

Project: Michael Simkin

1925 Century Park East, #800, Los Angeles CA 90067

Construction Management Plan

CASE NO.

4 Units, Townhome Building
4233 East Blvd, Los Angeles, CA 90066

General Contractor : Fronen Construction Inc.

Tel.: 323-205-5376 <http://www.fronenconstruction.com/>

Architect : Aaron Brumer

Owner: Michael Simkin

Date: April 28, 2023

1. INTRODCUTION

This Construction Management Plan has been prepared by Jonathan Fronen, General Contractor, for a new two (2) story, 7,857 square-foot residential townhome building, on a 7,280 square foot lot, with 5,158 square-foot subterranean parking garage. The residential units are on two levels with a flat roof with access for each unit. The property is located at 4233 East Blvd., Los Angeles, CA 90066. Just north of Washington Blvd.

The purpose of this plan is to facilitate timely completion of the Project and to minimize any potential impacts experienced by the surrounding community in connection with the construction of the Project.

2. CONSTRUCTION HOURS Per Culver City Municipal Code § 9.07.035

Per Culver City Municipal Code § 9.07, construction activity will be between the hours of:

8:00 a.m. and 8:00 p.m. Mondays through Fridays

9:00 a.m. and 7:00 p.m. Saturdays

10:00 a.m. and 7:00 p.m. Sundays

However, it is anticipated that on-site construction activities will be performed between 8:00 AM and 6:00 PM during the weekdays and 9:00 AM to 6:00 PM on Saturday and National Holidays. No work is expected to be performed on Sunday.

3. CONSTRUCTION PHASING AND STAGING

The project timeline contains 5 Phases during 16-month construction overall period.

One or more phases will overlap as a result of construction progress.

3.1 Phase 1: Mobilization and Site Preparation

The Phase 1 will consist of site fence installation, site civil engineering, temporary utilities services. The temporary power pole and toilet will be placed as shown on **EXHIBIT A** attached.

3.2 Phase 2: Earth work

The Phase 2 (occurring during Phase 1 or immediately upon the conclusion of Phase 1) will include

shoring and excavation of soil. During the Phase 2, Approx. 2,500 cubic yards of dirt will haul out from the site. The truck will access site thru the front of the property on East Blvd. The flag man will guide trucks and sweep man will keep access clean. The contractor will keep the site sufficiently damped to control dust caused by grading and hauling.

3.3 Phase 3: Building Basement Garage Construction

Phase 3 will include excavation for building foundation and concrete slab pours. The underground utility work (interior and exterior) will occur during Phase 3.

The 12" thick concrete podium decking will be constructed, and various concrete block wall will be built. The contractor will use 60' feet by 15' area at north side of the property as staging area until the Phase completed. The general staging area are shown on EXHIBIT A attached.

3.4 Phase 4: Townhome Construction

Phase 4 will overlap with Phase 3 and will include vertical construction of the building shell, including walls, window, door, and interior finishes. All mechanical equipment will be installed in this Phase. As the Phase 3 completed earlier in Phase 4, the basement level parking of 5,158 square foot will be available for staging area

3.5 Phase 5: Site and Off-Site Work.

Phase 5 will consist public sidewalk removal and repair and building front security gate construction. The portion of sidewalk at East BLVD need to be removed to install storm drain discharge pipe to street curb and repaired. The preconstruction meeting with Public Work shall be in placed prior to the removal and repair public sidewalk. And the necessary measurement to protect general public will be placed with approval from the City if any. Any site development shall take place in Phase 5 including permeable paved driveway. Interior finishing work will also be performed.

4. CONSTRUCTION SCHEDULE

The detailed construction schedule is attached in **EXHIBIT B**. The below explains the brief Phasing periods. These are estimates only.

Phase 1: November 2023

Phase 2: January 2024 thru March 2024

Phase 3: March 2024 thru May 2024

Phase 4: May 2024 thru February 2025

Phase 5: February 2025 thru March 2025

5. TRAFFIC CONTROL AND LOGISTICS

The attached **EXHIBIT A** is Sheet A2 from the Architectural drawings. This exhibit reflects the site planning for the access and washout area, and the portable toilet that will be used during the majority of the construction. Deviations in the plan will be reported as necessary and in advance. The site will remain enclosed by the existing chain link fence to prevent public access into the construction site.

One (1) forty (40)-yard waste container will be utilized to manage construction refuse

6. CONSTRUCTION VEHICLE AND DELIVERY ROUTES

Traffic entering the site will only use the approved truck routes shown on **EXHIBITS C and E** to access Washington Boulevard and into the site from East Blvd., while keeping in mind any regulatory height

restrictions. Traffic exiting the site will only exit onto East Blvd. and to Washington Boulevard turning west in all but the most limited circumstances, to reach follow approved truck routes (see **EXHIBITS C and E**).

Any exceptions to the foregoing will be addressed with and approved by City staff in advance. Any contractor or subcontractor whose personnel do not adhere to the foregoing terms will be required to utilize other drivers for their subsequent deliveries.

7. PEDESTRIAN SAFETY AND ACCESS

The sidewalk will remain clear and open at all times except when removing and replacing the concrete sidewalk. The construction site itself, will remain closed to public access using chain-link fence min. 5 foot in height on all property sides. The contractor will maintain the fence tight and secure throughout the construction period. The attached EXHIBIT B is Sheet C-6 from the civil engineering drawings, titled Erosion Control Plan.

Deviations in the plan will be reported as necessary and in advance.

For limited periods, the sidewalk directly in front of the subject property at East Boulevard side will be closed to allow for excavation Storm drain discharge piping and trench work in Phase 5. The attached traffic control, signage will be used to redirect and manage vehicular and pedestrian traffic as justified by the extent of the closure. The general contractor will obtain all required right-of-way permits prior to commencement of any work impacting Washington Boulevard, including the sidewalk.

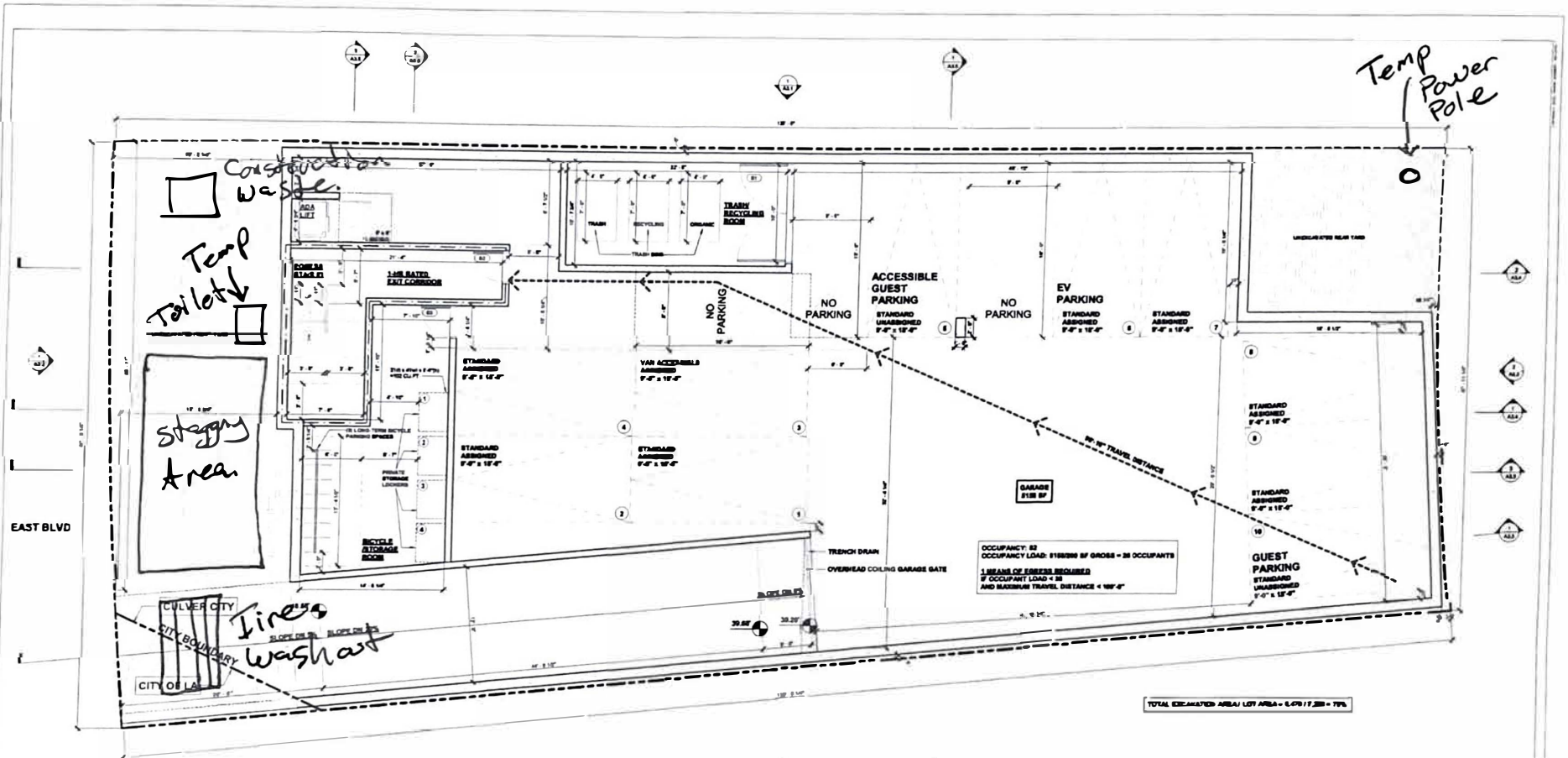
8. SPECIAL INSPECTION

A project manager from Fronen Construction will manage the project. Special inspections as needed, such as by the project's structural engineer, will occur throughout the Project. The following list of special inspections are anticipated in 4233 East Blvd the Project.

- Foundation Footing
- Masonry concrete block walls
- Steel moment frame
- Concrete deck diaphragm
- Wood shear wall and floor diaphragm

All special inspection reports will be available to the building inspectors and no work will be covered without Culver City Building and Safety Inspections as per Code.

Exhibit A



TOTAL EXCAVATION AREA/ LOY AREA = 6,079 / 7,289 = 79%

1 GARAGE FLOOR
1/8" = 1'-0"

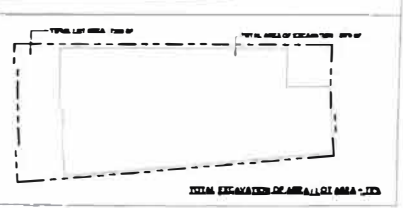
KEYNOTES

LEGEND

- REINFORCING WALL; SEE STRUCTURAL DRAWINGS
- 8" CON. WALL; SEE STRUCTURAL DRAWINGS
- 2" X 4" NO. 2 STUD WALL; SEE STRUCTURAL DRAWINGS
- 2" X 6" NO. 2 STUD WALL; SEE STRUCTURAL DRAWINGS
- 1-1/2" RATED CONSTRUCTION; INSTALL 1/2" LAYER OF TYPE "X" GIBBS DRAPED OVER FACE OF WALL, AND ON CEILING IN GARAGE TOP-1 TO UNDERSIDE OF STRUCTURE

SHEET NOTES

1. ALL EXCAVATION AREAS SHALL BE EXCAVATED TO A MINIMUM OF 4' BELOW FINISHED GRADE AND SHALL BE PROTECTED BY SHIELDING WALLS AND UNDERLAYS.
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ARCHITECT:
Aaron Bruner & Assoc. Architects
13081 Richmond Drive, Suite 300
North Hollywood, CA 91607
(714) 422-6224

LANDSCAPE:
Yusef Ly Landscape Architects
10118 Reservoir Ave, Suite 212
South Pasadena, CA 91030
(626) 258-6222

PROJECT:
4 UNIT FORMERLY DEVELOPMENT
400 East Los Angeles Blvd

NO.	DATE	DESCRIPTION	BY	CHECKED
1	10/15/2024	ISSUED FOR PERMITS	AB	AB
2	10/15/2024	REVISIONS	AB	AB
3	10/15/2024	REVISIONS	AB	AB
4	10/15/2024	REVISIONS	AB	AB

BASEMENT FLOOR PLAN

A2.0





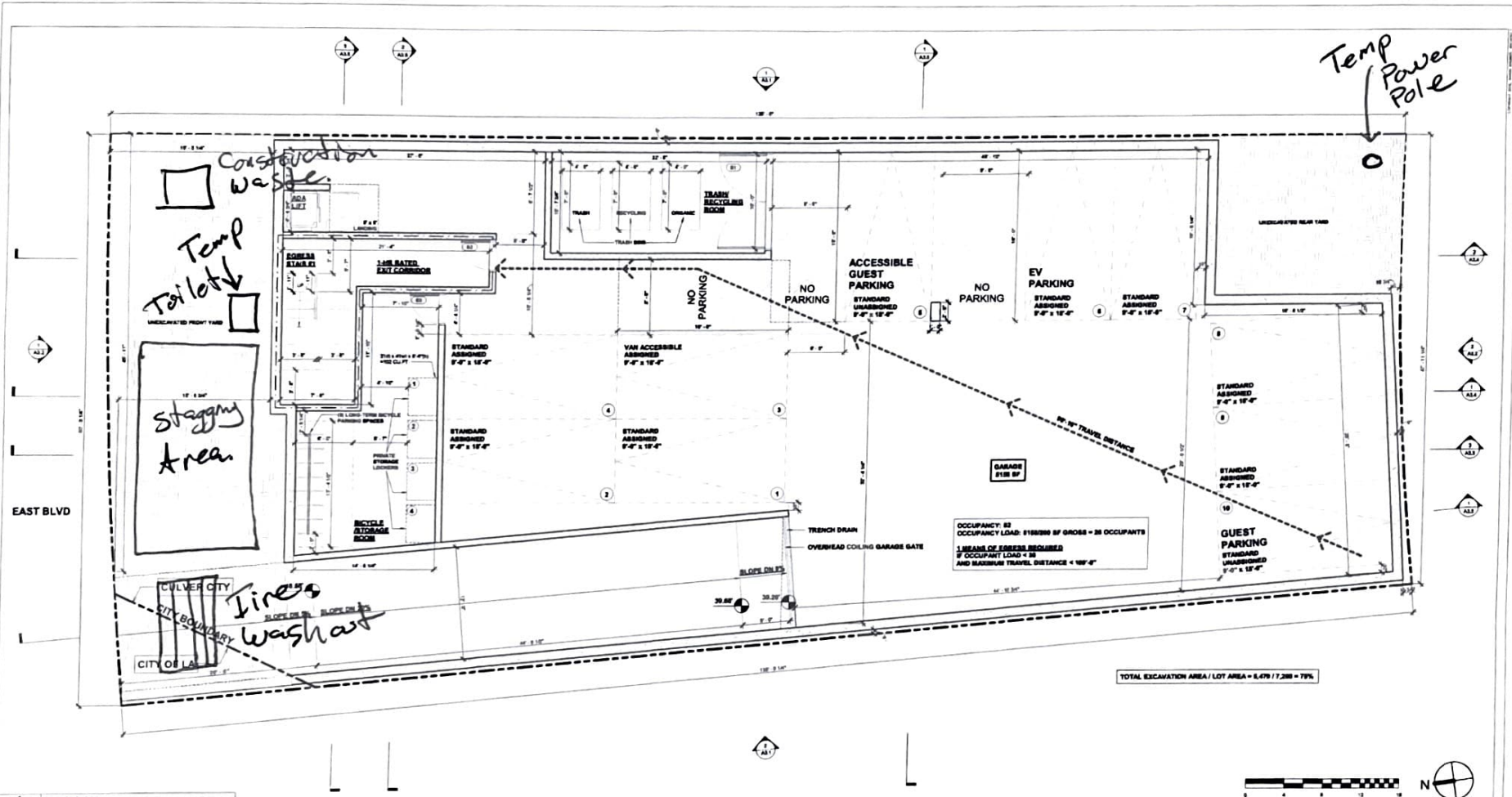
ID	 Task Name	Duration	Start	Finish	Resource Names
1	On Site Building	486 days	Mon 11/13/23	Tue 3/13/25	
2	General Conditions	2 days	Mon 11/13/23	Tue 11/14/23	
3	 Mobilization	1 days	Mon 11/13/23	Mon 11/13/23	
4	Temp. Power Pole	2 days	Mon 11/13/23	Tue 11/14/23	
5	Temp. Water line	1 day	Mon 11/13/23	Mon 11/13/23	
6	Site Survey and Bench Mark	1 day	Mon 11/13/23	Mon 11/13/23	
7	Grading Work	32 days	Tue 11/14/23	Thu 12/21/23	
8	Demo and site clean	2 days	Tue 11/14/23	Wed 11/15/23	
9	Rough grading cut	5 days	Thu 11/16/23	Tue 11/21/23	
10	Over excavation and recompaction	21 days	Tue 11/22/23	Tue 12/19/23	
11	Finish grading	3 days	Wed 12/20/23	Fri 12/22/23	
12	Dirt export	2 days	Wed 12/20/23	Thu 11/21/23	
13	Concrete Work	77 days	Wed 1/03/24	Thu 4/26/24	
14	Footing excavation	9 days	Tue 1/03/24	Fri 1/12/24	
15	Concrete form work and rebar	6 days	Mon 1/15/24	Sat 1/20/24	
16	Concrete pour - Footing	1 day	Mon 1/22/24	Mon 1/22/24	
17	CMU Blockwall @ BLDG Ground Lev	18 days	Tue 1/20/24	Fri 2/9/24	
18	Slab on Grade Rebar and Form Work	5 days	Mon 2/12/24	Fri 2/16/24	
19	Concrete Pour - Slab on Grade	1 day	Mon 2/19/24	Mon 2/19/24	
20	Curing time - Slab	27 days	Tue 2/20/24	Mon 3/18/24	
21	Shoring for Deck	5 days	Mon 3/18/24	Fri 3/22/24	
22	Deck form and Rebar Work	17 days	Mon 3/25/24	Fri 4/12/24	
23	Concrete pour at Deck 12"	1 day	Mon 4/15/24	Mon 4/15/24	
24	Curing time - Deck	10 days	Tue 4/16/24	Tue 4/26/24	
25	Masonry Work	24 days	Mon 4/29/24	Mon 5/27/24	
26	CMU wall at 2nd & 3rd floor level	24 days	Mon 4/29/24	Mon 5/27/24	
27	CMU wall at Plant Box	12 days	Mon 4/29/24	Sat 5/11/24	
28	Elevator	27 days	Mon 1/22/24	Mon 5/17/24	
29	Set elevator equipment in shaft	2 days	Mon 1/22/24	Tue 1/23/24	
30	Set equipment in machine room	13 days	Fri 5/24/24	Mon 6/10/24	
31	Set cabin equipment	12 days	Tue 6/11/24	Sat 6/24/24	
32	Steel Work	96 days	Mon 11/13/23	Fri 3/1/24	
33	Steel shop Drawing & Approval	40 days	Tue 11/13/23	Sat 12/30/23	
34	Steel fabrication	50 days	Wed 1/3/24	Thu 2/22/24	
35	Steel erection	6 days	Fri 2/23/24	Thu 3/1/24	

Exhibit "B"

ID	 Task Name	Duration	Start	Finish	Resource Names			
36	Rough Framing Work	48 days	Fri 3/8/24	Thu 5/2/24				
37	Exterior walls and Joist	29 days	Fri 3/8/24	Wed 4/10/24				
38	 Drop soffit at patio area	14 days	Thu 4/11/24	Fri 4/26/24				
39	Plywood sheeting	5 days	Sat 4/27/24	Thu 5/2/24				
40	Mechanical work	21 days	Mon 5/6/24	Wed 5/29/24				
41	HVAC unit install	2 days	Mon 5/6/24	Tue 5/7/24				
42	Duct work	15 days	Wed 5/8/24	Fri 5/24/24				
43	Register & Grill install	4 days	Sat 5/25/24	Wed 5/29/24				
44	Electrical Rough at BLDG,	50 days	Thu 5/30/24	Sat 10/26/24				
45	Electrical UPER Ground	2 days	Thu 5/30/24	Fri 5/31/24				
46	Electrical Underground	10 days	Mon 6/3/24	Thu 6/13/24				
47	Electrical Rough at Deck	10 days	Mon 7/1/24	Thu 7/11/24				
48	Exterior light and power	10 days	Thu 9/9/24	Wed 9/18/24				
49	General power and Light	18 days	Thu 9/19/24	Wed 10/9/24				
50	Meter box and Panel work	10 days	Wed 10/16/24	Sat 10/26/24				
51	Plumbing Rough at BLDG	30 days	Thu 5/30/24	Wed 9/11/24				
52	Plumbing Underground	6 days	Thu 5/30/24	Wed 6/5/24				
53	Plumbing rough	24 days	Thu 8/15/24	Wed 9/11/24				
54	Fire Sprinkler Rough a BLDG	22 days	Thu 9/12/24	Sat 11/2/24				
55	Fire sprinkler piping and rough	16 days	Thu 9/12/24	Mon 9/30/24				
56	Fire sprinkler finish	4 days	Mon 10/28/24	Thu 2/31/24				
57	Fire sprinkler testing	2 days	Fri 11/1/24	Sat 11/2/24				
58	Finishes	97 days	Mon 11/4/24	Thu 5/10/25				
59	Exterior Plastering	15 days	Mon 11/4/24	Wed 11/20/24				
60	Roofing	10 days	Thu 11/7/24	Mon 11/18/24				
61	Insulations	2 days	Tue 11/19/24	Wed 11/20/24				
62	Interior Drywall covering	18 days	Thu 11/21/24	Fri 12/13/24				
63	Exterior painting	14 days	Mon 11/25/24	Fri 12/13/24				
64	Interior Painting	3 days	Sat 12/14/24	Tue 12/17/24				
65	T-Bar ceiling	4 days	Sat 12/14/24	Wed 12/18/24				
66	Flooring cover at Interior	7 days	Thu 12/19/24	Sat 12/28/24				
67	Flooring cover at Patio	20 days	Fri 1/3/25	Sat 1/25/25				
68	Exterior wood panel work	15 days	Mon 1/13/25	Wed 1/29/25				
69	Exterior metal panel work	13 days	Wed 1/29/25	Wed 2/12/25				
70	Plumbing fixtures installation	2 days	Mon 2/17/25	Tue 2/18/25				

Task Name	Duration	Start	Finish	Resource Names				
Electrical finish work	12 days	Mon 2/17/25	Sat 3/1/25					
Off Site Work	14 days	Sat 2/8/25	Mon 2/22/25					
Sidewalk closure during off site work	14 days	Sat 2/8/25	Mon 2/22/25					
Precon meeting with Public	7 days	Mon 2/10/25	Tue 2/18/25					
Install stormwater discharge piping	1 day	Fri 2/14/25	Fri 2/14/25					
Patch concrete sidewalk	8 days	Fri 2/14/25	Sat 2/22/25					
Final Inspections	10 days	Wed 3/3/25	Tue 3/13/25					

Exhibit D



1 GARAGE FLOOR
1/4" = 1' 0"

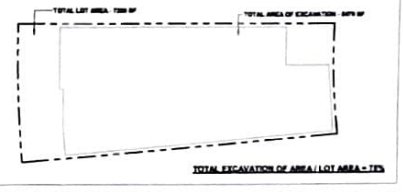
KEYNOTES

LEGEND

- CONCRETE WALL
SEE STRUCTURAL DRAWINGS
- 2" DIA. WALL
SEE STRUCTURAL DRAWINGS
- 2.5" x 4" STUD WALL
SEE STRUCTURAL DRAWINGS
- 2.5" x 4" STUD WALL
SEE STRUCTURAL DRAWINGS
- 1.5 HR RATED CONSTRUCTION
INSTALL 1/2" LAYER OF TYPE 'X' GIB ON INTERIOR FACE OF WALL AND ON CEILING IN GARAGE TO 1/2" FINISH OF STRUCTURE

SHEET NOTES

1. ALL DIMENSIONS ARE AS SHOWN.
2. FACE OF WALL OR CONCRETE WALLS.
3. CENTER LINE OF FINISH OR FACE OF FINISH UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS TO BE SHOWN IN FIELD PRIOR TO COMMENCEMENT OF WORK. ANY DISCREPANCIES BETWEEN THESE PLANS AND ACTUAL SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
5. WHERE NEW WALL IS IN PLACE WITH EXISTING WALL, A 1/2" THICK FACE OF NEW WALL WITH ADJACENT EXISTING FINISH FACE ON BOTH SIDES OF WALL. TOP ALL JOINTS TO BE FINISHED TO MATCH THE ADJACENT PERPENDICULAR WALL TO THE THICKET OF THE INSIDE SIDE OF THE DOOR, U.G.R.
6. 1 LAYER OF WATER RESISTANT GIB TO BE USED AT ALL JET LOCATIONS.
7. SEE STRUCTURAL DRAWINGS FOR ALL FINISHING AND FOUNDATION INFORMATION.
8. SEE CIVIL AND LANDSCAPE DRAWINGS FOR OCCUPATIONAL, DRAINAGE, DRAINAGE AND LANDSCAPE INFORMATION.
9. CLOTHES DRYER VENTING SHALL BE DUCT MUST BE 4 INCHES IN DIAMETER AND LENGTH IS LIMITED TO 14 FEET WITH 2 ELBOWS. THE DUCT LENGTH SHALL BE REDUCED BY 1 FEET FOR EVERY ELBOW IN EXCESS OF TWO.
10. ALL NEW WATER TIGHTNESS SHALL BE STRAPPED TO THE WALL AND PLACED ONE IN THE UPPER 1/3 OF THE LOWER PORTION OF THE LOWER 2/3 OF THE WALL. THE LOWER PORTION SHALL BE A MINIMUM OF 4 INCHES ABOVE THE CONTROLS.
11. MAKE UP FROM THE RELATIVE SYSTEM SHALL BE INSTALLED IN ALL UNITS.



ARCHITECT:
Aaron Bruner & Assoc, Architects
13089 Riverside Drive, Suite 302
North Hollywood, CA 91602
(716) 422-6234

LANDSCAPE:
Yael Lip Landscape Architects
1516 Sycamore Ave, Suite 213
South Pasadena, CA 91030
(323) 258-4222

PROJECT:
4 UNIT TOWNHOUSE DEVELOPMENT
4251 East Blvd, Los Angeles, CA 90008

DATE	DESCRIPTION	DATE	DESCRIPTION
10-11-2018	10% APPLICATION		
10-11-2018	CONCEPTUAL SUBMITTAL #1		
01-08-2019	CITY PLANNING SUBMITTAL #2		
02-08-2019	CITY PLANNING SUBMITTAL #3		



READING SCALE
BASEMENT FLOOR PLAN

A2.0
4251 EAST BLVD

