

July 15, 2024

[REDACTED]

Roar File No.: 24R07019

Attention: [REDACTED]

RE: Demolition of Dwelling and Garage
Claim Number: [REDACTED]
Insured: [REDACTED]
Date of Loss: June 23, 2024
Loss Location: 7 Crescent Road, Rockcliffe, Ontario

Dear [REDACTED],

The following drawings (D-1 to D-2) have been prepared for the demolition of the dwelling and the garage. The demolition of the garage was necessary due to a tree which was centrally placed within the courtyard area in front of the dwelling. The garage itself was not damaged by fire. The dwelling was substantially damaged by fire. Roar Engineering and CEP have requested demolition of the structure so the fire investigation may continue.

The site is extremely dangerous, the dwelling is extremely dangerous due to falling hazards and unstable conditions in and around the subject dwelling. A perimeter fence has been installed, which will remain in place until the demolition proceeds. Experts will be on-site during the demolition to ensure the demolition proceeds as per the plans and specifications, and in accordance with the CSA Standard S350, and in accordance with the Occupational Health & Safety Act and the National Building Code of Canada.

Should you have any questions please do not hesitate to call.

ROAR ENGINEERING INC.

Yours truly,

Michael Flynn, P.Eng., CFEI, CFII, CMR

Storgione
on behalf of
Michael Flynn

GENERAL REQUIREMENTS:

- THESE PLANS HAVE BEEN PREPARED FOR THE PURPOSED OF DETAILING REQUIREMENTS TO DEMOLISH AN EXISTING DWELLING AND DETACHED GARAGE BUILDING AT THE LOCATION ADDRESSED BELOW.
- CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS PRIOR TO THE COMMENCEMENT OF THE DEMOLITION WORK.
- DIMENSIONS AND ALL OTHER INFORMATION SHOWN AND DESCRIBED SHALL BE VERIFIED ON-SITE BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF ANY WORK.
- DISCREPANCIES SHALL BE REPORTED TO ROAR LTD. (ROAR)
- DRAWINGS SHALL NOT BE SCALED UNLESS OTHERWISE NOTED.
- ROAR LTD. MUST BE NOTIFIED OF ANY CHANGES PRIOR TO COMMENCING WITH THE WORK.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL TEMPORARY BRACING, SHORING AND WEATHER PROTECTION DURING ALL STAGES OF CONSTRUCTION NOT SPECIFICALLY DETAILED BY THESE PLANS.
- THE CONTRACTOR COMPLETING THE WORK IS REQUIRED TO PROVIDE ROAR WITH A PROPOSED WORK SCHEDULE PRIOR TO COMMENCEMENT OF WORK. UNLESS DIRECTED OTHERWISE, A REPRESENTATIVE OF ROAR IS TO BE ONSITE FOR THE DURATION OF THE DEMOLITION.

DEMOLITION NOTES:

1.0 PUBLIC SAFETY

- THE DEMOLITION SITE MUST NOT BE ACCESSIBLE TO THE PUBLIC DURING AND PURSUANT TO THE DEMOLITION PROCEDURE, THEREFORE, A FENCE MUST BE CONSTRUCTED AND MAINTAINED AROUND THE BUILDING PERIMETER. THE PUBLIC PROTECTION MUST BE CONSTRUCTED IN ACCORDANCE WITH THE FOLLOWING:

1. SECTION 8.2.1 OF THE NATIONAL BUILDING CODE;
2. SECTION 3.1 OF THE CSA STANDARD S350-M1980, "CODE OF PRACTICE FOR SAFETY AND DEMOLITION OF STRUCTURES;
3. SECTION 3.2 OF THE CSA STANDARD S350-M1980, "CODE OF PRACTICE FOR SAFETY AND DEMOLITION OF STRUCTURES;
4. SECTION 3.3 OF THE CSA STANDARD S350-M1980, "CODE OF PRACTICE FOR SAFETY AND DEMOLITION OF STRUCTURES;
5. SECTION 4.1 OF THE CSA STANDARD S350-M1980, "CODE OF PRACTICE FOR SAFETY AND DEMOLITION OF STRUCTURES; AND
6. THE OCCUPATIONAL HEALTH AND SAFETY ACT AND REGULATIONS FOR CONSTRUCTION PROJECTS.

2.0 SITE SAFETY

- ENSURE THAT THE DEMOLITION SITE IS NOT ACCESSIBLE TO THE PUBLIC DURING WORKING HOURS AND SITE SHUT-DOWN. IN ADDITION, WORKER SAFETY MUST BE CONSIDERED IN THE DEMOLITION PLAN. ENSURE THAT WORKER ACCESS AND EGRESS IS MAINTAINED THROUGHOUT THE DEMOLITION PROJECT. PRECAUTIONS MAY BE MADE TO PROVIDE A SAFE SITE AS REQUIRED BY THE OCCUPATIONAL AND HEALTH AND SAFETY ACT AND REGULATION FOR CONSTRUCTION PROJECTS.
- ONLY A WORKER WHO IS DIRECTLY ENGAGED IN THE DEMOLITION PROCEDURE SHALL BE IN THE AREA OF THE REMOVAL. ENSURE THAT BARRIERS ARE ERECTED TO PREVENT THE ACCESS OF OTHER WORKERS INTO THE AREA THAT IS BEING DEMOLISHED.
- AS PART OF THE ONSITE SAFETY, A FIRE SAFETY PLAN MUST BE COMMISSIONED CONFORMING TO SECTION 2.8 AND 2.14 OF THE NATIONAL FIRE CODE OF CANADA 1995. THE FIRE SAFETY PLAN WILL INCLUDE THE APPOINTMENT AND ORGANIZATION OF FIRE AND SAFETY DUTIES AMONGST THE SITE STAFF, INSTALLATION OF EMERGENCY PROCEDURES, THE AVAILABILITY OF PORTABLE EXTINGUISHERS AND POSTING OF THOSE PROCEDURES AND THE CONTROL OF FIRE HAZARDS WITHIN THE DEMOLITION SITE.

3.0 ONSITE SERVICE LOCATIONS

- THE LOCATION OF UNDERGROUND AND OVERHEAD SERVICES SHALL BE DETERMINED BEFORE THE DEMOLITION COMMENCES. THE SPECIFIC SERVICES THAT MUST BE LOCATED INCLUDE BUT ARE NOT LIMITED TO:

1. ELECTRICAL POWER LINES (OVERHEAD AND BURIED);
2. NATURAL GAS LINES;
3. OIL PIPE LINES;
4. TELEPHONE CABLES (OVERHEAD AND BURIED);
5. WATER MAINS;
6. DRAINAGE PIPING (STORM AND SANITARY);
7. STEAM DISTRIBUTION SYSTEM;
8. COMMUNICATION CABLES (OVERHEAD AND BURIED).

- ALL AFFECTED PARTIES MUST BE INFORMED OF THE DEMOLITION IN PROGRESS AT THE SITE. ENSURE THAT ALL SERVICES ARE LOCATED PRIOR TO COMMENCING WITH THE DEMOLITION PROCEDURE AND THAT ALL REQUIRED PERMITS ARE OBTAINED. FURTHERMORE, ALL REQUIRED PERMITS MUST BE POSTED ON THE SITE DURING THE DEMOLITION OF THE BUILDING.

4.0 ADJACENT PROPERTY

- DURING THE DEMOLITION WORK, THE INTEGRITY OF ADJACENT BUILDINGS MUST BE MAINTAINED. CARE SHALL BE EXERCISED DURING THE DEMOLITION PROCEDURE TO ENSURE THAT DAMAGE DOES NOT OCCUR TO THE ADJACENT STRUCTURES / PROPERTIES. THE DEMOLITION MUST NOT INCLUDE EXCESSIVE VIBRATION OR SHOCK TO CAUSE DAMAGE TO THE ADJACENT PROPERTIES.

5.0 DEMOLITION REQUIREMENTS

- THE DEMOLITION PROCEDURE MUST OCCUR IN A SYSTEMATIC MANNER. THE PORTIONS OF THE STRUCTURE TO BE REMOVED SHALL BE DEMOLISHED IN THE REVERSED ORDER TO THAT OF THE CONSTRUCTION PROCESS. ENSURE THAT LARGE SECTIONS OF BUILDINGS ARE NOT PERMITTED TO FALL ON TOP OF BUILDING COMPONENTS SUPPORTING THE CONSTRUCTION ABOVE.
- IF CUTTING OF BUILDING COMPONENTS IS REQUIRED DURING THE DEMOLITION PROCEDURE, FIRE AND SAFETY MUST BE CONSIDERED AND MUST CONFORM TO THE NATIONAL FIRE CODE OF CANADA AND THE ONTARIO FIRE CODE. ENSURE THAT PORTABLE FIRE EXTINGUISHERS ARE IN THE AREA WHERE CUTTING EQUIPMENT IS UTILIZED IN THE DEMOLITION.
- THE DEMOLITION SEQUENCE WILL INCLUDE BOTH HAND DEMOLITION AND MECHANICAL DEMOLITION. THE USE OF MECHANICAL EQUIPMENT SHALL NOT INCLUDE LARGE VIBRATION OR SHOCK WHICH MAY CAUSE DAMAGE TO ADJACENT STRUCTURES.
- PROVIDE TEMPORARY SUPPORT MEASURES FOR BUILDING SECTIONS REMAINING IN PLACE DURING DEMOLITION STAGES TO AVOID UNEXPECTED COLLAPSE.

6.0 DESIGNATED SUBSTANCE SURVEY

- CONTRACTOR IS RESPONSIBLE TO ENSURE A DESIGNATED SUBSTANCE SURVEY HAS BEEN COMPLETED PRIOR TO DISTURBING ANY EXISTING BUILDING MATERIALS. IF ASBESTOS IS CONFIRMED TO BE PRESENT, CONTACT ROAR FOR A REMEDIATION PROTOCOL. ALL WORK MUST CONFORM WITH THE OCCUPATIONAL HEALTH & SAFETY ACT AND APPLICABLE REGULATIONS. THE COMPLETED SUBSTANCE SURVEY IS TO BE PRESENT ON SITE THROUGHOUT ALL STAGES OF THE WORK.



SUBJECT GARAGE - POST LOSS CONDITION
SITE PHOTOGRAPH OBTAINED BY ROAR ENGINEER
DATED JULY 8, 2024



SUBJECT DWELLING - POST LOSS CONDITION
SITE PHOTOGRAPH OBTAINED BY ROAR ENGINEER
DATED JULY 8, 2024

DRAWING LIST

- D-1 GENERAL REQUIREMENTS
- D-2 SITE LAYOUT

NO.	DESCRIPTION	DATE
1	ISSUED FOR DEMOLITION	JULY 10, 2024



ROAR
ENGINEERING
18 Alliance Blvd., Unit 6, Barrie, Ontario • L4M 5A5
Telephone: 705.315.0231 • Facsimile: 705.737.9090

WORK OUTLINED ON THIS SHEET SHALL BE EXECUTED IN CONFORMANCE WITH THE ENTIRETY OF THE DRAWING SET

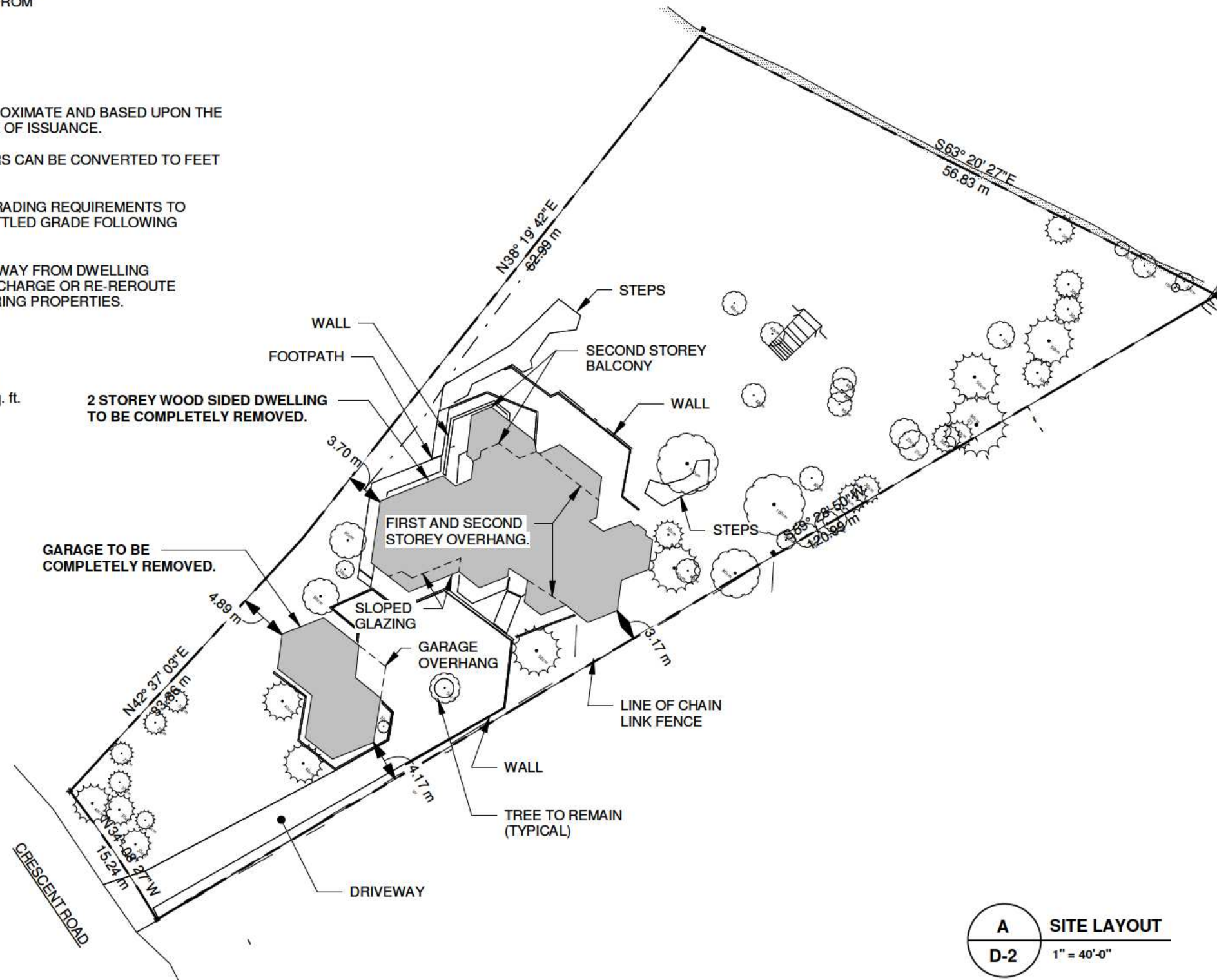
PROJECT TITLE:	DWELLING AND GARAGE DEMOLITION
DRAWING TITLE:	GENERAL REQUIREMENTS
INSURED:	MANSOUR, SAMEH & REZVANI, NEGAR
LOCATION:	7 CRESCENT ROAD, ROCKCLIFFE, ONTARIO
LOSS DATE:	JUNE 23, 2024
DRAWN BY:	A. MCKAY SCALE: N/A
FILE NO.:	24R07019 DRAWING NO. D-1
DRAWINGS REMAIN THE PROPERTY OF ROAR	

SITE LAYOUT NOTES

- THIS SITE LAYOUT HAS BEEN INCLUDED FOR REFERENCE PURPOSES ONLY AND SHALL NOT BE RELIED UPON AS A LEGAL SURVEY.
- A LEGAL SURVEY MAY BE REQUIRED BY THE LOCAL AUTHORITIES AND SHALL BE PROVIDED BY OTHERS.
- LOCATE AND IDENTIFY ALL SERVICES, CABLES, PIPES AND WIRES PRIOR TO EXCAVATION.
- INFORMATION HEREIN IS DERIVED IN PART FROM SURVEYOR'S REAL PROPERTY REPORT PART 1 - PLAN OF SURVEY OF PART OF BLOCKS A-18 AND A-25 REGISTERED PLAN 4M-22 CITY OF OTTAWA
- BEARINGS AND DISTANCE NOTED ARE APPROXIMATE AND BASED UPON THE BEST AVAILABLE INFORMATION AT THE TIME OF ISSUANCE.
- DISTANCES SHOWN ON THIS PLAN IN METERS CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
- CONTRACTOR IS RESPONSIBLE FOR SITE GRADING REQUIREMENTS TO ACHIEVE ADEQUATE GRADING OF FINAL SETTLED GRADE FOLLOWING DEMOLITION.
- FINAL SETTLED GRADE TO SLOPE MIN. 5% AWAY FROM DWELLING PERIMETER FOR MIN. 6' AND SHALL NOT DISCHARGE OR RE-REROUTE SURFACE WATER RUN-OFF ONTO NEIGHBORING PROPERTIES.

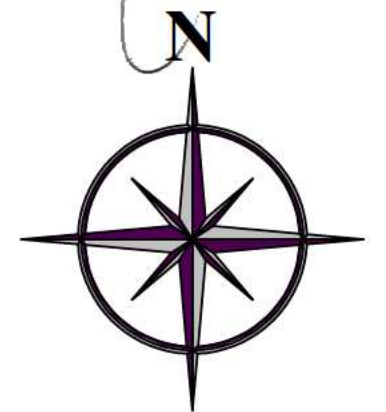
BUILDING AREAS:

- DWELLING MAIN FLOOR AREA: +/- 3185 sq. ft.
- DWELLING SECOND FLOOR AREA: +/- 3318 sq. ft.
- GARAGE FLOOR AREA: +/- 908 sq. ft.



A SITE LAYOUT
D-2 1" = 40'-0"

NO.	DESCRIPTION	DATE
1	ISSUED FOR DEMOLITION	JULY 10, 2024



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PROJECT TITLE:	DWELLING AND GARAGE DEMOLITION	
DRAWING TITLE:	SITE LAYOUT	
INSURED:	MANSOUR, SAMEH & REZVANI, NEGAR	
LOCATION:	7 CRESCENT ROAD, ROCKCLIFFE, ONTARIO	
LOSS DATE:	JUNE 23, 2024	
DRAWN BY:	A. MCKAY	SCALE: 1" = 40'-0"
FILE NO.:	24R07019	DRAWING NO. D-2
DRAWINGS REMAIN THE PROPERTY OF ROAR		