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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.

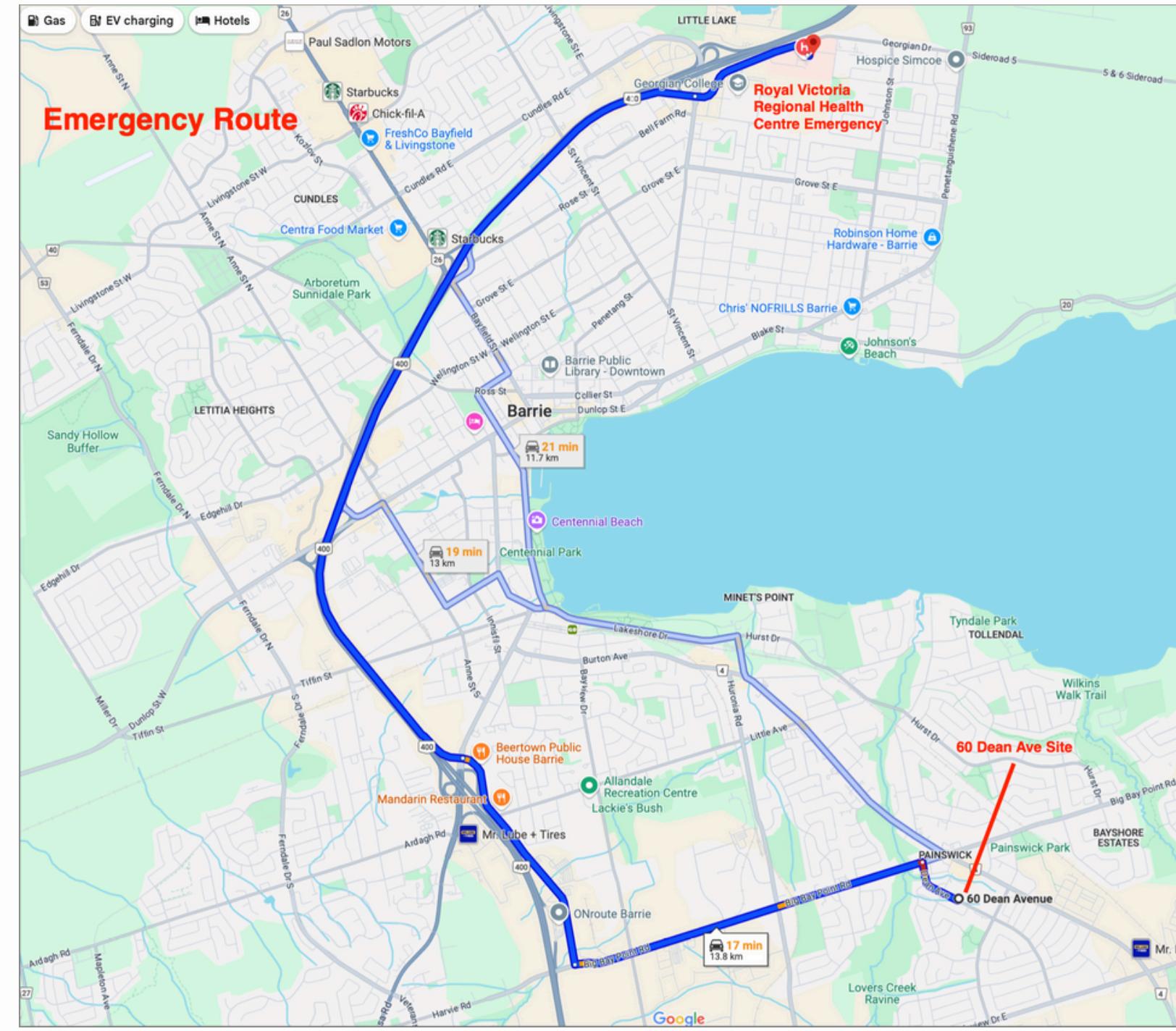
7. Stakeholder Communication Plan

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

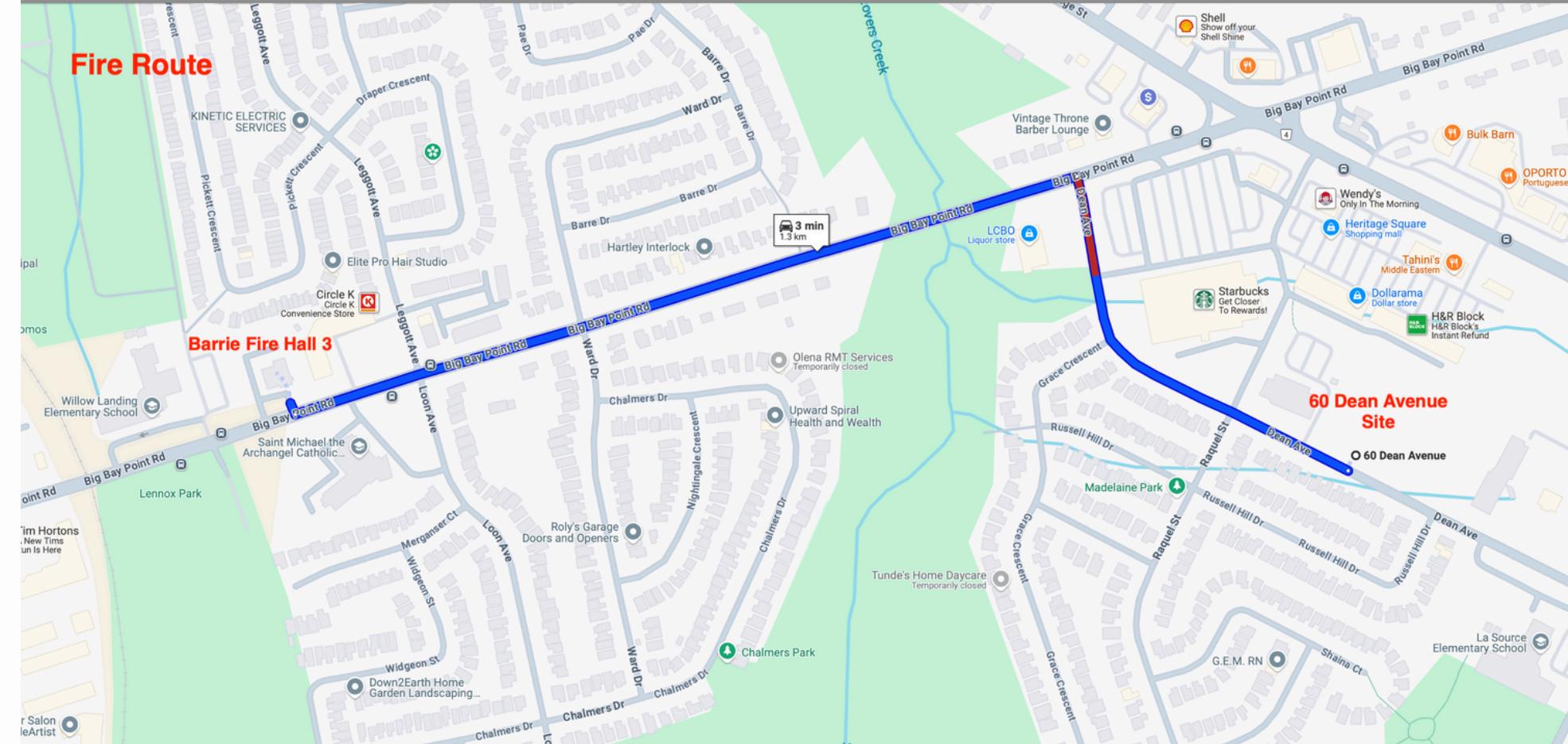
8. Contacts

- 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.

Emergency Route

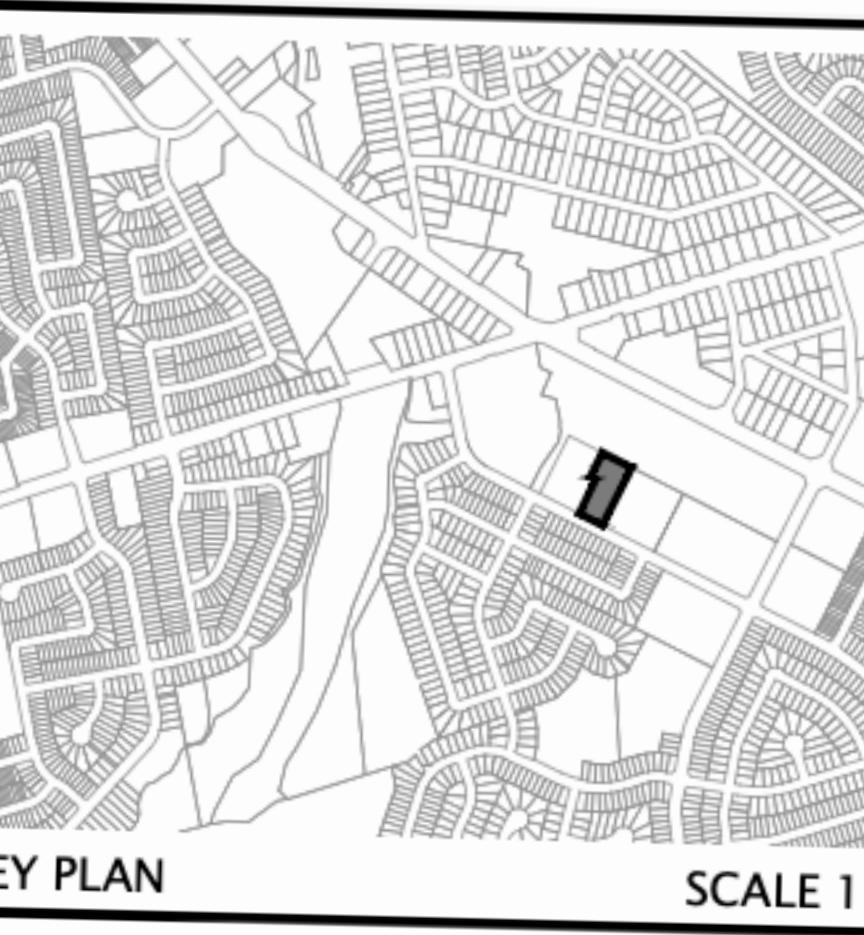
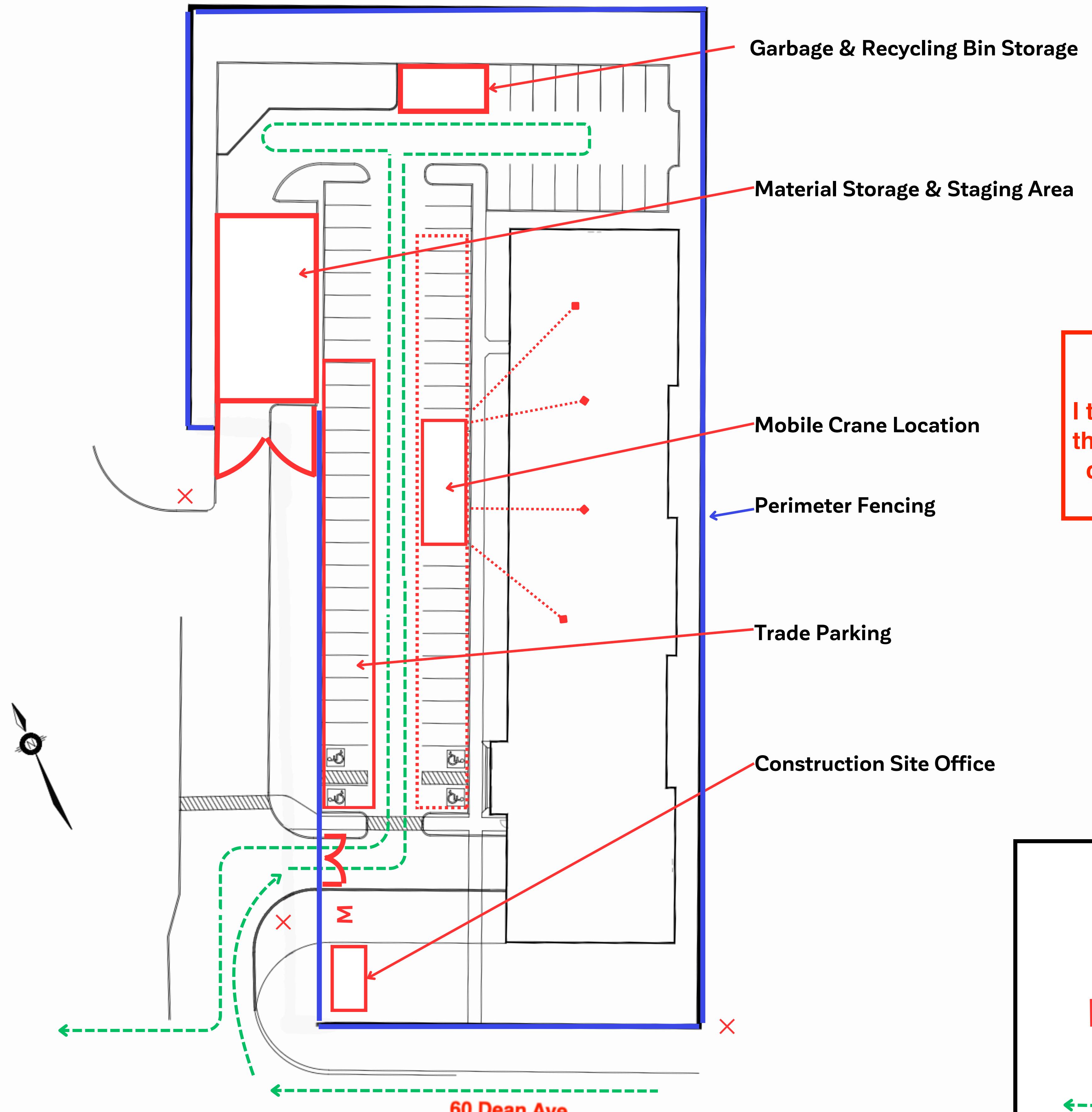


Fire Route

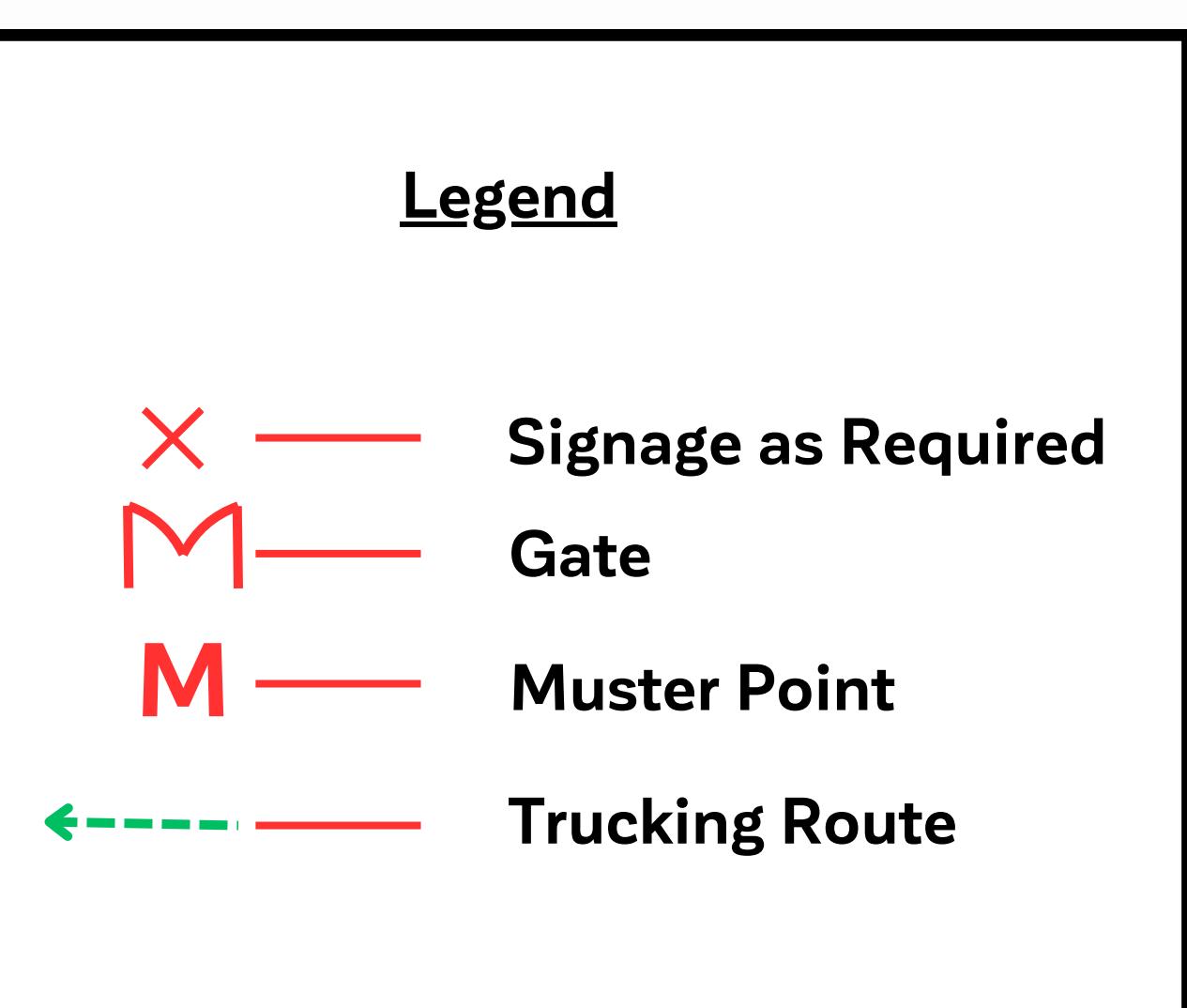


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60 DEAN AVENUE
CITY OF BARRIE



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





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**CAUTION
SITE ENTRANCE
VEHICLES
TURNING**



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