

LEGEND:
— Existing Fence Line

Note:
Contractor must check and verify all dimensions and job site conditions and report any discrepancies to the appropriate authority prior to commencing construction.
All drawings and specifications and related documents are the copyright properties of The City of Vaughan

03/15/2024	IFP
DATE	ISSUED FOR

GENERAL NOTES:
- LOCATIONS OF SITE FEATURES ARE APPROXIMATE AND MAY VARY FROM THAT SHOWN.
- CONTRACTOR TO VERIFY QUANTITIES AND DIMENSIONS AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING.
- THIS DRAWING IS NOT TO BE SCALED

JH CONSULTANTS
Occupational Hygiene & Environment
311 MATHESON BOULEVARD EAST
MISSISSAUGA, ONTARIO L4Z 1X8
TEL: (905) 890 - 9000 FAX: (905) 890 - 9005

CLIENT ADDRESS:
The Corporation of the City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON

PROJECT NAME:
Demolition of Hayhoe Generating Station
79 Hayhoe Lane
Woodbridge, ON

DRAWING TITLE:
SITE PLAN

PROJ. NO.: 29055	DRAWING NO.:
DRW. BY: AF	A1
CHK. BY: AS	
SCALE: AS NOTED	
DATE: MAR 2024	

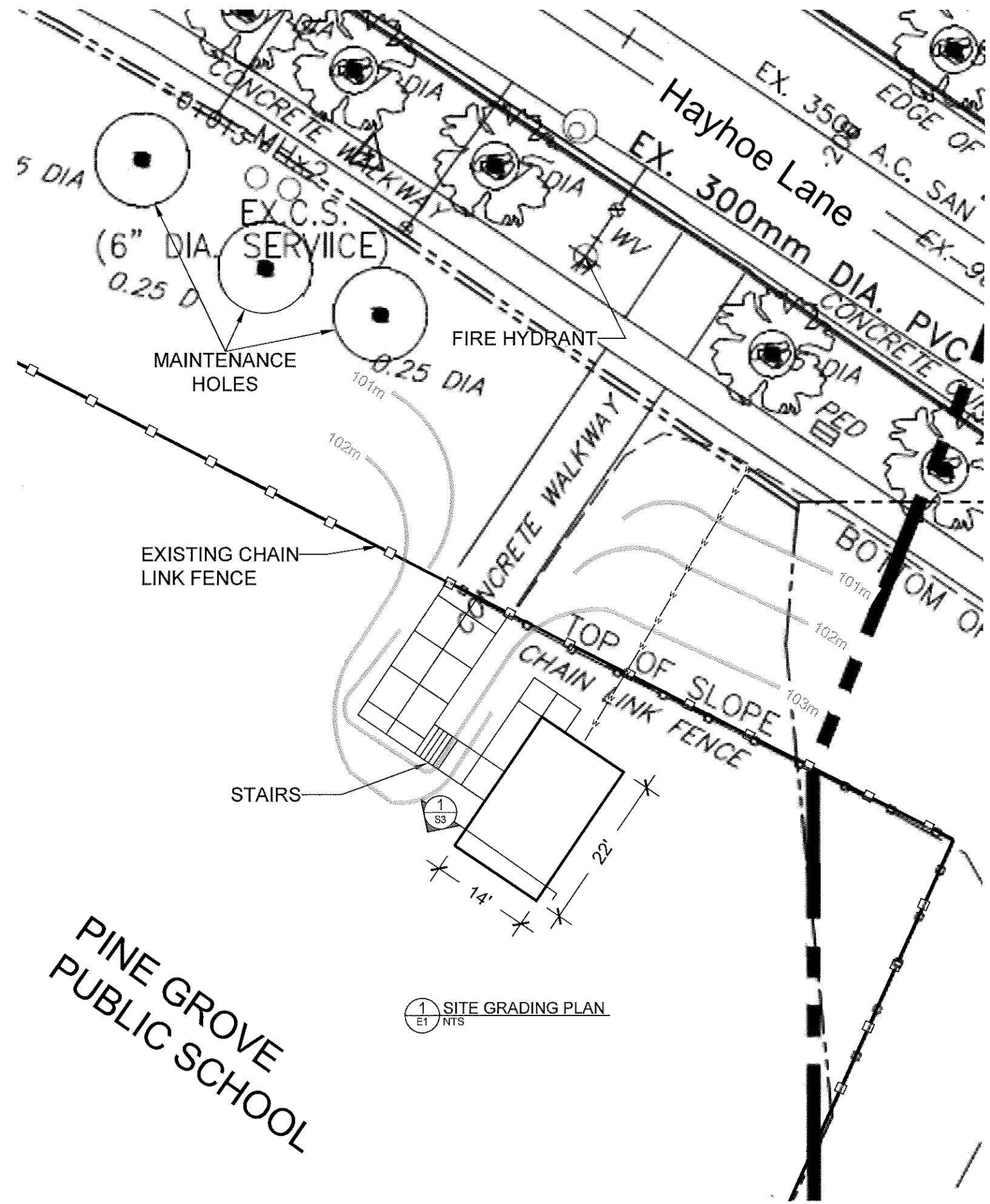
1 SITE PLAN
A1 NTS

NOTE:

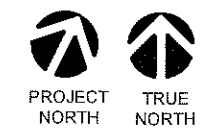
1. Backfill and compaction of any open excavations is required to grade and to restore the land to a naturalized state.
2. Backfill materials details:
 - a. Collect and dispose of general debris to leave site in a reasonably clean and clear state.
 - b. Take sufficient photographs on a daily basis to document the progress of the work, any utilities uncovered, problems encountered and any additional requirements as deemed necessary by the Consultant.
 - c. The excavations and decommissioned structures shall be backfilled using fill materials that is free from roots, organic material, building debris, and rocks larger than 75 mm (3") diameter.
 - d. The Contractor shall use acceptable imported fill materials in accordance with municipal and provincial standards.
 - e. The imported fill materials shall meet the Table 1 Standards, as detailed in the applicable Soil, Ground Water and Sediment Standards for Use Under Part XV.1 of the Environmental Protection Act as detailed in Ontario Regulation 511/09 and dated April 15, 2011.
 - f. Backfill within the building perimeter and the other excavated areas with Granular B topped with a minimum of 15 cm of top soil and the application of hydro-seeding or sod. The Contractor shall perform the first two (2) cuts of grass upon successful growth satisfactory to the City of Vaughan.
 - g. Compact by rolling, or mechanically tamping with a suitable compaction unit, the sub-grade material encountered to achieve required compaction. Compaction shall be achieved in minimum 0.3 m lifts. It is the Contractor's responsibility to supply sufficient water to achieve the required levels of compaction and to ensure that excess water is not applied to the backfill.
 - h. Execute compaction within 1,200 mm (4'-0") of concrete walls with hand machines and simultaneously with backfill where practicable to prevent side pressures on foundation work.
 - i. Compaction to result in the minimum percentages of Maximum Proctor Density listed for each layer placed where tested in accordance with ASTM D698-91 or ASTM D1557-91 to suit the material being tested.

Element	Maximum Depth of Lifts	Standard Proctor Density
Against foundation walls and footings	450 mm (18")	95%
Under slabs	450 mm (18")	95%

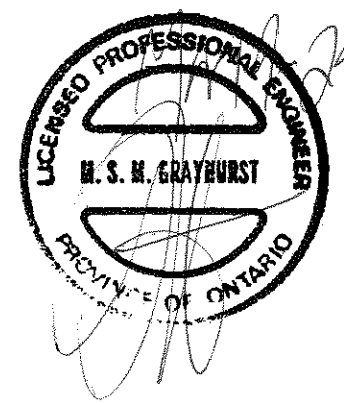
- j. Soil compaction shall be verified by a third party geotechnical consultant, to be retained by the Contractor at the Contractor's expense.
 - k. Approval of test results may be verbal if required to expedite the work but subsequently confirmed in writing. Depending on site conditions, the Client may modify the above backfilling specifications as required.
 - l. Material or workmanship failing tests will be rejected and defective material or workmanship replaced.
 - m. Retesting of any rejected work will be done at the Contractor's expense.
3. Grading shall be conducted so as to allow for any water to drain away to the street.
 4. Ensure that the backfilled excavation will not become a source of dust.
 5. Grade site to drain away from adjacent buildings wherever possible.



**PINE GROVE
PUBLIC SCHOOL**



- General Notes:**
1. Existing grades to be maintained as part of the undertaking. All excavations shall be backfilled and compacted to grade.
 2. Electrical service location not detected during utility locates.
 3. Elevations relative to temporary benchmark, arbitrarily assigned an elevation of 100.00m with west bolt, fire hydrant flange.



- LEGEND:**
- Existing Fence Line
 - Contour Lines
 - w- Water Service

Note:
Contractor must check and verify all dimensions and job site conditions and report any discrepancies to the appropriate authority prior to commencing construction.

All drawings and specifications and related documents are the copyright properties of The City of Vaughan

03/15/2024	IFP
DATE	ISSUED FOR

- GENERAL NOTES:**
- LOCATIONS OF SITE FEATURES ARE APPROXIMATE AND MAY VARY FROM THAT SHOWN.
 - CONTRACTOR TO VERIFY QUANTITIES AND DIMENSIONS AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING.
 - THIS DRAWING IS NOT TO BE SCALED

HE CONSULTANTS
Occupational Hygiene & Environment
311 MATHESON BOULEVARD EAST
MISSISSAUGA, ONTARIO L4Z 1X8
TEL: (905) 890-9000 FAX: (905) 890-9005

CLIENT ADDRESS:
The Corporation of the City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON

PROJECT NAME:
Demolition of Hayhoe Generating Station
79 Hayhoe Lane
Woodbridge, ON

DRAWING TITLE:
SITE GRADING PLAN

PROJ. NO.: 29055	DRAWING NO.:
DRW. BY: AF	E1
CHK. BY: AS	
SCALE: AS NOTED	
DATE: MAR 2024	

NOTE:

1.1 Scope of Work

With the understanding that the City of Vaughn plans on demolishing the site building, our scope of work was to perform a visual review of the existing building structure. A structural demolition report will be issued in order to obtain a demolition permit to facilitate the tendering and demolition work. General reviews are required by OHE throughout the duration of work in accordance with Ontario Regulation 260/08 and 2012 Ontario Building Code Clause 1.3.1.1(3) Division C.

This report outlines the intended demolition work for the existing building and secondary structures at the aforementioned location. All structures related to the building are to be demolished including foundations as requested by the City of Vaughn.

1.2 Building Description

The site building is named "Hayoe Generating Station" and is a One-storey building without a basement. The date of construction is unknown at this time.

The building superstructure consists of a corrugated steel deck supported by open web steel joists (OWSJ) which are then supported on the concrete masonry unit (CMU) block walls. The substructure consists of CMU foundation walls and a concrete slab on grade. The depth of the foundation walls are assumed to be 4 feet based on the Ontario Building Code.

The flat roof was observed to be a Built-up roof assembly (BUR) with one roof drain. The wall composition is a brick veneer with header courses every 32" on center (O.C) as means of a tieback to the CMU blocks. One double metal door and one single metal door are the only forms of egress and ingress. There are two metal vents and no windows.

Operational HVAC was not observed inside the building. The building has not been maintained and is in an abandoned condition.

1. METHOD OF DEMOLITION

2.1 Safety Precautions

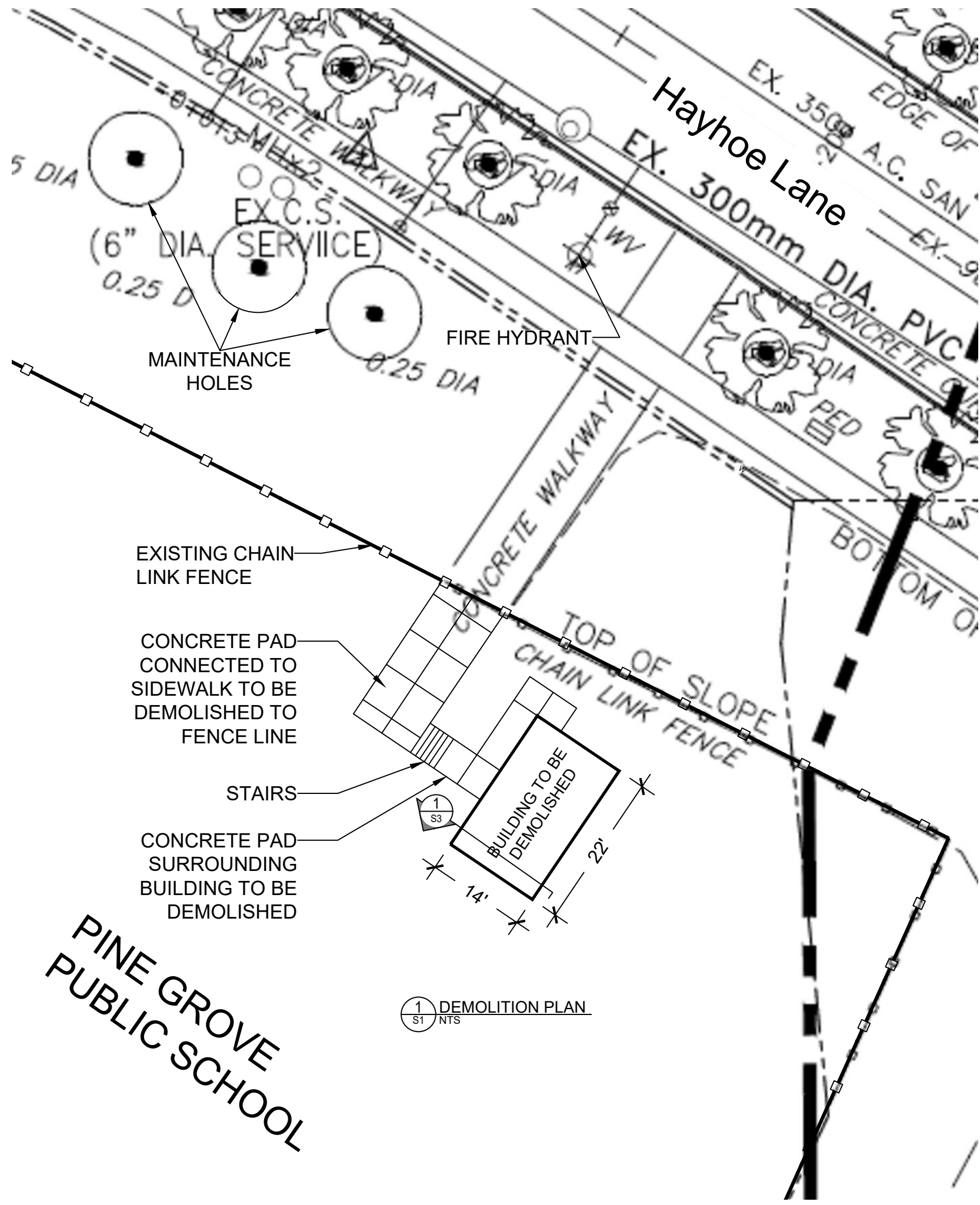
- The buildings and secondary structures are to be inspected for the presence of hazardous materials. All hazardous materials should be removed in accordance with the applicable regulations prior to commencement of the demolition;
- All existing utilities and served are to be located and decommissioned;
- A hoarding fence is to be site installed to prevent trespassers into the demolition site;
- All glass is to be removed prior to demolition;
- The buildings and structures to be demolished must remain vacant and securely hoarded prior to the start of the demolition;
- Contractor shall maintain all emergency service routes clear at all times.

2.2 Demolition Methods and Procedures

- CSA S350-M1980 (R2003), Code of Practice for Safety in Demolition of Structures; and
- Occupational Health and Safety Act and Regulations for Construction Projects, O. Reg. 213/91, as amended by O. Reg. 145/00.

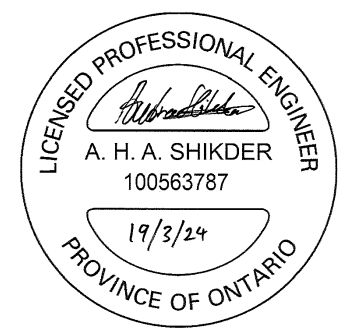
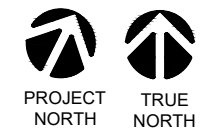
The following is a demolition procedure that must be implemented:

- The safety precautions noted in this report should be implemented prior to the start of demolition;
- Non-structural and salvageable components and materials shall be removed;
- All designated substances shall be removed and disposed off-site, to a suitable landfill, prior to the main demolition work;
- Acceptable demolition techniques include systematic hand demolition and mechanical demolition. Rapid progressive failure techniques, (including the use of explosives) must not be used. The structures are to be generally demolished in reverse order to that of construction. The sequence of demolition should be such that at no time will a wall or portion of wall be left standing unsupported in an unstable condition or in danger of accidental collapse;
- The existing building structures are to be fully demolished including foundations, secondary structures and landscaping features (stairs, pavers, concrete walkway, etc.);
- All recyclable waste material such as scrap metal, glass, timber, bricks, concrete blocks and concrete should be taken to a recycling facility. Un-recycled waste material should be disposed of at M. O. E. approved landfill sites; and,
- Demolition site to be left safe by backfilling excavated areas and keep hoarding fence in place.



1 DEMOLITION PLAN
S1 NTS

PINE GROVE PUBLIC SCHOOL



LEGEND:
— Existing Fence Line

Note:
Contractor must check and verify all dimensions and job site conditions and report any discrepancies to the appropriate authority prior to commencing construction.

All drawings and specifications and related documents are the copyright properties of The City of Vaughan

03/15/2024	IFP
DATE	ISSUED FOR

GENERAL NOTES:
- LOCATIONS OF SITE FEATURES ARE APPROXIMATE AND MAY VARY FROM THAT SHOWN.
- CONTRACTOR TO VERIFY QUANTITIES AND DIMENSIONS AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING.
- THIS DRAWING IS NOT TO BE SCALED

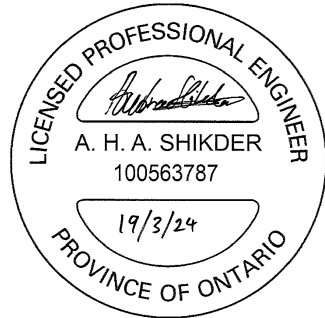
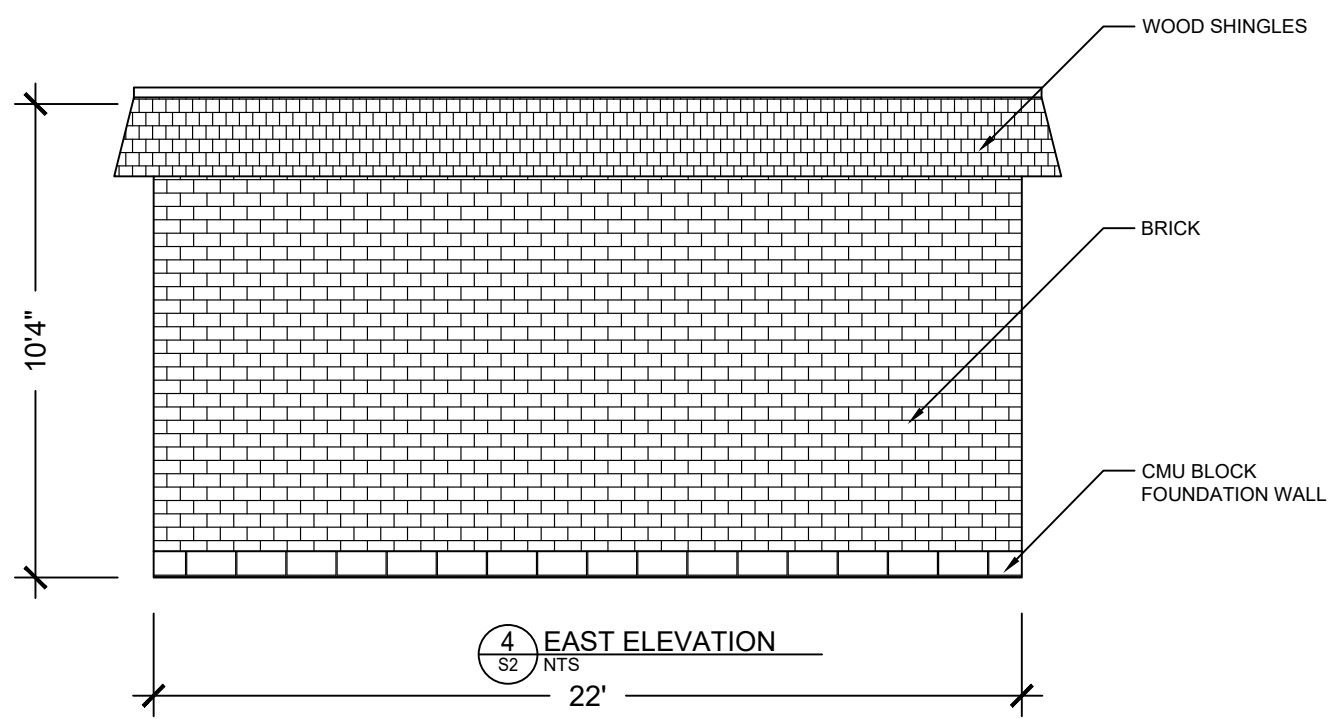
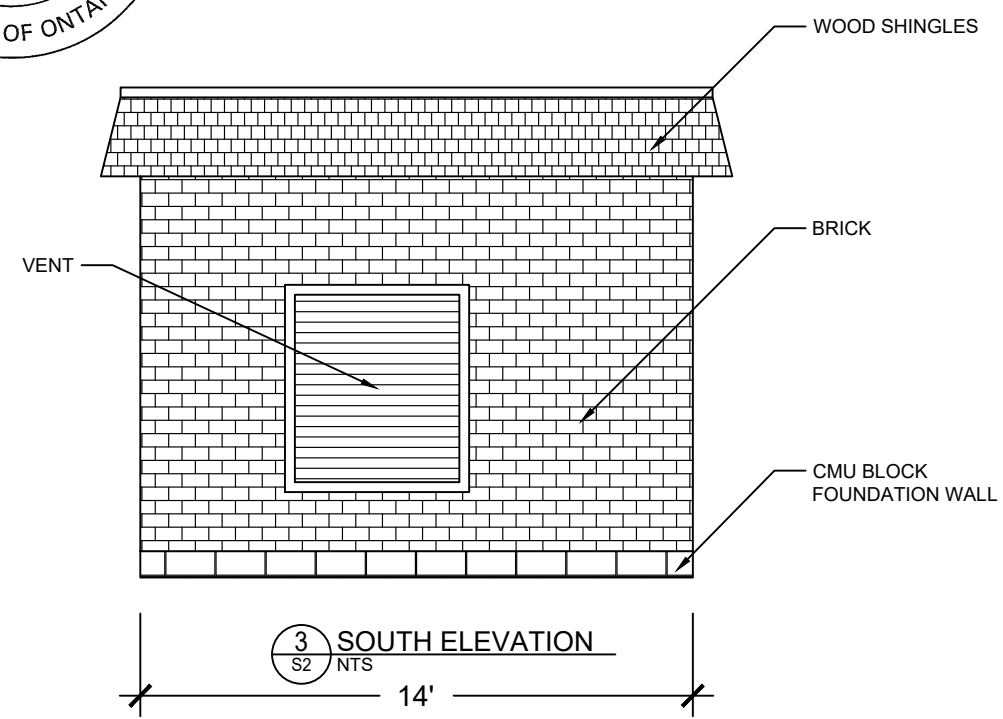
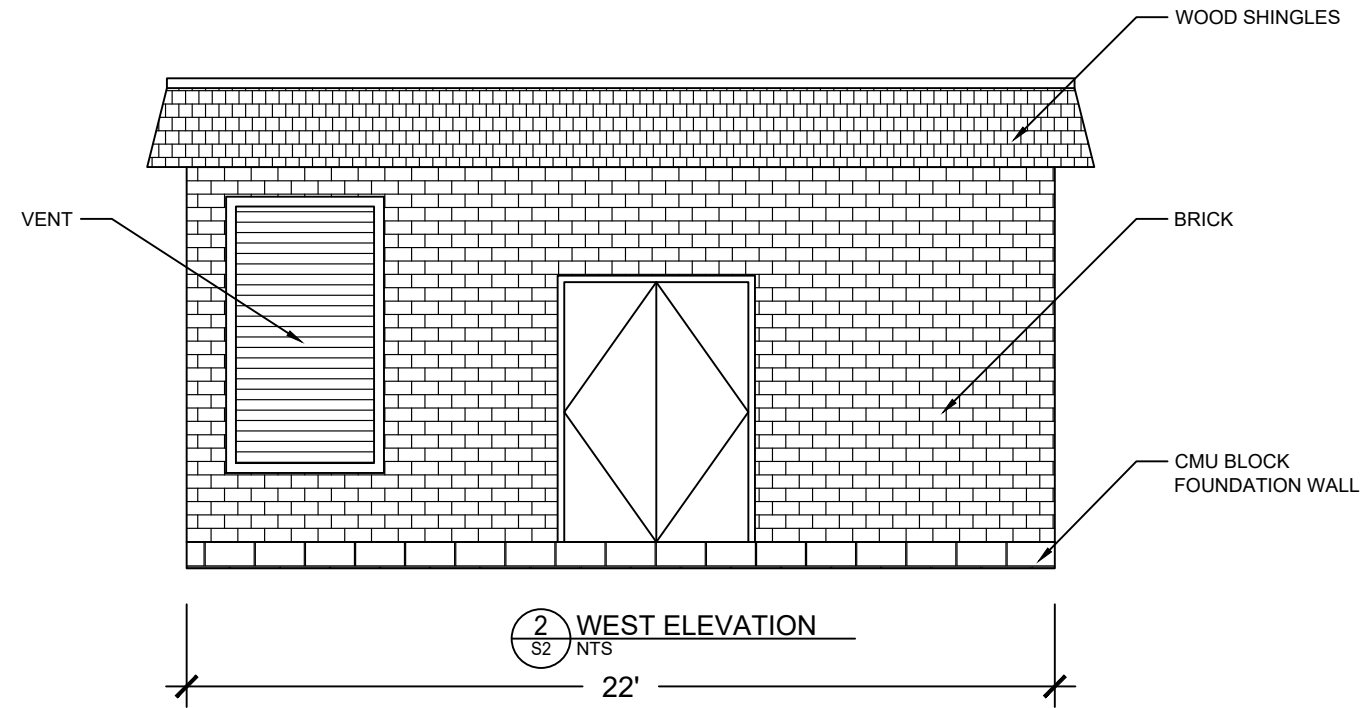
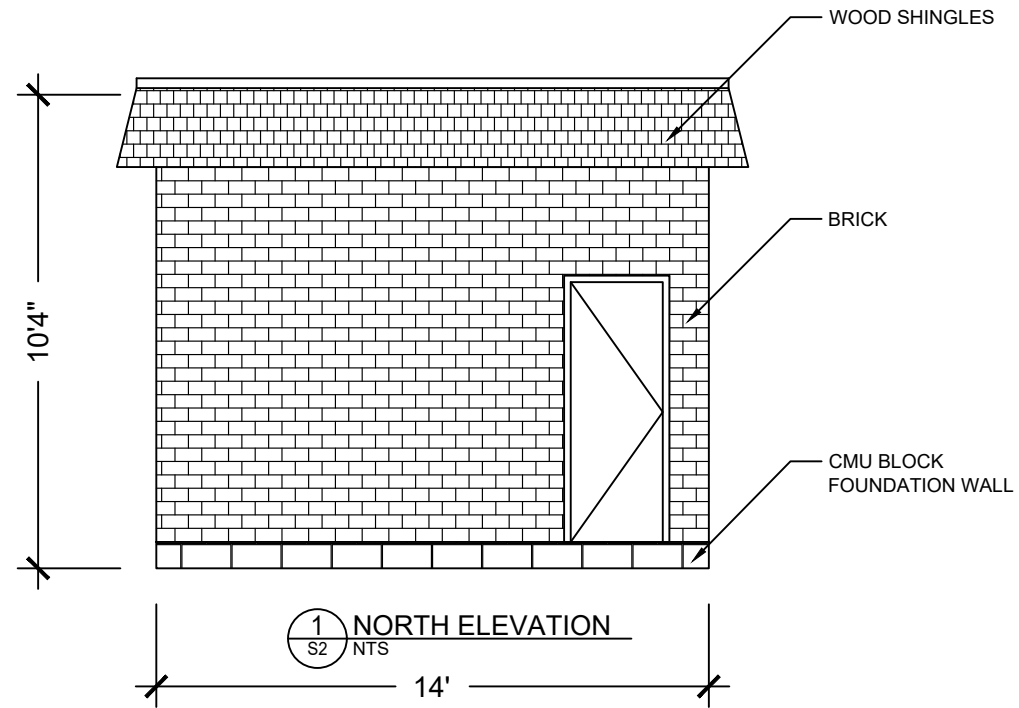
JH CONSULTANTS
Occupational Hygiene & Environment
311 MATHESON BOULEVARD EAST
MISSISSAUGA, ONTARIO L4Z 1X8
TEL: (905) 890 - 9000 FAX: (905) 890 - 9005

CLIENT ADDRESS:
The Corporation of the City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON

PROJECT NAME:
Demolition of Hayhoe Generating Station
79 Hayhoe Lane
Woodbridge, ON

DRAWING TITLE:
DEMOLITION SITE PLAN

PROJ. NO.: 29055	DRAWING NO.:
DRW. BY: AF	S1
CHK. BY: AS	
SCALE: AS NOTED	
DATE: MAR 2024	



LEGEND:

Note:

Contractor must check and verify all dimensions and job site conditions and report any discrepancies to the appropriate authority prior to commencing construction.

All drawings and specifications and related documents are the copyright properties of The City of Vaughan

03/15/2024	IFP
DATE	ISSUED FOR

GENERAL NOTES:

- LOCATIONS OF SITE FEATURES ARE APPROXIMATE AND MAY VARY FROM THAT SHOWN.
- CONTRACTOR TO VERIFY QUANTITIES AND DIMENSIONS AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING.
- THIS DRAWING IS NOT TO BE SCALED

JH CONSULTANTS
Occupational Hygiene & Environment

311 MATHESON BOULEVARD EAST
MISSISSAUGA, ONTARIO L4Z 1X8
TEL: (905) 890 - 9000 FAX: (905) 890 - 9005

CLIENT ADDRESS:

The Corporation of the City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON

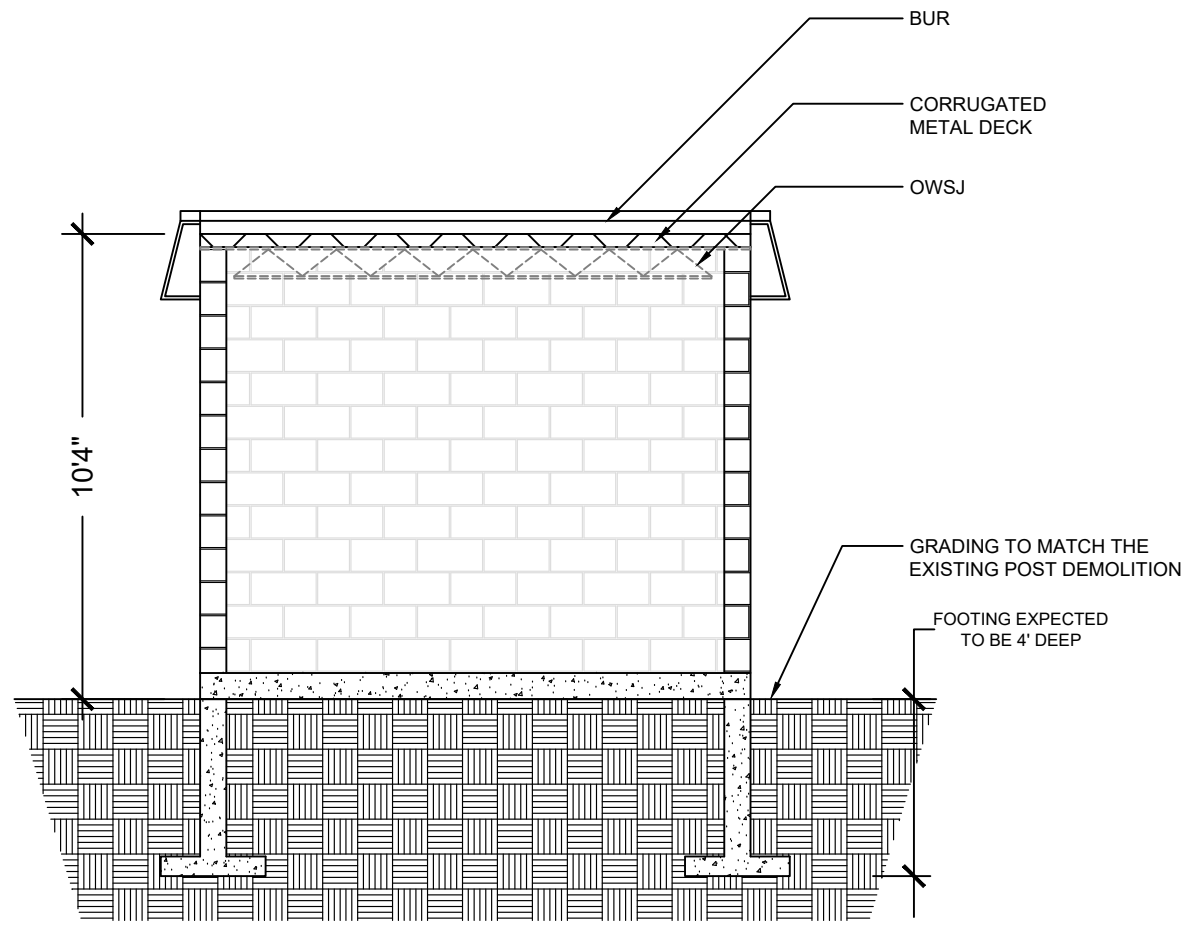
PROJECT NAME:

Demolition of Hayhoe Generating Station
79 Hayhoe Lane
Woodbridge, ON

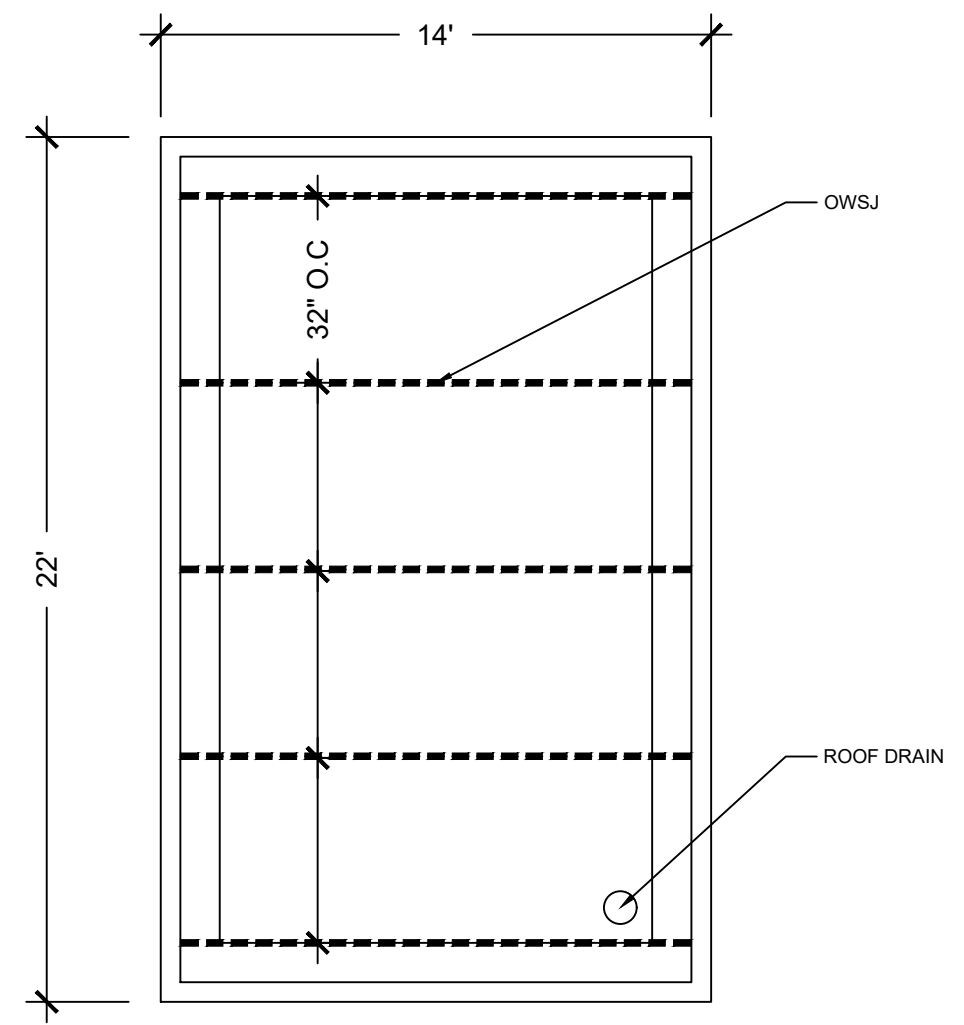
DRAWING TITLE:

ELEVATIONS

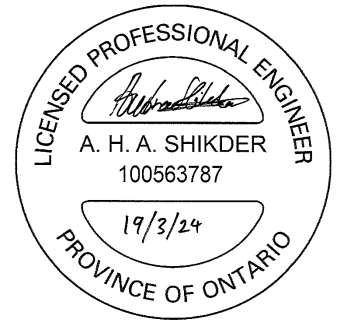
PROJ. NO.: 29055	DRAWING NO.:
DRW. BY: AF	S2
CHK. BY: AS	
SCALE: AS NOTED	
DATE: MAR 2024	



1 SECTION
S3 NTS



2 ROOF PLAN
S3 NTS



LEGEND:

Note:

Contractor must check and verify all dimensions and job site conditions and report any discrepancies to the appropriate authority prior to commencing construction.

All drawings and specifications and related documents are the copyright properties of The City of Vaughan

03/15/2024	IFP
DATE	ISSUED FOR

- GENERAL NOTES:**
- LOCATIONS OF SITE FEATURES ARE APPROXIMATE AND MAY VARY FROM THAT SHOWN.
 - CONTRACTOR TO VERIFY QUANTITIES AND DIMENSIONS AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING.
 - THIS DRAWING IS NOT TO BE SCALED

JH CONSULTANTS
Occupational Hygiene & Environment

311 MATHESON BOULEVARD EAST
MISSISSAUGA, ONTARIO L4Z 1X8
TEL: (905) 890 - 9000 FAX: (905) 890 - 9005

CLIENT ADDRESS:

The Corporation of the
City of Vaughan
2141 Major Mackenzie Drive
Vaughan, ON

PROJECT NAME:

Demolition of
Hayhoe Generating Station
79 Hayhoe Lane
Woodbridge, ON

DRAWING TITLE:

SECTION AND ROOF
PLAN

PROJ. NO.: 29055	DRAWING NO.:
DRW. BY: AF	S3
CHK. BY: AS	
SCALE: AS NOTED	
DATE: MAR 2024	