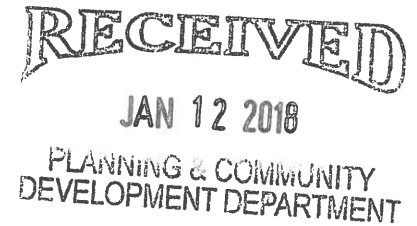


PRELIMINARY CONSTRUCTION AND PHASING PLAN

January 12, 2018

Sam Hubbard, Development Planner
Village of Arlington Heights

RE: Para Live/Work – 132 W Northwest Hwy



Construction Schedule

1. The project is a single-family residential addition to an existing 1-story building. All aspects of the construction, with the exception of the fire suppression system, will be built in a similar fashion to a single-family addition and remodeling.
 - a. Total new square footage is:
 - i. One story garage addition: 480 s.f.
 - ii. Second story addition: 1362 s.f.
 - b. During the busiest construction period, approximately 8 workers on site simultaneously.
2. There is only one phase of construction anticipated.
3. Parking for workers is anticipated in the parking lot or on the immediately adjacent street in legal parking spaces.
 - a. Eastman is not regularly heavily parked.
4. Approximate start date: April 18, 2018
5. Approximate completion date: January 1, 2019
6. All materials are anticipated to be brought onto job site and used in the typical sequence. Upon termination of sequential activities, equipment and vehicles will be removed from site:
 - a. Waste shall be gathered in single-family residential-style dumpsters, to be emptied when full.
 - i. Stored on existing parking lot
 - b. Site-related demolition
 - i. Removal of existing materials in the way of one-story addition (existing brick waste storage enclosure)
 - ii. Approximately 4 workers on site
 - c. Excavation and Concrete of one-story, one-car garage
 - i. 2-4 week duration
 - ii. Typical single-family residential-scaled equipment
 1. Stored on site in existing parking lot during related activities
 - iii. Approximately 4 workers on site
 - d. Existing roof demolition
 - i. 1 week
 - ii. Approximately 4 workers on site
 - e. Rough framing - exterior
 - i. 2-4 week duration
 1. Approximately 6 workers on site
 - ii. Equipment – typical single-family residential construction
 - f. Exterior steel framing and stair
 - i. 1-2 weeks
 - ii. Approximately 3 workers



- iii. Small crane hoisted from parking lot
 - 1. Crane storage in parking lot while installation is underway.
- g. Roofing
 - i. 1 week
 - ii. Approximately 4 workers
 - iii. Anticipated to be fully adhered membrane roof
- h. Rough Framing – interior
 - i. 2-3 weeks
 - ii. Approximately 4 workers
- i. Window and door installation
 - i. 1-2 weeks
 - ii. Approximately 4 workers
- j. Exterior siding and decking
 - i. 1-2 weeks
 - ii. Fiber cement siding
 - iii. Materials stored on site
- k. Rough mechanical
 - i. 2-4 weeks
 - ii. Approximately 3 workers
- l. Rough plumbing
 - i. 3-4 weeks
 - ii. Approximately 2 workers
- m. Rough electrical
 - i. 3-4 weeks
 - ii. Approximately 2 workers
- n. Insulation
 - i. 1-2 weeks
 - ii. Approximately 2 workers
- o. Drywall
 - i. 1 week
 - ii. Approximately 2 workers
- p. Flooring
 - i. 2 weeks
 - ii. Approximately 2 workers
- q. Cabinetry
 - i. 1-2 weeks
 - ii. Approximately 2 workers
- r. Counter tops
 - i. 1 week
 - ii. Approximately 2 workers
- s. Finish carpentry, plumbing, electrical and HVAC
 - i. 2 weeks
 - ii. Approximately 4 workers
- t. Exterior site work
 - i. Curb and gutter and exterior concrete paving
 - 1. 1-2 weeks
 - 2. 3 workers



- ii. Asphalt patching and new
 - 1. 1 week
 - 2. 3 workers
 - iii. Site signage and pavement painting
 - 1. 1 week
 - 2. 3 workers
 - iv. Landscaping installation
 - 1. 1 week
 - 2. 3 workers
7. Construction fencing will be provided around the open excavation of the one-story garage addition (480 s.f.). When backfill is complete, rough framing of the one-story structure, and exterior sheathing is installed, fencing may be dismantled. Openings into the construction areas of the site will be secured.
8. It is anticipated that traffic lane closures will not be required.

Please call with any other questions or comments you may have.

Thank you for your consideration, sincerely,

Keith Ginnodo, Architect
Kingsley + Ginnodo Architects

