

**LAURIN** 



# Construction Management Plan

2024.07.18

# 211-231 BANK

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# Project Overview

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## Project Identification

- **Project Name:** 211 Bank Street
- **Project Number:** 10068

## Project Location

78 Nepean Street, 219 and 223 Bank Street

## Project Timeline

- **Start Date:** January 2025
- **Completion Date:** March 2027 (25 months)

## Project Scope

The Project involves constructing a new nine-story building with one basement level. The design will preserve and incorporate the façades of the original buildings along Nepean Street, Bank Street, and Lisgar Street. The building will comprise 263 residential units and include commercial retail spaces on the ground floor and basement level.

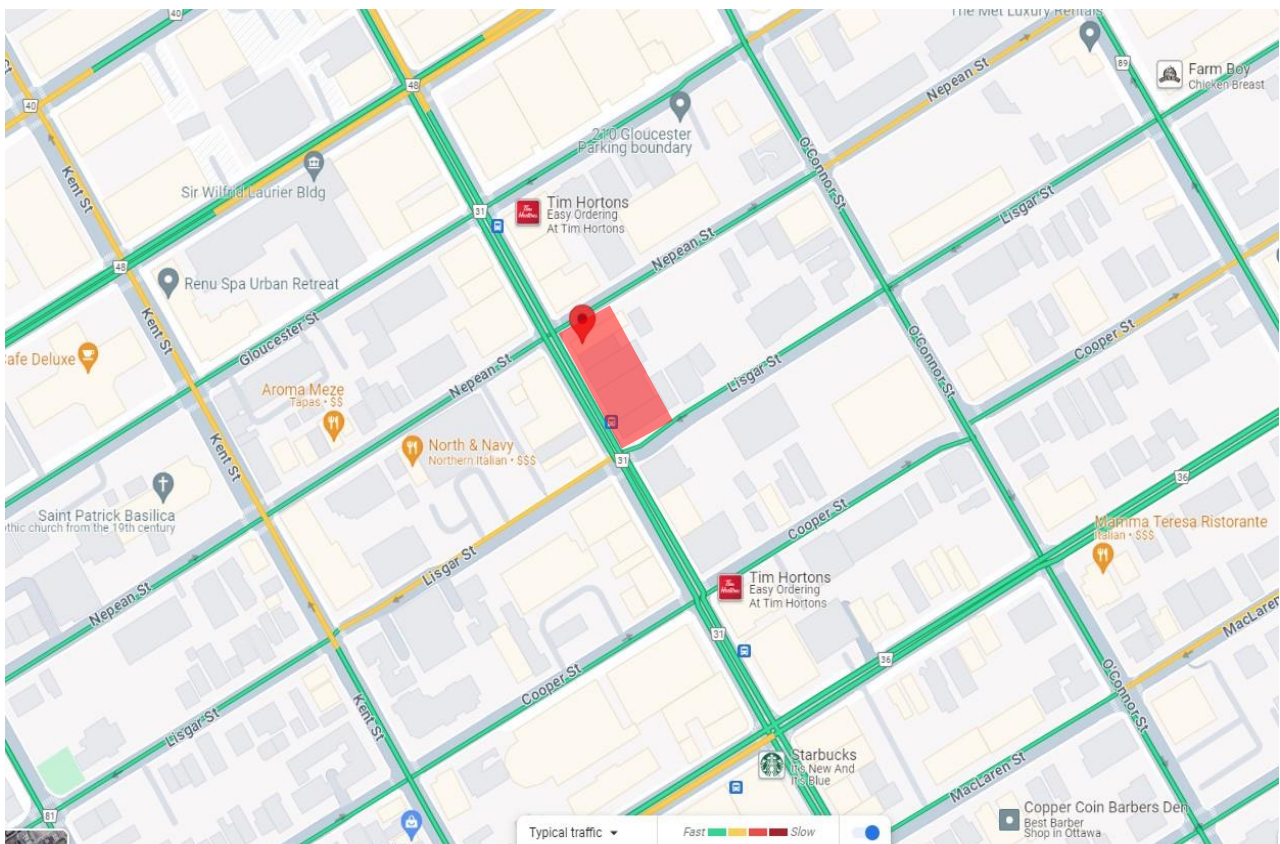
## Project Goals and Objectives

- **Preservation and Integration:** Successfully preserve and incorporate the façades of the original buildings along Nepean Street, Bank Street, and Lisgar Street into the new development, maintaining the historical and architectural significance of the area.

- **Residential Development:** Construct a nine-story building with one basement level that provides high-quality living spaces for 263 residential units, addressing the growing demand for housing in the area.
- **Commercial Enhancement:** Establish vibrant commercial retail spaces on the ground floor and basement level to enhance the local economy and provide amenities for residents and the surrounding community.
- **Sustainable Design:** Implement sustainable building practices and materials to minimize the environmental impact and promote energy efficiency throughout the construction and operation of the building.

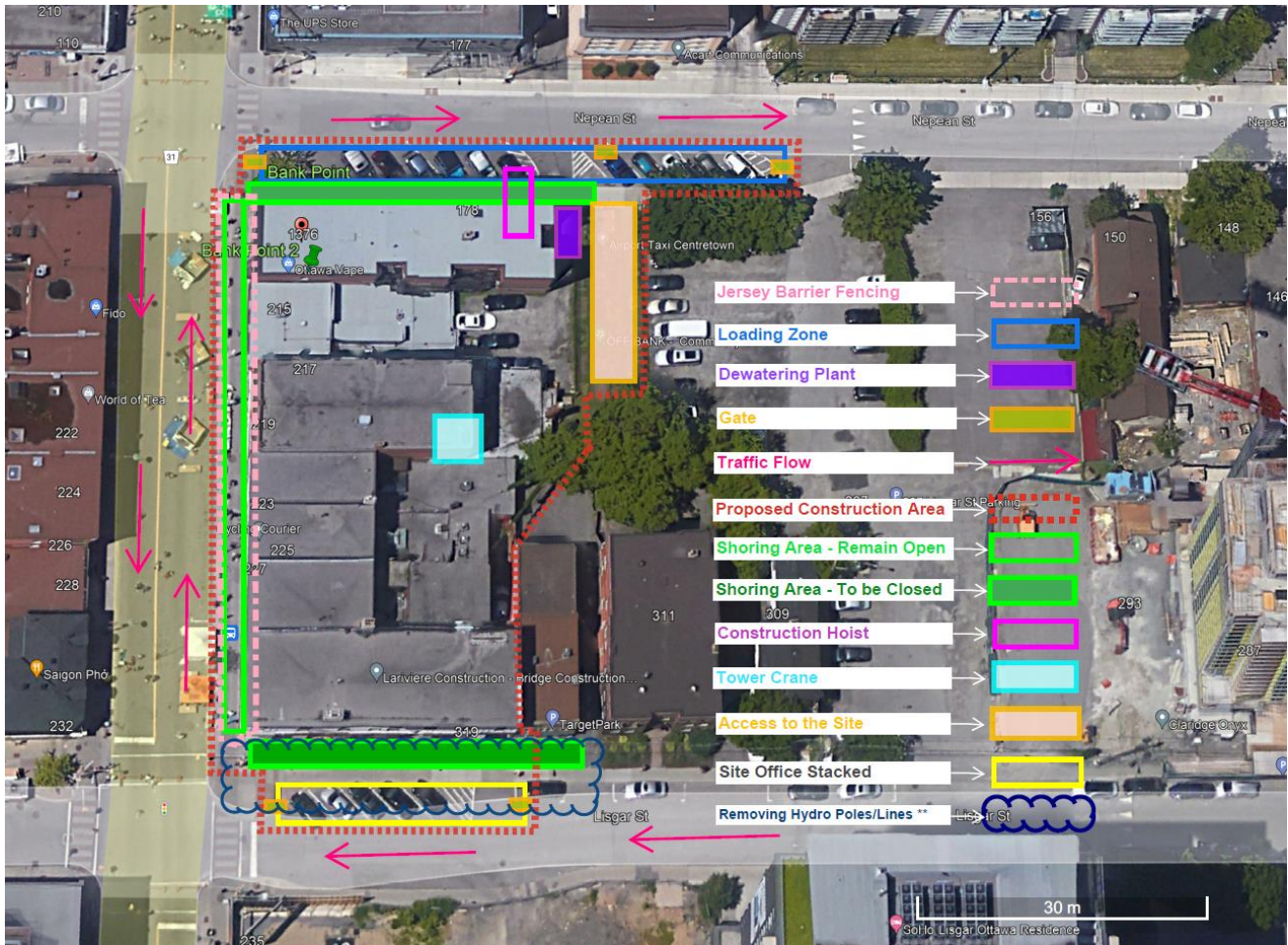
# Traffic and Pedestrian Impact Assessment

Bank Street between Nepean and Lisgar generally experiences moderate to heavy traffic volumes, with peak congestion occurring during morning and afternoon rush hours. The traffic composition is diverse, encompassing passenger vehicles, public transit buses, commercial delivery trucks, and cyclists. Pedestrian activity is notably high due to the presence of residential, commercial, and institutional land uses in the area.



# Proposed Staging Plan

This plan outlines the proposed Staging Plan for the project.




 Remove existing High Voltage Hydro Poles and Lines


- 1 -Terminate High Voltage Lines at Pole Numbers X47372
- 2 -Remove Hydro Pole Number X72504


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## Proposed Shoring Plan

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The proposed shoring plan is as follow. The area  will be maintained closed throughout the project to support the facades and ensure all pedestrians and vehicles pass at a safe distance from the project boundaries.

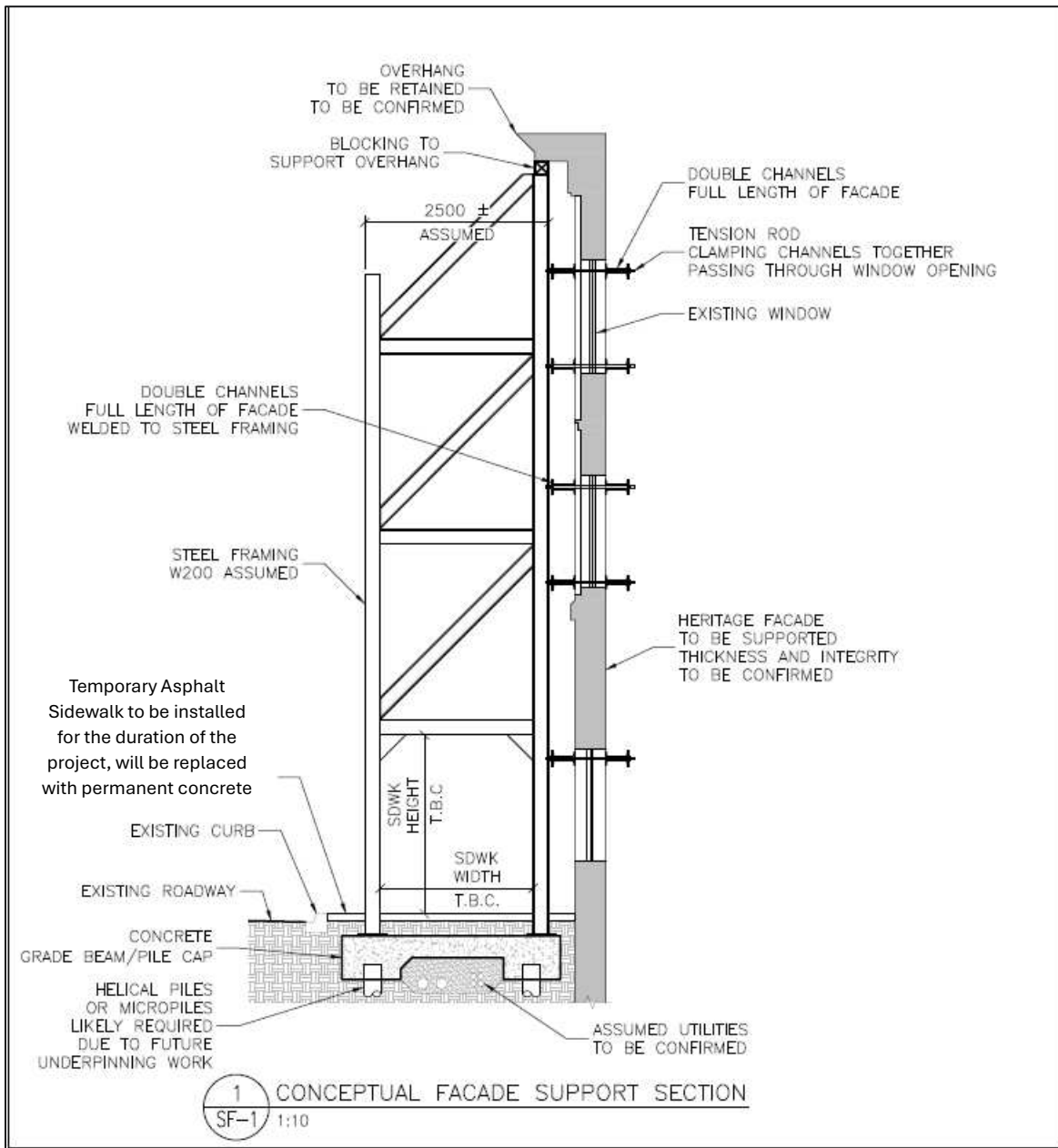
This  section of sidewalk to remain open during the construction for pedestrian.

The  area is temporary and will use for the erection of shoring ( 4 weeks ) and its dismantling ( 1 week ). Erection and dismantling to occur from 7 pm to 10 pm ( Or during the weekends from 7 am to 5 pm ) throughout the timeframes proposed.



# Proposed Shoring Detail

The façade support system (shoring) design will utilize the concept presented below. Due to the variation in architectural styles of the buildings, the proposed shoring design will be differentiated for each structure.





The proposed crash deck scaffolding along Bank Street has the following conceptual design.

