

SITE DEMOLITION AND REMOVAL PLAN
335 Scott Street
Fort Frances, ON



Submitted to:
The Town of Fort Frances
320 Portage Avenue
Fort Frances, ON
P9A 3P9

Prepared by:
Saulteaux Consulting & Engineering

May 25, 2018



TABLE OF CONTENTS

1.0	PROJECT AND SITE DESCRIPTION	1
2.0	GENERAL WORK ACTIVITY OVERVIEW	1
2.1	DEMOLITION SEQUENCE	2
2.2	WORK HOURS AND SCHEDULE.....	3
2.3	EQUIPMENT /MATERIAL STAGING AND PARKING	3
2.4	DEBRIS/STOCKPILE STAGING	3
2.5	HAUL ROUTE / ESTIMATED VEHICULAR TRAFFIC.....	3
3.0	HEALTH AND SAFETY	3
4.0	DEMOLITION ACTIVITIES	4
4.1	PRE-DEMOLITION SURVEY AND HAZARDOUS MATERIAL ABATEMENT	4
4.2	GENERAL DEMOLITION ACTIVITIES	4
5.0	PRE-STRUCTURAL DEMOLITION ACTIVITIES	5
6.0	MATERIAL RECYCLING AND DEMOLITION DEBRIS DISPOSAL.....	5
7.0	DUST CONTROL MEASURES	5

1.0 PROJECT AND SITE DESCRIPTION

Saulteaux Consulting & Engineering has prepared this Demolition and Removal Plan, hereafter referred to as the "Workplan", for the purpose of providing a detailed description of demolition and removal procedures, which the owner will be implementing during the onsite activities at the 335 Scott Street site, located in Fort Frances, Ontario.

The project is situated at 335 Scott Street, in downtown Fort Frances and consists of a single storey, building and houses multiple businesses. The building was constructed in the mid 1900's and consists of concrete block walls and open web steel joist roof framing, with a concrete slab foundation.

The building has been used for various businesses & office space throughout the years, and is currently used for storage & office space.

The owner proposes to use the site, once demolition is complete, as a parking lot for his adjacent business (Makabi Inn).

2.0 GENERAL WORK ACTIVITY OVERVIEW

The work covered under this Workplan will be conducted in a sequential manner, with some activities being conducted concurrently with others where practical. Depending upon site and other unknown conditions, the Contractor's general sequence of demolition activities may require alteration at any given time. A summary of the general sequence for the work activities is outlined as follows:

- Pre-construction activities and site mobilization.
- Installation of fence at back (south side) of building, along sidewalk at front (north side), along the sides (east/west) of building to protect the adjacent properties.
- Installation of fence to prevent access to parking lots on both sides of the building as well as restricted access to back alley.
- Verification of utility disconnects and isolations by others.
- Removal of remaining chemicals and hazardous materials that may still be present in the building.
- Removal of existing equipment located within the building, including heating and plumbing equipment.
- Demolition of existing building down to the foundation.
- Capping of all drainage (sanitary and storm) services and water supply in the building footprint /foundation area.
- Removal of demolition debris and material to appropriate offsite disposal/recycling facilities.



2.1 DEMOLITION SEQUENCE

The Owner proposes to demolish the building starting from the south end and work their way to the north end of the building.

- The demolition will start with the south-west corner
- Demolish the exterior wall with "Caterpillar 320" excavator (or equivalent) and simultaneously lower the roof deck proportionately working south to north
- Segregate the demolition material such as masonry, wood debris, metals and load in semi-end dump trucks.
- Lower the structural elements inward the building using a "Caterpillar 320" excavator (or equivalent).

- Machines are not to travel on adjacent properties unless permission has been granted.
- The roof and walls of the adjacent building (east of the property) will be protected with plywood in the event that any debris falls on the adjacent building.
- The owner will be responsible to make any repairs caused by the demolition.

2.2 WORK HOURS AND SCHEDULE

Demolition activity shall be conducted between 7:00 a.m. and 7:00 p.m., for the duration of the project. Demolition work is expected to take approximately 1 week.

2.3 EQUIPMENT/MATERIAL STAGING AND PARKING

Vehicle and equipment parking will be located immediately south of the building along the back alley. The site will be fenced to control access by the public. As work progresses from the back of the building to the front (north), the road will be fenced to control traffic.

2.4 DEBRIS/STOCKPILE STAGING

Debris will be segregated on-site and immediately placed in semi-end dump trucks for hauling to an appropriate disposal site.

2.5 HAUL ROUTE / ESTIMATED VEHICULAR TRAFFIC

Debris that is being disposed of in the Town's landfill site, will utilize the Portage Avenue route, off of the rear alley behind the building, and will proceed down 8th street and McIrvine road to the landfill site.

3.0 HEALTH AND SAFETY

The Owner shall consider safety and the prevention of accidents an integral part of their operation. Under Federal, Provincial and local laws, the Owner is responsible to provide a safe working environment, and to protect life, health and safety of any on-site personnel. Although providing safe working conditions is primarily a management responsibility, safety and accident prevention can be accomplished only through coordinated efforts of all on-site personnel. If the task or service being undertaken cannot be done safely, the Owner shall discontinue work until proper controls can be established.

The proposed demolition will comply with all aspects of the Site Specific Health and Safety Plan and particularly as follows:

- All overhead and underground services will be disconnected and verified to be clear prior to demolition of each building
- Watering of building during demolition activities is required on dry days that potentially can create dust. This is understood and will be practiced by site personnel.

- All the workers have been informed and are required to wear appropriate personal protection equipment for dust control measures during all the demolition activities.
- All hazardous/designated wastes are to be removed from the building prior to demolition. All demolition activities will be conducted with the safety, health and welfare of workers as a priority.
- Partially demolished and unstable parts of the building will not be left standing overnight as a precaution for the safety of any authorized persons who may enter the site when it is occupied.
- All workers have been informed and are required to wear appropriate personal protection equipment on-site. Any additional tasks requiring special lifting devices will be conducted only by trained personnel wearing appropriate fall protection.
- All demolition activities are to be supervised by experienced personnel that will ensure safe demolition activity at all times.
- The site shall be secured all hours of the day to prevent unauthorized access in order to protect the public during unsupervised hours.

Finally, please be advised that we will follow up with any required inspections during the demolition of the building.

4.0 DEMOLITION ACTIVITIES

4.1 PRE-DEMOLITION SURVEY AND HAZARDOUS MATERIAL ABATEMENT

The Owner has indicated that they will proceed with their own Pre and Post demolition survey reports for the adjacent building.

The building does not appear to contain any known hazardous material. However, if any hazardous material is found during the demolition it is the Owners responsibility to undertake the removal in a manner that abides to all pertinent safety and disposal regulations.

4.2 GENERAL DEMOLITION ACTIVITIES

In general, the tasks will include a variety of procedures. The most important aspect in the development of these procedures will be the safe conduct of the work. The Owners procedures will limit the use of labor to the most controlled and safe conditions and rely upon mechanized means of removal wherever possible. Excavators equipped with concrete breakers, concrete munchers, grapples, and other modern hydraulic demolition tools and attachments will be utilized. Wherever possible, large structures will be removed to ground level using mechanized means. Subsequent sizing of scrap materials such as steel and rebar and other material processing activities will take place at grade level, hauled offsite and recycled accordingly.

General building/structure demolition will be conducted in a manner that does not interfere with or encroach upon the existing surrounding pedestrian and vehicular traffic during normal activities. Contractor will provide fencing around the project site and will work within the confines of the site fencing whenever possible. However, depending upon site and structure conditions, alternative methods of demolition and alternative types of equipment may be used to ensure the safest and most efficient means of operation. This may involve modification of

the site fencing from time to time in order to complete the demolition activities. This will always be coordinated with the Property owner in advance.

5.0 PRE-STRUCTURAL DEMOLITION ACTIVITIES

The building shall be enclosed with temporary fence or/and hoarding as required; further, the following should be noted:

- Provide exterior traffic control and signage as required
- Disconnect and remove all the underground and above ground service prior to demolition
- No machinery or personal will be under the portions of the buildings being demolished

The Owner plans to salvage any contents inside the building that is deemed in good working order. As for the remaining material the Owner may use Bobcat-type skid steer loaders and/or hand labor to remove all soft debris that is not easily separated.

6.0 MATERIAL RECYCLING AND DEMOLITION DEBRIS DISPOSAL

There will be a fair amount of recycling that will be undertaken as part of the demolition. The Owner plans to recycle as much as possible. As for non-recycled material, the owner will load all non-hazardous waste material into semi-end dumps and will haul it to the Town's landfill site at the appropriate location for each material type (ie. wood, metals, etc.). If hazardous materials are found they will be removed from the building and disposed of at a licensed hazardous waste disposal site.

7.0 DUST CONTROL MEASURES

Dust control will be considered an important part of the overall project. If deemed necessary the Owner will utilize a water truck and/or fire hose attached to a local hydrant during demolition operations. The Owner will direct a localized fine water spray to the source of demolition activities, as required, thereby reducing airborne dust particles. To minimize the run-off of water, the water supply will be used only when necessary. A proper backflow device will be installed at the hydrant locations, if utilized.