M. Preliminary Construction Management Plan



NEWPORT CENTER CONDOMINIUMS



Preliminary Construction Management Plan DRAFT

March 25, 2016



SL Residential Inc | 17962 Cowan | Irvine, CA 92614



PREFACE

This "CONCEPTUAL" Construction Management Plan is the Contractor's preliminary planning to build the project in accordance with the project entitlements and approved plans.

The Contractor will add detail and update this Construction Management Plan upon issuance of the Project Entitlements, Conditions of Approval and approved Construction Plans.



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1.0 PROJECT INTRODUCTION

Owner:

Architect: MVE + Partners

1900 Main Street, Suite 800

Irvine, CA 92614 949-809-3388

General Contractor: SL Residential

17962 Cowan Irvine, CA 92614 949-863-9106

1.1 Project Location

The project is located on the Southwest corner of Newport Center Drive and Anacapa Drive.

1.2 Project Description

The Newport Center Villas Planned Community Development Plan (PC) is composed of 49 condominium units totaling 163,260 square feet of gross floor area. The project is located at the southwest intersection of Newport Center Drive and Anacapa Drive in Newport Center. The vision presented in the conceptual plan is for a luxury residential enclave intended to integrate a sophisticated urban lifestyle with a timeless building design.

The unit mix includes 10 residential townhomes, on Levels 1 and 2, 35 residential flats on Levels 3 through 6 and four penthouses on Level 7. Level 7 will also have a club room with fully appointed kitchen, fitness room/spa and a swimming pool. The project is designed for three levels of parking below grade. Level B-1 is partially at grade on the southern edge to allow tenant access, moving van access, and general delivery. Every unit will have a private 2-car garage located within the basement levels.



2.0 PROJECT IMPLEMENTATION

2.1 Dates of Construction

The construction of the proposed Project is projected to occur over approximately 21 months (Refer to Exhibit "D"). Grading and excavation are scheduled to commence the first quarter of 2017. Vertical construction of the residential building is expected 7 months from completion of the subterranean parking which will take approximately 10 months.

2.2 Hours of Construction

Construction activities will be restricted to non-holiday weekdays from 7:00 a.m. to 6:30 p.m., per City of Newport Beach Municipal Code Section 10.28.040 and in accordance with the Conditions of Approval issued for this project. Any activity outside of the specified hours shall be authorized in writing by the Building Official with sound mitigation measures such as deactivating the back-up beeping on trucks and installing sound blankets around the perimeter of the site.

2.3 Construction Personnel Trip Generation and Parking

The total number of construction personnel at the Site will vary depending on the construction activity. It is expected that there will be an average of 40 workers daily at the jobsite during construction of the sitework and parking structure. During construction of the super structure and the interiors, there will be an average of 80-90 workers on site.

2.4 Construction Schedule / Process

Estimated Construction Schedule is expected to commence in early 2017 and continue for the duration of 21 months into 2018. Please refer to Preliminary Exhibit D "Timeline".

2.5 Construction Equipment

Anticipated construction equipment to be utilized for the various stages of the project is as follows. Note: A more detailed list and scope will be provided upon the receipt of entitlements for the project.

Site Work: Street Improvements Demolition Caisson Placement Grading Lagging	Compressor Mixer and pumper Dozer (Electrical) Drill Rig Trucks Excavator	Concrete Conveyer Dump Flatbed
Parking Structure:	Delivery Trucks Loader	Ram Hoe
Concrete PlacementSite Drainage	Back Hoe Mixer and Pumper	Concrete



• Shotcrete	Crane	Flatbed
	Delivery Trucks	
	Drill Rig	
Superstructure:		
Precast Wall System	Compressors	Flatbed
Mechanical, Electrical,	Delivery Trucks	
Plumbing, Wall/Door and Large	Masonry Saws	Metal Stud Plasma
Tree installation	Cutter	
1100 1110 0011001011	Crane	Roto
	Hammers	
	Shot Pin Applicators	Small stationary
	power/hand tools	
Interior:		
• Interior Finishes	Compressors	Flatbed
Hardscape installation	Delivery Trucks	
Softscape installation	Masonry Saws	Roto Hammers
-	Skill Saws	Small
Passenger Elevators	handheld power tools	
Installation	Small Cement Mixer	



3.0 PARKING MANAGEMENT

3.1 Construction Parking Details

Construction workers will be prohibited from parking on the project site or in the public right-of-way during construction of the parking garage. The project applicant anticipates securing one or more binding off-site parking agreements to accommodate the varying number of workers needed for each construction stage. A copy of the Draft Memorandum of Understanding with The Tennis Club Newport Beach (1602 East Coast Highway) has been provided in Preliminary Exhibit A. Additional parking is currently being considered by Newport Harbor Lutheran Church and School. The off-site parking location(s) will be within a 5 mile radius of the Site. The final off-site parking agreement(s) shall be presented to the City prior to the issuance of the permits. The agreement(s) will ensure that the off-site parking locations will commit a sufficient number of spaces for the construction workers during the relevant term, and that the off-site location(s) possesses the proper permits and authority to rent the subject spaces.

Shuttles will transfer construction workers from the proposed construction Tennis Club parking to the on-site subcontractor Shuttle Drop-off destination at the project site as identified in Preliminary Exhibit B-1 Site Logistics Plan. Two or more, ten (10) passenger shuttle vans as required will run up to 6-8 trips each morning and evening and up to 5 trips at lunch time, assuming that some workers will stay at the jobsite during lunch. Carpooling among construction workers will be encouraged throughout project construction. Shuttle drop-off and pick-up shall be prohibited in the public right-of-way.

Construction workers will be prohibited from short term parking on site. Compliance with this prohibition will be monitored daily by the construction valet and flagmen team. However, this prohibition shall not apply to short term visitors to the Site such as City inspectors, City staff, architects, and consultants. Carpooling shall also be encouraged among professionals.

Once the parking garage is completed, some workers will be able to park within the completed parking areas. At this time, it is anticipated that approximately 75 cars may be able to park on-site in the parking structure on Level P-1 in addition to off-site parking.

3.2 Staging Areas

During the demolition phase, any heavy and light equipment will be stored on-site. After the demolition stage, the drill rig for the shoring beams as well as the excavation equipment will be located on-site within the building footprint as illustrated on Preliminary Exhibit B-2. The proposed Haul Route listed in Preliminary Exhibit C



will be followed to haul away debris.

While excavating, two temporary ramps will be created, one for the entry of trucks and equipment and the other for egress. After excavating down to the lower level subgrade of the parking structure, the two ramps will be removed with a long reach excavator and another piece of equipment will be left down at subgrade to feed the other atgrade excavator as illustrated on Preliminary Exhibit B-3. Currently the County landfill off of Newport Coast Drive and San Joaquin Hills (approximately 2.5 miles from the project site) is being proposed as a truck queuing station. Construction equipment will stay on-site during excavation and shoring. Construction truck staging will not be permitted within the public right of way.

Finally, once all of the shoring and excavation is complete, placement of rebar and concrete will start. The duration of the rebar and concrete is planned for 12 months. Unloading of rebar should take place in the Loading / Unloading zone on-site as indicated on Preliminary Exhibit B-4. Special requests for a Temporary Street and Sidewalk Closure Permit will be made as necessary for unloading materials from the street if the site cannot accommodate the size of the trucks. Prior to the rebar and necessary forming being performed, the contractor and owner will determine and convey the most suitable option(s) listed below to the City in order to execute the concrete operation.

- 1. First, a Temporary Street and Sidewalk Closure Permit will be requested so as to operate the concrete boom-pump from Anacapa Street frontage also shown on Preliminary Exhibit B-4. Full Street closures of Anacapa Drive are not permitted. An Engineered Traffic Control Plan which conforms to California MUTCD and the City of Newport Beach will be submitted so as to accommodate the boom pump which will require one of the existing four lanes per Preliminary Exhibit B-4. Per Preliminary Exhibit B-4, one southbound and two northbound lanes will be maintained on Anacapa. The Ready Mix Trucks shall be queued on-site as illustrated on Preliminary Exhibit B-4. The current pour sequence will have up to two separate pour days that will last approximately 8 hours which includes set-up and take-down. Once the equipment is taken down for the day, all four lanes will be returned to traffic.
- 2. Second, queuing of cement trucks on-site and unloading concrete ready mix in a bucket that is picked up and placed with the tower crane will eliminate the need for a boom pump and lane closure as illustrated in Preliminary Exhibit B-5.

Small equipment and tools will be stored on-site in the Storage Facility / Lock Boxes as indicated in the Preliminary Exhibits.



From time to time, a temporary street and sidewalk closure permit will be required for short durations less than two weeks to allow temporary use of a lane and a (10-foot 5-inches) in the City Right-Of-Way measured from the property line for the purpose of crane erection dismantling, installation of wet and dry utilities, lifting of mechanical pack units, landscape and hardscape materials on the roof and public street and Right of Way improvements such as curb, asphalt, sidewalk and landscaping. Temporary closures will not be used for parking of personal construction vehicles or staging of construction Depending on the construction timeline, vehicle parking vehicles. will be at an off-site location(s) and upon the completion of the parking garage on-site at Level P-1 of the structure. Closures of lanes or Public Right of Way's will not extend beyond two weeks periods.

All other interior trades will be able to take advantage of stocking material and small equipment in the parking structure. The parking structure can provide easy access to equipment and materials throughout multiple phases of the project. There will be no off-site storage locations for equipment and material.

3.3 Construction Office, Materials Storage, and Waste Management

A construction office for the Contractor's project staff is contemplated leasing space in one of the existing buildings surrounding the project site for the entire duration of the project. It will be equipped with power, computers, and a printer/scanner. Temporary toilet facilities will be provided on the Site. Once the subterranean parking levels are constructed, dedicated storage areas and lockboxes will be provided for each trade to store their tools and materials on-site for the duration of construction. Lockboxes and construction storage will be located on the northwest end of the site as indicated on Preliminary Exhibit B-1 during vertical construction of the building.



4.0 TRAFFIC CONTROL

4.1 Haul Routes

A haul route permit will be required from Traffic Engineering. A proposed haul route per Proposed Exhibit C Haul operations shall be monitored by the contractor. Additional restrictions may be imposed by the Public Works Department if traffic congestion problems arise. During excavation and haul, to reach the 73 from the site turn Left on Anacapa, Right on Newport Center Drive, Right on San Miguel, and Left on to MacArthur Blvd to the 73. The trucks that are staged at the County landfill route will exit the parking and turn Right on Newport Coast Drive, Right onto San Joaquin Hills Rd, Left on San Miguel, Left on Newport Center Drive and Left on Anacapa Drive.

4.2 Delivery Requirements

All deliveries will use the Haul Route as identified in Preliminary Exhibit C.

As mentioned in Section 3.2, the contractor shall request a temporary street and sidewalk closure permit for no more than two weeks. Loading and unloading of all construction materials/equipment and/or construction vehicles will take place on site or within the staging area as identified in Preliminary Exhibit B unless the site cannot accommodate the delivery truck or the equipment materials being unloaded. Loading and unloading will be managed by the construction team and overseen by the contractor. Dump trucks shall arrive at the site and no queuing will be permitted in public streets or rights-of-way. On-site the contractor shall optimize the space available to queue the cement trucks as required by the concrete subcontractor so as to provide sufficient capacity for the boom truck to operate. Once the delivery is complete, the trucks will exit the Project area using the haul route depicted above. All trucks will be required to shut off their engines during the loading/off-loading process.

The majority of the trucks used for construction of the site and parking garage will be dump trucks, cement mixers, and cement boom pumps. Construction of the superstructure and interiors will require mostly flat bed delivery trucks and vans.

To prevent obstruction of through traffic lanes adjacent to the Site, a flag person shall be retained to maintain safety adjacent to existing roadways.

4.3 Traffic Control Plan

Traffic control will be coordinated with the Police Department and Public Works Department, Traffic and Development Services Division,



so that street traffic is not obstructed. A temporary street and sidewalk closure permit is required for the closure of any portion of the public right-of-way.



5.0 SAFETY AND SECURITY

5.1 Pedestrian Protection

A plan to control pedestrian traffic will be provided in compliance with the Conditions of Approval upon receipt of the project entitlements.

5.2 Project Fencing

The Site will be temporarily fenced with a 7 -foot high construction fence prior to the start of grading. More specifically, polyethylene mesh covered chain link fencing compliant with STD 230-L-A & STD-L-B will be installed on both sides of the property facing the adjacent neighbors and will be installed so as to provide a 4-foot path of pedestrian travel. Pedestrian overhead canopies will be installed in areas where demolition of the existing building is 10 feet or less from the fence line.

5.3 Safety and Security

Appropriate signage will be posted at the Site, including "Hard Hat Area," "Think Safety" and other visitor and delivery information. Daily safety inspections will be done by the onsite superintendent. A site specific safety plan will be provided prior to mobilization.



6.0 AIR QUALITY CONTROL, FUGITIVE DUST CONTROL, NOISE SUPPRESSION, AND VIBRATION MONITORING

A project specific plan will be provided in accordance with the Conditions of Approval and mitigation measures approved with project entitlements with regards to each of the following:

6.1 Emissions/Air Quality Control

- o Require 90-day low-NOx tune-ups for off road equipment.
- o Limit allowable idling to 30 minutes for trucks and heavy equipment

6.2 Fugitive Dust Control

- o Water all active construction areas at least twice daily.
- o Cover all haul trucks or maintain at least two feet of freeboard.
- o Pave or apply water four times daily to all unpaved parking or staging areas.
- o Sweep or wash any site access points within two hours of any visible dirt deposits on any public roadway.
- o Cover or water twice daily any on-site stockpiles of debris, dirt or other dusty material.
- o Suspend all operations on any unpaved surface if winds exceed 25 mph.

6.3 Noise Control

- o Staging outside of construction hours is only permitted with the express written consent of the Building Official.
- o Deactivate back-up beepers if construction stating is proposed outside of designated construction hours (i.e. prior to 7:30 a.m.)
- o Install sound dampening blankets at the perimeter of the site.

6.4 Noise Control Consideration

o Notice Granville residential community of any construction staging to occur outside of designated construction hours (i.e. prior to 7:30 a.m.)

6.5 Vibration Monitoring

- o Off-Site Impacts
- o Encourage car pooling for construction workers.
- o Limit lane closures to off-peak travel periods.
- o Park construction vehicles off traveled roadways.
- Wet down or cover dirt hauled off-site.



- o Sweep access points daily.
- o Encourage receipt of materials during non-peak traffic hours.
- o Sandbag construction sites for erosion control.
- o Fill Placement
- o The number and type of equipment for dirt pushing will be limited on any day to ensure that SCAQMD significance thresholds are not exceeded.
- o Maintain and utilize a continuous water application system during earth placement and compaction to achieve a 10 percent soil moisture content in the top six-inch surface layer, subject to review/discretion of the geotechnical engineer.

7.0 ENVIRONMENTAL COMPLIANCE/ PROTECTION

A project specific Stormwater Pollution Prevention (SWPPP) and Water Quality Management plan will be provided in accordance will be prepared prior to the issuance of the permits.

7.1 Stormwater Pollution Prevention Plan (SWPPP)

A SWPPP shall be completed and approved prior to the issuance of building permits.

7.2 Water Quality Management Plan

A preliminary WQMP has been approved for the project. A final WQMP shall be reviewed and approved by the Building Division prior to the issuance of building permits.



8.0 SPECIAL CONDITIONS OF APPROVAL

8.1 City of Newport Beach Conditions of Approval:

A project specific plan will be provided once approved.



9.0 CONSULTANTS & REFERENCES

9.1 Consultants

Contractor: SL Residential

17962 Cowan

Irvine, CA 92614

Architect: MVE + Partners

1900 Main Street, Suite 800

Irvine, CA 92614

Soils Engineer: NMG Geotechnical, Inc

17991 Fitch

Irvine, CA 92614

Civil Engineer: Fuscoe Engineering

16795 Von Karman, Suite 100

Irvine, CA 92606

Structural Engineer:

9.2 References

A list of references will be provided in the Final Draft of the Construction Management Plan.

EXHIBIT A MEMORANDUM OF UNDERSTANDING DRAFT – AGREEMENT THE TENNIS CLUB AND SL- RESIDENTIAL

Date: February 18, 2016

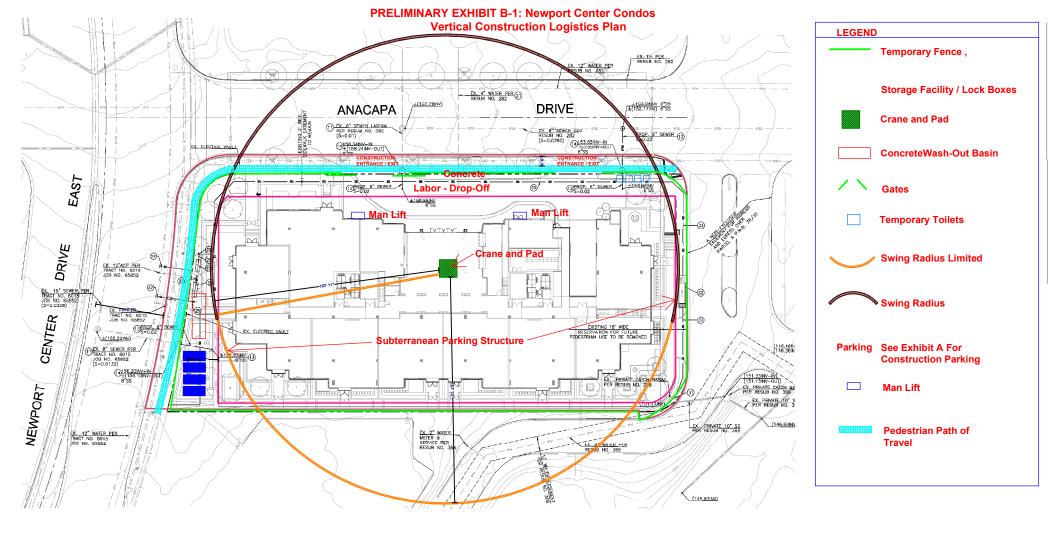
The Tennis Club Newport Beach agrees to accommodate SL Residential with fifty (50) parking spaces starting from March 7, 2017 for a period of up to eight (8) continuous months ending October 7, 2017 for temporary construction parking. Parking will be available Monday through Saturday 5AM to 7:00 PM. Additional months beyond October 7, 2017 may be negotiated based on the Tennis Club's scheduled events and activities.

The Tennis Club is requesting \$XXX per month for fifty (50) parking stalls. No other fees associated with parking cars will be forwarded to SL-Residential. The Tennis Club will not charge for providing security, or valet services and agrees to obtain all necessary permits necessary from the City of Newport Beach.

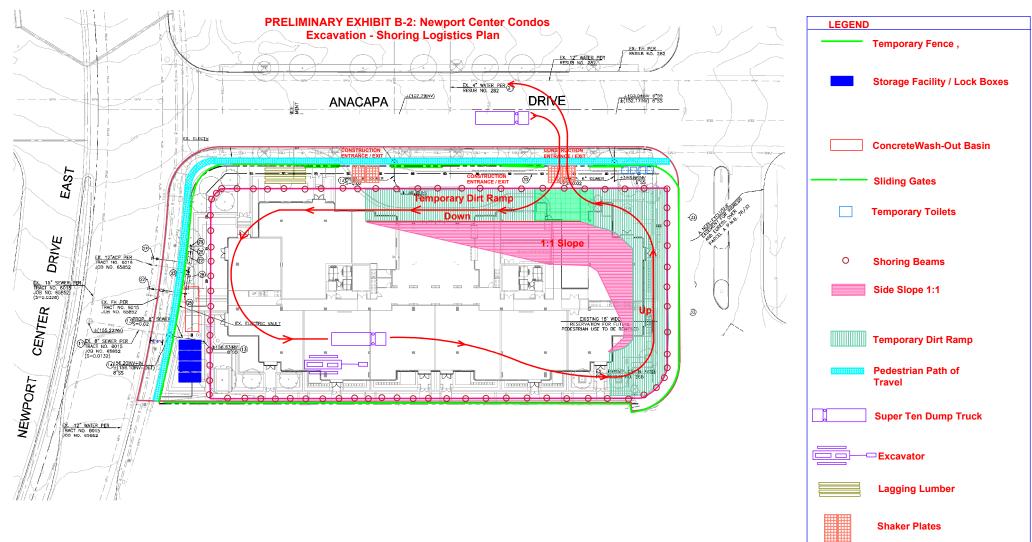
The Tennis Club will base the monthly fee off of fifty (50) cars, even if there are less than fifty (50) cars parked in the Tennis Club's parking lot. No more than fifty (50) cars will be allowed to park at one time. The Tennis Club requests that the contractors provide the utmost respect towards The Tennis Club's members and its property while avoiding inappropriate and or illegal activities. Consumption of alcoholic beverages is not permitted on The Tennis Club's property.

The Tennis Club requires a mandatory once a month meeting to discuss the current events and any other items that may arise during construction. The Tennis Club and SL-Residential agreement is an at-will and may be terminated by either party with a (thirty) 30 calendar day notice.

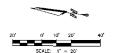
ireg Sadick, Vice President –Residential	date
ean Abdali, Principal The Tennis Club Newport Beach	date

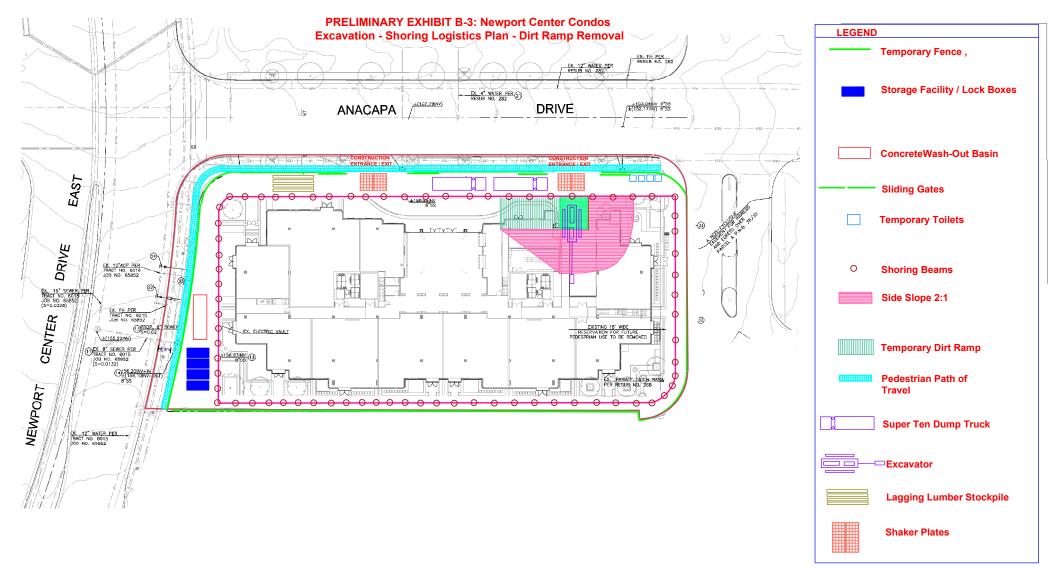


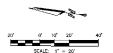


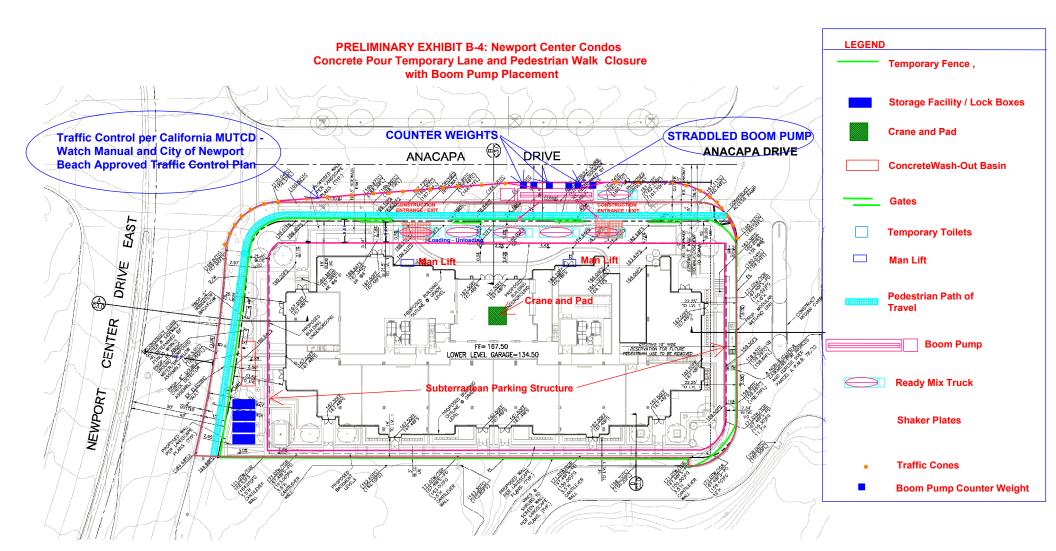


Date: March 29, 2016



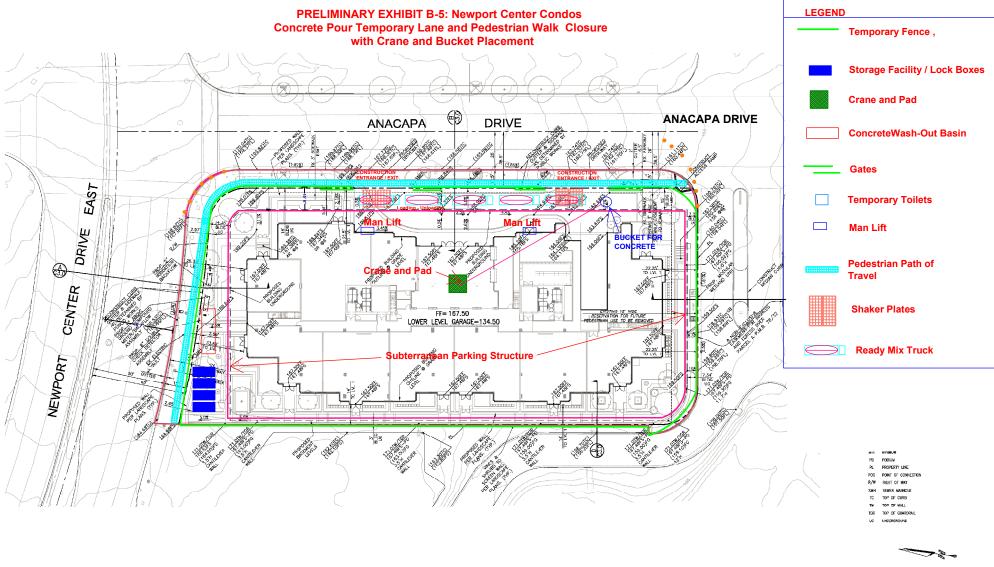


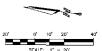




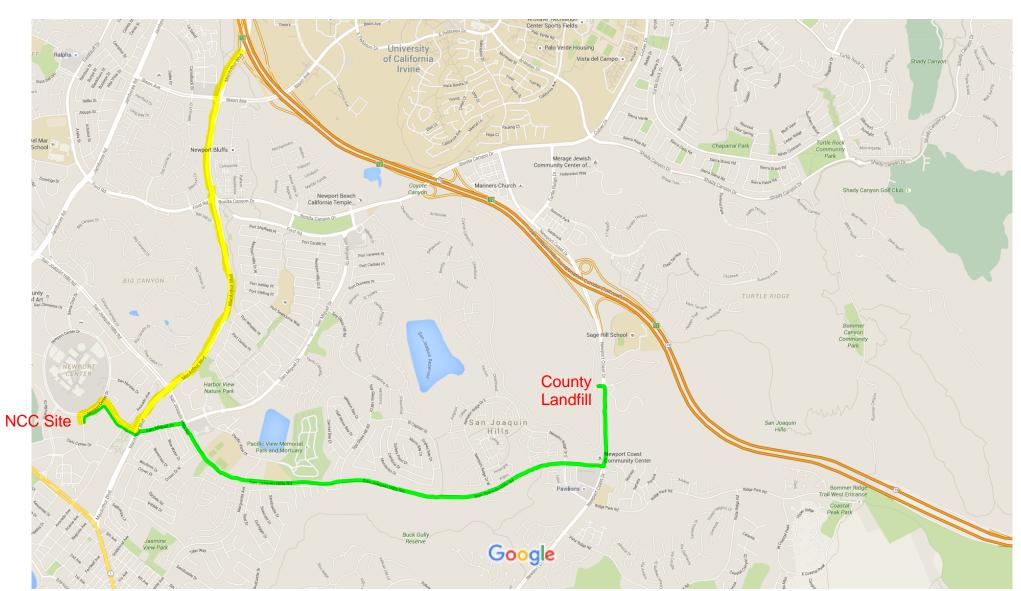
Notes: Counter Weights for Boom Pump will Limit the Reach of the Outrigger's Reach Requirement.







PRELIMINARY EXHIBIT C NEWPORT CENTER CONDOMINIUMS HAUL ROUTE



HAUL ROUTE FROM NCC SITE TO 73

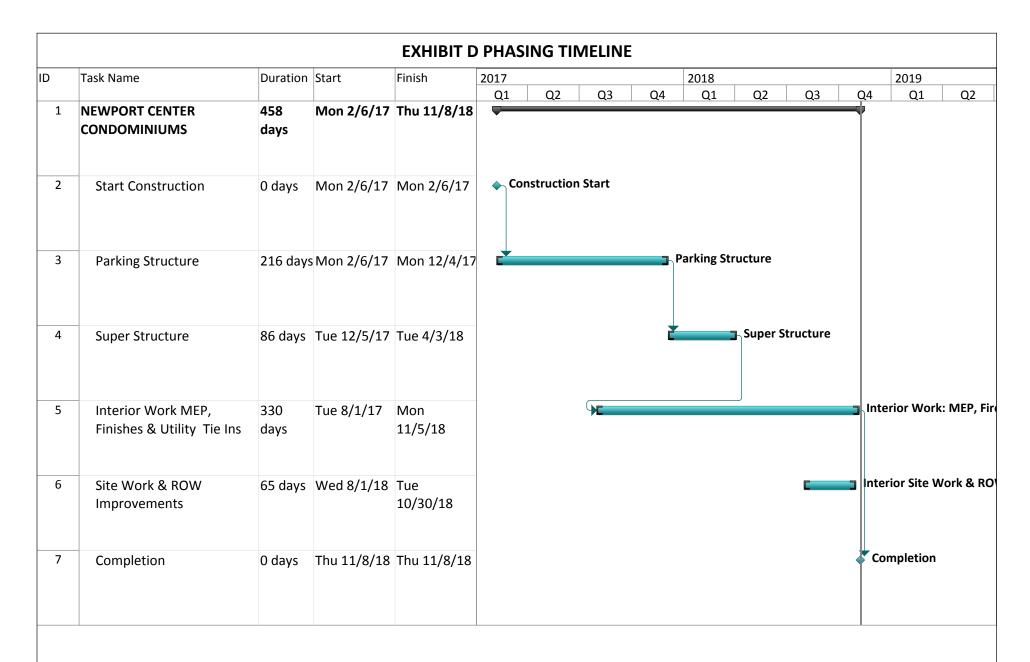
Left on Anacapa Right on Newport Center Drive Right on San Miguel Left on MacArthur Blvd to The 73

Google Maps

ROUTE FROM LANDFILL

Right on Newport Coast Drive from Landfill Right on San Joaquin Hills Road Left on San Miguel Drive Left on Newport Center Drive Left on Anacapa Drive 016 Google 1000 ft **_____**

Date: 3-25-2016





NEWPORT CENTER CONDOMINIUMS
PHASING TIMELINE