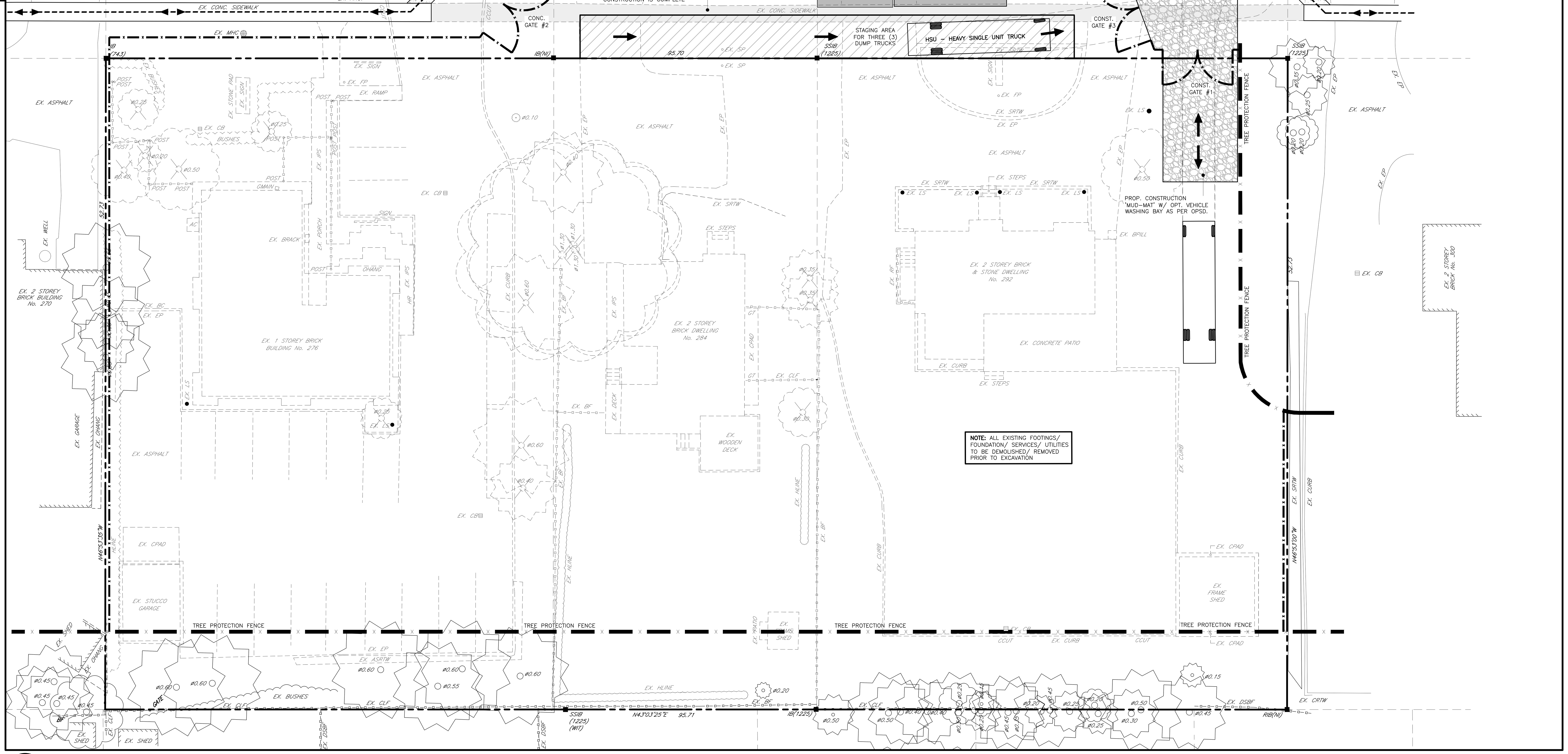



1 CM1-1 **STAGE-1 DEMOLITION AND EARTHWORK** 1 : 200

## GENERAL CONSTRUCTION NOTES

1. DURING ALL DELIVERIES AND LANE DISRUPTIONS, THE CONTRACTOR WILL ENSURE THAT FLAG PERSONS WILL BE EMPLOYED TO PROVIDE TRAFFIC MANAGEMENT. THE CONTRACTOR WILL PROVIDE TEMPORARY INFORMATION SIGNAGE NOTING TRAFFIC DISRUPTION DURING THE HOURS BETWEEN 7AM AND 6PM FOR A PERIOD OF 20 MONTHS.
2. DELIVERY OF CONSTRUCTION MATERIAL WILL BE SCHEDULED TO MINIMIZE TRAFFIC DISRUPTION.
3. NO STAGING WILL BE PROVIDED ON PLAINS RD EAST. COMPACTED GRANULAR STAGING AREA WILL BE PROVIDED IN THE EXISTING BOULEVARD. A TEMPORARY ASPHALT SIDEWALK WILL BE PROVIDED TO DIVERT PEDESTRIAN TRAFFIC AROUND THE STAGING AREA. THE SPACING OF TRUCKS WILL BE ORGANIZED, DISPATCHED, IN SUCH A WAY THAT NO VEHICLES WILL BE IN A QUEUING SITUATION ON MUNICIPAL STREETS. QUEUING OF TRUCKS WILL ONLY BE PERMITTED WITHIN THE APPROVED STAGING AREA. DURING THE STAGE–1, THREE (3) DUMP/CONCRETE/HSU TRUCKS CAN BE IN QUEUE AT A TIME WITHIN THE PROPOSED STAGING AREA.
4. ROAD CLOSURES ARE NOT ANTICIPATED ON PLAINS ROAD EAST EXCEPT FOR SERVICING. VEHICLE MOVEMENT ON THE PLAINS ROAD EAST WILL BE CONTINUE TO OPERATE THROUGHOUT THE CONSTRUCTION PERIOD. QUALIFIED TRAFFIC CONTROL PERSON(S) (WITH BOOK 7 TRAINED) WILL CONTROL THE VEHICLES ON PLAINS ROAD EAST AS REQUIRED. REFER TO SERVICING PLAN PREPARED BY ODAN/DETECH GROUP INC. FOR LIMIT OF ROAD CUT REQUIRED FOR SERVICING WORK.
5. THE LOCATION OF ALL CONSTRUCTION SIGNAGE MUST CONFORM TO THE ONTARIO TRAFFIC MANUAL (OTM) BOOK 7. REFER TO THIS PLAN FOR RECOMMENDED SIGN LOCATIONS.
6. ALL SIGNAGES TO BE INSPECTED DAILY BY THE DEVELOPER'S SUPERINTENDENT AND IMMEDIATE MAINTENANCE WILL BE PERFORMED IF REQUIRED.
7. LOADING AND UNLOADING WILL OCCUR IN DESIGNATED STAGING AREA WITHIN THE CONSTRUCTION SITE FENCING AS NOTED ON THE PLAN.
8. NO PARKING WILL OCCUR ON THE STREET OR BOULEVARD BY LABOURERS/ CONTRACTORS. LABOURERS WILL BE SHUTTLED IN UNTIL THE UNDERGROUND PARKING FACILITY IS OPERATIONAL.
9. CONTRACTOR TO NOTIFY ABUTTING LAND OWNERS/TENANTS 48 HRS IN ADVANCE TO ANY DISRUPTIONS TO ACCESS TO THEIR PROPERTIES OR SERVICES.
10. ALL BOULEVARDS TO BE KEPT FREE FROM BUILDING MATERIALS AND DEBRIS AT ALL TIMES UNLESS OTHERWISE NOTED. THE MATERIAL STORAGE TO BE WITHIN THE SITE.
11. BOOK 7 TRAINED CONTRACTOR AND COMPETENT FLAG PERSONS WILL BE ON SITE DURING CONSTRUCTION TO CONTROL VEHICULAR, PEDESTRIAN AND CYCLIST TRAFFIC IN ALL DIRECTIONS. FLAG PERSONS WILL BE REMINDED THAT NO FLAGGING OF TRAFFIC TO OCCUR WITHIN 30m OF THE SIGNALIZED INTERSECTION.
12. FLAG PERSONS WILL CONTROL THE MOVEMENT OF PEDESTRIANS AND VEHICLES AS REQUIRED FOR TRUCKS ENTERING/EXITING THE STAGING AREA AND WHEN CRANE IS LIFTING MATERIAL OVER THE AREA NEARBY SIDEWALK.
13. FIRE HYDRANTS ARE TO BE ACCESSIBLE TO THE FIRE DEPARTMENT AT ALL TIMES.
14. CONSTRUCTION FENCING TO BE INSTALLED AS SHOWN IN PLAN. CONSTRUCTION FENCING SHOULD NOT BE INSTALLED WITHIN THE TREE PROTECTION LIMIT AS SHOWN IN PLAN. REFER TO TREE PROTECTION PLAN PREPARED BY OTHERS TO SEE TREE PROTECTION METHOD AND DETAILS.
15. THIS CONSTRUCTION MOBILITY MANAGEMENT PLAN (CMMP) HAS BEEN PREPARED AS A GENERAL GUIDELINE FOR ITEMS SUCH AS LOCATING THE STAGING AREA, WASHROOMS, SITE TRAILER, CRANE, TRUCK HAUL ROUTE, GENERAL NOTES AND CONSTRUCTION SEQUENCE. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY MEASURES OUTLINED BY THE MINISTRY OF LABOUR ON AND ABUTTING THE DEVELOPMENT AT ALL TIMES.
16. THE DEVELOPER/CONTRACTOR WILL MONITOR THE SITE AT ALL TIMES TO ENSURE THE SITE AND ABUTTING LANDS ARE SAFE AND SECURE. LANHACK CONSULTANTS INC. WAS RETAINED TO ONLY PREPARE THE CMMP AND HAS NOT BEEN RETAINED TO MONITOR THE SITE DURING CONSTRUCTION.
17. CRANE OPERATOR TO FOLLOW OPERATING REGULATIONS, PROVIDED BY HYDRO, FOR LIFTING MATERIAL/EQUIPMENT OVER HYDRO WIRES.
18. THE DEVELOPMENT WILL BE CONSTRUCTED IN THREE (3) STAGES AS BELOW.
    STAGE –1: DEMOLITION AND EARTHWORK
    STAGE –2: SHORING AND CONSTRUCTION OF U/G PARKING STRUCTURE
    STAGE –3: CONSTRUCTION OF BUILDING AND SITE WORK
19. NO SIDEWALK OR BICYCLE LANE CLOSURES ARE ANTICIPATED ON PLAINS ROAD E. TEMPORARY ASPHALT SIDEWALK (MIN 1.5m WIDTH) WILL BE CONSTRUCTED TO DIVERT PEDESTRIAN TRAFFIC SAFELY THROUGH THE CONSTRUCTION SITE AS SHOWN IN DRAWINGS CM1–1, CM1–2 AND CM1–3. QUALIFIED TRAFFIC CONTROL PERSON(S) WILL CONTROL THE PEDESTRIAN & CYCLIST TRAFFIC AS REQUIRED ADJACENT TO THE DEVELOPMENT.
20. DURING THE CONSTRUCTION OF STAGE–2 AND STAGE–3 ALL LARGE TRUCK–TRAILER UNITS (INCLUDING WB–20) WILL ENTER INTO THE STAGING AREA FROM CONSTRUCTION GATE #2 AND WILL EXIT EMPTY THROUGH THE CONSTRUCTION GATE #3 TOWARDS EAST DIRECTION ON PLAINS ROAD EAST. REFER TO TRUCK HAULAGE ROUTE AS SHOWN IN DRAWING CM2–1.
21. DURING THE CONSTRUCTION OF STAGE–1, STAGE–2, AND STAGE–3, ALL TRUCKS INCLUDING DUMP TRUCKS, CONCRETE TRUCK, AND HEAVY SINGLE UNIT (HSU) TRUCKS WILL BE REQUIRED TO ENTER THE SITE THROUGH THE CONSTRUCTION GATE #1 AND WILL EXIT THE SITE THROUGH THE CONSTRUCTION GATE #1 ON PLAINS ROAD EAST HEADING IN A WESTERLY DIRECTION.

## CONSTRUCTION SEQUENCE NOTES:

1. CONTRACTOR TO INSTALL ALL CONSTRUCTION SIGNAGE PER THE ONTARIO TRAFFIC MANUAL – TEMPORARY CONDITIONS – BOOK 7.
2. CONTRACTOR TO INSTALL GATES AND ALL CONSTRUCTION FENCE WITH SILT FENCE AS SHOWN ON THIS PLAN.
3. CONSTRUCTION HOURS 7:00AM TO 6:00PM DAILY.
4. DUE TO THE SIZE OF THE DEVELOPMENT, WE EXPECT:
   – 10 TRADES PERSONS DURING INITIAL EXCAVATION PHASE
   – 20 TRADES PERSONS DURING STRUCTURAL PHASE, AND
   – 50 TRADES PERSONS DURING FINISHING PHASE
5. THE LIMIT OF SHORING IS APPROXIMATE. REFER TO SHORING PLANS PREPARED BY OTHERS FOR LIMIT OF SHORING AND THE LOCATION & LENGTH OF TIEBACKS (IF REQUIRED).
6. DEMOLITION AND EXCAVATION PHASE WILL TAKE APPROXIMATELY **3 MONTHS** TO COMPLETE. DUMP TRUCKS WILL ENTER AND EXIT SITE FROM CONSTRUCTION ACCESS (MUD–MAT).
7. IN ACCORDANCE WITH CITY BY–LAW 64–2014, AS AMENDED, A SITE ALTERATION PERMIT SHALL BE OBTAINED PRIOR TO THE REMOVAL OF ANY SOIL FROM THE SUBJECT PROPERTY.
8. ONCE SITE IS EXCAVATED, THE CRANE WILL BE ERECTED. SEE PLAN FOR CRANE LOCATION. CRANE ASSEMBLY WILL BE APPROXIMATELY 2 DAYS FROM STAGING AREA.
9. ALL TRUCKS, IF REQUIRED, TO BE WASHED DOWN PRIOR TO EXITING THE SITE ON THE MUD MAT.
10. FROM FOOTING TO GRADE WILL TAKE **7 MONTHS**.
11. THE MAIN STRUCTURES AND FINISHING PHASE WILL TAKE APPROXIMATELY **10 MONTHS** TO CONSTRUCT.
12. SIDEWALK, CURBS, AND BOULEVARD RESTORATION TO BE REINSTALLED ONCE THE MAJORITY OF CONSTRUCTION HAS BEEN COMPLETED.
13. TEMPORARY BOULEVARD AND EX. SIDEWALK ENCROACHMENT ON PLAINS ROAD EAST IS REQUIRED FOR CONSTRUCTION SITE FACILITIES, TEMPORARY ASPHALT SIDEWALK. THE APPLICATION MUST BE APPLIED FOR A MINIMUM OF 5 DAYS PRIOR TO OCCUPANCY.
14. REFER TO CIVIL DRAWINGS FOR GRADING, SERVICING, AND EROSION & SEDIMENT CONTROL PLAN.
15. REFER TO SITE PLAN FOR EXACT LIMITS OF THE UNDERGROUND PARKING STRUCTURE.

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- A PRE–CONSTRUCTION NOTICE SHALL BE SENT OUT TO ADJACENT PROPERTIES AND ALONG THE CONSTRUCTION ACCESS ROUTES
- SIGNS AROUND THE SITE SHALL INCLUDE PROJECT WORKING HOURS, A PROJECT WEBSITE TO PROVIDE CONSTRUCTION UPDATES, AND EMERGENCY CONTACT INFORMATION
- INFORM THE WARD COUNCILOR, PUBLIC TRANSIT, BUSINESS COMMUNITY AND RESIDENTS OF THE START OF THE CONSTRUCTION

ON–SITE EMERGENCY PROTOCOLS:
- REPORTING THE EMERGENCY TO THE REQUIRED CHAIN OF COMMAND (EMERGENCY CONTACTS)
- ESTABLISHING COMMUNICATION AND ALERTING ALL PARTIES INVOLVED
- ORDERING EVACUATION, IF NECESSARY
- ALERTING EXTERNAL AGENCIES, IF NECESSARY
- ALERTING OUTSIDE POPULATION OF POSSIBLE RISK, IF NECESSARY
- REQUESTING EXTERNAL AID, IF NECESSARY
- PROVIDING MEDICAL AID, IF NECESSARY
- ENSURING EMERGENCY SHUT OFFS ARE CLOSED, IF NECESSARY
- SOUNDING THE ALL–CLEAR
- ADVISING MEDIA, IF NECESSARY

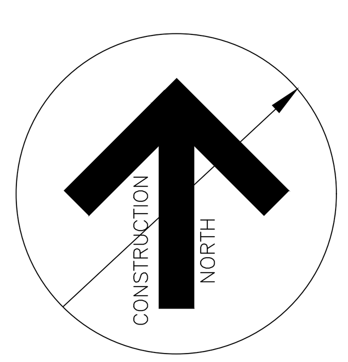
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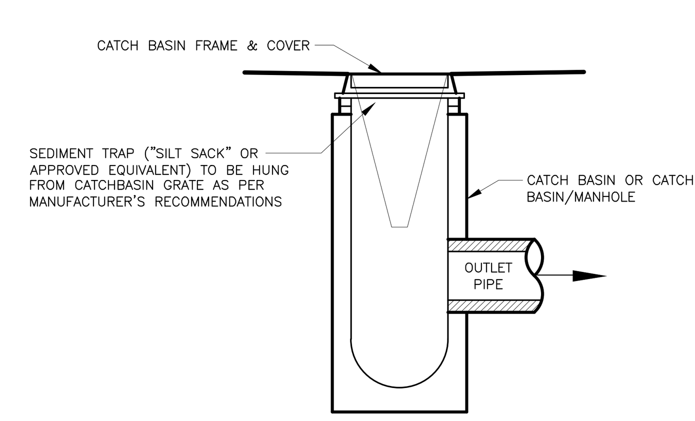
THESE ON–SITE EMERGENCY PROTOCOLS ARE NEEDED FOR HANDLING UNEXPECTED SITUATIONS. THE OBJECTIVE IS TO BE PREPARED TO PREVENT FATALITIES AND INJURIES, REDUCE DAMAGE TO BUILDINGS AND EQUIPMENT, PROTECT THE ENVIRONMENT AND THE COMMUNITY, AND ACCELERATE THE RESUMPTION OF NORMAL OPERATIONS.

## LEGEND

| Symbol | Description |
|---|---|
| TC 1 | CONSTRUCTION AHEAD SIGN |
| TC 31 | TRUCK ENTRANCE SIGN |
| ---◄-►--- | PEDESTRIAN MOVEMENT ARROW |
| –x–x–x– | PROPOSED TEMPORARY 1.8m HIGH CHAIN LINK CONSTRUCTION FENCE C/W HEAVY–DUTY SILT FENCE AS PER OPSD 219.130 AND WINDBREAK FABRIC |
| (tree symbols) | EXISTING TREE/SHRUB TO BE REMOVED |
| ⇨ | TRAFFIC MOVEMENT ARROW (NOT PAINTED) |
| ➡ | TRUCK MOVEMENT ARROW |

| Abbreviation | Meaning | Abbreviation | Meaning |
|---|---|---|---|
| APPROX. | APPROX. | CPAD | CONCRETE PAD |
| ANC. | ANCHOR | EP | EDGE OF PAVEMENT |
| ASRTW | ARMOR STONE RETAINING WALL | EX./EXIST. | EXISTING |
| BC | BACK OF CURB | FP | FLAG POLE |
| BF | BOARD FENCE | IPS | INTERLOCKING PAVING STONE |
| CB | CB | OHANG | OVERHANG |
| CCUT | CURB CUT | LS | LIGHT STANDARD |
| CLF | CHAINLINK FENCE | MHC | MANHOLE COVER |
| CONC. | CONCRETE | PROP. | PROPOSED |
| | | SRTW | STONE RETAINING WALL |
| | | TEMP. | TEMPORARY |
| | | TYP. | TYPICAL |




PRIOR TO CONSTRUCTION

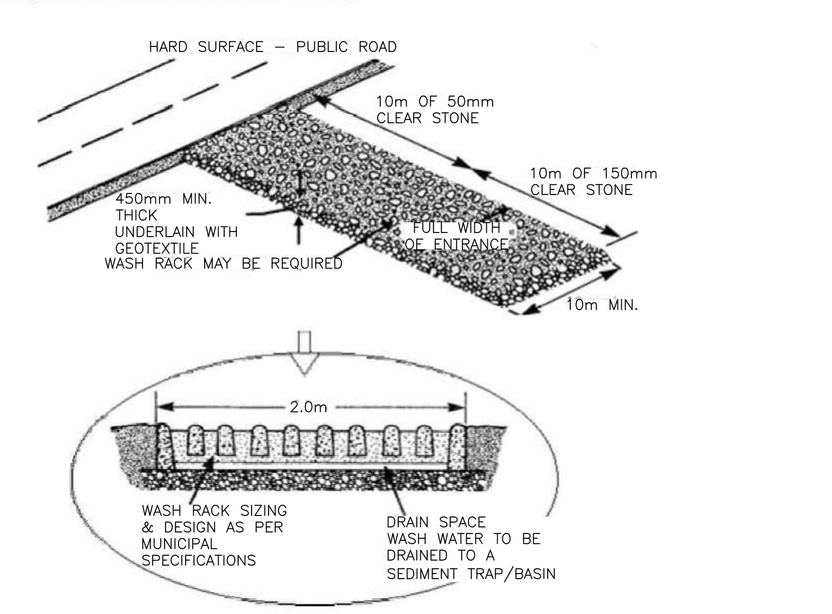
NOTE: a) CONTRACTOR TO INSTALL SILT SACKS ON ALL EXISTING CATCHBASINS ADJACENT TO THE SITE AND CONSTRUCTION AREA.

b) SILT SACKS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND EMPTIED FOLLOWING EVERY RAINFALL EVENT, IF REQUIRED.

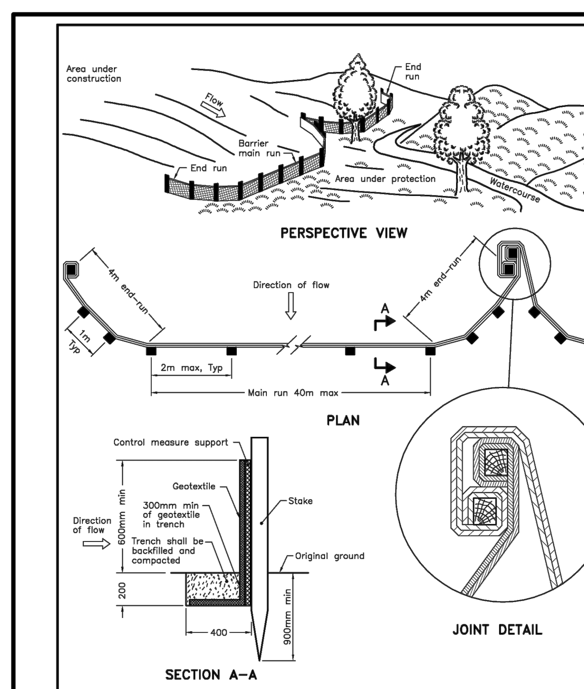
c) CONTRACTOR SHALL REMOVE SILT SACKS FOLLOWING PLACEMENT OF BASE ASPHALT ONLY.

2 CM1-1 **Silt Sack Sediment Control Detail** N.T.S.

Example of a mud mat from Surface Water Design Manual, Appendix D (King County Department of Natural Resources, 1995)

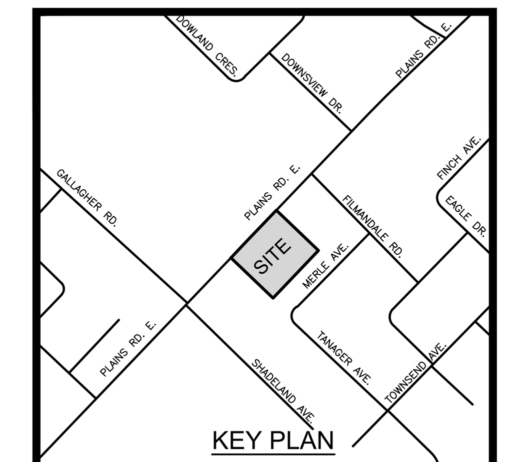



3 CM1-1 **Construction Mud-Mat Tracking Control, Vehicle Washdown Area** N.T.S.




NOTE:
A All dimensions are in millimetres unless otherwise shown.

| ONTARIO PROVINCIAL STANDARD DRAWING | Nov 2015 | Rev 2 |
|---|---|---|
| HEAVY–DUTY SILT FENCE BARRIER | | OPSD 219.130 |




KEY PLAN

Contractor must verify all dimensions on the Project Site and report any discrepancies before proceeding with the Work.

This drawing is a part of the Contract Documents and is to be read in conjunction with all other Contract Documents.

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**SOURCE**
EXISTING BOUNDARY SURVEY AND TOPOGRAPHICAL INFORMATION OBTAINED FROM B.A. DAVID B. SEARLES SURVEYING LTD., FILE NO. 143–0–17, DATED – FEBRUARY 01, 2018

THE POSITION OF THE POLE LINES, CONDUITS, WATERMAINS, SEWERS, AND OTHER UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED.

Revision Record

| No. | Description | Date (m/d/y) |
|---|---|---|
| | | |

| No. | Description | Date (m/d/y) |
|---|---|---|
| D | RE–ISSUED FOR OPA AND ZBA | 08/08/23 |
| C | ISSUED AS PER CITY COMMENTS | 09/14/22 |
| B | ISSUED AS PER CITY COMMENTS | 06/07/22 |
| A | ISSUED FOR SPA | 09/18/20 |

Issue Record

LANHACK Consultants Inc.
Consulting Engineers
1709 Upper James Street
Hamilton, ON L9B 1K7
Tel: (905) 777-1454
Fax: (905) 336-8142

# 284 Plains Road Development Condominium Building

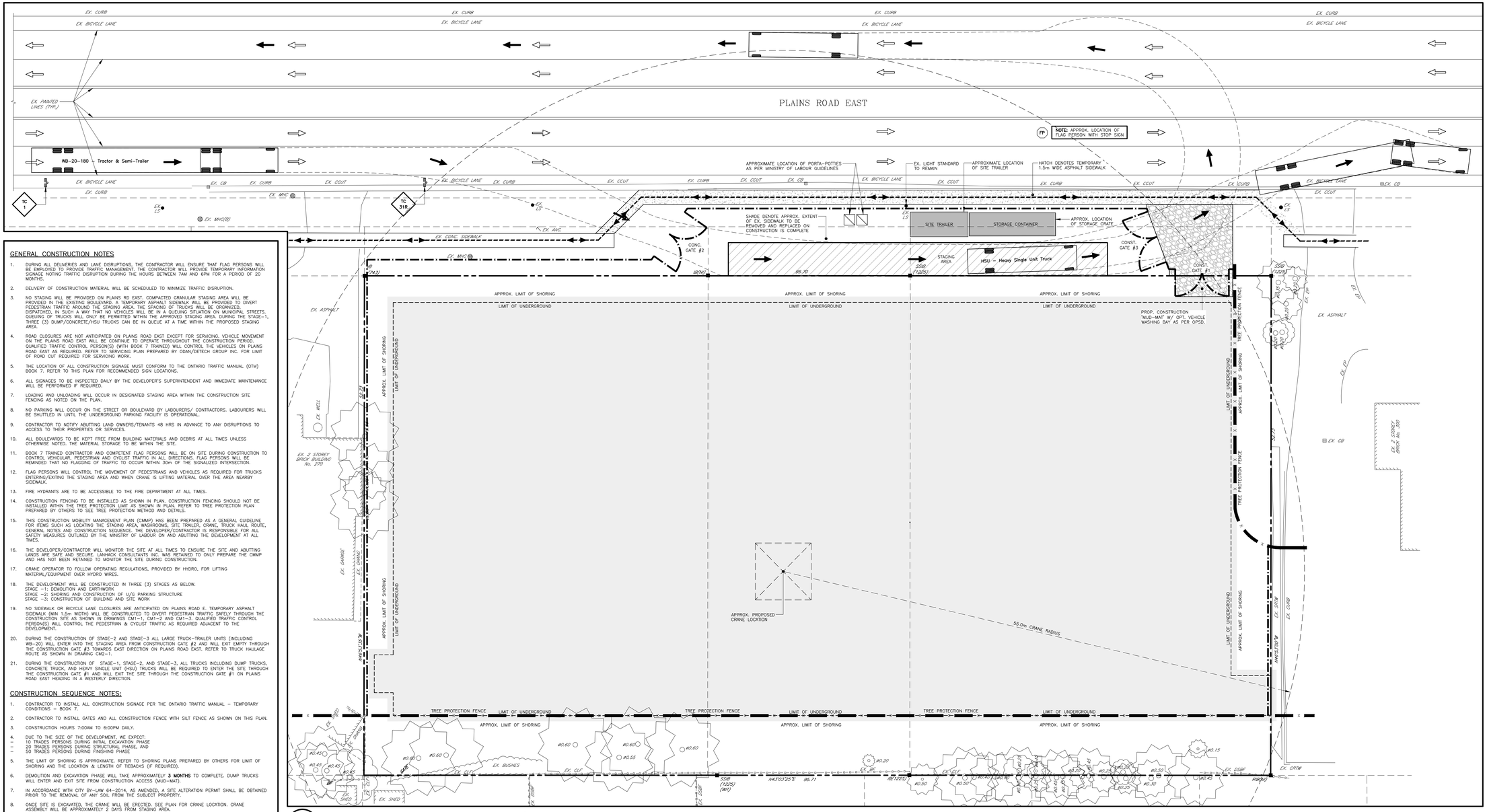
276–292 PLAINS ROAD EAST
BURLINGTON, ON

| | |
|---|---|
| Date: | JULY 2020 |
| Drawn By: | GRW |
| Chkd By: | SMP |
| Scale: | AS NOTED |

## Stage-1 Construction Mobility Management Plan

| Project No.: | Drawing No.: | Rev.: |
|---|---|---|
| 20088 | CM1-1 | D |

Plot Date: 08/08/23
M:\2020\20088 – 284–292 Plains Road East – CMMP\Civil\20088_CM01 – Construction Management Plan NEW.dwg




1 CM1-2 STAGE-2 SHORING + CONSTRUCTION OF U/G PARKING STRUCTURE

1 : 200

## GENERAL CONSTRUCTION NOTES

1. DURING ALL DELIVERIES AND LANE DISRUPTIONS, THE CONTRACTOR WILL ENSURE THAT FLAG PERSONS WILL BE EMPLOYED TO PROVIDE TRAFFIC MANAGEMENT. THE CONTRACTOR WILL PROVIDE TEMPORARY INFORMATION SIGNAGE NOTING TRAFFIC DISRUPTION DURING THE HOURS BETWEEN 7AM AND 6PM FOR A PERIOD OF 20 MONTHS.
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- ADVISING MEDIA, IF NECESSARY

WEBSITE REFERENCE:
HTTPS://WWW.CCOHS.CA/OSHANSWERS/HSPROGRAMS/PLANNING.HTML

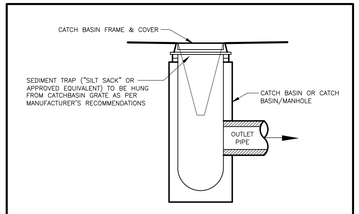
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## LEGEND

| | |
|---|---|
| TC 1 | CONSTRUCTION AHEAD SIGN |
| TC 31 | TRUCK ENTRANCE SIGN |
| | PEDESTRIAN MOVEMENT ARROW |
| | PROPOSED TEMPORARY 1.8m HIGH CHAIN LINK CONSTRUCTION FENCE C/W HEAVY-DUTY SILT FENCE AS PER OPSD 219.130 AND WINDBREAK FABRIC |
| | TRAFFIC MOVEMENT ARROW (NOT PAINTED) |
| | TRUCK MOVEMENT ARROW |
| | HATCH DENOTES APPROX. EXTENT OF SHORING FOR UNDERGROUND PARKING CONSTRUCTION |

CONSTRUCTION NORTH

| | | | |
|---|---|---|---|
| APPROX. | APPROX. | EP | EDGE OF PAVEMENT |
| ANC. | ANCHOR | EX./EXIST. | EXISTING |
| ASRTW | ARMOR STONE RETAINING WALL | IPS | INTERLOCKING PAVING STONE |
| BF | BOARD FENCE | OHANG | OVERHANG |
| CB | CB | LS | LIGHT STANDARD |
| CCUT | CURB CUT | MHC | MANHOLE COVER |
| CLF | CHAINLINK FENCE | PROP. | PROPOSED |
| CONC. | CONCRETE | SRTW | STONE RETAINING WALL |
| | | TEMP. | TEMPORARY |
| | | TYP. | TYPICAL |



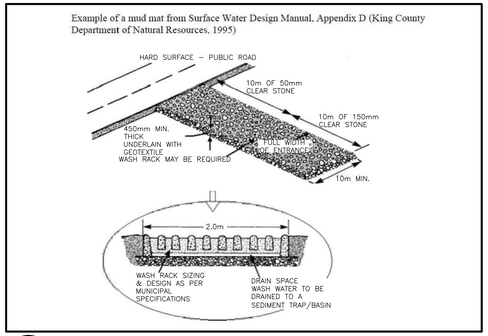

PRIOR TO CONSTRUCTION

NOTE: a) CONTRACTOR TO INSTALL SILT SACKS ON ALL EXISTING CATCHBASINS ADJACENT TO THE SITE AND CONSTRUCTION AREA.

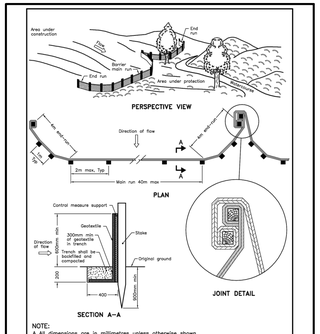
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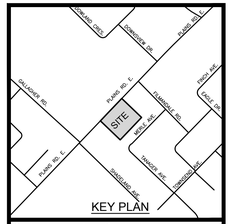
c) CONTRACTOR SHALL REMOVE SILT SACKS FOLLOWING PLACEMENT OF BASE ASPHALT ONLY.

2 CM1-2 Silt Sack Sediment Control Detail N.T.S.




3 CM1-2 Construction Mud-Mat Tracking Control, Vehicle Washdown Area N.T.S.




Contractor must verify all dimensions on the Project Site and report any discrepancies before proceeding with the Work.

This drawing is a part of the Contract Documents and is to be read in conjunction with all other Contract Documents.

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**SOURCE**
EXISTING BOUNDARY SURVEY AND TOPOGRAPHICAL INFORMATION OBTAINED FROM B.A. DAVID B. SEARLES SURVEYING LTD., FILE NO. 143-0-17, DATED - FEBRUARY 01, 2018

THE POSITION OF THE POLE LINES, CONDUITS, WATERMAINS, SEWERS, AND OTHER UTILITIES AND STRUCTURES ARE NOT NECESSARILY SHOWN ON THE CONTRACT DRAWINGS, AND WHERE SHOWN, THE ACCURACY OF THE POSITION OF SUCH UTILITIES AND STRUCTURES IS NOT GUARANTEED.

## Revision Record

| No. | Description | Date (m/d/y) |
|---|---|---|
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| D | RE-ISSUED FOR OPA AND ZBA | 08/08/23 |
| C | ISSUED AS PER CITY COMMENTS | 09/14/22 |
| B | ISSUED AS PER CITY COMMENTS | 06/07/22 |
| A | ISSUED FOR SPA | 09/18/20 |

| No. | Description | Date (m/d/y) |
|---|---|---|

## Issue Record

LANHACK
**LANHACK Consultants Inc.**
Consulting Engineers
1709 Upper James Street
Hamilton, ON L9B 1K7
Tel: (905) 777-1454
Fax: (905) 336-8142

# 284 Plains Road Development Condominium Building

276-292 PLAINS ROAD EAST
BURLINGTON, ON

| | |
|---|---|
| Date: | JULY 2020 |
| Drawn By: | GRW |
| Chkd By: | SMP |
| Scale: | AS NOTED |

## Stage-2 Construction Mobility Management Plan

| Project No.: | Drawing No.: | Rev.: |
|---|---|---|
| 20088 | CM1-2 | D |

Plot Date: 08/08/23
M:\2020\20088 - 284-292 Plains Road East - CMMP\CM\CM1_20088_CM01 - Construction Management Plan NEW.dwg

## GENERAL CONSTRUCTION NOTES

1. DURING ALL DELIVERIES AND LANE DISRUPTIONS, THE CONTRACTOR WILL ENSURE THAT FLAG PERSONS WILL BE EMPLOYED TO PROVIDE TRAFFIC MANAGEMENT. THE CONTRACTOR WILL PROVIDE TEMPORARY INFORMATION SIGNAGE NOTING TRAFFIC DISRUPTION DURING THE HOURS BETWEEN 7AM AND 6PM FOR A PERIOD OF 20 MONTHS.
2. DELIVERY OF CONSTRUCTION MATERIAL WILL BE SCHEDULED TO MINIMIZE TRAFFIC DISRUPTION.
3. NO STAGING WILL BE PROVIDED ON PLAINS RD EAST. COMPACTED GRANULAR STAGING AREA WILL BE PROVIDED IN THE EXISTING BOULEVARD. A TEMPORARY ASPHALT SIDEWALK WILL BE PROVIDED TO DIVERT PEDESTRIAN TRAFFIC AROUND THE STAGING AREA. THE SPACING OF TRUCKS WILL BE ORGANIZED, DISPATCHED, IN SUCH A WAY THAT NO VEHICLES WILL BE IN A QUEUING SITUATION ON MUNICIPAL STREETS. QUEUING OF TRUCKS WILL ONLY BE PERMITTED WITHIN THE APPROVED STAGING AREA. DURING THE STAGE-1, THREE (3) DUMP/CONCRETE/HSU TRUCKS CAN BE IN QUEUE AT A TIME WITHIN THE PROPOSED STAGING AREA.
4. ROAD CLOSURES ARE NOT ANTICIPATED ON PLAINS ROAD EAST EXCEPT FOR SERVICING. VEHICLE MOVEMENT ON THE PLAINS ROAD EAST WILL BE CONTINUE TO OPERATE THROUGHOUT THE CONSTRUCTION PERIOD. QUALIFIED TRAFFIC CONTROL PERSON(S) (WITH BOOK 7 TRAINED) WILL CONTROL THE VEHICLES ON PLAINS ROAD EAST AS REQUIRED. REFER TO SERVICING PLAN PREPARED BY ODAN/DETECH GROUP INC. FOR LIMIT OF ROAD CUT REQUIRED FOR SERVICING WORK.
5. THE LOCATION OF ALL CONSTRUCTION SIGNAGE MUST CONFORM TO THE ONTARIO TRAFFIC MANUAL (OTM) BOOK 7. REFER TO THIS PLAN FOR RECOMMENDED SIGN LOCATIONS.
6. ALL SIGNAGES TO BE INSPECTED DAILY BY THE DEVELOPER'S SUPERINTENDENT AND IMMEDIATE MAINTENANCE WILL BE PERFORMED IF REQUIRED.
7. LOADING AND UNLOADING WILL OCCUR IN DESIGNATED STAGING AREA WITHIN THE CONSTRUCTION SITE FENCING AS NOTED ON THE PLAN.
8. NO PARKING WILL OCCUR ON THE STREET OR BOULEVARD BY LABOURERS/ CONTRACTORS. LABOURERS WILL BE SHUTTLED IN UNTIL THE UNDERGROUND PARKING FACILITY IS OPERATIONAL.
9. CONTRACTOR TO NOTIFY ABUTTING LAND OWNERS/TENANTS 48 HRS IN ADVANCE TO ANY DISRUPTIONS TO ACCESS TO THEIR PROPERTIES OR SERVICES.
10. ALL BOULEVARDS TO BE KEPT FREE FROM BUILDING MATERIALS AND DEBRIS AT ALL TIMES UNLESS OTHERWISE NOTED. THE MATERIAL STORAGE TO BE WITHIN THE SITE.
11. BOOK 7 TRAINED CONTRACTOR AND COMPETENT FLAG PERSONS WILL BE ON SITE DURING CONSTRUCTION TO CONTROL VEHICULAR, PEDESTRIAN AND CYCLIST TRAFFIC IN ALL DIRECTIONS. FLAG PERSONS WILL BE REMINDED THAT NO FLAGGING OF TRAFFIC TO OCCUR WITHIN 30m OF THE SIGNALIZED INTERSECTION.
12. FLAG PERSONS WILL CONTROL THE MOVEMENT OF PEDESTRIANS AND VEHICLES AS REQUIRED FOR TRUCKS ENTERING/EXITING THE STAGING AREA AND WHEN CRANE IS LIFTING MATERIAL OVER THE AREA NEARBY SIDEWALK.
13. FIRE HYDRANTS ARE TO BE ACCESSIBLE TO THE FIRE DEPARTMENT AT ALL TIMES.
14. CONSTRUCTION FENCING TO BE INSTALLED AS SHOWN IN PLAN. CONSTRUCTION FENCING SHOULD NOT BE INSTALLED WITHIN THE TREE PROTECTION LIMIT AS SHOWN IN PLAN. REFER TO TREE PROTECTION PLAN PREPARED BY OTHERS TO SEE TREE PROTECTION METHOD AND DETAILS.
15. THIS CONSTRUCTION MOBILITY MANAGEMENT PLAN (CMMP) HAS BEEN PREPARED AS A GENERAL GUIDELINE FOR ITEMS SUCH AS LOCATING THE STAGING AREA, WASHROOMS, SITE TRAILER, CRANE, TRUCK HAUL ROUTE, GENERAL NOTES AND CONSTRUCTION SEQUENCE. THE DEVELOPER/CONTRACTOR IS RESPONSIBLE FOR ALL SAFETY MEASURES OUTLINED BY THE MINISTRY OF LABOUR ON AND ABUTTING THE DEVELOPMENT AT ALL TIMES.
16. THE DEVELOPER/CONTRACTOR WILL MONITOR THE SITE AT ALL TIMES TO ENSURE THE SITE AND ABUTTING LANDS ARE SAFE AND SECURE. LANHACK CONSULTANTS INC. WAS RETAINED TO ONLY PREPARE THE CMMP AND HAS NOT BEEN RETAINED TO MONITOR THE SITE DURING CONSTRUCTION.
17. CRANE OPERATOR TO FOLLOW OPERATING REGULATIONS, PROVIDED BY HYDRO, FOR LIFTING MATERIAL/EQUIPMENT OVER HYDRO WIRES.
18. THE DEVELOPMENT WILL BE CONSTRUCTED IN THREE (3) STAGES AS BELOW.
    STAGE -1: DEMOLITION AND EARTHWORK
    STAGE -2: SHORING AND CONSTRUCTION OF U/G PARKING STRUCTURE
    STAGE -3: CONSTRUCTION OF BUILDING AND SITE WORK
19. NO SIDEWALK OR BICYCLE LANE CLOSURES ARE ANTICIPATED ON PLAINS ROAD E. TEMPORARY ASPHALT SIDEWALK (MIN 1.5m WIDTH) WILL BE CONSTRUCTED TO DIVERT PEDESTRIAN TRAFFIC SAFELY THROUGH THE CONSTRUCTION SITE AS SHOWN IN DRAWINGS CM1-1, CM1-2 AND CM1-3. QUALIFIED TRAFFIC CONTROL PERSON(S) WILL CONTROL THE PEDESTRIAN & CYCLIST TRAFFIC AS REQUIRED ADJACENT TO THE DEVELOPMENT.
20. DURING THE CONSTRUCTION OF STAGE-2 AND STAGE-3 ALL LARGE TRUCK-TRAILER UNITS (INCLUDING WB-20) WILL ENTER INTO THE STAGING AREA FROM CONSTRUCTION GATE #2 AND WILL EXIT EMPTY THROUGH THE CONSTRUCTION GATE #3 TOWARDS EAST DIRECTION ON PLAINS ROAD EAST. REFER TO TRUCK HAULAGE ROUTE AS SHOWN IN DRAWING CM2-1.
21. DURING THE CONSTRUCTION OF STAGE-1, STAGE-2, AND STAGE-3, ALL TRUCKS INCLUDING DUMP TRUCKS, CONCRETE TRUCK, AND HEAVY SINGLE UNIT (HSU) TRUCKS WILL BE REQUIRED TO ENTER THE SITE THROUGH THE CONSTRUCTION GATE #1 AND WILL EXIT THE SITE THROUGH THE CONSTRUCTION GATE #1 ON PLAINS ROAD EAST HEADING IN A WESTERLY DIRECTION.

## CONSTRUCTION SEQUENCE NOTES:

1. CONTRACTOR TO INSTALL ALL CONSTRUCTION SIGNAGE PER THE ONTARIO TRAFFIC MANUAL – TEMPORARY CONDITIONS – BOOK 7.
2. CONTRACTOR TO INSTALL GATES AND ALL CONSTRUCTION FENCE WITH SILT FENCE AS SHOWN ON THIS PLAN.
3. CONSTRUCTION HOURS 7:00AM TO 6:00PM DAILY.
4. DUE TO THE SIZE OF THE DEVELOPMENT, WE EXPECT:
   – 10 TRADES PERSONS DURING INITIAL EXCAVATION PHASE
   – 20 TRADES PERSONS DURING STRUCTURAL PHASE, AND
   – 50 TRADES PERSONS DURING FINISHING PHASE
5. THE LIMIT OF SHORING IS APPROXIMATE. REFER TO SHORING PLANS PREPARED BY OTHERS FOR LIMIT OF SHORING AND THE LOCATION & LENGTH OF TIEBACKS (IF REQUIRED).
6. DEMOLITION AND EXCAVATION PHASE WILL TAKE APPROXIMATELY **3 MONTHS** TO COMPLETE. DUMP TRUCKS WILL ENTER AND EXIT SITE FROM CONSTRUCTION ACCESS (MUD-MAT).
7. IN ACCORDANCE WITH CITY BY-LAW 64-2014, AS AMENDED, A SITE ALTERATION PERMIT SHALL BE OBTAINED PRIOR TO THE REMOVAL OF ANY SOIL FROM THE SUBJECT PROPERTY.
8. ONCE SITE IS EXCAVATED, THE CRANE WILL BE ERECTED. SEE PLAN FOR CRANE LOCATION. CRANE ASSEMBLY WILL BE APPROXIMATELY 2 DAYS FROM STAGING AREA.
9. ALL TRUCKS, IF REQUIRED, TO BE WASHED DOWN PRIOR TO EXITING THE SITE ON THE MUD MAT.
10. FROM FOOTING TO GRADE WILL TAKE **7 MONTHS**.
11. THE MAIN STRUCTURES AND FINISHING PHASE WILL TAKE APPROXIMATELY **10 MONTHS** TO CONSTRUCT.
12. SIDEWALK, CURBS, AND BOULEVARD RESTORATION TO BE REINSTALLED ONCE THE MAJORITY OF CONSTRUCTION HAS BEEN COMPLETED.
13. TEMPORARY BOULEVARD AND EX. SIDEWALK ENCROACHMENT ON PLAINS ROAD EAST IS REQUIRED FOR CONSTRUCTION SITE FACILITIES, TEMPORARY ASPHALT SIDEWALK. THE APPLICATION MUST BE APPLIED FOR A MINIMUM OF 5 DAYS PRIOR TO OCCUPANCY.
14. REFER TO CIVIL DRAWINGS FOR GRADING, SERVICING, AND EROSION & SEDIMENT CONTROL PLAN.
15. REFER TO SITE PLAN FOR EXACT LIMITS OF THE UNDERGROUND PARKING STRUCTURE.

## PUBLIC COMMUNICATION:

ALL PROJECT INFORMATION (PHONE NUMBERS, EMAIL ADDRESS, FAX, WEBSITE, ETC.) SHALL BE INCLUDED ON ALL SIGNAGE SURROUNDING THE SITE. PUBLIC COMMUNICATIONS FOR THE JOB SITE SHALL ALSO INCLUDE:

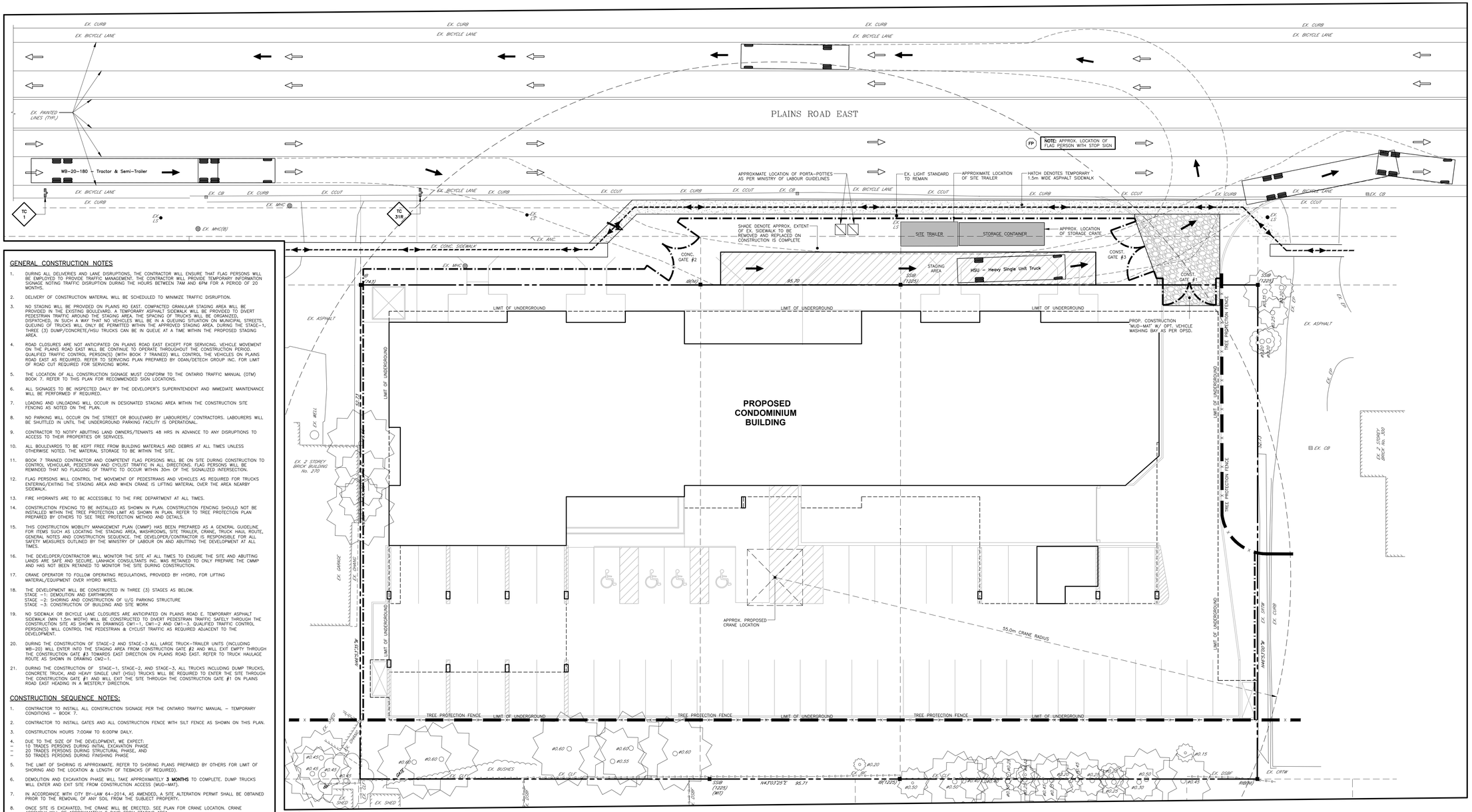
- 48-HOUR NOTICE SHALL BE PROVIDED TO ADJACENT PROPERTIES SHOULD ANY CONSTRUCTION OPERATIONS PRODUCE IMPACTS BEYOND THE NORMAL DAY-TO-DAY OPERATIONS OF THE SITE.
- A PRE-CONSTRUCTION NOTICE SHALL BE SENT OUT TO ADJACENT PROPERTIES AND ALONG THE CONSTRUCTION ACCESS ROUTE.
- SIGNS AROUND THE SITE SHALL INCLUDE PROJECT WORKING HOURS, A PROJECT WEBSITE TO PROVIDE CONSTRUCTION UPDATES, AND EMERGENCY CONTACT INFORMATION
- INFORM THE WARD COUNCILOR, PUBLIC TRANSIT, BUSINESS COMMUNITY AND RESIDENTS OF THE START OF THE CONSTRUCTION

ON-SITE EMERGENCY PROTOCOLS:

- REPORTING THE EMERGENCY TO THE REQUIRED CHAIN OF COMMAND (EMERGENCY CONTACTS)
- ESTABLISHING COMMUNICATION AND ALERTING ALL PARTIES INVOLVED
- ORDERING EVACUATION, IF NECESSARY
- ALERTING EXTERNAL AGENCIES, IF NECESSARY
- ALERTING OUTSIDE POPULATION OF POSSIBLE RISK, IF NECESSARY
- REQUESTING EXTERNAL AID, IF NECESSARY
- PROVIDING MEDICAL AID, IF NECESSARY
- ENSURING EMERGENCY SHUT OFFS ARE CLOSED, IF NECESSARY
- SOUNDING THE ALL-CLEAR
- ADVISING MEDIA, IF NECESSARY

WEBSITE REFERENCE:
HTTPS://WWW.CCOHS.CA/OSHANSWERS/HSPROGRAMS/PLANNING.HTML

THESE ON-SITE EMERGENCY PROTOCOLS ARE NEEDED FOR HANDLING UNEXPECTED SITUATIONS. THE OBJECTIVE IS TO BE PREPARED TO PREVENT FATALITIES AND INJURIES, REDUCE DAMAGE TO BUILDINGS AND EQUIPMENT, PROTECT THE ENVIRONMENT AND THE COMMUNITY, AND ACCELERATE THE RESUMPTION OF NORMAL OPERATIONS.




1 CM1-3 — STAGE-3 BUILDING CONSTRUCTION + SITE WORK

1 : 200

## LEGEND

| | |
|---|---|
| TC 1 | CONSTRUCTION AHEAD SIGN |
| TC 31 | TRUCK ENTRANCE SIGN |
| | PEDESTRIAN MOVEMENT ARROW |
| | PROPOSED TEMPORARY 1.8m HIGH CHAIN LINK CONSTRUCTION FENCE C/W HEAVY-DUTY SILT FENCE AS PER OPSD 219.130 AND WINDBREAK FABRIC |
| | TRAFFIC MOVEMENT ARROW (NOT PAINTED) |
| | TRUCK MOVEMENT ARROW |

CONSTRUCTION NORTH

| | | | |
|---|---|---|---|
| APPROX. | APPROX. | EP | EDGE OF PAVEMENT |
| ANC. | ANCHOR | EX./EXIST. | EXISTING |
| ASRTW | ARMOR STONE RETAINING WALL | IPS | INTERLOCKING PAVING STONE |
| BF | BOARD FENCE | OHANG | OVERHANG |
| CB | CB | LS | LIGHT STANDARD |
| CCUT | CURB CUT | MHC | MANHOLE COVER |
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| CONC. | CONCRETE | SRTW | STONE RETAINING WALL |
| | | TEMP. | TEMPORARY |
| | | TYP. | TYPICAL |




PRIOR TO CONSTRUCTION

NOTE: a) CONTRACTOR TO INSTALL SILT SACKS ON ALL EXISTING CATCHBASINS ADJACENT TO THE SITE AND CONSTRUCTION AREA.

b) SILT SACKS SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND EMPTIED FOLLOWING EVERY RAINFALL EVENT, IF REQUIRED.

c) CONTRACTOR SHALL REMOVE SILT SACKS FOLLOWING PLACEMENT OF BASE ASPHALT ONLY.

2 CM1-3 — Silt Sack Sediment Control Detail — N.T.S.

Example of a mud mat from Surface Water Design Manual, Appendix D (King County Department of Natural Resources, 1995)

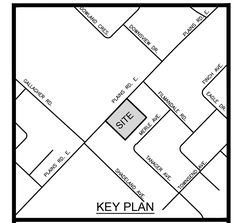



3 CM1-3 — Construction Mud-Mat Tracking Control, Vehicle Washdown Area — N.T.S.




NOTE:
A All dimensions are in millimetres unless otherwise shown.

| ONTARIO PROVINCIAL STANDARD DRAWING | Nov. 2015 | Rev. 2 |
|---|---|---|
| HEAVY-DUTY SILT FENCE BARRIER | | OPSD 219.130 |




Contractor must verify all dimensions on the Project Site and report any discrepancies before proceeding with the Work.

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| No. | Description | Date (m/d/y) |
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| D | RE-ISSUED FOR OPA AND ZBA | 08/08/23 |
| C | ISSUED AS PER CITY COMMENTS | 09/14/22 |
| B | ISSUED AS PER CITY COMMENTS | 06/07/22 |
| A | ISSUED FOR SPA | 09/18/20 |

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|---|---|---|

LANHACK Consultants Inc.
Consulting Engineers
1709 Upper James Street
Hamilton, ON L9B 1K7
Tel: (905) 777-1454
Fax: (905) 336-8142

# 284 Plains Road Development Condominium Building

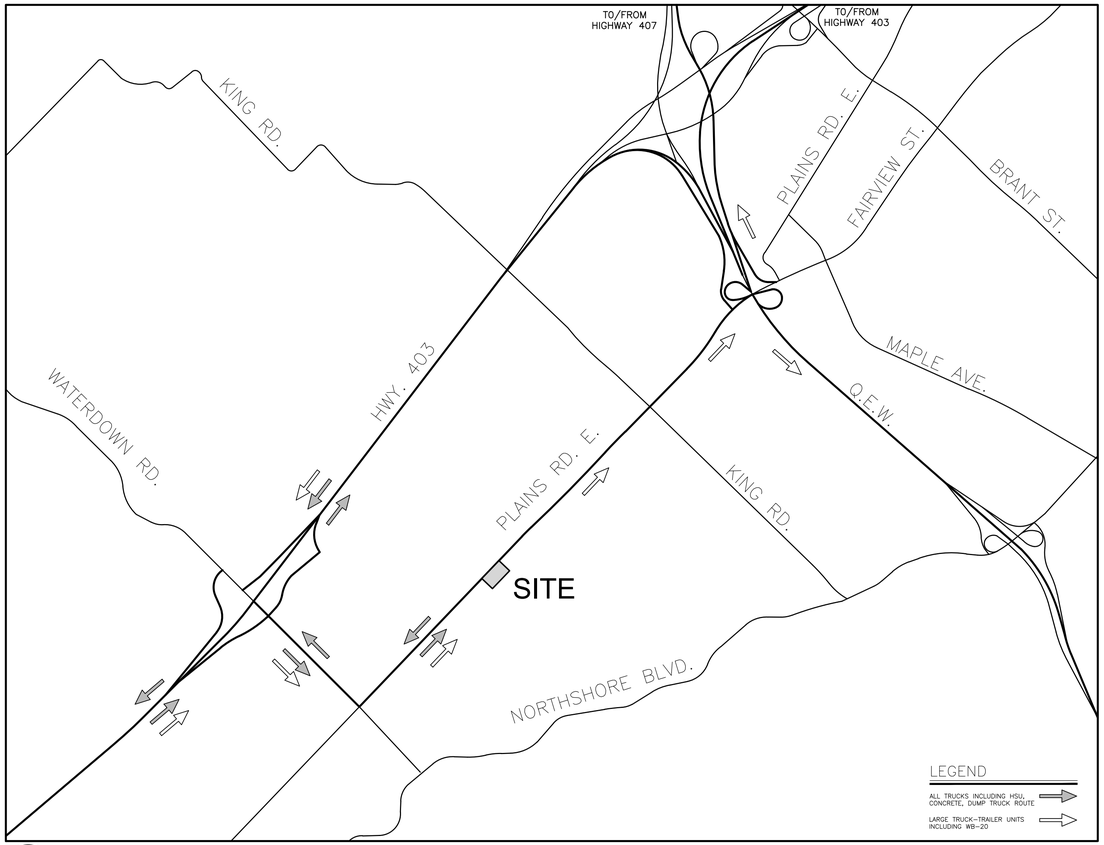
276-292 PLAINS ROAD EAST
BURLINGTON, ON

| | |
|---|---|
| Date: | JULY 2020 |
| Drawn By: | GRW |
| Chkd By: | SMP |
| Scale: | AS NOTED |

## Stage-3 Construction Mobility Management Plan

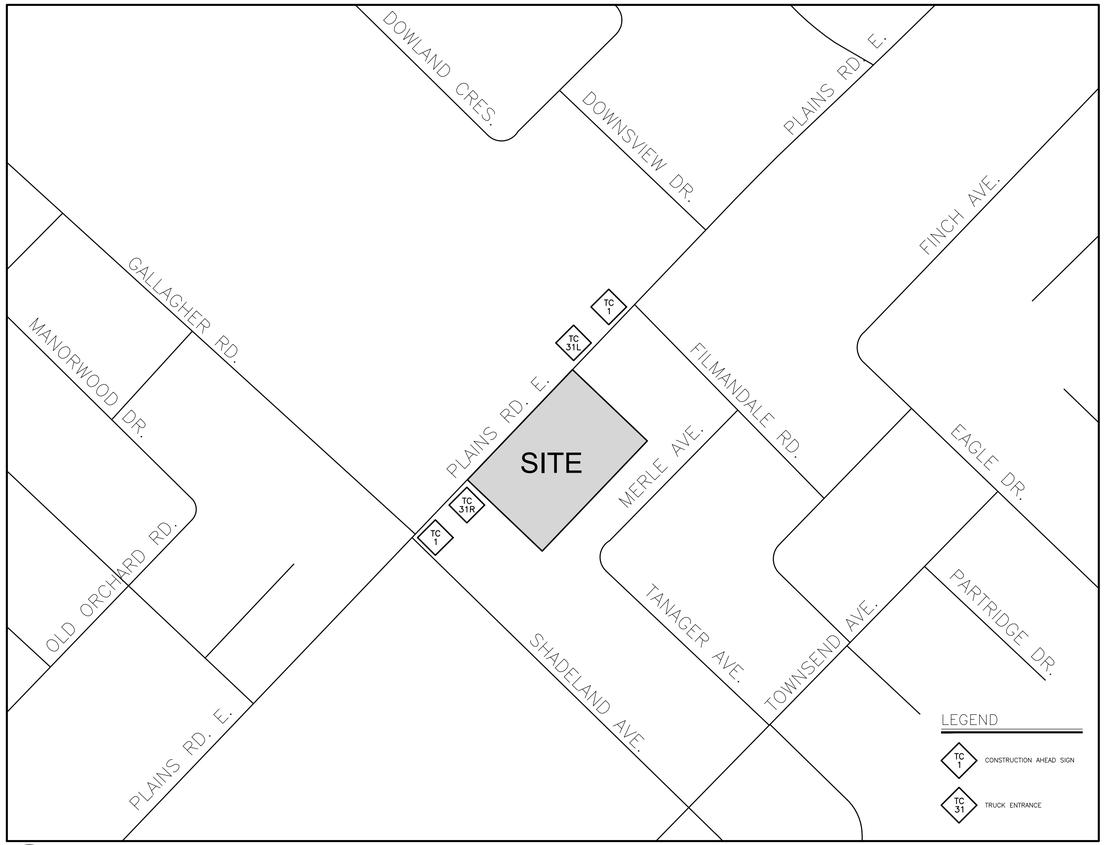
| Project No.: | Drawing No.: | Rev.: |
|---|---|---|
| 20088 | CM1-3 | D |

Plot Date: 08/08/23
M:\2020\20088 – 284-292 Plains Road East – CMMP\CM1\20088_CM01 – Construction Management Plan NEW.dwg



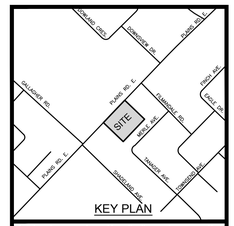

1 CM2-1 Construction Route Key Map

N.T.S.




2 CM2-1 Construction Signage Map

N.T.S.




KEY PLAN

Contractor must verify all dimensions on the Project Site and report any discrepancies before proceeding with the Work.

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# 284 Plains Road Development Condominium Building

276–292 PLAINS ROAD EAST
BURLINGTON, ON

| | |
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| Date: | JULY 2020 |
| Drawn By: | GRW |
| Chkd By: | SMP |
| Scale: | N.T.S. |

## Construction Route and Signage Maps

| Project No.: | Drawing No.: | Rev.: |
|---|---|---|
| 20088 | CM2-1 | D |

Plot Date: 08/08/23
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