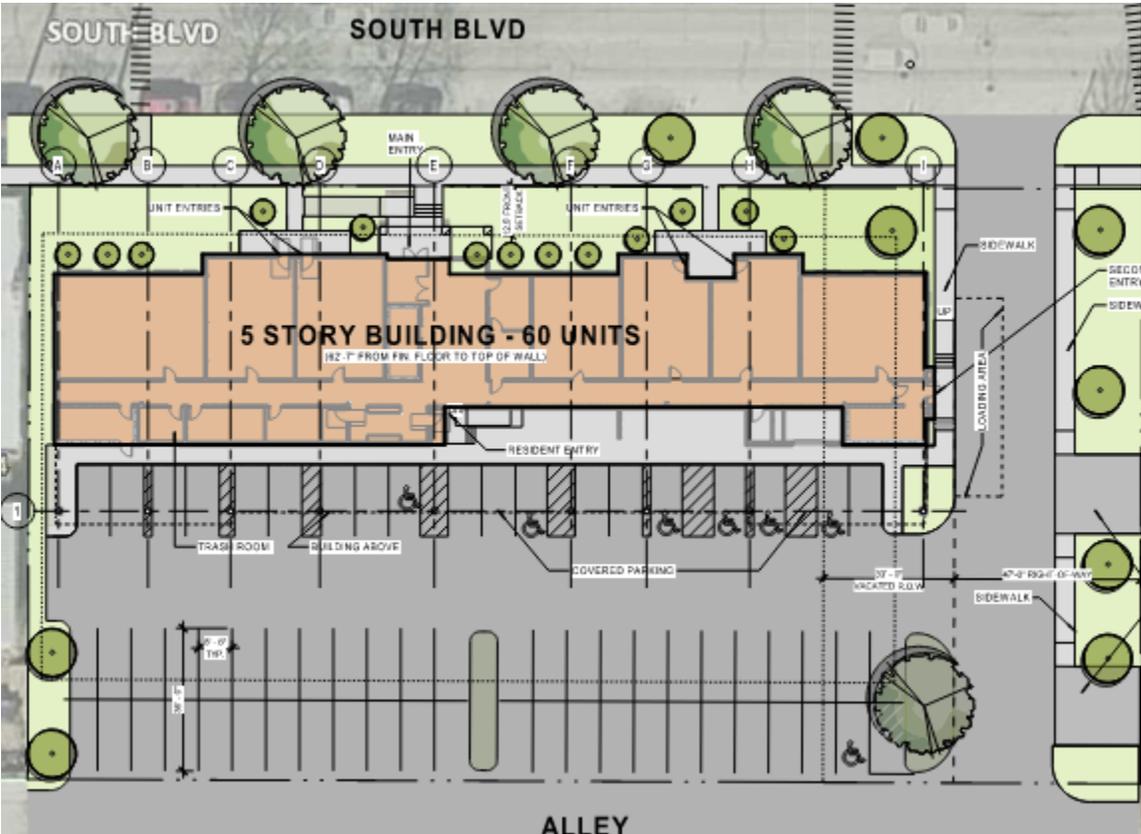


Construction Management Plan

South Boulevard Shores – New Multi-Family Building
located at 504-514 South Boulevard, Evanston, IL



Passionately Pursuing Construction Excellence

5200 Prairie Stone Parkway, Hoffman Estates, Illinois 60192
phone 847.783.3000 fax 847.783.3001

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Project Overview:

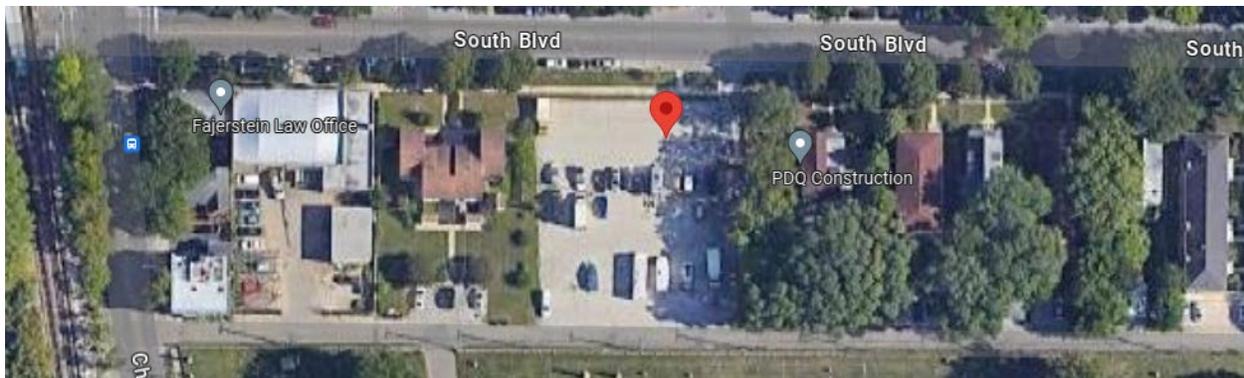
1. Project Description:

The project includes a new 5-story building with 60 residential units. Exterior materials to include brick, fiber cement and vinyl siding and low slope roof and membrane. Indoor amenities include community room, toddler play area, lounges, trash chutes and elevators. The site will provide a total of 66 parking spaces, including 6 accessible spaces. Of these spaces, 16 parking spaces will be covered with truck-under parking. Concrete sidewalks to be provided around the site as well.

The building will consist of ground floor podium with concrete/steel construction with 4 levels of wood stud framed exterior walls with wood trusses with continuous rigid insulation. The foundation is proposed to be concrete with concrete slab on grade first floor. The building will be equipped with a sprinkler system complying with NFPA 13R system.

2. Project Location:

504-514 South Boulevard, Evanston, IL



3. Project Team:

- Developer – Pirhl, LLC; Johana Casanova, PE, 15500 Pearl Road, PO Box 360619 Strongsville, OH 44136, 216-378-9690
- Owner’s Representative – CDG Real Estate Management, Charles Davidson 805 Greenwood, Evanston, IL 60201, 847-275-2123
- Architect – Hooker DeJong Inc; 316 Morris Ave, Suite 410, Muskegon, MI 49440, 231-722-3407
- Contractor – Leopardo Companies; Steve Sebastian, 5200 Prairie Stone Pkwy, Hoffman Estates, IL 60192, 847-783-3544



4. Work Site Communication with Neighborhood and Residences

The project team will update surrounding property owners on a routine basis by letting them know upcoming milestones and activities the project will have forthcoming. The project team will have their contacts listed on the fence with phone numbers for anyone that has questions about the project. The project team will also update surrounding property owners via email on a routine basis. A project email will be set up for residents to communicate any questions. The Project Manager and Superintendent will address and follow up with residents via email or in person

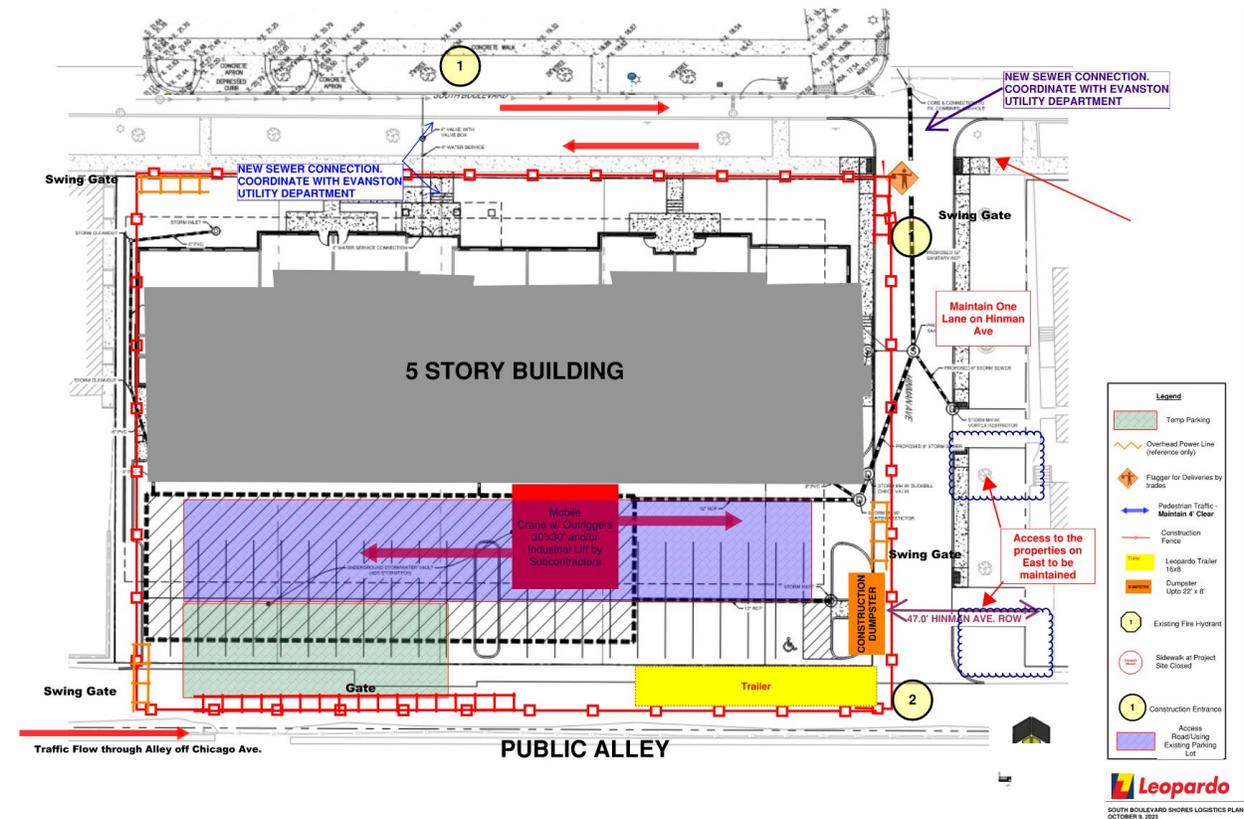
The main contacts for the project site that will be posted on the construction site fence are as follows:

Russ Davis Leopardo Superintendent RKDavis@leopardo.com 1-224-285-8067

Charles Davidson Owner Representative cdavidson@cdgrealestatedevelopment.com 1-847-275-2123

5. Construction Site Management Plan:

The below site management plan was developed by Leopardo companies to outline the general intent of site protection, site access and material/equipment location. Construction of the site will occur within a single phase of work.



Tree Protection & Removal Plan

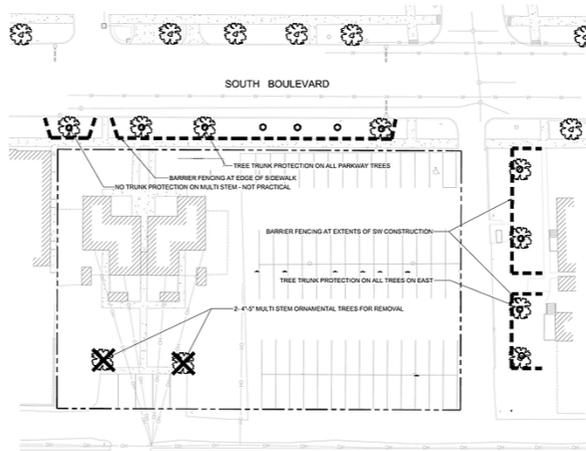


EXISTING VEGETATION DESCRIPTION

THE PROJECT SITE CONSIST OF AN EXISTING MULTI-FAMILY LOT AND PARKING LOT. THERE ARE SEVERAL LARGE MATURE STREET TREES, AND 4 NEWLY PLANTED 2" CAL. PARKWAY TREES (SLATS WHICH WILL BE PRESERVED AND PROTECTED). 2" ORNAMENTAL TREES (CORNUS FLORIDA) WILL BE REMOVED FOR DEVELOPMENT.

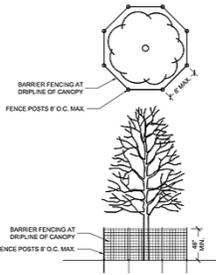
TREE PROTECTION & REMOVAL NOTES

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS AND PERMISSIONS TO PRUNE, REMOVE, AND/OR TRANSPLANT ANY TREES ON SITE.
2. DEAD AND DYING MATERIAL ON THE SITE SHALL BE REMOVED OR PRUNED. MATERIALS NOT LABELED ON THE PROTECTION PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RELOCATION.
3. DURING CONSTRUCTION EXISTING TREES OVER FOUR INCHES IN CALIPER SHALL BE PROTECTED WITH BARRIER FENCING.
4. BARRIER SHALL BE CONSTRUCTED OF A MIN. 3' TALL SNOW FENCE OR SIMILAR AND SUPPORT POSTS MIN. # 0.C. AND SHALL BE ERRECTED ONE FOOT BEYOND THE DRIFLINE OFF ALL EXISTING TREES ON SITE AND ADJACENT SITES TO REMAIN.
5. BARRIER FENCING SHOWN ON THE PLAN IS APPROXIMATE. CONTRACTOR SHALL ADJUST LOCATION OF BARRIER TO POSITION OUTLINED IN COMMENT 4.
6. NO EXCESS SOIL OR ADDITIONAL FILL, BUILDING MATERIALS OR DEBRIS SHALL BE PLACED WITHIN THE PROTECTIVE BARRIER.
7. NO VEHICLES OR HEAVY MACHINERY SHALL BE ALLOWED TO WORK WITHIN THE BARRIER AREA.
8. NO ATTACHMENTS OR WIRES, OTHER THAN PROTECTIVE GUY WIRES, SHALL BE ATTACHED TO ANY OF THE TREES WHICH ARE WITHIN PROTECTIVE BARRIER.
9. STUMPS OR TREE REMAINS NOT TO BE FULLY EXCAVATED SHALL BE REMOVED. A STUMP GRINDER SHALL BE USED TO REMOVE ALL REMAINING ROOTS AND WOODY MATERIAL WITHIN A 24" RADIUS OF THE TREE TRUNK TO MIN. 4" BELOW GRADE. DISTURBED AREA SHALL BE BACKFILLED WITH COMPACTED TOPSOIL TO MEET SURROUNDING GRADES.

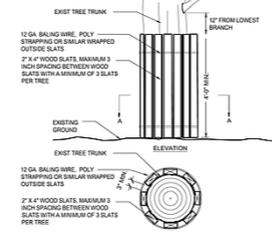


1 TREE PROTECTION & REMOVAL PLAN

SCALE 1"=20'
0' 10' 20' 40'



2 TREE PRESERVATION BARRIER FENCING DETAIL NOT TO SCALE



3 TREE TRUNK PRESERVATION DETAIL NOT TO SCALE

TREE PROTECTION & REMOVAL LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- BARRIER FENCING TO BE INSTALLED
- TREE TRUNK PROTECTION - NOT PRACTICAL ON MULTI-STEM

LG Workshop
Landscape Architecture
Site Planning
2324 N. WISCONSIN AVE
CHICAGO, IL 60647
PH: 773.671.4388
WWW.LGWORKSHOP.COM



PROJECT TEAM

CIVIL ENGINEER
CAGE
CORPORATION

PROJECT NAME

South Boulevard
Shores
South Boulevard,
Evanston, IL 60120

DATE
NO. TITLE
1. Issued for permit 12/28/2023

SET TYPE
PRELIMINARY LANDSCAPE
PLANS

PROJECT NUMBER
2302014

DATE
02/14/2024

DRAWN BY / APPROVED BY:
LCO

SHEET TITLE
TREE PROTECTION & REMOVAL
PLAN

SHEET NUMBER
L.1

6. Construction Schedule:

Site Mobilize/Construction Fence Installation – October 2024

Excavation/Foundations – Fall/Winter 2025

Building Structure and Enclosure – Winter/Spring 2026

Landscaping/Site Restoration – Fall 2026

Building Final inspection and Occupancy – Winter 2026

7. Operations Plan

Construction Work Hours for this project will be per the City of Evanston requirements:

Monday – Friday: 7:00am – 6:00pm

Saturday: 8:00am – 5:00pm

Sunday: Work not allowed unless permission is granted from the city



8. Employee Parking Plan

All construction personnel will be encouraged to park in public parking garages and lots nearby but will be able to park wherever legally allowed. There will be very little space onsite to accommodate parking for trades. Residential street parking will be discouraged for construction workers. Subcontractors will be provided an orientation that will have a reminder about neighborhood parking restrictions. Number of workers on the site will range between 15 – 80 during peak construction activities.

9. Vibration Monitoring

Site vibration monitoring during construction are installed (1) seismograph on each of the (3) adjacent properties corners of the site. These seismographs send data remotely via cellular modem and will send an immediate alarm notification if the level of vibration becomes damaging. These reports will be submitted to City of Evanston weekly.

10. Site Documentation

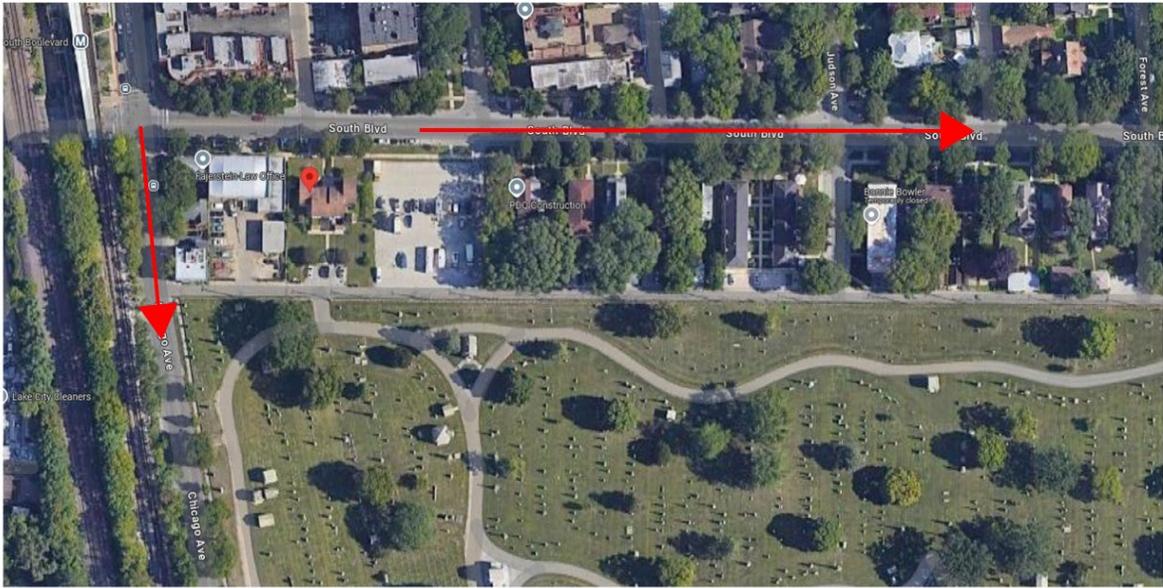
The project site and all surrounding properties will be captured with 360 degree photographs prior to site mobilization. These photographs will be updated on a regular basis and stored on a website based software that places each 360 photo on a contract drawing based on where the photo is taken. Anyone that has a subscription to the website service can be added to the project to view all the photos.

11. Truck Routes and Deliveries

We have reviewed public transportation documents available from the City of Evanston and will provide direction for all deliveries related to bridge height and truck weight restrictions with surrounding nearby streets. Large Trucks with height restrictions will be subject to enter off Sheridan from either South Blvd and/or Chicago Ave. Truck access will come off Chicago Ave and turn down public alley to access the site from south end.



Trucks enter/exit from Sheridan from South Blvd and/or Chicago Ave



12. Site Protection and Monitoring

The site will be protected by an 8-foot-high temporary fence with fabric to contain debris within site area. The construction gates will be opened during work hours to receive deliveries. Street will be swept clean daily. The site will be monitored remotely through security cameras during off hours.

