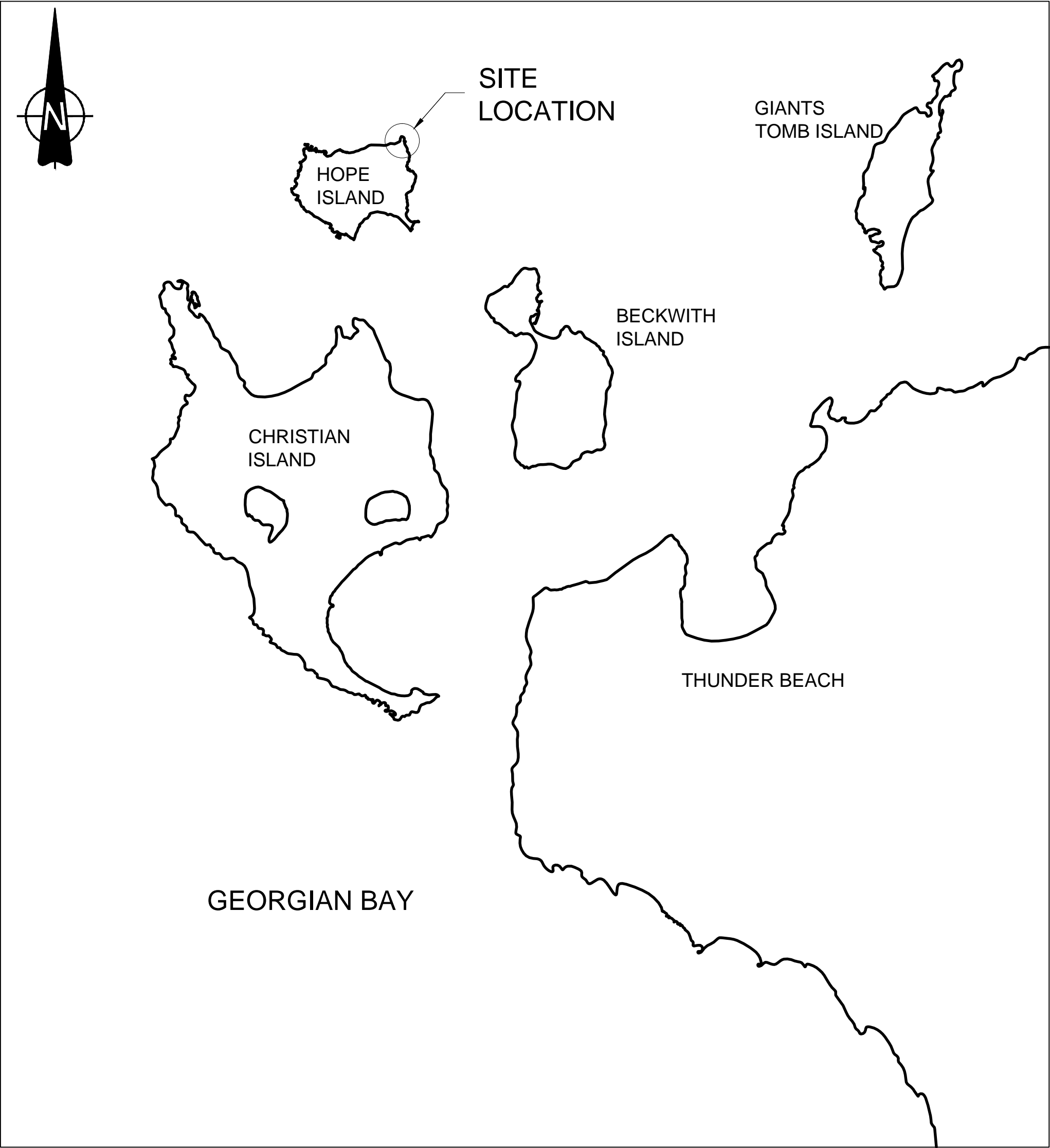


# HOPE ISLAND DEMOLITION PROJECT

R.078904.001



LOCATION PLAN

## DRAWING INDEX

DWG No.	DESCRIPTION
G01	COVER PAGE
S01	GENERAL NOTES AND EXISTING SITE PLAN
S02	BOAT HOUSE DEMOLITION PLAN AND SECTIONS
S03	LIGHTHOUSE FLOOR AND DEMOLITION PLANS
S04	LIGHTHOUSE ELEVATIONS AND PHOTOS
S05	FOG HOUSE DEMOLITION PLAN AND SECTIONS
S06	GENERATOR BUILDING DEMOLITION PLAN AND SECTIONS
S07	RESIDENCE 1 DEMOLITION PLAN AND SECTIONS
S08	RESIDENCE 2 DEMOLITION PLAN AND SECTIONS
S09	WHARF PLAN AND SECTIONS
S10	POST DEMOLITION SITE PLAN

1. GENERAL NOTES

- 1.1 THE GENERAL NOTES AND STRUCTURAL STANDARD DETAILS ARE GENERAL AND APPLY TO THE ENTIRE PROJECT EXCEPT WHERE SPECIFIED OTHERWISE.
- 1.2 CONSTRUCTION TO COMPLY WITH THE LATEST EDITION OF THE NATIONAL BUILDING CODE AND THE ONTARIO BUILDING CODE AT TIME OF TENDER. THE ABOVE TO GOVERN EXCEPT WHERE OTHER APPLICABLE CODES OR THE DRAWING NOTES ARE MORE RESTRICTIVE. THE MOST STRINGENT OF THE APPLICABLE REQUIREMENTS SHALL ALWAYS SUPERSEDE.
- 1.3 ALL WORKS SHALL CONFORM TO THE LATEST EDITION OF THE OCCUPATIONAL HEALTH AND SAFETY ACT (OHSA) R.S.O. 1990.
- 1.4 ACCURACY OF CONSTRUCTION BASED ON THE SITE LAYOUT IS THE RESPONSIBILITY OF THE CONTRACTOR. REMEDIAL ACTIONS RESULTING FROM INACCURACIES WILL BE AT THE CONTRACTOR'S OWN EXPENSE. CONTRACTOR SHALL VERIFY ACCURACY OF DRAWINGS TO ITS OWN SATISFACTION.
- 1.5 ALL DIMENSIONS, LOCATIONS AND ELEVATIONS OF EXISTING FACILITY SHOWN ON THE CONTRACT DRAWINGS ARE BASED ON RECORD DRAWINGS AND ARE APPROXIMATE. FIELD VERIFY DIMENSIONS, ELEVATIONS AND DETAILS BEFORE COMMENCING WORK. REPORT DISCREPANCIES TO THE DEPARTMENTAL REPRESENTATIVE.
- 1.6 CONTRACTOR IS RESPONSIBLE FOR THE RESTORATION OF ALL DISTURBED AREAS BACK TO ORIGINAL CONDITIONS OR BETTER AFTER THE COMPLETION OF WORKS.
- 1.7 CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL SITE SUBMARINE CABLES AND UTILITIES. THE OWNER AND THE DEPARTMENTAL REPRESENTATIVE ASSUME NO RESPONSIBILITY FOR THE ACCURACY REGARDING CABLES AND UTILITIES INDICATED ON THE DRAWINGS.
- 1.9 DO NOT CUT OR INJURE TREES MEASURING 30CM OR GREATER IN DIAMETER AT 1.4m ABOVE GROUND LEVEL ON THE SUBJECT PROPERTY. TREE PRESERVATION METHODS MAY INCLUDE THE ERECTION OF HOARDING, CROWN AND ROOT PRUNING, FERTILIZATION, AERATION, MULCHING AND WATERING.
- 1.10 CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE CLEANLINESS OF THE ISLAND SITE
- 1.11 CONTRACTOR TO REMOVE ALL STRUCTURES INDICATED.
- 1.12 CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS REQUIRED FOR THE CONSTRUCTION WORK.

2. DESIGNATED SUBSTANCES AND HAZARDOUS MATERIALS

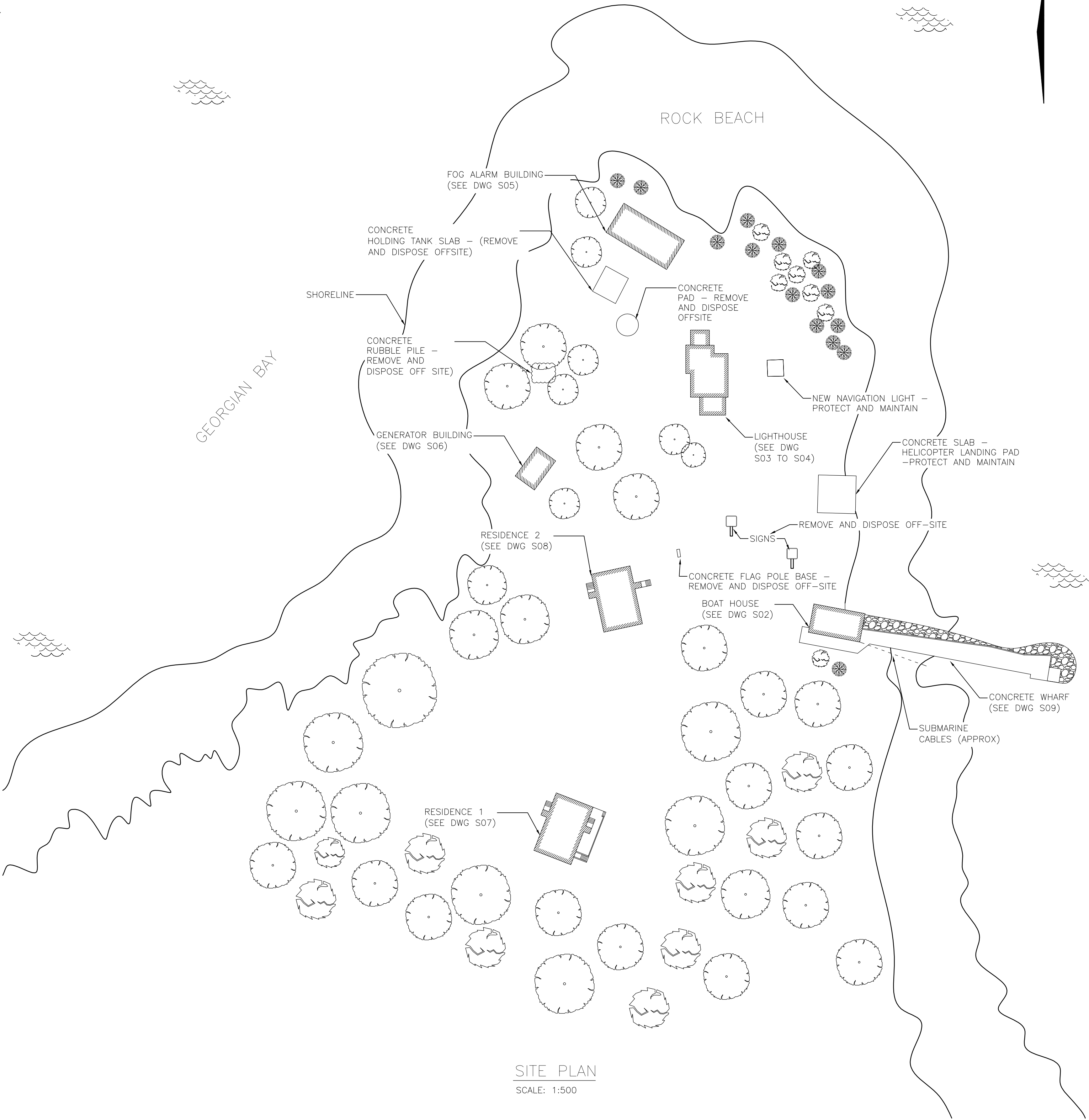
- 2.1 REFER TO WSP'S DESIGNATED SUBSTANCE AND HAZARDOUS MATERIALS SURVEY (DSHMS) FOUND IN THE SPECIFICATIONS FOR DETAILED INFORMATION ON HAZARDOUS SUBSTANCES PRESENT ON SITE.
- 2.2 REMOVE AND DISPOSE OF MATERIALS IDENTIFIED OR SUSPECTED OF BEING DESIGNATED SUBSTANCES AND HAZARDOUS MATERIALS.
- 2.3 COMPLY WITH ALL APPLICABLE REGULATIONS AND/OR DISPOSAL PROCEDURES. DO NOT COMMENCE BUILDING DEMOLITION UNTIL ALL DESIGNATED SUBSTANCES AND HAZARDOUS MATERIALS HAVE BEEN ABATED.
- 2.4 PRIOR TO DISPOSAL OFF SITE, STORE DESIGNATED SUBSTANCES INSIDE OF THE FOG ALARM BUILDING AS REQUIRED IN ORDER TO MINIMIZE POTENTIAL CONTAMINATION BETWEEN THE REMOVAL AND DISPOSAL TIMEFRAME.
- 2.5 UNDERTAKE BASIC PRECAUTIONS WHEN DEALING WITH LEAD-BASED PAINT MATERIAL TO MINIMIZE SITE CONTAMINATION. ENSURE WASTE GENERATED FROM THE DEMOLITION OF BUILDING MATERIAL WITH LEAD COATINGS APPLIED, DOES NOT EXCEED REGULATIONS IMPOSED.
- 2.6 DO NOT DISTURB EXISTING CONTAMINATED SOILS.

3. DEMOLITION NOTES

- 3.1 REFER TO SECTION 02 41 16 05 SPECIFICATION. CONTRACTOR SHALL SUBMIT A DEMOLITION PLAN PRIOR TO THE START OF WORK, WHICH INCLUDES PROPOSED METHODOLOGY, SITE ACCESS AND HAULING OF MATERIALS.
- 3.2 BEFORE COMMENCING DEMOLITION, PERFORM REMOVAL AND DISPOSAL OF DESIGNATED SUBSTANCES AND HAZARDOUS MATERIALS AS IDENTIFIED IN THE SPECIFICATIONS. REMOVAL AND DISPOSAL SHALL FOLLOW ALL APPLICABLE REGULATIONS AND GUIDELINES ESTABLISHED BY THE NATIONAL BUILDING CODE AND ONTARIO BUILDING CODE, THE ONTARIO MINISTRY OF LABOUR, AND ANY OTHER APPLICABLE GOVERNING BODY. REFER TO DESIGNATED SUBSTANCES AND HAZARDOUS MATERIALS SURVEY INCLUDED IN THE SPECIFICATIONS.
- 3.3 CAREFULLY DECONSTRUCT AND SOURCE SEPERATE MATERIALS DESTINED FOR LANDFILL TO MAXIMUM EXTENT POSSIBLE. TARGET FOR THIS PROJECT IS 50 % DIVERSION FROM LANDFILL.
- 3.4 CONFORM TO THE CONCEPTS AND SEQUENCES GIVEN OR IMPLIED. DEMOLITION SHALL FOLLOW A "TOP DOWN" APPROACH. CONTRACTOR SHALL SUBMIT THEIR OWN PROPOSED SEQUENCE AND PROCEDURES FOR REMOVAL AND BREAK OUTS BASED ON THEIR MANPOWER AND EQUIPMENT.

4. ABBREVIATIONS

- CB CATCH BASIN  
CMU CONCRETE MASONRY UNIT  
C/W COMPLETE WITH  
DL DEAD LOAD  
DWG DRAWING  
EL ELEVATION  
EQ EQUAL  
EW EACH WAY  
EF EACH FACE  
EX EXISTING  
FIN FINISH  
GALV GALVANIZED  
HP HIGH POINT  
IJ ISOLATION JOINT  
LP LOW POINT  
PL PLATE  
SIM SIMILAR  
S.S. STAINLESS STEEL  
T&B TOP AND BOTTOM  
THK THICK, THICKNESS  
T/O TOP OF  
TYP TYPICAL  
UNO UNLESS NOTED OTHERWISE  
@ AT  
C CENTERLINE  
% PERCENT  
Ø DIAMETER  
NTS NOT TO SCALE



SITE PLAN  
SCALE: 1:500

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**HOPE ISLAND  
GEORGIAN BAY  
ONTARIO**

**HOPE ISLAND  
DEMOLITION PROJECT**

drawing title  
titre du dessin  
**GENERAL NOTES AND SITE PLAN**

drawn by  
dessiné par  
**RJ**

designed by  
conc par  
**GD**

approved by  
approuvé par  
**GD**

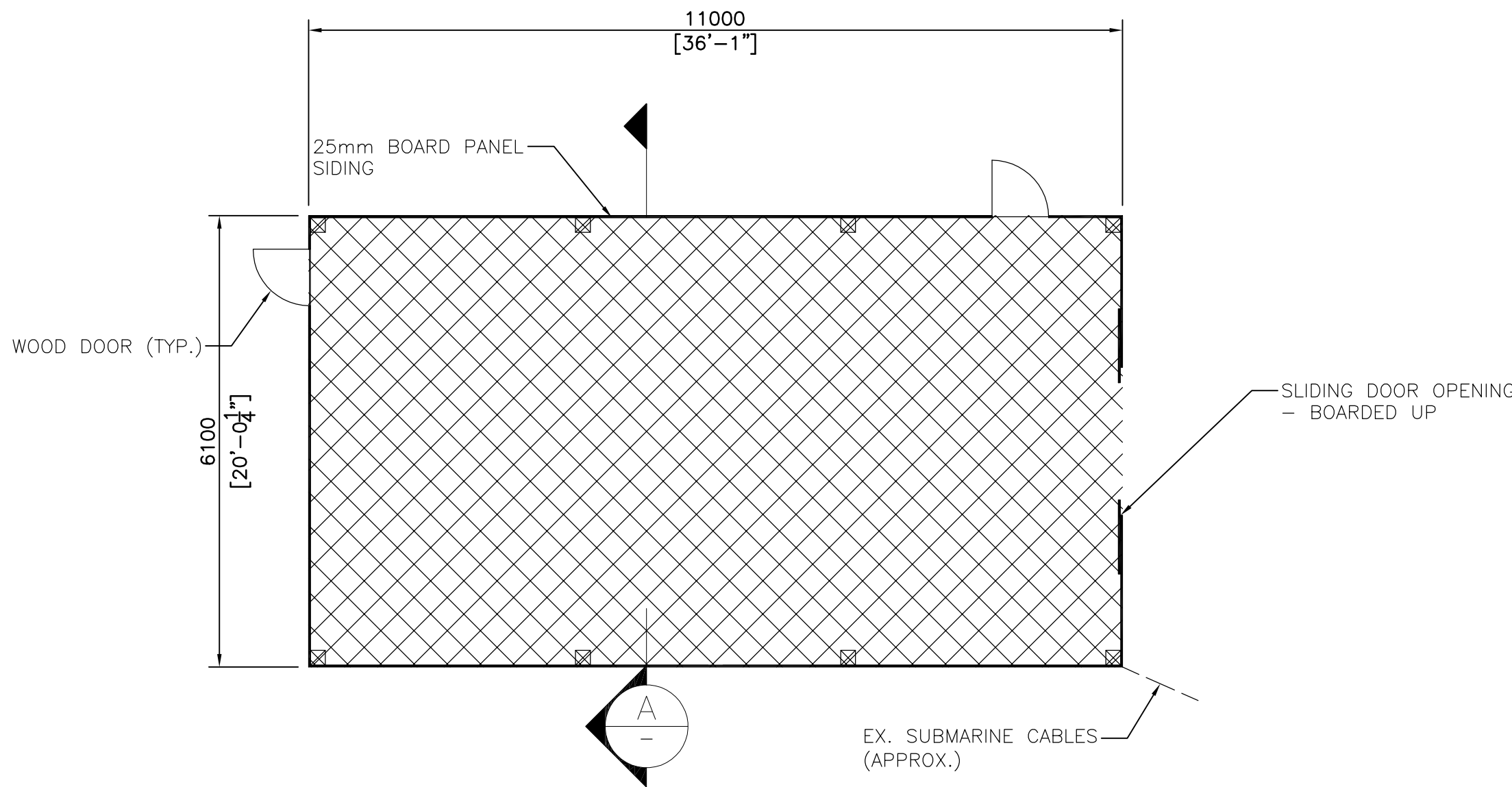
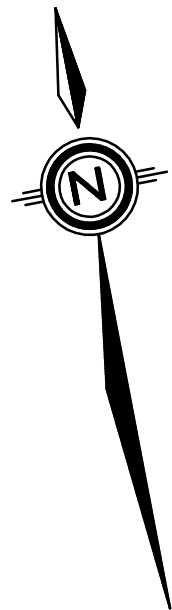
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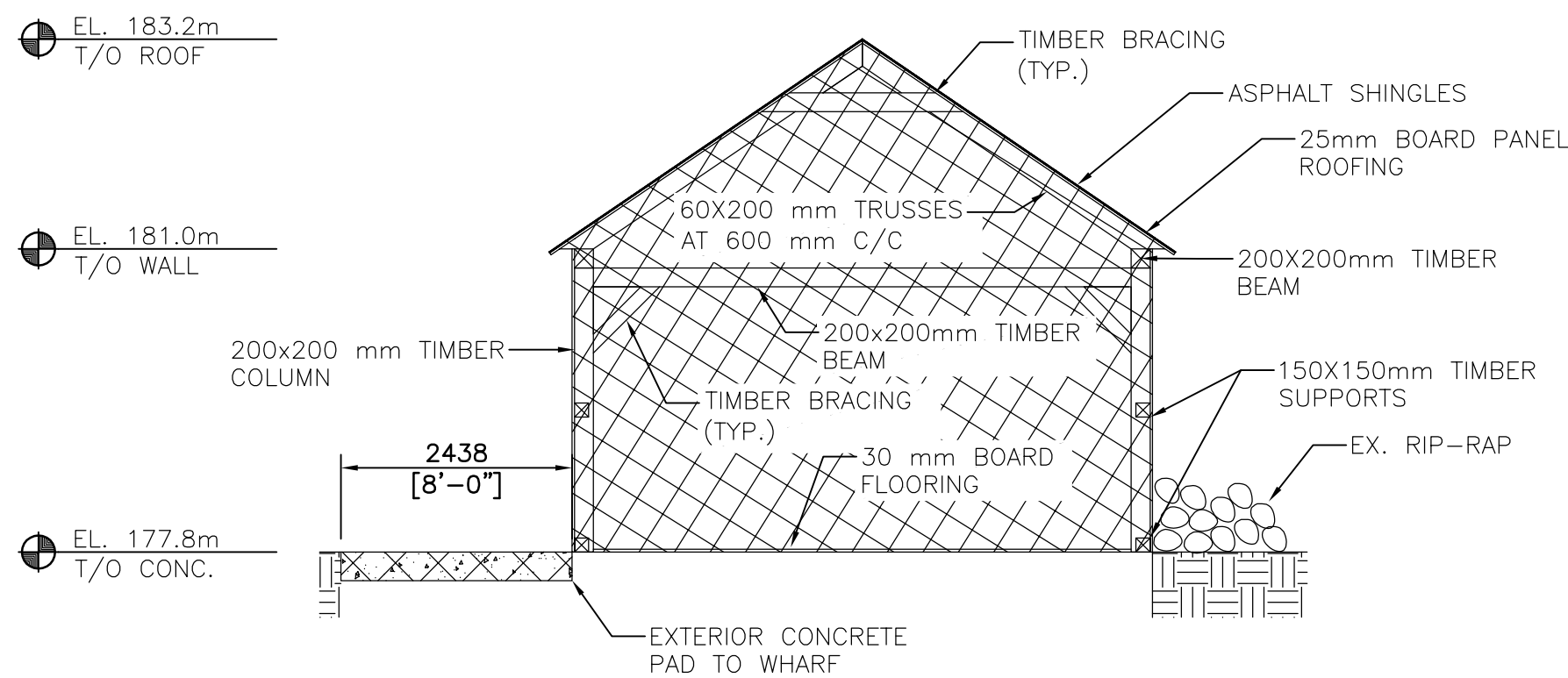
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BOATHOUSE PLAN VIEW  
SCALE: 1:70



SECTION A-A  
SCALE: 1:70



PHOTO 1: BOATHOUSE EAST ELEVATION



PHOTO 2: BOATHOUSE WEST ELEVATION



PHOTO 3: BOATHOUSE INTERIOR FACING WEST



PHOTO 4: BOATHOUSE ROOF STRUCTURE

LEGEND

- EXISTING
- DEMOLITION

1. BOATHOUSE DEMOLITION NOTES

- ELEVATIONS REFERENCED TO IGLD 1985.
- LOCATE AND PROTECT EXISTING SUBMARINE CABLES AND MAINTAIN SERVICE TO NAVIGATION LIGHT.
- DEMOLISH AND DISPOSE OF TIMBER STRUCTURE, CONCRETE FOUNDATIONS, AND ALL EXTERIOR ELEMENTS.
- RELOCATE EX. ROCK RIP-RAP ALONG THE SHORELINE AS DIRECTED BY THE DEPARTMENTAL REPRESENTATIVE. RIP-RAP MAY BE UTILIZED BY THE CONTRACTOR DURING THE CONSTRUCTION WORK FOR TEMPORARY SITE ACCESS.
- GRADE AREA AS DIRECTED BY DEPARTMENTAL REPRESENTATIVE. SEE DRAWING S10.

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GEORGIAN BAY  
ONTARIO**  
  
**HOPE ISLAND  
DEMOLITION PROJECT**  
  
drawing title  
titre du dessin  
**BOATHOUSE  
DEMOLITION PLAN AND SECTIONS**

drawn by  
dessiné par  
RJ

designed by  
conc par  
GD

approved by  
approuvé par  
GD

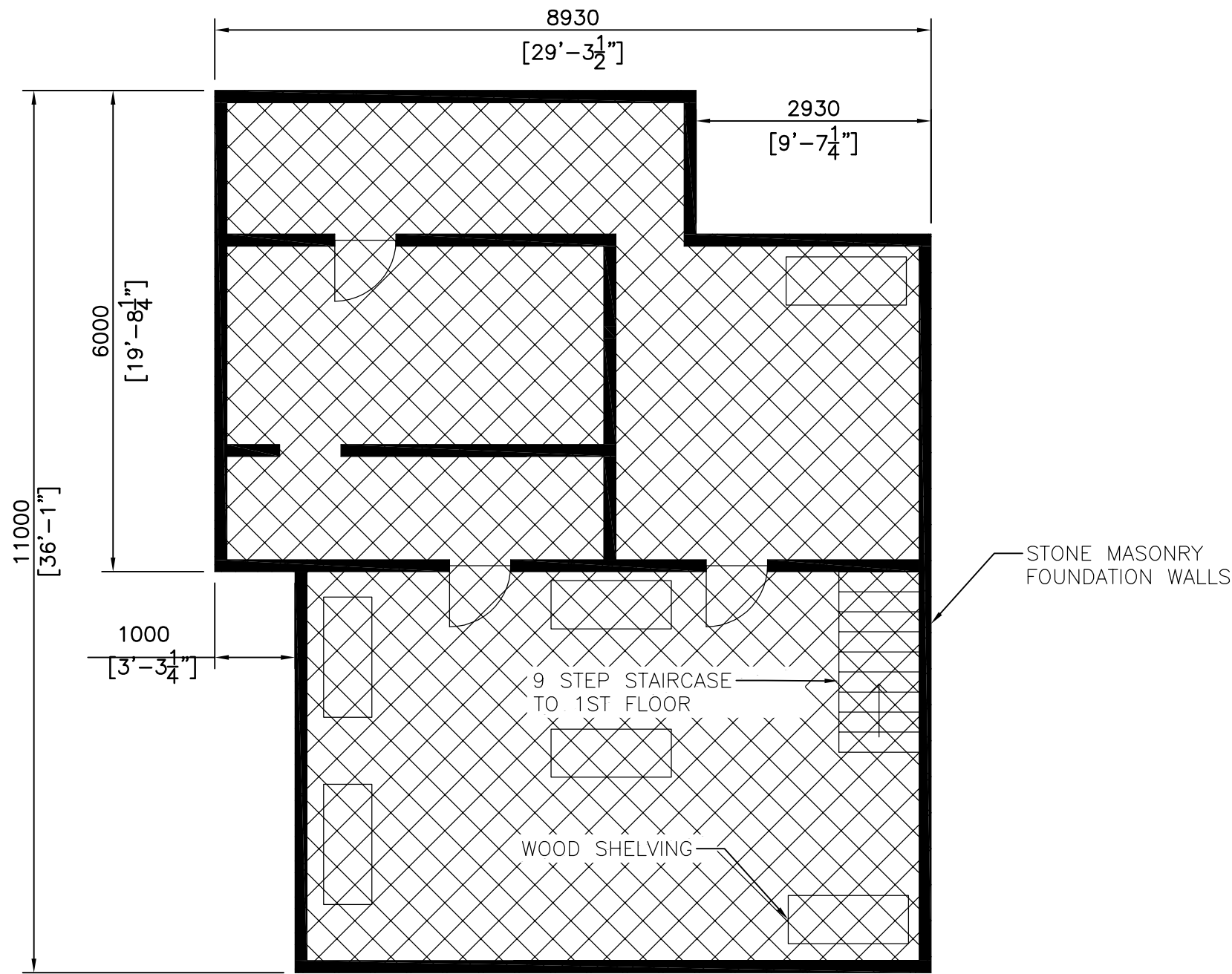
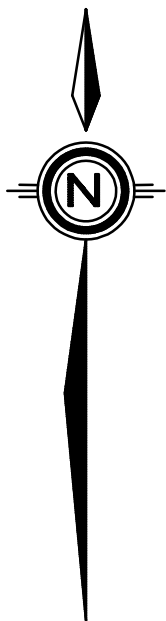
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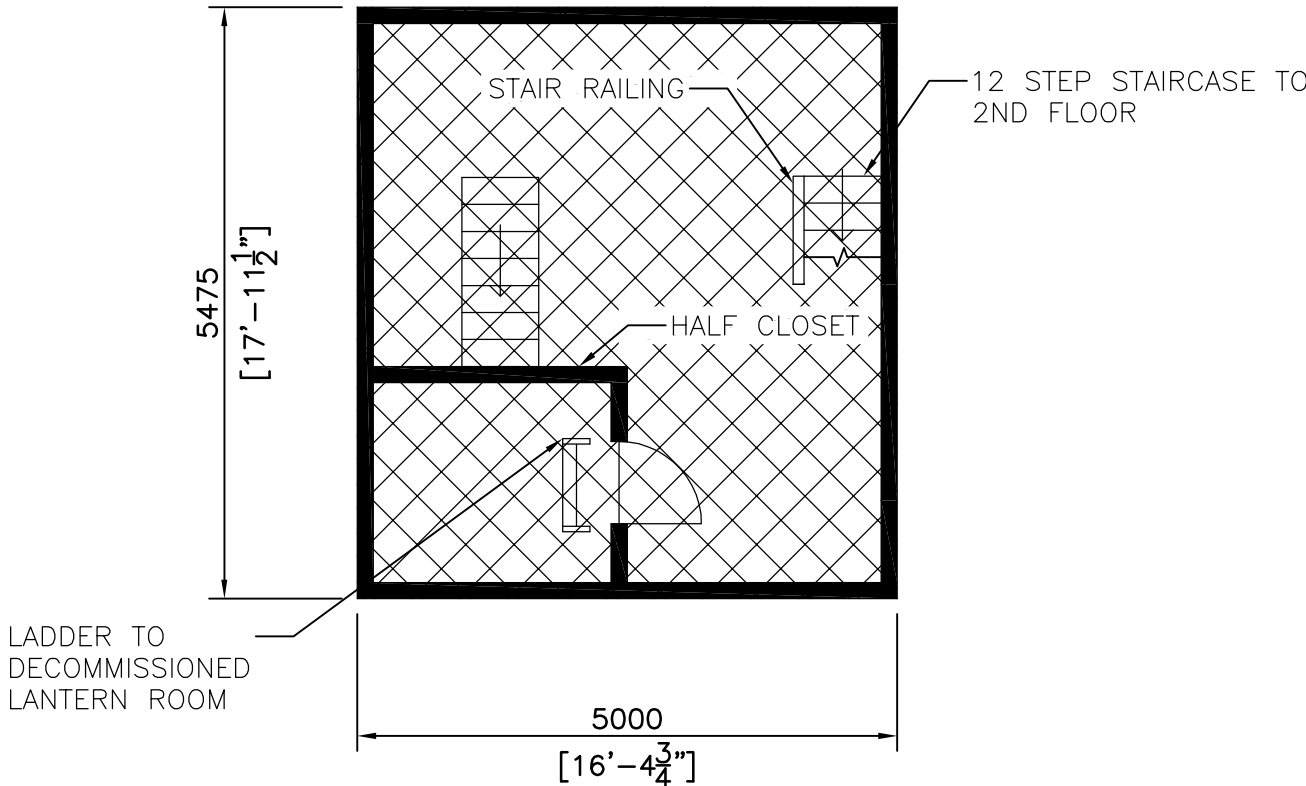
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LIGHTHOUSE BASEMENT  
SCALE: 1:70



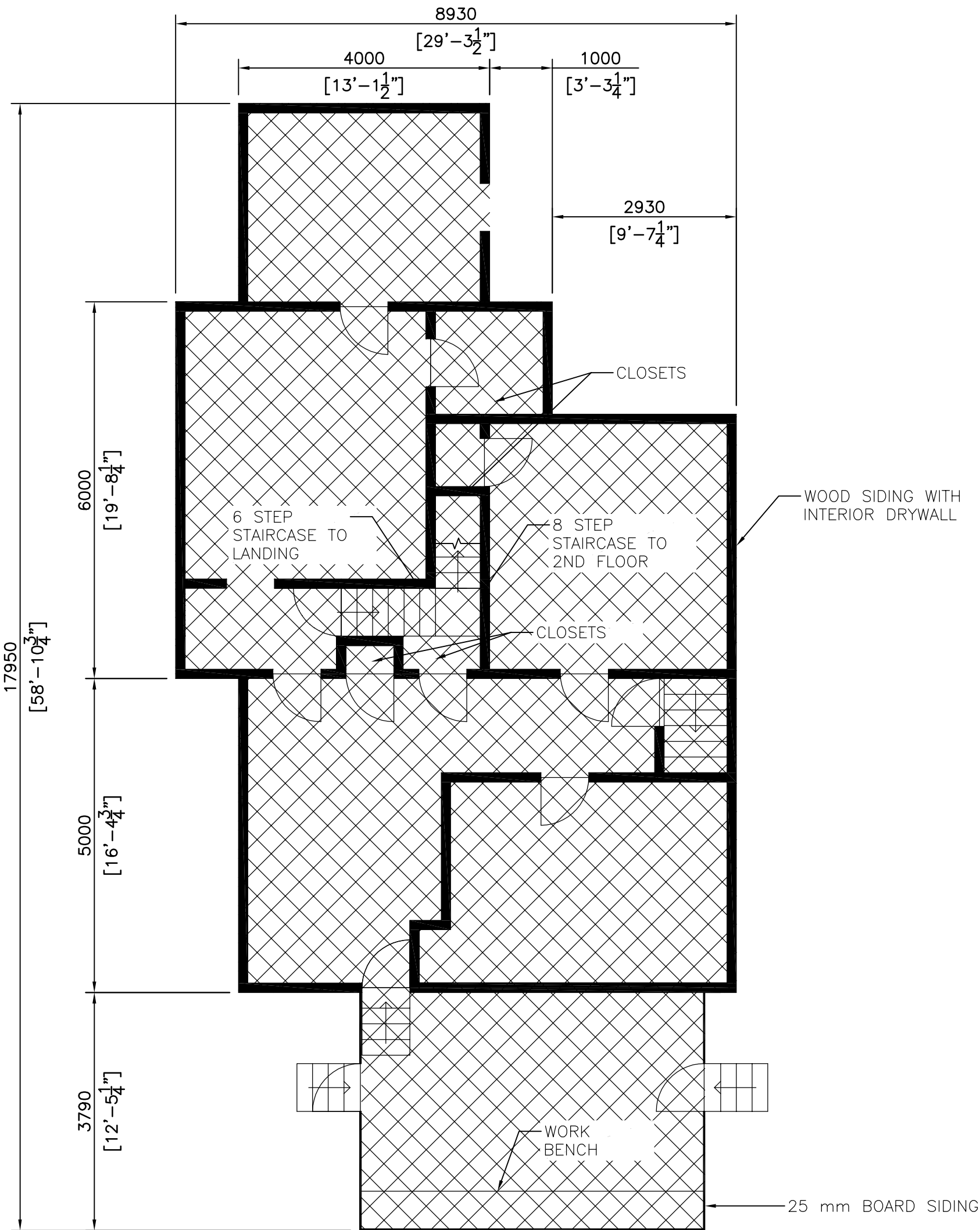
LIGHTHOUSE THIRD FLOOR  
SCALE: 1:70

LEGEND

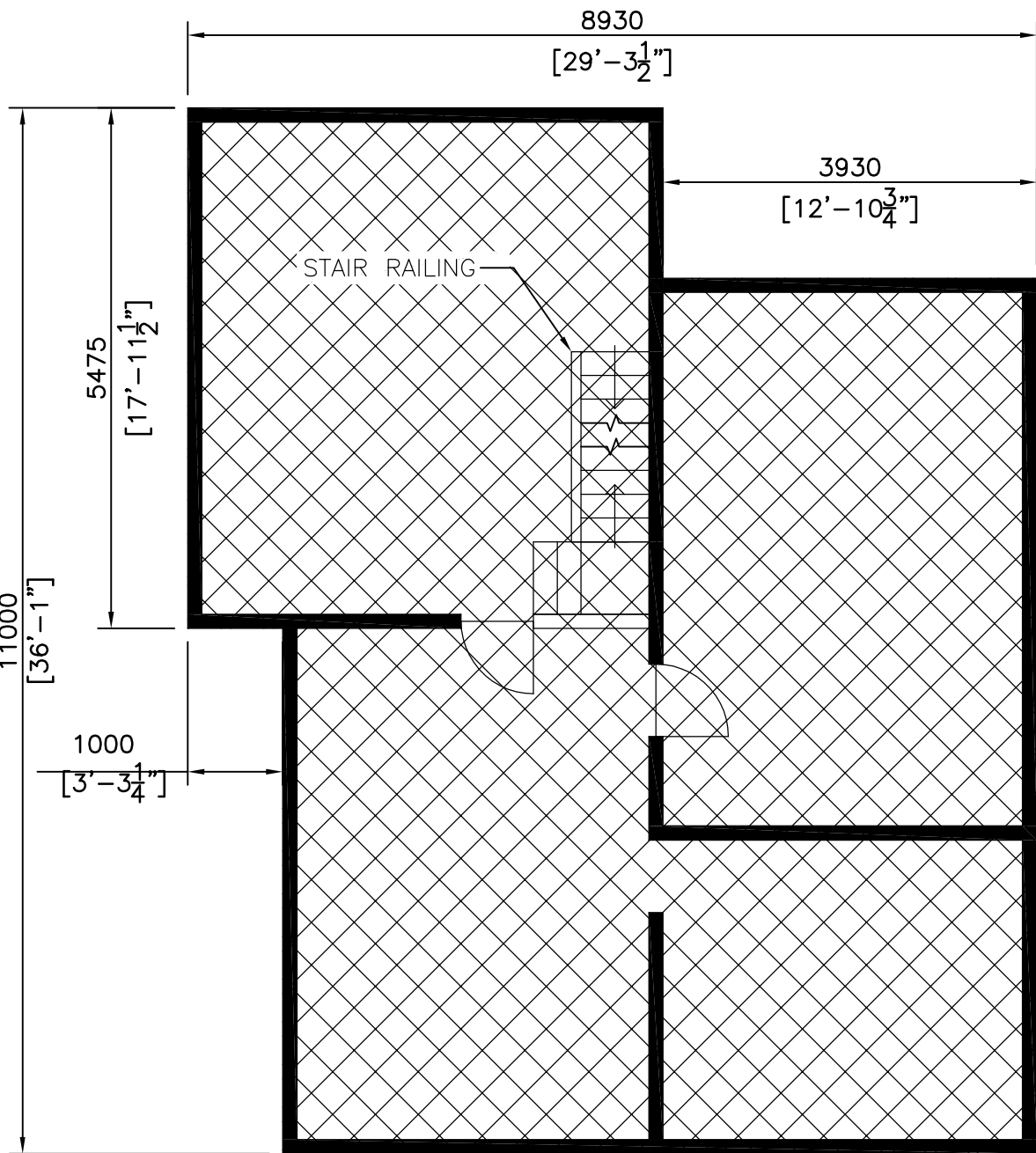
- EXISTING
- DEMOLITION

1. LIGHTHOUSE DEMOLITION NOTES:

- 1.1 REMOVE AND DISPOSE OF ALL DESIGNATED SUBSTANCES AND HAZARDOUS MATERIALS.
- 1.2 DEMOLISH AND DISPOSE OF TIMBER STRUCTURE, BASEMENT, STONE MASONRY FOUNDATIONS AND ALL BUILDING ELEMENTS.
- 1.3 GRADE AREA AS DIRECTED BY THE DEPARTMENTAL REPRESENTATIVE. SEE DRAWING S10.



LIGHTHOUSE FIRST FLOOR  
SCALE: 1:70



LIGHTHOUSE SECOND FLOOR  
SCALE: 1:70

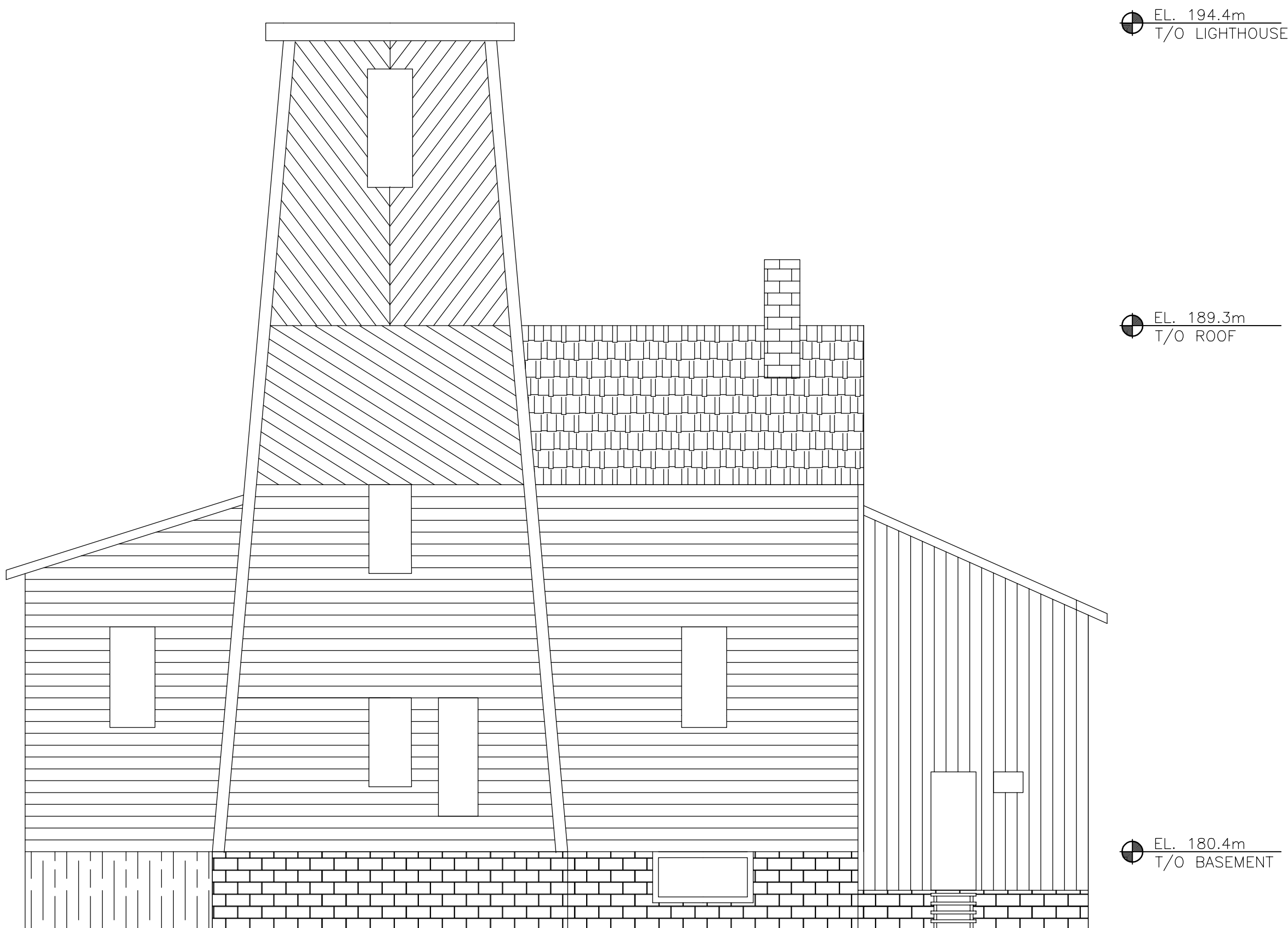
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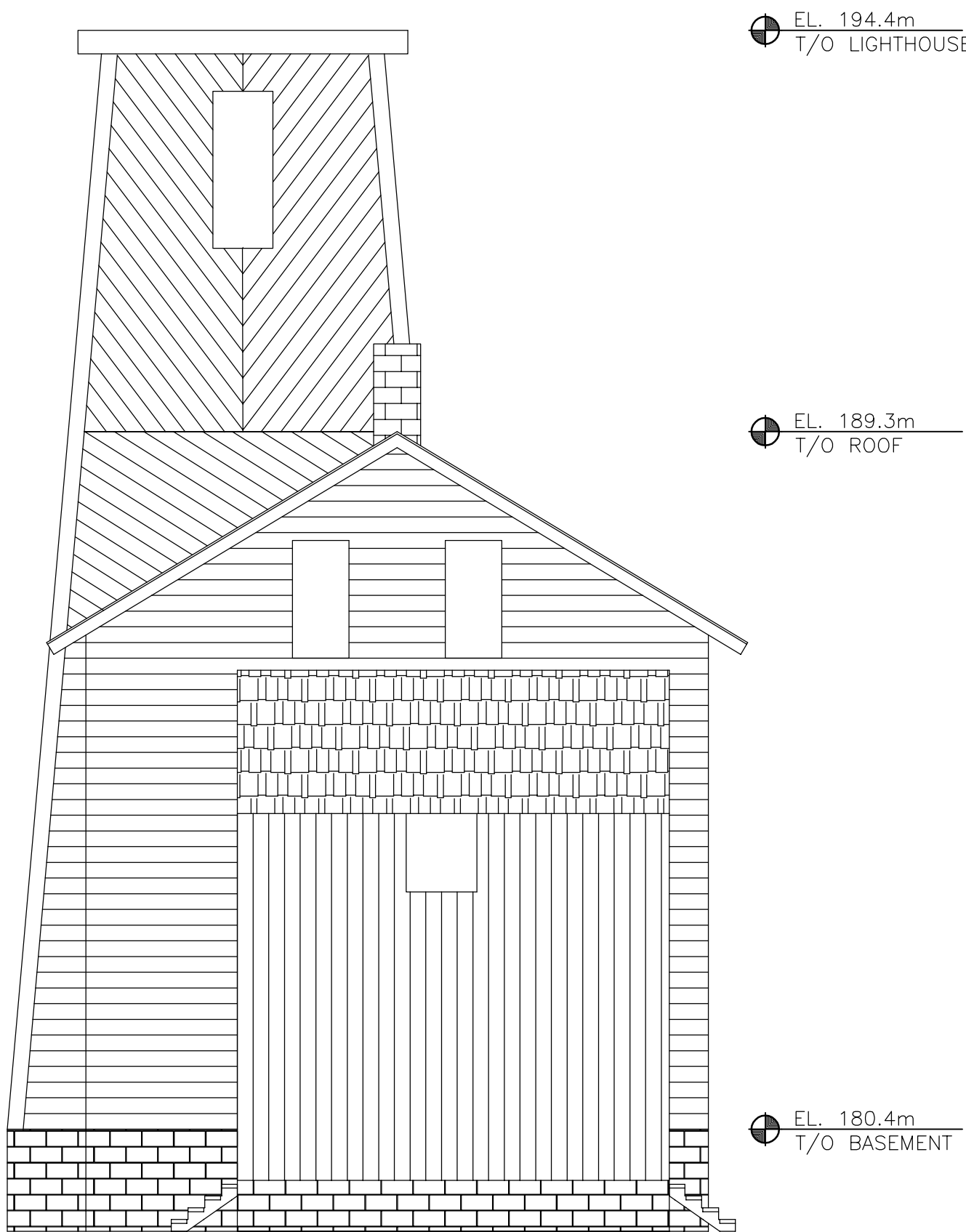
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drawing title titre du dessin	HOPE ISLAND DEMOLITION PROJECT
drawing title titre du dessin	LIGHTHOUSE DEMOLITION AND FLOOR PLANS
drawn by dessiné par	RJ
designed by conc par	GD
approved by approuvé par	GD
bid offre	project manager administrateur de projets
project date date du projet	2017-03-28
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drawing no. dessiné no.	S03





LIGHTHOUSE WEST ELEVATION  
SCALE: 1:70



LIGHTHOUSE SOUTH ELEVATION  
SCALE: 1:70



PHOTO 1: LIGHTHOUSE FACING NORTHWEST



PHOTO 3: LIGHTHOUSE BASEMENT FACING NORTHWEST



PHOTO 5: LIGHTHOUSE 2ND FLOOR FACING SOUTHWEST



PHOTO 2: LIGHTHOUSE 1ST FLOOR FACING NORTH



PHOTO 4: LIGHTHOUSE 1ST FLOOR FACING NORTH



PHOTO 5: LIGHTHOUSE 3RD FLOOR FACING SOUTHWEST

1. LIGHTHOUSE DEMOLITION NOTES:

1.1 ELEVATIONS REFERENCED TO IGLD 1985.



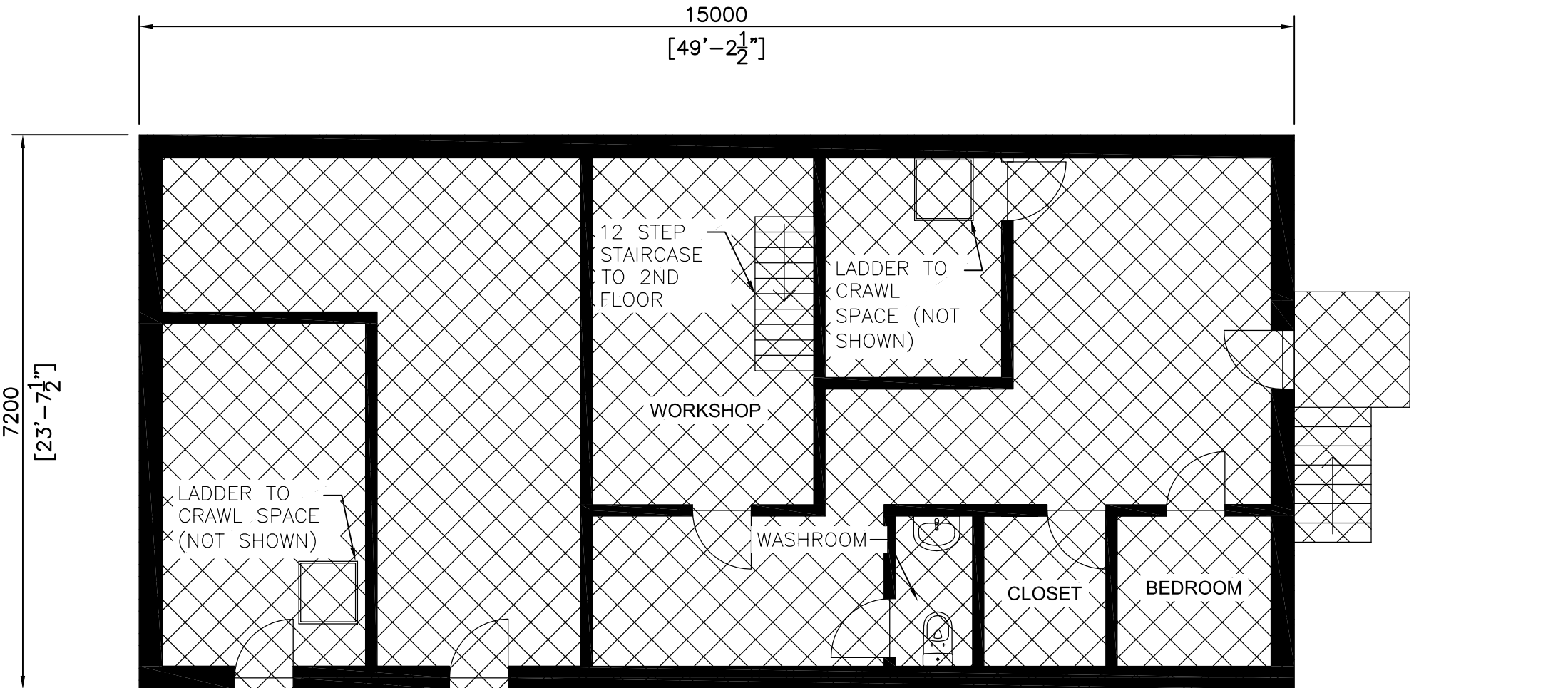
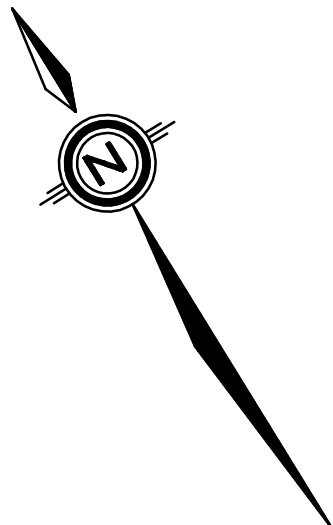
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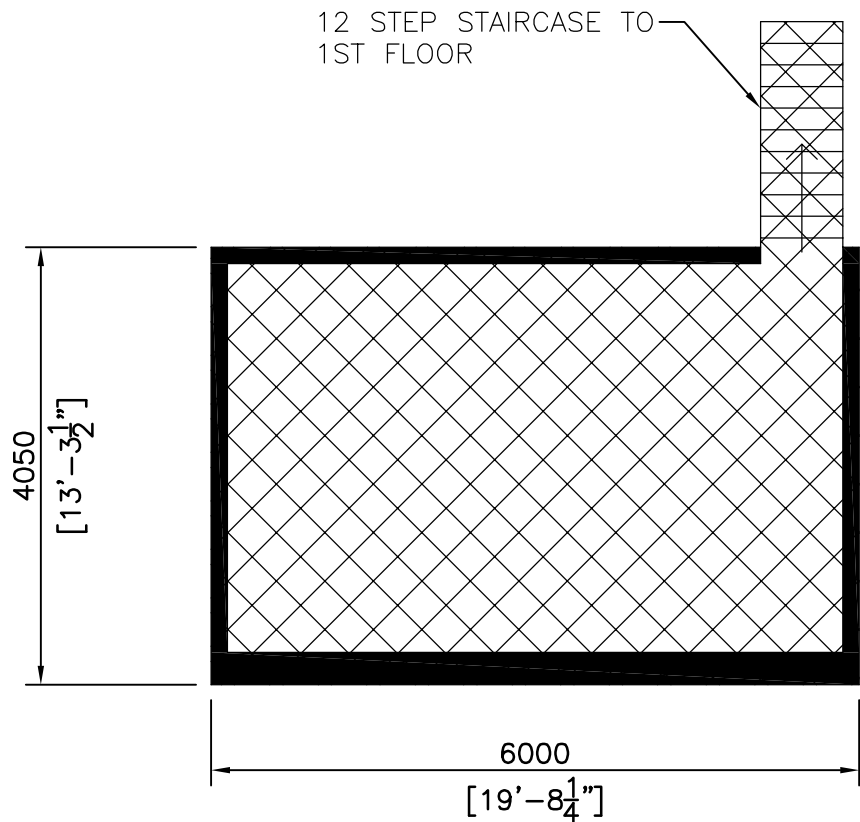
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drawing title titre du dessin	LIGHTHOUSE ELEVATIONS AND PHOTOS
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FOG HOUSE 1ST FLOOR

SCALE: 1:70



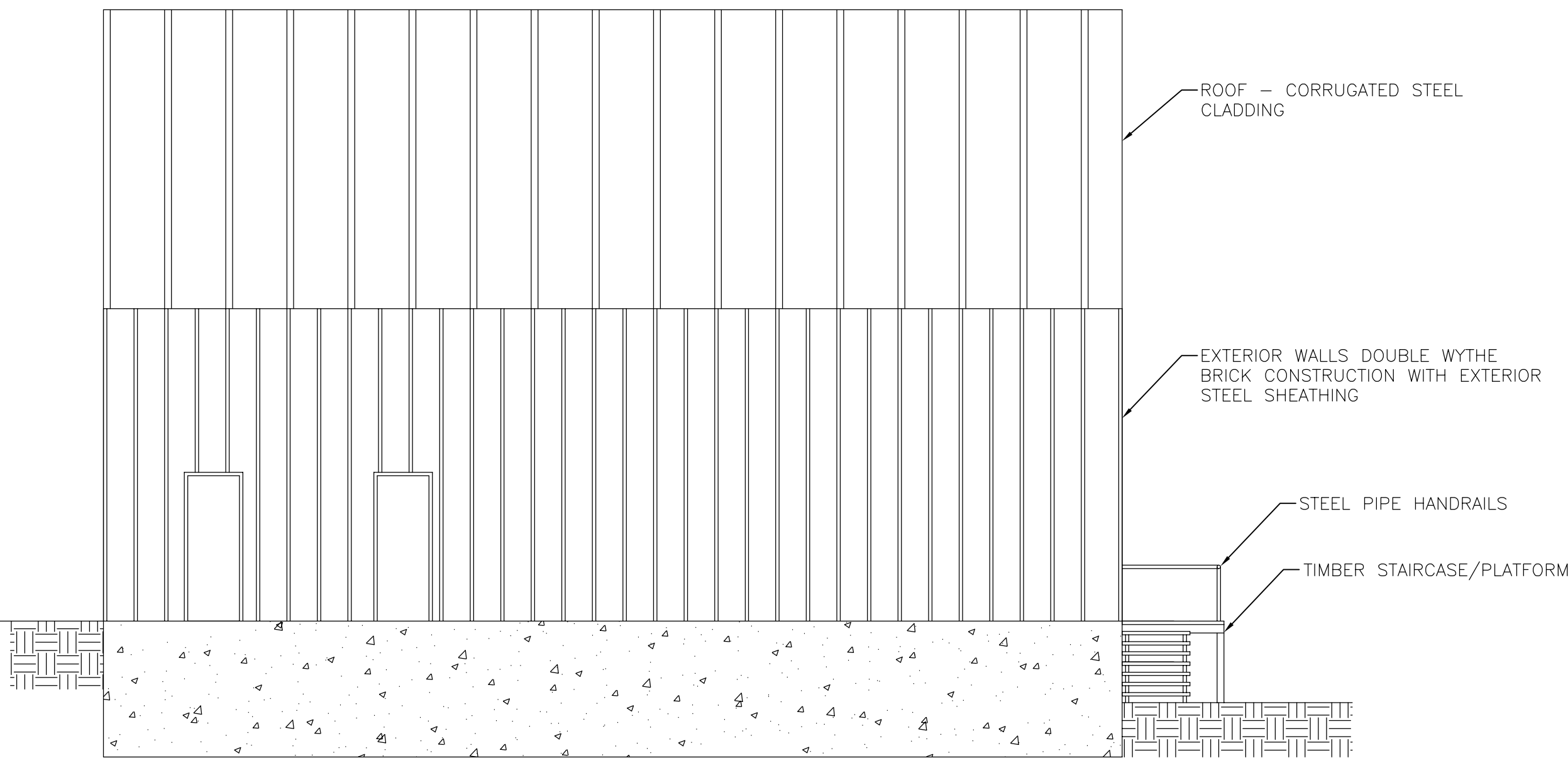
FOG HOUSE 2ND FLOOR

SCALE: 1:70

EL. 187.5m  
T/O ROOF

EL. 183.1m  
T/O WALL

EL. 178.5m  
T/O FLOOR



FOG HOUSE SOUTH ELEVATION

SCALE: 1:70



PHOTO 1: FOG HOUSE FACING NORTH



PHOTO 2: 1ST FLOOR ENTRANCE FACING WEST

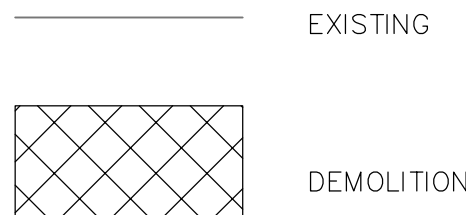


PHOTO 3: 1ST FLOOR WORKSHOP FACING SOUTH



PHOTO 3: 2ND FLOOR FACING WEST

LEGEND



1. FOG HOUSE DEMOLITION NOTES:

- 1.1 ELEVATIONS IN REFERENCE TO IGLD 1985.
- 1.2 REMOVE AND DISPOSE ALL DESIGNATED SUBSTANCES AND HAZARDOUS MATERIALS.
- 1.3 DEMOLISH AND DISPOSE OF STRUCTURE, FOUNDATIONS WALLS AND BASEMENT IN ITS ENTIRETY.
- 1.4 GRADE AREA AS DIRECTED BY THE DEPARTMENTAL REPRESENTATIVE. SEE DRAWING S10.



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DEMOLITION PLAN AND SECTIONS**

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conc par  
**GD**

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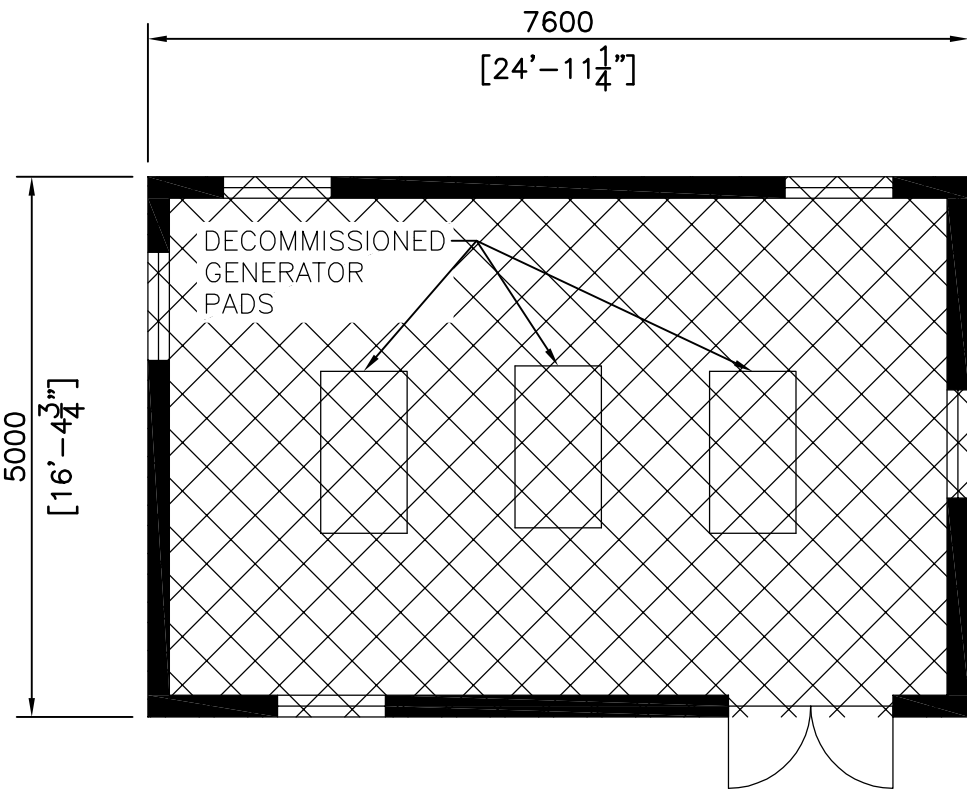
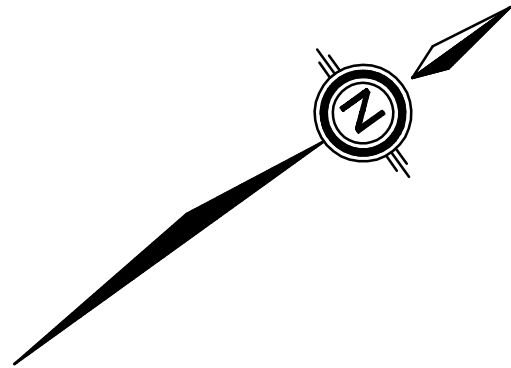
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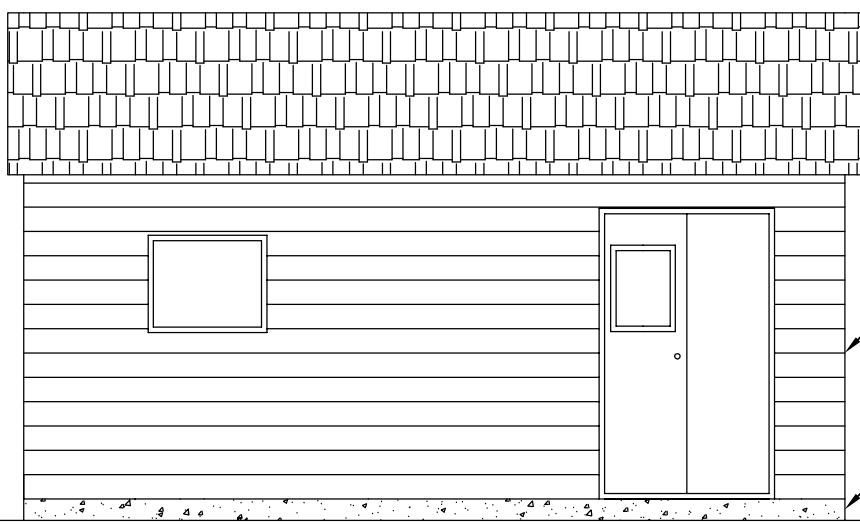
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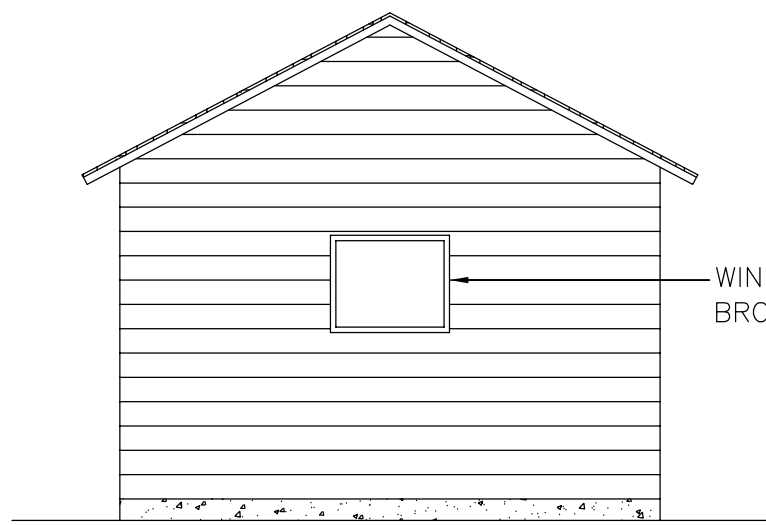


GENERATOR BUILDING FLOOR PLAN  
SCALE: 1:70

- EL. 183.5m  
T/O ROOF
- EL. 182.0m  
T/O WALL
- EL. 179.0m  
T/O CONC.



GENERATOR BUILDING SOUTHEAST ELEVATION  
SCALE: 1:70



GENERATOR BUILDING SOUTH ELEVATION  
SCALE: 1:70



PHOTO 1: GENERATOR BUILDING FACING NORTHWEST



PHOTO 2: INTERIOR FACING NORTHWEST



PHOTO 3: GENERATOR PADS

LEGEND

- EXISTING
- DEMOLITION

1. GENERATOR BUILDING NOTES:

- 1.1 ELEVATIONS IN REFERENCE TO IGLD 1985.
- 1.2 REMOVE AND DISPOSE OF DESIGNATED SUBSTANCES AND HAZARDOUS MATERIALS.
- 1.3 DEMOLISH AND DISPOSE OF STRUCTURE IN ITS ENTIRETY, INCLUDING CONCRETE GENERATOR PADS.
- 1.4 GRADE AREA AS DIRECTED BY THE DEPARTMENT REPRESENTATIVE. SEE DRAWING S10.

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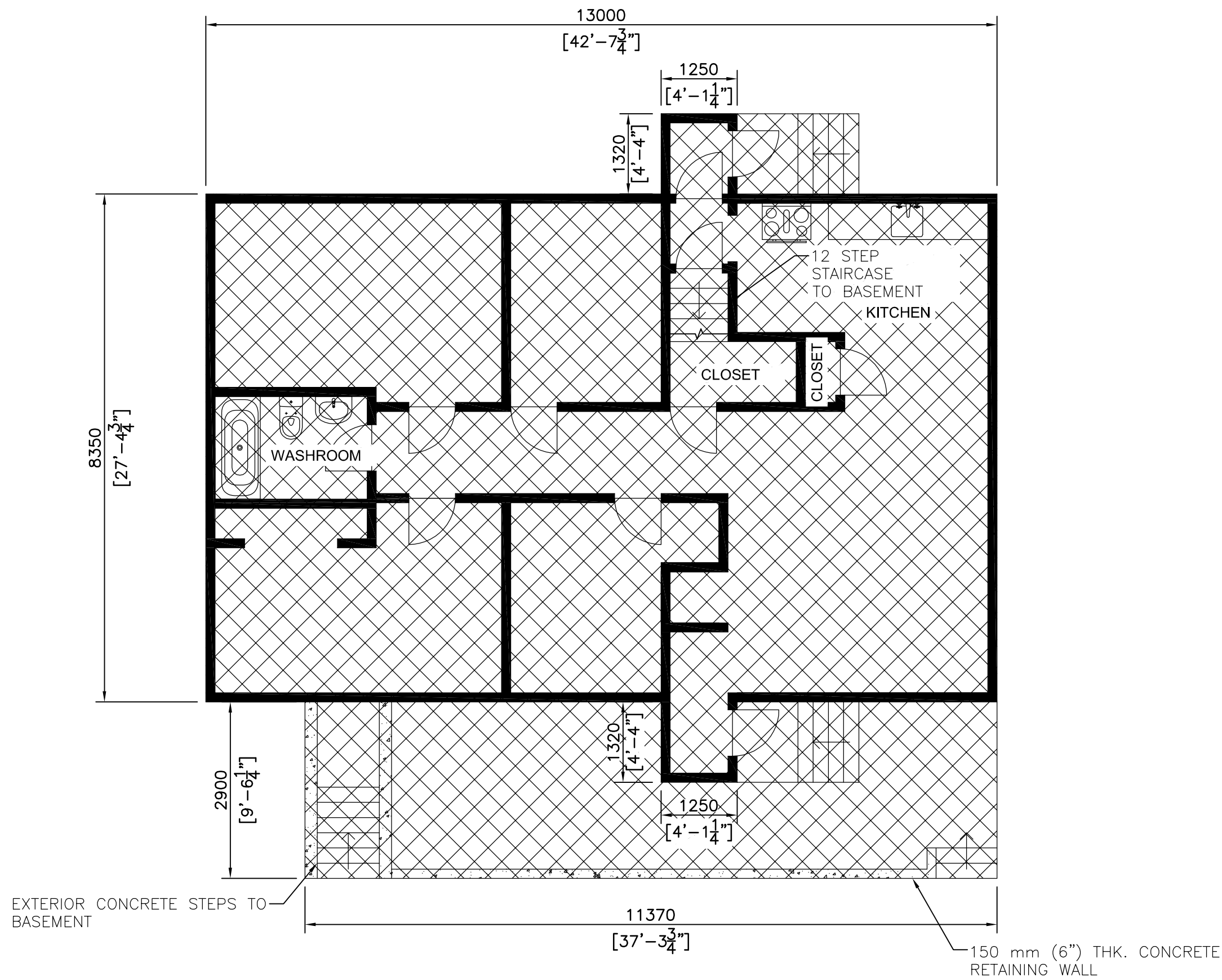
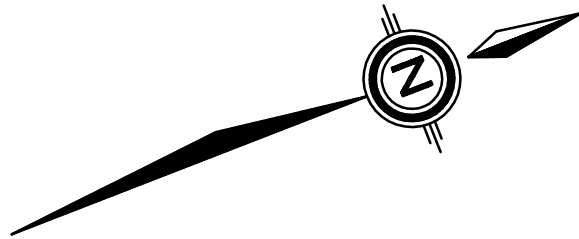
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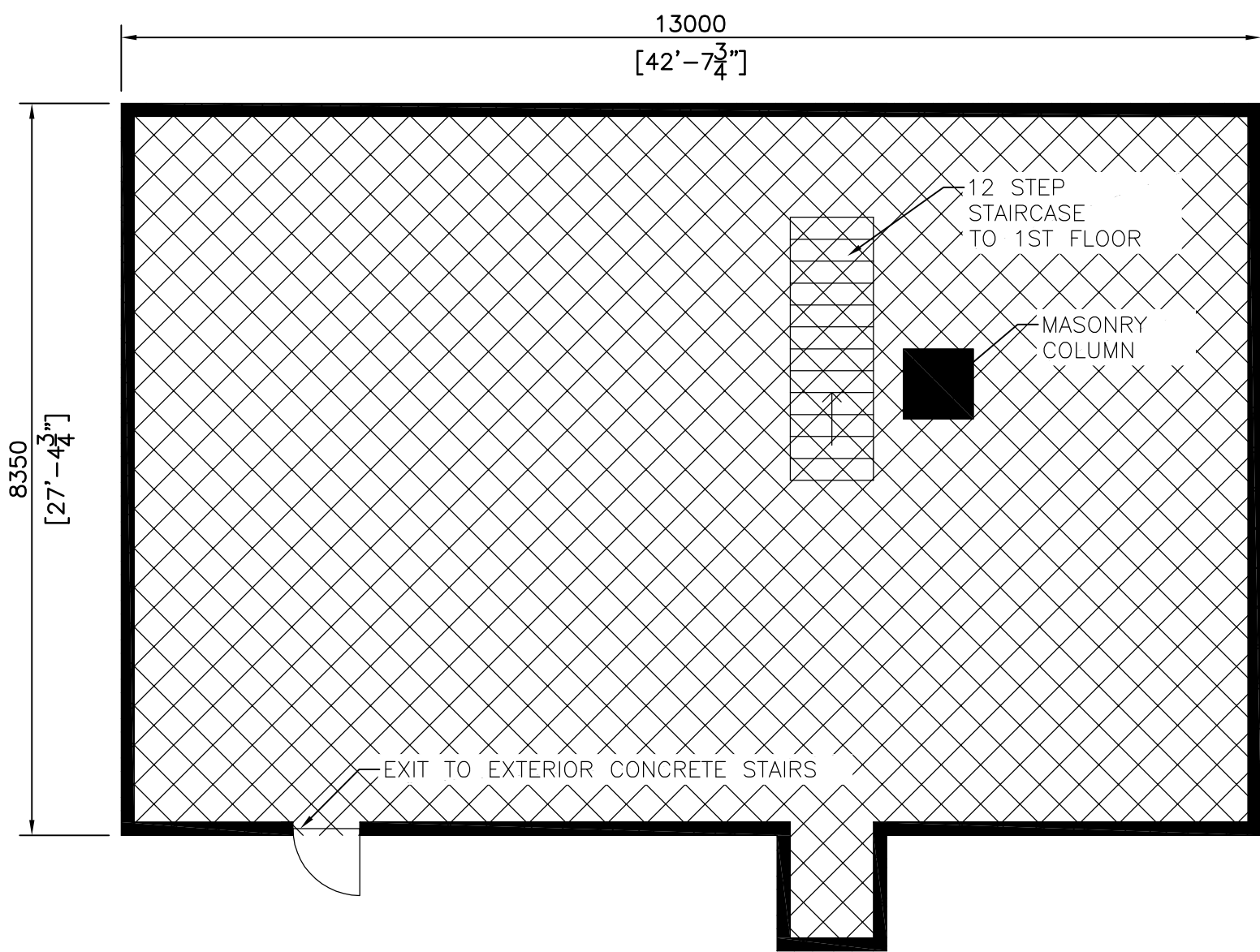
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drawing title titre du dessin	HOPE ISLAND DEMOLITION PROJECT
drawing title titre du dessin	GENERATOR BUILDING DEMOLITION PLAN AND SECTIONS
drawn by dessine par	RJ
designed by conc par	GD
approved by approuve par	GD
bid offre	project manager administrateur de projets
project date date du projet	2017-03-28
project no. no. du projet	R.078904.001
drawing no. dessine no.	S06





RESIDENCE 1 – 1ST FLOOR

SCALE: 1:70



RESIDENCE 1 – BASEMENT

SCALE: 1:70



PHOTO 1: RESIDENCE 1 FACING WEST



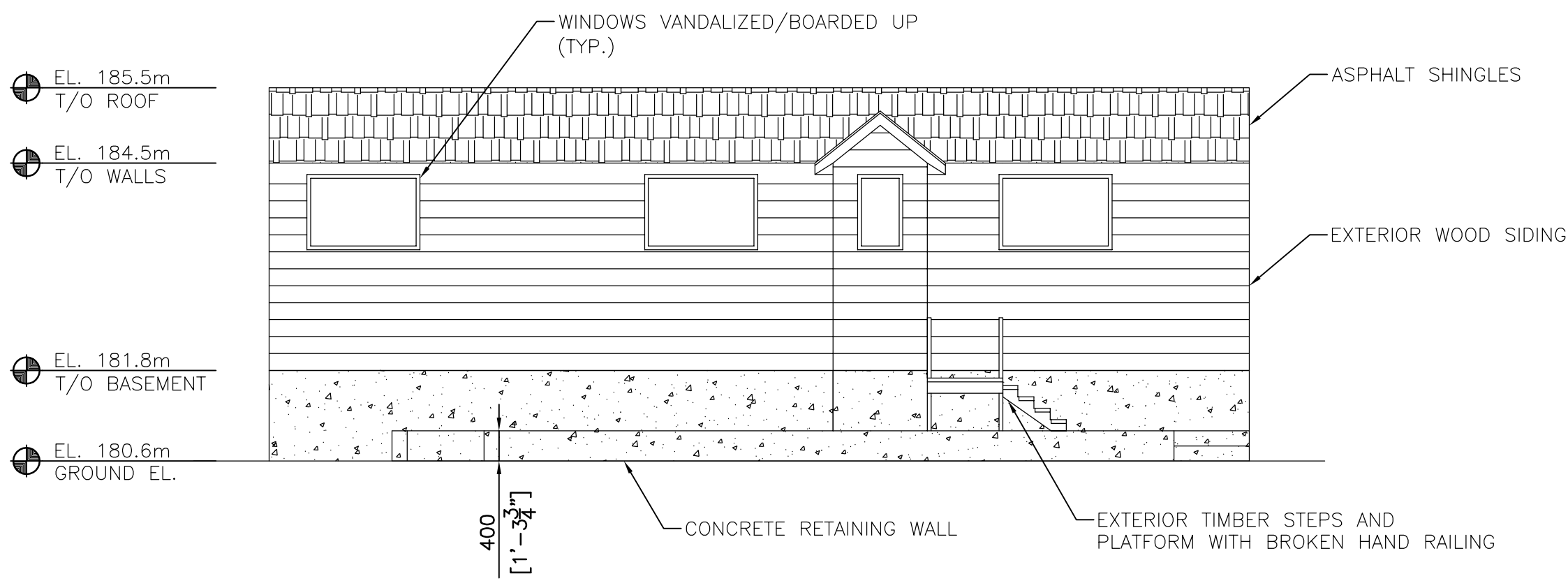
PHOTO 2: BASEMENT FACING NORTHWEST

LEGEND



1. RESIDENCE 1 DEMOLITION NOTES:

- 1.1 ELEVATIONS IN REFERENCE TO IGLD 1985.
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RESIDENCE 1 – EAST ELEVATION

SCALE: 1:70

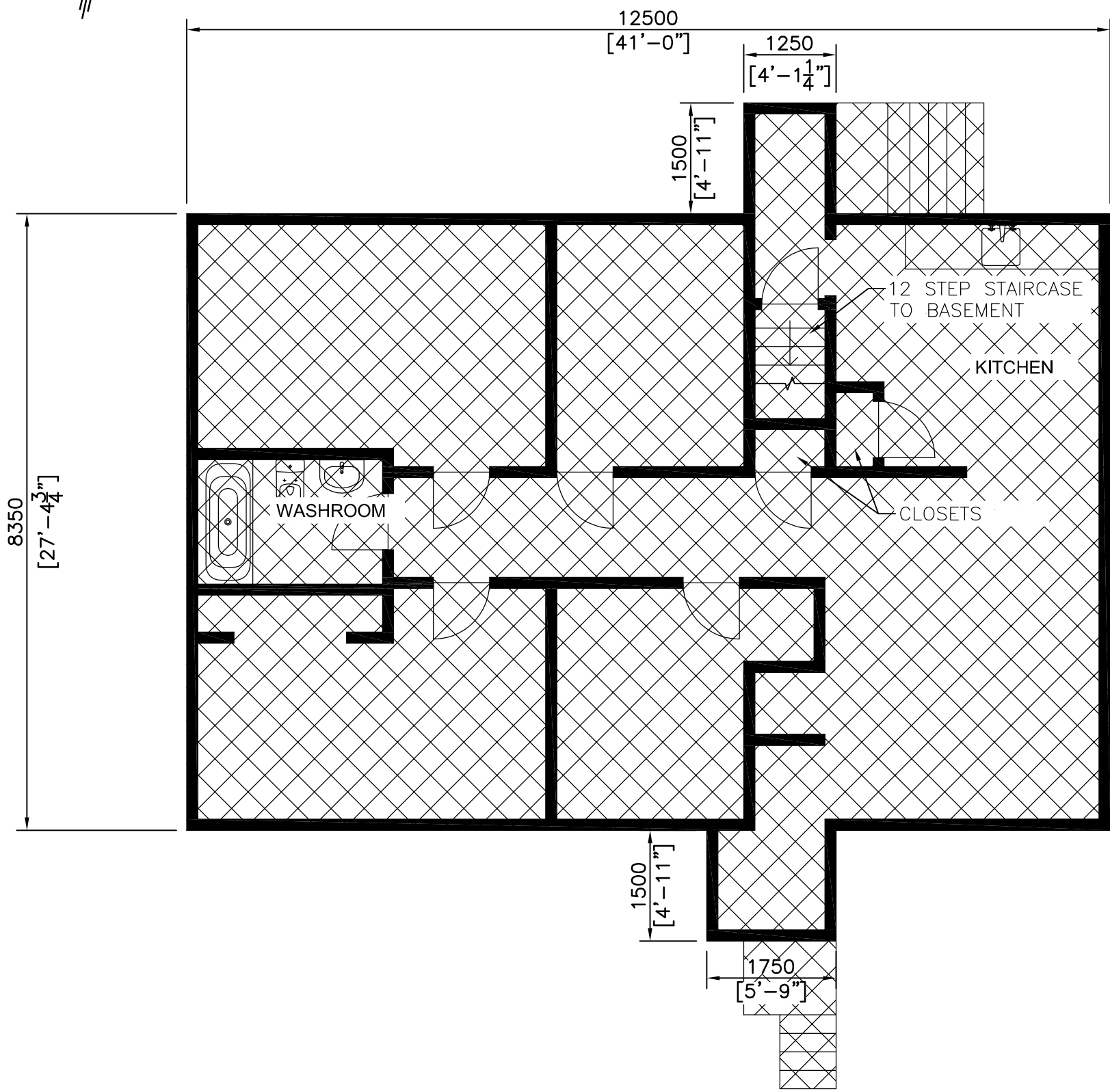
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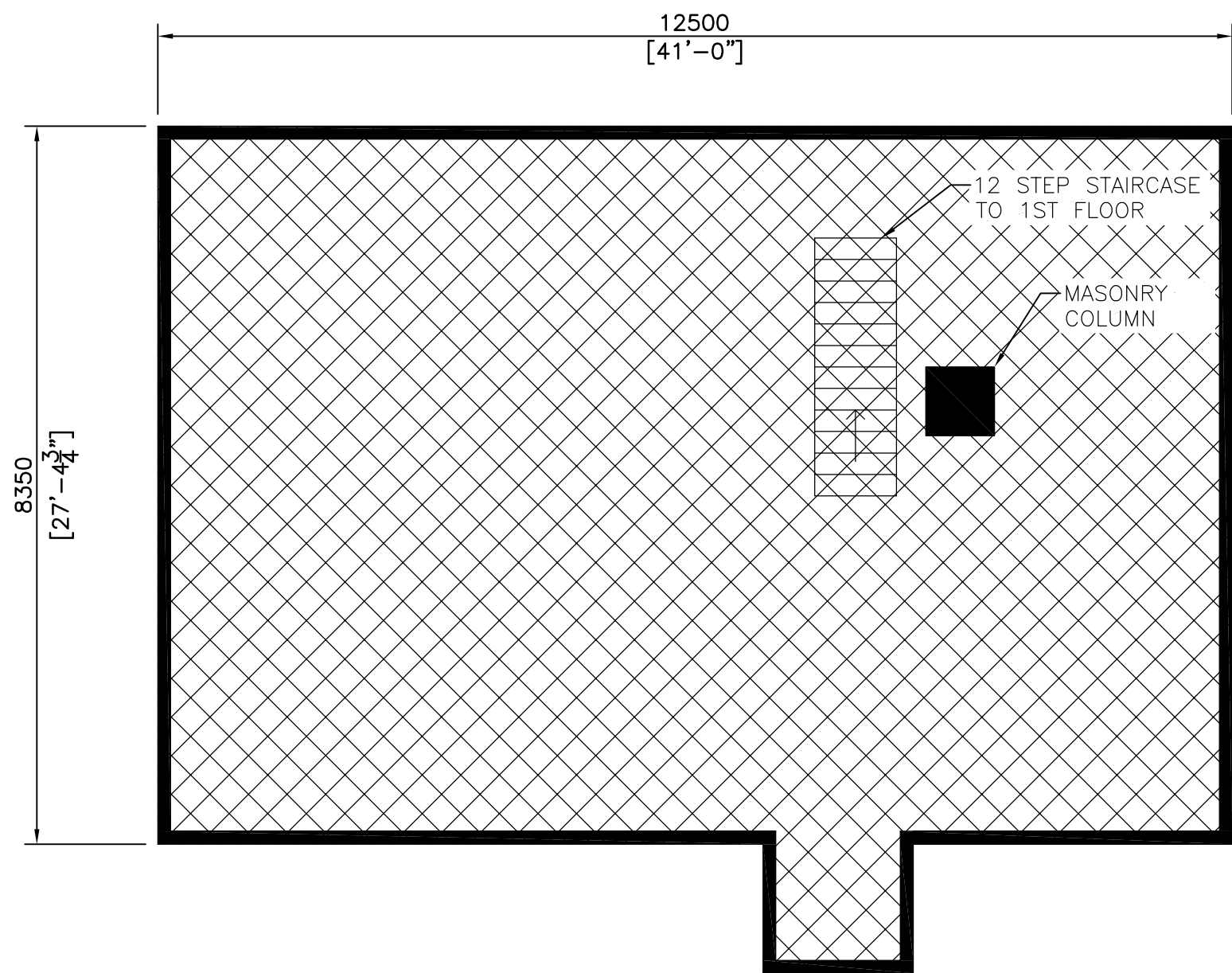
project title titre du projet	HOPE ISLAND GEORGIAN BAY ONTARIO
drawing title titre du dessin	HOPE ISLAND DEMOLITION PROJECT
project date date du projet	2017-03-28
project no. no. du projet	R.078904.001
drawing no. dessin no.	S07





RESIDENCE 2 – 1ST FLOOR

SCALE: 1:70



RESIDENCE 2 – BASEMENT

SCALE: 1:70



PHOTO 1: RESIDENCE 2 FACING WEST



PHOTO 2: BASEMENT FACING NORTHWEST

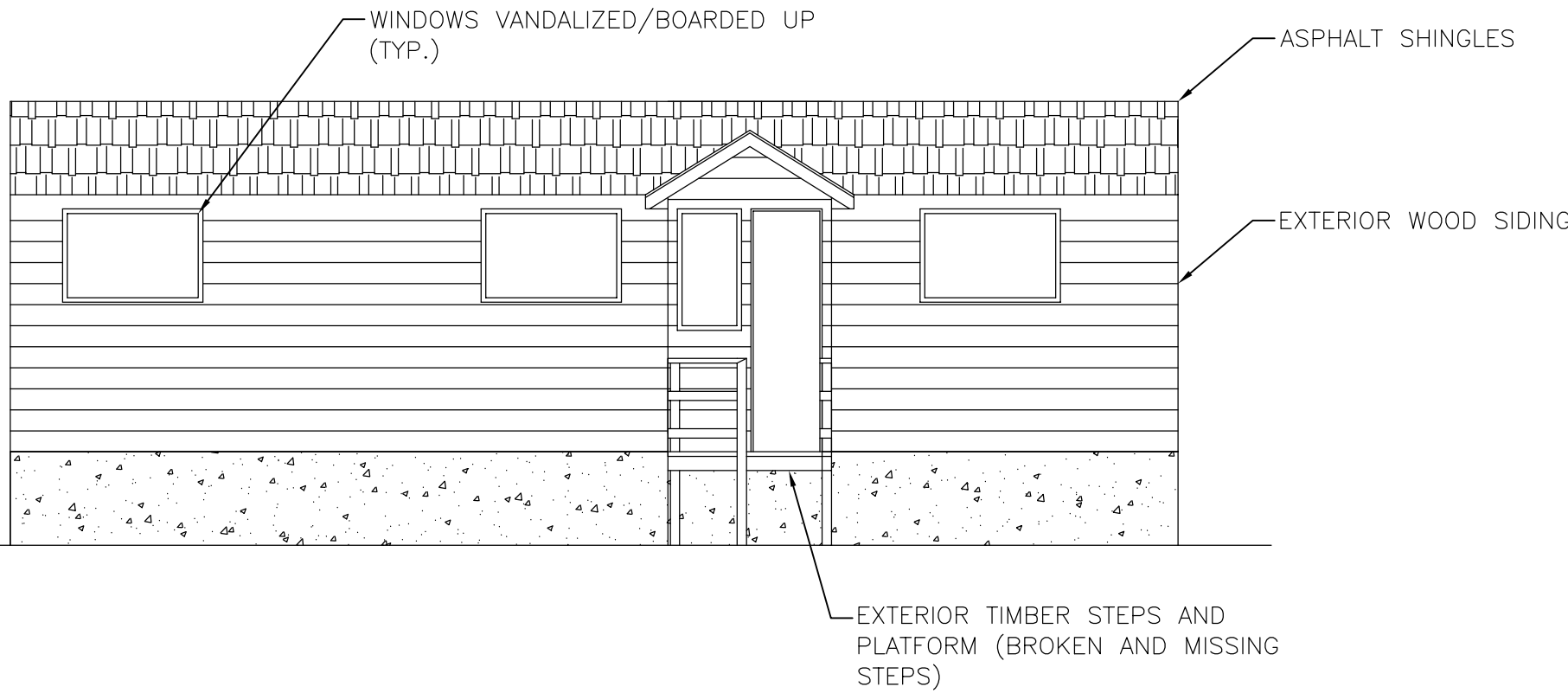
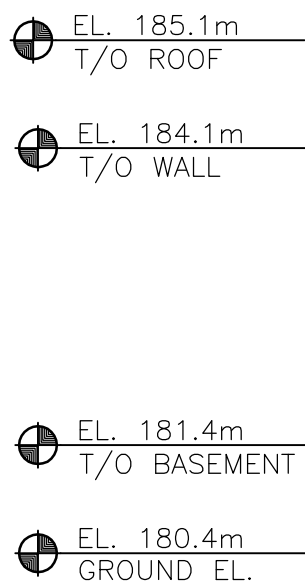
LEGEND

— EXISTING

DEMOLITION

1. RESIDENCE 2 DEMOLITION NOTES:

- 1.1 ELEVATIONS IN REFERENCE TO IGLD 1985.
- 1.2 REMOVE AND DISPOSE ALL DESIGNATED SUBSTANCES AND HAZARDOUS MATERIALS.
- 1.3 DEMOLISH AND DISPOSE OF STRUCTURE, BASEMENT AND FOUNDATION WALLS IN THEIR ENTIRETY.
- 1.4 GRADE AREA AS DIRECTED BY THE DEPARTMENTAL REPRESENTATIVE. SEE DRAWING S10.



RESIDENCE 2 – EAST ELEVATION

SCALE: 1:70

04	ISSUED FOR TENDER	28/03/2017
03	ISSUED FOR 90% SUBMISSION	27/01/2017
02	ISSUED FOR REVIEW	16/01/2017
01	ISSUED FOR REVIEW	21/12/2016
revision		date

Do not scale drawings.  
Verify all dimensions and conditions on site and immediately  
notify the Departmental Representative of all discrepancies.

A	Detail No. No. du détail
B	drawing no. — where detail required dessin no. — où détail exigé
C	drawing no. — where detailed dessin no. — où détaillé

project title  
titre du projet  
**HOPE ISLAND  
GEORGIAN BAY  
ONTARIO**

**HOPE ISLAND  
DEMOLITION PROJECT**

drawing title  
titre du dessin  
**RESIDENCE 2  
DEMOLITION PLAN AND SECTIONS**

drawn by  
dessiné par  
**RJ**

designed by  
conc par  
**GD**

approved by  
approuvé par  
**GD**

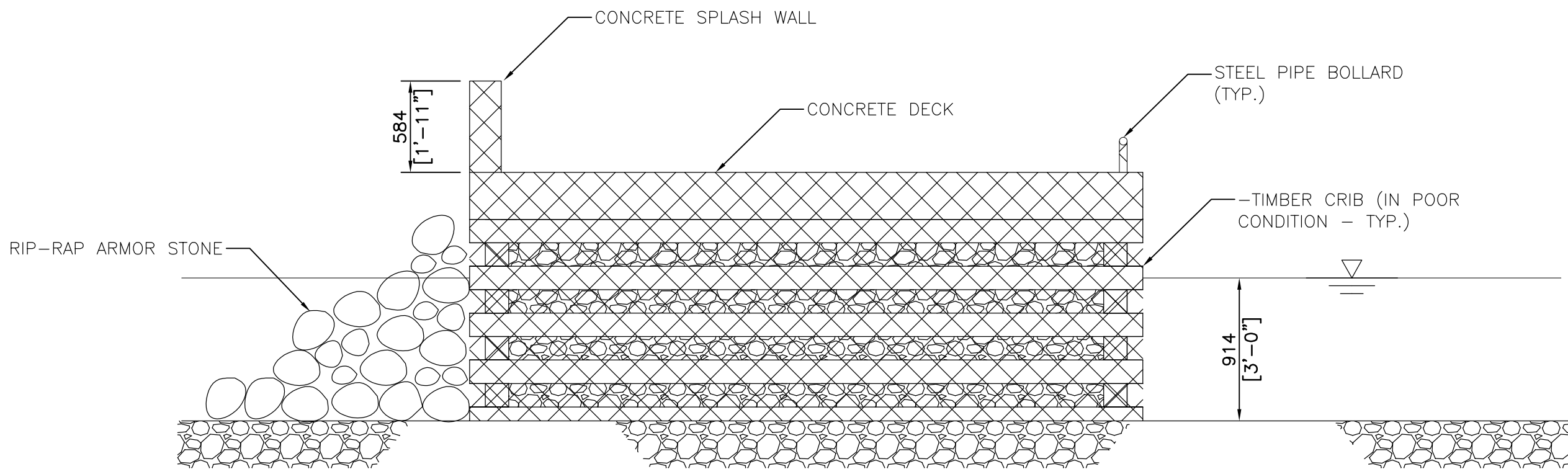
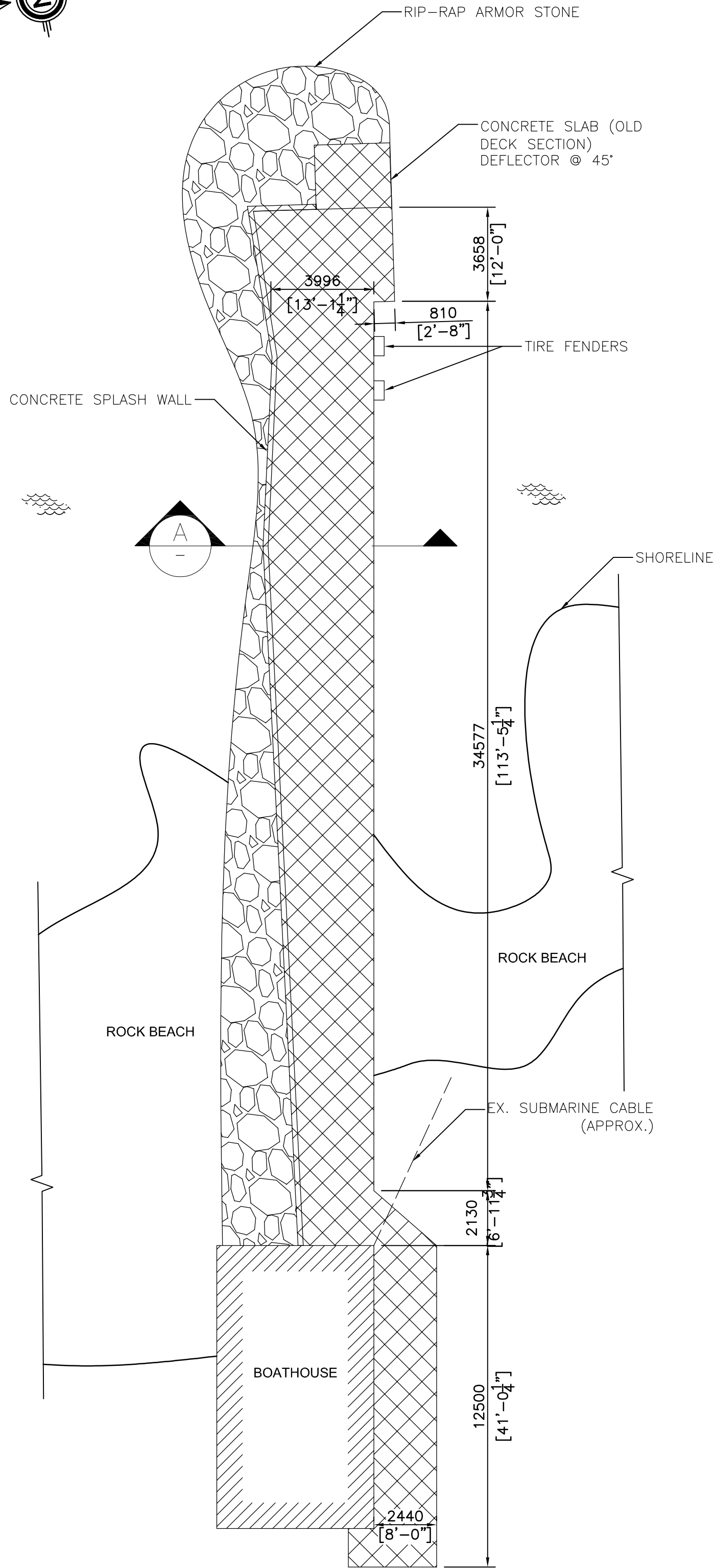
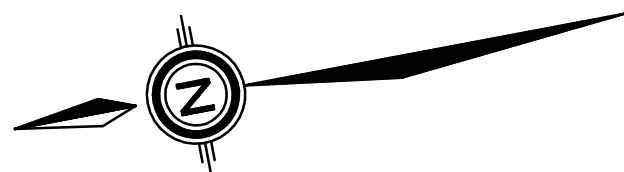
bid  
offre  
project manager  
administrateur  
de projets

project date  
date du projet  
**2017-03-28**

project no.  
no. du projet  
**R.078904.001**

drawing no.  
dessiné no.  
**S08**





SECTION A-A  
SCALE: 1:30

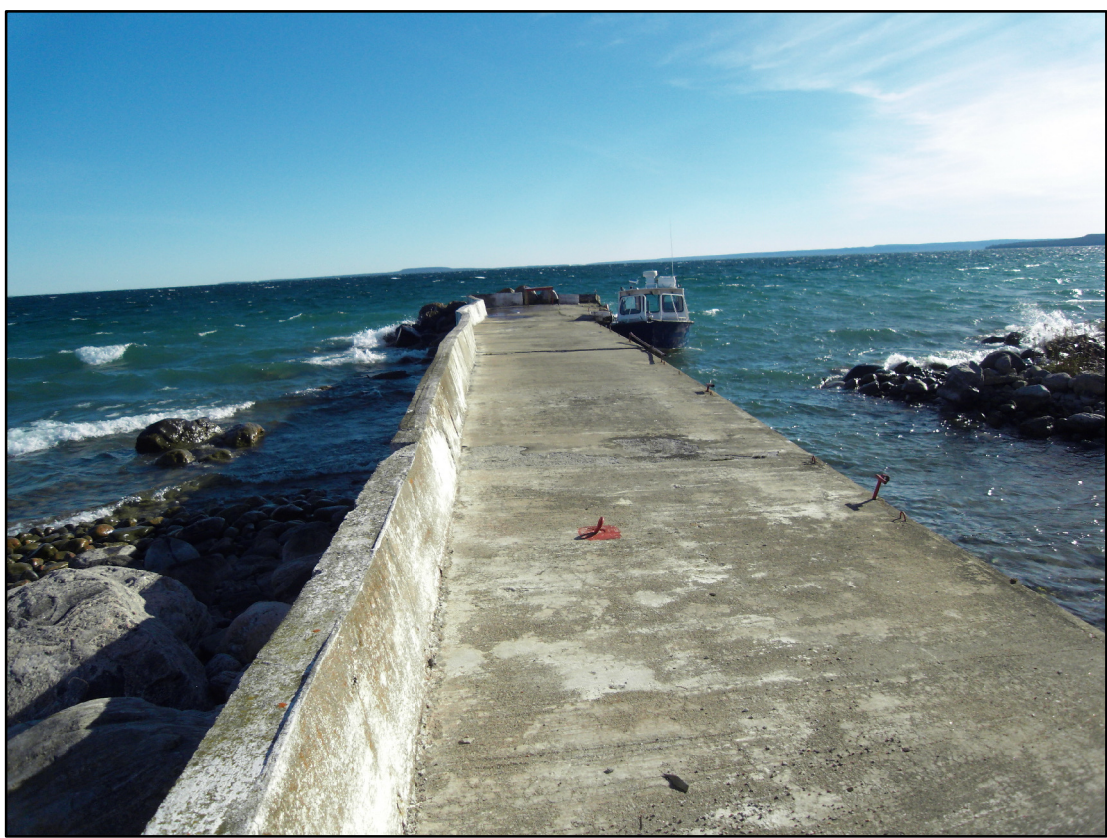


PHOTO 1: WHARF FACING EAST



PHOTO 2: WHARF SOUTH ELEVATION



PHOTO 3: WHARF CONNECTING SLAB TO BOATHOUSE

1. WHARF DEMOLITION NOTES

- 1.1 LOCATE AND PROTECT EX. SUBMARINE CABLE.
- 1.2 DEMOLISH AND DISPOSE OF CONCRETE CAP AND TIMBER CRIBBING.
- 1.3 RELOCATE EX. ROCK FILL AND RIP-RAP ALONG THE SHORELINE AS DIRECTED BY THE DEPARTMENTAL REPRESENTATIVE. ROCK FILL AND RIP-RAP MAY BE UTILIZED BY THE CONTRACTOR FOR TEMPORARY SITE ACCESS.
- 1.4 AS DIRECTED BY DEPARTMENTAL REPRESENTATIVE.

LEGEND

- EXISTING
- DEMOLITION



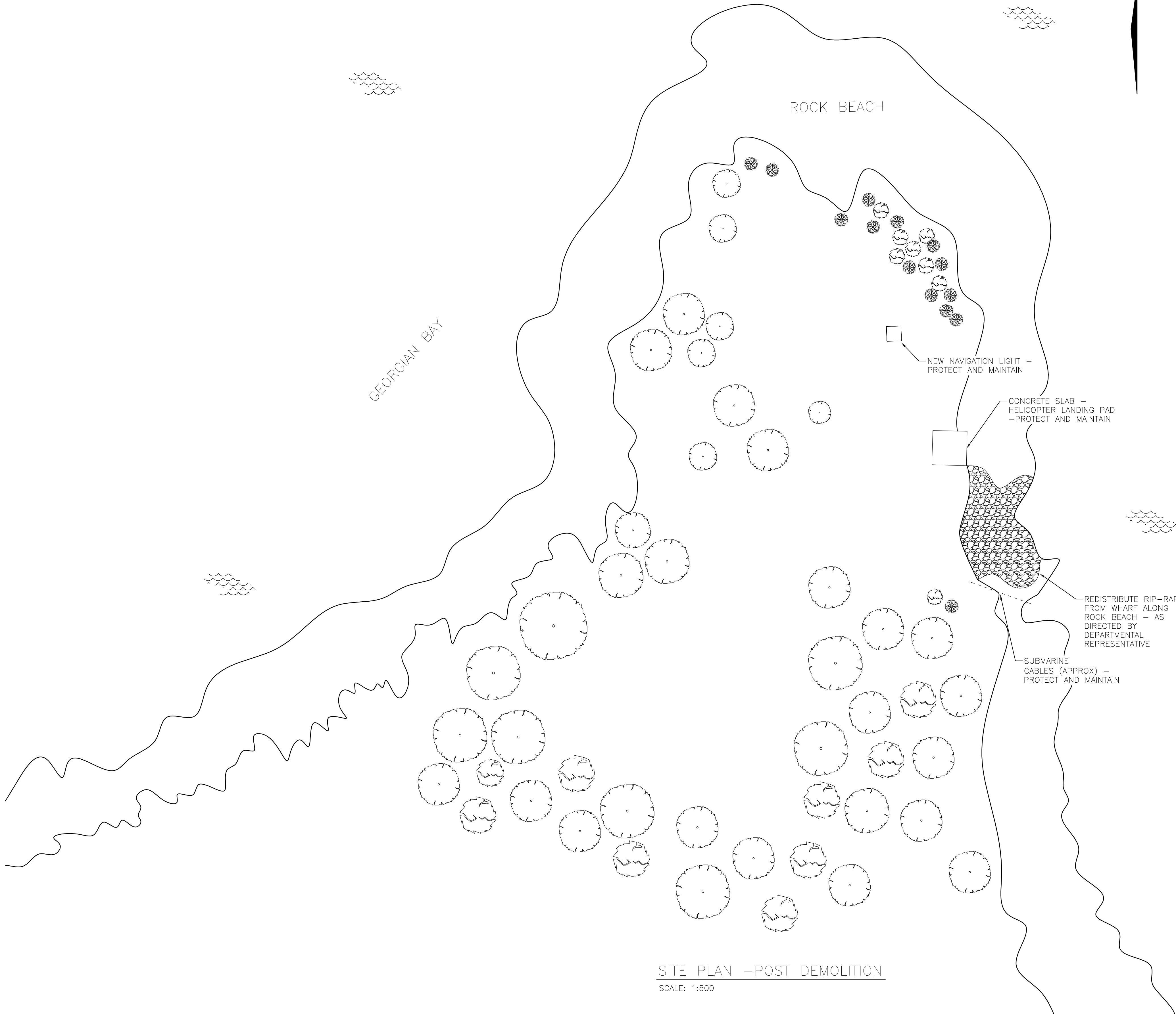
04	ISSUED FOR TENDER	28/03/2017
03	ISSUED FOR 90% SUBMISSION	27/01/2017
02	ISSUED FOR REVIEW	16/01/2016
01	ISSUED FOR REVIEW	21/12/2016
revision		date


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A	Detail No. No. du détail
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C	drawing no. — where detailed dessin no. — où détaillé

project title titre du projet	HOPE ISLAND GEORGIAN BAY ONTARIO
drawing title titre du dessin	WHARF PLAN AND SECTIONS
drawn by dessiné par	RJ
designed by conc par	GD
approved by approuvé par	GD
bid offre	project manager administrateur de projets
project date date du projet	2017-03-28
project no. no. du projet	R.078904.001
drawing no. dessiné no.	S09





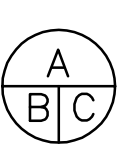
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	C drawing no. — where detailed dessin no. — où détaillé

project title titre du projet	HOPE ISLAND GEORGIAN BAY ONTARIO
	HOPE ISLAND DEMOLITION PROJECT
drawing title titre du dessin	POST DEMOLITION SITE PLAN
drawn by dessiné par	RJ
designed by conc par	GD
approved by approuvé par	GD
bid offre	project manager administrateur de projets
project date date du projet	2017-03-28
project no. no. du projet	R.078904.001
drawing no. dessiné no.	S10