



To whom it may concern.

The following is Doran Contractors limited Construction Management Plan.

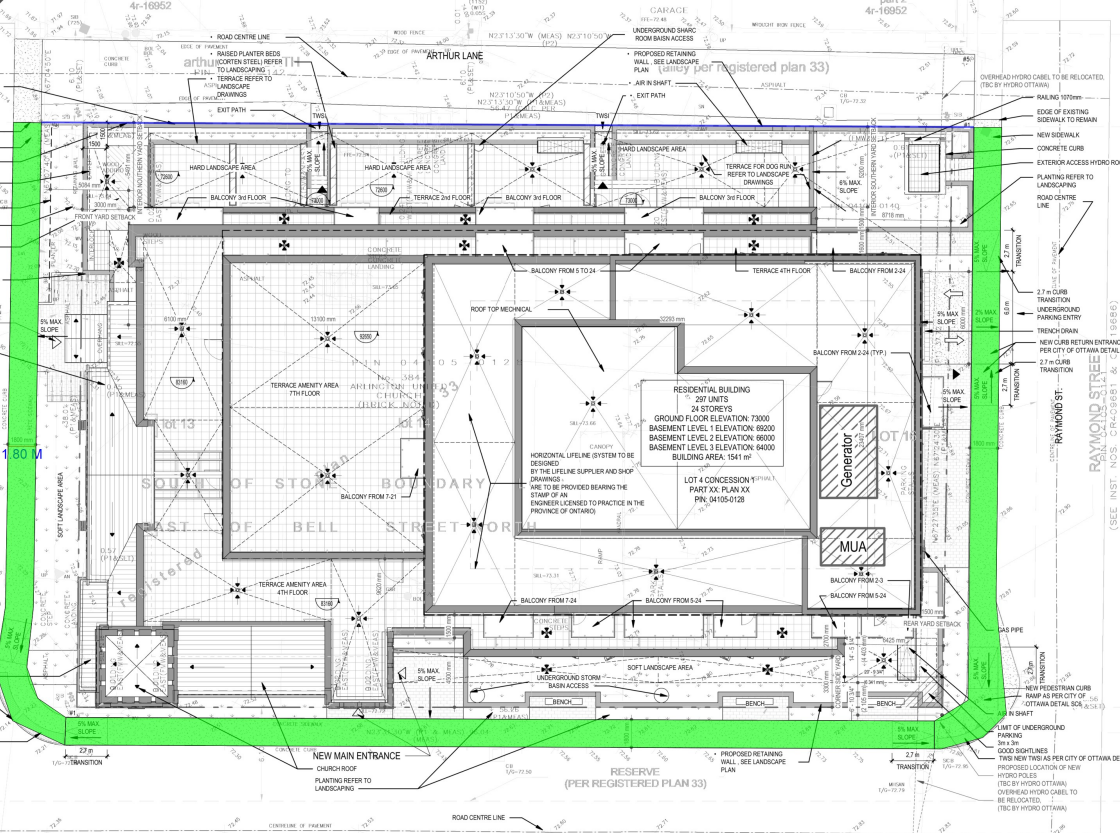
- 1) Please see the following page for Section 1 (Diagram)
- 2) Section 2 (Check List)
  - a) Will construction require the temporary detour of a bus route?  
**OC Transpo's Route 55 uses Raymond St for westbound bus service. Arlington Avenue and Bell Street are not served by any bus routes. We do not 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**

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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
CE CATCH BASIN
D.C. DEPRESSED CURVE
UP UTILITY POLE
RM REINFORCED MASONRY
STM/M STORMWATER MANHOLE
FOC FIRE DEPARTMENT CONNECTION
SC SERVICE CONNECTION
GW GROUND WIRE
LS LIGHT STANDARD (REFER TO ELEC. ENG.)
FH FIRE HYDRANT
TWS TACTILE WALKING INDICATOR STRIP
MUP MULTIPLE USE PATHWAY

SITE LEGEND

PRINCIPAL ENTRANCE
ENTRANCE
EXIT
FIRE HYDRANT (FH)
SMSE CONNECTION (FDC)
STREET SIGNAGE
PROPERTY LINE
STRIBACK BUILDING EDGE
VERTICAL CYCLE PARKING 1000MM x 600MM
CYCLE PARKING AT GROUND LEVEL 1600MM x 600MM
BENCH REFER TO LANDSCAPING
TWS TWIS
UNDERGROUND PARKING EXISTENT
ROAD IN ASPHALT
PEDESTRIAN PATH
SIDEWALK
ADJACENT BUILDINGS
BUILDING AREA
SOFT LANDSCAPING TURF
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 SIGN
45 ONE WAY SIGN
46 YIELD SIGNAGE
47 ACCESSIBILITY PARKING SIGN
48 Ottawa Fire Services - UNDERGROUND PARKING STRUCTURE WITH GREEN MARK SIGNAGE

GENERAL NOTES: REFER TO CIVIL AND LANDSCAPING FOR SITE COORDINATION. REFER TO CIVIL FOR STREET CURB AND SURFACE SLOPE DETAILS. PRECAST RETAINING WALLS TO BE ENGINEERED AND SUPPLIED BY OTHERS.

NOTES GENERALES: Consultez les...
1. Les documents d'accompagnement de ce dossier sont préparés en français et en anglais. La version anglaise sera publiée. Les documents d'accompagnement de ce dossier sont préparés en français et en anglais. La version anglaise sera publiée.
2. Les renseignements approuvés dans ce dossier sont valables pour la durée de la validité des permis. Les renseignements approuvés dans ce dossier sont valables pour la durée de la validité des permis.
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Property Area

Table with 2 columns: Category and Value. Includes Total Area: 2138.8 sq. m, 22,966 sq. ft.

Table with 2 columns: Category and Value. Includes Building Area: 74.8 m², 809.4 sq. ft.

Table with 2 columns: Category and Value. Includes Residential Units: 297, MUA: 1.

Table with 2 columns: Category and Value. Includes Car Parking: 297, Bicycle Parking: 297.

Table with 2 columns: Category and Value. Includes Maximum Building Height: 7.8m, Minimum Side Yard Setback: 2.7m.

Table with 2 columns: Category and Value. Includes Residential Community Amenity Area: 481sq. ft., Exterior Community Terraces: 637sq. ft.

Table with 2 columns: Category and Value. Includes Residential Private Amenity Area: 135sq. ft., 2nd Floor Balconies: 86sq. ft.

PROPERTY AREA
2024-05-16
Project Statistics
Building
74.8 m²
809.4 sq. ft.
Total Area and Residential Use
2138.8 m²
22,966 sq. ft.

Product Statistics
Table with 2 columns: Category and Value. Includes Residential Units: 297, MUA: 1.

Car Parking
Residential Parking: 297 units
Visitor Parking: 297 units
Total: 594
MUA: 1

Bicycle Parking
Apartment Building - 297 units
Required: 297 + 20 temporary exterior spaces
Provided: 297

General Mixed Use Zone - GM
Minimum Lot Width: 22.5m
Minimum Side Yard Setback: 3.3m
Minimum Interior Side Yard Setback: 2.7m

Amenity Area
Table with 2 columns: Category and Value. Includes Residential Community Amenity Area: 481sq. ft., Residential Private Amenity Area: 135sq. ft.

Diveage
384 ARLINGTON AVENUE, RESIDENTIAL.
Environnement
Date: 2024-05-16

NEUF ARCHITECTE(S)
windmill
384 ARLINGTON AVENUE, RESIDENTIAL.
OTTAWA, ON N2B 2M8