



REVISED Preliminary Construction Management Plan for Carmel Gallery on Lincoln Ave.

Updated Sept 21, 2011

Note: A construction easement utilizing the rear parcel APN 011-221-019 has been obtained from this owner thereby minimizing the majority of activity from Lincoln Ave.

August 2011: Planning Commission meeting; Design Review and Input; Conditional Use permit. Meet with Chamber of Commerce and City Manager to introduce ourselves and the building design and impact on Calistoga; Begin Engineered drainage study and engineered fire flow analysis; Topographic and Boundary Survey; Sprinkler System design and permit process with PG&E. Meet with adjacent property owners to discuss our plans and any concerns or requests they might have.

September / October 2011: Approvals from Planning Commission: Complete studies from August and building plans. Work with structural engineer and architect. Submit Plans to building dept. for permit; Contact construction engineers / excavators and Caltrans. Work with Calistoga Public Works to arrive at specific timetable for removal of pocket park on parcel and work in Lincoln Ave. Work with PGE and Caltrans to obtain necessary permits.

Obtain building permit from the City. Finalize excavation bids and permits and any outstanding issues. Install portable restroom on the rear of the parcel. Note: We will not be placing a temporary office on site since our home is so close by and we are acting as the contractor and foreman.

November / December 2011: When the vineyard harvest is completed and visitation to Calistoga drops off but before the rainy seasons begins, remove pocket park from parcel, begin and complete work in Lincoln Ave (water line; gas line; sewer line, storm drainage line and phone line connections run in to parcel). Restore road and asphalt to former condition. Erect first stage construction fence - 10 foot fence 3-4 feet off of front of proposed building; the fence will be on the property but within the sidewalk easement;

There will be adequate room for pedestrians on the sidewalk yet allow for excavation and foundation work on the parcel. BMP's will be installed to protect the Bank of the West parcel and the parcel to the rear (APN: 011-221-019). Note that the Bank of the West side and the rear of the property already have fencing.

December 2011: Pour foundation; concrete truck washout disposal on site; return grading to former condition; All deliveries of construction material will be handled between 6-8 am in the morning to minimize impact to traffic and visitors to Lincoln Ave. Note: most neighboring Lincoln Ave businesses use the rear alley to park and enter their respective buildings. This access is done through parcel APN: 011-221-019. We have been granted permission from this property owner to access the rear

of our parcel for deliveries.

January 2012 Begin framing building. When the first floor walls are up but before we roll the second floor joists and cantilevered deck joists overhanging the sidewalk, we will construct the second stage construction fence and enclosure which will protect all pedestrians walking on the sidewalk. Appropriate signage will be installed. Inspection and approval from Public Works and the Building dept will be requested before construction on the second level resumes.

February - May 2012 - Framing is completed. Windows and exterior doors installed. Stucco / plaster / deck / small roofs and wood details on Lincoln Ave side will be top priority to begin and finish. Roofing and drainage system installed on main roof.

NOTE: This is the rainy season in Calistoga. Top priority is given to safety on the jobsite. Time has been included in this schedule to allow for weather delays (as much as can be predicted) .

May / June 2012: All exterior work is completed. Fences and enclosures around sidewalk are removed and sidewalk returned to normal use. Front windows paper covered from inside to hide construction work inside. Rough plumbing, electric, HVAC, fire and security systems installed.

June / July 2012: Sheetrock and Paint inside.

August / September 2012: Finish work. Meet with adjacent property owners to make sure their requests and concerns have been addressed.

October / November 2012: Building completed and finalled.

Further construction details:

Olof Carmel, as contractor in charge and daily worker, will be personally responsible to make sure every effort is made to minimize the parking and pedestrian impact in the public right of way. Work that is especially impacting will be done at night or in the early morning hours.

Because only the first third of the parcel will be built on, the remaining two thirds will be used for all staging and storage of all building materials. Smaller deliveries of building materials will be requested from suppliers and materials will be quickly unloaded and brought on to the property. Early morning hour deliveries will minimize impact. We will use access through the rear of the parcel as much as possible to minimize Lincoln Ave impact. A construction easement through this property has been granted as noted above. BMP measures will be taken at all times to control erosion run-off during the rainy season. Any trees to be retained will be protected. Care will be taken to minimize compacting the soil over the root structure of the large douglas fir tree on the Bank of the West property.