

# 811 Emerson St. - Demolition & Site Prep

811 Emerson St.  
Evanston, IL 60201



 **FOCUS**  
General Contractor

CA Focus Evanston  
Property Owner, LLC  
Owner

 **b|KL**  
Architect

## Construction Management Plan | Phase I

January 24<sup>TH</sup>, 2018

# CONTENTS

CONSTRUCTION SITE MANAGEMENT  
PLAN

3-4

STAGING PLAN

5

TRUCK ROUTES MAP

6

# CONSTRUCTION SITE MANAGEMENT PLAN

This Construction Site Management Plan has been prepared by Focus Construction and outlines the construction procedures that will be used during the construction of 811 Emerson Street Mix Use Building located at 811 Emerson Street in Evanston, Illinois.

## Staging and Logistics

The attached Exhibits are the construction site logistics/staging plan that will be used during the project. The project will primarily be completed in 4 major phases.

**Phase I** – Demolition of existing buildings Mobilization and to Caisson Installation.

Approximate Duration 2 Months. Exhibit A

**Phase I** - During Phase I, the encroachments on public right way property will be limited to 1 day closures as shown on Exhibit A when demolition of the 7-11 building tight to the alley occurs and demolition of the 2-story cleaners building occurs on Emerson. During these days, the fence line will be pulled out and two rows of cones will be added outside the fence line, spanning between the apron for Gate 1 and the apron for Gate 2, spread 5 feet apart, creating an unobstructed pedestrian pathway with flagmen directing pedestrians as needed. The fence line will be pulled out 8 feet, which is one fourth - one half the distance of the height of the building being demolished. Therefore, a covered walkway will not be required per IBC Table 3306.1. Otherwise the enclosure and demolition operation will be within the property line.

**General** - Periodic temporary closures of sidewalk or alley during truck access and exiting will occur during Phase I. Certified flagmen will be present during these times to ensure the safety of public and vehicular traffic.

## Project Schedule

Demolition	January 2018
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## Construction Work Hours

Work hours for the project will be per the City of Evanston requirements:

Monday - Friday:	7:00 AM - 7:00 PM
Saturday:	8:00 AM - 5:00 PM
Sunday:	Work not allowed unless special permission is granted from the City.

### **Contractor Parking**

During Phase I, the demolition vendors will park within the site enclosure. No public or street parking will be required.

### **Delivery Routes and Staging**

We have reviewed the various streets entering and exiting Evanston and have developed a site access plan that is in strict accordance with the City of Evanston Truck Routes as published on the City of Evanston website as well as attached to this plan as Exhibit H. Emerson Street is the best option for trucks entering and leaving the site. Trucks will all be directed to follow the established routes

### **Work Site Communication with Neighborhood and Residences**

The project team will update the property owners or management companies of the neighboring buildings east of the site and north of the side of scheduled activities and milestones.






The initial letter will be delivered to referenced properties by US Mail.

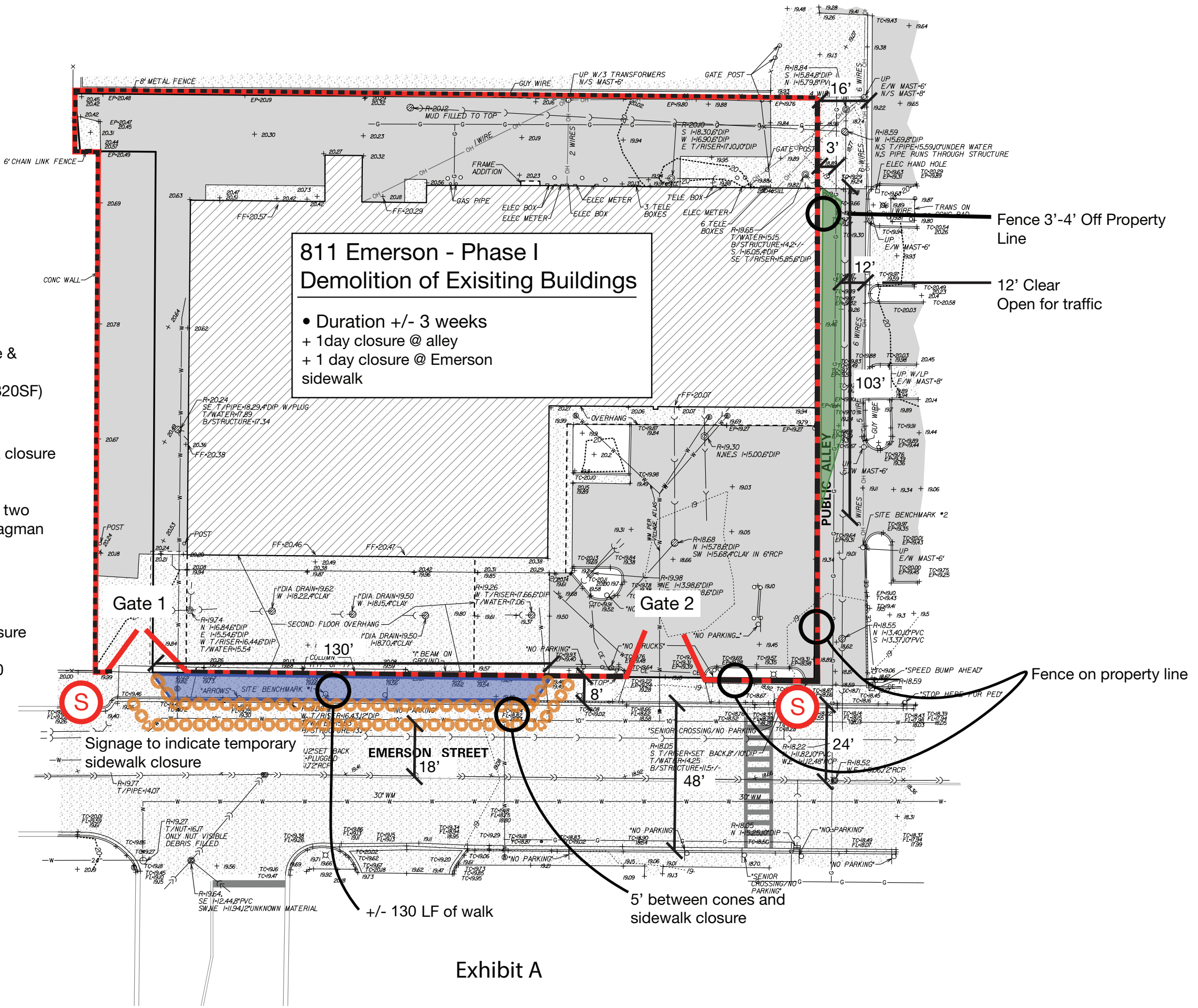
All public way closure notifications will be provided (1) week prior to commencement. Emergency phone numbers of contractor's key employees will be posted on the construction gates.

No.	Description	Date

**Logistics Note:**  
The current logistic plans are for information only and may at the construction managers' discretion be modified to meet the project requirements.

**Notes**

-  Existing Fence
-  Temporary Fence
  - 8' with screen on interior side & weighted stands
  - 80'x4' of alley to be closed (320SF)
-  Sidewalk Closure
  - One day (7:00-4:30) sidewalk closure for demolition of cleaner wall
  - 1600 SF of closure
  - Pedestrians directed through two lanes of cones via signage & flagman
-  Sidewalk cones
-  Alley Closure
  - One day (7:00-4:30) alley closure required to demolish 7/11 wall
  - Alley to be re-opened by 4:30



**811 Emerson - Phase I  
Demolition of Existing Buildings**

- Duration +/- 3 weeks
- + 1 day closure @ alley
- + 1 day closure @ Emerson sidewalk

**S**

Signage to indicate temporary sidewalk closure

EMERSON STREET  
18'

+/- 130 LF of walk

**Exhibit A**

**S**

5' between cones and sidewalk closure

Fence on property line

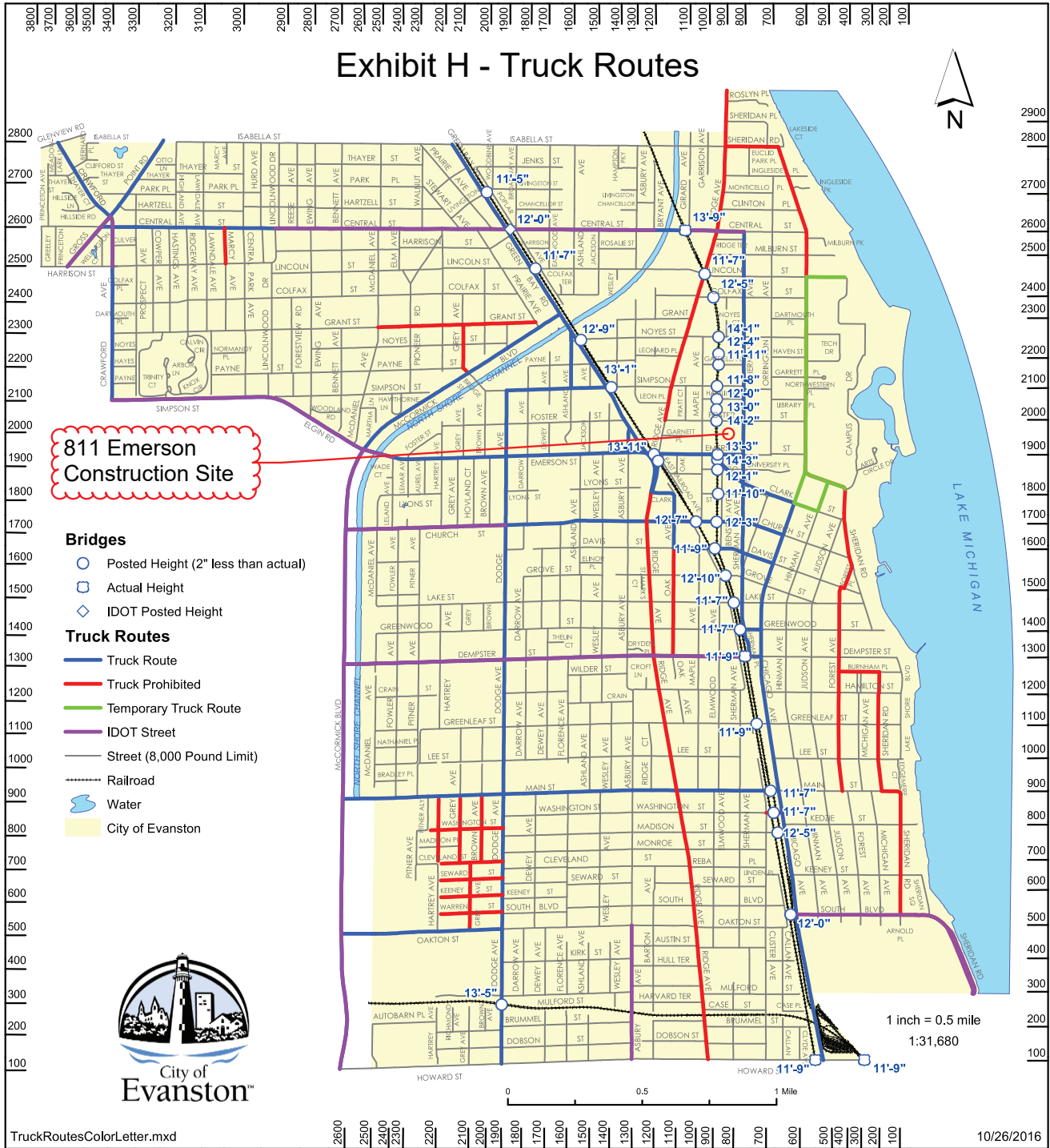
**SITE LOGISTICS**

811 Emerson Street  
Evanston, IL

PROJECT NUMBER	609
DATE	January 15, 2018
LOGISTICS PLAN	
LOG-01	

# City of Evanston Truck Routes

## Exhibit H - Truck Routes



This map is provided "as is" without warranties of any kind. See [www.cityofevanston.org/mapdisclaimers.html](http://www.cityofevanston.org/mapdisclaimers.html) for more information.