

30 Newbridge Road

Toronto, Ontario

BUILDING DEMOLITION



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TORONTO · KITCHENER · KINGSTON · OTTAWA ·
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- LIST OF DRAWINGS :**
COVER PAGE AND GENERAL NOTES
- D1 NORTH LEGAL AND TOPOGRAPHIC SURVEY
 - D2 SOUTH LEGAL AND TOPOGRAPHIC SURVEY
 - D3 NORTH DEMOLITION PART PLAN
 - D4 SOUTH DEMOLITION PART PLAN
 - D5 FRAMING PLAN
 - SUBSURFACE UTILITY ENGINEERING STUDY

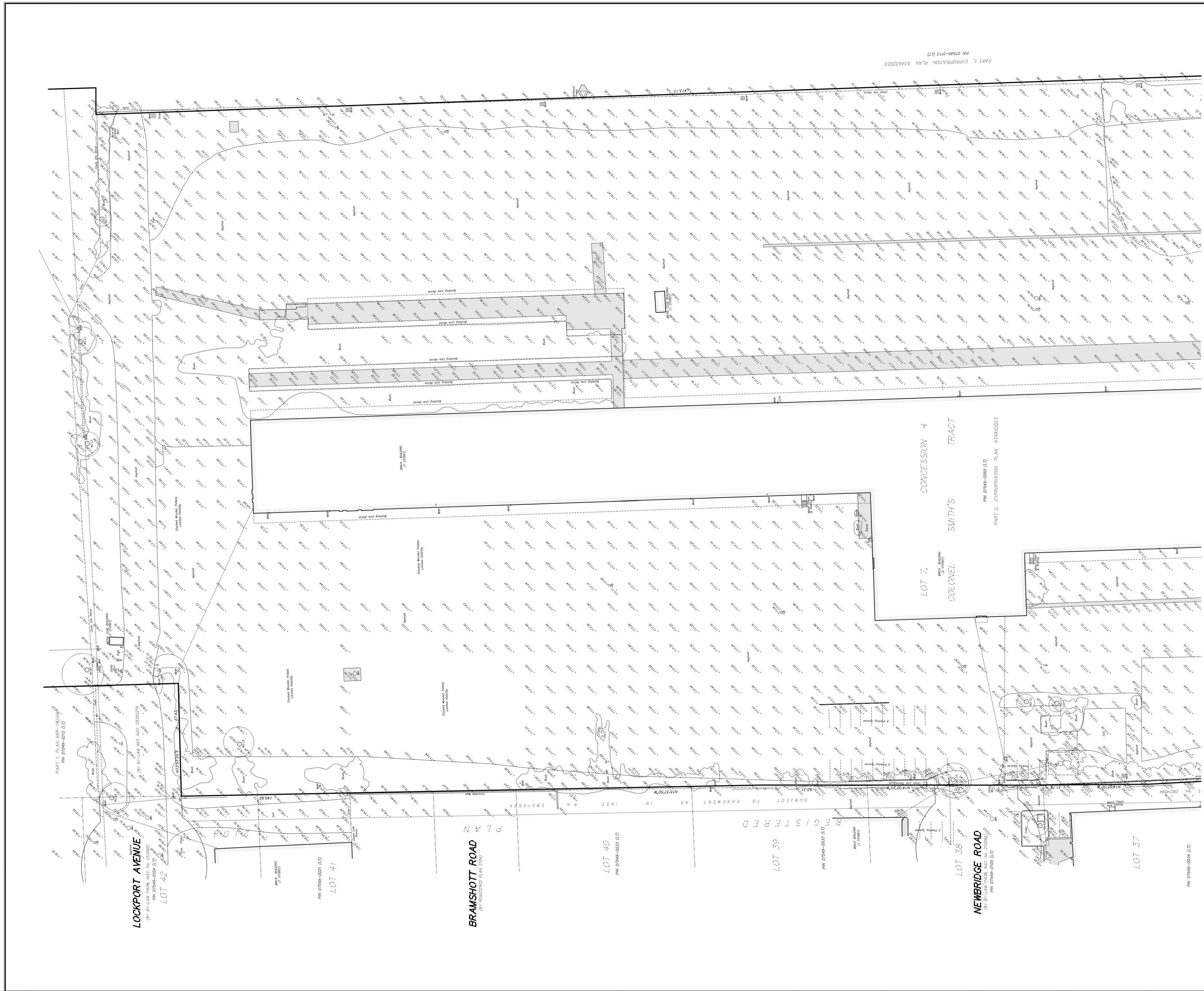


ISSUED FOR TENDER - August 30, 2024
ISSUED FOR PERMIT - February 05, 2024
ISSUED CLIENT REVIEW - December 08, 2023

RJC PROJECT No. TOR.128366.0002



<p>1.0 GENERAL NOTES :</p> <p>(THESE NOTES APPLY TO ALL PHASES / ASPECTS OF PROJECT)</p> <ol style="list-style-type: none"> THESE DRAWINGS ARE TO PROVIDE A SCHEMATIC REPRESENTATION OF THE APPROX. EXTENT OF EXISTING FEATURES OF THE STRUCTURE OF THE BUILDINGS TO BE DEMOLISHED AND THE OVERALL LAYOUT OF THE SITE. THE DEMOLITION CONTRACTOR MUST CONFIRM THE EXTENT OF EXISTING SITE FEATURES THAT WILL AFFECT THE PERFORMANCE OF THIS CONTRACT PRIOR TO BIDDING, INCLUDING A COMPREHENSIVE REVIEW OF THE EXISTING SITE REFUSE. DISCREPANCIES, AMBIGUITIES OR OMISSIONS IN THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE CONSULTANT IMMEDIATELY. THE EXTENT OF WORK IS AS SHOWN ON THE DRAWINGS. HOARDING, SITE PROTECTION AND SIGNAGE TO BE INSTALLED AROUND THE SITE PRIOR TO COMMENCING WORK. THIS SET OF DRAWINGS DOES NOT INCLUDE COMPONENTS THAT MAY BE NECESSARY FOR CONSTRUCTION SAFETY. THE DEMOLITION CONTRACTOR IS RESPONSIBLE FOR SAFETY IN AND AROUND THE JOB SITE DURING DEMOLITION, AND FOR THE DESIGN AND ERECTION OF ALL TEMPORARY STRUCTURES REQUIRED TO COMPLETE THE WORK. THE CONTRACTOR SHALL REVIEW ALL THE DRAWINGS AND CHECK DIMENSIONS BEFORE CONSTRUCTION. REPORT DISCREPANCIES BETWEEN THESE DRAWINGS AND SITE CONDITION TO THE ENGINEER IMMEDIATELY. CONTRACTOR WILL BE RESPONSIBLE TO REPAIR/RESTORE ALL EXISTING FINISHES, AND ADJACENT BUILDING, AND LANDSCAPING DAMAGED AS A RESULT OF DEMOLITION OUTSIDE THE AREA OF WORK. THE CONTRACTOR WILL BE RESPONSIBLE TO UNDERTAKE THE WORK SO AS TO MAINTAIN CONTINUOUS AND UNINTERRUPTED ACCESS AND OPERATION OF THE SITE UTILITY STRUCTURES AND SERVICES AS WELL AS THE ADJACENT PROPERTIES AND STREETS AND TO PROTECT THESE AREAS TO ALL FOR SAFE ACCESS OR EGRESS. CONTRACTOR IS RESPONSIBLE FOR ALL ADDITIONAL PERMITS FOR REQUIRED STREET CLOSURES, STAGING AREA, ETC. CONTRACTOR IS TO LOCATE, DISCONNECT AND CAP ALL EXISTING SERVICES ASSOCIATED WITH THE BUILDINGS PRIOR TO STARTING DEMOLITION AS WELL AS PROTECT AND MAINTAIN ALL SURROUNDING MUNICIPAL SERVICES AND THOSE THAT ARE SERVICED THROUGH THE SITE, FOR THE DURATION OF THE PROJECT. ALTERNED, CAPPED, DECOMMISSIONED UTILITIES TO BE IDENTIFIED ON AS-BUILT RECORD DRAWINGS. THE USE OF THESE DRAWINGS IS LIMITED TO THAT EXTENT IDENTIFIED IN THE REVISIONS COLUMNS. DO NOT CONSTRUCT FROM THESE DRAWINGS UNLESS MARKED "ISSUED FOR CONSTRUCTION" BY READ JONES CHRISTOFFERSEN LTD. SECTION MARK SHOWN THUS $\frac{1}{D1}$ DENOTE SECTION 1 ON DRAWING D1. THE ENGINEERING FIELD SERVICES: THE ENGINEER WILL PROVIDE FIELD SERVICE DURING THE DEMOLITION PHASE OF THE WORK TO SATISFY THEMSELVES, BY MEANS OF A RATIONAL SAMPLING PROCEDURE WHICH THEY IN THEIR SOLE DISCRETION CONSIDER NECESSARY, TO DETERMINE THAT THE CONTRACTOR IS CARRYING OUT THAT WORK IN CONFORMANCE WITH THE CONTRACT DOCUMENTS. THE FIELD SERVICES PROVIDED APPLY ONLY TO THAT WORK SHOWN ON RJC'S DRAWINGS. THE PERFORMANCE OF THE CONTRACT IS NOT THE ENGINEER'S RESPONSIBILITY NOR ARE THE FIELD SERVICES RENDERED FOR THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR QUALITY CONTROL AND PERFORMING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. PROVIDE SIGNAGE AS REQUIRED TO ENSURE TRAFFIC FLOW ADJACENT TO WORK AREAS AND AS REQUIRED FOR PUBLIC SAFETY PER ONTARIO TRAFFIC MANUAL, BOOK 7, LATEST EDITION. OBTAIN PERMITS AS REQUIRED. THIS SET OF DRAWINGS ALONG WITH THE SPECIFICATIONS FORM THE CONTRACT DOCUMENTS AND MUST BE READ AND INTERPRETED IN CONJUNCTION WITH THE TECHNICAL SPECIFICATIONS. ALL WORK TO BE IN ACCORDANCE WITH THE 2012 ONTARIO BUILDING CODE. THE DOCUMENTS INDICATE THE COMPLETED WORK AND PROVIDE RECOMMENDED SEQUENCING FOR ITS EXECUTION. SOME ASPECTS OF THE WORK (TEMPORARY WORKS, HOARDING AND PROTECTION, SHORING, EXCAVATION SHORING, ETC.) DICTATE MEANS AND METHODS AND SHALL BE DESIGNED BY THE CONTRACTOR'S SPECIALTY ENGINEER LICENSED IN THE PROVINCE OF ONTARIO. THE CONTRACTOR SHALL EXECUTE THE WORK WITHOUT EFFECT ON THE SURROUNDING PROPERTIES, ROADWAYS, SIDEWALKS, ETC. DO NOT UNDERMINE OR DAMAGE ITEMS TO REMAIN. PROVIDE TEMPORARY WORKS AS REQUIRED TO TEMPORARILY SUPPORT ITEMS TO REMAIN UNTIL PERMANENT CONDITIONS ARE INSTALLED AND SUITABLE FOR USE. 	<ol style="list-style-type: none"> EXISTING MECHANICAL AND ELECTRICAL EQUIPMENT WITHIN THE BUILDING TO BE REMOVED AND DISPOSED ONCE IT IS PROPERLY DISCONNECTED FROM INCOMING/OUTGOING SERVICES. DEMOLITION AND DISPOSAL OF ALL BUILDING ELEMENTS (STRUCTURAL, ARCHITECTURAL, MECHANICAL AND ELECTRICAL), INCLUDING FOUNDATIONS AND FOOTINGS. DEMOLITION IS TO BE UNDERTAKEN IN ACCORDANCE WITH THE NATIONAL BUILDING CODE OF CANADA. REMOVE ALL DEMOLITION DEBRIS FROM SITE IN ACCORDANCE WITH THE REQUIREMENTS OF THE AUTHORITIES HAVING JURISDICTION (MOL, MOE, TORONTO BUILDINGS, TORONTO FIRE SERVICES, ETC.). CLEAN SITE OF ALL RUBBISH AND DISPOSE IN ACCORDANCE WITH MOE REQUIREMENTS. REMOVE, DISMANTLE, OR OTHERWISE DISPOSE OF SITE FENCING, TRAFFIC CONTROL BARRIERS AROUND WORK SITE. EXCEPT THAT WHICH IS REQUIRED TO SECURE THE SITE AGAINST TRESPASSING. BACKFILL EXCAVATION TO GRADE, WITH NEW FREE-DRAINING GRANULAR B SUB-BASE MATERIAL. ALL LAYERS COMPACTED TO 96% STD PROCTOR. LEVEL WITH EXISTING GRADES. REGRADE SITE WITH COMPACTED GRANULAR A TO ELIMINATE LOW SPOTS, POT HOLES, ETC. AND TO ENSURE GOOD TO EXISTING CATCH BASINS. OPEN ALL CATCH BASINS AND CLEAN SUMP AND PIER RUNS OUT TO MUNICIPAL MAIN. PROVISIONAL SCOPE: REINSTATE NATURAL GAS SERVICE AND WATER SERVICE TO 30A NEWBRIDGE. REPAIR ALL AREAS DAMAGED BY DEMOLITION ACTIVITY; SPECIFICALLY, THE CONTRACTOR SHALL REPAIR ALL DAMAGE RESULTING FROM THE DEMOLITION TO THE SATISFACTION OF THE CONSULTANT. FINAL CLEANING OF THE SITE AND STORM/ SANITARY SEWERS, AND THE DISPOSAL ALL WASTE PRODUCTS AND/OR DEBRIS GENERATED BY THE DEMOLITION ACTIVITY AS WELL AS ANY MATERIAL PRESENT IN THE WORK AREA PRIOR TO THE COMMENCEMENT OF THE WORK. THE AREAS REQUIRING CLEANING SHALL CONSIST OF ALL AREAS AFFECTED BY THE WORK INCLUDING MUNICIPAL ROADWAYS, SIDEWALKS AND ADJACENT PROPERTIES. 	<p>7.0 SUGGESTED DEMOLITION SEQUENCE :</p> <p>THE CONTRACTOR SHALL SUBMIT A DEMOLITION SEQUENCE DESCRIBING EXECUTION OF THE WORK, SEALED BY A LICENSED PROFESSIONAL ENGINEER IN THE PROVINCE OF ONTARIO. THE SUGGESTED METHOD FOR DEMOLISHING THE STRUCTURE IS AS FOLLOWS:</p> <ol style="list-style-type: none"> SECURE SITE BY MEANS OF FENCING, HOARDING, PROTECTION, DUST CONTROL, COVERED WALKWAYS, ETC. AS ACCESS GATES, AS MAY BE REQUIRED AND OUTLINED IN THE SPECIFICATIONS AND DRAWINGS. ABATE HAZARDOUS BUILDING MATERIALS AS IDENTIFIED IN DESIGNATED SUBSTANCE SURVEY. LOCATE AND CAP ALL SITE SERVICE (I.E. MECHANICAL, ELECTRICAL AND PLUMBING) ASSOCIATED WITH THE STRUCTURES TO BE DEMOLISHED. LOCATE, CAP AND DISCONNECT ALL UTILITIES (I.E. GAS, AND WATER) SERVICING THE BUILDING. LOCATE SURROUNDING MUNICIPAL SERVICES THAT ARE SERVICED THROUGH THE BUILDING OR AFFECTED BY THE WORK AND IDENTIFY SUCH THAT THEY CAN BE PROTECTED AND MAINTAINED AT ALL TIMES AND INSTALLATION OF PROTECTION TO THESE UTILITIES. REMOVE AND DISPOSE OF EXISTING ARCHITECTURAL, MECHANICAL AND ELECTRICAL COMPONENTS WITHIN THE BUILDING. START STRUCTURAL DEMOLITION OF BUILDING FROM TOP TO BOTTOM. <ul style="list-style-type: none"> -REMOVE WAREHOUSE ROOF STRUCTURE, JOISTS, EXTERIOR WALLS AND COLUMNS TO GRADE -REMOVE OFFICE BUILDING ROOF STRUCTURE AND ROOF JOISTS -REMOVE OFFICE BUILDING THIRD FLOOR EXTERIOR WALLS AND COLUMNS -REMOVE OFFICE BUILDING SECOND FLOOR STRUCTURE AND GROUND FLOOR EXTERIOR WALLS TO GRADE DESIGN AND INSTALL OF TEMPORARY WORKS AS NECESSARY TO DEMOLISH BUILDING FOUNDATIONS. STRUCTURAL DEMOLITION OF BUILDING SUB-STRUCTURE- REMOVE GROUND FLOOR STRUCTURE - REMOVE BASEMENT FINISHES AND INTERIOR WALLS- REMOVE BASEMENT FOUNDATION WALLS, SLAB-ON-GRADE AND FOOTINGS. PROVISIONAL SCOPE: REINSTATE NATURAL GAS SERVICE AND WATER SERVICE TO 30A NEWBRIDGE. BACKFILL AND COMPACT EXCAVATION TO GRADE. REGRADE SITE WITH NEW COMPACTED GRANULAR 'A' FILL.
<p>2.0 GENERAL SCOPE OF WORK :</p> <p>IN PARTICULAR THE WORK INCLUDES, BUT IS NOT NECESSARILY LIMITED TO THE FOLLOWING:</p> <ol style="list-style-type: none"> THE INSTALLATION AND MAINTENANCE OF SECURITY FENCING AROUND THE AREAS OF WORK, UTILITIES PROTECTION (E.G. HYDRO LINES) AND SIGNAGE AS REQUIRED TO COMPLETE THE WORK. INSTALLATION OF HOARDING AND PROTECTION AS REQUIRED TO EXECUTE THE WORK, IN ACCORDANCE WITH THE FINDINGS OF THE PRE-DEMOLITION DESIGNATED SUBSTANCE SURVEY. MODIFICATION OF EXISTING OVERHEAD PROTECTION AND FENCING FOR REUSE TO SUIT THE DEMOLITION PROJECT OR REMOVAL AND RETURN TO THE CITY OF TORONTO. DESIGN AND INSTALLATION OF TEMPORARY WORKS (SHORING, ETC.) TO FACILITATE SAFE ACCESS TO THE BUILDING INTERIOR AND SUPPORT OF THE ADJACENT ROADWAYS, AS NECESSARY TO PERFORM THE WORK. LOCATION OF ALL PUBLIC AND PRIVATE UTILITIES AFFECTED BY THE WORK. ABATEMENT OF HAZARDOUS BUILDING MATERIALS AS IDENTIFIED BY THE PRE-DEMOLITION DESIGNATED SUBSTANCE SURVEY PRIOR TO COMPLETE BUILDING DEMOLITION. SHUT DOWN, CAP AND DISCONNECTION OF ALL SERVICES TO THE BUILDING AT PROPERTY LINE. REMOVE AND DISPOSE OF ALL SITE REFUSE WITHIN THE BUILDING AND OUTSIDE OF THE BUILDING. REMOVE AND DISPOSE OF ALL SITE VEGETATION. 	<p>3.0 EXISTING SITE CONDITIONS :</p> <ol style="list-style-type: none"> A PRE-DEMOLITION DESIGNATED SUBSTANCE SURVEY DATED JANUARY 31, 2024 PREPARED BY FISHER ENGINEERING, HAS BEEN INCLUDED IN THE TENDER DOCUMENT FOR THE CONTRACTOR TO REFERENCE DURING BIDDING. THE REPORT DEFINES PRESENCE OF HAZARDOUS BUILDING MATERIALS THAT REQUIRE ABATEMENT PRIOR TO BUILDING DEMOLITION. ACCESS, TEMPORARY WORKS, HOARDING AND PROTECTION MEASURES TO EXECUTE WORK AT THIS SITE, SHALL BE CATERED FOR IN THE CONTRACTOR'S WORK EXECUTION AND BID. NO EXTRAS WILL BE ENTERTAINED AFTER BID CLOSE. THE BASEMENT LEVEL BELOW THE OFFICE BUILDING PORTION IS KNOWN TO HAVE ONGOING AND PERSISTENT FLOODING ISSUES. CONTRACTOR TO INCLUDE Dewatering PROGRAM IN BID PRICE IN ORDER TO FACILITATE DEMOLITION OF THE BUILDING. 	<p>8.0 SITE REVIEW RESPONSIBILITY :</p> <p>READ JONES CHRISTOFFERSEN LIMITED ("RJC") WILL PROVIDE GENERAL REVIEW OF CONSTRUCTION IN ACCORDANCE WITH THE PERFORMANCE STANDARDS OF THE ASSOCIATION OF PROFESSIONAL ENGINEERS OF ONTARIO BY MEANS OF A RATIONAL SAMPLING PROCEDURE TO DETERMINE WHETHER THE CONSTRUCTION OF THAT WORK SHOWN ON RJC'S DRAWINGS IS IN GENERAL CONFORMANCE WITH THE PLANS, SKETCHES, DRAWINGS, AND SPECIFICATIONS FORMING PART OF THE CONTRACT DOCUMENTS PREPARED BY RJC. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR QUALITY CONTROL AND THE PERFORMANCE OF THE WORK IN ACCORDANCE WITH THE CONTRACT. RJC SHALL NOT BE RESPONSIBLE FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.</p>
	<p>4.0 HOARDING NOTES :</p> <ol style="list-style-type: none"> INSTALL HOARDING IN ACCORDANCE WITH ALL MUNICIPAL BY-LAWS, STANDARDS, OCCUPATIONAL HEALTH AND SAFETY ACT AND THE SPECIFICATIONS. CONSTRUCT AND MAINTAIN HOARDING AROUND THE DEMOLITION SITE TO PROTECT THE PUBLIC FROM THE DEMOLITION ACTIVITY AND TO PROVIDE SAFE VEHICLE AND PEDESTRIAN ACCESS AROUND THE AREAS OF WORK. CONTRACTOR IS TO PREVENT UNAUTHORIZED ACCESS TO THE DEMOLITION AREA AND SECURE ALL DOORS LEADING TO THE DEMOLITION SITE PRIOR TO UNDERTAKING THE DEMOLITION ACTIVITY. PROVIDE CONSTRUCTION SIGNAGE ADVISING THE PUBLIC OF THE DEMOLITION ACTIVITY AND TO REDIRECT THE PUBLIC TO SAFE PASSAGE WAY. INSTALL NETTED DUST PROTECTIVE TARPING/ FABRIC OR OTHER MATERIALS AS REQUIRED TO PROTECT ADJACENT BUILDINGS DURING DEMOLITION. PROTECTION TO BE SECURELY FASTENED AND DAMAGES ARE TO BE REPAIRED UPON REMOVAL. SUBMIT TECHNIQUE FOR FASTENING TO CONSULTANT PRIOR TO INSTALLATION. HOARDING AND DUST PROTECTION TO BE INSTALLED IN ACCORDANCE WITH THE 2012 ONTARIO BUILDING CODE AND CANADIAN CONSTRUCTION SAFETY REQUIREMENTS. 	<p>9.0 SIGNAGE NOTES :</p> <p>" " DENOTES CONSTRUCTION SIGN LOCATION</p> <ol style="list-style-type: none"> THE CONTRACTOR SHALL PROVIDE ALL REQUIRED SIGNAGE NECESSARY TO PROTECT THE PUBLIC FROM THE DEMOLITION, CONTROL TRAFFIC FLOW AROUND THE SITE AND WORK AREA, AND TO INFORM PATRONS THAT DEMOLITION ACTIVITY IS IN PROGRESS. ADDITIONAL SIGNS MAY BE REQUIRED AT THE DISCRETION OF THE OWNER OR CONSULTANT AS DEMOLITION PROGRESSES. NO EXTRAS WILL BE ENTERTAINED FOR SIGNAGE REQUIREMENTS AFTER TENDER CLOSE. SIGNAGE WILL BE REQUIRED AT ALL ENTRANCES TO THE SITE HOARDING. THIS SIGNAGE SHALL CONSIST OF THE STANDARD "MEN AT WORK" AND "DANGER DUE TO BUILDING DEMOLITION" SIGNS. TYPICAL ADDITIONAL NON-STANDARD SIGNAGE THAT WILL BE REQUIRED IS AS FOLLOWS: <ol style="list-style-type: none"> .1 "DO NOT ENTER - CONSTRUCTION PERSONNEL ONLY". .2 "CAUTION - CONSTRUCTION VEHICLES TURNING". .3 "ROAD CLOSED".
	<p>5.0 PHASING NOTES :</p> <ol style="list-style-type: none"> THE WORK IS INTENDED TO BE PERFORMED IN A SINGLE PHASE. THE CONTRACTOR WILL BE PROVIDED FULL AND SOLE ACCESS TO THE SITE FOR THE DURATION OF THE PROJECT. THE WORK SHALL BE UNDERTAKEN DURING THE HOURS OF 7:00 AM TO 6:00 PM MONDAY TO FRIDAY AND 9:00 AM TO 5:00 PM ON SATURDAY. NO WORK IS PERMITTED ON SUNDAY AND HOLIDAYS. WORK OUTSIDE OF THESE HOURS SHALL NOT PROCEED UNLESS AUTHORIZED BY THE OWNER. 	
	<p>6.0 TEMPORARY WORK :</p> <ol style="list-style-type: none"> THE CONTRACTOR SHALL DESIGN, PROVIDE, ERECT, MAINTAIN, REMOVE AND ASSUME FULL AND SOLE RESPONSIBILITY FOR ALL TEMPORARY WORKS REQUIRED FOR THE SAFE AND COMPLETE EXECUTION OF THE WORKS. IN THE EXECUTION OF THE TEMPORARY WORKS AND FOR THE DURATION OF THE CONTRACT, THE CONTRACTOR SHALL MAKE ADEQUATE PROVISION FOR ALL LIKELY CONSTRUCTION LOADING AND PROVIDE SUFFICIENT BRACING AND PROPS TO KEEP THE WORKS, ADJACENT PROPERTIES, BUILDINGS, ROADWAYS, STRUCTURES, ETC. IN PLUMB AND ALIGNMENT AND FREE FROM EXCESSIVE DEFLECTION. ACCESS OF HEAVY CONSTRUCTION EQUIPMENT AND ACCUMULATION OF DEBRIS AND CONSTRUCTION MATERIALS ON SITE ARE NOT PERMITTED, UNLESS SUCH HAVE BEEN CATERED FOR IN THE CONTRACTOR'S TEMPORARY WORK DESIGN TO THE SATISFACTION OF THE ENGINEER. COSTS OF ALL TEMPORARY WORKS ARE TO BE INCLUDED IN THE CONTRACT PRICE. SUBMIT SHOP DRAWINGS FOR ALL TEMPORARY WORKS FOR REVIEW BEFORE FABRICATION COMMENCES. SHOP DRAWINGS SHALL BE SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE PROVINCE OF ONTARIO. 	



BOUNDARY NOTE
 DIMENSIONS ARE OBTAINED FROM REGISTRY OFFICE RECORDS.

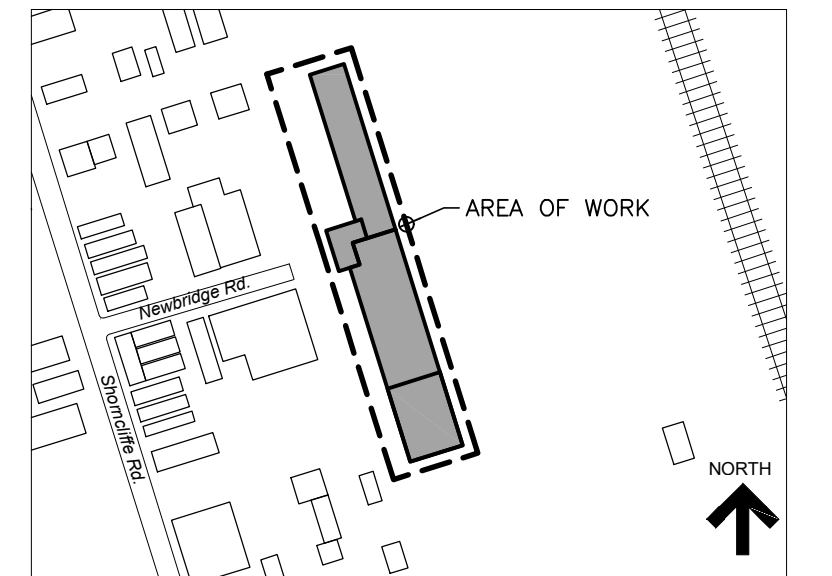
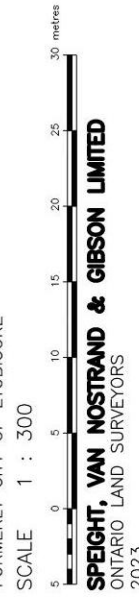
LEGEND
 IS BOUNDARIES
 IS EXISTING
 IS PROPOSED
 IS ELEVATION
 IS CONTOUR
 IS DEPRESSION
 IS OBSTACLE
 IS CONTOUR TREE
 IS BRICK

SURVEYOR'S CERTIFICATE
 I CERTIFY THAT:
 THE SURVEY WAS COMPLETED ON SEPTEMBER 27, 2023.
 DATE: 1, OCTOBER 2, 2023.

SPEDINT, VAN NOSTRAND & GIBSON LIMITED
 100 UNIVERSITY AVENUE, SUITE 400
 TORONTO, ON M5J 1V6 CANADA
 TEL: 416-977-5335 FAX: 416-977-1427
 E-MAIL: info@spedint.com
 P. P. B. FILE NAME: 2309121062
 DRAWN: P. P. B. DATE: 2023-09-13
 CHECKED: P. P. B. DATE: 2023-09-13
 REF. No.: 23-091-4 (2) (UPDATED: 1)

**SKETCH SHOWING TOPOGRAPHY OF
 30 NEWBRIDGE ROAD
 CITY OF TORONTO**
 SCALE: 1 : 300

ELEVATION NOTE
 ELEVATIONS ARE DERIVED FROM THE CITY OF TORONTO BENCHMARK NO. 1200000001, WHICH IS LOCATED IN THE WEST SIDE OF CONCRETE RETAINING WALL IN THE NE CORNER OF THE INTERSECTION OF NEWBRIDGE ROAD AND 30 NEWBRIDGE ROAD. THE BENCHMARK IS APPROXIMATELY 2.27M SOUTH OF THE NORTH END OF LOT 36 AND IS REFERRED TO AS "BENCHMARK".
 ELEVATION: PROPOSED ELEVATION = 115.877 METERS.



KEY PLAN

No.	Revision	Date	By
3.	ISSUED FOR TENDER	Aug. 30, 24	M.P.
2.	ISSUED FOR PERMIT	Feb. 5, 24	M.P.
1.	ISSUED FOR CLIENT REVIEW	Dec. 8, 23	M.P.

- Drawing Notes**
- All drawings, plans, models, designs, specifications and other documents prepared by Read Jones Christoffersen Ltd. ("RJC") and used in connection with this project are instruments of service for the work shown in them (the "Work") and as such are and remain the property of RJC whether the Work is executed or not, and RJC reserves the copyright in them and in the Work executed from them, and they shall not be used for any other work or project.
 - These drawings are "design drawings" only. They may not be suitable for use as shop drawings. Use of these drawings as base drawings for "shop drawings" is not permitted unless written permission containing certain conditions and limitations is obtained from RJC. The work "as constructed" may vary from what is shown on these drawings.
 - Use of these drawings is limited to that identified in the Revision column. Do not construct from these drawings unless marked "Issued for Construction" by RJC in the Revision column, and then only for the parts noted. The drawings shall not be used for "pricing", "costing", or "tender" unless so indicated in the Revision column. "Pricing" or "Costing" drawings are not complete and any prices based on such drawings must allow for this.

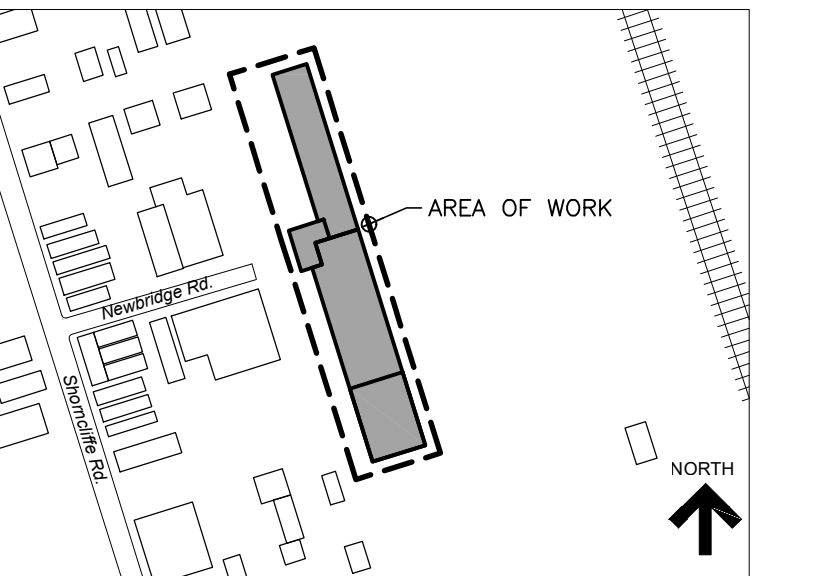
Seal

Project Name
**30 Newbridge Road
 Etobicoke, Ontario**

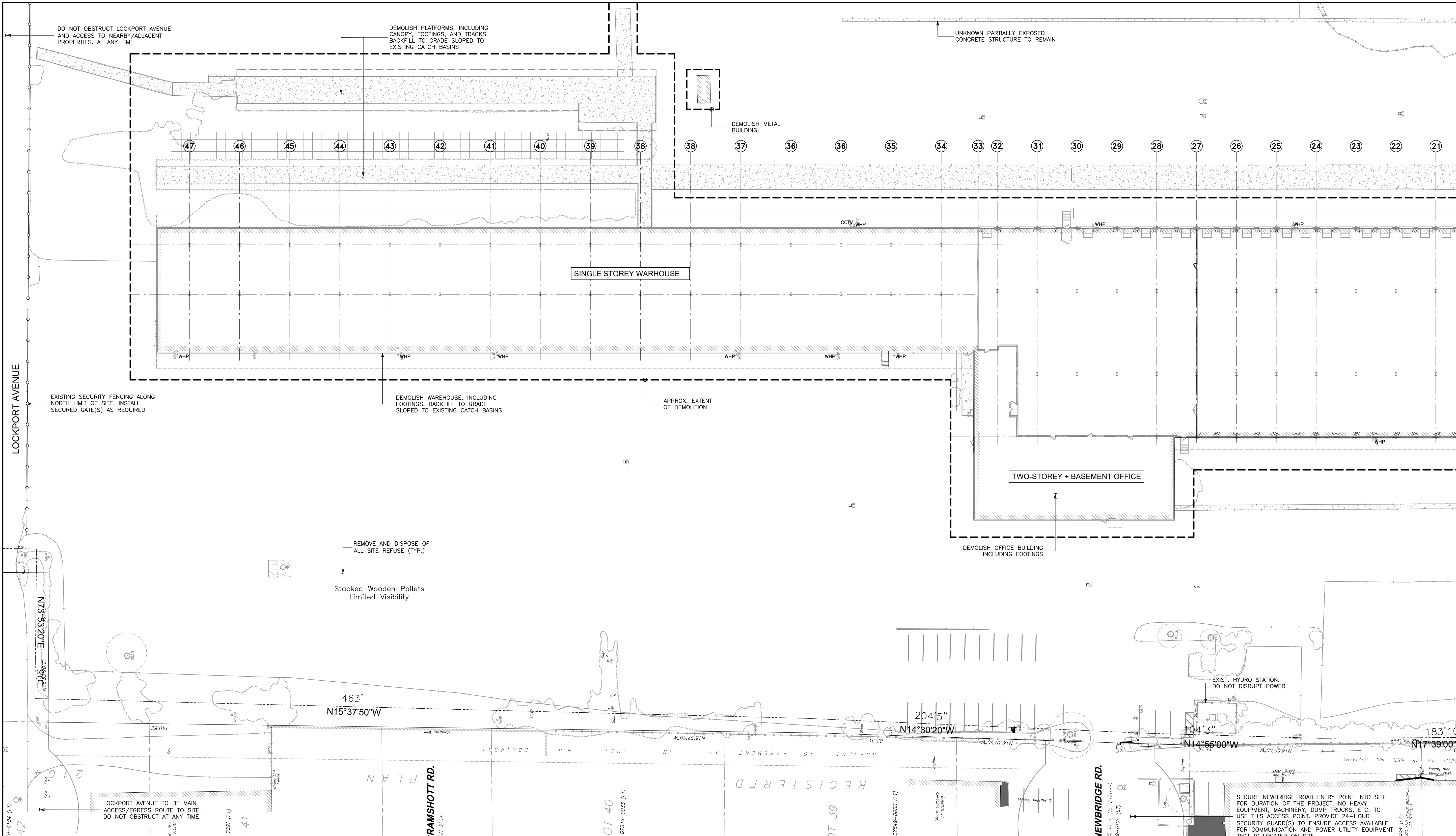
BUILDING DEMOLITION
 Sheet Title

NORTH LEGAL AND TOPOGRAPHIC SURVEY

Drawn By T.S. Scale N.T.S.
 Designed By M.P. Date August 30, 2024
 RJC Project Number TOR.128366.0002
 Sheet Number Revision
D1

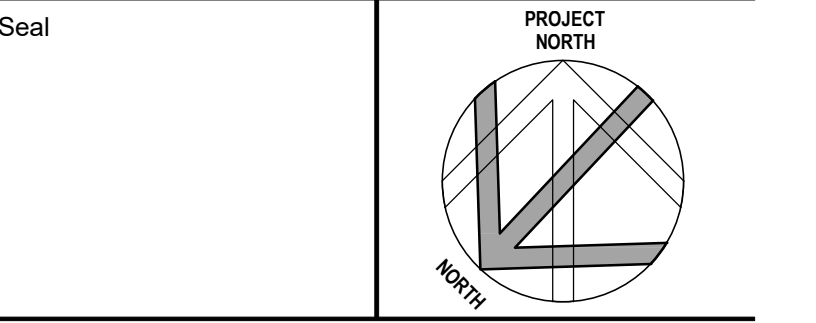


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Project Name
**30 Newbridge Road
Etobicoke, Ontario**

BUILDING DEMOLITION

Sheet Title

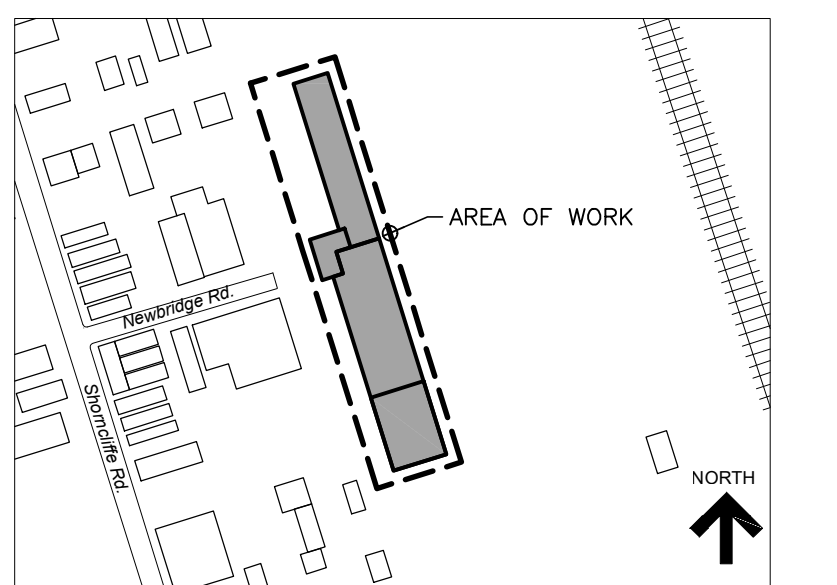
NORTH DEMOLITION PART PLAN

Drawn By **T.S.** Scale **1:350**
Designed By **M.P.** Date **August 30, 2024**
RJC Project Number **TOR.128366.0002**
Sheet Number _____ Revision _____

D3

- DEMOLITION NOTES**
- CONTRACTOR IS RESPONSIBLE FOR REMOVING EXISTING EQUIPMENT, MACHINERY, TRUCKS, WOOD PALLETS, NONPERMANENT STORAGE CONTAINERS, STORED GOODS, ETC. FROM THE SITE PRIOR TO START OF DEMOLITION. REFER TO REFUSE SUMMARY DOCUMENT IN APPENDIX B.
 - EXPOSE, DECOMMISSION, CAP AND STAKE ALL SITE SERVICES AT PROPERTY LINE OR AT MAIN BRANCH LINE IF UTILITY SERVES OTHER PROPERTIES. SHOW STAKED LOCATION ON AS-BUILT RECORD DRAWINGS. REFER TO SITE PLAN FOR DESCRIPTION AND LOCATION OF SITE SERVICES.
 - REFER TO HAZARDOUS MATERIALS ASSESSMENT REPORT BY FISHER ENGINEERING DATED JANUARY 2024 AND PH 1 & PH 2 ESA BY WSP DATED FEBRUARY 2019.
 - DEMOLITION TO INCLUDE:
 - DECOMMISSIONING AND CAPPING SITE SERVICES;
 - ABATEMENT OF HAZARDOUS MATERIALS;
 - DEMOLITION OF MAIN WAREHOUSE SUPERSTRUCTURE AND FOUNDATIONS, INCLUDING RAMPS AND STAIRS LEADING INTO THE BUILDING;
 - DEMOLITION OF 2-STORY OFFICE BUILDING SUPERSTRUCTURE BASEMENT AND FOUNDATIONS;
 - DEMOLITION OF RAISED PLATFORMS, INCLUDING CANOPIES, STAIRS, RAMPS, TRAIN TRACKS, AND FOUNDATIONS;
 - DEMOLITION OF ANCILLARY BUILDINGS AND STRUCTURES, INCLUDING REMOVAL OF CONCRETE ROAD BARRIERS;
 - EXCAVATION AND DISPOSAL OF LARGE BURIED CHAMBER BELOW ASPHALT PAVEMENT AT SOUTH CORNER OF BUILDING;
 - DEMOLITION TO EXCLUDE:
 - UTILITIES WITHIN PROPERTY LIMITS THAT PROVIDE SERVICE TO OTHER PROPERTIES;
 - POLE MOUNTED LIGHT FIXTURES (MAINTAIN POWER);
 - CONCRETE GROUND SLABS OUTSIDE THE BUILDING FOOTPRINT;
 - FIRE HYDRANTS, UTILITY BOXES, INCOMING HYDRO SERVICE, BOLLARDS, MONITORING WELLS, ETC.;
 - MANHOLES AND CATCH BASINS;
 - CHAIN LINK SECURITY FENCE AROUND PROPERTY;
 - REGRADE SITE TO ELIMINATE LOW SPOTS, POT HOLES, AND ENSURE ADEQUATE SLOPING TO EXISTING CATCH BASINS.
 - PROVIDE AS-BUILT RECORD DRAWINGS OF SITE SERVICES AND UTILITIES.
 - PROVISIONAL SCOPE: REINSTATE NATURAL GAS SERVICE AND WATER SERVICE TO 30A NEWBRIDGE, INCLUDING ALL ENGINEERING, PERMITS, APPROVALS, COORDINATION OF AHJ AND TRADES, TESTING, AND COMMISSIONING.

- LEGEND**
- B BOLLARD
 - CB CATCH BASIN
 - FH FIRE HYDRANT
 - MH MANHOLE
 - MP METAL POLE
 - WHP WOOD HYDRO POLE
 - CHAIN FENCE
 - DECIDUOUS TREE
 - BUSH

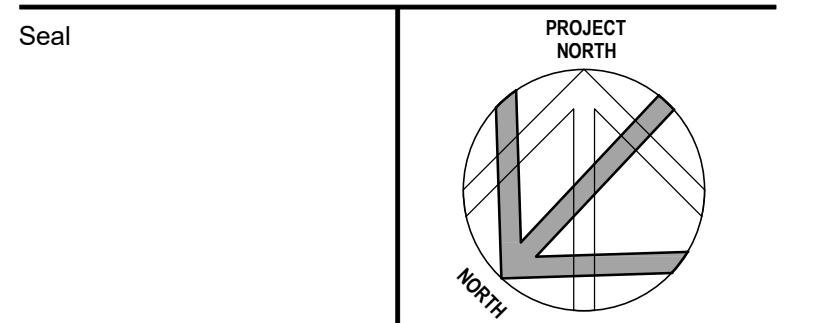


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Drawing Notes

- All drawings, plans, models, designs, specifications and other documents prepared by Read Jones Christoffersen Ltd. ("RJC") and used in connection with this project are instruments of service for the work shown in them ("Work") and as such are and remain the property of RJC whether the Work is executed or not, and RJC reserves the copyright in them and in the Work executed from them, and they shall not be used for any other work or project.
- These drawings are "design drawings" only. They may not be suitable for use as shop drawings. Use of these drawings as base drawings for "shop drawings" is not permitted unless written permission containing certain conditions and limitations is obtained from RJC. The work "as constructed" may vary from what is shown on these drawings.
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Project Name
**30 Newbridge Road
Etobicoke, Ontario**

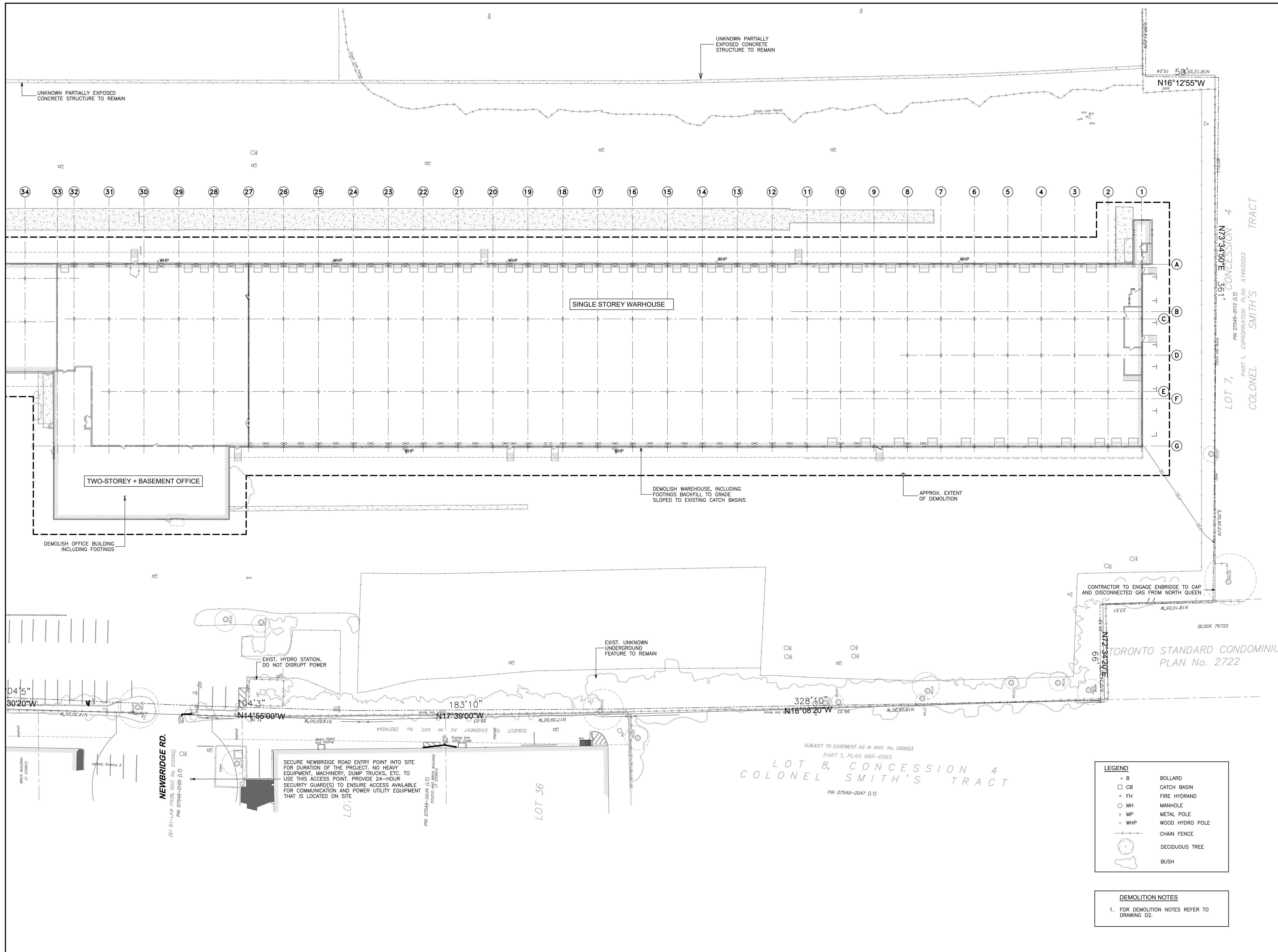
BUILDING DEMOLITION

Sheet Title

SOUTH DEMOLITION PART PLAN

Drawn By T.S. Scale 1:350
Designed By M.P. Date August 30, 2024
RJC Project Number **TOR.128366.0002**
Sheet Number _____ Revision _____

D4



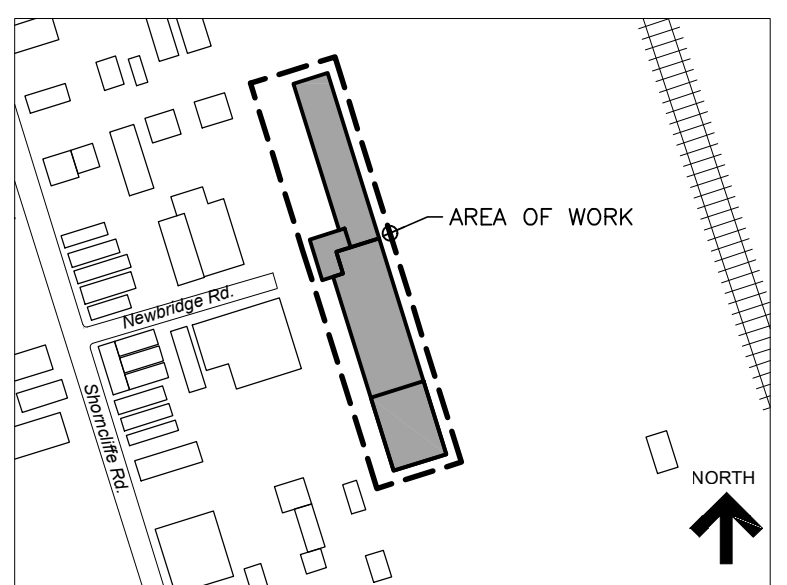
LEGEND

○ B	BOLLARD
□ CB	CATCH BASIN
□ FH	FIRE HYDRANT
○ MH	MANHOLE
○ MP	METAL POLE
○ WHP	WOOD HYDRO POLE
—	CHAIN FENCE
○	DECIDUOUS TREE
○	BUSH

DEMOLITION NOTES
1. FOR DEMOLITION NOTES REFER TO DRAWING D2.

SECURE NEWBRIDGE ROAD ENTRY POINT INTO SITE FOR DURATION OF THE PROJECT. NO HEAVY EQUIPMENT, MACHINERY, DUMP TRUCKS, ETC. TO USE THIS ACCESS POINT. PROVIDE 24-HOUR SECURITY GUARD(S) TO ENSURE ACCESS AVAILABLE FOR COMMUNICATION AND POWER UTILITY EQUIPMENT THAT IS LOCATED ON SITE

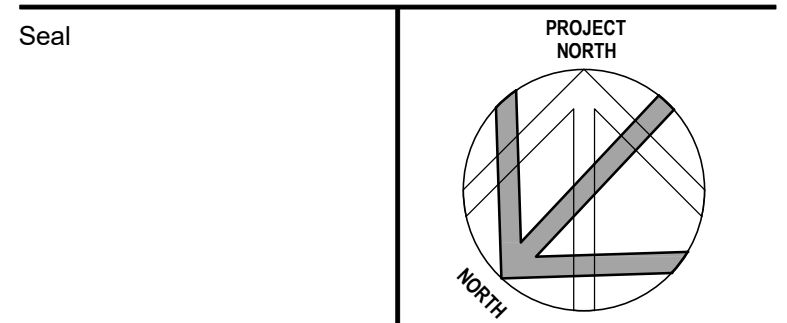
SUBJECT TO EASEMENT AS IN INST. No. E189503
PART 1, PLAN GER-6565
**LOT 8, CONCESSION 4
COLONEL SMITH'S TRACT**
PIN 07549-0047 (L.T.)



KEY PLAN

No.	Revision	Date	By
3.	ISSUED FOR TENDER	Aug. 30, 24	M.P.
2.	ISSUED FOR PERMIT	Feb. 5, 24	M.P.
1.	ISSUED FOR CLIENT REVIEW	Dec. 8, 23	M.P.

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Project Name
**30 Newbridge Road
Etobicoke, Ontario**

BUILDING DEMOLITION

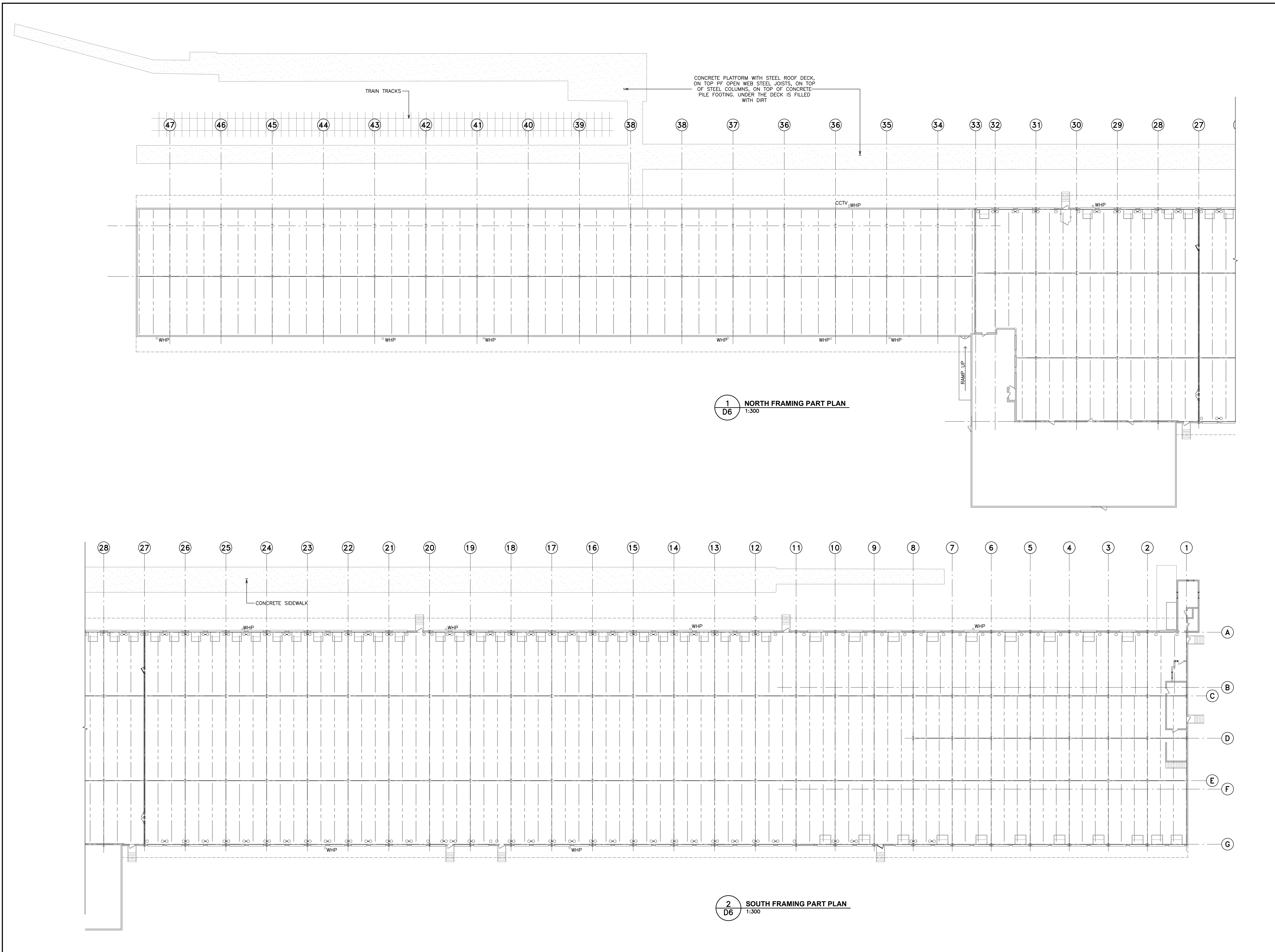
Sheet Title

FRAMING PLAN

Drawn By T.S. Scale 1:300
Designed By M.P. Date August 30, 2024
RJC Project Number **TOR.128366.0002**

Sheet Number Revision

D5



1 NORTH FRAMING PART PLAN
D6 1:300

2 SOUTH FRAMING PART PLAN
D6 1:300

URBAN X - SUBSURFACE UTILITY ENGINEERING

- GENERAL NOTES:
1. ALL GAS... FIELD INVESTIGATION...
2. THE BOUNDS OF THE...
3. FIELD VERIFICATION...
4. EMPTY CONCRETE...
5. ALL INTERFERED...
6. THE BOUNDS OF THE...
7. ALL INTERFERED...
8. THE BOUNDS OF THE...
9. THE BOUNDS OF THE...
10. THE BOUNDS OF THE...
11. THE BOUNDS OF THE...
12. THE BOUNDS OF THE...
13. THE BOUNDS OF THE...
14. THE BOUNDS OF THE...
15. THE BOUNDS OF THE...
16. THE BOUNDS OF THE...
17. THE BOUNDS OF THE...
18. THE BOUNDS OF THE...
19. THE BOUNDS OF THE...
20. THE BOUNDS OF THE...

- SUE QUALITY LEVEL DESCRIPTION AND LINETYPE DEPICTION
QUALITY LEVEL 'A' - INFORMATION DERIVED FROM OBTAINED UTILITY RECORDS...
QUALITY LEVEL 'B' - INFORMATION DERIVED FROM OBTAINED UTILITY RECORDS...
QUALITY LEVEL 'C' - INFORMATION DERIVED FROM SURVEYING AND FITTING...
QUALITY LEVEL 'D' - INFORMATION DERIVED FROM SURVEYING AND FITTING...
QUALITY LEVEL 'E' - INFORMATION DERIVED FROM SURVEYING AND FITTING...
QUALITY LEVEL 'F' - INFORMATION DERIVED FROM SURVEYING AND FITTING...
QUALITY LEVEL 'G' - INFORMATION DERIVED FROM SURVEYING AND FITTING...
QUALITY LEVEL 'H' - INFORMATION DERIVED FROM SURVEYING AND FITTING...
QUALITY LEVEL 'I' - INFORMATION DERIVED FROM SURVEYING AND FITTING...
QUALITY LEVEL 'J' - INFORMATION DERIVED FROM SURVEYING AND FITTING...
QUALITY LEVEL 'K' - INFORMATION DERIVED FROM SURVEYING AND FITTING...
QUALITY LEVEL 'L' - INFORMATION DERIVED FROM SURVEYING AND FITTING...
QUALITY LEVEL 'M' - INFORMATION DERIVED FROM SURVEYING AND FITTING...
QUALITY LEVEL 'N' - INFORMATION DERIVED FROM SURVEYING AND FITTING...
QUALITY LEVEL 'O' - INFORMATION DERIVED FROM SURVEYING AND FITTING...
QUALITY LEVEL 'P' - INFORMATION DERIVED FROM SURVEYING AND FITTING...
QUALITY LEVEL 'Q' - INFORMATION DERIVED FROM SURVEYING AND FITTING...
QUALITY LEVEL 'R' - INFORMATION DERIVED FROM SURVEYING AND FITTING...
QUALITY LEVEL 'S' - INFORMATION DERIVED FROM SURVEYING AND FITTING...
QUALITY LEVEL 'T' - INFORMATION DERIVED FROM SURVEYING AND FITTING...
QUALITY LEVEL 'U' - INFORMATION DERIVED FROM SURVEYING AND FITTING...
QUALITY LEVEL 'V' - INFORMATION DERIVED FROM SURVEYING AND FITTING...
QUALITY LEVEL 'W' - INFORMATION DERIVED FROM SURVEYING AND FITTING...
QUALITY LEVEL 'X' - INFORMATION DERIVED FROM SURVEYING AND FITTING...
QUALITY LEVEL 'Y' - INFORMATION DERIVED FROM SURVEYING AND FITTING...
QUALITY LEVEL 'Z' - INFORMATION DERIVED FROM SURVEYING AND FITTING...

- UNDERGROUND UTILITY CODES AND COLOUR
GAS - GAS MAIN
CS - GAS SERVICE
WS - WATER MAIN
WS - WATER SERVICE
HYD - HYDRO PIPES
E - ELECTRICAL (PHASE)
E - STREET LIGHT
BELL - BELL PANT
REF - RESIDUE FIBRE OPTIC
? - UNKNOWN
STM - STORM
SAN - SANITARY
UTILITY CONTINUATION
DIRECTION OF FLOW
LOWEST POINT OR DEEPEST WITH FLOW DIRECTION

SUBSURFACE UTILITY ENGINEERING STUDY

at
30A NEWBRIDGE ROAD,
ETOBICOKE, ONTARIO

FOR: CITY OF TORONTO

DATE: JULY 22, 2024 CHECKED BY: GG/ET

PROJECT #: 144765 SCALE: 1:600

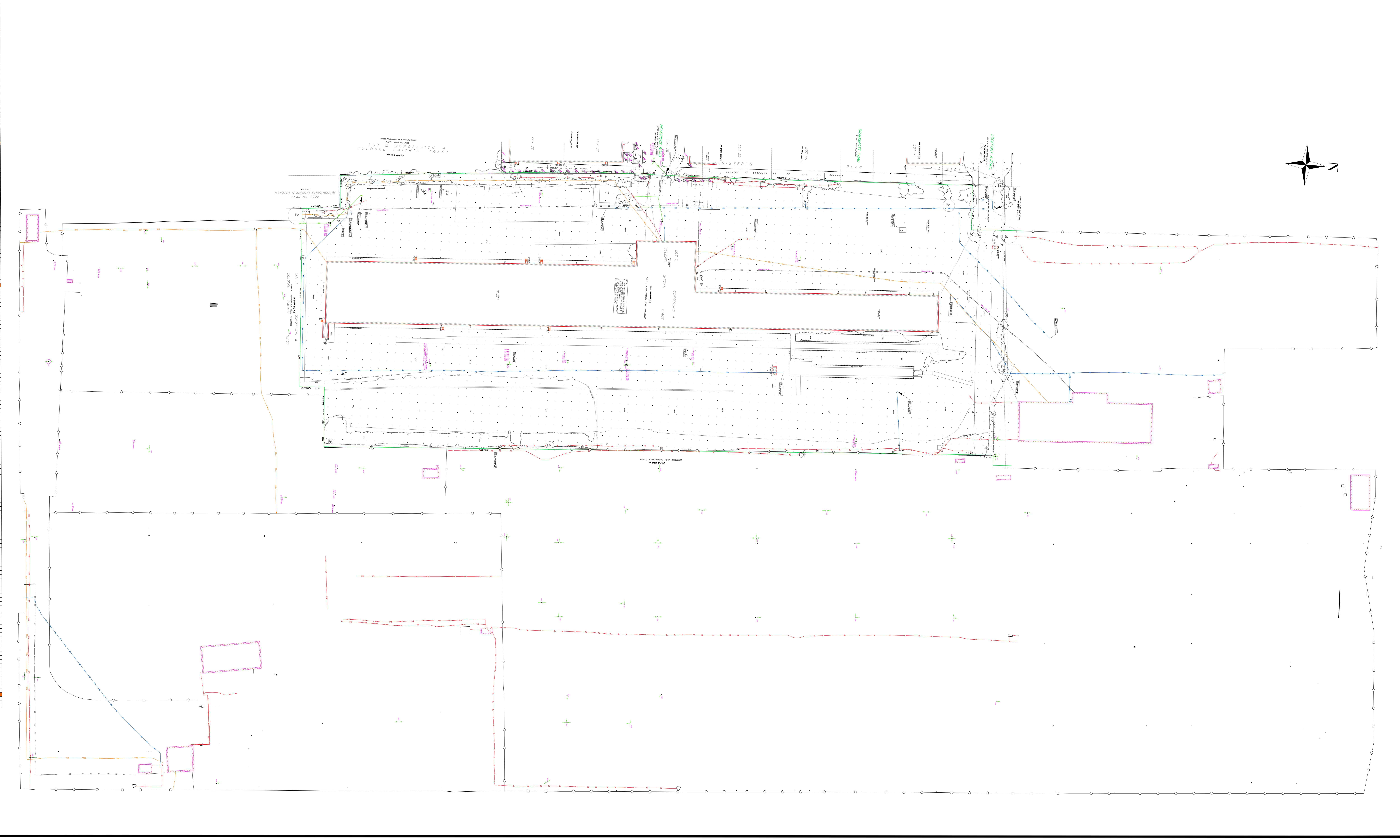


UTILITY LOCATES ARE REQUIRED PRIOR TO ANY EXCAVATION ACTIVITY

REVISIONS

Table with columns: DATE, REVISION, INITIALS. Row 1: 30/07/22, FOR CLIENT REVIEW, ET

STRUCTURE MEASUREMENTS SUMMARY TABLE
Columns: Event, Structure No., Date, Team, Structure Name, Material, Height, Width, Depth, Location, Field Comments, Additional Comments. Contains multiple rows of structure data.



Notes:
1. The user is advised that...
2. The user is advised that...
3. The user is advised that...