

133 YORK STREET
CONSTRUCTION PLAN
October 21, 2013

The construction of the 133 York Street Condominiums will require careful construction techniques to avoid disruption of the neighbor's property. The use of a pre-construction meeting and subsequent meetings are planned to assist the neighbors with this project.

The first meeting will be held prior to the demolition of the building. This will provide them a clear scope of the demolition, a chance to meet the contractor, and express any concerns.

Meetings will then be scheduled monthly so they know the approximate schedule of the work. At each meeting any issues that have arisen can be documented and addressed.

Each contractor on site will be required to carry liability insurance and will be required to hold the appropriate licenses for the work they are performing. It will be stated to them that the work is to occur on this property only and respect our neighbors.

The Owner will designate a contact person who can be readily available to address any issues that occur. This will give neighbors a single point of contact.

All suppliers, contractors, and subcontractors will be informed that the abutting property is not to be used unless a construction easement is in place. There will be several signs posted on the property reinforcing that the abutting properties are not to be used or accessed for any reason on this project. All deliveries and access to the property will be from the York Street driveway.

The contractor will locate an off site area for parking of contractor employee vehicles and shuttle them to the site. This will minimize congestion on site. The material deliveries will be scheduled for a "just in time" process. This will require multiple small deliveries on a daily basis.

Demolition

The actual demolition will take place all in one day. We will advise the neighbors to move their vehicles away from the boundary line. Prior to demolition of the existing structure we will install a six foot tall "construction fencing" across the property line to prevent material from crossing. We will water down the building to minimize any dust resulting from the demolition and clean up. An excavator will be on site to tear the building down and remove the debris using a series of dump trucks that will be running the material to the Riverside Recycling facility. This process should all take place within one to two working days.

133 YORK STREET
CONSTRUCTION PLAN
October 21, 2013

Upon completion and cleaning of the site we will have geotechnical research performed and acquire a “stamped” design for temporary metal sheeting to be installed to allow safe excavation of the foundation.

The temporary sheeting will be placed along the property line to keep the earth stable while work occurs on the foundation. Once the concrete foundation is in place and backfilled with compacted soil, the sheeting will be removed. Once the building is complete the area behind the building will be landscaped.

We expect much of the structure to be panelized allowing for less on site work. A crane will be used to place the sections. This will reduce overall construction time.

Due to the late approvals, construction will be delayed until spring. This will avoid winter construction requirements and snow removal. Limited on site space make this construction a challenge as it is with all city construction projects.