

CONSTRUCTION NOTES

1. ALL EXISTING WALLS AND CEILINGS COVERED WITH WOOD LATH AND PLASTER. MAINTAIN A FIRE SEPARATION WITH A 1 HOUR FIRE RESISTANCE RATING BETWEEN SUITES.
2. THE EXISTING FLOOR AND WALL CAVITIES BETWEEN SUITES DO NOT CONTAIN ABSORPTIVE MATERIAL TO CONTROL SOUND TRANSMISSION AND CAN REMAIN AS SUCH (PART 1) OF THE 1997.
3. THE REMOVAL OF THE WOOD LATH AND PLASTER FROM FIRE SEPARATION WALLS SHALL BE LIMITED TO THE FACE OF CEILING. REQUIRED REPLACEMENT WITH 1 LAYER OF 1/2" TYPE 'X' GYPSUM BOARD ON THE WALL FACE AND 2 LAYERS OF 1/2" TYPE 'X' GYPSUM BOARD ON THE CEILING. USE REGULAR 1/2" TYPE GYPSUM BOARD ON THE THIRD FLOOR CEILING.
4. REPLACE REMOVED WOOD LATH AND PLASTER FROM REMAINING WALLS WITH NORMAL 1/2" TYPE 'X' GYPSUM BOARD.
5. ALL FLOOR JOISTS FROM SUITES MUST BE 8" ON CENTER AS PER SECTION 3.4.1 OF THE 1997 ONTARIO BUILDING CODE. AT LEAST ONE EXIT DOOR ON THE FIRST FLOOR LEVEL MUST BE 8" ON CENTER.
6. ALL EXIT STAIRS SHALL BE 8" ON CENTER AS PER SECTION 3.4.3 OF THE 1997 ONTARIO BUILDING CODE.
7. PROVIDE GUARDS AT EXISTING AND NEW WALLS AT EXIT STAIRS IN ACCORDANCE WITH SECTION 3.4 OF 1997 OBC. CONSTRUCT THE RAILINGS AND GUILDS TO SUPPORT LOADS AS SPECIFIED BY SECTIONS 3.4.6.4.1B AND 4.1.10.1 OF 1997 OBC RESPECTIVELY.

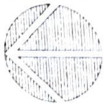
GENERAL NOTES:

1. ALL INFORMATION THAT IS SHOWN AND DESCRIBED AS EXISTING SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF ANY WORK AND ANY DISCREPANCIES SHALL BE REPORTED TO ROCHON ENGINEERING INCORPORATED.
2. DRAWINGS SHALL NOT BE SCALED UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE BY CONTRACTOR.
4. THE SCOPE OF WORK OUTLINED ON THE DRAWINGS IS A MINIMUM REQUIREMENT REFLECTING THE ONTARIO BUILDING CODE. DEVIATIONS FROM THE REQUIRED MINIMUMS MUST BE GREATER THAN OR EQUAL TO THE OUTLINED SCOPE OF WORK. ROCHON ENGINEERING INCORPORATED MUST BE NOTIFIED OF ANY CHANGES PRIOR TO COMMENCING WITH THE WORK. ALL RECONSTRUCTION AND REPAIR MUST BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE.
5. ALL REPAIRING COMPONENTS AFFECTED BY THE REPLACEMENT OR RECONSTRUCTION OF COMPONENTS IDENTIFIED BY FORCE MAIN NUMBERS MUST BE TEMPORARILY SUPPORTED FOR THE DURATION OF THE WORK.
6. ALL LUMBER USED IN THE RECONSTRUCTION MUST BE SPRUCE PINE FIR (NO. 1 GRADE OR BETTER).

REVISIONS

02/26/03 EXIT DOORS AND MEANS OF EGRESS

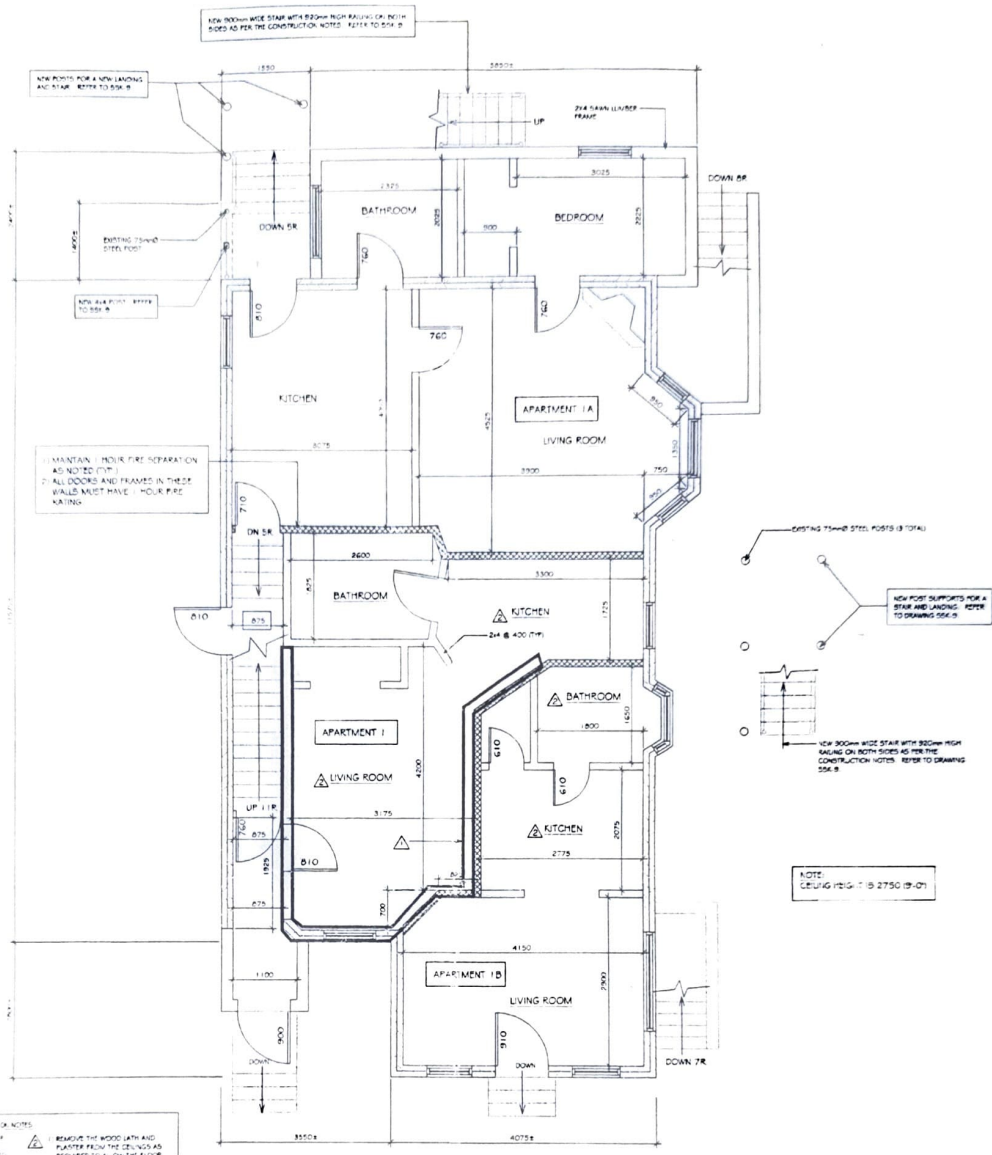
NORTH



ROCHON ENGINEERING INCORPORATED

3000 LANGSTAFF ROAD WEST, SUITE 116, CONCORD, ONTARIO L4K 3R7
 TEL (905) 600-7660 FAX (905) 600-9994
 1-888-ROCHONS

DRAWING TITLE	BASEMENT FLOOR PLAN
INSURED	PERIC INVESTMENTS LTD.
LOSS LOCATION	115 PARKSIDE DRIVE TORONTO, ONTARIO
PROJECT NO.	03-RO07
DATE OF LOSS	JANUARY 6, 2003
SCALE	1:60
DRAWN BY	POB FEBRUARY 14, 2003
DWG. No.	SSK-1
DRAWINGS REMAIN THE PROPERTY OF ROCHON ENGINEERING INCORPORATED.	



REMEDIAL NOTES:

- 1. REMOVE WOOD LATH AND PLASTER FROM THE SIDE OF THE WALLS. ALLOW THE WALL TO DRY TO A MAXIMUM MOISTURE CONTENT OF 12%.
- 2. REPLACE PLASTER WITH GYPSUM BOARD. REFER TO THE CONSTRUCTION NOTES.
- 3. REMOVE THE WOOD LATH AND PLASTER FROM THE CEILING AS REQUIRED TO ALLOW THE FLOOR JOISTS ABOVE TO DRY TO A MAXIMUM MOISTURE CONTENT OF 12%.
- 4. REPLACE REMOVED PLASTER WITH GYPSUM BOARD AS PER THE CONSTRUCTION NOTES.

CONSTRUCTION NOTES:

- 1) ALL EXISTING WALLS AND CEILINGS COVERED WITH WOOD LATH AND PLASTER. MAINTAIN A FIRE SEPARATION WITH A 1 HOUR FIRE RESISTANCE RATING BETWEEN SUITES.
- 2) THE EXISTING FLOOR AND WALL JOISTS BETWEEN SUITES SHALL NOT CONTAIN ASBESTOS. MATERIAL TO CONTROL SOUND TRANSMISSION AND CAN BE MADE IN SUCH THAT 1) OBC, 1997.
- 3) THE REMOVAL OF THE WOOD LATH AND PLASTER FROM FIRE SEPARATION WALL FACE OR CEILING REQUIRES REPLACEMENT WITH 1 LAYER OF 1/2" THIN TYPE X GYPSUM BOARD ON THE WALL FACE AND 2 LAYERS OF 1/2" THIN TYPE X GYPSUM BOARD ON THE CEILING. USE REGULAR 1/2" THIN GYPSUM BOARD ON THE THIRD FLOOR CEILING.
- 4) REPLACE REMOVED WOOD LATH AND PLASTER FROM REMAINING WALLS WITH NORMAL 1/2" THIN GYPSUM BOARD.
- 5) ALL EXIT DOORS FROM SUITES MUST BE 610mm WIDE AS PER SECTION 3.4.3 OF THE 1997 ONTARIO BUILDING CODE. AT LEAST ONE EXIT DOOR ON THE FIRST FLOOR LEVEL MUST BE 910mm WIDE.
- 6) ALL EXIT STAIRS SHALL BE 900mm WIDE AS PER SECTION 3.4.3 OF THE 1997 OBC. REFER TO SSK-9.
- 7) PROVIDE GUARDS AT EXIT LANDINGS AND PLAYS AT EXIT STAIRS IN ACCORDANCE WITH SECTION 3.4 OF 1997 OBC. CONSTRUCT THE RAILINGS AND GUARDS TO SUPPORT LOADS AS SPECIFIED BY SECTIONS 3.4.6 (1) AND 4.1.10 (1) OF 1997 OBC RESPECTIVELY.

GENERAL NOTES:

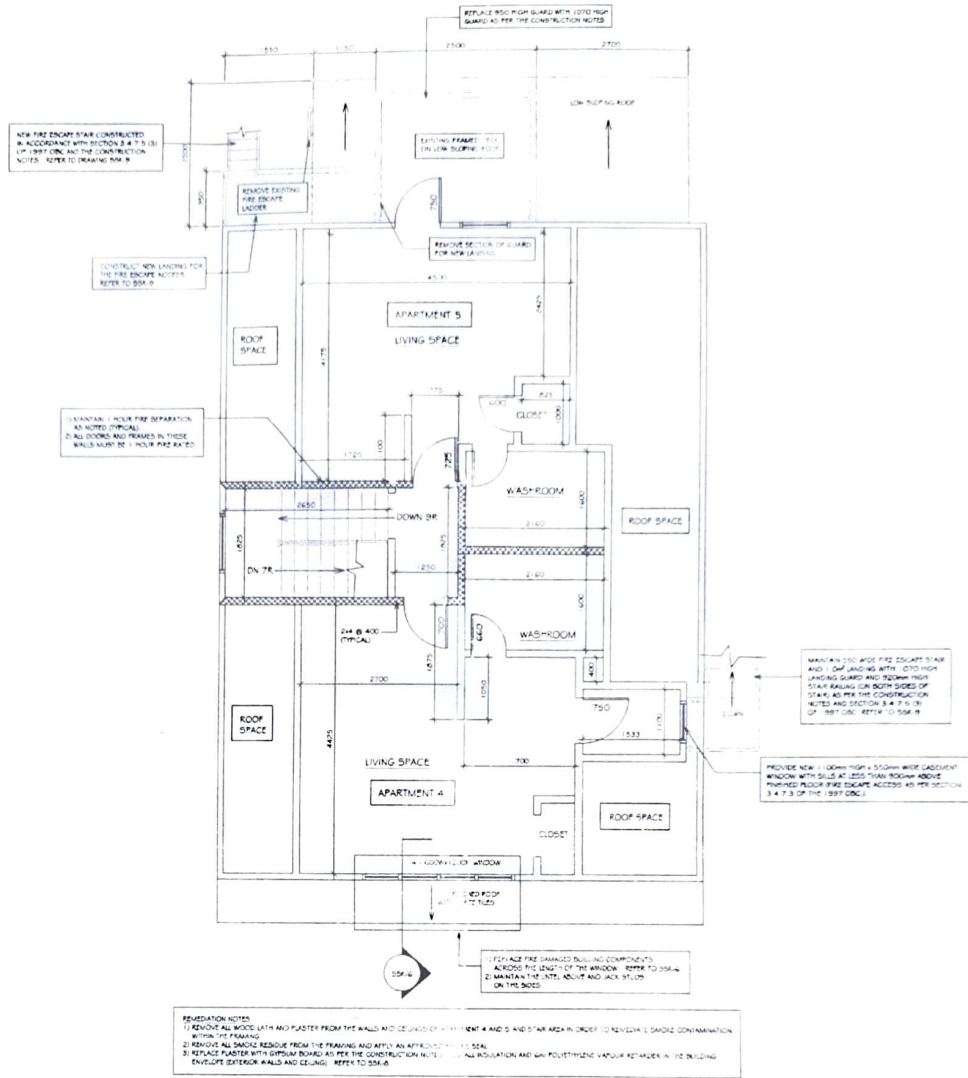
1. ALL INFORMATION THAT IS SHOWN AND DESCRIBED AS EXISTING SHALL BE CHECKED AND VERIFIED BY THE CONTRACTOR PRIOR TO THE COMMENCEMENT OF ANY WORK AND ANY DISCREPANCIES SHALL BE REPORTED TO ROCHON ENGINEERING INCORPORATED.
2. DRAWINGS SHALL NOT BE SCALED UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE BY CONTRACTOR.
4. THE SCOPE OF WORK OUTLINED ON THE DRAWINGS IS A MINIMUM REQUIREMENT REFLECTING THE ONTARIO BUILDING CODE. DEVIATIONS FROM THE REQUIRED MINIMUMS MUST BE GREATER THAN OR EQUAL TO THE OUTLINED SCOPE OF WORK. ROCHON ENGINEERING INCORPORATED MUST BE NOTIFIED OF ANY CHANGES PRIOR TO COMMENCING WITH THE WORK. ALL RECONSTRUCTION AND REPAIR MUST BE IN ACCORDANCE WITH THE ONTARIO BUILDING CODE.
5. ALL FRAMING COMPONENTS AFFECTED BY THE REPLACEMENT OR RECONSTRUCTION OF CORRESPONDING SUPPORT MEMBERS MUST BE TEMPORARILY SUPPORTED FOR THE DURATION OF THE WORK.
6. ALL LUMBER USED IN THE RECONSTRUCTION MUST BE SPRUCE-PINE-FIR NO. 1 GRADE OR BETTER.

REVISIONS
02/26/03 EXIT DOORS AND MEANS OF EGRESS



R
ROCHON ENGINEERING INCORPORATED
 3000 LANGSTAFF ROAD WEST, SUITE 16, CONCORD (FRONT OF) L4K 4R7
 TEL: (905) 660-7660 FAX: (905) 660-9994 1-888-ROCHONS

DRAWING TITLE:	MAIN FLOOR PLAN
INSURED:	PERIC INVESTMENTS LTD.
LOSS LOCATION:	115 PARKSIDE DRIVE TORONTO, ONTARIO
PROJECT NO.:	03-R007
DATE OF LOSS:	JANUARY 6, 2003
SCALE:	1:60
DRAWN BY:	PDB FEBRUARY 14, 2003
DWG. No.:	SSK-2
DRAWINGS REMAIN THE PROPERTY OF ROCHON ENGINEERING INCORPORATED	



- REMEDIAL NOTES**
- REMOVE ALL WOOD LATH AND PLASTER FROM THE WALLS AND CEILING OF APARTMENT 4 AND 5 AND STAR AREA IN ORDER TO REMEDIATE DAMAGE CONTAMINATION WITHIN THE FRAMING.
 - REMOVE ALL DAMAGE RESIDUE FROM THE FRAMING AND APPLY AN APPROVED SEALANT.
 - REPLACE PLASTER WITH GYPSUM BOARD AS PER THE CONSTRUCTION NOTES. ALL INSULATION AND GIP POLYURETHANE VAPOUR BARRIER IN THE BUILDING ENVELOPE (EXTERIOR WALLS AND CEILING) REFER TO SSK-6.
- CONSTRUCTION NOTES**
- ALL EXISTING WALLS AND CEILING COVERED WITH WOOD LATH AND PLASTER. MAINTAIN A 1 HOUR FIRE RESISTANCE RATING BETWEEN SUITES.
 - THE EXISTING FLOOR AND WALL CAVITIES SHOULD NOT CONTAIN ABSORBITIVE MATERIAL TO CONTROL SOUND TRANSMISSION AND CAN REMAIN AS SUCH (PART 1.1 CBC 1997).
 - THE REMOVAL OF THE WOOD LATH AND PLASTER FROM FIRE SEPARATION WALL FACE OR CEILING, REQUIRES REPLACEMENT WITH 1 LAYER OF 1/2" TYPE 'X' GYPSUM BOARD ON THE WALL FACE AND 2 LAYERS OF 1/2" TYPE 'X' GYPSUM BOARD ON THE CEILING. USE 1/2" x 1/2" x 12" TYPE 'X' GYPSUM BOARD ON THE THIRD FLOOR CEILING.
 - REPLACE REMOVED WOOD LATH AND PLASTER FROM REMAINING WALLS WITH NORMAL 1/2" TYPE GYPSUM BOARD.
 - ALL EXIT DOORS FROM SUITES MUST BE 810mm WIDE AS PER SECTION 3.4.3 OF THE 1997 ONTARIO BUILDING CODE. AT LEAST ONE EXIT DOOR ON THE FIRST FLOOR LEVEL MUST BE 810mm WIDE.
 - ALL EXIT STAIRS SHALL BE 900mm WIDE AS PER SECTION 3.4.3 OF THE 1997 CBC. REFER TO SSK-9.
 - PROVIDE GUARDS AT EXIT LANDINGS AND RAILINGS AT EXIT STAIRS IN ACCORDANCE WITH SECTION 3.4 OF 1997 CBC. CONSTRUCT THE RAILINGS AND GUARDS TO SUPPORT LOADS AS STIPULATED BY SECTIONS 3.4.6.4(B) AND 4.1.10.1 OF 1997 CBC RESPECTIVELY.

GENERAL NOTES:

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- ALL FRAMING COMPONENTS AFFECTED BY THE REPLACEMENT OR RECONSTRUCTION OF CORRESPONDING SUPPORT MEMBERS MUST BE TEMPORARILY SUPPORTED FOR THE DURATION OF THE WORK.
- ALL LUMBER USED IN THE RECONSTRUCTION MUST BE SPRUCE-PINE-FIR NO. 1 GRADE OR BETTER.

REVISIONS
02/26/03 EXIT DOORS AND MEANS OF EGRESS



ROCHON ENGINEERING INCORPORATED

3000 LANGSTAFF ROAD WEST, SUITE 16, CONCORD (BRONX), ONTARIO L4K 4R7

TEL (905) 660-7660
FAX (905) 660-9994
1-888-ROCHONS

DRAWING TITLE	THIRD FLOOR PLAN
INSURED BY	PERIC INVESTMENTS LTD.
LOSS LOCATION	115 PARKSIDE DRIVE TORONTO, ONTARIO
PROJECT NO.	03-R007
DATE OF LOSS	JANUARY 6, 2003
SCALE	1:50
DRAWN BY	PDB FEBRUARY 14, 2003
DWG. No.	SSK-4
DRAWINGS REMAIN THE PROPERTY OF ROCHON ENGINEERING INCORPORATED	

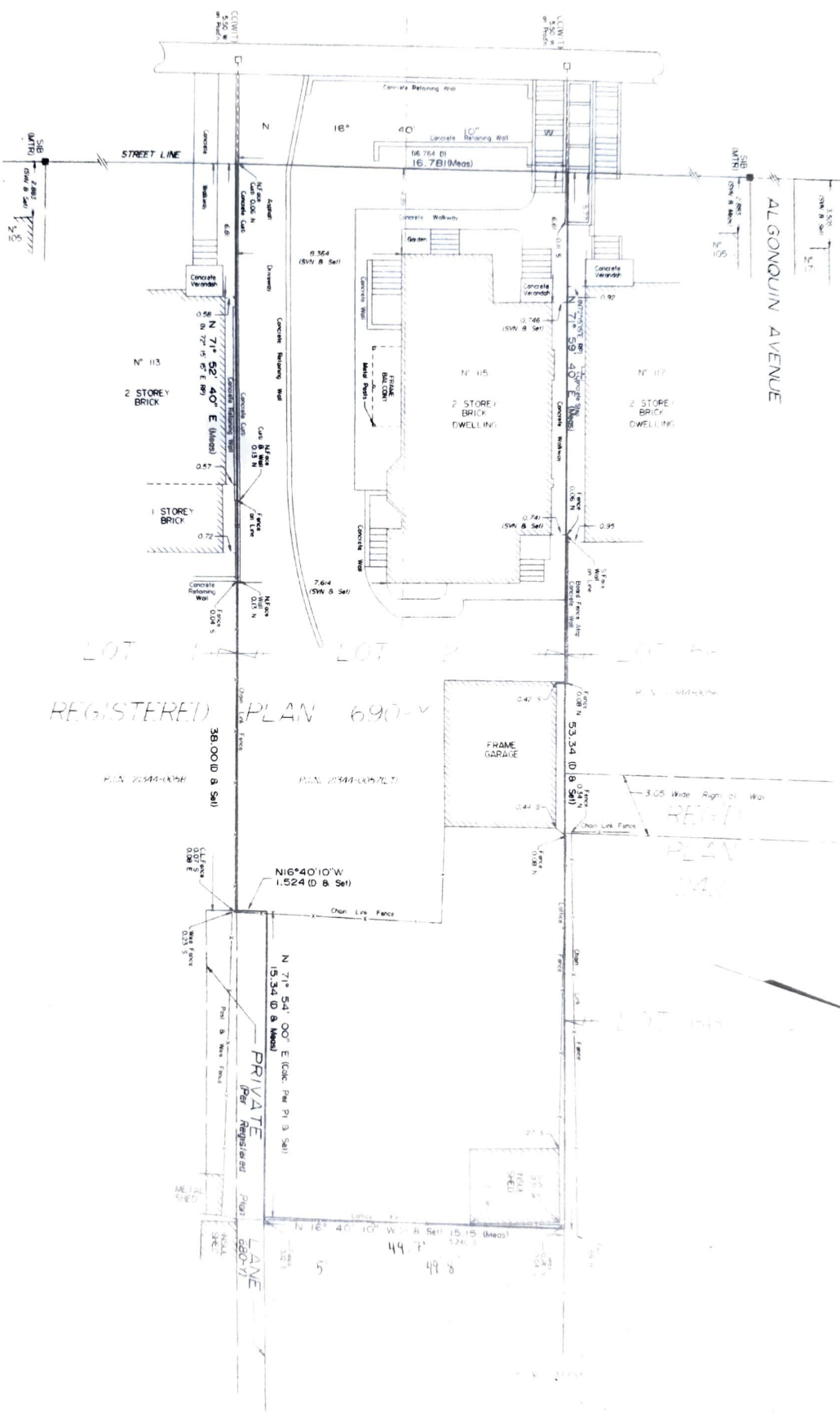
SURVEYOR'S REAL PROPERTY REPORT
PLAN OF
PART OF LOT 2
REGISTERED PLAN 690-Y
CITY OF TORONTO



(Road Allowance Between Lots 35 and 36, Concession 1, F.T.B.)
PARKSIDE DRIVE (by By-Law 8663)

(by Registered Plan 1242-City)
 (formerly KEELE STREET)

METRIC
 DISTANCES SHOWN BETWEEN APPROXIMATE POINTS AND CURVES COORDINATED TO FEET BY DIVISION BY 0.3048



REGISTERED PLAN 690-Y

PLAN 25344-0058E PLAN 25344-0057E

- LEGEND**
- DENOTES MONUMENT PLANTED
 - MONUMENT FOUND
 - WITNESS
 - IRON BOLTS
 - STANDARD IRON BBS
 - REGISTERED PLAN 690-Y
 - SPEIGHT & VAN NOSTRAND, O.L.S.
 - INST. N° W6139146
 - PROPERTY IDENTIFIER
 - METRO TORONTO ROADS
 - PLAN OF SURVEY BY T. CZERNIANSKI
 - SURVEYING LIMITED DATED OCT. 6th, 1989

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 NO PERSON MAY COPY, REPRODUCE, DISTRIBUTE OR ALTER THIS PLAN IN WHOLE OR IN PART WITHOUT WRITTEN PERMISSION FROM RABIDEAU & CZERNIANSKI LAND SURVEYORS.

BEARING NOTE
 BEARINGS ARE GRID AND ARE REFERRED TO THE EASTERN LIMIT OF PARKSIDE DRIVE AND THE BEARING OF N 16° 40' 10" W PREPARED BY TOM CZERNIANSKI SURVEYING LTD. DATED OCTOBER 6th, 1989.

ASSOCIATION OF ONTARIO LAND SURVEYORS
 PLAN 1450387

SURVEYOR'S CERTIFICATE

I CERTIFY THAT
 1. THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEY ACT, THE SURVEYORS ACT, THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2. THE SURVEY WAS COMPLETED ON FEBRUARY 27th, 2003.

Mark A. Rabideau
 DATE: March 14, 2003
 PETER A. HUBER
 ONTARIO LAND SURVEYOR

RABIDEAU & CZERNIANSKI
 ONTARIO LAND SURVEYORS
 777 THE QUEENSWAY, UNIT 8, TORONTO, ONTARIO
 M6S 1W1
 (416) 592-2511

CHECKED BY: PH PLAN N°: RC5787

NOTE
 1. THIS PLAN IS A PART OF REGISTERED PLAN 690-Y.
 2. THIS PLAN IS A PART OF REGISTERED PLAN 690-Y.
 3. THIS PLAN IS A PART OF REGISTERED PLAN 690-Y.
 4. THIS PLAN IS A PART OF REGISTERED PLAN 690-Y.
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