



CONSTRUCTION MANAGEMENT PLAN

1645/1647 BARRINGTON STREET THE VOGUE BUILDING

June 3, 2020



WSP

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1. PROJECT DESCRIPTION

Starfish Properties is proposing to renovate the existing Vogue Optical building at 1645/1657 Barrington Street, Halifax, NS. The existing building consists of 5 retail/commercial stories, that borders Barrington street and Sackville Street. The proposed renovations will consist of updating the exterior finish of the building (Barrington and Sackville Street), interior renovations, and adding an additional steel frame to the roof (baguette screen) to allow for a roof terrace.

WSP has been retained by Starfish Properties to work on the Construction Management Plan (CMP) and have worked in conjunction with Frontline Traffic Services in the preparation of all drawings and figures as seen in the CMP.

During the exterior renovations of the existing building, it has been recommended in the CMP, that a portion of the sidewalk be hoarded off along Barrington Street and Sackville Street. The hoarding on Barrington Street and Sackville Street, will include a 1.5 m walkway, full height covered scaffolding. Refer to Appendix A, Encroachment Plan.

There is zero set back from the HRM right-of-way and the renovations of the existing building will encroach onto HRM property. This encroachment will be delineated using Portland Cement Concrete F-Type barriers. As stated in the Nova Scotia Temporary Workplace Traffic Control Manual; “F-Type barriers approved before 2011.01.01 must be constructed and installed, copying a design certified as meeting Test Level 3 of the NCHRP report, or if the design is approved after 2011.01.01, Test Level 3 standards of the American Association of State Highway and Transportation Officials (AASHTO) Manual for Assessing Safety Hardware (MASH). Where applicable, the F-Type barriers will be complete with scaffolding (min of 2.4 m tall, on the two streets) and covered overhead with plywood/beams, with lights in the interior to protect pedestrians during construction activities. This will maintain separation between the construction site and pedestrians reducing the risk of potential site hazards to the general public. The encroachment plan will be used for certain phases of the project, except the servicing installations, and mobile crane operations (larger material deliveries). It will be outside of the vehicular travel way and limit obstructed sight lines. Upon completion of the project, the encroachment area will be reinstated and reopened for public access.

Conditions:

- The CMP will be kept onsite at all times during construction.
- If the project changes ownership or contracting services throughout the project, HRM will be notified, and the new parties must agree to comply with the CMP in writing.
- The contractor or owner shall inspect the implementation of the CMP on a daily basis at minimum and keep a detailed inspection and maintenance log.
- If for any reason changes are required to the CMP during the construction, HRM shall be notified immediately.
- The Municipality may direct maintenance or adjustment of certain elements as required, and may request to view the inspection and maintenance log at any time.
- Any damage to HRM infrastructure will be remediated to HRM standards at the expense of the property owner who caused such damage.

2. PROJECT CONTACT INFORMATION

Project team Contact Information is provided in the table below:

Developer

Starfish Properties
1717 Barrington Street
Halifax, Nova Scotia
B3J 2A4

Contractor/General

Starfish Properties
1717 Barrington Street
Halifax, Nova Scotia
B3J 2A4

Architect

Lydon Lynch Architects Limited
Suite 401, 1668 Barrington Street
Halifax, Nova Scotia
B3J 2A2

Emergency Contacts at this time are:

Project Manager, Morgan Allaway; Starfish Properties.

Cell: (902)-412-8494

Vice President, Construction, Simon Wilbee, Starfish Properties.

Cell: (902)-830-3825

3. PROJECT SCHEDULE & LOGISTICS

Refer to Appendix D for the Project Schedule.

Phase 3 of the proposed schedule in Appendix D will require the set up of the Encroachment Plan. Refer to Appendix A for the encroachment.

3.1 HRM INFRASTRUCTURE

Any damage to HRM infrastructure will be remediated to HRM standards at the expense of the property owner who caused such damage. It is to be expected that no damage to the existing infrastructure outside the encroachment area will occur. Please refer to Appendix D for the reinstatement plans (site plan, grading plan and details).

3.2 SITE SERVICES

The proposed building will require the installation of a 2" water lateral, repair work on the existing water, sanitary and storm laterals (through the inside of the building, no street work required). Directional closures on Sackville Street will be limited to evening and weekend work only. During installation, temporary workplace signage will be in place, refer to Appendix B. The street cut must not be left open and the contractor will reinstate the street as quickly as possible to minimize disruptions to the public, as per HRM reinstatement specifications for dealing with areas outside the proposed encroachment plan. The reinstatement will be temporary if reinstated after October 31st, or prior to May 1st.

4. HOURS OF OPERATION

In accordance with HRM Noise By- Law N-200, work will generally proceed with the normal construction hours during the week, and depending on weather and coordination of trades, work may occur in the early evenings or weekends. Hours of working are regulated through the times noted below:

- Monday – Friday: 7:00 am - 9:30 pm
- Saturdays: 8:00 am - 7:00 pm
- Sunday – Statutory holidays: 9:00 am - 7:00 pm

Note: The installation of the water lateral will correspond with evening hours and weekend work as stated in section 3.2 of the CMP.

5. SITE PLAN

Refer to Appendix D.

6. TRAFFIC CONTROL PLAN (TCP)

Prior to any construction activity on site, temporary workplace traffic control devices and signage will be erected in accordance with NSTIR Temporary Workplace Traffic Control Manual and HRM Traffic Control Manual Supplement.

All Traffic Control Plans (TCP) must be in accordance with the updated 2018 Temporary Workplace Traffic Control Manual (NSTWTCM) Standards.

TCP and Signage as shown in Appendices A & B are the primary traffic control set ups that are anticipated during the construction activities of 1645/1647 Barrington. It is expected that modifications to the proposed TCP's and alternative TCP's will be required. The contractor is responsible to review the site, finalize all traffic control plans, and have all new and or modified TCP's approved by HRM prior to commencing construction activities.

Traffic Control Contact:

Phil Pruneau, General Manager

Frontline Traffic Services

P.O Box 89

Eastern Passage, NS

Canada B3G 1M7

Cell: 902-818-5548

Email: phil.pruneau@frontlinets.ca

6.1 VEHICULAR TRAFFIC CONTROL

The periods where traffic control will be required are; Lateral service installments, mobile crane utilization, concrete line pumping and material deliveries. The mobile crane, large material deliveries, and water service installation, will require Sackville Street to be temporarily closed (6 total days). Smaller material deliveries will require one lane to be active. The concrete pumping will utilize a concrete line pump; a concrete pumper will not be required. Therefore, concrete trucks will back into the encroachment and have the concrete pumped into the building through the line pump (refer to Appendix A). Traffic Control Plans for each of the scenarios listed above can be seen in Appendix B. The proposed encroachments will limit the impact to two-way traffic on Barrington Street around the site, and limit the impact on Sackville Street, which is a one-way street. Note, the mobile crane activities will be prior to the Sackville street and Barrington Street encroachment setup.

The intent of the F-Type barriers on Barrington Street are to stop vehicles from sliding down Sackville Street into the basement of the existing building, where the first floor will have an opening due to renovations. There will no so street closures on Barrington Street, since there will be no installation or decommissioning of municipal services.

There will be traffic control setups for temporary lane closures to install the F-Type Barriers, concrete deliveries, material deliveries, and the water service installation (refer to Appendix A&B). These activities will happen over the project lifespan, not continuously, and should take approximately a total of 7 days. There will not be multiple street closures during project activities.

Notifications will be distributed among properties surrounding the construction site, when traffic disruptions are required (See Appendix E). In the event of an emergency, the site will provide access to emergency vehicles at all times.

6.1.1 PARKING

For the duration of the project, a total of four (4) parking spots have been removed. All four (4) spots will be on Sackville Street. These spots have been removed to help facilitate traffic flow around the site and maintain minimum lane widths around the proposed encroachments. Detailed parking and signage plans for can be found in Appendix A.

To mitigate the effects of the removed parking spots, the site workers are expected to carpool to the project site, and as well if applicable, use the metro transit. The surrounding area has been reviewed; due to the density and number of apartment buildings, there are very limited opportunities to replace the four (4) parking spots that have been removed.

6.2 PEDESTRIAN MANAGEMENT PLAN

A PMP (pedestrian management plan) has been prepared, and is provided in Appendix C.

6.2.1 DETOUR WAYFINDING

Throughout all phases of construction, pedestrian detour wayfinding signage will be present on site to notify pedestrians of closed sidewalks and alternate routes. These will be placed at the corners of Barrington and Blowers Street, the corner of Barrington Street and Prince street, and Granville and Sackville Street. No bus terminals or local business's will be affected with the encroachment plan. Please refer to Appendix C for pedestrian detour way finding signage and locations.

6.2.2 VISUALLY IMPAIRED

In accordance to By-Law A-501, warning signage alone is insufficient to protect all pedestrians. Other physical indicators will be necessary to allow for proper navigation around the construction site.

The contractor will need to incorporate devices that help pedestrians navigate safely and provide a clear path of travel which is free of obstacles and surface irregularities. This will include the use of contrasting colours and textures to ensure all persons can easily navigate around the site easily and safely.

To identify termination points of sidewalks, sawhorse barricades will be installed with reflective tape and a bright orange color for the materials. Reflective tape will be placed on the ends of hoarding, concrete F-Type barriers and scaffolding indicating the construction site and any disruptions.

6.2.3 ACCESSIBILITY

Public pedestrian routes will be designed and maintained to ensure comfort and safety for all persons. All pedestrian walkways will be free of obstacles; traffic signal support, posts, overhanging signs, snow/debris and of temporary objects. High visibility signage will be used to navigate around all blocked sidewalks.

During the mobile crane work, concrete pour, and commissioning activities, there will be temporary closures to the pedestrian walkways on Barrington Street and Sackville Street. Refer to Appendix C for the detour way finding setups during these closures.

7. HAUL ROUTES AND STAGING AREA

The Truck Haul Route Plan has been prepared and can be found in Appendix F. The routes chosen are intended to minimize traffic congestion and ensure that truck routes are used. The inbound haul route is from Barrington Street to Sackville Street. The outbound route is from Sackville Street and a right onto Lower Water Street.

The Staging/Lay-By area will be on Sackville Street. This will occur within the encroachment setups; therefore, the queuing of vehicles on street is not acceptable as shown in Appendix A.

8. SITE PROTECTION AND HOARDING

8.1 ENCROACHMENT AREA

The encroachment area bordering Barrington Street and Sackville Street will use concrete F-Type barriers complete. To maintain pedestrian protection and accommodate a travel path during the exterior activities on the building face, a 1.5 m walkway will be placed on the existing sidewalks on Barrington Street and Sackville Street. As previously noted, during concrete and lifting operations, the sidewalks on Sackville and Barrington Street will be closed for pedestrian safety. The walkways will have full height covered scaffolding (refer to Appendix A). Note, if scaffolding is to be anchored into HRM sidewalk, then the owner will be responsible to replace each entire panel.

The fencing that will be used around site will be Construction Fence (chain-link) or Temporary Fencing (Panels ranging from 1.8m or 2.4m high), which will be used to enclose the Staging/Lay-By area. Where applicable, plywood and mesh will be used for hoarding/fencing (refer to Appendix J for specifications). Note, modular fencing is not permitted for the use of gates.

As mentioned in section 6.1 (Vehicular Traffic Control), the intent of the F-Type barriers on Barrington Street are to stop vehicles from sliding down Sackville Street into the basement of the existing building. In addition, the barriers will provide support for the scaffold walkways, since no anchoring is permitted on Barrington or Sackville Street.

A portion of Sackville Street will require encroachment space which will be delineated with F-Type barriers. This space will be used for refuge for garbage/tool bins, porta potties for the workers, and space for the concrete workers when placing concrete.

Installation of the Scaffolding and concrete F-Type barriers, will follow the working hours regulated through the HRM Noise By-Law. This work can begin once the pre-construction meeting with HRM has been held.

The encroachment plan can be found in Appendix A.

8.2 HOARDING AESTHETICS

The scaffold walkways on Barrington Street and Sackville Street, will have a rendering of the proposed building with a project description, timelines, and contact information. An example project board can be seen in Appendix E.

On Barrington Street, where the sidewalk will have the scaffold walkways, there will be an existing building door that will be utilized for the exit/entrance to the site.

8.3 ENCROACHMENT INSPECTION

HRM will review the site setup for the encroachment area as per the plan in Appendix A. If, after the inspection, the Engineer is not satisfied with the construction of the encroachment area, the Engineer shall serve or cause to be served to the owner of the encroachment license an Order to comply.

After the approval of the encroachment setup, the developer/contractor shall inspect the implementation of the CMP on a daily basis, and keep a detailed inspection and maintenance log. Some items that will need to be checked will include:

- The alignment of the F-Type Jersey barriers has not moved from the original setup
- Debris and construction objects are removed if present
- Safety signage has not been tempered or removed

In addition, the Municipality may direct maintenance or adjustment of certain elements as required, and may request to view the inspection and maintenance log at any time.

9. SIGNAGE DETAILS

To help mitigate public concern, The Owner will have signage erected on the property facing Barrington Street and Sackville Street. The signage will include the following information:

- Project Description
- Project Timelines
- Developer Contact Information
- Project Manager Contact Information

The sign will be placed on site after a permit has been issued or a minimum of 10 days before construction begins. This will allow the public has adequate time to adjust their travel patterns and usage of the streets.

Project Information Board and Safety Signage locations can be seen on the Encroachment Plan, Appendix A.

10. STORMWATER MANAGEMENT PLAN

WSP has prepared a stormwater management plan for the existing building (1645/1647 Barrington Street). See attached plan in Appendix G.

During construction, nearby catch basins will require filter fabric coverings or silt socks to prevent debris from entering the storm system. Filter fabric prevention will be maintained throughout construction by the contractor.

11.NOISE, DUST AND EMISSIONS CONTROLS

The construction site will adhere to the HRM Noise By-Law, including holiday and weekend restrictions.

To minimize the debris onto sidewalks/streets, the proposed pedestrian walkways will be covered with plywood, where or if any accumulation of dust and debris is found, it will be maintained. In addition, the scaffolding work will have mesh coverings where applicable, which will contain and reduce the dust/emissions, while working on the exterior part of the building. Throughout the project life, when necessary, street cleaning will take place around the site, minimizing street debris/dust. This will include Barrington Street, Sackville Street, and all other adjacent streets as required.

Vehicle staging shall be queued such that vehicles are not permitted to idle outside of designated loading and unloading zones or the active work area for more than 25 minutes.

12. SAFETY PROTOCOLS

12.1 SITE SAFETY & SECURITY

To ensure site safety and security, below are safety protocols that need to be followed.

- The contractor will adhere to all Federal and Provincial Occupational Health & Safety requirements.
- Workers are required to have proper certification and safety training.
- Personal Protective Equipment (PPE) will be required for all personnel.
- Construction entry access will be clearly marked “No Trespassing – Construction Personnel Only”, and PPE requirements clearly marked (e.g., “Hard Hats and Safety Footwear Must Be Worn Beyond This Point”).
- Emergency contact information will be posted as per Project Information Board.
- Contractor/Owner will conduct regular inspections of hoarding for general condition, in addition, a scheduled inspection procedure will be in place
- Signage will be placed for warning of hazards that may exist, outside of the project site.

12.2 MATERIAL HANDLING, LOADING & UNLOADING, DELIVERY, AND VEHICLE STAGING

For materials delivered to site, loaded and unloaded, or handled and stored on site, the contractor will have a storage/laydown area that will be located with-in the encroachment. Appendix A, Encroachment Plan shows the staging area for deliveries. Delivery times will avoid peak traffic hours. This will help mitigate congestion in the area. Queuing of vehicles on the street is not acceptable.

12.3 HAZARD ASSESSMENT

A project risk hazard assessment is provided in Appendix H. This covers vehicular and pedestrian hazards (access to the site, as well as through traffic on the streets impacted by the construction project). All personnel on-site will be required to review this list.

12.4 STREETS & RIGHT-OF-WAY CLEANING

The Owner/Developer is responsible for removing snow buildup on the outside of the concrete F-Type barriers surrounding the project site. A sweeper truck will be sweeping adjacent streets periodically throughout the project life to mitigate dust and debris, when applicable.

13. PRE-CONSTRUCTION MEETING

Starfish Properties is committed to positive public engagement regarding the design and construction process. As a result, Starfish Properties held an Pre- CMP community consultation meeting, where the affected residents, building managers, building owners, and HRM were invited to attend. This meeting took place in March 2020. The Community Consultation Notice as well as the meeting minutes from the meeting can be seen in Appendix K.

In addition to the community consultation, Starfish Properties will hold a pre-construction meeting with HRM (on site or phone call) prior to the issuance of any permits. Invitees will include the Owner, Developer, Contractor, Traffic Control Company, Utilities, and HRM.

14. SUMMARY

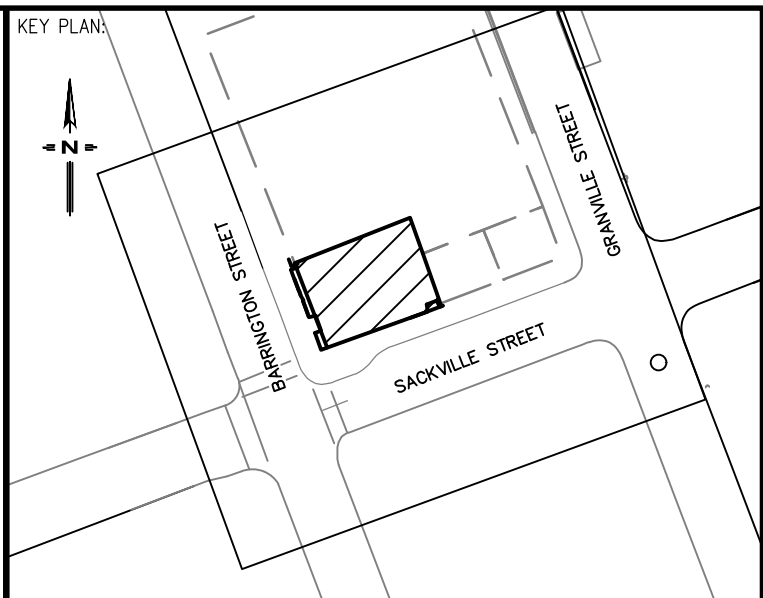
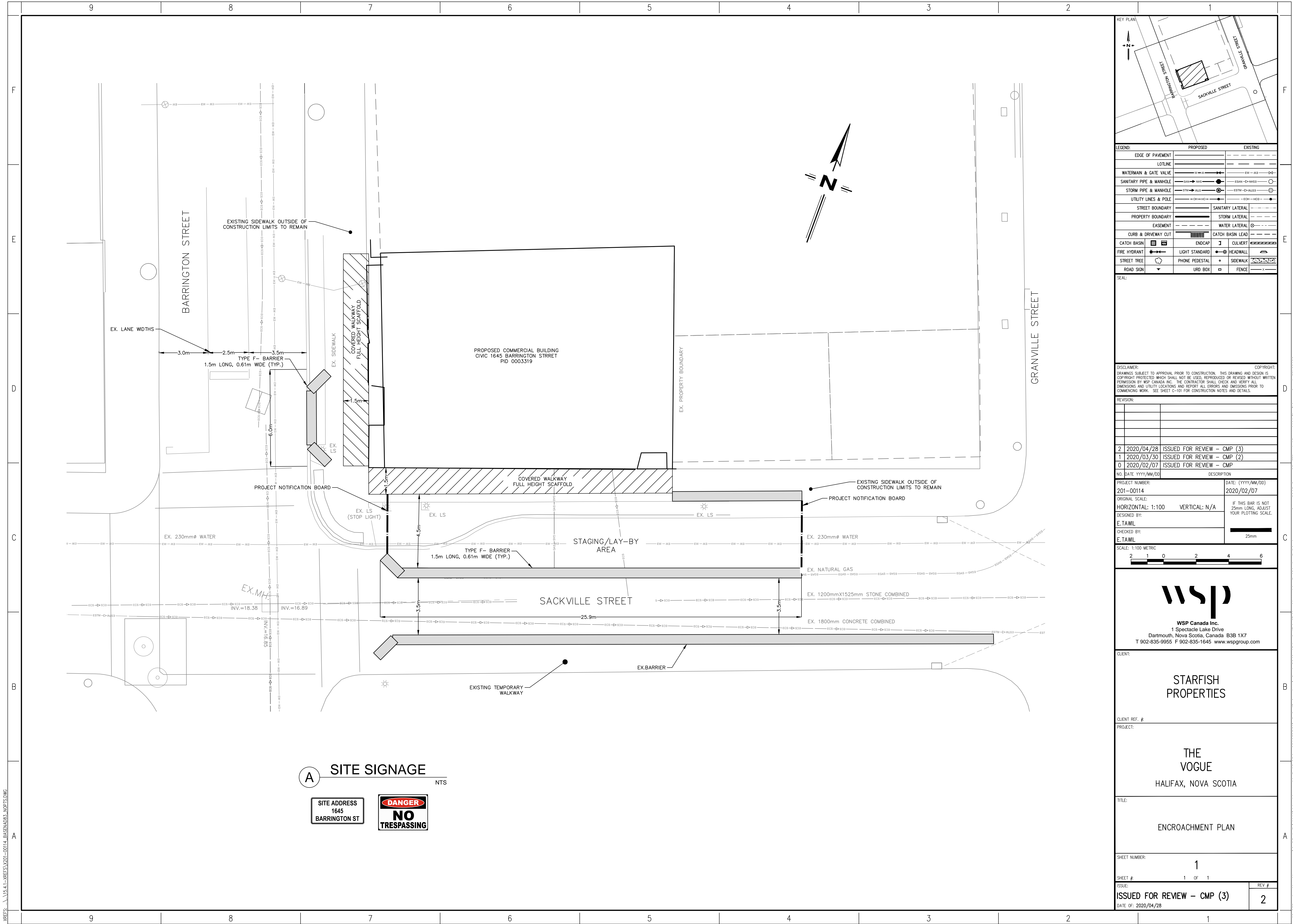
The Construction Management Plan is a combination of diagrams, drawings, documents, and specifications that define the steps that will be taken to demonstrate how the impacts to the community will be minimized and how the impacts associated with any construction project will be managed. This plan will be used as a minimum standard throughout the project and any further safety protection necessary to mitigate negative effects will be used through the construction period.

Please contact WSP should you have any further questions/comments regarding the CMP.

APPENDIX

A

ENCROACHMENT PLANS



LEGEND:	PROPOSED	EXISTING
EDGE OF PAVEMENT	---	---
LOTLINE	---	---
WATERMAIN & GATE VALVE	---	---
SANITARY PIPE & MANHOLE	---	---
STORM PIPE & MANHOLE	---	---
UTILITY LINES & POLE	---	---
STREET BOUNDARY	---	---
PROPERTY BOUNDARY	---	---
EASEMENT	---	---
CURB & DRIVEWAY CUT	---	---
CATCH BASIN	---	---
FIRE HYDRANT	---	---
STREET TREE	---	---
ROAD SIGN	---	---
SANITARY LATERAL	---	---
STORM LATERAL	---	---
WATER LATERAL	---	---
CATCH BASIN LEAD	---	---
ENDCAP	---	---
CULVERT	---	---
LIGHT STANDARD	---	---
HEADWALK	---	---
PHONE PEDESTAL	---	---
SIDEWALK	---	---
URD BOX	---	---
FENCE	---	---

SEAL:

DISCLAIMER: DRAWINGS SUBJECT TO APPROVAL PRIOR TO CONSTRUCTION. THIS DRAWING AND DESIGN IS COPYRIGHTED BY WSP CANADA INC. THE CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND UTILITY LOCATIONS AND REPORT ALL ERRORS AND OMISSIONS PRIOR TO COMMENCING WORK. SEE SHEET C-101 FOR CONSTRUCTION NOTES AND DETAILS.

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REVISION:	NO.	DATE: YYYY/MM/DD	DESCRIPTION
	2	2020/04/28	ISSUED FOR REVIEW - CMP (3)
	1	2020/03/30	ISSUED FOR REVIEW - CMP (2)
	0	2020/02/07	ISSUED FOR REVIEW - CMP

PROJECT NUMBER: 201-00114	DATE: (YYYY/MM/DD) 2020/02/07
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DESIGNED BY: E.TAWIL	
CHECKED BY: E.TAWIL	



wsp

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CLIENT:

STARFISH PROPERTIES

CLIENT REF. #:

PROJECT:

THE VOGUE
HALIFAX, NOVA SCOTIA

TITLE:

ENCROACHMENT PLAN

SHEET NUMBER:

1

SHEET #:

1 OF 1

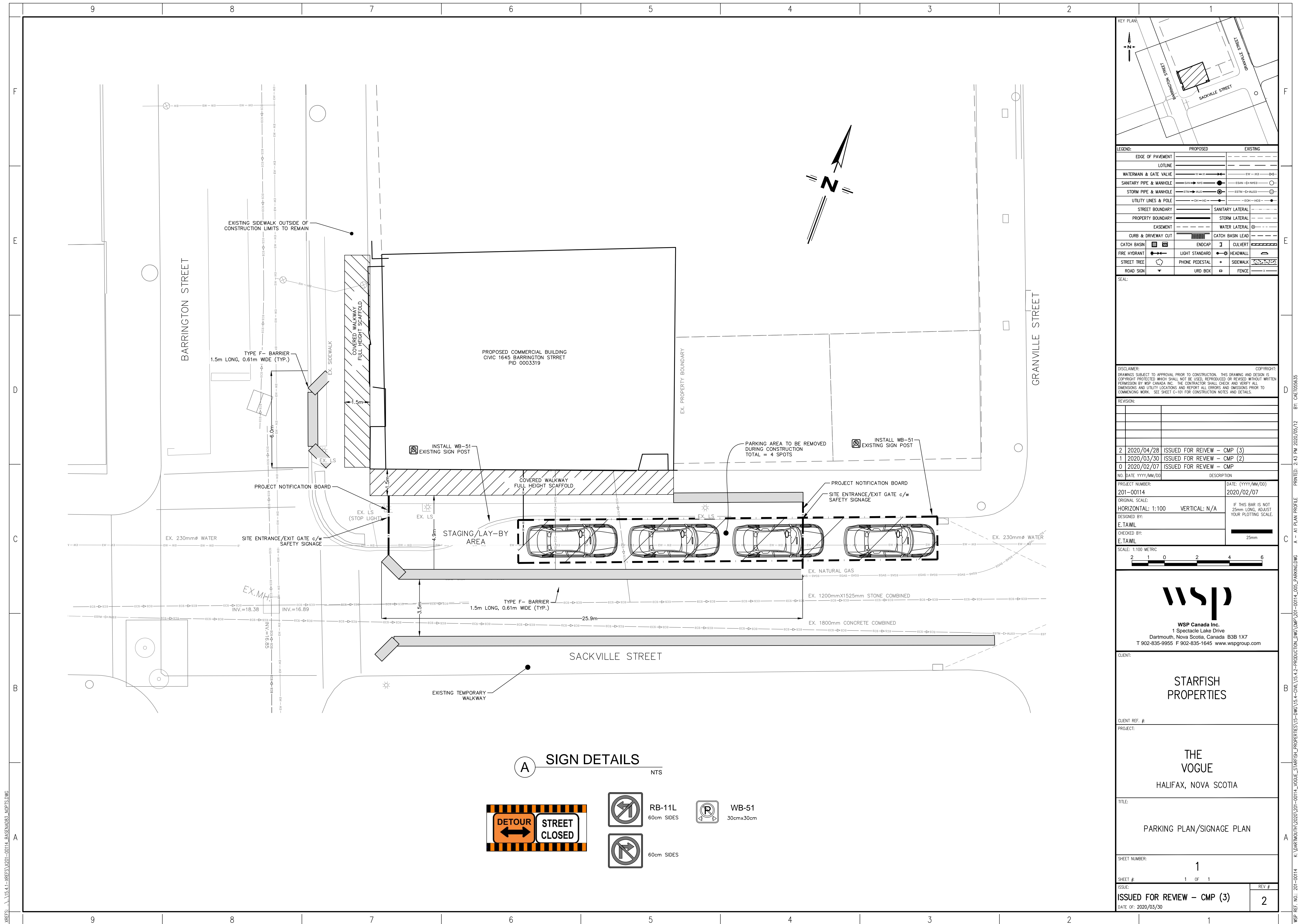
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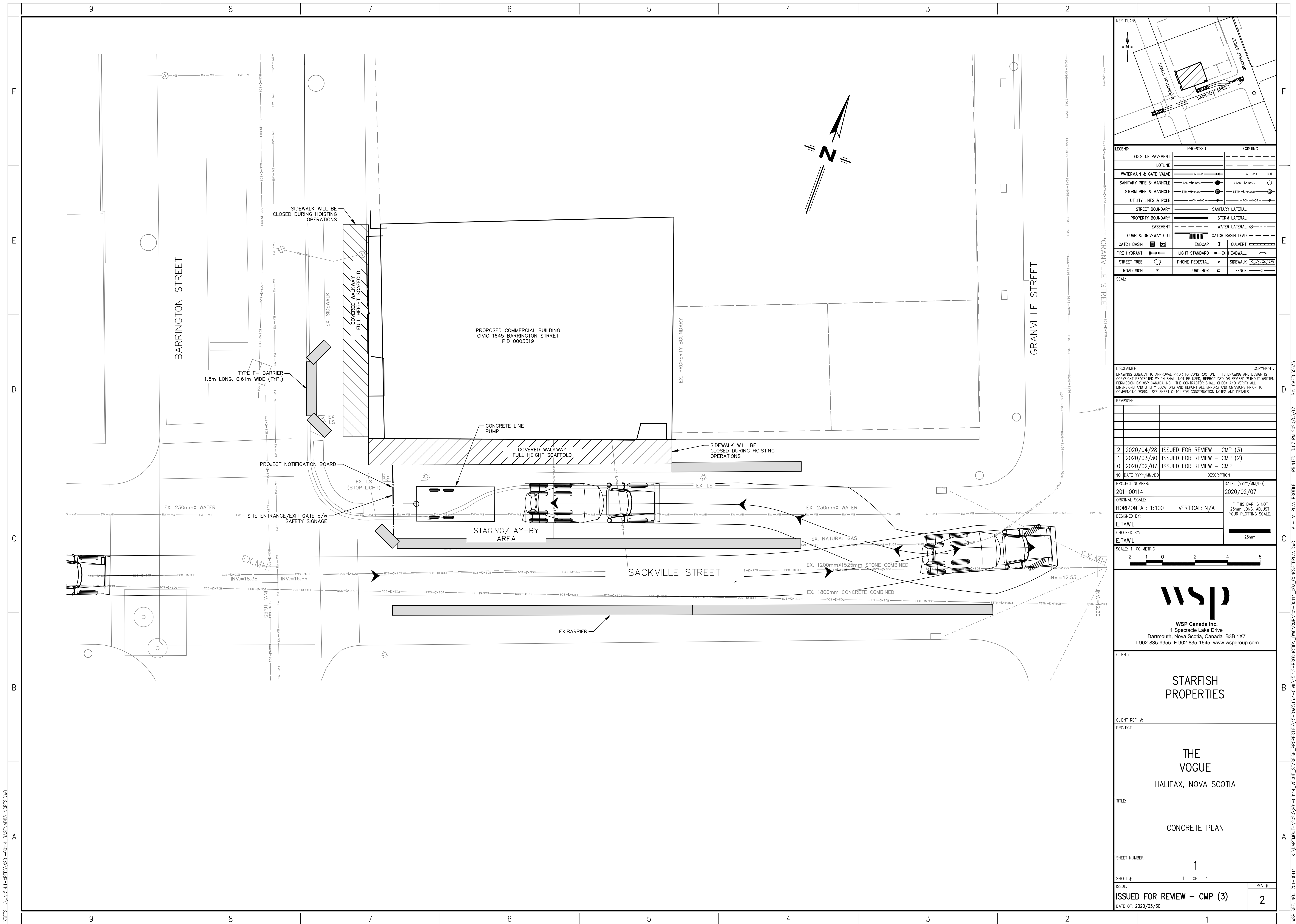
ISSUED FOR REVIEW - CMP (3)

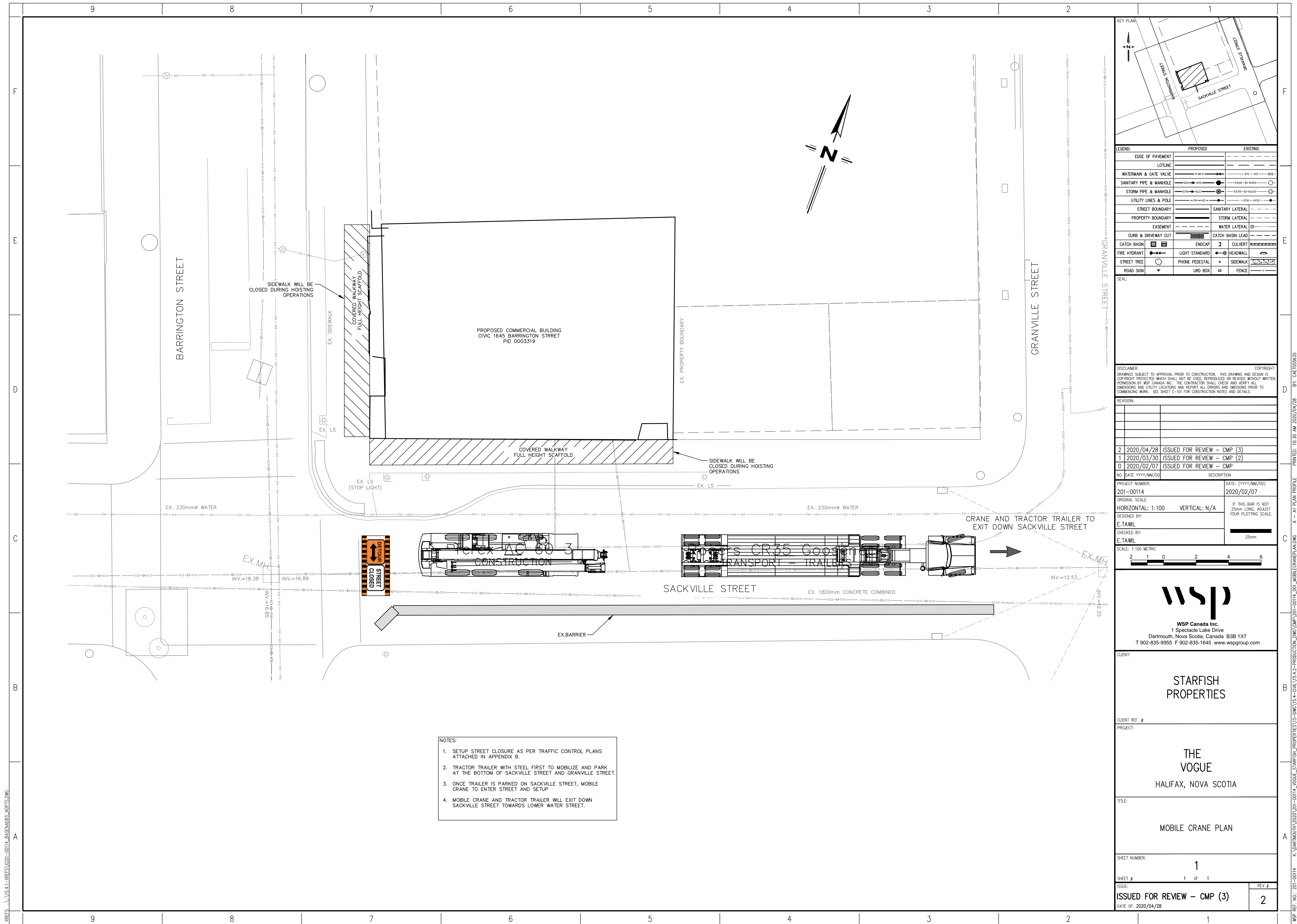
DATE OF: 2020/04/28

REV #:

2

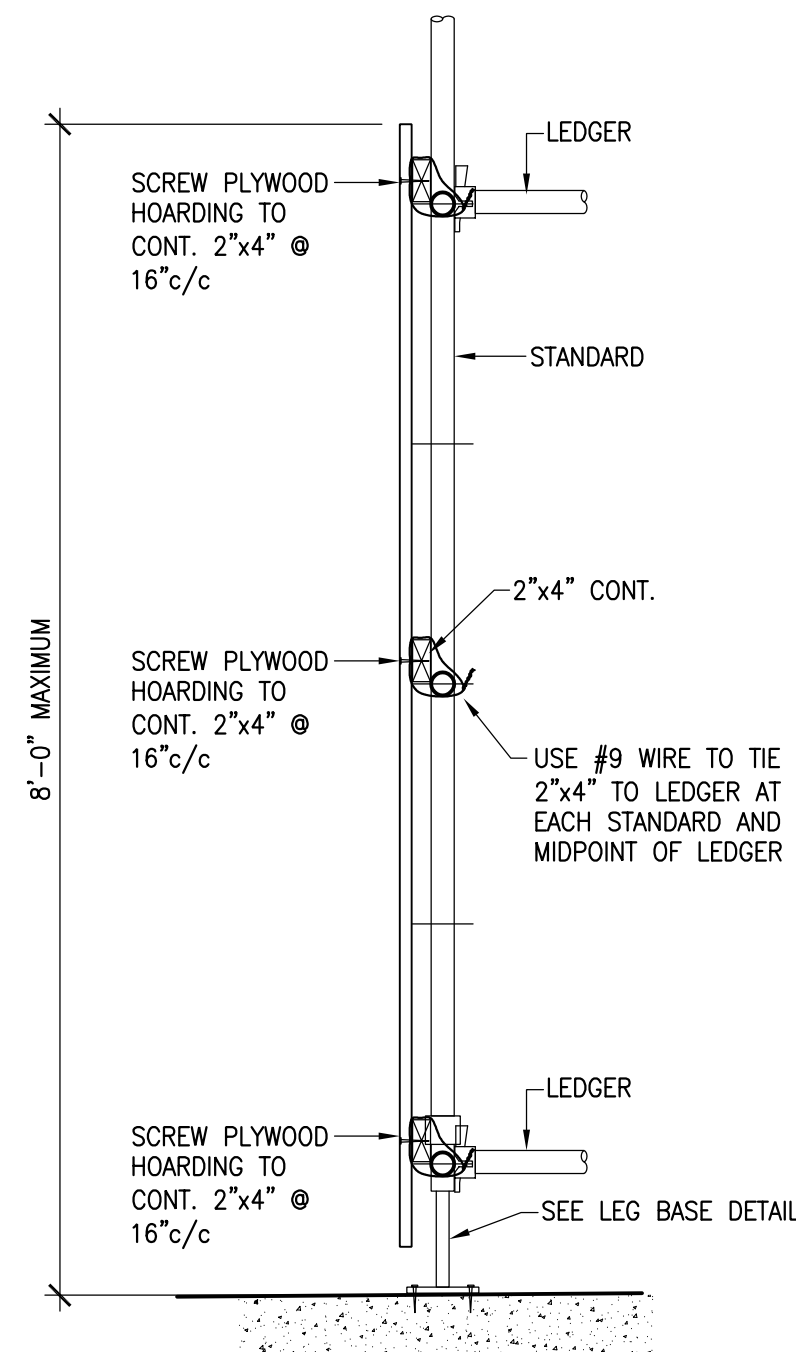




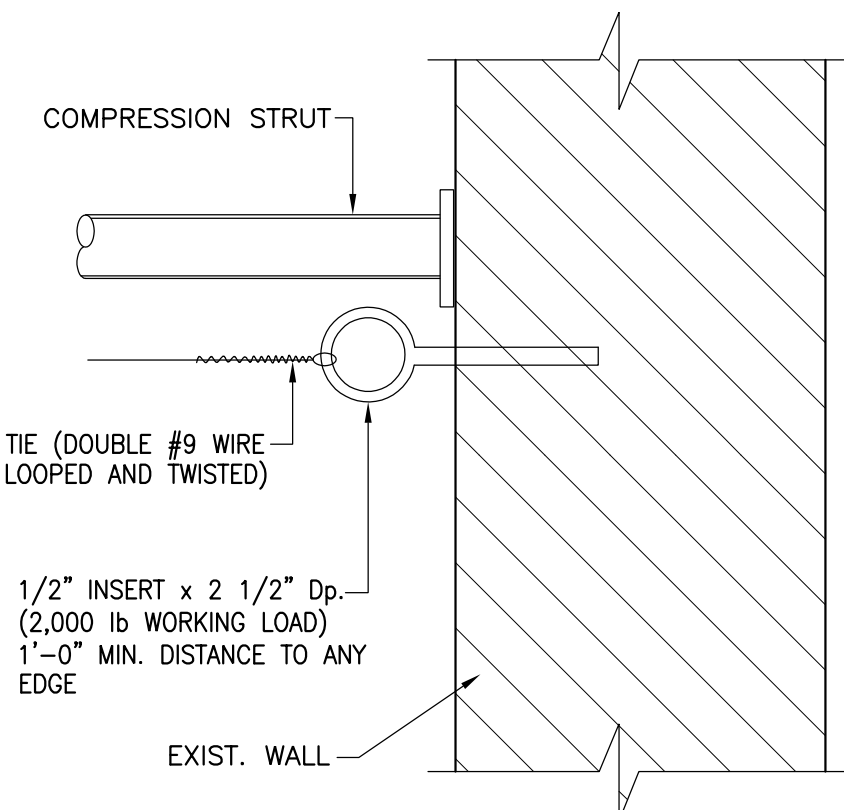


GENERAL NOTES AND SPECIFICATIONS ON
SCAFFOLDING EQUIPMENT AND DESIGN CRITERIA

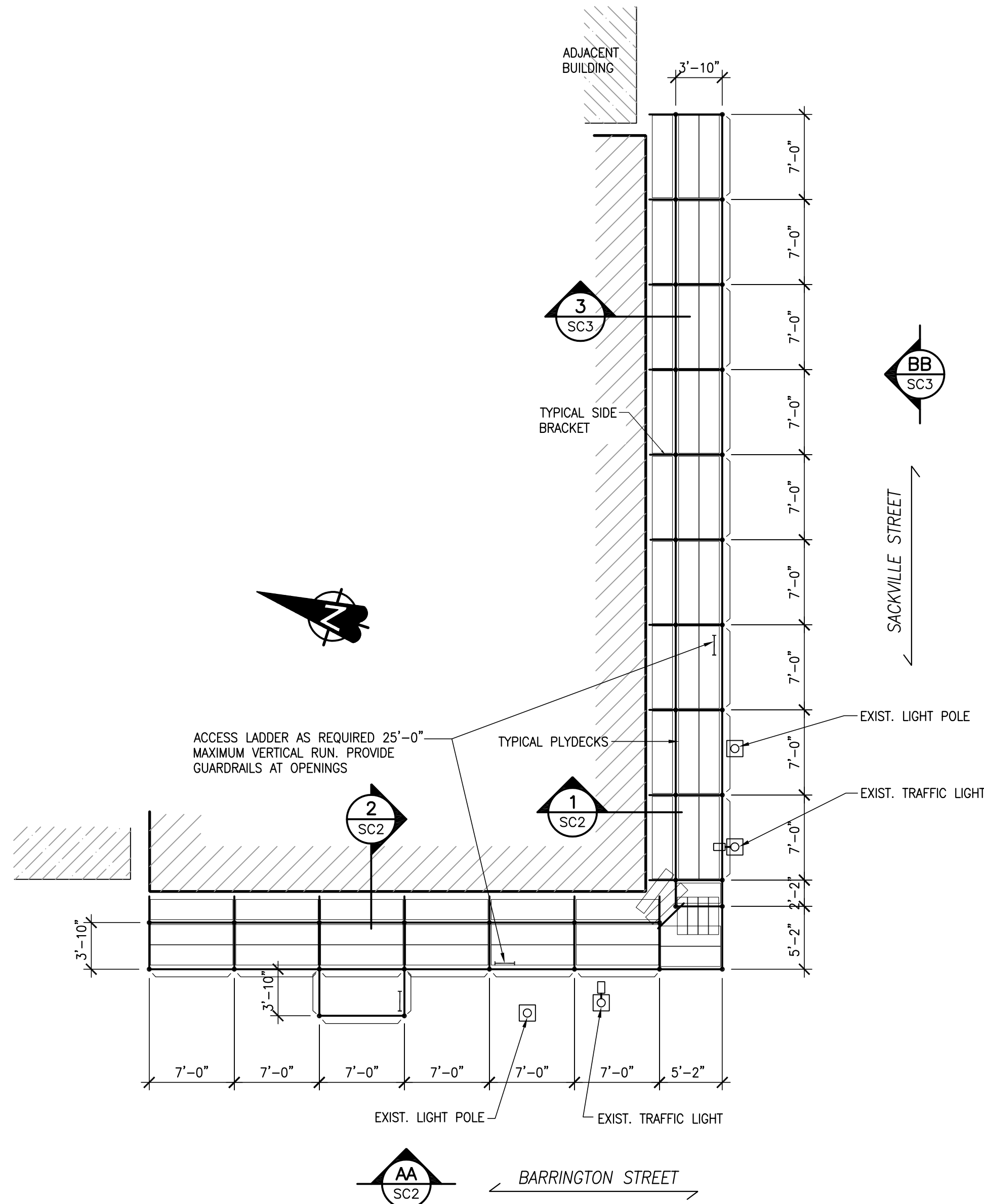
1. THE SCAFFOLD LAYOUT, AS SHOWN, IS BASED ON MODULAR SCAFFOLDING SYSTEMS OR EQUIVALENT WITH NOMINAL CAPACITY OF 4,500 lbs (20 kN) PER LEG U/NOTED ON DWGS.
2. THE SCAFFOLDING SYSTEM ACCESSORIES INCLUDING LEDGERS, BRACES, AND SCREW JACKS ARE TO BE COMPATIBLE WITH THE CAPACITIES OF THE MANUFACTURERS SYSTEM.
3. THE CAPACITY OF SWIVEL CLAMPS WEDGE TYPE IS 2,500 lbs (11 kN) AS DETERMINED BY TESTS (SAFE FRICTION RESISTANCE).
4. THE INDIVIDUAL COMPONENTS OF THE SYSTEM HAVE BEEN CHECKED FOR AND ARE ADEQUATE TO SUPPORT THE LIVE LOAD OF 25 psf (1.2 kPa) ON THE WORK PLATFORM AREA AS PER REGULATIONS UNDER O.H.S.A. OF NOVA SCOTIA.
5. THE MAXIMUM VERTICAL LOAD ON ANY PLATFORM DURING THE RESTORATION OPERATION IS NOT TO EXCEED 1,000 lbs (4 kN) PER SPAN.
6. THE FOUNDATION BEARING CAPACITY TO BE MINIMUM 2,500 psf (120 kPa).
7. THE SCAFFOLD MUST BE ERECTED AND MAINTAINED IN ACCORDANCE WITH THE MANUFACTURERS GUIDELINES FOR ERECTION AND DISMANTLING, THE O.H.S.A. REGULATIONS AND THE LATEST EDITION OF CSA-Z797 CODE OF PRACTICE FOR ACCESS SCAFFOLD.
8. THE DESIGN ENGINEER MUST BE NOTIFIED OF ALL CHANGES TO AND DEVIATIONS FROM THE APPROVED DRAWINGS. PROCEED AT OWN RISK IF NOTIFICATION IS NOT GIVEN.
9. PUBLIC ACCESS TO OR ONTO THIS SCAFFOLD SHALL BE PREVENTED.
10. NAIL PLANKS TOGETHER AND TIE DOWN ENDS TO SCAFFOLD.
11. EXTERIOR TO BE ENCLOSED WITH DEBRIS NET ONLY, NO TARPS TO BE USED.
12. THESE DRAWINGS ARE FOR ERECTION AND DISMANTLING BY COMPETENT INDIVIDUALS ONLY.
13. THE TUBE AND CLAMP MEMBERS AS NOTED ON DRAWINGS ARE 1.9" O.D. (48mm) ALUMINUM TUBES SCAFFOLD WITH WEDGE TYPE CLAMPS.



TYPICAL HOARDING DETAIL

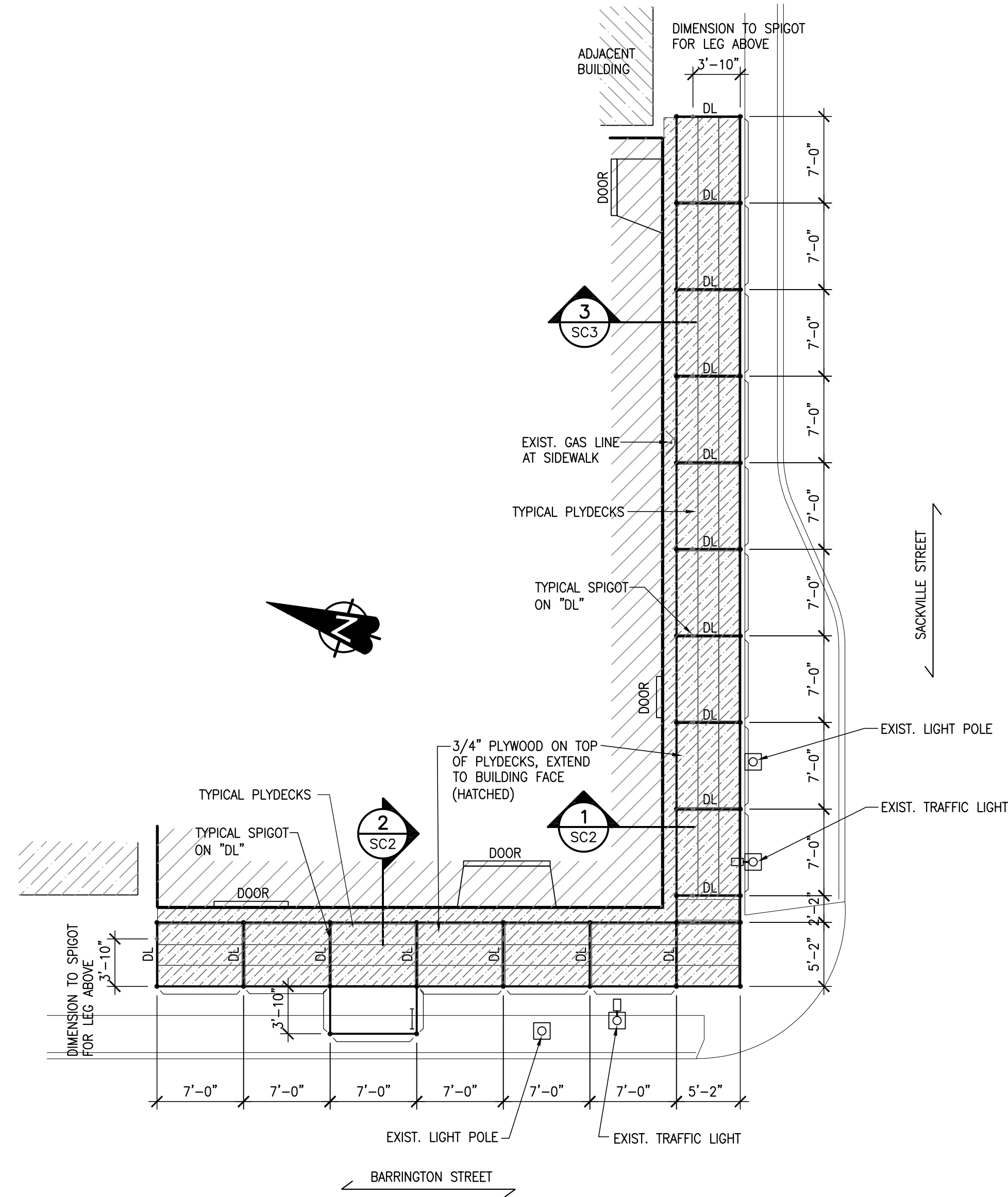


TYPICAL WALL TIE DETAIL 
PROVIDE TIE AT EVERY BAY HORIZONTALLY
AND AT EVERY SECOND LEVEL VERTICALLY



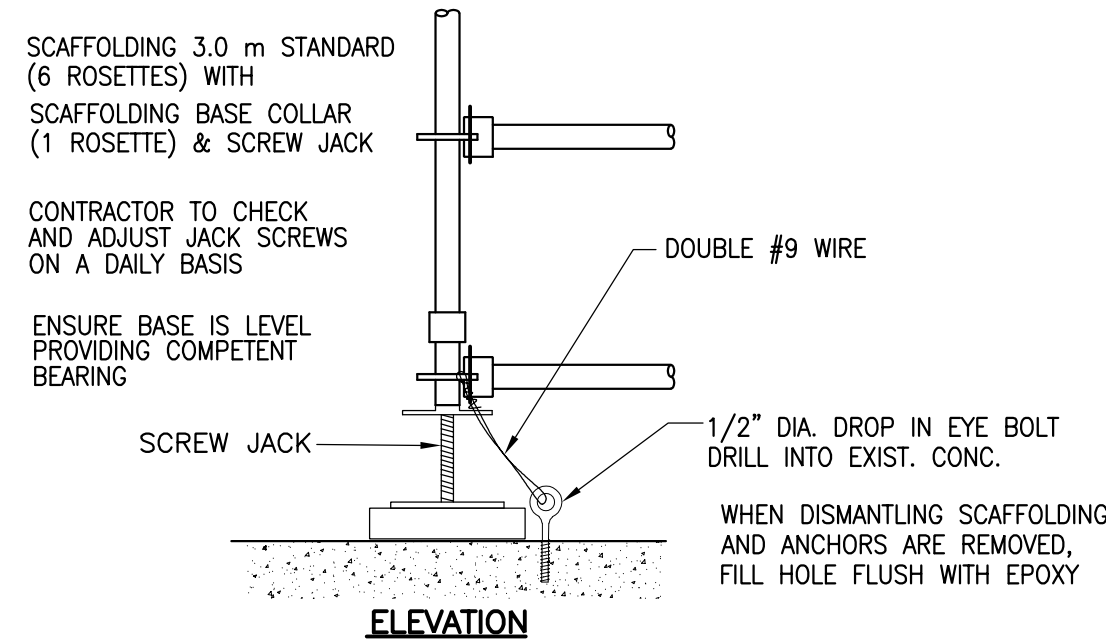
TYPICAL SCAFFOLD LAYOUT PLAN

SCALE: 1/8"=1'-0"

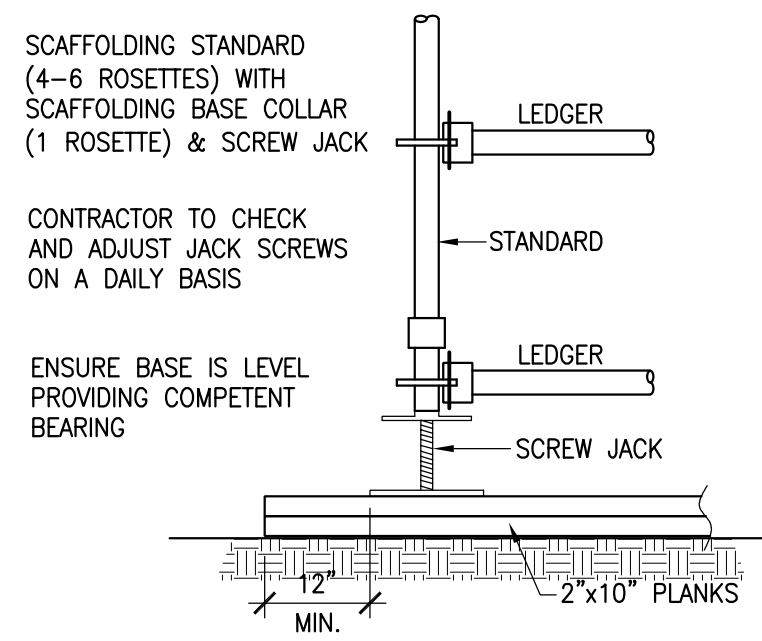


SCAFFOLD O/H PROTECTION LAYOUT PLAN

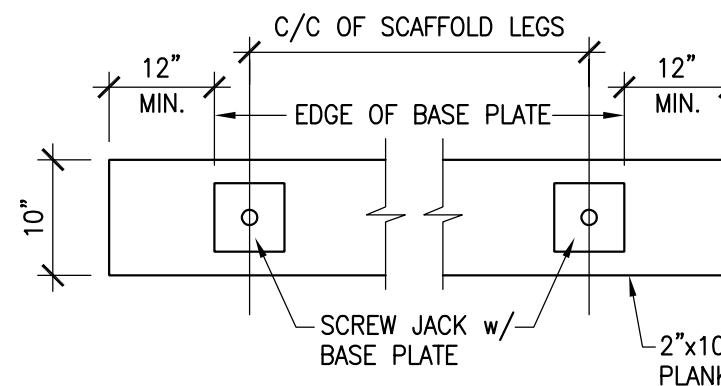
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TYPICAL LEG BASE - OPTION 1



ELEVATION



PLAN

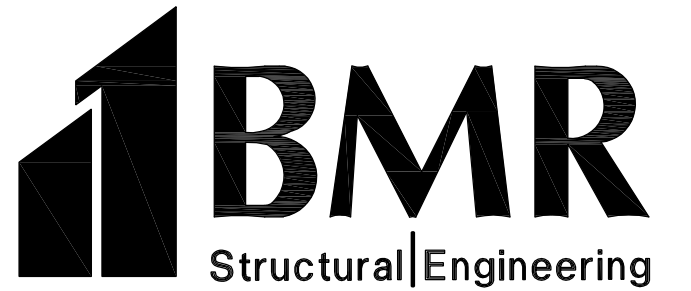
TYPICAL LEG BASE - OPTION 2

REVISIONS

No.	DESCRIPTION	DATE

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL
DIMENSIONS AND REPORT ANY DISCREPANCIES OR OMISSIONS TO
ENGINEER

DO NOT SCALE DRAWINGS



5413 Doyle Street
Halifax, Nova Scotia B3J 1H9
ph. (902) 429-3321 fax (902) 422-8650



PROJECT

CAPER SCAFFOLDING
1649 BARRINGTON ST.

HALIFAX, N.S.

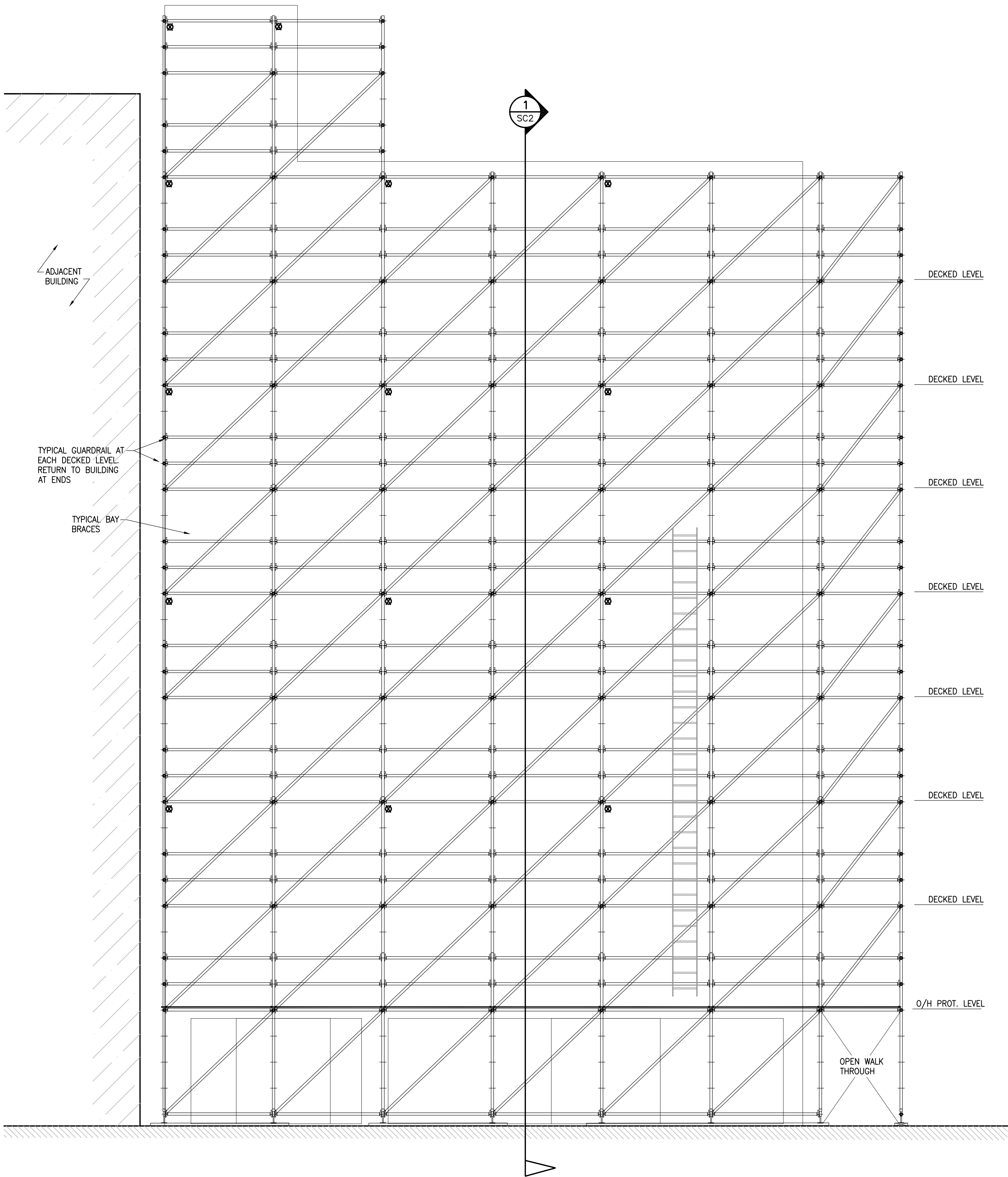
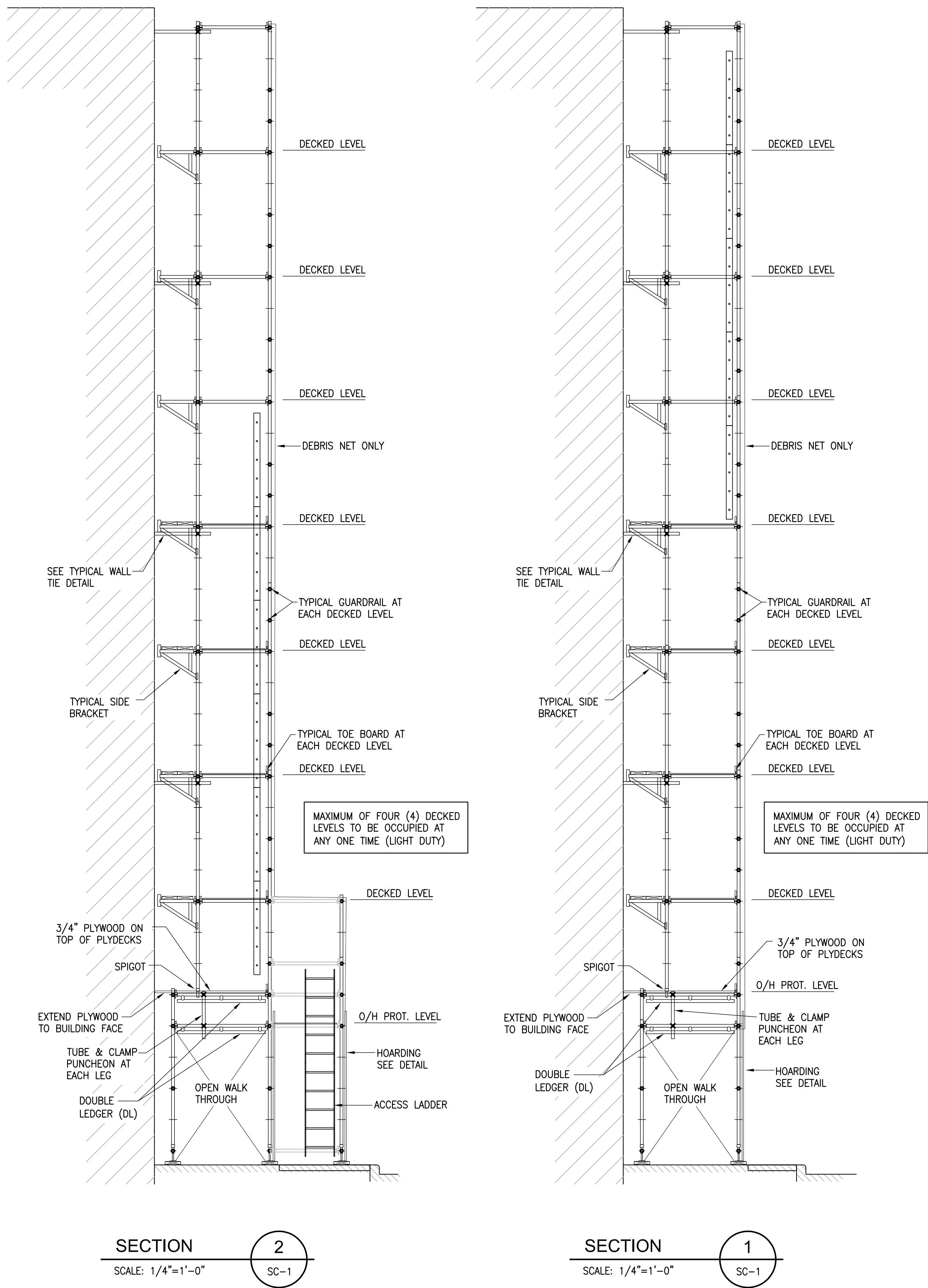
A SECTION or DETAIL No.
B SHEET No. WHERE DETAILED

DESIGNED BY I. MacDONALD
DRAWN BY R. LANDRY
CHECKED BY I. MacDONALD
DRAWING

SCAFFOLD LAYOUT
PLAN AND DETAILS

SCALE AS NOTED
DATE JANUARY 2020
PROJECT No. 2020-074
SHEET No.

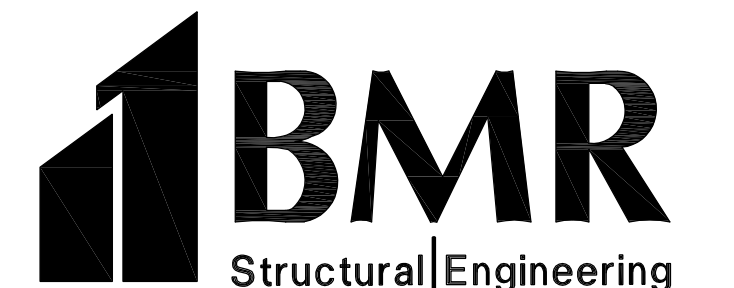
SC-1



REVISIONS		
No.	DESCRIPTION	DATE


THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES OR OMISSIONS TO ENGINEER

DO NOT SCALE DRAWINGS



BMR
Structural Engineering

5413 Doyle Street
Halifax, Nova Scotia B3J 1H9
ph. (902) 429-3321 fax (902) 422-8650



REGISTERED PROFESSIONAL ENGINEER
DATE 3/11/20
I. G. Macdonald
9889
PROVINCE OF NOVA SCOTIA

PROJECT

CAPER SCAFFOLDING

1649 BARRINGTON ST.

HALIFAX, N.S.

A	A SECTION or DETAIL No.
B	B SHEET No. WHERE DETAILED
DESIGNED BY	I. MacDONALD
DRAWN BY	R. LANDRY
CHECKED BY	I. MacDONALD
DRAWING	

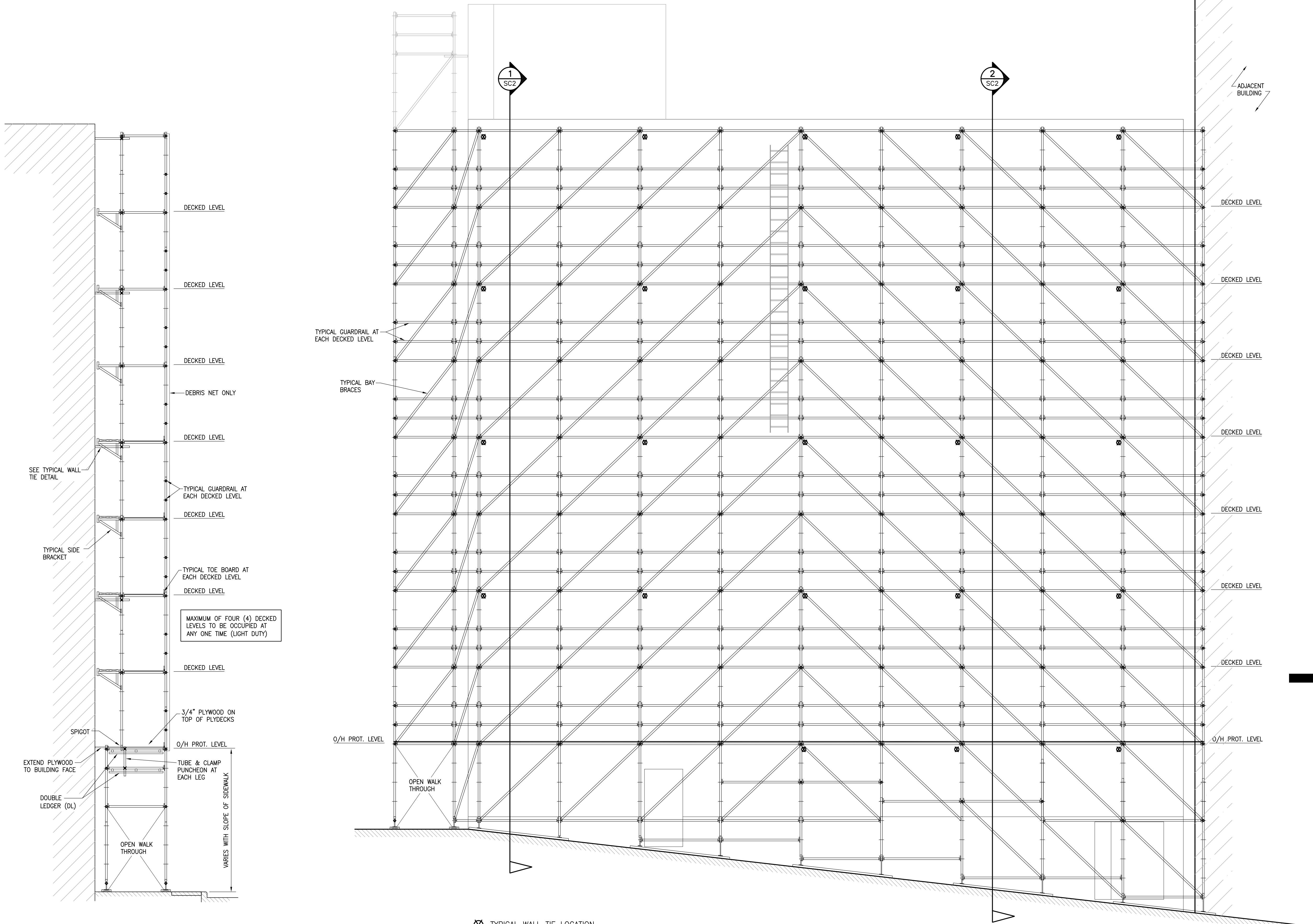
BARRINGTON STREET ELEVATION AND SECTION

SCALE AS NOTED

DATE JANUARY 2020

PROJECT No. 2020-074

SHEET No. **SC-2**



SECTION
SCALE: 1/4"=1'-0"
3
SC-1

⊗ TYPICAL WALL TIE LOCATION,
SEE DETAIL ON DRAWING SC-1

ELEVATION
SCALE: 1/4"=1'-0"
BB SACKVILLE STREET
SC-1

REVISIONS		
No.	DESCRIPTION	DATE

THE GENERAL CONTRACTOR SHALL CHECK AND VERIFY ALL DIMENSIONS AND REPORT ANY DISCREPANCIES OR OMISSIONS TO ENGINEER

DO NOT SCALE DRAWINGS



5413 Doyle Street
Halifax, Nova Scotia B3J 1H9
ph. (902) 429-3321 fax (902) 422-8650



PROJECT

CAPER SCAFFOLDING
1649 BARRINGTON ST.

HALIFAX, N.S.

A SECTION or DETAIL No.
B SHEET No. WHERE DETAILED

DESIGNED BY I. MacDonald
DRAWN BY R. Landry
CHECKED BY I. MacDonald
DRAWING

SACKVILLE STREET
ELEVATION

SCALE AS NOTED
DATE JANUARY 2020
PROJECT No. 2020-074
SHEET No.

SC-3

APPENDIX

B

TRAFFIC CONTROL PLANS

Sackville St Closure Plan for Mobile Crane



Date: 04/02/2020 Author: Norman Bussmann, TWS, Frontline Traffic Services, 902-817-3364 Project: 1645 Barrington St. The Vogue Building contractor: WSP Contact: Edward Tawil, 902-292-3339

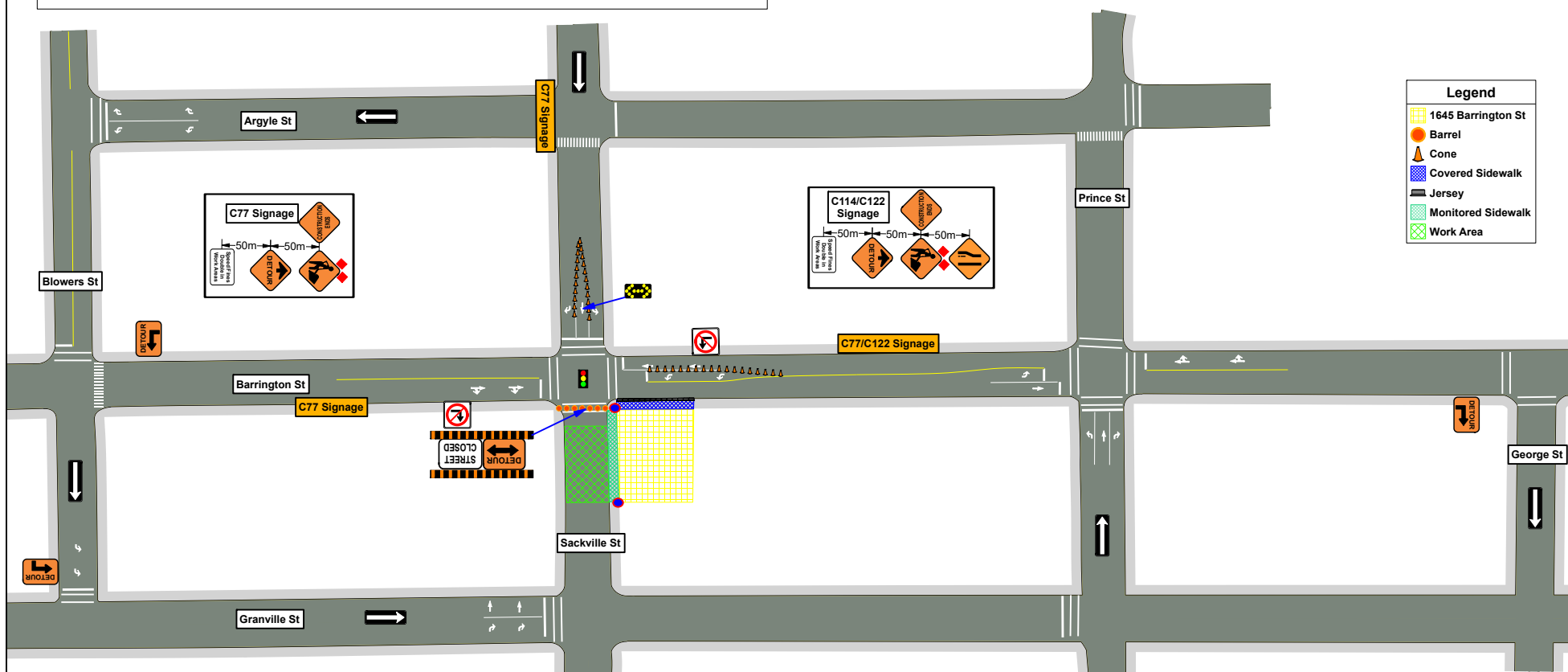
Comments:

Not to Scale

Application Guide C77

Use this plan for Mobile crane operations.

Covered sidewalk to remain open, with spotters on each end holding pedestrians during lifts



Service Laterals Sackville Street Closure Plan



Date: 04/02/2020 Author: Norman Bussmann, TWS, Frontline Traffic Services, 902-817-3364 Project: 1645 Barrington St. The Vogue Building

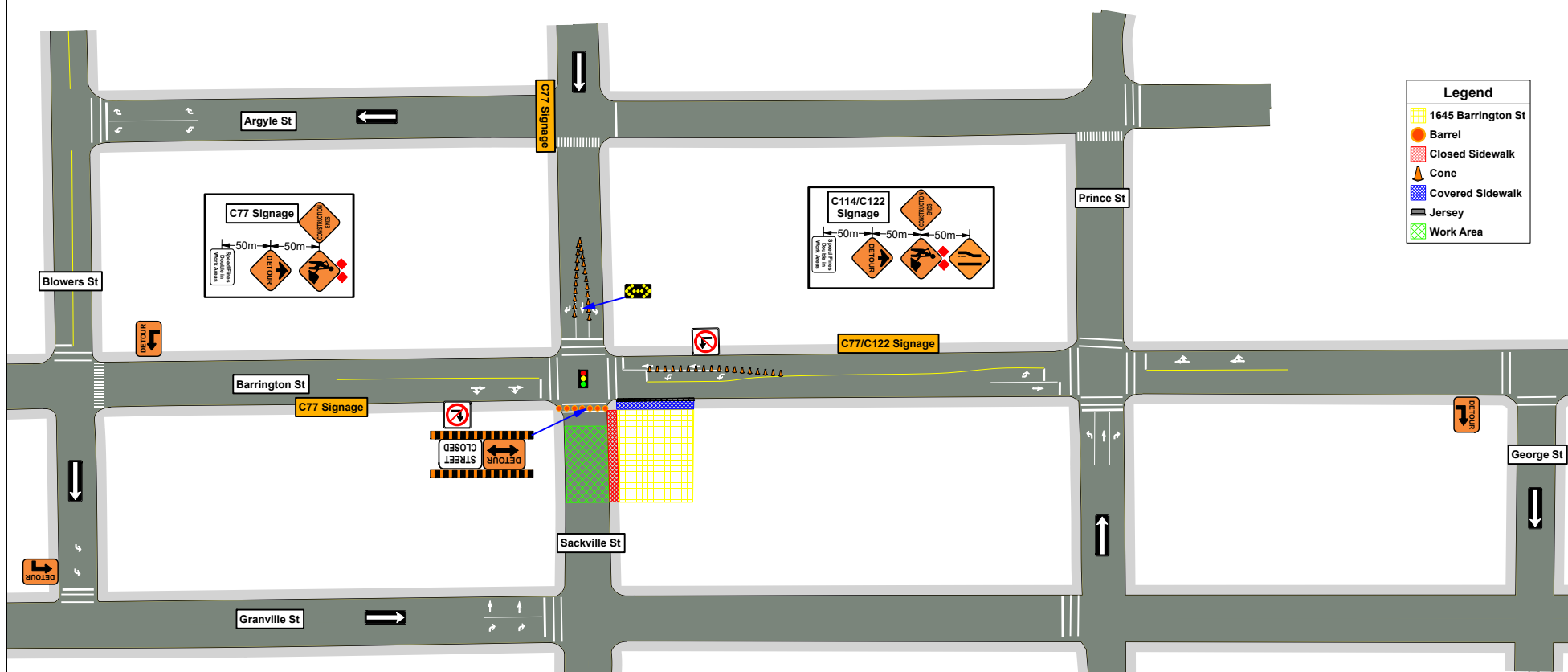
Comments:

Not to Scale

Application Guide C77

Traffic control plan for decommissioning and installation of service laterals

See Pedestrian Control Plan 1 for sidewalk closure details



Traffic Control Plan 1

Date: 04/02/2020 Author: Norman Bussmann, TWS, Frontline Traffic Services, 902-817-3364 Project: 1645 Barrington St. The Vogue Building
Contractor: WSP Contact: Edward Tawil, 902-292-3339

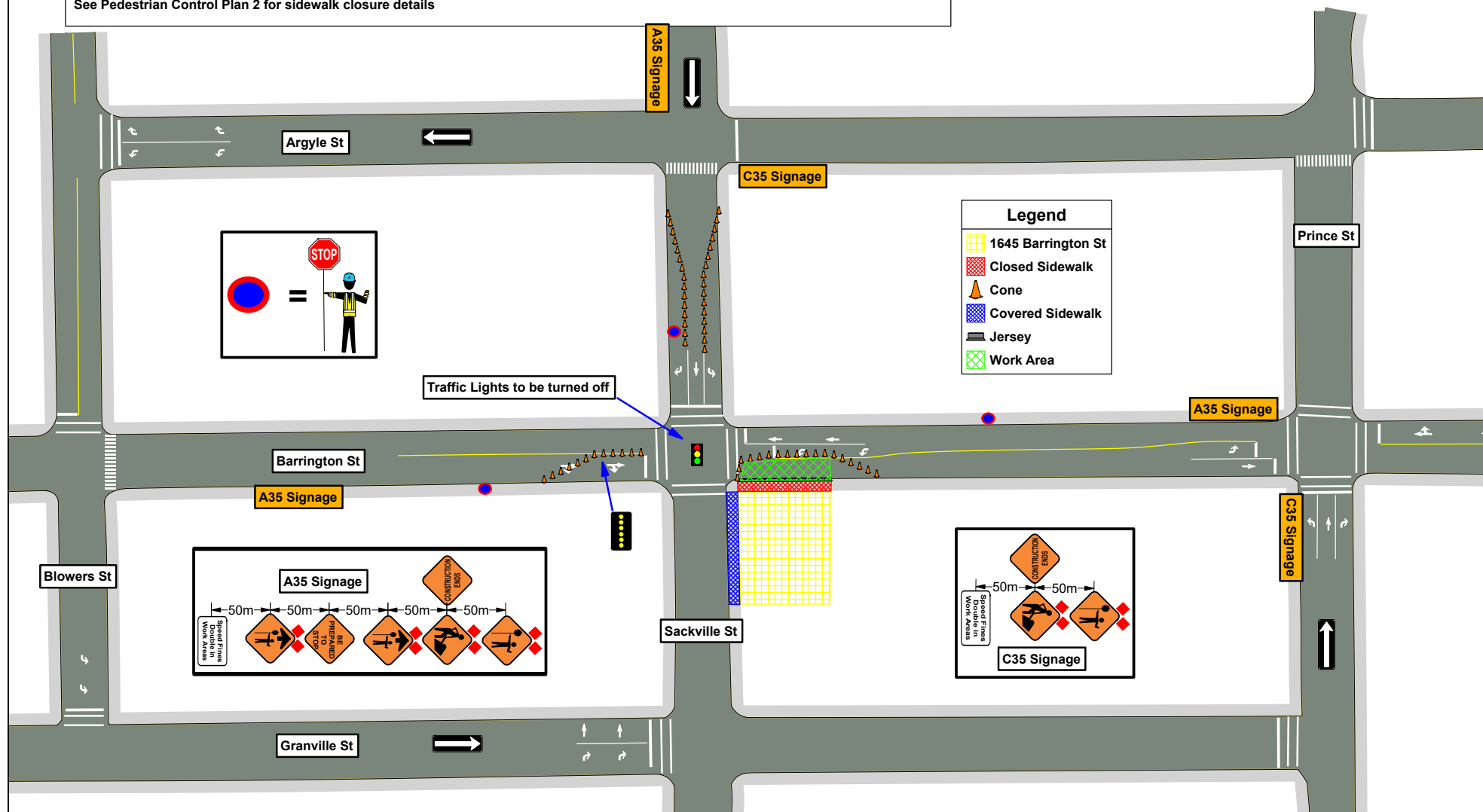
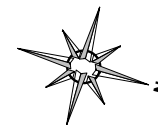
Comments:

Not to Scale

Application Guide C112

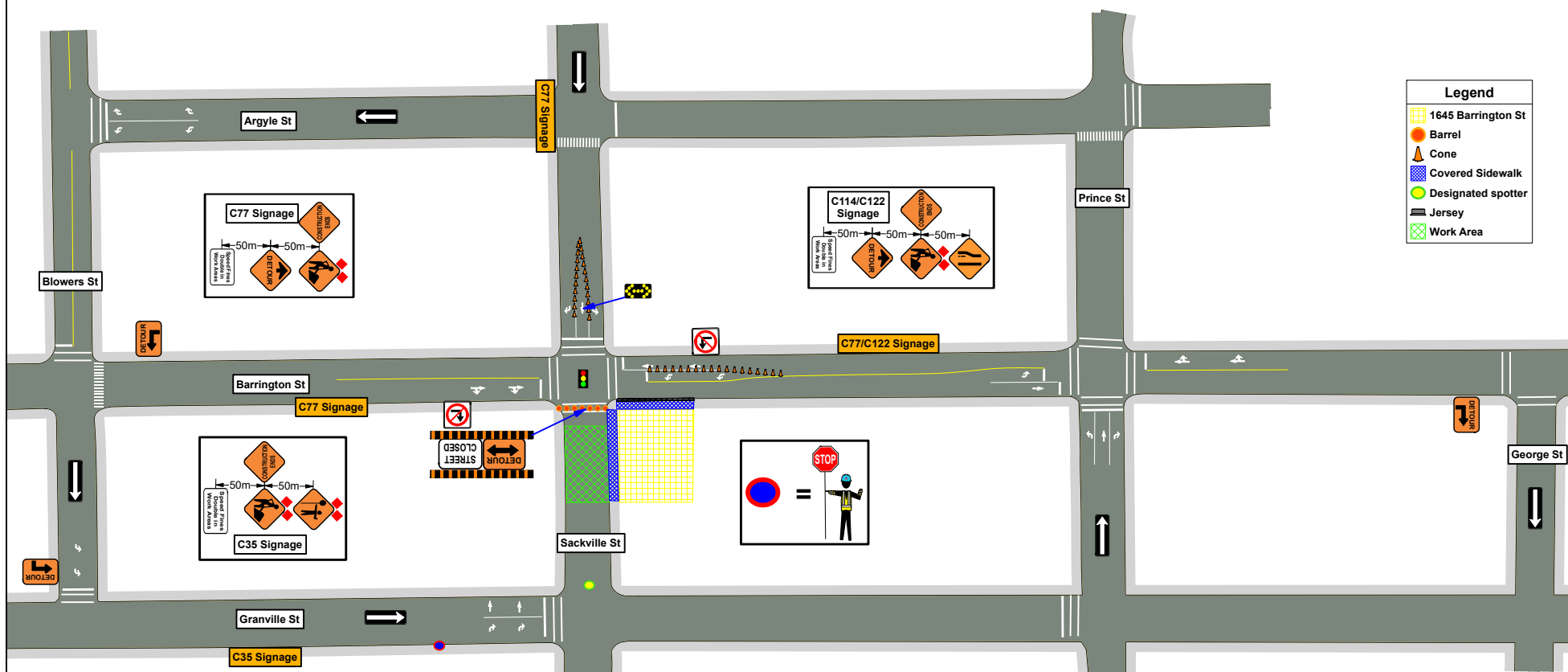
Traffic control Plan for the installation/ removal of F-type barriers and sidewalk scaffolding

See Pedestrian Control Plan 2 for sidewalk closure details



Date: 04/02/2020 Author: Norman Bussmann, TWS, Frontline Traffic Services, 902-817-3364 Project: 1645 Barrington St. The Vogue Building
contractor: WSP Contact: Edward Tawil, 902-292-3339

Not to Scale
Application Guide C77/C35
 Use this plan for backing delivery vehicles up when Sackville St closed

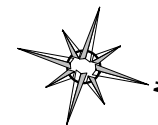


APPENDIX

C

PEDESTRIAN WAY
FINDING

Pedestrian Management Plan 1



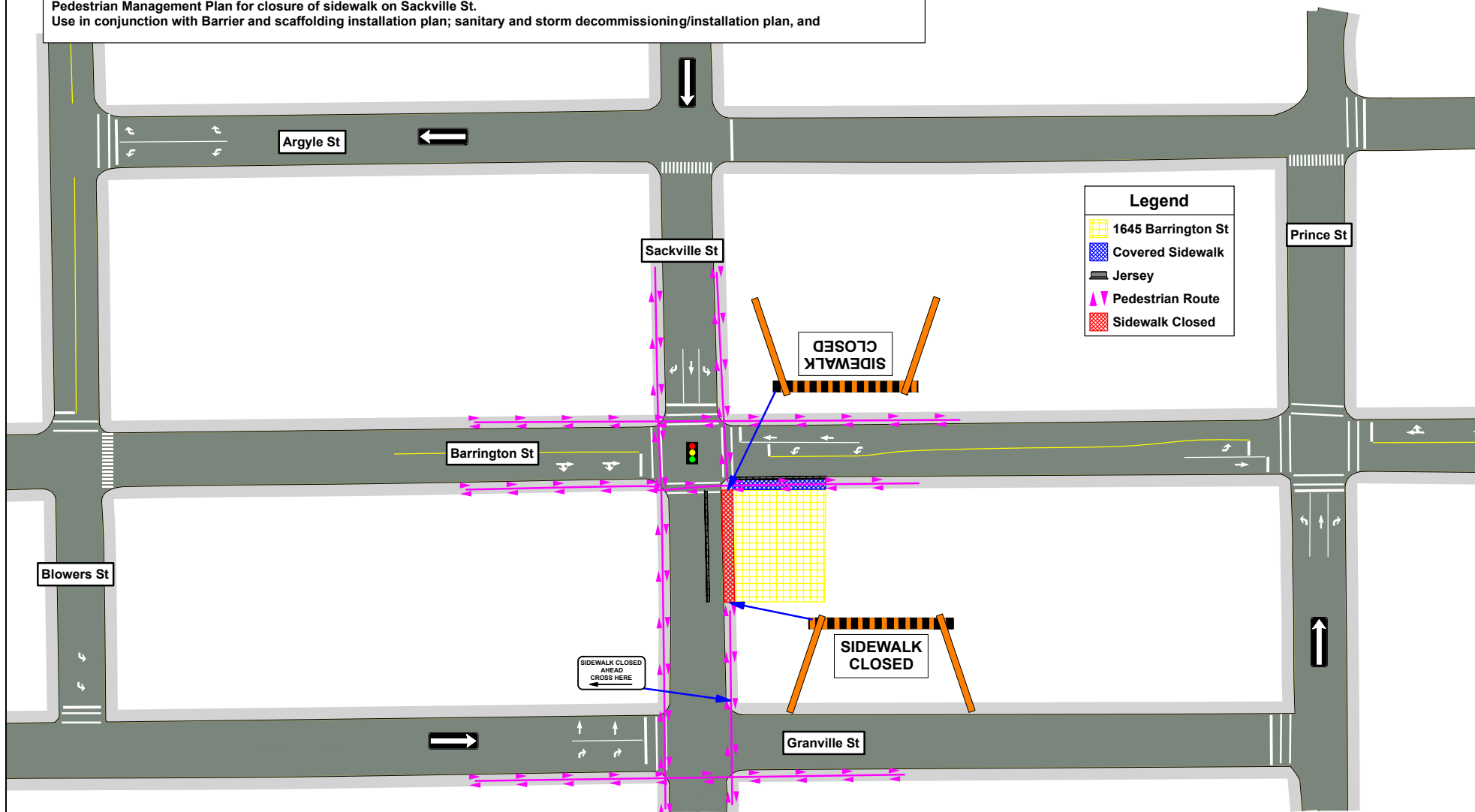
Date: 04/02/2020 Author: Norman Busmann, TWS, Frontline Traffic Services, 902-817-3364 Project: 1645 Barrington St. The Vogue Building
Contractor: WSP Contact: Edward Tawil, 902-292-3339

Comments:

Not to Scale

Pedestrian Management Plan for closure of sidewalk on Sackville St.

Use in conjunction with Barrier and scaffolding installation plan; sanitary and storm decommissioning/installation plan, and



Pedestrian Management Plan 2

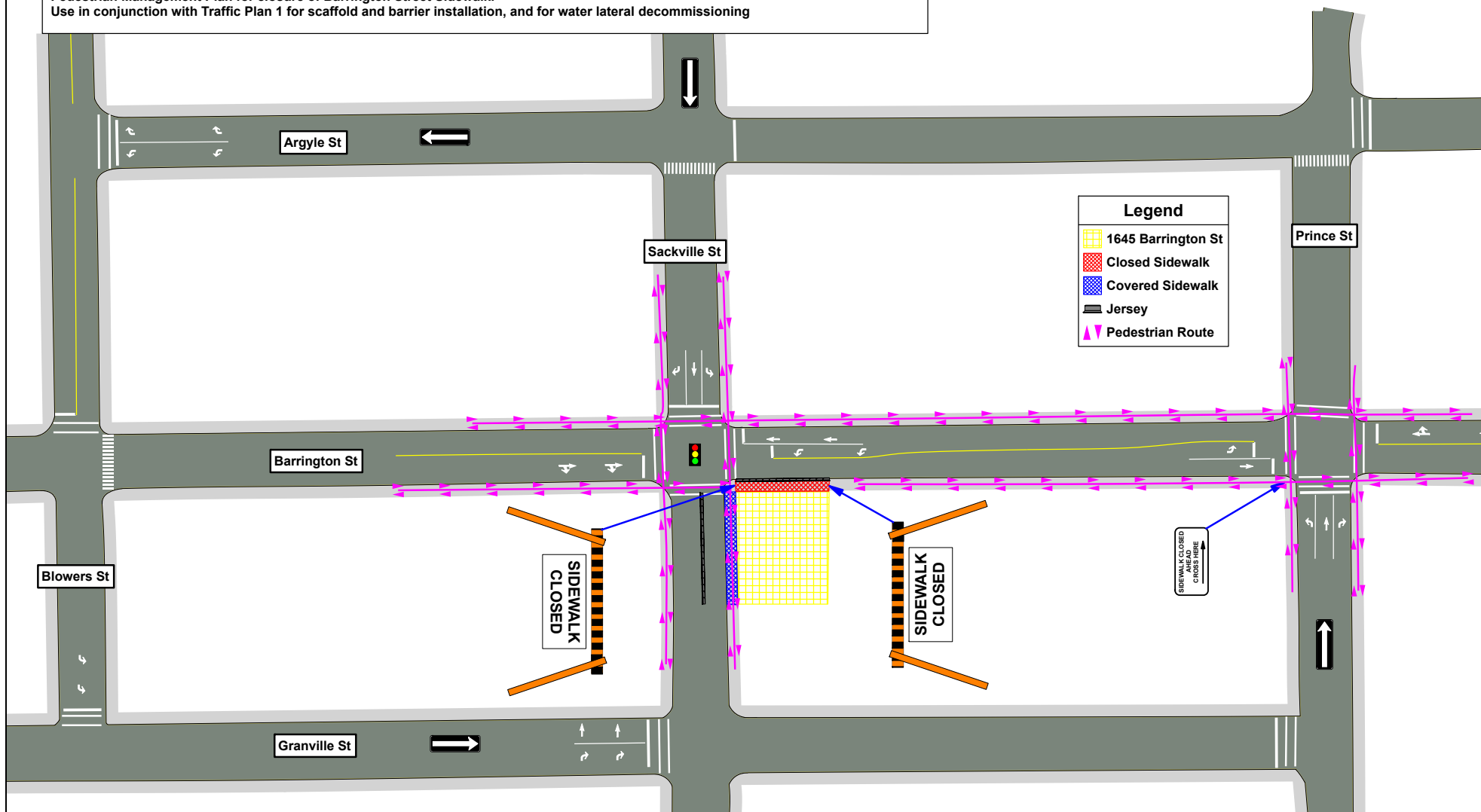
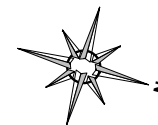
Date: 04/02/2020 Author: Norman Bussmann, TWS, Frontline Traffic Services, 902-817-3364 Project: 1645 Barrington St. The Vogue Building
Contractor: WSP Contact: Edward Tawil, 902-292-3339

Comments:

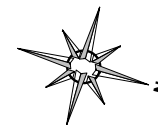
Not to Scale

Pedestrian Management Plan for closure of Barrington Street Sidewalk.

Use in conjunction with Traffic Plan 1 for scaffold and barrier installation, and for water lateral decommissioning



Detour Way Finding Location



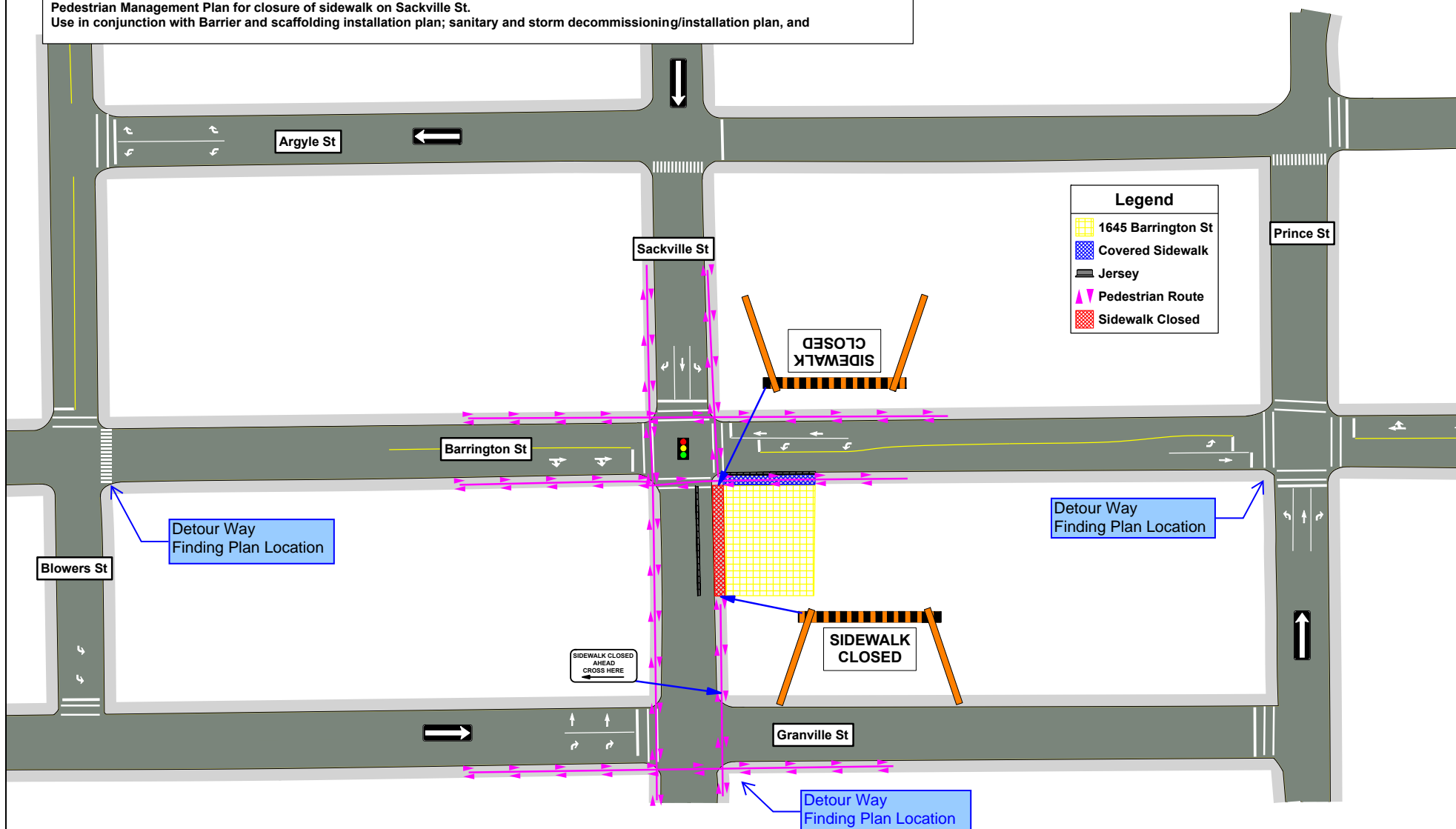
Date: 04/02/2020 Author: Norman Busmann, TWS, Frontline Traffic Services, 902-817-3364 Project: 1645 Barrington St. The Vogue Building
Contractor: WSP Contact: Edward Tawil, 902-292-3339

Comments:

Not to Scale

Pedestrian Management Plan for closure of sidewalk on Sackville St.














Use in conjunction with Barrier and scaffolding installation plan; sanitary and storm decommissioning/installation plan, and



APPENDIX

D

SITE PLAN AND
SCHEDULE

ID		Task Mode	Text1	Task Name	Duration	Start	Finish	Predecessors	Resource Names	March						
1			Phase #01	Street Services Work	0 days	Mon 20-06-1	Mon 20-06-1				03-01					
2				Install new Services and Reinstate Sackville and Sidewalk	4 days	Mon 20-06-15	Thu 20-06-18	1								
3			Phase #02	Sackville Street Closure	0 days	Fri 20-06-19	Fri 20-06-19	2								
4				Mobile and Install Structural Steel	5 days	Fri 20-06-19	Thu 20-06-25	3								
5			Phase #03	Lay-by Lane Hoarding and Closure	0 days	Thu 20-06-25	Thu 20-06-25	4								
6				Laydown, Concrete Pours and Garbage Collection	4 mons	Fri 20-06-26	Thu 20-10-15	5								
7			Phase #04	Lintel Installation Genie Boom	0 days	Fri 20-06-26	Fri 20-06-26									
8				Barrington sidewalk closure	2 days	Fri 20-06-26	Mon 20-06-27	7								
9				Sackville Sidewalk closure	2 days	Tue 20-06-30	Wed 20-07-01	8								
10			Phase #05	Exterior Cladding Install	0 days	Wed 20-07-01	Wed 20-07-01	9								
11				Barrington & Sackville Staging to install STO, Insulation and Cladding	2 mons	Thu 20-07-02	Wed 20-08-26	10								



Project: Phase Schedule Vogue
Date: Wed 20-06-03

Task

Split

Milestone

Summary

Project Summary

Inactive Task

Inactive Milestone

Inactive Summary

Manual Task

Duration-only

Manual Summary Rollup

Manual Summary

Start-only

Finish-only

External Tasks

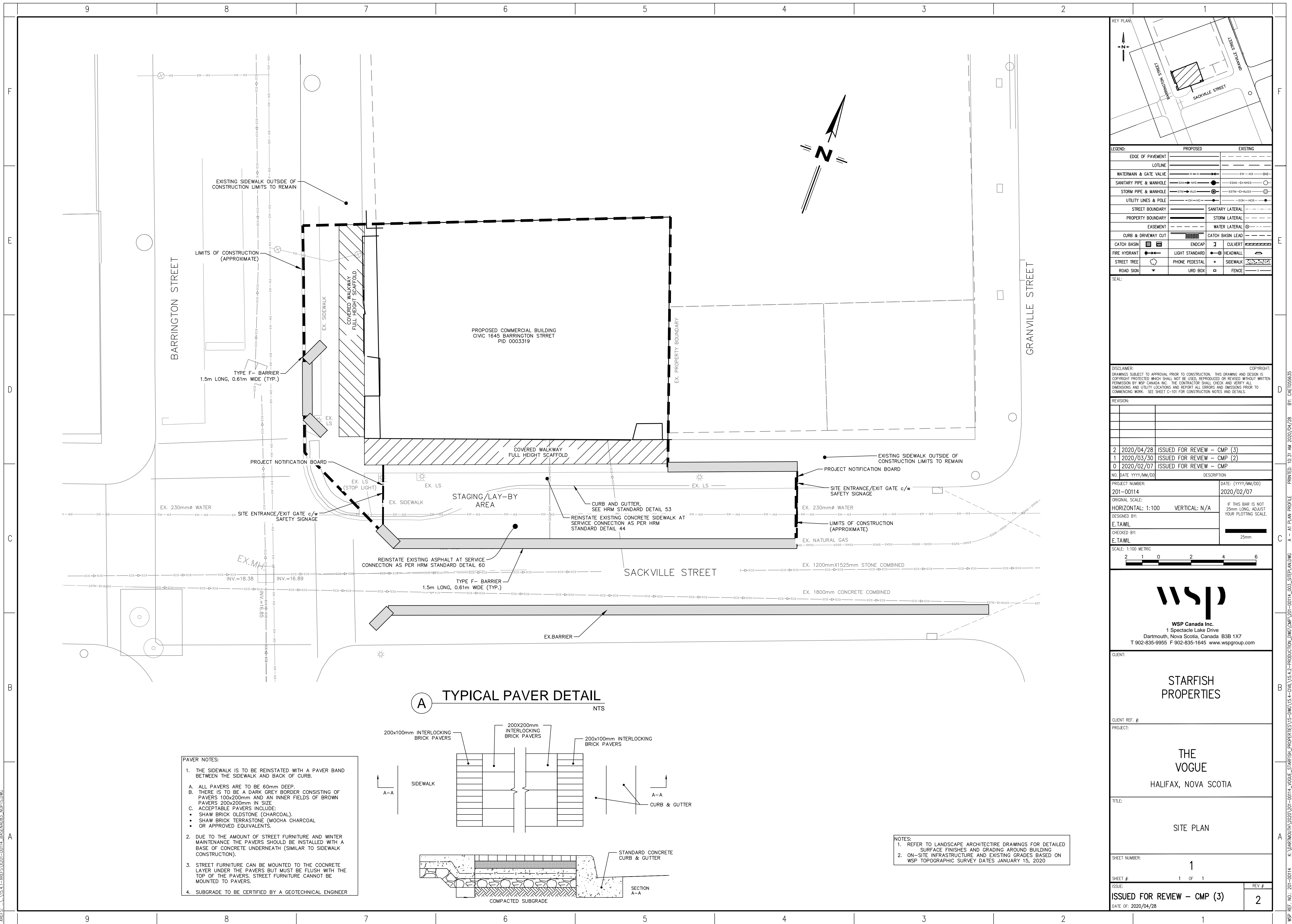
External Milestone

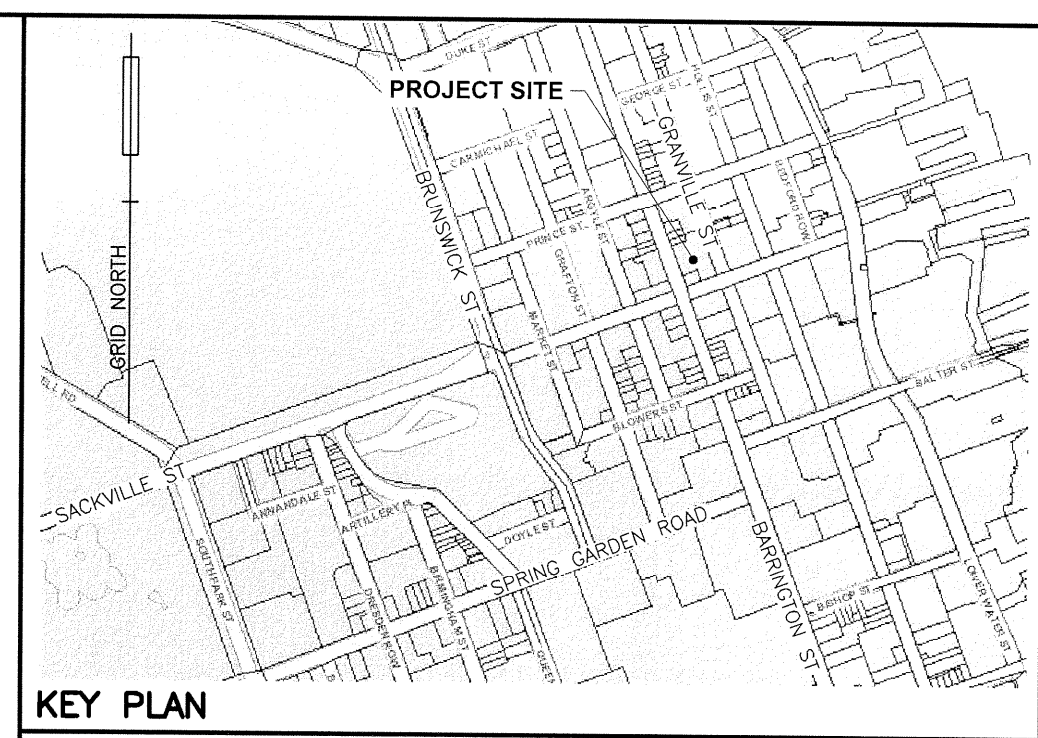
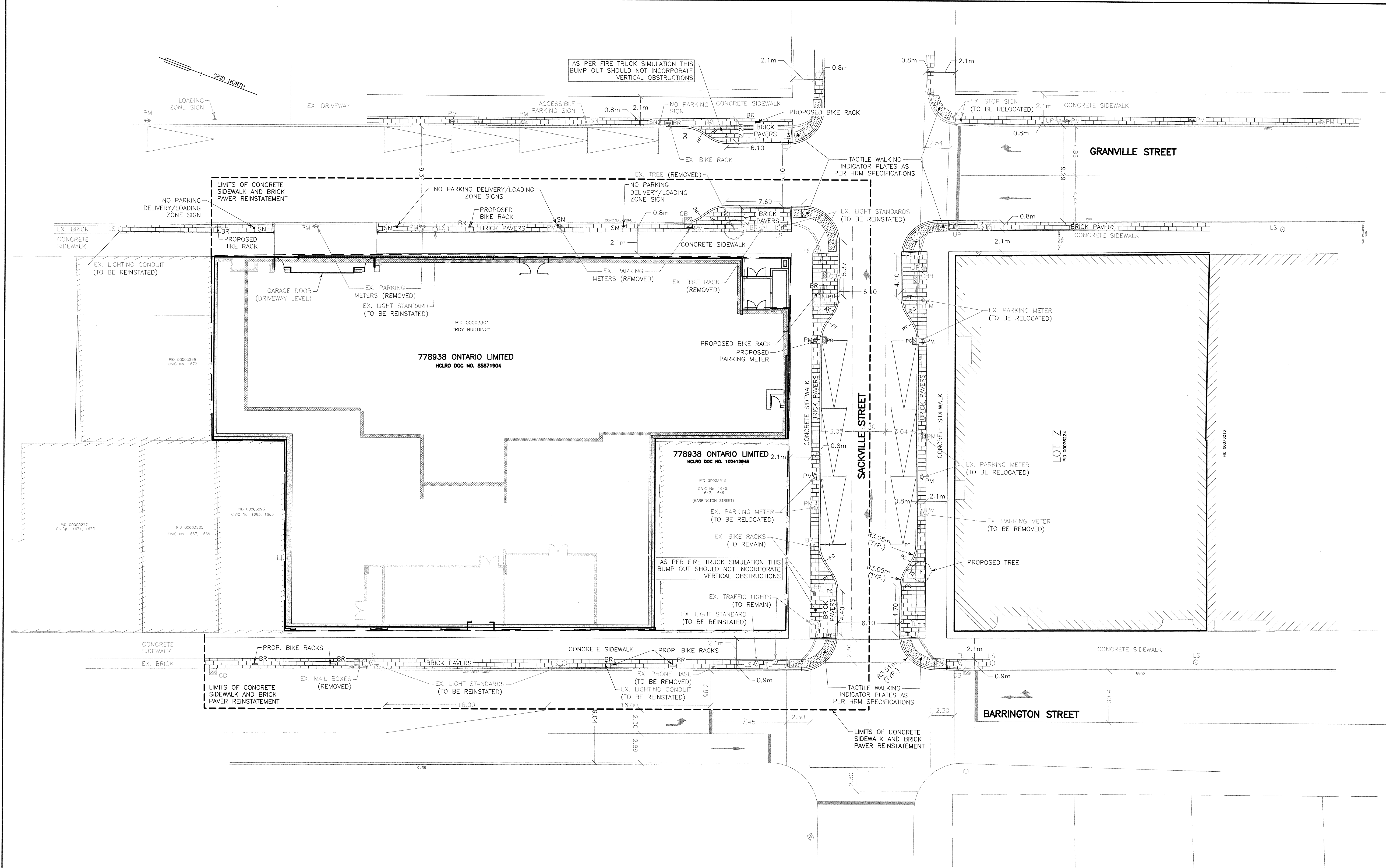
Deadline

Progress

Manual Progress

Page 1





LEGEND		
EXISTING		PROPOSED
25.0	CONTOUR LINE	25.0
⊗/⊗BF	CURB STOP/GATE/BUTTERFLY VALVE	⊗/⊗BF
⊗	FIRE HYDRANT	⊗
⊔	CONCRETE THRUST BLOCK	⊔
⊔	SIAMESE CONNECTION	⊔
⊔	CATCH BASIN/PIT	⊔
⊔	CULVERT	⊔
⊔	ROCK LINING/DAM	⊔
⊔	ROCK WALL/RETAINING WALL	⊔
⊔	POWER POLE & ANCHOR/LIGHT STANDARD	⊔
⊔	TREE	⊔
⊔	STREET SIGN/PARKING METER	⊔
⊔	ELEVATION/GRADE	⊔
⊔	TEST PIT	⊔
⊔	DRAINAGE/SWALE FLOW DIRECTION	⊔
⊔	WATER MAIN/SERVICE	⊔
⊔	SANITARY MANHOLE & PIPE	⊔
⊔	STORM MANHOLE & PIPE	⊔
⊔	COMBINED SEWER	⊔
⊔	FORCE MAIN	⊔
⊔	GAS LINE	⊔
⊔	100YR. FLOOD LIMIT	⊔
⊔	GUARD RAIL	⊔
⊔	UNDERGROUND CONDUIT	⊔
⊔	OVERHEAD WIRES	⊔
⊔	PROPERTY LINE/BOUNDARY	⊔
⊔	FENCE	⊔
⊔	BUILDING	⊔
⊔	TOP OF SLOPE	⊔
⊔	TOE OF SLOPE	⊔
⊔	TREELINE	⊔
⊔	LIMITS OF DISTURBANCE	⊔

NOTES
1. PLAN IS METRIC.

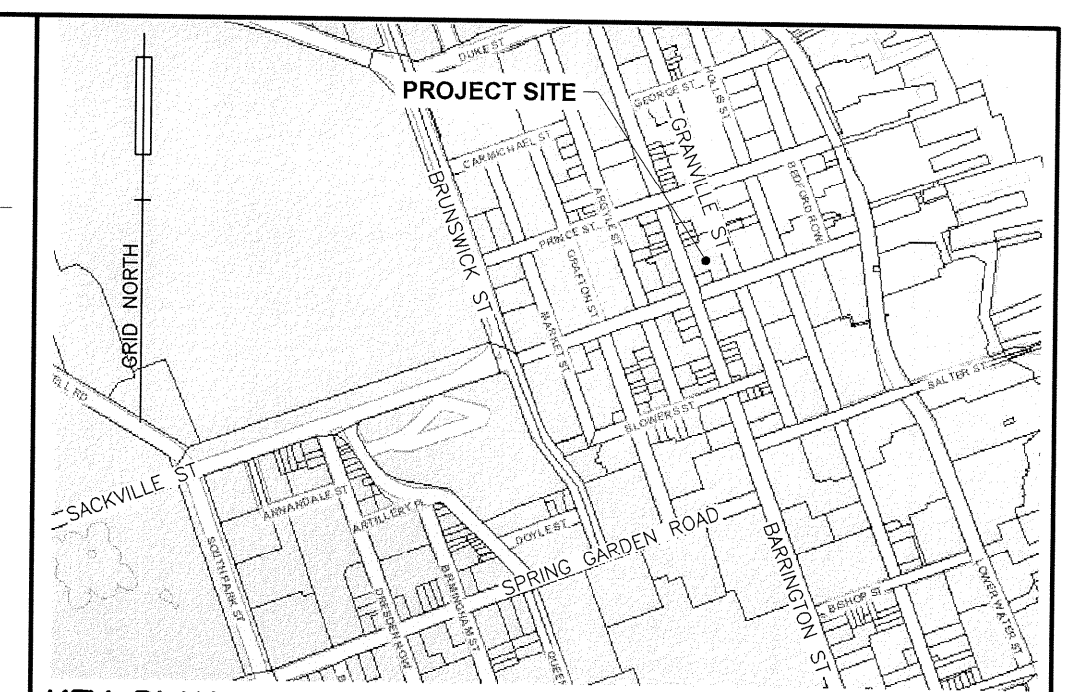
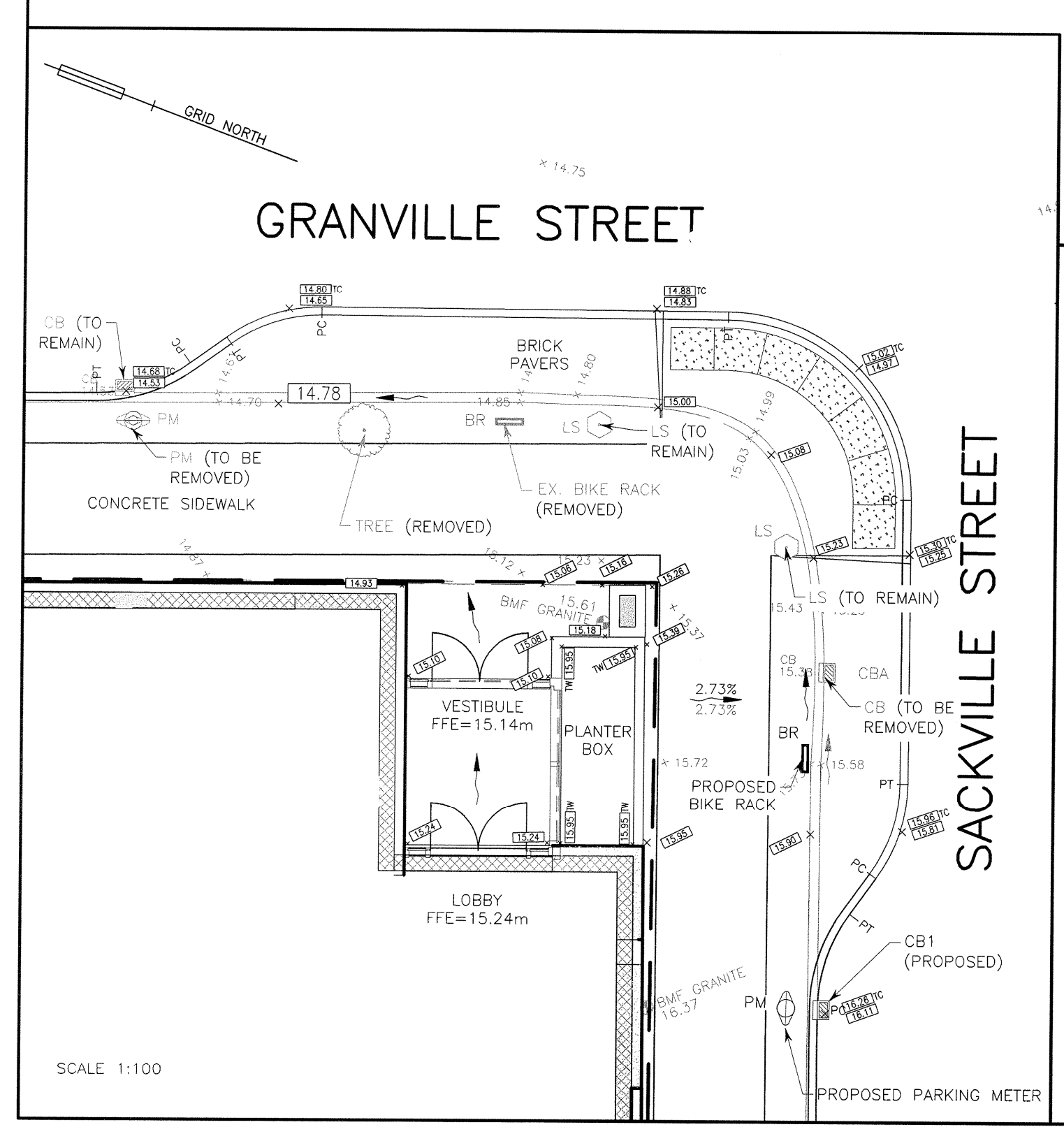
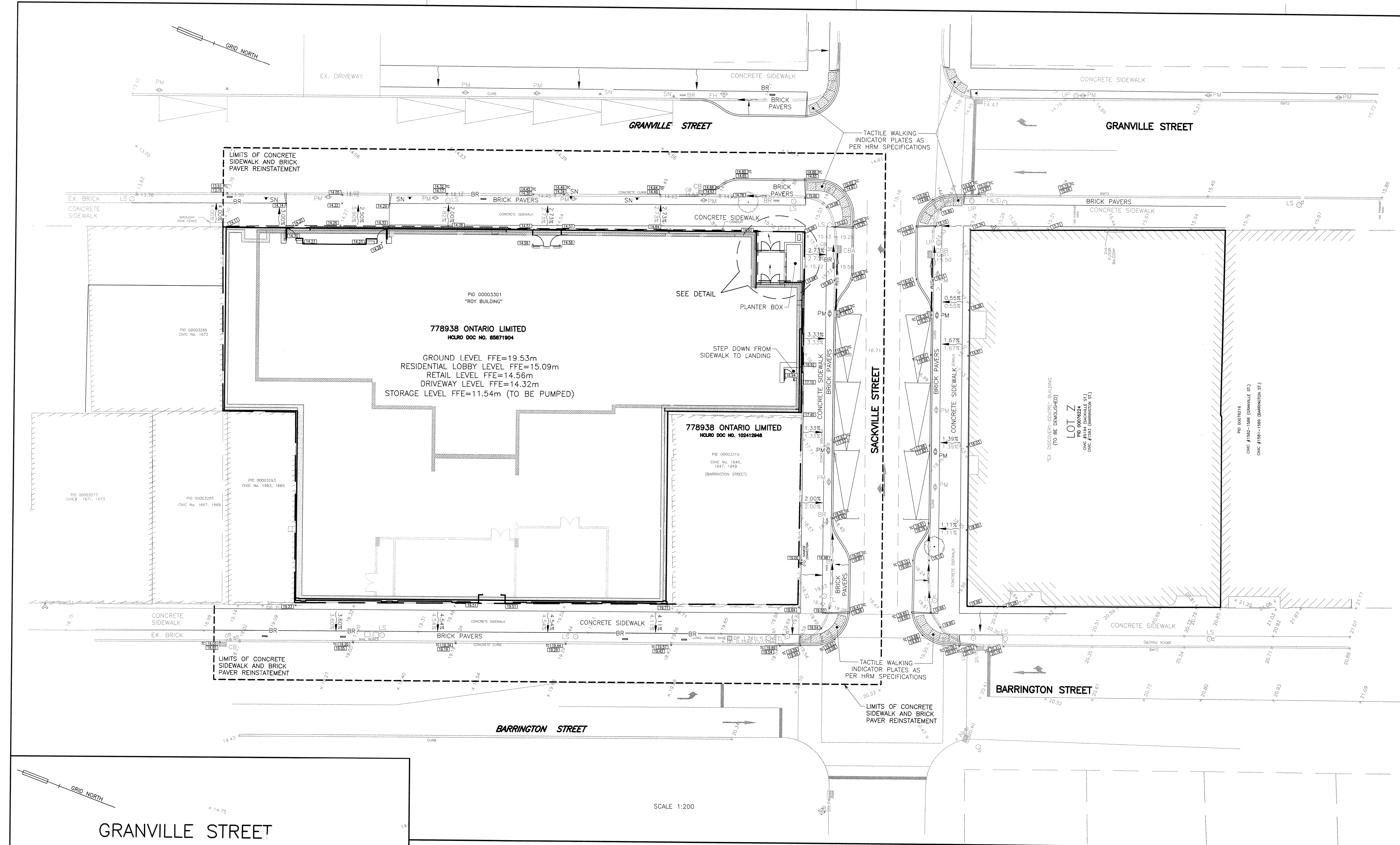
1	18/07/26	REVISED AS PER HRM COMMENTS	
0	18/06/18	ISSUED FOR REVIEW	
No.	YY/MM/DD	Revision Description	Appr'd

SDMM
Servant, Dunbrack, McKenzie & MacDonald Ltd.
NOVA SCOTIA LAND SURVEYORS & CONSULTING ENGINEERS
36 GRAND CRESCENT
BAYVIEW LAKE BUSINESS PARK
HALIFAX, NS B3S 1C6
PHONE: (902) 455-1537
FAX: (902) 455-0479
WEB: www.sdmm.ca

ROY BUILDING STREET REINSTATEMENT
BARRINGTON, SACKVILLE & GRANVILLE STREETS
HALIFAX, NOVA SCOTIA

SITE PLAN		
Date JUNE 18, 2018	Drawn C. PORTER	Project No. FILE NO. 1-1-262 (30842)
Scale 1:200	Engineer G. MACLEAN	Plan No. 16-1703-1
Reference ---	Approved	Drawing Name
Surveyed SDMM	Sheet	C1





LEGEND		
EXISTING		PROPOSED
25.0	CONTOUR LINE	25.0
BF	CURB STOP/GATE/BUTTERFLY VALVE	BF
FD	FIRE HYDRANT	FD
CTB	CONCRETE THRUST BLOCK	CTB
SC	SIAMSE CONNECTION	SC
CB	CATCH BASIN/PIT	CB
CUL	CULVERT	CUL
RD	ROCK LINING/DAM	RD
RW	ROCK WALL/RETAINING WALL	RW
PA	POWER POLE & ANCHOR/LIGHT STANDARD	PA
T	TREE	T
SM	STREET SIGN/PARKING METER	SM
131.82	ELEVATION/GRADE	125.00 x / +125.00
TP	TEST PIT	TP
DF	DRAINAGE/SWALE FLOW DIRECTION	DF
WM	WATER MAIN/SERVICE	WM
SAN	SANITARY MANHOLE & PIPE	SAN
STM	STORM MANHOLE & PIPE	STM
SSW/STW	COMBINED SEWER	SSW/STW
FM	FORCE MAIN	FM
GAS	GAS LINE	GAS
FL	100YR. FLOOD LIMIT	FL
GR	GUARD RAIL	GR
UC	UNDERGROUND CONDUIT	UC
OW	OVERHEAD WIRES	OW
PL	PROPERTY LINE/BOUNDARY	PL
F	FENCE	F
B	BUILDING	B
TS	TOP OF SLOPE	TS
TL	TOE OF SLOPE	TL
TLN	TREELINE	TLN
LD	LIMITS OF DISTURBANCE	LD

NOTES

1. PLAN IS METRIC.

1	18/07/26	REVISED AS PER HRM COMMENTS	
0	18/06/18	ISSUED FOR REVIEW	
No.	YY/MM/DD	Revision Description	Appr'd

SDMM

Servant, Dunbrack, McKenzie & MacDonald Ltd.

NOVA SCOTIA LAND SURVEYORS & CONSULTING ENGINEERS

36 QUAND CRESCENT
BAYERS LAKE BUSINESS PARK
HALIFAX, NS B3S 1C6

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WEB: www.sdmm.co

ROY BUILDING STREET REINSTATEMENT BARRINGTON, SACKVILLE & GRANVILLE STREETS HALIFAX, NOVA SCOTIA

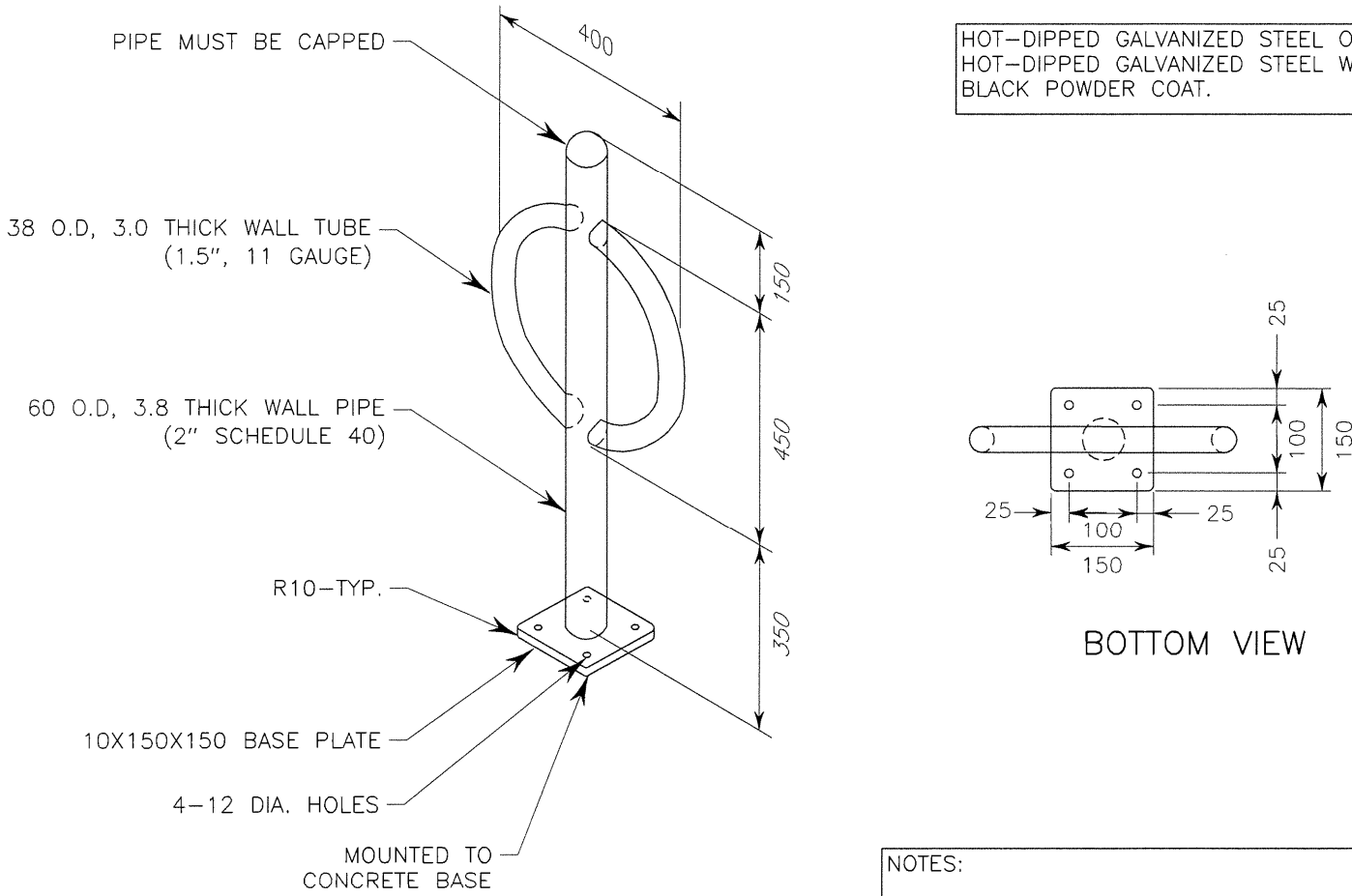
GRADING PLAN			
Date	June 18, 2018	Drawn	C. PORTER
Scale	AS NOTED	Engineer	G. MACLEAN
Reference	---	Approved	
Surveyed	SDMM	Sheet	
Project No.		FILE NO. 1-1-262 (30842)	
Plan No.		16-1704-1	
Drawing Name		C2	

HALIFAX REGIONAL MUNICIPALITY STANDARD DETAILS

HRM No.	
38	URBAN TRAFFIC SIGN POST
44	URBAN SIDEWALK
48	SIDEWALK REINFORCING
49	PEDESTRIAN RAMP ALIGNMENT
50	DRIVEWAY RAMP
51	NEW DRIVEWAY ACCESS IN EXISTING FULL-DEPTH CURB
53	CURB & GUTTER
54	CURB RENEWAL/PAYMENT DETAILS
55	ASPHALT CURB
59	SHALLOW TRENCH REINSTATEMENT
60	DEEP TRENCH REINSTATEMENT
61	TRENCH BACKFILL & REINSTATEMENT-TESTING
62	PRE-FABRICATED TREE COLLAR
63	FLOATING SIDEWALK
64	PAVER PATTERN
65	TREE VAULT
66	TREE PLANTING
78	UNDERGROUND CONDUIT
126	PARKING METER BASE
131	TACTILE WALKING SURFACE INDICATOR RAMP PLACEMENT
132	WALKWAY WITH PEDESTRIAN RAMP

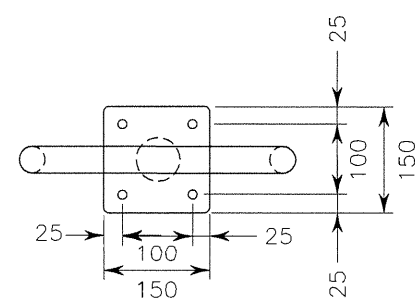
NOTES:

- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL DRAWINGS. ANY DISCREPANCIES MUST BE BROUGHT TO THE ENGINEER'S ATTENTION IMMEDIATELY.
- CONTRACTOR SHALL NOTIFY SDMM 48 HOURS PRIOR TO THE START OF CONSTRUCTION TO SCHEDULE A PRECONSTRUCTION MEETING AND ARRANGE SUBSEQUENT SITE INSPECTIONS FOR DATA COLLECTION REQUIRED TO PREPARE RECORDS OF NEW WATER, STORMWATER AND WASTEWATER SERVICES AS PER HALIFAX WATER (HW) SPECIFICATIONS.
- CONTRACTOR TO OBTAIN AND PAY FOR HALIFAX REGIONAL MUNICIPALITY (HRM) STREET & SERVICES PERMITS PRIOR TO CONSTRUCTION AND NOTIFY HRM AND HW OF SCHEDULED STREET WORK AT LEAST 48 HOURS PRIOR TO COMMENCING CONSTRUCTION. CONTRACTOR TO PAY FOR ALL HW INSPECTION FEES PRIOR TO WATER METER APPLICATION. CONTRACTOR MUST PAY FOR ALL SDMM FEES ASSOCIATED WITH ANY REPEAT SITE INSPECTIONS RESULTING FROM FAILED TESTS.
- EXISTING WATER, STORMWATER AND WASTEWATER UNDERGROUND PIPING IS BASED ON INFORMATION OBTAINED FROM HW. SDMM DOES NOT TAKE RESPONSIBILITY FOR THE INFORMATION RECEIVED FROM OTHERS. CONTRACTOR TO VERIFY EXACT LOCATION AND ELEVATION IN THE FIELD AND NOTIFY THE ENGINEER IF SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THE APPROVED DESIGN DRAWINGS.
- CONTRACTOR TO CONTACT ALL UTILITY COMPANIES (HALIFAX WATER, BELL ALIANT, EASTLINK, NS POWER INC., HERITAGE GAS, ETC.) TO CONFIRM IF ANY UNDERGROUND SERVICES EXIST IN THE VICINITY OF PROPOSED WORK PRIOR TO EXCAVATION.
- EXISTING SITE TOPOGRAPHIC INFORMATION SURVEYED BY SDMM, FIELD WORK COMPLETED SEPTEMBER, 2013 AND REPRESENT EXISTING SITE GRADES PRIOR TO CONSTRUCTION – CONTACT SDMM FOR LOCAL SURVEY CONTROL.
- PROPERTY BOUNDARIES HAVE BEEN COMPILED AND ARE APPROXIMATE ONLY; BOUNDARIES HAVE NOT BEEN CONFIRMED BY SURVEY.
- CONTRACTOR MUST PREVENT EROSION OR SILTATION OF SURFACE RUNOFF FROM LEAVING THE CONSTRUCTION SITE THROUGH THE USE OF EROSION AND SEDIMENTATION CONTROLS (SEE NSE EROSION AND SEDIMENTATION CONTROL HANDBOOK FOR CONSTRUCTION SITES). CONSTRUCTION OR EXCAVATION DEWATERING TO MUNICIPAL STORMWATER SEWER SYSTEMS MUST ADHERE TO HRM BY-LAW W-101.
- ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH NOVA SCOTIA REGULATIONS AND HRM BY-LAWS, HW DESIGN AND CONSTRUCTION SPECIFICATIONS (LATEST EDITION) AND HRM MUNICIPAL SERVICE SYSTEM GUIDELINES "RED BOOK" (LATEST EDITION).
- ALL CONSTRUCTION ACTIVITIES MUST BE SCHEDULED TO MINIMIZE SERVICE/PUBLIC ACCESS INTERRUPTION.
- THE PROPOSED WASTEWATER & STORMWATER SEWER, MANHOLES AND CATCH BASINS SHALL BE INSTALLED AS PER THE HW DESIGN AND CONSTRUCTION SPECIFICATIONS (LATEST EDITION). SEWER MANHOLES SHALL BE PRECAST 1050mm DIAMETER (MIN.) C/W BENCHING AND IMP R10 FRAME AND COVERS UNLESS OTHERWISE REQUIRED. PUBLIC MANHOLES INSTALLED OFF ASPHALT SHALL HAVE R-12 FRAMES AND COVERS. WASTEWATER MANHOLES SHALL BE WRAPPED IN BLUESKIN COMPLETE WITH CONCRETE ADJUSTMENT AS PER HW SPECIFICATIONS. CATCH BASINS TO BE 1050mm (MIN.) DIAMETER COMPLETE WITH FRAME AND GRATE; IMP S441 (AREA), IMP S361 (CURB), PYRAMID (N LANDSCAPED AREAS) OR APPROVED EQUAL.
- PROPOSED CONCRETE STORMWATER AND WASTEWATER SEWERS SHALL CONFORM TO A.S.T.M C-76 (CLASS III), PROPOSED DR35 P.V.C. STORMWATER AND WASTEWATER SEWERS SHALL CONFORM TO CSA 182.1.
- WASTEWATER SERVICE LATERAL TO HAVE MINIMUM OF 2% SLOPE OR AS NOTED.
- WASTEWATER AND STORMWATER SERVICE LATERALS, FROM BUILDING TO MAIN, SHALL BE VIDEO INSPECTED BY CONTRACTOR. CONTRACTOR TO PROVIDE DIGITAL COPIES OF VIDEO INSPECTION COMPLETE WITH REPORT IN ACCORDANCE WITH HW SPECIFICATIONS TO THE ENGINEER, PRIOR TO THE WATER METER APPLICATION, FOR VERIFICATION.
- WASTEWATER SERVICE LATERAL (PIPE AND MANHOLES), FROM BUILDING TO MAIN, SHALL BE LEAKAGE TESTED (LOW PRESSURE AIR) AS PER HW STANDARD SPECIFICATIONS.
- ALL WATER SERVICE FITTINGS AND BENDS SHALL HAVE THRUST RESTRAINTS AS PER HW STANDARDS. SPRINKLER & WATER SERVICES SHALL BE CEMENT LINED DUCTILE IRON (CLDI) CLASS 52 COMPLETE WITH POLYETHYLENE ENCASEMENT. DOMESTIC SERVICES, LESS THAN 100mm DIA, SHALL BE TYPE K COPPER COMPLETE WITH PIPE WRAP INSULATION FROM CORPORATION STOP TO BUILDING. ALL NEW WATER SERVICES & FITTINGS TO BE INSTALLED WITH A MINIMUM OF 1.6m OF GROUND COVER. CONTRACTOR TO FOLLOW THE HW DESIGN AND CONSTRUCTION SPECIFICATIONS (LATEST EDITION) FOR INSTALLATION DETAILS.
- WHEN CROSSING SEWERS WITH A WATER SERVICE, CONTRACTOR SHALL PROVIDE A MINIMUM 450mm VERTICAL SEPARATION BETWEEN BOTTOM OF WATER SERVICE AND TOP OF SEWER. CONTRACTOR TO MAINTAIN A MINIMUM, 300mm VERTICAL AND 300mm HORIZONTAL, SEPARATION BETWEEN WATER AND SEWER SERVICES WHEN RUNNING SERVICE LATERALS PARALLEL IN THE SAME TRENCH. IF VERTICAL SEPARATIONS CANNOT BE MET AT CROSSINGS, CONTRACTOR SHALL PROVIDE CARRIER PIPE TO ISOLATE PIPES AND MAINTAIN A MINIMUM OF 150mm OF VERTICAL SEPARATION. CONTRACTOR TO PROVIDE HI-40 RIGID INSULATION BETWEEN WATER SERVICES AND MANHOLES WHEN WITHIN 1.2m; 500mm MINIMUM SEPARATION BETWEEN WATER SERVICES AND MANHOLES SHALL BE MAINTAINED AS PER HW SPECIFICATIONS.
- WHEN INSTALLING WATER AND SEWER SERVICES NEAR GAS LINES, UNDERGROUND ELECTRICAL CONDUIT, STEAM OR HOT WATER PIPING, TRANSFORMER PADS, UTILITY POLES OR OTHER UTILITIES, SEWER SERVICES SHALL MAINTAIN 1.5m HORIZONTAL SEPARATION; WHEREAS WATER SERVICES SHALL MAINTAIN 2.0m HORIZONTAL SEPARATION UNLESS THE WATER SERVICE IS 50mm OR SMALLER, IN WHICH CASE 1.5m HORIZONTAL SEPARATION IS REQUIRED.
- FINAL GRADING SHALL BE CONSTRUCTED TO ENSURE POSITIVE DRAINAGE OF STORMWATER AWAY FROM BUILDINGS. UNLESS OTHERWISE STATED, CONSTRUCTED GRADES SHALL BE A MINIMUM OF 2% TO A MAXIMUM OF 3%:1V (EXCEPT FOR ROCK FACES/RETAINING WALLS). ALL DISTURBED AREAS SHALL BE FINISHED WITH EITHER CONCRETE OR ASPHALT, TOPSOIL AND SEED OR SOD.
- ELEVATIONS AND SITE GRADING SHALL BE CONFIRMED BY CONTRACTOR WITH ENGINEER PRIOR TO CONSTRUCTION.
- CONTRACTOR TO SAW CUT EXISTING ASPHALT AND REINSTATE ADJACENT TO NEW DRIVEWAY ENTRANCE AND/OR CURB AS PER HRM DETAIL HRM54 AND THE ASPHALT REINSTATEMENT DETAILS HRM59, 60 & 61. CONTRACTOR SHALL COORDINATE AND PROVIDE REQUIRED GEOTECHNICAL CERTIFICATION TO HRM, REGARDLESS OF ASPHALT THICKNESS. CONTRACTOR TO REINSTATE ASPHALT WITH A MINIMUM 100mm NEW ASPHALT THICKNESS FOR LOCAL ROADS AND STREETS; FOR HIGHER CLASSIFICATIONS OF ROADS AND STREETS FOLLOW HRM STANDARD ASPHALT THICKNESS.



POST & RING BIKE RACK
N.T.S.

HOT-DIPPED GALVANIZED STEEL OR
HOT-DIPPED GALVANIZED STEEL WITH
BLACK POWDER COAT.



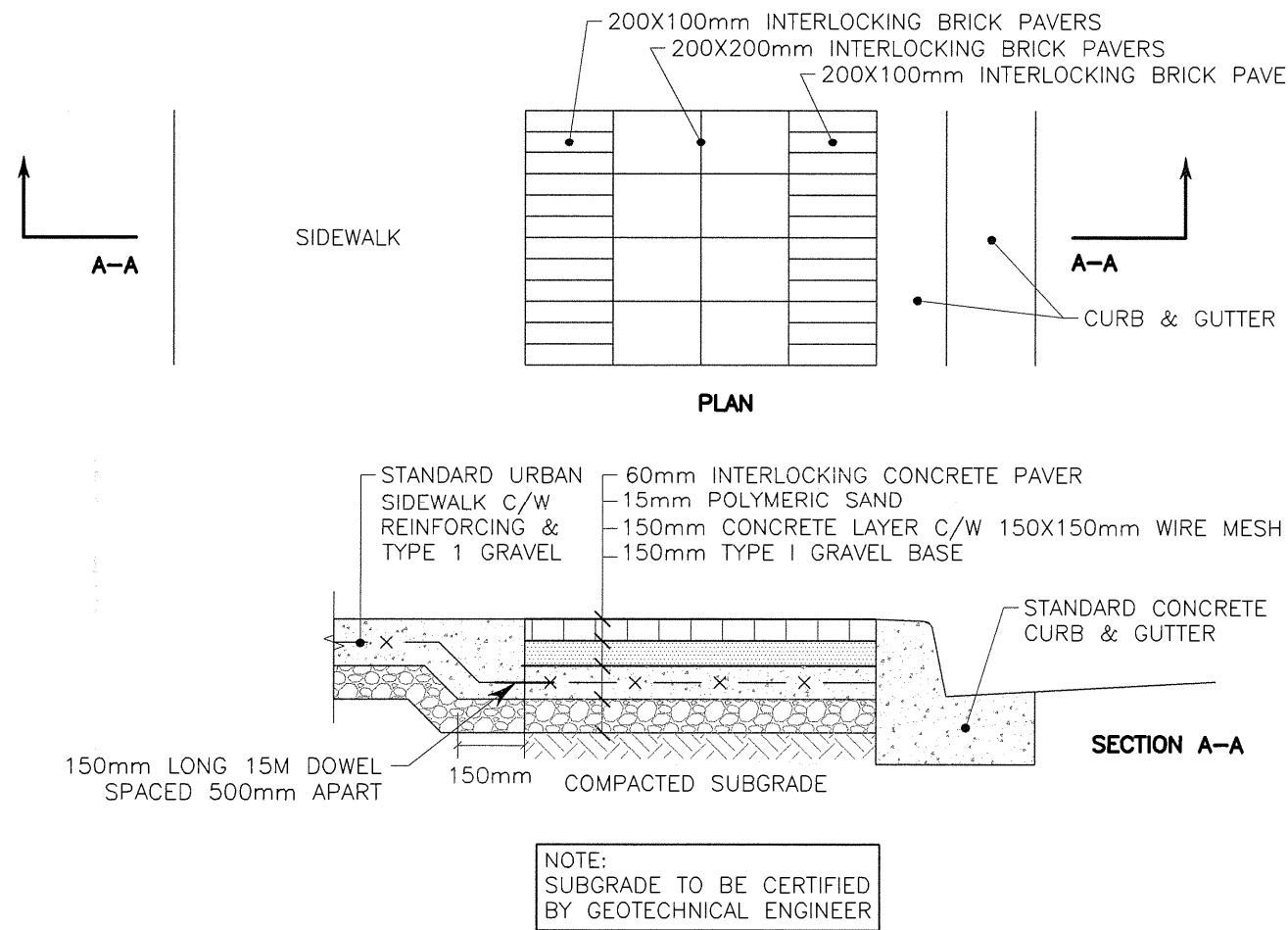
BOTTOM VIEW

NOTES:

- ALL DIMENSIONS ARE IN MILLIMETERS.
- PROVIDE BASEPLATE AND ANCHORING DESIGN FOR 10mm BOLTS OR OTHER FASTENERS.
- VARIATION OF THE DIMENSIONS ARE PERMITTED, BUT MUST BE SHOWN ON SUBMITTED DRAWINGS.
- STREET FURNITURE CAN BE MOUNTED TO THE CONCRETE LAYER UNDER THE PAVERS BUT MUST BE FLUSH WITH THE TOP OF THE PAVERS. STREET FURNITURE CANNOT BE MOUNTED TO PAVERS.

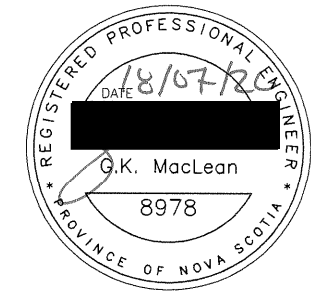
NOTES:

- THE SIDEWALK IS TO BE REINSTATED WITH A PAVER BAND BETWEEN THE SIDEWALK AND BACK OF CURB ON GRANVILLE STREET, SACKVILLE STREET, AND BARRINGTON STREET.
- A. ALL PAVERS ARE TO BE 60mm DEEP. B. APART FROM BARRINGTON STREET THERE IS TO BE A DARK GREY BORDER CONSISTING OF PAVERS 100x200mm AND AN INNER FIELDS OF BROWN PAVERS 200x200mm IN SIZE.
- A. ACCEPTABLE PAVERS INCLUDE:
 - SHAW BRICK OLDSTONE (CHARCOAL).
 - SHAW BRICK TERRASTONE (MOCHA CHARCOAL).
 - OR APPROVED EQUIVALENTS.
- PAVER STONES ON BARRINGTON STREET ARE TO MATCH THE EXISTING STYLE, COLOR, AND PATTERN.
- DUE TO THE AMOUNT OF STREET FURNITURE AND WINTER MAINTENANCE THE PAVERS SHOULD BE INSTALLED WITH A BASE OF CONCRETE UNDERNEATH (SIMILAR TO SIDEWALK CONSTRUCTION).
- STREET FURNITURE CAN BE MOUNTED TO THE CONCRETE LAYER UNDER THE PAVERS BUT MUST BE FLUSH WITH THE TOP OF THE PAVERS. STREET FURNITURE CANNOT BE MOUNTED TO PAVERS.



SIDEWALK & BRICK PAVER DETAIL
N.T.S.

0	18/07/26	ISSUED FOR REVIEW	SK
No.	YY/MM/DD	Revision Description	App'd



SDMM
Servant, Dunbrack, McKenzie & MacDonald Ltd.
NOVA SCOTIA LAND SURVEYORS & CONSULTING ENGINEERS
36 OLAND CRESCENT
BAYERS LAKE BUSINESS PARK
HALIFAX, NS B3S 1C6
PHONE: (902) 455-1537
FAX: (902) 455-8479
WEB: www.sdmm.ns.ca

ROY BUILDING STREET REINSTATEMENT
BARRINGTON, SACKVILLE & GRANVILLE STREETS
HALIFAX, NOVA SCOTIA

CONSTRUCTION NOTES AND DETAILS

Date	July 19, 2018	Drawn	C. PORTER	Project No.	FILE NO. 1-1-262 (30842)
Scale	AS NOTED	Engineer	G. MACLEAN	Plan No.	16-1743-0
Reference	--	Approved		Drawing Name	
Surveyed	SDMM	Sheet			C4

APPENDIX

ENOTICES

&

NOTIFICATION
BOARD



Proposed Renovated Building – 1645 Barrington Street

Traffic Disruption-Notification Letter

Morgan Allaway

Starfish Properties
Project Manager
902-412-8494
1717 Barrington Street
Halifax, NS, B3J 2A4
Email – morgan@starfishproperties.ca

Dear Resident,

To facilitate (Proposed Construction Activity) at 1190 Barrington Street, traffic distributions will occur on (Street), (Date), between the hours of (0:00 & 0:00). During this time, (Street) will be reduced to one lane with stop and go traffic control. It is expected this will cause minor delays that should be taken into consideration prior to your commute.

We apologize for any inconvenience this may cause, should you have any question with regards to the above, please feel free to contact us directly.

Kind Regards,

Morgan Allaway
Project Manager
Starfish Properties



Proposed Renovated Building – 1645 Barrington Street

Sidewalk Closure Disruption-Notification Letter

Morgan Allaway

Starfish Properties
Project Manager
902-412-8494
1717 Barrington Street
Halifax, NS, B3J 2A4
Email – morgan@starfishproperties.ca

Dear Resident,

This letter is to inform you that to facilitate the construction at 1645 Barrington Street, the portion of the sidewalk located on Barrington Street and Sackville Street, adjacent to the site will be closed during installation/decommissioning of street services for the building. During construction, temporary walkways complete with scaffolding will be installed on both Barrington Street and Sackville Street to minimize the impact of construction as much as possible.

We apologize for any inconvenience this may cause, should you have any question with regards to the above, please feel free to contact us directly.

Kind Regards,

Morgan Allaway
Project Manager
Starfish Properties



Development Board Information



Proposed Renovated Building – 1645 Barrington Street

Developer Starfish Properties 1717 Barrington Street Halifax, NS, B3J 2A4	General/Contractor Starfish Properties 1717 Barrington Street Halifax, NS, B3J 2A4
24 Hour Emergency Contact: Morgan Allaway Project Manager – Starfish Properties 902-412-8494	

APPENDIX

F HAUL ROUTES



Haul Route Plan

Date: 04/02/2020 Author: Norman Bussmann, TWS, Frontline Traffic Services, 902-817-3364 Project: 1645 Barrington St. The Vogue Building
Contractor: WSP Contact: Edward Tawil, 902-292-3339

Comments:

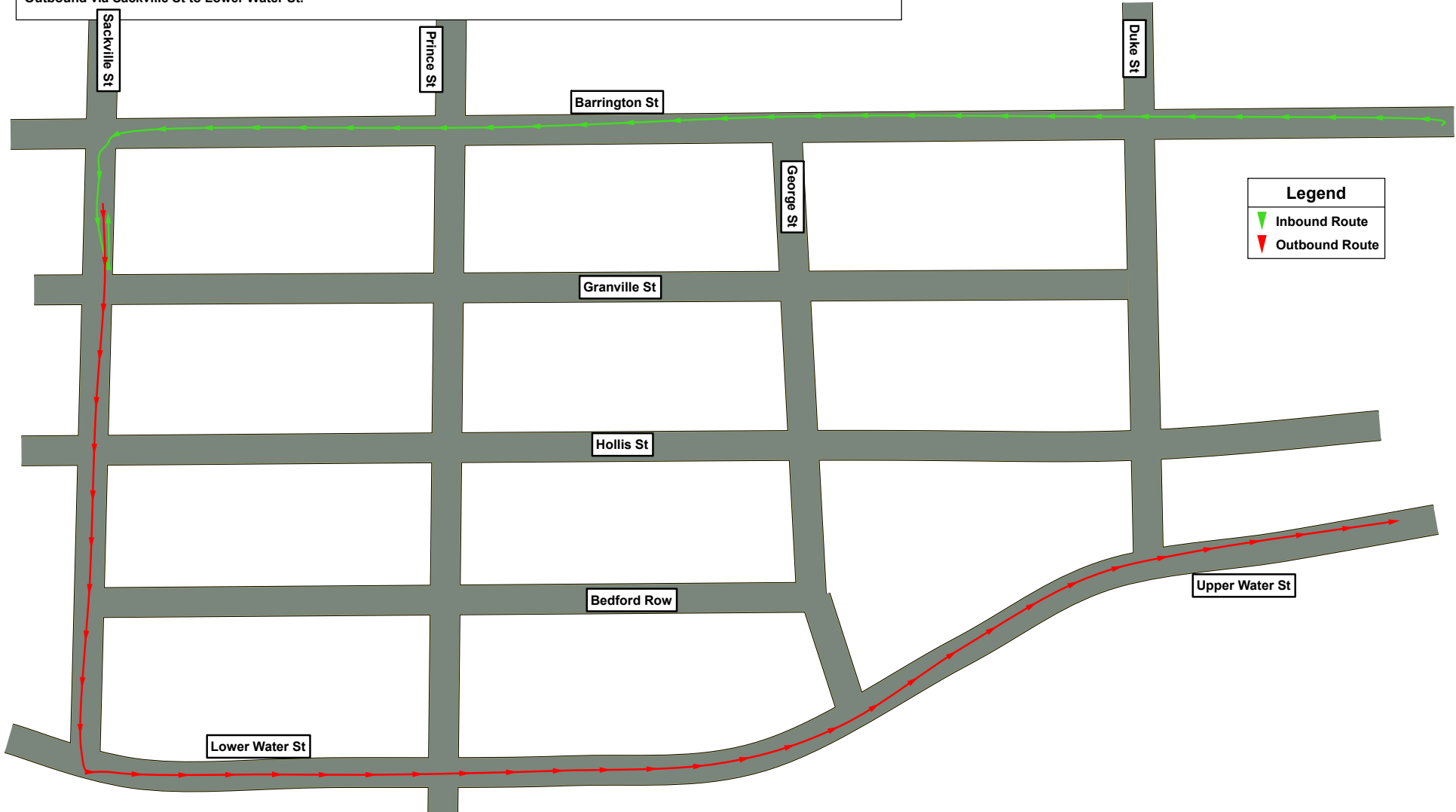
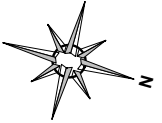
Not to Scale

Haul Route Plan



Inbound via Barrington St to Sackville St.

Vehicles must only back up under guidance of designated spotter

Outbound via Sackville St to Lower Water St.



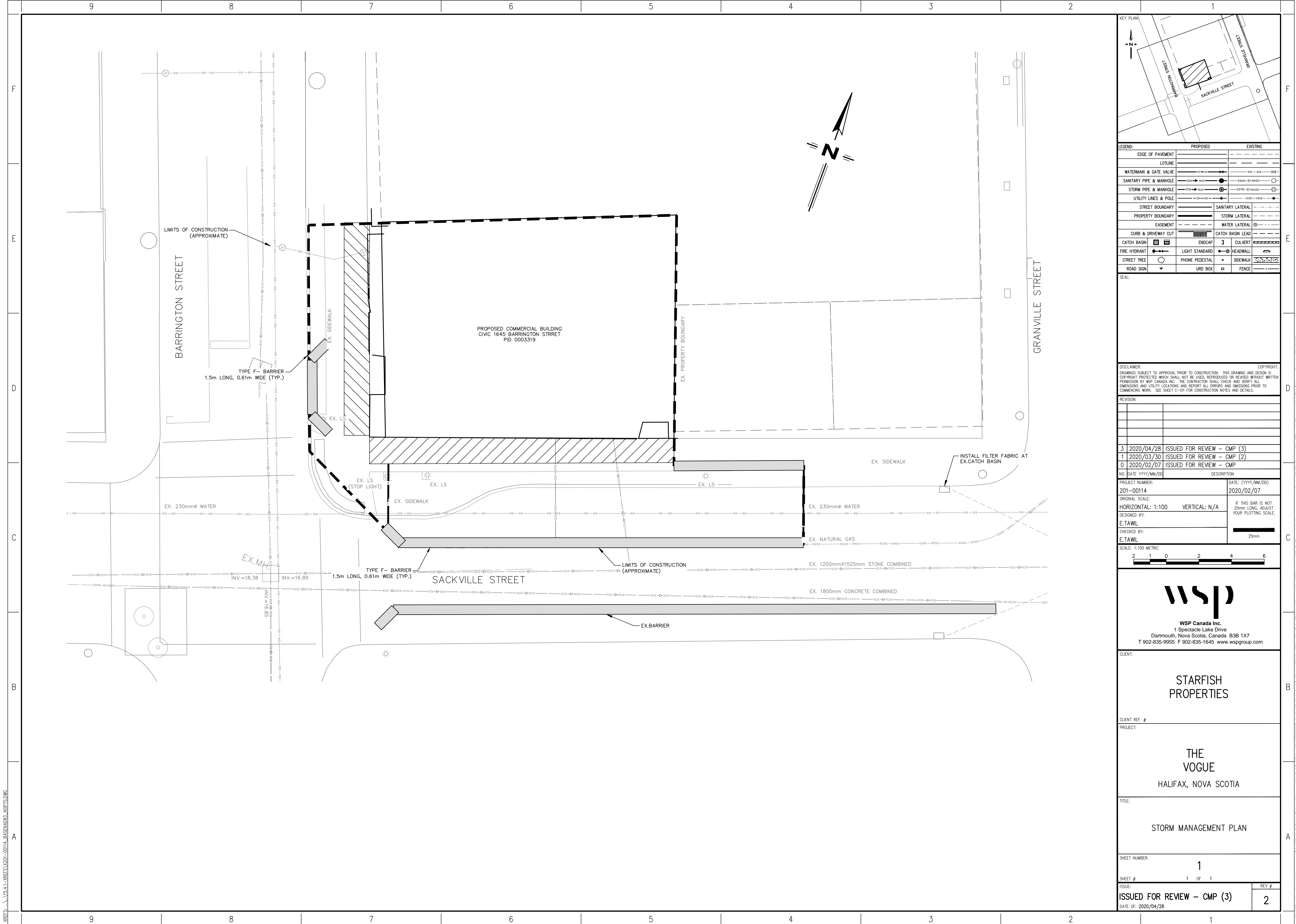
Legend

-  Inbound Route
-  Outbound Route

APPENDIX

G STORMWATER MANAGEMENT PLAN

XREFS: \\18.4.1-XREFS\201-0014_BASE\0831_N0PTS.DWG



APPENDIX

H HAZARD ASSESSMENT



Map to Hospital/Clinic	



Risk Assessment & Controls

Project 1645/1649 Barrington Street

#	Tasks	Conditions, Hazards, or Risks	Weighting Factors Without Controls			Basic Controls	Additional or Specific Controls	Implement Date	Person Responsible	Weighting Factor With Controls			Comments
			Severity	Likelihood	Risk					Severity	Likelihood	Risk	
1	Exterior Renovations	Working at heights (fall arrest equipment use)	Extreme	Unusual, but Possible		Ensure employees have required training and that training is valid. Where possible, guardrails should be implemented and used. This task requires a fall protection plan and rescue plan (for example, how are workers going to be rescued if they fall? Is high angle rescue required?). Ensure PPE (e.g. lanyard) is inspected prior to use and that it is used correctly.				Moderate	Low		HSE-PRO-64-0113, HSE-PRO-64-0122
2	Machinery/Mobile Crane	Work around heavy equipment	Extreme	Unusual, but Possible		Maintain minimum safety zone. Stay out of blind spots. Receive authorization prior to approaching. Make eye contact. Wear high visibility apparel.				Negligible	Low		HSE-PRO-64-1003
3	Concrete/steel work	Presence of multiple workers/contractors or activities concurrent in the same work zone.	Extreme	Low		Ensure the work is being coordinated				Negligible	low		HSE-PRO-64-1064
4	Construction Signage	Public roadways	Extreme	Unusual, but Possible		Traffic control plan High visibility PPE. Frequent review of traffic conditions. Updating the plan as required.				Low	Low		HSE-PRO-64-0210, HSE-PRO-64-0210,1
5	Vehicular & Pedestrian Activities	Working on active construction site	Extreme	Unusual, but Possible		Ensure site specific orientation is completed (from Prime Contractor or Constructor), including emergency response plans (medical and evacuation) if required. Ensure appropriate PPE is worn. Check in with General Contractor and discuss work activity and area.				Low	Low		HSE-PRO-64-0212
6	Service Installation and Reinstatement of	Public roadways	Extreme	Unusual, but Possible		Traffic control plan High visibility PPE. Frequent review of traffic conditions. Updating the plan as required.				Low	Low		HSE-PRO-64-0210, HSE-PRO-64-0210,1
7	Fallen Debris	Falling objects on public roadways	Extreme	low		a) Covered passageway if the work being done is on more than one story and if the sidewalk, or the public roadway, is closer than 2m from the site or the projection is at the sidewalk level or public roadway, or b) a protection wall if the sidewalk or public roadway is at least 2m away and if there could be a danger for the pedestrians.				Negligible	Not Likely		

Step 1 - Determine Task Risk Level

Severity (according to consequences)					Likelihood				
					Not known to occur in our industry	Could occur in our industry	Has occurred in our industry, but rare.	Occurs several times a year in industry or org.	Occurs frequently
Severity of Consequences	Personal or Public Injury Possibility	Environmental Impact	Property Damage/Fines	Public Relations & Client Perception	Not Likely	Low	Unusual, but Possible	Quite Possible	Expected
Extreme	Fatality/Permanent Disability, or Widespread Occupational Illness	"Long-term" or irreversible on whole ecosystem (> than 6 months), or "significant" on sensitive environments	Loss of property/facilities, or high Financial impact (+ \$50,000)	Criminal investigation, loss of client, impact on shareholders/board of directors or uncontrollable public uproar					
High	Lost time injury or partial permanent disability, long-term modified work (> 8 weeks), or serious illness	"Long-term" on partial ecosystem (> than 6 months), requires management by external authorities or "any" on sensitive environments	Loss of property/equipment, or \$5,000 to \$50,000 Damage	Loss of contract, detrimental client impact, large PR impact inquiring resources, and/or executive involvement, notification to the board of shareholders/board of directors					
Moderate	Short-term modified work (< 8 weeks), medical aid, or minor illness	Medium-term Environmental Impact (1 to 6 months), reportable to authorities	Between \$500 to \$5,000 damage	Adverse client impact and/or PR action required					
Low	First aid or irritations	Short-term effects on immediate area without impacting sensitive ecosystem (up to 1 month)	Up to \$500 damage	Short-term client impact or short-term, local stakeholder issue					
Negligible	Minor impact (e.g. slight bruising), or nuisances	"Very minor" on immediate area (few days duration)	Minor; internal repair or replacement required	No client/public impact					

Step 2 - Determine Action Requirements for Uncontrolled Risks

Color Code	Risk Controls
	Immediate corrective actions or controls are required. Work activity must be stopped until the risk is reduced to the lowest possible level. A detailed Safe Work Practice/Procedure is required and its implementation must be monitored. Specific PPE or other equipment may be necessary.
	Urgent. Corrective actions or controls are required as soon as possible to eliminate or reduce the level of risk and be implemented within a certain time-limit.
	Risk must be reduced to meet compliance requirements but, non-emergency situations. If this level is the result of measures taken in priorities 1 and 2, accept risk but maintain monitoring and control.
	Low risk, compliant with legal requirements and WSP Canada objectives. No further action required. Maintain surveillance and control.
When implementing hazard controls always consider the two at the top of the hierarchy first; elimination and substitution. Is there anything you can do to completely eliminate the risk from the environment? Can you use a safer system, tool, piece of equipment, or substance?	

APPENDIX



COMMUNITY ENGAGEMENT

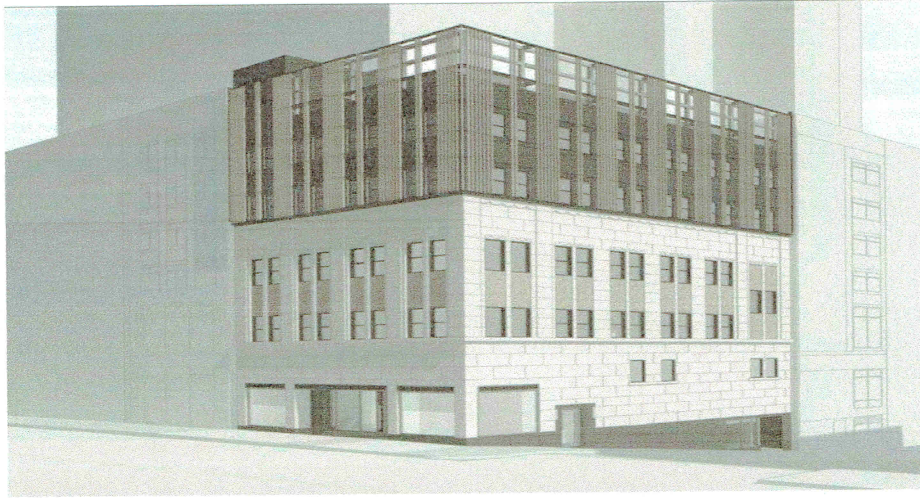


Proposed Renovated Building – 1645 Barrington Street

Sign in sheet

March 6, 2020

No.	Name	Address Option	Phone	Email
01				
02				
03				
04				
05				
06				
07				
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12				
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14				
15				
16				
17				
18				
19				
20				
21				



Proposed Renovated Building – 1645 Barrington Street

Community Consultation-Notification Letter

Morgan Allaway

Starfish Properties
Project Manager
902-412-8494
1717 Barrington Street
Halifax, NS, B3J 2A4
Email – morgan@starfishproperties.ca

Dear Neighbour,

Starfish Properties is proposing to renovate the existing vogue optical building at 1645 Barrington Street, replacing the exterior finish and interior renovations.

Before any construction is to begin, Starfish Properties has scheduled a meeting for anyone interested to come meet and receive more information about the construction plans, schedule, activities, and to answer any questions relating to the project.

The meeting is scheduled for 6:00pm on March 06, 2020, in the Barrington Steak House "Dark Room". Please let us know if you plan to attend this meeting.

Kind Regards,

Original signed

Morgan Allaway

Project Manager

Starfish Properties

Tawil, Edward

From: Bree <Bree@starfishproperties.ca>
Sent: February 28, 2020 8:53 AM
To: Morgan Allaway
Subject: Fw: Community Consultation

Bree Ives
902-404-6700

PLEASE BE ADVISED, OUR MAILING ADDRESS IS **1717 BARRINGTON STREET - SUITE 200, HALIFAX NS B3J 2A4**
****Please send me your current copies of WCB and COI when you receive them. Thank you!**



From: [REDACTED]
Sent: Thursday, February 27, 2020 5:54 PM
To: Bree <Bree@starfishproperties.ca>
Subject: Re: Community Consultation

Hey Morgan,

I'd like to attend if possible.

All the best
Max

On Thu, Feb 27, 2020 at 4:39 PM Bree <Bree@starfishproperties.ca> wrote:

Bree Ives
902-404-6700

PLEASE BE ADVISED, OUR MAILING ADDRESS IS [**1717 BARRINGTON STREET - SUITE 200, HALIFAX NS B3J 2A4**](#)
****Please send me your current copies of WCB and COI when you receive them. Thank you!**

Tawil, Edward

From: Bree <Bree@starfishproperties.ca>
Sent: February 27, 2020 4:22 PM
To: [REDACTED]
Cc: Morgan Allaway
Subject: Community Consultation
Attachments: VogueBuildingRenoMeeting.pdf

Bree Ives
902-404-6700

PLEASE BE ADVISED, OUR MAILING ADDRESS IS 1717 BARRINGTON STREET - SUITE 200, HALIFAX NS B3J 2A4
*****Please send me your current copies of WCB and COI when you receive them. Thank you!***



Tawil, Edward

From: Bree <Bree@starfishproperties.ca>
Sent: February 27, 2020 4:19 PM
To: [REDACTED]
Cc: Morgan Allaway
Subject: Community Consultation
Attachments: VogueBuildingRenoMeeting.pdf

Bree Ives
902-404-6700

PLEASE BE ADVISED, OUR MAILING ADDRESS IS 1717 BARRINGTON STREET - SUITE 200, HALIFAX NS B3J 2A4
*****Please send me your current copies of WCB and COI when you receive them. Thank you!***



Tawil, Edward

From: Bree <Bree@starfishproperties.ca>
Sent: February 27, 2020 4:20 PM
To: [REDACTED]
Cc: Morgan Allaway
Subject: Community Consultation
Attachments: VogueBuildingRenoMeeting.pdf

Bree Ives
902-404-6700

PLEASE BE ADVISED, OUR MAILING ADDRESS IS 1717 BARRINGTON STREET - SUITE 200, HALIFAX NS B3J 2A4
***Please send me your current copies of WCB and COI when you receive them. Thank you!*



Tawil, Edward

From: Bree <Bree@starfishproperties.ca>
Sent: February 27, 2020 4:47 PM
To: [REDACTED]
Cc: Morgan Allaway
Subject: Community Consultation
Attachments: VogueBuildingRenoMeeting.pdf

Bree Ives
902-404-6700

PLEASE BE ADVISED, OUR MAILING ADDRESS IS 1717 BARRINGTON STREET - SUITE 200, HALIFAX NS B3J 2A4
*****Please send me your current copies of WCB and COI when you receive them. Thank you!***



Tawil, Edward

From: Bree <Bree@starfishproperties.ca>
Sent: February 27, 2020 4:51 PM
To: [REDACTED]
Cc: Morgan Allaway
Subject: Community Consultation
Attachments: VogueBuildingRenoMeeting.pdf

Bree Ives
902-404-6700

PLEASE BE ADVISED, OUR MAILING ADDRESS IS 1717 BARRINGTON STREET - SUITE 200, HALIFAX NS B3J 2A4
***Please send me your current copies of WCB and COI when you receive them. Thank you!*



Tawil, Edward

From: Bree <Bree@starfishproperties.ca>
Sent: February 27, 2020 4:40 PM
To: [REDACTED]
Cc: Morgan Allaway
Subject: Community Consultation
Attachments: VogueBuildingRenoMeeting.pdf

Bree Ives
902-404-6700

PLEASE BE ADVISED, OUR MAILING ADDRESS IS 1717 BARRINGTON STREET - SUITE 200, HALIFAX NS B3J 2A4
*****Please send me your current copies of WCB and COI when you receive them. Thank you!***



Tawil, Edward

From: Bree <Bree@starfishproperties.ca>
Sent: February 27, 2020 12:13 PM
To: [REDACTED]
Cc: Morgan Allaway
Subject: Community Consultation
Attachments: VogueBuildingRenoMeeting.pdf

Bree Ives
902-404-6700

PLEASE BE ADVISED, OUR MAILING ADDRESS IS 1717 BARRINGTON STREET - SUITE 200, HALIFAX NS B3J 2A4





Meeting Minutes – 1645 Barrington Street

As required, we conducted the public meeting March 6th, 2020 at the Barrington Steakhouse on Barrington Street as a requirement for the CMP report, the following are the notes on the meeting.

The meeting took place from 6 pm to 8 pm.

A sign in sheet was provided for the attendees that were there. Invites were sent to affected neighbors, building managers/owners, and HRM staff. Please refer to Appendix I for the sign in sheet and emails that were sent out.

There were only a few questions brought up during the meeting, and they were from the Director of Communications from the Downtown Halifax Team.

1. Dust Control – There was attention to how the building owner will control dust from falling over the existing sidewalk/roads. This question was answered by informing the attendees that there will be mesh setup alongside the scaffolding that should retain the dust, and the overhead plywood sheets for the walkways will collect the remains and be cleaned during construction activities.
2. Noise Control – Concern on how much noise will be made during the construction activities. We noted that the main portion of the work will take place inside the building, and, for the exterior work, the welding task will be done during working hours of the day.
3. Timeline – This was brought up, but could not be answered until the building permit is awarded. We noted that we will provide an updated schedule to neighboring properties once items firm up.

The director of communications mentioned to update them once the schedule is tightened up, and they will broadcast it from their site/social media sources.

Kind Regards,

Morgan Allaway
Project Manager
Starfish Properties

APPENDIX

J CONSTRUCTION HOARDING

UltraMesh® Pro is a 7 oz. coated, polyester, mesh banner substrate that is engineered for building wraps, fence graphics, barricade graphics and a variety of indoor and outdoor applications. UltraMesh Pro is compatible for use with solvent, eco-solvent, UV, Latex and screen printing. Available in widths of 126" and 196".

Material Details

CHARACTERISTICS	TEST METHOD	METRIC	ENGLISH
Support Cloth	DIN ISO 2076	Polyester	
Yard dtex	DIN EN ISO 2060	1100 x 1100 dtex	1000 x 1000 denier
Coating Type		PVC	
Total Weight	DIN EN ISO 2286-2	240 g/m²	7.04 oz/yd²
Tensile Strength	DIN EN ISO 1421	2400 x 1500 N/5cm	273 x 171 lbs/in
Tear Strength (warp/weft)	DIN 53363	300 x 250 N	67 x 56 lbs
Air Permeability	DIN EN ISO 9237	1400 l/m²/s	
RF Weldable (Heat Sealable)	DIN 53354	Yes	Yes
Percentage of Opening		14.8%	
Fire Resistance	NFPA701, Title 19, CSFM		

Applications

	Building Wraps	Fence Graphics	Stadium Graphics	Barricade Graphics	Street Graphics	Indoor Graphics	Outdoor Graphics
Applications	■	■	■	■	■	■	■

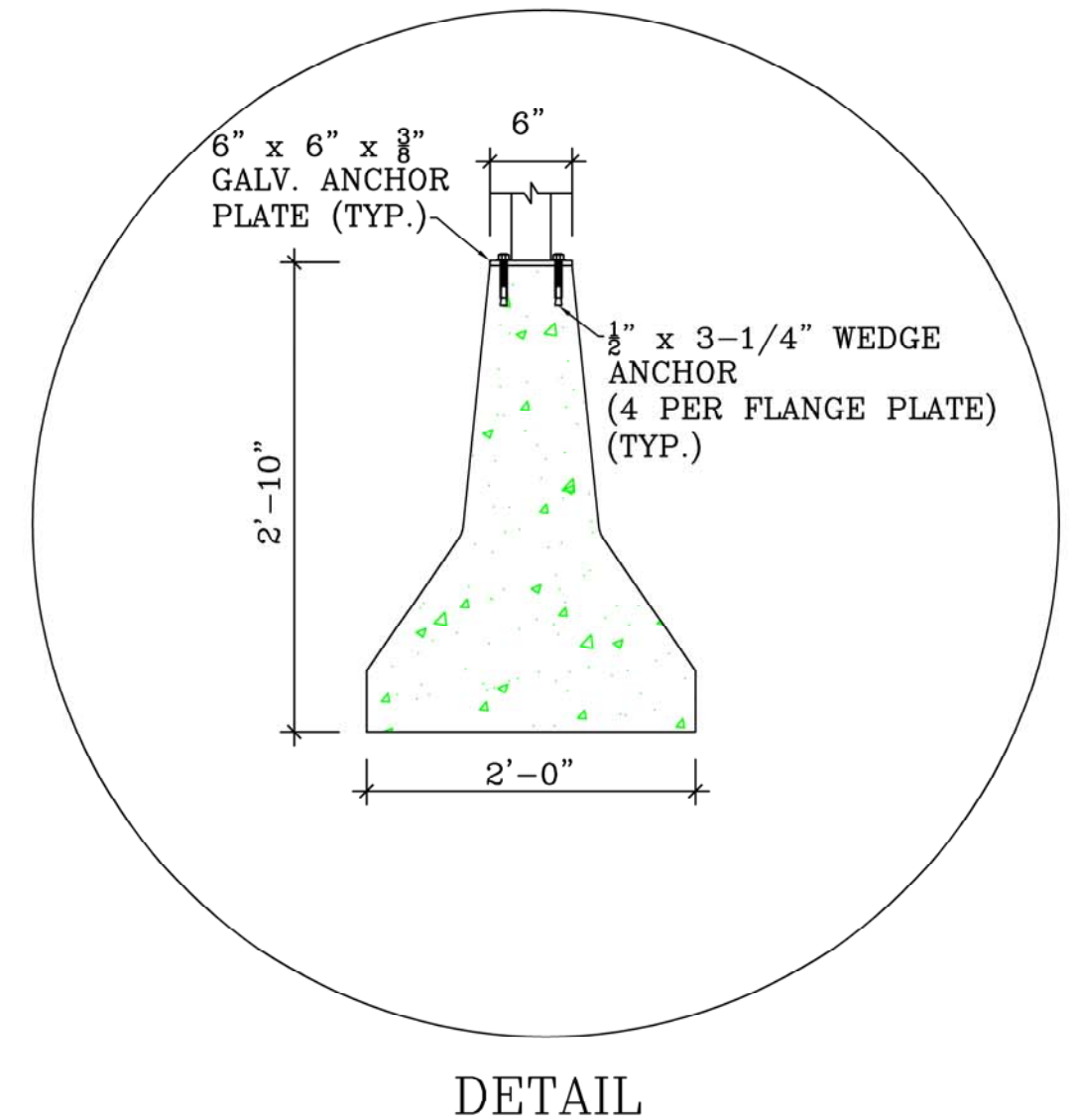
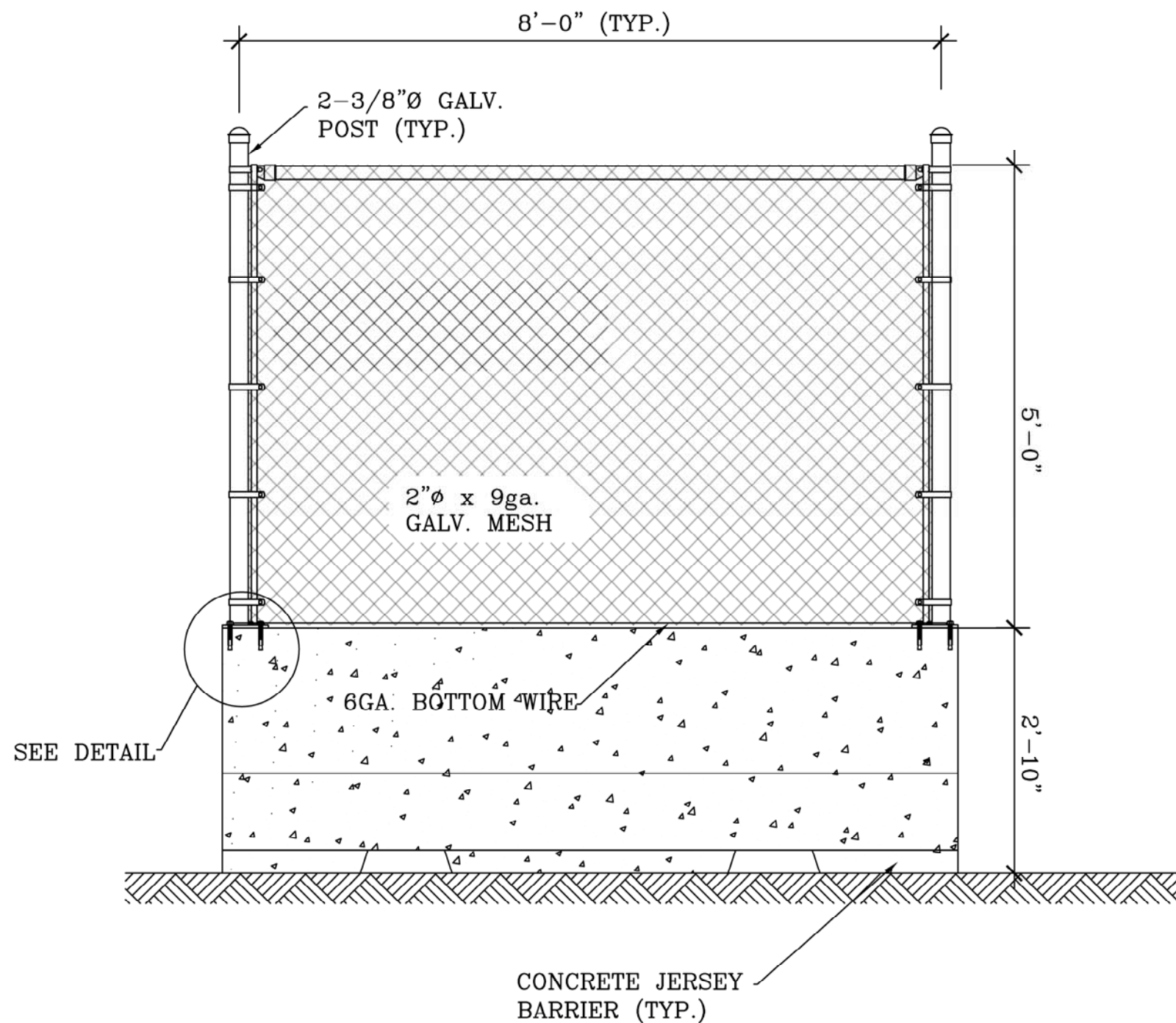
Ink Printability

Solvent	Eco Solvent	UV	Latex	Screen Printing	Dye Transfer	Dye Direct
■	■	■	■	■		

Available Sizes

Metric (m)	English (inches)
3.20, 5.00	126, 196

The information on physical and chemical characteristics is based upon tests believed to be reliable. The values are intended only as a source of information. A legally binding guarantee of specific properties is not to be inferred from our specifications. They are given without guarantee and do not constitute a warranty. The purchaser should independently determine, prior to use, the suitability of the material for his/her specific purpose. (Data represents averages and is not intended for use as a specification.)



DRAWING	SHOP DRAWING			
DRAWING TITLE	CHAIN LINK FENCE			
PROJECT TITLE	DEXTER CONSTRUCTION			
SCALE	N.T.S.	DATE	FEB. 11, 2020	DRAWN BY
				PC
		CHECKED BY	JK	DRAWING NO
				1/1
EASTERN FENCE				
SUBSIDIARY OF				
NEW BRUNSWICK WIRE FENCE CO. LTD				