

## Centro Larchmont

### Site Plan Application Attachment

#### Construction management and temporary parking plan

The Village of Larchmont has requested Elk Chatsworth (Elk), the developer of Centro Larchmont and related work (the project) prepare a staged plan for the construction activities and the parking of construction related vehicles. This plan has been developed by Elk based on its extensive experience in developing other infill residential projects in nearby communities. In preparing the plan, Elk has consulted with its highly experienced development team, including Perkins Eastman (architect),

Bibbo Associates (Site Plan and stormwater consultant) and Atlantic engineering (structural engineers) as well as Elk's team of experienced subcontractors. The following plan is based upon a reasonable allowance for delays associated with typical weather conditions and expected subsoil and adjacent structure conditions. Throughout the project, Elk will employ safety best practices to protect the community, neighboring properties and contractors on site.

#### Pre-construction: -

Within eight weeks of site plan approval for the project, Elk will submit a complete set of construction drawings for all phases of the work. While all aspects of the permit set are being reviewed, Elk will request an expedited review of the foundation drawings, thereby permitting demolition of the existing structures and foundations.

#### Demolition and Foundations: -

Upon receipt of the initial set of permits, demolition of the Chatsworth structures will commence. This will take about two weeks and all material will be staged and removed through the existing parking lot at the rear of the Chatsworth property. The limited number of vehicles associated with this work will also be located on this lot.

Upon completion of demolition, the excavation work will commence. In light of the minimal excavation required (primarily footings and over digging existing foundation), the time frame for this work is 2-3 weeks. Excavation requires a limited number of contractor vehicles and these will be accommodated within the project land area.

The next phase of the work involves the setting of concrete forms, installing rebar and pouring of concrete to replace the old stone foundation. This should take about 2-4 weeks. During this phase, vehicles will be parked on the areas of the existing lot that have not been excavated. During the construction of the structural wall adjacent to the Village parking lot, it may be necessary to restrict access to a few parking spaces adjacent to the property.

#### Framing of main building: -

Once the new foundation is in place, all contractor vehicle parking may be accommodated within the building footprint for the duration of the project construction. The completion of this work will also

allow work to commence on the framing of the building. This is estimated to be a three-month process. After that the roof and installation and window installation will be about 4-6 weeks.

Exterior and interior completion: -

These phases of the work will occur concurrently. As the building is being framed, mechanical work on non-weather sensitive trades will commence, typically after the second floor of the residential framing is completed. This would include sprinkler, plumbing and HVAC rough installations. Once the building is substantially weather tight (roof and windows), work can commence on electrical roughing. The electrical roughing will take about eight weeks. As this work is completed by floor, framing inspections will be requested by floor. As each floor is inspected, insulation, dry wall and other finish trades will commence. This portion of the project takes about eight weeks per floor. Thus about 18 weeks after the roof and windows are installed, the entire building should be ready for occupancy.

Upon installation of windows, the exterior façade can commence installation. This is estimated to be about a three-month process.

Summary: -

Based on the above schedule, the completion of the building will take approximately 11-14 months. There are many intervening steps that have not been fully discussed (e.g. elevator and stair installation) but taken into account in the schedule described. It is expected that work will generally be six days a week to the extent possible while conforming to the Village construction permitted work hours. For the most part vehicular traffic will be unimpeded throughout the project. Pedestrians will be protected along Chatsworth Avenue through a bridge over the sidewalk. To the extent practical, material deliveries will be limited to Wendt Avenue. There should be limited need for street openings as all services are located at or near the properties.