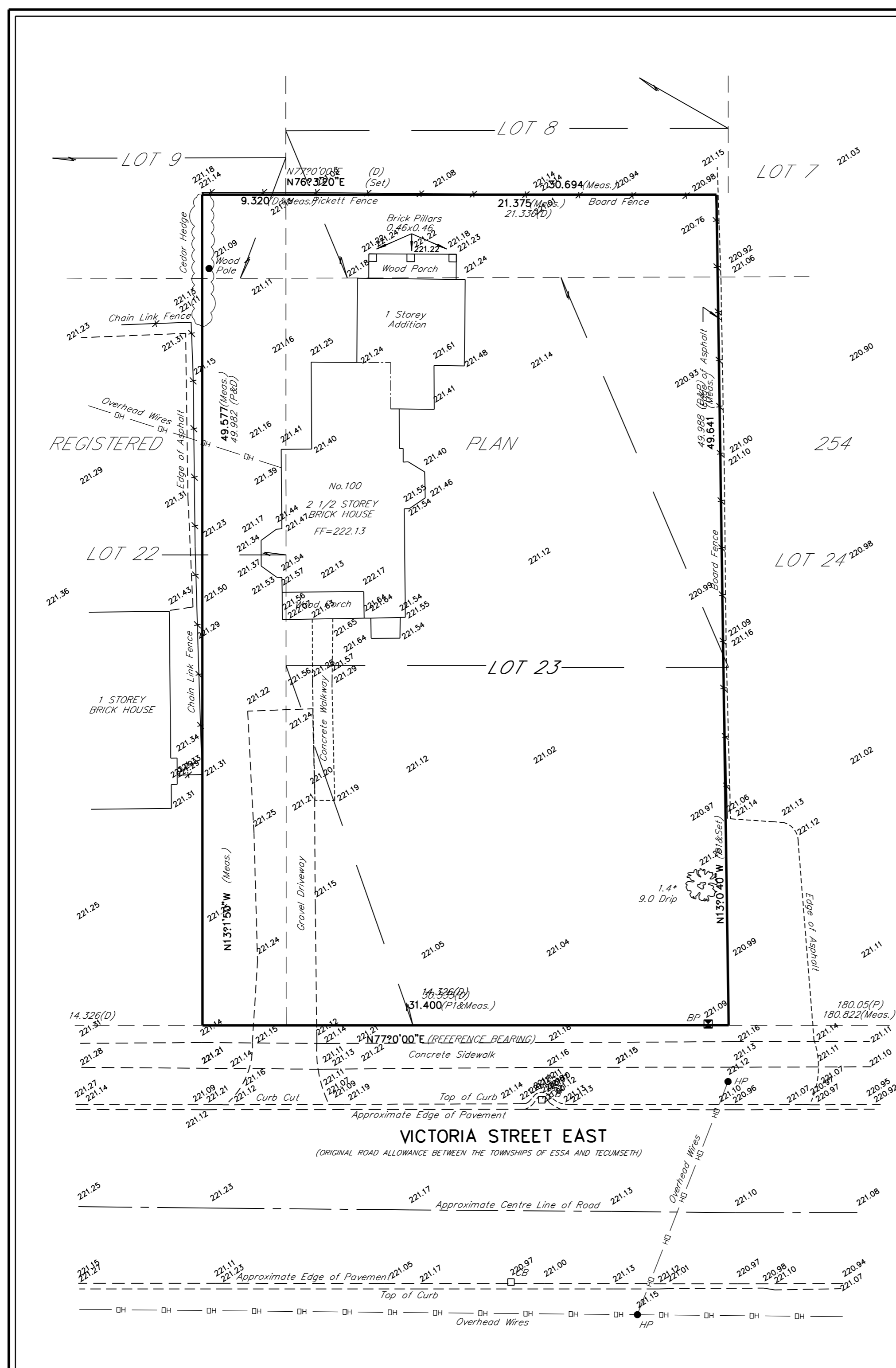
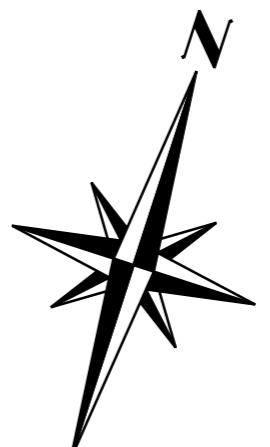


SKETCH SHOWING GRADES ON
LOT 23 AND PARTS OF LOTS 8,9 AND 22
REGISTERED PLAN 254
 TOWN OF NEW TECUMSETH
 COUNTY OF SIMCOE



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 ONTARIO LAND SURVEYORS
 © 2007



LEGEND

- TW DENOTES TOP OF WALL
- GW DENOTES GUY WIRE
- CB DENOTES CATCHBASIN
- BP DENOTES BELL PEDESTAL
- OH DENOTES OVERHEAD WIRES
- HP DENOTES HYDRO POLE
- FF DENOTES FINISHED FLOOR
- T DENOTES TREE

CAUTION NOTE

- A) THIS IS NOT A PLAN OF SURVEY
 DATA RECORDED AUGUST 27, 2007
- B) THIS SKETCH IS COMPILED FROM PLANS AND DEEDS
- C) UNDERGROUND SERVICES HAVE NOT BEEN LOCATED OR REFLECTED ON THIS SKETCH.
- D) BEFORE EXCAVATING OR CONSTRUCTION, THE APPROPRIATE UTILITY COMPANIES MUST BE CONTACTED FOR THE ACTUAL FIELD LOCATION OF THEIR UNDERGROUND SERVICES.

TEMPORARY BENCHMARK NOTE

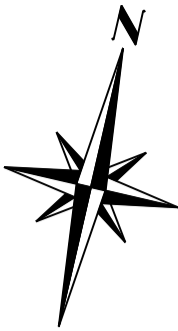
- 1. TOP OF FIRE HYDRANT NORTH/EAST CORNER OF WELLINGTON STREET AND CENTRE STREET AS PER TOWN SITE PLAN ELEVATION 222.15 METRES.
- 2. TOP OF FIRE HYDRANT NORTH/EAST CORNER OF VICTORIA STREET AND CENTRE STREET AS PER TOWN SITE PLAN ELEVATION 222.55 METRES.

METRIC NOTE

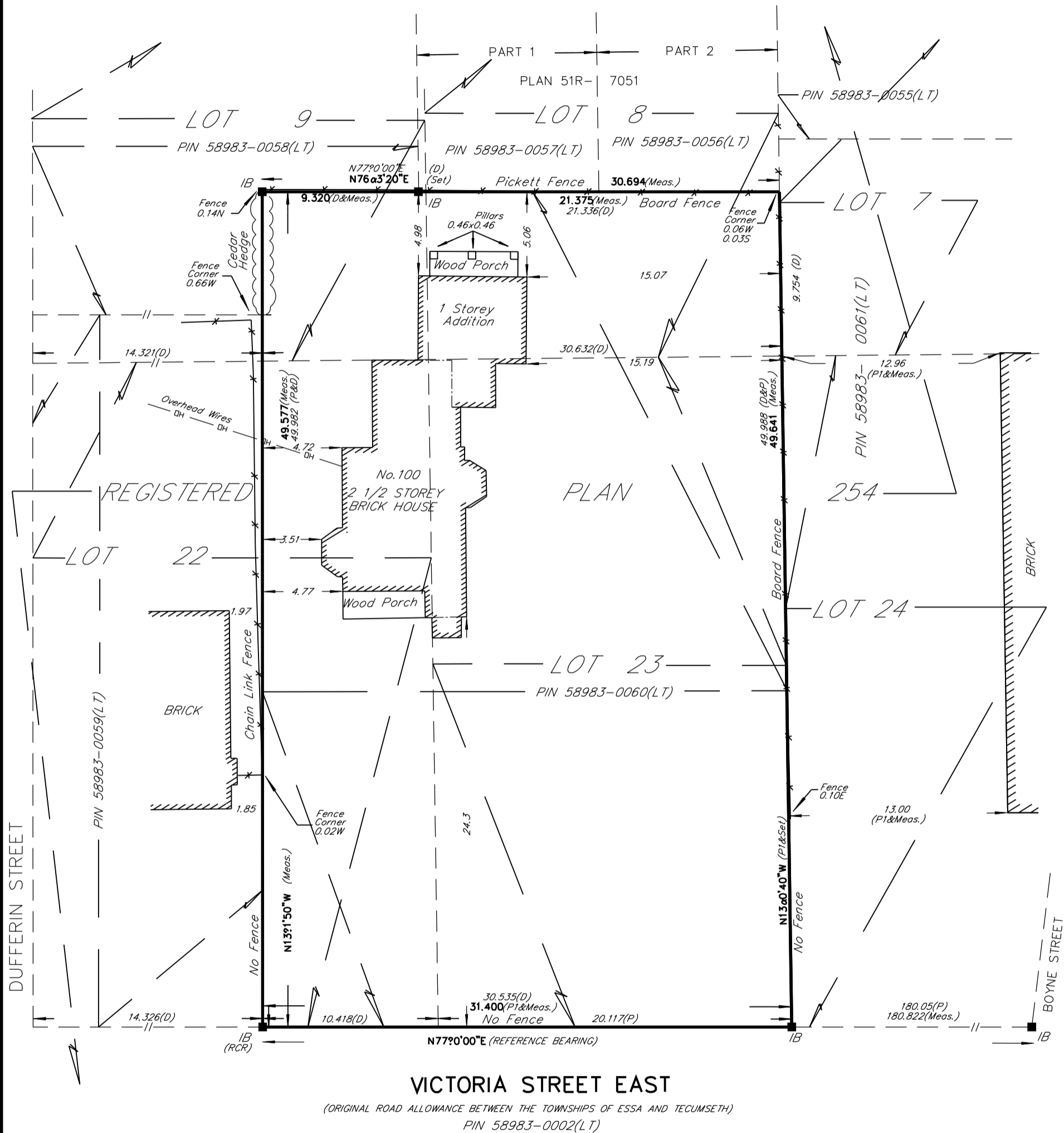
DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

YOUNG & YOUNG SURVEYING INC.		
PROFESSIONAL LAND SURVEYORS		
BOLTON 2 HOLLAND DRIVE UNIT 5 BOLTON ONTARIO L7E 1E1 PHONE (905) 951-6000 FAX (905) 857-4811	SCHOMBERG 343 MAIN STREET SUITE 1 SCHOMBERG ONTARIO L0G 1T0 PHONE (905) 939-1112 FAX (905) 939-9094	EXAMINED BY J.F.G.Y. B.Sc. O.L.S. PARTY CHIEF B.P. CALC BY T.L. DRAWN BY T.L.
PROJECT 07-B5605-T		

SURVEYOR'S REAL PROPERTY REPORT (PART 1)
 PLAN OF
LOT 23 AND PART OF LOTS 8, 9 AND 22
REGISTERED PLAN 254
TOWN OF NEW TECUMSETH
COUNTY OF SIMCOE
 YOUNG & YOUNG SURVEYING INC.
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PART 2
DESCRIPTION OF LAND
Lot 23 and Part of Lots 8, 9 and 22 Registered Plan 254 Town of New Tecumseth County of Simcoe
COMPLIANCE WITH MUNICIPAL ZONING
NOT CERTIFIED BY THIS REPORT
REGISTERED EASEMENTS AND/OR RIGHT OF WAYS
See PINS
ADDITIONAL REMARKS
NOTE LOCATION OF FENCES ON SURVEY



VICTORIA STREET EAST

(ORIGINAL ROAD ALLOWANCE BETWEEN THE TOWNSHIPS OF ESSA AND TECUMSETH)
 PIN 58983-0002(LT)

NOTE

- P DENOTES REGISTERED PLAN 254
- P1 DENOTES SURVEY PLAN BY RICHARD A.PREISS, O.L.S. DATED 1987
- RCR DENOTES R.C.RAIKES, O.L.S.
- MEAS DENOTES MEASURED
- LT DENOTES L. THOMSON, O.L.S.
- D DENOTES INST. No.6548
- OH DENOTES OVERHEAD WIRES

BEARING NOTE

BEARINGS SHOWN HEREON ARE ASTRONOMIC AND ARE REFERRED TO THE NORTHERLY LIMIT OF VICTORIA STREET EAST HAVING A BEARING OF N77°0'00\"/>

METRIC

DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

SURVEYOR'S CERTIFICATE

I CERTIFY THAT :
 1/ THIS SURVEY AND PLAN ARE CORRECT AND IN ACCORDANCE WITH THE SURVEYS ACT, THE SURVEYORS ACT AND THE LAND TITLES ACT AND THE REGULATIONS MADE UNDER THEM.
 2/ THE SURVEY WAS COMPLETED ON THE _____ DAY OF _____ 2007.

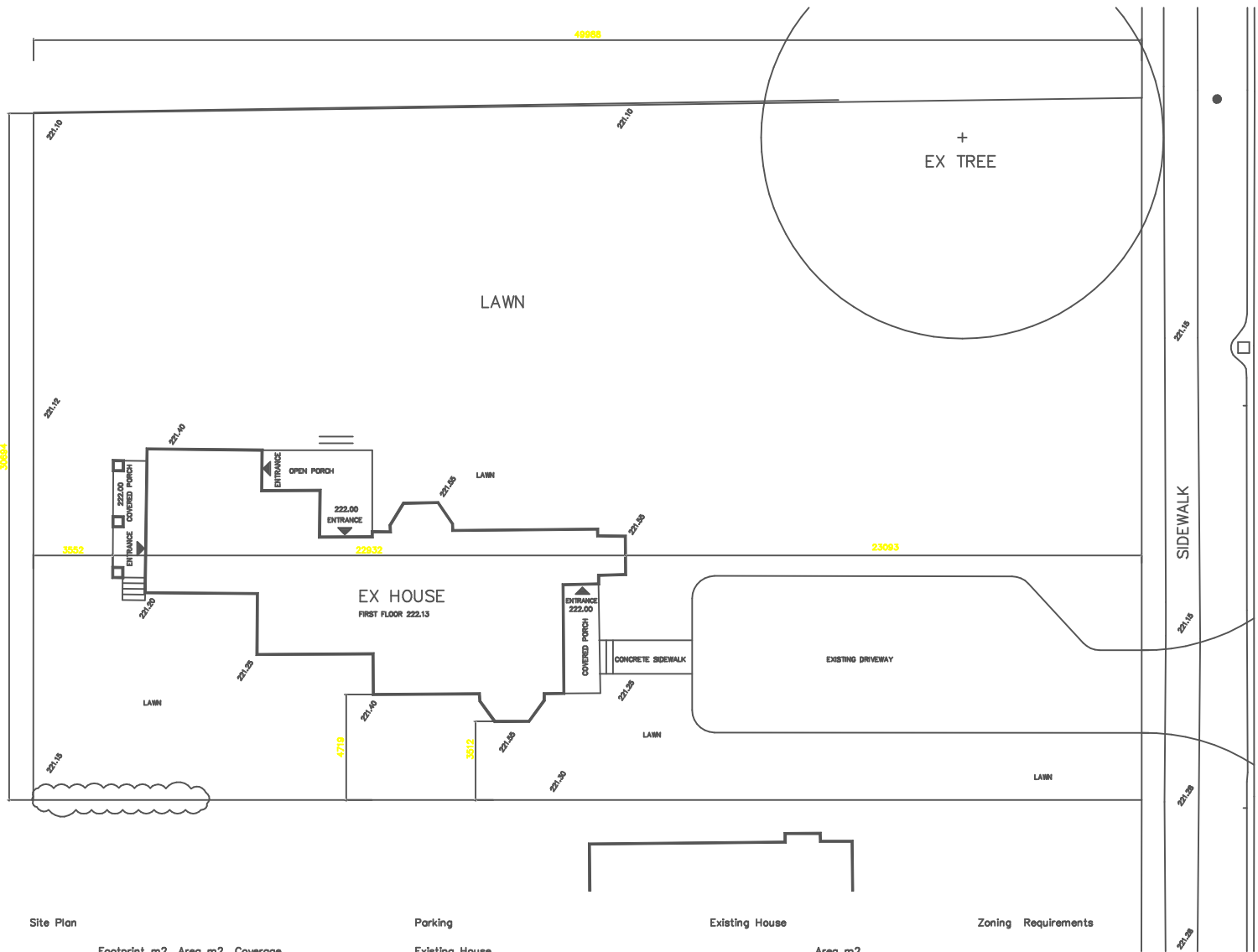
DATE _____ JOHN F.G. YOUNG B.Sc.
 ONTARIO LAND SURVEYOR

THIS REPORT WAS PREPARED FOR NICHOLAS BROOKSBANK

YOUNG & YOUNG SURVEYING INC.
 PROFESSIONAL LAND SURVEYORS

BOLTON 2 HOLLAND DRIVE UNIT 5 BOLTON ONTARIO L7E 1E1 PHONE (905) 951-6000 FAX (905) 857-4811	SCHOMBERG 343 MAIN STREET SUITE 1 SCHOMBERG ONTARIO LOG 1T0 PHONE (905) 939-1112 FAX (905) 939-9094
---	--

DRAWN BY: T.L. **PROJECT 07-B5605**



TRANSFORMER REV MAY 7/08
 SITE PLAN APPROV APR 30/08
 C OF A REVISION FEB 6 /08
 COMM OF ADJUSTMENT JAN 23 /08

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 Rylett
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 FAX: 416 646-7882

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VICTORIA COMMON
 100 VICTORIA ST E
 ALLISTON, ONTARIO

DESCRIPTION OF LAND
 LOT 23 AND PART OF
 LOTS 8, 9 AND 22
 REGISTERED PLAN 254
 TOWN OF NEW TECUMSETH
 COUNTY OF SIMCOE
 TAX ROLL NO. 432403000505200

VICTORIA STREET EAST

Site Plan	Footprint m2	Area m2	Coverage
Lot		1539	
Allowable		615	40%
Existing	141	231	
Total Coverage		231	15%
Front Yard Landscape Landscaping		630	
Total Front Yard		740	85

Parking	Existing House	Area m2
Existing House	3 Apartment 1 bdrm	5.25 cars
	1.75 cars x 3	
Total Parking Required		5.25 cars
Total Parking Provided		6.00 cars

Existing House	Area m2
First Floor	
Front Apartment	81
Back Apartment	60
Second Floor	
Apartment	90
Total	231

Zoning Requirements	UR5
Zoning	UR5
Setbacks	
Front	5m
Side	1.2m
Rear	7.5m
Height	11m
Coverage	40%

SITE
 PLAN

SCALE 1 : 100
 AUGUST 2007
 07 192

A1



BUILDING PERMIT APPL MAY26/08
 REVISION FEB26/08
 BUILDING PERMIT APPL OCT 11/07
 PREL PROJECT REVIEW SEPT 4/07

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NOTES

- W1 EX DOUBLE BRICK WALL
 3/4" AIR SPACE
 BUILDING PAPER
 2X4 @ 16 WOOD FRAMING
 3.5" BATT INSULATION
 VAPOUR BARRIER
 1/2" GWB
- W2 1/2" GWB
 2X4 @ 16 WOOD FRAMING
 1/2" GWB
- W3 5/8" GWB TYPE "X"
 2X4 @ 16 WOOD FRAMING
 3.5" BATT SOUND INSULATION
 RESILIENT CHANNELS
 5/8" GWB TYPE "X"
 5/8" GWB TYPE "X"
 45 MIN REQUIRED, 1 HR PROVIDED - FRR
 51 STC RATING
 (SB-3 TEST W4c)
- W4 1/2" GWB
 WOOD STRAPPING
- W5 EX DOUBLE BRICK WALL
 EX 3/4" AIR SPACE
 EX WOOD STRAPPING
 EX PLASTER & LATHE
 BUILDING PAPER
 2X4 @ 16 WOOD FRAMING
 3.5" BATT INSULATION
 VAPOUR BARRIER
 1/2" GWB
- W6 2X4 @ 16 WOOD FRAMING
 1/2" GWB
- INTERLOCK SMOKE DETECTOR
 120 V

REPLACE CEILINGS ABOVE
 LIVING/DINING/KITCHEN/HALL/BATH/LAUNDRY/HALL
 6" TO 10" BATT INSULATION
 VENTING CHANNELS
 VAPOUR BARRIER
 1/2" GWB

PROVIDE
 1X6 PTRR WOOD PORCH DECK

RELIQUA
 EX WOOD RAILING

RELIQUA
 EX BRICK COLUMN

PROVIDE
 PLUMBING LINES &
 PLUMBING FIXTURES

1X6 SHIPLAP WOOD SIDING
 2X2 HORIZONTAL WOOD STRAPPING
 1/2" FIBRE BOARD SHEATHING
 2X4 @16" WOOD FRAMING
 BATT INSULATION
 VAPOUR BARRIER
 1/2" GWB

PROVIDE
 1X6 PTRR WOOD PORCH DECK

REPLACE FLOOR IN THIS AREA
 SEE S41

PROVIDE PLUMBING LINES
 & PLUMBING FIXTURES

PROVIDE
 2 LAYER OF 5/8" GWB ON UNDERSIDE
 OF STAIRS & ADJACENT WALLS
 45 MIN FRR S6 TABLE 5.3.12

PROVIDE
 CONCRETE PORCH & STAIRS
 SEE S42

SEAL EX DOOR / WINDOWS SHUT
 BACK PAINT GLASS
 CLOSE OVER W/ PARTITION

REPLACE EX PLANK FLOORING W/
 3/4" T&G PLYWOOD
 ON EX 2X12 @16" IN BEDROOM
 ON 2X10 @16" IN BATHROOM/HALL
 /LAUNDRY

REPLACE CEILING ABOVE BEDROOM W/
 3/4" T&G PLYWOOD
 EX 2X10' @16" WOOD JOISTS
 9" SOUND BATT INSULATION
 RESILIENT CHANNELS @ 24"
 5/8" GWB TYPE "X"
 5/8" GWB TYPE "X"

45 REQUIRED, 1 HR PROVIDED - FRR
 55 STC RATING
 (SB-3 TEST F9d)

REPLACE CEILING ABOVE
 3/4" T&G PLYWOOD
 EX 2X10' @16" WOOD JOISTS
 9" SOUND BATT INSULATION
 RESILIENT CHANNELS @ 24"
 5/8" GWB TYPE "X"
 5/8" GWB TYPE "X"

45 REQUIRED, 1 HR PROVIDED - FRR
 55 STC RATING
 (SB-3 TEST F9d)

Taflet
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VICTORIA COMMON
 100 VICTORIA ST E
 ALLISTON, ONTARIO

PROPOSED
 FIRST
 FLOOR PLAN


SCALE 1 : 50

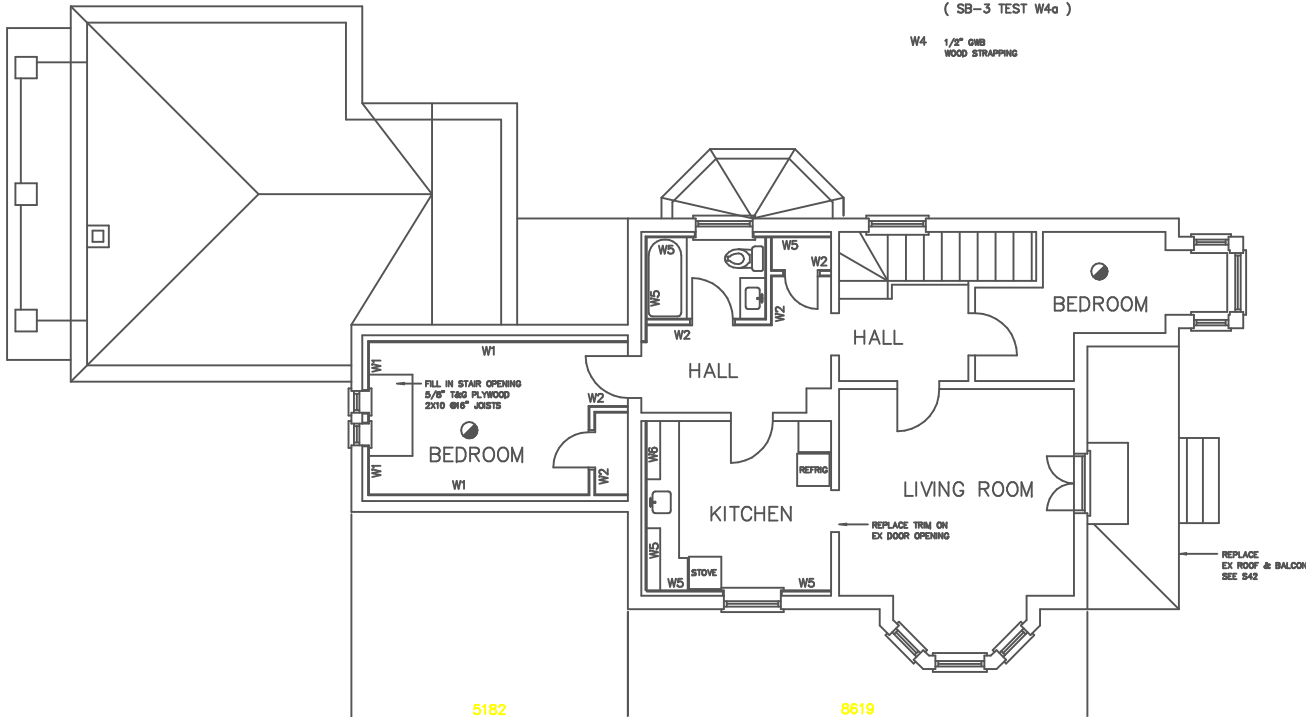
AUGUST 2007
 07 192

A22



NOTES

- | | |
|--|--|
| <p>W1 EX DOUBLE BRICK WALL
3/4" AIR SPACE
BUILDING PAPER
2X4 @ 16" WOOD FRAMING
3.5" BATT INSULATION
VAPOUR BARRIER
1/2" GWB</p> <p>W2 1/2" GWB
2X4 @ 16" WOOD FRAMING
1/2" GWB</p> <p>W3 5/8" GWB TYPE "X"
2X4 @ 16" WOOD FRAMING
3.5" BATT SOUND INSULATION
RESILIENT CHANNELS
5/8" GWB TYPE "X"
5/8" GWB TYPE "X"</p> <p>45 MIN REQUIRED, 1 HR PROVIDED - FRR
51 STC RATING
(SB-3 TEST W4a)</p> <p>W4 1/2" GWB
WOOD STRAPPING</p> | <p>W5 EX DOUBLE BRICK WALL
EX 3/4" AIR SPACE
EX WOOD STRAPPING
EX PLASTER & LATHE
BUILDING PAPER
2X4 @ 16" WOOD FRAMING
3.5" BATT INSULATION
VAPOUR BARRIER
1/2" GWB</p> <p>W6 2X4 @ 16" WOOD FRAMING
1/2" GWB</p> <p> INTERLOCK SMOKE DETECTOR
120 V</p> |
|--|--|



5182
REPLACE EX CEILING W/
10" BATT INSULATION
VENTING CHANNELS
VAPOUR BARRIER
1/2" GWB

REPLACE EX FLOORING W/
5/8" T&G PLYWOOD

8619
REPLACE EX CEILING W/
10" BATT INSULATION
VENTING CHANNELS
VAPOUR BARRIER
1/2" GWB

BUILDING PERMIT APPL MAY26/08
REVISION FEB26/08
BUILDING PERMIT APPL OCT 11/07
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PROPOSED
SECOND
FLOOR PLAN

SCALE 1 : 50

AUGUST 2007
07 192

A23

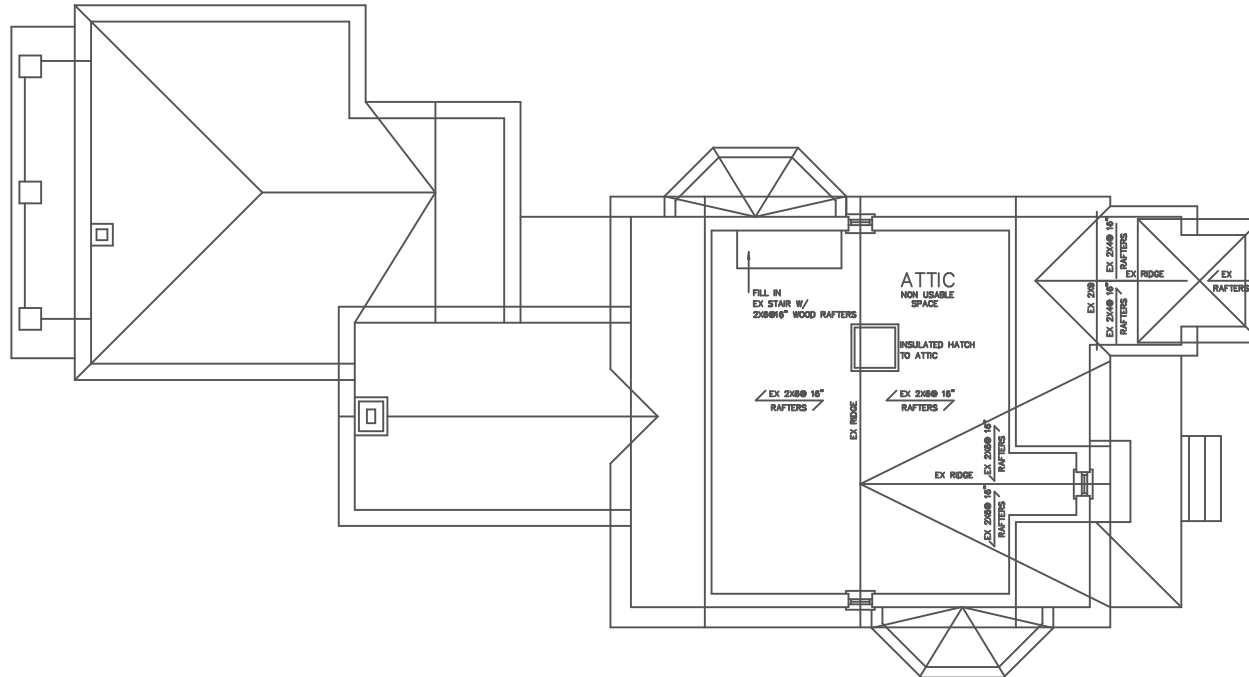
NOTES

SEE ROOF PLAN A24
FOR NOTES ON
ROOF VENTS
SOFFIT VENTS



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PROPOSED
ATTIC
FLOOR PLAN

SCALE 1 : 50

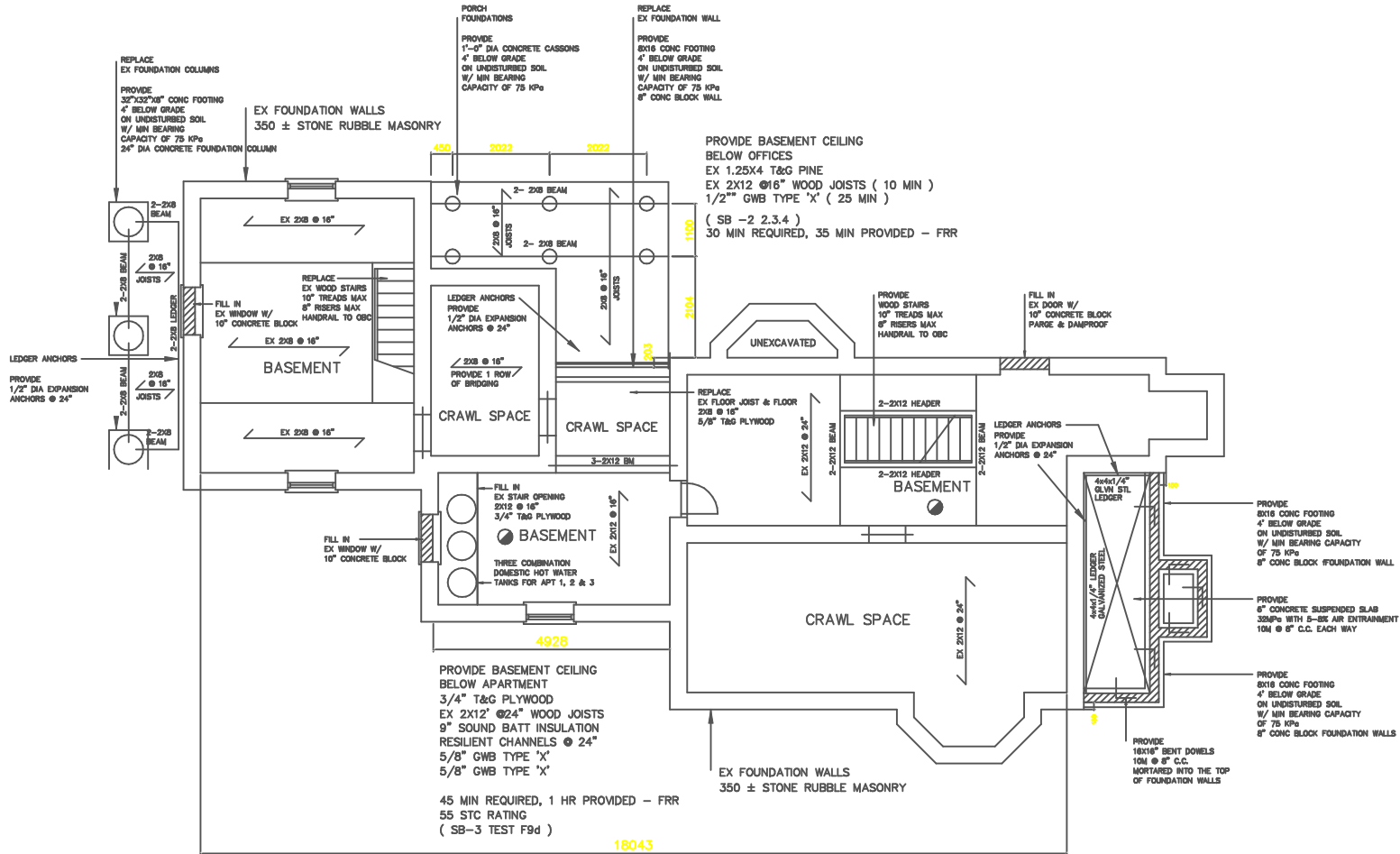
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A24



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PROPOSED
 BASEMENT
 FLOOR PLAN

SCALE 1 : 50

AUGUST 2007
 07 192

A21



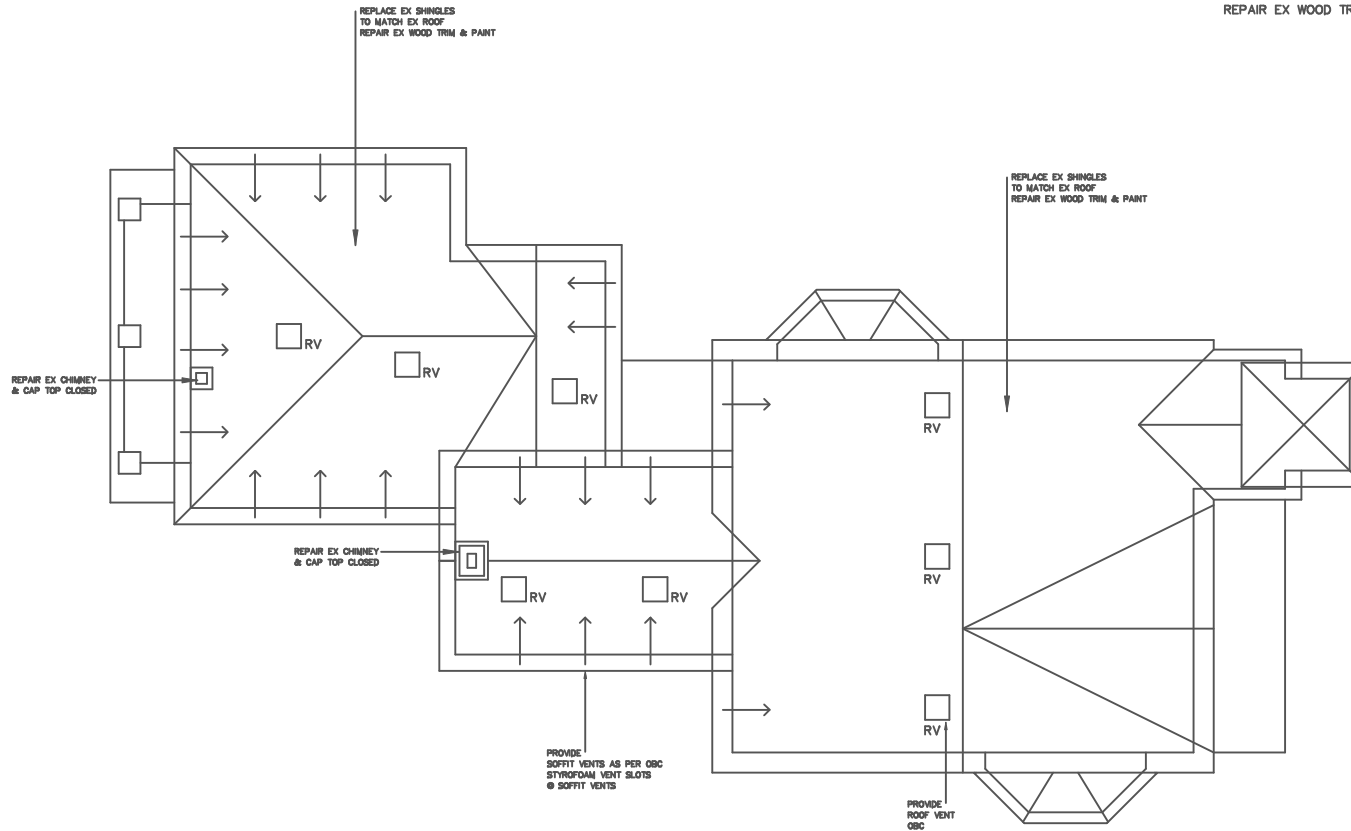
NOTES

PROVIDE
ROOF VENTS AS PER OBC
SOFFIT VENTS AS PER OBC
STYROFOAM VENT SLOTS @ SOFFIT VENTS

REPLACE EX SHINGLES
TO MATCH EX ROOF
REPAIR EX WOOD TRIM & PAINT

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ALLISTON, ONTARIO

PROPOSED
ROOF
PLAN

SCALE 1 : 50

AUGUST 2007
07 192

A25

Attached is:

- A1 site plan
- A21 to A25 floor plans
- New boundry survey date Jan 18 2008
- New topographical survey dated Jan 18 2008

Property is .38 acre
House is 2486 sq ft

I will follow up with the UR5 zoning info

Below is a spec sheet. I still have to fill in a few blanks

Subject: ALLISTON SPEC SHEET

Electrical

- New wiring throughout
- 2 100A 120/240V 1ph 3-wire 32 circuit main breaker panels (one for main floor and second for 2nd floor)
- 2 hydro meters
- New CATV throughout
- New Cat6 data throughout
- New Cat6 voice or VOIP throughout
- Front and side door bell rough in installation
- Final Electrical Safety permit available

Plumbing

- New 2" copper water main to street, single meter
- New ABS drains and venting throughout
- New PEX hot and cold water lines throughout
- 1 40 gallon electric hot water tank available ready for installation
- All drains wet tested and water lines pressure tested ready for fixture installation

Heating

- 1 new gas furnace for main floor
- 1 new gas furnace for 2nd floor
- 2 gas meters
- New ductwork throughout
- Heat loss calculations and data sheets available
- New exhaust fan, dyer venting and hood fan venting throughout

Insulation

- New R-.... foam insulation in exterior walls throughout (except one exterior wall along stairs to 2nd floor)
- New R-... blown in insulation and vapour barrier in attics throughout

Landscaping

- Rough grade prepared and top soil finished ready for sod
- Driveway and walkway base prepared ready for final surfaces
- 1 tree
- 1 tree
- 1 tree

Exterior

- All exterior wood trim, soffits, facias and bargeboards restored/ replaced and painted to match original
- Front porch completely rebuilt to match original
- Rear porch completely rebuilt to match original
- Wrought iron widows walk railing restored, sandblasted, primed and powder coated

- All new wood replica wood thermal pane windows
- All new painted aluminum eavestroughs, downspouts and window sills
- Brick and stone foundation repointed where required
- New roof shingles throughout including 2 bay window roofs.
- Roof boards replaced when required only
- 4 New replacement doors
- New pressure treated side deck

Structural

- New concrete underpinning in basement
- New 6" steel beam in basement
- All new wood interior partions throughout
- All new drywall throughout
- Fire rated construction between 1st floor and 2nd floor spaces
- All drywall prime painted ready for finish paint
- All floors prepped and cleaned ready for final finishes
- Basement floors re-poured concrete
- Sump pit