



To whom it may concern.

The following is Doran Contractors limited Construction Management Plan.

- 1) Please see the following page for Section 1 (Diagram)
- 2) Section 2 (Check List)
 - a) Will construction require the temporary detour of a bus route?
OC Transpo's Route 55 uses Raymond St for westbound bus service. Arlington Avenue and Bell Street are not served by any bus routes. We do not intend to close any of these roads; no temporary detours of route 55 will be required.
 - b) Will this work block a bike lane?
The site does not front onto any streets with bike lanes, therefore no bike lanes will be affected
 - c) Will this work block a sidewalk?
No, the Bell Street, Arlington Avenue, Raymond Street sidewalks will have overhead protection; therefore, pedestrians will have access so they will not be blocked.
 - d) Will this work require a lane of traffic to be closed?
Yes, on occasion parts of Bell Street will be closed for deliveries, we will contact the City and meet with a Traffic Management Inspector to initiate a TCE Permit. The curb lane of Raymond Street may require a temporary, occasional closure, if absolutely necessary.

Yours truly

Art Bonsall PQS, GSC, LEED AP | Director of Pre-construction
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A | 3187 Albion Road South, Ottawa Ontario, K1V 8Y3
W | www.doran.ca

IN PROGRESS FOR COORDINATION 2024-05-16

- Overhead Protection - Raymond St. **78.0 SQ M**
- Overhead Protection - Bell St. **101.6 SQ M**
- Overhead Protection - Arlington Ave. **76.0 SQ M**
- Mesh Fence **60.6 M**

SITE ABBREVIATIONS

AD	AREA DRAIN
CB	CATCH-BASIN
D.C.	DEPRESSED CURVE
UP	UTILITY POLE
RM	RELOCATED MANHOLE
STMW	STORMWATER MANHOLE
FCC	FIRE DEPARTMENT CONNECTION
SC	SEWER CONNECTION
GW	GROUND WIRE
LS	LIGHT STANDARD (REFER TO ELEC. ENG.)
PH	FIRE HYDRANT
TMS	TACTILE WALKING INDICATOR STRIP
MUP	MULTI-USE PATHWAY

SITE LEGEND

	PRINCIPAL ENTRANCE
	ENTRANCE
	EXIT
	FIRE HYDRANT (PH)
	SEWER CONNECTION (FCC)
	STREET SIGNAGE
	PROPERTY LINE
	STREET/BACK BUILDING EDGE
	VERTICAL BICYCLE PARKING 100MM x 600MM
	BICYCLE PARKING AT GROUND LEVEL 100MM x 600MM
	BENCH REFER TO LANDSCAPING
	TWIS
	UNDERGROUND PARKING EXISTING
	ROAD IN ASPHALT
	PEDESTRIAN PATH
	SEWADJ
	ADJACENT BUILDINGS
	BUILDING AREA
	SOFT LANDSCAPING TUFF
	REFER TO LANDSCAPE
	PLANTING BEDS REFER TO LANDSCAPE
	GRASSWASH STONE REFER TO LANDSCAPE
	PATIO SLABS
	MECHANICAL EQUIPMENTS
	TRAFFIC DIRECTION
	PROPOSED SNOW STORAGE

STREET SIGNS

FOR ALL THE SIGNS FOLLOW THE SPECIFICATIONS OF THE CITY OF OTTAWA

41	STOP SIGN
42	FIRE ROUTE SIGN
43	PRIORITY TO PEDESTRIAN SIGN
44	LIMITED-PARKING SIGNAGE
45	ONE-WAY SIGN
46	YIELD SIGNAGE
47	ACCESSIBILITY PARKING SIGN
48	Ottawa Fire Services - UNDERGROUND PARKING STRUCTURE WITH GREEN PARK SIGNAGE

GENERAL NOTES

REFER TO CIVIL AND LANDSCAPING FOR SITE COORDINATION
REFER TO CIVIL FOR STREET CURBS AND SURFACE SLOPE DETAILS
PRECAST RETAINING WALLS TO BE ENGINEERED AND SUPPLIED BY OTHERS

- NOTES GÉNÉRALES (Consult Notes)
- Consult documents distributed with this project are to be used in accordance with the provisions of the Act and the Regulations. The architect is not responsible for the accuracy of the information provided by the client or other professionals. The architect is not responsible for the accuracy of the information provided by the client or other professionals.
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- PLANNING
FOTEN Planning and Urban design
280, Long Point Road, Ottawa, ON K2P 2P1
T: 613-733-3700 www.foten.com
- LANDSCAPE ARCHITECT
SPRICE LAB
80 Bayview Ave., Suite 202 Toronto, ON M5S 2B2
www.spricelab.com
- MECHANICAL/ELECTRICAL
Smith + Andersen
1000 Avenue Road, Suite 1000, Ottawa, ON K2K 1G2
T: 613-733-1100 www.smithandanderson.com
- CIVIL
CEMA+
800-463-3833, 2000-1000, Ottawa, ON K1R 9H9
T: 613-963-2842 www.cema.ca
- GEOTECHNICAL
PATERSON GROUP
200 Preston Street, Suite 110 Ottawa, ON K1R 9M4
T: 613-237-7361 www.patergroup.com
- STRUCTURAL
D+M Structural Engineers
1000 Avenue Road, Suite 1000, Ottawa, ON K2K 1G2
T: 613-733-1100 www.dmseng.com
- ENVIRONMENTAL
Pinchin Ltd.
200 Preston Street, Suite 110 Ottawa, ON K1R 9M4
T: 613-237-7361 www.pinchin.com
- HERITAGE
Bray Heritage
877 Preston Street, Suite 400, Ottawa, ON K1R 9M4
T: 613-237-7361 www.brayheritage.com
- GENERAL CONTRACTOR
Doran Contractors Ltd.
200 Preston Street, Suite 110 Ottawa, ON K1R 9M4
T: 613-237-7361 www.doran.ca
- ENERGY MODELING
EQ Building Performance Inc.
200 Preston Street, Suite 110 Ottawa, ON K1R 9M4
T: 613-237-7361 www.eqbuilding.com
- ARCHITECT
NEUF architecte(s)
1000 Avenue Road, Suite 1000, Ottawa, ON K2K 1G2
T: 613-733-1100 www.neuf.ca

Property Area		2024-05-16							
Planning		2133.6 sq. m. 22,966 sq. ft.							
PROJECT STATISTICS									
BUILDING HEIGHT (m)	74.6 m								
TOTAL GFA AND RESIDENTIAL USE	2,425.0 m ²								
LOT COVERAGE	154.1 m ²								
FLOOR STATISTICS									
FLOOR	1st	2nd	3rd	4th	5th	6th	7th	8th-24th	TOTAL
AREA	11	11	11	11	11	11	11	17	49
STUDD	2	4	4	4	4	4	4	2	29
1 Bedroom + Den	5	10	8	3	6	1	1	34	67
2 Bedroom + Den	2	2	3	5	6	8	10	12	54
3 Bedroom + Den	3	1	0	0	0	0	0	0	4
4 Bedroom	0	0	0	0	0	0	0	0	0
5 Bedroom	0	0	0	0	0	0	0	0	0
6 Bedroom	0	0	0	0	0	0	0	0	0
7 Bedroom	0	0	0	0	0	0	0	0	0
8 Bedroom	0	0	0	0	0	0	0	0	0
9 Bedroom	0	0	0	0	0	0	0	0	0
10 Bedroom	0	0	0	0	0	0	0	0	0
11 Bedroom	0	0	0	0	0	0	0	0	0
12 Bedroom	0	0	0	0	0	0	0	0	0
13 Bedroom	0	0	0	0	0	0	0	0	0
14 Bedroom	0	0	0	0	0	0	0	0	0
15 Bedroom	0	0	0	0	0	0	0	0	0
16 Bedroom	0	0	0	0	0	0	0	0	0
17 Bedroom	0	0	0	0	0	0	0	0	0
18 Bedroom	0	0	0	0	0	0	0	0	0
19 Bedroom	0	0	0	0	0	0	0	0	0
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21 Bedroom	0	0	0	0	0	0	0	0	0
22 Bedroom	0	0	0	0	0	0	0	0	0
23 Bedroom	0	0	0	0	0	0	0	0	0
24 Bedroom	0	0	0	0	0	0	0	0	0
25 Bedroom	0	0	0	0	0	0	0	0	0
26 Bedroom	0	0	0	0	0	0	0	0	0
27 Bedroom	0	0	0	0	0	0	0	0	0
28 Bedroom	0	0	0	0	0	0	0	0	0
29 Bedroom	0	0	0	0	0	0	0	0	0
30 Bedroom	0	0	0	0	0	0	0	0	0
31 Bedroom	0	0	0	0	0	0	0	0	0
32 Bedroom	0	0	0	0	0	0	0	0	0
33 Bedroom	0	0	0	0	0	0	0	0	0
34 Bedroom	0	0	0	0	0	0	0	0	0
35 Bedroom	0	0	0	0	0	0	0	0	0
36 Bedroom	0	0	0	0	0	0	0	0	0
37 Bedroom	0	0	0	0	0	0	0	0	0
38 Bedroom	0	0	0	0	0	0	0	0	0
39 Bedroom	0	0	0	0	0	0	0	0	0
40 Bedroom	0	0	0	0	0	0	0	0	0
41 Bedroom	0	0	0	0	0	0	0	0	0
42 Bedroom	0	0	0	0	0	0	0	0	0
43 Bedroom	0	0	0	0	0	0	0	0	0
44 Bedroom	0	0	0	0	0	0	0	0	0
45 Bedroom	0	0	0	0	0	0	0	0	0
46 Bedroom	0	0	0	0	0	0	0	0	0
47 Bedroom	0	0	0	0	0	0	0	0	0
48 Bedroom	0	0	0	0	0	0	0	0	0
49 Bedroom	0	0	0	0	0	0	0	0	0
50 Bedroom	0	0	0	0	0	0	0	0	0
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131 Bedroom	0	0	0	0	0	0	0	0	0
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133 Bedroom	0	0	0	0	0	0	0	0	0
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140 Bedroom	0	0	0	0					