



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 11 uses Richmond Road and Route 153 uses New Orchard Ave. North. We do not intend to close any of these roads; no temporary detours of route 11 and 153 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 Richmond Road sidewalk will not have overhead protection and will not be blocked; therefore, pedestrians will have access so they will not be blocked. New Orchard Ave. North has no sidewalks boarding the site.

- d) Will this work require a lane of traffic to be closed?

Yes, on occasion parts of Richmond Road maybe will be closed for deliveries, we will contact the City and meet with a Traffic Management Inspector to initiate a TCE Permit. New Orchard Ave. North. maybe will be closed for deliveries, we will contact the City and meet with a Traffic Management Inspector to initiate a TCE Permit.

A handwritten signature in black ink, appearing to read 'Art Bonsall', is written over a faint, light grey watermark that says 'Text here'.

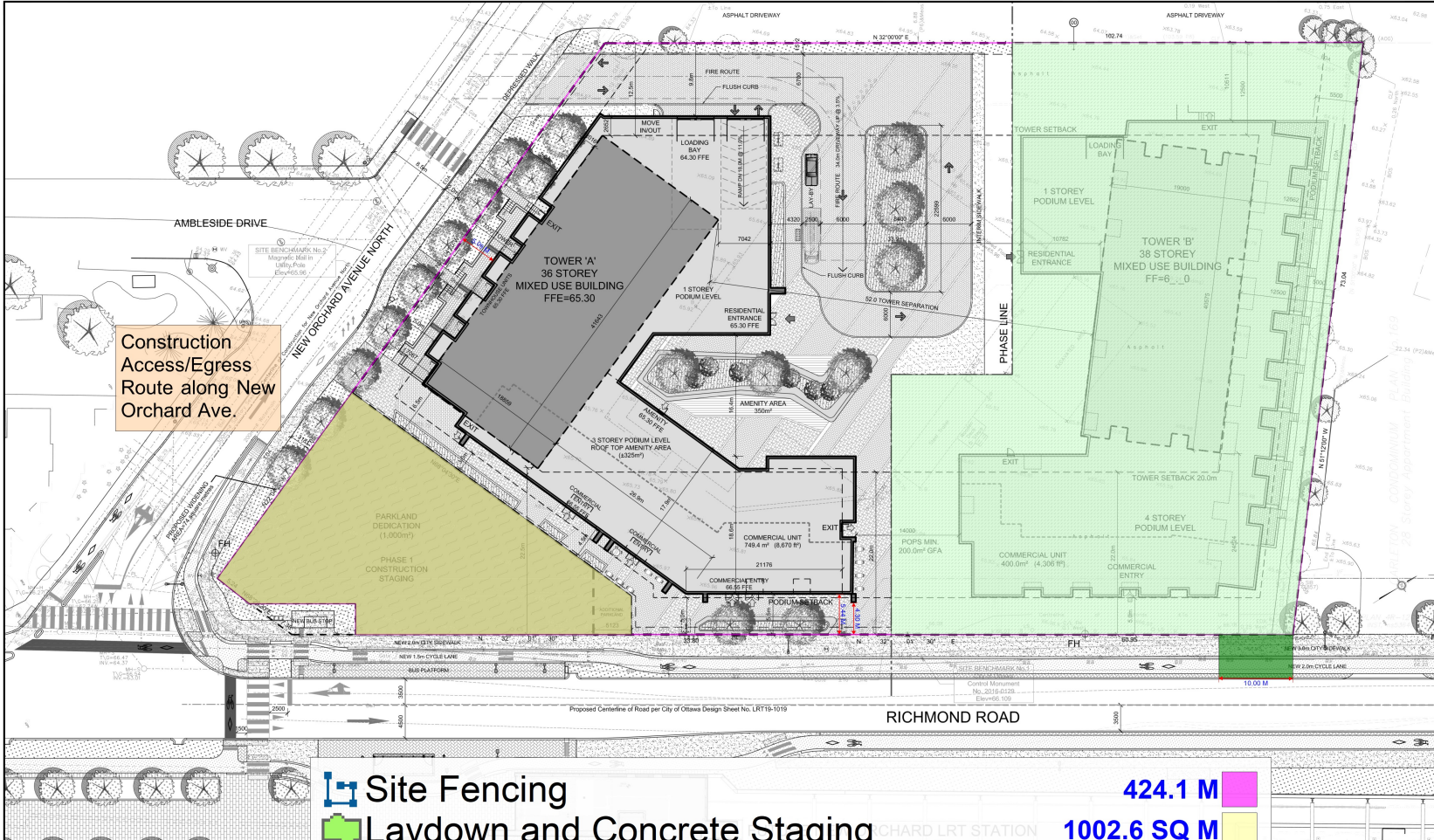
Yours truly

Art Bonsall PQS, GSC, LEED AP | Director of Pre-construction

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W | www.dorancontractors.com



BUILDING STATISTICS		
GROSS BUILDING AREA PHASE 1 - TOWER 'A'		
01 FLOOR	0.0 sq. m.	
02 FLOOR	0.0 sq. m.	
03 FLOOR	0.0 sq. m.	
04 FLOOR	748.4 sq. m.	
05 FLOOR	1,007.0 sq. m.	
06 FLOOR	707.0 sq. m.	
07 FLOOR	1,285.0 sq. m.	
08 FLOOR	13,885.0 sq. m.	
09 FLOOR	0.0 sq. m.	
10 FLOOR	0.0 sq. m.	
11 FLOOR	6,330.0 sq. m.	
12 FLOOR	68,470.0 sq. m.	
13 FLOOR	13,250.0 sq. m.	
14 FLOOR	143,737.0 sq. m.	
15 FLOOR	48.5 sq. m.	
16 FLOOR	5,256.0 sq. m.	
17 FLOOR	0.0 sq. m.	
18 FLOOR	0.0 sq. m.	
19 FLOOR	0.0 sq. m.	
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93 FLOOR	0.0 sq. m.	
94 FLOOR	0.0 sq. m.	
95 FLOOR	0.0 sq. m.	
96 FLOOR	0.0 sq. m.	
97 FLOOR	0.0 sq. m.	
98 FLOOR	0.0 sq. m.	
99 FLOOR	0.0 sq. m.	
100 FLOOR	0.0 sq. m.	
TOTAL AREA	22,954.7 sq. m.	
TOWER FLOOR PLATE	636.1 sq. m.	
TOWER BALCONY PROJECTIONS	887.0 sq. m.	
TOTAL	24,566.8 sq. m.	
UNIT STATISTICS		
STUDIO UNIT	10.17%	43
1 BEDROOM UNIT	41.61%	176
2 BEDROOM + DEN UNIT	17.26%	73
3 BEDROOM + DEN UNIT	10.40%	44
4 BEDROOM UNIT	1.18%	5
TOWNHOUSE UNIT - 3 BEDROOM	0.95%	4
TOTAL	93.6%	423
COMMERCIAL AREA	188.8 sq. m.	8,875 sq. ft.
CAR PARKING		
REQUIRED BY ZONING BY-LAW		
RESIDENCE	- AREA 'Z' NONE REQUIRED	0
VISITOR	- 0.1 PER UNIT (MAX. 30 PER BLOCK)	30
COMMERCIAL	- AREA 'Z' NONE REQUIRED	0
TOTAL		30
PROVIDED		
RESIDENCE	- 0.447 PER UNIT	189
VISITOR	- 0.071 PER UNIT	35
COMMERCIAL		35
TOTAL		254
LOCATION		
P2 US PARKING LEVEL		132
P1 US PARKING LEVEL		122
EXTERIOR AT GRADE		16
TOTAL		254
BICYCLE PARKING		
REQUIRED		
RESIDENCE	- 0.5 PER UNIT	212
COMMERCIAL	- 1.0 PER 200m ² OF G.F.A.	214
TOTAL		214
PROVIDED		
RESIDENCE - EXTERIOR	- 1.0 PER UNIT	423
COMMERCIAL		8
TOTAL		439
LOCATION		
P2 US PARKING LEVEL		211
P1 US PARKING LEVEL		212
EXTERIOR AT GRADE		16
TOTAL		439
AMENITY SPACE		
GROUND FLOOR COMMUNAL EXTERIOR		302.0 sq. m.
GROUND FLOOR COMMUNAL INTERIOR		265.0 sq. m.
4TH FLOOR COMMUNAL INTERIOR		640.0 sq. m.
4TH FLOOR COMMUNAL TERRACE		330.0 sq. m.
36TH FLOOR COMMUNAL INTERIOR		145.0 sq. m.
PRIVATE BALCONIES		2,560.0 sq. m.
PRIVATE TERRACES		860.0 sq. m.
TOTAL		4,022.0 sq. m.
REQUIRED - 0.6m ² PER UNIT (42%)		2,536.0 sq. m.
REQUIRED COMMUNAL @ 50%		1,787.0 sq. m.
WASTE REQUIREMENT		
CANISAGE - COMPACTED	- 0.015 PER UNIT	20 YARDS
RECYCLING GAP	- 0.018 PER UNIT	9 YARDS
RECYCLING FIBER	- 0.038 PER UNIT	18 YARDS
COMPOST	- 240L PER 50 UNITS	9
LOT COVERAGE PHASE 1		
FOOTPRINT	4,094.1 sq. m.	44.00%
PAVED	0.0 sq. m.	0%
PAVED SURFACE	1,902.0 sq. m.	11.67%
TOWER 'B' FOOTPRINT	2,206.0 sq. m.	22.73%
LANDSCAPE OPEN SPACE	1,974.3 sq. m.	21.65%
TOTAL	9,176.4 sq. m.	100.0%
PARKLAND DEDICATION	1,072.0 sq. m.	
NEW CRACKED PAVEMENT	74.0 sq. m.	
TOTAL PRE-DEVELOPMENT AREA	10,150.0 sq. m.	

Construction Access/Egress Route along New Orchard Ave.

■ Site Fencing **424.1 M**
■ Laydown and Concrete Staging **1002.6 SQ M**
■ Laydown, Parking & Trailer Compound **4006.0 SQ M**
■ Compound Access of off Richmond **59.6 SQ M**



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REQUIRED	PROVIDED
4 STOREY - 15.0m	3 STOREY - 11.0m
40 STOREY - 127.0m	36 STOREY - 118.0m
38 STOREY - 115.0m	STORY - 11.0m
65.50m ASL	65.50m ASL
63.07 (35.2m)	2.52 (256.7m)
700.0m ²	636.1m ²
200.0m ²	0.0m ²
1,000.0m ²	748.4m ²
5.0m	5.0m
3.0m	4.0m
22.0m	22.5m
12.5m	12.5m
7.0m	7.0m
6.5m	6.5m
35.0m	52.0m
2,760.0m ²	4,412.0m ²
1,367.0m ²	1,787.0m ²
0	0
0	194
30	30
30	35
408	408
2	2
6.0m x 6.7m	6.0m x 6.7m

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 Asset Management
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1047 RICHMOND ROAD
 OTTAWA ONTARIO
 SHEET TITLE:
SITE PLAN
 PHASE 1
 DRAWN: R.V. CHECKED: R.V.
 SCALE: 1:250 SHEET NO.: SP-1
 PROJECT NO.: 2405