

February 16, 2023

NOTICE TO OWNERS/RESIDENTS 1210 RADOM STREET, PICKERING

Replacement of Building Windows and Sliding Doors

Please be advised that **SMID Construction** will be on site starting the window and balcony door replacement on **Monday, March 6, 2023**, for approximately 10 - 11 months.

The work will proceed on a drop-by-drop basis. Please refer to the drop plan and schedule provided to determine the approximate dates the work will be completed in your unit. Residents are asked to provide a clear path of 4 – 5 feet to the windows and balcony doors and in front of the windows and balcony doors. Additionally, everything on the main balcony will need to be removed to allow the work to be performed while on your specific drop. Please refer to the plan provided showing the path and work areas.

As you can appreciate, because all windows will be removed at the same time, there will be serious health and safety concerns. As a result, residents and pets will not be permitted to remain in the unit while work is being performed. Access to the party room will be provided in the building for the residents during the work on their unit. In addition, Security will be provided by the corporation while SMID Construction is in your unit.

DCC No. 19 and SMID Construction will provide 3-day (72 hour) notice in advance of the work to start in each unit. The scheduling provided is weather dependent and may be delayed if there are adverse weather conditions. For every day of weather delays, the schedule will be pushed by the same number of days. In this case, notices will be sent out informing the residents that the schedule has been changed.

The window and balcony door installation has been scheduled in sequence, floor by floor, and by drop, as the windows need to be secured together. They will be starting from the bottom unit and working to the top unit of each riser. Therefore, it is imperative that there are no resident disruptions to the schedule. As SMID Construction is

responsible to pay the workers while they are on site, refusal of entry or delays caused by the resident will result in a back charge of \$6,300.00 per day to the unit owner.

SMID Construction will work diligently to try and maintain the schedule.

A trailer that will store all window panels will be placed at the east side of the building on the grass area next to the underground garage.

To safely support the significant weight of the trailer, the ceiling of specific areas of the parking garage, under the area in question, will need to be reinforced with steel supports. As such, the affected owner parking stalls will be relocated to designated parking stalls on our visitor parking level, for the duration of the project, estimated to be 10-12 months.

To ensure the parking spots assigned are not utilized by others, we will be chaining off stalls on the southside of visitors parking. 10 stalls will be allocated to the owners who require relocating due to their parking spot being reinforced with steel supports. If you currently rent a visitors parking spot from the Corporation you will need to ensure it is purchased monthly as we can only provide 25 parking spots to owners (first come, first serve). We will not be renting out anymore new visitors parking passes for the duration of the project.

Owners who park in visitors overnight without a permit will be ticketed daily. We are asking all owners to ensure they utilize their own parking spot so that visitors to the building on a temporary basis have a parking spot to utilize.

The two handicap parking spots along with the contractor spot on the north side of the building will be off limits for the duration of the project. We encourage all owners who require the use of the handicap spots to utilize the east side two parallel parking spots.

We are excited to announce that the sample Mock Up for the owners/residents to view has been completed. The mock up is in the lounge area next to the party room on the B1 level. We will be scheduling viewing of the mock up by risers and dates. We ask that you please respect your schedule time so that owners have the chance to view the mock up based on the attached drop schedule.

The lounge area will be open from 8am to 6pm daily starting Friday, February 17, 2023.

Schedule below:

Owners/Residents who reside at the "04 & 05" riser – Friday, February 17 & Tuesday, February 21, 2023



Owners/Residents who reside at the “06 & 07” riser – Wednesday, February 22, 2023 & Thursday, February 23, 2023

Owners/Residents who reside at the “08 & 09” riser – Friday, February 24, 2023 & Monday, February 27th, 2023

Owners/Residents who reside at the “10 & 01” riser – Tuesday, February 28, 2023 & Wednesday, March 1, 2023

Owners/Residents who reside at the “02 & 03” riser – Thursday, March 2, 2023 & Friday, March 3rd, 2023

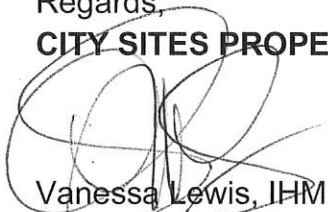
Should you have any questions or concerns pertaining to the mock up, please put all questions/concerns in writing and deliver to the management office.

Please be aware that there will be unavoidable noise generated by this project. We apologize for the inconvenience, and we thank you in advance for your cooperation.

Do not hesitate to contact the undersigned either by phone at 905.839.1246 or email at vlewis@citysitespm.com.

Regards,

CITY SITES PROPERTY MANAGEMENT INC. agents on behalf of DCC No. 19



Vanessa Lewis, IHM
Property Manager

THIS CONTRACT IS TO BE USED FOR ALL FIELD CHECKING AND REVISIONS TO THE DRAWINGS OF THE PROJECT BEFORE PROCEEDING WITH THE WORK. FOR CONSTRUCTION PURPOSES, THE DRAWINGS ARE TO BE USED AS SHOWN. ANY CHANGES TO THE DRAWINGS MUST BE MADE BY THE ARCHITECT AND APPROVED BY THE ENGINEER. SEE THE LIST OF REVISIONS FOR A LIST OF REVISIONS TO BE MADE TO THE DRAWINGS. SEE THE LIST OF REVISIONS FOR A LIST OF REVISIONS TO BE MADE TO THE DRAWINGS.

KEY PLAN



NO.	DATE	ISSUANCE
01	202112	ISSUED FOR TENDER
02	202201	ISSUED FROM OWNER COMMENTS
03	202212	ISSUED FOR GENERAL REVIEW

DURHAM CONDOMINIUM CORPORATION NO. 19
 CORPORATION OFFICE
 1210 RADOM STREET
 PICKERING, ONTARIO

PROJECT TITLE
REPLACEMENT OF THE BUILDING DOORS AND SLIDING DOORS AT 1210 RADOM STREET PICKERING, ONTARIO

DATE: 202112
 CHECKED BY: A.W.
 SCALE: 1:21.177-1

SP-1.0

GENERAL NOTES:

1. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE. DIMENSIONS ARE IN METERS UNLESS NOTED OTHERWISE.
2. CHECK DIMENSIONS ON DRAWINGS AGAINST ARCHITECTURAL DRAWINGS AND EXISTING SITE CONDITIONS REPORT BEFORE PROCEEDING WITH THE WORK.
3. READ DRAWINGS IN CONJUNCTION WITH SEPARATELY BOUND SPECIFICATIONS AND ALL OTHER CONTRACT DOCUMENTS SPECIFYING WORK TO BE COMPLETED BY THE CONTRACTOR.
4. DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE. ELEVATIONS ARE IN METERS UNLESS NOTED OTHERWISE.

EXAMINATION OF SITE AND DRAWINGS

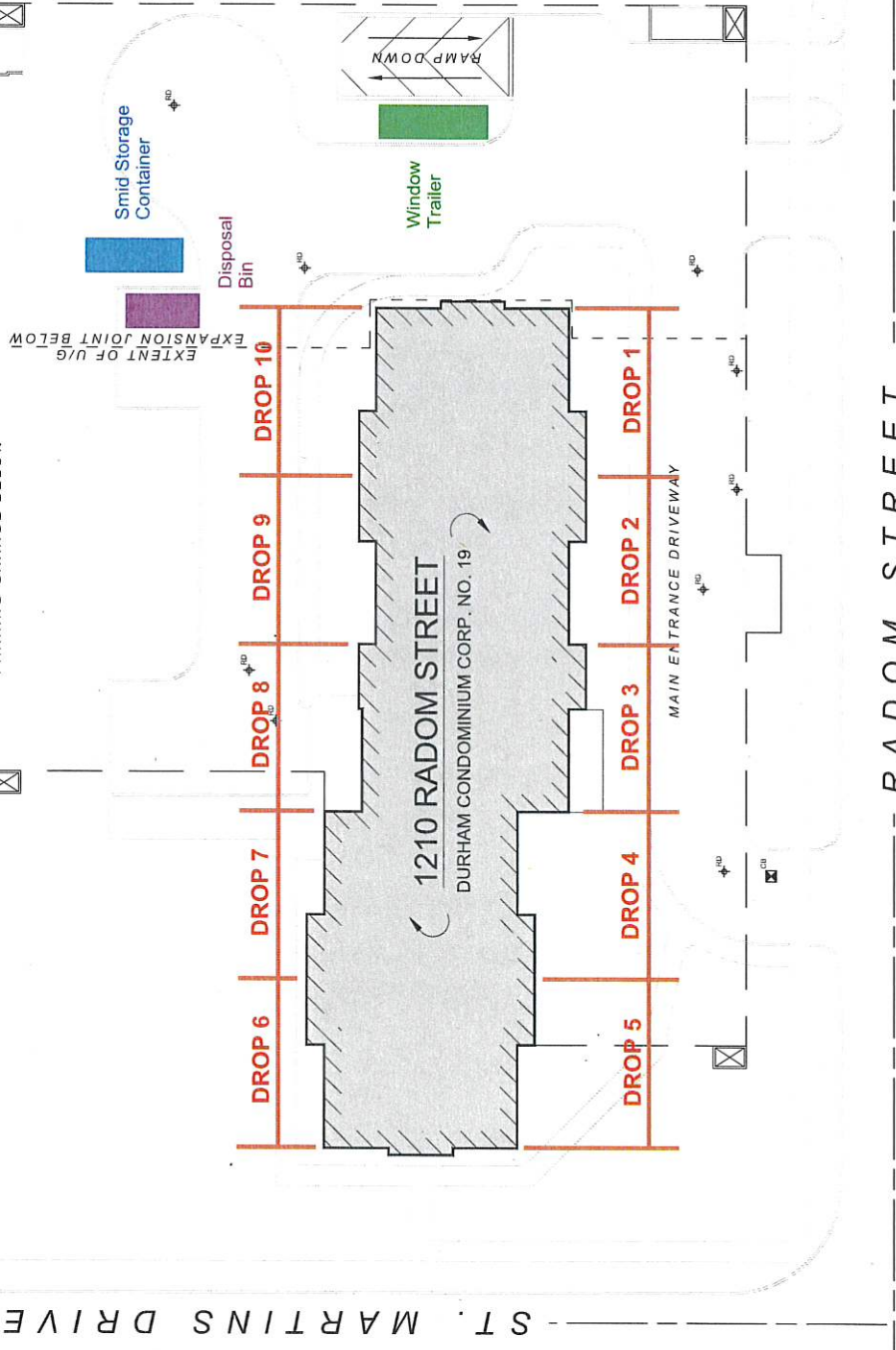
1. VISIT THE SITE AND EXAMINE IT FOR ALL CHARACTERISTIC FEATURES AFFECTING THE WORK.
2. COMPARE THE ACTUAL ORIGINAL ELEVATIONS WITH THOSE SHOWN ON PLAN.
3. CHECK ALL DIMENSIONS, LEVELS AND DETAILS SHOWN ON DRAWINGS AGAINST ACTUAL CONDITIONS AND MECHANICAL, ELECTRICAL, LANDSCAPE AND OTHER RELEVANT DRAWINGS. REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.
4. WHERE A DISCREPANCY EXISTS, REPORT THE DISCREPANCY TO THE ARCHITECT IMMEDIATELY. THE PROJECT ENGINEER SHALL NOT BE RESPONSIBLE FOR THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
5. REPORT ANY DISCREPANCIES TO THE ARCHITECT AND/OR PROJECT ENGINEER BEFORE COMMENCEMENT OF WORK.
6. OBTAIN ALL DETAILS AND DIMENSIONS OF EXISTING WORK IN THE FIELD AND VERIFY THEM AGAINST THE DRAWINGS. REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.
7. WHERE TWO OR MORE INTERPRETATIONS CAN BE MADE FROM THE DRAWINGS, THE CONTRACTOR SHALL CONSULT WITH THE ARCHITECT IMMEDIATELY. THE MOST COMMON INTERPRETATION SHALL BE ASSUMED FOR PRICING.
8. NO ALLOWANCE WILL BE MADE FOR DIFFICULTIES ENCOUNTERED IN THE FIELD OR IN THE INTERPRETATION OF THE DRAWINGS UNLESS THE CONTRACTOR HAS BEEN ADVISED OF SUCH CONDITIONS COMPLETED BY THE TIME THE TENDER SUBMISSION.
9. THE SPG ENGINEERING GROUP LTD. SHALL NOT BE RESPONSIBLE FOR THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
10. DO NOT PROCEED WITH WORK UNTIL ISSUES HAVE BEEN RESOLVED WITH ALL PROJECT ENGINEERS.

PLANNING OF CONSTRUCTION

1. ALL REQUIREMENTS FOR WINDOW SLIDING DOORS SHALL BE CONSIDERED AS PER SPECIFICATION AND SITE CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE ARCHITECT.
2. ALL CONSTRUCTION WORK FOR TEMPORARY SHORING AND BRACING SHALL BE DESIGNED AND CONSTRUCTED BY THE CONTRACTOR IN CONJUNCTION WITH THE ARCHITECT. ALL DIMENSIONS SHALL BE LIMITED TO THE GOVERNING MINISTRY OF DESIGN.
3. TRUCKS, CRANES, HOSTS OR HEAVY EQUIPMENT OR FLOOR OR ROOF AREA UNLESS SPECIFICALLY DESIGNED AND MADE GOOD TO THE APPROVAL OF THE PROJECT ENGINEER AT NO COST TO THE OWNER.
4. CONSTRUCTION DESIGN, INSTALL AND MAINTAIN ADEQUATE TEMPORARY BRACING TO PROTECT EXISTING STRUCTURE AND TEMPORARY LOADING FROM CONSTRUCTION MATERIALS AND/OR EQUIPMENT.
5. NOTIFY ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY OBSTACLES OR CONDITIONS THAT MAY AFFECT THE WORK. THE MOST ECONOMIC REMEDIAL MEASURES MAY BE DESIGNED AT THE EARLIEST POSSIBLE TIME.
6. DO NOT PROCEED WITH ANY REMEDIAL WORK UNTIL APPROVED BY THE ARCHITECT AND PROJECT MANAGER.

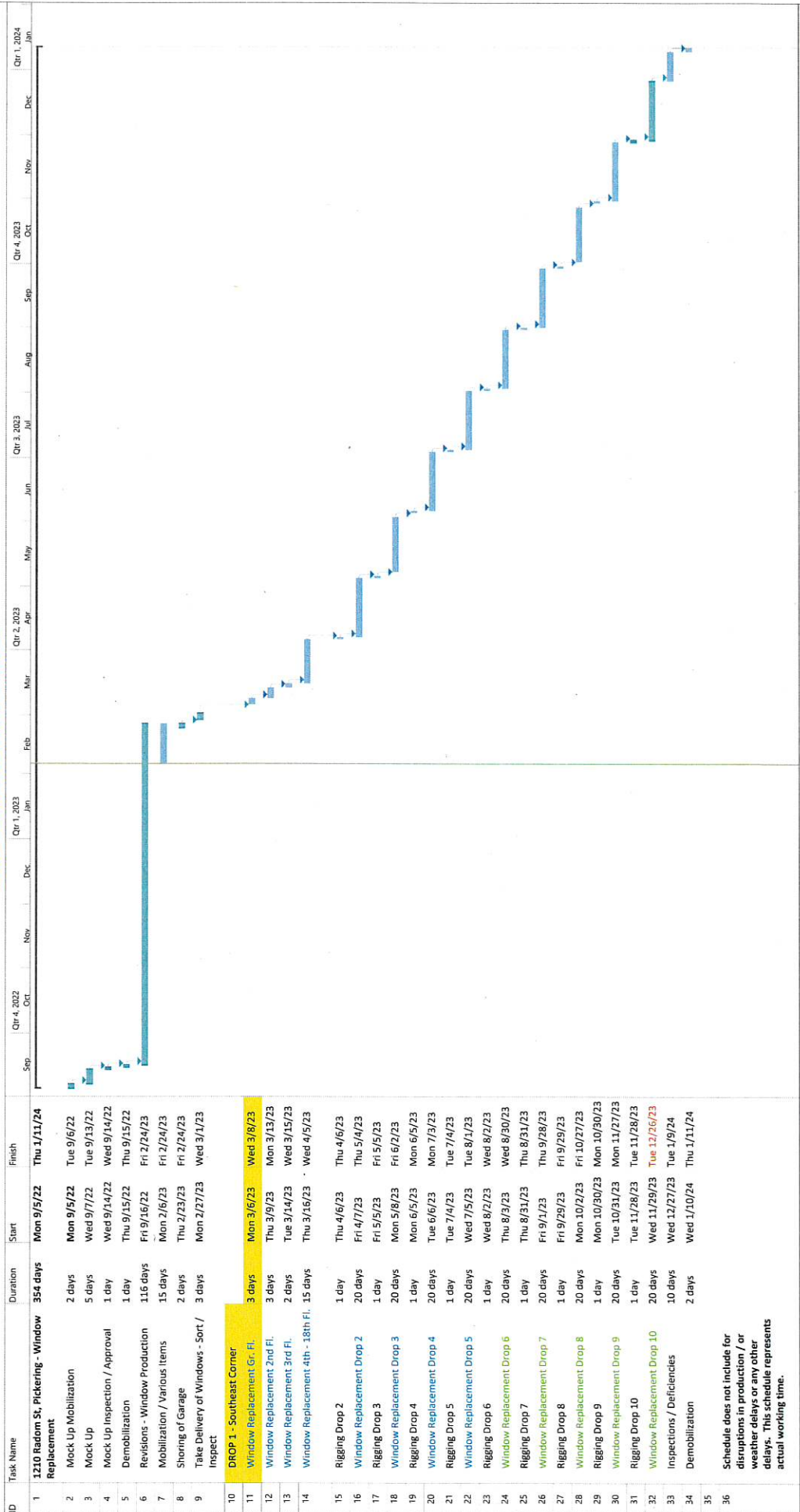
CONSTRUCTION PROCEDURES AND SAFETY

1. THE SPG ENGINEERING GROUP LTD. SHALL NOT BE RESPONSIBLE FOR THE PROJECT ENGINEER PRIOR TO PROCEEDING WITH THE WORK.
2. ALL CONSTRUCTION WORK FOR TEMPORARY SHORING AND BRACING SHALL BE DESIGNED AND CONSTRUCTED BY THE CONTRACTOR IN CONJUNCTION WITH THE ARCHITECT. ALL DIMENSIONS SHALL BE LIMITED TO THE GOVERNING MINISTRY OF DESIGN.
3. TRUCKS, CRANES, HOSTS OR HEAVY EQUIPMENT OR FLOOR OR ROOF AREA UNLESS SPECIFICALLY DESIGNED AND MADE GOOD TO THE APPROVAL OF THE PROJECT ENGINEER AT NO COST TO THE OWNER.
4. CONSTRUCTION DESIGN, INSTALL AND MAINTAIN ADEQUATE TEMPORARY BRACING TO PROTECT EXISTING STRUCTURE AND TEMPORARY LOADING FROM CONSTRUCTION MATERIALS AND/OR EQUIPMENT.
5. NOTIFY ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY OBSTACLES OR CONDITIONS THAT MAY AFFECT THE WORK. THE MOST ECONOMIC REMEDIAL MEASURES MAY BE DESIGNED AT THE EARLIEST POSSIBLE TIME.
6. DO NOT PROCEED WITH ANY REMEDIAL WORK UNTIL APPROVED BY THE ARCHITECT AND PROJECT MANAGER.



1210 Radom St. - Window Replacement

SMID CONSTRUCTION LIMITED



ID	Task Name	Duration	Start	Finish	
1	1210 Radom St. Pickering - Window Replacement	354 days	Mon 9/5/22	Thu 1/11/24	
2	Mock Up Mobilization	2 days	Mon 9/5/22	Tue 9/6/22	
3	Mock Up	5 days	Wed 9/7/22	Tue 9/13/22	
4	Mock Up Inspection / Approval	1 day	Wed 9/14/22	Wed 9/14/22	
5	Demobilization	1 day	Thu 9/15/22	Thu 9/15/22	
6	Revisions - Window Production	116 days	Fri 9/16/22	Fri 2/24/23	
7	Mobilization / Various Items	15 days	Mon 2/6/23	Fri 2/24/23	
8	Shoring of Garage	2 days	Thu 2/23/23	Fri 2/24/23	
9	Take Delivery of Windows - Sort / Inspect	3 days	Mon 2/27/23	Wed 3/1/23	
10	DROP 1 - Southeast Corner				
11	Window Replacement Gr. Fl.	3 days	Mon 3/6/23	Wed 3/8/23	
12	Window Replacement 2nd Fl.	3 days	Thu 3/9/23	Mon 3/13/23	
13	Window Replacement 3rd Fl.	2 days	Tue 3/14/23	Wed 3/15/23	
14	Window Replacement 4th - 18th Fl.	15 days	Thu 3/16/23	Wed 4/5/23	
15	Rigging Drop 2	1 day	Thu 4/6/23	Thu 4/6/23	
16	Window Replacement Drop 2	20 days	Fri 4/7/23	Thu 5/4/23	
17	Rigging Drop 3	1 day	Fri 5/5/23	Fri 5/5/23	
18	Window Replacement Drop 3	20 days	Mon 5/8/23	Fri 6/2/23	
19	Rigging Drop 4	1 day	Mon 6/5/23	Mon 6/5/23	
20	Window Replacement Drop 4	20 days	Tue 6/6/23	Mon 7/3/23	
21	Rigging Drop 5	1 day	Tue 7/4/23	Tue 7/4/23	
22	Window Replacement Drop 5	20 days	Wed 7/5/23	Tue 8/1/23	
23	Rigging Drop 6	1 day	Wed 8/2/23	Wed 8/2/23	
24	Window Replacement Drop 6	20 days	Thu 8/3/23	Wed 8/30/23	
25	Rigging Drop 7	1 day	Thu 8/31/23	Thu 8/31/23	
26	Window Replacement Drop 7	20 days	Fri 9/1/23	Thu 9/28/23	
27	Rigging Drop 8	1 day	Fri 9/29/23	Fri 9/29/23	
28	Window Replacement Drop 8	20 days	Mon 10/2/23	Fri 10/27/23	
29	Rigging Drop 9	1 day	Mon 10/30/23	Mon 10/30/23	
30	Window Replacement Drop 9	20 days	Tue 10/31/23	Mon 11/27/23	
31	Rigging Drop 10	1 day	Tue 11/28/23	Tue 11/28/23	
32	Window Replacement Drop 10	20 days	Wed 11/29/23	Tue 12/6/23	
33	Inspections / Deficiencies	10 days	Wed 12/27/23	Tue 1/9/24	
34	Demobilization	2 days	Wed 1/10/24	Thu 1/11/24	
35					
36	Schedule does not include for disruptions in production / or weather delays or any other delays. This schedule represents actual working time.				

Schedule Subject to Change

SPG ENGINEERING
 Consulting Engineers
 1100 SHEPPARD AVENUE EAST
 SUITE 1000
 SCARBOROUGH, ONTARIO M1B 3Y9
 TEL: (416) 291-8888
 FAX: (416) 291-8889
 WWW.SPGENGINEERING.COM

THIS DOCUMENT IS THE PROPERTY OF SPG ENGINEERING GROUP LTD. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR REPRODUCTION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF SPG ENGINEERING GROUP LTD. IS STRICTLY PROHIBITED.

DATE: 2021/12/14
 DRAWN BY: J. BROWN
 CHECKED BY: J. BROWN
 APPROVED BY: J. BROWN

NOTES:
 1. REFER TO DRAWING NO. 18 FOR GENERAL NOTES.

DURHAM CONDOMINIUM CORPORATION NO. 19
 120 MADISON STREET
 PICKERING, ONTARIO

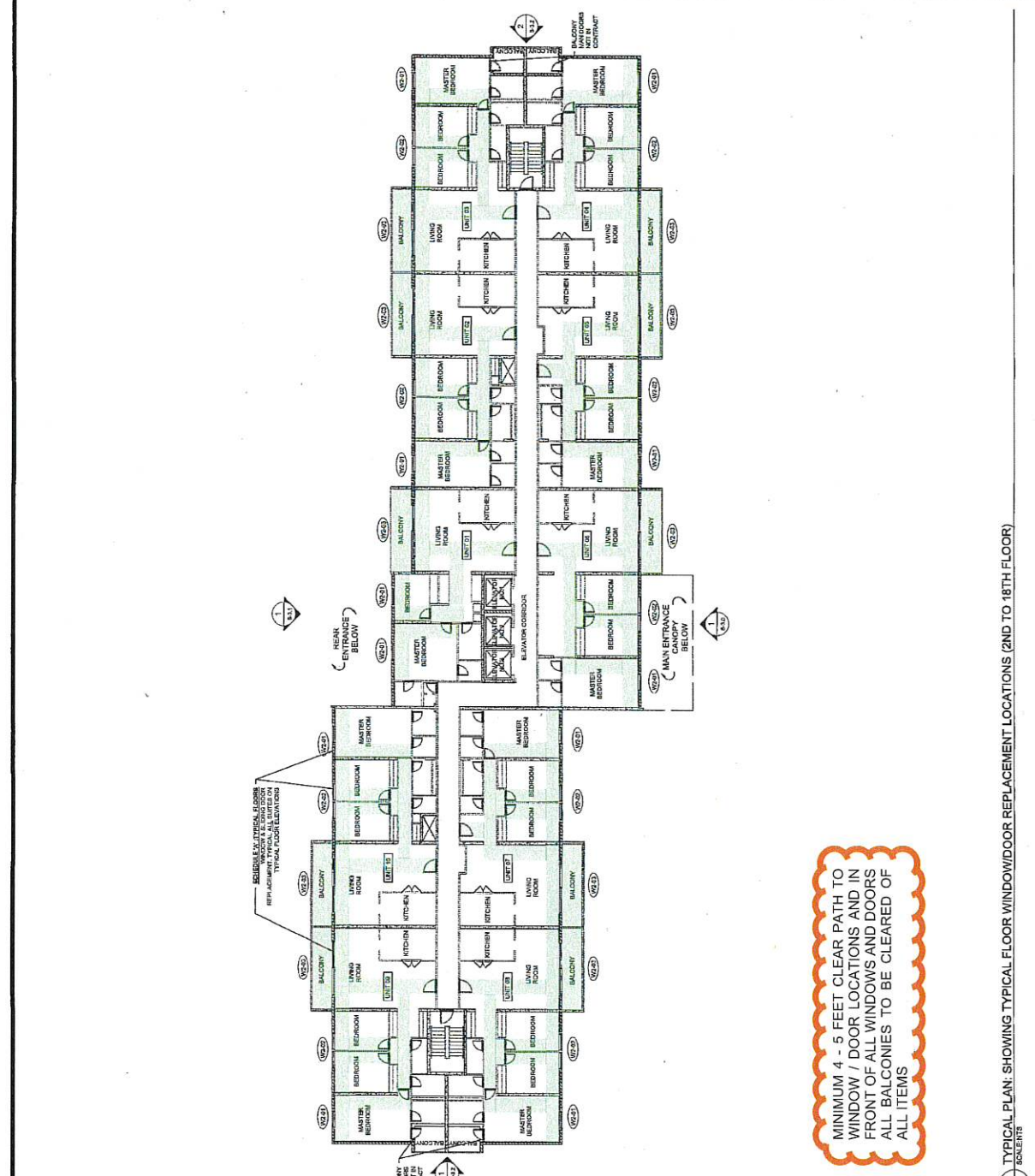
REPLACEMENT OF WINDOW AND DOOR
 120 MADISON STREET
 PICKERING, ONTARIO

DATE: 2021/12/14
 DRAWN BY: J. BROWN
 CHECKED BY: J. BROWN
 APPROVED BY: J. BROWN

NO.	DATE	DESCRIPTION
1	2021/12/14	ISSUED FOR PERMIT
2	2021/12/14	ISSUED FOR PERMIT
3	2021/12/14	ISSUED FOR PERMIT
4	2021/12/14	ISSUED FOR PERMIT
5	2021/12/14	ISSUED FOR PERMIT
6	2021/12/14	ISSUED FOR PERMIT
7	2021/12/14	ISSUED FOR PERMIT
8	2021/12/14	ISSUED FOR PERMIT
9	2021/12/14	ISSUED FOR PERMIT
10	2021/12/14	ISSUED FOR PERMIT
11	2021/12/14	ISSUED FOR PERMIT
12	2021/12/14	ISSUED FOR PERMIT
13	2021/12/14	ISSUED FOR PERMIT
14	2021/12/14	ISSUED FOR PERMIT
15	2021/12/14	ISSUED FOR PERMIT
16	2021/12/14	ISSUED FOR PERMIT
17	2021/12/14	ISSUED FOR PERMIT
18	2021/12/14	ISSUED FOR PERMIT
19	2021/12/14	ISSUED FOR PERMIT
20	2021/12/14	ISSUED FOR PERMIT
21	2021/12/14	ISSUED FOR PERMIT
22	2021/12/14	ISSUED FOR PERMIT
23	2021/12/14	ISSUED FOR PERMIT
24	2021/12/14	ISSUED FOR PERMIT
25	2021/12/14	ISSUED FOR PERMIT
26	2021/12/14	ISSUED FOR PERMIT
27	2021/12/14	ISSUED FOR PERMIT
28	2021/12/14	ISSUED FOR PERMIT
29	2021/12/14	ISSUED FOR PERMIT
30	2021/12/14	ISSUED FOR PERMIT
31	2021/12/14	ISSUED FOR PERMIT
32	2021/12/14	ISSUED FOR PERMIT
33	2021/12/14	ISSUED FOR PERMIT
34	2021/12/14	ISSUED FOR PERMIT
35	2021/12/14	ISSUED FOR PERMIT
36	2021/12/14	ISSUED FOR PERMIT
37	2021/12/14	ISSUED FOR PERMIT
38	2021/12/14	ISSUED FOR PERMIT
39	2021/12/14	ISSUED FOR PERMIT
40	2021/12/14	ISSUED FOR PERMIT
41	2021/12/14	ISSUED FOR PERMIT
42	2021/12/14	ISSUED FOR PERMIT
43	2021/12/14	ISSUED FOR PERMIT
44	2021/12/14	ISSUED FOR PERMIT
45	2021/12/14	ISSUED FOR PERMIT
46	2021/12/14	ISSUED FOR PERMIT
47	2021/12/14	ISSUED FOR PERMIT
48	2021/12/14	ISSUED FOR PERMIT
49	2021/12/14	ISSUED FOR PERMIT
50	2021/12/14	ISSUED FOR PERMIT
51	2021/12/14	ISSUED FOR PERMIT
52	2021/12/14	ISSUED FOR PERMIT
53	2021/12/14	ISSUED FOR PERMIT
54	2021/12/14	ISSUED FOR PERMIT
55	2021/12/14	ISSUED FOR PERMIT
56	2021/12/14	ISSUED FOR PERMIT
57	2021/12/14	ISSUED FOR PERMIT
58	2021/12/14	ISSUED FOR PERMIT
59	2021/12/14	ISSUED FOR PERMIT
60	2021/12/14	ISSUED FOR PERMIT
61	2021/12/14	ISSUED FOR PERMIT
62	2021/12/14	ISSUED FOR PERMIT
63	2021/12/14	ISSUED FOR PERMIT
64	2021/12/14	ISSUED FOR PERMIT
65	2021/12/14	ISSUED FOR PERMIT
66	2021/12/14	ISSUED FOR PERMIT
67	2021/12/14	ISSUED FOR PERMIT
68	2021/12/14	ISSUED FOR PERMIT
69	2021/12/14	ISSUED FOR PERMIT
70	2021/12/14	ISSUED FOR PERMIT
71	2021/12/14	ISSUED FOR PERMIT
72	2021/12/14	ISSUED FOR PERMIT
73	2021/12/14	ISSUED FOR PERMIT
74	2021/12/14	ISSUED FOR PERMIT
75	2021/12/14	ISSUED FOR PERMIT
76	2021/12/14	ISSUED FOR PERMIT
77	2021/12/14	ISSUED FOR PERMIT
78	2021/12/14	ISSUED FOR PERMIT
79	2021/12/14	ISSUED FOR PERMIT
80	2021/12/14	ISSUED FOR PERMIT
81	2021/12/14	ISSUED FOR PERMIT
82	2021/12/14	ISSUED FOR PERMIT
83	2021/12/14	ISSUED FOR PERMIT
84	2021/12/14	ISSUED FOR PERMIT
85	2021/12/14	ISSUED FOR PERMIT
86	2021/12/14	ISSUED FOR PERMIT
87	2021/12/14	ISSUED FOR PERMIT
88	2021/12/14	ISSUED FOR PERMIT
89	2021/12/14	ISSUED FOR PERMIT
90	2021/12/14	ISSUED FOR PERMIT
91	2021/12/14	ISSUED FOR PERMIT
92	2021/12/14	ISSUED FOR PERMIT
93	2021/12/14	ISSUED FOR PERMIT
94	2021/12/14	ISSUED FOR PERMIT
95	2021/12/14	ISSUED FOR PERMIT
96	2021/12/14	ISSUED FOR PERMIT
97	2021/12/14	ISSUED FOR PERMIT
98	2021/12/14	ISSUED FOR PERMIT
99	2021/12/14	ISSUED FOR PERMIT
100	2021/12/14	ISSUED FOR PERMIT

REPLACEMENT OF WINDOW AND DOOR
 120 MADISON STREET
 PICKERING, ONTARIO

DATE: 2021/12/14
 DRAWN BY: J. BROWN
 CHECKED BY: J. BROWN
 APPROVED BY: J. BROWN



MINIMUM 4 - 5 FEET CLEAR PATH TO WINDOW / DOOR LOCATIONS AND IN FRONT OF ALL WINDOWS AND DOORS ALL BALCONIES TO BE CLEARED OF ALL ITEMS

1. TYPICAL PLAN: SHOWING TYPICAL FLOOR WINDOW/DOOR REPLACEMENT LOCATIONS (2ND TO 18TH FLOOR)
 S-1.1 / SCALE: 1/8" = 1'-0"