

Preliminary Construction Management Plan

Project Information

Date: Aug. 26, 2025

Project Name: Lexus Detailing Bays & Garage

Location: 299 West Hunt Club, Ottawa, ON, K2E 1A6

Applicant / Developer: Tony Graham Motors Inc.

Construction Management Firm: PRITEC Management

Site Plan Application Number: TO BE CONFIRMED

Project Description: Construction of a new 1,031 m² two-storey building with detailing bays storage garage and accessory spaces. Includes underground employee parking (32 stalls), surface parking reconfiguration,, and new fire access routes. Total GFA approx. 4,124 m². Construction duration estimated at 12 months.

Objectives

- Ensure the safety of workers, visitors, and the public.
- Minimize disruption to Hunt Club Road traffic, transit, and nearby businesses.
- Maintain compliance with City of Ottawa by-laws and Ontario Building Code.
- Deliver the project within budget and timeline.

Site Logistics

- Traffic Control Plan: A plan will be developed with traffic flagging for material deliveries; Hunt Club is a major arterial, so off-peak scheduling will be critical.
- Encroachment / City Coordination: Coordination with City of Ottawa for bus stop pad works, curb modifications, and new sidewalk installations.
- Access: Construction vehicles will access via existing entrances from West Hunt Club. Gates at the vehicle entrance will be maintained.
- Parking: Construction worker parking will be organized on-site in designated surplus areas.
- Material Storage: Materials, bins, and trailers will be stored on the site footprint.
- Site Services: Fire route signage, hydrant access, and temporary fencing per civil drawings.

Safety Measures

- Site-Specific Safety Plan prepared and enforced by PRITEC Management.
- Regular safety inspections and toolbox talks.

- Contractor submissions required:

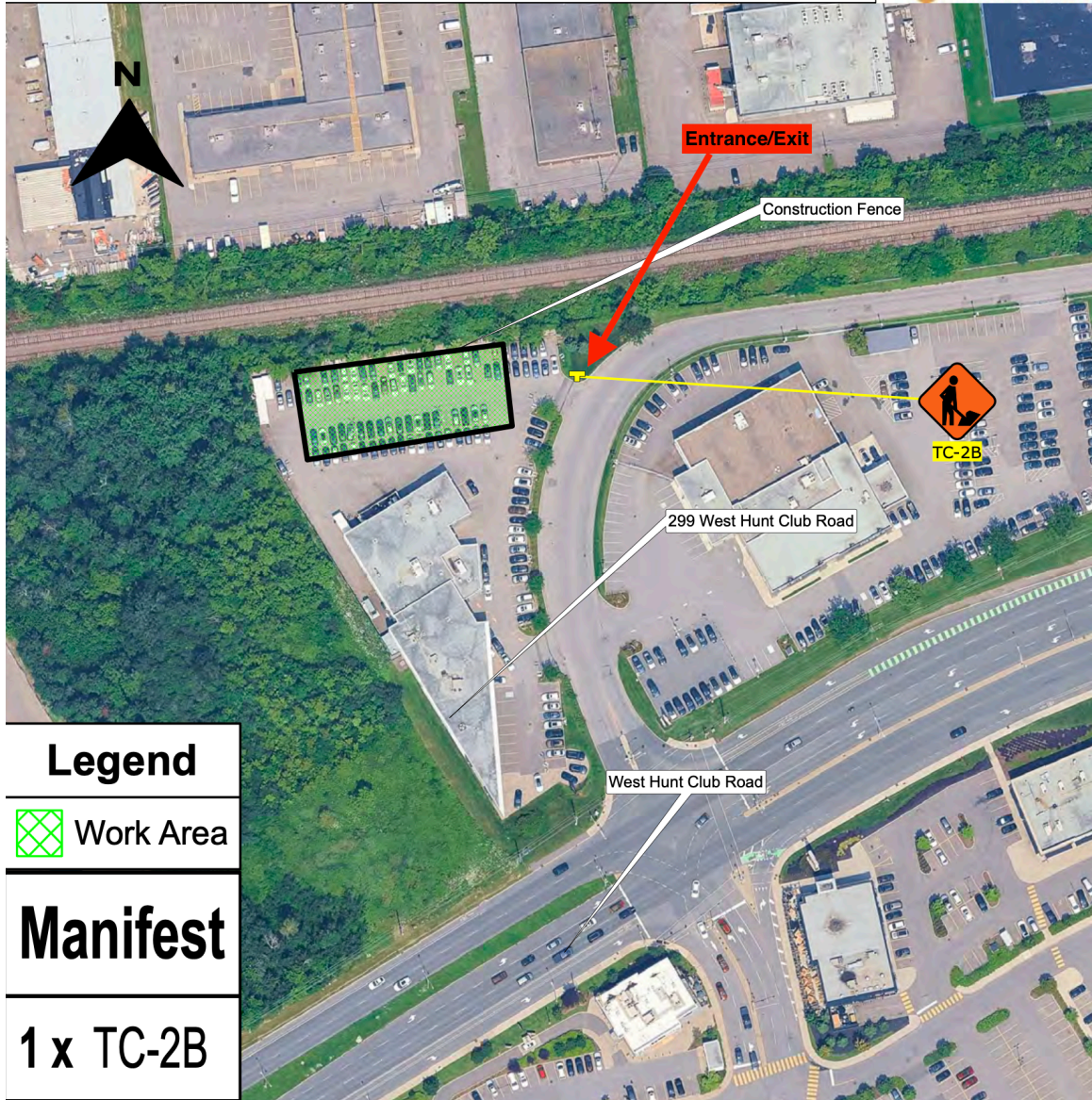
- • Company Safety Policy
- • Site-Specific Safety Plan

Date: 2025-08-29 **Author:** Andrew Montgomery **Project:** Pritec, 299 West Hunt Club Road Traffic Control Plan
Scale: Not to Scale **MTO OTM Book 7 Layout:** None **Client:** Pritec

Comments:

All signs and traffic control devices to be installed in accordance with MTO OTM Book 7 guidelines.
Signage and closure length subject to change depending on size of the work area, duration of work and volume/speed of traffic.
All signage to face oncoming traffic.

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- Compliance with Ontario Construction Act and OHSA.

Checklist of Construction Impacts

1. Bus Route Detour Required? No detours, but temporary bus stop pad work per SC11 standard will require coordination.
2. Bike Lane Blocked? No dedicated bike lanes adjacent.
3. Sidewalk Blocked? No.
4. Lane of Traffic Closed? None permanent. Short-term traffic control may be required.
5. Parking Removals? On-site parking will be reconfigured; no public street parking removed.
6. Temporary Access Routes? No new routes; existing curb cuts used.
7. Encroachment Agreements? May be required for curb and sidewalk works.
8. Material Storage & Deliveries? On-site staging. Deliveries scheduled to avoid rush hours.
9. Erosion Control Measures? Silt fencing and catch basin protection per civil package.

Key Contacts

- Owner: Tony Graham Motors Inc.
- Construction Manager: PRITEC Management
- Architect: Vandenberg & Wildeboer Architects Inc.
- Emergency Contact: To be assigned prior to mobilization

Signed by the Applicant or Authorized Representative

Name:  **Taylor White**

Title: **Owner/PRITEC**

Date: **Aug.29.2025**