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Construction Management Plan

Project: 60 Dean Avenue, Barrie

Developer/Builder: NestWise

Prepared by: Nick Stapley

Date: February 4th, 2025

I. Project Overview

- Project Description: A 6-story residential rental building with 122 units, underground parking, and associated amenities such as a gym, library, and common areas.
- Site Address: 60 Dean Avenue, Barrie
- Architect: ISM Architects Inc.
- Total Gross Floor Area: Approximately 16,000 ft² per floor. (approx. 96,000 total)

2. Site Logistics Plan

- Primary Access: Dean Avenue
- Construction Vehicle Route: Controlled entry with signage indicating vehicles turning.
- Staging Area: Located on-site, minimizing street obstruction, parking lot and unexcavated areas.
- Material Storage: Designated zones within the fenced perimeter.
- Crane Placement: mobile Crane positioned on the north side parking area for maximum reach without affecting public roads or neighbouring properties.
- Pedestrian Safety: Sidewalk protection with signage indicating construction work, delineated by perimeter fencing at property boundaries.

3. Phasing Plan

Phase I: Site Preparation

- Fencing and signage installation
- Tree protection and erosion control measures
- Utility and servicing installation

Phase 2: Excavation and Foundation

- Excavation for underground parking
- Concrete foundation work

Phase 3: Superstructure Construction

- Framing for all floors
- Exterior cladding and roofing



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Phase 4: Interior Works

- Mechanical, electrical, and plumbing installation
- Interior walls, finishes, and amenity spaces

Phase 5: Finalization and Handover

- Landscaping
- Final inspections and commissioning
- Occupancy permit acquisition

4. Traffic and Site Access Management

- Delivery Scheduling: as required based on construction schedule.
- Traffic Control Measures: flagmen, Right of way permits (when applicable)
- Traffic management personnel during peak hours
- Temporary road signage and flagging

5. Health and Safety Plan

- Site Safety Officer: Brian Mathieson 705)241-7997
- PPE Requirements: Hard hats, high-visibility vests, steel-toed boots, etc.
- Emergency Procedures: in case of fire evacuate to muster point located at site office on western boundary/ call 911.
- On-site first aid station
- Fire evacuation plan: to be created by Fire Safety Plans Ltd.
- Regular Safety Inspections and safety meetings: Weekly by site supervisor

6. Environmental Management

- Dust Control: Water suppression and covered loads
- Noise Mitigation: Work limited to 7 AM - 7 PM
- Waste Management: Segregation of recyclables and garbage materials. Bin storage on eastern boundary of parking area.

7. Stakeholder Communication Plan

- Public Notices: Regular updates via newsletters and signage
- Complaint Management: Designated contact for community concerns. Site office or developer head office.

8. Contacts

- Project Manager: Nick Stapley (705)309-4445
- Site Supervisor: TBD
- Safety Officer: Brian Mathieson (705)241-7997
- Emergency Contacts: Nick Stapley (705) 309-4445. Heljar Hansen (705)7171421.

The map displays the Emergency Route (blue line) and the 60 Dean Ave Site (red line) in Barrie, Ontario. The Emergency Route starts at the top left, goes through the center, and ends at the bottom right. The 60 Dean Ave Site is located near the bottom right, near the intersection of Highway 1 and Highway 26. The map includes various landmarks such as the Royal Victoria Regional Health Centre Emergency, Barrie Public Library Downtown, and several parks and schools. The route is marked with a blue line and a red line, with distances and travel times indicated along the way.

Fire Route

Barrie Fire Hall 3

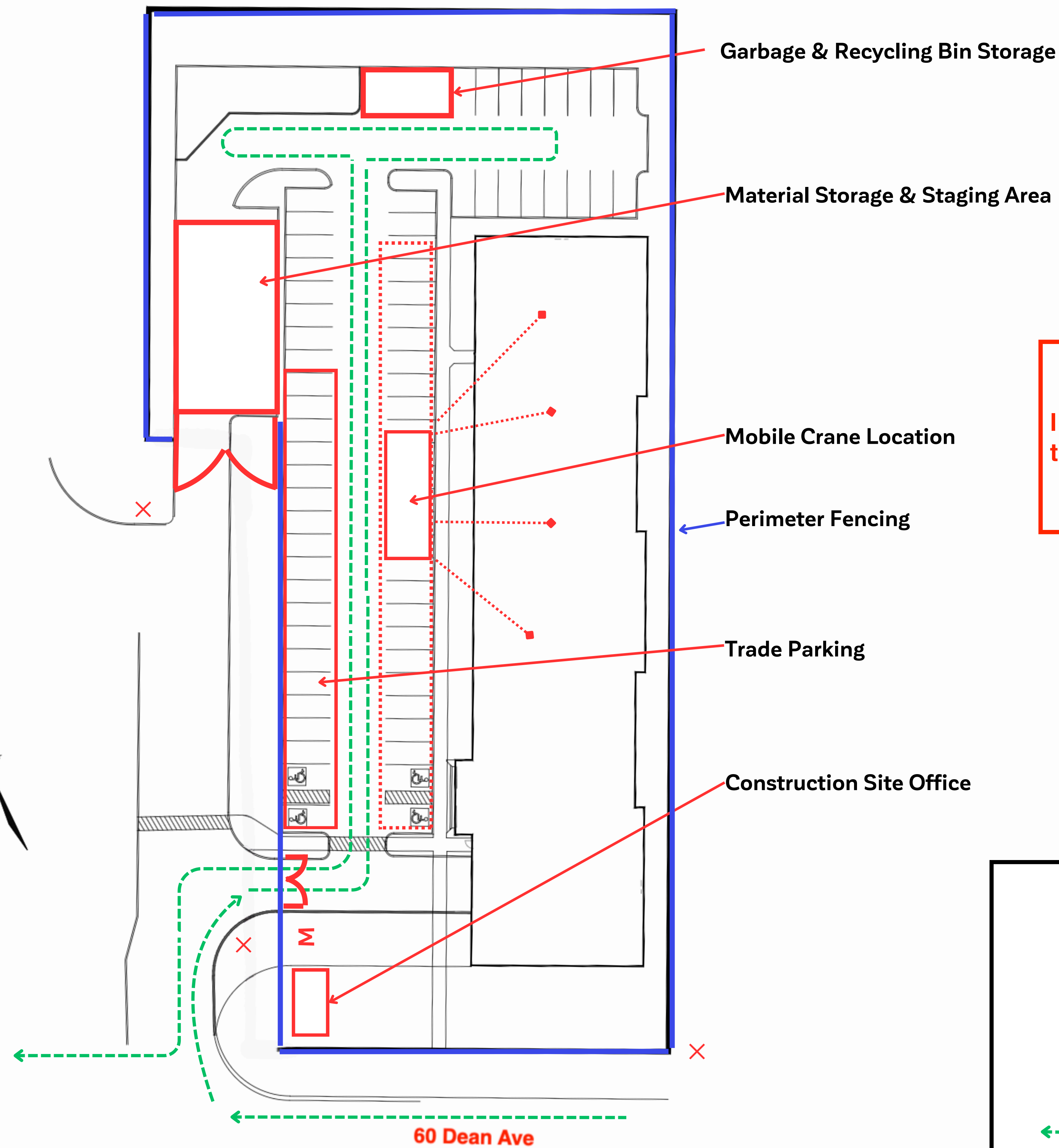
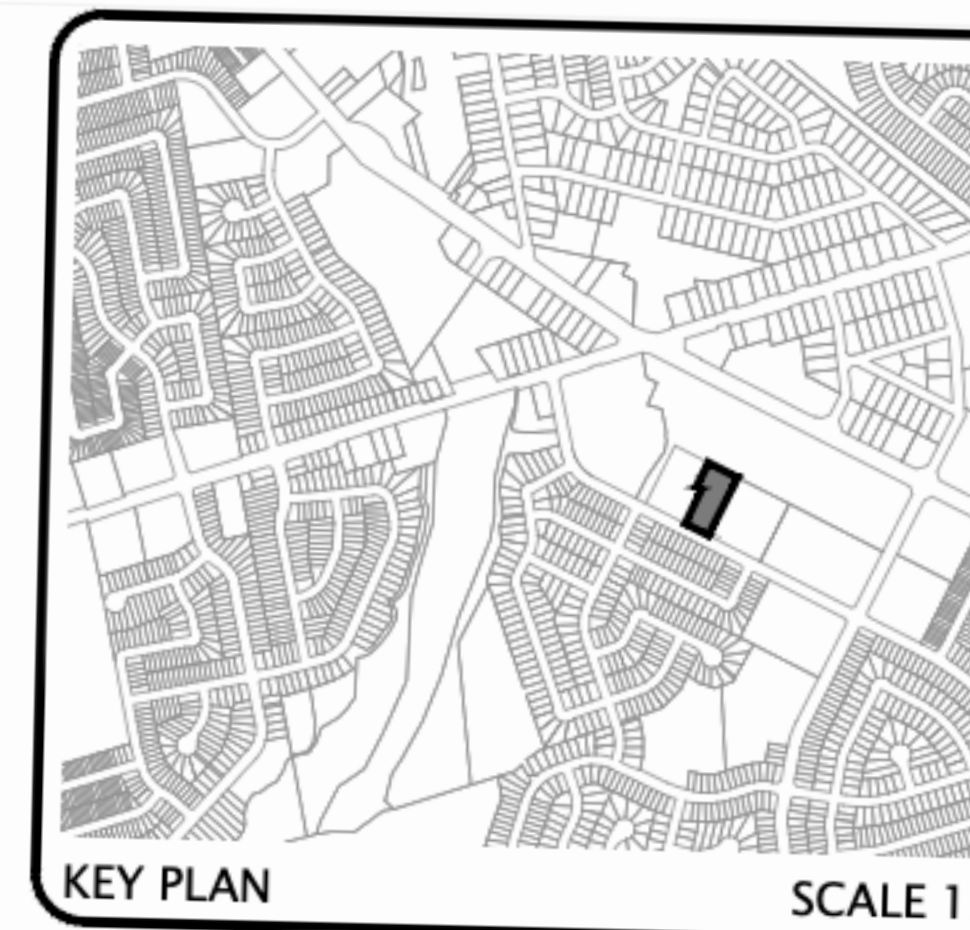
60 Dean Avenue Site

3 min
11 km

Map showing the Fire Route from Barrie Fire Hall 3 to the 60 Dean Avenue Site. The route is highlighted in blue, starting from Barrie Fire Hall 3 and ending at the 60 Dean Avenue Site. The map includes various landmarks, streets, and a scale bar indicating 3 minutes travel time.







60 DEAN AVENUE
CITY OF BARRIE



Mobile Crane will move parallel to the building lifting onto the footprint ONLY. Will not cross onto neighbouring properties

Legend

-  — **Signage as Required**
 — **Gate**
 — **Muster Point**
 — **Trucking Route**



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CAUTION
SITE ENTRANCE
VEHICLES
TURNING



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