



BASELINE ROAD

WOODROFFE AVE.

EXISTING 1 STOREY METAL/STUCCO SIDED BUILDING TO REMAIN

| LEGEND | |
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| | EXISTING TO REMAIN |
| | DEMOLITION |
| | PROPERTY LINE |

DEMOLITION NOTES:

- PRIOR TO STARTING DEMOLITION, CONTACT AND INFORM ALL AUTHORITIES HAVING JURISDICTION THE DATE OF STARTING THE WORK AND THE REMOVAL OF GAS, WATER AND POWER SUPPLY LINES WITHIN THE PART OF THE BUILDING DEEMED TO BE DEMOLISHED (TYP).
- CONTACT THE PROPERTY MANAGER/OWNER TO CONFIRM THE STARTING DATE OF DEMOLITION AND THE ITEMS THE OWNER MAY WANT TO BE SALVAGED (eg. MECHANICAL UNITS, LIGHT FIXTURES, etc.)
- CONTACT AND COORDINATE WITH THE PROPERTY MANAGER/OWNER FOR THE TIMING OF SHUT-OFF OF BUILDING SERVICES, IN ORDER TO MINIMIZE THE IMPACT ON THE TENANTS OF THE REMAINING BUILDING.
- GENERAL CONTRACTOR TO PROVIDE SUITABLE HOARDING TO PREVENT THE ACCESS TO THE SITE OF UNAUTHORIZED PERSONS (TYP).
- REMOVE AND DISPOSE OFF SITE THE EXISTING MECHANICAL HEATING/VENTILATION & EXHAUST UNITS FROM THE AREA OF THE ROOF DEEMED TO BE DEMOLISHED (CONFIRM WITH THE PROPERTY MANAGER/OWNER IF THERE ARE ANY ITEMS WHICH THE OWNER MAY WANT TO BE SALVAGED). DISCONNECT AND CAP OFF THE GAS SUPPLY LINES AT THE METER, SHUT OFF DISCONNECT AND CAP OFF THE WATER AND POWER SUPPLY LINES PRIOR TO START ALL THE DEMOLITION OPERATIONS. COORDINATE WITH ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL AND SITE SERVICES (CIVIL) DEMOLITION AND CONSTRUCTION DRAWINGS FOR MORE INFORMATION (TYP). COORDINATE WITH HAZARDOUS MATERIALS ASSESSMENT, ENVIRONMENTAL, SITE ASSESSMENT REPORT AND GEOTECHNICAL EVALUATION REPORT (TYP).
- REMOVE AND DISPOSE OFF SITE, THE EXTERIOR WALLS (BRICK VENEER, MASONRY & EIFS) AND THEIR SUPPORTING BACK-UP STRUCTURE (STUCCO/CONCRETE BLOCK), EXTERIOR LIGHT FIXTURES, SIGNAGE, EXTERIOR VENTS, DOORS, GLAZED STOREFRONTS, ARCHITECTURAL FEATURES WITH ITS OWN SUPPORTING STRUCTURE, ROOFING MEMBRANES, PARAPETS, CAP FLASHINGS AND ROOFING MATERIAL.
- REMOVE AND DISPOSE OFF SITE EXISTING PATIO AND STORAGE SPACES, C/W WALLS, ROOFS, TRELISES, POSTS AND THEIR FOOTING, INTERLOCKING STONES & CONCRETE FLOORS.
- REMOVE AND DISPOSE OFF SITE, ALL THE EXISTING INTERIOR WALLS/PARTITIONS, GLAZED VESTIBULE C/W DOORS, PLUMBING FIXTURES, ACCESSORIES, GYPSUM BOARD AND LAY-IN-TILE CEILING, ELECTRICAL AND MECHANICAL FIXTURES, THE EXISTING MECHANICAL DUCTS, PLUMBING PIPING, ANY EXISTING EQUIPMENT & FURNITURE, SPRINKLER MAINS/LINES AND FIXTURES, ELECTRICAL WIRES & CONDUITS, COORDINATE WITH ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL AND SITE SERVICES DEMOLITION AND CONSTRUCTION DRAWINGS (TYP).
- REMOVE THE ENTIRE STRUCTURAL SYSTEM SUPPORTING THE BUILDING, INCLUDING COLUMNS, ROOFS AND ALL SUPPORTING STRUCTURE (DECK, JOINTS & BEAMS) DISPOSE OFF SITE ALL DEBRIS RESULTING FROM THE DEMOLITION (TYP).
- REMOVE AND DISPOSE OFF SITE THE EXISTING CONCRETE FOUNDATION WALLS, GRADE BEAMS, COLUMN'S CONCRETE PIERS AND FOOTINGS/PILES AND WEAVING TILE AROUND THE PART OF THE BUILDING DEEMED TO BE DEMOLISHED AS SHOWN IN THE ARCHITECTURAL AND STRUCTURAL DEMOLITION DRAWINGS. COORDINATE WITH ARCHITECTURAL AND STRUCTURAL CONSTRUCTION DRAWINGS (TYP).
- REMOVE AND DISPOSE OFF SITE THE EXISTING CONCRETE SIDEWALKS AND THE EXISTING PAVEMENTS, UNDOCUMENTED FILL SOILS, AS WELL AS ANY SATURATED SOILS, SURFACE VEGETATION AND ORGANIC SOILS. PREPARE SUBGRADE FOR THE NEW WORK (COORDINATE WITH THE GEOTECHNICAL REPORT RECOMMENDATIONS).
- BACK-FILL, LEVEL AND COMPACT SOIL AS PER THE GEOTECHNICAL REPORT INSTRUCTIONS. PREPARE AREA FOR THE NEW WORK, COORDINATE WITH SITE SERVICES, ARCHITECTURAL, STRUCTURAL, MECHANICAL & ELECTRICAL DRAWINGS FOR THE NEW WORK (TYP).

GENERAL NOTES - DEMOLITION:

THE DEMOLITION DRAWINGS ARE A GUIDE TO THE EXTENT OF THE DEMOLITION WORK. THE CONSTRUCTION MANAGER (C. M.) IS RESPONSIBLE FOR COORDINATING THE EXTENT OF THIS WORK AND ALL THE REQUIREMENTS TO ACCOMMODATE THE NEW CONSTRUCTION WORK. REPORT TO THE ARCHITECT & CONSULTANTS ANY DISCREPANCIES BEFORE PROCEEDING WITH ANY WORK.

- PRIOR TO DEMOLITION, C.M. SHALL DOCUMENT THE CONDITION OF ALL THE EXISTING SURFACES INCLUDING AREAS ALREADY DAMAGED WHICH ARE TO REMAIN.
- THE DEMOLITION CONTRACTOR SHOULD VISIT THE SITE TO CHECK THE EXISTING CONDITIONS, FAMILIARIZE WITH SURROUNDINGS AND THE EXTENT OF DEMOLITION, CHECK SERVICES ABOVE AND BELOW GRADE WHICH ARE TO BE REMOVED OR ABANDONED TO SUIT TO THE NEW CONSTRUCTION. ALLOW FOR ALL RELATED COST IN TENDER SUBMISSION. ANY EXTRAS FROM FAILURE TO DO THE ABOVE WILL NOT BE ACCEPTED.
- DEMOLITION OF ALL BUILDING COMPONENTS NECESSARY TO PREPARE FOR THE INSTALLATION OF NEW WORK IS DEEMED TO BE PART OF THIS CONTRACT WHETHER SPECIFICALLY INDICATED OR NOTED ON THE DRAWING OR NOT.
- REFER ALSO TO MECHANICAL AND ELECTRICAL AND STRUCTURAL DRAWINGS FOR REQUIREMENTS FOR REMOVAL OF EXISTING EQUIPMENT, SERVICES, DEVICES, FIXTURES, BEAMS, COLUMNS, METAL DECK, AND CONCRETE FLOORS etc. LOCATED IN THE AREA TO BE DEMOLISHED. COORDINATE WITH THE OWNER FOR ALL THE REQUIREMENTS, IN ORDER TO MAINTAIN THE EXISTING OPERATIONS BEFORE DISCONNECTING AND CAPPING OFF SERVICES NECESSARY TO PROCEED WITH THE DEMOLITION WORK.
- DEMOLITION CONTRACTOR IS RESPONSIBLE FOR LEGAL OFF-SITE DISPOSAL OF ALL DEMOLITION MATERIALS TO BE REMOVED. COORDINATE WITH THE OWNER PRIOR TO STARTING DEMOLITION. THE DISPOSAL OF ALL MATERIALS REQUIRED TO BE REMOVED, MUST COMPLY WITH THE REQUIREMENTS OF THE APPROPRIATE AUTHORITIES HAVING JURISDICTION AND LEAD REQUIREMENTS.
- C.M. TO COORDINATE WITH THE OWNER AND THE MECHANICAL, ELECTRICAL AND SPRINKLER TRADES FOR SHUTTING DOWN OF THE SERVICES DURING THE DEMOLITION, DISCONNECTION OF MECHANICAL (INCLUDING PIPES DRAINAGE) AND ELECTRICAL SERVICES, WILL BE DIRECTED BY THE C.M. THEREAFTER THE DEMOLITION CONTRACTOR WILL COMMENCE THE DEMOLITION.
- SECURE ALL AREAS, AS REQUIRED BY THE OWNER AND THE AUTHORITIES HAVING JURISDICTION, TO PREVENT THE ACCESS OF THE PUBLIC AND OTHER UNAUTHORIZED PEOPLE TO THE CONSTRUCTION SITE.
- MATERIALS RECOVERED FROM WORK IN THE EXISTING BUILDINGS, WHICH ARE NOT RELOCATED OR REQUESTED BY THE OWNER, SHALL BECOME THE PROPERTY OF THE DEMOLITION CONTRACTOR AND SHALL BE DISPOSED OF AWAY FROM THE SITE.
- REMOVE DEBRIS AND ACCUMULATED DIRT FROM DEMOLISHED PARTS OF THE BUILDING (AREA OF WORK) IMMEDIATELY AS IT ACCUMULATES. PROTECT ROADS AND NEIGHBORING SITES FROM NOISE, DEBRIS AND DUST POLLUTION, ETC. COMPLY WITH ALL APPLICABLE BY-LAWS.
- NO EXTRA WILL BE CONSIDERED FOR ANY WORK INVOLVED WITH ALL ASPECTS OF THE CONTRACT WORK AFFECTED BY THE REMOVAL/DEMOLITION, (eg. CONNECTING TO THE NEW WORK, OR TO DAMAGED AREAS CAUSED BY THE DEMOLITION, THIS SHALL SPECIALLY INCLUDE THE CAPPING OFF & REMOVAL OF ALL PIPES, CONDUITS, WIRE, ETC. NO LONGER REQUIRED).
- THE DEMOLITION CONTRACTOR SHALL REMOVE AND DISPOSE OFF THE SITE ALL STORE FIXTURES AND OTHER PARAPHERNALIA, IF ANY, TO BE FOUND WITHIN THE BUILDING.
- C.M. TO PROVIDE MEANS TO CONTROL DUST ESCAPING INTO ALL THE COMMON AREAS AND ALL AREAS USED BY TENANTS.
- ADEQUATE CURBS TO BE USED DURING DEMOLITION TO PREVENT DAMAGES TO MATERIALS AND SERVICES WHICH ARE TO REMAIN OR TO BE SALVAGED. THE ITEMS TO BE HANDED OVER SHALL BE DETERMINED BY THE OWNER.
- DEMOLISH ONLY THOSE PORTIONS OF EXISTING BUILDING DESIGNATED ON DRAWINGS AND/OR NECESSARY FOR THE INCORPORATION OF NEW WORK.
- REMOVE BUILDING ELEMENTS, COMPONENTS, MATERIALS, AND EQUIPMENT AS REQUIRED BY THE WORK. RELOCATE, AS INDICATED ON DRAWINGS. (REFER ALSO ARCHITECTURAL, MECHANICAL, PLUMBING, ELECTRICAL AND STRUCTURAL DRAWINGS).
- STORE AND PROTECT ITEMS TO BE RELOCATED, FROM DAMAGE UNTIL BUILT INTO THE NEW LOCATIONS.
- LIMIT REMOVAL OF ITEMS TO SMALLEST AREAS POSSIBLE, AND MAKE GOOD DISTURBED EXISTING WORK.



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