary excavations for construction of the proposed MSE walls should be conducted such that vertical and lateral support is not removed from any existing foundations.

Where artificial fill will be exposed within the temporary excavation, temporary unsurcharged embankments should be sloped back at a uniform 1:1 slope gradient or flatter. A uniform slope does not have a vertical portion.

Where bedrock will be exposed within the temporary excavation, it is anticipated that unsurcharged embankments could be sloped back at a uniform ½:1 (H:V) gradient. However, it is very important that Project Geologist (a representative of Geocon) observe the cuts during the grading process in order to identify any unforeseen variations within the bedrock. Any necessary recommendations to eliminate or support any unfavorably oriented bedding planes will be made at that time.

Geocon West, Inc. should review retaining wall plans once they become available. As a part of this review, Geocon will need to perform a global stability analysis using actual wall design information. Depending on the results of the global stability analysis, modifications to the design grid type, spacing, or length may be needed to satisfy global stability.

Backfill materials within the reinforced zone should be compacted to a dry density of at least 90 percent of the laboratory maximum dry density near to or slightly above optimum moisture content in accordance with ASTM D 1557. This is applicable to the entire embedment length of the geogrid reinforcement. Typically, wall designers specify that heavy compaction equipment be excluded from within 3 feet of the face of the wall; however, smaller equipment (e.g., walk-behind, self-driven compactors or hand whackers) should be used to compact the materials without causing deformation

of the wall. If the designer specifies no compactive effort for this zone, the materials are essentially not properly compacted and the geogrid within the uncompacted zone should not be relied upon for reinforcement and overall embedment lengths should be increased to account for the difference.

The wall should be provided with a drainage system that is sufficient to collect water and prevent excessive seepage through the wall, as well as provide proper drainage at the base of the wall to eliminate formation of hydrostatic pressures behind the wall.

WALL PERFORMANCE

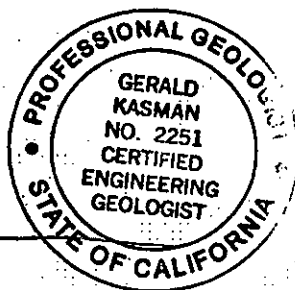
Geosynthetic reinforcement must elongate to develop full tensile resistance. This elongation generally results in movement at the top of the wall. The amount of movement is dependent upon the height of the wall (e.g., higher walls rotate more), construction, and the type of geosynthetic used. In addition, over time reinforced-earth retaining walls have been known to exhibit creep and can undergo additional movement. Given this condition, the owner should be aware that structures and pavement placed within the reinforced and retained zones of the wall may undergo movement and should be designed to accommodate this movement.

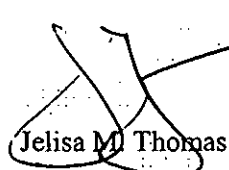
Should you have questions regarding these recommendations, or if we may be of further service, please contact the undersigned at your convenience.

Very truly yours,

GEOCON WEST, INC.


Gerald A. Kasman
CEG 2251




Jelisa M. Thomas
PE 74946



(1/EMAIL) Addressee
(EMAIL) Soil Retention, Attn. Darien Osborne



Project No. A8803-06-01A
September 10, 2012

CAL I Crown Valley, LLC
949 South Coast Drive, Suite 400
Costa Mesa, CA 92626

RECEIVED

FEB 21 2013

TO NANCY

**CITY OF LAGUNA NIGUEL
COMMUNITY DEVELOPMENT**

Attention: Mr. Ron Schulman

Subject: SHORING AND SOIL NAIL WALL RECOMMENDATIONS
AND REVIEW OF SHORING PLANS
CROWN VALLEY / CABOT APARTMENTS
25891 CROWN VALLEY PARKWAY AND 27961 CABOT ROAD
LAGUNA NIGUEL, CALIFORNIA

References: *Updated Geotechnical Investigation*, by Geocon West, Inc., dated February 17, 2011;

City of Laguna Niguel Geotechnical Review Sheet, prepared by GMU Geotechnical Inc.,
GMU Reference No. SP11-003, dated August 23, 2011;

Response to City of Laguna Niguel Geotechnical Review Sheet, by Geocon West, Inc.,
dated January 5, 2012;

City of Laguna Niguel Geotechnical Review Sheet (Conditional Approval), prepared by
GMU Geotechnical Inc., GMU Reference No. SP11-003, dated February 2, 2012;

Soil Nail Design Parameters, by Geocon West, Inc., dated August 1, 2012;

Earth Retention Plan, prepared by DRS Engineering, Inc., Sheet Nos. SH-1 through SH-4,
dated September 5, 2012.

Dear Mr. Schulman:

This letter has been prepared to summarize the shoring recommendations provided in the referenced geotechnical reports and addenda for the proposed Crown Valley Cabot Apartments located at 25891 Crown Valley Parkway and 27961 Cabot Road in Laguna Niguel, California. This letter also provides written confirmation that the above referenced shoring and soil nail wall [earth retention] plans have been reviewed by the undersigned Geotechnical Engineer.

The shoring and soil nail wall recommendations are reiterated below for convenience.

1. CONCLUSIONS AND RECOMMENDATIONS

1.1 General

- 1.1.1 It is our opinion that neither soil nor geologic conditions were encountered during the investigation that would preclude the construction of the proposed development provided the grading recommendations presented herein are followed and implemented during construction.
- 1.1.2 The maximum vertical depth of excavation for construction of the proposed subterranean portion of the structure is approximately 36 feet in height and is located along the north building line. Due to the depth of the excavation, shoring measures will be implemented along the north building line and will continue south approximately 44½ feet and 23 feet in length along the east and west building lines, respectively. Recommendations for the design and construction of temporary shoring are provided below.
- 1.1.3 It is our understanding that shoring consisting of a permanent soil nail wall will be constructed as the north building wall. A second permanent soil nail retaining wall will be constructed along the north property line for construction of the fire access lane, with the eastern and western edges constructed as a permanent soldier pile wall. Recommendations for soil nail walls are provided in Section 1.6 herein.
- 1.1.4 It is our understanding that the temporary shoring which continues south of the north building line will consist of a temporary soldier pile shoring system. Where excavation heights exceed 12 feet, soldier piles may utilize drilled tie-back anchors to provide lateral bracing.
- 1.1.5 Any changes in the design, location or elevation, as outlined in this report, should be reviewed by this office. Geocon should be contacted to determine the necessity for review and possible revision of this report.

1.2 Shoring – Soldier Pile Design and Installation

- 1.2.1 The following information on the design and installation of shoring is preliminary. Review of the final shoring plans and specifications should be made by this office prior to bidding or negotiating with a shoring contractor.
- 1.2.2 One method of shoring would consist of steel soldier piles, placed in drilled holes and backfilled with concrete. Where maximum excavation heights are less than 12 feet the soldier piles are typically designed as cantilevers. Where excavation heights exceed 12 feet, soldier piles may require lateral bracing utilizing drilled tie-back anchors or raker braces. The need for lateral bracing and the acceptable shoring deflection should be determined by the project shoring engineer.

- 1.2.3 Drilled cast-in-place soldier piles should be placed no closer than 2 diameters on center. The minimum diameter of the piles is 18 inches. Structural concrete should be used for the soldier piles below the excavation; lean-mix concrete may be employed above that level. As an alternative, lean-mix concrete may be used throughout the pile where the reinforcing consists of a wideflange section. The slurry must be of sufficient strength to impart the lateral bearing pressure developed by the wideflange section to the soil. For design purposes, an allowable passive value for the artificial fill and bedrock below the bottom plane of excavation may be assumed to be 200 and 400 pounds per square foot per foot, respectively. The allowable passive value may be doubled for isolated piles spaced a minimum of twice the pile diameter. To develop the full lateral value, provisions should be implemented to assure firm contact between the soldier piles and the undisturbed soils/bedrock.
- 1.2.4 Minor groundwater seepage was not encountered during exploration; therefore, the contractor should be prepared for groundwater during pile installation should the need arise since bedrock seepage could occur. Piles placed below the water level require the use of a tremie to place the concrete into the bottom of the hole. A tremie should consist of a rigid, water-tight tube having a diameter of not less than 6 inches with a hopper at the top. The tube should be equipped with a device that will close the discharge end and prevent water from entering the tube while it is being charged with concrete. The tremie should be supported so as to permit free movement of the discharge end over the entire top surface of the work and to permit rapid lowering when necessary to retard or stop the flow of concrete. The discharge end should be closed at the start of the work to prevent water entering the tube and should be entirely sealed at all times, except when the concrete is being placed. The tremie tube should be kept full of concrete. The flow should be continuous until the work is completed and the resulting concrete seal should be monolithic and homogeneous. The tip of the tremie tube should always be kept about 5 feet below the surface of the concrete and definite steps and safeguards should be taken to insure that the tip of the tremie tube is never raised above the surface of the concrete.
- 1.2.5 A special concrete mix should be used for concrete to be placed below water. The design should provide for concrete with an unconfined compressive strength psi of 1,000 pounds per square inch (psi) over the initial job specification. An admixture that reduces the problem of segregation of paste/aggregates and dilution of paste should be included. The slump should be commensurate to any research report for the admixture, provided that it should also be the minimum for a reasonable consistency for placing when water is present.
- 1.2.6 Although not anticipated, casing may be necessary if caving is experienced in the existing artificial fill and the contractor should be prepared to utilize casing if conditions warrant. If casing is used, extreme care should be employed so that the pile is not pulled apart as the casing is withdrawn. At no time should the distance between the surface of the concrete and the

bottom of the casing be less than five feet. Continuous observation of the drilling and pouring of the piles by the Geotechnical Engineer (a representative of Geocon West, Inc.) is required.

- 1.2.7 The frictional resistance between the soldier piles and retained earth may be used to resist a vertical component load. The coefficient of friction may be taken as 0.4 based on uniform contact between the steel beam and lean-mix concrete and retained earth. The portion of soldier piles below the plane of excavation may also be employed to resist the downward loads. The downward capacity may be determined using a frictional resistance of 650 pounds per square foot.
- 1.2.8 It is not expected that continuous lagging between soldier piles will be required. However, the exposed soils and bedrock must be observed by the Project Geologist (a representative of Geocon West, Inc.) to verify the condition of the exposed soils/bedrock and the areas where lagging may be omitted. If lagging is omitted it must be coordinated with the waterproofing consultant and other design consultants.
- 1.2.9 Soldier piles should be designed for the full anticipated pressures. Due to arching in the soils, the pressure on the lagging will be less. It is recommended that the lagging be designed for the full design pressure but be limited to a maximum of 400 pounds per square foot.
- 1.2.10 For design of cantilevered shoring, it is recommended that an equivalent fluid pressure based on the following tables be utilized in design. It is very important to note that active pressures can only be achieved when movement in the soil (earth wall) occurs (cantilever condition). If movement in the earth wall is not acceptable or the excavation is restrained at the top by bracing or tie-backs, the at-rest pressure should be considered for design purposes.

**Shoring with Surcharge from Slope
(North Wall)**

HEIGHT OF SHORING (FEET)	EQUIVALENT FLUID PRESSURE (Pounds Per Cubic Foot) (ACTIVE PRESSURE)	EQUIVALENT FLUID PRESSURE (Pounds Per Cubic Foot) (AT-REST PRESSURE)
Up to 50	40	65

**Shoring with Level Backfill Surface
No Surcharge**

HEIGHT OF SHORING (FEET)	EQUIVALENT FLUID PRESSURE (Pounds Per Cubic Foot) (ACTIVE PRESSURE)	EQUIVALENT FLUID PRESSURE (Pounds Per Cubic Foot) (AT-REST PRESSURE)
Up to 20	25	45

- 1.2.11 Where a combination of sloped embankment and shoring is utilized, the pressure will be greater and must be determined for each combination. Additional active pressure should be applied where the shoring will be surcharged by slopes, construction equipment, adjacent traffic or structures, and must be designed for each condition.
- 1.2.12 It is difficult to accurately predict the amount of deflection of a shored embankment. It should be realized that some deflection will occur. It is recommended that the deflection be minimized to prevent damage to existing structures and adjacent improvements. Where public right-of-ways are present or adjacent offsite structures do not surcharge the shoring excavation, the shoring deflection should be limited to less than 1 inch at the top of the shored embankment. Where offsite structures are within the shoring surcharge area it is recommended that the beam deflection be limited to less than ½ inch at the elevation of the adjacent offsite foundation. The allowable deflection is dependent on many factors, such as the presence of structures and utilities near the top of the embankment, and will be assessed and designed by the project shoring engineer.
- 1.2.13 Because of the depth of the excavation, some means of monitoring the performance of the shoring system is suggested. The monitoring should consist of periodic surveying of the lateral and vertical locations of the tops of all soldier piles and the lateral movement along the entire lengths of selected soldier piles.

1.3 Tie-Back Anchors

- 1.3.1 Tie-back anchors may be used to resist lateral loads. Friction anchors are recommended. For design purposes, it may be assumed that the active wedge adjacent to the shoring is defined by a plane drawn 35 degrees with the vertical through the bottom plane of the excavation. Friction anchors should extend a minimum of 20 feet beyond the potentially active wedge and to greater lengths if necessary to develop the desired capacities. The locations and depths of all offsite utilities should be thoroughly checked and incorporated into the drilling angle design for the tie-back anchors.
- 1.3.2 The locations and depths of all offsite utilities should be thoroughly checked and incorporated into the drilling angle design for the tie-back anchors.
- 1.3.3 The capacities of the anchors should be determined by testing of the initial anchors as outlined in a following section. Only the frictional resistance developed beyond the active wedge would be effective in resisting lateral loads. Anchors should be placed at least 6 feet on center to be considered isolated. Based on the height of the proposed excavation, one row of anchors may be required. For preliminary design purposes, it is estimated that drilled friction anchors constructed without utilizing post-grouting techniques will develop average skin frictions as follows:

- Up to 7 feet below the top of the excavation – 1,300 pounds per square foot (value has been reduced for buoyant forces).
- Up to 20 feet below the top of the excavation – 1,800 pounds per square foot (value has been reduced for buoyant forces).

1.3.4 Depending on the techniques utilized, and the experience of the contractor performing the installation, it is anticipated that a friction capacity in excess of 3 kips per linear foot could be utilized for post-grouted anchors. The maximum allowable friction capacity is 5.5 kips per linear foot (for a 20 foot length beyond the active wedge). Only the frictional resistance developed beyond the active wedge should be utilized in resisting lateral loads.

1.4 Anchor Installation

1.4.1 Tied-back anchors are typically installed between 20 and 40 degrees below the horizontal; however, occasionally alternative angles are necessary to avoid existing improvements and utilities. The locations and depths of all offsite utilities should be thoroughly checked prior to design and installation of the tie-back anchors. Caving of the anchor shafts, particularly within sand and gravel deposits or seepage zones, should be anticipated during installation and provisions should be implemented in order to minimize such caving. It is suggested that hollow-stem auger drilling equipment be used to install the anchors. The anchor shafts should be filled with concrete by pumping from the tip out, and the concrete should extend from the tip of the anchor to the active wedge. In order to minimize the chances of caving, it is recommended that the portion of the anchor shaft within the active wedge be backfilled with sand before testing the anchor. This portion of the shaft should be filled tightly and flush with the face of the excavation. The sand backfill should be placed by pumping; the sand may contain a small amount of cement to facilitate pumping.

1.5 Anchor Testing

1.5.1 All of the anchors should be tested to at least 150 percent of design load. The total deflection during this test should not exceed 12 inches. The rate of creep under the 150 percent test load should not exceed 0.1 inch over a 15 minute period in order for the anchor to be approved for the design loading.

1.5.2 At least ten percent of the anchors should be selected for "quick" 200 percent tests and two additional anchors should be selected for 24-hour 200 percent tests. The purpose of the 200 percent tests is to verify the friction value assumed in design. The anchors should be tested to develop twice the assumed friction value. These tests should be performed prior to installation of additional tiebacks. Where satisfactory tests are not achieved on the initial anchors, the anchor diameter and/or length should be increased until satisfactory test results are obtained.

- 1.5.3 The total deflection during the 24-hour 200 percent test should not exceed 12 inches. During the 24-hour tests, the anchor deflection should not exceed 0.75 inches measured after the 200 percent test load is applied.
- 1.5.4 For the "quick" 200 percent tests, the 200 percent test load should be maintained for 30 minutes. The total deflection of the anchor during the 200 percent quick tests should not exceed 12 inches; the deflection after the 200 percent load has been applied should not exceed 0.25 inch during the 30-minute period.
- 1.5.5 After a satisfactory test, each anchor should be locked-off at the design load. This should be verified by rechecking the load in the anchor. The load should be within 10 percent of the design load. The installation and testing of the anchors should be observed by a representative of this firm.

1.6 Soil Nail Design Parameters

- 1.6.1 Proposed soil nail walls are expected to encounter artificial fill and bedrock in the back-cut. The recommended design properties are as follows:

Bedrock

Unit Weight = 120 pcf

Phi = 27 degrees

C = 650 psf for permanent design

Artificial Fill

Unit Weight = 115 pcf

Phi = 10 degrees

C = 1,000 psf but only for temporary design

C = 300 psf for permanent design

If you have any questions regarding this response, or if we may be of further service, please contact the undersigned.

Very truly yours,

GEOCON WEST, INC.

Neal D. Berliner
GE 2576



(5) Addressee

CITY OF LAGUNA NIGUEL

30111 Crown Valley Pkwy
Laguna Niguel, California 92677
949-362-4360

To Steve
Send To Nanky

PLAN CHECK NO.: B12-1900

1ST REVIEW BY: N. Chung DATE: 9/25/2012

2ND REVIEW BY: N. Chung DATE: 11/1/2012

3RD REVIEW BY: N. Chung DATE: 2/28/2013

CORRECTIONS

CORRECTIONS

CORRECTIONS

APPROVED

APPROVED

- A. THE ITEMS BELOW REQUIRE CORRECTION OR CLARIFICATION BEFORE THIS PLAN CHECK CAN BE APPROVED FOR PERMIT ISSUANCE. RETURN ALL CORRECTION MATERIAL WHEN RESUBMITTING.
- B. NOTE ON THIS CORRECTION SHEET OR ON A SEPARATE SHEET THE LOCATION OF THE COMPLETED CORRECTION. (I.E. SHEET NO., DETAIL, ETC.)

CBC 2010 STRUCTURAL DESIGN REQUIREMENT

SHORING PLAN REVIEW

1. Provide a scaled and dimensioned site plan showing:
- a. Property lines of the project.
 - b. Location of all buildings and structures on the property.
 - c. Location of all buildings and structures on adjacent property for shoring located within a distance equal to the depth of the excavation to the adjacent property.
 - d. Shoring location.
2. Note on the plan: Geotechnical recommendations for the shoring design.
3. Geotechnical engineer to stamp and sign the shoring plan, certifying that the design is in compliance with his recommendation.
4. Provide a section through the property line. Show the shoring and improvement on both sides of the property line.
5. Excavations and shoring shall be made entirely within the project site.
6. Soldier Piles: Steel piles shall be encased in concrete with a minimum of 3 inches of cover. Lagging is not permitted to violate the concrete cover
7. Provide a description of the process for installing shoring, construction of basement walls, and removal of shoring.
8. Note on the plan: Shoring engineer to provide monitoring of shoring and improvements on adjacent properties and submit results with a report to the Building Inspector on a daily basis during excavation and shoring and weekly basis thereafter.
9. Note on the plan: "Geotechnical engineer shall provide continuous inspections during shoring and excavation operations and during removal of shoring."
10. Note on the plan: "Contractor shall notify adjacent property owners by certified mail 10 days prior to starting the shoring or excavation work."
11. Note on the plan: "Continuous inspection by deputy inspector is required during shoring, excavation and removal of shoring."
12. See additional comments on the plans and structural calculation.
13. Submit a complete soil report for review. Verify f'_c soil design data.
14. Verify Soldier pile design. Plan shall match with structural design.
15. (see ^{comments @} calcs for piles #1, #4, #7, #8 & #9)
16. Return mark-up plans & calcs. for recheck. No mark-up plans & structural calculation shall be used as final permit sets.

Attached ARE 2 Geotechnical Reports

1



CITY OF LAGUNA NIGUEL

30111 Crown Valley Parkway
Laguna Niguel, California 92677
Phone (949) 362-4300 | Fax (949) 362-4340

GEOTECHNICAL REVIEW SHEET

Reviewed by:

GMU GEOTECHNICAL, INC.
23241 Arroyo Vista
Rancho Santa Margarita, CA 92688
(949) 888-6513 • Fax: (949) 888-1380

Page 1

REFERENCE NO.: B12-1900

DATE: October 11, 2012

PROJECT DESCRIPTION: Proposed Shoring and Soil Nail Wall Construction

LOCATION: 25891 Crown Valley Parkway and 27961 Cabot Road

DEVELOPER/OWNER: CAL I Crown Valley, LLC

GEOTECHNICAL FIRM: Geocon West, Inc.

THEIR JOB NO.: A8803-06-01A

GEOTECHNICAL ENGINEER: Neal D. Berliner, GE 2576

ENGINEERING GEOLOGIST: None

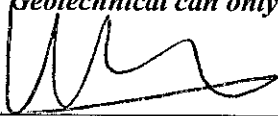
DOCUMENT(S) REVIEWED: (1) "Shoring and Soil Nail Wall Recommendations and Review of Shoring Plans, Crown Valley/Cabot Apartments, 25891 Crown Valley Parkway and 27961 Cabot Road, Laguna Niguel, California," prepared by Geocon West, Inc., dated September 10, 2012; (2) Earth Retention Design, Crown Cabot Apartments, 25891 Crown Valley Parkway, prepared by DRS Engineering, dated September 5, 2012; (3) Earth Retention Plan, 25891 Crown Valley Parkway, prepared by DRS Engineering, dated September 5, 2012.

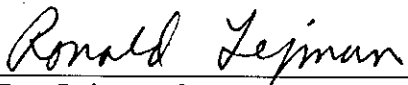
REFERENCE(S): (1) "Grading Recommendations and Review of Grading Plans, Crown Valley/Cabot Apartments, 25891 Crown Valley Parkway and 27961 Cabot Road, Laguna Niguel, California," prepared by Geocon West, Inc., dated September 10, 2012; (2) Rough Grading Plan, Crown Valley/Cabot Apartments, 25891 Crown Valley Parkway, prepared by KHR Associates, dated September 4, 2012.

ACTION:

- ☒ RECOMMENDED APPROVAL OF DOCUMENT SUBMITTED
☐ CONDITIONAL APPROVAL OF DOCUMENT SUBMITTED – *See Comments*
☐ REQUEST ADDITIONAL DATA FOR REVIEW – *See COMMENTS.*
Send responses directly to the City of Laguna Niguel, Attention: Ms. Jennifer Darling.
GMU Geotechnical can only accept responses forwarded from the City.

REVIEWED BY:


Lisa Bates-Seabold, CEG 2293
Senior Geologist


Ron Lejman, GE 513
Associate Geotechnical Engineer

DISTRIBUTION: Ms. Jennifer Darling, City of Laguna Niguel
Mr. Neal D. Berliner, Geocon West, Inc.
CAL I Crown Valley, LLC



Project No. A8803-06-01A

September 10, 2012

CAL I Crown Valley, LLC
949 South Coast Drive, Suite 400
Costa Mesa, CA 92626

Attention: Mr. Ron Schulman

Subject: GRADING RECOMMENDATIONS AND REVIEW OF GRADING PLANS
CROWN VALLEY / CABOT APARTMENTS
25891 CROWN VALLEY PARKWAY AND 27961 CABOT ROAD
LAGUNA NIGUEL, CALIFORNIA

References: *Updated Geotechnical Investigation*, by Geocon West, Inc., dated February 17, 2011;

City of Laguna Niguel Geotechnical Review Sheet, prepared by GMU Geotechnical Inc.,
GMU Reference No. SP11-003, dated August 23, 2011;

Response to City of Laguna Niguel Geotechnical Review Sheet, by Geocon West, Inc.,
dated January 5, 2012;

City of Laguna Niguel Geotechnical Review Sheet (Conditional Approval), prepared by
GMU Geotechnical Inc., GMU Reference No. SP11-003, dated February 2, 2012;

Rough Grading Plan, prepared by KHR Associates, Sheet Nos. C-1 and C-2, Project No.
5376001.

Dear Mr. Schulman:

This letter has been prepared to summarize the grading recommendations provided in the referenced geotechnical reports and addenda for the proposed Crown Valley Cabot Apartments located at 25891 Crown Valley Parkway and 27961 Cabot Road in Laguna Niguel, California. This letter also provides written confirmation that the above referenced grading plans have been reviewed by the undersigned Geotechnical Engineer.

Based on our review of the grading plans, we have updated the grading recommendations as needed. Where differing, the recommendations provided herein supersede previous recommendations.

CITY LAGUNA NIGUEL
RECEIVED

SEP 19 2012

B124900

COMMUNITY DEVELOPMENT

1. CONCLUSIONS AND RECOMMENDATIONS

1.1 General

- 1.1.1 It is our opinion that neither soil nor geologic conditions were encountered during the investigation that would preclude the construction of the proposed development provided the grading recommendations presented herein are followed and implemented during construction.
- 1.1.2 The subject property is underlain by artificial fill over bedrock.
- 1.1.3 The maximum vertical depth of excavation for construction of the proposed subterranean portion of the structure is approximately 36 feet in height and is located along the north building line. Due to the depth of the excavation, shoring measures will be implemented along the north building line and will continue approximately 44½ feet and 23 feet in length along the east and west building lines, respectively. Recommendations for the design and construction of temporary shoring are provided in the project geotechnical reports and addenda.
- 1.1.4 Where shoring is not implemented, temporary excavations will be sloped back at a uniform 1:1 slope gradient or flatter. Excavations along the northern and eastern portions of the site will expose bedrock and will be inspected by the Project Geologist (a representative of Geocon). All excavations must be conducted in a manner that maintains stability and additional recommendations will be provided if necessary.
- 1.1.5 Proposed south-facing excavations may expose some components of unfavorable bedding or jointing. Although site exploration indicates that some components of unfavorable bedding or jointing may be exposed by south facing excavations, the bedrock is poorly bedded to massive and continuous planes of bedding are not anticipated. Sloping and/or shoring measures will be required to maintain a stable excavation. All cut slopes must be observed by the Project Geologist (a representative of Geocon) during excavation. Recommendations for temporary excavations are provided in Section 1.5 of this report.
- 1.1.6 Proposed temporary excavations along the east building line will generate slopes up to 14 feet in height constructed at a gradient of 1:1 or flatter. These temporary west-facing slopes are anticipated to expose bedrock with bedding orientation that is considered to be neutral or favorable with respect to stability of the temporary excavation. Excavation recommendations are provided in the *Temporary Excavations* section of this report (see Section 1.5).

- 1.1.7 Proposed temporary excavations along the south building line will generate slopes up to 21 feet in height constructed at a gradient of 1:1 or flatter. These temporary south-facing slopes are anticipated to expose existing artificial fill and bedrock. South-facing excavations which expose bedrock may expose some components of unfavorable bedding or jointing; however, the bedrock is poorly bedded to massive and continuous planes of bedding are not anticipated. Excavations must be conducted in a manner that maintains stability and must be observed and approved in writing by the Project Geologist (a representative of Geocon West, Inc.). Excavation recommendations are provided in the *Temporary Excavations* section of this report (see Section 1.5).
- 1.1.8 Proposed temporary excavations along the west building line will generate slopes up to 24 feet in height constructed at a gradient of 1:1 or flatter. These temporary east-facing slopes are anticipated to expose existing artificial fill. Excavation recommendations are provided in the *Temporary Excavations* section of this report (see Section 1.5).
- 1.1.9 Where new, permanent cut or fill slopes are planned, all slope gradients should be 2:1 (horizontal to vertical) or flatter.
- 1.1.10 It is the opinion of this office, based on the findings of the referenced geotechnical investigation report and addenda, provided our recommendations are followed and properly maintained the proposed grading and development will have no adverse effect on the stability of the site or adjoining properties.
- 1.1.11 Any changes in the design, location or elevation, as outlined in this report, should be reviewed by this office. Geocon should be contacted to determine the necessity for review and possible revision of this report.

1.2 Soil and Excavation Characteristics

- 1.2.1 The in-situ fill and bedrock can be excavated with moderate effort using heavy duty excavation equipment. Concretions or well cemented layers may be encountered in the bedrock which could make excavation or drilling conditions difficult. Coring or jack-hammering may be required where concretions are encountered and both excavation and shoring contractors should be prepared for these potential difficult conditions.
- 1.2.2 It is the responsibility of the contractor to ensure that all excavations and trenches are properly sloped/shored and maintained in accordance with applicable OSHA rules and regulations to maintain safety and maintain the stability of adjacent existing improvements.

- 1.2.3 All onsite excavations must be conducted in such a manner that potential surcharges from existing structures, construction equipment, and vehicle loads are resisted. The surcharge area may be defined by a 1:1 projection down and away from the bottom of an existing foundation or vehicle load. Penetrations below this 1:1 projection will require special excavation measures such as sloping or shoring. Excavation recommendations are provided in the *Temporary Excavations* section of this report (see Section 1.5).
- 1.2.4 The artificial fill soils and bedrock encountered during the investigation are considered to have a "medium" in situ expansive potential to a "high" expansive potential when excavated and compacted (see Figure B5) and are classified as "expansive" based on the 2010 California Building Code (CBC) Section 1803.5.32. The in-situ bedrock is considered to have a "medium" expansive potential if undisturbed. The recommendations presented in this report assume that foundations and slabs will derive support in these materials.
- 1.3 Grading**
- 1.3.1 Earthwork should be observed, and compacted fill tested by representatives of Geocon West, Inc. The existing fill and bedrock encountered during exploration, is suitable for re-use as an engineered fill provided any oversize material (greater than 6-inches), or deleterious debris (such as wood and roots) is removed. If bedrock is to be utilized as an engineered fill, it will likely have to be crushed prior to utilization.
- 1.3.2 A preconstruction conference should be held at the site prior to the beginning of grading operations with the owner, contractor, civil engineer and geotechnical engineer in attendance. Special soil handling requirements can be discussed at that time.
- 1.3.3 Grading should commence with the removal of all existing vegetation from the area to be graded. Deleterious debris should be exported from the site and should not be mixed with the fill soils. All existing underground improvements planned for removal should be completely excavated and the resulting depressions properly backfilled in accordance with the procedures described herein.
- 1.3.4 Excavations along the northern and eastern portions of the site will expose bedrock and excavations must be conducted in a manner that maintains stability. Proposed south-facing excavations may expose some components of unfavorable bedding or jointing. All excavations must be observed and approved in writing by the project Geologist during excavation to determine the presence of jointing and requirements for sloping and/or shoring. Any recommendations deemed necessary will be provided at that time. Recommendations for temporary excavations are provided in Section 1.5 of this report.

- 1.3.5 Any bedrock exposed in the excavation bottom must be cut or benched to create horizontal planes so that fill can be placed and compacted on horizontal surfaces. All excavation bottoms must be observed and approved in writing by the Geotechnical Engineer (a representative of Geocon West, Inc.) prior to the placement of engineered fill.
- 1.3.6 All fill and backfill soils should be placed in horizontal loose layers approximately 6 to 8 inches thick, moisture conditioned to 2 percent above optimum moisture content, and compacted to at least 90 percent relative compaction, as determined by ASTM Test Method D 1557 (latest edition). Fills in excess of 5 vertical feet must be compacted to at least 92 percent relative compaction.
- 1.3.7 All imported fill shall be observed, tested and approved by Geocon West, Inc. prior to importing to the site. Rocks larger than six inches in diameter shall not be used in the fill. Imported soils should have an expansion index less than 50 and corrosive characteristics that are equally or less detrimental to that of the existing onsite soils.
- 1.3.8 Utility trenches should be properly backfilled in accordance with the requirements of the Green Book (latest edition). The pipe should be bedded with clean sands (Sand Equivalent greater than 30) to a depth of at least one foot over the pipe, and the bedding material must be inspected and approved in writing by the Geotechnical Engineer (a representative of Geocon). The use of gravel is not acceptable unless used in conjunction with filter fabric to prevent the gravel from having direct contact with soil. The remainder of the trench backfill may be derived from onsite soil or approved import soil, compacted as necessary, until the required compaction is obtained. The use of minimum 2-sack slurry is also acceptable. Prior to placing any bedding materials or pipes, the excavation bottom must be observed and approved in writing by the Geotechnical Engineer (a representative of Geocon).
- 1.3.9 All excavation bottoms must be observed and approved in writing by the Geotechnical Engineer (a representative of Geocon), prior to placing bedding materials, fill, steel, gravel or concrete.

1.4 Shrinkage

Shrinkage results when a volume of material removed at one density is compacted to a higher density. A shrinkage factor of between 3 and 5 percent should be anticipated when excavating and compacting the existing fill on the site to an average relative compaction of 92 percent. Bulking of cut bedrock is likely to occur and should be considered when determining export volumes.

1.5 Temporary Excavations

- 1.5.1 Excavations of up to 36 feet in vertical height may be required for the structure and retaining wall systems for this project, and excavations are expected to expose fill and bedrock. Although site exploration indicates that some components of unfavorable bedding or jointing may be exposed by south facing excavations, the bedrock is poorly bedded to massive and continuous planes of bedding are not anticipated. However, sloping and shoring measures will be required in order to maintain a stable excavation. All cut slopes must be observed by the Project Geologist (a representative of Geocon West, Inc.). Any recommendations deemed necessary will be provided at that time.
- 1.5.2 Shoring measures will be implemented along the north building line and will continue approximately 44½ feet and 23 feet in length along the east and west building lines, respectively. Due to the potential for some components of adverse bedding configuration of the bedrock with respect to south-facing excavations, proper shoring should be maintained during construction in order to provide a stable excavation. Recommendations for the design and construction of temporary shoring are provided in the project geotechnical reports and addenda.
- 1.5.3 Proposed temporary excavations along the east building line will generate slopes up to 14 feet in height constructed at a gradient of 1:1 or flatter. These temporary west-facing slopes are anticipated to expose bedrock with bedding orientation that is considered to be neutral or favorable with respect to stability of the temporary excavation. Temporary excavations conducted in this manner are anticipated to have a Factor of Safety of greater than 1.5 with respect to temporary stability (see Figure 1).
- 1.5.4 Proposed temporary excavations along the south building line will generate slopes up to 21 feet in height constructed at a gradient of 1:1 or flatter. These temporary south-facing slopes are anticipated to expose existing artificial fill and bedrock. South-facing excavations which expose bedrock may expose some components of unfavorable bedding or jointing; however, the bedrock is poorly bedded to massive and continuous planes of bedding are not anticipated. Excavations must be conducted in a manner that maintains stability and must be observed and approved in writing by the Project Geologist (a representative of Geocon West, Inc.). Temporary excavations conducted in this manner are anticipated to have a Factor of Safety of greater than 1.5 with respect to temporary stability (see Figure 1).
- 1.5.5 Proposed temporary excavations along the west building line will generate slopes up to 24 feet in height constructed at a gradient of 1:1 or flatter. These temporary east-facing slopes are anticipated to expose existing artificial fill. Temporary excavations conducted in this manner are anticipated to have a Factor of Safety of greater than 1.5 with respect to temporary stability (see Figure 2).

1.5.6 Where sloped embankments are utilized, the top of the slope should be barricaded to prevent vehicles and storage loads at the top of the slope within a horizontal distance equal to the height of the slope. If the temporary construction embankments are to be maintained during the rainy season, berms are suggested along the tops of the slopes where necessary to prevent runoff water from entering the excavation and eroding the slope faces. The soils exposed in the cut slopes should be inspected during excavation by our personnel so that modifications of the slopes can be made if variations in the soil conditions occur. All excavations should be stabilized within 30 days of initial excavation.

If you have any questions regarding this response, or if we may be of further service, please contact the undersigned.

Very truly yours,

GEOCON WEST, INC.


Neal D. Berliner
GE 2576



(5) Addressee

Enclosures: Figures 1 and 2, Temporary Excavation Calculation

COMPOUND EXCAVATION CALCULATION

Search for lowest factor of safety based on assumed compound excavation as shown hereon. Assume frictional resistance of failure plane only and bracket lowest factor of safety.

MATERIAL PROPERTIES

Cohesion	=	650.00 psf.
Friction Angle	=	27.00 degrees.
Unit Weight	=	120.00 pcf.

EXCAVATION DATA

Vertical Height	=	0.00 feet.
Sloped Height	=	21.00 feet.
Slope Angle	=	45 degrees.

RESULTS

Trial Angles (degrees)	26	31	36
Area (square ft.)	135.37	103.29	68.03
Weight (kips)	16.24	12.40	8.16
Ft (kips)	7.14	6.40	4.81
Fn (kips)	14.59	10.62	6.60
R (kips)	38.52	31.87	26.54
Factor of Safety	5.40	4.98	5.52

5.40 > 4.98 < 5.52
4.98 > 1.25: OK

COMPOUND EXCAVATION CALCULATION

Search for lowest factor of safety based on assumed compound excavation as shown hereon. Assume frictional resistance of failure plane only and bracket lowest factor of safety.

MATERIAL PROPERTIES

Cohesion	=	1000.00 psf.
Friction Angle	=	10.00 degrees.
Unit Weight	=	115.00 pcf.

EXCAVATION DATA

Vertical Height	=	0.00 feet.
Sloped Height	=	24.00 feet.
Slope Angle	=	45 degrees.

RESULTS

Trial Angles (degrees)	25	30	35
Area (square ft.)	184.56	143.66	98.33
Weight (kips)	21.22	16.52	11.31
Ft (kips)	8.99	8.28	6.50
Fn (kips)	19.23	14.30	9.25
R (kips)	60.05	50.41	43.38
Factor of Safety	6.68	6.09	6.67

6.68 > 6.09 < 6.67

6.09 > 1.25: OK



23241 Arroyo Vista
Rancho Santa Margarita
CA 92688

voice: 949.888.6513
fax: 949.888.1380
web: www.gmugeo.com

GEOTECHNICAL REVIEW FEE SHEET

ATTENTION: Jennifer Darling, City of Laguna Niguel

FROM: GMU Geotechnical, Inc.

REFERENCE NO.: B12-1900

PROJECT ADDRESS: 25891 Crown Valley Parkway and 27961 Cabot Road

OWNER OR DEVELOPER: CAL I Crown Valley, LLC

Document(s) Reviewed	Review Sheet Dated	Status of Review	Charge
(1) "Shoring and Soil Nail Wall Recommendations and Review of Shoring Plans, Crown Valley/Cabot Apartments, 25891 Crown Valley Parkway and 27961 Cabot Road, Laguna Niguel, California," prepared by Geocon West, Inc., dated September 10, 2012; (2) Earth Retention Design, Crown Cabot Apartments, 25891 Crown Valley Parkway, prepared by DRS Engineering, dated September 5, 2012; (3) Earth Retention Plan, 25891 Crown Valley Parkway, prepared by DRS Engineering, dated September 5, 2012.	10-11-12	Approval	\$1,015.00

[Handwritten signature and date 10/15/12 over the table]

Project Unit Mix:

Unit Type	Unit Count
1 Bedroom (A)	91
1 Bedroom (T)	6
2 Bedroom (B)	45
Grand total	142

(A) = One Bedroom Flat
(T) = One Bedroom Townhome
(B) = Two Bedroom Flat

Required Resident Parking:

Unit Type	Unit Count	Parking Ratio	Req'd Resident Parking
1 Bedroom (A)	91	1.5	136.5
1 Bedroom (T)	6	1.5	9.0
2 Bedroom (B)	45	2.0	90.0
Grand total	142		235.5

Provided Resident Parking:

Parking Type	Level	Count
Accessible	Ground Level	2
	Total	2
Accessible - Van	Ground Level	3
	Total	3
Electric Vehicle Parking	Basement Level	2
Electric Vehicle Parking	Ground Level	1
	Total	3
Standard	Basement Level	157
Standard	Ground Level	29
	Total	186
Tandem - Standard	Basement Level	22
Tandem - Standard	Ground Level	30
	Total	52
Grand total		246

Required Guest Parking:

Unit Type	Unit Count	Guest Parking Ratio	Req'd Guest Parking
1 Bedroom (A)	91	0.5	45.5
1 Bedroom (T)	6	0.5	3.0
2 Bedroom (B)	45	0.5	22.5
Grand total	142		71.0

Provided Guest Parking:

Parking Type	Guest Parking Ratio	Provided Guest Spaces
Guest	0.36	51
Guest Accessible	0.01	1
Guest Accessible - Van	0.01	1
Grand total		53

A5	Level 4
A6	Level 5
A7	Roof
A8	Elevations - North Wing - East
A9	Elevations - North Wing - West
A10	Partial Elevation
A11	Elevations - South Wing - South
A12	Elevations - South Wing - North
A13	Elevation - Stairs
A14	Building Sections
L1	Ground Level Landscape Plan
L2	Pool Area Landscape Plan
L3	Level 5 Landscape Plan
L4	Design Imagery
L5	Landscape Palette
L6	Landscape Palette
L7	Elevation & Section
L8	Elevation & Section
LTG-1.1	Site Lighting Plan
LTG-1.2	Garage Podium Level Lighting Plan
LTG-1.3	Garage Basement Level Lighting Plan
LTG-2.1	Site Lighting Photometric Plan
LTG-2.2	Garage Podium Level Lighting Photometric Plan
LTG-2.3	Garage Basement Level Lighting Photometric Plan
LTG-3.1	Lighting Fixture Cutsheets
LTG-3.2	Lighting Fixture Cutsheets

131 N Glassell Street, Studio 200
Orange, CA 92668
Alex Polen - (714) 289-3260

Project Data:

APN: 637-202-14
Address: 28100 Cabot Rd.
Laguna Niguel, CA 92677
Zone: Laguna Niguel Gateway
Specific Plan,
Mixed Use - MU
Site Area: 2.13 AC = 92,785 S.F.
Planning Department: 60' Above Grade Plane
Proposed Building: Grade Plane at 323'
Height: Max. Building Height at 383'
FAR: 1.58 to 1

Open Space:

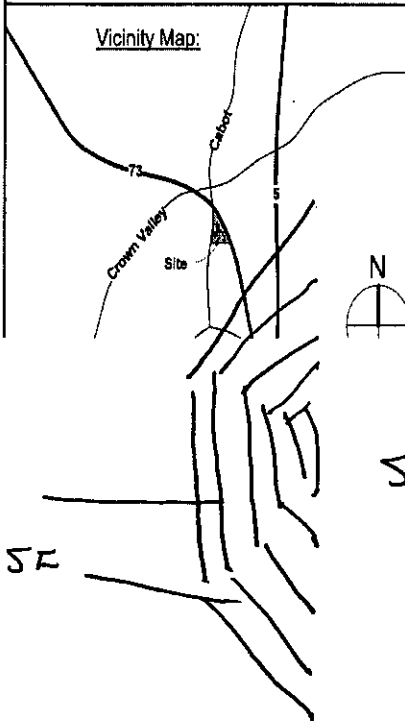
Seasonal Court	1,627 SF	
Sky Paseo	5,407 SF	
Resident Lounge	3,398 SF	
Surf & Bike Shop	570 SF	
Lobby	2,094 SF	
Garden	2,775 SF	
Retreat	1,317 SF	
Pool Deck	5,015 SF	
Recreation Space	4,046 SF	
Sunset Terrace	1,165 SF	
Pet Play Area	1,436 SF	
Dog Grooming	308 SF	
Sky Deck	3,108 SF	
Active Recreation		
Open Space Provided	32,279 SF	35% of Site
Promenade	3,061 SF	
Passive Open Space Provided	3,061 SF	3% of Site
Total Open Space Provided	35,340 SF	38% of Site

Density (DU/Acre): 67 Dwelling Units Per Acre
Construction Type: Type VA over Type I with
NFPA 13 Automatic Sprinkler Syst
Occupancy: R2 over S2

Project Description:

A new 4-story wood framed apartment building over a two level

Vicinity Map:



Total Livable SF.

Total Interior Rec SF

Lounge
Bike Shop
Lobby
Rec Rm
Gym
Retreats
Pet area

Separate Accessory Structure

- PATIO COVERS
- F.P.
- Lounge
- Pools

Total SF of Building

CITY OF LAGUNA NIGUEL

30111 Crown Valley Pkwy
Laguna Niguel, California 92677
949-362-4360

PLAN CHECK NO.: B12-19001ST REVIEW BY: N. Chung DATE: 9/25/20122ND REVIEW BY: N. Chung DATE: 11/1/20123RD REVIEW BY: C. Chen DATE: _____

CORRECTIONS

CORRECTIONS~~APPROVED~~

CORRECTIONS

APPROVED

- A. THE ITEMS BELOW REQUIRE CORRECTION OR CLARIFICATION BEFORE THIS PLAN CHECK CAN BE APPROVED FOR PERMIT ISSUANCE. RETURN ALL CORRECTION MATERIAL WHEN RESUBMITTING.
- B. NOTE ON THIS CORRECTION SHEET OR ON A SEPARATE SHEET THE LOCATION OF THE COMPLETED CORRECTION. (I.E. SHEET NO., DETAIL, ETC.)

CBC 2010 STRUCTURAL DESIGN REQUIREMENT**SHORING PLAN REVIEW**

- 1 Provide a scaled and dimensioned site plan showing:
- 1a Property lines of the project.
 - 1b Location of all buildings and structures on the property.
 - 1c Location of all buildings and structures on adjacent property for shoring located within a distance equal to the depth of the excavation to the adjacent property.
 - 1d Shoring location.
- 2 Note the on the plan: Geotechnical recommendations for the shoring design.
- 3 Geotechnical engineer to stamp and sign the shoring plan, certifying that the design is in compliance with his recommendation.
- 4 Provide a section through the property line. Show the shoring and improvement on both sides of the property line.
- 5 Excavations and shoring shall be made entirely within the project site.
- 6 Soldier Piles: Steel piles shall be encased in concrete with a minimum of 3 inches of cover. Lagging is not permitted to violate the concrete cover
- 7 Provide a description of the process for installing shoring, construction of basement walls, and removal of shoring.
- 8 Note on the plan: Shoring engineer to provide monitoring of shoring and improvements on adjacent properties and submit results with a report to the Building Inspector on a daily basis during excavation and shoring and weekly basis thereafter.
- 9 Note on the plan: "Geotechnical engineer shall provide continuous inspections during shoring and excavation operations and during removal of shoring."
- 10 Note on the plan: "Contractor shall notify adjacent property owners by certified mail 10 days prior to starting the shoring or excavation work."
- 11 Note on the plan: "Continuous inspection by deputy inspector is required during shoring, excavation and removal of shoring."
- 12 See additional comments on the plans and structural calculation.
- 13 Submit a complete soil report for review. Verify f_c , soil design data.
- 14 Verify Soldier Pile design. Plan shall match with structural design.
14a (see ^{comments} calcs for piles #1, #4, #7, #8 & #9)
- 15 ~~Return~~ Return mark-up plans & calcs. for recheck. No mark-up plans & structural calculation shall be used as final permit sets.



BUILDING PERMIT

PERMIT WILL AUTOMATICALLY EXPIRE IF INSPECTIONS ARE NOT SCHEDULED AT LEAST EVERY 180 DAYS

FOR INSPECTIONS: CALL (949) 362-4381
REQUESTS RECEIVED BY 6 A.M. WILL BE SCHEDULED FOR THE SAME BUSINESS DAY.

Inspection Cancellation or Rescheduling: (949)362-4334
Inspection Schedule available after 8:00 a.m. on day of inspection: (949)362-4314

CITY OF LAGUNA NIGUEL
Community Development
Department
30111 Crown Valley Pkwy
Laguna Niguel, CA 92677
Tel. (949) 362-4360
Fax. (949) 362-4369
www.CityofLagunaNiguel.org

PERMIT #: B12-2453

PROJECT ADDRESS: 25891 CROWN VALLEY PKWY

BUSINESS NAME:

ISSUED:12/12/2013

APN: 636-04-303
LOT/PARCEL: TRACT: T AND R
TBRO: 952 A1

XREF BLDG:
XREF GRAD:
XREF PLANNING:
XREF OCFA:

OWNER: THE CROWN MILL CREEK
ADDRESS: 25891 CROWN VALLEY LAGUNA NIGUEL, CA 92675
APPLICANT: MICHAEL GENTHE
ADDRESS: 714-800-1382 WILL WINKENHOFER
ARCH/ENG:
ADDRESS
CONTRACTOR: MCRT CALIF. CONSTRUCTION LP
ADDRESS: 949 S. COAST DR #400 COSTA MESA CA 92626
LICENSE #: 957117 CLASS:

PHONE:
PHONE:
PHONE: 714-966-9355

Reference Only

EXPIRES: 01/31/2015

WORKERS COMP:HARFORD INSURANCE POLICY#: 61WEC7183

EXPIRES: 08/01/2015

TYPE OF WORK:	BUILDING Y	ELECTRICAL Y	MECHANICAL Y	PLUMBING Y
	POOL/SPA N	SIGN N	DEMOLITION N	
TYPE OF CONSTRUCTION:				CODE YEAR: 2010
Occupancy	Type	Factor	Sq Feet	Valuation
R2 Apartment/Condo	Type VA Wood	171.87	322,998	\$55,513,666.26
R2 Apartment/Condo	Type IIIA	141.37	3,105	\$438,953.85
R2 Apartment/Condo	Type IA Basement Garag	59.60	253,016	\$15,079,753.60
Equipment	Com'l Air Conditioning	6.64	326,103	\$2,165,323.92
Equipment	Sprinkler System	4.12	579,119	\$2,385,970.28
	Totals...		579,119	\$75,583,700.00*

*Rounded up to nearest \$100

OCCUPANCY TYPE: R2 CONSTR. TYPE: IIB CENSUS CODE: HAZMAT? N SPRINKLERS? N

DESCRIPTION OF WORK:

construction of new 284 unit multi-family apartment complex
"The Crown"and foundation and parking structure

foundation and parking structure was under seperate permit B13-1826
but cancelled and put all under this permit due to permits plus financial distribution issues.

USE TYPE:
USE DESCRIPTION:

SUMMARY OF PERMIT FEES

	PLANCHHECK	PERMIT	PERMIT ISSUANCE	ADJUSTMENTS	SUBTOTAL
BUILDING	244,441.33	349,368.60	\$26.06	\$0.00	593,835.99
ELECTRICAL	\$40,894.97	\$81,789.94	\$26.06	\$0.00	122,710.97
MECHANICAL	\$21,452.72	\$42,905.44	\$26.06	\$0.00	\$64,384.22
PLUMBING	\$12,059.63	\$24,119.26	\$26.06	\$0.00	\$36,204.95
POOL/SPA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
DEMOLITION	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
SMIP	\$7,558.37				\$7,558.37
STATE FEE (CBSC)					\$3,024.00
GMU					\$0.00

For Office Use Only

Comments:

TOTAL PERMIT FEES: \$1,286,483.10
TOTAL FEES PAID: \$1,286,483.10

Planning Approval: _____

Date: _____

Grading Release: _____

Date: _____

Building Permit Issued By: _____

Date: _____

Receipt #'s _____

CERTIFICATE OF COMPLIANCE AND AUTHORIZATION OF ENTRY

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

I am () a California licensed contractor or () the property owner* or () authorized to act on the property owner's behalf**.

I have read this construction permit 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.

*requires separate verification form

California Licensed Contractor, Property Owner* or Authorized Agent**:

**requires separate authorization form

Signature _____

Date _____

#2 IDENTIFY WHO WILL PERFORM THE WORK (C...lete either 2A or 2B)

#2A CALIFORNIA LICENSED CONTRACTORS 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.

Contractor Name: _____
Address: _____
License Class and No. _____ Expiration Date: _____ Signature: _____ Date: _____

#2B 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.loginfo.ca.gov/calaw.html>.

Property Owner or Authorized Agent signature _____ Date _____

#3 IDENTIFY WORKERS' COMPENSATION DECLARATION AND LENDING AGENCY:

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.

WORKERS' COMPENSATION DECLARATION

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 No _____ Expiration Date _____
Name of Agent _____ Tel No _____
(This Section need not be completed if the permit(s) is for one hundred dollars (\$100) or less.)
- ☐ 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 _____ Date _____

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: _____

CODE: INSPECTION TYPE	DATE	INITIALS	CODE: INSPECTION TYPE	DATE	INITIALS
2. Initial Water Quality Inspection			72. Drywall Nailing/Firewalls		
4. Temp Electrical Service or Pole			400. P/S Pre Inspection for Fences		
6. Soil Pipe Underground			402. P/S Pool & Equipment Loc.		
8. Water Pipe Underground			410. P/S Approval to Cover - Gunite		
9. Sewer Line & House Connect			412. P/S Electrical Conduit Undergmd.		
10. Electrical Conduit Underground			414. P/S Gas Pipe Underground Test		
14. Gas Line Underground & Test			416. P/S Backwash Lines, P Trap, Underground		
16. Verify Setbacks			418. P/S Final Backwash Receptor		
18. Footings & Steel			420. P/S Fencing & Access Gates		
19. UFER			422. P/S Pre Deck		
20. Foundation - Slab on Grade			424. P/S Approved for Plastering		
21. Post Tension			428. P/S FINAL - HEATER & VENT		
22. Steel Reinforce - Retain. Walls			430. P/S FINAL - PLUMBING		
24. Pre Grout Lft 1			432. P/S FINAL - ELECTRICAL		
26. Pre Grout Lft 2			434. P/S FINAL - POOL COVER		
29. Wall Drainage			436. P/S FINAL - SOLAR SYSTEM		
30. Floor Plywood Nailing			438. P/S FINAL - POOL/SPA		
32. Sewer Line & House Connect			902. FINAL - ELECTRICAL METER RELEASE		
34. Roof Drains/Deck Drains			904. FINAL - ELECTRICAL		
36. Rough Plumbing/Gas Test			906. FINAL - SIGN		
40. Hot Mop Shower			908. FINAL - MECHANICAL		
41. Lathing Interior			910. FINAL - PLUMBING		
42. Rough Electrical			912. FINAL - WATER SERVICE		
44. Rough Mechanical			914. FINAL - GAS TEST		
46. Fire Dampers			916. FINAL - ACCESSIBILITY REGULATIONS		
48. Roof Sheathing			918. FINAL - RE-ROOF		
50. Roof Framing			920. FINAL - PLANNING		
51. Approval to Cover Exterior			922. FINAL - ENGINEERING/P.W.		
52. Shear Walls Interior			924. FINAL - O.C. HEALTH		
53. Preliminary Shear			926. FINAL - WATER DISTRICT		
54. Shear Walls Exterior			927. FINAL - SMOKE DETECTOR / CO ₂		
55. Preliminary Insulation			928. FINAL - GRADING		
56. Rough Frame & Flashing			930. FINAL - OCFA SPRINKLER SYSTEMS -		
59. OCFA Fire Sprinkler - Rough			932. FINAL - OCFA PROJECT FINAL -		
60. T-Bar Ceiling			933. Anti-Entrapment Device		
64. Lathing Exterior			934. FINAL - BUILDING & SAFETY		
70. Insulation			935. FINAL - WATER QUALITY INSPECTION		



City of Laguna Niguel
Building Division
30111 Crown Valley Pkwy
Laguna Niguel, CA 92677
(949) 362-4360
FAX 362-4369

BUILDING PERMIT APPLICATION

www.CityofLagunaNiguel.org

124

Project Address: 25891 Crown Valley Pkwy Ln Suite/Unit: _____

Applicant/Agent: Ken Keyse Phone No.: (23)925-1118

Address: 925 Via Blaino

City: Corona State: CA Zip: 92879 Email: Ken@Holdown.com

Property Owner: The Crown Mill Creek Phone No.: () -

Address: _____

City: _____ State: _____ Zip: _____ Email: _____

Contractor: Holdown Phone No.: () -

Address: _____

City: _____ State: _____ Zip: _____ Email: _____

State License No.: _____ Class: _____ Expiration: _____

Workman's Comp. Policy No.: _____ Expiration: _____

Insurance Company (If applicable): _____

Architect: _____ Reg No.: _____ Phone No.: () -

Address: _____

City: _____ State: _____ Zip: _____ Email: _____

Engineer: _____ Reg. No.: _____ Phone No.: () -

Address: _____

City: _____ State: _____ Zip: _____ Email: _____

Description of Work to be Performed (please be specific): Provide Shop Drawings & Material for Shear Wall Tiedown System
Deferred Submittal

Valuation: \$ 48,297 Type of Const: Mill Creek / Crown Occupancy Type: _____ Occupant Load: _____

I certify that the above information is complete and correct. If the scope of work changes this application must be updated by the applicant. Permit applications expire 180 days from the date of application. Permits must be obtained prior to expiration (Pursuant of UBC sec 107.4)

Signature of Applicant: Ken Keyse Payment: Cash or Check # _____ or Visa MC/Disc

Activity Number:	<u>B13-2653</u>	Received By:	<u>[Signature]</u>	Date:	<u>12/10/03</u>
Planning Division		Submittals do not constitute Planning Approval			
HOA or Property Manager Approval Required:					
HOA or Property Manager Approval Letter Provided:					
OK for Plan Check:		Reviewed By:		Date:	
OK for issuance:		Reviewed By:		Date:	
Building Division					
☒ Gary <u>OK</u>	☐ Planning <u>NO</u>	☒ CAA	☐ GMU		
☐ Fire	☐ Water	☐ Health	☐ Grading		

Plumbing/Mechanical/Electrical			Fixture Counts
Plumbing			
Quantity	Item	Quantity	Item
	Bar Sink		Kitchen Sink
	Backflow Device		Lavatories
	Bathtubs		Roof Drains
	Dishwashers		Showers
	Drinking Fountains		Service Sink
	Floor Drains		Sewer Cap
	Floor Sinks		Sewer Connection
	Gas Piping:		Urinal
	Gas Service		Water Closet
	Interceptors/Clarifiers		Water Heater
			Water Service

Mechanical

Quantity	Item	Quantity	Item
	Boiler		Hood or Canopy
	Ventilation Fan		Refrigeration System:
	Exhaust System		0-100,000 BTU
	Fireplace/Factory Built ICBO#		+100,000 BTU
	Heating Systems & Ducting:		System Repair/Alteration
	<=100,000 BTU		Heat Pump or Air Conditioner:
	>100,000<=500,000 BTU		0-5 Tons
	>500,000<=1,000,000 BTU		+5 Tons
	>1,000,000<=2,000,000 BTU		
	>2,000,000 BTU		
	Evaporative Cooler		

Electrical

Quantity	Item	Quantity	Item
	Automatic Washer		Transformer:
	Cooking Unit		<=1 hp
	Dishwasher		>1 to <=10 hp
	Dryers		>10 to <=50 hp
	Ventilation Fans		>50 to <=100 hp
	F.A.U.		>100 hp
	Fixtures		Services & Switchboards:
	Device Boxes		<= 600 amps
	Switches		>600 to <=1,000 amps
	Outlets		>1,000 amps
	Garbage Disposal		Sub Panel
	Water Heater		Motors:
	Self-Contained Appliance		<=1 hp
	Range		>1 to <=10 hp
			>10 to <=50 hp
			>50 to <=100 hp
			>100 hp
	Temp power Pole or Piggyback		Pole Lights
	Temp Construction Sub Pole		Time Clock

Signs	Type (Circle One)	Size (Sq. Ft.)	Res. or Comm. (Circle One)	Foundation Valuation (if freestanding and over 6 feet in height)	Illumination (# of Transformers or Ballasts)
Sign 1	Single Face		Residential		
	Double Face		Commercial		
	Gas Tube				
Sign 2	Single Face		Residential		
	Double Face		Commercial		
	Gas Tube				
Sign 3	Single Face		Residential		
	Double Face		Commercial		
	Gas Tube				
Sign 4	Single Face		Residential		
	Double Face		Commercial		
	Gas Tube				
Sign 5	Single Face		Residential		
	Double Face		Commercial		
	Gas Tube				
Sign 6	Single Face		Residential		
	Double Face		Commercial		
	Gas Tube				



City of Laguna Niguel
Community Development Department
30111 Crown Valley Pkwy, CA 92677
(949)362-4360 FAX (949)362-4369

RECEIPT

RECEIPT NUMBER: R13-3089

PERMIT #: B13-2653

TYPE: Combo Building Permit

CASE NUMBER:

BUSINESS NAME:

SITE ADDRESS: 25891 CROWN VALLEY PKWY LN

PARCEL: 636-043-03

OCFA Service Req. #:

Payee: KEN KEYSE

Address:

925 VIA BLAIRO
CORONA CA

92879

Phone: 213-925-1118

TRANSACTION DATE: 12/16/2013	TOTAL PAYMENT:	414.68
	TOTAL PAID FROM TRUST:	.00
	TOTAL PAID FROM CURRENCY:	414.68

TRANSACTION LIST:

Type	Method	Description	Amount
Payment	Credit C VISA	0350	414.68
TOTAL:			414.68

ACCOUNT ITEM LIST:

Description	Account Code	Current Pmts
Res Bldg Plan Check	3310	414.68
REASON FOR ADJUSTMENT:		
TOTAL:		414.68

RECEIPT ISSUED BY: AKULICK INITIALS: AK
ENTERED DATE: 12/16/2013 TIME: 01:42 PM



BUILDING PERMIT

PERMIT WILL AUTOMATICALLY EXPIRE IF INSPECTIONS ARE NOT SCHEDULED AT LEAST EVERY 180 DAYS

FOR INSPECTIONS: CALL (949) 362-4381
REQUESTS RECEIVED BY 6 A.M. WILL BE SCHEDULED FOR THE SAME BUSINESS DAY.

Inspection Cancellation or Rescheduling: (949)362-4334
Inspection Schedule available after 8:00 a.m. on day of inspection: (949)362-4314

CITY OF LAGUNA NIGUEL
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PERMIT #: B12-2453

PROJECT ADDRESS: 25891 CROWN VALLEY PKWY

BUSINESS NAME:

ISSUED:

APN: 636-04-303
LOT/PARCEL: TRACT: T AND R
TBRO: 952 A1

XREF BLDG:
XREF GRAD:
XREF PLANNING:
XREF OCFA:

OWNER: THE CROWN MILL CREEK
ADDRESS: 25891 CROWN VALLEY LAGUNA NIGUEL, CA 92675
APPLICANT: MICHAEL GENTHE
ADDRESS: 714-800-1382 WILL WINKENHOFER
ARCH/ENG:
ADDRESS:
CONTRACTOR: MCRT CALIF. CONSTRUCTION LP
ADDRESS: 949 S. COAST DR #400 COSTA MESA CA 92626
LICENSE #: 957117 CLASS:

PHONE:
PHONE:
PHONE: 714-966-9355

EXPIRES: 01/31/2015

WORKERS COMP:HARFORD INSURANCE POLICY#: 61WEC7183

EXPIRES: 08/01/2015

TYPE OF WORK:	BUILDING Y	ELECTRICAL Y	MECHANICAL Y	PLUMBING Y
	POOL/SPA N	SIGN N	DEMOLITION N	

TYPE OF CONSTRUCTION:	Type	Factor	Sq Feet	Valuation
Occupancy	Type VA Wood	171.87	322,998	\$55,513,666.26
R2 Apartment/Condo	Type IIIA	141.37	3,105	\$438,953.85
R2 Apartment/Condo	Type IA Basement Garag	59.60	253,016	\$15,079,753.60
Equipment	Com'l Air Conditioning	6.64	326,103	\$2,165,323.92
Equipment	Sprinkler System	4.12	579,119	\$2,385,970.28
	Totals...		579,119	\$75,583,700.00*

CODE YEAR: 2010

OCCUPANCY TYPE: R2 CONSTR. TYPE: IIB CENSUS CODE: HAZMAT? N SPRINKLERS? N

DESCRIPTION OF WORK:
construction of new 284 unit multi-family apartment complex
"The Crown"and foundation and parking structure

foundation and parking structure was under seperate permit B13-1826
but cancelled and put all under this permit due to permits plus financial distribution issues.

USE TYPE:
USE DESCRIPTION:

SUMMARY OF PERMIT FEES

	PLANCHECK	PERMIT	PERMIT ISSUANCE	ADJUSTMENTS	SUBTOTAL
BUILDING	244,441.33	349,368.60	\$26.06	\$0.00	593,835.99
ELECTRICAL	\$40,894.97	\$81,789.94	\$26.06	\$0.00	122,710.97
MECHANICAL	\$21,452.72	\$42,905.44	\$26.06	\$0.00	\$64,384.22
PLUMBING	\$12,059.63	\$24,119.26	\$26.06	\$0.00	\$36,204.95
POOL/SPA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
DEMOLITION	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
SMIP	\$7,558.37				\$7,558.37
STATE FEE (CBSC)					\$3,024.00
GMU					\$0.00

For Office Use Only

Comments:	TOTAL PERMIT FEES:	\$1,286,483.10
	TOTAL FEES PAID:	\$1,205,340.28
Planning Approval: _____	Date: _____	
Grading Release: _____	Date: _____	
Building Permit Issued By:	Date: 10/25/13	Receipt #'s _____

CERTIFICATE OF COMPLIANCE AND AUTHORIZATION OF ENTRY

By my signature below, I certify to each of the following:
I am ☒ a California licensed contractor or ☐ the property owner* or ☐ authorized to act on the property owner's behalf**.

I have read this construction permit 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.

California Licensed Contractor, Property Owner* or Authorized Agent**:
Signature Date 10/25/13

*requires separate verification form
**requires separate authorization form

#2 IDENTIFY WHO WILL PERFORM THE WORK (Complete either 2A or 2B)

#2A CALIFORNIA LICENSED CONTRACTORS' 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.

Contractor Name: MCT CAL. CONST. L.P.

Address: COSTA MESA, CA

License Class and No. 957117 Expiration Date: 1/31/15 Signature: [Signature] Date: 10/25/13

#2B 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.legendinfo.ca.gov/calaw.html>.

Property Owner or Authorized Agent signature _____ Date _____

#3 IDENTIFY WORKERS' COMPENSATION DECLARATION AND LENDING AGENCY:

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.

WORKERS' COMPENSATION DECLARATION

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 No _____ Expiration Date _____
Name of Agent _____ Tel No _____
(This Section need not be completed if the permit(s) is for one hundred dollars (\$100) or less.)
- ☐ 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 _____ Date _____

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: _____

CODE: INSPECTION TYPE	DATE	INITIALS	CODE: INSPECTION TYPE	DATE	INITIALS
2. Initial Water Quality Inspection			72. Drywall Nailing/Firewalls		
4. Temp Electrical Service or Pole			400. P/S Pre Inspection for Fences		
6. Soil Pipe Underground			402. P/S Post & Equipment Loc.		
8. Water Pipe Underground			410. P/S Approval to Cover - Gunite		
9. Sewer Line & House Connect			412. P/S Electrical Conduit Undergmd.		
10. Electrical Conduit Underground			414. P/S Gas Pipe Underground Test		
14. Gas Line Underground & Test			416. P/S Backwash Lines, P Trap, Underground		
16. Verify Setbacks			418. P/S Final Backwash Receptor		
18. Footings & Steel			420. P/S Fencing & Access Gates		
19. UFER			422. P/S Pre Deck		
20. Foundation - Slab on Grade			424. P/S Approved for Plastering		
21. Post Tension			428. P/S FINAL - HEATER & VENT		
22. Steel Reinforce - Retain. Walls			430. P/S FINAL - PLUMBING		
24. Pre Grout Lift 1			432. P/S FINAL - ELECTRICAL		
26. Pre Grout Lift 2			434. P/S FINAL - POOL COVER		
29. Wall Drainage			436. P/S FINAL - SOLAR SYSTEM		
30. Floor Plywood Nailing			438. P/S FINAL - POOL/SPA		
32. Sewer Line & House Connect			902. FINAL - ELECTRICAL METER RELEASE		
34. Roof Drains/Deck Drains			904. FINAL - ELECTRICAL		
36. Rough Plumbing/Gas Test			906. FINAL - SIGN		
40. Hot Mop Shower			908. FINAL - MECHANICAL		
41. Lathing Interior			910. FINAL - PLUMBING		
42. Rough Electrical			912. FINAL - WATER SERVICE		
44. Rough Mechanical			914. FINAL - GAS TEST		
46. Fire Dampers			916. FINAL - ACCESSIBILITY REGULATIONS		
48. Roof Sheathing			918. FINAL - RE-ROOF		
50. Roof Framing			920. FINAL - PLANNING		
51. Approval to Cover Exterior			922. FINAL - ENGINEERING/P.W.		
52. Shear Walls Interior			924. FINAL - O.C. HEALTH		
53. Preliminary Shear			926. FINAL - WATER DISTRICT		
54. Shear Walls Exterior			927. FINAL - SMOKE DETECTOR / CO ₂		
55. Preliminary Insulation			928. FINAL - GRADING		
56. Rough Frame & Flashing			930. FINAL - OCFA SPRINKLER SYSTEMS		
59. OCFA Fire Sprinkler - Rough			932. FINAL - OCFA PROJECT FINAL		
60. T-Bar Ceiling			933. Anti-Entrapment Device		
64. Lathing Exterior			934. FINAL - BUILDING & SAFETY		
70. Insulation			935. FINAL - WATER QUALITY INSPECTION		



BUILDING JOB CARD

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POST IN CONSPICUOUS PLACE ON JOB SITE

Approved Plans and Permit shall be on-site at all times.

PERMIT NO: B12-2453

OWNER: THE CROWN MILL CREEK

25891 CROWN VALLEY PKWY LN

PARCEL: 63604303

TRACT: T AND R LOT:

ISSUED:

construction of new 284 unit multi-family apartment complex

"The Crown"

foundation and parking structure under separate permit B13-1826

Code: Inspection Type	Date	Initials	Code: Inspection Type	Date	Initials
2. Initial Water Quality Inspection			72. Drywall Nailing/Firewalls		
Temp Electrical Service or Pole			400. P/S Pre-Inspection for Fences		
Soil Pipe Underground			402. P/S Pool & Equipment Loc.		
8. Water Pipe Underground			410. P/S Approval to Cover Gunite		
9. Sewer Line & House Connect			412. P/S Electrical Conduit Undrgrnd.		
10. Electrical Conduit Underground			414. P/S Gas Pipe Underground Test		
14. Gas Line Underground & Test			416. P/S Backwash Lines, P Trap		
16. Verify Setbacks			418. P/S Final Backwash Receptor		
18. Footings & Steel			420. P/S Fencing & Access Gates		
19. UFER			422. P/S Pre-Back		
20. Foundation - Slab on Grade			424. P/S Approved for Plastering		
21. Post Tension			426. P/S FINAL HEATER & VENT		
22. Steel Reinforce - Retain. Walls			430. P/S FINAL - PLUMBING		
24. Pre Grout Lift 1			432. P/S FINAL - ELECTRICAL		
26. Pre Grout Lift 2			434. P/S FINAL - POOL COVER		
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30. Floor Plywood Nailing			438. P/S FINAL - POOL/SPA		
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34. Roof Drains/Deck Drains			METER RELEASE		
36. Rough Plumbing/Gas Test			904. FINAL - ELECTRICAL		
40. Hot Mop Shower			906. FINAL - SIGN		
Lathing Interior			908. FINAL - MECHANICAL		
42. Rough Electrical			910. FINAL - PLUMBING		
44. Rough Mechanical			912. FINAL - WATER SERVICE		
46. Fire Dampers			914. FINAL - GAS TEST		
48. Roof Sheathing			916. FINAL - ACCESSIBILITY		
50. Roof Framing			REGULATIONS		
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55. Preliminary Insulation			926. FINAL - WATER DISTRICT		
56. Rough Frame & Flashing			927. FINAL - SMOKE / CO2		
59. OCFA Fire Sprinkler - Rough			928. FINAL - GRADING		
60. T-Bar Ceiling			930. FINAL - OCFA SPRINKLER		
64. Lathing Exterior			SYSTEMS - Name		
70. Insulation			932. FINAL - OCFA PROJECT FINAL		
			- Name (over) -		
			933. Anti-Entrapment Device		
			934. FINAL - BUILDING & SAFETY		
			935. FINAL - WATER QUALITY		
			INSPECTION		

NOTES:

12-3-13	Grout #1 Lift #1 on Elevator, Monolithic pour for Pad + Walls at Sewer Pit.
12-23-13	Shotcrete wall AA-2 Toll T.5 2 Toll
12-31-13	Shotcrete wall 11 to Y.4 Line AA
1-2-14	Shotcrete wall 11 Y.4 & on Y.2 Lines
12-31-14	CMU WALLS Grout Lift #1
1-9-14	CMU WALLS Grout Lift #2
1-13-14	12" CMU walls grid X18-X20 & 19 & 20 1st lift
1-15-14	CMU walls (pop-out) Lines 6-11-AA 6 columns X-15-X-16 Y.4-Y.8
1-20-14	grout lift 1 at pop out AA to 6-8 grout lift 1 at elevator walls X18-X20-18-20
1-31-14	shotcrete wall Line X10-X19 thru X15 CMU walls grout lift #1 X20-Y10 to Y44 X13.5-X10 & Y10-Y4
2-11-14	2nd Floor Columns (12) grids AA-T.5 & 2-11
2-12-14	post tension slab grade - X-16-X-13 & Y10-16
2-19-14	2nd floor PT slab 2 - Y10 & 2 - Y16
2-20-14	Shearwall & Shotcrete footings - Y.6-Y.11 & X4-X10 CMU walls lift #1 stairway & elevator @ B-2 interior walls at level B1 - pour 1
2-26-14	Shear wall and shotcrete wall SW-Y.9 10 columns W-11 to 19 & Y.5-11-19
3-8-14	CMU 2nd lift 8 to 17.5 on X line
3-11-14	CMU 1st lift 17.5 to 19.5 & 2 to 18.5
3-21-14	Complete 2nd floor P.T. deck steel
3-28-14	Column Pads T-G-3-9 B-2
4-3-14	2nd floor shotcrete shear walls Lines 11 to Y.5 & X18.5 to X11
4-9-14	Column Steel Lines T-G and 2-11
5-1-14	Shotcrete wall steel K to W-4 at Line 2
5-1-14	2 pad columns D-F at line 14
5-1-14	slab steel X9.2 at J.2 to 14
5-1-14	tower crane pad footing (temp)
5-6-14	PT slab grade N-8 to T-5 from 11 to Y.10
5-9-14	CMU lift #2 Lines T-5 to R-5
5-15-14	Shotcrete wall steel Line A from 11 to 19
5-16-14	PT slab grade X-12 to 20 Y.11 to 11
5-29-14	Shotcrete wall line Y11 between grids X2-X10. Area #12 podium deck PT cables & reinforcement in place.
5-30-14	2nd floor columns G thru A, 14 thru 24
6-4-14	Shear wall 17 to 14 on (A)
6-6-14	Shear wall (B) - D to F / Shotcrete 11 - X-2 to X.3 PT slab grade 2nd floor N-6 & 24-15 (CH)
6-13-14	Shotcrete wall Y.1 on West side lower level
6-24-14	1st Floor PT deck J-2 thru P & 1-16
7-1-14	Floor nailing W-AA Grid 2 thru Y-10
1st lift	CMU walls X13-X10 thru 17.7 & 23 Podium columns (courtyard) 14-18 & Y10-X15
7-8-14	PT Slab grade 2nd floor T-4, 2-17
7-10-14	PT Slab grade 2nd floor X-9 thru X-14 15 thru 24
7-10-14	CMU walls X-10 thru X-13 & 20.1 to 24
9/22/15	OCHA TCO granted for 1st phase / building A + partial B for occupancy only - K. Thompson - OCHA



ALBUS-KEEFE & ASSOCIATES, INC.
GEOTECHNICAL CONSULTANTS

SPECIAL INSPECTOR DAILY REPORT

JOB NO. 1806-01	CLIENT UAP	DATE 4-24-2014	S	M	☒ T	W	☒ TH	F	S
PROJECT NAME Career Lofts		PERMIT NUMBER B12-2442		JURISDICTION City					
ADDRESS 28100 Cabot Rd Laguna Niguel		GENERAL CONTRACTOR United American Properties							
ARCHITECT Humphrey	ENGINEER DCT	SUB-CONTRACTOR Cal. Crete / Great Western							
EQUIPMENT									

☒ Reinforcement	☐ Concrete	☐ Masonry	☐ Pre-stress	☐ Post Tension
☐ Structural Steel	☐ Epoxy	☐ Fireproofing	☐ Other	

Mix Used	Design PSI	Cubic Yards	Type & Number of Specimens Made

Description of Work Inspected

Have reviewed engineers RFI #70 response to items wanted by Dave City building official. All items have been checked for compliance & found to be in compliance.

(1) Column head bars (T) evenly spaced across drop cap - spacing varies per # bars

(2) Slab step rebar has top reinforcement added with std. hooks & continuous #5 bar @ nose - Note: no step on form (bottom) this area has 3 layers of mild reinf.

(3) Half drop cap bars per 14" thick deck top rebar @ column with 12" L #6 with standard hooks verified

* Have OK'd this deck for pour this morning.

STATEMENT OF COMPLIANCE		TASK CODE	HOURS
I declare under penalty of perjury that the above statements are true, and that, to the best of my knowledge, the work described in this report has been performed / installed in compliance with the approved plans, project specifications, and all applicable codes.		A-C	
Inspector (Print) David Galaviz	Received By (Print) [Signature]		
Inspector (Signature) David Galaviz	Received By (Signature)		
Inspector ID #s 5085715	Distribution	TOTAL	



4699 Jamboree Road, Newport Beach, CA 92660
Phone 949.756.8800 Fax 949.756.8811

TO: Humphreys & Partners
2350 SE Bristol Street
Newport Beach, CA 92660
ATTN: Chris Murray / Vince Chupka

DATE: 4/23/2014 **RFI #:** 70
PROJECT: Career Lofts - Laguna Niguel
28100 Cabot Road
Laguna Niguel, CA 92677

CC: Jon Deck DCI Engineers

DATE RESPONSE REQUIRED: A.S.A.P.
URGENT: ☒ **EXPEDITE:** ☐ **NORMAL:** ☐

REQUEST FOR INFORMATION

CATEGORY

☒ INFORMATION NOT GIVEN IN CONTRACT
☐ INTERPRETATION OF CONTRACT REQUIREMENTS
☐ CONFLICT IN CONTRACT DOCUMENT REQUIREMENTS

CONTRACT DRAWINGS _____
SHOP DRAWING REF _____
SPECIFICATION REF _____
OTHER _____

SUBJECT:

DESCRIPTION OF CONCERN:

Column head #6 reinforcing spacing of the specified (28) . Specific slab step detail as shown at Pool wall step. 1/2 column cap detail at ramp and existing building .

R.F.I. SUBMITTED

POSSIBLE COST

POSSIBLE TIME

BY:

IMPACT:

IMPACT:

REPLY

Reviewed by

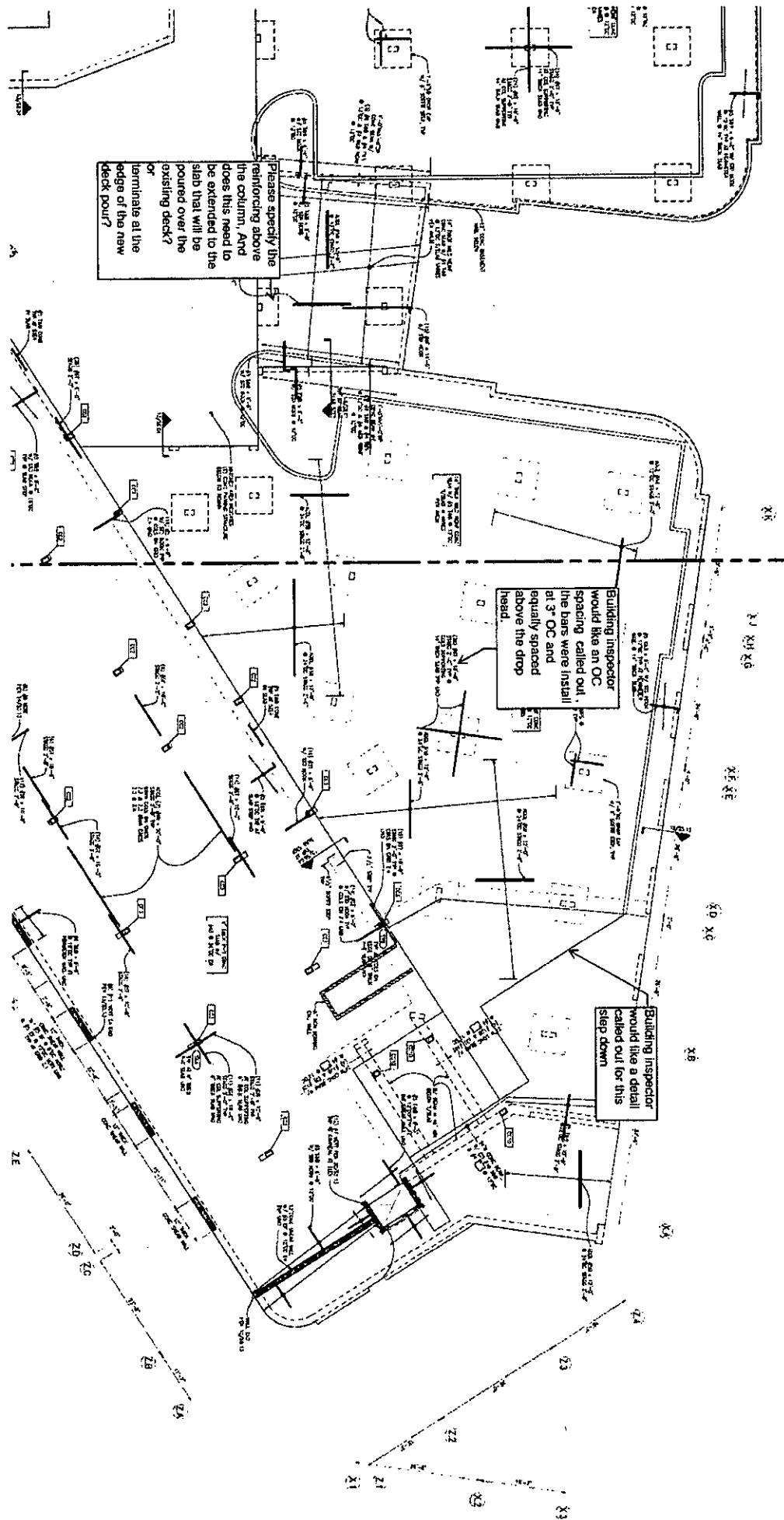
Date

REF: DRAWINGS

1. Reference typical details 2 and 7 on S6.02 for spacing of mild reinforcing over drop caps. The bar should be evenly distributed over the drop panel as noted. The exact spacing will vary with the number of bars.
2. Slab step per 2/S6.01.
3. Half Drop Cap - Reinforcing per callout at 5.8 and C, however, bars perpendicular to slab edge may be 12'-0" long and terminated with std hooks. The standard top steel does not need to extend into the adjacent overpoured slab, however, dowels into overpoured slab shall be provided to match the reinforcing in the overpoured slab as shown in 14/S6.04.

JMD, DCI Engineers, 4/23/2014





Please specify the reinforcing above the column. And does this need to be extended to the slab that will be poured over the existing deck? Or terminate at the edge of the new deck pour?

Building inspector would like an OC spacing called out. The bars were install at 3' OC and equally spaced above the drop head.

Building inspector would like a detail called out for this step down

NOTES:

6-9-14 Partial Shear wall 3x bottom plate bolt down
on East side 2nd floor.

6-10-14 Partial shear wall bottom plate 3x east side
2nd Floor

PERMIT # B12-2483SITE ADDRESS: 25891 Crown Valley Pkwy

NOTES:

7-21-14	Shotcrete wall grid line 5-A thru M. & grid line A-3 thru 8. Columns A-M-3 thru 16.
1st lift	Grout lift #1 G-M-6 thru 8 (cmu)
2nd lift	elevator #1 N thru R-11 thru 14 (CMU)
PA level 2	Floor nailing X20 thru X13 & 2 thru Y10
7-23-14	Shotcrete walls at P-2 area Partial floor nailing at Level 3 2nd Lift CMU at P1 elevator
7-28-14	4th floor plywood floor nailing 1st floor Type X 5/8 drywall nailing 1st layer
7-29-14	Area 16 Level P2 PT deck steel @ Columns A-Y6, A-23, B-15 to B-23, D-14, F-14, H-12, -Y6 1st Floor Type X 5/8 Drywall nailing 2nd layer
7-31-14	Column steel Level P2 @ 15-B, 15-D, 15-F, 16-B, 17-B, 17-D, 17-F, 17-H, Y3.5-F, Y3.5-H, Y6-X4, Y6-X6, 21-A, 21-C, 23-A, & 23-E
8-8-14	Shotcrete walls X-6-X-4 line 16, "J-2-11 to 18 Column steel cages from lines 5 to 16 and A thru J 2, 24-X1 thru X10 Prelimin insulation front wall Line X-20 Y10 to 15
8-12-14	Area #18 deck reinforced steel in place. Ok to pour.
8-19-14	B1 & Podium Level A insulation behind tub.
8-22-14	Insulation behind tubs B-1 & Podium level A and Podium Level A exterior insulation
9-2-14	Man lift pad 1st floor framing
9-5-14	P.T. Slab grade sections 19 & 20
9-9-14	Cricket framing above roof deck entire roof Roof deck nailing also Cricket insulation entire roof
9-12-14	PT slab grade section 21 ok to pour
9-26-14	Ramp Slab steel at Bldg B, Podium stairs S2 CMU wall Footings Rough Plumbing 2nd Floor
9-29-14	Top-out drain & vent entire Bldg. "B" 1st floor exterior Pansglass complete 2nd layer roof sheathing (Cricket) ok to cover
10-2-14	1st layer of 5/8 Type X drywall in rated corridor at P1 & P2 and insulation. Also P1 & P2 utility closets at corridors insulated
10-9-14	Gas line air test complete for East Side all floors Exterior shear complete all floors

PERMIT # _____

SITE ADDRESS: _____

NOTES:

10-14-14	Partial floor nailing Bldg B 1st Floor IV side
	Partial exit corridor drywall 1st layer 4th Floor
	Insulation at smoke fire dampers all 5 floors
10-17-14	Insulation at B1 corridors
	partial floor nailing at Bldg B 2nd floor
10-23-14	partial floor nailing at Bldg B 2nd Floor
	Partial gas line air test Podium level 2 (crissers)
10-28-14	Roof sheathing tower units Bldg A
10-31-14	Meps complete B-1 Bldg A units 101-115
11-5-14	Insulation complete B1 Level 15 units
	East wall Lath complete all levels
11-7-14	Meps 101-123-101-112 Podium Level 1
	Insulation 101-123-101-112 Podium Level 1
	Partial Floor nailing Bldg B third floor
11-12-14	Drywall complete 1st floor B1
	Insulation complete 2nd floor B1
11-19-14	1st floor framing east elevation drywall OK
	Bldg A 2nd & 3rd floor insulation (ceiling) OK
	Bldg B 1st floor Double shear insulation OK
	Bldg B 3rd floor ply nailing complete
11-25-14	Drywall nailing Bldg A podium Level complete
	3rd floor meps complete
11-26-14	MEPS complete wood floor (3rd) Bldg A
	Insulation complete 3rd floor
12-18-14	Floor sheathing screws 4th floor Bldg B
	Floor sheathing 3rd, 4th Floor Bldg B
	& clubhouse leave area
	Bldg A Drywall nail 3rd Floor
12-4-14	Exterior Lath south side Bldg A
	4th floor lid insulation Bldg A
1-7-15	Meps, insulation 4th floor Bldg A
	roof sheathing Bldg B
1-15-15	1st & 2nd Floor water & vent test
	Complete exterior Lath Bldg A
	Partial roof sheathing Bldg B
	Insulation (roof) Bldg B
	Drywall nailing 3rd & 4th floor
1-23-15	Smoke Fire Dampers Bldg A Floors 1-4
2-4-15	East ramp wall exterior Lath
	crane pad rebar grid OK to pour
	OK to insulate drop ceilings building B
2-23-15	Yoga Fitness lid insulation Unit 111 gas line OK
2-25-15	Meps - Units 101, 102, 103, 201, 202, 203 Bldg B
2-26-15	OK to insulate Motorcourt Densglass OK to cover
2-27-15	Exterior Lath Courtyard A Section C
3-3-15	Insulation units 101, 102, 103, 201, 202, 203
3-10-15	Insulation & drywall on east wall in club room
	Meps units 347, 105, 104, 103, 102, 110, 136
	Insulation vent shafts, IDF, stairs, & storage rooms podium

PERMIT # _____

SITE ADDRESS: _____

NOTES:

3-11-15	Insulation & Meps 347, 105, 104, 103, 102, 110, 136 ✓
	Drywall - 103, 203, 202, 102, 201, 101 ✓
	Meps 109 thru 115 & 127 thru 125 ✓
	Fireplace framing in Yoga room ✓
3-12-15	Meps 120-126 & 116-119 ✓
	Grout lift #1 for planters at courtyard A ✓
	South face of Bldg A ✓
3-19-15	Meps units 127-135, 115-109, 120-126 ✓
	Insulation units 347-101, 136-127, 109-115 ✓
	Exterior Lath NE wall on Cabot Rd. ✓
	Meps 119-116 Rough gas test Bldg B. ✓
	Drywall nail 347-120, 119-110 ✓
3-31-15	Meps 306-301 & 307-311 ✓
	Drywall nailing 347-120 & 110-119 ✓
	Insulation 206-219 & 207-218 ✓
4-2-15	Partial Footings for perimeter guardrails ✓
	Lid insulation 4th Floor 406-435, 407-411 ✓
	3rd floor Meps 301-328, 311-316 ✓
4-3-15	Rough Plumbing, Mechanical & Electric in Leasing office & adjacent corridor & Framing too ✓
4-10-15	Drywall 2nd floor complete ✓
	Meps Tech lounge / 2nd Yoga room ✓
	Meps 316-320 / 327-321 ✓
4-21-15	
4-6-15	Main switch gear electric release ✓
4-21-15	Meps 4th Floor section C & section B east line stair ✓
4-24-15	Drywall 3rd complete ✓
	Meps 4th Floor complete ✓
	Insulation 4th corridor C east wing ✓
5-4-15	Drywall nailing 4th Floor & insulation 4th Floor ✓
	Grout lift #1 planters courtyard A / foam pad & rebar grid courtyard A fire pit ✓
6-1-15	SD G & E pad & boundary walls steel ✓
	Partial V-Ditch steel ✓
7-9-15	Exterior Lath complete ✓

Building B

6-19-15 Gas test Final and main meter release
347 - 120, 119 - 110, 206-219, 218-240,
306-321, 320-307, 406-421, 420-407, ✓

6-30-15 Electric Meter releases
for Bldg B. ✓

8-11-15 Building "A" electric Complete -
Bldg B Section C units, 102, 103, 202, 203, 347 to 130
159 to 112 Final Electric ✓

8-12-15 Inspected Rebar grid, Dam backing, and drainage
membrane at Cabot entrance ramp ✓

Finals 8-12-15 Bldg B section C units 538 206 to 235 9-21 to 207,
8-17-15 Bldg B section C units 942 to 511 ✓

8-18-15 - Bldg B Section C units 510-500 ✓

8-27-15 - BLDG B Section B UNITS 529-518 ✓

8-28-15 BLDG B Section B UNITS 612-508 ✓

503 9-1-15 BLDG B Section B UNITS 508-500 ✓

500 9-2-15 BLDG B Section B UNITS 600-610 ✓

9-8-15 BLDG B Section B UNITS 611-620 ✓

9-9-15 BLDG B Section B UNITS 621-640 ✓

9-15-15 BLDG B Section B UNITS 734-742 ✓

9-17-15 BLDG B Section B UNITS 733-717 ✓

9-21-15 BLDG B Section B UNIT FINALS Corr. ✓

9-23-15 BLDG B/A ALL LOFTS WITH TEMP GLASS CONDITION Corr. ✓

NOTES:

SITE ADDRESS:

PERMIT #

NOTES:

12-3-13	Grout #1 Lift #1 on Elevator, Monolithic pour for Pad + Walls at Sewer Pad
12-23-13	Shotcrete wall AA-2 to U.T. 5 2 Toll
12-31-13	Shotcrete wall 11 to Y.4 Line AA
1-2-14	Shotcrete wall 11 Y.4 & on Y.2 & 2 Lines
12-31-14	CMU WALLS Grout Lift #1
1-9-14	CMU WALLS Grout Lift #2
1-13-14	12" CMU walls grid X18-X20 & 19 & 20 1st lift
1-15-14	CMU walls (pop-out) Lines 6-11-AA 6 columns X-15-X16 Y.4-Y8
1-20-14	grout lift 1 at pop out AA to 6-8 grout lift 1 at elevator walls X18-X20-18-20
1-31-14	shotcrete wall line X10-X19 thru X15 CMU walls grout lift #1 X20-Y10 to Y4 & X13.5-X10 & Y10-Y4
2-11-14	2nd Floor Columns (12) grids AA-T.5 & 2-11
2-12-14	post tension slab grade - X-16-X17 & Y10-16
2-14-14	2nd floor PT slab 2 - Y10 & 2 - Y16
2-20-14	Shear wall & shotcrete footings - Y.6-Y11 & X4-X10 CMU walls lift #1 stairway + elevator @ B-2 " " interior walls at level B1 - pour 1
2-26-14	Shear wall and shotcrete wall SW-Y9 10 columns W-11 to 19 & Y.5-11-19
3-8-14	CMU 2nd lift 8 to 17.5 on X line
3-11-14	CMU 1st lift 17.5 to 19.5 & 2 to 18.5
3-21-14	Complete 2nd floor P.T. deck steel
3-28-14	Column Pads T-B-3-9 B-2
4-3-14	2nd floor shotcrete shear walls Lines 11 to Y.5 & X18.5 to X11



BUILDING JOB CARD

PERMIT WILL AUTOMATICALLY EXPIRE IF INSPECTIONS ARE NOT SCHEDULED AT LEAST EVERY 180 DAYS

FOR INSPECTIONS: CALL (949) 362-4381
REQUESTS RECEIVED BY 6 A.M. WILL BE SCHEDULED FOR THE SAME BUSINESS DAY.

Inspection Cancellation or Rescheduling: (949)362-4334
Inspection Schedule available after 8:00 a.m. on day of inspection: (949)362-4314

CITY OF LAGUNA NIGUEL
Community Development
Department
30111 Crown Valley Pkwy
Laguna Niguel, CA 92677
Tel. (949) 362-4360
Fax. (949) 362-4369
www.CityofLagunaNiguel.org

POST IN CONSPICUOUS PLACE ON JOB SITE

Approved Plans and Permit shall be on-site at all times.

PERMIT NO: B12-2453

ISSUED:

OWNER: THE CROWN MILL CREEK

25891 CROWN VALLEY PKWY LN

PARCEL: 63604303

TRACT: T AND R LOT:

construction of new 284 unit multi-family apartment complex

"The Crown"

foundation and parking structure under separate permit B13-1826

Code	Inspection Type	Date	Initials	Code	Inspection Type	Date	Initials
2.	Initial Water Quality Inspection			72.	Drywall Nailing/Firewalls		
7.	Temp Electrical Service or Pole			400.	P/S Pre Inspection for Fences		
8.	Soil Pipe Underground			402.	P/S Pool & Equipment Loc.		
8.	Water Pipe Underground			410.	P/S Approval to Cover Gunite		
9.	Sewer Line & House Connect			412.	P/S Electrical Conduit Undergrnd.		
10.	Electrical Conduit Underground			414.	P/S Gas Pipe Underground Test		
14.	Gas Line Underground & Test			416.	P/S Backwash Lines, P Trap, Underground		
16.	Verify Setbacks			418.	P/S Final Backwash Receptor		
18.	Footings & Steel			420.	P/S Fencing & Access Gates		
19.	UFER			422.	P/S Pre Deck		
20.	Foundation - Slab on Grade			424.	P/S Approved for Plastering		
21.	Post Tension			428.	P/S FINAL HEATER & VENT		
22.	Steel Reinforce - Retain. Walls			430.	P/S FINAL PLUMBING		
24.	Pre Grout Lift 1			432.	P/S FINAL - ELECTRICAL		
26.	Pre Grout Lift 2			434.	P/S FINAL - POOL COVER		
29.	Wall Drainage			436.	P/S FINAL - SOLAR SYSTEM		
30.	Floor Plywood Nailing			438.	P/S FINAL - POOL/SPA		
32.	Sewer Line & House Connect			902.	FINAL - ELECTRICAL METER METER RELEASE		
34.	Roof Drains/Deck Drains			904.	FINAL - ELECTRICAL		
36.	Rough Plumbing/Gas Test			906.	FINAL - SIGN		
40.	Hot Mop Shower			908.	FINAL - MECHANICAL		
42.	Lathing Interior			910.	FINAL - PLUMBING		
42.	Rough Electrical			912.	FINAL - WATER SERVICE		
44.	Rough Mechanical			914.	FINAL - GAS TEST		
46.	Fire Dampers			916.	FINAL - ACCESSIBILITY REGULATIONS		
48.	Roof Sheathing			918.	FINAL - RE-ROOF		
50.	Roof Framing			920.	FINAL - PLANNING		
51.	Approval to Cover Exterior			922.	FINAL - ENGINEERING/P.W.		
52.	Shear Walls Interior			924.	FINAL - O.C. HEALTH		
53.	Preliminary Shear			926.	FINAL - WATER DISTRICT		
54.	Shear Walls Exterior			927.	FINAL - SMOKE / CO2		
55.	Preliminary Insulation			928.	FINAL - GRADING		
56.	Rough Frame & Flashing			930.	FINAL - OCFA SPRINKLER SYSTEMS - Name <u>KT</u>	7/26/15	K. Thompson
59.	OCFA Fire Sprinkler - Rough	7/26/15	K. Thompson	932.	FINAL - OCFA PROJECT - FINAL - Name <u>KT</u> (over)	7/26/15	K. Thompson
60.	T-Bar Ceiling			933.	Anti-Entrapment Device		
64.	Lathing Exterior			934.	FINAL - BUILDING & SAFETY		
70.	Insulation			935.	FINAL - WATER QUALITY INSPECTION		



City of Laguna Niguel
Building Division
 30111 Crown Valley Pkwy
 Laguna Niguel, CA 92677
 (949) 362-4360 FAX 362-4369
 www.CityofLagunaNiguel.org

**BUILDING PERMIT
 APPLICATION**
THIS IS NOT A PERMIT TO CONSTRUCT

Project Address: 25891 Crown Valley Parkway Laguna Niguel, CA 92677
Lot/Parcel: _____ **Tract/Parcel Map:** _____ **Suite/Unit:** _____
Assessor Parcel No.: 636.043-02 and 636.043-03

Contractor: MCRT California Construction LP **Phone No.:** 714 966-9355
Address: 949 South Coast Dr #400 **Email:** rschulman@mcrttrust.com
City: Costa Mesa **State:** CA **Zip:** 92626
State License No.: 957117 **Class:** B
Workman's Comp. Policy No.: 61WEAC7183 **Expiration:** 1/31/13
Insurance Company: (If applicable) Hartford Underwriters **Expiration:** 8/1/13

Architect: Thomas Cox Architects **Reg. No.:** _____ **Phone No.:** 949.862-0270
Address: 19782 MacArthur Blvd, Suite 300 **Email:** aramc@tca-arch.com, steveh@tca-arch.com
City: Irvine **State:** CA **Zip:** 92618

Engineer: KHR Associates **Reg. No.:** _____ **Phone No.:** 949-756-6440
Address: 4100 Newport Place Drive, Suite 200 **Email:** jkawamura@KHRdesign.com
City: Newport Beach **State:** CA **Zip:** 92660

Applicant/Agent: Will **Phone No.:** 714.800.1382 - 714.800.1387
Address: 949 South Coast Dr #400 **Email:** mgenhe@mcrttrust.com
City: Costa Mesa **State:** CA **Zip:** 92626

Property Owner: CAL I Crown Valley, LLC **Phone No.:** 714.800.1382
Address: 949 South Coast Dr. 400 **Email:** mgenhe@mcrttrust.com
City: Costa Mesa **State:** CA **Zip:** 92626

Description of Work to be Performed (please be specific): Construction of 284 unit multifamily project

Use: _____ **Sq. Ft.:** _____ **Use:** _____ **Sq. Ft.:** _____ **Use:** _____ **Sq. Ft.:** _____
Valuation: \$ _____ **Type of Const:** _____ **Occupancy Type:** _____ **Occupant Load:** _____

(see reverse side for: ITEMIZED ELECTRICAL, MECHANICAL & PLUMBING FIXTURES) – For commercial projects only.
 I certify that the above information is complete and correct. If the scope of work changes this application must be updated by the applicant.
 Permit applications expire 180 days from the date of application. Permits must be obtained prior to expiration (Pursuant of UBC sec 107.4)

Signature of applicant: [Signature] **Payment Method:** Cash or Check # _____
B12-2453 **No Credit Cards**

FOR OFFICE USE ONLY:

Planning Division:
 Setbacks - Front: _____ Rear: _____ Left: _____ Right: _____ Top-of-Slope: _____ Toe-of-Slope: _____ ☐ Does Not Affect
 HOA or Property Manager Approval Required: ☐ Yes ☐ No **Approval Letter Provided:** ☐ Yes ☐ No
 OK for Plan Check: ☐ Yes ☐ No **Reviewed By:** _____ **Date:** _____
 OK for issuance: ☐ Yes ☐ No **Reviewed By:** _____ **Date:** _____
 Zoning Designation: _____ **OCFA Fuel Mod:** _____ **Yes:** _____ **No:** _____
 Submittal does not constitute Planning Approval

Building Division:
Activity Number: B12-2453 **Received By:** _____ **Date:** _____

Title - 24 _____ **Struct. Calcs.** _____ **Soils Report** _____ **Truss. Calcs.** _____

3 Books calcs = 1 set 2 sets title 24
Arch full size
Planning
08/23/11
Steve
le city
1 Gary
G:\handouts\106, 124, 127 Building&CoOApps
Page 7 of 7



CITY OF LAGUNA NIGUEL

Community Development Department

30111 Crown Valley Parkway • Laguna Niguel, California 92677

Phone/949•362•4360 Fax/949•362•4369

CITY COUNCIL

Laurie Davies

Linda Lindholm

Jerry McCloskey

Robert Ming

Jerry Slusiewicz

Mill Creek
Residential Trust LLC
949 South Coast Drive, Suite 400
Costa Mesa, CA 92626

November 11, 2013

Attention: Will Winkenhofer III, Development Associate
Regarding: Additional fee's due in the amount of \$ 81,142.82

Will,

The City of Laguna Niguel was please is issue the construction permits for the 284 unit multi-family apartment Complex named "The Crown"

The City had never issued such a large project using our Permits Plus Computer Program. The Permits Plus System was not set up to handle the large volume of Mechanical, Electrical and Plumbing fixture counts. It literally could only count 3 digits of fixtures not 4. For example if the electrical switches were 2953, the computer would drop the last number (in this case a 3) and the fixture count was 295.

Also the sprinklers for the parking garage were not included in the original quote and by doing so increased the valuation of the project and permit fees.

The permit was issued October 25, 2013. The total permit fees were \$1,286,483.10 and the amount paid was \$1,205,340.28, leaving a balance due of \$81,142.82

Thank you for your understanding on this unforeseen adjustment to your permit B12-2453.

IF you have any questions or need additional information please feel free to contact us.

Sincerely,

Gary Hawken
Building Official
City of Laguna Niguel



CITY of LAGUNA NIGUEL

Community Development Department

30111 Crown Valley Parkway • Laguna Niguel, California 92677

Phone/949 • 362 • 4360 Fax/949 • 362 • 4369

TEMPORARY CERTIFICATE OF OCCUPANCY CONSENT AND WAIVER

I, the undersigned, hereby declare that I am the owner of the real property further described as: the "Apex Apartments," a multi-family residential project, located at 27960 Cabot Road in the City of Laguna Niguel, California (APN 111-111-11). I further declare that I am requesting a Temporary Certificate of Occupancy for a period not to exceed sixty (60) days (unless otherwise specified) to allow occupancy of both Buildings "A" and "B", including the residential apartment units, the leasing office, indoor and outdoor recreational amenities/courtyards and the parking structure prior to project completion and permit finals of Grading Permit No. G13-05 and Building Permit No. B12-2453.

I heretofore post with the City of Laguna Niguel a deposit in the amount of \$238,000 (Grading Permit Surety Bond, No. K08513065) to allow occupancy of said building(s) under a Temporary Certificate of Occupancy. I agree and acknowledge that all items listed below shall be completed no later than February 23, 2016 (unless an extension is granted by the Community Development Department) and the Final Certificate of Occupancy, along with the release of the grading bond, shall not be granted until all items are completed to the satisfaction of the Community Development Department and Public Works Department.

Community Development Department

Prior to the expiration of the Temporary Certificate of Occupancy, it is the responsibility of the Property Owner or designee (i.e., Contractor) to request required inspections for completion of permitted work by appropriate City personnel.

Planning Division:

- 1) Complete installation of all exterior lighting in accordance with the approved project plans. Contact John Morgan at 949.362.4332 for evening inspection once all exterior lighting has been installed and operational.
Once all landscaping has been completed, final landscaping inspection approval is required by the City's third-party consultant, Patrick Hamamoto with SCES (909.217.4051), and City personnel - John Morgan (949.362.4332) for the on-site landscaping and Jerry Sollom (949.362.4349) for the off-site landscaping.
- 2) Provide written certification from the project's landscape architect that all irrigation and landscaping have been installed in accordance with the approved Final Landscape Plan.
- 3) Provide written certification from the project's civil engineer that all driveways, drive-aisles and parking spaces (both the total number of spaces and their dimensions) have been constructed or stripped per the approved Grading/Building Plans.

Grading Division:

- 1) Provide verification that the drain lines below the transformer adjacent to Cabot Road have been properly constructed and they are suitable for the intended use.
- 2) Establish all permanent property lines.
- 3) Clarify the size of catch basin No. 1 at the project entry.
- 4) Upon removal of the un-permitted Verizon Wireless facilities along the northern property line, grade and landscape this area pursuant to the approved Grading and Landscape Plans.

12/23/15 12-2453
PCK Jm

- 5) Fine grade areas adjacent to the Cabot Road consistent with the approved Grading Plans.
- 6) Provide proper drainage easterly of the site.
- 7) Compact all easterly slopes.
- 8) Submit an "as-graded" Final Soils Report from the project's geotechnical consultant for review and approval by the City's geotechnical consultant (GMU Geotechnical Inc.) and/or the City Grading Engineer.

Public Works Department

It is the responsibility of the Property Owner or designee (i.e., Contractor) to request required inspections for completion of permitted work by appropriate City personnel.

- 1) For the permanent/final turn on of the traffic signal (in November 2015), Econolite MUST be present during the turn on in addition to City representatives (Operations and Maintenance). Please note the following:
 - As part of the purchase of the controller/cabinet, Econolite will come out as part of the installation which is already built into the cost of the equipment.
 - An appointment/reservation is to be made by developer in advance for the true install date (there are only two techs for Econolite in the area).
- 2) Remove & replace sidewalk, curb, gutter and ramps as marked.
- 3) Remove & replace truncated domes in ramps (two locations as previously identified by Public Works Inspector).
- 4) Remove & replace traffic signal lid in sidewalk.
- 5) Remove & replace water meter box in sidewalk.
- 6) Remove & replace colored concrete with any cracks along Crown Valley Parkway.
- 7) Clean all utility boxes/handholes/manhole lids.
- 8) Remove all USA marks.
- 9) Install grates for all tree wells.
- 10) Install guard rail in ramp.
- 11) Grind 2" and cap pave all existing trenches per approved plans.
- 12) Grind 2" and cap pave curb-to-curb on Cabot Road. (property line to property line).
- 13) Grind 2" and cap pave the right turn pocket on Crown Valley Parkway.
- 14) Patch all concrete that does not require removals.
- 15) Provide pictures/video of Cabot Road prior to commencement of construction of your project.
- 16) Grout all pole base plates.
- 17) Install mast arm control signs.
- 18) No EUP detectors installed. Install EUP detectors.
- 19) Install "No Pedestrian Crossing" signs on poles 1 & 5.
- 20) Install street name signs (IGNG) on signal mast arm.
- 21) Install 3-3 sign on Cabot Road southbound.

I agree and acknowledge that if the aforesaid work required is not completed within the time frame specified, I may be subject to Code Enforcement action, including monetary penalties, abatement and/or disconnection of utilities.

If the aforesaid work required is not completed within the time frame specified, I hereby authorize the City of Laguna Niguel, its officers, employees, agents, and anyone designated by the City of Laguna Niguel to enter upon the aforesaid real property and perform any part or all of the aforesaid work at the owner's expense.

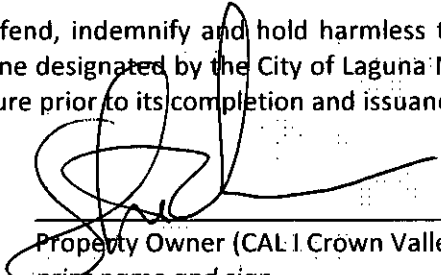
I hereby agree to defend, indemnify and hold harmless the City of Laguna Niguel, its officers, employees, agents, and anyone designated by the City of Laguna Niguel, to perform the aforesaid work from any and all claims for injury or damage that may be caused by them, or result to the aforesaid real property or arise by virtue of their entry upon such real property and the performance of any or all of the aforesaid work.

I hereby waive any rights that I may have and declare that I shall forebear from making any claim for or bring any action in law or otherwise against the City of Laguna Niguel, its officers, employees, agents, and designees, to recover for any injury or damage that occurs to said real property as a result of the performance of any or all of the aforesaid work by any or all of them.

I hereby agree to defend, indemnify and hold harmless the City of Laguna Niguel, its officers, employees, agents, and anyone designated by the City of Laguna Niguel from any liability that may arise from occupancy of the structure prior to its completion and issuance of a Final Certificate of Occupancy.

December 23, 2015

Date

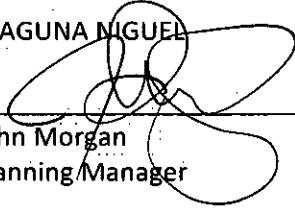

Property Owner (CAL I Crown Valley LLC)

print name and sign

ACKNOWLEDGED BY THE CITY OF LAGUNA NIGUEL

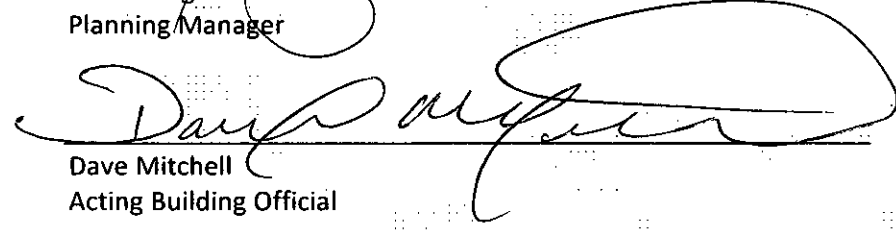
December 23, 2015

Date


John Morgan
Planning Manager

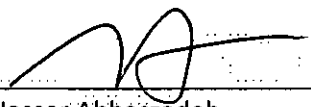
December 23, 2015

Date


Dave Mitchell
Acting Building Official

December 23, 2015

Date


Nasser Abbaszadeh
Public Works Director



City of Laguna Niguel
Community Development Department
30111 Crown Valley Pkwy, CA 92677
(949)362-4360 FAX (949)362-4369

RECEIPT

RECEIPT NUMBER: R13-0903

PERMIT #: B12-2453

TYPE: Combo Building Permit

CASE NUMBER:

BUSINESS NAME:

SITE ADDRESS: 25891 CROWN VALLEY PKWY LN

PARCEL: 636-043-03

OCFA Service Req. #:

Payee:

Address:

Phone:

TRANSACTION DATE: 04/24/2013	TOTAL PAYMENT:	906.00
	TOTAL PAID FROM TRUST:	.00
	TOTAL PAID FROM CURRENCY:	906.00

TRANSACTION LIST:

Type	Method	Description	Amount
Payment	Check	6857	906.00
TOTAL:			906.00

ACCOUNT ITEM LIST:

Description	Account Code	Current Pmts
Bldg Permit	3310	906.00
REASON FOR ADJUSTMENT:		
TOTAL:		906.00

RECEIPT ISSUED BY:

DAVE INITIALS:

JD

ENTERED DATE: 04/24/2013

TIME: 03:11 PM



City of Laguna Niguel
Community Development Department
30111 Crown Valley Pkwy, CA 92677
(949)362-4360 FAX (949)362-4369

RECEIPT

Copy Reprinted on 09-26-2013 at 15:11:01

09/26/2013

RECEIPT NUMBER: R13-2145

PERMIT #: B12-2453

TYPE: Combo Building Permit

CASE NUMBER:

BUSINESS NAME:

SITE ADDRESS: 25891 CROWN VALLEY PKWY LN

PARCEL: 636-043-03

OCFA Service Req. #:

Payee: MCRT CALIF. CONSTRUCTION LP

Address:

949 S. COAST DR #400

COSTA MESA CA

92626

Phone:

714-966-9355

TRANSACTION DATE: 09/20/2013

TOTAL PAYMENT: 913,394.94

TOTAL PAID FROM TRUST: .00

TOTAL PAID FROM CURRENCY: 913,394.94

TRANSACTION LIST:

Type	Method	Description	Amount
Payment	Check	139	913,394.94

TOTAL: 913,394.94

ACCOUNT ITEM LIST:

Description	Account Code	Current Pmts
Bldg Permit	3310	278,927.90
Building Standards Fee	2211	2,421.00
C of O	3310	166.70
CARITS Zone 2D	2206	397,884.00
Electrical Permit	3310	66,691.82
Electrical Plan Check	3310	33,345.91
Mechanical Permit	3310	48,305.07
Mechanical Plan Check	3310	24,152.54
MP/LN Moulton Pkwy Zone	2202	59,924.00
Permit Issuance	3310	104.24
Plumbing Permit	3310	26,415.82
Plumbing Plan Check	3310	13,207.91
Recycling Deposit	2503	1,000.00
Res Bldg Plan Check	3310	-45,202.36
Strong Motion (SMIP)	2210	6,050.39
REASON FOR ADJUSTMENT:		

240 345.49 P210
195,143.13 Receipt
45202.35

gang ① 9/13 sprinklers SF changed



City of Laguna Niguel
Community Development Department
30111 Crown Valley Pkwy, CA 92677
(949)362-4360 FAX (949)362-4369

RECEIPT

RECEIPT NUMBER: R13-2145

PERMIT #: B12-2453

TYPE: Combo Building Permit

CASE NUMBER:

BUSINESS NAME:

SITE ADDRESS: 25891 CROWN VALLEY PKWY LN

PARCEL: 636-043-03

OCFA Service Req. #:

Payee: MCRT CALIF. CONSTRUCTION LP

Address:

949 S. COAST DR #400

COSTA MESA CA

92626

Phone: 714-966-9355

TRANSACTION DATE: 09/20/2013	TOTAL PAYMENT:	913,394.94
	TOTAL PAID FROM TRUST:	.00
	TOTAL PAID FROM CURRENCY:	913,394.94

TRANSACTION LIST:

Type	Method	Description	Amount
Payment	Check	139	913,394.94
TOTAL:			913,394.94

ACCOUNT ITEM LIST:

Description	Account Code	Current Pmts
Bldg Permit	3310	278,927.90
Building Standards Fee	2211	2,421.00
C of O	3310	166.70
CARITS Zone 2D	2206	397,884.00
Electrical Permit	3310	66,691.82
Electrical Plan Check	3310	33,345.91
Mechanical Permit	3310	48,305.07
Mechanical Plan Check	3310	24,152.54
MP/LN Moulton Pkwy Zone	2202	59,924.00
Permit Issuance	3310	104.24
Plumbing Permit	3310	26,415.82
Plumbing Plan Check	3310	13,207.91
Recycling Deposit	2503	1,000.00
Res Bldg Plan Check	3310	-45,202.36
Strong Motion (SMIP)	2210	6,050.39
REASON FOR ADJUSTMENT:		



City of Laguna Niguel
Community Development Department
30111 Crown Valley Pkwy, CA 92677
(949)362-4360 FAX (949)362-4369

TOTAL: 913,394.94

RECEIPT ISSUED BY:

JDARLING

INITIALS:

JD

ENTERED DATE: 09/20/2013

TIME: 12:22 PM

DATE:12/03/2013 CK#:203 TOTAL:\$6,142.82*** BANK:PNC CAL I Crown Valley LLC(crow9887)
PAYEE:City of Laguna Niguel(v0002315)

Property Address - Code	Invoice - Date	Description	Amount
CAL I Crown Valley LLC - 5520003	11272013 - 11/27/2013	Project: Crown Valley	6,142.82
			6,142.82

DATE:10/24/2013 CK#:186 TOTAL:\$75,000.00** BANK:PNC CAL I Crown Valley LLC(crow9887)
PAYEE:City of Laguna Niguel(v0002315)

Property Address - Code	Invoice - Date	Description	Amount
CAL I Crown Valley LLC - 5520003	10242013 - 10/24/2013	Project: Crown Valley	75,000.00
			75,000.00



City of Laguna Niguel
Community Development Department
30111 Crown Valley Pkwy, CA 92677
(949)362-4360 FAX (949)362-4369

RECEIPT

RECEIPT NUMBER: R13-3071

PERMIT #: B12-2453

TYPE: Combo Building Permit

CASE NUMBER:

BUSINESS NAME:

SITE ADDRESS: 25891 CROWN VALLEY PKWY LN

PARCEL: 636-043-03

OCFA Service Req. #:

Payee: THE CROWN MILL CREEK

Address:

25891 CROWN VALLEY

LAGUNA NIGUEL, CA

92675

Phone:

TRANSACTION DATE: 12/12/2013	TOTAL PAYMENT:	81,142.82
	TOTAL PAID FROM TRUST:	.00
	TOTAL PAID FROM CURRENCY:	81,142.82

TRANSACTION LIST:

Type	Method	Description	Amount
Payment	Check	186	81,142.82
RD Pmts	Re-Dist		.00
TOTAL:			81,142.82

ACCOUNT ITEM LIST:

Description	Account Code	Current Pmts
Additional INSP Fee	3310	740.60
Bldg Permit	3310	4,793.20
Building Standards Fee	2211	42.00
Electrical Permit	3310	29,569.12
Electrical Plan Check	3310	14,784.56
Mechanical Permit	3310	21,119.91
Mechanical Plan Check	3310	10,122.19
Plumbing Permit	3310	-2,339.96
Plumbing Plan Check	3310	-1,148.28
Res Bldg Plan Check	3310	3,355.24
Strong Motion (SMIP)	2210	104.24
REASON FOR ADJUSTMENT:		
		TOTAL: 81,142.82

RECEIPT ISSUED BY:

JDARLING

INITIALS:

JD



City of Laguna Niguel
Community Development Department
30111 Crown Valley Pkwy, CA 92677
(949)362-4360 FAX (949)362-4369

ENTERED DATE: 12/12/2013

TIME: 04:36 PM



CITY of LAGUNA NIGUEL

Community Development Department

30111 Crown Valley Parkway • Laguna Niguel, California 92677

Phone/949•362•4360 Fax/949•362•4369

CITY COUNCIL

Laurie Davies

Linda Lindholm

Jerry McCloskey

Robert Ming

Jerry Slusiewicz

June 26, 2013

Cal I Crown Valley LLC
949 South Coast Drive
Costa Mesa, CA 92626

Here are the fee's due for the permits for The Crown. Building Permits are paid to the City of Laguna Niguel. The TCA fees are due at the time of permit issuance, but a separate check is cut payable to TCA. The school fees are paid directly to the CUSD prior to permit issuance.

If you have any questions feel free to give me a call or better yet to e-mail me at J.Darling@cityoflagunaniguel.org

Thank You

A handwritten signature in black ink, appearing to read "J. Darling".

Jennifer Darling

Sr. Building Permit Tech

City of Laguna Niguel, CA 92677

949-362-4324



CITY of LAGUNA NIGUEL

Community Development Department
30111 Crown Valley Parkway • Laguna Niguel, California 92677
Phone/949•362•4360 Fax/949•362•4369

CITY COUNCIL

Laurie Davies
Linda Lindholm
Jerry McCloskey
Robert Ming
Jerry Slusiewicz

The Crown

Permit /Project	Discription	Total Amt	Amt. Paid	Amt Due to date
B12-2453- MFD	Plan Check	\$ 240,345.49	\$ 240,345.49	\$ -
	Bldg Permit	\$ 343,350.70	\$ 906.00	\$ 342,444.70
	Strong motion	\$ 7,431.14	\$ -	\$ 7,431.14
	Permit Issuance	\$ 25.60	\$ -	\$ 102.40
	Bulding Standard Fee	\$ 2,973.00	\$ -	\$ 2,973.00
	Recycling Refundable Deposit	\$1,000.00	\$ -	\$ 1,000.00
	Cert. of Occupancy	\$ 163.76	\$ -	\$ 163.76
	MP/LN Moulton Pk (\$211.x284units)	\$ 59,924.00	\$ -	\$ 59,924.00
	CARITS Zone 2D (\$1401.x284)	\$ 397,884.00	\$ -	\$ 397,884.00
	Electrical Permit	\$ 51,287.12	\$ -	\$ 51,287.12
	Electrical P/C	\$ 25,643.56	\$ -	\$ 25,643.56
	Mechanical Permit	\$ 21,396.83	\$ -	\$ 21,396.83
	Mechanical P/C	\$ 10,698.42	\$ -	\$ 10,698.42
	Plumbing Permit	\$ 24,855.78	\$ -	\$ 24,855.78
	Plumbing P/C	\$ 12,427.89	\$ -	\$ 12,427.89
Check payable to City			\$ 958,232.60	
B13-1237 Ret. Walls Geo not done yet	Permit and P/C excludes GEO	\$ 1,345.55	\$ 241,251.49	\$1,345.55
				\$ 747.13
				\$2,092.68
B12-1900 Shoring	shoring	\$ 6,781.95	\$ 6,781.95	\$ -
B13-0918 Underground payable to the City	sewer/water	\$ 1,268.05	\$ 513.00	\$ 755.05
Transportation Corr. TCA payable to TCA Credits 9500sf Yamaha 9200'sf Concept Framing	TCA	\$ 789,804.00	\$ 119,680.00	\$ 670,124.00
School fee's paid to CUSD	Livable sf	212,352 x \$3.20=		\$ 679,526.40
	Comercial	46,441sf x .51=		\$ 23,684.91
total				\$ 703,211.31

Fee Processing for B12-2453

Fee Summary

Calculated Fees:	\$1,286,483.10	Details
Additional Fees:	\$0.00	Details
Total Fees:	\$1,286,483.10	Details
Payments:	\$1,205,340.28	Details
Balance:	\$81,142.82	Fee Log

Include deferred payments in Fee Details: ☐
 Include Trust transactions in Payment Details: ☐
 Pay Specific - Suppress zero balance items: ☒

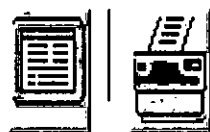
Pay Full Balance	Assess Additional Fee
Partial Payment	Redistribute OverPayment
Pay Specific Item(s)	Void Payments
Trust Account Transaction(s)	Reprint Receipt
Pay Deferred	Print Grid



Fee Items

Item #	Description	Fee Amount	Pmt Amount	Balance	Account code
220	Electrical Permit	\$81,789.94	\$52,220.82	\$29,569.12	3310
230	Mechanical Permit	\$42,905.44	\$21,785.53	\$21,119.91	3310
240	Plumbing Permit	\$24,075.86	\$26,415.82	\$2,339.96	3310
291	C of O	\$166.70	\$166.70	\$0.00	3310
330	MP/LN Moulton Pkwy Zone	\$59,924.00	\$59,924.00	\$0.00	2202
342	CARITS Zone 2D	\$397,884.00	\$397,884.00	\$0.00	2206

ToolBar Order



History Log (F9)

Fee Processing for B12-2453

Fee Summary

Calculated Fees:	\$1,286,483.10	Details
Additional Fees:	\$0.00	Details
Total Fees:	\$1,286,483.10	Details
Payments:	\$1,205,340.28	Details
Balance:	\$81,142.82	Fee Log

Include deferred payments in Fee Details: ☐
 Include Trust transactions in Payment Details: ☐
 Pay Specific - Suppress zero balance items: ☒

Pay Full Balance	Assess Additional Fee
Partial Payment	Redistribute OverPayment
Pay Specific Item(s)	Void Payments
Trust Account Transaction(s)	Reprint Receipt
Pay Deferred	Print Grid



Back



Exit

Fee Items

Item #	Description	Fee Amount	Pmt Amount	Balance	Account code
206	Strong Motion (SMIP)	\$7,558.37	\$7,454.13	\$104.24	2210
209	Permit Issuance	\$104.24	\$104.24	\$0.00	3310
212	Building Standards Fee	\$3,024.00	\$2,982.00	\$42.00	2211
216	Recycling Deposit	\$1,000.00	\$1,000.00	\$0.00	2503
220	Electrical Permit	\$81,789.94	\$52,220.82	\$29,569.12	3310
230	Mechanical Permit	\$42,905.44	\$21,785.53	\$21,119.91	3310
240	Plumbing Permit	\$24,075.86	\$26,415.82	\$2,339.96	3310

ToolBar Order



History Log (F9)

Fee Processing for B12-2453

Fee Summary

Calculated Fees:	\$1,286,483.10	Details
Additional Fees:	\$0.00	Details
Total Fees:	\$1,286,483.10	Details
Payments:	\$1,205,340.28	Details
Balance:	\$81,142.82	Fee Log

Include deferred payments in Fee Details: ☐
 Include Trust transactions in Payment Details: ☐
 Pay Specific - Suppress zero balance items: ☒

Pay Full Balance	Assess Additional Fee
Partial Payment	Redistribute OverPayment
Pay Specific Item(s)	Void Payments
Trust Account Transaction(s)	Reprint Receipt
Pay Deferred	Print Grid

Fee Items

	Item #	Description	Fee Amount	Pmt Amount	Balance	Account code
▶	3	Additional INSP Fee	\$740.60	\$0.00	\$740.60	3310
	100	Res Bldg Plan Check	\$243,700.73	\$240,345.49	\$3,355.24	3310
	120	Electrical Plan Check	\$40,894.97	\$26,110.41	\$14,784.56	3310
	130	Mechanical Plan Check	\$21,452.72	\$11,330.53	\$10,122.19	3310
	140	Plumbing Plan Check	\$12,059.63	\$13,207.91	\$1,148.28	3310
	200	Bldg Permit	\$349,201.90	\$344,408.70	\$4,793.20	3310
	206	Strong Motion (SMIP)	\$7,558.37	\$7,454.13	\$104.24	2210

ToolBar Order



History Log (F9)

Fee Summary

Calculated Fees:	\$1,286,483.10	Details
Additional Fees:	\$0.00	Details
Total Fees:	\$1,286,483.10	Details
Payments:	\$1,205,340.28	Details
Balance:	\$81,142.82	Fee Log

Include deferred payments in Fee Details: ☐
 Include Trust transactions in Payment Details: ☐
 Pay Specific - Suppress zero balance items: ☒

Pay Full Balance	Assess Additional Fee
Partial Payment	Redistribute OverPayment
Pay Specific Item(s)	Void Payments
Trust Account Transaction(s)	Reprint Receipt
Pay Deferred	Print Grid



Fee Items

Item #	Description	Fee Amount	Pmt Amount	Balance	Account code
▶ 3	Additional INSP Fee	\$740.60	\$0.00	\$740.60	3310
100	Res Bldg Plan Check	\$243,700.73	\$240,345.49	\$3,355.24	3310
120	Electrical Plan Check	\$40,894.97	\$26,110.41	\$14,784.56	3310
130	Mechanical Plan Check	\$21,452.72	\$11,330.53	\$10,122.19	3310
140	Plumbing Plan Check	\$12,059.63	\$13,207.91	\$1,148.28	3310
200	Bldg Permit	\$349,201.90	\$344,408.70	\$4,793.20	3310
206	Strong Motion (SMIP)	\$7,558.37	\$7,454.13	\$104.24	2210

ToolBar Order



History Log (F9)

REVISED FEES FOR CROWN 7-9-13

Permit /Project	Discription	Total Amt	Amt. Paid	Amt Due to date
B12-2453- MFD	Plan Check	\$ 240,345.49	\$ 240,345.49	\$ -
	Bldg Permit	\$ 344,408.70	\$ 906.00	\$ 343,502.70
	Strong motion	\$ 7,454.13	\$ -	\$ 7,454.13
	Permit Issuance	\$ 104.24	\$ -	\$ 104.24
	Bulding Standard Fee	\$ 2,982.00	\$ -	\$ 2,982.00
	Recycling Refundable Deposit	\$ 1,000.00	\$ -	\$ 1,000.00
	Cert. of Occupancy	\$ 166.70	\$ -	\$ 166.70
	MP/LN Moulton Pk	\$ 59,924.00	\$ -	\$ 59,924.00
	CARITS Zone 2D	\$ 397,884.00	\$ -	\$ 397,884.00
	Electrical Permit	\$ 52,220.82	\$ -	\$ 52,220.82
	Electrical P/C	\$ 26,110.41	\$ -	\$ 26,110.41
	Mechanical Permit	\$ 21,785.53	\$ -	\$ 21,785.53
	Mechanical P/C	\$ 10,892.76	\$ -	\$ 10,892.76
	Plumbing Permit	\$ 25,312.30	\$ -	\$ 25,312.30
	Plumbing P/C	\$ 12,656.15	\$ -	\$ 12,656.15
Check payable to City		\$ 1,203,247.23	\$ 241,251.49	\$ 961,995.74
B13-1237 Ret. Walls	Permit and P/C	\$ 2,093.05		\$2,093.05
B12-1900 Shoring	shoring	\$ 6,781.95	\$ 6,781.95	\$ -
B13-0918 Underground	sewer/water	\$ 1,268.51	\$ 513.00	\$ 755.51
Total Due City				\$ 964,844.30
Transportation Corr.	TCA \$2855.x284	\$ 810,820.00	\$ 122,859.00	\$ 687,961.00
TCA payable to TCA				
Credits 9500sf Yamaha				
9200 sf Concept Framing				
School fee's	Livable sf	212,352 x \$3.20=		\$ 679,526.40
paid to CUSD	Comercial	46,441sfx.51=		\$ 23,684.91
total DUE SCHOOLS(verify with CUSD)				\$ 703,211.31



City of Laguna Niguel
30111 Crown Valley Parkway
Laguna Niguel, CA 92677
(949)362-4329

DATE: JULY 9, 2013
TO: KARLA DALLATORRE
FROM: JENNIFER DARLING, SR. PERMIT TECHNICIAN

SUBJECT: SCHOOL FEES: 25891 CROWN VALLEY LAGUNA NIGUEL

Building Permit School Fee Document
School fees are paid directly to:

Capistrano Unified School District
33122 Valle Road
San Juan Capistrano, CA 92675
Fax: 949-493-3728; Phone: 949-234-9311
By Appointment only
Contact: Karla Dallatorre

City Permit # B13-2453
Address: 25891 Crown Valley, Laguna Niguel
Applicant/Owner: Mill Creek Residential Trust
Owner Phone# 714-800-1397

Lot

Assessor Parcel No. 636-043-02 & 03

Project Scope: APARTMENTS
284 unit apartment complex
Residential livable space 212,352SF X \$3.20
Commercial space 46,441 SF X \$0.51

Jennifer Darling, Sr. Building Permit Tech
City of Laguna Niguel
30111 Crown Valley
Laguna Niguel, CA 92677

NOTES

RECEIPT

DATE

10/23/13

430220

RECEIVED FROM

CAI | Crown Valley LLC

ADDRESS

2255 Glades Rd., Suite A23A

Boca Raton, FL 33431

\$703,211.31

FOR

APN # 636-043-02 + 03

ACCOUNT			HOW PAID		
AMT. OF ACCOUNT			CASH		
AMT. PAID			CHECK	✓	
BALANCE DUE			MONEY ORDER		

SD# 6726 / 6127

BY Kyle Daltone

©2001 REDIFORM® 8L818



Capistrano Unified School District

RESIDENTIAL PROJECT CERTIFICATE OF COMPLIANCE Developer Fee Program

DATE SUBMITTED: 10/23/2013

RECEIPT NO: 0220

DATEPAID: 10/23/2013

CHECK NO: 138

SCHOOL DIST. NO: 6726

GRID CODE:

Project Name: MILL CREEK APARTMENTS

Address: 25891 CROWN VALLEY
(Street)

LAGUNA NIGUEL, CA
(Community, ST)

(Zip)

Project Applicant: CAI I CROWN VALLEY LLC

Phone: 760/846-4272

Applicant Address: 2255 GLADES ROAD, STE. 423A
(Street)

BOCA RATON, FL
(Community, ST)

33431
(ZIP)

Project Tract Map No.: _____ Assessor
Parcel No.(s): 636-043-03

Lot No(s): _____

Comments: SEE SD # 6727

(Do not write below this line -- for School District staff use)

STATUS OF PROJECT

Project is charged fees under Government Code Section 65995
Applicant is hereby noticed that any party filing a protest regarding
the imposition of fees pursuant to Government Code Section 53080 must do
so within 90 days from the payment of the fee.

Enclosed and Covered Area: 212352 x Rate: \$3.20 = FEE: \$679,526.40

Number of Buildings: 1

School District Signature: _____

CLARK HAMPTON

Date: 10/23/2013

Title: Deputy Superintendent Business & Support Services



Capistrano Unified School District

COMMERCIAL/INDUSTRIAL PROJECT CERTIFICATE OF COMPLIANCE Developer Fee Program

DATE SUBMITTED: 10/23/2013

RECEIPT NO: 0220

DATE PAID: 10/23/2013

CHECK NO: 138

SCHOOL DIST. NO: 6727

GRID CODE:

Project Name: MILL CREEK APARTMENTS

Address: 25891 CROWN VALLEY
(Street)

LAGUNA NIGUEL, CA
(Community, ST)

(Zip)

Project Applicant: CAI | CROWN VALLEY, LLC

Phone: 760/846-4272

Applicant Address: 2255 GLADES RD., STE. 423A
(Street)

BOCA RATON, FL.
(Community, ST)

33431
(ZIP)

Project Tract Map No.: _____ Assessor
Parcel No.(s): 636-043-02

Lot No(s): _____

Comments: SEE SD#6726

(Do not write below this line -- for School District staff use)

STATUS OF PROJECT

Project is charged fees under Government Code Section 65995
Applicant is hereby noticed that any party filing a protest regarding
the imposition of fees pursuant to Government Code Section 53080 must do
so within 90 days from the payment of the fee.

Enclosed and Covered Area: 46441 x Rate: \$0.51 = FEE: \$23,684.91

Number of Buildings: 1

School District Signature: _____ Date: 10/23/2013

CLARK HAMPTON

Title: Deputy Superintendent Business & Support Services

SEEMS



5400 WEST ROSECRANS AVE.
HAWTHORNE, CA 90250

PLUMBING COMPANY
A CORPORATION
STATE LICENSE #713978
C-36 C-16

PHONE (310) 297-4969
FAX (310) 297-4884

September 11, 2015

To Whom It May Concern:

Re: Crown Cabot Luxury Apartments
27960 Cabot Road, Laguna Niguel, CA
Permit # B12-2453

Seems Plumbing has installed all plumbing fixtures in the units as well as all hot & cold water piping in the parking structures along with all the storm piping in buildings A & B. Including the sump pumps that have been installed to the project plans and specifications as well as all applicable Federal, State and local codes and manufactures requirements.

Sincerely,

A large, stylized handwritten signature in black ink, appearing to read 'Edward Hutcherson Jr.'.

Edward Hutcherson Jr.

President

Seems Plumbing Company, Inc.

SEEMS



5400 WEST ROSECRANS AVE.
HAWTHORNE, CA 90250

PLUMBING COMPANY
A CORPORATION
STATE LICENSE #713978
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Sincerely,

Carl Hughes

Senior Project Manager

Seems Plumbing Company, Inc.



September 11, 2015

Attention: To whom it may concern

Subject: Crown Cabot Project
27960 Cabot RD
Laguna Niguel, CA 92677
Permit # B12-2453

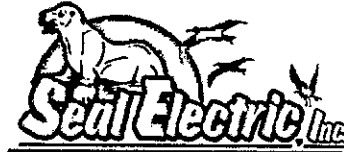
The installation of all the Mechanical work has been done per plan with all governing codes and ordinances applicable to this project. All Fan Testing and Certification of the CO System has been Certified and the report has been forwarded.

Respectfully,

A handwritten signature in black ink, appearing to read "Derek Schaper", is written over the printed name.

Derek Schaper

9/15/2015



Attention: To whom it may concern

Subject: Ringout, hotcheck, gfci, afci etc.

Per your request here is Seals accounting and confirmation of the work in place for the 2nd phase of the APEX project at address 27960 Cabot Rd and permit# B12-2453. All fire, life / safety requirements are complete for this area, which also include the entire garage structure and all exit lighting as well as, exterior and common area lighting for the complete building. The apartment units have appliances installed. We have also completed the 2nd hot ring-out of all units and have metered/tested all AFCI's, and GFCI's to confirm they are in working order. If you need any further information just let us know.

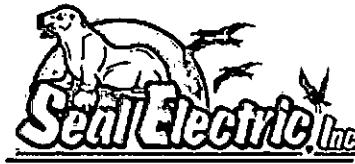
Thank you for your consideration.

 9/15/15
Signature and date

Roy Wheeler
Printed

1162 Greenfield Drive, El Cajon, CA 92021
(619) 449-7323 Ph. - (619) 449-7590 Fax
C-10 721062

8/10/2015



Attention: To whom it may concern

B15-2453

Subject: Ringout, hotcheck, gfci, afci etc.

Per your request here is Seals accounting and confirmation of the work in place for the 2nd phase of the APEX project. All fire, life / safety requirements are complete for this area, which also include the entire garage structure and all exit lighting as well as, exterior and common area lighting for the complete building. The apartment units have appliances installed. We have also completed the 2nd hot ring-out of all units and have metered/tested all AFCI's, and GFCI's to confirm they are in working order. If you need any further information just let us know.

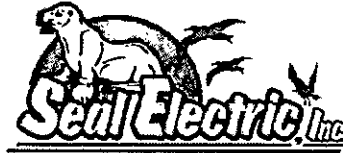
Thank you for your consideration.

8/10/15
Signature and date

Roy Wheeler
Printed

1162 Greenfield Drive, El Cajon, CA 92021
(619) 449-7323 Ph. - (619) 449-7590 Fax
C-10 721062

8/3/2015



Attention: To whom it may concern

B12-2453

Subject: Ringout, hotcheck, gfci, afci etc.

Per your request here is Seals accounting and confirmation of the work in place for the 1st phase of the APEX project. Last week all fire, life / safety requirements were completed for this area, which also included the entire garage structure and all exit lighting as well as, exterior and common area lighting for the complete building. The apartment units have appliances installed. We have also completed the 2nd hot ring-out of all units and have metered/tested all AFCI's, and GFCI's to confirm they are in working order. If you need any further information just let us know.

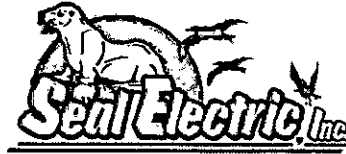
Thank you for your consideration.

8/3/2015 
Signature and date

Roy Wheeler
Printed

1162 Greenfield Drive, El Cajon, CA 92021
(619) 449-7323 Ph. - (619) 449-7590 Fax
C-10 721062

8/10/2015



Attention: To whom it may concern

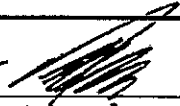
B12-2453

Subject: Ringout, hotcheck, gfci, afci etc.

Bldg 2

Per your request here is Seals accounting and confirmation of the work in place for the 2nd phase of the APEX project. All fire, life / safety requirements are complete for this area, which also include the entire garage structure and all exit lighting as well as, exterior and common area lighting for the complete building. The apartment units have appliances installed. We have also completed the 2nd hot ring-out of all units and have metered/tested all AFCI's, and GFCI's to confirm they are in working order. If you need any further information just let us know.

Thank you for your consideration.

8/10/15 
Signature and date

Roy Wheeler
Printed

1162 Greenfield Drive, El Cajon, CA 92021
(619) 449-7323 Ph. - (619) 449-7590 Fax
C-10 721062

File copy

From: Boyd Lindquist [mailto:blindquist@mcrtrust.com]
Sent: Wednesday, September 23, 2015 9:06 AM
To: Gary Hawken
Cc: Steven Rhodes; Greg Lucas; John Morgan; Jonnie Hunter
Subject: TCO APEX Project

Gary,

This email is confirmation of the discussion you had with Steve Rhodes this morning agreeing that units 572 and 568 will be omitted from the TCO, until such time as tempered glass has been installed for the windows in question and re-inspected.

BOYD LINDQUIST
Mill Creek Residential
949 South Coast Drive | Suite 400 | Costa Mesa CA 92626
D 949-930-8270 F 949-930-8280 C 310-621-1670
blindquist@MCRTrust.com



MILL CREEK
PEOPLE · PLACES · RELATIONSHIPS



Please consider the environment before printing this e-mail



Mill Creek

City of Laguna Niguel
Community Development Department
30111 Crown Valley Pkwy, CA 92677
(949)362-4360 FAX (949)362-4369

REVISION #1 LEASING OFFICE MEPS

Planning Division - Plan Check Routing Sheet

(please return this form & all plans with your next submittal)

Plan Check #: B12-2453
Project Address: 25891 CROWN VALLEY PKWY
Project Description: SUBTYPE: RMFD STATUS: ISSUED
DESCRIPTION: construction of new 284 unit multi-family apartment complex
"The Crown" and foundation and parking structure

foundation and parking structure was under separate permit B13-1826
but cancelled and put all under this permit due to permits plus financial distribution issues.
REV #1 5-13-14 Leasing office Revision including all MEPs

	SUBMITTED	DUE	CORRECTION	CLEARED	INITIAL
1st Check :	5/13/14		see below		af
2nd Check:					
3rd Check:					
4th Check:					

- 1) Provide an overall Floor Plan and delineate Leasing Office area (e.g. shade bubble).
- 2) see attached conditions of approval 28, 31, 32 and 34 related to proposed roof equipment.

Plan Check Reviewed By: af

___ School Fees Payment or Exemption Letter Received, Date: _____
___ HOA Approval Received **No HOA**
___ Discretionary Application #(s), if applicable _____
___ Meets setbacks for Zone _____

Mill Creek



City of Laguna Niguel
Building Division
 30111 Crown Valley Pkwy
 Laguna Niguel, CA 92677
 (949) 362-4360
 FAX 362-4369

BUILDING PERMIT APPLICATION

www.CityofLagunaNiguel.org

124

Project Address: 2589 CROWN VALLEY

Suite/Unit: _____

Applicant/Agent: TEA ARCHITECTS

Phone No.: 949 862-0270

Address: _____

City: IRVINE **State:** CA **Zip:** 92612

Email: SHUTSON@TEA-ARCH.COM

Property Owner: MILL CREEK

Phone No.: () - _____

Address: _____

City: _____ **State:** _____ **Zip:** _____

Email: _____

Contractor: MILL CREEK

Phone No.: () - _____

Address: _____

City: _____ **State:** _____ **Zip:** _____

Email: _____

State License No.: _____ **Class:** _____

Expiration: _____

Workman's Comp. Policy No.: _____

Expiration: _____

Insurance Company (If applicable): _____

Architect: _____ **Reg No.:** _____

Phone No.: () - _____

Address: _____

City: _____ **State:** _____ **Zip:** _____

Email: _____

Engineer: _____ **Reg. No.:** _____

Phone No.: () - _____

Address: _____

City: _____ **State:** _____ **Zip:** _____

Email: _____

Description of Work to be Performed (please be specific): LEASING OFFICE
REDDESIGN MEP

Valuation: \$ _____ **Type of Const:** _____ **Occupancy Type:** _____ **Occupant Load:** _____

I certify that the above information is complete and correct. If the scope of work changes this application must be updated by the applicant.

Permit applications expire 180 days from the date of application. Permits must be obtained prior to expiration (Pursuant of UBC sec 107.4)

Signature of Applicant: [Signature] **Payment:** Cash or Check # _____ or Visa/MC/Disc

Activity Number: <u>BL2-2453 Rev1</u>		Received By: <u>[Signature]</u>		Date: <u>5-13-14</u>
Planning Division:		YES	NO	Submittal does not constitute Planning Approval
HOA or Property Manager Approval Required:				
HOA or Property Manager Approval Letter Provided:				
OK for Plan Check:				
OK for issuance:				Reviewed By: _____ Date: _____
Building Division:				Reviewed By: _____ Date: _____
☐ Gary	☐ Planning	☐ CAA	☐ GMU	
☐ Fire	☐ Water	☐ Health	☐ Grading	

REV #1

- h. Tentative Parcel Map Findings** – The proposed map is consistent with the City's General Plan and Zoning Code, and the site is physically suitable for the proposed type and density of development. The requirements of CEQA have been satisfied and the proposed improvements are neither likely to cause substantial environmental damage or avoidable injury to fish or wildlife or their habitat, nor to cause serious public health problems. There are no easements of record for access through or use of the property. In addition, discharge of wastewater from the project site into the existing community sewer system would not result in, or add to a violation of, existing requirements prescribed by the San Diego Regional Water Quality Control Board. Finally, the site is located in an area for which fees to fund facilities and services have been adopted, and conditions of approval of the subdivision are imposed obligating the property owner to pay any applicable fees before recordation of the final parcel map or permit issuance.

THEREFORE, BE IT RESOLVED that the Planning Commission does hereby approve Site Development Permit SP 11-03P, Minor Adjustment MA 12-10P and Tentative Parcel Map TPM 2012-124 (The Crown Apartments) for a new 284-unit, podium-style apartment building with four levels of dwelling units located above a three-level, 555-space (as conditioned), subterranean parking garage, with a total density of 86 dwelling units per acre, including affordable units (ten percent for low- or five percent for very-low-income households), with on-site amenities to include pool and spa area, fitness room, club room, and various picnic, lounging and open space areas, subject to the following conditions:

General Conditions

1. **Permit and Map Expiration** - Unless an extension is approved by the City, Site Development Permit SP 11-03P, Minor Adjustment MA 12-10P and Tentative Parcel Map TPM 2012-124 shall expire 24 months from the date of approval written herein below. If the use is not established by said expiration date, the SP 11-03P, MA 12-10P and TPM 2012-124 shall become null and void.
2. **Project Compliance** - This approval constitutes approval of the proposed project for compliance with the General Plan, Laguna Niguel Gateway Specific Plan, Laguna Niguel Zoning Code, and any other applicable zoning regulations. Approval does not include any action or finding as to compliance or approval of the project regarding any other applicable ordinance, regulation, or requirement.
3. **Limits of Approval** - This site development permit, minor adjustment, and tentative parcel map shall apply only to the land use and location specified herein and only to the plans and reports date stamped approved June 12, 2012, on file with the Community Development Department, as herein modified. No other land use, location, or plans are authorized under these permits. Approved plans and reports include: 1) architectural plans (perspectives, site plans, floor plans, roof plans, building elevations, building sections) prepared by Thomas Cox

Architects; 2) preliminary civil/grading plans and tentative parcel map TPM 2012-124 prepared by KHR Associates; 3) a preliminary landscape and lighting plans prepared by Urban Arena; 4) *Preliminary Geotechnical Investigation Report* and supplements by GEOCON West, Inc.; 5) a preliminary sign program by Weidner Architectural Signage; and, 6) *Preliminary WQMP with a Preliminary Hydrology Study* prepared by KHR Associates.

4. Changed Plan - Except as otherwise provided herein, this site development permit, minor adjustment, and tentative parcel map are approved as a precise plan. After any application has been approved, if changes are proposed regarding the location or alteration of any use or structure, a changed plan may be submitted to the Community Development Director for approval. If the Director determines that the proposed change complies with the provisions and the spirit and intent of the original approval action, and that the action could have been the same for the changed plan as for the approved plan, he or she may approve the changed plan without requiring a new permit or permit amendment.
5. Revocation - Failure to abide by and faithfully comply with any and all conditions attached to this approving action shall constitute grounds for the revocation of said action by the Laguna Niguel Community Development Department.
6. Legal Indemnification - The applicant shall defend, indemnify, and hold harmless the City, its officers, employees, agents, and consultants from any claim, action, or proceeding against the City, its officers, agents, and employees to attack, set aside, void, or annul an approval of the City Council, Planning Commission, other decision-making body, or staff action concerning this project. The City shall promptly notify the applicant of any such claim, action, or proceeding and shall cooperate fully in the defense.
7. Design Review - All colors, materials, architectural design and design details shall be in compliance with plans and elevations as approved by this site development permit and minor adjustment. Any deviation from the approved plans and documents shall require an amendment to this permit, unless the Community Development Director finds that the proposed change is of a minor nature, in which case a changed plan shall be processed and approved. Any future changes in colors, materials or architectural treatments shall require processing of either a new permit, an amendment to these permits, or a changed plan depending upon the nature and extent of the changes proposed.
8. Agreement to Conditions Imposed - Prior to the issuance of any permits, the property owner shall execute an Agreement to Conditions Imposed Form, as provided by the Community Development Department, acknowledging and agreeing to abide by all conditions of the subject approval.

9. Notice of Exemption Filing Fee - Within 48 hours of the approval of the project, the applicant shall deliver to the Community Development Department, a check payable to the "County Clerk" in the amount of Fifty Dollars (\$50.00) for the County administrative fee to enable the City to file the Notice of Exemption.
10. Conditions of Approval - Prior to submittal for building permits, the conditions of approval shall be printed verbatim on one of the first three pages of all the working drawing sets used for issuance of building permits (architectural, structural, electrical, mechanical and plumbing) and shall be referenced in the sheet index. The minimum font size utilized for printed text shall be 12 point.

Site Preparation & Grading Conditions

11. Precise Grading/Civil Engineer Plans and Final Geotechnical Soils Report - Prior to issuance of a grading permit, the applicant or designee shall submit precise grading/civil engineer plans and a final geotechnical soils report that incorporate the measures identified in the Geotechnical Investigation Report prepared for the proposed project for the review and approval by the City's geotechnical consultant, the City Grading Engineer and the Community Development Director. All grading operations and construction shall be conducted in accordance with governing grading and building codes, including the requirements of the *City of Laguna Niguel Grading and Excavation Code* and the 2010 California Building Code (CBC).
12. Cultural Resources, Archeological (GSP MM4.4-1, a and b) - Prior to any earth-disturbing activities (e.g., excavation, trenching), that could encounter previously undisturbed soils, and prior to a grading permit, the project applicant shall retain a City approved archaeologist to determine if the project could result in a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5 of the CEQA Guidelines. The results of the investigation shall be documented in a technical report or memorandum that identifies and evaluates any archaeological resources within the development area and includes recommendations and methods for avoiding impacts on archaeological resources or reducing impacts to a less-than-significant level. The technical report or memorandum shall be submitted to the City of Laguna Niguel for approval. The project applicant shall be responsible for implementing methods for avoiding or reducing impacts on archaeological resources identified in the technical report or memorandum. Projects that would not encounter undisturbed soils and would therefore not be required to retain an archaeologist shall demonstrate non-disturbance to the City through the appropriate construction plans or geotechnical studies prior to any earth-disturbing activities. If evidence of an archaeological site or other suspected historical resource as defined by CEQA Guidelines Section 15064.5, are discovered during any project-related earth-disturbing activities (including projects that would not encounter undisturbed soils), all earth-disturbing activity within 100 feet of the find shall be halted and the City of Laguna Niguel shall be notified. The project applicant shall retain a City approved archaeologist to assess the significance of the find.

Impacts to any significant resources shall be mitigated to a less-than-significant level through methods determined adequate by the archaeologist as approved by the Community Development Director

13. Paleontological Cultural Resources (GSP MM4.4-2, a and b) - Prior to any earth-disturbing activities (e.g., excavation, trenching) that could encounter undisturbed soils, and prior to a grading permit, the project applicant shall retain a professional paleontologist to determine if the project could directly or indirectly destroy a unique paleontological resource or site or unique geologic feature. The results of the investigation shall be documented in a technical report or memorandum that identifies the paleontological sensitivity of the development area and includes recommendations and methods for avoiding or reducing impacts to a less-than-significant level for paleontological resources or unique geologic features. The technical report or memorandum shall be submitted to the City for approval. The project applicant shall be responsible for implementing methods for avoiding or reducing impacts on paleontological resources or unique geologic features identified in the technical report or memorandum. Projects that would not encounter undisturbed soils and would therefore not be required to retain a paleontologist shall demonstrate non-disturbance to the City through the appropriate construction plans or geotechnical studies prior to any earth-disturbing activities.

Should paleontological resources (i.e., fossil remains) be identified at a particular site during project construction, the construction foreman shall cease construction within 100 feet of the find and the City of Laguna Niguel shall be notified. The project applicant shall retain a City approved paleontologist to assess the significance of the find. Impacts to any significant resources shall be mitigated to a less-than-significant level through methods determined adequate by the paleontologist, and as approved by the Community Development Director. In considering any suggested mitigation proposed by the consulting paleontologist, the Community Development Director shall determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, project design, costs, applicable regulations, policies and land use assumptions, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., monitoring and/or data recovery) shall be instituted

14. Haul Route - Prior to importing or hauling any material to or from the site, the applicant or designee shall submit plans and obtain an encroachment permit for a haul route from the City of Laguna Niguel Public Works Department, and any other applicable permits required for hauling through other adjacent cities or jurisdictions.

15. Import/Export of Material - All trucks hauling dirt, sand, soil, and other loose materials to and from the project site shall be covered. If visible soil material is carried onto private/public paved streets, the streets shall be swept to remove the soil material at the end of each work day. The applicant shall be responsible for any repair of any damage to the existing streets resulting from the exporting and importing of earth to and from the site.
16. Construction Hours - Pursuant to the Section 6-6-7 of the *Laguna Niguel Municipal Code*, grading and construction activities, which includes construction staging and idling engines, shall be conducted only between the hours of 7:00 AM and 8:00 PM on weekdays, and Saturday, and shall not take place at any time on Sunday or local, State or Federal holidays.
17. Best Management Practices, Noise Control (GSP MM4.10-1 – MM4.10-4) - Prior to issuance of grading or building permits, the project applicant shall document on the grading and building plans the following construction best management practices (BMPs), to be implemented by contractors to reduce construction noise levels:
(MM4.10-1)
 - a. Ensure that construction equipment is properly muffled according to industry standards and in good working condition.
 - b. Place noise-generating construction equipment and locate construction staging areas away from sensitive uses, where feasible.
 - c. Schedule high noise-producing activities between the hours of 8:00 AM and 5:00 PM to minimize disruption on sensitive uses, Monday through Saturday.
 - d. Implement noise attenuation measures, which may include, but are not limited to, temporary noise barriers or noise blankets around stationary construction noise sources, where feasible.
 - e. Use electric air compressors and similar power tools rather than diesel equipment, where feasible.
 - f. Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 10 minutes.

- g. Construction hours, allowable workdays, and the phone number of the job superintendent shall be clearly posted at all construction entrances to allow for surrounding owners and residents to contact the job superintendent. If the City or the job superintendent receives a complaint, the superintendent shall investigate, take appropriate corrective action, and report the action taken to the reporting party.
 - h. (MM4.10-2) Construction staging areas along with the operation of earthmoving equipment within the project area would be located as far away from vibration and noise sensitive sites as possible.
 - i. (MM4.10-3) Heavily loaded trucks used during construction would be routed away from residential streets.
 - j. (MM4.10-4) Use of noise-reducing pile driving techniques if nearby structures are subject to pile driving noise and vibration. These techniques include pre-drilling pile holes (if feasible, based on soils) to the maximum feasible depth, installing state-of-the-art intake and exhaust mufflers on pile driving equipment, vibrating piles into place when feasible, and installing shrouds around the pile driving hammer where feasible. Pile driving activities shall be scheduled between the hours of 8:00 AM and 4:00 PM on Mondays through Fridays only.
18. Air Pollutants - The project shall comply with the South Coast Air Quality Management District (SCAQMD) Rule 402, which prohibits the discharge from a facility of air pollutants that cause injury, detriment, nuisance or annoyance to the public or that damage business or property.
19. Best Management Practices, Air Quality (GSP MM4.2-1 – MM4.2-14) - Prior to issuance of a grading and/or a building permit, the following BMPs shall be included on the project grading and/or building plans, as determined appropriate by the Community Development Director or Building Official:
- a. (MM4.2-1) Name and phone number of the contractor's superintendent hired by the Applicant shall be submitted to the Community Development and Public Works Departments. In addition, clearly visible signs shall be posted on the perimeter of the site indicating who shall be contacted for information regarding this development and any construction/grading-related concerns. This contact person shall be available immediately to address any concerns or issues raised by adjacent property owners during the construction activity. S/he will be responsible for ensuring compliance with the conditions herein, specifically, grading activities, truck routes, construction hours, noise, etc. Signs shall include the Applicant's contact number regarding grading and construction activities, and "1-800-CUTSMOG" in the event there are concerns regarding fugitive dust and compliance with SCAQMD Rule No. 403.

- b. (MM4.2-2) Wind barriers shall be installed along the perimeter of the site and/or around areas being graded.
- c. (MM4.2-3) Project Applicant shall establish an on-site construction equipment staging area and construction worker parking, located on either paved surfaces or unpaved surfaces subjected to soil stabilization treatments, as close as possible to a public roadway.
- d. (MM4.2-4) Project Applicant shall control access to the public by limiting curb cuts/driveways to minimize project construction impacts upon roadway traffic operations.
- e. (MM4.2-5) Project Applicant shall properly maintain nonvehicular equipment engines to minimize the volume of exhaust emissions.
- f. (MM4.2-6) Project Applicant shall use electricity from power poles, rather than temporary diesel or gasoline powered generators, as feasible.
- g. (MM4.2-7) Project Applicant shall use on-site mobile equipment powered by alternative fuel sources (i.e., methanol, natural gas, propane, or butane) as feasible.
- h. (MM4.2-8) Project Applicant shall pave all construction roads as feasible.
- i. (MM4.2-9) Project Applicant shall provide ridesharing or shuttle service for construction workers, as feasible.
- j. (MM4.2-10) Project Applicant shall provide temporary traffic controls such as a flag person, during all phases of construction to maintain smooth traffic flow, as deemed necessary by the Public Works Director.
- k. (MM4.2-11) Project Applicant shall provide dedicated turn lanes for movement of construction trucks and equipment on and off site, as deemed necessary by the Public Works Director.
- l. (MM4.2-12) Project Applicant shall reroute construction trucks away from congested streets or sensitive receptor areas, as feasible;
- m. (MM4.2-13) Project Applicant shall require the use of cleanest burning diesel haul trucks available, such as trucks that meet 2010 model year EPA standards.
- n. (MM4.2-14) Project Applicant shall ensure that all architectural coating (paint and primer) products applied during construction have a low to no VOC rating.

20. Dust Control - During clearing, grading, earth-moving, or excavation operations, excessive fugitive dust emissions shall be controlled by regular watering or other dust-preventive measures using the following procedures, as specified in the SCAQMD Rule 403 listed below. Prior to grading permit issuance, these control techniques shall be noted on the project grading plans. Compliance with the measure shall be subject to periodic site inspections by the City.
- a. On-site vehicle speed shall be limited to 15 miles per hour.
 - b. All material excavated or graded shall be sufficiently watered to prevent excessive amounts of dust. Watering shall occur at least twice daily with complete coverage, preferably in the late morning and after work is done for the day.
 - c. Streets adjacent to the project site shall be swept as needed to remove silt that may have accumulated from construction activities so as to prevent excessive amounts of dust.
 - d. All trucks hauling dirt, sand, soil, or other loose materials shall be securely covered, or maintain at least 0.6 meters (2 feet) of freeboard (vertical space between the top of the load and top of the trailer) in accordance with the requirements of California Vehicle Code (CVC) Section 23114.
 - e. The area disturbed by clearing, grading, earth-moving, or excavation operations shall be minimized so as to prevent excessive amounts of dust.
 - f. Visible dust beyond the property line emanating from the project shall be prevented to the maximum extent feasible.
21. Hazardous Materials, Site Assessment (GSP MM4.7-1) - Prior to the issuance of grading permits on any project site, the site developer(s) shall:
- a. Investigate the project site to determine whether it or immediately adjacent areas have a record of hazardous material contamination via the preparation of a preliminary environmental site assessment (ESA), which shall be submitted to the City for review. If contamination is found the report shall characterize the site according to the nature and extent of contamination that is present before development activities precede at that site.
 - b. If contamination is determined to be on site, the City, in accordance with appropriate regulatory agencies, such as OCFA, County Division of Public Health Services, or County Division of Waste and Recycling, shall determine the need for further investigation and/or remediation of the soils conditions on the contaminated site. If further investigation or remediation is required, it shall be the responsibility of the site developer(s) to complete such investigation and/or remediation prior to construction of the project.

- c. If remediation is required as identified by the local oversight agency, it shall be accomplished in a manner that reduces risk to below applicable standards and shall be completed prior to issuance of any occupancy permits.
 - d. Closure reports or other reports acceptable to the appropriate regulatory agencies, such as OCFA, County Division of Public Health Services, or County Division of Waste and Recycling, that document the successful completion of required remediation activities, if any, for contaminated soils shall be submitted and approved by the appropriate regulatory agencies prior to the issuance of grading permits for site development. No construction shall occur in the affected area until reports have been accepted by the City.
- 22. Hazardous Materials, Risk Management Plan (GSP MM4.7-2) - In the event that previously unknown or unidentified soil and/or groundwater contamination that could present a threat to human health or the environment is encountered during construction of the proposed project, construction activities in the immediate vicinity of the contamination shall cease immediately. If contamination is encountered, a Risk Management Plan shall be prepared and implemented that (1) identifies the contaminants of concern and the potential risk each contaminant would pose to human health and the environment during construction and post-development and (2) describes measures to be taken to protect workers, and the public from exposure to potential site hazards. Such measures could include a range of options, including, but not limited to, physical site controls during construction, remediation, long-term monitoring, post-development maintenance or access limitations, or some combination thereof. Depending on the nature of contamination, if any, appropriate agencies shall be notified (e.g., OCFA). If needed, a Site Health and Safety Plan that meets Occupational Safety and Health Administration requirements shall be prepared and in place prior to commencement of work in any contaminated area.
- 23. Emergency Access During Construction (GSP MM4.7-3) - To ensure adequate access for emergency vehicles when construction activities would result in temporary lane or roadway closures, the developer shall consult with the City of Laguna Niguel Public Works Department, and Orange County Fire Authority and Sheriff's Department, as deemed necessary by the Public Works Director, to disclose temporary lane or roadway closures and alternative travel routes. The developer shall be required to keep a minimum of one lane in each direction free from encumbrances at all times on perimeter streets accessing the project site. At any time only a single lane is available, the developer shall provide a temporary traffic signal, signal carriers (i.e., flag persons), or other appropriate traffic controls, as deemed appropriate by the Public Works Director, to allow travel in both directions. If construction activities require the complete closure of a roadway segment, the developer shall designate proper detour routes and signage indicating alternative routes, to the satisfaction of the Public Works Director.

Building Conditions

24. Building Permit - Prior to commencing with construction, the applicant or designee shall submit applicable plans for the review and approval by the Laguna Niguel Planning and Building Divisions.
25. Building Permit Final - Prior to building permit final inspection request, the applicant or designee shall be responsible for contacting the Planning Division for an inspection of the site and building to ensure compliance with the applicable conditions of approval and project plans.
26. Use and Occupancy Permit - The business owner or designee shall submit an application and obtain a Certificate of Use and Occupancy from the Planning and Building Divisions prior to occupying or operating at the subject property.
27. Green Building Code (GSP MM4.6-1) - Prior to issuance of a building permit, the applicant shall demonstrate compliance with Green Building Code efficiency and reduction goals, including the following, to the satisfaction of, and as deemed appropriate and feasible by, the Community Development Director and/or the Building Official:
 - a. Increased electrical energy efficiency by 15 percent beyond 2008 standards.
 - b. Increased natural gas efficiency by 15 percent beyond 2008 standards.
 - c. Reduced indoor water consumption beyond business-as-usual by a minimum of 20 percent.
 - d. Divert 50 percent of all construction debris from landfills. In addition, for projects that require demolition the project shall re-use at least 50 percent of the salvageable materials in the existing buildings on-site. This can take the form of re-use of entire structures, re-use or repurposing of significant elements, such as beams or trusses, and recycling materials within the new project such as grinding paving and asphalt for use as base material at the project site.
28. Building Colors and Materials - Prior to issuance of a building permit, the following colors, materials, and details shall be included on the project building plans:
 - a. All roof materials/colors are to be non-reflective, neutral tone colors to minimize reflection and glare, including the roof deck, any exposed equipment, equipment screens and enclosures, and architectural projections.

- b. Non-Reflective Façade (GSP MM4.1-2) - materials and details to maximize use of non-reflective façade treatments, including matte paint or glass coatings, as determined appropriate by the Community Development Director.
 - c. Details/materials for the following, to be approved by the Community Development Director: enhanced/decorative wall surfaces (slats, tiles, metal), window systems, metal balcony systems, trellises, awnings, and other architectural projections, all as identified on the approved project plans.
 - d. Details/materials for the following common area improvements, to be approved by the Community Development Director: shade trellis, or other covered structures, pool gates and perimeter wall, fire places and fire pits, and permanent outdoor seating (such as raised planters).
29. Utility Providers - Prior to issuance of a building permit, the applicant or designee shall obtain the applicable approval(s) and/or permit(s) from the utility providers, including refuse and recycling service from CR&R.
30. Noise Attenuation - Prior to issuance of a building permit, the applicant shall demonstrate that noise levels do not exceed the General Plan thresholds and the City's Noise Ordinance, including an interior sound environment of 45 dBA (CNEL) or lower and an exterior sound environment of 65 dBA (CNEL, based on existing ambient noise levels and General Plan thresholds) or lower at outdoor activity areas, as deemed feasible and appropriate by the Community Development Director and/or Building Official. The Project Applicant shall retain the services of a qualified acoustical engineer with expertise in design of building sound isolations who shall submit a signed final acoustical report to the City during plan check for review and approval, which demonstrates noise attenuation in accordance with recommendations from the ATKINS Noise Study (June 2012) prepared for the project, including balcony noise barriers where appropriate.
31. Sealed HVAC System (GSP MM4.2-22) - Prior to issuance of a building permit, the applicant shall demonstrate on the project building plans use of a sealed HVAC system designed so that all ambient air introduced into the interior living space will be filtered to remove DPM and other particulate matter at minimum of up to 75 percent of particulates of 0.3 micron or larger in size from the ambient air that is introduced to the system, and 90 percent of particulates of 1 micron or larger (NAFA 1999), or similar specifications of particulate removal adequate to achieve the maximum cancer risk threshold of 10 cases per million, such as can be achieved with a MERV 6 or similar rated filter, as deemed appropriate by the Director of Community Development.

32. HVAC Noise Shielding (GSP MM4.10-5) - Prior to issuance of a building permit, the applicant shall demonstrate proper shielding for HVAC system to achieve a maximum noise level of approximately 50 dBA at 50 feet from the equipment, as deemed appropriate by the Community Development Director.
33. Roof Materials and Finish - Prior to issuance of a Certificate of Use and Occupancy, the applicant shall demonstrate installation of roof materials that have a non-glare finish and are a neutral tone in color to minimize the reflection of light from the surfaces of the roof, and shall demonstrate utilization of approved non-reflective façade treatments (matte paint, glass coatings, etc.), all to the satisfaction of the Community Development Director and Title 24 Requirements.
34. Roof Equipment - Any proposed roof-mounted equipment, including any HVAC systems, vents, exhausts or other roof penetrations, shall be identified on the building plans. All roof-mounted equipment shall be completely screened from a horizontal line-of-sight from surrounding roadways and properties. If roof-mounted equipment is visible after installation, prior to issuance of a Certificate of Use and Occupancy, additional roof-equipment screening details and the location of roof screens shall be included on the building plans and installed accordingly, subject to review and approval by the Community Development Director.
35. Signage - Prior to the issuance of a building permit, all colors, materials, lighting, architectural design and design details for the proposed exterior signs, including four (4) project ID signs shown on the approved project plans, shall be submitted to the Community Development Director for review and approval. No project ID signage shall be permitted above the building roofline.
36. Affordable Housing Agreement - Prior to issuance of a building permit, the property owner or designee shall enter into an Affordable Housing Agreement with the City to provide (i) 28 affordable units (ten percent of the total) for low-income households, as defined in the Section 50053 of the Health and Safety Code and not exceeding 80% of the Orange County median family income, or (ii) 14 affordable units (five percent of the total) for very-low-income households, as defined in Section 50053 of the Health and Safety Code and not exceeding 50% of the Orange County median family income, for a minimum period of 30 years, subject to review and approval by the Community Development Director and City Attorney. The Affordable Housing Agreement shall be recorded on the property's title and be binding on all future owners and successors of interest.

Traffic/Right-of-Way/Parking

37. **Right-of-Way Dedication** - Prior to issuance of any permits, the property owner shall demonstrate recordation of TPM 2012-124 with an irrevocable offer of dedication to the City for expanded rights-of-way on both Crown Valley Parkway and Cabot Road. The area to be dedicated shall be as shown and delineated on the approved project plans, including TPM 2012-124, and shall accommodate right-of-way improvements as listed in the Conditions of Approval of this resolution and/or as shown in the plans approved for grading and/or building permits. The dedication area shall also accommodate future Gateway Specific Plan ID monument signage. Final delineation of areas to be offered for dedication shall be to the satisfaction of the City's Community Development Director and Public Works Director.
38. **Right-of-Way Improvements** - Prior to the issuance of a grading permit, the applicant or designee shall submit Street Improvement Plans for review and approval, for all necessary right-of-way improvements, including the following, as deemed appropriate by the Community Development Director and/or the Public Works Director:
- a. Raised median in Cabot Road, to be irrigated and planted, with project access turn pocket;
 - b. New traffic signal in Cabot Road, located approximately 715 feet north of Crown Valley Parkway, adjacent to the existing driveway at 27963 Cabot Road, accommodating ingress/egress to 27963 Cabot Road and U-turns for north-bound vehicles on Cabot Road, with the applicant responsible for all design and construction components;
 - c. new gutter, curb, sidewalk, trail, parkway, retaining walls, and guardrails, all as shown on the approved project plans, with the soft-surface portion of the trail along Crown Valley Parkway located inside (north of) the hard-surface portion of the trail/sidewalk. Final alignment of the sidewalk and trail along Crown Valley Parkway shall be shown on the Improvement Plans, including transition (or separation) with (or from) the existing right-of-way conditions east of the project site, and transition from a grade-separated condition, to the Cabot Road intersection and related crosswalks, including accommodation of an area designated for future Gateway Specific Plan ID monument signage.
 - d. Class II bike lanes and vehicle travel lanes, with interim striping conditions.

39. Right-of-Way Improvement Installation - Prior to any certificate of occupancy (including temporary), the property owner or designee shall demonstrate that all required right-of-way improvements adjacent to the project, as listed in the Conditions of Approval of this resolution and/or as shown in the plans approved for grading and/or building permits, have been installed, at the applicant's expense, and are operational, to the satisfaction of the Public Works Director.
40. Traffic Signal Installation - Prior to any certificate of occupancy, the property owner or designee shall demonstrate that the new traffic signal in Cabot Road, as shown in the plans submitted prior to issuance of grading permits, have been installed, at the applicant's expense, and are operational, to the satisfaction of the Public Works Director, or that a bond has been posted with the City of Laguna Niguel for an amount to cover the full cost estimate of the traffic signal and related improvements, and installation thereof. The Community Development Director and/or Public Works Director shall determine the appropriateness of the applicant installing the traffic signal prior to occupancy, or posting a bond.

Operational Conditions

41. Transit Schedules (GSP MM4.2-16) - The property owner or designee shall make current transit schedules available in project common areas for the use of residents.
42. Architectural Coating Reapplication (GSP MM4.2-20) - The property owner or designee shall ensure that maintenance requiring the reapplication of architectural coating (paint and primer) shall use products that have a low to no VOC rating.
43. Guest Parking Permit Program - If determined appropriate by the Director of Community Development, based on demand for guest parking at the project, the property owner or designee shall implement a guest permit parking program, including a permit or similar management program, for the guest parking area, to the satisfaction of the Community Development Director.
44. Tandem Parking Spaces - The property owner or designee shall ensure that each pair (front to back) of tandem parking spaces, as shown on the project building plans, are assigned to the same dwelling unit, or that one of the tandem spaces in each pair remains unassigned (if the other space in the pair is assigned to a unit and an additional space is not requested/required for that unit).

Hydrology & Water Quality Conditions

45. Hydrology Study (GSP MM4.8-1) - Prior to the issuance of a grading permit, the project applicant or designee shall submit a Final Hydrology Study that incorporates approved plans and conditions of approval, demonstrating that the proposed on-site drainage system meets the requirements specified in the City's Hydrology Manual, for the review and approval by the City hydrology consultant, City Grading Engineer and the Community Development Director, including demonstration of the following:
- a. Drainage patterns would not be altered such that there is a reduction in the time of concentration at the project site off-site outlet(s); OR, if new impervious surfaces would be created and/or time of concentration could be reduced by drainage characteristics modification, the Drainage Plan shall demonstrate through calculations, modeling, and BMPs that:
 - Stormwater runoff peak flows, flow volumes, and timing of peak flows for the 10- to 25-year storm event would not be different than existing conditions at the project site outlet, OR
 - The local storm drain system has adequate available capacity to convey stormwater runoff from the developed project site for up to the 25-year storm event at the project site outlet to the storm drain system discharge into Oso Creek (or Galivan Basin).
 - b. Existing stormwater drainage system capacity would be maintained throughout the project site and to the downstream outlet to Oso Creek (or Galivan Basin).
 - c. Adequate conveyance capacity during construction through the use of BMPs such as construction of storm drains during the dry season; bypass structures for sections being altered; detention devices; and, others as approved by the Community Development Department.
 - d. Specific project requirements, if necessary, to ensure that stormwater peak flow rates, flow volumes, and timing of peak flow rates do not result in storm drain system conveyance capacity constraints for the 10-year to 25-year storm events. Project requirements shall be incorporated into the grading permit and grading and drainage plans.
46. Storm Water Pollution Prevention Plan (SWPPP) - Prior to issuance of a grading permit, the project applicant or designee shall obtain coverage under the State Water Resources Control Board National Pollutant Discharge Elimination System (NPDES) General Permit for Storm Water Discharges Associated with Construction and Land Disturbance Activities (Construction General Permit) for the proposed project. The applicant or designee shall provide the Waste

Discharge Identification Number (WDID) to the City to demonstrate proof of coverage under the Construction General Permit. The SWPPP shall be prepared and implemented for the project in compliance with the requirements of the Construction General Permit. The SWPPP shall identify construction Best Management Practices (BMPs) to be implemented to ensure that the potential for soil erosion and sedimentation is minimized and to control the discharge of pollutants in storm water runoff as a result of construction activities. A copy of the current SWPPP shall be kept at the project site and be available for City review on request.

47. Final Water Quality Management Plan (WQMP) - Prior to issuance of a grading permit, the applicant or designee shall utilize the Orange County Drainage Area Management Plan (DAMP), Model WQMP and Technical Guidance Manual, to prepare and submit a Final WQMP for the proposed project for the review and approval by the City hydrology consultant, the City Grading Engineer and the Community Development Director that:
- a. Incorporates approved plans, conditions of approval and any applicable CEQA mitigation measures;
 - b. Incorporates a detailed site and project description, potential stormwater pollutants, and post-development drainage characteristics;
 - c. Incorporates a runoff management plan, or equivalent, that complies with the City's runoff water quality ordinance, grading ordinance and the *San Diego Region Permit*.
 - d. Incorporates the applicable Routine Source Control BMPs as defined in the City's Local Implementation Plan (LIP);
 - e. Incorporates Site Design, Treatment Control and Hydro-modification BMPs as defined in the City's LIP;
 - f. Includes GIS coordinates for all Low Impact Development and Treatment Control BMPs;
 - g. Includes a site design and drainage plan BMP Exhibit (to be included in the project grading and building plans)
 - h. Generally describes the long-term operation and maintenance requirements for the Site Design, Treatment Control and Hydro-modification BMPs;
 - i. Identifies the entity that will be responsible for long-term operation and maintenance of the Site Design, Treatment Control and Hydro-modification BMPs; and,

- j. Describes the mechanism for funding the long-term operation and maintenance of the Site Design, Treatment Control and Hydro-modification BMPs.

48. WQMP Implementation - Prior to issuance of a certificate of use and occupancy, the applicant or designee shall:

- a. Demonstrate that all structural BMPs described in the project's WQMP have been constructed and installed in conformance with approved plans and specifications;
- b. Demonstrate that the applicant is prepared to implement all non-structural BMPs described in the project's WQMP;
- c. Demonstrate that an adequate number of copies of the project's approved WQMP are available on-site; and
- d. Submit for review and approval by the City an Operations and Maintenance (O&M) Plan for all structural BMPs.

49. Water Quality Notes - The following water quality notes shall be added on all construction plans:

- a. Sediments from areas disturbed by construction shall be retained on-site using an effective combination of erosion and sediment controls to the maximum extent practicable, and stockpiles of soil shall be properly contained to minimize sediment transport from the site to streets, sidewalks, gutters, drain inlets or adjacent properties via runoff, vehicle tracking or wind.
- b. All sediment and construction debris which is tracked or deposited onto public or private sidewalks, gutters or paved roads should be removed on a daily basis by sweeping or vacuuming and disposed of properly. Sediment and construction debris shall not be washed into the storm drain system, including the gutter and storm drain inlets.
- c. Sandbags, gravelbags or other effective filter or trap-type barriers should be used where appropriate to intercept and slow the flow of runoff from the construction site and to trap sediment before it enters the storm drain system, including gutters and inlets. All on-site storm drain inlets shall be protected and off-site inlets shall be protected in areas where construction activity tracks sediment on paved areas or where inlets receive runoff from disturbed areas.

- d. Water and/or other dust palliative and stabilization methods should be used to prevent or alleviate dust nuisances (dust control) generated by construction activities. Covering small stockpiles of soils and debris or areas with unstabilized soil is an alternative to applying water or other dust palliatives.
- e. Construction-related materials, wastes, spills or residues shall be retained on-site to minimize transport from the site to streets, sidewalks, gutters, drain inlets or adjoining property by wind or runoff.
- f. To prevent the discharge of pollutants from material delivery and storage to the storm water system or watercourses all materials shall be properly stored to prevent soil contamination and contact with storm water runoff, which may include appropriate covers, containment areas or surfaces and indoor storage.
- g. Stockpiles of soil, paving materials, and pressure treated wood shall be managed to prevent air and water pollution. Stockpiles should be located 50 feet away from concentrated flows of storm water, watercourses and drain inlets. Prior to the onset of precipitation, stockpiles shall be covered and protected by a temporary perimeter sediment barrier at all times.
- h. Hazardous material-waste, including but not limited to petroleum products, roofing tar, paints, solvents, stains, acids, wood preservatives, septic wastes and asphalt products shall not be allowed to enter the storm drain system or watercourses and shall be properly transported, used, stored and disposed as required by federal and state law. Paint brushes and equipment for water and oil based paints should be cleaned within a contained area and should not be allowed to contaminate site soils, watercourses or storm drain systems. Water-based paints should be rinsed into the sanitary sewer system and thinners, solvents, excess oil-based paints and sludge should be disposed as hazardous waste.
- i. Cementaceous products such as concrete, mortar or stucco from concrete trucks, portable mixers and miscellaneous containers **shall not** be washed-out into the storm drain system or watercourses. Designated washout areas shall be located at least 50 feet from concentrated flows of storm water, watercourses and storm drain inlets and runoff from washout-areas shall be contained by constructing a temporary pit or berm-area large enough to capture the liquid and solid waste materials.
- j. Saw-cut cement concrete and asphalt concrete slurry shall not be allowed to enter the storm drain system or watercourses. Residue from grinding operations should be picked up by means of a vacuum attachment to the grinding machine and not allowed to flow across the pavement or be left on the surface of the pavement.

50. WQMP BMP Exhibit - The BMP Exhibit from the approved final WQMP shall be included as a sheet in all plan sets submitted for plan check, to the satisfaction of the Community Development Director or the Building Official, and all BMPs shall be depicted on these plans. Grading and building plans must be consistent with the approved BMP exhibit.

Landscaping and Lighting Conditions

51. Final Landscape Plans - Prior to the issuance of any building permits, the applicant or designee shall submit final landscaping and irrigation improvement plans for the review and approval of the Community Development Director and the City Landscape Architect. Said final plans shall be consistent with preliminary landscaping plans and provide specific landscaping details to ensure compliance with the City's Water Efficient Landscape Ordinance, Regulations and Guidelines. The placement and installation of utilities, irrigation systems, and landscape plantings shall be coordinated and shown on the final landscaping plan. Utilities and irrigation systems shall be adequately screened with landscaping. Perimeter Retaining Walls shall be designed to be planted, with creeping fig, similar vines, or other plant materials, to the satisfaction of the Community Development Director. The raised planted median to be constructed in Cabot Road shall be planted consistent with the Gateway Specific Plan plant palette for Cabot Road.
52. Landscaping Installation - Prior to the issuance of a certificate of use and occupancy, the applicant or designee shall demonstrate, via written certification by a licensed landscape architect, to be reviewed and approved by the City Landscape Architect, that all irrigation and landscaping has been installed in accordance with the approved final landscape plans.
53. Landscape Maintenance - The property owner shall be responsible for adequately installing and maintaining all existing and new landscaping at all times. The landscaping shall be maintained in a neat, clear and healthy condition. This shall include proper pruning, weeding, removal and immediate replacement of plants and trees when necessary and the regular watering of landscaping. Any proposed significant modification, removal or substantial thinning of hillside landscaping in the future shall first require the approval of a site development permit amendment.
54. Electric Outlets (GSP MM4.2-19) - The property owner shall ensure that all new development is equipped with outdoor electrical outlets to accommodate landscaping equipment.
55. Lighting - Prior to the issuance of a building permit, the applicant shall submit a final lighting plan for approval by the Community Development Director. The plans shall specify light fixtures that comply with Section 9-1-35.15 of the Laguna Niguel Zoning Code (Outdoor Lighting). All light fixtures shall confine light rays to the project site so as to not exceed 0.2 footcandle beyond a distance of 20 feet

from the project boundary and shall not create any horizontal light glare to the surrounding streets or properties. This includes any light fixtures on the building and within the parking area. All parking area and building-mounted lighting shall be architecturally compatible with the building.

Development Fees

56. School Fees - Prior to the issuance of building permits, the applicant shall provide proof of payment all applicable school impact fees to the Capistrano Unified School District.
57. Fee Programs - If applicable, prior to issuance of building permits, the applicant shall be required to participate in the following transportation fee programs: Coastal Area Road Improvements and Traffic Signals (CARITS) Fee Program, Major Thoroughfare and Bridge Fee Program for the Moulton Parkway/Laguna Niguel Area, San Joaquin Hills Transportation Corridor (SJHTC) Fee Program, and any other fee programs adopted by the City, at the rate in effect at the time of permit issuance.
58. In-lieu Parkland Fee (GSP MM4.13-1) - Prior to issuance of a building permit, the project applicant or designee shall dedicate required parkland and/or pay a parkland in-lieu fee, in accordance with the amount-of-parkland and/or in-lieu fee provisions of Laguna Niguel Municipal Code Sections 9-1-500 through 9-1-512 and 9-1-521 through 9-1-530. With 284 units, 1.59 acres of parkland are required to be dedicated for the project. Recreational amenities provided on-site, as well as the area for a public multi-use trail proposed to be dedicated to the City for public purposes, are estimated to total approximately one (1) acre, and shall count as a credit to the amount of parkland required for dedication and/or in-lieu fee. Therefore, approximately 0.59 acres of parkland must be dedicated or equivalent in-lieu fee paid, using the most recent City-Council-approved valuation for said purpose, at the time of building permit issuance. Final adjustments and establishment of the parkland dedication requirement shall be determined by the Community Development Director. In addition, all costs borne by the developer associated with design and construction of the public multi-use trail along Crown Valley Parkway shall be credited toward the parkland in-lieu fee obligation, as deemed appropriate by the Community Development Director.

Final Map

59. Ties to Horizontal Control - Prior to recordation of a final map, the surveyor/engineer preparing the map shall tie the boundary of the map into the Horizontal Control systems established by the County Surveyor in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Subarticle 18.

60. Digital Map Submission - Prior to recordation of a final map, the surveyor/engineer preparing the map shall submit to the County Surveyor a digital-graphics file of said map in a manner described in Sections 7-9-330 and 7-9-337 of the Orange County Subdivision Code and Orange County Subdivision Manual, Sub-article 18.
61. Right-of-Way Dedication - Prior to recordation of a final map, the property owner shall include on the map an irrevocable offer of dedication to the City for expanded rights-of-way on both Crown Valley Parkway and Cabot Road, and to accommodate a future Gateway Specific Plan ID monument sign. The area to be dedicated shall be as shown and delineated on the approved project plans, including TPM 2012-124, to the satisfaction of the City's Community Development Director and/or Public works Director.
62. Recordation of Parcel Map - Prior to the issuance of a building permit, Parcel Map 2012-124 shall be recorded at the County Recorders' Office and a blue-line copy of the recorded final map shall be provided to the Community Development Department.

Orange County Fire Authority

63. Fire Master Plan - Prior to issuance of a precise grading permit, the applicant shall submit a fire master plan (service code PR145)
64. Architectural, Hazardous Materials, Fire Sprinkler Systems - Prior to issuance of a building permit, the applicant shall submit the following plans:
 - Architectural (service codes PR200-PR285)
 - Tanks storing hazardous materials (service codes PR300-PR305), if a diesel generator will be present
 - Hazardous materials compliance and chemical classification (service codes PR315-PR320), for chemicals used in pool equipment and maintenance
 - Underground piping for private hydrants and fire sprinkler systems (service code PR470-PR475)
 - Fire sprinkler and standpipe systems (service codes PR400-PR465)
65. Battery system - (service codes PR370-PR375), if a UPS or similar back-up power supply will be present Prior to concealing interior construction, the applicant shall submit a fire alarm system (service code PR500-PR520)
66. Fire Protection Agreement - Prior to issuance of a final map, grading permit, or building permit, whichever comes first, the applicant or responsible party shall enter into a secured fire protection agreement with OCFA Strategic Services (714-573-6199) to mitigate additional fire service impacts resulting from the project; with the fee to be based on the number of market rate units, in accordance with OCFA guidelines and procedures.

67. Traffic Pre-emption Devices - Prior to issuance of a final map, grading permit, or building permit, whichever comes first, the applicant or responsible party shall arrange with OCFA Strategic Services (714-573-6199) and the appropriate city, county, or state public works department or agency for installation of traffic pre-emption devices on any traffic signals installed as part of this project.
68. Preconstruction Meeting - Before commencement of construction, the applicant or responsible party shall attend a pre-construction meeting with an OCFA inspector. Call OCFA Inspection Scheduling at 714-573-6150 at least two days in advance to schedule and pay for the pre-construction meeting.
69. Lumber-drop Inspection - After installation of required fire access roadways and hydrants, the applicant shall receive clearance from the OCFA prior to bringing combustible building materials on-site. Call OCFA Inspection Scheduling at 714-573-6150 with the Service Request number of the approved fire master plan at least two days in advance to schedule the lumber drop inspection.
70. Temporary/Final Occupancy Inspections - Prior to issuance of temporary or final certificate of occupancy, all OCFA inspections shall be completed to the satisfaction of the OCFA inspector and be in substantial compliance with codes and standards applicable to the project and commensurate with the type of occupancy (temporary or final) requested. Inspections shall be scheduled at least two days in advance by calling OCFA Inspection Scheduling at 714-573-6150.

BE IT FURTHER RESOLVED that the action taken herein shall not be deemed final until the 16th day after the date of the Resolution. Any aggrieved party may appeal any part of this action to the City Council prior to the expiration of the foregoing period by doing so in writing to the City Clerk and stating the reasons for the appeal.

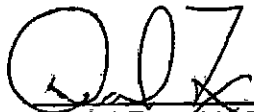
PASSED, APPROVED, AND ADOPTED this 10th day of July, 2012.

AYES: Minagar, Rettig, Slusiewicz, Cienfuegos

NOES: None

ABSTAIN: None

ABSENT: Weiss



Daniel Fox, AICP
Community Development Director



Fred Minagar
Chairman of the Planning Commission



City of Laguna Niguel
Building Division
 30111 Crown Valley Pkwy
 Laguna Niguel, CA 92677
 (949) 362-4360 FAX 362-4369
 www.CityofLagunaNiguel.org

INSPECTION REQUEST

Hotline 949-362-4381

126

Permit #: B12-2453

Job Address: 27960 CABOT RD.

Name: MATT Phone #: 285-1441

Building

CODE: INSPECTION TYPE	CODE: INSPECTION TYPE	CODE: INSPECTION TYPE
2. Initial Water Quality Inspection	48. Roof Sheathing	430. P/S FINAL - PLUMBING
4. Temp Electrical Service or Pole	50. Roof Framing	432. P/S FINAL - ELECTRICAL
6. Soil Pipe Underground	51. Approval to Cover Exterior	434. P/S FINAL - POOL COVER
8. Water Pipe Underground	52. Shear Walls Interior	436. P/S FINAL - SOLAR SYSTEM
9. Sewer Line & House Connect	53. Preliminary Shear	438. P/S FINAL - POOL/SPA
10. Electrical Conduit Underground	54. Shear Walls Exterior	902. FINAL - ELECTRICAL METER METER RELEASE
14. Gas Line Underground & Test	55. Preliminary Insulation	904. FINAL - ELECTRICAL
16. Verify Setbacks	56. Rough Frame & Flashing	906. FINAL - SIGN
18. Footings & Steel	59. OCFA Fire Sprinkler - Rough	908. FINAL - MECHANICAL
19. UFER	60. T-Bar Ceiling	910. FINAL - PLUMBING
20. Foundation - Slab on Grade	64. Lathing Exterior	912. FINAL - WATER SERVICE
21. Post Tension	70. Insulation	914. FINAL - GAS TEST
22. Steel Reinforce - Retain. Walls	72. Drywall Nailing/Firewalls	916. FINAL - ACCESSIBILITY REGULATIONS
24. Pre Grout Lift 1	400. P/S Pre Inspection for Fences	918. FINAL - RE-ROOF
26. Pre Grout Lift 2	402. P/S Pool & Equipment Loc.	920. FINAL - PLANNING
29. Wall Drainage	410. P/S Approval to Cover - Gunite	922. FINAL - ENGINEERING/P.W.
30. Floor Plywood Nailing	412. P/S Electrical Conduit Undrgrnd.	924. FINAL - O.C. HEALTH
32. Sewer Line & House Connect	414. P/S Gas Pipe Underground Test	926. FINAL - WATER DISTRICT
34. Roof Drains/Deck Drains	416. P/S Backwash Lines, P Trap, Underground	927. FINAL - SMOKE DETECTOR
36. Rough Plumbing/Gas Test	418. P/S Final Backwash Receptor	928. FINAL - GRADING
40. Hot Mop Shower	420. P/S Fencing & Access Gates	930. FINAL - OCFA SPRINKLER SYSTEMS - Name
41. Lathing Interior	422. P/S Pre Deck	932. FINAL - OCFA PROJECT FINAL - Name
42. Rough Electrical	424. P/S Approved for Plastering	933. Anti-Entrapment Device
44. Rough Mechanical	428. P/S FINAL - HEATER & VENT	934. FINAL - BUILDING & SAFETY
46. Fire Dampers		935. FINAL - WATER QUALITY INSPECTION

Grading

Code: Inspection Type	Code: Inspection Type	Code: Inspection Type
500. Pre-Grading Meeting	518. Contractor's Statement of Compl.	536. Paving - Agg Base
502. Construction Erosion Control	520. Rough Grade Release	538. Paving - Asphalt /Concrete
504. Earthwork - Excavation	522. Soils Memo - Utility Trench Backfill	540. Paving - Civil Certification
506. Earthwork - Fills	524. Soils Memo - Drain/Wall Backfill	542. Paving - Soils Engineer Memos
508. Earthwork - Buttresses/Keyways	526. Drainage Line & Grade	544. Paving - Water Test/Seal Coat
510. Earthwork - Subdrains	528. Drainage System	540. FINAL - SOILS/GEO REPORT
512. Earth Swales/V-ditches	530. Soils Memo - Area Drain/Trench Backfill	542. FINAL - CIVIL CERTIFICATIONS
514. Rough Grade Release - Civil Cert.	532. Pre-Paving Meeting	544. FINAL - AS BUILT PLANS
516. Rough Grade Soils/Geo Reports	534. Paving - Subgrade	546. FINAL - GRADING RELEASE

MON (AM/PM) _____ TUES. (AM/PM) _____ WED. (AM/PM) _____ THURS. (AM/PM) 8/27 FRI. (AM/PM) _____

Notes: _____

9:00 AM



City of Laguna Niguel
Building Division
 30111 Crown Valley Pkwy
 Laguna Niguel, CA 92677
 (949) 362-4360 FAX 362-4369
 www.CityofLagunaNiguel.org

INSPECTION REQUEST

Hotline 949-362-4381

126

Permit #: B12-2453
 Job Address: 27960 CABOT
 Name: Matt Phone #: 285-1441

Building

CODE: INSPECTION TYPE	CODE: INSPECTION TYPE	CODE: INSPECTION TYPE
2. Initial Water Quality Inspection	48. Roof Sheathing	430. P/S FINAL - PLUMBING
4. Temp Electrical Service or Pole	50. Roof Framing	432. P/S FINAL - ELECTRICAL
6. Soil Pipe Underground	51. Approval to Cover Exterior	434. P/S FINAL - POOL COVER
8. Water Pipe Underground	52. Shear Walls Interior	436. P/S FINAL - SOLAR SYSTEM
9. Sewer Line & House Connect	53. Preliminary Shear	438. P/S FINAL - POOL/SPA
10. Electrical Conduit Underground	54. Shear Walls Exterior	902. FINAL - ELECTRICAL METER RELEASE
14. Gas Line Underground & Test	55. Preliminary Insulation	904. FINAL - ELECTRICAL
16. Verify Setbacks	56. Rough Frame & Flashing	906. FINAL - SIGN
18. Footings & Steel	59. OCFA Fire Sprinkler - Rough	908. FINAL - MECHANICAL
19. UFER	60. T-Bar Ceiling	910. FINAL - PLUMBING
20. Foundation - Slab on Grade	64. Lathing Exterior	912. FINAL - WATER SERVICE
21. Post Tension	70. Insulation	914. FINAL - GAS TEST
22. Steel Reinforce - Retain. Walls	72. Drywall Nailing/Firewalls	916. FINAL - ACCESSIBILITY REGULATIONS
24. Pre Grout Lift 1	400. P/S Pre Inspection for Fences	918. FINAL - RE-ROOF
26. Pre Grout Lift 2	402. P/S Pool & Equipment Loc.	920. FINAL - PLANNING
29. Wall Drainage	410. P/S Approval to Cover - Guniting	922. FINAL - ENGINEERING/P.W.
30. Floor Plywood Nailing	412. P/S Electrical Conduit Undergmd.	924. FINAL - O.C. HEALTH
32. Sewer Line & House Connect	414. P/S Gas Pipe Underground Test	926. FINAL - WATER DISTRICT
34. Roof Drains/Deck Drains	416. P/S Backwash Lines, P Trap, Underground	927. FINAL - SMOKE DETECTOR
36. Rough Plumbing/Gas Test	418. P/S Final Backwash Receptor	928. FINAL - GRADING
40. Hot Mop Shower	420. P/S Fencing & Access Gates	930. FINAL - OCFA SPRINKLER SYSTEMS - Name
41. Lathing Interior	422. P/S Pre Deck	932. FINAL - OCFA PROJECT FINAL - Name
42. Rough Electrical	424. P/S Approved for Plastering	933. Anti-Entrapment Device
44. Rough Mechanical	428. P/S FINAL - HEATER & VENT	934. FINAL - BUILDING & SAFETY
46. Fire Dampers		935. FINAL - WATER QUALITY INSPECTION

Grading

Code: Inspection Type	Code: Inspection Type	Code: Inspection Type
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504. Earthwork - Excavation	522. Soils Memo - Utility Trench Backfill	540. Paving - Civil Certification
506. Earthwork - Fills	524. Soils Memo - Drain/Wall Backfill	542. Paving - Soils Engineer Memos
508. Earthwork - Buttresses/Keyways	526. Drainage Line & Grade	544. Paving - Water Test/Seal Coat
510. Earthwork - Subdrains	528. Drainage System	540. FINAL - SOILS/GEO REPORT
512. Earth Swales/V-ditches	530. Soils Memo - Area Drain/Trench Backfill	542. FINAL - CIVIL CERTIFICATIONS
514. Rough Grade Release - Civil Cert.	532. Pre-Paving Meeting	544. FINAL - AS BUILT PLANS
516. Rough Grade Soils/Geo Reports	534. Paving - Subgrade	546. FINAL - GRADING RELEASE

MON (AM/PM) _____ TUES. (AM/PM) _____ WED. (AM/PM) _____ THURS. (AM/PM) _____ FRI (AM/PM) 8/28

Notes: _____

Office: 949-362-4324

Fax: 949-362-4369

From: Willard Winkenhofer III [<mailto:wwinkenhofer@mcrtrust.com>]

Sent: Tuesday, July 09, 2013 9:57 AM

To: Jennifer Darling

Cc: Larry Longenecker; Dan Fox; Jeff Gibson

Subject: Fee Schedule

Jennifer,

Based on the Planning Department's policy change, and counter to all our previous discussions, it appears our building permit fee and TCA fee has changed. I've attached the previous letter provided by the City from June 26 as reference, and I'm requesting a similar letter (updated with the actual fees) preferably by the end of today.

Just so you are aware, when requesting sums such as this, I have to make check requests for the exact amount and any deviations from the requested amount require 2-3 weeks to correct. Thus, it's important that the fees are accurate so as not to impact our project schedule. Thank you in advance for your consideration.

Regards,

WILL WINKENHOFER | DEVELOPMENT ASSOCIATE

D 714.800.1387 | C 760.846.4272



Jennifer Darling

From: Jennifer Darling
Sent: Tuesday, July 09, 2013 4:09 PM
To: Willard Winkenhofer III
Cc: Larry Longenecker
Subject: RE: Fee Schedule
Attachments: Crown final fees.xlsx; school fee good.doc

Let me know if you don't receive this
jen

From: Willard Winkenhofer III [<mailto:wwinkenhofer@mcrtrust.com>]
Sent: Tuesday, July 09, 2013 3:28 PM
To: Jennifer Darling
Cc: Larry Longenecker
Subject: RE: Fee Schedule

Jennifer,

I see the increase in the TCA fee and per your previous letter we were to receive a credit for the former commercial buildings.

What I really need is the updated letter showing the Building Permit Fees and the TCA fees. If you provide a separate letter for my remittance to the School District, that is fine.

WILL WINKENHOFER | DEVELOPMENT ASSOCIATE
D 714.800.1387 | C 760.846.4272



From: Jennifer Darling [<mailto:JDarling@cityoflagunaniguel.org>]
Sent: Tuesday, July 09, 2013 3:07 PM
To: Willard Winkenhofer III
Cc: Larry Longenecker; Dan Fox; Jeff Gibson
Subject: RE: Fee Schedule

Will
For your info.
Here is the TCA fee's that I received June 28, 2013. Your fee is \$2855 per unit. Disregard the old fee of \$2781. Per unit (these schedule is wrong)

Thanks again

Jen

Jennifer Darling
Sr. Permit Technician
City of Laguna Niguel

Jennifer Darling

From: Jennifer Darling
Sent: Tuesday, July 09, 2013 5:04 PM
To: Willard Winkenhofer (wwinkenhofer@MCRTTrust.com)
Cc: Larry Longenecker; Jeff Gibson; Gary Hawken
Attachments: Crown final fees.xlsx

Yep, if you pay the higher price you get the credit at that same price.

Let me know if you have any other questions

Jen

Jennifer Darling

From: Jennifer Darling
Sent: Thursday, September 19, 2013 5:07 PM
To: Gary Hawken; Jeff Gibson
Cc: Willard Winkenhofer (wwinkenhofer@MCRTTrust.com)
Subject: fees

Gary,
I have fee's for Foundation phases, parking structure and underground for Will. Let's review in the morning prior to me doing the fee spreadsheet

Jen

Jennifer Darling, Sr. Permit Tech
City of Laguna Niguel
30111 Crown Valley Pkwy
Laguna Niguel, CA 92677
949-362-4324

Jennifer Darling

From: Jennifer Darling
Sent: Friday, September 20, 2013 8:24 AM
To: Willard Winkenhofer III
Cc: Gary Hawken; Jeff Gibson
Subject: RE: fees

Busy at the counter, give me and Gary a bit of time

Jennifer Darling, Sr. Permit Tech
City of Laguna Niguel
30111 Crown Valley Pkwy
Laguna Niguel, CA 92677
949-362-4324

From: Willard Winkenhofer III [<mailto:wwinkenhofer@mcctrust.com>]
Sent: Thursday, September 19, 2013 5:12 PM
To: Jennifer Darling
Cc: Gary Hawken; Jeff Gibson
Subject: Re: fees

Thanks Jen. I'm going to come by in the morning to pay, so the earlier you can send put the better.

On Sep 19, 2013, at 5:07 PM, "Jennifer Darling" <JDarling@cityoflagunaniguel.org> wrote:

<image001.jpg>

Gary,

I have fee's for Foundation phases, parking structure and underground for Will. Let's review in the morning prior to me doing the fee spreadsheet

Jen

Jennifer Darling, Sr. Permit Tech
City of Laguna Niguel
30111 Crown Valley Pkwy
Laguna Niguel, CA 92677
949-362-4324

STATEMENT

PER PLANNING DIRECTION – August 21, 2014

MILL CREEK APT BUILDING CHANGE OF SITE ADDRESS

FROM: 25891 Crown Valley Parkway

TO: 27960 Cabot Road

The following permits have been changed to reflect the above address change.

Permit	Issued Date	Description
B12-9000	6/26/13	Shoring
B12-2453	12/12/13	Construction of 284 Units
B13-0918	9/20/13	Private sewer & water
B13-1237	7/30/13	Retaining walls
B13-2087	10/15/13	Foundation on Y.5 & T.5 and 2 & 14 ONLY
B13-1826	10/2/13	Partial placement of pilons
B13-2462	11/27/13	Fire Sprinklers
B13-2653	1/13/14	Shear wall tie downs
B14-0017	1/27/14	Metal Stairs
B14-0694	06/16/14	Podium drainage
B14-0922	5/30/14	Revised Gas distribution
B14-1392	6/3/14	Revision to leasing office (permit B12-2453)
B14-1764	APPLIED	800Mhz Reapter system
B14-1001	APPLIED	Trellis, BBQ

6/5/2015 Mill Creek Residential Trust Request for Electrical Meters.

Main Address	Unit #	House Meter#	Track#	
27960 Cabot RD Laguna Niguel, CA 92677	400		6674	
27960 Cabot RD Laguna Niguel, CA 92677	401			
27960 Cabot RD Laguna Niguel, CA 92677	402			
27960 Cabot RD Laguna Niguel, CA 92677	403			
27960 Cabot RD Laguna Niguel, CA 92677	404			
27960 Cabot RD Laguna Niguel, CA 92677	406			
27960 Cabot RD Laguna Niguel, CA 92677	408			
27960 Cabot RD Laguna Niguel, CA 92677	409			
27960 Cabot RD Laguna Niguel, CA 92677	410			
27960 Cabot RD Laguna Niguel, CA 92677	411			
27960 Cabot RD Laguna Niguel, CA 92677	412			
27960 Cabot RD Laguna Niguel, CA 92677	413			
27960 Cabot RD Laguna Niguel, CA 92677	414			
27960 Cabot RD Laguna Niguel, CA 92677	415			
27960 Cabot RD Laguna Niguel, CA 92677	416			
27960 Cabot RD Laguna Niguel, CA 92677	417			
27960 Cabot RD Laguna Niguel, CA 92677	418			
27960 Cabot RD Laguna Niguel, CA 92677	420			
27960 Cabot RD Laguna Niguel, CA 92677	422			
27960 Cabot RD Laguna Niguel, CA 92677	423			
27960 Cabot RD Laguna Niguel, CA 92677	424			
27960 Cabot RD Laguna Niguel, CA 92677	426			
27960 Cabot RD Laguna Niguel, CA 92677	427			
27960 Cabot RD Laguna Niguel, CA 92677	428			
27960 Cabot RD Laguna Niguel, CA 92677	429			
27960 Cabot RD Laguna Niguel, CA 92677	430			
27960 Cabot RD Laguna Niguel, CA 92677	432			
27960 Cabot RD Laguna Niguel, CA 92677	434			
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27960 Cabot RD Laguna Niguel, CA 92677	436			
27960 Cabot RD Laguna Niguel, CA 92677	438			
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27960 Cabot RD Laguna Niguel, CA 92677	500			
27960 Cabot RD Laguna Niguel, CA 92677	501			
27960 Cabot RD Laguna Niguel, CA 92677	502			
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27960 Cabot RD Laguna Niguel, CA 92677	622			
27960 Cabot RD Laguna Niguel, CA 92677	623			
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27960 Cabot RD Laguna Niguel, CA 92677	629			
27960 Cabot RD Laguna Niguel, CA 92677	630			
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27960 Cabot RD Laguna Niguel, CA 92677	737			
27960 Cabot RD Laguna Niguel, CA 92677	738			
27960 Cabot RD Laguna Niguel, CA 92677	739			
27960 Cabot RD Laguna Niguel, CA 92677	741			



Orange County Fire Authority

1 Fire Authority Road
Irvine, CA 92602

Receipt

March 25, 2013 7:30 AM

Service Request:**186746**

MILL CREEK APARTMENTS
25891 CROWN VALLEY PY
LAGUNA NIGUEL CA 92677

Bill To:

MILL CREEK
949 SOUTH COAST
COSTA MESA, CA 92626

Date	Description	Quantity	Amount	Extended Amt
12-24-2012	PR272 R-1(2007 CBC R1 or R2)	6	\$151.00	\$906.00
01-16-2013	PR272 R-1(2007 CBC R1 or R2)	4	\$151.00	\$604.00
03-25-2013	PR272 R-1(2007 CBC R1 or R2)	2	\$151.00	\$302.00

Services	\$1,812.00

12-24-2012	Credit Card #MC4400	-	\$906.00

Payments and Adjustments	-\$906.00

Balance Due:	\$906.00

Date	Check / Card Number	Received By	Payment Amt
/ /			



RECEIPT
ORANGE COUNTY FIRE AUTHORITY
1 Fire Authority Rd, Irvine CA 92602

Receipt # 20825

Date: 10-23-13

Paid By: ☐ Cash ☒ Check Number: 173 Received Amount: \$ 162,000.⁰⁰

Received From: Will Winkenhofner / CAI Contact Number: 714.800.1387

Address Crown Valley APTS City: LGN Zip: _____

For: Fire Agreement

If the amount shown on this receipt differs from the amount you paid, please contact Accounts Receivable at (714) 573-6342

Received By: Name (Print): Keith Stratton Signature: [Signature]



Please review the Submittal Criteria Form and complete before completing this Service Request (SR). Be prepared to provide information when inquiring about your plans. Plan status @ www.ocfa.org, Inspection scheduling: (714) 573-6150, General questions (714) 573-6108, Technical Help (714) 573-6108. Plan submittal information may be downloaded from our website at www.ocfa.org

2. Project Name (be specific) St. Mary's Church

Project Address 1000 St. Mary's Ste. #

9/23/13 Zip code 976

Call Tentative Tract/Lot # Parcel Map # 6

required for approval.

9/23/13 →
Callen will be advise
amt due
for

Wid 760-

FEEES DUE

\$

906

186 746

Joyce ✓

ADL

ADD'L

ADD'L AMT PAID:



ORANGE COUNTY FIRE AUTHORITY
PLANNING AND DEVELOPMENT
SERVICE REQUEST

SR NUMBER

186746

Please review the Submittal Criteria Form and complete before completing this Service Request (SR). Be prepared to provide this SR number when inquiring about your plans. Plan status @ www.ocfa.org, Inspection scheduling: (714) 573-6150, General questions (714) 573-6100, Technical Help (714) 573-6108. Plan submittal information may be downloaded from our website at www.ocfa.org

1. Submitted by (Company name) Alu Creek Phone 714-544-3300 Ext. 707
Address 7591 Canyon Valley Zip code 92677
City Logan Heights Bill to (if different) _____ Phone _____ Ext. _____
Address _____ City _____ Zip Code _____
Name of primary contact Will Winkenhof Phone 714-544-3300 Ext. 707
E-mail address _____

2. Project Name (be specific) Canyon Valley - Alu Creek
Project Address 7591 Canyon Valley Ste. # _____
Project City Logan Heights Zip code 92677
Provide one or more of the following: Tract/Lot # _____ Tentative Tract/Lot # _____ Parcel Map # 63L-043-02
Tract, tentative tract or parcel map number is required for approval.

3. I hereby authorize the following project plan review services. I am aware that additional services may be required to complete this project and agree to pay all fees. I also acknowledge receipt of a copy hereof.

Signed: Will Winkenhof

Date: 12-20-2012

JURISDICTIONAL USE ONLY

PLAN SUBMITTED AT: OCFA

CITY PLANNING DEPARTMENT ☐

CITY BUILDING DEPARTMENT ☐

CODE	QTY	FEE	COMMENTS		
PR272	1	906-	City Reference #:		
			Revision to SR #:		
			Re-stamp of SR #:		
OCFA SUBTOTAL:					
CITY FEES:			PAYMENT DATE	INITIALS	RECEIPT/CHECK#(CCH)
TOTAL DUE:			906-	WJL	MCH100
ADD'L AMT PAID:					
ADD'L AMT PAID:					
ADD'L AMT PAID:					

OCFA USE ONLY

OCFA SERVICES PROVIDED

CODE	QTY	FEE
PR272	1	906
PR272	2	302
TOTAL DUE OCFA:		1208
REFUND TO CUSTOMER:		906
BALANCE DUE OCFA:		302
ADD'L CITY FEES DUE:		

FORM DISTRIBUTION: WHITE: OCFA YELLOW: Refund/Payment - Customer Copy PINK: Building Department GREEN: Customer Copy
(Rev 5/12)



ORANGE COUNTY FIRE AUTHORITY
PLANNING AND DEVELOPMENT
SERVICE REQUEST

SR NUMBER

1000

Please review the Submittal Criteria Form and
when inquiring at

FEE DUE

\$ 4,345

SR# 188803

9/23/13

Called Will W. to advise

AMTS DUE Per

B13-1428

CITY PLANNING DEPARTMENT ☐

CITY BUILDING DEPARTMENT ☐

PLAN SUBMITTED AT:

OCFA USE ONLY

OCFA SERVICES PROVIDED:

CODE	QTY	FEE	COMMENTS		
PR 425	1		City Reference #:		
PR 470	1		Revision to SR #:		
PR 475	2		Re-stamp of SR #:		
OCFA SUBTOTAL:					
CITY FEES:			PAYMENT DATE	INITIALS	RECEIPT/CHECK#/CCH
TOTAL DUE:					
ADD'L AMT PAID:					
ADD'L AMT PAID:					
ADD'L AMT PAID:					

CODE	QTY	FEE
PR 425	2	1788
PR 470	1	755
PR 475	1	479
PR 460	1	798
PR 425	10	3930
TOTAL DUE OCFA:		7750
REFUND TO CUSTOMER:		0
BALANCE DUE OCFA:		4345
ADD'L CITY FEES DUE:		



Orange County Fire Authority

1 Fire Authority Road
Irvine, CA 92602

Receipt

**City
COPY**

December 16, 2014 7:27 AM

Service Request:

191302

CROWN CABOT LUXURY APARTMENTS
25891 CABOT RD
LAGUNA NIGUEL CA 92677

Bill To:

FIRE SAFE PLANNING
302 N EL CAMINO REAL STE 202
SAN CLEMENTE, CA 92672

Date	Description	Quantity	Amount	Extended Amt
06-04-2014	PR922 Plan Revision	1	\$205.00	\$205.00
12-16-2014	PR922 Plan Revision	.25	\$195.00	\$48.75
Services				\$253.75
06-04-2014	Check for A/R #271			-\$205.00
06-04-2014	Check for A/R #271			-\$25.00
09-30-2014	REFUND CODE #OVERPAYMENT			\$25.00
Payments and Adjustments				-\$205.00

Balance Due:

\$48.75

Note: Payment may have been made at the city. See Service Request paperwork.

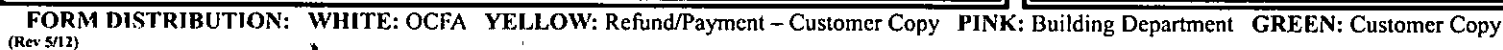
Date	Check / Card Number	Received By	Payment Amt
12/11/14	180		48.75

FEE DUE

\$ 48⁷⁵ -

SR# 191302

rec'd
12/17/4





Orange County Fire Authority

1 Fire Authority Road
Irvine, CA 92602

Receipt

April 2, 2012 8:31 AM

Service Request:

Bill To:

177517

MILL CREEK BUILDING
25891 CROWN VALLEY PY
LAGUNA NIGUEL CA 92677

FIRE SAFE PLANNING
302 N EL CAMINO REAL STE 202
SAN CLEMENTE, CA 92672

Date	Description	Quantity	Amount	Extended Amt
07-05-2011	PR145 Fire master plan	1	\$915.00	\$915.00
07-05-2011	PR186 Operations pre-planning	1	~~\$479.00~~	~~\$479.00~~
11-23-2011	PR910 Alternate Meth/Material	1	\$1309.00	\$1,309.00
02-22-2012	PR920 Plan resubmittal	1	~~\$151.00~~	~~\$151.00~~
03-19-2012	PR920 Plan resubmittal	1	~~-\$151.00~~	~~-\$151.00~~
Services				\$2,703.00
07-12-2011	Check for A/R #FR P/D 2317 7/7			-\$2,606.00
07-12-2011	Check for A/R #TO 178032 2317			\$352.00
02-22-2012	Credit Card #V8750			-\$151.00
Payments and Adjustments				-\$2,405.00
03-15-2012	PR186 Operations pre-planning automation. Fee waived if criteria on handout are satisfied	-1	~~-\$479.00~~	~~-\$479.00~~

Plan Type Adjustments - \$479.00

Balance Due:

2224
-\$181.00

Date	Check / Card Number	Received By	Payment Amt
/ /			



ORANGE COUNTY FIRE AUTHORITY
PLANNING AND DEVELOPMENT
SERVICE REQUEST

SR NUMBER

177517

Please review the Submittal Criteria Form and complete the Permit Screening Form before completing this Service Request (SR). Be prepared to provide this SR number when inquiring about your plans. Plan status @ www.ocfa.org. Inspection scheduling: (714) 573-6150, General questions (714) 573-6100, Technical Help (714) 573-6108. Plan submittal information may be downloaded from our website at www.ocfa.org

1. Submitted by (Company name) FIRESAFE PLANNING SOLUTIONS Phone 740-5911 Ext. _____
Address 302 N. EL CAMINO REAL #202
City SAN CLEMENTE Zip code 92672
Bill to (if different) _____ Phone _____ Ext. _____
Address _____
City _____ Zip Code _____
Name of primary contact DAVID OATIS Phone 521-0852 Ext. _____
E-mail address _____

2. Project Name (be specific) CROWN VALLEY * CABOT - Millbrook Blvd -
Project Address ~~25891 CROWN VALLEY HWY~~ 25891 CROWN VALLEY HWY Site # _____
Project City LAGUNA NIGUEL Zip code _____
Provide one or more of the following: Tract/Lot # _____ Tentative Tract/Lot # _____ Parcel Map # _____
➡ Tract, tentative tract or parcel map number is required for approval.

3. I hereby authorize the following project plan review services. I am aware that additional services may be required to complete this project and agree to pay all fees. I also acknowledge receipt of a copy hereof.

➡ Signed: David Oatis

Date: 6/27/11

JURISDICTIONAL USE ONLY

PLAN SUBMITTED AT:

CITY PLANNING DEPARTMENT ☐

CITY BUILDING DEPARTMENT ☒

CODE	QTY	FEE	COMMENTS		
PR 145	1	915	City Reference #:	FR MST	
PR 910	1	1309	Revision to SR #:	ALTERNATE METHOD	
PR 105	1	352	Re-stamp of SR #:	Mat seal	
			Transferred TO SR 178032		
OCFA SUBTOTAL:		2576			
CITY FEES:		30	PAYMENT DATE	INITIALS	RECEIPT/CHECK#/CC#
TOTAL DUE:		2606	4/27/11	J.	CL 2312
ADD'L AMT PAID:					
ADD'L AMT PAID:					
ADD'L AMT PAID:					

OCFA USE ONLY

OCFA SERVICES PROVIDED

CODE	QTY	FEE
PR 145	1	915
PR 910	1	1309
TOTAL DUE OCFA:		2224
REFUND TO CUSTOMER:		181
BALANCE DUE OCFA:		
ADD'L CITY FEES DUE:		



ORANGE COUNTY FIRE AUTHORITY
PLANNING AND DEVELOPMENT
SERVICE REQUEST

188803

Please review the Submittal Criteria Form and complete before completing this Service Request (SR). Be prepared to provide when inquiring about your plans. Plan status @ www.ocfa.org. Inspection scheduling: (714) 573-6150. General questions (714) 573-6108. Plan submittal information may be downloaded from our website at www.ocfa.org

1. Submitted by (Company name) BROWNING FIRE PROJ Phone 310-212
Address 2325 SHALINE AV. #110
City TORRANCE, CA Zip code 7050
Bill to (if different) same as above Phone _____
Address _____ Zip Code _____
City _____
Name of primary contact VICTOR LAZARI Phone 310-212-01
E-mail address VICTOR@BFPENET

2. Project Name (be specific) CROWN CABOT APT.
Project Address 25891 CROWN VALLEY Ste. # _____
Project City Laguna Niguel, CA Zip code _____
Provide one or more of the following: Tract/Lot # _____ Tentative Tract/Lot # _____ Parcel Map # _____
Tract, tentative tract or parcel map number is required for approval.

3. I hereby authorize the following project plan review services. I am aware that additional services may be required to complete this project. I also acknowledge receipt of a copy hereof.

Signed: _____

Date: 4/3/11

JURISDICTIONAL USE ONLY

PLAN SUBMITTED AT: OCFA

CITY PLANNING DEPARTMENT ☐

CITY BUILDING DEPARTMENT ☐

CODE	QTY	FEE	COMMENTS
PR425	1	844-	City Reference #:
PR470	1	755-	Revision to SR #:
PR475	2	150-	Re-stamp of SR #:
OCFA SUBTOTAL:			4/25/13 - Additional fee paid \$806
CITY FEES:			PAYMENT DATE INITIALS RECEIPT/CHECK#(CC#)
TOTAL DUE:			549 4/3/13 DL V8415
ADD'L AMT PAID:			
ADD'L AMT PAID:			

OCFA USE ONLY

OCFA SERVICES PR

CODE	
PR 425	
PR 470	
PR 475	
PR 460	
PR 425	
TOTAL DUE OCT	
REFUND TO	
CUSTOMER:	
BALANCE DUE OCT	



ORANGE COUNTY FIRE AUTHORITY

PLANNING AND DEVELOPMENT

SERVICE REQUEST

SR NUMBER

193193

Please review the Submittal Criteria Form and complete before completing this Service Request (SR). Be prepared to provide this SR number when inquiring about your plans. Plan status @ www.ocfa.org. Inspection scheduling: (714) 573-6150, General questions (714) 573-6100, Technical Help (714) 573-6108. Plan submittal information may be downloaded from our website at www.ocfa.org

1. Submitted by (Company name) BROOKING FIRE PROTECT Phone (714) 212-0622 Ext. 20

Address 2335 Alhambra Dr Hill

City Torrance CA Zip code 90501

Bill to (if different) _____ Phone _____ Ext. _____

Address _____

City _____ Zip Code _____

Name of primary contact VICTOR LALEGARI Phone (714) 212-0622 Ext. _____

E-mail address VICTOR@BFI.NET

2. Project Name (be specific) CROWN CREST APT

Project Address 25891 Crown Valley Ste. # _____

Project City Laguna Niguel Zip code _____

Provide one or more of the following: Tract/Lot # _____ Tentative Tract/Lot # _____ Parcel Map # _____

➔ Tract, tentative tract or parcel map number is required for approval.

3. I hereby authorize the following project plan review services. I am aware that additional services may be required to complete this project and agree to pay all fees. I also acknowledge receipt of a copy hereof.

Signed: [Signature]

Date: 12/23/13

JURISDICTIONAL USE ONLY

PLAN SUBMITTED AT: OCFA

CITY PLANNING DEPARTMENT ☐

CITY BUILDING DEPARTMENT ☐

CODE	QTY	FEE	COMMENTS		
PR470	1	—	City Reference #:	Original	
PR920	1	205	Revision to SR #:	SR# 198803	
			Re-stamp of SR #:	ASJ → A-Don Kojima	
				Pa/A-Lamb	
OCFA SUBTOTAL:		205			
CITY FEES:			PAYMENT DATE	INITIALS	RECEIPT/CHECK#/CC#
TOTAL DUE:		205	12/23/13	EL	V 8415
ADD'L AMT PAID:					
ADD'L AMT PAID:					
ADD'L AMT PAID:					

OCFA USE ONLY

OCFA SERVICES PROVIDED

CODE	QTY	FEE
PR425	2	0
PR425i	10	0
PR470	1	0
PR475	1	0
PR460	1	0
PR920	1	205-
TOTAL DUE OCFA:		205-
REFUND TO CUSTOMER:		0
BALANCE DUE OCFA:		0
ADD'L CITY FEES DUE:		



CITY of LAGUNA NIGUEL

CITY COUNCIL

Community Development Department
30111 Crown Valley Parkway • Laguna Niguel, California 92677
Phone/949 • 362 • 4360 Fax/949 • 362 • 4369

Laurie Davies
Linda Lindholm
Jerry McCloskey
Robert Ming
Jerry Slusiewicz

October 25, 2013

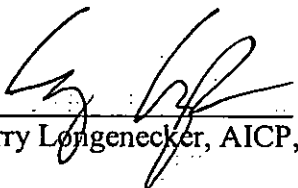
Cal I Crown Valley, LLC
949 South Coast Plaza Drive, Suite 400
Costa Mesa, California 92626

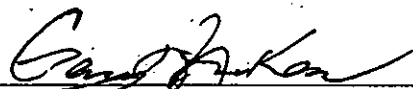
SUBJECT: Conditional Building Permit No. B12-2453, The Crown Apartments

The City of Laguna Niguel issued Conditional Building Permit No. B12-2453 on October 25, 2013, to allow construction of the Crown Apartments project, consisting of 284 apartment units, including 14 affordable units, located at 25891 Crown Valley Parkway and 27961 Cabot Road in the City of Laguna Niguel. The project (SP 11-03P, MA 12-10 and TPM 2012-124) was approved by the City's Planning Commission on July 10, 2012, with adoption of Resolution No. 12-11.

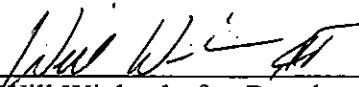
The City and the subject property owner, Cal I Crown Valley, LLC, do hereby agree the limits of construction with Building Permit No. B12-2453 shall be contained to Type I construction, essentially allowing work pertaining to the parking garage only, until such time as the property owner demonstrates recordation of Final Map 2012-124, with an irrevocable offer of dedication to the City for expanded right-of-way improvements on both Crown Valley Parkway and Cabot Road, as required in accordance with Condition Nos. 37 and 59 – 62, of Resolution No. 12-11, to the satisfaction of the City's Community Development Director and Building Official.

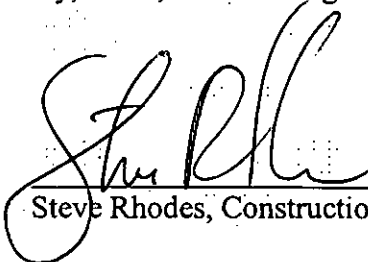
Sincerely,
COMMUNITY DEVELOPMENT DEPARTMENT
Dan Fox, AICP, Director


Larry Longenecker, AICP, Senior Planner


Gary Hawken, Building Official

The undersigned, representing Cal I Crown Valley, LLC, acknowledge agreement to the conditions stated in this letter:


Will Winkenhofer, Development Associate


Steve Rhodes, Construction President

GEOCON

W E S T, I N C.

G E O T E C H N I C A L ■ E N V I R O N M E N T A L ■ M A T E R I A L S



Project No. A8803-06-03

October 22, 2013

CAL I Crown Valley, LLC
949 South Coast Drive, Suite 400
Costa Mesa, CA 92626

Attention: Mr. Greg Lucas

Subject: PARTIAL BUILDING PAD APPROVAL
AREA BOUNDED BY GRIDLINES J.2 - S GRIDLINES 1 - 8
CROWN VALLEY LUXURY APARTMENTS
25891 CROWN VALLEY PARKWAY
LAGUNA NIGUEL, CALIFORNIA

Dear Mr. Lucas:

Please accept this letter as formal notification that the area of the pad bounded by Gridlines J.2 - S and Gridlines 1 - 8 identified on Sheet S0.11F has been prepared as required by Geocon and is approved for the placement of the driven pile foundation system. This area has been observed by Geocon and artificial fill is exposed throughout this portion of the building pad. The observed conditions are consistent with the conditions anticipated by the project geotechnical report and addenda. The existing artificial fill will not be utilized for support of the proposed structure; within this portion of the building pad the proposed structure will be supported on driven piles which penetrate through the artificial fill and derive support in the underlying competent bedrock. The recommendations for driven pile foundations provided in the project geotechnical report and addenda remain applicable to the project.

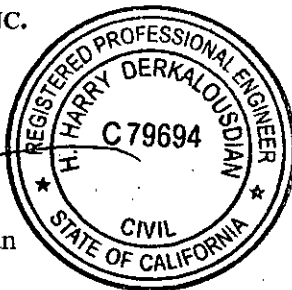
It is our understanding that the remainder of the building pad areas are still being cut and/or prepared and will also be approved by the project civil engineer upon completion. Please provide a copy of this letter to Mr. Abdullah Sharif, Grading Engineer with the City of Laguna Niguel for his records.

Should you have any questions regarding this letter, or if we may be of further service, please contact the undersigned at your convenience.

Very truly yours,

GEOCON WEST, INC.

Harry Derkalousdian
PE 79694



(1) Addressee

October 22, 2013

City of Laguna Niguel
30111 Crown Valley Parkway
Laguna Niguel, CA 92677

Attention: Abdullah Sharif, City Grading Inspector

Subject: Civil Engineer's (Architects) Certification of Final Grading

Reference Project: Grading Permit No. G13-005
Address: 25891 Crown Valley Parkway
Tract No. PM 2012-124 Lot(s) , inclusive

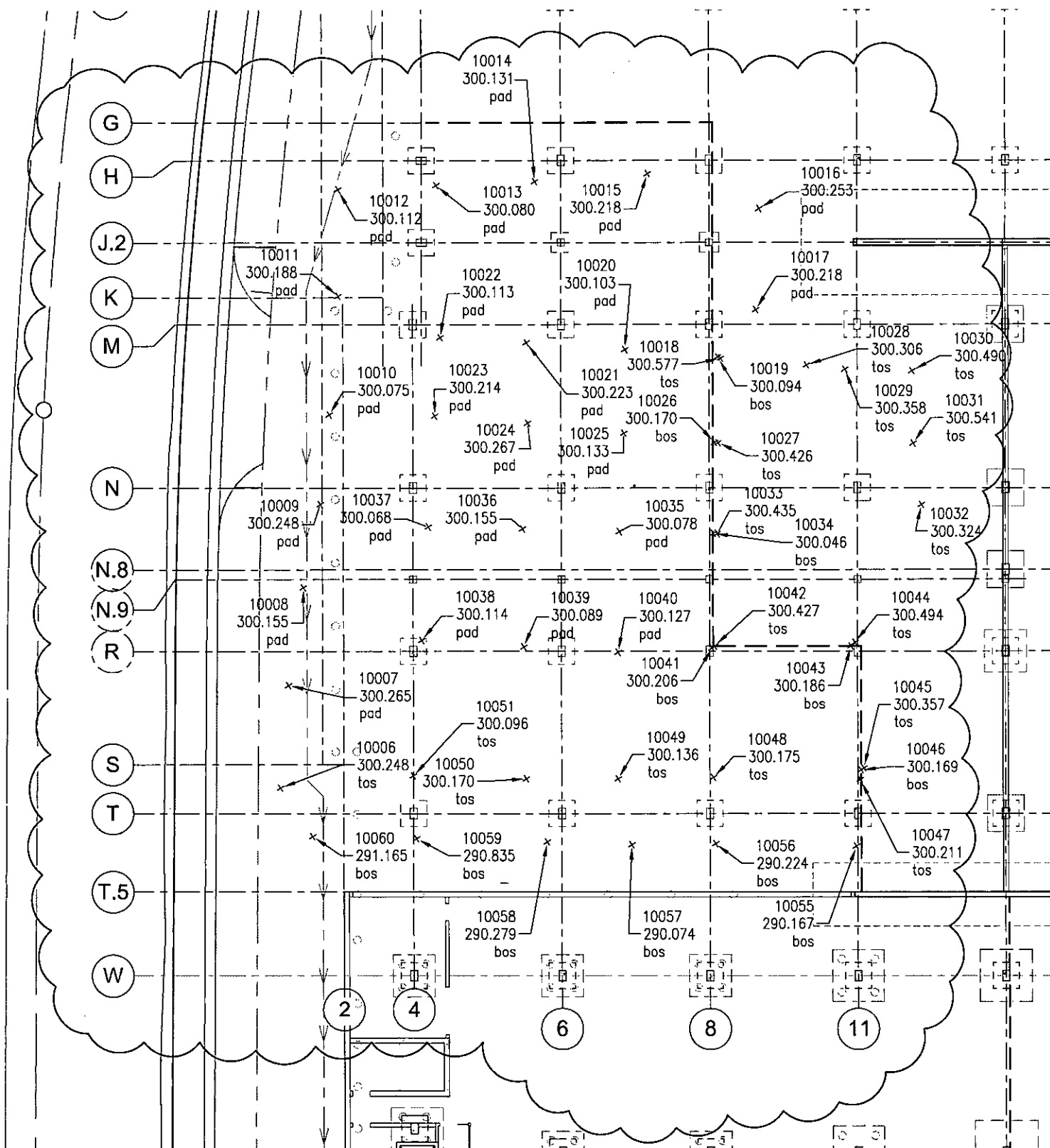
I hearby approve the rough grading for the referenced project in accordance with my responsibilities under the City of Laguna Niguel Grading and Excavation Code. Rough grading has been completed substantially in conformance with the approved grading plan which includes: grading and ready for paving or construction, staking of property corners for proper building locations, location and inclination of all slopes, construction of earthen berms and positive building pad drainage. The certification of pad is between the following grid lines J.2 - S (north/south) and 1 - 8 (east/west)

The volumes of earth materials moved by cut or fill grading (agrees) with the permitted yardage stated on the approved grading plan.


Signature

(R.C.E # 30560) (AIA #)





GEOCON

WEST, INC.

GEOTECHNICAL ■ ENVIRONMENTAL ■ MATERIALS



Project No. A8803-06-03

October 22, 2013

CAL I Crown Valley, LLC
949 South Coast Drive, Suite 400
Costa Mesa, CA 92626

Attention: Mr. Greg Lucas

Subject: PARTIAL BUILDING PAD APPROVAL
AREA BOUNDED BY GRIDLINES J.2 - S GRIDLINES 1 - 8
CROWN VALLEY LUXURY APARTMENTS
25891 CROWN VALLEY PARKWAY
LAGUNA NIGUEL, CALIFORNIA

Dear Mr. Lucas:

Please accept this letter as formal notification that the area of the pad bounded by Gridlines J.2 - S and Gridlines 1 - 8 identified on Sheet S0.11F has been prepared as required by Geocon and is approved for the placement of the driven pile foundation system. This area has been observed by Geocon and artificial fill is exposed throughout this portion of the building pad. The observed conditions are consistent with the conditions anticipated by the project geotechnical report and addenda. The existing artificial fill will not be utilized for support of the proposed structure; within this portion of the building pad the proposed structure will be supported on driven piles which penetrate through the artificial fill and derive support in the underlying competent bedrock. The recommendations for driven pile foundations provided in the project geotechnical report and addenda remain applicable to the project.

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Should you have any questions regarding this letter, or if we may be of further service, please contact the undersigned at your convenience.

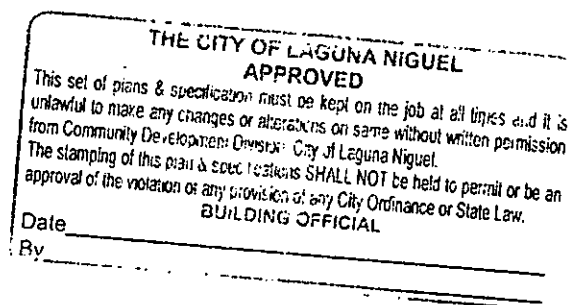
Very truly yours,

GEOCON WEST, INC.

Harry Derkalousdian
PE 79694



(1) Addressee



October 22, 2013

City of Laguna Niguel
30111 Crown Valley Parkway
Laguna Niguel, CA 92677

Attention: Abdullah Sharif, City Grading Inspector

Subject: Civil Engineer's (Architects) Certification of Final Grading

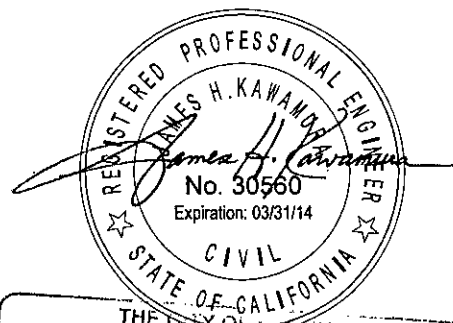
Reference Project: Grading Permit No. G13- 005
Address: 25891 Crown Valley Parkway
Tract No. PM 2012-124 Lot(s) , inclusive

I hearby approve the rough grading for the referenced project in accordance with my responsibilities under the City of Laguna Niguel Grading and Excavation Code. Rough grading has been completed substantially in conformance with the approved grading plan which includes: grading and ready for paving or construction, staking of property corners for proper building locations, location and inclination of all slopes, construction of earthen berms and positive building pad drainage. The certification of pad is between the following grid lines J.2 - S (north/south) and 1 - 8 (east/west)

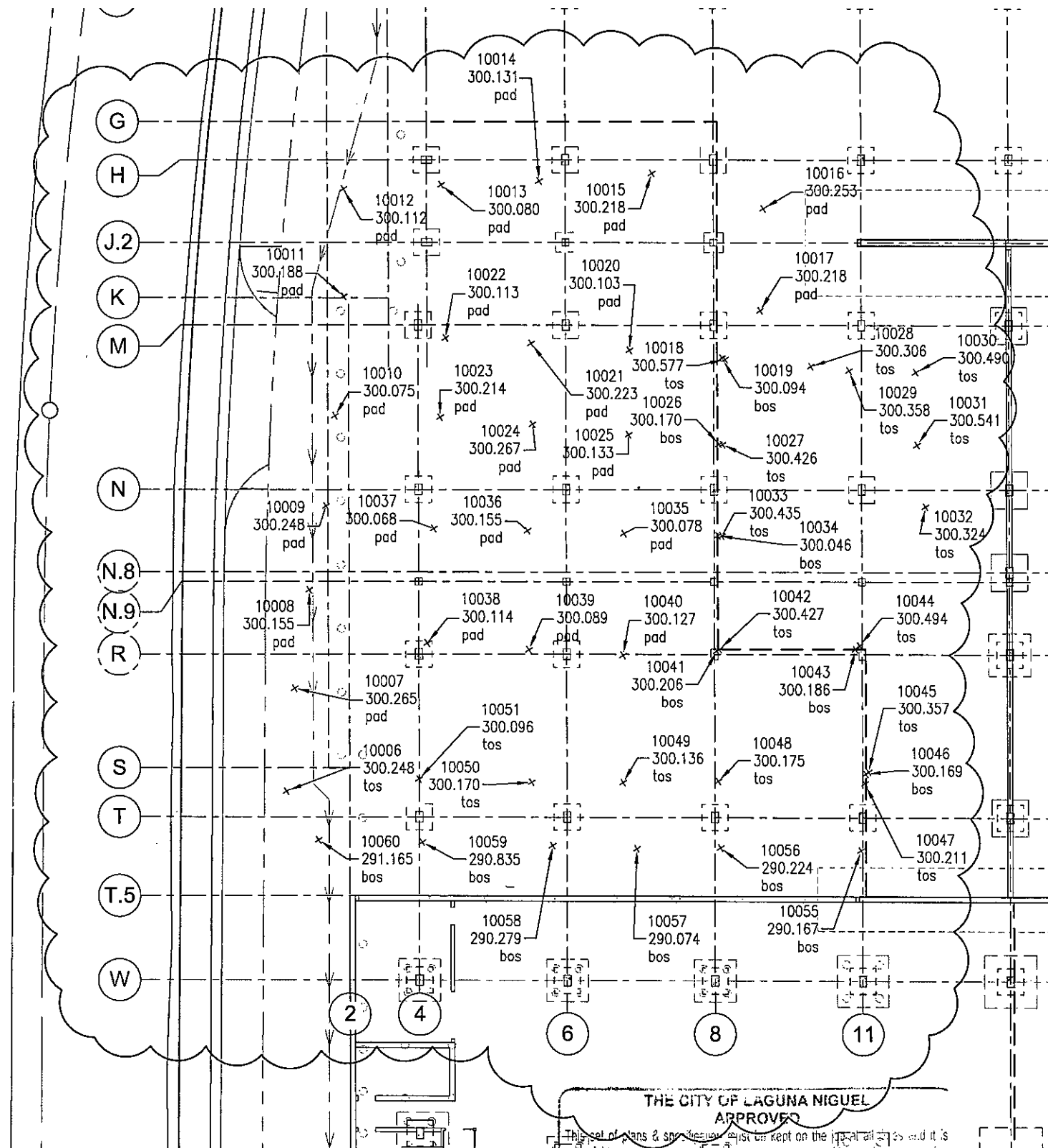
The volumes of earth materials moved by cut or fill grading (agrees) with the permitted yardage stated on the approved grading plan.


Signature

(R.C.E # 30560) (AIA #)



THE CITY OF LAGUNA NIGUEL
APPROVED
This set of plans & specification must be kept on the job at all times and it is unlawful to make any changes or alterations on same without written permission from Community Development Division, City of Laguna Niguel.
The stamping of this plan & specifications SHALL NOT be held to permit or be an approval of the violation of any provision of any City Ordinance or State Law.
BUILDING OFFICIAL
Date
By (949) 756-6440
FAX (949) 756-6444



THE CITY OF LAGUNA NIGUEL
APPROVED

This set of plans & specifications must be kept on the project site and it is unlawful to make any change or alterations on same without written permission from Community Development Division City of Laguna Niguel.

The stamping of this plan & specifications shall NOT be held to permit or be an approval of the violation of any provision of any City Ordinance or State Law.

BUILDING OFFICIAL

Date _____
 By _____

GEOCON

WEST, INC.

GEOTECHNICAL ■ ENVIRONMENTAL ■ MATERIALS



Project No. A8803-06-03
October 22, 2013 - Revised

CAL I Crown Valley, LLC
949 South Coast Drive, Suite 400
Costa Mesa, CA 92626

Attention: Mr. Greg Lucas

Subject: PARTIAL BUILDING PAD APPROVAL
AREA BOUNDED BY GRIDLINES T.5 - Y.5 GRIDLINES 2 - 14
CROWN VALLEY LUXURY APARTMENTS
25891 CROWN VALLEY PARKWAY
LAGUNA NIGUEL, CALIFORNIA

Dear Mr. Lucas:

Please accept this letter as formal notification that the area of the pad bounded by Gridlines T.5 - Y.5 and Gridlines 2 - 14 identified on Sheet S0.10 has been prepared as required by Geocon and is approved for the placement of the driven pile foundation system. This area has been observed by Geocon and artificial fill is exposed throughout this portion of the building pad. The observed conditions are consistent with the conditions anticipated by the project geotechnical report and addenda. The existing artificial fill will not be utilized for support of the proposed structure; within this portion of the building pad the proposed structure will be supported on driven piles which penetrate through the artificial fill and derive support in the underlying competent bedrock. The recommendations for driven pile foundations provided in the project geotechnical report and addenda remain applicable to the project.

It is our understanding that the remainder of the building pad areas are still being cut and/or prepared and will also be approved by the project civil engineer upon completion. Please provide a copy of this letter to Mr. Abdullah Sharif, Grading Engineer with the City of Laguna Niguel for his records.

Should you have any questions regarding this letter, or if we may be of further service, please contact the undersigned at your convenience.

Very truly yours,

GEOCON WEST, INC.

Harry Derkalousdian
PE 79694



THE CITY OF LAGUNA NIGUEL
APPROVED

This set of plans & specification must be kept on the job at all times and it is unlawful to make any changes or alterations on same without written permission from Community Development Division, City of Laguna Niguel.

The stamping of this plan & specifications SHALL NOT be held to permit or be an approval of the violation of any provision of any City Ordinance or State Law.

BUILDING OFFICIAL

Date _____

By _____

(1) Addressee

October 2, 2013

City of Laguna Niguel
30111 Crown Valley Parkway
Laguna Niguel, CA 92677

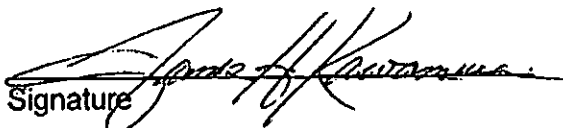
Attention: Abdullah Sharif, City Grading Inspector

Subject: Civil Engineer's (Architects) Certification of Final Grading

Reference Project: Grading Permit No. G13- 005
Address: 25891 Crown Valley Parkway
Tract No. PM 2012-124 Lot(s) , inclusive

I hereby approve the rough grading for the referenced project in accordance with my responsibilities under the City of Laguna Niguel Grading and Excavation Code. Rough grading has been completed substantially in conformance with the approved grading plan which includes: grading and ready for paving or construction, staking of property corners for proper building locations, location and inclination of all slopes, construction of earthen berms and positive building pad drainage. The certification of pad is between the following grid lines Y.5 & T.5 (north/south) and 2 & 14 (east/west)

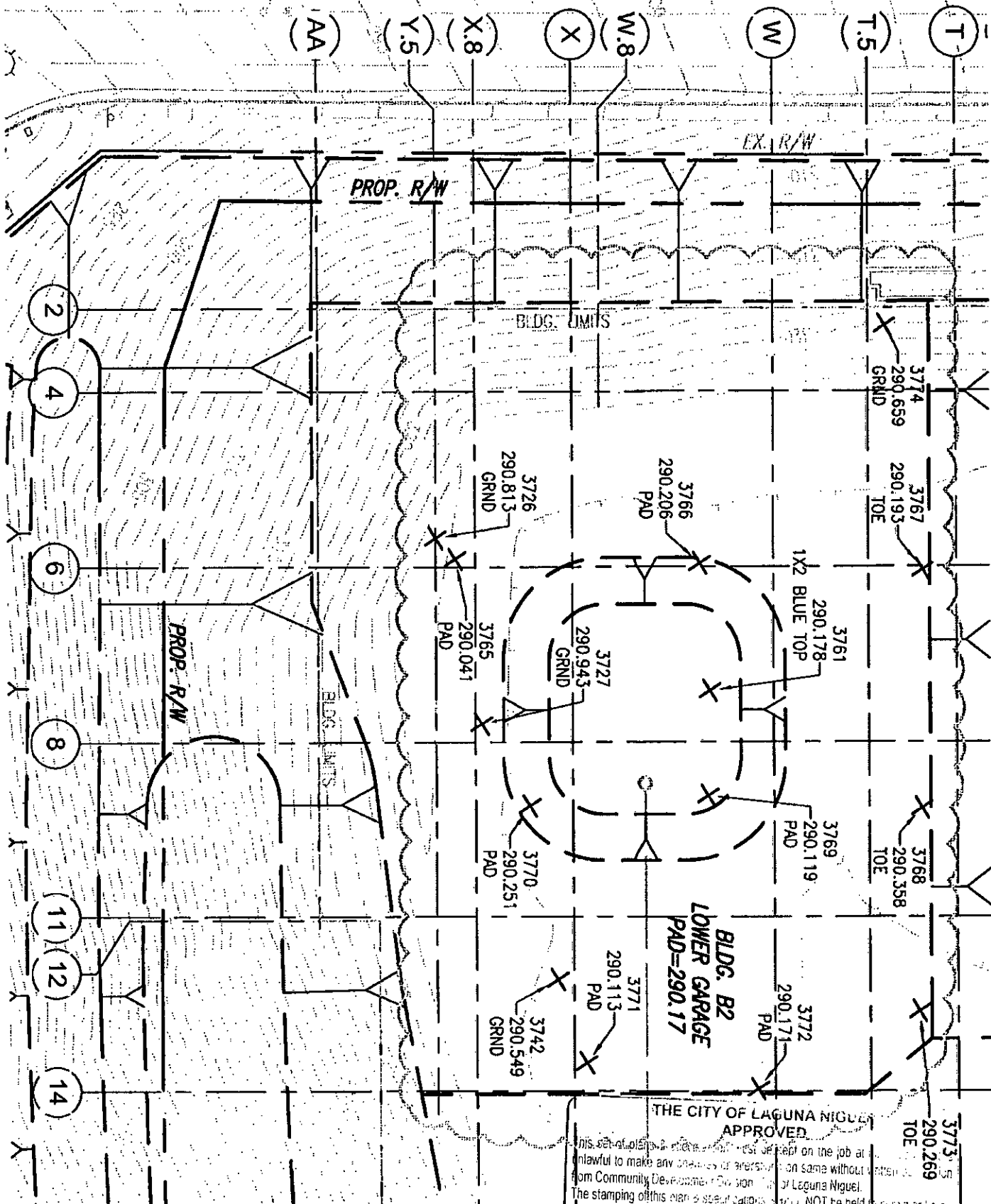
The volumes of earth materials moved by cut or fill grading (agrees) with the permitted yardage stated on the approved grading plan.


Signature
(R.C.E # 30560) (AIA #)



4100 Newport Place Drive - Suite 200
Newport Beach, California 92660

THE CITY OF LAGUNA NIGUEL APPROVED	
This set of plans & specification must be kept on the job at all times and it is unlawful to make any changes or alterations on same without written permission from Community Development Division, City of Laguna (949) 756-6440	
The stamping of this plan & specifications SHALL BE A FINE (949) 756-6444	
approval of the violation of any provision of any City Ordinance or State Law.	
BUILDING OFFICIAL	
Date	_____
By	_____



THE CITY OF LAGUNA NIGUEL
APPROVED

This set of plans is to be kept on the job at all times. It is unlawful to make any changes or alterations on same without written approval from Community Development Division of Laguna Niguel. The stamping of this plan is conditional and shall NOT be held to permit or be an approval of the violation of any provision of any City Ordinance or State Law.

BUILDING OFFICIAL

Date _____
By _____



BUILDING PERMIT

PERMIT WILL AUTOMATICALLY EXPIRE IF INPSECTIONS ARE NOT SCHEDULED
AT LEAST EVERY 180 DAYS

FOR INSPECTIONS: CALL (949) 362-4381
REQUESTS RECEIVED BY 6 A.M. WILL BE SCHEDULED FOR THE SAME BUSINESS DAY
Inspection Cancellation or Rescheduling: (949) 362-4334
Inspection Schedule available after 9:00 a.m. on day of inspection (949) 362-4314

CITY OF LAGUNA NIGUEL
Community Development
Department
30111 Crown Valley Pkwy
Laguna Niguel, CA 92677
Tel. (949) 362-4360
Fax. (949) 362-4369
www.CityofLagunaNiguel.org

APN: 111111111

PERMIT #: B13-0918

Lot/PARCEL:

PROJECT ADDRESS: 27960 CABOT RD

TRACT: PM 2012-124

BUSINESS NAME:

ELEC:

ISSUED: 9/20/2013

PLANNING:

DESCRIPTION OF WORK:

SUBTYPE: COTH STATUS: ISSUED DESCRIPTION: private sewer and water for undergrounds for the crown
(the plmb plans at garage are for reference only)

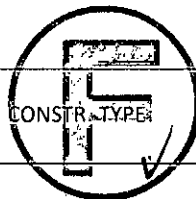
8/14/14 ADDRESS CHANGE FROM 25891 CROWN VALLEY PARKWAY TO 27960 CABOT RD.

OWNER: CROWN CABOT
ADDRESS: 25891 CROWN VALLEY LAGUNA NIGUEL, CA 92675
APPLICANT: CROWN CABOT
ADDRESS: 25891 CROWN VALLEY LAGUNA NIGUEL, CA 92675
BUSINESS:
ADDRESS:
ARCH/ENG:
ADDRESS:
CONTRACTOR: MCRT CALIF. CONSTRUCTION LP
ADDRESS: 949 S. COAST DR #400 COSTA MESA CA, 92626
LICENSE #: CLASS:
WORKERS COMP: POLICY#:

PHONE:
PHONE:
PHONE:
PHONE: (714) 966-9355
EXPIRES:
EXPIRES:

CODE YEAR: 2010

OCCUPANCY TYPE:



TOTAL VALUATION \$100,000.00

USE TYPE: 31. HOTEL
USE DESCRIPTION: apartments

SUMMARY OF PERMIT FEES

	PLANCHECK	PERMIT	SUMMARY OF PERMIT FEES PERMIT ISSUANCE	SUBTOTAL
BUILDING				
ELECTRICAL				
MECHANICAL				
PLUMBING				
POOL/SPA				
SIGN				
DEMOLITION				
SMIP				
STATE FEE(CBSC)				
GMU				
MISC				\$1,268.51
			TOTAL PERMIT FEES:	\$1,268.51
			TOTAL FEES PAID	\$1,268.51

Comments:

Planning Approval: _____ Date: _____
Building Permit Issued By: _____ Date: _____

CERTIFICATE OF COMPLIANCE AND AUTHORIZATION OF ENTRY

By my signature below, I certify to each of the following:
I am () a California Licensed contractor or () the property owner* or () authorized to act on the property owner's behalf**.

I have read this construction permit 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.

California Licensed Contractor, Property Owner* or Authorized Agent**:
*requires separate verification form
**requires separate authorization form.

Signature _____ Date _____

#2 IDENTIFY WHO WILL PERFORM THE WORK (Complete either 2A or 2B)

#2A CALIFORNIA LICENSED CONTRACTORS 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.

Contractor Name: MCRT CALIF. CONSTRUCTION LP

Address: 949 S. COAST DR #400 COSTA MESA CA, 92626

License Class and No. _____ Expiration Date: _____ Signature: _____ Date: _____

#2B 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 contractors 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>.

Property Owner or Authorized Agent signature: _____ Date: _____

#3 IDENTIFY WORKERS' COMPENSATION DECLARATION AND LENDING AGENCY:

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.

WORKERS' COMPENSATION DECLARATION

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 No. _____ Expiration Date _____

☐ 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 _____ Date _____

CODE: INSPECTION TYPE	DATE	INITIALS	CODE: INSPECTION TYPE	DATE	INITIALS
2. Initial Water Quality Inspection			72. Driveway/Naillings/Firewalls		
4. Temp Electrical Service or Pole			400. P/S Pre Inspection for Fences		
6. Soil Pipe Underground			402. P/S Pool & Equipment Loc.		
8. Water Pipe Underground			430. P/S Approval to Cover - Guniting		
9. Sewer Line & House Connect			412. P/S Electrical Conduit Undergrnd.		
10. Electrical Conduit Underground			414. P/S Gas Pipe Underground Test		
14. Gas Line Underground & Test			416. P/S Backwash Lines, P Trap, Underground		
16. Verify Setbacks			418. P/S Final Backwash Receiver		
18. Footings & Steel			420. P/S Fencing & Access Gates		
19. UFER			422. P/S Pre Deck		
20. Foundation - Slab on Grade			424. P/S Approved for Plastering		
21. Post Tension			428. P/S Final - HEATER & VENT		
22. Steel Reinforce - Retain. Walls			430. P/S Final - PLUMBING		
24. Pre Grout Lift 1			432. P/S Final - ELECTRICAL		
26. Pre Grout Lift 2			434. P/S Final - POOL COVER		
29. Wall Drainage			436. P/S Final - SOLAR SYSTEM		
30. Floor Plywood Nailings			438. P/S Final - POOL/SPA		
32. Sewer Line & House Connect			902. FINAL - ELECTRICAL METER RELEASE		
34. Roof Drains/Deck Drains			904. FINAL ELECTRICAL		
36. Rough Plumbing/Gas Test			906. FINAL - SIGN		
40. Hot Mop Shower			908. FINAL - MECHANICAL		
41. Lathing Interior			910. FINAL - PLUMBING		
42. Rough Electrical			912. FINAL - WATER SERVICE		
44. Rough Mechanical			914. FINAL - GAS TEST		
46. Fire Dampers			916. FINAL - ACCESSIBILITY REGULATIONS		
48. Roof Sheathing			918. FINAL - RE-ROOF		
50. Roof Framing			920. FINAL - PLANNING		
51. Approval to Cover Exterior			922. FINAL - ENGINEERING/P.W.		
52. Shear Walls Interior			924. FINAL - O.C. HEALTH		
53. Preliminary Shear			926. FINAL - WATER DISTRICT		
54. Shear Walls Exterior			927. FINAL - SMOKE DETECTOR/CO2		
55. Preliminary Insulation			928. FINAL - GRADING		
56. Rough Frame & Flashing			930. FINAL - OCFA SPRINKLER SYSTEMS -		
59. OCFA Fire Sprinkler - Rough			932. FINAL - OCFA PROJECT FINAL -		
60. T-Bar Ceiling			933. Anti-Entrapment Device		
64. Lathing Exterior			934. FINAL - BUILDING & SAFETY		
70. Insulation			935. FINAL - WATER QUALITY INSPECTION		



BUILDING PERMIT

PERMIT WILL AUTOMATICALLY EXPIRE IF INSPECTIONS ARE NOT SCHEDULED AT LEAST EVERY 180 DAYS

FOR INSPECTIONS: CALL (949) 362-4381
REQUESTS RECEIVED BY 6 A.M. WILL BE SCHEDULED
FOR THE SAME BUSINESS DAY.

Inspection Cancellation or Rescheduling: (949)362-4334
Inspection Schedule available after 9:00 a.m. on day of inspection: (949)362-4314

CITY OF LAGUNA NIGUEL
Community Development
Department
30111 Crown Valley Pkwy
Laguna Niguel, CA 92677
Tel. (949) 362-4360
Fax. (949) 362-4369
www.CityofLagunaNiguel.org

PERMIT #: B13-0918

PROJECT ADDRESS: 25891 CROWN VALLEY PKWY

BUSINESS NAME: the crown

ISSUED: 09/20/2013

APN: 636-04-303
LOT/PARCEL: TRACT: T AND R
TBRO: 952 A1

XREF BLDG:
XREF GRAD:
XREF PLANNING:
XREF OCFA:

OWNER: CROWN CABOT
ADDRESS: 25891 CROWN VALLEY LAGUNA NIGUEL, CA 92675
APPLICANT: CROWN CABOT
ADDRESS: 25891 CROWN VALLEY LAGUNA NIGUEL, CA 92675
ARCH/ENG:
ADDRESS
CONTRACTOR: MCRT CALIF. CONSTRUCTION LP
ADDRESS: 949 S. COAST DR #400 COSTA MESA CA 92626
LICENSE #: 957117 CLASS:

PHONE:
PHONE:
PHONE: 714-966-9355

EXPIRES: 01/31/2015

WORKERS COMP: HARFORD INSURANCE POLICY#: 61WEC7183

EXPIRES: 08/01/2015

TYPE OF WORK:	BUILDING Y	ELECTRICAL N	MECHANICAL N	PLUMBING N
POOL/SPA N		SIGN N	DEMOLITION N	
TYPE OF CONSTRUCTION:				CODE YEAR: 2010
Occupancy	Type	Factor	Sq Feet	Valuation
	Additional Amount...			100,000.00
	Totals...			\$100,000.00*
				*Rounded up to nearest \$100
OCCUPANCY TYPE: U	CONSTR. TYPE: VB	CENSUS CODE:	HAZMAT? N	SPRINKLERS? N

DESCRIPTION OF WORK:

private sewer and water for undergrounds for the crown
(the plmb plans at garage are for reference only)

USE TYPE: 31. HOTEL
USE DESCRIPTION: apartments

SUMMARY OF PERMIT FEES

	PLANCHECK	PERMIT	PERMIT ISSUANCE	ADJUSTMENTS	SUBTOTAL
BUILDING	\$509.95	\$728.50	\$26.06	\$0.00	\$1,264.51
ELECTRICAL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
MECHANICAL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PLUMBING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
POOL/SPA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
DEMOLITION	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
SMIP	\$0.00				\$0.00
STATE FEE (CBSC)					\$4.00
GMU					\$0.00

TOTAL PERMIT FEES: \$1,268.51
TOTAL FEES PAID: \$1,268.51

For Office Use Only

Comments:

Planning Approval: _____
Grading Release: _____
Building Permit Issued By: _____

Date: _____
Date: _____
Date: 10/25/13 Receipt #'s _____

CERTIFICATE OF COMPLIANCE AND AUTHORIZATION OF ENTRY

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

I am ☒ a California licensed contractor or ☐ the property owner* or ☐ authorized to act on the property owner's behalf**.

I have read this construction permit 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.

California Licensed Contractor, Property Owner* or Authorized Agent**:

*requires separate verification form

**requires separate authorization form

Signature _____ Date 10/25/13

#2 IDENTIFY WHO WILL PERFORM THE WORK () ete either 2A or 2B)

#2A CALIFORNIA LICENSED CONTRACTORS 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.

Contractor Name: MCPT CM.F. CONST LP

Address: COSTA MESA, CA

License Class and No. 957117

Expiration Date: 1/31/15

Signature: [Signature]

Date: 10/27/14

#2B 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>.

Property Owner or Authorized Agent signature _____ Date _____

#3 IDENTIFY WORKERS' COMPENSATION DECLARATION AND LENDING AGENCY:

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.

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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 No. _____ Expiration Date _____
Name of Agent _____ Tel No _____
(This Section need not be completed if the permit(s) is for one hundred dollars (\$100) or less.)
- ☐ 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 _____ Date _____

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: _____

CODE: INSPECTION TYPE	DATE	INITIALS	CODE: INSPECTION TYPE	DATE	INITIALS
2. Initial Water Quality Inspection			72. Drywall Nailing/Firewalls		
4. Temp Electrical Service or Pole			400. P/S Pre Inspection for Fences		
6. Soil Pipe Underground			402. P/S Pool & Equipment Loc.		
8. Water Pipe Underground			410. P/S Approval to Cover - Gunite		
9. Sewer Line & House Connect			412. P/S Electrical Conduit Undergnd.		
10. Electrical Conduit Underground			414. P/S Gas Pipe Underground Test		
14. Gas Line Underground & Test			416. P/S Backwash Lines, P Trap, Underground		
16. Vent/ Setbacks			418. P/S Final Backwash Receptor		
18. Footings & Steel			420. P/S Fencing & Access Gates		
19. U/FER			422. P/S Pre Deck		
20. Foundation - Slab on Grade			424. P/S Approved for Plastering		
21. Post Tension			428. P/S FINAL - HEATER & VENT		
22. Steel Reinforce - Retain. Walls			430. P/S FINAL - PLUMBING		
24. Pre Grout Lft 1			432. P/S FINAL - ELECTRICAL		
26. Pre Grout Lft 2			434. P/S FINAL - POOL COVER		
29. Wall Drainage			436. P/S FINAL - SOLAR SYSTEM		
30. Floor Plywood Nailing			438. P/S FINAL - POOL/SPA		
32. Sewer Line & House Connect			902. FINAL - ELECTRICAL METER RELEASE		
34. Roof Drains/Deck Drains			904. FINAL - ELECTRICAL		
36. Rough Plumbing/Gas Test			906. FINAL - SIGN		
40. Hot Mop Shower			908. FINAL - MECHANICAL		
41. Lathing Interior			910. FINAL - PLUMBING		
42. Rough Electrical			912. FINAL - WATER SERVICE		
44. Rough Mechanical			914. FINAL - GAS TEST		
46. Fire Dampers			916. FINAL - ACCESSIBILITY REGULATIONS		
48. Roof Sheathing			918. FINAL - RE-ROOF		
50. Roof Framing			920. FINAL - PLANNING		
51. Approval to Cover Exterior			922. FINAL - ENGINEERING/P.W.		
52. Shear Walls Interior			924. FINAL - O.C. HEALTH		
53. Preliminary Shear			926. FINAL - WATER DISTRICT		
54. Shear Walls Exterior			927. FINAL - SMOKE DETECTOR / CO ₂		
55. Preliminary Insulation			928. FINAL - GRADING		
56. Rough Frame & Flashing			930. FINAL - OCFA SPRINKLER SYSTEMS -		
59. OCFA Fire Sprinkler - Rough			932. FINAL - OCFA PROJECT FINAL -		
60. T-Bar Ceiling			933. Anti-Entrapment Device		
64. Lathing Exterior			934. FINAL - BUILDING & SAFETY		
70. Insulation			935. FINAL - WATER QUALITY INSPECTION		



City of Laguna Niguel
Building Division
30111 Crown Valley Pkwy
Laguna Niguel, CA 92677
(949) 362-4360
FAX 362-4369

BUILDING PERMIT APPLICATION

www.CityofLagunaNiguel.org

124

Project Address: 25891 Crown Valley

Suite/Unit: _____

Applicant/Agent: Bitnae Barrios

Phone No.: (949) 756-6440

Address: 4100 Newport Place Dr. Ste. 200

City: Newport Beach State: CA Zip: 92660

Email: bbarrios@khrdesign.com

Property Owner: MCR Investments (Crown/Cabot)

Phone No.: (714) 800-1382

Address: 949 S. Coast Drive

City: Costa Mesa State: CA Zip: 92626

Email: _____

Contractor: _____

Phone No.: () - _____

Address: _____

City: _____ State: _____ Zip: _____

Email: _____

State License No.: _____ Class: _____

Expiration: _____

Workman's Comp. Policy No.: _____

Expiration: _____

Insurance Company (If applicable): _____

Architect: _____ Reg No.: _____

Phone No.: () - _____

Address: _____

City: _____ State: _____ Zip: _____

Email: _____

Engineer: Jim Kawamura Reg. No.: 30560

Phone No.: (949) 756-6440

Address: 4100 Newport Place Dr. Suite 200

City: Newport Beach State: CA Zip: 92660

Email: jkawamura@khrdesign.com

Description of Work to be Performed (please be specific):

1st Submittal - Private Sewer & Water Plans (underground)

plumbing plans - garage level plumbing waste vent - for Reference

This will be submitted by the plans only

Valuation: \$ _____ Type of Const: _____ Occupancy Type: _____ Occupant Load: _____

I certify that the above information is complete and correct. If the scope of work changes this application must be updated by the applicant.
Permit applications expire 180 days from the date of application. Permits must be obtained prior to expiration (Pursuant of UBC sec 107.4)

Signature of Applicant: Bitnae Barrios Payment: Cash or Check # _____ or Visa/MC/Disc

Activity Number:	<u>B13-918</u>		Received By:	Date:
Planning Division:	YES	NO	Submitted does not constitute Planning Approval	
HOA or Property Manager Approval Required:		☒		
HOA or Property Manager Approval Letter Provided:				
OK for Plan Check:			Reviewed By:	Date:
OK for issuance:	☒		Reviewed By: <u>LB</u>	Date: <u>5-10-13</u>
Building Division:				
☐ Gary	☐ Planning	☐ CAA	☐ GMU	
☐ Fire	☐ Water	☐ Health	☐ Grading	



City of Laguna Niguel
Building Division
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Laguna Niguel, CA 92677
(949) 362-4360
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BUILDING PERMIT APPLICATION

www.CityofLagunaNiguel.org

124

Project Address: 25891 Crown Valley

Suite/Unit: _____

Applicant/Agent: Brittne Boronilos

Phone No.: (949) 756-6440

Address: 4100 Newport Place Dr. Ste. 200

City: Newport Beach State: CA Zip: 92660

Email: bboronilos@khrdesign.com

Property Owner: MCR Trust Investments (Crown/Cabot)

Phone No.: (714) 400-1382

Address: 949 S. Coast Drive

City: Costa Mesa State: CA Zip: 92626

Email: _____

Contractor: Mill Creek

Phone No.: (714) 906-9355

Address: 949 South Coast Drive

City: Costa Mesa State: CA Zip: 92626

Email: glucas@mcrtrust.com

State License No.: 957117 Class: B

Expiration: _____

Workman's Comp. Policy No.: CAWEAC-7183

Expiration: 8-1-14

Insurance Company (If applicable): _____

Architect: _____ Reg No.: _____

Phone No.: () - _____

Address: _____

City: _____ State: _____ Zip: _____

Email: _____

Engineer: Jim Kawamura Reg. No.: 30560

Phone No.: (949) 756-6440

Address: 4100 Newport Place Dr. Suite 200

City: Newport Beach State: CA Zip: 92660

Email: jkawamura@khrdesign.com

Description of Work to be Performed (please be specific):

1st. Submittal - Private Sewer & Waterplans (underground)
Plumbing Plans - garage level plumbing/waste vent for reference
This will be submitted by the Plumber only

Valuation: \$ 10,000 type of Const. _____ occupancy type _____ occupant Load: _____

I certify that the above information is complete and correct. If the scope of work changes this application must be updated by the applicant.
Permit applications expire 180 days from the date of application. Permits must be obtained prior to expiration (Pursuant of UBC sec 107.4)

Signature of Applicant: BBoronilos Payment: Cash or Check # _____ or Visa/MC/Disc

Activity Number:	<u>B73-918</u>		Received By:	Date:
Planning Division:	YES	NO	Submitted does not constitute Planning Approval	
HOA or Property Manager Approval Required:				
HOA or Property Manager Approval Letter Provided:				
OK for Plan Check:				
OK for issuance:				
Reviewed By: _____ Date: _____				
Reviewed By: _____ Date: _____				
Building Division:				
☐ Gary	☐ Planning	☐ CAA	☐ GMU	
☐ Fire	☐ Water	☐ Health	☐ Grading	

Plumbing/Mechanical/Electrical		Fixture Counts	
Plumbing			
Quantity	Item	Quantity	Item
	Bar Sink		Kitchen Sink
	Backflow Device		Lavatories
	Bathtubs		Roof Drains
	Dishwashers		Showers
	Drinking Fountains		Service Sink
	Floor Drains		Sewer Cap
	Floor Sinks		Sewer Connection
	Gas Piping:		Urinal
	Gas Service		Water Closet
	Interceptors/Clarifiers		Water Heater
			Water Service

Mechanical

Quantity	Item	Quantity	Item
	Boiler		Hood or Canopy
	Ventilation Fan		Refrigeration System:
	Exhaust System		0-100,000 BTU
	Fireplace/Factory Built ICBO#		+100,000 BTU
	Heating Systems & Ducting:		System Repair/Alteration
	<=100,000 BTU		Heat Pump or Air Conditioner:
	>100,000<=500,000 BTU		0-5 Tons
	>500,000<=1,000,000 BTU		+5 Tons
	>1,000,000<=2,000,000 BTU		
	>2,000,000 BTU		
	Evaporative Cooler		

Electrical

Quantity	Item	Quantity	Item
	Automatic Washer		Transformer:
	Cooking Unit		<=1 hp
	Dishwasher		>1 to <=10 hp
	Dryers		>10 to <=50 hp
	Ventilation Fans		>50 to <=100 hp
	F.A.U.		>100 hp
	Fixtures		Services & Switchboards:
	Device Boxes		<= 600 amps
	Switches		>600 to <=1,000 amps
	Outlets		>1,000 amps
	Garbage Disposal		Sub Panel -
	Water Heater		Motors: -
	Self-Contained Appliance		<=1 hp
	Range		>1 to <=10 hp
			>10 to <=50 hp
			>50 to <=100 hp
			>100 hp
	Temp power Pole or Piggyback		Pole Lights
	Temp Construction Sub Pole		Time Clock

Signs					
Sign	Type (Circle One)	Size (Sq. Ft.)	Res. or Comm. (Circle One)	Foundation Valuation (if freestanding and over 6 feet in height)	Illumination (# of Transformers or Ballasts)
Sign 1	Single Face		Residential		
	Double Face		Commercial		
	Gas Tube				
Sign 2	Single Face		Residential		
	Double Face		Commercial		
	Gas Tube				
Sign 3	Single Face		Residential		
	Double Face		Commercial		
	Gas Tube				
Sign 4	Single Face		Residential		
	Double Face		Commercial		
	Gas Tube				
Sign 5	Single Face		Residential		
	Double Face		Commercial		
	Gas Tube				
Sign 6	Single Face		Residential		
	Double Face		Commercial		
	Gas Tube				



City of Laguna Niguel
Community Development Department
30111 Crown Valley Pkwy, CA 92677
(949)362-4360 FAX (949)362-4369

RECEIPT

RECEIPT NUMBER: R13-2146

PERMIT #: B13-0918

TYPE: Combo Building Permit

CASE NUMBER:

BUSINESS NAME: the crown

SITE ADDRESS: 25891 CROWN VALLEY PKWY LN

PARCEL: 636-043-03

OCFA Service Req. #:

Payee: MCRT CALIF. CONSTRUCTION LP

Address:

949 S. COAST DR #400

COSTA MESA CA

92626

Phone: 714-966-9355

TRANSACTION DATE: 09/20/2013	TOTAL PAYMENT:	755.51
	TOTAL PAID FROM TRUST:	.00
	TOTAL PAID FROM CURRENCY:	755.51

TRANSACTION LIST:

Type	Method	Description	Amount
Payment	Check	139	755.51
TOTAL:			755.51

ACCOUNT ITEM LIST:

Description	Account Code	Current Pmts
Building Standards Fee	2211	4.00
Non-Res Bldg Permit	3310	728.50
Non-Res Bldg Plan Check	3310	-3.05
Permit Issuance	3310	26.06
REASON FOR ADJUSTMENT:		
TOTAL: 755.51		

RECEIPT ISSUED BY: JDARLING INITIALS: JD

ENTERED DATE: 09/20/2013 TIME: 12:23 PM



BUILDING PERMIT

PERMIT WILL AUTOMATICALLY EXPIRE IF INPSECTIONS ARE NOT SCHEDULED
AT LEAST EVERY 180 DAYS

FOR INSPECTIONS: CALL (949) 362-4381
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Inspection Cancellation or Rescheduling: (949) 362-4334
Inspection Schedule available after 9:00 a.m. on day of inspection (949) 362-4314

CITY OF LAGUNA NIGUEL
Community Development
Department
30111 Crown Valley Pkwy
Laguna Niguel, CA 92677
Tel. (949) 362-4360
Fax. (949) 362-4369
www.CityofLagunaNiguel.org

APN: 111111111
Lot/PARCEL:
TRACT: PM 2012-124
ELEC:
PLANNING:

PERMIT #: B13-1237
PROJECT ADDRESS: 27960 CABOT RD
BUSINESS NAME:
ISSUED: 7/30/2013

DESCRIPTION OF WORK:

SUBTYPE: COTH STATUS: ISSUED DESCRIPTION:8-14-13 rev#1 to both walls; GMU to review the struc., soils are ok
construct 2 Verdura retaining walls.

Wall A: is located along the southerly boundary of the project. Max. exposed height 6.67 ft. Total height with footing8.67 ft. A 3:1 slope
and apprx. 350 LF

Wall B: located along southerly boundary of project with a max. exposed height of 13.6 feet max toal height with footing 16.5ft. ; 2:1
slope. Wall is approx. 300 LF

8/14/14 ADDRESS CHANGE FROM 25891 CROWN VALLEY PARKWAY TO 27960 CABOT RD.

OWNER: THE CROWN
ADDRESS: 25891 CROWN VALLEY LAGUNA NIGUEL, CA 92677
APPLICANT: WILL
ADDRESS: ,
BUSINESS: ,
ADDRESS: ,
ARCH/ENG: ,
ADDRESS: ,
CONTRACTOR: MCRT CALIF. CONSTRUCTION LP
ADDRESS: 949 S. COAST DR #400 COSTA MESA CA, 92626
LICENSE #: CLASS:
WORKERS COMP: POLICY#:



PHONE: (714) 800-1387
PHONE:
PHONE:
PHONE: (714) 966-9355
EXPIRES:
EXPIRES:

CODE YEAR: 2010 OCCUPANCY TYPE: CONSTR. TYPE:

TOTAL VALUATION:\$110,000.00

USE TYPE: 51. OUTDOOR COMMERCIAL RECREATION USES
USE DESCRIPTION: ret. walls

SUMMARY OF PERMIT FEES

	PLANCHECK	PERMIT	SUMMARY OF PERMIT FEES PERMIT ISSUANCE	SUBTOTAL
BUILDING				
ELECTRICAL				
MECHANICAL				
PLUMBING				
POOL/SPA				
SIGN				
DEMOLITION				
SMIP				
STATE FEE(CBSC)				
GMU				
MISC				\$2,288.05
			TOTAL PERMIT FEES:	\$2,288.05
			TOTAL FEES PAID	\$2,288.05

Comments:

Planning Approval: _____ Date: _____
Building Permit Issued By: _____ Date: _____

CERTIFICATE OF COMPLIANCE AND AUTHORIZATION OF ENTRY

By my signature below, I certify to each of the following:
I am () a California Licensed contractor or () the property owner* or () authorized to act on the property owner's behalf**.

I have read this construction permit 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.

California Licensed Contractor, Property Owner* or Authorized Agent**: **requires separate verification form*
***requires separate authorization form*

Signature _____ Date _____





BUILDING PERMIT

PERMIT WILL AUTOMATICALLY EXPIRE IF INSPECTIONS ARE NOT SCHEDULED AT LEAST EVERY 180 DAYS

FOR INSPECTIONS: CALL (949) 362-4381
REQUESTS RECEIVED BY 6 A.M. WILL BE SCHEDULED FOR THE SAME BUSINESS DAY.

Inspection Cancellation or Rescheduling: (949)362-4334
Inspection Schedule available after 9:00 a.m. on day of inspection: (949)362-4314

CITY OF LAGUNA NIGUEL
Community Development
Department
30111 Crown Valley Pkwy
Laguna Niguel, CA 92677
Tel. (949) 362-4360
Fax. (949) 362-4369
www.CityofLagunaNiguel.org

PERMIT #: B13-1237

PROJECT ADDRESS: 25891 CROWN VALLEY PKWY

BUSINESS NAME: The Crown

ISSUED: 07/30/2013

APN: 636-04-303
LOT/PARCEL: TRACT: T AND R
TBRO: 952 A1

XREF BLDG:
XREF GRAD:
XREF PLANNING:
XREF OCFA:

OWNER: THE CROWN
ADDRESS: 25891 CROWN VALLEY LAGUNA NIGUEL, CA 92677
APPLICANT: WILL
ADDRESS:
ARCH/ENG:
ADDRESS:
CONTRACTOR: MCRT CALIF. CONSTRUCTION LP
ADDRESS: 949 S. COAST DR #400 COSTA MESA CA 92626
LICENSE #: 957117 CLASS:

PHONE: 714-800-1387
PHONE:
PHONE: 714-966-9355

WORKERS COMP: HARFORD INSURANCE POLICY#: 61WEC7183

EXPIRES: 01/31/2015

EXPIRES: 08/01/2013

TYPE OF WORK: BUILDING Y ELECTRICAL N MECHANICAL N PLUMBING N
POOL/SPA N SIGN N DEMOLITION N

TYPE OF CONSTRUCTION: CODE YEAR: 2010

Occupancy Type Factor Sq Feet Valuation
Additional Amount... 110,000.00
Totals... \$110,000.00*

*Rounded up to nearest \$100

OCCUPANCY TYPE: U CONSTR. TYPE: VB CENSUS CODE: HAZMAT? N SPRINKLERS? N

DESCRIPTION OF WORK:
construct 2 Verdura retaining walls.

REV #1 8.14.13

Wall A: is located along the southerly boundary of the project. Max. exposed height 6.67 ft. Total height with footing 8.67 ft. A 3:1 slope and apprx. 350 LF

Wall B: located along southerly boundary of project with a max. exposed height of 13.6 feet max total height with footing 16.5ft. ; 2:1 slope. Wall is approx. 300 LF

USE TYPE: 51. OUTDOOR COMMERCIAL RECREATION USES

USE DESCRIPTION: ret. walls

SUMMARY OF PERMIT FEES

	PLANCHECK	PERMIT	PERMIT ISSUANCE	ADJUSTMENTS	SUBTOTAL
BUILDING	\$541.45	\$773.50	\$25.60	\$0.00	\$1,340.55
ELECTRICAL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
MECHANICAL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PLUMBING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
POOL/SPA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
DEMOLITION	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
SMIP	\$0.00				\$0.00
STATE FEE (CBSC)					\$5.00
GMU					\$747.50

For Office Use Only

TOTAL PERMIT FEES: \$2,093.05
TOTAL FEES PAID: \$2,093.05

Comments:

Planning Approval: [Signature]

Date: _____

Grading Release: [Signature]

Date: _____

Building Permit Issued By: [Signature]

Date: 7/30/13

Receipt #'s AB 1670

CERTIFICATE OF COMPLIANCE AND AUTHORIZATION OF ENTRY

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

I am ☒ a California licensed contractor or ☐ the property owner* or ☐ authorized to act on the property owner's behalf**.

I have read this construction permit 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.

California Licensed Contractor Property Owner* or Authorized Agent**:

*requires separate verification form

**requires separate authorization form

Signature [Signature] Date 7-30-13

#2 IDENTIFY WHO WILL PERFORM THE WORK (Complete either 2A or 2B)

#2A CALIFORNIA LICENSED CONTRACTORS 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.

Contractor Name: Mill Creek
Address: 919 S Coast Dr #400
License Class and No. B957117 Expiration Date: 8-18-13 Signature: [Signature] Date: 7-30-13

#2B 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>.

Property Owner or Authorized Agent signature _____ Date _____

#3 IDENTIFY WORKERS' COMPENSATION DECLARATION AND LENDING AGENCY:

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.

WORKERS' COMPENSATION DECLARATION

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. 61wecac 7183
- ☒ 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 Hartford Policy No. 61wecac 7183 Expiration Date 8-1-14
Name of Agent _____ Tel No _____
(This Section need not be completed if the permit(s) is for one hundred dollars (\$100) or less.)
- ☐ 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 _____ Date _____

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: _____

CODE: INSPECTION TYPE	DATE	INITIALS	CODE: INSPECTION TYPE	DATE	INITIALS
2. Initial Water Quality Inspection			72. Drywall Nailing/Firereals		
4. Temp Electrical Service or Pole			400. P/S Pre Inspection for Fences		
6. Soil Pipe Underground			402. P/S Pool & Equipment Loc.		
8. Water Pipe Underground			410. P/S Approval to Cover - Gunite		
9. Sewer Line & House Connect			412. P/S Electrical Conduit Undergmd.		
10. Electrical Conduit Underground			414. P/S Gas Pipe Underground Test		
14. Gas Line Underground & Test			416. P/S Backwash Lines, P Trap, Underground		
16. Verify Setbacks			418. P/S Final Backwash Receptor		
18. Footings & Steel			420. P/S Fencing & Access Gates		
19. UFER			422. P/S Pre Deck		
20. Foundation - Slab on Grade			424. P/S Approved for Plastering		
21. Post Tension			428. P/S FINAL - HEATER & VENT		
22. Steel Reinforce - Retain. Walls			430. P/S FINAL - PLUMBING		
24. Pre Grout Lift 1			432. P/S FINAL - ELECTRICAL		
26. Pre Grout Lift 2			434. P/S FINAL - POOL COVER		
29. Wall Drainage			436. P/S FINAL - SOLAR SYSTEM		
30. Floor Plywood Nailing			438. P/S FINAL - POOL/SPA		
32. Sewer Line & House Connect			902. FINAL - ELECTRICAL METER RELEASE		
34. Roof Drains/Deck Drains			904. FINAL - ELECTRICAL		
36. Rough Plumbing/Gas Test			906. FINAL - SIGN		
40. Hot Map Shower			908. FINAL - MECHANICAL		
41. Lathing Interior			910. FINAL - PLUMBING		
42. Rough Electrical			912. FINAL - WATER SERVICE		
44. Rough Mechanical			914. FINAL - GAS TEST		
46. Fire Dampers			916. FINAL - ACCESSIBILITY REGULATIONS		
48. Roof Sheathing			918. FINAL - RE-ROOF		
50. Roof Framing			920. FINAL - PLANNING		
51. Approval to Cover Exterior			922. FINAL - ENGINEERING/P.W.		
52. Shear Walls Interior			924. FINAL - O.C. HEALTH		
53. Preliminary Shear			926. FINAL - WATER DISTRICT		
54. Shear Walls Exterior			927. FINAL - SMOKE DETECTOR / CO ₂		
55. Preliminary Insulation			928. FINAL - GRADING		
56. Rough Frame & Flashing			930. FINAL - OCCA SPRINKLER SYSTEMS		
59. OCCA Fire Sprinkler - Rough			932. FINAL - OCCA PROJECT FINAL		
60. T-Bar Ceiling			933. Anti-Entrapment Device		
64. Lathing Exterior			934. FINAL - BUILDING & SAFETY		
70. Insulation			935. FINAL - WATER QUALITY INSPECTION		



City of Laguna Niguel
Building Division
30111 Crown Valley Pkwy
Laguna Niguel, CA 92677
(949) 362-4360
FAX 362-4369

BUILDING PERMIT APPLICATION

www.CityofLagunaNiguel.org

124

Project Address: 25891 Crown Valley Parkway
8 27961 CABOT ROAD

Suite/Unit: _____
1387

Applicant/Agent: MCRT CROWN VALLEY

Phone No.: (714) 800-1385

Address: 949 South Coast Drive

City: Costa Mesa State: CA Zip: 92626

Email: wwinkenhofer@mcrttrust.com

Property Owner: CAL F CROWN VALLEY, LLC

Phone No.: (714) 800-1387 1382

Address: 949 South Coast Drive

City: Costa Mesa State: CA Zip: 92626

Email: mgenethe@mcrttrust.com

Contract: Mill Creek

Phor 714 966 9355

Address 949 South Coast Drive Suite 400

C. Costa Mesa State: CA Zip: 92626

Em: glucas@mcrttrust.com

State License: 957117 Cla B

Expiration: 8-19-14

Workman's Comp. Policy No Cel WEAC 7183

Expiration 8-1-14

Insurance Company (If applicable): Hartford

Architect: TCA - ARAM Reg No.: _____

Phone No.: (949) 862-0270

Address: 19782 MacArthur Blvd Suite 300

City: Irvine, CA State: CA Zip: 92612

Email: _____

Engineer: DARIAN OSBORNE Reg. No. 64108

Phone No.: () - _____

Address: 2501 STATE ST

City: CARLSBAD State: CA Zip: 92008

Email: DOSBOENE@SOILRETENTION.COM

Description of Work to be Performed (please be specific):

VEROURA WALL EARTH RETENTION

SIZE OF WALL:

Valuation: \$ 110,000 Type of Const: _____ Occupancy Type: _____ Occupant Load: _____

I certify that the above information is complete and correct. If the scope of work changes this application must be updated by the applicant. Permit applications expire 180 days from the date of application. Permits must be obtained prior to expiration (Pursuant of UBC sec 107.4)

Signature of Applicant: _____ Payment: Cash or Check # _____ or Visa/MC/Disc

Activity Number:	<u>B13.1237</u>		Received By:	Date:
Planning Division:	YES	NO	Submittal does not constitute Planning Approval	
HOA or Property Manager Approval Required:				
HOA or Property Manager Approval Letter Provided:				
OK for Plan Check:			Reviewed By:	Date:
OK for issuance:			Reviewed By:	Date:
Building Division:				
☐ Gary	☐ Planning	☐ CAA	☐ GMU	
☐ Fire	☐ Water	☐ Health	☐ Grading	



RECEIPT

RECEIPT NUMBER: R13-1672

PERMIT #: B13-1237

TYPE: Combo Building Permit

CASE NUMBER:

BUSINESS NAME: The Crown

SITE ADDRESS: 25891 CROWN VALLEY PKWY LN

PARCEL: 636-043-03

OCFA Service Req. #:

Payee: MCRT CALIF. CONSTRUCTION LP

Address:

949 S. COAST DR #400
COSTA MESA CA

92626

Phone: 714-966-9355

TRANSACTION DATE: 07/30/2013	TOTAL PAYMENT:	2,093.05
	TOTAL PAID FROM TRUST:	.00
	TOTAL PAID FROM CURRENCY:	2,093.05

TRANSACTION LIST:

Type	Method	Description	Amount
Payment	Check	136	2,093.05
TOTAL:			2,093.05

ACCOUNT ITEM LIST:

Description	Account Code	Current Pmts
Building Standards Fee	2211	5.00
Non-Res Bldg Permit	3310	773.50
Non-Res Bldg Plan Check	3310	541.45
Permit Issuance	3310	25.60
Soil Engineering Fee	3313	747.50
REASON FOR ADJUSTMENT:		
TOTAL:		2,093.05

RECEIPT ISSUED BY: JDARLING INITIALS: JD

ENTERED DATE: 07/30/2013 TIME: 04:01 PM

Jennifer Darling

To: Chris Johnston
Subject: RE: Crown Cabot - Wall Fees

We will need 4 sets of plans 3 sets of structural calculations 3 sets of soil reports on the ret. Walls
Plan check will be \$800 approx
Permit will be about 1200.00
A soil review could be anywhere between \$500-\$1200. We send it to a 3rd party (GMU)

I valued the project at about \$120K, if its more let me know, we can adjust fee's at the end. The \$800. Will get the project in the door!

You will need to have someone come in to submit the plans

Jennifer Darling
Sr. Permit Technician
City of Laguna Niguel
Office: 949-362-4324
Fax: 949-362-4369

From: Chris Johnston [<mailto:cjohnston@soilretention.com>]
Sent: Friday, March 08, 2013 11:30 AM
To: Jennifer Darling
Subject: Crown Cabot - Wall Fees

Hey Jennifer,

I'm attaching our Preliminary Verdura Segmental Retaining Wall plans. There are two walls that are approximately 350 and 300 ft in length. The height of the walls vary and the approximate area is around 6,000 SF. The lower wall is retaining a flat bike path along Crown and the upper wall is retaining a small slope at the Building PADs.

Sheet 4 gives you details of our Verdura block that has a spacing between blocks that creates a plantable face.

We are looking for Plan Check fees, Inspection Fees, Permit Fees and any other fees that might be required. Also, for plan checking how many sets of plans will be required, how many structural design reports and who/where to send the plans and reports.

Thank you for your help.

PART 1: GENERAL

1.01 DESCRIPTION

- WORK SHALL CONSIST OF FURNISHING AND CONSTRUCTING A VERDURA SEGMENTAL RETAINING WALL SYSTEM IN ACCORDANCE WITH THESE SPECIFICATIONS AND IN REASONABLY CLOSE CONFORMITY WITH THE LINES, GRADES, DESIGN AND DIMENSIONS SHOWN ON THESE PLANS.
- WORK INCLUDES PREPARING FOUNDATION SOIL, FURNISHING AND INSTALLING LEVELING PAD (IF REQUIRED), PLANTABLE SOIL FILL UNIT, AND BACKFILL TO THE LINES AND GRADES SHOWN ON THE CONSTRUCTION DRAWINGS.
- WORK INCLUDES FURNISHING AND INSTALLING GEOSYNTHETIC SOIL REINFORCEMENT OF THE TYPE, SIZE, LOCATION, STRENGTH AND LENGTHS DESIGNATED ON THE CONSTRUCTION DRAWINGS.
- WORK INCLUDES FURNISHING AND INSTALLING FOUNDATION DRAIN, SUBDRAIN AND OTHER WALL-RELATED DRAINAGE SYSTEMS THAT MAY BE SHOWN ON THE CONSTRUCTION DRAWINGS.
- CALCULATIONS ADDRESSING INTERNAL AND EXTERNAL STABILITY PROVIDED IN DOCUMENTATION AS NOTED IN TABLE 1.

1.02 REFERENCE DOCUMENTS

- AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM)
 - ASTM C-1372-SPECIFICATION FOR SEGMENTAL RETAINING WALL UNITS
 - ASTM D-3090-DIRECT SHEAR TEST OF SOILS UNDER CONSOLIDATED DRAINED CONDITIONS
 - ASTM D-1557-LABORATORY COMPACTION CHARACTERISTICS OF SOIL MOISTURE PROCTOR
 - ASTM D-4318-LIQUID LIMIT, PLASTIC LIMIT AND PLASTICITY INDEX OF SOILS
 - ASTM D-4695-TENSILE PROPERTIES OF GEOTEXTILES – WIDE WIDTH STRIP
 - ASTM D-5262-UNIFORM TENSION CREEP BEHAVIOR OF GEOSYNTHETICS
 - ASTM D-3034-POLYVINYL CHLORIDE PIPE (PVC)
 - ASTM D-4699-EXPANSION INDEX OF SOILS
 - ASTM C-145-STD. SPEC. FOR SOLID LOAD BEARING CONCRETE MASONRY UNITS
 - ASTM C-145-STD. SPEC. FOR SOLID LOAD BEARING CONCRETE MASONRY UNITS
- GEOTECHNICAL RESEARCH INSTITUTE (GRI)
 - GRI-004-DETERMINATION OF LONG TERM DESIGN STRENGTH OF GEOTEXTILES
 - GRI-077-DETERMINATION OF LONG TERM DESIGN STRENGTH OF GEOTEXTILES
 - GRI-025-DETERMINATION OF GEOTEXTILE (GEO) PULLOUT
- NATIONAL CONCRETE MASONRY ASSOCIATION (NCMA)
 - NCMA SRM-1-TEST METHOD FOR DETERMINING CONNECTION STRENGTH OF SRW UNITS
 - NCMA SRM-2-TEST METHOD FOR DETERMINING SHEAR STRENGTH OF SRW UNITS
 - DESIGN MANUAL FOR SEGMENTAL RETAINING WALLS, 2ND EDITION, (1997)

1.03 SUBMITTALS/CERTIFICATION

- CONTRACTOR SHALL SUBMIT A MANUFACTURER'S CERTIFICATION PRIOR TO START OF WORK THAT THE RETAINING WALL SYSTEM COMPONENTS MEET THE REQUIREMENTS OF THESE SPECIFICATIONS AND STRUCTURE DESIGN PLANS.
- CONTRACTOR SHALL SUBMIT A TEST REPORT DOCUMENTING STRENGTH OF SPECIFIC MODULAR CONCRETE UNIT AND GEOSYNTHETIC REINFORCEMENT CONNECTION TO VERDURA BLOCKS. THE MAXIMUM DESIGN TENSILE LOAD OF THE GEOSYNTHETIC-FACING UNIT CONNECTION AT A MAXIMUM NORMAL FORCE AS IS APPROPRIATE FOR THE VERTICAL LOCATION OF REINFORCEMENT UNDER CONSIDERATION. THE CONNECTION STRENGTH EVALUATION SHALL BE PERFORMED IN ACCORDANCE WITH NCMA TEST METHOD SRM-1.

1.04 QUALITY ASSURANCE

- CONTRACTOR SHALL SUBMIT CERTIFICATION, PRIOR TO START OF WORK, THAT THE RETAINING WALL SYSTEM (MODULAR CONCRETE UNITS AND SPECIFIC GEOSYNTHETIC):
 - HAS BEEN SUCCESSFULLY UTILIZED ON A MINIMUM OF FIVE (5) SIMILAR PROJECTS, I.E., HEIGHT, SOIL FILL TYPES, DIRECTION TOLERANCES, ETC. AND;
 - HAS BEEN SUCCESSFULLY INSTALLED ON A MINIMUM OF 10,000 SQUARE FEET (93,000 M²) OF RETAINING WALLS.
- CONTRACTOR SHALL SUBMIT A LIST OF FIVE (5) PREVIOUSLY CONSTRUCTED PROJECTS OF SIMILAR SIZE AND MAGNITUDE BY THE WALL INSTALLER WHERE THE SPECIFIC RETAINING WALL SYSTEM HAS BEEN CONSTRUCTED SUCCESSFULLY. CONTACT NAMES AND TELEPHONE NUMBERS SHALL BE LISTED FOR EACH PROJECT.
- CONTRACTOR SHALL PROVIDE EVIDENCE THAT THE DESIGN ENGINEER HAS A MINIMUM OF FIVE YEARS OF DOCUMENTABLE EXPERIENCE IN THE DESIGN OF REINFORCED SOIL STRUCTURES.
- OWNER SHALL PROVIDE SOIL TESTING AND QUALITY ASSURANCE DURING EARTHWORK AND WALL CONSTRUCTION OPERATION. OWNER'S QUALITY ASSURANCE PROGRAM DOES NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY FOR WALL PERFORMANCE.

1.05 DELIVERY, STORAGE AND HANDLING

- CONTRACTOR SHALL CHECK ALL MATERIALS UPON DELIVERY TO ASSURE THAT THE PROPER TYPE, GRADE, AND CERTIFICATION HAVE BEEN RECEIVED.
- CONTRACTOR SHALL PROTECT ALL MATERIALS FROM DAMAGE DUE TO JOBSITE CONDITIONS AND IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS. DAMAGED MATERIALS SHALL NOT BE INCORPORATED INTO THE WORK.

PART 2: PRODUCTS

2.01 MODULAR CONCRETE RETAINING WALL UNITS

- MODULAR CONCRETE UNITS SHALL BE VERDURA, AS INDICATED IN TABLE 2.
- MODULAR CONCRETE MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C-1372 – STANDARD SPECIFICATIONS FOR CONCRETE UNITS.
- MODULAR CONCRETE UNITS SHALL CONFORM TO THE FOLLOWING STRUCTURAL AND GEOMETRIC REQUIREMENTS MEASURED IN ACCORDANCE WITH SECTION 1.03 AND OTHER APPROPRIATE REFERENCES:
 - COMPRESSIBLE STRENGTH = 4000 PSI (27,000 KPA) MINIMUM AT 28 DAYS;
 - MOISTURE ABSORPTION = 8% MAXIMUM FOR STANDARD WEIGHT AGGREGATES;
 - BATTER = AS INDICATED IN TABLE 2;
 - DIMENSIONAL TOLERANCES = ±1/8" (3mm) FROM NOMINAL UNIT DIMENSIONS (NOT INCLUDING EXPOSED AGGREGATE FACE TEXTURE), ±1/8" (3 mm) UNIT HEIGHT – TOP AND BOTTOM PLANES.

2.02 GEOSYNTHETIC-CONCRETE BLOCK CONNECTORS

- CONNECTORS SHALL BE 1" (25.4 MM) DIAMETER OR GREATER SCHEDULE 80 PIPE OR EQUIVALENT AND MUST BE CAPABLE OF PROVIDING POSITIVE MECHANICAL INTERLOCK BETWEEN GEOSYNTHETIC SOIL REINFORCEMENT MATERIAL (GEOTEXTILE OR GEORGEO) AND BLOCK.
- CONNECTORS SHALL BE CAPABLE OF HOLDING THE GEOSYNTHETIC SOIL REINFORCEMENT IN THE PROPER DESIGN POSITION DURING GEOSYNTHETIC PRE-TENSIONING AND BACKFILLING PROCEDURES.

2.03 UNIT FILL

- UNIT FILL SHALL CONSIST OF SOILS USED FOR WALL BACKFILL OR AS SPECIFIED BY THE PROJECT LANDSCAPE ARCHITECT.

2.04 SOIL FILL

- SELECT ENGINEERED FILL FOR THE REINFORCED/IN/FILL SOIL AND RETAINED/BACKFILL SOIL. SOIL ZONES SHALL BE ON-SITE OR IMPORTED SOILS ACCEPTED BY THE GEOTECHNICAL ENGINEER OF RECORD AND THE SOIL STRENGTH THE SOIL STRENGTH SPECIFICATIONS AS NOTED TABLE 3 WHEN COMPACTED TO 90% RELATIVE COMPACTION PER ASTM D-1557.
- ENGINEERED FILL MATERIALS FOR THE UPPER ONE (1) FOOT IMMEDIATELY BEHIND THE TOPMOST BLOCK AND ABOVE THE ZONE OF SELECTED SOIL MATERIALS AS SHOWN ON THE TYPICAL SECTION SHALL BE COMPROMISED OF MORE IMPERVIOUS ON-SITE SOILS.
- MATERIALS CAN BE USED WHERE THE ABOVE REQUIREMENTS CAN BE MET. UNSUITABLE SOILS (HIGH PLASTIC CLAYS OR ORGANIC SOILS) SHALL NOT BE USED.
- SOIL WITHIN 6 INCHES OF A GEORGEO LAYER SHALL NOT CONTAIN PARTICLES LARGER THAN 6 INCHES.
- GEOTECHNICAL-ENGINEERING TESTS SHALL BE PERFORMED ON THE SOIL MATERIAL PROPOSED FOR USE TO ENSURE COMPLIANCE WITH REQUIREMENTS STATED IN SECTION 2.05, ITEM A AS OUTLINED ABOVE PRIOR TO THE PLACEMENT OF THE MATERIALS FOR THE SELECT BACKFILL/REINFORCED SOIL ZONE.

VERDURA SEGMENTAL WALL PLANS

2.05 GEORGEO SOIL REINFORCEMENT

- GEOSYNTHETIC REINFORCEMENT SHALL BE OF THE TYPE SHOWN ON THESE DESIGN PLANS. THE CONTRACTOR, OR THE SUPPLIER AS HIS AGENT, SHALL FURNISH THE GEOTECHNICAL ENGINEER OF RECORD WITH A CERTIFICATE OF COMPLIANCE CERTIFYING THAT THE GEOSYNTHETIC REINFORCEMENT COMPLIES WITH THIS SECTION OF THE SPECIFICATIONS, THE DRAWINGS AND THE DESIGN CALCULATIONS.

2.06 DRAINAGE PIPE

- PROVIDE A PERFORATED AND SOLID PIPING SYSTEM CONSISTING OF 4-INCH-DIAMETER SCHEDULE 40 PVC PIPE AS SHOWN ON THESE PLANS.

2.07 FILTER FABRIC

- PROVIDE FILTER FABRIC CONSISTING OF MBRAT 140N OR EQUIVALENT AS SPECIFIED BY THE GEOTECHNICAL ENGINEER OF RECORD.

PART 3: EXECUTION

3.01 SURFACE CONDITIONS

- PRIOR TO WORK, CAREFULLY INSPECT PREVIOUS GRADING WORK. VERIFY THAT ALL SUCH WORK IS COMPLETE TO THE POINT WHERE THIS INSTALLATION MAY PROPERLY COMMENCE.
- VERIFY THAT WORK OF THIS SECTION MAY BE INSTALLED IN STRICT ACCORDANCE WITH THE ORIGINAL DESIGN, ALL PERTINENT CODES AND REGULATIONS.
- VERIFY WALL DRAINAGE SYSTEM IS COORDINATED WITH POINTS OF CONNECTION TO STORM DRAINAGE SYSTEM OR OTHER PROPER DRAINAGE DEVICE.
- IN THE EVENT OF DISCREPANCY, IMMEDIATELY NOTIFY THE PROJECT COORDINATOR. DO NOT PROCEED WITH INSTALLATION UNTIL ALL SUCH DISCREPANCIES HAVE BEEN RESOLVED.

3.02 LAYOUT

- VERIFY ALL STAKING AND FIELD ENGINEERING REQUIRED TO IMPLEMENT THE WORK AS SHOWN ON THE DRAWINGS.
- PROTECT ALL STAKES AND BENCHMARKS. REPLACE ALL STAKES AND BENCHMARKS DAMAGED DURING THE COURSE OF CONSTRUCTION AT NO COST TO CONTRACTOR.
- SET GRADE STAKES USING INSTRUMENT TECHNOLOGY AT 50-FOOT GRID INTERVALS AT AREAS WHERE GRADIENTS ARE LESS THAN 2 PERCENT. SET GRADE STAKES USING INSTRUMENT TECHNOLOGY, 25-FOOT-INTERVALS AT AREAS WHERE GRADIENTS ARE GREATER THAN 2 PERCENT.
- HAND TOWN EXCAVATIONS TO REQUIRED ELEVATIONS, CORRECT OVER-EXCAVATION WITH FILL MATERIALS APPROVED BY THE GEOTECHNICAL ENGINEER OF RECORD.
- REMOVE LARGE SOLID MATTER WHICH WOULD REQUIRE DAMAGE PIPES OR IMPROVE CONSISTENT BACKFILLING OR COMPACTION.
- VERIFY ALL EQUIPMENT, WHICH TYPE, FUNCTION, AND DESIGN AS REQUIRED TO ACHIEVE SPECIFIC VALUES, WHERE NECESSARY, PROVIDE RUBBER-TIRED AND VIBRATORY SHEEPSFOOT COMPACTION EQUIPMENT.

3.03 SUBSURFACE DRAINAGE SYSTEM INSTALLATION

- EXCAVATE TRENCH FOR DRAINAGE PIPING SHOWN ON DRAWINGS.
- LAY FILTER FABRIC IN BOTTOM OF EXCAVATION PRIOR TO PLACING PERMEABLE FILL. PLACE MINIMUM 4-INCH-THICK BED OF PERMEABLE FILL OVER FABRIC.
- INSTALL AND JOIN PIPE AND PIPE FITTINGS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. INSTALL DRAINAGE PIPING WITH PERFORATIONS DOWN. JOIN PIPE ENDS AND SOLVENT ENDS.
- LAY PIPE TO SLOPE GRADIENTS NOTED ON DRAWINGS, WITH MAXIMUM VARIATION FROM TRUE SLOPE OF 1/8 INCH IN 10 FEET.
- BACKFILL PIPE USING FILL AGGREGATE.
- WEAP FABRIC, AROUND AGGREGATE COVER AND TUCK LOOSE EDGE BETWEEN AGGREGATE COVER AND TUCK LOOSE EDGE BETWEEN AGGREGATE AND SOIL.
- INSTALL BACKFILL IN ACCORDANCE WITH THE PROVISIONS OF THIS SECTION. DO NOT DISPLACE OR COMPACT PIPE WHEN COMPACTING.
- EXTEND NON-PERFORATED PIPING TO DRAINAGE PIPING AS SHOWN ON DRAWINGS. PROVIDE TRENCHING, BEDDING, AND BACKFILL AS REQUIRED.

3.04 EXCAVATION

- CONTRACTOR SHALL EXCAVATE TO THE LINES AND GRADES SHOWN ON THE CONSTRUCTION DRAWINGS. OWNER'S REPRESENTATIVE SHALL INSPECT THE EXCAVATION AND APPROVE PRIOR TO PLACEMENT OF LEVELING MATERIAL OR FILL SOILS. PROOF ROLL FOUNDATION AREA AS DIRECTED BY THE GEOTECHNICAL ENGINEER OF RECORD TO DETERMINE IF REMEDIAL WORK IS REQUIRED.
- OVER-EXCAVATION AND REPLACEMENT OF UNSUITABLE FOUNDATION SOILS AND REPLACEMENT WITH APPROVED COMPACTED FILL WILL BE COMPENSATED AS AGREED UPON WITH THE OWNER.

3.05 MODULAR UNIT INSTALLATION

- FIRST COURSE OF UNITS SHALL BE PLACED ON THE FOUNDATION SOILS OR LEVELING PAD, AS DIRECTED BY THE GEOTECHNICAL ENGINEER OF RECORD, AT THE APPROPRIATE LINES AND GRADES. MOILED SURFACE OF MODULAR UNITS SHALL BE USED FOR ALIGNMENT. ALIGNMENT AND LEVEL SHALL BE CHECKED IN ALL DIRECTIONS AND ENSURE THAT ALL UNITS ARE IN FULL CONTACT WITH THE BASE AND PROPERLY SEATED.
- UNITS SHALL BE PLACED ON THE FOUNDATION SOILS WITH A MAXIMUM DISTANCE OF 9 INCHES (23 CM) BETWEEN ADJACENT UNITS. THE SPACING BETWEEN UNITS INSTALLED IN CURVED REGIONS (CONCAVE OR CONVEX) MUST BE ADJUSTED ACCORDINGLY AND SUCH THAT THE RUNNING BOND LAYOUT IS MAINTAINED. VERTICALLY ADJACENT UNITS SHALL BE CENTERED ON UNITS ABOVE AND BELOW. ALL BLOCK LAYOUT AND PLACEMENT SHALL BE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
- MODULAR UNITS MAY BE INSTALLED HORIZONTALLY WITH RESPECT TO THE PROFILE WALL ALIGNMENT OR MAY BE USED TO FOLLOW THE BOTTOM OF WALL CONTOURS (TRUE WITH THE GRADE). WHERE BOTTOM OF WALL CONTOURS ARE USED TO SET THE FIRST ROW OF MODULAR BLOCKS, GRADES MAY NOT SLOPE MORE THAN 1:8 WITH RESPECT TO THE WALL PROFILE BASE.
- PLACE AND COMPACT FILL BEHIND WALL UNITS. AFTER UNIT FILL IS COMPACTED EXCESS UNIT FILL MUST BE SKEEDED (ROD-BOARDED) OFF TO DEVELOP A FLAT BASE UPON WHICH SUBSEQUENT UNITS CAN BE POSITIONED. PLACE AND COMPACT BACKFILL SOIL BEHIND UNITS. FOLLOW WALL ERECTION AND UNIT FILL CLOSELY WITH STRUCTURE BACKFILL.
- MAXIMUM STACKED VERTICAL HEIGHT OF WALL UNITS PRIOR TO UNIT FILL AND BACKFILL PLACEMENT AND COMPACTION SHALL NOT EXCEED ONE COURSE.

3.06 GEOSYNTHETIC SOIL REINFORCEMENT INSTALLATION

- GEOSYNTHETIC SOIL REINFORCEMENT SHALL BE ORIENTED WITH THE HIGHEST STRENGTH AXIS PERPENDICULAR TO THE WALL ALIGNMENT.
- GEOSYNTHETIC SOIL REINFORCEMENT SHALL BE PLACED AT THE STRENGTHS, LENGTHS, AND ELEVATIONS SHOWN ON THESE DRAWINGS. WHERE GEOSYNTHETIC PLACEMENT ELEVATIONS VARY FROM PACING UNIT INCREMENTS, GEOSYNTHETIC ELEVATIONS MAY BE ADJUSTED UP OR DOWN BY 4 INCHES MAXIMUM.
- THE GEOSYNTHETIC SOIL REINFORCEMENT SHALL BE LAD HORIZONTALLY ON COMPACTED BACKFILL AND ATTACHED TO THE MODULAR WALL UNITS IN ACCORDANCE WITH THE DETAILS ON THESE PLANS AND SPECIFICATIONS. A TOLERANCE OF 6" IN 10' IS ACCEPTABLE RELATIVE TO HORIZONTAL GEOSYNTHETIC ORIENTATION. PLACE THE NEXT COURSE OF MODULAR CONCRETE UNITS OVER THE GEOSYNTHETIC SOIL REINFORCEMENT. THE GEOSYNTHETIC SOIL REINFORCEMENT SHALL BE LAD FLAT PRIOR TO BACKFILL PLACEMENT ON THE GEOSYNTHETIC SOIL REINFORCEMENT.
- THE GEOSYNTHETIC SOIL REINFORCEMENT SHALL BE CONTINUOUS THROUGHOUT THE LENGTH OF EMBEDMENT. SPICED CONNECTIONS BETWEEN SHORTER PIECES OF GEOSYNTHETIC SOIL REINFORCEMENT WILL NOT BE PERMITTED.

3.07 REINFORCED BACKFILL PLACEMENT

- REINFORCED BACKFILL SHALL BE PLACED, SPREAD AND COMPACTED IN SUCH A MANNER THAT MINIMIZES THE DEVELOPMENT OF SLACK IN THE GEOSYNTHETIC SOIL REINFORCEMENT AND INSTALLATION DAMAGE.
- REINFORCED SOIL BACKFILL SHALL BE PLACED AND COMPACTED IN LOTS NOT TO EXCEED THE "TALL HEIGHT" OF THE UNITS BEING PLACED. LIFT THICKNESSES SHALL BE DECREASED TO ACHIEVE THE REQUIRED DENSITY AS REQUIRED.
- REINFORCED BACKFILL SHALL BE COMPACTED TO 90% RELATIVE COMPACTION AS DETERMINED BY ASTM D-1557. THE MOISTURE CONTENT OF THE BACKFILL MATERIAL PRIOR TO AND DURING COMPACTION SHALL BE UNIFORMLY DISTRIBUTED THROUGHOUT THE ENTIRE LAYER.
- ONLY LIGHTWEIGHT HAND-OPERATED EQUIPMENT SHALL BE ALLOWED WITHIN 1 FOOT (0.3 METERS) FROM THE BACK OF THE MODULAR CONCRETE UNIT.
- TRACKED CONSTRUCTION EQUIPMENT SHALL NOT BE OPERATED DIRECTLY UPON THE GEOSYNTHETIC SOIL REINFORCEMENT. A MINIMUM FILL THICKNESS OF 6 INCHES (15 CM) IS REQUIRED PRIOR TO OPERATION OF TRACKED VEHICLES UPON THE GEOSYNTHETIC SOIL REINFORCEMENT. TRACKED VEHICLE TURNING SHOULD BE KEPT TO A MINIMUM TO PREVENT TURNS FROM DISPLACING THE FILL AND DAMAGING THE GEOSYNTHETIC SOIL REINFORCEMENT.
- RUBBER TIRED EQUIPMENT SHALL PASS OVER GEOSYNTHETIC SOIL REINFORCEMENT AT SLOW SPEEDS, LESS THAN 10 MPH (16 KPH). SMOOTH BRUING AND SHARP TURNING SHALL BE AVOIDED.
- AT THE END OF EACH DAY'S OPERATION, THE CONTRACTOR SHALL SLOPE THE LAST LIFT OF REINFORCED BACKFILL AWAY FROM THE WALL UNITS TO DIRECT RUNOFF AWAY FROM THE WALL FACE. THE CONTRACTOR SHALL NOT ALLOW SURFACE RUN-OFF FROM ADJACENT AREAS TO ENTER THE WALL CONSTRUCTION SITE.
- CARE SHOULD BE TAKEN DURING EXCAVATION FOR AND CONSTRUCTION OF THE V-DOT AND ALL OTHER TYPE OF WALL STRUCTURE NOT TO DAMAGE THE UPPER GEORGEO LAYER. IF THE GEORGEO LAYERS ARE DAMAGED, THEY NEED TO BE PROPERLY REPLACED.

3.08 EROSION CONTROL

- PROVIDE DUST AND EROSION CONTROL PROTECTION PLAN IN ACCORDANCE WITH CONTACT DOCUMENTS.

3.9 AS-BUILT CONSTRUCTION TOLERANCES

- VERTICAL ALIGNMENT: ±1.5 INCHES (37 MM) OVER ANY 10 FT (3 M) DISTANCE.
- WALL BATTER: WITHIN 2 DEGREES OF DESIGN BATTER.
- HORIZONTAL ALIGNMENT: ±1.5 INCHES (37 MM) OVER ANY 10 FT (3 M) DISTANCE.
- CORNERS, BENDS, CURVES: ±1 FT (0.3 M) TO DESIGN LOCATIONS.
- MAXIMUM HORIZONTAL GAP BETWEEN ERECTED UNITS SHALL BE 9 INCHES (23 CM).

3.10 FIELD QUALITY CONTROL

- THE OWNER SHALL EXCLUDE INSPECTION AND TESTING SERVICES, INCLUDING INDEPENDENT LABORATORIES, TO PROVIDE QUALITY ASSURANCE AND TESTING SERVICES DURING CONSTRUCTION. THIS DOES NOT RELIEVE THE CONTRACTOR FROM SECURING THE NECESSARY CONSTRUCTION CONTROL TESTING DURING CONSTRUCTION.
- QUALIFIED AND EXPERIENCED TESTING TECHNICIANS AND ENGINEERS SHALL PERFORM TESTING AND INSPECTION SERVICES.
- AS A MINIMUM, QUALITY ASSURANCE TESTING SHOULD INCLUDE FOUNDATION SOIL INSPECTION, SOIL AND BACKFILL TESTING, VERIFICATION OF DESIGN PARAMETERS, AND OBSERVATION OF CONSTRUCTION FOR GENERAL COMPLIANCE WITH DESIGN DRAWINGS AND SPECIFICATIONS.
- FIELD INSPECTION AND TESTING SHALL BE PERFORMED BY THE GEOTECHNICAL ENGINEER OF RECORD.

3.11 SPECIAL INSPECTIONS

- SPECIAL INSPECTIONS DURING INSTALLATION MUST BE PERFORMED IN ACCORDANCE WITH SECTION 1704 OF THE SDGHS. THE SPECIAL INSPECTOR MUST BE OBTAINED BY THE BUILDING OFFICE, IN ACCORDANCE WITH SECTION 1704 OF THE CBC. THE INSPECTOR'S RESPONSIBILITIES INCLUDE VERIFYING THE FOLLOWING AS DESCRIBED PREVIOUSLY:
 - FOUNDATION PREPARATION.
 - UNIT PLACEMENT, INCLUDING ADJUSTMENT AND INSULATION.
 - GEOSYNTHETIC REINFORCEMENT LENGTH, STRENGTH, AND PLACEMENT WITH RESPECT TO ELEVATION AND ORIENTATION.
 - BACKFILL SOIL STRUCTURAL PROPERTIES.
 - BACKFILL PLACEMENT AND COMPACTION.

TABLE 1 – REFERENCED DOCUMENTATION:

- PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT, 25891 CROWN VALLEY PARKWAY & 27961 CABOT ROAD, LAGUNA NIGUEL, CA. PROJECT NUMBER: A8803-06-01A. PREPARED BY: GECON WEST, INC., DATED 02/17/2011
- GEOTECHNICAL DESIGN CRITERIA FOR MECHANICALLY STABILIZED EARTH RETAINING WALLS. PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT, 25891 CROWN VALLEY PARKWAY AND 27961 CABOT ROAD, LAGUNA NIGUEL, CA. PROJECT NO. A8803-06-01A. PREPARED BY: GECON WEST, INC., DATED 01/05/2012.
- VERDURA 40/60 USE WALL FEASIBILITY DESIGN. CROWN CABOT LUXURY APARTMENTS. LAGUNA NIGUEL, CA. PROJECT NUMBER: 1105-004. PREPARED BY: SOIL RETENTION DESIGNS, DATED 06/23/2012.

TABLE 2 – VERDURA BLOCK PROPERTIES

UNIT TYPE, VERDURA	V40
UNIT SIZE, RAW HEIGHT, IN. (MM)	8(203)
UNIT SIZE, CROWN HEIGHT, IN. (MM)	10.75(273)
UNIT SIZE, MOUTH, IN. (MM)	18(457)
UNIT SIZE, DEPTH, IN. (MM)	12(305)
HEIGHT, (TYPE), LBS. (KG)	82(37)
BATTER = (DEGREES FROM VERTICAL)	14

TABLE 3 – SOIL STRENGTH REQUIREMENTS

MATERIAL	SHEAR STRENGTH FRICTION ANGLE COHESION (psf)	UNIT WEIGHT (pcf)
REINFORCED/IN/FILL SOIL*	35	100
RETAINED/BACKFILL SOIL	27	115
FOUNDATION SOIL	27	100
SEDIMENT	32g	

* REINFORCED/IN/FILL SOIL SHALL HAVE MAXIMUM FINE SOIL FRACTION (P PASSING #200 SIEVE) OF 35%, THE MAXIMUM PLASTICITY INDEX (PI) OF THE FINE SOIL FRACTION SHALL BE 20.

TABLE 4 – GEOSYNTHETIC REINFORCEMENT PROPERTIES

	MIRAGRID			
	TEST METHOD	UNIT	5XT	8XT
TENSILE STRENGTH (AT ULTIMATE)	ASTM D6637 (lbw/ft)	MM/M	51.4 (3527)	90.9 (6230)
LONG TERM ALLOWABLE DESIGN LOAD	GRI GC-4	MM/M	25.2 (1733)	45.0 (3089)

NOTICE TO CONTRACTOR

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REVISIONS

NO.	DATE:	DESCRIPTION	APPROVAL:

PREPARED BY:



**SOIL RETENTION
DESIGNS INC.**

2501 STATE STREET, CARLSBAD, CA 92008 800-346-7995

UNDER THE SUPERVISION OF: DAREN A. GOSBORNE (R.C.E. 64100)



VERDURA SEGMENTAL WALL PLANS

CROWN CABOT LUXURY APARTMENTS
25891 CROWN VALLEY
LAGUNA NIGUEL, CALIFORNIA

PROJECT NUMBER

5376001

SHEET NO.
1 OF 4

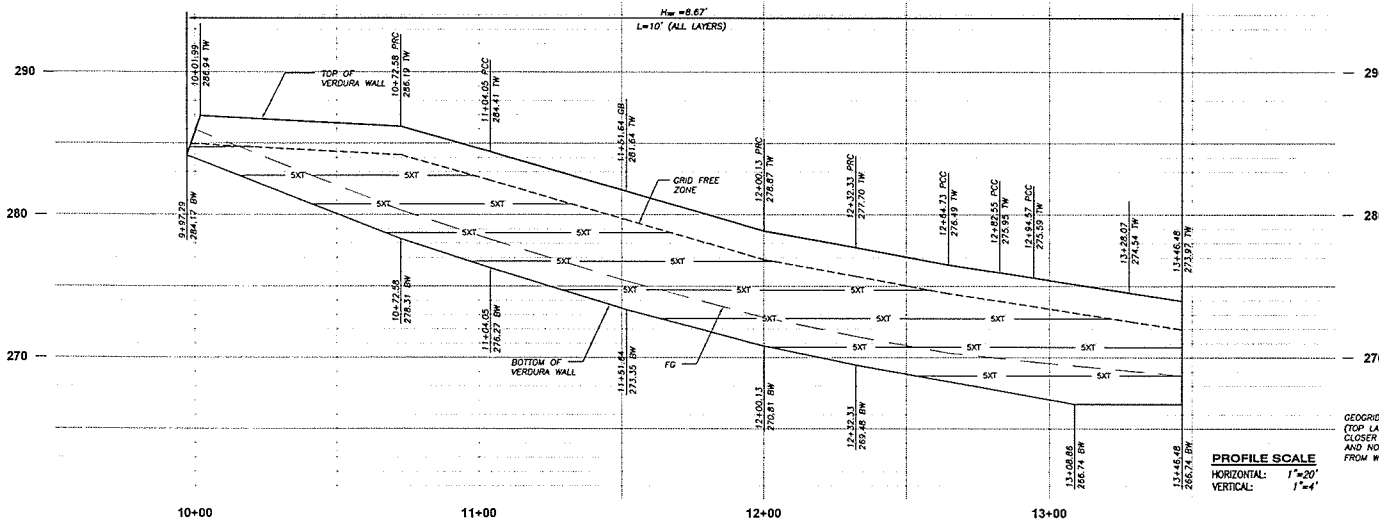
PLAN DATE: 02/28/2013

PROFILE LEGEND

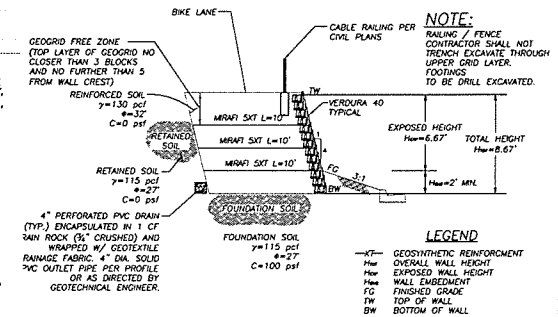
- FG- FINISH GRADE
- TW- TOP OF WALL
- BW- BOTTOM OF USE STRUCTURE
- RIT- DENOTES TYPE OF MIRAFIX REINFORCING REED
- ①- DENOTES THE NO. OF BLOCKS BET. THE MIRAFIX LAYER
- L- LENGTH OF GEOSYNTHETIC REINFORCING (FEET)
- +/-- GEORIG TRANSITION (LENGTH OR TYPE)
- +/-- APPROXIMATE LOCATION OF SUBGRADE TO BE DETERMINED IN THE FIELD OR AS DIRECTED BY THE GEOTECHNICAL ENGINEER.

GEORIG NOTES:

1. GEORIG LENGTH MEASURED FROM BLOCK CONNECTION.



PROFILE: VERDURA SEGMENTAL WALL "A"

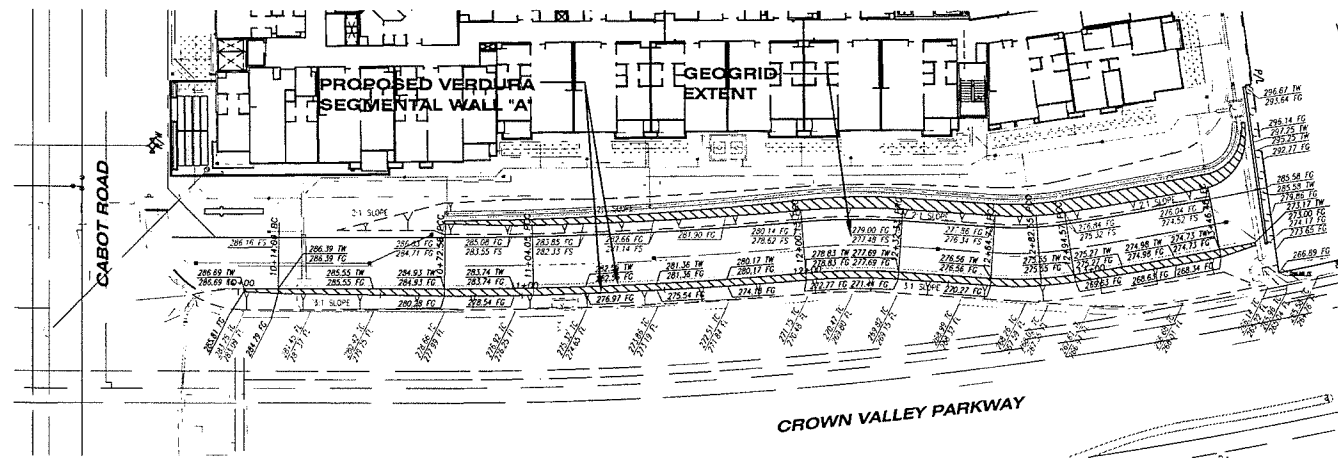
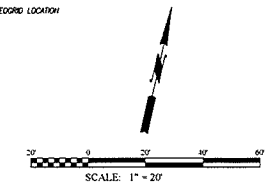


CROSS SECTION: H_{TOT} = 8.67'

SCALE: 1"=5'

PLAN LEGEND

- VERDURA SEGMENTAL WALL SHOWN WITH BUTTER
- GEORIG LOCATION



PLAN: VERDURA SEGMENTAL WALL "A"

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REVISIONS			APPROVAL
NO.	DATE	DESCRIPTION	

PREPARED BY:

**SOIL RETENTION
DESIGNS INC.**

2501 STATE STREET, CARLSBAD, CA 92008 800-346-7995
UNDER THE SUPERVISION OF: DARREN A. OSBORNE (R.C.E. 64100)



VERDURA SEGMENTAL WALL PLANS

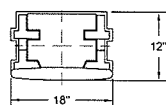
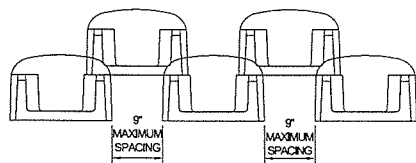
CROWN CABOT LUXURY APARTMENTS
25891 CROWN VALLEY
LAGUNA NIGUEL, CALIFORNIA

PROJECT NUMBER

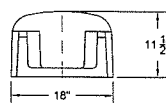
5376001

SHEET NO.
2 OF 4

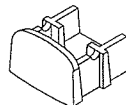
PLAN DATE: 02/28/2013



TOP VIEW

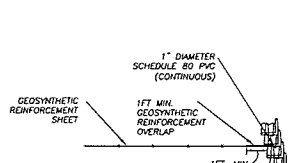


FRONT VIEW



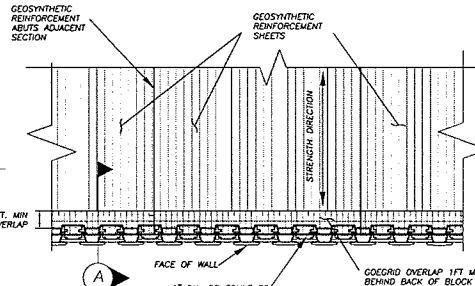
SIDE VIEW

VERDURA 40 BLOCK DETAIL



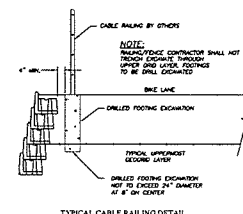
SECTION A

NOTE: GEOSYNTHETIC REINFORCEMENT OVERLAP SHALL BE ON TOP.

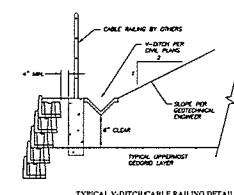


PLAN VIEW

GEOGRID CONNECTION DETAIL

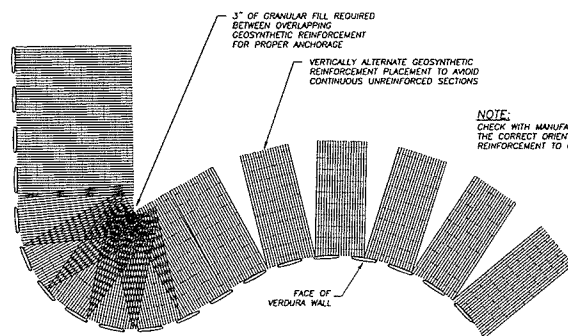


TYPICAL CABLE RAILING DETAIL

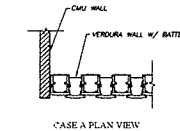


TYPICAL V-DITCH CABLE RAILING DETAIL

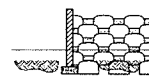
TOP OF WALL DETAILS



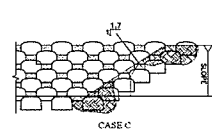
GEOGRID PLACEMENT ON CURVES



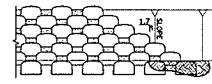
CASE A PLAN VIEW



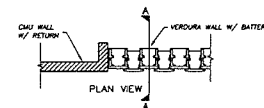
CASE A



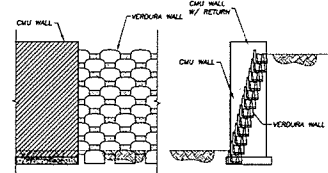
CASE C



CASE B



CASE D PLAN VIEW



SECTION A-A

END OF WALL TRANSITION DETAILS

NOTICE TO CONTRACTOR

CONTRACTOR HEREBY AGREES THAT HE SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING THE SAFETY OF PERSONS AND PROPERTIES; THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY, AND HOLD HARMLESS THE OWNER AND ENGINEER FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR ENGINEER.

REVISIONS		
NO.	DATE	DESCRIPTION

PREPARED BY:

**SOIL RETENTION
DESIGNS INC.**
 2501 STATE STREET, CARLSBAD, CA 92008 800-346-7995
 UNDER THE SUPERVISION OF: DARREN A. OSBORNE (R.G.E. 64106)



VERDURA SEGMENTAL WALL PLANS

CROWN CABOT LUXURY APARTMENTS
 25891 CROWN VALLEY
 LAGUNA NIGUEL, CALIFORNIA

PROJECT NUMBER
5376001
SHEET NO.
4 OF 4

PLAN DATE: 02/28/2013



CITY OF LAGUNA NIGUEL

30111 Crown Valley Parkway
Laguna Niguel, California 92677
Phone (949) 362-4300 | Fax (949) 362-4340

STRUCTURAL REVIEW SHEET

Reviewed by:

GMU GEOTECHNICAL, INC.
23241 Arroyo Vista
Rancho Santa Margarita, CA 92688
(949) 888-6513 • Fax: (949) 888-1380

Page 1

REFERENCE NO.: B13-1237

DATE: June 27, 2013

PROJECT DESCRIPTION: Verdura Retaining Wall Construction

LOCATION: 25891 Crown Valley Parkway and 27961 Cabot Road

DEVELOPER/OWNER: CAL I Crown Valley, LLC

STRUCTURAL FIRM: Soil Retention Designs, Inc.

THEIR JOB NO.: 1105-004

STRUCTURAL ENGINEER: Darien Osborne, RCE 64108

DOCUMENT(S) REVIEWED: (1) "Updated Geotechnical Design Criteria for Mechanically Stabilized Earth Retaining Walls, Proposed Multi-Family Residential Development, 25891 Crown Valley Parkway and 27961 Cabot Road, Laguna Niguel, California," prepared by Geocon West, Inc., dated March 12, 2013; (2) "Verdura 40 Segmental Retaining Wall Design, Crown Cabot Luxury Apartments, Laguna Niguel," prepared by Soil Retention Designs, Inc., dated June 20, 2013; (3) Verdura Retaining Wall Plans, prepared by Soil Retention Designs, Inc., dated June 20, 2013.

REFERENCE(S): (1) "Shoring and Soil Nail Wall Recommendations and Review of Shoring Plans, Crown Valley/Cabot Apartments, 25891 Crown Valley Parkway and 27961 Cabot Road, Laguna Niguel, California," prepared by Geocon West, Inc., dated September 10, 2012; (2) Earth Retention Design, Crown Cabot Apartments, 25891 Crown Valley Parkway, prepared by DRS Engineering, dated September 5, 2012; (3) Earth Retention Plan, 25891 Crown Valley Parkway, prepared by DRS Engineering, dated September 5, 2012; (4) "Grading Recommendations and Review of Grading Plans, Crown Valley/Cabot Apartments, 25891 Crown Valley Parkway and 27961 Cabot Road, Laguna Niguel, California," prepared by Geocon West, Inc., dated September 10, 2012; (5) Rough Grading Plan, Crown Valley/Cabot Apartments, 25891 Crown Valley Parkway, prepared by KHR Associates, dated September 4, 2012.



CITY OF LAGUNA NIGUEL

30111 Crown Valley Parkway
Laguna Niguel, California 92677
Phone (949) 362-4300 | Fax (949) 362-4340

STRUCTURAL REVIEW SHEET

Reviewed by:

GMU GEOTECHNICAL, INC.
23241 Arroyo Vista
Rancho Santa Margarita, CA 92688
(949) 888-6513 • Fax: (949) 888-1380

Page 2

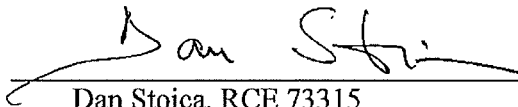
REFERENCE NO.: B13-1237

DATE: June 27, 2013

ACTION:

- ☒ RECOMMENDED APPROVAL OF DOCUMENT SUBMITTED
☐ CONDITIONAL APPROVAL OF DOCUMENT SUBMITTED – *See Comments*
☐ REQUEST ADDITIONAL DATA FOR REVIEW – *See COMMENTS.*
Send responses directly to the City of Laguna Niguel, Attention: Ms. Jennifer Darling.
GMU Geotechnical can only accept responses forwarded from the City.

REVIEWED BY:


Dan Stoica, RCE 73315
Geotechnical Engineer

DISTRIBUTION:

Ms. Jennifer Darling, City of Laguna Niguel
Mr. Darien Osborne, Soil Retention Designs, Inc.
CAL I Crown Valley, LLC



23241 Arroyo Vista
Rancho Santa Margarita
CA 92688

voice: 949.888.6513
fax: 949.888.1380
web: www.gmugeo.com

STRUCTURAL REVIEW FEE SHEET

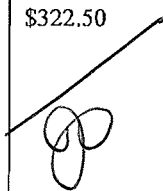
ATTENTION: Jennifer Darling, City of Laguna Niguel

FROM: GMU Geotechnical, Inc.

REFERENCE NO.: B13-1237

PROJECT ADDRESS: 25891 Crown Valley Parkway and 27961 Cabot Road

OWNER OR DEVELOPER: CAL I Crown Valley, LLC

Document(s) Reviewed	Review Sheet Dated	Status of Review	Charge
(1) "Updated Geotechnical Design Criteria for Mechanically Stabilized Earth Retaining Walls, Proposed Multi-Family Residential Development, 25891 Crown Valley Parkway and 27961 Cabot Road, Laguna Niguel, California," prepared by Geocon West, Inc., dated March 12, 2013; (2) "Verdura 40 Segmental Retaining Wall Design, Crown Cabot Luxury Apartments, Laguna Niguel," prepared by Soil Retention Designs, Inc., dated June 20, 2013; (3) Verdura Retaining Wall Plans, prepared by Soil Retention Designs, Inc., dated June 20, 2013.	6-27-13	Approval	\$322.50 



CITY OF LAGUNA NIGUEL

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GEOTECHNICAL REVIEW SHEET

Reviewed by:

GMU GEOTECHNICAL, INC.
23241 Arroyo Vista
Rancho Santa Margarita, CA 92688
(949) 888-6513 • Fax: (949) 888-1380

Page 1

REFERENCE NO.: B13-1237

DATE: June 27, 2013

PROJECT DESCRIPTION: Verdura Retaining Wall Construction

LOCATION: 25891 Crown Valley Parkway and 27961 Cabot Road

DEVELOPER/OWNER: CAL I Crown Valley, LLC

GEOTECHNICAL FIRM: Geocon West, Inc.

THEIR JOB NO.: A8803-06-01A

GEOTECHNICAL ENGINEER: Jelisa M. Thomas, RCE 74946

ENGINEERING GEOLOGIST: Gerald A. Kasman, CEG 2251

DOCUMENT(S) REVIEWED: (1) "Updated Geotechnical Design Criteria for Mechanically Stabilized Earth Retaining Walls, Proposed Multi-Family Residential Development, 25891 Crown Valley Parkway and 27961 Cabot Road, Laguna Niguel, California," prepared by Geocon West, Inc., dated March 12, 2013; (2) "Verdura 40 Segmental Retaining Wall Design, Crown Cabot Luxury Apartments, Laguna Niguel," prepared by Soil Retention Designs, Inc., dated June 20, 2013; (3) Verdura Retaining Wall Plans, prepared by Soil Retention Designs, Inc., dated June 20, 2013.

REFERENCE(S): (1) "Shoring and Soil Nail Wall Recommendations and Review of Shoring Plans, Crown Valley/Cabot Apartments, 25891 Crown Valley Parkway and 27961 Cabot Road, Laguna Niguel, California," prepared by Geocon West, Inc., dated September 10, 2012; (2) Earth Retention Design, Crown Cabot Apartments, 25891 Crown Valley Parkway, prepared by DRS Engineering, dated September 5, 2012; (3) Earth Retention Plan, 25891 Crown Valley Parkway, prepared by DRS Engineering, dated September 5, 2012; (4) "Grading Recommendations and Review of Grading Plans, Crown Valley/Cabot Apartments, 25891 Crown Valley Parkway and 27961 Cabot Road, Laguna Niguel, California," prepared by Geocon West, Inc., dated September 10, 2012; (5) Rough Grading Plan, Crown Valley/Cabot Apartments, 25891 Crown Valley Parkway, prepared by KHR Associates, dated September 4, 2012.



CITY OF LAGUNA NIGUEL

30111 Crown Valley Parkway
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Phone (949) 362-4300 | Fax (949) 362-4340

GEOTECHNICAL REVIEW SHEET

Reviewed by:

GMU GEOTECHNICAL, INC.
23241 Arroyo Vista
Rancho Santa Margarita, CA 92688
(949) 888-6513 • Fax: (949) 888-1380

Page 2

REFERENCE NO.: B13-1237

DATE: June 27, 2013

ACTION:

- ☒ RECOMMENDED APPROVAL OF DOCUMENT SUBMITTED
☐ CONDITIONAL APPROVAL OF DOCUMENT SUBMITTED – *See Comments*
☐ REQUEST ADDITIONAL DATA FOR REVIEW – *See COMMENTS.*
Send responses directly to the City of Laguna Niguel, Attention: Ms. Jennifer Darling.
GMU Geotechnical can only accept responses forwarded from the City.

REVIEWED BY:

Lisa Bates, CEG 2293
Engineering Geologist

Dan Stoica, RCE 73315
Geotechnical Engineer

DISTRIBUTION:

Ms. Jennifer Darling, City of Laguna Niguel
Ms. Jelisa M. Thomas, Geocon West, Inc.
CAL I Crown Valley, LLC



23241 Arroyo Vista
Rancho Santa Margarita
CA 92688

voice: 949.888.6513
fax: 949.888.1380
web: www.gmugeo.com

GEOTECHNICAL REVIEW FEE SHEET

ATTENTION: Jennifer Darling, City of Laguna Niguel

FROM: GMU Geotechnical, Inc.

REFERENCE NO.: B13-1237

PROJECT ADDRESS: 25891 Crown Valley Parkway and 27961 Cabot Road

OWNER OR DEVELOPER: CAL I Crown Valley, LLC

Document(s) Reviewed	Review Sheet Dated	Status of Review	Charge
(1) "Updated Geotechnical Design Criteria for Mechanically Stabilized Earth Retaining Walls, Proposed Multi-Family Residential Development, 25891 Crown Valley Parkway and 27961 Cabot Road, Laguna Niguel, California," prepared by Geocon West, Inc., dated March 12, 2013; (2) "Verdura 40 Segmental Retaining Wall Design, Crown Cabot Luxury Apartments, Laguna Niguel," prepared by Soil Retention Designs, Inc., dated June 20, 2013; (3) Verdura Retaining Wall Plans, prepared by Soil Retention Designs, Inc., dated June 20, 2013.	6-27-13	Approval	\$425.00

WALLS

Fee Processing for B13-1237



Fee Summary

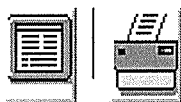
Calculated Fees:	\$1,345.55	Details
Additional Fees:	\$0.00	Details
Total Fees:	\$1,345.55	Details
Payments:	\$0.00	Details
Balance:	\$1,345.55	Fee Log

Include deferred payments in Fee Details: ☐
Include Trust transactions in Payment Details: ☐
Pay Specific - Suppress zero balance items: ☒

Pay Full Balance	Assess Additional Fee	 Back
Partial Payment	Redistribute OverPayment	
Pay Specific Item(s)	Void Payments	 Exit
Trust Account Transaction(s)	Reprint Receipt	
Pay Deferred	Print Grid	

Plus GMA fees NOT Ready yet

ToolBar Order



History Log (F9)



BUILDING PERMIT

PERMIT WILL AUTOMATICALLY EXPIRE IF INSPECTIONS ARE NOT SCHEDULED AT LEAST EVERY 180 DAYS

FOR INSPECTIONS: CALL (949) 362-4381
REQUESTS RECEIVED BY 6 A.M. WILL BE SCHEDULED FOR THE SAME BUSINESS DAY
Inspection Cancellation or Rescheduling: (949) 362-4334
Inspection Schedule available after 9:00 a.m. on day of inspection (949) 362-4314

CITY OF LAGUNA NIGUEL
Community Development
Department
30111 Crown Valley Pkwy
Laguna Niguel, CA 92677
Tel. (949) 362-4360
Fax. (949) 362-4369
www.CityofLagunaNiguel.org

APN: 111111111
Lot/PARCEL:
TRACT: PM 2012-124
ELC:
PLANNING:

PERMIT #: B13-1826
PROJECT ADDRESS: 27960 CABOT RD
BUSINESS NAME:
ISSUED: 10/2/2013

DESCRIPTION OF WORK:

SUBTYPE: CNEW STATUS: ISSUED DESCRIPTION: REVISION1 OVER EXCAVATION REMOVED EXISTING BEDROCK...ADDING MAT SLAB OVER PILES END REVISION:

permit for partial placement of driven pilons only: Y5 & T5 and 2 & 14 only
will be done in sections according to Abdullah and Gary H.

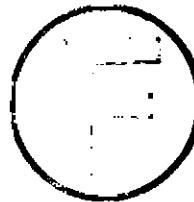
Hold on the: Creek, Crown Cabot Apartments; This foundation permit will proceed in phases as each section of foundation is certified by Abdullah.
Inspector will work with Abdullah to coordinate progress and inspection

additional inspection fee's may be due as project progresses

all fee's are under main building is B12-2453

8/14/14 ADDRESS CHANGE FROM 25891 CROWN VALLEY PARKWAY TO 27960 CABOT RD.

OWNER: THE CROWN CABOT APARTMENTS
ADDRESS: 25891 CROWN VALLEY LAGUNA NIGUEL, CA 94105-2618
APPLICANT: WILL WINKENHOFER
ADDRESS: MILL CREEK RESIDENTIAL TRUST COSTA MESA, CA 92626
BUSINESS:
ADDRESS:
ARCH/ENG:
ADDRESS:
CONTRACTOR: MCRT CALIF. CONSTRUCTION LP
ADDRESS: 949 S. COAST DR #400 COSTA MESA CA, 92626
LICENSE #: CLASS:
WORKERS COMP: POLICY#:



PHONE: (714) 800-1387
PHONE:
PHONE:
PHONE: (714) 966-9355
EXPIRES:
EXPIRES:

CODE YEAR: 2010 OCCUPANCY TYPE: 10 CONSTR. TYPE:

TOTAL VALUATION: \$56,000.00

USE TYPE: 52: PARKING LOT/GARAGE
USE DESCRIPTION: PARKING LOT FOR THE CROWN

SUMMARY OF PERMIT FEES

	PLANCHK	PERMIT	SUMMARY OF PERMIT FEES PERMIT ISSUANCE	SUBTOTAL
BUILDING				
ELECTRICAL				
MECHANICAL				
PLUMBING				
POOL/SPA				
SIGN				
DEMOLITION				
SMIP				
STATE FEE(CBSC)				
GMU				
MISC				\$849.56
			TOTAL PERMIT FEES:	\$849.56
			TOTAL FEES PAID	\$849.56

Comments:

Planning Approval: _____
Building Permit Issued By: _____

Date: _____
Date: _____

CERTIFICATE OF COMPLIANCE AND AUTHORIZATION OF ENTRY

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

I am ☐ a California Licensed contractor or ☐ the property owner* or ☐ authorized to act on the property owner's behalf**.

I have read this construction permit 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.

**requires separate verification form*

California Licensed Contractor, Property Owner* or Authorized Agent**:

***requires separate authorization form*

Signature _____

Date _____



BUILDING PERMIT

PERMIT WILL AUTOMATICALLY EXPIRE IF INSPECTIONS ARE
NOT SCHEDULED AT LEAST EVERY 180 DAYS

FOR INSPECTIONS: CALL (949) 362-4381
REQUESTS RECEIVED BY 6 A.M. WILL BE SCHEDULED
FOR THE SAME BUSINESS DAY.

Inspection Cancellation or Rescheduling: (949)362-4334
Inspection Schedule available after 8:00 a.m. on day of inspection: (949)362-4314

CITY OF LAGUNA NIGUEL
Community Development
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Fax. (949) 362-4369
www.CityofLagunaNiguel.org

PERMIT #: B13-1826

PROJECT ADDRESS: 25891 CROWN VALLEY PKWY

BUSINESS NAME: II

ISSUED: 10/02/2013

APN: 636-04-303
LOT/PARCEL: TRACT: T AND R
TBRO: 952 A1

XREF BLDG:
XREF GRAD:
XREF PLANNING:
XREF OCFA:

OWNER: THE CROWN CABOT APARTMENTS
ADDRESS: 25891 CROWN VALLEY LAGUNA NIGUEL, CA 94105-2618
APPLICANT: WILL WINKENHOFER
ADDRESS: 949 SOUTH COAST DR STE 400 COSTA MESA, CA 92626
ARCH/ENG:
ADDRESS:
CONTRACTOR: MCRT CALIF. CONSTRUCTION LP
ADDRESS: 949 S. COAST DR #400 COSTA MESA CA 92626
LICENSE #: 957117 CLASS:

PHONE: 714-800-1387-

PHONE:

PHONE: 714-966-9355

EXPIRES: 01/31/2015

WORKERS COMP: HARFORD INSURANCE POLICY#: 61WEC7183

EXPIRES: 08/01/2015

TYPE OF WORK:	BUILDING Y	ELECTRICAL Y	MECHANICAL N	PLUMBING Y
POOL/SPA N		SIGN N	DEMOLITION N	

TYPE OF CONSTRUCTION: CODE YEAR: 2010

Occupancy	Type	Factor	Sq Feet	Valuation
	Totals...			\$0.00*

*Rounded up to nearest \$100

OCCUPANCY TYPE: U CONSTR. TYPE: IIIA CENSUS CODE: HAZMAT? N SPRINKLERS? N

DESCRIPTION OF WORK:

permit for parcial placement of driven pilons only: Y.5 & T.5 and 2 & 14 only
will be done in sections according to Abdullah and Gary H.

Hold on the: Creek, Crown Cabot Apartments; This foundation permit will proceed in phases as each section of foundation is certified by Abdullah.

Inspector will work with Abdullah to corrdinate progress and inspection

additional inspection fee's may be due as project progresses

all fee's are under main building is B12-2453

USE TYPE: 01. ADULT-ORIENTED BUSINESS

USE DESCRIPTION: II

SUMMARY OF PERMIT FEES

	PLANCHECK	PERMIT	PERMIT ISSUANCE	ADJUSTMENTS	SUBTOTAL
BUILDING	\$0.00	\$27,914.50	\$0.00	\$0.00	\$0.00
ELECTRICAL	\$197.55	\$395.09	\$26.06	\$0.00	\$618.70
MECHANICAL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PLUMBING	\$116.36	\$232.72	\$26.06	\$0.00	\$375.14
POOL/SPA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
DEMOLITION	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
SMIP	\$0.50				\$0.50
STATE FEE (CBSC)					\$0.00
GMU					\$0.00

For Office Use Only

Comments:

TOTAL PERMIT FEES: \$0.00

TOTAL FEES PAID: \$0.00

Planning Approval: _____

Date: _____

Grading Release: _____

Date: _____

Building Permit Issued By: _____

Date: 10/7/13

Receipt #'s _____

CERTIFICATE OF COMPLIANCE AND AUTHORIZATION OF ENTRY

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

I am ☒ a California licensed contractor or ☐ the property owner* or ☐ authorized to act on the property owner's behalf**.

I have read this construction permit 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.

*requires separate verification form

California Licensed Contractor, Property Owner* or Authorized Agent**:

**requires separate authorization form

Signature: _____

Date: 10/7/13

#2 IDENTIFY WHO WILL PERFORM THE WORK (Complete either 2A or 2B)

#2A CALIFORNIA LICENSED CONTRACTORS 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.

Contractor Name: Greg Lucas
Address: 949 Bowler Coast Dr. Suite 400 Costa Mesa CA
License Class and No. 957117 Expiration Date: 8/1/15 Signature: [Signature] Date: 10/7/13

#2B 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>.

Property Owner or Authorized Agent signature _____ Date _____

#3 IDENTIFY WORKERS' COMPENSATION DECLARATION AND LENDING AGENCY:

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.

WORKERS' COMPENSATION DECLARATION

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 Norfolk Policy No. CA16RC783 Expiration Date 8/1/15
Name of Agent _____ Tel No _____
(This Section need not be completed if the permit(s) is for one hundred dollars (\$100) or less.)
- ☒ 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 _____ Date _____

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: _____

CODE: INSPECTION TYPE	DATE	INITIALS	CODE: INSPECTION TYPE	DATE	INITIALS
72. Drywall Nailing/Rewalls			70. Insulation		
400. P/S Pre Inspection for Fences			60. T-Bar Ceiling		
402. P/S Pool & Equipment Loc.			59. OCCFA Fire Sprinkler - Rough		
410. P/S Approval to Cover - Gunite			56. Rough Frame & Flashing		
412. P/S Electrical Conduit Undergrnd.			55. Preliminary Insulation		
414. P/S Gas Pipe Underground Test			54. Shear Walls Exterior		
416. P/S Gas Pipe Underground Test			53. Preliminary Shear		
418. P/S Final Backwash Receptor			52. Shear Walls Interior		
420. P/S Fencing & Access Gates			51. Approval to Cover Exterior		
422. P/S Pre Deck			50. Roof Framing		
424. P/S Approved for Plastering			48. Roof Sheathing		
428. P/S FINAL - HEATER & VENT			46. Fire Dampers		
430. P/S FINAL - PLUMBING			44. Rough Mechanical		
432. P/S FINAL - ELECTRICAL			42. Rough Electrical		
434. P/S FINAL - POOL COVER			41. Lathing Interior		
436. P/S FINAL - SOLAR SYSTEM			40. Hot Mop Shower		
438. P/S FINAL - POOL/SPA			36. Rough Plumbing/Gas Test		
439. P/S FINAL - ELECTRICAL METER RELEASE			34. Roof Drains/Deck Drains		
440. P/S FINAL - ELECTRICAL METER RELEASE			32. Sewer Line & House Connect		
441. P/S FINAL - ELECTRICAL METER RELEASE			30. Floor Plywood Nailing		
442. P/S FINAL - ELECTRICAL METER RELEASE			29. Wall Drainage		
443. P/S FINAL - ELECTRICAL METER RELEASE			26. Pre Grout Lft 2		
444. P/S FINAL - ELECTRICAL METER RELEASE			24. Pre Grout Lft 1		
445. P/S FINAL - ELECTRICAL METER RELEASE			22. Steel Reinforce - Retain. Walls		
446. P/S FINAL - ELECTRICAL METER RELEASE			21. Post Tension		
447. P/S FINAL - ELECTRICAL METER RELEASE			20. Foundation - Slab on Grade		
448. P/S FINAL - ELECTRICAL METER RELEASE			19. UFER		
449. P/S FINAL - ELECTRICAL METER RELEASE			18. Footings & Steel		
450. P/S FINAL - ELECTRICAL METER RELEASE			16. Verify Setbacks		
451. P/S FINAL - ELECTRICAL METER RELEASE			14. Gas Line Underground & Test		
452. P/S FINAL - ELECTRICAL METER RELEASE			10. Electrical Conduit Underground		
453. P/S FINAL - ELECTRICAL METER RELEASE			9. Sewer Line & House Connect		
454. P/S FINAL - ELECTRICAL METER RELEASE			8. Water Pipe Underground		
455. P/S FINAL - ELECTRICAL METER RELEASE			6. Soil Pipe Underground		
456. P/S FINAL - ELECTRICAL METER RELEASE			4. Temp Electrical Service or Pole		
457. P/S FINAL - ELECTRICAL METER RELEASE					

#2 IDENTIFY WHO WILL PERFORM THE WORK (Complete either 2A or 2B)

#2A CALIFORNIA 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.

Contractor Name: MCR7 CA CONST LP
Address: 949 S. Coast Dr. Ste #400 - Costa Mesa - CA - 92626
License Class and No. 95717 Expiration Date: 11/31/15 Signature: [Signature] Date: 12/4/13

#2B 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>.

Property Owner or Authorized Agent signature _____ Date _____

#3 IDENTIFY WORKERS' COMPENSATION DECLARATION AND LENDING AGENCY:

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.

WORKERS' COMPENSATION DECLARATION

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 HARFORD INSURANCE Policy No. 601WECT183 Expiration Date 08/01/15
Name of Agent _____ Tel No. _____
(This Section need not be completed if the permit(s) is for one hundred dollars (\$100) or less.)
- ☒ 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 [Signature] Date 12/4/13

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: _____

CODE: INSPECTION TYPE	DATE	INITIALS	CODE: INSPECTION TYPE	DATE	INITIALS
2. Initial Water Quality Inspection			72. Drywall Nailing/Firewalls		
4. Temp Electrical Service or Pole			400. P/S Pre Inspection for Fences		
6. Soil Pipe Underground			402. P/S Pool & Equipment Loc.		
8. Water Pipe Underground			410. P/S Approval to Cover - Gunit		
9. Sewer Line & House Connect			412. P/S Electrical Conduit Undergnd		
10. Electrical Conduit Underground			414. P/S Gas Pipe Underground Test		
14. Gas Line Underground & Test			416. P/S Backwash Lines, P Trap, Underground		
16. Verify Setbacks			418. P/S Final Backwash Receiver		
18. Footings & Steel			420. P/S Fencing & Access Gates		
19. UFER			422. P/S Pre Deck		
20. Foundation - Slab on Grade			424. P/S Approved for Plastering		
21. Post Tension			428. P/S FINAL - HEATER & VENT		
22. Steel Reinforce - Retain. Walls			430. P/S FINAL - PLUMBING		
24. Pre Grout Lift 1			432. P/S FINAL - ELECTRICAL		
26. Pre Grout Lift 2			434. P/S FINAL - POOL COVER		
29. Wall Drainage			436. P/S FINAL - SOLAR SYSTEM		
30. Floor Plywood Nailing			438. P/S FINAL - POOL/SPA		
32. Sewer Line & House Connect			902. FINAL - ELECTRICAL METER RELEASE		
34. Roof Drains/Deck Drains			904. FINAL - ELECTRICAL		
36. Rough Plumbing/Gas Test			906. FINAL - SIGN		
40. Hot Map Shower			908. FINAL - MECHANICAL		
41. Lathing Interior			910. FINAL - PLUMBING		
42. Rough Electrical			912. FINAL - WATER SERVICE		
44. Rough Mechanical			914. FINAL - GAS TEST		
46. Fire Dampers			916. FINAL - ACCESSIBILITY REGULATIONS		
48. Roof Sheathing			918. FINAL - RE-ROOF		
50. Roof Framing			920. FINAL - PLANNING		
51. Approval to Cover Exterior			922. FINAL - ENGINEERING/P/W		
52. Shear Walls Interior			924. FINAL - O.C. HEALTH		
53. Preliminary Shear			926. FINAL - WATER DISTRICT		
54. Shear Walls Exterior			927. FINAL - SMOKE DETECTOR / CO ₂		
55. Preliminary Insulation			928. FINAL - GRADING		
56. Rough Frame & Flashing			930. FINAL - OCFA SPRINKLER SYSTEMS -		
59. OCFA Fire Sprinkler - Rough			932. FINAL - OCFA PROJECT FINAL -		
60. T-Bar Ceiling			933. Anti-Entrapment Device		
64. Lathing Exterior			934. FINAL - BUILDING & SAFETY		
70. Insulation			935. FINAL - WATER QUALITY INSPECTION		



BUILDING PERMIT

PERMIT WILL AUTOMATICALLY EXPIRE IF INSPECTIONS ARE NOT SCHEDULED AT LEAST EVERY 180 DAYS

FOR INSPECTIONS: CALL (949) 362-4381
REQUESTS RECEIVED BY 6 A.M. WILL BE SCHEDULED FOR THE SAME BUSINESS DAY.

Inspection Cancellation or Rescheduling: (949)362-4334
Inspection Schedule available after 8:00 a.m. on day of inspection: (949)362-4314

CITY OF LAGUNA NIGUEL
Community Development
Department
30111 Crown Valley Pkwy
Laguna Niguel, CA 92677
Tel. (949) 362-4360
Fax. (949) 362-4369
www.CityofLagunaNiguel.org

PERMIT #: B13-1826

PROJECT ADDRESS: 25891 CROWN VALLEY PKWY

BUSINESS NAME: II

ISSUED: 10/02/2013

APN: 636-04-303
LOT/PARCEL: TRACT: T AND R
TBRO: 952 A1

XREF BLDG:
XREF GRAD:
XREF PLANNING:
XREF OCFA:

OWNER: THE CROWN CABOT APARTMENTS
ADDRESS: 25891 CROWN VALLEY LAGUNA NIGUEL, CA 94105-2618
APPLICANT: WILL WINKENHOFER
ADDRESS: 949 SOUTH COAST DR STE 400 COSTA MESA, CA 92626
ARCH/ENG:
ADDRESS:
CONTRACTOR: MCRT CALIF. CONSTRUCTION LP
ADDRESS: 949 S. COAST DR #400 COSTA MESA CA 92626
LICENSE #: 957117 CLASS:

PHONE: 714-800-1387-

PHONE:

PHONE: 714-966-9355

EXPIRES: 01/31/2015

WORKERS COMP: HARFORD INSURANCE POLICY#: 61WEC7183

EXPIRES: 08/01/2015

TYPE OF WORK:	BUILDING Y	ELECTRICAL Y	MECHANICAL N	PLUMBING Y
	POOL/SPA N	SIGN N	DEMOLITION N	
TYPE OF CONSTRUCTION:	CODE YEAR: 2010			
Occupancy	Type	Factor	Sq Feet	Valuation
	Totals...			\$0.00*
*Rounded up to nearest \$100				
OCCUPANCY TYPE: U	CONSTR. TYPE: IIIA	CENSUS CODE:	HAZMAT? N	SPRINKLERS? N

DESCRIPTION OF WORK:

construct foundation and parking structure with underground for the Mill Creek, Crown Cabot Apartments; This foundation permit will proceed in phases as each section of foundation is certified by Abdullah. Inspector will work with Abdullah to coordinate progress and inspection

additional inspection fee's may be due as project progresses

all fee's are under main building is B12-2453

USE TYPE: 01. ADULT-ORIENTED BUSINESS
USE DESCRIPTION: II

	PLANCHHECK	PERMIT	PERMIT ISSUANCE	ADJUSTMENTS	SUBTOTAL
BUILDING	\$0.00	\$27,914.50	\$0.00	\$0.00	\$0.00
ELECTRICAL	\$197.55	\$395.09	\$26.06	\$0.00	\$618.70
MECHANICAL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PLUMBING	\$116.36	\$232.72	\$26.06	\$0.00	\$375.14
POOL/SPA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
DEMOLITION	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
SMIP	\$0.50				\$0.50
STATE FEE (CBSC)					\$0.00
GMU					\$0.00

For Office Use Only TOTAL PERMIT FEES: \$0.00
TOTAL FEES PAID: \$0.00

Comments:

Planning Approval: _____
Grading Release: _____
Building Permit Issued By: _____

Date: _____
Date: _____
Date: 10/25/13

Receipt #'s _____

CERTIFICATE OF COMPLIANCE AND AUTHORIZATION OF ENTRY

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

I am ☐ a California licensed contractor or ☐ the property owner* or ☐ authorized to act on the property owner's behalf**.

I have read this construction permit 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.

California Licensed Contractor, Property Owner* or Authorized Agent**:

*requires separate verification form

**requires separate authorization form

Signature _____

Date 10/25/13

#2 IDENTIFY WHO WILL PERFORM THE WORK (Complete either 2A or 2B)

#2A CALIFORNIA LICENSED CONTRACTORS 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.

Contractor Name: NEWT CALIF CONST LP
Address: COSTA MESA, CA
License Class and No. 957117 Expiration Date: 1/31/15 Signature: [Signature] Date: 10/25/13

#2B 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>.

Property Owner or Authorized Agent signature _____ Date _____

#3 IDENTIFY WORKERS' COMPENSATION DECLARATION AND LENDING AGENCY:

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WORKERS' COMPENSATION DECLARATION

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 No _____ Expiration Date _____
Name of Agent _____ Tel No _____
(This Section need not be completed if the permit(s) is for one hundred dollars (\$100) or less.)
- ☐ 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 _____ Date _____

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: _____

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8. Water Pipe Underground			410. P/S Approval to Cover - Gunite		
9. Sewer Line & House Connect			412. P/S Electrical Conduit Undergnd.		
10. Electrical Conduit Underground			414. P/S Gas Pipe Underground Test		
14. Gas Line Underground & Test			416. P/S Backwash Lines, P Trap, Underground		
16. Verify Setbacks			418. P/S Final Backwash Receptor		
18. Footings & Steel			420. P/S Fencing & Access Gates		
19. UFER			422. P/S Pre Deck		
20. Foundation - Slab on Grade			424. P/S Approved for Plastering		
21. Post Tension			426. P/S FINAL - HEATER & VENT		
22. Steel Reinforce - Retain. Walls			430. P/S FINAL - PLUMBING		
24. Pre Grout Lit 1			432. P/S FINAL - ELECTRICAL		
26. Pre Grout Lit 2			434. P/S FINAL - POOL COVER		
29. Wall Drainage			436. P/S FINAL - SOLAR SYSTEM		
30. Floor Plywood Nailing			438. P/S FINAL - POOL/SPA		
32. Sewer Line & House Connect			902. FINAL - ELECTRICAL METER RELEASE		
34. Roof Drains/Deck Drains			904. FINAL - ELECTRICAL		
36. Rough Plumbing/Gas Test			906. FINAL - SIGN		
40. Hot Mop Shower			908. FINAL - MECHANICAL		
41. Lathing Interior			910. FINAL - PLUMBING		
42. Rough Electrical			912. FINAL - WATER SERVICE		
44. Rough Mechanical			914. FINAL - GAS TEST		
46. Fire Dampers			916. FINAL - ACCESSIBILITY REGULATIONS		
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50. Roof Framing			920. FINAL - PLANNING		
51. Approval to Cover Exterior			922. FINAL - ENGINEERING/P.W.		
52. Shear Walls Interior			924. FINAL - O.C. HEALTH		
53. Preliminary Shear			926. FINAL - WATER DISTRICT		
54. Shear Walls Exterior			927. FINAL - SMOKE DETECTOR / CO ₂		
55. Preliminary Insulation			928. FINAL - GRADING		
56. Rough Frame & Flashing			930. FINAL - OCCA SPRINKLER SYSTEMS -		
59. OCCA Fire Sprinkler - Rough			932. FINAL - OCCA PROJECT FINAL -		
60. T-Bar Ceiling			933. Anti-Entrapment Device		
64. Lathing Exterior			934. FINAL - BUILDING & SAFETY		
70. Insulation			936. FINAL - WATER QUALITY INSPECTION		



BUILDING PERMIT

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CITY OF LAGUNA NIGUEL
Community Development
Department
30111 Crown Valley Pkwy
Laguna Niguel, CA 92677
Tel. (949) 362-4360
Fax. (949) 362-4369
www.CityofLagunaNiguel.org

PERMIT #: B13-1826

PROJECT ADDRESS: 25891 CROWN VALLEY PKWY

BUSINESS NAME:

ISSUED:

APN: 636-04-303
LOT/PARCEL: TRACT: T AND R
TBRO: 952 A1

XREF BLDG:
XREF GRAD:
XREF PLANNING:
XREF OCFA:

OWNER: THE CROWN CABOT APARTMENTS
ADDRESS: 25891 CROWN VALLEY LAGUNA NIGUEL, CA 94105-2618
APPLICANT: WILL WINKENHOFER
ADDRESS: 949 SOUTH COAST DR STE 400 COSTA MESA, CA 92626
ARCH/ENG:
ADDRESS:
CONTRACTOR: MCRT CALIF. CONSTRUCTION LP
ADDRESS: 949 S. COAST DR #400 COSTA MESA CA 92626
LICENSE #: 957117 CLASS:

PHONE: 714-800-1387-

PHONE:

PHONE: 714-966-9355

EXPIRES: 01/31/2015

WORKERS COMP:HARFORD INSURANCE POLICY#: 61WEC7183

EXPIRES: 08/01/2015

TYPE OF WORK: BUILDING Y ELECTRICAL Y MECHANICAL N PLUMBING Y
POOL/SPA N SIGN N DEMOLITION N CODE YEAR: 2010

TYPE OF CONSTRUCTION:
Occupancy Type Factor Sq Feet Valuation
R2 Apartment/Condo Type IA Basement Garag .00 \$0.00
S2 Public Garages Type IIIA 58.86 253,016 \$14,917,823.36
Totals... 253,016 \$14,917,900.00*

COMM. Basement 1A \$59,600
OCCUPANCY TYPE: U CONSTR. TYPE: IIIA *Rounded up to nearest \$100
CENSUS CODE: HAZMAT? N SPRINKLERS? N

DESCRIPTION OF WORK:

construct foundation and parking structure with underground for the Mill Creek, Crown Cabot Apartments; This foundation permit will proceed in phases as each section of foundation is certified by Abdullah. Inspector will work with Abdullah to coordinate progress and inspection

additional inspection fee's may be due as project progresses

main building is under B12-2453

ADD SPRINKLERS TO PARKING

USE TYPE:
USE DESCRIPTION:

Moved fee's Back To Building Permit
B12-2453

SUMMARY OF PERMIT FEES

	PLAN/CHECK	PERMIT	PERMIT ISSUANCE	ADJUSTMENTS	SUBTOTAL
BUILDING	\$19,347.37	\$27,639.10	\$26.06	\$2,089.98	\$49,102.51
ELECTRICAL	\$197.55	\$395.09	\$26.06	\$0.00	\$618.70
MECHANICAL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PLUMBING	\$116.36	\$232.72	\$26.06	\$0.00	\$375.14
POOL/SPA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
DEMOLITION	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
SMIP	\$0.50				\$0.50
STATE FEE (CBSC)					\$597.00
GMU					\$0.00

For Office Use Only

Comments:

TOTAL PERMIT FEES: \$50,693.85
TOTAL FEES PAID: \$50,693.85

Planning Approval: _____
Grading Release: _____
Building Permit Issued By: _____

Date: _____
Date: _____
Date: _____ Receipt #'s _____

CERTIFICATE OF COMPLIANCE AND AUTHORIZATION OF ENTRY

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

I am ☐ a California licensed contractor or ☐ the property owner* or ☐ authorized to act on the property owner's behalf**.

I have read this construction permit 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.

*requires separate verification form

California Licensed Contractor, Property Owner* or Authorized Agent**:

**requires separate authorization form

Signature _____ Date _____

#2 IDENTIFY WHO WILL PERFORM THE WOF complete either 2A or 2B)

#2A CALIFORNIA LICENSED CONTRACTORS 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.

Contractor Name: _____
Address: _____
License Class and No. _____ Expiration Date: _____ Signature: _____ Date: _____

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- ☐ 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.).
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8. Water Pipe Underground			410. P/S Approval to Cover - Gunite		
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21. Post Tension			424. P/S Approved for Plastering		
22. Steel Reinforce - Retain. Walls			428. P/S FINAL - HEATER & VENT		
24. Pre Grout Lift 1			430. P/S FINAL - PLUMBING		
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60. T-Bar Ceiling			932. FINAL - OCFA PROJECT FINAL -		
64. Lathing Exterior			933. Anti-Entrapment Device		
70. Insulation			934. FINAL - BUILDING & SAFETY		
			935. FINAL - WATER QUALITY INSPECTION		

NOTES:

- 11-15-13 11 pile caps (pad footings) at B-2 section OK to pour
 19 - C4's 1 - C3 1 - C5
- 11-19-13 Lines AA-T and 2-14
 Columns between AA-T and 2-14 lines
 OK to pour. Engineer observation and Deputy
 reports observed.
- 11-20-13 Elevator pad footing
 12-3-13 • Grout lift #1 on Elevator. Monolithic pour
 for pad and walls at sewer pit
- 12-9-13 14 pile caps and Columns 14-AA to 14-AA.4 T5-14 to 14
 12-13-13 Slab Grade & Footings AA-14 T5-14
 14 Columns AA-14-20 T5-14-20
- 12-16-13 11 Columns AA-18-25 & T5-18-25
 12-18-13 Grade Beam T.5 to N-9 and 11 to 16
 12-23-13 Grade Beam T to 15 & MJ-15
 • Shotcrete wall AA-2 to 11 T.5 2 to 11
- 12-26-13 Grade Beam M-J - 15-20
 12-30-13 Shear Wall Footing N-R-15-16 & 4 Pile cap Footings
 16 to 19 & T to N-8
- 12-31-13 4 Pile cap Footings J to N-8 &
 • Shotcrete wall 11 to Y.4 line AA
- 1-2-14 • Shotcrete wall Y4-Y8 on Y+2 line
 1-3-14 Shear walls steel J-T & 15-19 including columns
 1-6-14 Shear wall steel T.5-M-8-16 Liner
- 1-8-14 • CMU walls grout Lift #1
 1-9-14 • CMU walls grout Lift #2
- 1-10-14 Footing for stairway wall & elevator pit
 6 pile caps at Y.4 to Y-8 and X15-X16
 4 pile caps H-14 to 18
- 1-20-14 4 pile caps X10-X13 & 20 to X5
 1-23-14 4 Columns at X9-14-18
 Shotcrete walls at X10-X14 & CMU wall
 2nd floor rebar grid & post tension cables at
 Lines 12.5 to 2 & AA to T.5. Engineer &
 Deputy reports received
- 1-28-14 X11-X16.5 - 18 to Y10 slab on grade
 1-31-14 Shotcrete wall X19-X15 - Line Y10
 3-7-14 Shotcrete wall sections X-20-Y-8 to ②
 8 2nd floor columns X-16-X20 12 to X-5
 3-11-14 Slab on grade liner X-11-X9.2 and 19-25



City of Laguna Niguel
Building Division
 30111 Crown Valley Pkwy
 Laguna Niguel, CA 92677
 (949) 362-4360
 FAX 362-4369

BUILDING PERMIT APPLICATION
Foundation Garage
 www.CityofLagunaNiguel.org

124

Project Address: 25891 Crown Valley Parkway **Suite/Unit:** _____
Applicant/Agent: Kill Winkenhofer **Phone No.:** (714) 800-1387 (w)
Address: 949 South Coast Drive 400 760-846-4072 (c)
City: Costa Mesa **State:** CA **Zip:** 92626 **Email:** wwinkenhofer@mcrttrust.com

Property Owner: CAL I Crown Valley, LLC **Phone No.:** (714) 800-1384
Address: 949 South Coast Drive Site 400
City: Costa Mesa **State:** CA **Zip:** 92626 **Email:** _____

Contractor: MCRT California Construction LP **Phone No.:** 714 800 1397 or 1385
Address: 949 South Coast Drive
City: Costa Mesa **State:** CA **Zip:** 92626 **Email:** Srhadese@mcrttrust.com
State License No.: 957117 **Class:** B **Expiration:** 1/31/2014
Workman's Comp. Policy No.: 61WEAC7183 **Expiration:** 2/1/2014
Insurance Company (If applicable): Hartford Underwriters

Architect: Thomas Cox **Reg No.:** _____ **Phone No.:** (949) 862-0270
Address: 19782 MacArthur Blvd, 300
City: Irvine **State:** CA **Zip:** 92660 **Email:** shutson@tca-arch.com

Engineer: KHR Associates **Reg. No.:** _____ **Phone No.:** (949) 756-6440
Address: 4100 Newport Place Drive, Suite 200
City: Newport Beach **State:** CA **Zip:** 92660 **Email:** mthomas@khrdesign.com

Description of Work to be Performed (please be specific): Foundation, Garage, Underground Only

Valuation: \$ _____ **Type of Const:** _____ **Occupancy Type:** _____ **Occupant Load:** _____

I certify that the above information is complete and correct. If the scope of work changes this application must be updated by the applicant.
 Permit applications expire 180 days from the date of application. Permits must be obtained prior to expiration (Pursuant of UBC sec 107.4)
Signature of Applicant: [Signature] **Payment:** Cash or Check # _____ or Visa/MC/Disc

Activity Number: <u>B13-1824</u>		Received By: <u>[Signature]</u>		Date: <u>9-26-13</u>	
Planning Division:		YES	NO	Submittal does not constitute Planning Approval	
HOA or Property Manager Approval Required:					
HOA or Property Manager Approval Letter Provided:					
OK for Plan Check:				Reviewed By:	Date:
OK for issuance:				Reviewed By:	Date:
Building Division:					
☐ Gary	☐ Planning	☐ CAA	☐ GMU		
☐ Fire	☐ Water	☐ Health	☐ Grading		

Plumbing/Mechanical/Electrical		Fixture Counts	
Plumbing			
Quantity	Item	Quantity	Item
	Bar Sink		Kitchen Sink
	Backflow Device		Lavatories
	Bathtubs		Roof Drains
	Dishwashers		Showers
	Drinking Fountains		Service Sink
	Floor Drains		Sewer Cap
	Floor Sinks		Sewer Connection
	Gas Piping:		Urinal
	Gas Service		Water Closet
	Interceptors/Clarifiers		Water Heater
			Water Service

Mechanical

Quantity	Item	Quantity	Item
	Boiler		Hood or Canopy
	Ventilation Fan		Refrigeration System:
	Exhaust System		0-100,000 BTU
	Fireplace/Factory Built ICBO#		+100,000 BTU
	Heating Systems & Ducting:		System Repair/Alteration
	<=100,000 BTU		Heat Pump or Air Conditioner:
	>100,000<=500,000 BTU		0-5 Tons
	>500,000<=1,000,000 BTU		+5 Tons
	>1,000,000<=2,000,000 BTU		
	>2,000,000 BTU		
	Evaporative Cooler		

Electrical

Quantity	Item	Quantity	Item
	Automatic Washer		Transformer:
	Cooking Unit		<=1 hp
	Dishwasher		>1 to <=10 hp
	Dryers		>10 to <=50 hp
	Ventilation Fans		>50 to <=100 hp
	F.A.U.		>100 hp
	Fixtures		Services & Switchboards:
	Device Boxes		<= 600 amps
	Switches		>600 to <=1,000 amps
	Outlets		>1,000 amps
	Garbage Disposal		Sub Panel
	Water Heater		Motors:
	Self-Contained Appliance		<=1 hp
	Range		>1 to <=10 hp
			>10 to <=50 hp
			>50 to <=100 hp
			>100 hp
	Temp power Pole or Piggyback		Pole Lights
	Temp Construction Sub Pole		Time Clock

Signs					
Sign	Type (Circle One)	Size (Sq. Ft.)	Res. or Comm. (Circle One)	Foundation Valuation (if freestanding and over 6 feet in height)	Illumination (# of Transformers or Ballasts)
Sign 1	Single Face		Residential		
	Double Face		Commercial		
	Gas Tube				
Sign 2	Single Face		Residential		
	Double Face		Commercial		
	Gas Tube				
Sign 3	Single Face		Residential		
	Double Face		Commercial		
	Gas Tube				
Sign 4	Single Face		Residential		
	Double Face		Commercial		
	Gas Tube				
Sign 5	Single Face		Residential		
	Double Face		Commercial		
	Gas Tube				
Sign 6	Single Face		Residential		
	Double Face		Commercial		
	Gas Tube				



City of Laguna Niguel
Building Division
 30111 Crown Valley Pkwy
 Laguna Niguel, CA 92677
 (949) 362-4360
 FAX 362-4369

BUILDING PERMIT APPLICATION

www.CityofLagunaNiguel.org

124

Project Address: 25891 CROWN VALLEY

Suite/Unit: _____

Applicant/Agent: STEVE HUTSON

Phone No.: 949-862-0270

Address: _____

City: _____ **State:** _____ **Zip:** _____

Email: _____

Property Owner: MILL CREEK TRUST

Phone No.: 714-800-1387

Address: _____

City: _____ **State:** _____ **Zip:** _____

Email: _____

Contractor: MILL CREEK TRUST

Phone No.: 714-800-1387

Address: _____

City: _____ **State:** _____ **Zip:** _____

Email: _____

State License No.: _____ **Class:** _____

Expiration: _____

Workman's Comp. Policy No.: _____

Expiration: _____

Insurance Company (If applicable): _____

Architect: TEA ARCH. **Reg No.:** _____

Phone No.: 949-862-0270

Address: _____

City: _____ **State:** _____ **Zip:** _____

Email: SHUTSON@TEA-ARCH.COM

Engineer: _____ **Reg. No.:** _____

Phone No.: () - -

Address: _____

City: _____ **State:** _____ **Zip:** _____

Email: _____

Description of Work to be Performed (please be specific): STRUCTURAL REVISION
B13-1826 - MAT SLAB OVER PILES

Valuation: \$ 15,000 **Type of Const:** _____ **Occupancy Type:** _____ **Occupant Load:** _____

I certify that the above information is complete and correct. If the scope of work changes this application must be updated by the applicant. Permit applications expire 180 days from the date of application. Permits must be obtained prior to expiration (Pursuant of UBC sec 107.4)

Signature of Applicant: STEVE HUTSON **Payment:** Cash or Check # _____ or Visa/MC/Disc

Activity Number: <u>B13-1826 Rev1</u>		Received By: <u>[Signature]</u>		Date: <u>11/8/13</u>
Planning Division:	YES	NO	Submittal does not constitute Planning Approval	
HOA or Property Manager Approval Required: _____				
HOA or Property Manager Approval Letter Provided: _____				
OK for Plan Check: _____				
OK for issuance: <u>OK</u>				
Building Division:				
☒ Gary	☒ Planning	☒ CAA	☒ GMU	
☐ Fire	☐ Water	☐ Health	☐ Grading	

No PIC Taken
3 sets
** - 1 to GMU - **

Plumbing/Mechanical/Electrical		Fixture Counts	
Plumbing			
Quantity	Item	Quantity	Item
	Bar Sink		Kitchen Sink
	Backflow Device		Lavatories
	Bathtubs		Roof Drains
	Dishwashers		Showers
	Drinking Fountains		Service Sink
	Floor Drains		Sewer Cap
	Floor Sinks		Sewer Connection
	Gas Piping		Urinal
	Gas Service		Water Closet
	Interceptors/Clarifiers		Water Heater
			Water Service

Mechanical

Quantity	Item	Quantity	Item
	Boiler		Hood or Canopy
	Ventilation Fan		Refrigeration System:
	Exhaust System		0-100,000 BTU
	Fireplace/Factory Built ICBO#		+100,000 BTU
	Heating Systems & Ducting:		System Repair/Alteration
	<=100,000 BTU		Heat Pump or Air Conditioner:
	>100,000<=500,000 BTU		0-5 Tons
	>500,000<=1,000,000 BTU		+5 Tons
	>1,000,000<=2,000,000 BTU		
	>2,000,000 BTU		
	Evaporative Cooler		

Electrical

Quantity	Item	Quantity	Item
	Automatic Washer		Transformer:
	Cooking Unit		<=1 hp
	Dishwasher		>1 to <=10 hp
	Dryers		>10 to <=50 hp
	Ventilation Fans		>50 to <=100 hp
	F.A.U.		>100 hp
	Fixtures		Services & Switchboards:
	Device Boxes		<= 600 amps
	Switches		>600 to <=1,000 amps
	Outlets		>1,000 amps
	Garbage Disposal		Sub Panel
	Water Heater		Motors:
	Self-Contained Appliance		<=1 hp
	Range		>1 to <=10 hp
			>10 to <=50 hp
			>50 to <=100 hp
			>100 hp
	Temp power Pole or Piggyback		Pole Lights
	Temp Construction Sub Pole		Time Clock

Signs					
Sign	Type (Circle One)	Size (Sq. Ft.)	Res. or Comm. (Circle One)	Foundation Valuation (if freestanding and over 6 feet in height)	Illumination (# of Transformers or Ballasts)
Sign 1	Single Face		Residential		
	Double Face		Commercial		
	Gas Tube				
Sign 2	Single Face		Residential		
	Double Face		Commercial		
	Gas Tube				
Sign 3	Single Face		Residential		
	Double Face		Commercial		
	Gas Tube				
Sign 4	Single Face		Residential		
	Double Face		Commercial		
	Gas Tube				
Sign 5	Single Face		Residential		
	Double Face		Commercial		
	Gas Tube				
Sign 6	Single Face		Residential		
	Double Face		Commercial		
	Gas Tube				



City of Laguna Niguel
Community Development Department
30111 Crown Valley Pkwy, CA 92677
(949)362-4360 FAX (949)362-4369

RECEIPT

RECEIPT NUMBER: R13-2986

PERMIT #: B13-1826

TYPE: Combo Building Permit

CASE NUMBER:

BUSINESS NAME: II

SITE ADDRESS: 25891 CROWN VALLEY PKWY LN

PARCEL: 636-043-03

OCFA Service Req. #:

Payee: MCRT CALIF. CONSTRUCTION LP

Address:

949 S. COAST DR #400
COSTA MESA CA

92626

Phone: 714-966-9355

TRANSACTION DATE: 12/04/2013	TOTAL PAYMENT:	849.56
	TOTAL PAID FROM TRUST:	.00
	TOTAL PAID FROM CURRENCY:	849.56

TRANSACTION LIST:

Type	Method	Description	Amount
Payment	Credit C MC	9076	849.56
TOTAL:			849.56

ACCOUNT ITEM LIST:

Description	Account Code	Current Pmts
Building Fee Adjustments	3310	320.00
Building Standards Fee	2211	3.00
Permit Issuance	3310	26.06
Soil Engineering Fee	3313	500.00
Strong Motion (SMIP)	2210	.50
REASON FOR ADJUSTMENT: REV/ADJUSTMENT FOR NON PERMIT ONLY P/C		
TOTAL: 849.56		

RECEIPT ISSUED BY: JDARLING INITIALS: JD

ENTERED DATE: 12/04/2013 TIME: 11:44 AM



City of Laguna Niguel
Community Development Department
30111 Crown Valley Pkwy, CA 92677
(949)362-4360 FAX (949)362-4369

RECEIPT

RECEIPT NUMBER: R13-2147

PERMIT #: B13-1826

TYPE: Combo Building Permit

CASE NUMBER:

BUSINESS NAME:

SITE ADDRESS: 25891 CROWN VALLEY PKWY LN

PARCEL: 636-043-03

OCFA Service Req. #:

Payee: MCRT CALIF. CONSTRUCTION LP

Address:

949 S. COAST DR #400
COSTA MESA CA

92626

Phone: 714-966-9355

TRANSACTION DATE: 09/20/2013

TOTAL PAYMENT:

50,693.85

TOTAL PAID FROM TRUST:

.00

TOTAL PAID FROM CURRENCY:

50,693.85

TRANSACTION LIST:

Type	Method	Description	Amount
Payment	Check	139	50,693.85
TOTAL:			50,693.85

ACCOUNT ITEM LIST:

Description	Account Code	Current Pmts
Building Fee Adjustments	3310	2,089.98
Building Standards Fee	2211	597.00
Electrical Permit	3310	395.09
Electrical Plan Check	3310	197.55
Non-Res Bldg Permit	3310	27,639.10
Non-Res Bldg Plan Check	3310	19,347.37
Permit Issuance	3310	78.18
Plumbing Permit	3310	232.72
Plumbing Plan Check	3310	116.36
Strong Motion (SMIP)	2210	.50
REASON FOR ADJUSTMENT:REV		

TOTAL: 50,693.85

RECEIPT ISSUED BY:

JDARLING

INITIALS:

JD

ENTERED DATE: 09/20/2013

TIME: 12:34 PM

Fees Report - Account 342 without Grading

From 09/01/2013 To 09/19/2013

<i>Account Number</i>	<i>Fee Item</i>	<i>Amount</i>
3310		
	100 Res Bldg Plan Check	\$7,048.65
	105 Non-Res Bldg Plan Chec	\$2,934.33
	120 Electrical Plan Check	\$1,088.36
	130 Mechanical Plan Check	\$725.88
	140 Plumbing Plan Check	\$977.95
	150 Sign Plan Check	\$138.88
	<i>Plan Check Subtotal</i>	<i>\$12,914.05</i>
	200 Bldg Permit	\$28,986.83
	205 Non-Res Bldg Permit	\$23,123.40
	209 Permit Issuance	\$5,837.44
	213 Special Inspectors	\$239.64
	220 Electrical Permit	\$3,880.45
	230 Mechanical Permit	\$2,408.51
	240 Plumbing Permit	\$7,561.42
	250 Sign Permit	\$250.04
	291 C of O	\$666.80
	999 Building Fee Adjustment	\$728.66
	<i>Permit Subtotal</i>	<i>\$73,683.19</i>
	<i>Grand Total</i>	<i>\$86,597.24</i>

Report R215

Thursday, September 26, 2013

Page 1 of 1

Fees Report - Account 342 without Grading

From 09/01/2013 To 09/26/2013

GAGE 1A - PUBLIC

Account Number	Fee Item	Amount

3310

100	Res Bldg Plan Check	(\$36,680.21)
105	Non-Res Bldg Plan Chec	\$23,890.40
120	Electrical Plan Check	\$34,631.82
130	Mechanical Plan Check	\$24,878.42
140	Plumbing Plan Check	\$14,302.22
150	Sign Plan Check	\$173.60

Plan Check Subtotal

\$61,196.25

200	Bldg Permit	\$315,654.73
205	Non-Res Bldg Permit	\$54,798.00
209	Permit Issuance	\$8,677.06
213	Special Inspectors	\$559.16
220	Electrical Permit	\$72,277.79
230	Mechanical Permit	\$51,807.60
240	Plumbing Permit	\$35,472.62
250	Sign Permit	\$317.76
291	C of O	\$2,917.25
999	Building Fee Adjustment	\$3,721.24

Permit Subtotal

\$546,203.21

Grand Total

\$607,399.46

Payment
19,347.37
36,680.21
~~303,275.8~~
\$56,027.58

Report R215

Thursday, September 26, 2013

Page 1 of 1

Fees Report - Account 342 without Grading

From 09/01/2013 To 09/20/2013

<i>Account Number</i>	<i>Fee Item</i>	<i>Amount</i>
3310		
	100 Res Bldg Plan Check	(\$37,993.41)
	105 Non-Res Bldg Plan Chec	\$22,587.70
	120 Electrical Plan Check	\$34,631.82
	130 Mechanical Plan Check	\$24,878.42
	140 Plumbing Plan Check	\$14,302.22
	150 Sign Plan Check	\$138.88
	<i>Plan Check Subtotal</i>	\$58,545.63
	200 Bldg Permit	\$308,570.73
	205 Non-Res Bldg Permit	\$51,639.40
	209 Permit Issuance	\$6,358.64
	213 Special Inspectors	\$399.40
	220 Electrical Permit	\$71,167.34
	230 Mechanical Permit	\$50,892.44
	240 Plumbing Permit	\$34,222.12
	250 Sign Permit	\$250.04
	291 C of O	\$833.50
	999 Building Fee Adjustments	\$2,818.64
	<i>Permit Subtotal</i>	\$527,152.25
	<i>Grand Total</i>	\$585,697.88



CITY OF LAGUNA NIGUEL

Community Development Department

30111 Crown Valley Parkway • Laguna Niguel, California 92677

Phone/949•362•4360 Fax/949•362•4369

913394.94

53,983.10

10,020.00

CITY COUNCIL

Laurie Davies

Linda Lindholm

Jerry McCloskey

Robert Ming

Jerry Slusiewicz

9,946,016.90

REVISED FEES FOR CROWN 7-9-13

Permit /Project	Discription	Total Amt	Amt. Paid	Amt Due to date
B12-2453- MFD	Plan Check	\$ 240,345.49	\$ 240,345.49	\$
	Bldg Permit	\$ 344,408.70	\$ - 906.00	\$
	Strong motion	\$ 7,454.13	\$	\$
	Permit Issuance	\$ 104.24	\$	\$
	Bulding Standard Fee	\$ 2,982.00	\$ 2421.00	\$
	Recycling Refundable Deposit	\$ 1,000.00	\$	\$
	Cert. of Occupancy	\$ 166.70	\$	\$
	MP/LN Moulton Pk	\$ 59,924.00	\$	\$
	CARITS Zone 2D	\$ 397,884.00	\$	\$
	Electrical Permit	\$ 52,220.82	\$	\$
	Electrical P/C	\$ 26,110.41	\$	\$
	Mechanical Permit	\$ 21,785.53	\$	\$
	Mechanical P/C	\$ 10,892.76	\$	\$
	Plumbing Permit	\$ 25,312.30	\$	\$
	Plumbing P/C	\$ 12,656.15	\$	\$
Check payable to City		\$ 1,203,247.23	\$ 241,251.49	\$ 961,995.74
B13-1237 Ret. Walls	Permit and P/C	\$ 2,093.05		\$ 2,093.05
B12-1900 Shoring	shoring	\$ 6,781.95	\$ 6,781.95	\$
B13-0918 Underground	sewer/water	\$ 1,268.51	\$ 513.00	\$ 755.51
Total Due City				\$ 964,844.30
Transportation Corr.	TCA \$2855.x284	\$ 810,820.00	\$ 122,859.00	\$ 687,961.00
TCA payable to TCA				
Credits 9500sf Yamaha				
9200 sf Concept Framing				
School fee's	Livable sf	212,352 x \$3.20=		\$ 679,526.40
paid to CUSD	Comercial	46,441sf x .51=		\$ 23,684.91
total DUE SCHOOLS				\$ 703,211.31

foundation Parking underground

Phasis

Crown Cabot Municipal Fee Estimate 7-9-13

Permit /Project	Description	Total Amt	Amt. Paid	Amt Due to date
195,143.13 + 250.00 = 195,393.13				
B12-2453- MFD	Plan Check	\$ 240,345.49	\$ 240,345.49	\$ 0.00
	Bldg Permit	\$ 344,408.70	\$ 906.00	\$ 343,502.70
	Strong motion	\$ 7,454.13	\$ -	\$ 7,454.13
	Permit Issuance	\$ 104.24	\$ -	\$ 104.24
	Building Standard Fee	\$ 2,982.00	\$ -	\$ 2,982.00
	Recycling Refundable Deposit	\$ 1,000.00	\$ -	\$ 1,000.00
	Cert. of Occupancy	\$ 166.70	\$ -	\$ 166.70
	MP/LN Moulton Pk	\$ 59,924.00	\$ -	\$ 59,924.00
	CARITS Zone 2D	\$ 397,884.00	\$ -	\$ 397,884.00
	Electrical Permit	\$ 52,220.82	\$ -	\$ 52,220.82
	Electrical P/C	\$ 26,110.41	\$ -	\$ 26,110.41
	Mechanical Permit	\$ 21,785.53	\$ -	\$ 21,785.53
	Mechanical P/C	\$ 10,892.76	\$ -	\$ 10,892.76
	Plumbing Permit	\$ 25,312.30	\$ -	\$ 25,312.30
	Plumbing P/C	\$ 12,656.15	\$ -	\$ 12,656.15
	Check payable to City	\$ 1,203,247.23	\$ 241,251.49	\$ 961,995.74
B13-1237 Ret. Walls	Permit and P/C	\$ 2,093.05	\$ -	\$ 2,093.05
B12-1900 Shoring	shoring	\$ 6,781.95	\$ 6,781.95	\$ 0.00
B13-0918 Underground	sewer/water	\$ 1,268.51	\$ 513.00	\$ 755.51
Total Due City				\$ 964,844.30
Transportation Corr.	TCA \$2855.x284	\$ 810,820.00	\$ 122,859.00	\$ 687,961.00
TCA payable to TCA				
Credits 9500sf Yamaha				
9200 sf Concept Framing				
School fee's	Livable sf	212,352 x \$3.20=	\$	679,526.40
paid to CUSD	Commercial	46,441sf x \$0.51=	\$	23,684.91
			\$	703,211.31
Total Muni Fees				\$ 2,356,017

Plc 33,345.91
64,691.82

2,356,016.61

m \$ 24,152.54
48,305.07
p 13,207.91
26,415.82

212,119.07

72457.61
39623.73
102425.84

REVISED FEES FOR CROWN 7-9-13

Permit /Project	Discription	Total Amt	Amt. Paid	Amt Due to date
B12-2453- MFD	Plan Check	\$ 240,345.49	\$ 240,345.49	\$ -
	Bldg Permit	\$ 344,408.70	\$ 906.00	\$ 343,502.70
	Strong motion	<u>255,837</u> \$ 7,454.13	\$ -	\$ 7,454.13
	Permit Issuance	\$ 104.24	\$ -	\$ 104.24
	Bulding Standard Fee	\$ 2,982.00	\$ -	\$ 2,982.00
	Recycling Refundable Deposit	\$ 1,000.00	\$ -	\$ 1,000.00
	Cert. of Occupancy	\$ 166.70	\$ -	\$ 166.70
	MP/LN Moulton Pk	\$ 59,924.00	\$ -	\$ 59,924.00
	CARITS Zone 2D	\$ 397,884.00	\$ -	\$ 397,884.00
	Electrical Permit	\$ 52,220.82	\$ 18,331.23	\$ 52,220.82
	Electrical P/C	\$ 26,110.41	\$ 21,732.54	\$ 26,110.41
	Mechanical Permit	\$ 21,785.53	\$ -	\$ 21,785.53
	Mechanical P/C	\$ 10,892.76	\$ 32,678.29	\$ 10,892.76
	Plumbing Permit	<u>+ 2093.05</u> \$ 25,312.30	\$ 39,805.38	\$ 25,312.30
	Plumbing P/C	\$ 12,656.15	\$ 37,968.45	\$ 12,656.15
Check payable to City		\$ 1,203,247.23	\$ 241,251.49	\$ 961,995.74
B13-1237 Ret. Walls	Permit and P/C	\$ 2,093.05		\$ 2,093.05
B12-1900 Shoring	shoring	\$ 6,781.95	\$ 6,781.95	\$ -
B13-0918 Underground	sewer/water	\$ 1,268.51	\$ 513.00	\$ 755.51
Total Due City				\$ 964,844.30
Transportation Corr.	TCA \$2855.x284	\$ 810,820.00	\$ 122,859.00	\$ 687,961.00
TCA payable to TCA				
Credits 9500sf Yamaha				
9200 sf Concept Framing				
School fee's	Livable sf	212,352 x \$3.20=		\$ 679,526.40
paid to CUSD	Comercial	46,441sf x .51=		\$ 23,684.91
	total DUE SCHOOLS			\$ 703,211.31

437.77

10 89



CITY OF LAGUNA NIGUEL

CITY COUNCIL

Community Development Department,
30111 Crown Valley Parkway • Laguna Niguel, California 92677
Phone/949•362•4360 Fax/949•362•4369

Laurie Davies
Linda Lindholm
Jerry McCloskey
Robert Ming
Jerry Slusiewicz

REVISED FEES FOR CROWN 7-9-13

Permit /Project	Discription	Total Amt	Amt. Paid	Amt Due to date
B12-2453- MFD	Plan Check	\$ 240,345.49	\$ 240,345.49	\$ -
<i>outstanding of 8/2/13</i> <i>• Planning</i> <i>• grading</i> <i>• water</i> <i>• fire?</i>	Bldg Permit	\$ 344,408.70	\$ 906.00	\$ 343,502.70
	Strong motion	\$ 7,454.13	\$ -	\$ 7,454.13
	Permit Issuance	\$ 104.24	\$ -	\$ 104.24
	Bulding Standard Fee	\$ 2,982.00	\$ -	\$ 2,982.00
	Recycling Refundable Deposit	\$ 1,000.00	\$ -	\$ 1,000.00
	Cert. of Occupancy	\$ 166.70	\$ -	\$ 166.70
	MP/LN Moulton Pk	\$ 59,924.00	\$ -	\$ 59,924.00
	CARITS Zone 2D	\$ 397,884.00	\$ -	\$ 397,884.00
	Electrical Permit	\$ 52,220.82	\$ -	\$ 52,220.82
	Electrical P/C	\$ 26,110.41	\$ -	\$ 26,110.41
	Mechanical Permit	\$ 21,785.53	\$ -	\$ 21,785.53
	Mechanical P/C	\$ 10,892.76	\$ -	\$ 10,892.76
	Plumbing Permit	\$ 25,312.30	\$ -	\$ 25,312.30
	Plumbing P/C	\$ 12,656.15	\$ -	\$ 12,656.15
Check payable to City		\$ 1,203,247.23	\$ 241,251.49	\$ 961,995.74
B13-1237 Ret. Walls	Permit and P/C	\$ 2,093.05		\$ 2,093.05
<i>All APPROVED</i>				
~~B12-1900 Shoring~~	shoring	\$ 6,781.95	\$ 6,781.95	\$ -
B13-0918 Underground	sewer/water	\$ 1,268.51	\$ 513.00	\$ 755.51
Total Due City				\$ 964,844.30
<i>• WATER</i> <i>• FIRE</i> <i>• ENG.</i> Transportation Corr.	TCA \$2855.x284	\$ 810,820.00	\$ 122,859.00	\$ 687,961.00
TCA payable to TCA				
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3200 sf Concept Framing				
School fee's	Livable sf	212,352 x \$3.20=		\$ 679,526.40
paid to CUSD	Comercial	46,441sf x .51=		\$ 23,684.91
total DUE SCHOOLS				\$ 703,211.31



CITY OF LAGUNA NIGUEL

Public Works/Engineering
27791 La Paz Road | Laguna Niguel, California 92677
Phone (949) 362-4337 | Fax (949) 362-4385

GEOTECHNICAL REVIEW SHEET

Reviewed by:

GMU GEOTECHNICAL, INC.
23241 Arroyo Vista
Rancho Santa Margarita, CA 92688
(949) 888-6513 • Fax: (949) 888-1380

Page 3

GMU REFERENCE NO.: B13-1826

DATE: November 25, 2013

ACTION:

- ☒ RECOMMENDED APPROVAL OF DOCUMENT SUBMITTED
 - ☐ CONDITIONAL APPROVAL OF DOCUMENT SUBMITTED – *See Comments*
 - ☐ REQUEST ADDITIONAL DATA FOR REVIEW – *See COMMENTS next page.*
- Send responses directly to City of Laguna Niguel, Attention: Mr. Abdullah Sharif; GMU Geotechnical will only accept responses forwarded from the City.*

REVIEWED BY:

Lisa L. Bates, CEG 2293
Senior Geologist

Dan Stoica, PE 73315
Senior Engineer

DISTRIBUTION:

Ms. Jennifer Darling, City of Laguna Niguel
Ms. Jelisa Thomas, Geocon West, Inc.
Mr. Ron Schulman, CAL 1 Crown Valley, LLC

GEOCON

WEST, INC.

GEOTECHNICAL ■ ENVIRONMENTAL ■ MATERIALS



Project No. A8803-06-03

October 11, 2013

VIA OVERNIGHT DELIVERY

CAL I Crown Valley, LLC
949 South Coast Drive, Suite 400
Costa Mesa, CA 92626

Attention: Mr. Greg Lucas

Subject: UPDATED GEOTECHNICAL RECOMMENDATIONS
FOR LATERAL DESIGN OF DEEPEMED FOUNDATIONS
CROWN VALLEY LUXURY APARTMENTS
25891 CROWN VALLEY PARKWAY, LAGUNA NIGUEL, CALIFORNIA

RECEIVED

NOV 04 2013

CITY OF COSTA MESA

Dear Mr. Lucas:

This letter has been prepared at your request and is intended to provide updated geotechnical recommendations for the lateral design of deepened foundations. Where differing, the recommendations presented herein supersede those in the referenced reports and addenda.

During construction of the upper MSE wall, the existing soil was sloped back at a gradient of 1:1 (H:V) behind the MSE wall. The backcut for construction of the upper MSE wall extended into a portion of the building footprint. As a result, undisturbed bedrock is not exposed at the building pad subgrade elevation and the southern wall will now be supported on driven pile foundations. This refers to the exterior wall located between gridlines X19 - Z and gridlines 12.5 - 25 identified on sheet S0.10.

The driven piles will penetrate through newly placed engineered fill which was placed in the upper MSE wall backcut. The placement and compaction of the engineered fill is documented in the referenced report dated October 10, 22013. The newly placed engineered fill is considered suitable to provide lateral support of the pile foundations.

The computer program LPILE was used to perform an analysis of the lateral load response of 18 inch square cast-in-place concrete piles penetrating through 13 feet of engineered fill and into the underlying bedrock. The assumed pile properties are as follows: concrete strength of 4,000 psi and modulus of elasticity is 3,640,000 psi for concrete.

B13-1826 R1

The following axial and lateral loads provided by the project structural engineer were incorporated into the analysis:

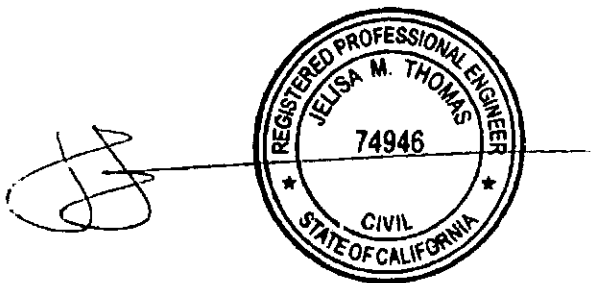
- Loading Scenario 1: Vertical Dead Load of 68 kips, Vertical Live Load of 8 kips, Vertical Seismic of 10 kips, Lateral Seismic of 50 kips
- Loading Scenario 2: Vertical Dead Load of 112 kips, Vertical Live Load of 15 kips, Lateral Seismic of 50 kips

Pile Deflection, Bending Moment and Shear Force Diagrams for up to 30 feet of embedment below the building pad subgrade are attached to this letter.

If you have any questions regarding this report, or if we may be of further service, please contact the undersigned at your convenience.

Very truly yours,

GEOCON WEST, INC.



Jelisa Thomas
PE 74946

Enclosures: L Pile Diagrams

(Email) Addressee; TCA Architects; VCA

References

Updated Geotechnical Investigation, by Geocon West, Inc., dated February 17, 2011;

City of Laguna Niguel Geotechnical Review Sheet, prepared by GMU Geotechnical Inc., GMU Reference No. SP11-003, dated August 23, 2011;

Response to City of Laguna Niguel Geotechnical Review Sheet, by Geocon West, Inc., dated January 5, 2012;

Geotechnical Design Criteria for Mechanically Stabilized Earth Retaining Walls, by Geocon West, Inc. dated January 5, 2012;

City of Laguna Niguel Geotechnical Review Sheet (Conditional Approval), prepared by GMU Geotechnical Inc., GMU Reference No. SP11-003, dated February 2, 2012;

Updated Geotechnical Design Criteria for Mechanically Stabilized Earth Retaining Walls, by Geocon West, Inc. dated March 12, 2013;

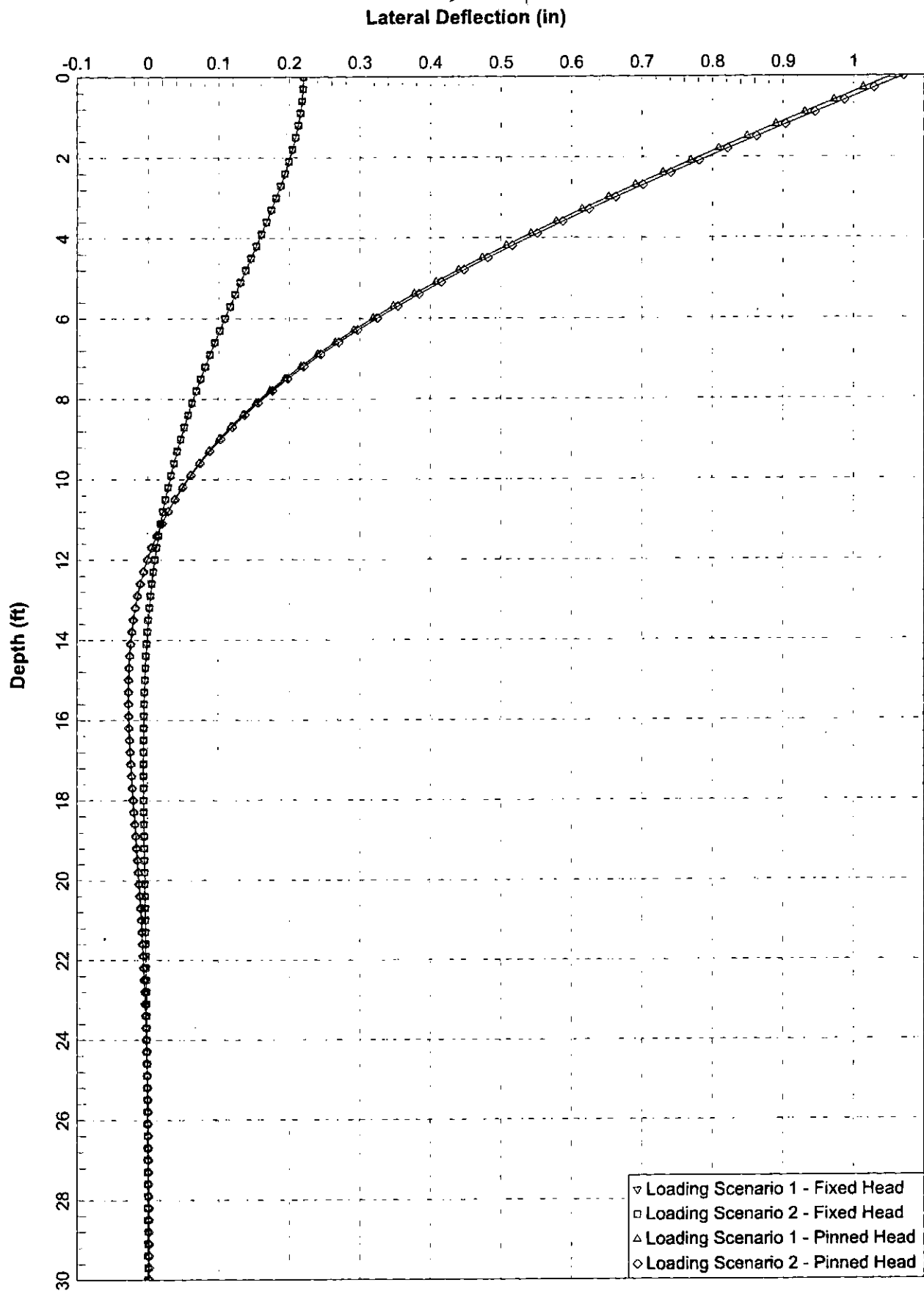
Supplemental Geotechnical Recommendations for Deepened Foundations, by Geocon West, Inc. dated August 3, 2012;

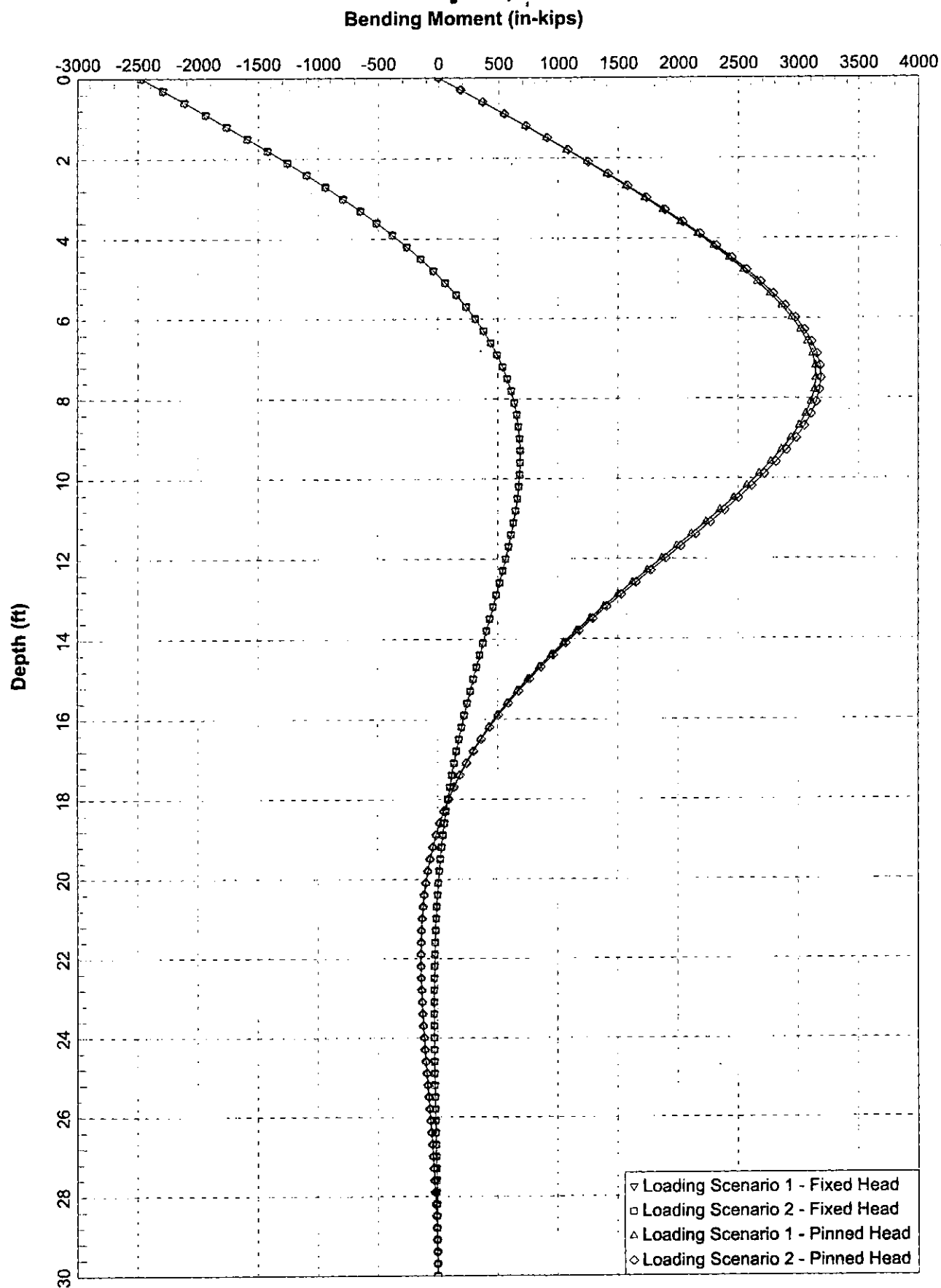
Report of Indicator Pile Test Program and Production Pile Recommendations, by Geocon West, Inc. dated August 23, 2012;

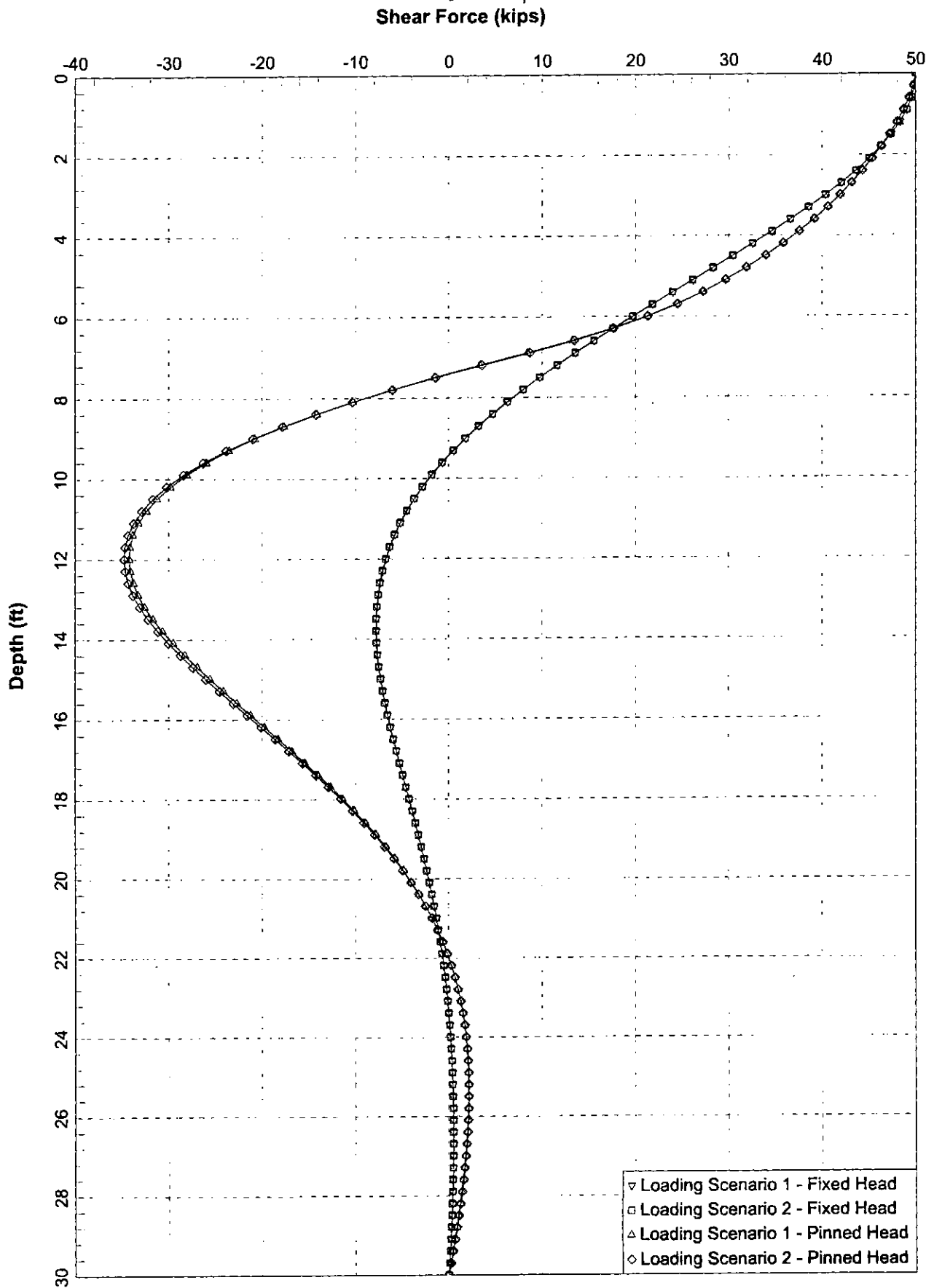
Foundation Underlayment – Upper MSE Wall, by Geocon West, Inc., dated September 17, 2013;

Partial Building Pad Approval, Area Bounded by Gridlines T.5 - Y.10 Gridlines 2 – 13, by Geocon West, Inc., dated October 4, 2013 – Revised;

Report of Observation and Testing Services During Upper MSE Wall Construction & Partial Building Pad Approval, by Geocon West, Inc., dated October 10, 2013.







GEOCON

W E S T, I N C.

G E O T E C H N I C A L ■ E N V I R O N M E N T A L ■ M A T E R I A L S



Project No. A8803-06-03

October 11, 2013

VIA OVERNIGHT DELIVERY

CAL I Crown Valley, LLC
949 South Coast Drive, Suite 400
Costa Mesa, CA 92626

Attention: Mr. Greg Lucas

Subject: UPDATED GEOTECHNICAL RECOMMENDATIONS
FOR LATERAL DESIGN OF DEEPEMED FOUNDATIONS
CROWN VALLEY LUXURY APARTMENTS
25891 CROWN VALLEY PARKWAY, LAGUNA NIGUEL, CALIFORNIA

Dear Mr. Lucas:

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B13-1826 R1

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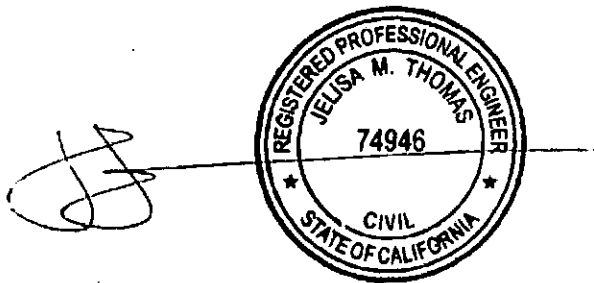
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Pile Deflection, Bending Moment and Shear Force Diagrams for up to 30 feet of embedment below the building pad subgrade are attached to this letter.

If you have any questions regarding this report, or if we may be of further service, please contact the undersigned at your convenience.

Very truly yours,

GEOCON WEST, INC.



Jelisa Thomas
PE 74946

Enclosures: L-Pile Diagrams

(Email) Addressee; TCA Architects; VCA

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City of Laguna Niguel Geotechnical Review Sheet (Conditional Approval), prepared by GMU Geotechnical Inc., GMU Reference No. SP11-003, dated February 2, 2012;

Updated Geotechnical Design Criteria for Mechanically Stabilized Earth Retaining Walls, by Geocon West, Inc. dated March 12, 2013;

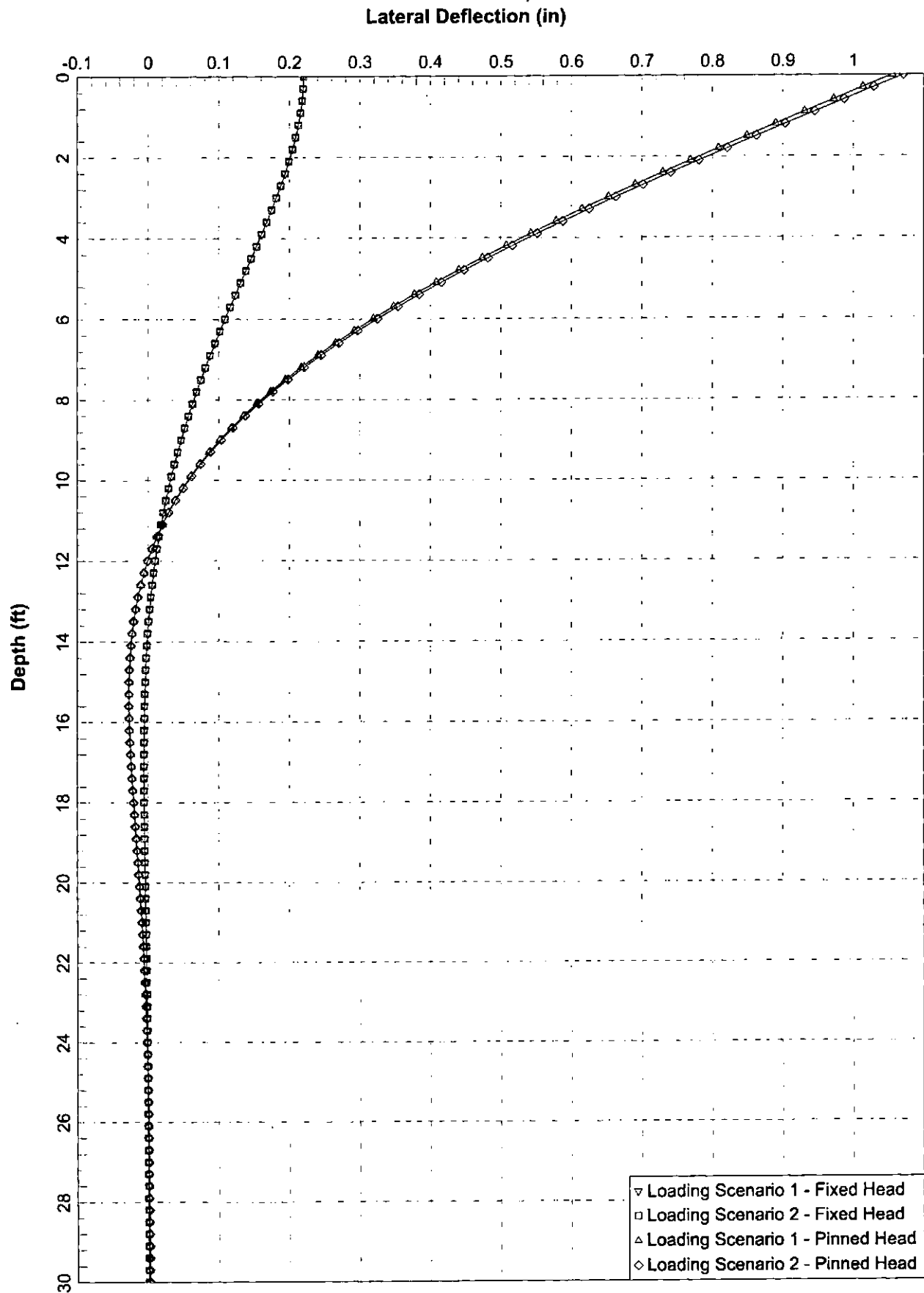
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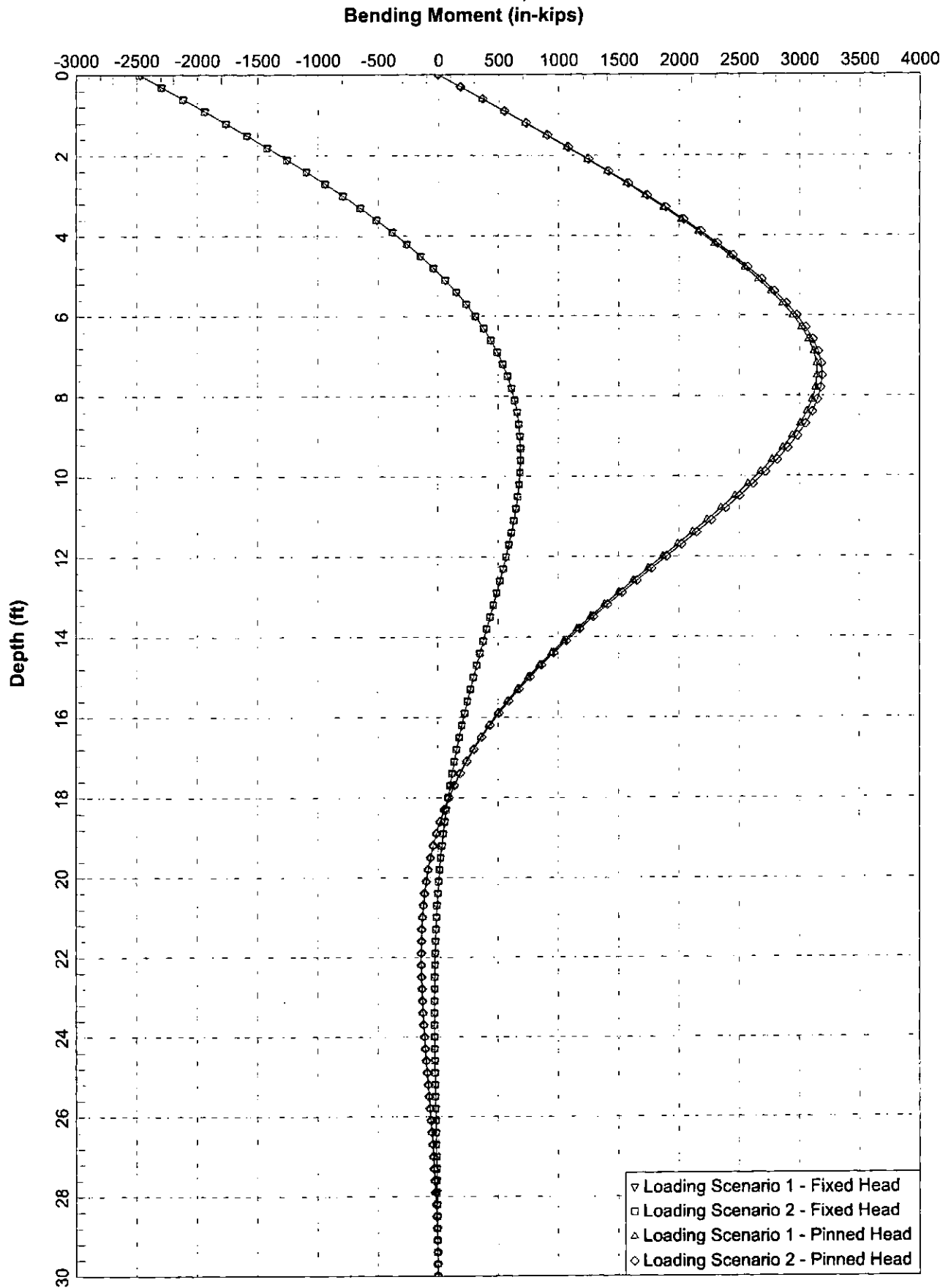
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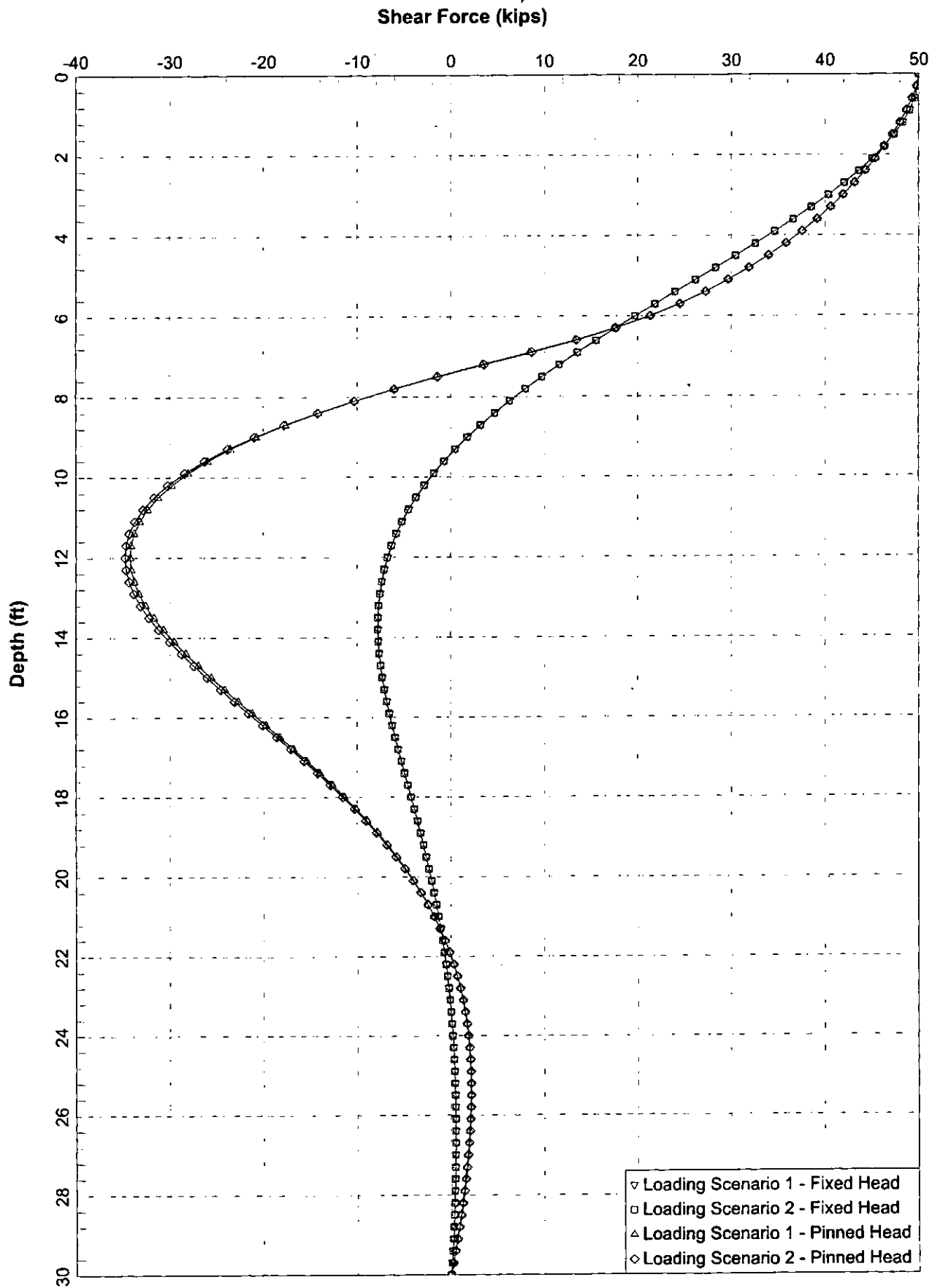
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VANDORPE CHOU ASSOCIATES, INC.
CONSULTING ENGINEERS

SINCE 1979

STRUCTURAL ENGINEERS
FIRE PROTECTION ENGINEERS
BUILDING CODE CONSULTANTS

October 29, 2013

Attn Steve Hutson
TCA Architects

Subject: Crown Cabot Apts
Narrative of the Changes made for Delta 7

Dear Steve,

Following is a list of structural changes made for Delta 7 sheets dated 10-29-2013. The drawings have been revised to accommodate the as-built cut of MSE wall construction.

Sheet No.	Revision
S0.10	Added concrete piles at perimeter wall continuous footing along grid line Z between grid lines 14 & 20 and along grid line X20 between grid lines 20 and Y10. Extended mat slab foundation from grid line 14 to grid line 10 between grid lines Z and X16. Revised wall footing schedule for perimeter wall along grid Z between grid 14 and 20. Revised wall footing schedule for perimeter wall along grid X20 between grid X20 and Y10.

SC-4a Added new schedule for wall footings F-h and F-gg.

If you have any questions regarding this change please call Peter Le of our office.

Sincerely,

VanDorpe Chou Associates, Inc.

Bob Chou, S.E.
Principal
PL



F:\Jobfiles\2011 - 2704 To\2730 - Crown Valley & Cabot\Narratives Of The Changes Delta 7_10-29-13.Doc

RECEIVED
NOV 04 2013
CITY OF LAGUNA NIGUEL
COMMUNITY DEVELOPMENT

B13-1826 R1



23241 Arroyo Vista
Rancho Santa Margarita
CA 92688

voice: 949.888.6513
fax: 949.888.1380
web: www.gmugeo.com

GEOTECHNICAL REVIEW FEE SHEET

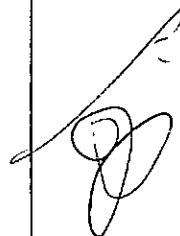
ATTENTION: Jennifer Darling, City of Laguna Niguel

FROM: GMU Geotechnical, Inc.

REFERENCE NO.: B13-1826

PROJECT ADDRESS: 25891 Crown Valley Parkway and 27961 Cabot Road

OWNER OR DEVELOPER: CAL I Crown Valley, LLC

Document(s) Reviewed	Review Sheet Dated	Status of Review	Charge
(1) "Updated Geotechnical Recommendations for Lateral Design of Deepened Foundations, Crown Valley Luxury Apartments, 25891 Crown Valley Parkway, Laguna Niguel, California," prepared by Geocon West, Inc., dated October 11, 2013; (2) "Crown Cabot Apartments, Narrative of the Changes made for Delta 7," prepared by VanDorpe Chou Associates, Inc., dated October 29, 2013; (3) Foundation Plan, Garage Level B2, Crown Cabot Luxury Apartments, prepared by VCA Engineers, dated October 29, 2013.	11/25/13	APPROVED	\$ 500.00 



CITY OF LAGUNA NIGUEL

Public Works/Engineering
27791 La Paz Road | Laguna Niguel, California 92677
Phone (949) 362-4337 | Fax (949) 362-4385

GEOTECHNICAL REVIEW SHEET

Reviewed by:

GMU GEOTECHNICAL, INC.
23241 Arroyo Vista
Rancho Santa Margarita, CA 92688
(949) 888-6513 • Fax: (949) 888-1380

Page 1

GMU REFERENCE NO.: B13-1826

DATE: November 25, 2013

PROJECT DESCRIPTION: Proposed Multi-Family Residential Development – Foundations

LOCATION: 25891 Crown Valley Parkway and 27961 Cabot Road

DEVELOPER/OWNER: CAL I Crown Valley, LLC

GEOTECHNICAL FIRM: Geocon West, Inc.

THEIR JOB NO.: A8803-06-01A

GEOTECHNICAL ENGINEER: Jelisa Thomas, PE 74946

ENGINEERING GEOLOGIST: None

DOCUMENTS REVIEWED: (1) "Updated Geotechnical Recommendations for Lateral Design of Deepened Foundations, Crown Valley Luxury Apartments, 25891 Crown Valley Parkway, Laguna Niguel, California," prepared by Geocon West, Inc., dated October 11, 2013; (2) "Crown Cabot Apartments, Narrative of the Changes made for Delta 7," prepared by VanDorpe Chou Associates, Inc., dated October 29, 2013; (3) Foundation Plan, Garage Level B2, Crown Cabot Luxury Apartments, prepared by VCA Engineers, dated October 29, 2013.

REFERENCES: (1) "Partial Building Pad Approval, Area Bounded by Gridlines T-J (N/S) & 14 – Y10/Y11 (E/W) and Gridlines H (N/S) & 16 (E/W), Crown Valley Luxury Apartments, 25891 Crown Valley Parkway, Laguna Niguel, California," prepared by Geocon West, Inc., dated November 18, 2013; (2) "Pile Foundations for Retaining Wall, Along Gridline T Between Gridlines 2 - 14, Crown Valley Luxury Apartments, 25891 Crown Valley Parkway, Laguna Niguel, California," prepared by Geocon West, Inc., dated November 7, 2013; (3) Partial Building Pad Approval, Area Bounded by Gridlines T.5 & AA and Gridlines 14 & Y10/Y11, Crown Valley Luxury Apartments, 25891 Crown Valley Parkway, Laguna Niguel, California," prepared by Geocon West, Inc., dated October 30, 2013; (4) "Partial Building Pad Approval, Area Bounded by Gridlines J.2 – S Gridlines 1 -8, Crown Valley Luxury Apartments, 25891 Crown Valley Parkway, Laguna Niguel, California," prepared by Geocon West, Inc., dated October 22, 2013; (5) "Partial Building Pad Approval, Area Bounded by Gridlines T.5 – Y.10, Gridlines 2-13,



CITY OF LAGUNA NIGUEL

Public Works/Engineering
27791 La Paz Road | Laguna Niguel, California 92677
Phone (949) 362-4337 | Fax (949) 362-4385

GEOTECHNICAL REVIEW SHEET

Reviewed by:

GMU GEOTECHNICAL, INC.
23241 Arroyo Vista
Rancho Santa Margarita, CA 92688
(949) 888-6513 · Fax: (949) 888-1380

Page 2

GMU REFERENCE NO.: B13-1826

DATE: November 25, 2013

Crown Valley Luxury Apartments, 25891 Crown Valley Parkway, Laguna Niguel California," prepared by Geocon West, Inc., dated October 2, 2013; (6) Civil Engineer's Certification of Final Grading, 25891 Crown Valley Parkway, prepared by KHR Associates, dated October 2, 2013; (7) Architectural Site Plan, Crown Cabot Luxury Apartments, prepared by TCA, date illegible; (8) "Grading Recommendations and Review of Precise Grading and Drainage Plans, Crown Valley/Cabot Apartments, 25891 Crown Valley Parkway and 27961 Cabot Road, Laguna Niguel, California," prepared by Geocon West, Inc., dated May 22, 2013; (9) "Review of Precise Grading and Drainage Plans, Crown Valley/Cabot Apartments, 25891 Crown Valley Parkway and 27961 Cabot Road, Laguna Niguel, California," prepared by Geocon West, Inc., dated May 22, 2013; (10) Precise Grading and Drainage Plans, Crown Valley/Cabot Apartments, prepared by KHR Associates, dated June 5, 2013; (11) "Letter of Findings, Supplemental Test Pit Excavations, Proposed Multi-Family Residential Development, 25891 Crown Valley Parkway and 27961 Cabot Road, Laguna Niguel, California," prepared by Geocon West, Inc., dated March 8, 2012; (12) "Review of Interim Grading and Drainage Plans and Earth Retention Plan, Crown Valley/Cabot Apartments, 25891 Crown Valley Parkway and 27961 Cabot Road, Laguna Niguel, California," prepared by Geocon West, Inc., dated February 13, 2013; (13) Soil Management Plan, 25891 Crown Valley Parkway, Laguna Niguel, California," prepared by Geocon West, Inc., dated January 31, 2013 Interim Grading and Drainage Plans, Crown Valley/Cabot Apartments, prepared by KHR Associates, dated December 4, 2012; (14) "Grading Recommendations and Review of Grading Plans, Crown Valley/Cabot Apartments, 25891 Crown Valley Parkway and 27961 Cabot Road, Laguna Niguel, California," prepared by Geocon West, Inc., dated September 10, 2012; (15) Grading and Drainage Plans, Crown Valley/Cabot Apartments, prepared by KHR Associates, dated September 4, 2012; (16) "Limited Phase II Subsurface Investigation of Vacant Parcel, 25891 Crown Valley Parkway, Laguna Niguel, Orange County, California," prepared by Property Solutions, Inc., dated December 15, 2010; (17) "Updated Geotechnical Investigation, Proposed Multi-Family Residential Development, 25891 Crown Valley Parkway and 27961 Cabot Road, Laguna Niguel, California," prepared by Geocon West, Inc., dated February 17, 2011; (18) Conceptual Site Plan and Architectural Plan, Mill Creek Apartments, Crown Valley Parkway and Cabot Road, prepared by TCA Architects, Inc., dated July 21, 2011; (19) "Response to City of Laguna Niguel Geotechnical Review Sheet, Proposed Multi-Family Residential Development, 25891 Crown Valley Parkway and 27961 Cabot Road, Laguna Niguel, California," prepared by Geocon West, Inc., dated January 5, 2012.



VANDORPE CHOU ASSOCIATES, INC.
CONSULTING ENGINEERS

SINCE 1979

STRUCTURAL ENGINEERS
FIRE PROTECTION ENGINEERS
BUILDING CODE CONSULTANTS

October 29, 2013

Attn Steve Hutson
TCA Architects

Subject: Crown Cabot Apts
Narrative of the Changes made for Delta 7

Dear Steve,

Following is a list of structural changes made for Delta 7 sheets dated 10-29-2013. The drawings have been revised to accommodate the as-built cut of MSE wall construction.

Sheet No.	Revision
S0.10	Added concrete piles at perimeter wall continuous footing along grid line Z between grid lines 14 & 20 and along grid line X20 between grid lines 20 and Y10. Extended mat slab foundation from grid line 14 to grid line 10 between grid lines Z and X16. Revised wall footing schedule for perimeter wall along grid Z between grid 14 and 20. Revised wall footing schedule for perimeter wall along grid X20 between grid X20 and Y10.
SC-4a	Added new schedule for wall footings F-h and F-gg.

If you have any questions regarding this change please call Peter Le of our office.

Sincerely,

VanDorpe Chou Associates, Inc.

Bob Chou, S.E.
Principal
PL

F:\Jobfiles\2011 - 2704 To\2730 - Crown Valley & Cabot\Narratives Of The Changes Delta 7_10-29-13.Doc



RECEIVED

NOV 04 2013

CITY OF LAGUNA
COMMUNITY DEVELOPMENT

B13-1826 R1

Rough Grading Release

PERMIT NUMBER G/3-005 ^{Partial} DATE 10/7/13
TRACT PM 2012-124
LOCATION 25891 Crown Valley Pkwy
LOTS APPROVED See attached map by Civil Engineer
OWNER MCR Investment LLC
Owner's Address Partial building pad approval
Special requirements for placement of driven piles only
See attached conditional approval of soils report
Grading Inspector [Signature] Grading Supervisor _____

B-13-1824

October 2, 2013

City of Laguna Niguel
30111 Crown Valley Parkway
Laguna Niguel, CA 92677

Attention: Abdullah Sharif, City Grading Inspector

Subject: Civil Engineer's (Architects) Certification of Final Grading

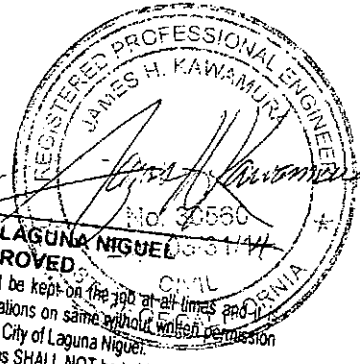
Reference Project: Grading Permit No. G13- 005
Address: 25891 Crown Valley Parkway
Tract No. PM 2012-124 Lot(s) , inclusive

I hereby approve the rough grading for the referenced project in accordance with my responsibilities under the City of Laguna Niguel Grading and Excavation Code. Rough grading has been completed substantially in conformance with the approved grading plan which includes: grading and ready for paving or construction, staking of property corners for proper building locations, location and inclination of all slopes, construction of earthen berms and positive building pad drainage. The certification of pad is between the following grid lines Y.5 & T.5 (north/south) and 2 & 14 (east/west)

The volumes of earth materials moved by cut or fill grading (agrees) with the permitted yardage stated on the approved grading plan.

Signature

(R.C.E # 30560) (AIA #)


THE CITY OF LAGUNA NIGUEL
APPROVED
This set of plans & specification must be kept on the job at all times and it is unlawful to make any changes or alterations on same without written permission from Community Development Division, City of Laguna Niguel.
The stamping of this plan & specifications SHALL NOT be held to permit or be an approval of the violation of any provision of any City Ordinance or State Law.
Date
By
BUILDING OFFICIAL

T
T.5
W
W.8
X
X.8
Y.5
AA

STEPPED FTG
PER 5/SC-1
AS REQ'D

MAT SLAB DOWEL TO PILE CAPS/ FOOTINGS
SEE DETAILS 3/SC-4a AND 5/SC-4B

Area of Partial
Building Pad
Approval

#5 @ 12" O.C. X 8' L @
TOP - TYP. ALONG WALL

W-5, F-g
18 / 18'

10" THICK MAT
SLAB PER 1/SC-2

48" THICK PILE CAP
W/ #8 @ 12" O.C. T&B

#5 @ 12" O.C. @ BOTT. - E.W.
#5 @ 24" O.C. @ TOP - E.W.
PER 1/SC-2

6- #5 E.W. @ INT.
COLUMNS PER 1/SC-2
- TYP.

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APPROVED

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approval of the violation of any provision of any City Ordinance or State Law.

BUILDING OFFICIAL

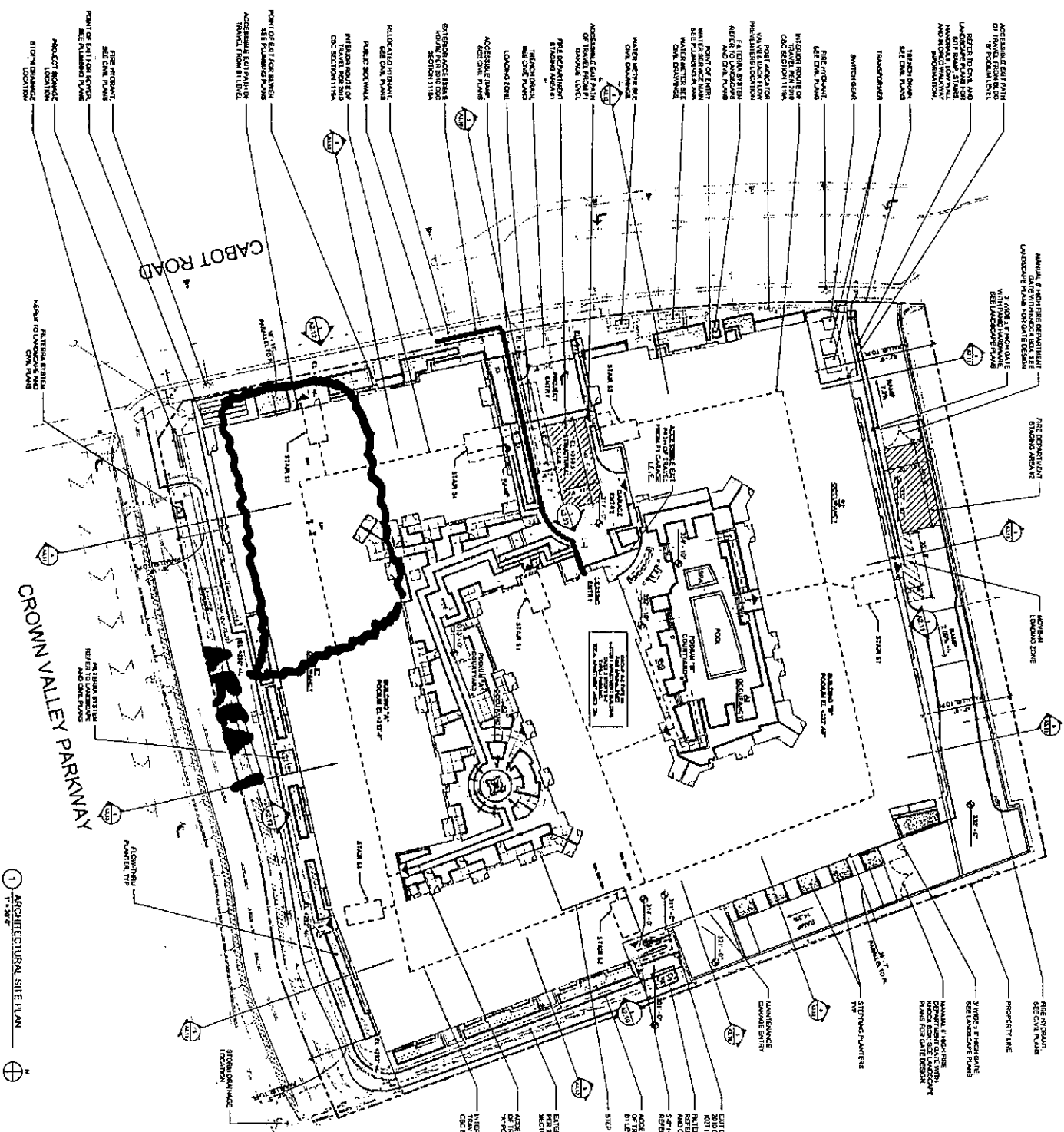
Date _____
By _____

2

4

12

14



ARCHITECTURAL SITE PLAN
1" = 30'

THE CITY OF LAGUNA NIGUEL
APPROVED

This set of plans & specification must be kept on the job at all times and it is unlawful to make any changes or alterations on same without written permission from Community Development Division, City of Laguna Niguel. The stamping of this plan & specifications SHALL NOT be held as approval of the violation of any provision of any City Ordinance.

Date
By

BUILDING OFFICIAL

1. THE ARCHITECTURAL SITE PLAN IS REQUIRED FOR ALL NEW CONSTRUCTION AND FOR ALL EXISTING BUILDINGS TO BE RECONSTRUCTED OR REMODELED. THE ARCHITECTURAL SITE PLAN SHALL BE SUBMITTED TO THE CITY OF LAGUNA NIGUEL FOR REVIEW AND APPROVAL. THE ARCHITECTURAL SITE PLAN SHALL BE REVIEWED BY THE CITY OF LAGUNA NIGUEL AND THE CITY OF LAGUNA NIGUEL SHALL HAVE THE FINAL SAY IN THE MATTER.
2. THE ARCHITECTURAL SITE PLAN SHALL BE REVIEWED BY THE CITY OF LAGUNA NIGUEL AND THE CITY OF LAGUNA NIGUEL SHALL HAVE THE FINAL SAY IN THE MATTER.
3. THE ARCHITECTURAL SITE PLAN SHALL BE REVIEWED BY THE CITY OF LAGUNA NIGUEL AND THE CITY OF LAGUNA NIGUEL SHALL HAVE THE FINAL SAY IN THE MATTER.
4. THE ARCHITECTURAL SITE PLAN SHALL BE REVIEWED BY THE CITY OF LAGUNA NIGUEL AND THE CITY OF LAGUNA NIGUEL SHALL HAVE THE FINAL SAY IN THE MATTER.
5. THE ARCHITECTURAL SITE PLAN SHALL BE REVIEWED BY THE CITY OF LAGUNA NIGUEL AND THE CITY OF LAGUNA NIGUEL SHALL HAVE THE FINAL SAY IN THE MATTER.
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10. THE ARCHITECTURAL SITE PLAN SHALL BE REVIEWED BY THE CITY OF LAGUNA NIGUEL AND THE CITY OF LAGUNA NIGUEL SHALL HAVE THE FINAL SAY IN THE MATTER.

ASP.1

ARCHITECTURAL SITE PLAN
FOR CONSTRUCTION

CROWN CABOT
LUXURY APARTMENTS
25891 CROWN VALLEY, LAGUNA NIGUEL, CA
MILL CREEK RESIDENTIAL TRUST LLC

NO.	REVISION	DATE
1	18 PLAN CHECK CONNECTIONS	02.03.2013
2		
3		
4		
5		
6		
7		
8		
9		
10		

TSR
ARCHITECTS



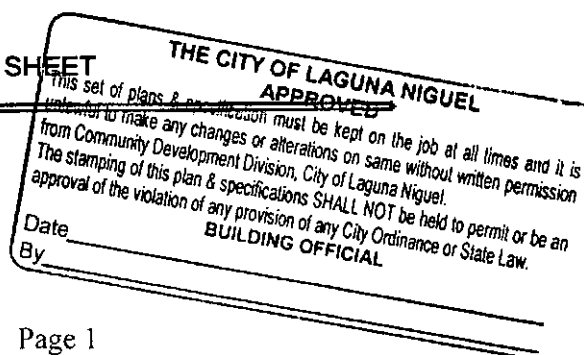
CITY OF LAGUNA NIGUEL

Public Works/Engineering
27791 La Paz Road | Laguna Niguel, California 92677
Phone (949) 362-4337 | Fax (949) 362-4385

GEOTECHNICAL REVIEW SHEET

Reviewed by:

GMU GEOTECHNICAL, INC.
23241 Arroyo Vista
Rancho Santa Margarita, CA 92688
(949) 888-6513 · Fax: (949) 888-1380



Page 1

GMU REFERENCE NO.: G13-005

DATE: October 4, 2013

PROJECT DESCRIPTION: Proposed Multi-Family Residential Development –

PLACEMENT OF DRIVEN PILES ONLY

LOCATION: 25891 Crown Valley Parkway and 27961 Cabot Road

DEVELOPER/OWNER: CAL I Crown Valley, LLC

GEOTECHNICAL FIRM: Geocon West, Inc.

THEIR JOB NO.: A8803-06-01A

GEOTECHNICAL ENGINEER: Neal D. Berliner, GE 2576

ENGINEERING GEOLOGIST: None

DOCUMENTS REVIEWED: (1) "Partial Building Pad Approval, Area Bounded by Gridlines T.5 – Y.10, Gridlines 2-13, Crown Valley Luxury Apartments, 25891 Crown Valley Parkway, Laguna Niguel California," prepared by Geocon West, Inc., dated October 2, 2013; (2) Civil Engineer's Certification of Final Grading, 25891 Crown Valley Parkway, prepared by KHR Associates, dated October 2, 2013; (3) Architectural Site Plan, Crown Cabot Luxury Apartments, prepared by TCA, date illegible.

REFERENCES: (1) "Grading Recommendations and Review of Precise Grading and Drainage Plans, Crown Valley/Cabot Apartments, 25891 Crown Valley Parkway and 27961 Cabot Road, Laguna Niguel, California," prepared by Geocon West, Inc., dated May 22, 2013; (2) "Review of Precise Grading and Drainage Plans, Crown Valley/Cabot Apartments, 25891 Crown Valley Parkway and 27961 Cabot Road, Laguna Niguel, California," prepared by Geocon West, Inc., dated May 22, 2013; (3) Precise Grading and Drainage Plans, Crown Valley/Cabot Apartments, prepared by KHR Associates, dated June 5, 2013; (4) "Letter of Findings, Supplemental Test Pit Excavations, Proposed Multi-Family Residential Development, 25891 Crown Valley Parkway and 27961 Cabot Road, Laguna Niguel, California," prepared by Geocon West, Inc., dated March 8, 2012; (5) "Review of Interim Grading and Drainage Plans and Earth Retention Plan, Crown Valley/Cabot Apartments, 25891 Crown Valley Parkway and 27961 Cabot Road, Laguna Niguel, California," prepared by Geocon West, Inc., dated February 13, 2013;



CITY OF LAGUNA NIGUEL

Public Works/Engineering
27791 La Paz Road | Laguna Niguel, California 92677
Phone (949) 362-4337 | Fax (949) 362-4385

GEOTECHNICAL REVIEW SHEET

Reviewed by:

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23241 Arroyo Vista
Rancho Santa Margarita, CA 92688
(949) 888-6513 · Fax: (949) 888-1380

Page 2

GMU REFERENCE NO.: G13-005

DATE: October 4, 2013

(6) Soil Management Plan, 25891 Crown Valley Parkway, Laguna Niguel, California," prepared by Geocon West, Inc., dated January 31, 2013; (7) "Interim Grading and Drainage Plans, Crown Valley/Cabot Apartments, prepared by KHR Associates, dated December 4, 2012; (8) "Grading Recommendations and Review of Grading Plans, Crown Valley/Cabot Apartments, 25891 Crown Valley Parkway and 27961 Cabot Road, Laguna Niguel, California," prepared by Geocon West, Inc., dated September 10, 2012; (9) Grading and Drainage Plans, Crown Valley/Cabot Apartments, prepared by KHR Associates, dated September 4, 2012; (10) "Limited Phase II Subsurface Investigation of Vacant Parcel, 25891 Crown Valley Parkway, Laguna Niguel, Orange County, California," prepared by Property Solutions, Inc., dated December 15, 2010; (11) "Updated Geotechnical Investigation, Proposed Multi-Family Residential Development, 25891 Crown Valley Parkway and 27961 Cabot Road, Laguna Niguel, California," prepared by Geocon West, Inc., dated February 17, 2011; (12) Conceptual Site Plan and Architectural Plan, Mill Creek Apartments, Crown Valley Parkway and Cabot Road, prepared by TCA Architects, Inc., dated July 21, 2011; (13) "Response to City of Laguna Niguel Geotechnical Review Sheet, Proposed Multi-Family Residential Development, 25891 Crown Valley Parkway and 27961 Cabot Road, Laguna Niguel, California," prepared by Geocon West, Inc., dated January 5, 2012.

ACTION:

- ☒ RECOMMENDED APPROVAL OF DOCUMENT SUBMITTED
☐ CONDITIONAL APPROVAL OF DOCUMENT SUBMITTED - *See Comments*
☐ REQUEST ADDITIONAL DATA FOR REVIEW - *See COMMENTS next page.*
Send responses directly to City of Laguna Niguel, Attention: Mr. Abdullah Sharif; GMU Geotechnical will only accept responses forwarded from the City.

APPROVED
This plan & specification must be kept on the job at all times and it is unlawful to make any changes or alterations on same without written permission from Community Development Division, City of Laguna Niguel.
The stamping of this plan & specifications SHALL NOT be held to permit or be an approval of the violation of any provision of any City Ordinance or State Law.
Date _____
By _____
BUILDING OFFICIAL



CITY OF LAGUNA NIGUEL

Public Works/Engineering
27791 La Paz Road | Laguna Niguel, California 92677
Phone (949) 362-4337 | Fax (949) 362-4385

GEOTECHNICAL REVIEW SHEET

Reviewed by:

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23241 Arroyo Vista
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Page 3

GMU REFERENCE NO.: G13-005

DATE: October 4, 2013

CONDITIONAL APPROVAL – Placement of driven piles only

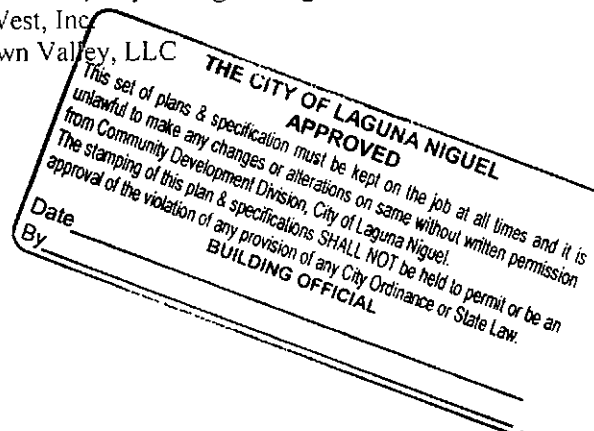
Prior to release of the grading permit and issuance of any additional building permit for this portion of the site, the geotechnical consultant should provide as-graded information for this portion of the site, including the results of any field density tests, laboratory tests, a description of the geologic materials underlying this portion of the site (i.e., cut, fill, etc.), and any foundation recommendations that may be applicable.

REVIEWED BY: _____

Lisa L. Bates, CEG 2293
Senior Geologist

DISTRIBUTION:

Mr. Abdullah Sharif, City of Laguna Niguel
Mr. Larry Longenecker, Senior Planner, City of Laguna Niguel
Mr. Neal D. Berliner, Geocon West, Inc.
Mr. Ron Schulman, CAL 1 Crown Valley, LLC



GEOCON
WEST, INC.

GEOTECHNICAL ■ ENVIRONMENTAL ■ MATERIALS



Project No. A8803-06-03

October 2, 2013

CAL I Crown Valley, LLC
949 South Coast Drive, Suite 400
Costa Mesa, CA 92626

Attention: Mr. Greg Lucas

Subject: PARTIAL BUILDING PAD APPROVAL
AREA BOUNDED BY GRIDLINES T.5 - Y.10 GRIDLINES 2 - 13
CROWN VALLEY LUXURY APARTMENTS
25891 CROWN VALLEY PARKWAY
LAGUNA NIGUEL, CALIFORNIA

Dear Mr. Lucas:

Please accept this letter as formal notification that the area of the pad bounded by Gridlines T.5 - Y.10 and Gridlines 2 - 13 identified on Sheet S0.10 has been prepared as required by Geocon and is approved for the placement of the driven pile foundation system. It is our understanding that the remainder of the building pad areas are still being cut and/or prepared and will also be approved by the project civil engineer upon completion. Please provide a copy of this letter to Mr. Abdullah Sharif, Grading Engineer with the City of Laguna Niguel for his records.

Should you have any questions regarding this letter, or if we may be of further service, please contact the undersigned at your convenience.

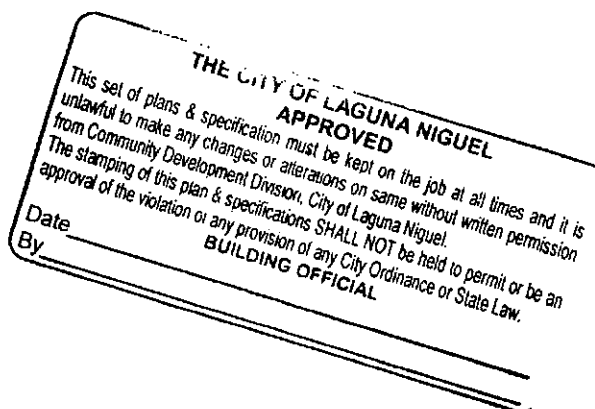
Very truly yours,

GEOCON WEST, INC.

Neal D. Berliner
GE 2576



(1) Addressee





BUILDING PERMIT

PERMIT WILL AUTOMATICALLY EXPIRE IF INPSECTIONS ARE NOT SCHEDULED
AT LEAST EVERY 180 DAYS

FOR INSPECTIONS: CALL (949) 362-4381
REQUESTS RECEIVED BY 6 A.M. WILL BE SCHEDULED FOR THE SAME BUSINESS DAY
Inspection Cancellation or Rescheduling: (949) 362-4334
Inspection Schedule available after 9:00 a.m. on day of inspection (949) 362-4314

CITY OF LAGUNA NIGUEL
Community Development
Department
30111 Crown Valley Pkwy
Laguna Niguel, CA 92677
Tel. (949) 362-4360
Fax. (949) 362-4369
www.CityofLagunaNiguel.org

APN: 111111111

PERMIT #: B13-2462

Lot/PARCEL:

PROJECT ADDRESS: 27960 CABOT RD

TRACT: PM 2012-124

BUSINESS NAME:

ELEC:

ISSUED: 11/27/2013

PLANNING:

DESCRIPTION OF WORK:

SUBTYPE: PLUM STATUS: ISSUED DESCRIPTION: install fire sprinklers system at the "CROWN"; bldg A & B and parking
8/14/14 ADDRESS CHANGE FROM 25891 CROWN VALLEY PARKWAY TO 27960 CABOT RD.

OWNER: CAL I CROWN VALLEY LLC
ADDRESS: 400 HOWARD ST SAN FRANCISCO, CA 94105-2618
APPLICANT: BROWNING FIRE PROTECTION
ADDRESS: 2335 ABALANE AVE TORRANCE, CA 90501
BUSINESS:
ADDRESS:
ARCH/ENG:
ADDRESS:
CONTRACTOR:
ADDRESS:
LICENSE #: CLASS:
WORKERS COMP: POLICY#:

PHONE: (310) 212-0622
PHONE:
PHONE:
PHONE:
EXPIRES:
EXPIRES:

CODE YEAR: 2010 OCCUPANCY TYPE: CONSTR. TYPE:

TOTAL VALUATION:

USE TYPE:
USE DESCRIPTION:

SUMMARY OF PERMIT FEES

	PLANCHECK	PERMIT	SUMMARY OF PERMIT FEES PERMIT ISSUANCE	SUBTOTAL
BUILDING				
ELECTRICAL				
MECHANICAL				
PLUMBING				
POOL/SPA				
SIGN				
DEMOLITION				
SMIP				
STATE FEE(CBSC)				
GMU				
MISC				\$4,264.75
			TOTAL PERMIT FEES:	\$4,264.75
			TOTAL FEES PAID	\$4,264.75

Comments:

Planning Approval: _____ Date: _____
Building Permit Issued By: _____ Date: _____

CERTIFICATE OF COMPLIANCE AND AUTHORIZATION OF ENTRY

By my signature below, I certify to each of the following:
I am () a California Licensed contractor or () the property owner* or () authorized to act on the property owner's behalf**.

I have read this construction permit 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.

California Licensed Contractor, Property Owner* or Authorized Agent**: *requires separate verification form
**requires separate authorization form

Signature _____ Date _____

#2 IDENTIFY WHO WILL PERFORM THE WORK (Complete either 2A or 2B)

#2A CALIFORNIA LICENSED CONTRACTORS 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.

Contractor Name: _____

Address: _____

License Class and No. _____ Expiration Date: _____ Signature: _____ Date: _____

#2B 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>.

Property Owner or Authorized Agent signature: _____ Date: _____

#3 IDENTIFY WORKERS' COMPENSATION DECLARATION AND LENDING AGENCY:

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.

WORKERS' COMPENSATION DECLARATION

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 No. _____ Expiration Date _____

☐ 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 _____ Date _____

CODE: INSPECTION TYPE	DATE	INITIALS
2. Initial Water Quality Inspection		
4. Temp Electrical Service or Pole		
6. Soil Pipe Underground		
8. Water Pipe Underground		
9. Sewer Line & House Connect		
10. Electrical Conduit Underground		
14. Gas Line Underground & Test		
16. Verify Setbacks		
18. Footings & Steel		
19. UFER		
20. Foundation - Slab on Grade		
21. Post Tension		
22. Steel Reinforce - Retain. Walls		
24. Pre GROUT Lift 1		
26. Pre GROUT Lift 2		
29. Wall Drainage		
30. Floor Plywood Nailing		
32. Sewer Line & House Connect		
34. Roof Drains/Deck Drains		
36. Rough Plumbing/Gas Test		
40. Hot Mop Shower		
41. Lathin Interior		
42. Rough Electrical		
44. Rough Mechanical		
46. Fire Dampers		
48. Roof Sheathing		
50. Roof Framing		
51. Approval to Cover Exterior		
52. Shear Walls Interior		
53. Preliminary Shear		
54. Shear Walls Exterior		
55. Preliminary Insulation		
56. Rough Frame & Flashing		
59. OCCFA Fire Sprinkler - Rough		
932. FINAL - OCCFA PROJECT FINAL - Name _____ ID# _____		
933. Anti-Entrapment Device		
934. FINAL - BUILDING & SAFETY		
935. FINAL - WATER QUALITY INSPECTION		



BUILDING PERMIT

PERMIT WILL AUTOMATICALLY EXPIRE IF INSPECTIONS ARE NOT SCHEDULED AT LEAST EVERY 180 DAYS

FOR INSPECTIONS: CALL (949) 362-4381
REQUESTS RECEIVED BY 6 A.M. WILL BE SCHEDULED FOR THE SAME BUSINESS DAY.

Inspection Cancellation or Rescheduling: (949)362-4334
Inspection Schedule available after 8:00 a.m. on day of inspection: (949)362-4314

CITY OF LAGUNA NIGUEL
Community Development
Department
30111 Crown Valley Pkwy
Laguna Niguel, CA 92677
Tel. (949) 362-4360
Fax. (949) 362-4369
www.CityofLagunaNiguel.org

PERMIT #: B13-2462

PROJECT ADDRESS: 25891 CROWN VALLEY PKWY

BUSINESS NAME:

ISSUED:11/27/2013

APN: 636-04-303
LOT/PARCEL: TRACT: T AND R
TBRO: 952 A1

XREF BLDG:
XREF GRAD:
XREF PLANNING:
XREF OCFA:

OWNER: Cal I Crown Valley Llc
ADDRESS: 400 Howard St San Francisco, CA 94105-2618
APPLICANT: BROWNING FIRE PROTECTION
ADDRESS: 2335 ABALANE AVE TORRANCE, CA 90501
ARCH/ENG:
ADDRESS:
CONTRACTOR:
ADDRESS:
LICENSE #:

PHONE: 310-212-0622

PHONE:

PHONE:

CLASS:

EXPIRES:

WORKERS COMP:

POLICY#:

EXPIRES:

TYPE OF WORK:	BUILDING	N	ELECTRICAL	N	MECHANICAL	N	PLUMBING	Y
	POOL/SPA	N	SIGN	N	DEMOLITION	N		

TYPE OF CONSTRUCTION: CODE YEAR: 2010

Occupancy	Type	Factor	Sq Feet	Valuation
	Totals...			\$0.00*

*Rounded up to nearest \$100

OCCUPANCY TYPE: R2 CONSTR. TYPE: VB CENSUS CODE: HAZMAT? N SPRINKLERS? N

DESCRIPTION OF WORK:

install fire sprinklers system at the "CROWN"; bldg A & B and parking

USE TYPE:

USE DESCRIPTION:

SUMMARY OF PERMIT FEES

	PLANCHHECK	PERMIT	PERMIT ISSUANCE	ADJUSTMENTS	SUBTOTAL
BUILDING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
ELECTRICAL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
MECHANICAL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PLUMBING	\$0.00	\$4,264.75	\$0.00	\$0.00	\$4,264.75
POOL/SPA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
DEMOLITION	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
SMIP	\$0.00				\$0.00
STATE FEE (CBSC)					\$0.00
GMU					\$0.00



TOTAL PERMIT FEES: \$4,264.75
TOTAL FEES PAID: \$4,264.75

For Office Use Only

Comments:

Planning Approval: _____

Date: _____

Grading Release: _____

Date: _____

Building Permit Issued By: _____

Date: 11/27/13

Receipt #'s

R13-2981

CERTIFICATE OF COMPLIANCE AND AUTHORIZATION OF ENTRY

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

I am ☒ a California licensed contractor or ☐ the property owner* or ☐ authorized to act on the property owner's behalf**.

I have read this construction permit 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.

California Licensed Contractor, Property Owner* or Authorized Agent**:

*requires separate verification form

**requires separate authorization form

Signature _____

Date

11/27/13

#2 IDENTIFY WHO WILL PERFORM THE WORK (Complete either 2A or 2B)

#2A CALIFORNIA 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.

Contractor Name: Browning Fire Protection Inc.
Address: 2355 Abalone #110 Torrance CA
License Class and No. C-16 619931 Expiration Date: 8/15/15 Signature: [Signature] Date: 11/27/13

#2B 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>.

Property Owner or Authorized Agent signature _____ Date _____

#3 IDENTIFY WORKERS' COMPENSATION DECLARATION AND LENDING AGENCY:

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.

WORKERS' COMPENSATION DECLARATION

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 Pacific Compans Policy No. KA00006791 Expiration Date 10/2014
Name of Agent Pacific Compensation Tel No _____
(This Section need not be completed if the permit(s) is for one hundred dollars (\$100) or less.)
- ☐ 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 _____ Date _____

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: _____

CODE: INSPECTION TYPE	DATE	INITIALS	CODE: INSPECTION TYPE	DATE	INITIALS
2. Initial Water Quality Inspection			72. Drywall Nailing/Firewalls		
4. Temp Electrical Service or Pole			400. P/S Pre Inspection for Fences		
6. Soil Pipe Underground			402. P/S Pool & Equipment Loc.		
8. Water Pipe Underground			410. P/S Approval to Cover - Gunite		
9. Sewer Line & House Connect			412. P/S Electrical Conduit Undergmd.		
10. Electrical Conduit Underground			414. P/S Gas Pipe Underground Test		
14. Gas Line Underground & Test			416. P/S Backwash Lines, P Trap, Underground		
16. Verify Setbacks			418. P/S Final Backwash Receptor		
18. Footings & Steel			420. P/S Fencing & Access Gates		
19. UFER			422. P/S Pre Deck		
20. Foundation - Slab on Grade			424. P/S Approved for Plastering		
21. Post Tension			428. P/S FINAL - HEATER & VENT		
22. Steel Reinforce - Retain. Walls			430. P/S FINAL - PLUMBING		
24. Pre Grout Lift 1			432. P/S FINAL - ELECTRICAL		
26. Pre Grout Lift 2			434. P/S FINAL - POOL COVER		
29. Wall Drainage			436. P/S FINAL - SOLAR SYSTEM		
30. Floor Plywood Nailing			438. P/S FINAL - POOL/SPA		
32. Sewer Line & House Connect			902. FINAL - ELECTRICAL METER RELEASE		
34. Roof Drains/Deck Drains			904. FINAL - ELECTRICAL		
36. Rough Plumbing/Gas Test			906. FINAL - SIGN		
40. Hot Mop Shower			908. FINAL - MECHANICAL		
41. Lathing Interior			910. FINAL - PLUMBING		
42. Rough Electrical			912. FINAL - WATER SERVICE		
44. Rough Mechanical			914. FINAL - GAS TEST		
46. Fire Dampers			916. FINAL - ACCESSIBILITY REGULATIONS		
48. Roof Sheathing			918. FINAL - RE-ROOF		
50. Roof Framing			920. FINAL - PLANNING		
51. Approval to Cover Exterior			922. FINAL - ENGINEERING/P.W.		
52. Preliminary Shear			924. FINAL - O.C. HEALTH		
54. Shear Walls Exterior			926. FINAL - WATER DISTRICT		
55. Preliminary Insulation			928. FINAL - GRADING		
56. Rough Frame & Flashing			930. FINAL - OCFA SPRINKLER SYSTEMS		
59. OCFA Fire Sprinkler - Rough			932. FINAL - OCFA PROJECT FINAL		
60. T-Bar Ceiling			933. Anti-Entrapment Device		
64. Lathing Exterior			934. FINAL - BUILDING & SAFETY		
70. Insulation			935. FINAL - WATER QUALITY INSPECTION		



City of Laguna Niguel
 Building Division
 30111 Crown Valley Pkwy
 Laguna Niguel, CA 92677
 (949) 362-4360
 FAX 362-4369

BUILDING PERMIT APPLICATION

www.CityofLagunaNiguel.org

124

Project Address: 25891 crown valley pkwy m Suite/Unit: _____

Applicant/Agent: BROWNING FIRE PROT. Phone No.: (310) 212-0622

Address: 2335 Abalone Av. #110

City: Torrance State: CA Zip: 90501 Email: VICTOR@BFPE.NET

Property Owner: The Crown Mill Creek Phone No.: () -

Address: _____

City: _____ State: _____ Zip: _____ Email: _____

Contractor: BROWNING FIRE PROTECT Phone No.: (310) 212-0622

Address: 2335 Abalone Av. #110

City: Torrance State: CA Zip: 90501 Email: VICTOR@BFPE.NET

State License No.: C19731 Class: C16 Expiration: _____

Workman's Comp. Policy No.: WA 0000 F701 Expiration: 10/2014

Insurance Company (if applicable): workman's comp. pacific compensation

Architect: _____ Reg No.: _____ Phone No.: () -

Address: _____

City: _____ State: _____ Zip: _____ Email: _____

Engineer: _____ Reg. No.: _____ Phone No.: () -

Address: _____

City: _____ State: _____ Zip: _____ Email: _____

Description of Work to be Performed (please be specific): _____

in all fire sprinkler syst in residences
PARKING
5249 heads

Valuation: \$ 425,000 Type of Const: _____ Occupancy Type: _____ Occupant Load: _____

I certify that the above information is complete and correct. If the scope of work changes this application must be updated by the applicant. Permit applications expire 180 days from the date of application. Permits must be obtained prior to expiration (Pursuant of UBC sec 107.4)

Signature of Applicant: [Signature] Payment: Cash or Check # _____ or Visa/MC/Disc

Activity Number:	<u>B132462</u>		Received By:	Date:
Planning Division:	YES	NO	Submittal does not constitute Planning Approval	
HOA or Property Manager Approval Required:				
HOA or Property Manager Approval Letter Provided:				
OK for Plan Check:				
OK for issuance:				
Reviewed By: _____ Date: _____				
Reviewed By: _____ Date: _____				
Building Division:				
☐ Gary	☐ Planning	☐ CAA	☐ GMU	
☐ Fire	☐ Water	☐ Health	☐ Grading	

ElectricalMechanical

	Plumbing	Quantity
Bar Sink		
Kitchen Sink		
Lavatories		
Bathtubs		
Dishwashers		
Drinking Fountains		
Floor Drains		
Sewer Cap		
Sewer Connection		
Urinal		
Water Closet		
Interceptors/Cleanouts		
Water Heater		
Water Service		

Sign	Type (Circle One)	Size (Sq. Ft.)	Res. or Comm. (Circle One)	Foundation Valuation (if freestanding and over 6 feet in height)	Illumination (# of Transformers or Ballasts)
1	Single Face		Residential		
	Double Face		Commercial		
	Gas Tube				
2	Single Face		Residential		
	Double Face		Commercial		
	Gas Tube				
3	Single Face		Residential		
	Double Face		Commercial		
	Gas Tube				
4	Single Face		Residential		
	Double Face		Commercial		
	Gas Tube				
5	Single Face		Residential		
	Double Face		Commercial		
	Gas Tube				
6	Single Face		Residential		
	Double Face		Commercial		
	Gas Tube				



City of Laguna Niguel
Community Development Department
30111 Crown Valley Pkwy, CA 92677
(949)362-4360 FAX (949)362-4369

RECEIPT

RECEIPT NUMBER: R13-2931

PERMIT #: B13-2462

TYPE: Combo Building Permit

CASE NUMBER:

BUSINESS NAME:

SITE ADDRESS: 25891 CROWN VALLEY PKWY LN

PARCEL: 636-043-03

OCFA Service Req. #:

Payee: BROWNING FIRE PROTECTION

Address:

2335 ABALANE AVE
TORRANCE, CA

90501

Phone: 310-212-0622

TRANSACTION DATE: 11/27/2013	TOTAL PAYMENT:	4,264.75
	TOTAL PAID FROM TRUST:	.00
	TOTAL PAID FROM CURRENCY:	4,264.75

TRANSACTION LIST:

Type	Method	Description	Amount
Payment	Check	17051	4,264.75
TOTAL:			4,264.75

ACCOUNT ITEM LIST:

Description	Account Code	Current Pmts
Plumbing Permit	3310	4,264.75
REASON FOR ADJUSTMENT:		
TOTAL:		4,264.75

RECEIPT ISSUED BY: JDARLING INITIALS: JD

ENTERED DATE: 11/27/2013 TIME: 09:07 AM

Raw
keep on file

(B)

MOULTON NIGUEL WATER DISTRICT FLOW TEST REPORT

TODAYS DATE: 06/6/11

OFFICE: (949) 425-3588
FAX: (949) 831-3536

DATE OF REQUEST: 06/02/11

DATE OF TEST: 06/06/11

LOCATION OF TEST: CABOT RD AND CROWN VALLEY

MAIN LINE SIZE:

FLOW SIZE: 2 1/2" ☐

4" ☐

MODELED DEMAND:

STATIC PRESSURE:

RESIDUAL PRESSURE:

3000	140	121

TEST PERFORMED BY: EVA PLAJZER

FIELD COMMENTS: _____



Mountain Niguel Water District
27500 La Paz Rd.
Laguna Niguel, CA 92677
Office: (949) 831-2500
Fax: (949) 643-2138

Hydrant Fire Flow Test

There will be a \$100.00 charge if the test is not on site.

Billing Information:

Last Name: RIDDIS First Name: STEVE

Business Name: HILL CREEK RESIDENTIAL TRUST

Address: 949 SOUTH COAST PRIVE, SUITE 400, CROWN VALLEY, CA 92675
Street City State Zip Code

Phone Numbers (TH) 697-2416 (714-697-2416)

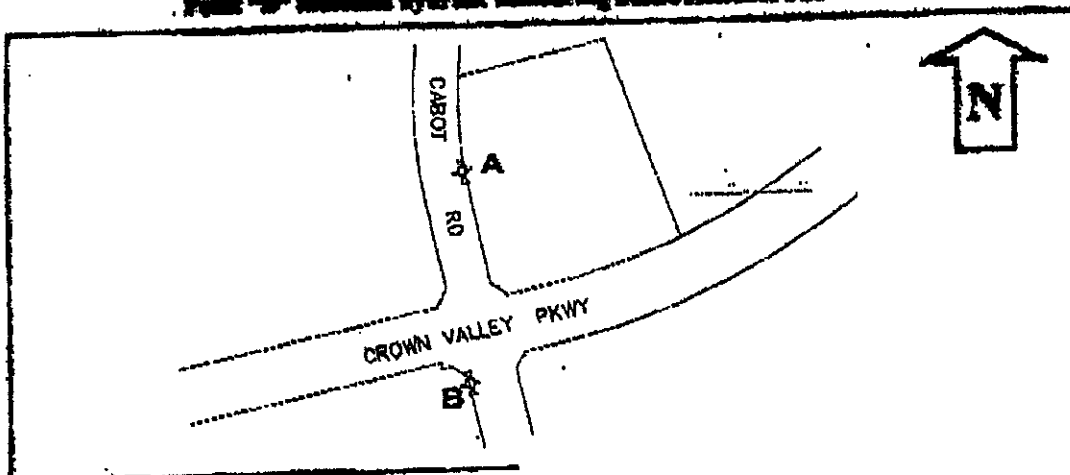
Fax Number: (714) 966-9853 714-966-9853

Location of Project:

Address: NE CORNER OF CABOT RD / CROWN VALLEY, LAGUNA NIGUEL, CA, 92677
Street City State Zip Code

PLEASE PROVIDE THE FOLLOWING INFORMATION ON SITE PLAN

Point "A" indicates hydrant to be served for GPM
Point "B" indicates hydrant measuring static residual PSI



Fire Flow No. 35

6/6/2011

Eva Plajer ,949-425-3553

650

Prepared by:

Pressure Zone:

Location:

N/E C/O Cabot Rd & Crown Valley Parkway

Sectional Map:

118

Assumptions:

Simulation on Max Month (September) at 9 am (equivalent to model hour 8)

System Demand w/o fire flow @ hour 8 = 43523.46 gpm

Fire hydrants ID from Sectional Map →

Model Junction ID near FHs →

Simulated model Junction/pipes →

Model Junction elevations (ft)/Pipe Dia (in) →

FH18018 262 → FH18016 150

POLY_J13 262 → POLY_J13 12

P117007 311 → P117007 12

314 314

	Fire Flows	Flowing Hydrant (A)	Residual Hydrant (B)	Pipe Vel near (A)	Pipe Vel Near (B)
	gpm	psi	psi	fps	fps
Static Pressure	0	141	140	N/A	N/A
Flowing Pressure	1000	137	136	0.6	2.4
Flowing Pressure	2000	130	130	1.3	4.5
Flowing Pressure	3000	120	121	2.1	6.6
Flowing Pressure	4000	108	109	2.8	8.6

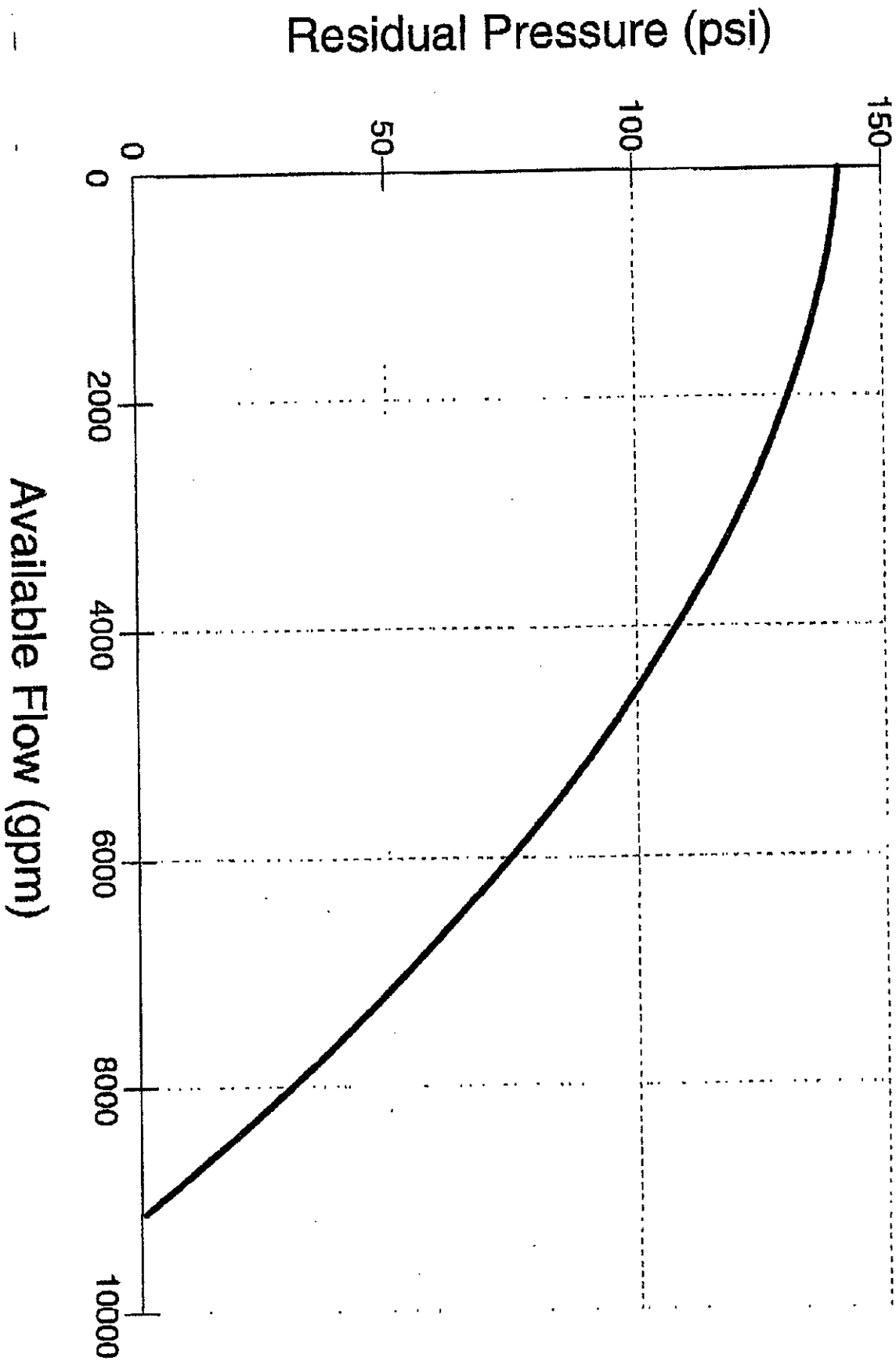
Note:

In lieu of field tests, MNWD is providing these hydraulic model results.

The designer should take into account that these are model results only and should not be taken as absolute.

The hydrant selected by the requester is in pressure zone 450 and does not respond to fire flows in the 650 zone. It has a constant pressure of approximately 65 psi during this fire test.

Hydrant Curve for Junction 262 at 00:00 hrs [STATICSIM]





Orange County Fire Authority

1 Fire Authority Road
Irvine, CA 92602

Receipt

May 30, 2013 8:20 AM

Service Request:

188803
CROWN CABOT APT
25891 CROWN VALLEY PY
LAGUNA NIGUEL CA 92677

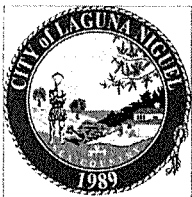
Bill To:

BROWNING FIRE PROTECTION
2335 ABALONE AV #110
TORRANCE, CA 90501

Date	Description	Quantity	Amount	Extended Amt
04-04-2013	PR425 New 13 >100 heads	1	\$894.00	\$894.00
04-04-2013	PR470 Underground system	1	\$755.00	\$755.00
04-04-2013	PR475 Underground <= 4 conns	2	\$479.00	\$958.00
04-22-2013	PR460 NFPA 14 standpipes	1	\$798.00	\$798.00
Services				\$3,405.00
04-04-2013	Credit Card #V8415			-\$2,599.00
04-29-2013	Credit Card #V8415			-\$798.00
04-29-2013	Credit Card #V8415			-\$8.00
Payments and Adjustments				-\$3,405.00
05-22-2013	PR425 New NFPA 13 fire sprinkler system: > 100 heads with 1 riser	1	\$894.00	\$894.00
05-22-2013	PR425i New NFPA 13 fire sprinkler system: each additional riser OR per floor in buildings >3 stories. - INSP	10	\$393.00	\$3,930.00
05-22-2013	PR475 Underground fire protection: = 4 additional connections for hydrants or risers - use with PR470	-1	\$479.00	-\$479.00
Plan Type Adjustments				\$4,345.00
Balance Due:				\$4,345.00

Date	Check / Card Number	Received By	Payment Amt
/ /			

CITY
COPY



BUILDING PERMIT

PERMIT WILL AUTOMATICALLY EXPIRE IF INPSECTIONS ARE NOT SCHEDULED
AT LEAST EVERY 180 DAYS

FOR INSPECTIONS: CALL (949) 362-4381
REQUESTS RECEIVED BY 6 A.M. WILL BE SCHEDULED FOR THE SAME BUSINESS DAY
Inspection Cancellation or Rescheduling: (949) 362-4334
Inspection Schedule available after 9:00 a.m. on day of inspection (949) 362-4314

CITY OF LAGUNA NIGUEL
Community Development
Department
30111 Crown Valley Pkwy
Laguna Niguel, CA 92677
Tel. (949) 362-4360
Fax. (949) 362-4369
www.CityofLagunaNiguel.org

APN: 111111111
Lot/PARCEL:
TRACT: PM 2012-124
ELEC:
PLANNING:

PERMIT #: B13-2653
PROJECT ADDRESS: 27960 CABOT RD
BUSINESS NAME:
ISSUED: 1/13/2014

DESCRIPTION OF WORK:

SUBTYPE: ROTH STATUS: ISSUED DESCRIPTION: Permit for a deferred submittal for shear wall tie down system. (Reference B12-2453 for bldg permit Mill Creek) Field verify for code compliance.
8/14/14 ADDRESS CHANGE FROM 25891 CROWN VALLEY PARKWAY TO 27960 CABOT RD.

OWNER: THE CROWN MILL CREEK
ADDRESS: 25891 CROWN VALLEY LAGUNA NIGUEL CA, 92677
APPLICANT: KEN KEYSE
ADDRESS: 925 VIA BLAIRO CORONA CA, 92879
BUSINESS:
ADDRESS:
ARCH/ENG: NCE BILL NELSON
ADDRESS: 17815 SKY PARK CIRCLE IRVINE, CA 92614
CONTRACTOR: MCRT CALIF. CONSTRUCTION LP
ADDRESS: 949 S. COAST DR #400 COSTA MESA CA, 92626
LICENSE #: CLASS:
WORKERS COMP: POLICY#:



PHONE: (213) 925-1118
PHONE:
PHONE: (949) 752-2070
PHONE: (714) 966-9355
EXPIRES:
EXPIRES:

CODE YEAR: 2010 OCCUPANCY TYPE: CONSTR. TYPE:

TOTAL VALUATION:\$15,000.00

USE TYPE:
USE DESCRIPTION:

SUMMARY OF PERMIT FEES

	PLANCHECK	PERMIT	SUMMARY OF PERMIT FEES PERMIT ISSUANCE	SUBTOTAL
BUILDING				
ELECTRICAL				
MECHANICAL				
PLUMBING				
POOL/SPA				
SIGN				
DEMOLITION				
SMIP				
STATE FEE(CBSC)				
GMU				
MISC				\$589.61
			TOTAL PERMIT FEES:	\$589.61
			TOTAL FEES PAID	\$589.61

Comments:

Planning Approval: _____ Date: _____
Building Permit Issued By: _____ Date: _____

CERTIFICATE OF COMPLIANCE AND AUTHORIZATION OF ENTRY

By my signature below, I certify to each of the following:
I am () a California Licensed contractor or () the property owner* or () authorized to act on the property owner's behalf**.
I have read this construction permit 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.
*requires separate verification form
**requires separate authorization form
California Licensed Contractor, Property Owner* or Authorized Agent**:

Signature _____ Date _____

#2 IDENTIFY WHO WILL PERFORM THE WORK (Complete either 2A or 2B)

#2A CALIFORNIA LICENSED CONTRACTORS 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.

Contractor Name: MCRT CALIF. CONSTRUCTION LP
Address: 949 S. COAST DR #400 COSTA MESA CA, 92626
License Class and No. _____ Expiration Date: _____ Signature: _____ Date: _____

#2B 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 of 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 build 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 contractors 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>.

Property Owner or Authorized Agent signature: _____ Date _____

#3 IDENTIFY WORKERS' COMPENSATION DECLARATION AND LENDING AGENCY

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.

WORKERS' COMPENSATION DECLARATION

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 No. _____ Expiration Date _____
☐ 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 _____ Date _____

CODE INSPECTION TYPE	DATE	INITIALS	CODE INSPECTION TYPE	DATE	INITIALS
2. Initial Water Quality Inspection			72. Drywall Nailing/Firewalls		
4. Temp Electrical Service or Pole			400. P/S Pre Inspection for Fences		
6. Soil Pipe Underground			402. P/S Pool & Equipment Loc.		
8. Water Pipe Underground			410. P/S Approval to Cover - Gunite		
9. Sewer Line & House Connect			412. P/S Electrical Conduit Undermd.		
10. Electrical Conduit Underground			414. P/S Gas Pipe Underground Test		
14. Gas Line Underground & Test			416. P/S Backwash Lines, P Trap, Underground		
16. Verify Setbacks			418. P/S Final Backwash Recensor		
18. Footings & Steel			420. P/S Fencing & Access Gates		
19. UFER			422. P/S Pre Deck		
20. Foundation - Slab on Grade			424. P/S Approved for Plasterline		
21. Post Tension			428. P/S FINAL - HEATER & VENT		
22. Steel Reinforce - Retain. Walls			430. P/S FINAL - PLUMBING		
24. Pre Grout Lift 1			432. P/S FINAL - ELECTRICAL		
26. Pre Grout Lift 2			434. P/S FINAL - POOL COVER		
29. Wall Drainage			436. P/S FINAL - SOLAR SYSTEM		
30. Floor Plywood Nailing			438. P/S FINAL - POOL/SPA		
32. Sewer Line & House Connect			902. FINAL - ELECTRICAL METER RELEASE		
34. Roof Drains/Deck Drains			904. FINAL ELECTRICAL		
36. Rough Plumbing/Gas Test			906. FINAL - SIGN		
40. Hot Mop Shower			908. FINAL - MECHANICAL		
41. Lathing Interior			910. FINAL - PLUMBING		
42. Rough Electrical			912. FINAL - WATER SERVICE		
44. Rough Mechanical			914. FINAL - GAS TEST		
46. Fire Dampers			916. FINAL - ACCESSIBILITY REGULATIONS		
48. Roof Sheathing			918. FINAL - RE-ROOF		
50. Roof Framing			920. FINAL - PLANING		
51. Approval to Cover Exterior			922. FINAL - ENGINEERING/P.W.		
52. Shear Walls Interior			924. FINAL - O.C. HEALTH		
53. Preliminary Shear			926. FINAL - WATER DISTRICT		
54. Shear Walls Exterior			927. FINAL - SMOKE DETECTOR/ CO2		
55. Preliminary Insulation			928. FINAL - GRADING		
56. Rough Frame & Flashing			930. FINAL - OCFA SPRINKLER SYSTEMS -		
59. OCFA Fire Sprinkler - Rough			932. FINAL - OCFA PROJECT FINAL -		
60. T-Bar Ceiling			933. Anti-Entrapment Device		
64. Lathing Exterior			934. FINAL - BUILDING & SAFETY		
70. Insulation			935. FINAL - WATER QUALITY INSPECTION		

	BUILDING PERMIT PERMIT WILL AUTOMATICALLY EXPIRE IF INSPECTIONS ARE NOT SCHEDULED AT LEAST EVERY 180 DAYS FOR INSPECTIONS: CALL (949) 362-4381 REQUESTS RECEIVED BY 6 A.M. WILL BE SCHEDULED FOR THE SAME BUSINESS DAY. Inspection Cancellation or Rescheduling: (949)362-4334 Inspection Schedule available after 8:00 a.m. on day of inspection: (949)362-4314	CITY OF LAGUNA NIGUEL Community Development Department 30111 Crown Valley Pkwy Laguna Niguel, CA 92677 Tel. (949) 362-4360 Fax. (949) 362-4369 www.CityofLagunaNiguel.org

PERMIT #: B13-2653
PROJECT ADDRESS: 25891 CROWN VALLEY PKWY
BUSINESS NAME:
ISSUED:01/13/2014

APN: 636-04-303	TRACT: T AND R	XREF BLDG:		
LOT/PARCEL:		XREF GRAD:		
TBRO: 952 A1		XREF PLANNING:		
		XREF OCFA:		
OWNER: THE CROWN MILL CREEK		PHONE: 213-925-1118		
ADDRESS: 25891 CROWN VALLEY LAGUNA NIGUEL CA 92677		PHONE:		
APPLICANT: KEN KEYSE		PHONE: 714-966-9355		
ADDRESS: 925 VIA BLAIRO CORONA CA 92879				
ARCH/ENG:				
ADDRESS:				
CONTRACTOR: MCRT CALIF. CONSTRUCTION LP				
ADDRESS: 949 S. COAST DR #400 COSTA MESA CA 92626				
LICENSE #: 957117	CLASS:			
				
WORKERS COMP:HARFORD INSURANCE POLICY#: 61WEC7183		EXPIRES: 01/31/2015		
		EXPIRES: 08/01/2015		
TYPE OF WORK:	BUILDING Y	ELECTRICAL N	MECHANICAL N	PLUMBING N
	POOL/SPA N	SIGN N	DEMOLITION N	
TYPE OF CONSTRUCTION:	CODE YEAR: 2010			
Occupancy	Type	Factor	Sq Feet	Valuation
	Additional Amount...			15,000.00
	Totals...			\$15,000.00*
				*Rounded up to nearest \$100
OCCUPANCY TYPE: R2	CONSTR. TYPE: VB	CENSUS CODE:	HAZMAT? N	SPRINKLERS? N

DESCRIPTION OF WORK:
Permit for a deferred submittal for shear wall tie down system. (Reference B12-2453 for bldg permit Mill Creek) Field verify for code compliance.

USE TYPE:
USE DESCRIPTION:

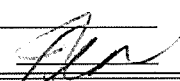
	PLANCHECK	PERMIT	PERMIT ISSUANCE	ADJUSTMENTS	SUBTOTAL
BUILDING	\$281.05	\$281.50	\$26.06	\$0.00	\$588.61
ELECTRICAL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
MECHANICAL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PLUMBING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
POOL/SPA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
DEMOLITION	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
SMIP	\$0.00				\$0.00
STATE FEE (CBSC)					\$1.00
GMU					\$0.00
TOTAL PERMIT FEES:					\$589.61
TOTAL FEES PAID:					\$589.61

For Office Use Only

Comments:

Planning Approval: _____ Date: _____

Grading Release: _____ Date: _____

Building Permit Issued By:  Date: 1-13-14 Receipt #'s R14-103

CERTIFICATE OF COMPLIANCE AND AUTHORIZATION OF ENTRY

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

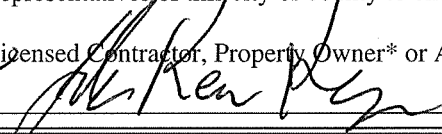
I am ☒ a California licensed contractor or ☐ the property owner* or ☒ authorized to act on the property owner's behalf**.

I have read this construction permit 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.

California Licensed Contractor, Property Owner* or Authorized Agent**:

Signature  Date 1-13-2014

*requires separate verification form
**requires separate authorization form

#2 IDENTIFY WHO WILL PERFORM THE WORK (Complete either 2A or 2B)

#2A CALIFORNIA LICENSED CONTRACTORS' 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.

Contractor Name: MCA
Address: _____
License Class and No. 95771 Expiration Date 1-15-15 Signature: [Signature] Date: 1-13-14

#2B 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>.

Property Owner or Authorized Agent signature _____ Date _____

#3 IDENTIFY WORKERS' COMPENSATION DECLARATION AND LENDING AGENCY:

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.

WORKERS' COMPENSATION DECLARATION

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 Stanger Policy No. 6145507183 Expiration Date 8-1-15
Name of Agent _____ Tel No _____
(This Section need not be completed if the permit(s) is for one hundred dollars (\$100) or less.)
- ☐ 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 _____ Date _____

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: _____

CODE: INSPECTION TYPE	DATE	INITIALS	CODE: INSPECTION TYPE	DATE	INITIALS
2. Initial Water Quality Inspection			72. Drywall Nailing/Firewalls		
4. Temp Electrical Service or Pole			400. P/S Pre Inspection for Fences		
6. Soil Pipe Underground			402. P/S Pool & Equipment Loc.		
8. Water Pipe Underground			410. P/S Approval to Cover - Gunite		
9. Sewer Line & House Connect			412. P/S Electrical Conduit Undergmd.		
10. Electrical Conduit Underground			414. P/S Gas Pipe Underground Test		
14. Gas Line Underground & Test			416. P/S Backwash Lines, P Trap, Underground		
16. Verify Setbacks			418. P/S Final Backwash Receiver		
18. Footings & Steel			420. P/S Fencing & Access Gates		
19. UFER			422. P/S Pre Deck		
20. Foundation - Slab on Grade			424. P/S Approved for Plastering		
21. Post Tension			428. P/S FINAL - HEATER & VENT		
22. Steel Reinforce - Retain. Walls			430. P/S FINAL - PLUMBING		
24. Pre Grout Lift 1			432. P/S FINAL - ELECTRICAL		
26. Pre Grout Lift 2			434. P/S FINAL - POOL COVER		
29. Wall Drainage			436. P/S FINAL - SOLAR SYSTEM		
30. Floor Plywood Nailing			438. P/S FINAL - POOL/SPA		
32. Sewer Line & House Connect			902. FINAL - ELECTRICAL METER RELEASE		
34. Roof Drains/Deck Drains			904. FINAL - ELECTRICAL		
36. Rough Plumbing/Gas Test			906. FINAL - SIGN		
40. Hot Mop Shower			908. FINAL - MECHANICAL		
41. Lathing Interior			910. FINAL - PLUMBING		
42. Rough Electrical			912. FINAL - WATER SERVICE		
44. Rough Mechanical			914. FINAL - GAS TEST		
46. Fire Dampers			916. FINAL - ACCESSIBILITY REGULATIONS		
48. Roof Sheathing			918. FINAL - RE-ROOF		
50. Roof Framing			920. FINAL - PLANNING		
51. Approval to Cover Exterior			922. FINAL - ENGINEERING/P.W.		
52. Shear Walls Interior			924. FINAL - O.C. HEALTH		
53. Preliminary Shear			926. FINAL - WATER DISTRICT		
54. Shear Walls Exterior			927. FINAL - SMOKE DETECTOR / CO ₂		
55. Preliminary Insulation			928. FINAL - GRADING		
56. Rough Frame & Flashing			930. FINAL - COFA SPRINKLER SYSTEMS -		
59. COFA Fire Sprinkler - Rough			932. FINAL - COFA PROJECT FINAL -		
60. T-Bar Ceiling			933. Anti-Entrapment Device		
64. Lathing Exterior			934. FINAL - BUILDING & SAFETY		
70. Insulation			935. FINAL - WATER QUALITY INSPECTION		



City of Laguna Niguel
Building Division
30111 Crown Valley Pkwy
Laguna Niguel, CA 92677
(949) 362-4360
FAX 362-4369

BUILDING PERMIT APPLICATION

www.CityofLagunaNiguel.org

124

Project Address: 25891 Crown Valley Pkwy Ln Suite/Unit: _____

Applicant/Agent: Ken Keys Phone No.: (23) 925-1118

Address: 925 Via Blaino

City: Corona **State:** CA **Zip:** 92879 **Email:** Ken@Holdown.com

Property Owner: The Crown Mill Creek Phone No.: () - _____

Address: _____

City: _____ **State:** _____ **Zip:** _____ **Email:** _____

Contractor: Adrian Phone No.: () - _____

Address: _____

City: _____ **State:** _____ **Zip:** _____ **Email:** _____

State License No.: _____ **Class:** _____ **Expiration:** _____

Workman's Comp. Policy No.: _____ **Expiration:** _____

Insurance Company (If applicable): _____

Architect: _____ **Reg No.:** _____ Phone No.: () - _____

Address: _____

City: _____ **State:** _____ **Zip:** _____ **Email:** _____

Engineer: _____ **Reg. No.:** _____ Phone No.: () - _____

Address: _____

City: _____ **State:** _____ **Zip:** _____ **Email:** _____

Description of Work to be Performed (please be specific): Provide Shop Drawings & Material for Shear Wall Tiedown System

Deferred Submittal

Valuation: \$ 48,297 **Type of Const:** _____ **Occupancy Type:** _____ **Occupant Load:** _____

I certify that the above information is complete and correct. If the scope of work changes this application must be updated by the applicant. Permit applications expire 180 days from the date of application. Permits must be obtained prior to expiration (Pursuant of UBC sec 107.4)

Signature of Applicant: Ken Keys **Payment:** Cash or Check # _____ or Visa MC/Disc

Activity Number:	<u>B13-2653</u>	Received By:	<u>[Signature]</u>	Date:	<u>12/14/03</u>
Planning Division:		YES	NO	Submittal does not constitute Planning Approval	
HOA or Property Manager Approval Required:					
HOA or Property Manager Approval Letter Provided:					
OK for Plan Check:				Reviewed By:	Date:
OK for issuance:				Reviewed By:	Date:
Building Division:					
☐ Gary	☐ Planning	☐ CAA	☐ GMU		
☐ Fire	☐ Water	☐ Health	☐ Grading		



RECEIPT

RECEIPT NUMBER: R14-0103

PERMIT #: B13-2653

TYPE: Combo Building Permit

CASE NUMBER:

BUSINESS NAME:

SITE ADDRESS: 25891 CROWN VALLEY PKWY LN

PARCEL: 636-043-03

OCFA Service Req. #:

Payee: KEN KEYSE

Address:

925 VIA BLAIRO
CORONA CA

92879

Phone: 213-925-1118

TRANSACTION DATE: 01/13/2014	TOTAL PAYMENT:	174.93
	TOTAL PAID FROM TRUST:	.00
	TOTAL PAID FROM CURRENCY:	174.93

TRANSACTION LIST:

Type	Method	Description	Amount
Payment	Credit C	VISA 0350	174.93
TOTAL:			174.93

ACCOUNT ITEM LIST:

Description	Account Code	Current Pmts
Bldg Permit	3310	281.50
Building Standards Fee	2211	1.00
Permit Issuance	3310	26.06
Res Bldg Plan Check	3310	-133.63
REASON FOR ADJUSTMENT:		
		TOTAL: 174.93

RECEIPT ISSUED BY: JDARLING INITIALS: JD
ENTERED DATE: 01/13/2014 TIME: 03:50 PM



City of Laguna Niguel

30111 Crown Valley Pkwy

Laguna Niguel, CA 92677

(949) 362-4360

CAA - Plan Check Routing Sheet

(please return this form & all plans with your next submittal)

Plan Check #: B13-2653

Project Address: 25891 CROWN VALLEY PKWY LN

Valuation: \$48,300.00

Project Description: *Permit for a deferred submittal for shear wall tie down system. (Reference B12-2453 for bldg permit) Field verify for code compliance.*

	SUBMITTED	DUE	CORRECTION	CLEARED	P/C INITIAL
1st Check :	12/16/13	12/23/13	12/23/13	1/7/14	HT
2nd Check:	1-2-14	1/9/14	.	APPROVED	HT
3rd Check:					
4th Check:					

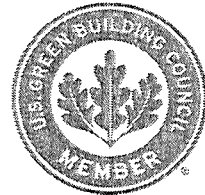
Comments:

Final Approval By: Meghan Date: 1/7/14

Attached is:

- ☒ Set of Plans
- ☒ Set of Structural Calculations
- ☐ Soil Report
- ☐ Title 24 Energy Calculations
- ☐ Set of ES Reports
- ☐ Plan Check Correction List

Call
Ken w/ plans



December 30, 2013

Mr. Hiep Tran
Plan Check and Engineering
City of Laguna Niguel
30111 Crown Valley Parkway
Laguna Niguel, CA 92677

SUBJECT: Crown Cabot Luxury Apts.
25891 Crown Valley
Laguna Niguel, CA 92677
P.C. #B13-2653

Mr. Tran:

This letter shall address comments received by our office on 12/26/13:

Comment 9A: *Sheet SH-2: Table "Earthbound Welded Anchor Specifications: Show Capacity of weld and provide calculations for welds.*

OK Response: We will submit calcs per this comment in Appendix A and have revised this table on SH-2.

OK 1/7/14 Comment 9B: *Sheet SH-2: Detail II-SB and O-SB shows 3/16" weld which to do match with Earthbound Welded Anchor Table (1/4").*

OK Response: Concur, we will correct the table to 3/16" and our calculations justify this requirement. We will also delete the weld anchors not used on this project.

Comment 10: *Details O, I, II show a single stud on right hand side of rod anchor and located on the 3rd, 2nd and 1st floor. Capacity of single 2x4 stud is 9' = 2338# which is less than trimmer (3281#). Should the 2338 stud control or be considered?*

OK Response: For these runs on 3rd, 2nd and 1st floor, the studs are based on full height (2x4 = 2338#, 2x6 = 5156#). The number of members shown in these scenarios is OK in meeting the compression download requirement. No revisions necessary.

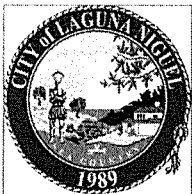
Comment 11: *ESR-2848 is expired until Dec 1, 2012. Please update the report.*

OK Response: Concur, we just received the latest publication and will include in Appendix B.

Please call me at (360) 863-0722 if you have any comments or questions.

Sincerely,

Edward Chin, PE, Vice-President



BUILDING PERMIT

PERMIT WILL AUTOMATICALLY EXPIRE IF INPSECTIONS ARE NOT SCHEDULED
AT LEAST EVERY 180 DAYS

FOR INSPECTIONS: CALL (949) 362-4381
REQUESTS RECEIVED BY 6 A.M. WILL BE SCHEDULED FOR THE SAME BUSINESS DAY
Inspection Cancellation or Rescheduling: (949) 362-4334
Inspection Schedule available after 9:00 a.m. on day of inspection (949) 362-4314

CITY OF LAGUNA NIGUEL
Community Development
Department
30111 Crown Valley Pkwy
Laguna Niguel, CA 92677
Tel. (949) 362-4360
Fax. (949) 362-4369
www.CityofLagunaNiguel.org

APN: 111111111
Lot/PARCEL:
TRACT: PM 2012-124
ELEC:
PLANNING:

PERMIT #: B14-0017
PROJECT ADDRESS: 27960 CABOT RD
BUSINESS NAME:
ISSUED: 1/27/2014

DESCRIPTION OF WORK:

SUBTYPE: ROTH STATUS: ISSUED DESCRIPTION: metal stairs for garage and building at Mill Creek
stairs are inside buildings - 7 sets
8/14/14 ADDRESS CHANGE FROM 25891 CROWN VALLEY PARKWAY TO 27960 CABOT RD.

OWNER: MILLCREEK THE CROWN
ADDRESS: 25891 CROWN VALLEY LAGUNA NIGUEL, CA 92677
APPLICANT: MILLCREEK THE CROWN
ADDRESS: 25891 CROWN VALLEY LAGUNA NIGUEL, CA 92677
BUSINESS:
ADDRESS:
ARCH/ENG:
ADDRESS:
CONTRACTOR: MCRT CALIF. CONSTRUCTION LP
ADDRESS: 949 S. COAST DR #400 COSTA MESA CA, 92626
LICENSE #: CLASS:
WORKERS COMP: POLICY#:



PHONE: (714) 966-sequ
PHONE:
PHONE:
PHONE: (714) 966-9355
EXPIRES:
EXPIRES:

CODE YEAR: 2013 OCCUPANCY TYPE: CONSTR. TYPE:

TOTAL VALUATION:\$35,000.00

USE TYPE:
USE DESCRIPTION:

SUMMARY OF PERMIT FEES

	PLANCHECK	PERMIT	SUMMARY OF PERMIT FEES PERMIT ISSUANCE	SUBTOTAL
BUILDING				
ELECTRICAL				
MECHANICAL				
PLUMBING				
POOL/SPA				
SIGN				
DEMOLITION				
SMIP				
STATE FEE(CBSC)				
GMU				
MISC				\$830.46
			TOTAL PERMIT FEES:	\$830.46
			TOTAL FEES PAID	\$830.46

Comments:

Planning Approval: _____ Date: _____
Building Permit Issued By: _____ Date: _____

CERTIFICATE OF COMPLIANCE AND AUTHORIZATION OF ENTRY

By my signature below, I certify to each of the following:
I am () a California Licensed contractor or () the property owner* or () authorized to act on the property owner's behalf**.
I have read this construction permit 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.
*requires separate verification form
**requires separate authorization form
California Licensed Contractor, Property Owner* or Authorized Agent**:

Signature _____ Date _____

#2 IDENTIFY WHO WILL PERFORM THE WORK (Complete either 2A or 2B)

#2A CALIFORNIA LICENSED CONTRACTORS 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.

Contractor Name: MCRT CALIF. CONSTRUCTION LP

Address: 949 S. COAST DR #400 COSTA MESA CA, 92626

License Class and No. _____ Expiration Date: _____ Signature: _____ Date: _____

#2B 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 of 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 of 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 build 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 contractors 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>.

Property Owner or Authorized Agent signature: _____ Date _____

#3 IDENTIFY WORKERS' COMPENSATION DECLARATION AND LENDING AGENCY:

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.

WORKERS'COMPENSATION DECLARATION

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 No. _____ Expiration Date _____

☐ 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 _____ Date _____

CODE: INSPECTION TYPE	DATE	INITIALS	CODE: INSPECTION TYPE	DATE	INITIALS
2. Initial Water Quality Inspection			72. Driveway Nailing/Firewalls		
4. Temp Electrical Service or Pole			400. P/S Pre Inspection for Fences		
6. Soil Pipe Underground			402. P/S Pool & Equipment Loc.		
8. Water Pipe Underground			410. P/S Approval to Cover - Gunite		
9. Sewer Line & House Connect			412. P/S Electrical Conduit Undergmd.		
10. Electrical Conduit Underground			414. P/S Gas Pipe Underground Test		
14. Gas Line Underground & Test			416. P/S Backwash Lines, P Trap, Underground		
16. Verify Setbacks			418. P/S Final Backwash Receptor		
18. Footings & Steel			420. P/S Fencing & Access Gates		
19. UFER			422. P/S Pre Deck		
20. Foundation - Slab on Grade			424. P/S Approved for Plasterline		
21. Post Tension			428. P/S FINAL - HEATER & VENT		
22. Steel Reinforce - Retain. Walls			430. P/S FINAL - PLUMBING		
24. Pre Grout Lift 1			432. P/S FINAL - ELECTRICAL		
26. Pre Grout Lift 2			434. P/S FINAL - POOL COVER		
29. Wall Drainage			436. P/S FINAL - SOLAR SYSTEM		
30. Floor Plywood Nailing			438. P/S FINAL - POOL/SPA		
32. Sewer Line & House Connect			902. FINAL - ELECTRICAL METER RELEASE		
34. Roof Drains/Deck Drains			904. FINAL ELECTRICAL		
36. Rough Plumbing/Gas Test			906. FINAL - SIGN		
40. Hot Mop Shower			908. FINAL - MECHANICAL		
41. Lathing Interior			910. FINAL - PLUMBING		
42. Rough Electrical			912. FINAL - WATER SERVICE		
44. Rough Mechanical			914. FINAL - GAS TEST		
46. Fire Dampers			916. FINAL - ACCESSIBILITY REGULATIONS		
48. Roof Sheathing			918. FINAL - RE-ROOF		
50. Roof Framing			920. FINAL - PLANNING		
51. Approval to Cover Exterior			922. FINAL - ENGINEERING/P.W.		
52. Shear Walls Interior			924. FINAL - O.C. HEALTH		
53. Preliminary Shear			926. FINAL - WATER DISTRICT		
54. Shear Walls Exterior			927. FINAL - SMOKE DETECTOR/ CO2		
55. Preliminary Insulation			928. FINAL - GRADING		
56. Rough Frame & Flashing			930. FINAL - OCFA SPRINKLER SYSTEMS -		
59. OCFA Fire Sprinkler - Rough			932. FINAL - OCFA PROJECT FINAL -		
60. T-Bar Ceiling			933. Anti-Entrapment Device		
64. Lathing Exterior			934. FINAL - BUILDING & SAFETY		
70. Insulation			935. FINAL - WATER QUALITY INSPECTION		



City of Laguna Niguel
Building Division
 30111 Crown Valley Pkwy
 Laguna Niguel, CA 92677
 (949) 362-4360
 FAX 362-4369

BUILDING PERMIT APPLICATION

www.CityofLagunaNiguel.org

124

Project Address: 25891 Crown Valley Pkwy **Suite/Unit:** 400

Applicant/Agent: EZEQUIEL RUBIN **Phone No.:** (714) 966-3039

Address: 949 South Coast Dr. - Suite 400

City: COSTA MESA **State:** CA **Zip:** 92626 **Email:** ERUBINE.MORTRUST.COM

Property Owner: _____ **Phone No.:** (____) ____ - _____

Address: _____

City: _____ **State:** _____ **Zip:** _____ **Email:** _____

Contractor: MILLCREEK - "The Crown" **Phone No.:** (714) 800-1399

Address: 949 South Coast Drive Suite 400

City: COSTA MESA **State:** CA **Zip:** 92626 **Email:** _____

State License No.: _____ **Class:** _____ **Expiration:** _____

Workman's Comp. Policy No.: _____ **Expiration:** _____

Insurance Company (If applicable): _____

Architect: TCA ARCH. **Reg No.:** _____ **Phone No.:** (949) 862-0270

Address: _____ **Email:** SHUTSON@TCA-ARCH.COM

City: IRVINE **State:** CA **Zip:** _____

Engineer: VCA ENG. **Reg. No.:** _____ **Phone No.:** (714) 978-9780

Address: _____ **Email:** ABLUNDA@VCAENGINEERS.COM

City: ORANGE **State:** _____ **Zip:** _____

Description of Work to be Performed (please be specific): Metal Stairs Def. Submittal
for Parking Garage & service Bldg
7 sets of stairs

Valuation: \$ 30,000 **Type of Const:** _____ **Occupancy Type:** _____ **Occupant Load:** _____

I certify that the above information is complete and correct. If the scope of work changes this application must be updated by the applicant.

Permit applications expire 180 days from the date of application. Permits must be obtained prior to expiration (Pursuant of UBC sec 107.4)

Signature of Applicant: [Signature] **Payment:** Cash or Check # 9076 or Visa/MC/Disc

Activity Number: <u>014-007</u>		Received By: <u>[Signature]</u> Date: <u>1-6-14</u>	
Planning Division:		YES	NO
HOA or Property Manager Approval Required:			
HOA or Property Manager Approval Letter Provided:			
OK for Plan Check:			
OK for issuance:			
Building Division:		Submittal does not constitute Planning Approval	
☐ Gary	☒ Planning	☒ CAA	☐ GMU
☐ Fire	☐ Water	☐ Health	☐ Grading

2 sets

millcreek -
referred stairs



RECEIPT

RECEIPT NUMBER: R14-0030

PERMIT #: B14-0017

TYPE: Combo Building Permit

CASE NUMBER:

BUSINESS NAME:

SITE ADDRESS: 25891 CROWN VALLEY PKWY LN

PARCEL: 636-043-03

OCFA Service Req. #:

Payee: MILLCREEK THE CROWN

Address:

25891 CROWN VALLEY
LAGUNA NIGUEL, CA

92677

Phone: 714-966-3039-Esequile Ru

TRANSACTION DATE: 01/06/2014	TOTAL PAYMENT:	330.40
	TOTAL PAID FROM TRUST:	.00
	TOTAL PAID FROM CURRENCY:	330.40

TRANSACTION LIST:

Type	Method	Description	Amount
Payment	Credit C MC	9076	330.40
TOTAL:			330.40

ACCOUNT ITEM LIST:

Description	Account Code	Current Pmts
Res Bldg Plan Check	3310	330.40
REASON FOR ADJUSTMENT:		
		TOTAL: 330.40

RECEIPT ISSUED BY: JDARLING INITIALS: JD

ENTERED DATE: 01/06/2014 TIME: 10:19 AM

Jennifer Darling

From: Ezequiel Rubin <erubin@mcrtrust.com>
Sent: Monday, January 06, 2014 1:54 PM
To: Jennifer Darling
Cc: Greg Lucas
Subject: MCRT Crown and Metal Stairs Deferred Submittals (B14.0017)

Jennifer, thanks for receiving this morning the "Metal Stairs" Deferred Submittal for our project (B14.0017).

I have requested the structural calculations to American Ironworks, as soon as I have them I will forward them to you.

Thanks

EZEQUIEL RUBIN | PROJECT ENGINEER

Mill Creek Residential

949 South Coast Drive | Suite 400 | Costa Mesa CA 92626

D 714.966.3039 | F 714.966.6816

erubin@MCRTrust.com



MILL CREEK

PEOPLE · PLACES · RELATIONSHIPS



Please consider the environment before printing this e-mail
them or saving them to disk. Thank you.

rec'd
1/20/14

Need
STRUCT
Calc's

Sent
to
CMB



BUILDING PERMIT

PERMIT WILL AUTOMATICALLY EXPIRE IF INSPECTIONS ARE NOT SCHEDULED AT LEAST EVERY 180 DAYS

FOR INSPECTIONS: CALL (949) 362-4381
REQUESTS RECEIVED BY 6 A.M. WILL BE SCHEDULED FOR THE SAME BUSINESS DAY.
Inspection Cancellation or Rescheduling: (949)362-4334
Inspection Schedule available after 8:00 a.m. on day of inspection: (949)362-4314

CITY OF LAGUNA NIGUEL
Community Development
Department
30111 Crown Valley Pkwy
Laguna Niguel, CA 92677
Tel. (949) 362-4360
Fax. (949) 362-4369
www.CityofLagunaNiguel.org

PERMIT #: **B14-0017**

PROJECT ADDRESS: **25891 CROWN VALLEY PKWY**

BUSINESS NAME:

ISSUED: **01/27/2014**

APN: 636-04-303
LOT/PARCEL: TRACT: T AND R
TBRO: 952 A1

OWNER: MILLCREEK THE CROWN
ADDRESS: 25891 CROWN VALLEY LAGUNA NIGUEL, CA 92677
APPLICANT: MILLCREEK THE CROWN
714-966-3039-Esequile Ru
ADDRESS: 25891 CROWN VALLEY LAGUNA NIGUEL, CA 92677
ARCH/ENG:
ADDRESS
CONTRACTOR: MCRT CALIF. CONSTRUCTION LP
ADDRESS: 949 S. COAST DR #400 COSTA MESA CA 92626
LICENSE #: 957117 CLASS:

XREF BLDG:
XREF GRAD:
XREF PLANNING:
XREF OCFA:

PHONE:
PHONE:
PHONE: 714-966-9355



EXPIRES: 01/31/2015

- WORKERS COMP:HARFORD INSURANCE POLICY#: 61WEC7183 EXPIRES: 08/01/2015

TYPE OF WORK:	BUILDING Y	ELECTRICAL N	MECHANICAL N	PLUMBING N
	POOL/SPA N	SIGN N	DEMOLITION N	
TYPE OF CONSTRUCTION:	CODE YEAR: 2013			
Occupancy	Type	Factor	Sq Feet	Valuation
	Additional Amount...			35,000.00
	Totals...			\$35,000.00*
				*Rounded up to nearest \$100
OCCUPANCY TYPE: R2	CONSTR. TYPE: VA	CENSUS CODE:	HAZMAT? N	SPRINKLERS? N

DESCRIPTION OF WORK:
metal stairs for garage and building at Mill Creek
stairs are inside buildings - 7 sets

USE TYPE:
USE DESCRIPTION:

	PLANCHECK	PERMIT	PERMIT ISSUANCE	ADJUSTMENTS	SUBTOTAL
BUILDING	\$330.40	\$472.00	\$26.06	\$0.00	\$828.46
ELECTRICAL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
MECHANICAL	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
PLUMBING	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
POOL/SPA	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
DEMOLITION	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
SMIP	\$0.00				\$0.00
STATE FEE (CBSC)					\$2.00
GMU					\$0.00

TOTAL PERMIT FEES: \$830.46

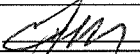
TOTAL FEES PAID: \$830.46

For Office Use Only

Comments:

Planning Approval:  Date: 1/27/14

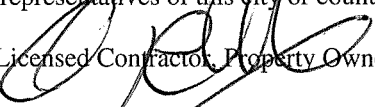
Grading Release: _____ Date: _____

Building Permit Issued By:  Date: _____ Receipt #'s _____

CERTIFICATE OF COMPLIANCE AND AUTHORIZATION OF ENTRY

By my signature below, I certify to each of the following:
I am ☒ a California licensed contractor or ☐ the property owner* or ☐ authorized to act on the property owner's behalf**.

I have read this construction permit 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.

California Licensed Contractor, Property Owner* or Authorized Agent**:
Signature  Date 1-27-14

*requires separate verification form
**requires separate authorization form

#2 IDENTIFY WHO WILL PERFORM THE WORK (Complete either 2A or 2B)

#2A CALIFORNIA LICENSED CONTRACTORS' 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.

Contractor Name: MCCT CONSTRUCTION LP
Address: 949 South Coast Drive #400 - Costa Mesa - 92626
License Class and No. 957117 Expiration Date: 01/31/15 Signature: [Signature] Date: 7/27/14

#2B 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>.

Property Owner or Authorized Agent signature _____ Date _____

#3 IDENTIFY WORKERS' COMPENSATION DECLARATION AND LENDING AGENCY:

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.

WORKERS' COMPENSATION DECLARATION

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 HARFORD INSURANCE Policy No. 01WE CT 103 Expiration Date 08/01/2015
Name of Agent _____ Tel No _____
(This Section need not be completed if the permit(s) is for one hundred dollars (\$100) or less.)
- ☐ 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 [Signature] Date 01/27/14

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: _____

CODE: INSPECTION TYPE	DATE	INITIALS	CODE: INSPECTION TYPE	DATE	INITIALS
2. Initial Water Quality Inspection			72. Drywall Nailing/Firewalls		
4. Temp Electrical Service or Pole			400. P/S Pre Inspection for Fences		
6. Soil Pipe Underground			402. P/S Pool & Equipment Loc.		
8. Water Pipe Underground			410. P/S Approval to Cover - Gunite		
9. Sewer Line & House Connect			412. P/S Electrical Conduit Undergmd.		
10. Electrical Conduit Underground			414. P/S Gas Pipe Underground Test		
14. Gas Line Underground & Test			416. P/S Backwash Lines, P Trap, Underground		
16. Verify Setbacks			418. P/S Final Backwash Receiver		
18. Footings & Steel			420. P/S Fencing & Access Gates		
19. UFER			422. P/S Pre Deck		
20. Foundation - Slab on Grade			424. P/S Approved for Plastering		
21. Post Tension			428. P/S FINAL - HEATER & VENT		
22. Steel Reinforce - Retain. Walls			430. P/S FINAL - PLUMBING		
24. Pre Grout Lift 1			432. P/S FINAL - ELECTRICAL		
26. Pre Grout Lift 2			434. P/S FINAL - POOL COVER		
29. Wall Drainage			436. P/S FINAL - SOLAR SYSTEM		
30. Floor Plywood Nailing			438. P/S FINAL - POOL/SPA		
32. Sewer Line & House Connect			902. FINAL - ELECTRICAL METER RELEASE		
34. Roof Drains/Deck Drains			904. FINAL - ELECTRICAL		
36. Rough Plumbing/Gas Test			906. FINAL - SIGN		
40. Hot Map Shower			908. FINAL - MECHANICAL		
41. Lathing Interior			910. FINAL - PLUMBING		
42. Rough Electrical			912. FINAL - WATER SERVICE		
44. Rough Mechanical			914. FINAL - GAS TEST		
46. Fire Dampers			916. FINAL - ACCESSIBILITY REGULATIONS		
48. Roof Sheathing			918. FINAL - RE-ROOF		
50. Roof Framing			920. FINAL - PLANNING		
51. Approval to Cover Exterior			922. FINAL - ENGINEERING/P.W.		
52. Shear Walls Interior			924. FINAL - O.C. HEALTH		
53. Preliminary Shear			926. FINAL - WATER DISTRICT		
54. Shear Walls Exterior			927. FINAL - SMOKE DETECTOR / CO ₂		
55. Preliminary Insulation			928. FINAL - GRADING		
56. Rough Frame & Flashing			930. FINAL - OCFA SPRINKLER SYSTEMS -		
59. OCFA Fire Sprinkler - Rough			932. FINAL - OCFA PROJECT FINAL -		
60. T-Bar Ceiling			933. Anti-Entrapment Device		
64. Lathing Exterior			934. FINAL - BUILDING & SAFETY		
70. Insulation			935. FINAL - WATER QUALITY INSPECTION		



RECEIPT

RECEIPT NUMBER: R14-0244

PERMIT #: B14-0017

TYPE: Combo Building Permit

CASE NUMBER:

BUSINESS NAME:

SITE ADDRESS: 25891 CROWN VALLEY PKWY LN

PARCEL: 636-043-03

OCFA Service Req. #:

Payee: MILLCREEK THE CROWN

Address:

25891 CROWN VALLEY
LAGUNA NIGUEL, CA

92677

Phone: 714-966-3039-Esequile Ru

TRANSACTION DATE: 01/27/2014	TOTAL PAYMENT:	500.06
	TOTAL PAID FROM TRUST:	.00
	TOTAL PAID FROM CURRENCY:	500.06

TRANSACTION LIST:

Type	Method	Description	Amount
Payment	Credit C MC	9076	500.06
TOTAL:			500.06

ACCOUNT ITEM LIST:

Description	Account Code	Current	Pmts
Bldg Permit	3310	472.00	
Building Standards Fee	2211	2.00	
Permit Issuance	3310	26.06	
REASON FOR ADJUSTMENT:			
TOTAL:			500.06

RECEIPT ISSUED BY: JDARLING INITIALS: JD
ENTERED DATE: 01/27/2014 TIME: 04:08 PM



RECEIPT

RECEIPT NUMBER: R14-0240

PERMIT #: B14-0042
CASE NUMBER:

TYPE: Combo Building Permit

BUSINESS NAME:

SITE ADDRESS: 25272 CALLE BECERRA LN

PARCEL: 637-124-02

OCFA Service Req. #:

Payee: SOLARCITY CORP

Address:

3055 CLEARVIEW WAY
SAN MATEO, CA

94402

Phone: 650-963-5787

TRANSACTION DATE: 01/27/2014	TOTAL PAYMENT:	102.46
	TOTAL PAID FROM TRUST:	.00
	TOTAL PAID FROM CURRENCY:	102.46

TRANSACTION LIST:

Type	Method	Description	Amount
Payment	Check	203579	102.46
TOTAL:			102.46

ACCOUNT ITEM LIST:

Description	Account Code	Current Pmts
Electrical Permit	3310	76.40
Permit Issuance	3310	26.06
REASON FOR ADJUSTMENT:		
		TOTAL: 102.46

RECEIPT ISSUED BY:	JDARLING	INITIALS:	JD
ENTERED DATE: 01/27/2014	TIME: 12:26 PM		



Planning Division - Plan Check Routing Sheet

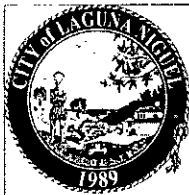
(please return this form & all plans with your next submittal)

Plan Check #: B14-0017
Project Address: 25891 CROWN VALLEY PKWY LN
Project Description: *metal stairs for garage and building at Mill Creek
stairs are inside buildings - 7 sets*

	SUBMITTED	DUE	CORRECTION	CLEARED	INITIAL
1 st Check :	<i>1-10-17</i>				
2 nd Check:					
3 rd Check:					
4 th Check:					

Plan Check Reviewed By: _____

- ___ School Fees Payment or Exemption Letter Received, Date: _____
___ HOA Approval Received **No HOA**
___ Discretionary Application #(s), if applicable _____
___ Meets setbacks for Zone MU



BUILDING PERMIT

PERMIT WILL AUTOMATICALLY EXPIRE IF INSPECTIONS ARE NOT SCHEDULED
AT LEAST EVERY 180 DAYS

FOR INSPECTIONS: CALL (949) 362-4381
REQUESTS RECEIVED BY 6 A.M. WILL BE SCHEDULED FOR THE SAME BUSINESS DAY
Inspection Cancellation or Rescheduling: (949) 362-4334
Inspection Schedule available after 9:00 a.m. on day of inspection (949) 362-4314

CITY OF LAGUNA NIGUEL
Community Development
Department
30111 Crown Valley Pkwy
Laguna Niguel, CA 92677
Tel. (949) 362-4360
Fax. (949) 362-4369
www.CityofLagunaNiguel.org

APN: 111111111
Lot/PARCEL:
TRACT: PM 2012-124
ELEC:
PLANNING:

PERMIT #: B14-0694
PROJECT ADDRESS: 27960 CABOT RD
BUSINESS NAME:
ISSUED: 6/16/2014

DESCRIPTION OF WORK:

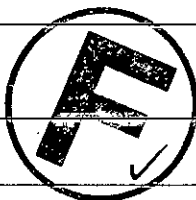
SUBTYPE: PLUM STATUS: APPLIED DESCRIPTION: podium drainage not previously shown on either building or grading permit for Mill Creek project. (reference permit B12-2453)
8/14/14 ADDRESS CHANGE FROM 25891 CROWN VALLEY PARKWAY TO 27960 CABOT RD.

OWNER: CAL I CROWN VALLEY LLC
ADDRESS: 400 HOWARD ST SAN FRANCISCO, CA 94105-2618
APPLICANT: CESAR MORALES
ADDRESS:
BUSINESS:
ADDRESS:
ARCH/ENG: JAMES H. KAWAMURA
ADDRESS:
CONTRACTOR: M C R T CALIFORNIA CONSTRUCTIO
ADDRESS: 949 SOUTH COAST DRIVE #400 COSTA MESA, CA 92626
LICENSE #: 957117 CLASS:
WORKERS COMP: HARTFORD UNDERWRITERS INSURANCE COMPANY
PHONE: (949) 756-6440
PHONE:
PHONE:
PHONE: (714) 966-9355
EXPIRES: 1/31/2015
EXPIRES: 8/1/2014
POLICY#: 61WEAC7183

CODE YEAR: 2013 OCCUPANCY TYPE: CONSTR. TYPE:

TOTAL VALUATION:

USE TYPE:
USE DESCRIPTION:



SUMMARY OF PERMIT FEES

	PLANCHECK	PERMIT	SUMMARY OF PERMIT FEES PERMIT ISSUANCE	SUBTOTAL
BUILDING				
ELECTRICAL				
MECHANICAL				
PLUMBING				
POOL/SPA				
SIGN				
DEMOLITION				
SMIP				
STATE FEE(CBSC)				
GMU				
MISC				\$4,440.14
			TOTAL PERMIT FEES:	\$4,440.14
			TOTAL FEES PAID	\$4,440.14

Comments:

Planning Approval: _____ Date: _____
Building Permit Issued By: _____ Date: _____

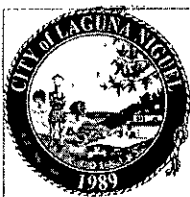
CERTIFICATE OF COMPLIANCE AND AUTHORIZATION OF ENTRY

By my signature below, I certify to each of the following:
I am () a California Licensed contractor or () the property owner* or () authorized to act on the property owner's behalf**.

I have read this construction permit 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.
*requires separate verification form
**requires separate authorization form

California Licensed Contractor, Property Owner* or Authorized Agent**:

Signature _____ Date _____



BUILDING PERMIT

PERMIT WILL AUTOMATICALLY EXPIRE IF INPSECTIONS ARE NOT SCHEDULED
AT LEAST EVERY 180 DAYS

FOR INSPECTIONS: CALL (949) 362-4381
REQUESTS RECEIVED BY 6 A.M. WILL BE SCHEDULED FOR THE SAME BUSINESS DAY
Inspection Cancellation or Rescheduling: (949) 362-4334
Inspection Schedule available after 9:00 a.m. on day of inspection (949) 362-4314

CITY OF LAGUNA NIGUEL
Community Development
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30111 Crown Valley Pkwy
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Tel. (949) 362-4360
Fax. (949) 362-4369
www.CityofLagunaNiguel.org

APN: 63604303

PERMIT #: B14-0694

Lot/PARCEL:

PROJECT ADDRESS: 25891 CROWN VALLEY PKWY

TRACT: T AND R

BUSINESS NAME:

ELEC: SDGE

ISSUED: 6/16/2014

PLANNING:

DESCRIPTION OF WORK:

SUBTYPE: PLUM STATUS: APPLIED DESCRIPTION: podium drainage not previously shown on either building or grading permit for Mill Creek project. (reference permit B12-2453)

OWNER: CAL I CROWN VALLEY LLC
ADDRESS: 400 HOWARD ST SAN FRANCISCO, CA 94105-2618
APPLICANT: CESAR MORALES
ADDRESS: ,
BUSINESS: ,
ADDRESS: ,
ARCH/ENG: JAMES H. KAWAMURA
ADDRESS: ,
CONTRACTOR: M C R T CALIFORNIA CONSTRUCTIO
ADDRESS: 949 SOUTH COAST DRIVE #400 COSTA MESA, CA 92626
LICENSE #: 957117 CLASS:
WORKERS COMP: HARTFORD UNDERWRITERS INSURANCE COMPANY

PHONE: (949) 756-6440
PHONE:
PHONE:
PHONE: (714) 966-9355
EXPIRES: 1/31/2015
EXPIRES: 8/1/2014

CODE YEAR: 2013

OCCUPANCY TYPE:

CONSTR. TYPE:

TOTAL VALUATION:

USE TYPE:
USE DESCRIPTION:

SUMMARY OF PERMIT FEES

	PLANCHECK	PERMIT	SUMMARY OF PERMIT FEES PERMIT ISSUANCE	SUBTOTAL
BUILDING				
ELECTRICAL				
MECHANICAL				
PLUMBING				
POOL/SPA				
SIGN				
DEMOLITION				
SMIP				
STATE FEE(CBSC)				
GMU				
MISC				\$4,440.14
TOTAL PERMIT FEES:				\$4,440.14
TOTAL FEES PAID				\$4,440.14

Comments:

Planning Approval: _____
Building Permit Issued By: _____

Date: _____
Date: _____

CERTIFICATE OF COMPLIANCE AND AUTHORIZATION OF ENTRY

By my signature below, I certify to each of the following:
I am ☒ a California Licensed contractor or ☐ the property owner* or ☐ authorized to act on the property owner's behalf**.

I have read this construction permit 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.

California Licensed Contractor, Property Owner* or Authorized Agent**:
*requires separate verification form
**requires separate authorization form

Signature _____ Date 6/16/14

#2 IDENTIFY WHO WILL PERFORM THE WORK (Complete either 2A or 2B)

#2A CALIFORNIA LICENSED CONTRACTORS 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.

Contractor Name: M C R T CALIFORNIA CONSTRUCTIO

Address: 949 SOUTH COAST DRIVE #400 COSTA MESA, CA 92626

License Class and No. 957117

Expiration Date: 1/31/2015

Signature: _____

Date: _____

#2B 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 build 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 contractors 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>.

Property Owner or Authorized Agent signature: _____

Date: _____

#3 IDENTIFY WORKERS' COMPENSATION DECLARATION AND LENDING AGENCY:

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.

WORKERS' COMPENSATION DECLARATION

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 HARTFORD UNDERWRITERS INSURANCE COMPANY Policy No. 61WEAC7183 Expiration Date 8/1/2014

☐ 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 [Signature] Date 6/16/14

CODE: INSPECTION TYPE	DATE	INITIALS
2. Initial Water Quality Inspection		
3. Temp Electrical Service or Pole		
4. Soil Pipe Underground		
5. Sewer Pipe Underground		
6. Water Line & House Connect		
7. Electrical Conduit Underground		
8. Gas Line Underground & Test		
9. Verity Setbacks		
10. Footings & Steel		
11. UFER		
12. Foundation - Slab on Grade		
13. Post Tension		
14. Steel Reinforce - Retain. Walls		
15. Pre GROUT Lift 1		
16. Pre GROUT Lift 2		
17. Wall Drainage		
18. Floor Plywood Nailing		
19. Sewer Line & House Connect		
20. Roof Drains/Deck Drains		
21. Rough Plumbing/Gas Test		
22. Hot Mop Shower		
23. Lathing Interior		
24. Rough Electrical		
25. Rough Mechanical		
26. Fire Dampers		
27. Roof Sheathing		
28. Roof Framing		
29. Approval to Cover Exterior		
30. Shear Walls Interior		
31. Preliminary Shear		
32. Shear Walls Exterior		
33. Preliminary Insulation		
34. Rough Frame & Flashing		
35. OCFA Fire Sprinkler - Rough		
36. OCFA PROJECT FINAL -		
37. Name		
38. Name		
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41. Name		
42. Name		
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98. Name		
99. Name		
100. Name		

30111 Crown Valley Parkway
Laguna Niguel, California 92677

PLAN CHECK NO.: B14-0694 PROJECT: _____
PROJECT ADDRESS: 25891 Crown Valley Pl OCCUPANCY: _____
PROJECT DESCRIPTION: Podium DRAINS TYPE OF CONSTR.: _____
1ST REVIEW BY: GARY DATE: 3-26-14 CORRECTIONS: Pending CRA
2ND REVIEW BY: _____ DATE: _____ CORRECTIONS: APPROVED
3RD REVIEW BY: _____ DATE: _____ CORRECTIONS: APPROVED
4TH REVIEW BY: _____ DATE: _____ CORRECTIONS: APPROVED

A. THIS PLAN REVIEW HAS BEEN MADE TO VERIFY CONFORMANCE TO MINIMUM REQUIREMENTS OF CODES ADOPTED BY THE CITY. CODES USED ARE 2013 CALIFORNIA BUILDING CODE (CBC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA ELECTRICAL CODE (CEC) AND 2013 TITLE 24 ENERGY REGULATIONS & CITY ORDINANCE.

B. NOTE ON THIS CORRECTION SHEET OR ON A SEPARATE SHEET THE LOCATION OF THE COMPLETED CORRECTION. (I.E. SHEET NO., DETAIL, ETC.).

C. APPLICATIONS FOR WHICH NO PERMIT IS ISSUED WITHIN 180 DAYS FOLLOWING THE DATE OF APPLICATION SHALL EXPIRE BY LIMITATION. A ONE-TIME EXTENSION OF 180 DAYS MAY BE GRANTED UPON WRITTEN REQUEST. (CBC 106.4.4)



City of Laguna Niguel
Building Division
30111 Crown Valley Pkwy
Laguna Niguel, CA 92677
(949) 362-4360
FAX 362-4369

BUILDING PERMIT APPLICATION

www.CityofLagunaNiguel.org

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Project Address: <u>25891 Crown Valley</u>		Suite/Unit: _____
Applicant/Agent: <u>KHR Associates - Cesar Morales</u>		Phone No.: <u>949-756-6440</u>
Address: <u>4100 Newport Place Drive - Suite 200</u>		
City: <u>Newport Beach</u>	State: <u>CA</u>	Zip: <u>928660</u>
Email: <u>cmorales@khrdesing.com</u>		
Property Owner: <u>Mill Creek Residential Trust</u>		Phone No.: <u>714-800-1385</u>
Address: <u>949 South Coast Drive - Suite 400</u>		
City: <u>Costa Mesa</u>	State: <u>CA</u>	Zip: <u>92626</u>
Email: <u>glucas@mcctrust.com</u>		
Contractor: _____		Phone No.: (____) ____ - _____
Address: _____		
City: _____	State: _____	Zip: _____
Email: _____		
State License No.: _____	Class: _____	Expiration: _____
Workman's Comp. Policy No.: _____	Expiration: _____	
Insurance Company (If applicable): _____		
Architect: _____		Reg No.: _____
Address: _____		Phone No.: (____) ____ - _____
City: _____	State: _____	Zip: _____
Email: _____		
Engineer: <u>James H. Kawamura</u>		Reg. No.: <u>30560</u>
Address: <u>4100 Newport Place Drive - Suite 200</u>		Phone No.: <u>(949) 756-6440</u>
City: <u>Newport Beach</u>	State: <u>CA</u>	Zip: <u>928660</u>
Email: <u>jkawamura@khrdesign.com</u>		
Description of Work to be Performed (please be specific): _____ <u>Subterranean garage with multi-levels of residential units previously submitted and approved for building permit and grading permit. We are submitting for review and approval of "podium" drainage not previously shown on either building or grading permit.</u>		
Valuation: \$ _____ Type of Const: _____ Occupancy Type: _____ Occupant Load: _____		

I certify that the above information is complete and correct. If the scope of work changes this application must be updated by the applicant. Permit applications expire 180 days from the date of application. Permits must be obtained prior to expiration (Pursuant of UBC sec 107.4)

Signature of Applicant: Cesar Morales **Payment:** Cash or Check # _____ or Visa/MC/Disc

Activity Number: <u>B14-0694</u>	Received By: _____	Date: _____
Planning Division:	YES	NO
HOA or Property Manager Approval Required:	☐	☐
HOA or Property Manager Approval Letter Provided:	☐	☐
OK for Plan Check:	☐	☐
OK for issuance:	☐	☐
Building Division:		
☒ Gary	☐ Planning	☒ CAA
☐ Fire	☐ Water	☐ Health
	☐ GMU	☐ Grading

Gary took in on 3/20 & processed 3/21 & no plan check fee taken at submittal - check w/ Gary on Fees.

122453



Cash Register Receipt

City of Laguna Niguel

Receipt Number
R14-1748

DESCRIPTION	ACCOUNT	QTY	PAID
PermitTRAK			\$4,440.14
B14-0694 Address: 25891 CROWN VALLEY PKWY Apn: 63604303			\$4,440.14
Fee Floor Drains			\$2,942.72
Fee Plumbing Permit			\$26.06
Fee Plumbing Plancheck			\$1,471.36
TOTAL FEES PAID BY RECEIPT:R14-1748			\$4,440.14

Date Paid: Monday, June 16, 2014

Paid By: M C R T CALIFORNIA CONSTRUCTIO

Cashier: JD

Pay Method: CHECK 748



BUILDING PERMIT

PERMIT WILL AUTOMATICALLY EXPIRE IF INPSECTIONS ARE NOT SCHEDULED
AT LEAST EVERY 180 DAYS

FOR INSPECTIONS: CALL (949) 362-4381
REQUESTS RECEIVED BY 6 A.M. WILL BE SCHEDULED FOR THE SAME BUSINESS DAY
Inspection Cancellation or Rescheduling: (949) 362-4334
Inspection Schedule available after 9:00 a.m. on day of inspection (949) 362-4314

CITY OF LAGUNA NIGUEL
Community Development
Department
30111 Crown Valley Pkwy
Laguna Niguel, CA 92677
Tel. (949) 362-4360
Fax. (949) 362-4369
www.CityofLagunaNiguel.org

APN: PERMIT #: B14-0922
Lot/PARCEL: PROJECT ADDRESS:
TRACT: BUSINESS NAME:
ELEC: ISSUED: 5/30/2014
PLANNING:

DESCRIPTION OF WORK:
GAs revision; PDF of original plans to be sent to Curtis

OWNER: Mill Creek "The Crown"
ADDRESS: 25891 Crown Valley Laguna Niguel, CA 92677
APPLICANT: TCA Architects PHONE: (949) 862-0270
ADDRESS: Steve Hutson ,
BUSINESS: PHONE:
ADDRESS: ,
ARCH/ENG: PHONE:
ADDRESS: ,
CONTRACTOR: PHONE:
ADDRESS: ,
LICENSE #: CLASS: EXPIRES:
WORKERS COMP: POLICY#: EXPIRES:

CODE YEAR:
TOTAL VALUATION:
OCCUPANCY TYPE: CONSTR. TYPE: CENSUS CODE:
USE TYPE:
USE DESCRIPTION:

SUMMARY OF PERMIT FEES

	PLANCHECK	PERMIT	SUMMARY OF PERMIT FEES PERMIT ISSUANCE	SUBTOTAL
BUILDING				
ELECTRICAL				
MECHANICAL				
PLUMBING				
POOL/SPA				
SIGN				
DEMOLITION				
SMIP				
STATE FEE(CBSC)				\$0.00
GMU				
MISC				\$394.40
TOTAL PERMIT FEES:				\$394.40
TOTAL FEES PAID				\$394.40

Comments:
Planning Approval: _____ Date: 5/30/14
Building Permit Issued By: _____ Date: _____
CERTIFICATE OF COMPLIANCE AND AUTHORIZATION OF ENTRY
By my signature below, I certify to each of the following:
I am () a California Licensed contractor or () the property owner* or () authorized to act on the property owner's behalf**.
I have read this construction permit 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.
California Licensed Contractor, Property Owner* or Authorized Agent**: _____ *requires separate verification form
Signature: _____ **requires separate authorization form
Date: 5/30/14

#2 IDENTIFY WHO WILL PERFORM THE WORK (Complete either 2A or 2B)

#2A CALIFORNIA LICENSED CONTRACTORS 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.

Contractor Name: _____

Address: _____

License Class and No. _____ Expiration Date: _____ Signature: _____ Date: _____

#2B 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 of 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 build 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 contractors 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>.

Property Owner or Authorized Agent signature: _____ Date _____

#3 IDENTIFY WORKERS' COMPENSATION DECLARATION AND LENDING AGENCY:

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.

WORKERS' COMPENSATION DECLARATION

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 No. _____ Expiration Date _____

☐ 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 _____ Date _____

CODE: INSPECTION TYPE	DATE	INITIALS	CODE: INSPECTION TYPE	DATE	INITIALS
2. Initial Water Quality Inspection			72. Drywall Nailing/Firewalls		
4. Temp Electrical Service or Pole			400. P/S Pre Inspection for Fences		
6. Soil Pipe Underground			402. P/S Pool & Equipment Loc.		
8. Water Pipe Underground			410. P/S Approval to Cover - Gunite		
9. Sewer Line & House Connect			412. P/S Electrical Conduit Undermd.		
10. Electrical Conduit Underground			414. P/S Gas Pipe Underground Test		
14. Gas Line Underground & Test			416. P/S Backwash Lines, P Trap, Underground		
16. Verify Setbacks			418. P/S Final Backwash Recaptor		
18. Footings & Steel			420. P/S Fencing & Access Gates		
19. UFER			422. P/S Pre Deck		
20. Foundation - Slab on Grade			424. P/S Approved for Plastering		
21. Post Tension			428. P/S FINAL - HEATER & VENT		
22. Steel Reinforce - Retain. Walls			430. P/S FINAL - PLUMBING		
24. Pre Grout Lift 1			432. P/S FINAL - ELECTRICAL		
26. Pre Grout Lift 2			434. P/S FINAL - POOL COVER		
29. Wall Drainage			436. P/S FINAL - SOLAR SYSTEM		
30. Floor Plywood Nailing			438. P/S FINAL - POOL/SPA		
32. Sewer Line & House Connect			902. FINAL - ELECTRICAL METER RELEASE		
34. Roof Drains/Deck Drains			904. FINAL ELECTRICAL		
36. Rough Plumbing/Gas Test			906. FINAL - SIGN		
40. Hot Mop Shower			908. FINAL - MECHANICAL		
41. Latching Interior			910. FINAL - PLUMBING		
42. Rough Electrical			912. FINAL - WATER SERVICE		
44. Rough Mechanical			914. FINAL - GAS TEST		
46. Fire Dampers			916. FINAL - ACCESSIBILITY REGULATIONS		
48. Roof Sheathing			918. FINAL - RE-ROOF		
50. Roof Framing			920. FINAL - PLANNING		
51. Approval to Cover Exterior			922. FINAL - ENGINEERING/P.W.		
52. Shear Walls Interior			924. FINAL - O.C. HEALTH		
53. Preliminary Shear			926. FINAL - WATER DISTRICT		
54. Shear Walls Exterior			927. FINAL - SMOKE DETECTOR/ CO2		
55. Preliminary Insulation			928. FINAL - GRADING		
56. Rough Frame & Flashing			930. FINAL - OCFA SPRINKLER SYSTEMS -		
59. OCFA Fire Sprinkler - Rough			932. FINAL - OCFA PROJECT FINAL -		
60. T-Bar Ceiling			933. Anti-Entrapment Device		
64. Latching Exterior			934. FINAL - BUILDING & SAFETY		
70. Insulation			935. FINAL - WATER QUALITY INSPECTION		



Cash Register Receipt

City of Laguna Niguel

Receipt Number
R14-1572

DESCRIPTION	ACCOUNT	QTY	PAID
PermitTRAK			\$394.40
B14-0922 Address: Apm:			\$394.40
MISCELLANEOUS FEES			\$394.40
TOTAL FEES PAID BY RECEIPT:R14-1572			\$394.40

Date Paid: Friday, May 30, 2014

Paid By: Mill Creek "The Crown"

Cashier: JD

Pay Method: CREDIT CARD 9076

Ezequiel Rubin

From: Curtis Randolph <curtisrandolph@caaprofessionals.com>
Sent: Monday, May 12, 2014 9:14 AM
To: Steve Hutson
Cc: Steven Rhodes; Greg Lucas; Ezequiel Rubin; ghawken@cityoflagunaniguel.org
Subject: Re: B14-0922 - MCRT Crown Valley - Gas Meter

Thank you should have a response by tomorrow,

Curtis

Curtis Randolph
PLANS EXAMINER
CAAPROFESSIONALS
(760)713-9451

On May 12, 2014 9:12 AM, "Steve Hutson" <steveh@tca-arch.com> wrote:

Gary / Curtis, per your request the plumbing engineer has provided a written letter describing the master meter system, letter attached.. Let me know if you need any additional information to complete your review process.

STEVE HUTSON
ASSOCIATE PRINCIPAL, PROJECT MANAGER
shutson@tca-arch.com | TCA-arch.com | [949 862 0270](tel:9498620270)

TCA ARCHITECTS
LOS ANGELES | IRVINE | OAKLAND

TCA ARCHITECTS

IS HOSTING OUR 14TH ANNUAL CHARITY GOLF TOURNAMENT

Benefiting Habitat for Humanity OC June 12th 2014

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City of Laguna Niguel
Building Division
30111 Crown Valley Pkwy
Laguna Niguel, CA 92677
(949) 362-4360
FAX 362-4369

BUILDING PERMIT APPLICATION

www.CityofLagunaNiguel.org

124

Project Address: 25891 CROWN VALLEY

Suite/Unit: _____

Applicant/Agent: TEA ARCHITECTS

Phone No.: 949 862-0270

Address: STEVE HUTTON

City: IRVINE State: CA Zip: _____

Email: SHUTTON@TEA-ARCH

Property Owner: MILL CREEK

Phone No.: (____) ____-____

Address: _____

City: _____ State: _____ Zip: _____

City: _____ State: _____ Zip: _____

Email: ABV.

Contractor: MILL CREEK

Phone No.: (____) ____-____

Address: _____

City: _____ State: _____ Zip: _____

City: _____ State: _____ Zip: _____

Email: ABV.

State License No.: _____ Class: _____

Expiration: _____

Workman's Comp. Policy No.: _____

Expiration: _____

Insurance Company (If applicable): _____

Architect: TEA Reg No.: _____

Phone No.: (____) ____-____

Address: _____

City: _____ State: _____ Zip: _____

City: _____ State: _____ Zip: _____

Email: ABV

Engineer: _____ Reg. No.: _____

Phone No.: (____) ____-____

Address: _____

City: _____ State: _____ Zip: _____

City: _____ State: _____ Zip: _____

Email: _____

Description of Work to be Performed (please be specific): REVISED CAG
DISTRIBUTION PLANS.

PDF & Orig Plans to be sent to City

Valuation: \$ _____ Type of Const: _____ Occupancy Type: _____ Occupant Load: _____

I certify that the above information is complete and correct. If the scope of work changes this application must be updated by the applicant.
Permit applications expire 180 days from the date of application. Permits must be obtained prior to expiration (Pursuant of UBC sec 107.4)

Signature of Applicant: STEVE HUTTON Payment: Cash or Check # _____ or Visa/MC/Disc

Activity Number:	<u>B14-922</u>		Received By:	<u>[Signature]</u>	Date:	<u>4/11/11</u>
Planning Division:	YES	NO	Submittal does not constitute Planning Approval			
HOA or Property Manager Approval Required:						
HOA or Property Manager Approval Letter Provided:						
OK for Plan Check:			Reviewed By:		Date:	
OK for issuance:			Reviewed By:		Date:	
Building Division:						
☐ Gary	☐ Planning	☐ CAA	☐ GMU			
☐ Fire	☐ Water	☐ Health	☐ Grading			

140" Shup

Plumbing/Mechanical/Electrical		Fixture Counts	
Plumbing			
Quantity	Item	Quantity	Item
	Bar Sink		Kitchen Sink
	Backflow Device		Lavatories
	Bathtubs		Roof Drains
	Dishwashers		Showers
	Drinking Fountains		Service Sink
	Floor Drains		Sewer Cap
	Floor Sinks		Sewer Connection
	Gas Piping		Urinal
	Gas Service		Water Closet
	Interceptors/Clarifiers		Water Heater
			Water Service

Mechanical

Quantity	Item	Quantity	Item
	Boiler		Hood or Canopy
	Ventilation Fan		Refrigeration System:
	Exhaust System		0-100,000 BTU
	Fireplace/Factory Built ICBO#		+100,000 BTU
	Heating Systems & Ducting:		System Repair/Alteration
	<=100,000 BTU		Heat Pump or Air Conditioner:
	>100,000<=500,000 BTU		0-5 Tons
	>500,000<=1,000,000 BTU		+5 Tons
	>1,000,000<=2,000,000 BTU		
	>2,000,000 BTU		
	Evaporative Cooler		

Electrical

Quantity	Item	Quantity	Item
	Automatic Washer		Transformer:
	Cooking Unit		<=1 hp
	Dishwasher		>1 to <=10 hp
	Dryers		>10 to <=50 hp
	Ventilation Fans		>50 to <=100 hp
	F.A.U.		>100 hp
	Fixtures		Services & Switchboards:
	Device Boxes		<= 600 amps
	Switches		>600 to <=1,000 amps
	Outlets		>1,000 amps
	Garbage Disposal		Sub Panel
	Water Heater		Motors:
	Self-Contained Appliance		<=1 hp
	Range		>1 to <=10 hp
			>10 to <=50 hp
			>50 to <=100 hp
			>100 hp
	Temp power Pole or Piggyback		Pole Lights
	Temp Construction Sub Pole		Time Clock

Signs					
Sign	Type (Circle One)	Size (Sq. Ft.)	Res. or Comm. (Circle One)	Foundation Valuation (if freestanding and over 6 feet in height)	Illumination (# of Transformers or Ballasts)
Sign 1	Single Face		Residential		
	Double Face		Commercial		
	Gas Tube				
Sign 2	Single Face		Residential		
	Double Face		Commercial		
	Gas Tube				
Sign 3	Single Face		Residential		
	Double Face		Commercial		
	Gas Tube				
Sign 4	Single Face		Residential		
	Double Face		Commercial		
	Gas Tube				
Sign 5	Single Face		Residential		
	Double Face		Commercial		
	Gas Tube				
Sign 6	Single Face		Residential		
	Double Face		Commercial		
	Gas Tube				

CHARLES ABBOTT ASSOCIATES, INC
27401 LOS ALTOS, SUITE 220
MISSION VIEJO, CA 92691
(949) 367-2850
(949) 367-2852

PLAN REVIEW TRANSMITTAL

TO: City of Laguna Niguel

Date: 5/2/14

ATTN:

PLAN CHECK NO.: B14-0922
PROJECT ADDRESS: 25891 Crown Valley
PROJECT NAME: Crown Cabot luxury apartments
REMARKS/STATUS: 1st corrections

ITEM(S):

1. New information provided at next submittal may generate additional corrections.

Plumbing

1. Cloud and delta 1 all revisions made. Mechanical engineer shall submit a revision letter identifying all changes made.
2. Resubmit all correction material (Plan Review List) with a minimum of two (2) corrected sets with corrections clouded and a response letter from the designer showing the location of the completed correction. All sheets and construction documents must be signed by author at final submittal.

CAA PLAN REVIEWER
Curtis Randolph (760)713-9451
curtisrandolph@caaprofessionals.com

Gary Hawken

From: Curtis Randolph <curtisrandolph@caaprofessionals.com>
Sent: Tuesday, May 13, 2014 7:20 AM
To: Steve Hutson
Cc: Gary Hawken; Greg Lucas; Ezequiel Rubin; Steven Rhodes
Subject: Re: B14-0922 - MCRT Crown Valley - Gas Meter

Good Morning Steve,

This looks great, please dated and give it a revision reference coordinated with the plan and submit hard copies for review. Make sure that the gas piping calculations are on the new gas plan sheets.

thank you,

Curtis

On Mon, May 12, 2014 at 4:12 PM, Steve Hutson <steveh@tca-arch.com> wrote:

Gary / Curtis, per your request the plumbing engineer has provided a written letter describing the master meter system, letter attached.. Let me know if you need any additional information to complete your review process.

STEVE HUTSON

ASSOCIATE PRINCIPAL, PROJECT MANAGER
shutson@tca-arch.com | TCA-arch.com | [949 862 0270](tel:949.862.0270)

TCA ARCHITECTS

LOS ANGELES | IRVINE | OAKLAND

TCA ARCHITECTS

IS HOSTING OUR 14TH ANNUAL CHARITY GOLF TOURNAMENT

Benefiting Habitat for Humanity OC June 12th 2014

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Matthew Mejer

From: Boyd Lindquist
Sent: Monday, September 21, 2015 3:07 PM
To: Matthew Mejer
Subject: FW: Crown Cabot: Urgent Request for Response to RFI regarding Void Space At Stair 1

BOYD LINDQUIST
Mill Creek Residential
949 South Coast Drive | Suite 400 | Costa Mesa CA 92626
D 949-930-8270 F 949-930-8280 C 310-621-1670
blindquist@MCRTTrust.com



MILL CREEK
PEOPLE · PLACES · RELATIONSHIPS



Please consider the environment before printing this e-mail

From: Steve Hutson [<mailto:steveh@tca-arch.com>]
Sent: Monday, September 14, 2015 3:03 PM
To: Hillary Hulce
Cc: Boyd Lindquist
Subject: RE: Crown Cabot: Urgent Request for Response to RFI regarding Void Space At Stair 1

The roof detail is per 17 /AD1.1 (1) hour roof assembly, no gypcrete is required.

It would be MCRT's call to use Dens-Glass, exterior gypsum sheathing or 5/8" type "X" gyp board at the attic condition. In my opinion the space has constant exposure to the exterior elements at the vent locations so it would be a good idea to up-grade the gyp board to exterior grade sheathing.

STEVE HUTSON
PRINCIPAL, DIRECTOR QM/CA
shutson@tca-arch.com | TCA-arch.com | 949 862 0270

TCA ARCHITECTS
LOS ANGELES | IRVINE | OAKLAND

CONFIDENTIALITY NOTICE: This e-mail transmission, and any documents, files or previous e-mail messages attached to it, may contain confidential information that is legally privileged. If you are not the intended recipient, or a person responsible for delivering it to the intended recipient, you are hereby notified that any disclosure, copying, distribution or use of any of the information contained in or attached to this message is STRICTLY PROHIBITED. If you have received this transmission in error, please immediately notify us by reply e-mail at shutson@tca-arch.com or telephone at (949) 862-0270 and destroy the original transmission and its attachments without reading them or saving them to disk. Thank you.

From: Hillary Hulce [<mailto:HHulce@mcrtrust.com>]
Sent: Monday, September 14, 2015 2:45 PM
To: Steve Hutson
Cc: Boyd Lindquist
Subject: Crown Cabot: Urgent Request for Response to RFI regarding Void Space At Stair 1

Hello Steve,

I am the new assistant project manager for Crown Cabot. We have an urgent RFI for response. Please see attached.

Thanks in advance,

HILLARY HULCE

Mill Creek Residential

949 South Coast Drive | Suite 400 | Costa Mesa CA 92626

D 714.966.3039 | C 858.366.5557 | F 714.966.9388

hhulce@mcctrust.com



MILL CREEK

PEOPLE • PLACES • RELATIONSHIPS



Please consider the environment before printing this e-mail

Request for Information 351

Detailed, RFIs Grouped by RFI Number

Crown Valley
25891 Crown Valley Parkway, Laguna Niguel, CA
92677

Project # 55-0010
Tel: Fax:

MCRT California Construction LP

RFI #: 351

Date Created: 9/14/2015

Answer Company

Answered By

Author Company

Authored By

TCA
19782 MacArthur Blvd., Ste. 300
Irvine, CA 92612

Steve Hutson

MCRT California Construction LP
25887 Crown Valley Parkway
Laguna Niguel, CA 92677

Co-Respondent

Author RFI Number

Subject

Discipline

Category

Void Space Over Stair 1 At Roof Level

Architectural

Building

Cc: Company Name

Contact Name

Copies Notes

Question

Date Required: 9/21/2015

Building Inspector wants to verify conditions at the void space over Stair 1 in the attachment. This area has sprinklers and is vented with no other access. The space is drywalled on all 4 walls with single layer 5/8 type X drywall. The wall that borders the elevator has double drywall to complete the 2 hour shaft requirement for the adjacent elevator space. The floor is 5/8 plywood with no lightweight topping slab. The same construction as the unit lofts.

The building inspector is questioning the no lightweight at the floor and that the space should be considered an exterior condition and suggests dens armor instead of 5/8 type.

Please advise if we are okay as is or, if further improvements are necessary. Building Inspector will use architects response for further action and his file.

See attached sketch for further clarification.

Suggestion

Answer

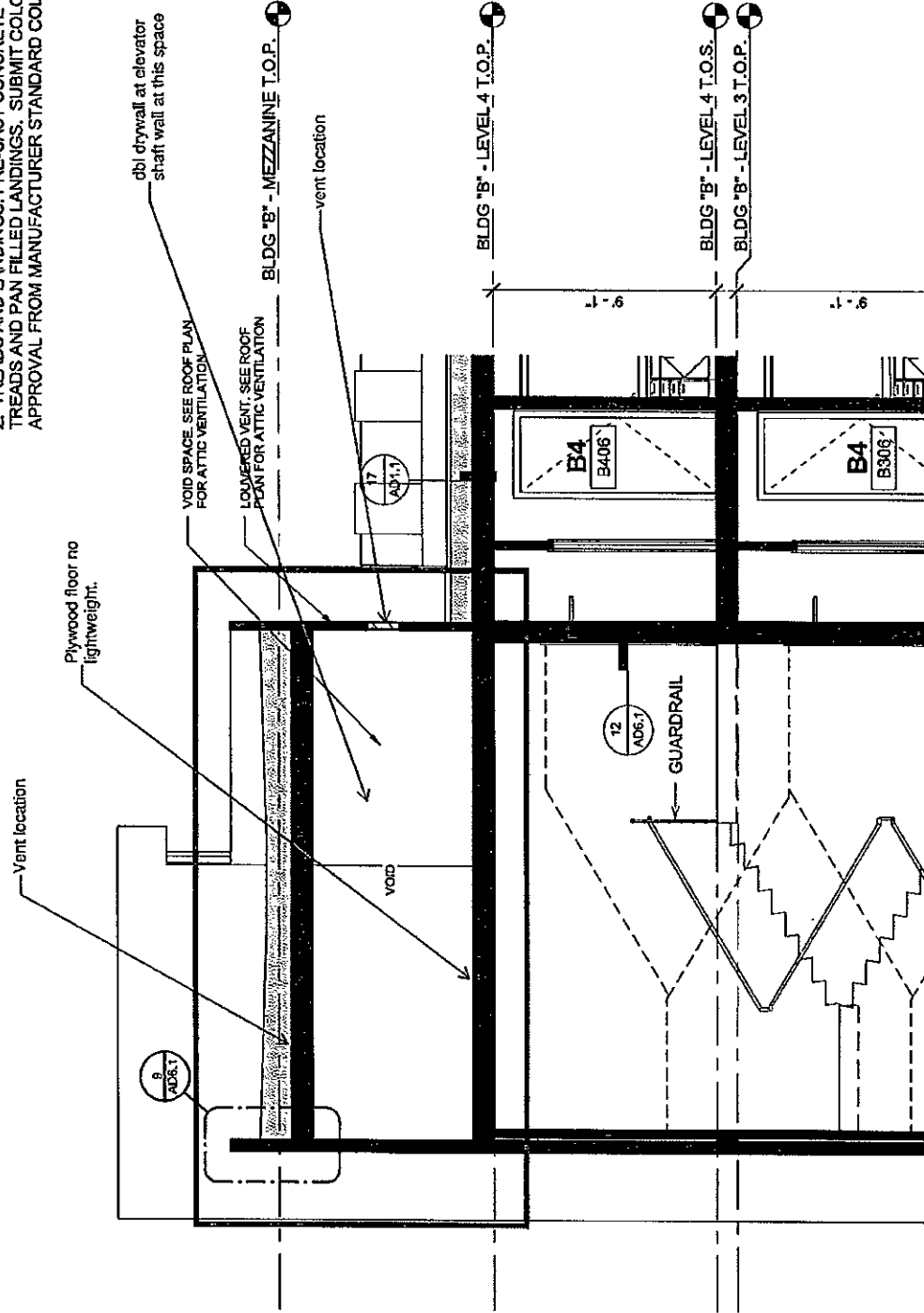
Date Answered:

STEEL STAIR GENERAL NOTES:

1. SHOP PRIME AND FIELD PAINT, GALVANIZED FINISH AT EXTERIOR CONDITIONS.
2. TREADS AND LANDINGS: PRE-CAST CONCRETE TREADS AND PAN FILLED LANDINGS. SUBMIT COLOR FOR APPROVAL FROM MANUFACTURER STANDARD COLORS

ELEVAT

1. PRO' FLOOR TO MAN
2. PRO' ELEVAT
3. HOIS DETERI



Boyd Lindquist

From: Boyd Lindquist
Sent: Wednesday, September 23, 2015 9:06 AM
To: 'Gary Hawken'
Cc: Steven Rhodes; Greg Lucas; JMorgan@cityoflagunaniguel.org; 'Jonnie Hunter'
Subject: TCO APEX Project

Gary,

This email is confirmation of the discussion you had with Steve Rhodes this morning agreeing that units 572 and 568 will be omitted from the TCO, until such time as tempered glass has been installed for the windows in question and re-inspected.

BOYD LINDQUIST

Mill Creek Residential

949 South Coast Drive | Suite 400 | Costa Mesa CA 92626

D 949-930-8270 F 949-930-8280 C 310-621-1670

blindquist@MCRTTrust.com



MILL CREEK
PEOPLE · PLACES · RELATIONSHIPS



Please consider the environment before printing this e-mail

Boyd Lindquist

From: Gary Hawken <GHawken@cityoflagunaniguel.org>
Sent: Wednesday, September 23, 2015 9:08 AM
To: Boyd Lindquist
Cc: Steven Rhodes; Greg Lucas; John Morgan; Jonnie Hunter
Subject: RE: TCO APEX Project

Boyd,

Thank you for sending the requested letter.

Gary Hawken CBO

Building Official
City of Laguna Niguel
30111 Crown Valley Pkwy
Laguna Niguel, CA 92677
949-362-4326
www.cityoflagunaniguel.org

From: Boyd Lindquist [mailto:blindquist@mcrtrust.com]
Sent: Wednesday, September 23, 2015 9:06 AM
To: Gary Hawken
Cc: Steven Rhodes; Greg Lucas; John Morgan; Jonnie Hunter
Subject: TCO APEX Project

Gary,

This email is confirmation of the discussion you had with Steve Rhodes this morning agreeing that units 572 and 568 will be omitted from the TCO, until such time as tempered glass has been installed for the windows in question and re-inspected.

BOYD LINDQUIST
Mill Creek Residential
949 South Coast Drive | Suite 400 | Costa Mesa CA 92626
D 949-930-8270 F 949-930-8280 C 310-621-1670
blindquist@MCRTrust.com



 Please consider the environment before printing this e-mail



BUILDING PERMIT

PERMIT WILL AUTOMATICALLY EXPIRE IF INSPECTIONS ARE NOT SCHEDULED
AT LEAST EVERY 180 DAYS

FOR INSPECTIONS: CALL (949) 362-4381

REQUESTS RECEIVED BY 6 A.M. WILL BE SCHEDULED FOR THE SAME BUSINESS DAY

Inspection Cancellation or Rescheduling: (949) 362-4334

Inspection Schedule available after 9:00 a.m. on day of inspection (949) 362-4314

CITY OF LAGUNA NIGUEL

Community Development

Department

30111 Crown Valley Pkwy

Laguna Niguel, CA 92677

Tel. (949) 362-4360

Fax. (949) 362-4369

www.CityofLagunaNiguel.org

APN: 111111111

Lot/PARCEL:

TRACT: PM 2012-124

ELEC:

PLANNING:

PERMIT #: B14-1001

PROJECT ADDRESS: 27960 CABOT RD

BUSINESS NAME:

ISSUED: 8/26/2014

DESCRIPTION OF WORK:

Landscape 42" wood trellis, Fireplace, BBQ, pool gates located on roof

8/14/14 ADDRESS CHANGE FROM 25891 CROWN VALLEY PARKWAY TO 27960 CABOT RD.

OWNER: mill creek the Crown

ADDRESS: 949 south Coast dr suite 400 , 92626

APPLICANT: M C R T CALIFORNIA CONSTRUCTIO

ADDRESS: 949 SOUTH COAST DRIVE #400 COSTA MESA, CA 92626

BUSINESS:

ADDRESS:

ARCH/ENG:

ADDRESS:

CONTRACTOR: M C R T CALIFORNIA CONSTRUCTIO

ADDRESS: 949 SOUTH COAST DRIVE #400 COSTA MESA, CA 92626

LICENSE #: 957117 CLASS:

WORKERS COMP: HARTFORD UNDERWRITERS INSURANCE COMPANY

PHONE: (714) 966-9355

PHONE:

PHONE:

PHONE: (714) 966-9355

EXPIRES: 1/31/2015

EXPIRES: 8/1/2015

CODE YEAR: 2013

OCCUPANCY TYPE: R2 Residential Multiple
Family

CONSTR. TYPE: VB

TOTAL VALUATION:\$85,000.00

USE TYPE:

USE DESCRIPTION:

SUMMARY OF PERMIT FEES

	PLANCHECK	PERMIT	SUMMARY OF PERMIT FEES PERMIT ISSUANCE	SUBTOTAL
BUILDING	\$480.20	\$899.00	\$26.06	\$1,405.26
ELECTRICAL				
MECHANICAL				
PLUMBING				
POOL/SPA				
SIGN				
DEMOLITION				
SMIP				
STATE FEE(CBSC)				\$3.00
GMU				
MISC				\$0.00
			TOTAL PERMIT FEES:	\$1,408.26
			TOTAL FEES PAID	\$1,408.26

Comments:

Planning Approval: _____

Building Permit Issued By: GAH

Date: 8/26/14

CERTIFICATE OF COMPLIANCE AND AUTHORIZATION OF ENTRY

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

I am ☒ a California Licensed contractor or ☐ the property owner* or ☐ authorized to act on the property owner's behalf**

I have read this construction permit 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.

*requires separate verification form

California Licensed Contractor, Property Owner* or Authorized Agent**:

**requires separate authorization form

Signature _____

Date 8/26/14



#2 IDENTIFY WHO WILL PERFORM THE WORK (Complete per 2A or 2B)

#2A CALIFORNIA LICENSED CONTRACTORS 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.

Contractor Name: M C R T CALIFORNIA CONSTRUCTIO

Address: 949 SOUTH COAST DRIVE #400 COSTA MESA, CA 92626

License Class and No. 957117

Expiration Date: 1/31/2015

Signature: [Signature]

Date: 8/26/14

#2B 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 of 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 build 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 contractors 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>.

Property Owner or Authorized Agent signature: [Signature]

Date: 8/26/14

#3 IDENTIFY WORKERS' COMPENSATION DECLARATION AND LENDING AGENCY:

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.

WORKERS' COMPENSATION DECLARATION

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: HARTFORD UNDERWRITERS INSURANCE COMPANY

Policy No. 10WEAL0050

Expiration Date 8/1/2015

☐ 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 _____ Date _____

CODE: INSPECTION TYPE	DATE	INITIALS	CODE: INSPECTION TYPE	DATE	INITIALS
2 Initial Water Quality Inspection			72 Drywall Nailing/Finishing		
3 Temp Electrical Service or Pole			400 P/S Pre-Inspection		
4 Water Pipe Underground			402 P/S Pool & Equipment Loc.		
5 Sewer Line & House Connect			410 P/S Approval to Cover - Gunite		
10 Electrical Conduit Underground			412 P/S Electrical Conduit Undermd		
14 Gas Line Underground & Test			414 P/S Gas Pipe Underground Test		
16 Verify Setbacks			416 P/S Backwash Lines, P Trap, Underground		
18 Footings & Steel			418 P/S Final Backwash Receiver		
19 UFER			420 P/S Fencing & Access Gates		
20 Foundation - Slab on Grade			422 P/S Pre Deck		
21 Post Tension			424 P/S Approved for Plastering		
22 Steel Reinforce - Retain. Walls			428 P/S FINAL - HEATER & VENT		
24 Pre Grout Lift 1			430 P/S FINAL - PLUMBING		
26 Pre Grout Lift 2			432 P/S FINAL - ELECTRICAL		
29 Wall Drainage			434 P/S FINAL - POOL COVER		
30 Floor Plumb Nailings			436 P/S FINAL - SOLAR SYSTEM		
32 Sewer Line & House Connect			438 P/S FINAL - POOL/SPA		
34 Roof Drains/Deck Drains			902 FINAL - ELECTRICAL METER RELEASE		
36 Rough Plumbing/Gas Test			904 FINAL ELECTRICAL		
40 Hot Mud Shower			906 FINAL - SIGN		
41 Latching Interior			908 FINAL - MECHANICAL		
42 Rough Mechanical			910 FINAL - PLUMBING		
44 Rough Mechanical			912 FINAL - WATER SERVICE		
46 Fire Dampers			914 FINAL - GAS TEST		
48 Roof Sheathing			916 FINAL - ACCESSIBILITY REGULATIONS		
50 Roof Framing			918 FINAL - RE-ROOF		
51 Approval to Cover Exterior			920 FINAL - PLANNING		
52 Shear Walls Interior			922 FINAL - ENGINEERING/P.W.		
53 Preliminary Shear			924 FINAL - O.C. HEALTH		
54 Shear Walls Exterior			926 FINAL - WATER DISTRICT		
55 Preliminary Insulation			927 FINAL - SMOKE DETECTOR		
56 Rough Frame & Flashing			928 FINAL - GRADING		
59 OCCA Fire Sprinkler - Rough			930 FINAL - OCCA SPRINKLER SYSTEMS -		
60 T-Bar Ceiling			932 FINAL - OCCA PROJECT FINAL -		
64 Lathing Exterior			934 FINAL - BUILDING & SAFETY		
70 Insulation			936 FINAL - WATER QUALITY INSPECTION		



Cash Register Receipt

City of Laguna Niguel

Receipt Number
R2419

DESCRIPTION	ACCOUNT	QTY	PAID
PermitTRAK			\$925.06
B14-1001 Address: 27960 CABOT RD Apn: 111111111			\$925.06
BUILDING			\$925.06
TOTAL FEES PAID BY RECEIPT:R2419			\$925.06

Date Paid: Tuesday, August 26, 2014

Paid By: EZEQUIEL RUBIN

Cashier: GH

Pay Method: CREDIT CARD 9090



City of Laguna Niguel
Building Division
 30111 Crown Valley Pkwy
 Laguna Niguel, CA 92677
 (949) 362-4360
 FAX 362-4369

BUILDING PERMIT APPLICATION

www.CityofLagunaNiguel.org

124

Project Address: <u>25891 Crown Valley Parkway</u>		Suite/Unit: <u>N/A</u>	
Applicant/Agent: <u>Ezequiel Rubin</u>		Phone No.: <u>(714) 800-1385</u>	
Address: <u>949 South Coast Dr.</u>			
City: <u>Costa Mesa</u>	State: <u>CA</u>	Zip: <u>92626</u>	Email: <u>6lucas@Mortrust.com</u>
Property Owner: <u>Mill Creek (The Crown)</u>		Phone No.: <u>(714) 800-1385</u>	
Address: <u>949 South Coast Dr. - Suite #400</u>			
City: <u>Costa Mesa</u>	State: <u>CA</u>	Zip: <u>92626</u>	Email: <u>6lucas@Mortrust.com</u>
Contractor: <u>MCRCT California Construction LP</u>		Phone No.: <u>(714) 800-1385</u>	
Address: <u>949 South Coast Dr. - Suite #400</u>			
City: <u>Costa Mesa</u>	State: <u>CA</u>	Zip: <u>92626</u>	Email: <u>6lucas@Mortrust.com</u>
State License No.: <u>957117</u>		Expiration: <u>01/31/15</u>	
Class: _____		Expiration: <u>08/01/15</u>	
Workman's Comp. Policy No.: <u>61WEC 7183</u>			
Insurance Company (If applicable): <u>HARTFORD INSURANCE</u>			
Architect: <u>TCA / URBAN ARENA</u>		Reg No.: <u>4192/3905</u>	
Address: <u>3995 Red Hill Ave. - Loft F</u>			
City: <u>COSTA MESA</u>	State: <u>CA</u>	Zip: <u>92626</u>	Phone No.: <u>(714) 754-4500</u>
			Email: <u>Vincent@UrbanArena.com</u>
Engineer: <u>VCA</u>		Reg. No.: <u>S-003518</u>	
Address: <u>2200 W. ORANGEWOOD AVE.</u>			
City: <u>ORANGE</u>	State: <u>CA</u>	Zip: <u>92668</u>	Phone No.: <u>(714) 978-9780</u>
			Email: <u>knicolaisen@vcaengineers.com</u>
Description of Work to be Performed (please be specific): <u>Landscape Permit for structures above 42" (wood trellis / BBQ / gates / Pool gates / FIRE PLACE) Located on Building Podiums (exterior area above garage)</u>			
Valuation: <u>\$50,000</u> Type of Const: <u>Wood/Metal</u> Occupancy Type: _____ Occupant Load: _____			

I certify that the above information is complete and correct. If the scope of work changes this application must be updated by the applicant.

Permit applications expire 180 days from the date of application. Permits must be obtained prior to expiration (Pursuant of UBC sec 107.4)

Signature of Applicant: [Signature] **Payment:** Cash or Check # 9076 or Visa/MC/Disc

Activity Number: <u>B14-1007</u>	Received By: <u>[Signature]</u>	Date: <u>4/24/17</u>
HOA or Property Manager Approval Required: _____		
HOA or Property Manager Approval Letter Provided: _____		
OK for Plan Check: _____		Reviewed By: _____
OK for issuance: _____		Date: _____
☐ Gary	☐ Planning	☐ CAA
☐ Fire	☐ Water	☐ Health
		☐ GMU
		☐ Grading

Plumbing/Mechanical/Electrical		Fixture Counts	
Plumbing			
Quantity	Item	Quantity	Item
	Bar Sink		Kitchen Sink
	Backflow Device		Lavatories
	Bathtubs		Roof Drains
	Dishwashers		Showers
	Drinking Fountains		Service Sink
	Floor Drains		Sewer Cap
	Floor Sinks		Sewer Connection
	Gas Piping:		Urinal
	Gas Service		Water Closet
	Interceptors/Clarifiers		Water Heater
			Water Service

Mechanical

Quantity	Item	Quantity	Item
	Boiler		Hood or Canopy
	Ventilation Fan		Refrigeration System:
	Exhaust System		0-100,000 BTU
	Fireplace/Factory Built ICBO#		+100,000 BTU
	Heating Systems & Ducting:		System Repair/Alteration
	<=100,000 BTU		Heat Pump or Air Conditioner:
	>100,000<=500,000 BTU		0-5 Tons
	>500,000<=1,000,000 BTU		+5 Tons
	>1,000,000<=2,000,000 BTU		
	>2,000,000 BTU		
	Evaporative Cooler		

Electrical

Quantity	Item	Quantity	Item
	Automatic Washer		Transformer:
	Cooking Unit		<=1 hp
	Dishwasher		>1 to <=10 hp
	Dryers		>10 to <=50 hp
	Ventilation Fans		>50 to <=100 hp
	F.A.U.		>100 hp
	Fixtures		Services & Switchboards:
	Device Boxes		<= 600 amps
	Switches		>600 to <=1,000 amps
	Outlets		>1,000 amps
	Garbage Disposal		Sub Panel
	Water Heater		Motors:
	Self-Contained Appliance		<=1 hp
	Range		>1 to <=10 hp
			>10 to <=50 hp
			>50 to <=100 hp
			>100 hp
	Temp power Pole or Piggyback		Pole Lights
	Temp Construction Sub Pole		Time Clock

Signs					
Sign	Type (Circle One)	Size (Sq. Ft.)	Res. or Comm (Circle One)	Foundation Valuation (if freestanding and over 6 feet in height)	Illumination (# of Transformers or Ballasts)
Sign 1	Single Face		Residential		
	Double Face		Commercial		
	Gas Tube				
Sign 2	Single Face		Residential		
	Double Face		Commercial		
	Gas Tube				
Sign 3	Single Face		Residential		
	Double Face		Commercial		
	Gas Tube				
Sign 4	Single Face		Residential		
	Double Face		Commercial		
	Gas Tube				
Sign 5	Single Face		Residential		
	Double Face		Commercial		
	Gas Tube				
Sign 6	Single Face		Residential		
	Double Face		Commercial		
	Gas Tube				



Cash Register Receipt

City of Laguna Niguel

Receipt Number
R14-1180

DESCRIPTION	ACCOUNT	QTY	PAID
PermitTRAK			\$483.20
B14-1001 Address: 25891 CROWN VALLEY PKWY	Apn: 63604303		\$483.20
BUILDING			\$480.20
CBSC FEE			\$3.00
TOTAL FEES PAID BY RECEIPT: R14-1180			\$483.20

Date Paid: Thursday, April 24, 2014

Paid By: M C R T CALIFORNIA CONSTRUCTIO

Cashier: JD

Pay Method: CREDIT CARD 989076



BUILDING PERMIT

PERMIT WILL AUTOMATICALLY EXPIRE IF INSPECTIONS ARE NOT SCHEDULED
AT LEAST EVERY 180 DAYS

FOR INSPECTIONS: CALL (949) 362-4381
REQUESTS RECEIVED BY 6 A.M. WILL BE SCHEDULED FOR THE SAME BUSINESS DAY
Inspection Cancellation or Rescheduling: (949) 362-4334
Inspection Schedule available after 9:00 a.m. on day of inspection (949) 362-4314

CITY OF LAGUNA NIGUEL
Community Development
Department
30111 Crown Valley Pkwy
Laguna Niguel, CA 92677
Tel. (949) 362-4360
Fax. (949) 362-4369
www.CityofLagunaNiguel.org

APN: 111111111

PERMIT #: B14-1392

Lot/PARCEL:

PROJECT ADDRESS: 27960 CABOT RD

TRACT: PM 2012-124

BUSINESS NAME:

ELEC:

ISSUED: 6/3/2014

PLANNING:

DESCRIPTION OF WORK:

Rev to leasing office B12-2453

8/14/14 ADDRESS CHANGE FROM 25891 CROWN VALLEY PARKWAY TO 27960 CABOT RD.

OWNER: the Crown Mill Creek
ADDRESS: 949 south Coast Dr Ste 400 , 92626
APPLICANT: M C R T CALIFORNIA CONSTRUCTIO
ADDRESS: 949 SOUTH COAST DRIVE #400 COSTA MESA, CA 92626
BUSINESS:
ADDRESS:
ARCH/ENG:
ADDRESS:
CONTRACTOR: M C R T CALIFORNIA CONSTRUCTIO
ADDRESS: 949 SOUTH COAST DRIVE #400 COSTA MESA, CA 92626
LICENSE #: 957117 CLASS:
WORKERS COMP: HARTFORD UNDERWRITERS INSURANCE COMPANY

PHONE: (714) 966-9355

PHONE:

PHONE:

PHONE: (714) 966-9355

EXPIRES: 1/31/2015

EXPIRES: 8/1/2014

CODE YEAR: 2010

OCCUPANCY TYPE: R2 Residential Multiple
Family

CONSTR. TYPE: VB

TOTAL VALUATION: \$25,000.00

USE TYPE:

USE DESCRIPTION:

SUMMARY OF PERMIT FEES

	PLAN CHECK	PERMIT	SUMMARY OF PERMIT FEES PERMIT ISSUANCE	SUBTOTAL
BUILDING	\$270.55	\$386.50	\$26.06	\$683.11
ELECTRICAL				
MECHANICAL				
PLUMBING				
POOL/SPA				
SIGN				
DEMOLITION				
SMIP				
STATE FEE(CBSC)				\$1.00
GMU				
MISC				\$0.00
			TOTAL PERMIT FEES:	\$684.11
			TOTAL FEES PAID	\$684.11

Comments:

Planning Approval: _____

Date: _____

Building Permit Issued By: _____

Date: _____

CERTIFICATE OF COMPLIANCE AND AUTHORIZATION OF ENTRY

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

I am () a California Licensed contractor or () the property owner* or () authorized to act on the property owner's behalf**.

I have read this construction permit 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.

*requires separate verification form

California Licensed Contractor, Property Owner* or Authorized Agent**:

**requires separate authorization form

Signature _____

Date _____

#2 IDENTIFY WHO WILL PERFORM THE WORK (Complete either 2A or 2B)

#2A CALIFORNIA LICENSED CONTRACTORS 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.

Contractor Name: M C R T CALIFORNIA CONSTRUCTIO

Address: 949 SOUTH COAST DRIVE #400 COSTA MESA, CA 92626

License Class and No. 957117

Expiration Date: 1/31/2015

Signature: _____

Date: _____

#2B 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 contractors 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>.

Property Owner or Authorized Agent signature: _____

Date: _____

#3 IDENTIFY WORKERS' COMPENSATION DECLARATION AND LENDING AGENCY:

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.

WORKERS' COMPENSATION DECLARATION

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 HARTFORD UNDERWRITERS INSURANCE COMPANY Policy No. 61WEAC7183 Expiration Date 8/1/2014

☐ 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 _____ Date _____

CODE: INSPECTION TYPE	DATE	INITIALS	CODE: INSPECTION TYPE	DATE	INITIALS
2. Initial Water Quality Inspection			72. Downfall Nailings/Firewalls		
4. Temp Electrical Service or Pole			400. P/S Pre Inspection for Fences		
6. Water Pipe Underground			402. P/S Pool & Equipment Loc.		
8. Water Pipe Underground			410. P/S Approval to Cover - Gunite		
9. Sewer Line & House Connect			412. P/S Electrical Conduit Undermd.		
10. Electrical Conduit Underground			414. P/S Gas Pipe Underground Test		
14. Gas Line Underground & Test			416. P/S Backwash Lines, P Trap, Underground		
16. Verify Setbacks			418. P/S Final Backwash Recorder		
18. Footings & Steel			420. P/S Fencing & Access Gates		
19. UFER			422. P/S Pre Deck		
20. Foundation - Slab on Grade			424. P/S Approval for Plastering		
21. Post Tension			428. P/S FINAL - HEATER & VENT		
22. Steel Reinforce - Retain. Walls			430. P/S FINAL - PLUMBING		
24. Pre Grout Lift 1			432. P/S FINAL - ELECTRICAL		
26. Pre Grout Lift 2			434. P/S FINAL - POOL COVER		
29. Wall Drainage			436. P/S FINAL - SOLAR SYSTEM		
30. Floor Plywood Nailings			438. P/S FINAL - POOL/SPA		
32. Sewer Line & House Connect			902. FINAL - ELECTRICAL METER RELEASE		
34. Roof Drains/Deck Drains			904. FINAL ELECTRICAL		
36. Rough Plumbing/Gas Test			906. FINAL - SIGN		
40. Hot Mop Shower			908. FINAL - MECHANICAL		
41. Lathing Interior			910. FINAL - PLUMBING		
42. Rough Electrical			912. FINAL - WATER SERVICE		
44. Rough Mechanical			914. FINAL - GAS TEST		
46. Fire Dampers			916. FINAL - ACCESSIBILITY REGULATIONS		
48. Roof Sheathing			918. FINAL - RE-ROOF		
50. Roof Framing			920. FINAL - PLANNING		
51. Approval to Cover Exterior			922. FINAL - ENGINEERING/P.W.		
52. Shear Walls Interior			924. FINAL - O.C. HEALTH		
53. Preliminary Shear			926. FINAL - WATER DISTRICT		
54. Shear Walls Exterior			927. FINAL - SMOKE DETECTOR/ CO2		
55. Preliminary Insulation			928. FINAL - GRADING		
56. Rough Frame & Flashing			930. FINAL - OCFA SPRINKLER SYSTEMS -		
59. OCFA Fire Sprinkler - Rough			932. FINAL - OCFA PROJECT FINAL -		
60. T-Bar Ceiling			933. Anti-Entrapment Device		
64. Lathing Exterior			934. FINAL - BUILDING & SAFETY		
70. Insulation			935. FINAL - WATER QUALITY INSPECTION		



BUILDING PERMIT

PERMIT WILL AUTOMATICALLY EXPIRE IF INPSECTIONS ARE NOT SCHEDULED
AT LEAST EVERY 180 DAYS

FOR INSPECTIONS: CALL (949) 362-4381
REQUESTS RECEIVED BY 6 A.M. WILL BE SCHEDULED FOR THE SAME BUSINESS DAY
Inspection Cancellation or Rescheduling: (949) 362-4334
Inspection Schedule available after 9:00 a.m. on day of inspection (949) 362-4314

CITY OF LAGUNA NIGUEL
Community Development
Department
30111 Crown Valley Pkwy
Laguna Niguel, CA 92677
Tel. (949) 362-4360
Fax. (949) 362-4369
www.CityofLagunaNiguel.org

APN: 63604303

PERMIT #: B14-1392

Lot/PARCEL:

PROJECT ADDRESS: 25891 CROWN VALLEY PKWY

TRACT: T AND R

BUSINESS NAME:

ELEC: SDGE

ISSUED: 6/3/2014

PLANNING:

DESCRIPTION OF WORK:

Rev to leasing office B12-2453

OWNER: the Crown Mill Creek
ADDRESS: 949 south Coast Dr Ste 400 , 92626
APPLICANT: M C R T CALIFORNIA CONSTRUCTIO
ADDRESS: 949 SOUTH COAST DRIVE #400 COSTA MESA, CA 92626
BUSINESS:
ADDRESS:
ARCH/ENG:
ADDRESS:
CONTRACTOR: M C R T CALIFORNIA CONSTRUCTIO
ADDRESS: 949 SOUTH COAST DRIVE #400 COSTA MESA, CA 92626
LICENSE #: 957117 CLASS:
WORKERS COMP: HARTFORD UNDERWRITERS INSURANCE COMPANY

PHONE: (714) 966-9355

PHONE:

PHONE:

PHONE: (714) 966-9355

EXPIRES: 1/31/2015

EXPIRES: 8/1/2014

CODE YEAR: 2010

TOTAL VALUATION:\$25,000.00

OCCUPANCY TYPE: R2 Residential Multiple Family

CONSTR. TYPE: VB

CENSUS CODE:

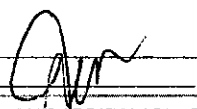
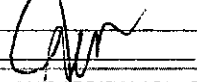
USE TYPE:

USE DESCRIPTION:

SUMMARY OF PERMIT FEES

	PLANCHECK	PERMIT	SUMMARY OF PERMIT FEES PERMIT ISSUANCE	SUBTOTAL
BUILDING	\$270.55	\$386.50	\$26.06	\$683.11
ELECTRICAL				
MECHANICAL				
PLUMBING				
POOL/SPA				
SIGN				
DEMOLITION				
SMIP				
STATE FEE(CBSC)				\$1.00
GMU				
MISC				\$0.00
			TOTAL PERMIT FEES:	\$684.11
			TOTAL FEES PAID	\$684.11

Comments:

Planning Approval: 
Building Permit Issued By: 

Date: 6/3/14
Date: 6/3/14

CERTIFICATE OF COMPLIANCE AND AUTHORIZATION OF ENTRY

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

I am ☒ a California Licensed contractor or ☐ the property owner* or ☐ authorized to act on the property owner's behalf**.

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

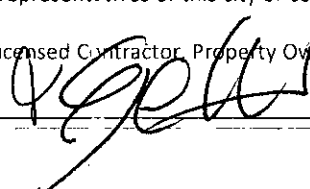
I agree to comply with all applicable city and county ordinances and state laws relating to building construction.

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

*requires separate verification form

California Licensed Contractor, Property Owner* or Authorized Agent**:

**requires separate authorization form

Signature 

Date 6/3/14

#2 IDENTIFY WHO WILL PERFORM THE WORK (Complete either 2A or 2B)

#2A CALIFORNIA LICENSED CONTRACTORS 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.

Contractor Name: M C R T CALIFORNIA CONSTRUCTIO

Address: 949 SOUTH COAST DRIVE #400 COSTA MESA, CA 92626

License Class and No. 957117

Expiration Date: 1/31/2015

Signature: _____

Date: _____

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☐ 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 of 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 build or improved for the purpose of sale.).

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Property Owner or Authorized Agent signature: _____

Date: _____

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Policy No. _____

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Carrier HARTFORD UNDERWRITERS INSURANCE COMPANY Policy No. 61WEAC7183 Expiration Date 8/1/2014

☐ 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 [Signature] Date 6/3/14

CODE: INSPECTION TYPE	DATE	INITIALS	CODE: INSPECTION TYPE	DATE	INITIALS
2. Initial Water Quality Inspection			72. Drywall Nailing/Firewalls		
4. Temp Electrical Service or Pole			400. P/S Pre Inspection for Fences		
6. Soil Pipe Underground			402. P/S Pool & Equipment Loc.		
8. Water Pipe Underground			410. P/S Approval to Cover - Gutter		
9. Sewer Line & House Connect			412. P/S Electrical Conduit Underd.		
10. Electrical Conduit Underground			414. P/S Gas Pipe Underground Test		
14. Gas Line Underground & Test			416. P/S Backwash Lines, P Trap, Underground		
16. Verify Setbacks			418. P/S Final Backwash Recorder		
18. Footings & Steel			420. P/S Fencing & Access Gates		
19. UFER			422. P/S Pre Deck		
20. Foundation - Slab on Grade			424. P/S Approval for Flastering		
21. Post Tension			426. P/S FINAL - HEATER & VENT		
22. Steel Reinforce - Retain. Walls			430. P/S FINAL - PLUMBING		
24. Pre GROUT Lift 1			432. P/S FINAL - ELECTRICAL		
26. Pre GROUT Lift 2			434. P/S FINAL - POOL COVER		
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42. Rough Electrical			912. FINAL - WATER SERVICE		
44. Rough Mechanical			914. FINAL - GAS TEST		
46. Fire Dampers			916. FINAL - ACCESSIBILITY REGULATIONS		
48. Roof Sheathing			918. FINAL - RE-ROOF		
50. Roof Framing			920. FINAL - PLANNING		
51. Approval to Cover Exterior			922. FINAL - ENGINEERING/P.W.		
52. Shear Walls Interior			924. FINAL - O.C. HEALTH		
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54. Shear Walls Exterior			927. FINAL - SMOKE DETECTOR/CO2		
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City of Laguna Niguel
Building Division
 30111 Crown Valley Pkwy
 Laguna Niguel, CA 92677
 (949) 362-4360
 FAX 362-4369

BUILDING PERMIT APPLICATION

www.CityofLagunaNiguel.org

124

Project Address: 25891 CROWN VALLEY

Suite/Unit: _____

Applicant/Agent: TCA ARCHITECTS

Phone No.: 949 362-0270

Address: _____

City: IRVINE **State:** CA **Zip:** 92612

Email: SHUTSON@TCA-ARCH.COM

Property Owner: MILL CREEK

Phone No.: () -

Address: _____

City: _____ **State:** _____ **Zip:** _____

Email: _____

Contractor: MILL CREEK

Phone No.: () -

Address: _____

City: _____ **State:** _____ **Zip:** _____

Email: _____

State License No.: _____ **Class:** _____

Expiration: _____

Workman's Comp. Policy No.: _____

Expiration: _____

Insurance Company (If applicable): _____

Architect: _____ **Reg No.:** _____

Phone No.: () -

Address: _____

City: _____ **State:** _____ **Zip:** _____

Email: _____

Engineer: _____ **Reg. No.:** _____

Phone No.: () -

Address: _____

City: _____ **State:** _____ **Zip:** _____

Email: _____

Description of Work to be Performed (please be specific): LEASING OFFICE
REDIGN MEP'S

Valuation: \$ _____ **Type of Const:** _____ **Occupancy Type:** _____ **Occupant Load:** _____

I certify that the above information is complete and correct. If the scope of work changes this application must be updated by the applicant. Permit applications expire 180 days from the date of application. Permits must be obtained prior to expiration (Pursuant of UBC sec 107.4)

Signature of Applicant: [Signature] **Payment:** Cash or Check # _____ or Visa/MC/Disc

Activity Number: <u>BL2-2453 Rev1</u>		Received By: <u>[Signature]</u>		Date: <u>5-13-14</u>	
HOA or Property Manager Approval Required:		HOA or Property Manager Approval Letter Provided:		Reviewed By:	
OK for Plan Check:		OK for issuance:		Date:	
Reviewed By:		Reviewed By:		Date:	
☐ Gary	☐ Planning	☐ CAA	☐ GMU	☐ Fire	☐ Grading
☐ Fire	☐ Water	☐ Health	☐ Grading		

REV #1



Cash Register Receipt

City of Laguna Niguel

Receipt Number
R14-1618

DESCRIPTION	ACCOUNT	QTY	PAID
PermitTRAK			\$684.11
B14-1392 Address: 25891 CROWN VALLEY PKWY	Apn: 63604303		\$684.11
BUILDING			\$683.11
CBSC FEE			\$1.00
TOTAL FEES PAID BY RECEIPT:R14-1618			\$684.11

Date Paid: Tuesday, June 03, 2014

Paid By: M C R T CALIFORNIA CONSTRUCTIO

Cashier: JD

Pay Method: CREDIT CARD 9076

Mill Creek



City of Laguna Niguel
Building Division
 30111 Crown Valley Pkwy
 Laguna Niguel, CA 92677
 (949) 362-4360
 FAX 362-4369

BUILDING PERMIT APPLICATION

www.CityofLagunaNiguel.org

124

Project Address: 2589 CROWN VALLEY

Suite/Unit: _____

Applicant/Agent: TCA ARCHITECTS

Phone No.: 949 862-0270

Address: _____

City: IRVINE **State:** CA **Zip:** 92612

Email: SHUTGAN@TCA-ARCH.COM

Property Owner: MILL CREEK

Phone No.: () - COM

Address: _____

City: _____ **State:** _____ **Zip:** _____

Email: _____

Contractor: MILL CREEK

Phone No.: () - _____

Address: _____

City: _____ **State:** _____ **Zip:** _____

Email: _____

State License No.: _____ **Class:** _____

Expiration: _____

Workman's Comp. Policy No.: _____

Expiration: _____

Insurance Company (If applicable): _____

Architect: _____ **Reg No.:** _____

Phone No.: () - _____

Address: _____

City: _____ **State:** _____ **Zip:** _____

Email: _____

Engineer: _____ **Reg. No.:** _____

Phone No.: () - _____

Address: _____

City: _____ **State:** _____ **Zip:** _____

Email: _____

Description of Work to be Performed (please be specific): LEASING OFFICE
REDRIGN MEP S

Valuation: \$ _____ **Type of Const:** _____ **Occupancy Type:** _____ **Occupant Load:** _____

I certify that the above information is complete and correct. If the scope of work changes this application must be updated by the applicant.

Permit applications expire 180 days from the date of application. Permits must be obtained prior to expiration (Pursuant of UBC sec 107.4)

Signature of Applicant: [Signature] **Payment:** Cash or Check # 114 or Visa/MC/Disc

Activity Number: <u>BL2-2453 Rev1 BL4-</u>		Received By: <u>[Signature]</u>		Date: <u>5-13-14</u>
Planning Division:		YES	NO	Submitted does not constitute Planning Approval
HOA or Property Manager Approval Required:				
HOA or Property Manager Approval Letter Provided:				
OK for Plan Check:				
OK for issuance:				
Building Division:				
☐ Gary	☐ Planning	☐ CAA	☐ GMU	
☐ Fire	☐ Water	☐ Health	☐ Grading	

REV #1



City of Laguna Niguel
30111 Crown Valley Pkwy
Laguna Niguel, CA 92677
(949) 362-4360

REVISION #1: LEASING OFFICE WITH MEPS CAA - Plan Check Routing Sheet

(please return this form & all plans with your next submittal)

Plan Check #: B12-2453
Project Address: 25891 CROWN VALLEY PKWY
Valuation: 75583667.91
Project Description: SUBTYPE: RMFD STATUS: ISSUED DESCRIPTION: construction of new
284 unit multi-family apartment complex
"The Crown" and foundation and parking structure

foundation and parking structure was under separate permit B13-1826
but cancelled and put all under this permit due to permits plus financial
distribution issues.

REV #1 5-13-14 Leasing office Revision including all MEPs

*Redesign of interior structural Review
& accessibility*

	SUBMITTED	DUE	CORRECTION	CLEARED	P/C INITIAL
1st Check :	5/13/14	5/20/13		HT	5/21/14
2nd Check:				5-22-14	SA
3rd Check:					
4th Check:					

Comments:

*Steve approved revision to interior structural
modifications and Helen approved
accessibility =*

Final Approval By: _____

Date: _____

Attached is:

- ☒ Set of Plans
- ☐ Set of Structural Calculations
- ☐ Soil Report
- ☐ Title 24 Energy Calculations
- ☐ Set of ES Reports
- ☐ Plan Check Correction List

Structural
~~SAVED~~

Accessibility

per Gary 5/22/14
REVIEW

50 NON-STRUCTURAL

CITY OF LAGUNA NIGUEL

30111 Crown Valley Parkway
Laguna Niguel, California 92677

Rev 1

PLAN REVIEW LIST

PLAN CHECK NO.: B12-2453 PROJECT: _____
PROJECT ADDRESS: 25891 CROWN VALLEY PKWY OCCUPANCY: _____
PROJECT DESCRIPTION: Leasing Office Redesign TYPE OF CONSTR.: _____
1ST REVIEW BY: GARY DATE: 5-19-14 ~~CORRECTIONS~~
2ND REVIEW BY: GARY DATE: 6-3-14 ~~CORRECTIONS~~ APPROVED
3RD REVIEW BY: _____ DATE: _____ CORRECTIONS APPROVED
4TH REVIEW BY: _____ DATE: _____ CORRECTIONS APPROVED

INSTRUCTIONS

- THIS PLAN REVIEW HAS BEEN MADE TO VERIFY CONFORMANCE TO MINIMUM REQUIREMENTS OF CODES ADOPTED BY THE CITY. CODES USED ARE 2013 CALIFORNIA BUILDING CODE (CBC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA RESIDENTIAL CODE (CRC), CALIFORNIA ELECTRICAL CODE (CEC) AND 2013 TITLE 24 ENERGY REGULATIONS & CITY ORDINANCE.
- NOTE ON THIS CORRECTION SHEET OR ON A SEPARATE SHEET THE LOCATION OF THE COMPLETED CORRECTION. (I.E. SHEET NO., DETAIL, ETC.).
- APPLICATIONS FOR WHICH NO PERMIT IS ISSUED WITHIN 180 DAYS FOLLOWING THE DATE OF APPLICATION SHALL EXPIRE BY LIMITATION. A ONE-TIME EXTENSION OF 180 DAYS MAY BE GRANTED UPON WRITTEN REQUEST. (CBC 106.4.4)

1) Provide list of changes

2) Provide engineering

3) Provide take-offs for m.g.p.

Jennifer Darling

From: Jennifer Darling
Sent: Thursday, May 22, 2014 10:37 AM
To: Steve Ahuna (steveahuna@caaprofessionals.com)
Subject: FW: MCRT - Leasing redesign plan check submittal calculations
Attachments: Soffit at Leasing 5-20-2014.pdf

FYI

Jennifer Darling, Sr. Permit Tech
City of Laguna Niguel
30111 Crown Valley Pkwy
Laguna Niguel, CA 92677
949-362-4324

From: Steve Hutson [<mailto:steveh@tca-arch.com>]
Sent: Tuesday, May 20, 2014 2:24 PM
To: Jennifer Darling; Gary Hawken
Cc: Willard Winkenhof III; Greg Lucas; Eric Olsen
Subject: MCRT - Leasing redesign plan check submittal calculations

See attached,

RE: B12-2453 25891 CROWN VALLEY PKWY

Thanks, Steve Ahuna is holding the review until I get the new calculations

Jennifer Darling, Sr. Permit Tech
City of Laguna Niguel
30111 Crown Valley Pkwy
Laguna Niguel, CA 92677
949-362-4324

STEVE HUTSON
ASSOCIATE PRINCIPAL, PROJECT MANAGER
shutson@tca-arch.com | TCA-arch.com | 949 862 0270

TCA ARCHITECTS
LOS ANGELES | IRVINE | OAKLAND

TCA ARCHITECTS
IS HOSTING OUR 14TH ANNUAL CHARITY GOLF TOURNAMENT
Benefiting Habitat for Humanity OC June 12th 2014

Jennifer Darling

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Sent: Tuesday, May 20, 2014 2:24 PM
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TCA ARCHITECTS
LOS ANGELES | IRVINE | OAKLAND

TCA ARCHITECTS
IS HOSTING OUR 14TH ANNUAL CHARITY GOLF TOURNAMENT
Benefiting Habitat for Humanity OC June 12th 2014

SPONSORSHIPS + REGISTRATION IS **SOLD OUT!**

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Jennifer Darling

From: Gary Hawken
Sent: Monday, May 19, 2014 11:48 AM
To: Steve Ahuna; Jennifer Darling; Antoinette Kulick; Catherine Tuper
Subject: RE: 12-2453 Crown Cabot Luxury Apts.

Jen,

Can you get the structural calcs for Fred please.

Thank you
Gary

From: Steve Ahuna [<mailto:steveahuna@caaprofessionals.com>]
Sent: Friday, May 16, 2014 5:00 PM
To: Gary Hawken; Jennifer Darling; Antoinette Kulick; Catherine Tuper
Subject: 12-2453 Crown Cabot Luxury Apts.

This is one that Fred started but never completed. Please send me structural calculations.

Thanks and have a great weekend.

Steve

Jennifer Darling

From: Ezequiel Rubin <erubin@mcrtrust.com>
Sent: Tuesday, January 14, 2014 10:35 AM
To: Jennifer Darling
Subject: RE: "Crown Valley -Earthbound submittal for plan check at the City of Laguna Niguel".

Jennifer, we will have the calcs ready by Thursday.

I will inform you as soon as we have them.

Thanks for the follow up.

EZEQUIEL RUBIN | PROJECT ENGINEER
Mill Creek Residential
949 South Coast Drive | Suite 400 | Costa Mesa CA 92626
D 714.966.3039 | F 714.966.6816
erubin@MCRTrust.com



MILL CREEK
PEOPLE · PLACES · RELATIONSHIPS



Please consider the environment before printing this e-mail

From: Jennifer Darling [<mailto:JDarling@cityoflagunaniguel.org>]
Sent: Tuesday, January 14, 2014 9:43 AM
To: Ezequiel Rubin
Subject: RE: "Crown Valley -Earthbound submittal for plan check at the City of Laguna Niguel".

Hi Ezequiel, I am holding the plans for the Metal Stairs. Still waiting for the Engineering! Can you please send this to me today

Thanks
Jen

Jennifer Darling, Sr. Permit Tech
City of Laguna Niguel
30111 Crown Valley Pkwy
Laguna Niguel, CA 92677
949-362-4324

From: Ezequiel Rubin [<mailto:erubin@mcrtrust.com>]
Sent: Tuesday, January 14, 2014 8:45 AM
To: Jennifer Darling
Cc: Bret McLeod; Jesus Garcia; Ken Keyse (ken@holdown.com); Greg Lucas; Phil Stults
Subject: "Crown Valley -Earthbound submittal for plan check at the City of Laguna Niguel".

Jennifer, hope everything is well.

By this email we authorize Ken Keyse to process and pull Earthbound Permit for Crown Valley Project.

Let us know if you have any questions

Thanks

EZEQUIEL RUBIN | PROJECT ENGINEER

Mill Creek Residential

949 South Coast Drive | Suite 400 | Costa Mesa CA 92626

D 714.966.3039 | F 714.966.6816

erubin@MCRTTrust.com



MILL CREEK
PEOPLE • PLACES • RELATIONSHIPS



Please consider the environment before printing this e-mail

Jennifer Darling

From: Steve Hutson <steveh@tca-arch.com>
Sent: Wednesday, May 21, 2014 8:36 AM
To: Steve Ahuna (steveahuna@caaprofessionals.com)
Cc: Willard Winkenhofer III; Jennifer Darling
Subject: MCRT - Leasing redesign plan check submittal calculations
Attachments: Soffit at Leasing 5-20-2014.pdf

Steve, attached are the calculations for the leasing columns per your request. Please confirm that you have everything you need to complete your review.

Thanks

STEVE HUTSON

ASSOCIATE PRINCIPAL, PROJECT MANAGER
shutson@tca-arch.com | TCA-arch.com | 949 862 0270

TCA ARCHITECTS

LOS ANGELES | IRVINE | OAKLAND

TCA ARCHITECTS

IS HOSTING OUR 14TH ANNUAL CHARITY GOLF TOURNAMENT
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From: Steve Hutson
Sent: Tuesday, May 20, 2014 2:24 PM
To: 'Jennifer Darling'; ghawken@cityoflagunaniguel.org
Cc: Willard Winkenhofer III; Greg Lucas; Eric Olsen (eric@tca-arch.com)
Subject: MCRT - Leasing redesign plan check submittal calculations

See attached,

RE: B12-2453 25891 CROWN VALLEY PKWY

Thanks, Steve Ahuna is holding the review until I get the new calculations

Jennifer Darling, Sr. Permit Tech

City of Laguna Niguel
30111 Crown Valley Pkwy
Laguna Niguel, CA 92677
949-362-4324

☐ FOOD FACILITY
☒ SWIMMING POOL
☒ SPA POOL
☐ WADING POOL
☐ SPECIAL USE POOL
☒ NEW CONSTRUCTION
☐ REMODEL
 PR#: _____



County of Orange, Health Care Agency
 Environmental Health
 Plan Check and Construction Section
 1241 E. Dyer Rd., Ste. 120, Santa Ana, CA 92705
 Telephone (714) 433-6074 Fax (714) 433-6424

☐ FINAL INSPECTION
☐ PRELIMINARY INSPECTION
☒ PREPLASTER INSPECTION
☐ PREGUNITE INSPECTION
☐ FOLLOW-UP INSPECTION
☐ CONSULTATION
☐ CANCELLED PLAN
 SR#: 123610 + 611
 P/E: 1750 + 1752

CONSTRUCTION REPORT

Page 1 of 2

DBA Crown Cabot Luxury Apts. ADDRESS 25891 Crown Valley
 CITY Laguna Niguel ZIP _____ PHONE _____
 SITE CONTACT PERSON Matt J.

All construction must be completed in accordance with the requirements of the Orange County Health Care Agency and the appropriate State Laws.

The following items shall be corrected by: Final ☒ PLAN CHECK FOLLOW-UP ☐ FPP FOLLOW-UP

* Okay to plaster pool + spa *

* Complete by final.

(1) Install pool signage per plan. * IF CUSTOM SIGNS* Email mock-up of signs w/ wording + dimensions to Kcason@OCHCA.com prior to manufacture / use.

(2) Install depth markers and no diving symbol markers on deck around pool + spa.

(3) Have hose bibs or quick couplers w/ backflow preventers on deck.

(4) Install Cove base in showers

(5) Provide hot water 90-110°F at showers + hand sinks in restrooms.

(6) Have recirculation on + at or above minimum flows (49gpm pool + 53gpm spa)

(7) Have water clear + balanced w/ pH, chlorine + cyanuric in approved amounts

(8) Lights, drain covers + handrails all securely attached

SPECIALIST: Kiki Cason
714 433 6067

RECEIVED BY: [Signature]

DATE: 11-18-15

(continued)

- ☐ FOOD FACILITY
☒ SWIMMING POOL
☒ SPA POOL
☐ WADING POOL
☐ SPECIAL USE POOL

- ☒ NEW CONSTRUCTION
☐ REMODEL

PR#:



**County of Orange, Health Care Agency
Environmental Health**

Plan Check and Construction Section
1241 E. Dyer Rd., Ste. 120, Santa Ana, CA 92705
Telephone (714) 433-6074 Fax (714) 433-6424

CONSTRUCTION REPORT

- ☐ FINAL INSPECTION
☐ PRELIMINARY INSPECTION
☒ PREPLASTER INSPECTION
☐ PREGUNITE INSPECTION
☐ FOLLOW-UP INSPECTION
☐ CONSULTATION
☐ CANCELLED PLAN

SR#:

123610 + 611

P/E:

1750 + 1752

Page 1 of 2

DBA

Crown Cabot Luxury Apts.

ADDRESS

25891 Crown Valley

CITY

Laguna Niguel

ZIP

PHONE

SITE CONTACT PERSON

Matt J.

All construction must be completed in accordance with the requirements of the Orange County Health Care Agency and the appropriate State Laws.

The following items shall be corrected by:

Final

☒ PLAN CHECK FOLLOW-UP

☐ FPP FOLLOW-UP

* Okay to Plaster Pool & Spa *

* Complete by Final:

(1) Install pool signage per plan. * IF CUSTOM SIGNS* Email mock-up of signs w/ wording & dimensions to KCason@OCHCA.com prior to manufacture / use.

(2) Install depth markers and no diving symbol markers on deck around pool & spa.

(3) Have hose bibs or quick couplers w/ backflow preventers on deck.

(4) Install Cove base in showers

(5) Provide hot water 90-110°F at showers & hand sinks in restrooms.

(6) Have recirculation on & at or above minimum flows (49gpm pool & 53gpm spa)

(7) Have water clear & balanced w/ pH, chlorine & cyanuric in approved amounts

(8) Lights, drain covers & handrails all securely attached

SPECIALIST:

Kiki Cason

RECEIVED BY:

DATE:

11-18-15 (continued)

714 433 6067



INSPECTION REPORT
County of Orange, Health Care Agency, Environmental Health
1241 E. Dyer Rd. Suite 120, Santa Ana, CA 92705
(714) 433-6000

Page 2 of 2

DR0123610 + 611

Name of Business Crown Cabot		PR Number TBD
Business Address 25891 Crown Valley, Lag. Niguel		Inspection Date 11-18-15
Service(s)	Type of Business	FA Number
Specialist Name/Office Hours/Phone Number (Print)		Reinspection Date TBD

Viol. Sub-
Category

(continued p.1)

① Complete health permit applications.

* Under Renew:

- ① Enclosure at fitness / clubhouse - wait for further instruction.
- ② Section of fencing by BBQ - wait for further instructions.
- ③ The salt generators will be renewed for compliance / sufficient generation of chlorine.

Jpeters@mcr Trust.com

I declare that I have examined and received a copy of this inspection report.

Print Name/Title: _____

Signature: _____

Date: **11-18-15**

DISTRIBUTION: Original - File Copy

Canary - Operator Copy

Pink - Specialist



INSPECTION REPORT
County of Orange, Health Care Agency, Environmental Health
1241 E. Dyer Rd. Suite 120, Santa Ana, CA 92705
(714) 433-6000

Page 2 of 2

\$R0123610 + 611

Name of Business Crown Cabot		PR Number TBD
Business Address 25891 Crown Valley, Lag. Niguel		Inspection Date 11-18-15
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Viol. Sub-
Category

(continued p.1)

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Jpeters@mcrtrust.com

I declare that I have examined and received a copy of this inspection report.

Print Name/Title: _____

Signature: _____

Date: **11-18-15**

DISTRIBUTION: Original - File Copy

Canary - Operator Copy

Pink - Specialist



BUILDING PERMIT

PERMIT WILL AUTOMATICALLY EXPIRE IF INSPECTIONS ARE NOT SCHEDULED
AT LEAST EVERY 180 DAYS

FOR INSPECTIONS: CALL (949) 362-4381
REQUESTS RECEIVED BY 6 A.M. WILL BE SCHEDULED FOR THE SAME BUSINESS DAY
Inspection Cancellation or Rescheduling: (949) 362-4334
Inspection Schedule available after 9:00 a.m. on day of inspection (949) 362-4314

CITY OF LAGUNA NIGUEL
Community Development
Department
30111 Crown Valley Pkwy
Laguna Niguel, CA 92677
Tel. (949) 362-4360
Fax. (949) 362-4369
www.CityofLagunaNiguel.org

APN: 111111111

PERMIT #: B14-1764

Lot/PARCEL:

PROJECT ADDRESS: 27960 CABOT RD

TRACT: PM 2012-124

BUSINESS NAME:

ELEC:

ISSUED: 9/25/2014

PLANNING:

DESCRIPTION OF WORK:

install 800 MH3 Repeater system for emergency communication of fire & police; antenna inside the building and on roof

OWNER: CAL I CROWN VALLEY LLC
ADDRESS: 400 HOWARD ST SAN FRANCISCO, 94105-2618
APPLICANT: M. Squared Engineers
ADDRESS: 946 Calle Amancer San Clemente,, CA 92677
BUSINESS:
ADDRESS:
ARCH/ENG: M. Squared Engineers
ADDRESS: 946 Calle Amancer San Clemente,, CA 92677
CONTRACTOR: LEAF COMMUNICATION CONSULTING
ADDRESS: 903 CALLE AMANECER SUITE 115 SAN CLEMENTE, CA 92673
LICENSE #: 995644 CLASS:
WORKERS COMP: VALLEY FORGE INSURANCE COMPANY



PHONE:
PHONE:
PHONE:
PHONE: (949) 485-8793
EXPIRES: 8/31/2016
EXPIRES: 4/8/2015

CODE YEAR: OCCUPANCY TYPE: B Business CONSTR. TYPE: VB

TOTAL VALUATION:\$25,000.00

USE TYPE:
USE DESCRIPTION:

SUMMARY OF PERMIT FEES

	PLANCHECK	PERMIT	SUMMARY OF PERMIT FEES PERMIT ISSUANCE	SUBTOTAL
BUILDING	\$243.95	\$348.50	\$27.25	\$619.70
ELECTRICAL				
MECHANICAL				
PLUMBING				
POOL/SPA				
SIGN				
DEMOLITION				
SMIP				
STATE FEE(CBSC)				\$1.00
GMU				
MISC				\$0.00
			TOTAL PERMIT FEES:	\$620.70
			TOTAL FEES PAID	\$620.70

Comments:

Planning Approval: Jm
Building Permit Issued By: [Signature]

Date: 9/25/14
Date: 9/25/14

R14-2663

CERTIFICATE OF COMPLIANCE AND AUTHORIZATION OF ENTRY

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

I am ☒ a California Licensed contractor or ☐ the property owner* or ☐ authorized to act on the property owner's behalf**.

I have read this construction permit 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.

California Licensed Contractor, Property Owner* or Authorized Agent**:

*requires separate verification form
**requires separate authorization form

Signature [Signature]

Date 09-26-14

#2 IDENTIFY WHO WILL PERFORM THE WORK (Complete either 2A or 2B)

#2A CALIFORNIA LICENSED CONTRACTORS 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.

Contractor Name: LEAF COMMUNICATION CONSULTING

Address: 903 CALLE AMANECER SUITE 115 SAN CLEMENTE, CA 92673

License Class and No. 995644

Expiration Date: 8/31/2016

Signature:

Date: 09-26-14

#2B 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 build 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 contractors 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>.

Property Owner or Authorized Agent signature: _____

Date: _____

#3 IDENTIFY WORKERS' COMPENSATION DECLARATION AND LENDING AGENCY:

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.

WORKERS' COMPENSATION DECLARATION

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 VALLEY FORGE INSURANCE COMPANY

Policy No. 5092227354

Expiration Date 4/8/2015

☐ 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 _____ Date _____

CODE: INSPECTION TYPE	DATE	INITIALS	CODE: INSPECTION TYPE	DATE	INITIALS
2. Initial Water Quality Inspection			72. Driveway Nailing/Firewalls		
4. Temp Electrical Service or Pole			400. P/S Pre Inspection for Fences		
6. Soil Pipe Underground			402. P/S Pool & Equipment Loc.		
8. Water Pipe Underground			410. P/S Approval to Cover - Gunite		
9. Sewer Line & House Connect			412. P/S Electrical Conduit Underground		
10. Electrical Conduit Underground			414. P/S Gas Pipe Underground Test		
14. Gas Line Underground & Test			416. P/S Backwash Lines, P Trap, Underground		
16. Verify Setbacks			418. P/S Final Backwash Recorder		
18. Footings & Steel			420. P/S Fencing & Access Gates		
19. UFER			422. P/S Pre Deck		
20. Foundation - Slab on Grade			424. P/S Approved for Plastering		
21. Post Tension			428. P/S FINAL - HEATER & VENT		
22. Steel Reinforce - Retain. Walls			430. P/S FINAL - PLUMBING		
24. Pre Grout Lift 1			432. P/S FINAL - ELECTRICAL		
26. Pre Grout Lift 2			434. P/S FINAL - POOL COVER		
29. Wall Drainage			436. P/S FINAL - SOLAR SYSTEM		
30. Floor Plywood Nailing			438. P/S FINAL - POOL/SPA		
32. Sewer Line & House Connect			902. FINAL - ELECTRICAL METER RELEASE		
34. Roof Drains/Deck Drains			904. FINAL ELECTRICAL		
36. Rough Plumbing/Gas Test			906. FINAL - SIGN		
40. Hot Mop Shower			908. FINAL - MECHANICAL		
41. Lath and Interior			910. FINAL - PLUMBING		
42. Rough Electrical			912. FINAL - WATER SERVICE		
44. Rough Mechanical			914. FINAL - GAS TEST		
46. Fire Dampers			916. FINAL - ACCESSIBILITY REGULATIONS		
48. Roof Sheathing			918. FINAL - RE-ROOF		
50. Roof Framing			920. FINAL - PLANNING		
51. Approval to Cover Exterior			922. FINAL - ENGINEERING/P.W.		
52. Shear Walls Interior			924. FINAL - O.C. HEALTH		
53. Preliminary Shear			926. FINAL - WATER DISTRICT		
54. Shear Walls Exterior			927. FINAL - SMOKE DETECTOR/ CO2		
55. Preliminary Insulation			928. FINAL - GRADING		
56. Rough Frame & Flashing			930. FINAL - DCFA SPRINKLER SYSTEMS -		
59. DCFA Fire Sprinkler - Rough			932. FINAL - DCFA PROJECT FINAL -		
60. T-Bar Ceiling			933. Anti-Entrapment Device		
64. Lath and Exterior			934. FINAL - BUILDING & SAFETY		
70. Insulation			935. FINAL - WATER QUALITY INSPECTION		



City of Laguna Niguel
Building Division
30111 Crown Valley Pkwy
Laguna Niguel, CA 92677
(949) 362-4360
FAX 362-4369

BUILDING PERMIT APPLICATION

124

www.CityofLagunaNiguel.org

27960 CAROT RD

Project Address: 25891 CROWN VALLEY Suite/Unit: _____
Applicant/Agent: M. SQUARED ENGINEERS Phone No.: 949.573-0583
Address: 946 CALLE AMANECER
City: SAN CLEMENTE State: CA Zip: 92673 Email: MICHAEL@MSQUAREDENGINEERS.COM

Property Owner: CROWN CAROT APARTMENTS Phone No.: () - _____
Address: 25891 CROWN VALLEY PKWY
LAGUNA NIGUEL
City: SAN CLEMENTE State: CA Zip: _____ Email: _____

Contractor: LEAF COMMUNICATION CONSULTING Phone No.: (949) 485 8793
Address: 903 CALLE AMANECER, SUITE 115 NOTE: ADDRESS
City: SAN CLEMENTE State: CA Zip: 92673 CHANGE MADE MID-
Email: _____ CONSTRUCTION
State License No.: 995644 Class: C-7 Expiration: _____
Workman's Comp. Policy No.: Valley Forge Expiration: 4/8/15
Insurance Company (If applicable): _____

Architect: M. SQUARED ENGINEERS Reg No.: _____ Phone No.: (619) 997-4012
Address: 946 CALLE AMANECER, SUITE C
City: SAN CLEMENTE State: CA Zip: 92673 Email: MICHAEL@M2-ENG.COM

Engineer: M. SQUARED ENGINEERS Reg. No.: _____ Phone No.: (619) 997 4012
Address: 946 CALLE AMANECER, SUITE C
City: SAN CLEMENTE State: CA Zip: 92673 Email: MICHAEL@M2-ENG.COM

Description of Work to be Performed (please be specific):
INSTALLATION OF A 800 MHZ REPEATER SYSTEM FOR
EMERGENCY COMMUNICATION OF FIRE & POLICE
(REFERENCE IN OCFA EMERGENCY RESPONDER DIGITAL RADIO
GUIDELINE E-03)

Valuation: \$ 25,000 Type of Const: _____ Occupancy Type: _____ Occupant Load: _____

I certify that the above information is complete and correct. If the scope of work changes this application must be updated by the applicant.
Permit applications expire 180 days from the date of application. Permits must be obtained prior to expiration (Pursuant of UBC sec 107.4).

Signature of Applicant: _____ Payment: Cash or Check # _____ or Visa/MC/Disc

Activity Number:	<u>B14-1764</u>			Received By:	Date:
				<u>[Signature]</u>	<u>7/22/14</u>
HOA or Property Manager Approval Required:					
HOA or Property Manager Approval Letter Provided:					
OK for Plan Check:				Reviewed By:	Date:
OK for issuance:				Reviewed By:	Date:
☐ Gary ☒ Planning ☐ CAA ☐ GMU ☐ Fire ☐ Water ☐ Health ☐ Grading					

To John M. only -

\$1620.70

Plumbing/Mechanical/Electrical		Fixture Counts	
Plumbing			
Quantity	Item	Quantity	Item
	Bar Sink		Kitchen Sink
	Backflow Device		Lavatories
	Bathtubs		Roof Drains
	Dishwashers		Showers
	Drinking Fountains		Service Sink
	Floor Drains		Sewer Cap
	Floor Sinks		Sewer Connection
	Gas Piping:		Urinal
	Gas Service		Water Closet
	Interceptors/Clarifiers		Water Heater
			Water Service

Mechanical

Quantity	Item	Quantity	Item
	Boiler		Hood or Canopy
	Ventilation Fan		Refrigeration System:
	Exhaust System		0-100,000 BTU
	Fireplace/Factory Built ICBO#		+100,000 BTU
	Heating Systems & Ducting:		System Repair/Alteration
	<=100,000 BTU		Heat Pump or Air Conditioner:
	>100,000<=500,000 BTU		0-5 Tons
	>500,000<=1,000,000 BTU		+5 Tons
	>1,000,000<=2,000,000 BTU		
	>2,000,000 BTU		
	Evaporative Cooler		

Electrical

Quantity	Item	Quantity	Item
	Automatic Washer		Transformer:
	Cooking Unit		<=1 hp
	Dishwasher		>1 to <=10 hp
	Dryers		>10 to <=50 hp
	Ventilation Fans		>50 to <=100 hp
	F.A.U.		>100 hp
	Fixtures		Services & Switchboards:
	Device Boxes		<= 600 amps
	Switches		>600 to <=1,000 amps
	Outlets		>1,000 amps
	Garbage Disposal		Sub Panel
	Water Heater		Motors:
	Self-Contained Appliance		<=1 hp
	Range		>1 to <=10 hp
			>10 to <=50 hp
			>50 to <=100 hp
			>100 hp
	Temp power Pole or Piggyback		Pole Lights
	Temp Construction Sub Pole		Time Clock

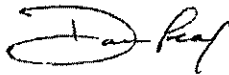
Signs					
Sign	Type (Circle One)	Size (Sq. Ft.)	Res. or Comm. (Circle One)	Foundation Valuation (if freestanding and over 6 feet in height)	Illumination (# of Transformers or Ballasts)
Sign 1	Single Face		Residential		
	Double Face		Commercial		
	Gas Tube				
Sign 2	Single Face		Residential		
	Double Face		Commercial		
	Gas Tube				
Sign 3	Single Face		Residential		
	Double Face		Commercial		
	Gas Tube				
Sign 4	Single Face		Residential		
	Double Face		Commercial		
	Gas Tube				
Sign 5	Single Face		Residential		
	Double Face		Commercial		
	Gas Tube				
Sign 6	Single Face		Residential		
	Double Face		Commercial		
	Gas Tube				

To Whom It May Concern:

995644
Please allow M-Squared Engineering, a representative of Tempest Telecom Solutions, ALC to pull a business permit using Tempest Telecom Solutions Contractors' License number 974019. M-Squared Engineering is a partner and working on behalf of Tempest Telecom Solutions on this specific project.

If you have any questions, Please feel free to reach out to me.

Regards,



Dan Leaf

D: 805-879-5054

C: 509-499-9296

E: dleaf@tempesttelecom.com



Cash Register Receipt

City of Laguna Niguel

Receipt Number
R2663

DESCRIPTION	ACCOUNT	QTY	PAID
PermitTRAK			\$620.70
B14-1764 Address: 27960 CABOT RD	Apn: 111111111		\$620.70
BUILDING			\$619.70
CBSC FEE			\$1.00
TOTAL FEES PAID BY RECEIPT:R2663			\$620.70

Date Paid: Thursday, September 25, 2014

Paid By: M. Squared Engineers

Cashier: AK

Pay Method: CHECK 3154

Antoinette Kulick

From: Michael Montello <michael@m2-eng.com>
Sent: Thursday, September 25, 2014 11:04 AM
To: shane@m2-eng.com
Cc: Antoinette Kulick
Subject: Leaf LCC building permit - contractors info
Attachments: LOA - M Squared Engineering.pdf

Hello,

Please see LOA along with contractor's license #, workers comp, contractors bond

995644 C-7 - LOW VOLTAGE SYSTEMS

LEAF COMMUNICATION CONSULTING INC
903 CALLE AMANECER SUITE 115
SAN CLEMENTE, CA 92673
Business Phone Number:(949) 485-8793

This license filed a Contractor's Bond with INTERNATIONAL FIDELITY INSURANCE COMPANY.

Bond Number: 0639068

Bond Amount: \$12,500

Effective Date: 08/14/2014

This license has workers compensation insurance with the VALLEY FORGE INSURANCE COMPANY

Policy Number: 5092227354

Effective Date: 04/08/2014

Expire Date: 04/08/2015

Michael Montello
M.Squared Engineers
T. 619-997-4012
946 Calle Amanecer Suite E
San Clemente, CA 92673



Orange County Fire Authority

1 Fire Authority Road
Irvine, CA 92602

Receipt

July 9, 2014 8:17 AM

Service Request:

Bill To:

194452

CROWN COBOT APARTMENTS
25891 CROWN VALLEY PY
LAGUNA NIGUEL CA 92677

M SQUARED ENGINEERS
946 CALLE AMANCER STE E
SAN CLEMENTE, CA 92673

Date	Description	Quantity	Amount	Extended Amt
06-24-2014	PR928 Plan Review T/M	1	\$205.00	\$205.00
Services				\$205.00
06-24-2014	Credit Card #MC8075			-\$205.00
Payments and Adjustments				-\$205.00
06-23-2014	PR928 Plan Review time and materials fee: Charged for misc apps such as time intensive projects, research, etc.	-1	\$205.00	-\$205.00
Plan Type Adjustments				-\$205.00
Balance Due:				\$205.00

Date	Check / Card Number	Received By	Payment Amt
/ /			

NO OCFA REV. REQ.

AT 205 REFUND DUE

Customer Copy



BUILDING PERMIT

CITY OF LAGUNA NIGUEL
Community Development
Department
30111 Crown Valley Pkwy
Laguna Niguel, CA 92677
Tel. (949) 362-4360
Fax. (949) 362-4369
www.CityofLagunaNiguel.org

PERMIT WILL AUTOMATICALLY EXPIRE IF INPSECTIONS ARE NOT SCHEDULED
AT LEAST EVERY 180 DAYS

FOR INSPECTIONS: CALL (949) 362-4381

REQUESTS RECEIVED BY 6 A.M. WILL BE SCHEDULED FOR THE SAME BUSINESS DAY

Inspection Cancellation or Rescheduling: (949) 362-4334

Inspection Schedule available after 9:00 a.m. on day of inspection (949) 362-4314

APN: 11111111
Lot/PARCEL: 1
TRACT: PM 2012-124
ELEC:
PLANNING:

PERMIT #: B14-2752
PROJECT ADDRESS: 27960 CABOT RD
BUSINESS NAME:
ISSUED: 12/17/2014

DESCRIPTION OF WORK:
Pool 692 sq ft and spa 96 sq ft for Millcreek/Crown Apartments. Pool/spa will be on Podium with no soil being moved, vault is in place.

OWNER: Mill Creek Residential Trust L
ADDRESS: 949 South Coast Dr ste 400 Costa Mesa, CA 92626
APPLICANT: HART BROTHERS CONSTRUCTION INC
ADDRESS: 32232 PASEO ADELANTO STE ASAN JUAN CAPISTRANO, CA 92675
BUSINESS: PHONE: (949) 493-9548
ADDRESS: PHONE:
ARCH/ENG: PHONE:
ADDRESS: PHONE:
CONTRACTOR: HART BROTHERS CONSTRUCTION INC
ADDRESS: 32232 PASEO ADELANTO STE ASAN JUAN CAPISTRANO, CA 92675
LICENSE #: 744177 CLASS: C-53 & B
WORKERS COMP: ZURICH AMERICAN INSURANCE COMPANY POLICY#: WC4503556
EXPIRES: 12/31/2015
EXPIRES: 10/1/2015

CODE YEAR: 2013 OCCUPANCY TYPE: U Utility Miscellaneous CONSTR. TYPE: U

TOTAL VALUATION\$90,000.00

USE TYPE:
USE DESCRIPTION:

SUMMARY OF PERMIT FEES

	PLANCHECK	PERMIT	SUMMARY OF PERMIT FEES PERMIT ISSUANCE	SUBTOTAL
BUILDING				
ELECTRICAL				
MECHANICAL				
PLUMBING				
POOL/SPA	\$239.39	\$39.90	\$737.16	\$1,016.45
SIGN				
DEMOLITION				
SMIP				
STATE FEE(CBSC)				\$4.00
GMU				
MISC				\$27.25
			TOTAL PERMIT FEES:	\$1,047.70
			TOTAL FEES PAID	\$1,047.70

Comments: FOR J.M.
Planning Approval: Date: 12.17.14
Building Permit Issued By: Date: 12-17-14 R 3543

CERTIFICATE OF COMPLIANCE AND AUTHORIZATION OF ENTRY

By my signature below, I certify to each of the following:
I am ☒ a California Licensed contractor or ☐ the property owner* or ☐ authorized to act on the property owner's behalf**.

I have read this construction permit 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.
*requires separate verification form
**requires separate authorization form

California Licensed Contractor, Property Owner* or Authorized Agent**:
Signature: Date: 12-17-14

#2 IDENTIFY WHO WILL PERFORM THE WORK (Complete either 2A or 2B)

#2A CALIFORNIA LICENSED CONTRACTORS DECLARATION

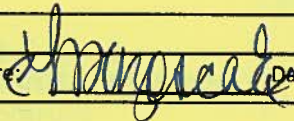
I hereby affirm under penalty of perjury that I am licensed under provisions of Chapter 9 (commencing with Section 7000) of Division 3 of the Business and Professions Code, and my license is in full force and effect.

Contractor Name: HART BROTHERS CONSTRUCTION INC

Address: 32232 PASEO ADELANTO STE A SAN JUAN CAPISTRANO, CA 92675

License Class and No. 744177

Expiration Date: 12/31/2015

Signature: 

Date: 12-17-14

#2B 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 of 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 build 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 contractors 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>.

Property Owner or Authorized Agent signature: _____

Date: _____

#3 IDENTIFY WORKERS' COMPENSATION DECLARATION AND LENDING AGENCY:

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.

WORKERS' COMPENSATION DECLARATION

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: ZURICH AMERICAN INSURANCE COMPANY

Policy No. WC4503556

Expiration Date 10/1/2015

☐ 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: _____ Date: _____

CODE: INSPECTION TYPE	DATE	INITIALS	CODE: INSPECTION TYPE	DATE	INITIALS
2. Initial Water Quality Inspection			72. Driveway Nailings/Firewalls		
4. Trench Electrical Service or Pole			400. P/S Pre Inspection for Fences		
6. Soil Pipe Underground			402. P/S Pool & Equipment Loc.		
8. Water Pipe Underground			410. P/S Approval to Cover - Gunite		
9. Sewer Line & House Connect			412. P/S Electrical Conduit Undergrnd.		
10. Electrical Conduit Underground			414. P/S Gas Pipe Underground Test		
14. Gas Line Underground & Test			416. P/S Backwash Lines, P Trap, Underground		
16. Verify Setbacks			418. P/S Final Backwash Recirculator		
18. Footings & Steel			420. P/S Fencing & Access Gates		
19. UFER			422. P/S Pre Deck		
20. Foundation - Slab on Grade			424. P/S Approved for Plastering		
21. Post Tension			428. P/S FINAL - HEATER & VENT		
22. Steel Reinforce - Retain. Walls			430. P/S FINAL - PLUMBING		
24. Pre Grout Lift 1			432. P/S FINAL - ELECTRICAL		
26. Pre Grout Lift 2			434. P/S FINAL - POOL COVER		
29. Wall Drainage			436. P/S FINAL - SOLAR SYSTEM		
30. Floor Plywood Nailings			438. P/S FINAL - POOL/SPA		
32. Sewer Line & House Connect			902. FINAL - ELECTRICAL METER RELEASE		
34. Roof Drains/Deck Drains			904. FINAL ELECTRICAL		
36. Rough Plumbing/Gas Test			906. FINAL - SIGN		
40. Hot Mop Shower			908. FINAL - MECHANICAL		
41. Lathing Interior			910. FINAL - PLUMBING		
42. Rough Electrical			912. FINAL - WATER SERVICE		
44. Rough Mechanical			914. FINAL - GAS TEST		
46. Fire Dampers			916. FINAL - ACCESSIBILITY REGULATIONS		
48. Roof Sheathing			918. FINAL - RE-ROOF		
50. Roof Framing			920. FINAL - PLANNING		
51. Approval to Cover Exterior			922. FINAL - ENGINEERING/P. W.		
52. Shear Walls Interior			924. FINAL - O. C. HEALTH		
53. Preliminary Shear			926. FINAL - WATER DISTRICT		
54. Shear Walls Exterior			928. FINAL - GRADING		
56. Rough Frame & Flashing			930. FINAL - OCFA SPRINKLER SYSTEMS -		
59. OCFA Fire Sprinkler - Rough			932. FINAL - OCFA PROJECT FINAL -		
60. T-Bar Ceiling			933. Anti-Entrapment Device		
64. Lathing Exterior			934. FINAL - BUILDING & SAFETY		
70. Insulation			935. FINAL - WATER QUALITY INSPECTION		



City of Laguna Niguel
Building Division
30111 Crown Valley Pkwy
Laguna Niguel, CA 92677
(949) 362-4360
FAX 362-4369

BUILDING PERMIT APPLICATION

www.CityofLagunaNiguel.org

124

Project Address: 25891 Crown Valley Pkwy **Suite/Unit:** _____

Applicant/Agent: Lisa Zoskak **Phone No.:** 949 493-9548

Address: 32232 Paseo Adelanto, Ste A

City: San Juan Capistrano **State:** CA **Zip:** 92675 **Email:** lis@aquatictechnologies.com

Property Owner: Mill Creek Residential Trust LLC **Phone No.:** (714) 800 1385

Address: 949 South Coast Pr., Ste 400

City: Costa Mesa **State:** CA **Zip:** 92626 **Email:** _____

Contractor: Aquatic Technologies **Phone No.:** 949 493 9548

Address: 32232 Paseo Adelanto, Ste A

City: San Juan Capistrano **State:** CA **Zip:** 92675 **Email:** _____

State License No.: 744177 **Class:** C53/B **Expiration:** 12-31-15

Workman's Comp. Policy No.: WC4503556-02 **Expiration:** 10-1-15

Insurance Company (If applicable): Zurich Amer.

Architect: _____ **Reg No.:** _____ **Phone No.:** () -

Address: _____

City: _____ **State:** _____ **Zip:** _____ **Email:** _____

Engineer: _____ **Reg. No.:** _____ **Phone No.:** 714 630-6100

Address: 1201 N. Tustin Ave.

City: Anaheim **State:** CA **Zip:** 92801 **Email:** _____

Description of Work to be Performed (please be specific): New swimming pool and spa 96'

Podium B

Valuation: \$ 90,000 **Type of Const:** _____ **Occupancy Type:** _____ **Occupant Load:** _____

I certify that the above information is complete and correct. If the scope of work changes this application must be updated by the applicant.
Permit applications expire 180 days from the date of application. Permits must be obtained prior to expiration (Pursuant of UBC sec 107.4)

Signature of Applicant: Lisa Zoskak **Payment:** Cash or Check # _____ or Visa/MC/Disc

Activity Number:	<u>B14-2752</u>	Received By:	<u>[Signature]</u>	Date:	<u>11/17/14</u>
Planning Division:	YES	NO	Submittal does not constitute Planning Approval		
HOA or Property Manager Approval Required:					
HOA or Property Manager Approval Letter Provided:					
OK for Plan Check:			Reviewed By:	Date:	
OK for issuance:			Reviewed By:	Date:	
Building Division:					
☒ Gary	☒ Planning	☒ CAA	☐ GMU		
☐ Fire	☐ Water	☒ Health	☐ Grading		

Approved



Cash Register Receipt

City of Laguna Niguel

Receipt Number
R3543

DESCRIPTION	ACCOUNT	QTY	PAID
PermitTRAK			\$808.31
B14-2752 Address: 27960 CABOT RD Apn: 11111111			\$808.31
CBSC FEE			\$4.00
POOL & SPA FEES			\$804.31
TOTAL FEES PAID BY RECEIPT:R3543			\$808.31

Date Paid: Wednesday, December 17, 2014
Paid By: HART BROTHERS CONSTRUCTION INC
Cashier: GH
Pay Method: CHECK 1012

CITY OF LAGUNA NIGUEL

30111 Crown Valley Parkway

Laguna Niguel, CA 92677

(949) 362-4300

SWIMMING POOL & SPA PLAN REVIEW LIST

Copy

PLAN CHECK NO.: B14-2752 PROJECT: Mill Creek

PROJECT ADDRESS: 27960 Cabot OCCUPANCY: _____

PROJECT DESCRIPTION: Pool Spa TYPE OF CONSTR.: _____

1ST REVIEW BY: Bob Elkins DATE: 12-1-14 CORRECTIONS

2ND REVIEW BY: GARY DATE: 12-17-14 CORRECTIONS APPROVED

3RD REVIEW BY: _____ DATE: _____ CORRECTIONS APPROVED

SCOPE OF WORK: POOL ☒ SPA ☒ POOL AND SPA ☒

INSTRUCTIONS

- THIS PLAN REVIEW HAS BEEN MADE TO VERIFY CONFORMANCE TO MINIMUM REQUIREMENTS OF CODES ADOPTED BY THE CITY. CODES USED ARE THE 2012 INTERNATIONAL SWIMMING POOL AND SPA CODE, 2013 CALIFORNIA BUILDING CODE (CBC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA PLUMBING CODE (CPC), AND CALIFORNIA ELECTRICAL CODE (CEC), 2013 TITLE 24 ENERGY REGULATIONS & CITY ORDINANCE.
- THE CIRCLED ITEMS BELOW REQUIRE CORRECTION OR CLARIFICATION BEFORE THIS PLAN CHECK CAN BE APPROVED FOR PERMIT ISSUANCE. RETURN ALL CORRECTION MATERIAL WHEN RESUBMITTING.
- NOTE ON THIS CORRECTION SHEET OR ON A SEPARATE SHEET THE LOCATION OF THE COMPLETED CORRECTION. (I.E. SHEET NO., DETAIL, ETC.).

① Show on the plan the installation location of a Equipotential bonding grid per the CEC 680.26 see eng.

2. Provide name, address and phone number on each sheet of plans for:

- Owner's name and address on each sheet.
- Plan prepare: shall sign, stamp, and date all sheets.
- ② Engineer: shall sign, stamp, and date ALL SHEETS
- County Health Dept approval.

3. Provide a complete site plan showing the following:

- Property lines clearly identified.
- Note on plans: Provide house number on house visible and legible from street.
- Proposed pool/spa, shape, dimensions and location to show setbacks and clearance from existing and proposed structures.
- ③ Yard drainage – All drainage shall be collected and conveyed to the front through curb drains. Cu
- Pool barrier fencing and gate location, height & type of fencing.
- All existing structures on site and any proposed structures (house, garage, retaining walls, patio cover, deck, etc.)
- Location of pool/spa equipment and distance to property line, 3' minimum.

h) Topography of the site indicating top and bottom of slopes (if any) on and adjacent to the property. *Pool is within the building, no slopes*

4. A PRE-POOL AND/OR SPA SITE INSPECTION will be required during the plan review process to determine and verify:

- a) Proximity of pool/spa to slopes, adjacent structures, retaining walls, required side yards, location of pool equipment.
- b) Existing site conditions of yard grading and drainage. Status to be noted on site plan.
- c) Electric services drops or specify underground service entrance conductors.

5. Pools & spas are to be located not less than 3 feet from property lines to waters edge, and must be set back from any structure a distance equal or greater than the depth of the pool or spa, unless engineering details provide for surcharge, but in no case shall setback be less than 3 feet. *NO surcharge*

Eng who designed cmu (by others) to stamp plan for surcharge on his/her wall.

6. Pools shall be setback from top and bottom of slopes as required by City of Laguna Niguel Pool/Spa Requirements. The building official may approve alternate setbacks and clearances when a soils investigation by a qualified engineer demonstrates the intent of the code has been satisfied.

7. Pools and spas located adjacent to slopes with setbacks less than 10' (or encroaching into the toe of the slope) must provide a soil report at the time plans are submitted for review. The report shall be prepared by a licensed Geotechnical or Civil Engineer and addresses the location of pool/spa, soil conditions and slope stability.

8. Show existing and proposed locations of all existing slopes on and adjacent to the property.

9. Retaining walls proposed that modify existing slopes require separate permit and review and must be submitted prior to or along with the pool/spa plans. Structural calculations prepared by a licensed Civil or Structural engineer shall be provided at the time of submittal as well as drainage & waterproofing details. *N/A*

10. Clearly identify and distinguish between existing hardscape and landscape and newly/proposed hardscape and landscape improvements. Show the proposed deck work and show its drainage.

11. Provide yard drainage plan. Identify hardscape, lawns and planting areas. Show accurate contours (or spot elevations) to indicate proper drainage in all areas. Use arrows to indicate direction of surface drainage and show locations of all area drains.

- a) Specify 4" minimum diameter drain lines and specify materials: SDR 35 or ABS or PVC Schedule 40

12. A licensed Civil, Structural, Geotechnical Engineer or Architect must approve the location of the pool by reviewing and stamping the site plan. The site plan shall be wet signed and stamped by the Engineer or Architect, as well as a Geotechnical Engineer responsible for soils analysis.

13. Each sheet of the pool plans shall be wet signed and stamped by a licensed Civil, Structural Engineer or Architect. *Signed by Designer/contractor*

14. The Engineer or Architect shall circle all sections and details on the pool plans, which are applicable to the project and reference details on the pool plan to indicate applicable locations.

15. A minimum of one cross-section of the pool (other than standard structural details) shall be shown. This cross-section shall show the following:

- a) Distance from the pool to top or bottom of slopes.
- b) Distances from pool to the adjacent buildings or structures *SP-1*

16. Structural calculations for pool and/or spa (and retaining walls) prepared by a licensed Civil or Structural Engineer are required. Calculations shall include all surcharges from slopes and/or adjacent structures. *N/A*

17. Due to expansive soils typical in much of Laguna Niguel, pool and spa shells (and retaining walls) shall be designed and constructed to conform with expansive details using lateral earth pressure of 100 pcf (or greater if required by soils report). Exception: Design engineer may utilize lower lateral pressures for design when soils letter/ is provided that recommends lower pressures. *Provide copy of soils. N/A no soil, pool is in a cavity*

18. That portion of pool or spa wall within a horizontal distance of 7 feet from top of slope shall be capable of supporting the water in the pool or spa without soil report. (CBC 1806.5.4)

19. Concrete, gunite and shotcrete used in pool construction must be resistant to sulfates. (CBC section 1904.3 and Table 19-A-4). The use of type V cement is required. All concrete and shotcrete shall be $f'c=4500\text{psi}$ @ 28 days compressive strength with water/cement ratio = 0.45.

20. Provide safety glazing in fences, doors and windows, where the glass is located within 5 feet from edge of pool/spa and less than 60 inches above grade.

21. Show location of pool/spa equipment on site plan. *Detail equipment area. SP-5, AD-13*

22. After excavation is completed, but prior to the placement of forms, footings, reinforcing steel or concrete, the Geotechnical Engineer shall observe the site and excavation/soil conditions and provide a written field memorandum that states the pool/spa location and soil conditions are satisfactory from a geological standpoint. *N/A*

23. Indicate location of P.E. gas lines to pool/spa/BBQ/fireplace, etc. show size of each section. Gas piping shall not be installed under patio cover, deck or other structures, unless installed in vented sleeve. Provide detail and location if using sleeve). P.E. pipe is to be 18" below grade. *Pl. 23GC*

24. A. Provide and show location of P-trap connected to the house sewer. All pool/spas shall dispose of swimming pool waste water into a three (3) inch P-trap. Cleanouts are required and a strainer must be provided on the inlet. (Exception: Spas less than 750 gallons need not discharge into a sewer system). *4" P-trap standpipe in equip room*

B. Show location of any pool/spa overflow drains and connections to house sewer.

PROVIDE THE FOLLOWING NOTES ON THE PLANS

25. Show locations and width of all easements on the site plan. No improvements shall be located within the easement area. If there are no easements, **provide a note on the plan signed by the designer, owner or contractor** as follows:

"I have verified the subject property's grant deed and title report and have found no easements in the area of the proposed construction. I acknowledge that I am responsible and accountable for not constructing in the easements".

Signature: _____

26. Paved areas must be sloped to drain at 1% minimum and unpaved areas must be sloped at least 2%, slope of drain lines shall be 0.5% minimum. Provide top of drain and drain invert elevations. *SP-1*

27. When constructing hardscape and landscape adjacent to buildings the required minimum distance between finish grade and bottom of stucco weep screeds shall be maintained as follows: 2" above solid surface such as concrete & tile. 4" above soil. *SP-1*

28. Specify on plans that special inspection is required on pools and spas during gunite or shotcrete placement in accordance with CBC section 1701.5(12) and 1924.11. *The special inspector shall demonstrate that he or she is qualified to inspect the work by submitting evidence of appropriate certifications prior to reporting to the jobsite. The special inspector shall be present during the taking of test specimens and placing of all shotcrete (gunite). The special inspector is required to provide continuous inspection of the placement of the reinforcement and shotcreting (guniting) and shall submit a statement indicating compliance with the plans and specifications. Strength test reports shall be submitted prior to final inspection approval.*

29. Special Inspector shall register with the City of Laguna Niguel. *SP-1*

30. Gas piping shall be P.E. pipe and must be buried 18 inches minimum below grade.

31. Exposed PVC pipe must be U.V. approved or painted with water base paint.

32. All metallic parts of the pool structure, reinforcing steel, light fixture housing, metal ladders, diving boards, and any metal structures or objects within 5 feet from pool or spa require electrical bonding. *Lib. SP-1*

33. Prior to approval to place concrete or gunite, electrical inspection shall approve grounding of reinforcing steel, plumbing, conduit and equipotential bonding grid.

34. Pool and/or spa are required to be FENCED ON ALL SIDES. Where a wall of a dwelling serves as part of the barrier, doors with direct access to pool/spa shall be equipped with a **flush mounted alarm**, which produces an audible warning when the

door and its screen, if present, are opened. The alarm shall sound continuously for a minimum of thirty (30) seconds immediately after the door is opened and be capable of being heard throughout the house during normal household activities. The alarm shall automatically reset under all conditions. The alarm shall be equipped with a manual means, such as touchpad or switch to temporarily deactivate the alarm for a single opening. Such deactivation shall last not more than fifteen (15) seconds. The deactivation switch shall be located at least fifty-four (54) inches above the threshold of the door. Provide product specifications for any proposed door alarm system and show all locations on the plans.

35. Provide pool solar cover per California Green Buildings Standards Code.

36. All exterior receptacles must be GFCI protected. Locate all exterior receptacles on plans.

37. Fencing and gates on the plans shall comply with the following requirements:

- a) Height: 5 feet minimum above exterior grade.
- b) Climability: 45 inches minimum between outside horizontal members.
- c) Openings: Shall be less than 4 inches open space between vertical members.
- d) Bottom of fence to be 2 inches maximum above grade (4" to solid surface such as concrete).
- e) Gates in pool/spa enclosure to comply with the following requirements:
- f) Gate to swing outward from pool/spa enclosure.
- g) Gate(s) to be self-closing, self-latching, with latch located at a minimum height of 60 inches if it can be reached from the outside.

38. The discharge of pollutants to any storm drainage system is prohibited. No solid waste, petroleum byproducts, soil particulate, construction waste materials, or wastewater generated on construction sites or by construction activities shall be placed, conveyed or discharged into the street, gutter or storm drain system.

39. All pool/spas shall dispose of swimming pool waste water into a three (3) inch P-trap (house sewer). Cleanouts are required and a strainer must be provided on the inlet. *SP-1*

40. All work shall comply with the 2012 International Swimming Pool and Spa Code, 2013 CBC, CMC, CPC, CEC and CRC as amended by the City Ordinance and the Title 24 Energy Regulations.

41. See attached sheets for additional corrections.

**PLEASE PROVIDE A WRITTEN RESPONSE TO INDICATE WHERE ON THE PLANS
EACH ITEM HAS BEEN CORRECTED.**

RESUBMIT REVISED/CORRECTED PLANS FOR RECHECK

41.



July 25, 2014

SUBMITTER: LISA ZOSCAK AQUATIC TECHNOLOGIES 32232 PASEO ADELANTO STE A SAN JUAN CAS 92675	<u>JOB SITE:</u> CROWN CABOT LUXURY APARTMENTS 25891 CROWN VALLEY LAGUNA NIGUEL	<u>OWNER:</u> 949 S COAST DR, STE 400 COSTA MESA, CA 92626
<u>SR RECORD ID:</u> SR0123610 AUTHORITY TO CONSTRUCT/PLAN APPROVED NEW POOL - SWIM UNDER 75000 GAL	<u>SCOPE OF WORK:</u>	<u>CURRENT/FORMER NAME:</u>

PL01: PLAN APPROVAL

Volume (gallons): POOL: 17,253

Plans for the above project have been reviewed by this Agency and are approved, subject to the conditions listed in this letter and on the approved plans. Alterations or changes to these approved plans must have prior approval by the Plan Check Section of Environmental Health. A blue inspection card is attached to the set of approved plans to be placed in plain view at the jobsite.

Inspections are required before guniting (or backfilling), before plastering, and prior to placing the pool(s) in use. Such inspections are to be arranged at least 5 (five) working days in advance. The pool contractor shall notify this Agency when the pool and its appurtenances have been constructed and equipped in accordance with the approved plans. The pool shall not be placed in use until written approval is received from this Agency.

PL03: INSPECTION SCHEDULING

Inspections are required before guniting (or backfilling), before plastering, and prior to placing the pool(s) in use. Such inspections are to be arranged at least 5 (five) working days in advance. The pool contractor shall notify this Agency when the pool and its appurtenances have been constructed and equipped in accordance with the approved plans. The pool shall not be placed in use until written approval is received from this Agency.

PL06: FILTRATION RATES

Demonstrate a swimming pool filtration rate of 49 to 63 GPM.

A minimum turnover rate of six (6) hours or less is required for the pool. All pumps, filters, chemical feeders, skimmers and supplemental equipment shall comply with the applicable requirements established by the NSF/ANSI 50-2010 performance standard effective August 2010. (3123B.2)

PL10: OUTLET COVERS AND SUMPS

Submerged suction outlet covers must meet the ANSI/ASME A112.19.8 performance standard. Outlet covers must also be rated so as to accommodate 100% of the flow capacity of the pump.

All sumps for submerged suction outlet covers must be constructed or installed per manufacturer's specifications. Field-built sumps must have a depth of 1.5 times the diameter of the pipe (top of the pipe to the underside of the cover). Sumps will be field verified at the preplaster inspection.

PL22: FINISH COLOR

The interior pool shell finish color must be white in color except for lane lines, if proposed, and depth marking lines.

PL23: DEPTH MARKERS

For pool water depths 6 feet and shallower, no diving markers with the universal symbol of no diving, which is a red circle with a slash through it superimposed over the image of a diver, shall be installed on the deck directly adjacent to the depth markers required by Section 3110B.4.1. No diving markers shall comply with Section 3110B.4.4(2-3).

Provide depth markers having numeral height of a minimum four (4) inches and of a color contrasting with the background and be marked in unit of feet and inches. Abbreviations of FT and IN may be used. (3110B.4.4)

PL26: HAND RAILS

All swimming pools and spa pools must have a safety handrail that extends from the deck to not less than a point above the top of the lowest step, but not more than one (1) foot from the lowest step riser, with the upper railing surface between 28 inches and 36 inches above the deck and edge of each step. The space between the hand rail and step riser shall be limited to 3 inches. (Fig 31B-7)

PL30: STEPS/STAIRS

Each step of stair must have the same dimensions, with a tread of not less than 12 inches and not exceeding 16 inches, except for the top step (A triangular, convex or concave top step which must be between 21 inches and 24 inches in width at the widest point: A straight step which must be between 14 inches and 18 inches in width at the widest point). (Fig 31B-7)

Risers must be uniform and must not exceed 12 inches or less than six inches in height. The minimum required length of the step is 24 inches.

PL36: COPING HANDHOLD

A handhold of bullnose coping or cantilevered decking is required. Provide a section view of cantilevered decking, drawn to scale. Handholds must overhang the tile at least one (1) inch, but not over two (2) inches and must not exceed two and one half (2-1/2) inches in thickness.

PL37: DECKING/WALKING SURFACE

A continuous and unobstructed four foot minimum width deck that is made of slip resistant, nonabrasive concrete or like material must be provided flush with the top of the pool coping and extend completely around the pool. The deck shall be finished to PREVENT ANY STANDING WATER. The deck shall slope to drainage between 1/8" and 1/4" per foot to adequately spaced DRAINAGE system. (§3114B.1)

PL39: DECK LIGHTING

Pools shall have underwater and deck lighting such that lifeguards or other persons may observe, without interference from direct and reflected glare from the lighting sources, every part of the underwater area and pool surface, all diving boards or other pool appurtenances. (§3115B.1)

PL42: FENCING

The pool shall be enclosed by one or a combination of the following: a fence; portion of a building; wall; or other approved durable enclosure. Doors, windows gates of living units or associated private premises shall not be permitted as part of the pool enclosure. The enclosure, doors and gates shall meet all of the following specifications (§3119B.1):

1. The enclosure shall have a minimum effective perpendicular height of 5 feet as measured from the outside.
2. Openings, holes or gaps in the enclosure, doors and/or gates shall not allow the passage of a 4-inch diameter sphere. The enclosure shall be constructed over A HARD AND PERMANENT MATERIAL EQUIVALENT TO CONCRETE.
3. The enclosure shall be designed and constructed so that it cannot be readily climbed by small children. Horizontal and diagonal member designs which might serve as a ladder for small children are prohibited. Horizontal members shall be spaced at least 48 inches apart. No planters or other structures that can be climbed shall be permitted within 5 feet of the outside of the pool enclosure or within a 5 foot arc as depicted in Figure 31B-5.
4. The area 5 feet outside of the pool enclosure shall be a common area open to the public.
5. Chain link may be used provided that the openings are not greater than one and three quarter (1 3/4) inches measured horizontally.

PL43: GATES AND OPENINGS

Gates and doors opening into the pool enclosure also shall meet the following specifications (3119B.2):

1. Gates and doors shall be equipped with self-closing and self-latching devices. The self-latching device shall keep the gate or door securely closed. Gates and doors shall open outwardly away from the pool except where otherwise prohibited by law. Hand activated door or gate opening hardware shall be located at a height no lower than 42 inches but no higher than 44 inches above the deck or walkway
2. Gates and doors shall be capable of being locked during Times when the pool is closed. Exit doors which comply with Chapter 10, Title 24, California Code of Regulations shall be considered as meeting these requirements
3. The pool enclosure shall have at least one means of egress without a key for emergency purposes. Unless all gates or doors are so equipped, those gates and/or doors which will allow egress without a key shall have a sign in letters at least 4 inches high stating "EMERGENCY EXIT"
4. The enclosure shall be constructed so that all persons will be required to pass through common pool enclosure gates or doors in order to gain access to the pool area. All gates and doors exiting the pool area shall open into a public area or a walkway accessible by all patrons of the pool.
5. Post on the exterior side of gates and doors leading into the pool enclosure area stating, "KEEP CLOSED" or "KEEP GATE CLOSED" in minimum 4 inches high lettering. (3120B.10)

PL47: REQUIRED SIGNS

All signs shall have minimum 4 inches high legible letters or numbers, unless otherwise required in this section. Post the following safety signs:

- a. "WARNING - NO LIFEGUARD ON DUTY". The sign also shall state in letters at least 1 inch high, "Children under the age of 14 shall not use pool without a parent or adult guardian in attendance."
- b. Demonstration of artificial respiration. An illustrated diagram with text at least 1/4 inch high of artificial respiration and CPR procedures shall be posted.
- c. The "911" emergency number / nearest emergency services phone number / pool name and street address sign
- d. A sign shall be posted on the exterior side of gates and doors leading into the pool enclosure area stating, "KEEP CLOSED" or "KEEP GATE CLOSED"
- e. "NO DIVING"
- f. Diarrhea. A sign in letters at least 1 inch high and in a language or diagram that is clearly stated shall be posted at the entrance area of a public pool which states that persons having currently active diarrhea or who have had active diarrhea within the previous 14 days shall not be allowed to enter the pool water.

PL48: OCCUPANCY LOAD

Post the pool's occupancy load at 35.

PL50: SAFETY EQUIPMENT

Supply the following safety equipment: (Spa pools exempt)

1. Body hook on a 12 foot pole.
2. Life ring, with attached throw rope of 3/16 inch diameter, long enough to span the maximum width of the pool.

PL51: ANCILLARY FACILITIES

Supply a toilet paper dispenser and single service, permanently installed soap and towel dispenser in the restrooms.

Provide the lavatories and showers with hot and cold running water. Hot water temperature shall be limited to 110 °F. When individual hot and cold water faucets are not provided, tempered water is permitted with water temperature is between 100 °F and 110 °F.

PL54: FINISHES

Make the walls of the restrooms and showers smooth, nonabsorbent and readily cleanable. Floors shall have a hard nonabsorbent surface, such as concrete, ceramic tile or other approved material. Concrete floors shall be sealed with a clear sealer. Pigmented sealers and paints are unacceptable. Floors shall be slip resistant and shall be sloped not less than one quarter (1/4) inch per foot to floor drains. The floor shall be continuously coved up the wall at least five (5) inches; the cove to be an integral part of the floor.

PL60: HOSE BIB

A hose bib, with an approved NON-REMOVABLE backflow prevention device, is required in the pool area. A hose bibb is required every 75 feet.

This project was reviewed by Kiki Cason, (714)433-6067, kcason@ochca.com
Your original assigned plan reviewer is Kiki Cason, (714)433-6067, kcason@ochca.com



July 25, 2014

SUBMITTER: LISA ZOSCAK AQUATIC TECHNOLOGIES 32232 PASEO ADELANTO STE A SAN JUAN CAS 92675	JOB SITE: CROWN CABOT LUXURY APARTMENTS 25891 CROWN VALLEY LAGUNA NIGUEL	OWNER: 949 S COAST DR, STE 400 COSTA MESA, CA 92626
SR RECORD ID: SR0123611 AUTHORITY TO CONSTRUCT/PLAN APPROVED NEW POOL - SPA	SCOPE OF WORK:	CURRENT/FORMER NAME:

PL01: PLAN APPROVAL

Volume (gallons): SPA: 1597

Plans for the above project have been reviewed by this Agency and are approved, subject to the conditions listed in this letter and on the approved plans. Alterations or changes to these approved plans must have prior approval by the Plan Check Section of Environmental Health. A blue inspection card is attached to the set of approved plans to be placed in plain view at the jobsite.

Inspections are required before guniting (or backfilling), before plastering, and prior to placing the pool(s) in use. Such inspections are to be arranged at least 5 (five) working days in advance. The pool contractor shall notify this Agency when the pool and its appurtenances have been constructed and equipped in accordance with the approved plans. The pool shall not be placed in use until written approval is received from this Agency.

PL03: INSPECTION SCHEDULING

Inspections are required before guniting (or backfilling), before plastering, and prior to placing the pool(s) in use. Such inspections are to be arranged at least 5 (five) working days in advance. The pool contractor shall notify this Agency when the pool and its appurtenances have been constructed and equipped in accordance with the approved plans. The pool shall not be placed in use until written approval is received from this Agency.

PL06: FILTRATION RATES

Demonstrate a spa pool filtration rate of 53 to 63 GPM.

A minimum turnover rate of one half (1/2) hour or less is required for a spa pool.

PL10: OUTLET COVERS AND SUMPS

Submerged suction outlet covers must meet the ANSI/ASME A112.19.8 performance standard. Outlet covers must also be rated so as to accommodate 100% of the flow capacity of the pump. All sumps for submerged suction outlet covers must be constructed or installed per manufacturer's specifications. Field-built sumps must have a depth of 1.5 times the diameter of the pipe (top of the pipe to the underside of the cover). Sumps will be field verified at the preplaster inspection.

PL22: FINISH COLOR

The interior pool shell finish color must be white in color except for lane lines, if proposed, and depth marking lines.

PL23: DEPTH MARKERS

Spa pools must have a minimum of two (2) depth markers. Provide depth markers having numeral height of a minimum four (4) inches and of a color contrasting with the background and be marked in unit of feet and inches. Abbreviations of FT and IN may be used. (3110B.4.4)

For pool water depths 6 feet and shallower, no diving markers with the universal symbol of no diving, which is a red circle with a slash through it superimposed over the image of a diver, shall be installed on the deck directly adjacent to the depth markers required by Section 3110B.4.1. No diving markers shall comply with Section 3110B.4.4(2-3).

PL26: HAND RAILS

Two (2) safety handrails must be provided. Steps shall be located where the deck is minimum four feet wide. Provide a minimum two and maximum three feet separation between rails.

All swimming pools and spa pools must have a safety handrail that extends from the deck to not less than a point above the top of the lowest step, but not more than one (1) foot from the lowest step riser, with the upper railing surface between 28 inches and 36 inches above the deck and edge of each step. The space between the hand rail and step riser shall be limited to 3 inches. (Fig 31B-7)

PL27: SPA DESIGN

Where the last step meets the bench wall, a minimum 6 inches radius pinch point is required. (Fig 31B-6)

PL30: STEPS/STAIRS

Each step of stair must have the same dimensions, with a tread of not less than 12 inches and not exceeding 16 inches, except for the top step (A triangular, convex or concave top step which must be between 21 inches and 24 inches in width at the widest point: A straight step which must be between 14 inches and 18 inches in width at the widest point). (Fig 31B-7)

Risers must be uniform and must not exceed 12 inches or less than six inches in height. The minimum required length of the step is 24 inches.

PL36: COPING HANDHOLD

A handhold of bullnose coping or cantilevered decking is required. Provide a section view of cantilevered decking, drawn to scale. Handholds must overhang the tile at least one (1) inch, but not over two (2) inches and must not exceed two and one half (2-1/2) inches in thickness.

PL44: EMERGENCY SHUT-OFF SWITCH

In letters at least one (1) inch high, a sign shall be posted at the spa emergency shut off switch stating, "EMERGENCY SHUT OFF SWITCH". (§3120B.8)

A clearly labeled emergency shut off switch for the control of BOTH recirculation and aeration and/or jet system be installed ADJACENT to the spa pool. (§3120B.8)

PL47: REQUIRED SIGNS

A warning sign regarding the use of spa pools shall be posted ADJACENT to the spa pool. (§3120B.7) The word "CAUTION" shall have a minimum four (4) inches high lettering and the following statements shall have a minimum one (1) inch high lettering.

"CAUTION"

1. Elderly persons, pregnant women, infants and those with health conditions requiring medical care should consult a physician before entering spa.
2. Unsupervised use by children under the age of 14 is prohibited.
3. Hot water immersion while under the influence of alcohol, narcotics, or medicines may lead to serious consequences and is not recommended.
4. Do not use alone.
5. Long exposure may result in nausea, dizziness or fainting.

PL48: OCCUPANCY LOAD

Post the spa's occupancy load at 9.

This project was reviewed by Kiki Cason, (714)433-6067, kcason@ochca.com

Your original assigned plan reviewer is Kiki Cason, (714)433-6067, kcason@ochca.com



Cash Register Receipt

City of Laguna Niguel

Receipt Number

R3204

DESCRIPTION	ACCOUNT	QTY	PAID
PermitTRAK			\$239.39
B14-2752 Address: 27960 CABOT RD Apn: 11111111			\$239.39
POOL & SPA FEES			\$239.39
TOTAL FEES PAID BY RECEIPT:R3204			\$239.39

Date Paid: Monday, November 17, 2014

Paid By: HART BROTHERS CONSTRUCTION INC

Cashier: AK

Pay Method: CHECK 1002

☐ FOOD FACILITY
☒ SWIMMING POOL
☒ SPA POOL
☐ WADING POOL
☐ SPECIAL USE POOL
☒ NEW CONSTRUCTION
☐ REMODEL
 PR#: _____



County of Orange, Health Care Agency
Environmental Health
 Plan Check and Construction Section
 1241 E. Dyer Rd., Ste. 120, Santa Ana, CA 92705
 Telephone (714) 433-6074 Fax (714) 433-6424

☐ FINAL INSPECTION
☐ PRELIMINARY INSPECTION
☐ PREPLASTER INSPECTION
☐ PREGUNITE INSPECTION
☒ FOLLOW-UP INSPECTION
☐ CONSULTATION
☐ CANCELLED PLAN
 SR#: 123610/611
 P/E: 1750/1752

CONSTRUCTION REPORT

DBA (AKA "Apex Laguna")
Crown Cabot Luxury Apts ADDRESS 25891 Crown Valley
 CITY Laguna Niguel ZIP _____ PHONE 714 496 2304
 SITE CONTACT PERSON John Peters

Page 1 of 1

All construction must be completed in accordance with the requirements of the Orange County Health Care Agency and the appropriate State Laws.

The following items shall be corrected by:

☐ PLAN CHECK FOLLOW-UP

☐ FPP FOLLOW-UP

* This was a follow-up to the final inspection conducted 12-15-15, in order to ensure corrections to gates & water temp in restrooms completed.

* Observed all items noted for correction addressed.

* Remember to email mock-up of new signage to KCason@OCHCA.com for review prior to installation.

SPECIALIST:

Kiki Cason
714 433 6067

RECEIVED BY:

(Signature)

DATE:

1-6-16

B15-0388
124



City of Laguna Niguel
Building Division
30111 Crown Valley Pkwy
Laguna Niguel, CA 92677
(949) 362-4360
FAX 362-4369

BUILDING PERMIT APPLICATION

www.CityofLagunaNiguel.org

Project Address: 25891 Crown Valley 27960 Cabot Rd. **Suite/Unit:** _____
Applicant/Agent: KHR Associates **Tract Lot:** PM 2012-124
Address: 4100 Newport Place Drive Suite 200 **Phone No.:** (949) 756-6440
City: Newport Beach **State:** CA **Zip:** 92660 **Email:** _____

Property Owner: MCRT Investments LLC **Phone No.:** (714) 800-1382
Address: 949 S. Coast Drive Suite 200
City: Costa Mesa **State:** CA **Zip:** 92626 **Email:** _____

Contractor: _____ **Phone No.:** () - _____
Address: _____
City: _____ **State:** _____ **Zip:** _____ **Email:** _____
State License No.: _____ **Class:** _____ **Expiration:** _____
Workman's Comp. Policy No.: _____ **Expiration:** _____
Insurance Company (If applicable): _____

Architect: _____ **Reg. No.:** _____ **Phone No.:** () - _____
Address: _____
City: _____ **State:** _____ **Zip:** _____ **Email:** _____

Engineer: James Kawamura **Reg. No.:** 30560 **Phone No.:** (949) 756-6440
Address: 4100 Newport Place Drive Suite 200
City: Newport Beach **State:** CA **Zip:** 92660 **Email:** jkawamura@khrdesign.com

Description of Work to be Performed (please be specific): 57 linear feet CMU Block retaining wall.
Height ranging from 18 inches to 72 inches with 48 inch tubular steel barrier rail.

Valuation: \$ 20,000 **Type of Const:** _____ **Occupancy Type:** _____ **Pre 1978 Building :** _____

I certify that the above information is complete and correct. If the scope of work changes this application must be updated by the applicant.
Permit applications expire 180 days from the date of application. Permits must be obtained prior to expiration (Pursuant of UBC sec 107.4)

Signature of Applicant: _____ **Payment:** Cash or Check # 4019 or Visa/MC

Activity Number: B15-0388		Received By: S. Moran		Date: 2/2/15
Planning Division:		☒ YES	☐ NO	Submittal does not constitute Planning Approval
HOA or Property Manager Approval Required:				
HOA or Property Manager Approval Letter Provided:				
OK for Plan Check:				
OK for issuance:				
Building Division:				
☒ Gary	☒ Planning	☒ CAA	☒ GMU	
☐ Fire	☐ Water	☐ Health	☐ Grading	



City of Laguna Niguel
Community Development Department
30111 Crown Valley Pkwy, CA 92677
(949)362-4360 FAX (949)362-4369

Planning Division - Plan Check Routing Sheet

(please return this form & all plans with your next submittal)

Plan Check #: **B15-0388** *Wrong Address, should be*
Project Address: **25891 CROWN VALLEY PKWY 27960** *Robert Road*
Project Description: **Permit for (57 LF) of CMU block retaining wall. Height from 18" to 72" with tubular steel barrier rail. Field verify for code compliance.**

	SUBMITTED	DUE	CORRECTION	CLEARED	INITIAL
1st Check :	2/2/15	2/9/15	✓		
2nd Check:	3/4/15	3/11/15		✓	<i>[Signature]</i>
3rd Check:					
4th Check:					

See attached for correction

Plan Check Reviewed By: _____

____ School Fees Payment or Exemption Letter Received, Date: _____
____ HOA Approval Received **N/A**
____ Discretionary Application #(s), if applicable _____
____ Meets setbacks for Zone _____



BUILDING PERMIT

PERMIT WILL AUTOMATICALLY EXPIRE IF INPSECTIONS ARE NOT SCHEDULED
AT LEAST EVERY 180 DAYS

FOR INSPECTIONS: CALL (949) 362-4381
REQUESTS RECEIVED BY 6 A.M. WILL BE SCHEDULED FOR THE SAME BUSINESS DAY
Inspection Cancellation or Rescheduling: (949) 362-4334
Inspection Schedule available after 9:00 a.m. on day of inspection (949) 362-4314

CITY OF LAGUNA NIGUEL
Community Development
Department
30111 Crown Valley Pkwy
Laguna Niguel, CA 92677
Tel. (949) 362-4360
Fax. (949) 362-4369
www.CityofLagunaNiguel.org

APN: 11111111
TRACT: PM 2012-124
Lot/PARCEL: 1
ELEC:
PLANNING:
DESCRIPTION OF WORK:

PERMIT #: 815-1729
PROJECT ADDRESS: 27960 CABOT RD
27960 CABOT RD
BUSINESS NAME:
ISSUED: 8/7/2015

Permit for signage for Mill Creek "Apex" MO1: Illuminated address sign "27960" = 5SF, MO4: Illuminated wall sign "Apex Laguna Niguel" = 13.3SF, MO7: Illuminated letters on existing monument sign "Apex Laguna Niguel" =15SF, MO8: (2) Illuminated directional light box signs =6SF Each, MO9: (2) Illuminated letters on existing awning "Leasing" & "Parking" 6SF Each. NOTE: M designators are in reference to designations on plans, Monument sign is for lettering only base by others. Field verify for code compliance.

OWNER: MILL CREEK
ADDRESS: 27960 CABOT RD LAGUNA NIGUEL, CA 92677
APPLICANT: CALIFORNIA SIGNS INC DBA CASIGNS
ADDRESS: 10280 GLENOAKS BLVD PACOIMA, CA 91331
BUSINESS:
ADDRESS:
ARCH/ENG:
ADDRESS:
CONTRACTOR: CALIFORNIA SIGNS INC DBA CASIGNS
ADDRESS: 10280 GLENOAKS BLVD PACOIMA, CA 91331
LICENSE #: 413813 CLASS: C45
WORKERS COMP: EVEREST NATIONAL INSURANCE COMPANY

PHONE: (818) 899-1888
PHONE:
PHONE:
PHONE: (818) 899-1888
EXPIRES: 10/31/2015
EXPIRES: 11/1/2015

CODE YEAR: 2013 OCCUPANCY TYPE: U Utility Miscellaneous CONSTR. TYPE: U

TOTAL VALUATION:

USE TYPE:
USE DESCRIPTION:

SUMMARY OF PERMIT FEES

	PLANCHECK	PERMIT	SUMMARY OF PERMIT FEES PERMIT ISSUANCE	SUBTOTAL
BUILDING				
ELECTRICAL			\$27.25	\$27.25
MECHANICAL				
PLUMBING				
POOL/SPA				
SIGN		392.52		392.52
DEMOLITION				
SMIP				
STATE FEE(CBSC)				\$0.00
GMU				
MISC				\$27.25
			TOTAL PERMIT FEES:	\$447.02
			TOTAL FEES PAID	\$447.02

Comments:

Planning Approval: DM PER SM
Building Permit Issued By: CS-MCL

Date: 8/7/15
Date: 8/7/15

Issued Receipt#: R15-1765

CERTIFICATE OF COMPLIANCE AND AUTHORIZATION OF ENTRY

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

I am ☒ a California Licensed contractor or ☐ the property owner* or ☐ authorized to act on the property owner's behalf**.

I have read this construction permit 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.

California Licensed Contractor, Property Owner* or Authorized Agent**: *requires separate verification form
**requires separate authorization form

Signature: [Signature] Date: 8-7-2015



#2 IDENTIFY WHO WILL PERFORM THE WORK (Complete either 2A or 2B)

#2A CALIFORNIA LICENSED CONTRACTORS 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.

Contractor Name: CALIFORNIA SIGNS INC DBA CASIGNS

Address: 10280 GLENOAKS BLVD PACOIMA, CA 91331

License Class and No. 413813

Expiration Date: 10/31/2015

Signature: [Signature] Date: 8-7-2015

#2B 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 build 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 contractors 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>.

Property Owner or Authorized Agent signature: _____ Date: _____

#3 IDENTIFY WORKERS' COMPENSATION DECLARATION AND LENDING AGENCY:

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.

WORKERS' COMPENSATION DECLARATION

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: EVEREST NATIONAL INSURANCE COMPANY Policy No. 10002453 Expiration Date 11/1/2015

☐ 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: _____ Date: _____

CODE: INSPECTION TYPE	DATE	INITIALS	CODE: INSPECTION TYPE	DATE	INITIALS
2. Initial Water Quality Inspection			72. Drywall Nailing/Firewalls		
4. Temp Electrical Service or Pole			400. P/S Pre Inspection for Fences		
6. Soil Pipe Underground			402. P/S Pool & Equipment Loc.		
8. Water Pipe Underground			410. P/S Approval to Cover - Gunite		
9. Sewer Line & House Connect			412. P/S Electrical Conduit Undermd.		
10. Electrical Conduit Underground			414. P/S Gas Pipe Underground Test		
14. Gas Line Underground & Test			416. P/S Backwash Lines, P Trap, Underground		
16. Verify Setbacks			418. P/S Final Backwash Receiver		
18. Footings & Steel			420. P/S Fencing & Access Gates		
19. UFER			422. P/S Pre Deck		
20. Foundation - Slab on Grade			424. P/S Approved for Plastering		
21. Post Tension			428. P/S FINAL - HEATER & VENT		
22. Steel Reinforce - Retain. Walls			430. P/S FINAL - PLUMBING		
24. Pre Grout Lift 1			432. P/S FINAL - ELECTRICAL		
26. Pre Grout Lift 2			434. P/S FINAL - POOL COVER		
29. Wall Drainage			436. P/S FINAL - SOLAR SYSTEM		
30. Floor Plywood Nailing			438. P/S FINAL - POOL/SPA		
32. Sewer Line & House Connect			902. FINAL - ELECTRICAL METER RELEASE		
34. Roof Drains/Deck Drains			904. FINAL ELECTRICAL		
36. Rough Plumbing/Gas Test			906. FINAL - SIGN		
40. Hot Mop Shower			908. FINAL - MECHANICAL		
41. Lathing Interior			910. FINAL - PLUMBING		
42. Rough Electrical			912. FINAL - WATER SERVICE		
44. Rough Mechanical			914. FINAL - GAS TEST		
46. Fire Dampers			916. FINAL - ACCESSIBILITY REGULATIONS		
48. Roof Sheathing			918. FINAL - RE-ROOF		
50. Roof Framing			920. FINAL - PLANNING		
51. Approval to Cover Exterior			922. FINAL - ENGINEERING/P.W.		
52. Shear Walls Interior			924. FINAL - O.C. HEALTH		
53. Preliminary Shear			926. FINAL - WATER DISTRICT		
54. Shear Walls Exterior			927. FINAL - SMOKE DETECTOR/ CO2		
55. Preliminary Insulation			928. FINAL - GRADING		
56. Rough Frame & Flashing			930. FINAL - OCFA SPRINKLER SYSTEMS -		
59. OCFA Fire Sprinkler - Rough			932. FINAL - OCFA PROJECT FINAL -		
60. T-Bar Ceiling			933. Anti-Entrapment Device		
64. Lathing Exterior			934. FINAL - BUILDING & SAFETY		
70. Insulation			935. FINAL - WATER QUALITY INSPECTION		



Cash Register Receipt

City of Laguna Niguel

Receipt Number
R15-1765

DESCRIPTION	ACCOUNT	QTY	PAID
PermitTRAK			\$192.72
B15-1729 Address: 27960 CABOT RD Apn: 11111111			
Type: COMMERCIAL Subtype: SIGN			
Description: Signage for Mill Creek "Apex" 6 signs			\$192.72
SIGN PERMIT FEES			\$192.72
TOTAL FEES PAID BY RECEIPT:R15-1765			\$192.72

Date Paid: Friday, August 07, 2015

Paid By: JEFF REICH

Payee Address: ,

Cashier: SMIS

Pay Method: CREDIT CARD 7062





City of Laguna Niguel
Community Development Department
30111 Crown Valley Pkwy, CA 92677
(949)362-4360 FAX (949)362-4369

Planning Division - Plan Check Routing Sheet

(please return this form & all plans with your next submittal)

Plan Check #: B15-1729

Project Address: 27960 CABOT RD

Project Description: Permit for signage for Mill Creek "Apex" MO1:

Illuminated address sign "27960" = 5SF, M04:

Illuminated wall sign "Apex Laguna Niguel" = 13.3SF,

M05 Illuminated wall sign "Apex Laguna Niguel" =

63SF, M07: Illuminated letters on existing monument

sign "Apex Laguna Niguel" =15SF, M08: (2)

Illuminated directional light box signs =6SF Each, M09:

(2) Illuminated letters on existing awning "Leasing" &

"Parking" 6SF Each. NOTE: M designators are in

reference to designations on plans, Monument sign is for

lettering only base by others. Field verify for code

compliance.

	SUBMITTED	DUE	CORRECTION	CLEARED	INITIAL
1st Check :	6/9/2015	6/23/2015 (10 days)	✓ see plans		JK
2nd Check:	7/9/15	7/23/15			
3rd Check:					
4th Check:					

Plan Check Reviewed By: _____

____ School Fees Payment or Exemption Letter Received, Date: _____

____ HOA Approval Received N/A

____ Discretionary Application #(s), if applicable _____

____ Meets setbacks for Zone



City of Laguna Niguel
Building Division
 30111 Crown Valley Pkwy
 Laguna Niguel, CA 92677
 (949) 362-4360
 FAX 362-4369

BUILDING PERMIT APPLICATION

www.CityofLagunaNiguel.org

124

Project Address: <u>27960 CABOT ROAD</u>		Suite/Unit: _____	
Applicant/Agent: <u>JEFF REICH</u>		Tract Lot: _____	
Address: <u>12439 MAGNOLIA BLVD #113</u>		Phone No.: <u>818 675 5849</u>	
City: <u>NORTH HOLLYWOOD</u> State: <u>CA</u> Zip: <u>91607</u>		Email: <u>SIGNPERMIT@GMAIL.COM</u>	
Property Owner: <u>SAM SIMONE</u>		Phone No.: <u>714 800 1383</u>	
Address: <u>27960 CABOT ROAD</u>		Email: _____	
City: <u>LAGUNA NIGUEL</u> State: <u>CA</u> Zip: <u>92677</u>		Email: _____	
Contractor: <u>CA SIGNS</u>		Phone No.: <u>818 899 1888</u>	
Address: <u>10280 GLENOAKS BLVD</u>		Email: _____	
City: <u>PACOIMA</u> State: <u>CA</u> Zip: <u>91331</u>		Email: _____	
State License No.: <u>413813</u> Class: <u>CAS/C61/D92</u>		Expiration: <u>10-31-15</u>	
Workman's Comp. Policy No.: <u>CA 10002453141</u>		Expiration: <u>11-1-15</u>	
Insurance Company (if applicable): <u>EVEREST NATIONAL INS CO</u>			
Architect: _____ Reg No.: _____		Phone No.: () - _____	
Address: _____		Email: _____	
City: _____ State: _____ Zip: _____		Email: _____	
Engineer: _____ Reg. No.: _____		Phone No.: () - _____	
Address: _____		Email: _____	
City: _____ State: _____ Zip: _____		Email: _____	
Description of Work: <u>M01 = (1) ILLUMINATED ADDRESS SIGN = 4.47 sq ft / M04 = (1) ILLUMINATED WALL SIGN "APEX LAGUNA NIGUEL" = 13.13</u>			
<u>M05 = (1) ILLUMINATED WALL SIGN "APEX LAGUNA NIGUEL" = 62.6 sq ft</u>			
<u>M07 = (1) SET OF ILLUMINATED LETTERS ON EXISTING MONUMENT SIGN "APEX LAGUNA NIGUEL" = 14.8 sq ft</u>			
<u>M08 = (2) ILLUMINATED DIRECTIONAL "LIGHT BOX" SIGNS = 6.0 sq ft EACH</u>			
<u>M09 = (1) ILLUMINATED LETTERS ON EXISTING AWNING = "LEASING" & "PARKING" = 5.7 sq ft EACH</u>			
Valuation: \$ _____ Type of Const: _____ Occupancy Type: _____ Pre 1978 Building: _____			

I certify that the above information is complete and correct. If the scope of work changes this application must be updated by the applicant.
 Permit applications expire 180 days from the date of application. Permits must be obtained prior to expiration (Pursuant of UBC sec 107.4)

Signature of Applicant: Jeff Reich **Payment:** Cash or Check # _____ or Visa/MC

Activity Number: <u>BIS-1729</u>		Received By: <u>[Signature]</u> Date: <u>6/9/15</u>	
Planning Division:		Submittal does not constitute Planning Approval	
HOA or Property Manager Approval Required:			
HOA or Property Manager Approval Letter Provided:			
OK for Plan Check:		Reviewed By: _____ Date: _____	
OK for issuance:		Reviewed By: _____ Date: _____	
Building Division:			
☐ Gary	☐ Planning	☐ CAA	☐ GMU
☐ Fire	☐ Water	☐ Health	☐ Grading



BUILDING PERMIT

PERMIT WILL AUTOMATICALLY EXPIRE IF INSPECTIONS ARE NOT SCHEDULED
AT LEAST EVERY 180 DAYS

FOR INSPECTIONS: CALL (949) 362-4381
REQUESTS RECEIVED BY 6 A.M. WILL BE SCHEDULED FOR THE SAME BUSINESS DAY
Inspection Cancellation or Rescheduling: (949) 362-4334
Inspection Schedule available after 9:00 a.m. on day of inspection (949) 362-4314

CITY OF LAGUNA NIGUEL
Community Development
Department
30111 Crown Valley Pkwy
Laguna Niguel, CA 92677
Tel. (949) 362-4360
Fax. (949) 362-4369
www.CityofLagunaNiguel.org

APN: 11111111
TRACT: PM 2012-124
Lot/PARCEL: 1
ELEC:
PLANNING:
DESCRIPTION OF WORK:

PERMIT #: B15-2425
PROJECT ADDRESS: 27960 CABOT RD
27960 CABOT RD
BUSINESS NAME:
ISSUED: 9/9/2015

Tower wall sign with back lit channel letters "Apex Laguna Niguel" (62.6 SF) for the Mill Creek Apartment Project. Field verify for code compliance.

OWNER: MILL CREEK
ADDRESS: 27960 CABOT RD LAGUNA NIGUEL, CA 92677
APPLICANT: CALIFORNIA SIGNS INC DBA CASIGNS
ADDRESS: 10280 GLENOAKS BLVD PACOIMA, CA 91331
BUSINESS:
ADDRESS:
ARCH/ENG:
ADDRESS:
CONTRACTOR: CALIFORNIA SIGNS INC DBA CASIGNS
ADDRESS: 10280 GLENOAKS BLVD PACOIMA, CA 91331
LICENSE #: 413813 CLASS: C45
WORKERS COMP: EVEREST NATIONAL INSURANCE COMPANY

PHONE: (818) 899-1888
PHONE:
PHONE:
PHONE: (818) 899-1888
EXPIRES: 10/31/2017
EXPIRES: 11/1/2015

CODE YEAR: 2013 OCCUPANCY TYPE: U Utility Miscellaneous CONSTR. TYPE: U

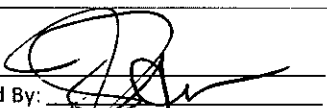
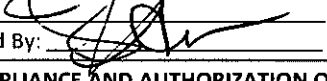
TOTAL VALUATION: \$5,000.00

USE TYPE:
USE DESCRIPTION:

SUMMARY OF PERMIT FEES

	PLANCHCK	PERMIT	SUMMARY OF PERMIT FEES PERMIT ISSUANCE	SUBTOTAL
BUILDING				
ELECTRICAL				
MECHANICAL				
PLUMBING				
POOL/SPA				
SIGN		91.28		91.28
DEMOLITION				
SMIP				
STATE FEE(CBSC)				
GMU				
MISC				\$65.31
			TOTAL PERMIT FEES:	\$156.59
			TOTAL FEES PAID	\$156.59

Comments:

Planning Approval: 
Building Permit Issued By: 

Date: 9/9/15
Date: 9/9/15

Issued Receipt#: R15-1919
2131

CERTIFICATE OF COMPLIANCE AND AUTHORIZATION OF ENTRY

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

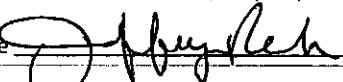
I am ☒ a California Licensed contractor or ☐ the property owner* or ☐ authorized to act on the property owner's behalf**.

I have read this construction permit 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.

California Licensed Contractor, Property Owner* or Authorized Agent**:
*requires separate verification form
**requires separate authorization form

Signature:  Date: 9-9-2015



#2 IDENTIFY WHO WILL PERFORM THE WORK (Complete either 2A or 2B)

#2A CALIFORNIA LICENSED CONTRACTORS 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.

Contractor Name: CALIFORNIA SIGNS INC DBA CASIGNS

Address: 10280 GLENOAKS BLVD PACOIMA, CA 91331

License Class and No. 413813

Expiration Date: 10/31/2017

Signature:

Date: 9-9-15

#2B 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 of 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 build 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 contractors 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>.

Property Owner or Authorized Agent signature: _____

Date: _____

#3 IDENTIFY WORKERS' COMPENSATION DECLARATION AND LENDING AGENCY:

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.

WORKERS' COMPENSATION DECLARATION

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: EVEREST NATIONAL INSURANCE COMPANY Policy No. 10002453 Expiration Date 11/1/2015

- ☐ 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: _____ Date: 9-9-15

CODE: INSPECTION TYPE	DATE	INITIALS
2. Initial Water Quality Inspection		
4. Trench Electrical Service or Pole		
6. Soil Pipe Underround		
8. Water Pipe Underround		
9. Sewer Line & House Connect		
10. Electrical Conduit Underround		
11. Gas Line Underround & Test		
12. Verify Setbacks		
13. Footings & Steel		
14. UFER		
15. Foundation - Slab on Grade		
16. Post Tension		
17. Steel Reinforce - Retain. Walls		
18. Pre GROUT Lift 1		
19. Pre GROUT Lift 2		
20. Wall Drainage		
21. Floor Plywood Nailing		
22. Sewer Line & House Connect		
23. Roof Drains/Deck Drains		
24. Rough Plumbing/Gas Test		
25. Hot Mop Shower		
26. Lath and Plaster Interior		
27. Rough Electrical		
28. Rough Mechanical		
29. Fire Dampers		
30. Roof Sheathing		
31. Roof Framing		
32. Approval to Cover Exterior		
33. Shear Walls Interior		
34. Preliminary Shear		
35. Shear Walls Exterior		
36. Preliminary Insulation		
37. Rough Frame & Flashing		
38. OCFA Fire Sprinkler - Rough		
39. Name		
40. Name		
41. Name		
42. Name		
43. Name		
44. Name		
45. Name		
46. Name		
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92. Name		
93. Name		
94. Name		
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96. Name		
97. Name		
98. Name		
99. Name		
100. Name		



City of Laguna Niguel
Building Division
 30111 Crown Valley Pkwy
 Laguna Niguel, CA 92677
 (949) 362-4360
 FAX 362-4369

BUILDING PERMIT APPLICATION

www.CityofLagunaNiguel.org

124

Project Address: 27960 CABOT ROAD **Suite/Unit:** _____
Applicant/Agent: JEFF REICH **Tract Lot:** _____
Address: 12439 MAGNOLIA BLVD #113 **Phone No.:** (818) 675 5849
City: NO HOLLYWOOD **State:** CA **Zip:** 91607 **Email:** SIGNPERMIT@GMAIL.COM

Property Owner: MILL CREEK **Phone No.:** () - _____
Address: 27960 CABOT ROAD
City: LAGUNA NIGUEL **State:** CA **Zip:** 92677 **Email:** _____

Contractor: CA SIGNS **Phone No.:** (818) 899 1888
Address: 10280 GLENOAKS BLVD
City: PACOIMA **State:** CA **Zip:** 91331 **Email:** JACKD@CASIGNS.COM
State License No.: 413813 **Class:** CAS/C61/D42 **Expiration:** 10-31-15
Workman's Comp. Policy No.: CA 10002953191 **Expiration:** 11-1-15
Insurance Company (if applicable): EVEREST NATIONAL INS CO

Architect: _____ **Reg No.:** _____ **Phone No.:** () - _____
Address: _____
City: _____ **State:** _____ **Zip:** _____ **Email:** _____

Engineer: _____ **Reg. No.:** _____ **Phone No.:** () - _____
Address: _____
City: _____ **State:** _____ **Zip:** _____ **Email:** _____

Description of Work to be Performed (please be specific):
INSTALL (1) ONE ILLUMINATED CHANNEL LETTER WALL SIGN
"APEX - LAGUNA NIGUEL" = 62.6 SF

Valuation: \$ 2500 **Type of Const:** _____ **Occupancy Type:** _____ **Pre 1978 Building :** _____

I certify that the above information is complete and correct. If the scope of work changes this application must be updated by the applicant.
 Permit applications expire 180 days from the date of application. Permits must be obtained prior to expiration (Pursuant of UBC sec 107.4)

Signature of Applicant: Jeff Reich **Payment:** Cash or Check # 0245 or Visa/MC

Activity Number:	<u>B15-2425</u>	Received By:	<u>S. M. R.</u>	Date:	<u>8/20/15</u>
HOA or Property Manager Approval Required:					
HOA or Property Manager Approval Letter Provided:					
OK for Plan Check:		Reviewed By:		Date:	
OK for issuance:		Reviewed By:		Date:	
☒ Gary	☒ Planning, Jm	☐ CAA	☐ GMU		
☐ Fire	☐ Water	☐ Health	☐ Grading		

Plumbing/Mechanical/Electrical		Fixture Counts	
Plumbing			
Quantity	Item	Quantity	Item
	Bar Sink		Kitchen Sink
	Backflow Device		Lavatories
	Bathtubs		Roof Drains
	Dishwashers		Showers
	Drinking Fountains		Service Sink
	Floor Drains		Sewer Cap
	Floor Sinks		Sewer Connection
	Gas Piping:		Urinal
	Gas Service		Water Closet
	Interceptors/Clarifiers		Water Heater
			Water Service

Mechanical

Quantity	Item	Quantity	Item
	Boiler		Hood or Canopy
	Ventilation Fan		Refrigeration System:
	Exhaust System		0-100,000 BTU
	Fireplace/Factory Built ICBO#		+100,000 BTU
	Heating Systems & Ducting:		System: Repair/Alteration
	<=100,000 BTU		Heat Pump or Air Conditioner:
	>100,000<=500,000 BTU		0-5 Tons
	>500,000<=1,000,000 BTU		+5 Tons
	>1,000,000<=2,000,000 BTU		
	>2,000,000 BTU		
	Evaporative Cooler		

Electrical

Quantity	Item	Quantity	Item
	Automatic Washer		Transformer:
	Cooking Unit		<=1 hp
	Dishwasher		>1 to <=10 hp
	Dryers		>10 to <=50 hp
	Ventilation Fans		>50 to <=100 hp
	F.A.U.		>100 hp
	Fixtures		Services & Switchboards:
	Device Boxes		<= 600 amps
	Switches		>600 to <=1,000 amps
	Outlets		>1,000 amps
	Garbage Disposal		Sub Panel
	Water Heater		Motors:
	Self-Contained Appliance		<=1 hp
	Range		>1 to <=10 hp
	A/C Disconnect		>10 to <=50 hp
			>50 to <=100 hp
			>100 hp
	Temp power Pole or Piggyback		Pole Lights
	Temp Construction Sub Pole		Time Clock

Permit No: _____

Signs					
Sign	Type (Circle One)	Size (Sq. Ft.)	Res. or Comm. (Circle One)	Foundation Valuation (if freestanding and over 6 feet in height)	Illumination (# of Transformers or Ballasts)
Sign 1	Single Face		Residential		
	Double Face		Commercial		
	Gas Tube				
Sign 2	Single Face		Residential		
	Double Face		Commercial		
	Gas Tube				
Sign 3	Single Face		Residential		
	Double Face		Commercial		
	Gas Tube				
Sign 4	Single Face		Residential		
	Double Face		Commercial		
	Gas Tube				
Sign 5	Single Face		Residential		
	Double Face		Commercial		
	Gas Tube				
Sign 6	Single Face		Residential		
	Double Face		Commercial		
	Gas Tube				



Cash Register Receipt

City of Laguna Niguel

Receipt Number
R15-1919

DESCRIPTION	ACCOUNT	QTY	PAID
PermitTRAK			\$38.04
B15-2425 Address: 27960 CABOT RD Apn: 11111111			
Type: COMMERCIAL Subtype: SIGN			
Description: Signage for Mill Creek "Apex" 1 signs			\$38.04
SIGN PERMIT FEES			\$38.04
TOTAL FEES PAID BY RECEIPT:R15-1919			\$38.04

Date Paid: Thursday, August 20, 2015

Paid By: JEFF REICH

Payee Address: 12439 MAGNOLIA BLVD. #113 91607, CA 91607

Cashier: SMIS

Pay Method: CREDIT CARD 0245





CERTIFICATE OF COMPLIANCE		NRCC-LTS-01-E
Sign Lighting		(Page 1 of 5)
Project Name: <u>MILL CREEK / APEX</u>	Date Prepared: <u>8-20-15</u>	
Project Address: <u>27960 CABOT ROAD, LAGUNA NIGUEL, CA 92677</u>		
Location of Sign	☒ Outdoor Signs	☐ Indoor Signs
Phase of Sign Construction	☒ New Signs	☐ Sign Alterations
Type of Lighting Control	☐ New Lighting Controls	☐ Replaced Lighting Controls
☒ Not Installing Lighting Controls		
This Certificate of Compliance includes the following components (check all that apply)		
☐ Mandatory Measures (Lighting Controls)	☐ Maximum Allowed Lighting Power	☒ Specific Lighting Sources

1. Mandatory Sign Lighting Controls**NOTES:**

1. The same responsible person may install both the sign lighting power and the sign lighting controls, or a different responsible person may install the sign lighting controls than the responsible person installing the sign lighting power.
2. The Mandatory Measures (sign lighting controls) are required for compliance with the sign lighting Standards. If the person responsible for installing the sign lighting power is not also responsible for the sign lighting controls, then the owner of the sign, general contractor, or architect shall be responsible to have the sign lighting controls installed.
3. If more than one person has responsibility for compliance, each responsible person shall prepare and sign a Certificate of Compliance and an Installation Certificate applicable to the portion of construction for which they are responsible; alternatively, the person with chief responsibility for construction shall prepare and sign the Certificate of Compliance Declaration Statement for the entire construction.

1a. Statements of Responsibility: Any person signing the Certificate of Compliance Declaration Statement on this NRCC-LTS-01-E shall complete Part 1a. Check Yes or No for all of the following statements:

1	I have responsibility for installing the sign lighting controls	☐ Yes, complete parts 1a and 1b of this form. ☒ No, complete part 1a of this form
2	There are no existing sign lighting controls and I will be installing compliant sign lighting controls	☐ Yes ☒ No
3	There are no existing sign lighting controls and someone else will be responsible to install compliant sign lighting controls	☐ Yes ☒ No
4	There are existing sign lighting controls that do not comply with the applicable provision of §110.9 and §130.3 and I will be installing compliant sign lighting controls	☐ Yes ☒ No
5	There are existing sign lighting controls that do not comply with the applicable provision of §110.9 and §130.3 and someone else will be responsible to install compliant sign lighting controls	☐ Yes ☒ No

B15-2425



CERTIFICATE OF COMPLIANCE		NRCC-LTS-01-E
Sign Lighting		(Page 2 of 5)
Project Name: MILL CREEK / APEX	Date Prepared: 8-20-15	

1b. Mandatory Sign Lighting Controls				
If the person signing the Certificate of Compliance Declaration Statement on this NRCC-LTS-01-E is responsible for complying with the sign lighting control requirements, that person shall answer all of the following questions:				
If there are construction documents, indicate where on the building plans the mandatory measures (sign lighting control) note block can be located:				
1	§130.3(a)1. All indoor sign lighting is controlled with an automatic time-switch control or astronomical time-switch control.	Y ☐	N ☐	NA ☒
2	§130.3(a)2A. All outdoor sign lighting is controlled with a photocontrol in addition to an automatic time-switch control, or an astronomical time-switch control.	Y ☒	N ☐	NA ☐
	EXCEPTION to Section 130.3(a)2A: Outdoor signs in tunnels, and signs in large permanently covered outdoor areas that are intended to be continuously lit, 24 hours per day and 365 days per year.	Y ☐		NA ☒
3	§130.3(a)2B. All outdoor sign lighting that is ON both day and night is controlled with a dimmer that provides the ability to automatically reduce sign lighting power by a minimum of 65 percent during nighttime hours. Signs that are illuminated at night and for more than 1 hour during daylight hours shall be considered ON both day and night.	Y ☒	N ☐	NA ☐
	EXCEPTION to Section 130.3(a)2B: Outdoor signs in tunnels and large covered areas that are intended to be illuminated both day and night.	Y ☐		NA ☒
4	§130.3(a)3. Demand Responsive Electronic Message Center Control. An Electronic Message Center (EMC) having a new connected lighting power load greater than 15 kW has a control installed that is capable of reducing the lighting power by a minimum of 30 percent when receiving a demand response signal.	Y ☐	N ☐	N/A ☒
	EXCEPTION to Section 130.3(a)3: Lighting for EMCs that is not permitted by a health or life safety statute, ordinance, or regulation to be reduced by 30 percent.	Y ☐		NA ☒
Field Inspector Notes:				

NRCC-LTS-01-E

(Page 3 of 5)

8-20-15

Complete this part if there are signs using the maximum allowed lighting power method of compliance. (Complete part 3 of this Certificate of Compliance if there are signs using the Specific lighting sources method of compliance)

[illegible]

J	This page doubles as a field inspection checklist.

Field Inspector Notes:



CERTIFICATE OF COMPLIANCE		NRCC-LTS-01-E
Sign Lighting		(Page 4 of 5)
Project Name: <u>MILL CREEK / APEX</u>	Date Prepared: <u>8-20-15</u>	

3. Specific Lighting Source Method of Compliance**Certificate of Compliance and Field Inspection Energy Checklist**

Complete this part if there are signs using the Specific lighting source method of compliance. (Complete part 2 of this Certificate of Compliance if there are signs using the maximum allowed lighting power method of compliance)

A	B	C	D	E
Symbol or Code	Description	OPTIONAL ENERGY VERIFIED label (see instructions below)	Specific light source used for compliance Shall include only lighting technologies listed below List all that apply	Field Inspector Check that Sign Complies ✓
MOS	WALL SIGN "APEX"	☐	7	☐
		☐		☐
		☐		☐
		☐		☐
		☐		☐

A Symbol or code used on the plans (when plans are required) and other documents.

B A narrative description of the sign, or location of sign on the building; and the location of sign on construction documents

C **OPTIONAL** - Check this box only if this sign has a permanent, pre-printed, factory-installed ENERGY VERIFIED label, confirming that this sign complies with the Section 140.8 of the California 2013 Title 24, Part 6 Standards, using the Specific Lighting Source Method of Compliance. The only labels that will be recognized for this purpose are ENERGY VERIFIED Certification Marks authorized by Underwriters Laboratories (UL) or other Product Certification Body accredited to ISO/IEC Guide 65 by the American National Standards Institute in accordance with ISO/IEC 17011. Surveillance by the Accredited Certification Body shall be an ongoing annual inspection program carried out by a Type A Inspection body in accordance with ISO/IEC 17020. For signs with such an ENERGY VERIFIED label, column 'D' is not required to be filled out. Note: Using an ENERGY VERIFIED label is an optional method to validate compliance. An ENERGY VERIFIED label is not needed for compliance.

Specific Light Source Compliance Method. The sign(s) identified above use only the following lighting technologies:
List all applicable numbers (1 through 9) that apply in column D above for each row.

1	High pressure sodium lamps
2	Metal halide lamps that are pulse start or ceramic served by a ballast that has a minimum efficiency of 88 percent or greater. Ballast efficiency is the measured output wattage to the lamp divided by the measured operating input wattage when tested according to ANSI C82.6-2005.
3	Metal halide lamps that are pulse start that are 320 watts or smaller, are not 250 watt or 175 watt lamps, and are served by a ballast that has a minimum efficiency of 80 percent. Ballast efficiency is the measured output wattage to the lamp divided by the measured operating input wattage when tested according to ANSI C82.6-2005.
4	Neon or cold cathode lamps with transformer or power supply efficiency greater than or equal to a minimum efficiency of 75 percent when the transformer or power supply rated output current is less than 50 mA. The ratio of the output wattage to the input wattage is at 100 percent tubing load.
5	Neon or cold cathode lamps with transformer or power supply efficiency greater than or equal to a minimum efficiency of 68 percent when the transformer or power supply rated output current is 50 mA or greater. The ratio of the output wattage to the input wattage is at 100 percent tubing load.
6	Fluorescent lighting systems meeting one of the following requirements: A. Use only lamps with a minimum color rendering index (CRI) of 80; or B. Use only electronic ballasts with a fundamental output frequency not less than 20 kHz.
7	Light emitting diodes (LEDs) with a power supply having an efficiency of 80 percent or greater;
8	Single voltage external power supplies that are designed to convert 120 volt AC input into lower voltage DC or AC output, and have a nameplate output power less than or equal to 250 watts, shall comply with the applicable requirements of the Appliance Efficiency Regulations (Title 20).
9	Compact fluorescent lamps that do not contain a medium screw base sockets (E24/E26).

E This page doubles as a field inspection checklist.

Field Inspector Notes:

STATE OF CALIFORNIA
SIGN LIGHTING

CEC-NRCC-LTS-01-E(Revised 06/14)

CALIFORNIA ENERGY COMMISSION



CERTIFICATE OF COMPLIANCE		NRCC-LTS-01-E
Sign Lighting		(Page 5 of 5)
Project Name: MILLCREEK/APEX	Date Prepared: 8-20-15	

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT	
I certify that this Certificate of Compliance documentation is accurate and complete.	
Documentation Author Name: J REICH	Documentation Author Signature: [Signature]
Company: CASIGNS	Signature Date: 8-20-15
Address: 10280 GLENDALE BL	CEA/ HERS Certification Identification (if applicable):
City/State/Zip: PACOIMA, CA 91331	Phone: 818 899 1888
RESPONSIBLE PERSON'S DECLARATION STATEMENT	
I certify the following under penalty of perjury, under the laws of the State of California: - The information provided on this Certificate of Compliance is true and correct. - I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer). - The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations. - The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application. - I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.	
Responsible Designer Name: J REICH	Responsible Designer Signature: [Signature]
Company: CASIGNS	Date Signed: 8-20-15
Address: 10280 GLENDALE BL	License: 413813 / C45
City/State/Zip: PACOIMA, CA 91331	Phone: 818 899 1888



Cash Register Receipt

City of Laguna Niguel

Receipt Number

R15-2131

DESCRIPTION	ACCOUNT	QTY	PAID
PermitTRAK			\$118.55
B15-2425 Address: 27960 CABOT RD Apn: 11111111			
Type: COMMERCIAL Subtype: SIGN			
Description: Signage for Mill Creek "Apex", 1 sign 62.6sf			\$118.55
SIGN PERMIT FEES			\$118.55
TOTAL FEES PAID BY RECEIPT:R15-2131			\$118.55

Date Paid: Wednesday, September 09, 2015

Paid By: JEFF REICH

Payee Address: 12439 MAGNOLIA BLVD. #113 PACOIMA, CA 91607

Cashier: AK

Pay Method: CREDIT CARD 0245





City of Laguna Niguel
30111 Crown Valley Pkwy
Laguna Niguel, CA 92677
(949) 362-4360

CAA - Plan Check Routing Sheet

(please return this form & all plans with your next submittal)

Plan Check #: B15-2425
Project Address: 27960 CABOT RD
Valuation: 2500
Project Description: *Permit for signage for Mill Creek "Apex" MO5: Illuminated address sign "Apex-Laguna Niguel" = 62.6SF, NOTE: M designators are in reference to designations on plans, Monument sign is for lettering only base by others. Field verify for code compliance.*

	SUBMITTED	DUE	CORRECTION	CLEARED	P/C INITIAL
1st Check :	8/20/15	8/27/15	9/21/15		HT
2nd Check:					
3rd Check:					
4th Check:					

Comments:

Final Approval By: _____ Date: _____

Attached is:

- ☐ Set of Plans
- ☐ Set of Structural Calculations
- ☐ Soil Report
- ☐ Title 24 Energy Calculations
- ☐ Set of ES Reports
- ☐ Plan Check Correction List



City of Laguna Niguel
Building Division
30111 Crown Valley Pkwy
Laguna Niguel, CA 92677
(949) 362-4360
FAX 362-4369

BUILDING PERMIT APPLICATION

www.CityofLagunaNiguel.org

124

Project Address: 27960 CABOT ROAD

Suite/Unit: _____

Applicant/Agent: JEFF REICH

Tract Lot: _____

Address: 12439 MAGNOLIA BLVD #113

Phone No.: (818) 675 5849

City: NO HOLLYWOOD State: CA Zip: 91607

Email: SIGNPERMIT@GMAIL.COM

Property Owner: MILL CREEK

Phone No.: () -

Address: 27960 CABOT ROAD

City: LAGUNA NIGUEL State: CA Zip: 92677

Email: _____

Contractor: CA SIGNS

Phone No.: (818) 899 1888

Address: 10280 GLENOAKS BLVD

City: PACOIMA State: CA Zip: 91331

Email: JACKD@CASIGNS.COM

State License No.: 413813 Class: CAS/C61/D42

Expiration: 10-31-15

Workman's Comp. Policy No.: CA 10002953191

Expiration: 11-1-15

Insurance Company (If applicable): EVEREST NATIONAL INS CO

Architect: _____ Reg. No.: _____

Phone No.: () -

Address: _____

City: _____ State: _____ Zip: _____

Email: _____

Engineer: _____ Reg. No.: _____

Phone No.: () -

Address: _____

City: _____ State: _____ Zip: _____

Email: _____

Description of Work to be Performed (please be specific):

INSTALL (1) ONE ILLUMINATED CHANNEL LETTER WALL SIGN
"APEX - LAGUNA NIGUEL" = 62.6 SF

Valuation: \$ 2500 Type of Const: _____ Occupancy Type: _____ Pre 1978 Building: _____

I certify that the above information is complete and correct. If the scope of work changes this application must be updated by the applicant.
Permit applications expire 180 days from the date of application. Permits must be obtained prior to expiration (Pursuant of UBC sec 107.4)

Signature of Applicant: Jeff Reich Payment: Cash or Check # 0245 or Visa/MC

Activity Number:	<u>B15-2425</u>	Received By:	<u>S MEN</u>	Date:	<u>8/20/15</u>
HOA or Property Manager Approval Required:					
HOA or Property Manager Approval Letter Provided:					
OK for Plan Check:					
OK for issuance:					
Reviewed By: _____ Date: _____					
Reviewed By: _____ Date: _____					
Activity Details:					
☐ Gary	☐ Planning	☐ CAA	☐ GMU		
☐ Fire	☐ Water	☐ Health	☐ Grading		

CITY OF LAGUNA NIGUEL

27781 La Paz Road
Laguna Niguel, California 92677
949-362-4300

PLAN CHECK NO.: 15-2425

Plan Reviewer:
Hiep Tran

hieptran@caaprofessionals.com

(949) 273-0264

CBC 2013 STRUCTURAL DESIGN REQUIREMENT

1ST REVIEW BY: Hiep Tran DATE: 08-21-15 CORRECTIONS

- A. THE ITEMS BELOW REQUIRE CORRECTION OR CLARIFICATION BEFORE THIS PLAN CHECK CAN BE APPROVED FOR PERMIT ISSUANCE. RETURN ALL CORRECTION MATERIAL WHEN RESUBMITTING.
B. NOTE ON THIS CORRECTION SHEET OR ON A SEPARATE SHEET THE LOCATION OF THE COMPLETED CORRECTION. (I.E. SHEET NO., DETAIL, ETC.)

General

1. Show Basis of Design **on the plans**: (CBC 1603)
 - a. Wind design data:
 - i) Ultimate wind speed and normal wind speed, mph.
 - ii) Applicable Internal Pressure Coefficient.
 - iii) Components and Cladding pressure, psf.
 - iv) Risk Category
 - v) Wind exposure.
 - b. Earthquake design data:
 - i) Risk Category
 - ii) Seismic Importance Factor
 - iii) Mapped Ss and S1.
 - iv) Site class.
 - v) Seismic design category.
 - vi) Basic seismic-force-resisting system(s).
 - vii) Design base shear
 - viii) Cs, R.
 - ix) Analysis procedure used.

Wind & Seismic Design

2. Wind design using exposure C shall be based on the following procedures:
 - a. ASCE 7-10 chapters 26-30
 - b. CBC chapter 1609

Check wind uplift loads to determine connection capacity for fasteners to existing wall.

Engineer to stamp, sign and date on drawing.



City of Laguna Niguel
30111 Crown Valley Pkwy
Laguna Niguel, CA 92677
(949) 362-4360

GARY - Plan Check Routing Sheet

(please return this form & all plans with your next submittal)

Plan Check #: B15-2425
Project Address: 27960 CABOT RD
Valuation: 2500
Project Description: Permit for signage for Mill Creek "Apex" MO5: Illuminated address sign "Apex-Laguna Niguel" = 62.6SF, NOTE: M designators are in reference to designations on plans, ~~Monument sign is for lettering only base by others.~~ Field verify for code compliance.

	SUBMITTED	DUE	CORRECTION	CLEARED	P/C INITIAL
1st Check :	8/20/15	8/27/15		8-28-15	GH
2nd Check:					
3rd Check:					
4th Check:					

Comments:

Pending PLANNING

Final Approval By: GH Date: 8-28-15

Attached is:

- ___ Set of Plans
- ___ Set of Structural Calculations
- ___ Soil Report
- ___ Title 24 Energy Calculations
- ___ Set of ES Reports
- ___ Plan Check Correction List



City of Laguna Niguel
Building Division
 30111 Crown Valley Pkwy
 Laguna Niguel, CA 92677
 (949) 362-4360
 FAX 362-4369

BUILDING PERMIT APPLICATION

www.CityofLagunaNiguel.org

124

Project Address: 27960 CABOT ROAD

Suite/Unit: _____

Applicant/Agent: JEFF REICH

Tract Lot: _____

Address: 12439 MAGNOLIA BLVD #113

Phone No.: (818) 675 5849

City: NO HOLLYWOOD **State:** CA **Zip:** 91607

Email: SIGNPERMIT@GMAIL.COM

Property Owner: MILL CREEK

Phone No.: () -

Address: 27960 CABOT ROAD

City: LAGUNA NIGUEL **State:** CA **Zip:** 92677

Email: _____

Contractor: CA SIGNS

Phone No.: (818) 899 1888

Address: 10280 GLENOAKS BLVD

City: PACOIMA **State:** CA **Zip:** 91331

Email: JACKD@CASIGNS.COM

State License No.: 413813 **Class:** CAS/C61/D42 **Expiration:** 10-31-15

Workman's Comp. Policy No.: CA 10002453191 **Expiration:** 11-1-15

Insurance Company (If applicable): EVEREST NATIONAL INS CO

Architect: _____ **Reg No.:** _____

Phone No.: () -

Address: _____

Email: _____

City: _____ **State:** _____ **Zip:** _____

Engineer: _____ **Reg. No.:** _____

Phone No.: () -

Address: _____

Email: _____

City: _____ **State:** _____ **Zip:** _____

Description of Work to be Performed (please be specific):

INSTALL (1) ONE ILLUMINATED CHANNEL LETTER WALL SIGN
"APEX - LAGUNA NIGUEL" = 62.6 SF

Valuation: \$ 2500 **Type of Const:** _____ **Occupancy Type:** _____ **Pre 1978 Building:** _____

I certify that the above information is complete and correct. If the scope of work changes this application must be updated by the applicant.

Permit applications expire 180 days from the date of application. Permits must be obtained prior to expiration (Pursuant of UBC sec 107.4)

Signature of Applicant: Jeff Reich **Payment:** Cash or Check # 0245 or Visa/MC

Activity Number:	<u>B15-2425</u>	Received By:	<u>S MEN</u>	Date:	<u>8/20/15</u>
Planning Division:	YES	NO	Submittal does not constitute Planning Approval		
HOA or Property Manager Approval Required:					
HOA or Property Manager Approval Letter Provided:					
OK for Plan Check:					
OK for issuance:					
Building Division:					
☐ Gary	☐ Planning	☐ CAA	☐ GMU		
☐ Fire	☐ Water	☐ Health	☐ Grading		



City of Laguna Niguel
Community Development Department
30111 Crown Valley Pkwy, CA 92677
(949)362-4360 FAX (949)362-4369

Planning Division - Plan Check Routing Sheet

(please return this form & all plans with your next submittal)

Plan Check #: B15-2425

Project Address: 27960 CABOT RD

Project Description: Permit for signage for Mill Creek "Apex" MO5:
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62.6SF, NOTE: M designators are in reference to
designations on plans, ~~Monument sign is for lettering~~
~~only base by others.~~ Field verify for code compliance.

	SUBMITTED	DUE	CORRECTION	CLEARED	INITIAL
1st Check :	8/20/15	8/27/15		✓	
2nd Check:					
3rd Check:					
4th Check:					

Plan Check Reviewed By: _____

___ School Fees Payment or Exemption Letter Received, Date: _____

___ HOA Approval Received N/A

___ Discretionary Application #(s), if applicable _____

___ Meets setbacks for Zone



City of Laguna Niguel
Building Division
 30111 Crown Valley Pkwy
 Laguna Niguel, CA 92677
 (949) 362-4360
 FAX 362-4369

BUILDING PERMIT APPLICATION

www.CityofLagunaNiguel.org

124

Project Address: 27960 CABOT ROAD

Suite/Unit: _____

Applicant/Agent: JEFF REICH

Tract Lot: _____

Address: 12439 MAGNOLIA BLVD #113

Phone No.: (818) 675 5849

City: NO HOLLYWOOD **State:** CA **Zip:** 91607

Email: SIGNPERMIT@GMAIL.COM

Property Owner: MILL CREEK

Phone No.: () -

Address: 27960 CABOT ROAD

City: LAGUNA NIGUEL **State:** CA **Zip:** 92677

Email: _____

Contractor: CA SIGNS

Phone No.: (818) 899 1888

Address: 10280 GLENOAKS BLVD

City: PACOIMA **State:** CA **Zip:** 91331

Email: JACKD@CASIGNS.COM

State License No.: 413813 **Class:** CAS/C61/D12

Expiration: 10-31-15

Workman's Comp. Policy No.: CA 10002453191

Expiration: 11-1-15

Insurance Company (if applicable): EVEREST NATIONAL INS CO

Architect: _____ **Reg No.:** _____

Phone No.: () -

Address: _____

City: _____ **State:** _____ **Zip:** _____

Email: _____

Engineer: _____ **Reg. No.:** _____

Phone No.: () -

Address: _____

City: _____ **State:** _____ **Zip:** _____

Email: _____

Description of Work to be Performed (please be specific):

INSTALL (1) ONE ILLUMINATED CHANNEL LETTER WALL SIGN
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Signature of Applicant: Jeff Reich **Payment:** Cash or Check # 0245 or Visa/MC

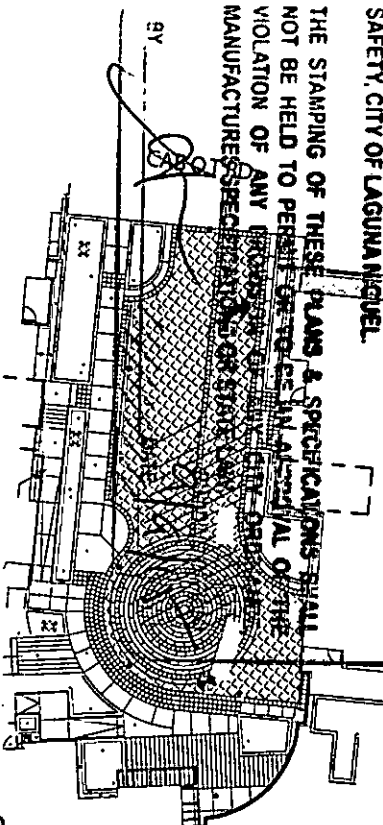
Activity Number:	<u>B15-2425</u>	Received By:	<u>S. MEN</u>	Date:	<u>8/20/15</u>
Planning Division:		Submittal does not constitute Planning Approval			
HOA or Property Manager Approval Required:					
HOA or Property Manager Approval Letter Provided:					
OK for Plan Check:		Reviewed By:		Date:	
OK for issuance:		Reviewed By:		Date:	
Building Division:					
☐ Gary	☐ Planning	☐ CAA	☐ GMU		
☐ Fire	☐ Water	☐ Health	☐ Grading		

Sign Type	Sign Footage	Description
M05	62.6 sq. ft.	Wall ID Sign (Vertical APEX Letters)

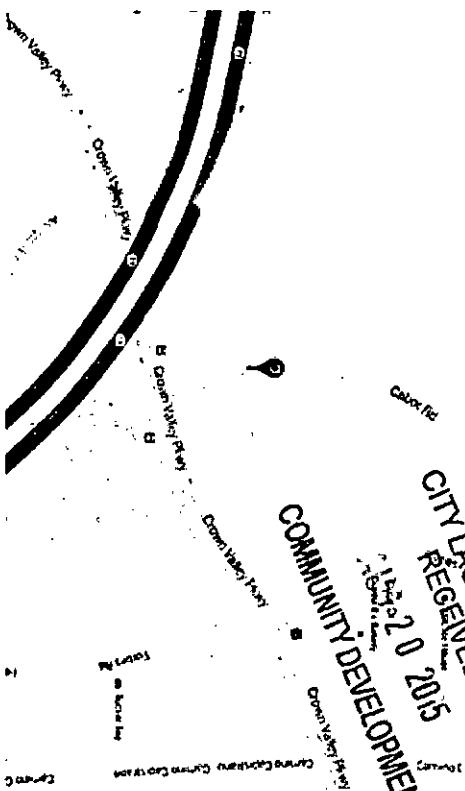
THE CITY OF LAGUNA NIGUEL APPROVED

THIS SET OF PLANS AND SPECIFICATIONS MUST BE KEPT ON THE JOB SITE AT ALL TIMES AND IT IS UNLAWFUL TO MAKE ANY CHANGES OR ALTERATIONS ON THE PLANS WITHOUT WRITTEN PERMISSION FROM THE DEPARTMENT OF BUILDING AND SAFETY, CITY OF LAGUNA NIGUEL.

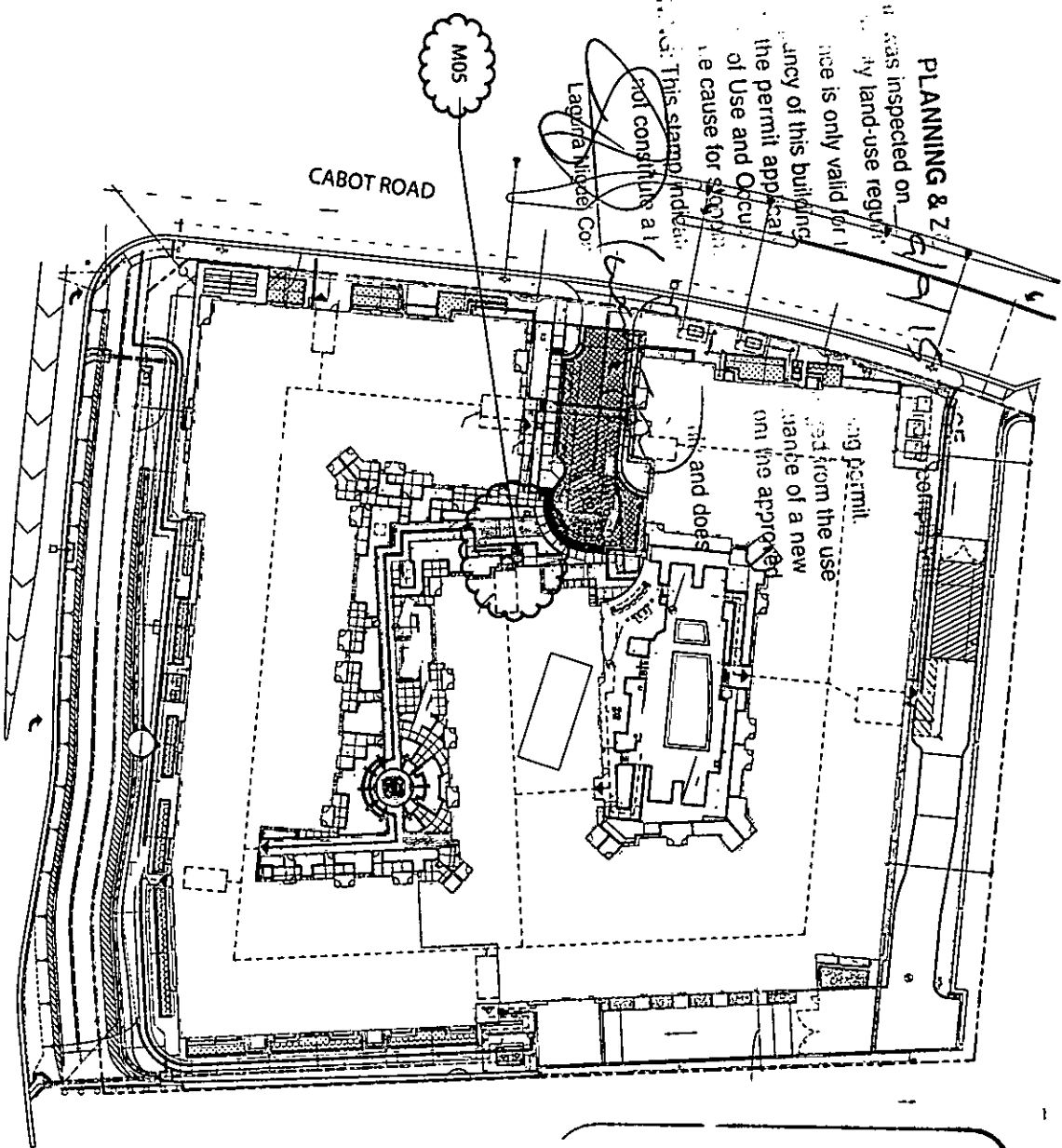
THE STAMPING OF THESE PLANS & SPECIFICATIONS SHALL NOT BE HELD TO PERMIT OR TO CEASE OR ALTERATION OF THE VIOLATION OF ANY PROVISIONS OF THE CITY OF LAGUNA NIGUEL MANUFACTURES SPECIFICATIONS OF STATE LAW.



CITY LAGUNA NIGUEL
RECEIVED
JAN 20 2015
COMMUNITY DEVELOPMENT



PLAN VIEW
Scale: Not to Scale
ADDRESS:
27960 Cabot Rd, Laguna Niguel, CA 92677



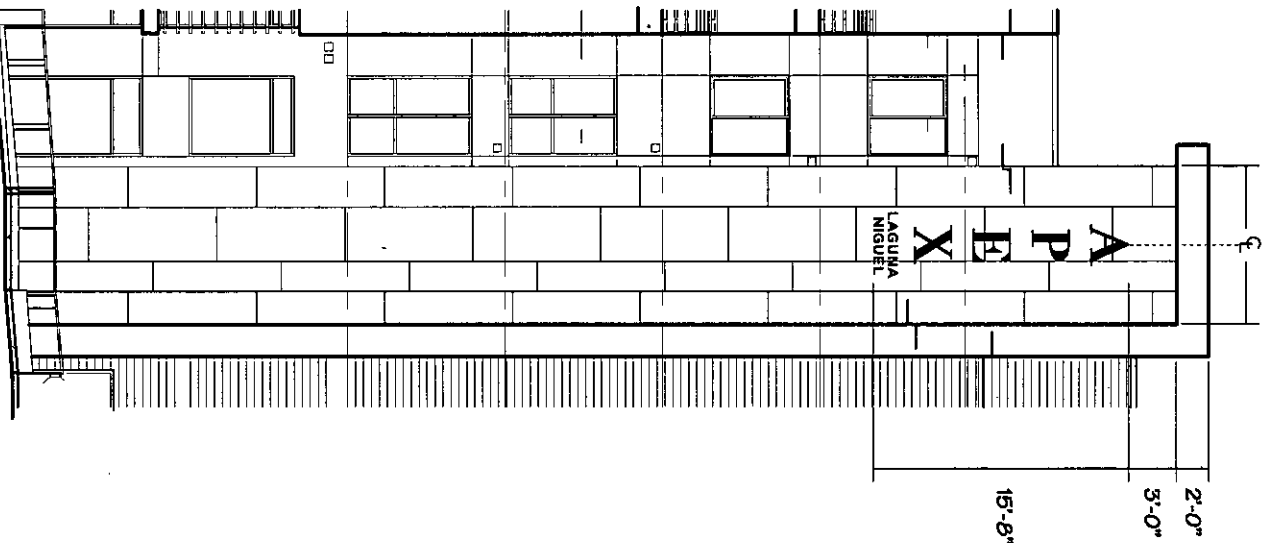
SITE PLAN
Scale: Not to Scale

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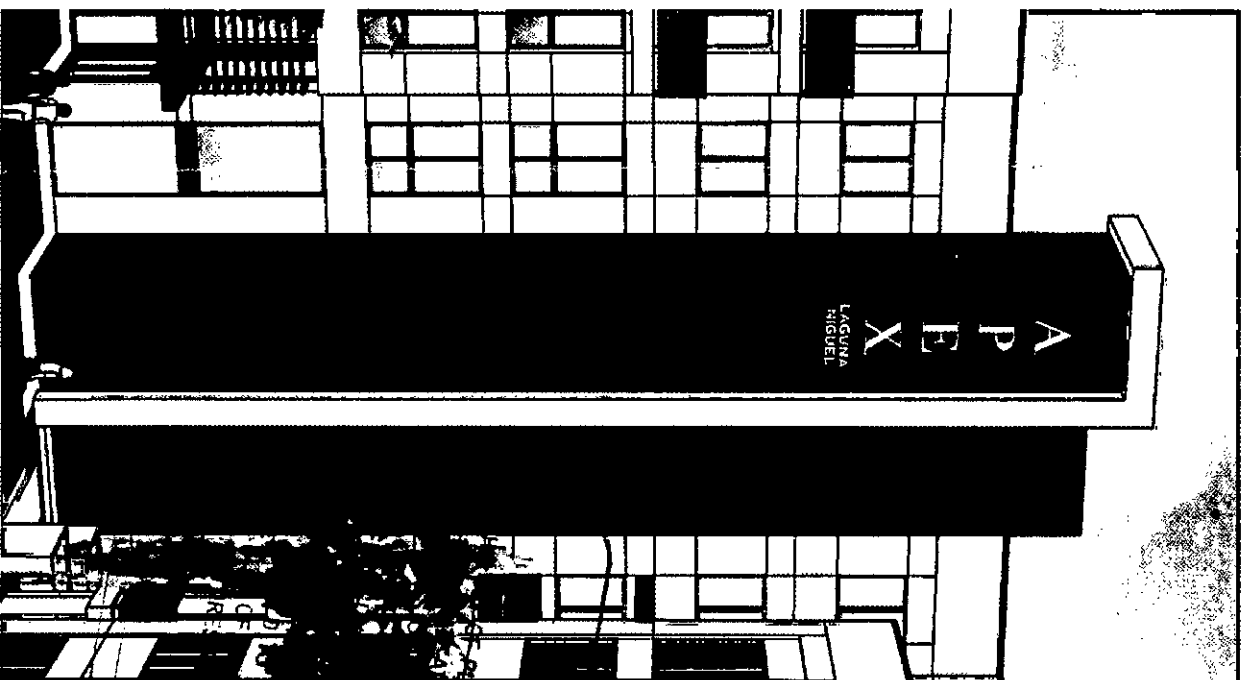
Client Approval:
☐ as submitted
☐ as noted
☐ resubmit
By: _____
Date: _____

Date: 05/12/15
Revision: Δ Date: 07/02/15
Drawn by: Martin
Review by: _____

CASigns
10280 Cien Oaks Boulevard
Foothill, CA 91331-1604
FAX: 818-899-4499
www.CASigns.com
Telephone: 818-899-1888
Project: MILL CREEK
Ref: APEX Laguna Niguel / Exterior Illuminated Signage
Schematic 1
Scale: As Noted



Elevation View - Wall ID Sign (Vertical)
Scale: Not to Scale
Sign Types: M05



Elevation - Wall ID Sign (Vertical)
Scale: Not to Scale
Sign Types: M05

Client Approval:

☐ as submitted

☐ as noted

☐ resubmit

By: _____

Date: _____

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CASigns

10280 Glenoaks Boulevard
Pacifica, CA 91331-1604
FAX: 818-899-4499
www.CASigns.com
Telephone: 818-899-1888

APPROVED

THE CITY OF LAGUNA NIGUEL PROJECT: MILL CREEK
ALL PLANS AND SPECIFICATIONS MUST BE APPROVED BY THE CITY OF LAGUNA NIGUEL. ANY CHANGES OR MODIFICATIONS TO THE PLANS WITHOUT THE WRITTEN APPROVAL OF THE CITY OF LAGUNA NIGUEL IS UNLAWFUL. EXISTING SIGNAGE FROM THE DEPARTMENT OF BUILDING AND SAFETY IS TO BE REMOVED OR MODIFIED TO COMPLY WITH THE CITY OF LAGUNA NIGUEL SPECIFICATIONS.

THESE PLANS & SPECIFICATIONS SHALL BE PERMITTED OR TO BE AN APPROVAL OF THE PROVISION OF ANY CITY ORDINANCE, SPECIFICATIONS OR STATE LAW.

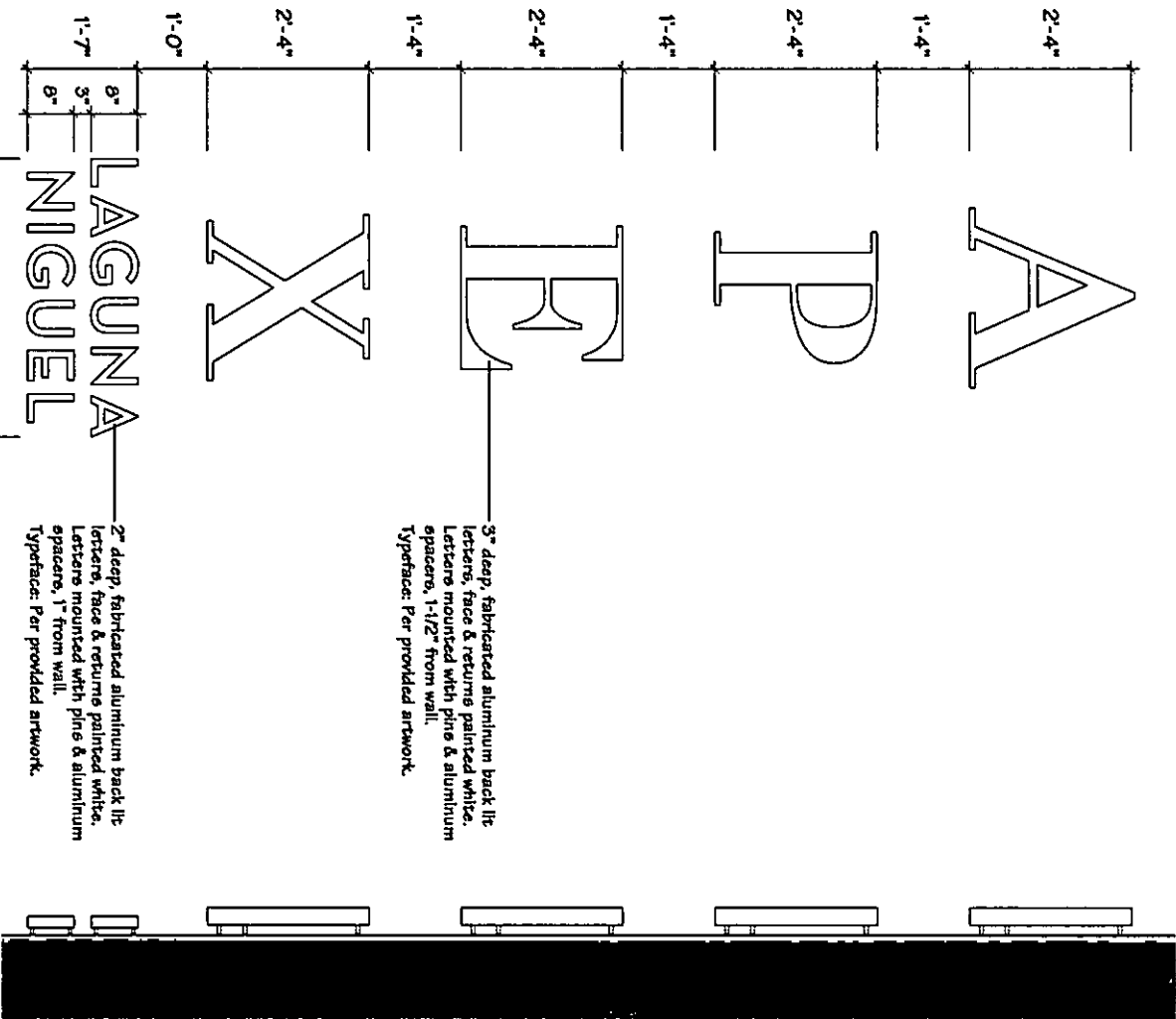
Schematic 5

BUILDING OFFICIAL

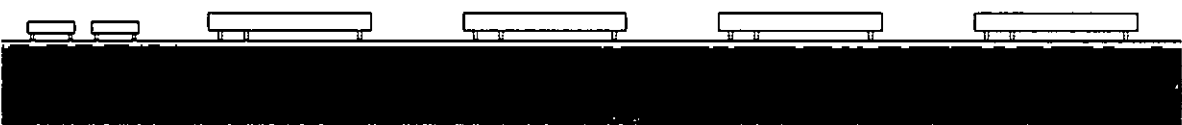
DATE: _____
Scale: As Noted

Drawn By: Martin
Review By: _____

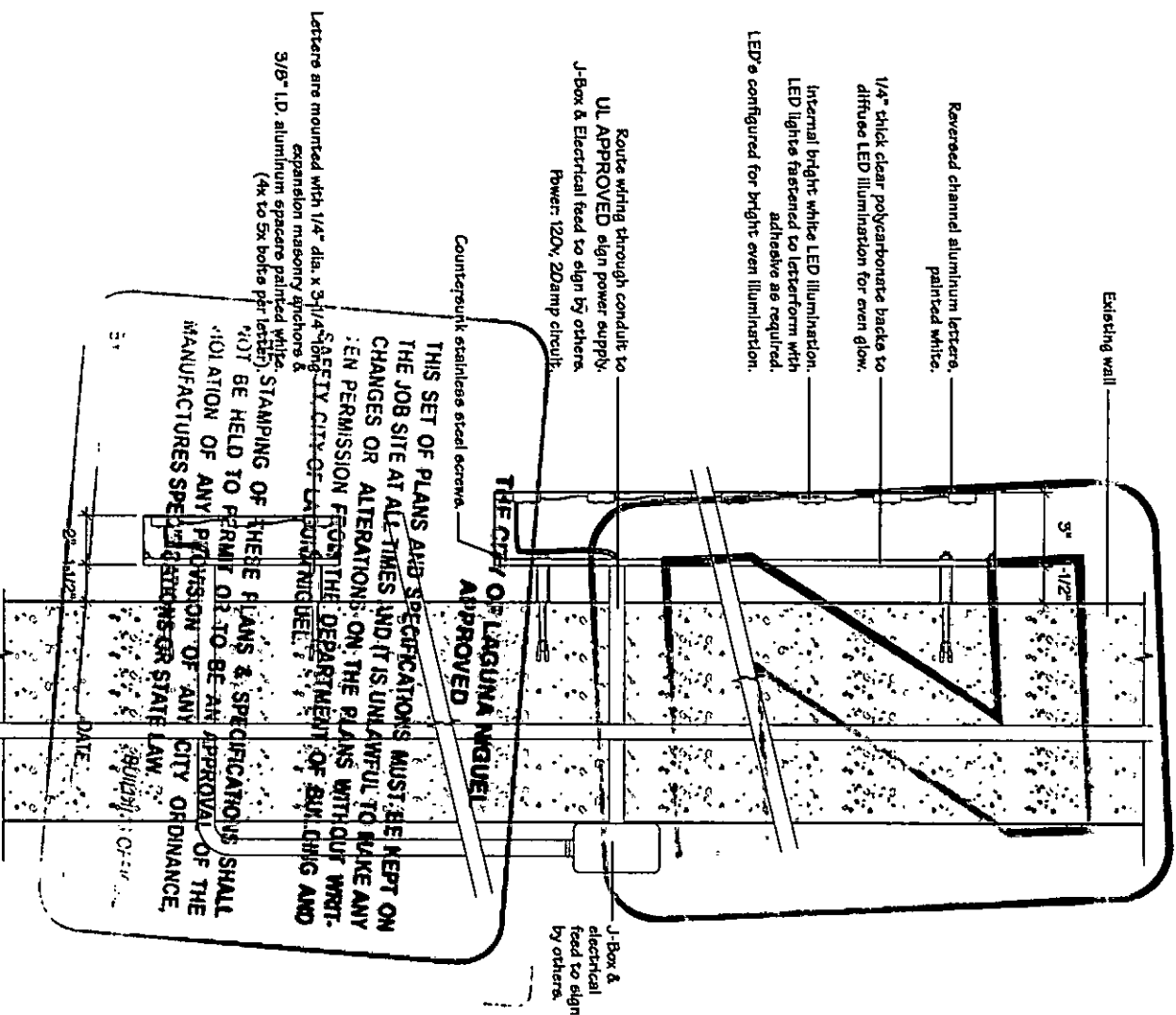
27960 CABOT ROAD, LAGUNA NIGUEL, CA



Front View - Illuminated Identity Sign
Scale: 1/2" = 1'-0"
Sign Type: M05



Side View:
Scale: 1/2" = 1'-0"



UL APPROVED

Section View - Halo Letters
Scale: 3/16" = 1"

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Client Approval:
☐ as submitted
☐ as noted
☐ resubmit

By: _____
Date: _____

Date: 05/12/15
Revision: ☒ Date: 07/02/15
Drawn by: Martin
Review by: _____

CASigns
10280 Glenoaks Boulevard
Pacifica, CA 91331-1604
FAX: 818-899-4499
www.CASigns.com
Telephone: 818-899-1888

Project: MILL CREEK
Ref: APEX Laguna Niguel / Exterior Illuminated Signage
Schematic 6
Scale: As Noted
LAGUNA NIGUEL, CA

CITY LAGUNA NIGUEL
RECEIVED

AUG 20 2005

COMMUNITY DEVELOPMENT

City Set

BLD

27960 CABOT RD

Illuminated Wall Sign

B15-2425

APPROVED
THE CITY OF LAGUNA NIGUEL

ALL CHANGES SPECIFICATIONS OR STATE TYP
OR OF VIA PROVISION OF VIA CITY ORDINANCE
TO BE SET TO PERMIT OR TO BE VIA APPROVANT OF THE
SIGNED AND OF THESE PLANS & SPECIFICATIONS SHALL
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SIGNED AND OF THESE PLANS & SPECIFICATIONS SHALL
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SIGNED AND OF THESE PLANS & SPECIFICATIONS SHALL

DATE



BUILDING PERMIT

PERMIT WILL AUTOMATICALLY EXPIRE IF INPSECTIONS ARE NOT SCHEDULED
AT LEAST EVERY 180 DAYS

FOR INSPECTIONS: CALL (949) 362-4381
REQUESTS RECEIVED BY 6 A.M. WILL BE SCHEDULED FOR THE SAME BUSINESS DAY
Inspection Cancellation or Rescheduling: (949) 362-4334
Inspection Schedule available after 9:00 a.m. on day of inspection (949) 362-4314

CITY OF LAGUNA NIGUEL
Community Development
Department
30111 Crown Valley Pkwy
Laguna Niguel, CA 92677
Tel. (949) 362-4360
Fax. (949) 362-4369
www.CityofLagunaNiguel.org

PERMIT #:
B15-3437

APN: 11111111 PROJECT ADDRESS: **27960 CABOT RD**
TRACT: PM 2012-124 Lot/PARCEL: 1 LINKED ADDRESSES: 27960 CABOT RD
ELEC: BUSINESS NAME:
ISSUED: 12/3/2015

DESCRIPTION OF WORK:
Permit to install 8 SDG&E smart meter devices in 4 locations/parking stalls, (4) 120V circuits; devices shall not encroach into any parking stall in any way. Field verify for code compliance.

OWNER:	CAL 1 CROWN VALLEY LLC 4400 MACARTHUR BLVD 700 NEWPORT BEACH, 92660-2038	
APPLICANT:	THEODROS AMBAW 9344 WHEATLANDS ROAD SANTEE, CA 92071	PHONE: (619) 420-4500
CONTRACTOR:	CHULA VISTA ELECTRIC CO 9344 WHEATLANDS ROAD SANTEE, CA 92071	PHONE: (619) 420-4500
LICENSE #:	175956 CLASS: C10/C21	EXPIRES: 12/31/2016
WORKERS COMP:	TRAVELERS PROPERTY CASUALTY COMPANY OF AMERICA DTJUB6E805940	EXPIRES: 7/1/2016
ARCH/ENG:		PHONE:
BUSINESS:		PHONE:

CODE YEAR: 2013 CONSTR. TYPE: VB OCCUPANCY TYPE: U Utility Miscellaneous

TOTAL VALUATION\$1,000.00

USE TYPE:
USE DESCRIPTION:

SUMMARY OF PERMIT FEES

	PLANCHECK	PERMIT	SUMMARY OF PERMIT FEES PERMIT ISSUANCE	SUBTOTAL
BUILDING				
ELECTRICAL		\$745.52	\$27.27	\$772.79
MECHANICAL				
PLUMBING				
POOL/SPA				
SIGN				
DEMOLITION				
SMIP				
STATE FEE(CBSC)				
GMU				
MISC				\$0.00
			TOTAL PERMIT FEES:	\$772.79
			TOTAL FEES PAID	\$772.79

Comments:
Planning Approval: DM Date: 12/3/15
Building Permit Issued By: [Signature] Date: 12-03-15 Issued Receipt#: R15-3264

CERTIFICATE OF COMPLIANCE AND AUTHORIZATION OF ENTRY
By my signature below, I certify to each of the following:
I am () a California Licensed contractor or () the property owner* or (X) authorized to act on the property owner's behalf**.
I have read this construction permit 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.
California Licensed Contractor, Property Owner* or Authorized Agent**: *requires separate verification form
Signature Theodor S. [Signature] Date 12/3/15 **requires separate authorization form

#2 IDENTIFY WHO WILL PERFORM THE WORK (Complete either 2A or 2B)

#2A CALIFORNIA LICENSED CONTRACTORS 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.

Contractor Name: CHULA VISTA ELECTRIC CO

Address: 9344 WHEATLANDS ROAD SANTEE, CA 92071

License Class and No. 175956

Expiration Date: 12/31/2016

Signature: *Theodor Shy* Date: 12/31/15

#2B 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 build 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 contractors 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>.

Property Owner or Authorized Agent signature: _____

Date _____

#3 IDENTIFY WORKERS' COMPENSATION DECLARATION AND LENDING AGENCY:

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.

WORKERS' COMPENSATION DECLARATION

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 TRAVELERS PROPERTY CASUALTY COMPANY OF AMERICA Policy No. DTJUB6E805940 Expiration Date 7/1/2016

☐ 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 *Theodor Shy* Date 12/31/15

CODE: INSPECTION TYPE	DATE	INITIALS	CODE: INSPECTION TYPE	DATE	INITIALS
2. Initial Water Quality Inspection			72. Drywall Nailing/Firewalls		
4. Temp Electrical Service or Pole			400. P/S Inspection for Fences		
6. Soil Pipe Underground			402. P/S Pool & Equipment Loc.		
8. Water Pipe Underground			410. P/S Approval to Cover - Gunite		
9. Sewer Line & House Connect			412. P/S Electrical Conduit Undermd.		
10. Electrical Conduit Underground			414. P/S Gas Pipe Underground Test		
14. Gas Line Underground & Test			416. P/S Backwash Lines, P Trap, Underground		
16. Vent/Backs			418. P/S Final Backwash Receiver		
18. Footings & Steel			420. P/S Fencing & Access Gates		
19. UFER			422. P/S Pre Deck		
20. Foundation - Slab on Grade			424. P/S Approved for Plastering		
21. Post Tension			428. P/S FINAL - HEATER & VENT		
22. Steel Reinforce - Retain. Walls			430. P/S FINAL - PLUMBING		
24. Pre Grout Lift 1			432. P/S FINAL - ELECTRICAL		
26. Pre Grout Lift 2			434. P/S FINAL - POOL COVER		
29. Wall Drainage			436. P/S FINAL - SOLAR SYSTEM		
30. Floor Plywood Nailing			438. P/S FINAL - POOL/SPA		
32. Sewer Line & House Connect			902. FINAL - ELECTRICAL METER RELEASE		
34. Roof Drains/Deck Drains			904. FINAL ELECTRICAL		
36. Rough Plumb/ing/Gas Test			906. FINAL - SIGN		
40. Hot Mop Shower			908. FINAL - MECHANICAL		
41. Lath/ing Interior			910. FINAL - PLUMBING		
42. Rough Electrical			912. FINAL - WATER SERVICE		
44. Rough Mechanical			914. FINAL - GAS TEST		
46. Fire Dampers			916. FINAL - ACCESSIBILITY REGULATIONS		
48. Roof Sheathing			918. FINAL - RE-ROOF		
50. Roof Framing			920. FINAL - PLANNING		
51. Approval to Cover Exterior			922. FINAL - ENGINEERING/P.W.		
52. Shear Walls Interior			924. FINAL - O.C. HEALTH		
53. Preliminary Shear			926. FINAL - WATER DISTRICT		
54. Shear Walls Exterior			927. FINAL - SMOKE DETECTOR/ CO2		
55. Preliminary Insulation			928. FINAL - GRADING		
56. Rough Frame & Flashing			930. FINAL - OCFA SPRINKLER SYSTEMS -		
59. OCFA Fire Sprinkler - Rough			932. FINAL - OCFA PROJECT FINAL -		
60. T-Bar Ceiling			933. Anti-Entrapment Device		
64. Lath/ing Exterior			934. FINAL - BUILDING & SAFETY		
70. Insulation			935. FINAL - WATER QUALITY INSPECTION		



City of Laguna Niguel
Building Division
 30111 Crown Valley Pkwy
 Laguna Niguel, CA 92677
 (949) 362-4360
 FAX 362-4369

BUILDING PERMIT APPLICATION

www.CityofLagunaNiguel.org

124

Project Address: 27960 Cabot Rd, Laguna Niguel 92677 **Suite/Unit:** (4) parking garages

Applicant/Agent: Theodoros Ambaw

Tract Lot: _____

Address: 9344 Wheatlands Rd.

Phone No.: (919) 420-4500

City: Santee **State:** CA **Zip:** 92071

Email: jknuth@c-v-e.com

Property Owner: Cal 1 Crown Valley LLC

Phone No.: (714) 966-9355

Address: 949 S. Coast Dr. #400

(Greg Lucas)

City: Costa Mesa **State:** CA **Zip:** 92626

Email: glucas@mertrust.com

Contractor: Chula Vista Electric Co.

Phone No.: (919) 420-4500

Address: 9344 Wheatlands Rd.

City: Santee **State:** CA **Zip:** 92071

Email: jknuth@c-v-e.com

State License No.: 17595L **Class:** C10/C21

Expiration: 12/31/16

Workman's Comp. Policy No.: DTJ-UB-0E805940

Expiration: 7/1/16

Insurance Company (If applicable): Travelers Property Casualty

Architect: _____ **Reg No.:** _____

Phone No.: () - _____

Address: _____

City: _____ **State:** _____ **Zip:** _____

Email: _____

Engineer: _____ **Reg. No.:** _____

Phone No.: () - _____

Address: _____

City: _____ **State:** _____ **Zip:** _____

Email: _____

Description of Work to be Performed (please be specific): install (8) SDGE smart meter devices - in (4) parking garages requiring (4) 120 V circuits

The smart meter network devices will not encroach into any parking stall in any way

Valuation: \$ 1000.00 **Type of Const:** _____ **Occupancy Type:** _____ **Pre 1978 Building :** _____

I certify that the above information is complete and correct. If the scope of work changes this application must be updated by the applicant. Permit applications expire 180 days from the date of application. Permits must be obtained prior to expiration (Pursuant of UBC sec 107.4)

Signature of Applicant: Theodor Stipe **Payment:** Cash or Check # 7059 or Visa/MC

Activity Number:	<u>B15-3437</u>		Received By:	<u>[Signature]</u>	Date:	<u>12/3/15</u>
Planning Division:	YES	NO	Submittal does not constitute Planning Approval			
HOA or Property Manager Approval Required:						
HOA or Property Manager Approval Letter Provided:						
OK for Plan Check:						
OK for issuance: <u>X</u>						
Building Division:						
☐ Gary	☐ Planning	☐ CAA	☐ GMU			
☐ Fire	☐ Water	☐ Health	☐ Grading			



Cash Register Receipt

City of Laguna Niguel

Receipt Number
R15-3264

DESCRIPTION	ACCOUNT	QTY	PAID
PermitTRAK			\$772.79
B15-3437 Address: 27960 CABOT RD Apn: 111111111			
Type: COMMERCIAL Subtype: MEP			
Description: New 8 SDG&E meters in 4 parking stalls, (4) 120V circuits			\$772.79
ELECTRICAL FEES			\$772.79
TOTAL FEES PAID BY RECEIPT:R15-3264			\$772.79

Date Paid: Thursday, December 03, 2015

Paid By: CHULA VISTA ELECTRIC CO

Payee Address: 9344 WHEATLANDS ROAD SANTEE, CA 92071

Cashier: IV

Pay Method: CREDIT CARD 7059





CITY OF LAGUNA NIGUEL

30111 Crown Valley Parkway
Laguna Niguel, California 92677

Direct line (949) 362-4300 Inspection request line (949)362-4381

WATER QUALITY

Stormwater pollution prevention devices and practices shall be installed and instituted as necessary to ensure compliance with the City of Laguna Niguel Water Quality standards contained in the Laguna Niguel Municipal Code, Best Management Practices (BMP's) and any Erosion Control Plan associated with this project. All such devices and practices shall be maintained, inspected and monitored to ensure adequacy and proper function throughout the duration of the construction project.

Compliance to the Water Quality standards and any Erosion Control Plan associated with this project includes, but is not limited to the following requirements:

Permittee/Contractor/Sub-Contractors shall place gravel bags near the property and at the nearest catch basin during excavation, gunite and plastering operations and any other operation that may result in materials of any kind being deposited in the public right-of-way. All BMP's shall be picked up daily.

Permittee/Contractor/Sub-Contractors shall place plastic tarp under all equipment to prevent oil, hydraulic fluid and other materials from getting on the street and into the storm drain system.

Permittee/Contractor/Sub-Contractors shall not place or store any materials, dirt, debris or sand in the public right-of-way (on the street) at any time. Sand for the gunite operation shall be placed on the homeowner's property or shall be delivered by a concrete mixer and placed directly into the gunite pump.

Effective combination of erosion and sediment control BMPs shall be implemented to protect the exposed portions of the site from erosion and to prevent sediment discharges.

Sediments and other pollutants shall be retained on site until properly disposed of, and may not be transported from the site via sheet flow, swales, area drains, natural drainage courses or wind.

Stockpiles of earth and other construction-related materials shall be protected from being transported from the site by the forces of wind and water flow.

WATER QUALITY CONTINUED

Fuels, oils, solvents, and other toxic materials shall be stored in accordance with their listing and are not to contaminate the soil and/or surface waters.

All approved storage containers are to be protected from the weather.

Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the storm drainage system, nor be allowed to settle or infiltrate into soil.

Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on site until they can be disposed of as solid wastes.

Trash and construction solid wastes shall be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.

Sediments and other materials may not be tracked from the site by vehicular traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way.

Accidental deposits shall be swept up immediately and may not be washed down by rain or other means.

Stormwater pollution prevention devices and /or practices shall be modified as needed as the project progresses to ensure effectiveness.

FAILURE TO COMPLY WITH ANY OF THESE CONDITIONS SHALL INVALIDATE YOUR PERMIT AND YOU MAYBE CHARGED A FEE TO REPAIR AND/OR CLEAN THE STREETS AND/OR STORM DRAINS.

I agree to follow and implement all the conditions stated above and any other conditions required by the City for this permit. I understand that failure to do so shall invalidate the permit.

Chula Vista Electric Co.
Company Name

Theodoros 12/3/15
Permittee Signature Date

B/S - 3437
Permit #

Theodoros Ambaw
Print Name

27960 Cabot Rd. Laguna Niguel, Ca,
Project Address 92647



REQUEST#: 184223561-A

October 21, 2015

NOTICE TO PROCEED

ISSUED TO: Henkels & McCoy, Inc. – 3760 Convoy Street, Suite 230, San Diego, CA 92111

In accordance with the provisions of the **Network Device Installation PO #5900034964** and **Design PO# 5900034943**, release date **August 1, 2014**, for Smart Meter Network Device Design & Installation, you are hereby notified to commence work at the following location(s):

27960 Cabot Road, Laguna Nigel, CA 92677

Contact For Install: Greg Lucas or Clive Waring – Main office: +1 714.514.9451

or Greg Lucas @ +1 714.800.1385 glucas@mcrtrust.com or Clive Waring @ cwaring@mcrtrust.com

Network device(s) to be installed: **8 devices in 4 locations. See Survey for quantity & location details**

LOCATION 1: 2 RFR-WLMT & 1 power supply – Garage Wall

LOCATION 2: 2 RFR-WLMT & 1 power supply – Garage Wall – Near parking space #424

LOCATION 3: 2 RFR-WLMT & 1 power supply – Garage Wall – Near parking space #175

LOCATION 4: 2 RFR-WLMT & 1 power supply – Garage Wall – Near electrical room P2-07

Attached are a copy of the signed easement or license agreement and premise survey(s) for installation detail.

Henkels & McCoy, Inc. is to fully complete the work within 14-days calendar days of this notice



SDGE SIGNED SM ND
License Agreement 2'



184223561 RFR
27960 CABOT RD LN.



NTP ND Install
Summary_27960 cabr

Network Device(s) to be installed per approved electrical permit drawings.

Sincerely,

Denise Clancy Zack
Project Advisor – Smart Meter Network & Systems Operations
San Diego Gas & Electric - AMO



BUILDING PERMIT

PERMIT WILL AUTOMATICALLY EXPIRE IF INSPECTIONS ARE NOT SCHEDULED
AT LEAST EVERY 180 DAYS

FOR INSPECTIONS: CALL (949) 362-4381

REQUESTS RECEIVED BY 6 A.M. WILL BE SCHEDULED FOR THE SAME BUSINESS DAY

Inspection Cancellation or Rescheduling: (949) 362-4334

Inspection Schedule available after 9:00 a.m. on day of inspection (949) 362-4314

CITY OF LAGUNA NIGUEL

Community Development

Department

30111 Crown Valley Pkwy

Laguna Niguel, CA 92677

Tel. (949) 362-4360

Fax. (949) 362-4369

www.CityofLagunaNiguel.org

PERMIT #:

B16-3289

APN: 11111111

TRACT: PM 2012-124

Lot/PARCEL: 1

PROJECT ADDRESS: 27960 CABOT RD

ELEC:

LINKED ADDRESSES: 27960 CABOT RD

TYPE: RESIDENTIAL

SUBTYPE: ROTH

DESCRIPTION OF WORK:

ISSUED: 3/1/2017

Permit to install 75KVA transformer with one 225AMP panel for (10) 50AMP receptacles for EV charging. Field verify for code compliance. *J-boxes Only - Separate permits req'd for chargers when installed*

OWNER:	APEX APARTMENTS 27960 CABOT ROAD LAGUNA NIGUEL, CA 92677	
APPLICANT:	ABM ELECTRICAL & LIGHTING SOLUTIONS INC 152 TECHNOLOGY DRIVE IRVINE, CA 92618	PHONE: (949) 888-2340
CONTRACTOR:	ABM ELECTRICAL & LIGHTING SOLUTIONS INC 152 TECHNOLOGY DRIVE IRVINE, CA 92618	PHONE: (949) 888-2340
LICENSE #:	967676	CLASS: C10
WORKERS COMP:	ACE AMERICAN INSURANCE COMPANY	POLICY#: WCUC49104352
ARCH/ENG:		PHONE:
BUSINESS:		PHONE:

CODE YEAR: 2013

CONSTR. TYPE: U

OCCUPANCY TYPE: U Utility Miscellaneous

TOTAL VALUATION:\$20,000.00

USE TYPE:

USE DESCRIPTION:

SUMMARY OF PERMIT FEES

	PLANCHECK	PERMIT	SUMMARY OF PERMIT FEES PERMIT ISSUANCE	SUBTOTAL
BUILDING	\$233.80			\$233.80
ELECTRICAL		\$385.42	\$28.21	\$413.63
MECHANICAL				
PLUMBING				
POOL/SPA				
SIGN				
DEMOLITION				
SMIP				
STATE FEE(CBSC)				\$1.00
GMU				
MISC				\$0.00
			TOTAL PERMIT FEES:	\$648.43
			TOTAL FEES PAID	\$648.43

Comments:

Planning Approval: DM FOR SM

Date: 3/1/17

Building Permit Issued By: [Signature]

Date: 3/1/17

Issued Receipt#:

CERTIFICATE OF COMPLIANCE AND AUTHORIZATION OF ENTRY

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

I am ☐ a California Licensed contractor or ☐ the property owner* or ☐ authorized to act on the property owner's behalf**.

I have read this construction permit 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.

*requires separate verification form

California Licensed Contractor, Property Owner* or Authorized Agent**:

**requires separate authorization form

Signature [Signature]

Date 3-1-17

#2 IDENTIFY WHO WILL PERFORM THE WORK (Complete either 2A or 2B)

#2A CALIFORNIA LICENSED CONTRACTORS 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.

Contractor Name: ABM ELECTRICAL & LIGHTING SOLUTIONS INC

Address: 152 TECHNOLOGY DRIVE IRVINE, CA 92618

License Class and No. 967676

Expiration Date: 11/30/2017

Signature: 

Date: 3-1-17

#2B 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 of 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 build or improved for the purpose of sale.).

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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.legendinfo.ca.gov/calaw.html>.

Property Owner or Authorized Agent signature: _____

Date: _____

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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 ACE AMERICAN INSURANCE COMPANY Policy No. WCUC49104352 Expiration Date 11/1/2017

☐ 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 _____ Date _____

CODE: INSPECTION TYPE	DATE	INITIALS	CODE: INSPECTION TYPE	DATE	INITIALS
2. Initial Water Quality Inspection			72. Driveway Nailing/Firewalls		
4. Temp Electrical Service or Pole			400. P/S Pre-Inspection for Fences		
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10. Electrical Conduit Underround			412. P/S Electrical Conduit Underround		
14. Gas Line Underround & Test			414. P/S Gas Pipe Underround Test		
16. Verifit Setbacks			416. P/S Backwash Lines, P Trap, Underround		
18. Footings & Steel			418. P/S Final Backwash Receptor		
19. UFER			420. P/S Fencing & Access Gates		
20. Foundation - Slab on Grade			422. P/S Pre Deck		
21. Post Tension			424. P/S Approved for Plastering		
22. Steel Reinforce - Retain. Walls			428. P/S FINAL - HEATER & VENT		
24. Pre GROUT Lift 1			430. P/S FINAL - PLUMBING		
26. Pre GROUT Lift 2			432. P/S FINAL - ELECTRICAL		
29. Wall Drainage			434. P/S FINAL - POOL COVER		
30. Floor Plywood Nailing			436. P/S FINAL - SOLAR SYSTEM		
32. Sewer Line & House Connect			438. P/S FINAL - POOL/SPA		
34. Root Drains/Deck Drains			902. FINAL - ELECTRICAL METER RELEASE		
36. Rough Plumbing/Gas Test			904. FINAL ELECTRICAL		
40. Hot Mop Shower			906. FINAL - SIGN		
41. Lath/In Interior			908. FINAL - MECHANICAL		
42. Rough Electrical			910. FINAL - PLUMBING		
44. Rough Mechanical			912. FINAL - WATER SERVICE		
46. Fire Dampers			914. FINAL - GAS TEST		
48. Root Sheathing			916. FINAL - ACCESSIBILITY REGULATIONS		
50. Roof Framing			918. FINAL - RE-ROOF		
51. Approval to Cover Exterior			920. FINAL - PLANNING		
52. Shear Walls Interior			922. FINAL - ENGINEERING/P.W.		
53. Preliminary Shear			924. FINAL - O.C. HEALTH		
54. Shear Walls Exterior			926. FINAL - WATER DISTRICT		
55. Preliminary Insulation			927. FINAL - SMOKE DETECTOR/CO2		
56. Rough Frame & Flashing			928. FINAL - GRADING		
59. OCCA Fire Sprinkler - Rough			930. FINAL - OCCA SPRINKLER SYSTEMS -		
60. T-Bar Ceiling			932. FINAL - OCCA PROJECT FINAL -		
64. Lath/In Exterior			934. FINAL - BUILDING & SAFETY		
70. Insulation			936. FINAL - WATER QUALITY INSPECTION		



City of Laguna Niguel
Building Division
 30111 Crown Valley Pkwy
 Laguna Niguel, CA 92677
 (949) 362-4360
 FAX 362-4369

BUILDING PERMIT APPLICATION

www.CityofLagunaNiguel.org

124

Project Address: 27960 CABOT RD. **Suite/Unit:** _____

Applicant/Agent: Robert Alcantax **Tract Lot:** _____

Address: 152 Technology Dr. **Phone No.:** (562) 688-3550

City: Irvine **State:** _____ **Zip:** _____ **Email:** ROBERT.ALCANTAX@ABM.COM

Property Owner: APEX APARTMENTS **Phone No.:** 855 334 0312

Address: 22960 CABOT RD

City: LAGUNA NIGUEL **State:** CA **Zip:** 92677 **Email:** APEX LAGUNA NIGUEL 010@MILTSMAIL.COM

Contractor: ABM Electronic Solutions **Phone No.:** (572) 44-4883

Address: 152 Technology Dr.

City: Irvine **State:** CA **Zip:** 92618 **Email:** ABM.COM

State License No.: 967676 **Class:** ELC **Expiration:** 11-17

Workman's Comp. Policy No.: WCUC48593537 **Expiration:** 11-17

Insurance Company (If applicable): ACE American

Architect: _____ **Reg No.:** _____ **Phone No.:** () - _____

Address: _____ **Email:** _____

City: _____ **State:** _____ **Zip:** _____

Engineer: _____ **Reg. No.:** _____ **Phone No.:** () - _____

Address: _____ **Email:** _____

City: _____ **State:** _____ **Zip:** _____

Description of Work to be Performed (please be specific):
INSTALL 75KVA TRANSFORMER w/ 1- 225 Amp PANEL FOR
10- 50AMP RECEPTACLES FOR EV. CHARGING. (10)

Valuation: \$ 20K **Type of Const:** _____ **Occupancy Type:** _____ **Pre 1978 Building:** _____

I certify that the above information is complete and correct. If the scope of work changes this application must be updated by the applicant.
 Permit applications expire 180 days from the date of application. Permits must be obtained prior to expiration (Pursuant of UBC sec 107.4)

Signature of Applicant: [Signature] **Payment:** Cash or Check # 0156 or Visa/MC

Activity Number: <u>B16-3289</u>		Received By: <u>[Signature]</u>		Date: <u>12/22/16</u>
Planning Division		YES	NO	Submitted does not constitute Planning Approval
HOA or Property Manager Approval Required:				
HOA or Property Manager Approval Letter Provided:				
OK for Plan Check:				Reviewed By: _____ Date: _____
OK for issuance:				Reviewed By: _____ Date: _____
Building Division				
☐ Gary	☐ Planning	☐ CAA	☐ GMU	
☐ Fire	☐ Water	☐ Health	☐ Grading	

Plumbing/Mechanical/Electrical			Fixture Counts
Plumbing			
Quantity	Item	Quantity	Item
	Bar Sink		Kitchen Sink
	Backflow Device		Lavatories
	Bathtubs		Roof Drains
	Dishwashers		Showers
	Drinking Fountains		Service Sink
	Floor Drains		Sewer Cap
	Floor Sinks		Sewer Connection
	Gas Piping:		Urinal
	Gas Service		Water Closet
	Interceptors/Clarifiers		Water Heater
			Water Service

Mechanical

Quantity	Item	Quantity	Item
	Boiler		Hood or Canopy
	Ventilation Fan		Refrigeration System:
	Exhaust System		0-100,000 BTU
	Fireplace/Factory Built ICBO#		+100,000 BTU
	Heating Systems & Ducting:		System Repair/Alteration
	<=100,000 BTU		Heat Pump or Air Conditioner:
	>100,000<=500,000 BTU		0-5 Tons
	>500,000<=1,000,000 BTU		+5 Tons
	>1,000,000<=2,000,000 BTU		
	>2,000,000 BTU		
	Evaporative Cooler		

Electrical

Quantity	Item	Quantity	Item
	Automatic Washer	1	Transformer: 75KVA
	Cooking Unit		<=1 hp
	Dishwasher		>1 to <=10 hp
	Dryers		>10 to <=50 hp
	Ventilation Fans		>50 to <=100 hp
	F.A.U.		>100 hp
	Fixtures		Services & Switchboards:
	Device Boxes		<= 600 amps
	Switches		>600 to <=1,000 amps
10	Outlets		>1,000 amps
	Garbage Disposal	1	Sub Panel 225 Amp.
	Water Heater		Motors:
	Self-Contained Appliance		<=1 hp
	Range		>1 to <=10 hp
	A/C Disconnect		>10 to <=50 hp
			>50 to <=100 hp
			>100 hp
	Temp power Pole or Piggyback		Pole Lights
	Temp Construction Sub Pole		Time Clock

Permit No: _____

Address: _____

Signs	Type (Circle One)	Size (Sq. Ft.)	Res. or Comm. (Circle One)	Foundation Valuation (if freestanding and over 6 feet in height)	Illumination (# of Transformers or Ballasts)
Sign 1	Single Face		Residential		
	Double Face		Commercial		
	Gas Tube				
Sign 2	Single Face		Residential		
	Double Face		Commercial		
	Gas Tube				
Sign 3	Single Face		Residential		
	Double Face		Commercial		
	Gas Tube				
Sign 4	Single Face		Residential		
	Double Face		Commercial		
	Gas Tube				
Sign 5	Single Face		Residential		
	Double Face		Commercial		
	Gas Tube				
Sign 6	Single Face		Residential		
	Double Face		Commercial		
	Gas Tube				



Cash Register Receipt

City of Laguna Niguel

Receipt Number
R16-4185

DESCRIPTION	ACCOUNT	QTY	PAID
PermitTRAK			\$648.43
B16-3289 Address: 27960 CABOT RD Apn: 11111111			
Type: RESIDENTIAL Subtype: ROTH			
Description: Install 10 receptacles for EV charging.			\$648.43
CBSC FEE			\$1.00
ELECTRICAL FEES			\$413.63
PLAN CHECK			\$233.80
TOTAL FEES PAID BY RECEIPT:R16-4185			\$648.43

Date Paid: Friday, December 23, 2016

Paid By: ABM ELECTRICAL & LIGHTING SOLUTIONS INC

Payee Address: 152 TECHNOLOGY DRIVE IRVINE, CA 92618

Cashier: CWIL

Pay Method: CREDIT CARD 0156



WATER QUALITY CONTINUED

Stockpiles of earth and other construction-related materials shall be protected from being transported from the site by the forces of wind and water flow.

Fuels, oils, solvents, and other toxic materials shall be stored in accordance with their listing and are not to contaminate the soil and/or surface waters.

All approved storage containers are to be protected from the weather.

Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the storm drainage system, nor be allowed to settle or infiltrate into soil.

Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on site until they can be disposed of as solid wastes.

Trash and construction solid wastes shall be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.

Sediments and other materials may not be tracked from the site by vehicular traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way.

Accidental deposits shall be swept up immediately and may not be washed down by rain or other means.

Stormwater pollution prevention devices and /or practices shall be modified as needed as the project progresses to ensure effectiveness.

FAILURE TO COMPLY WITH ANY OF THESE CONDITIONS SHALL INVALIDATE YOUR PERMIT AND YOU MAYBE CHARGED A FEE TO REPAIR AND/OR CLEAN THE STREETS AND/OR STORM DRAINS.

I agree to follow and implement all the conditions stated above and any other conditions required by the City for this permit. I understand that failure to do so shall invalidate the permit.



Permittee Signature 3-1-17
Date

ROBERT ALAN

Print Name

ABM

Company Name

AVA- B16-3289

Permit #

27960 CABOT RD

Project Address



Planning Division - Plan Check Routing Sheet

Plan Check #: B16-3289
Project Address: 27960 CABOT RD

Project Description: Permit to install 75KVA transformer with one 225AMP panel for (10) 50AMP receptacles for EV charging. Field verify for code compliance.

	SUBMITTED	DUE	CORRECTION(S)	APPROVED	INITIAL
1st Check :	12/22/16	01/19/17		×	DM
2nd Check:					
3rd Check:					
4th Check:					

___ School Fees Payment or Exemption Letter Received, Date: _____

___ HOA Approval Received N/A

___ Discretionary Application #(s), if applicable _____

**RETURN THIS SHEET WITH ORIGINAL AND REVISED PLANS
WHEN ALL CORRECTIONS HAVE BEEN MADE.**



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BUILDING PERMIT APPLICATION

www.CityofLagunaNiguel.org

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Project Address: <u>27960 CABOT RD.</u>		Suite/Unit: _____	
Applicant/Agent: <u>ROBERT ALANTAX</u>		Tract Lot: _____	
Address: <u>152 Technology Dr.</u>		Phone No.: <u>562.688.3550</u>	
City: <u>IRVINE</u> State: _____ Zip: _____		Email: <u>ROBERT.ALANTAX@ABM.COM</u>	
Property Owner: <u>APEX APARTMENTS</u>		Phone No.: <u>858.334.0312</u>	
Address: <u>27960 CABOT RD</u>		Email: <u>APEX.LAGUNA.NIGUEL@GMAIL.COM</u>	
City: <u>LAGUNA NIGUEL</u> State: <u>CA</u> Zip: <u>92677</u>		Phone No.: <u>(927) 464-4883</u>	
Contractor: <u>ABM ELECTRICAL SOLUTIONS</u>		Email: <u>ABM.COM</u>	
Address: <u>152 Technology Dr.</u>		Expiration: <u>11-17</u>	
City: <u>IRVINE</u> State: <u>CA</u> Zip: <u>92618</u>		Expiration: <u>11-17</u>	
State License No.: <u>967676</u> Class: <u>ELC</u>		Workman's Comp. Policy No.: <u>WCUC48593537</u>	
Insurance Company (If applicable): <u>ACE American</u>		Expiration: <u>11-17</u>	
Architect: _____ Reg No.: _____		Phone No.: () - _____	
Address: _____		Email: _____	
City: _____ State: _____ Zip: _____		Engineer: _____ Reg. No.: _____	
Address: _____		Phone No.: () - _____	
City: _____ State: _____ Zip: _____		Email: _____	
Description of Work to be Performed (please be specific): <u>INSTALL - 75KVA TRANSFORMER w/ 1- 225 Amp PANEL FOR</u> <u>10- 50AMP RECEPTACLES FOR EV. CHARGING. (110) ...</u>			
Valuation: \$ <u>20K</u> Type of Const: _____ Occupancy Type: _____ Pre 1978 Building : _____			

I certify that the above information is complete and correct. If the scope of work changes this application must be updated by the applicant. Permit applications expire 180 days from the date of application. Permits must be obtained prior to expiration (Pursuant to UBC sec 107.4)

Signature of Applicant: [Signature] **Payment:** Cash or Check # 0156 or Visa/MC

Activity Number: <u>B16-3289</u>		Received By: <u>[Signature]</u> Date: <u>12/22/16</u>	
Planning Division:		YES	NO
HOA or Property Manager Approval Required:			
HOA or Property Manager Approval Letter Provided:			
OK for Plan Check:			
OK for issuance:			
Building Division:		Reviewed By: _____ Date: _____	
☐ Gary	☐ Planning	☐ CAA	☐ GMU
☐ Fire	☐ Water	☐ Health	☐ Grading