

Grahme Walsh

From: Kevin Chambers <kevin@lscgroup.ca>
Sent: Saturday, January 26, 2013 11:45 AM
To: Grahme Walsh
Cc: Chris Marsh
Subject: Eve Glass Breakage
Attachments: SKMBT_C35213012609580.pdf

Hi Grahme,

I met with Paul Belanger from Belanger Engineering and property management to review the glass breakage yesterday at units 2801 and units 2203. In both cases I was unable to determine the cause of the breakage leading me to believe that the glass failed spontaneously with the aid of extremely cold temperatures and high winds. In both cases the railing structures were sound and solid with no obvious damage or installation issues.

Please see the attached detail that represents both units.

We had installers on site at the same time to remove the broken pieces of glass and make the balconies safe. The tenants were notified in both cases not to attempt to gain access to their balconies by property management.

Today we replaced the glass in unit 2801. Property Management needed to provide notice for unit 2203 and glass needs to be acquired for replacement. We are planning to replace glass at 2203 on Monday.

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Eve

UPLOADED to 2801 /
2203

Balcony glass

2801 - replaced Jan 25/2013

2203 - replaced Jan 28/2013

Reviewed By

BE
BELANGER ENGINEERING
Consulting Engineers

STAMP



No.	FOR REVIEW	Issued	Date
1			

Designed/Drawn By
LSC RAILINGS INC.
3515 KARIYA
WILLOWDALE, ONT. M2H 3P6
TEL: (905) 709-3811
FAX: (905) 704-7402

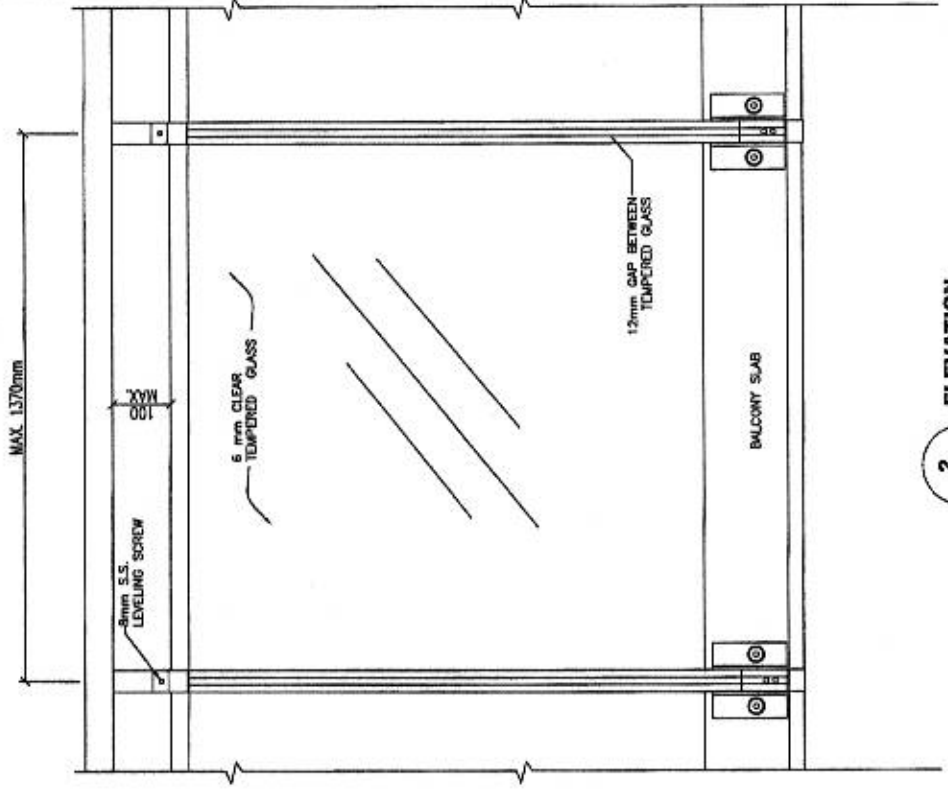
Project Name
**THE EVE
BUILDING B
3515 KARIYA**

Drawn Title

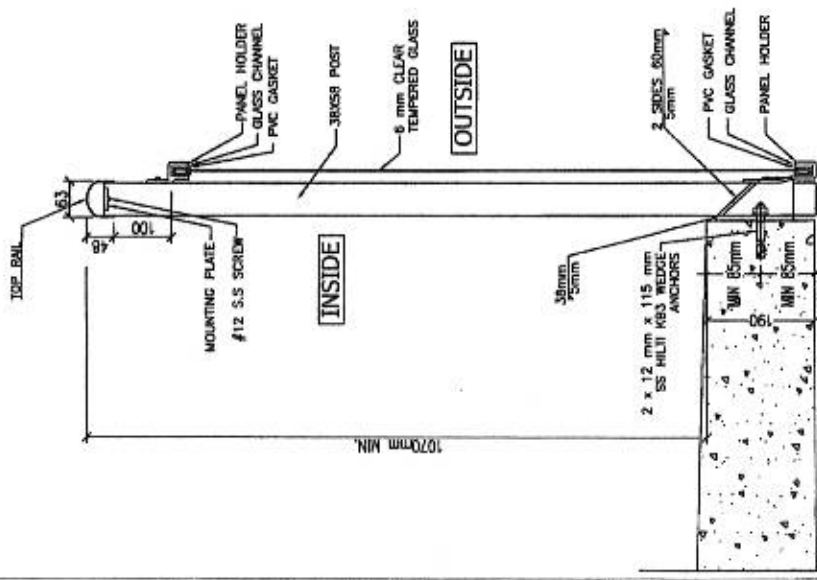
**BUILDING B
FACE DETAILS**

Date:	JAN 08/08	Scale:	AS NOTED
Project No:		Drawn By:	BD7

NOTE:
ALL OPEN ENDS CLOSED WITH CAPS.
ALL CHANGE IN DIRECTION OF TOP RAIL MADE WITH
PREFABRICATED SLEEVES



2 ELEVATION
BD7



1 SECTION
BD7