

FORESTSIDE TOWNHOUSES

(Royal Pine Homes)



TENDER ADDENDUM # 2

Instruction Issued By : Kevin Deonarraine

Instruction Issued To : Vince Staffieri

Date: September 12th, 2019.

JAP Project No: 19066

Text of Instruction:

The following revisions have been made to the drawing set:

- 1.1 **Refer to Drawing S-101A & B "P1 Level Framing Plan"**
 - a) Updated column locations to match architectural
 - b) Updated footings accordingly
 - c) Added sump pit locations
 - d) Added note for reinforcement and dowels of non load bearing block walls
 - e) Deleted storm water tank
- 1.2 **Refer to Drawing S-102A & B "Ground Floor Framing Plan"**
 - f) Updated column locations below to match architectural
- 1.3 **Refer to Drawing S-201 "Foundation Sections"**
 - a) Label lean mix in all sections
 - b) Delete 10/S-201
- 1.4 **Refer to Drawing S-251 "Floor Sections"**
 - c) Updated 1/S-251
- 1.5 **Refer to Drawing S-301 "Footing Schedule"**
 - d) Added information for Mat 6

END OF TENDER ADDENDUM # 2

Page 1 of 1

FORESTSIDE TOWNHOUSES

TORONTO, ONTARIO

Project
Number : #19066

Issued for : **ISSUED FOR TENDER ADDENDUM # 2**

Issued date : SEPTEMBER 12, 2019

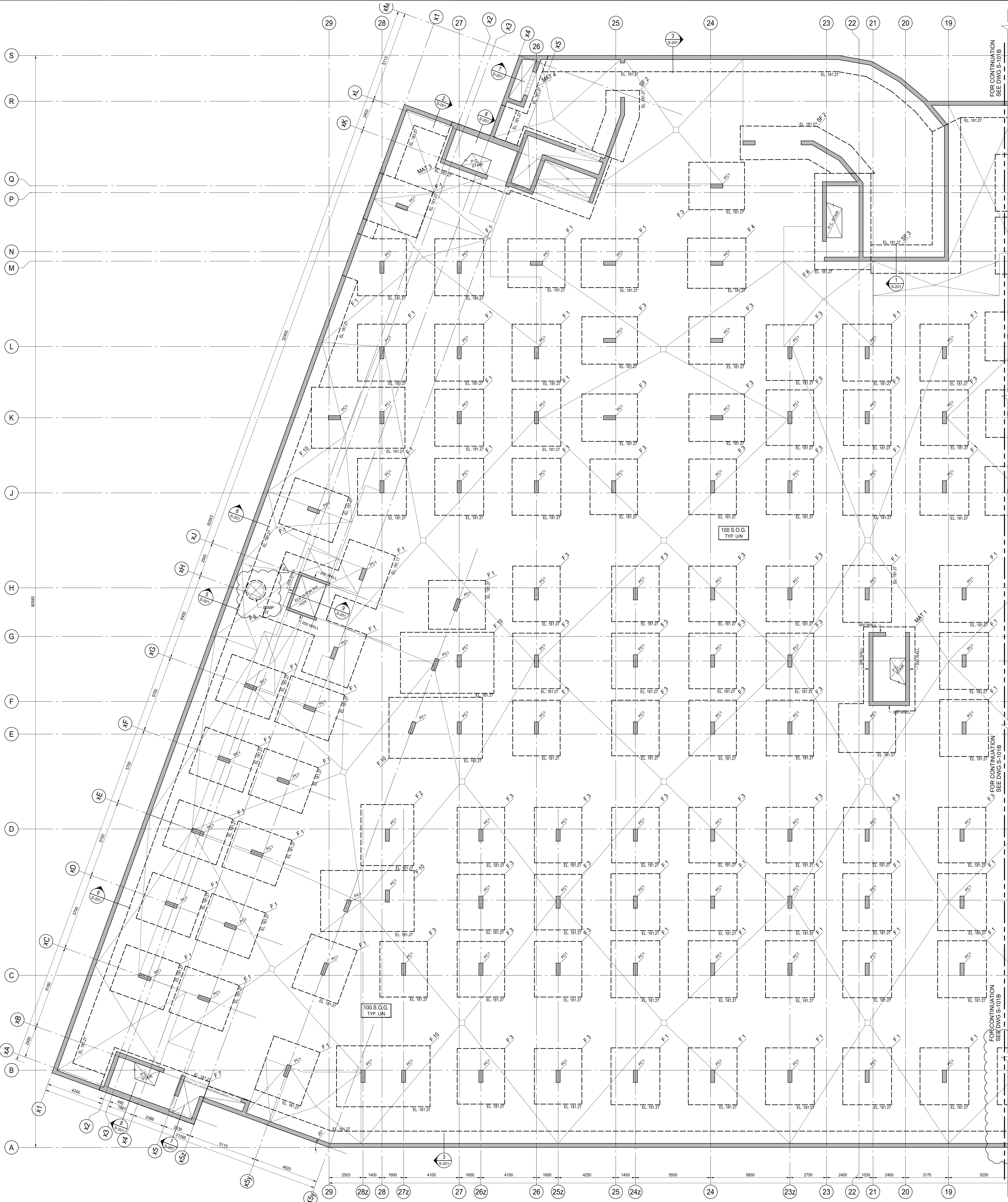


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LIST OF STRUCTURAL DRAWINGS

[illegible]



P1 LEVEL FOUNDATION PLAN

SCALE 1:100

- FOOTINGS SHALL BE CARRIED DOWN TO BEAR ON NATURAL UNDISTURBED (SHALE, TILL, SOIL, CAPABLE OF SAFELY SUSTAINING A BEARING CAPACITY OF XXXXPa(SLS) & XXXXPa(ULS), UNLESS NOTED ON PLAN, AS PER ON GEOTECHNICAL REPORT XXXXXXXX PREPARED BY XXXXXXXX DATED XXXXXX.
- TOP OF ROUGH SLAB IS 6mm BELOW FINISHED FLOOR (DATUM EL. XXX.XXX) EXCEPT AS CROSSED AND NOTED ON PLAN.
- TOP OF FOOTINGS TO BE 300mm (MIN.) FROM FINISHED SLAB ON GRADE. UNDERSIDE OF FOOTING ELEVATION IS NOTED AS EL.XXX.XXX ON PLAN.
- CONCRETE STRENGTH AT 28 DAYS SHALL BE AS FOLLOWS:
FOR FOOTINGS & FOOTING CAPS 35 MPa, EXCEPT AS NOTED ON PLAN.
FOR PERIMETER FOUNDATION WALLS 35 MPa, EXPOSURE CLASS F2
FOR SLAB ON GRADE 25 MPa, EXPOSURE CLASS C4
FOR COLUMNS & SHEAR WALLS SEE COLUMN & WALL SCHEDULE
- CONCRETE EXPOSED TO DE-ICING CHEMICALS AND OR WEATHER SHALL HAVE 6% TO 8% ENTRAINED AIR.
- MINIMUM YIELD STRESS FOR REINFORCING STEEL SHALL BE 400 MPa.
- SLAB ON GRADE SHALL BE 100mm THICK, REINFORCED WITH FIBRILLATED POLYPROPYLENE FIBRES, UNLESS OTHERWISE NOTED ON PLAN.
- PROVIDE 100mm OF RIGID INSULATION UNDER SLAB ADJACENT TO AIR SHAFTS FOR A DISTANCE OF 1500mm FROM SHAFTS. (TYPICAL).
- S.D.F. - DENOTES STEP DOWN FOOTING.
- SEE GENERAL NOTES ON DRAWING S-001.
- SEE TYPICAL DETAILS ON S-000 SERIES DRAWINGS.
- SEE COLUMN & WALL SCHEDULE ON THIS DRAWING.
- REFER TO ARCH. DRAWINGS FOR EXACT SLOPES OF SLAB AND DRAIN LOCATIONS. SEE ARCHITECTURAL DRAWINGS FOR EXACT SIZE, LOCATION AND EXTENT OF CURBS. SEE TYPICAL DETAILS FOR CURB REINFORCEMENT.
- VERIFY ELEVATOR PIT DEPTH WITH ELEVATOR MANUFACTURER.
- SEE TYPICAL DETAILS FOR FOOTINGS AT PREFAB SUMP PITS.
- SEE MECHANICAL DRAWINGS FOR LOCATION, SIZE AND DEPTHS OF SUMP PITS. LOWER FOOTINGS AS NECESSARY.
- CENTRE LINE OF FOOTING SHALL BE CENTER LINE OF COLUMN OR SHEAR WALL UNLESS OTHERWISE NOTED ON PLAN.
- THE LONGEST DIMENSION OF THE FOOTING IS PARALLEL TO THE LONGEST DIMENSION OF THE COLUMN UNLESS NOTED ON PLAN.
- PROJECT ALL FOOTINGS 300 (MIN.) BEYOND FACE OF COLUMN OR SHEAR WALL UNLESS NOTED ON PLAN.
- BPL-1 - 150x150 DENOTES ELEVATOR DIVIDER BEAM BASE PLATE WITH 2x19mmØ NELSON STUD x 150LG., EACH END.

15@800V FOR NON-LOAD BEARING BLOCK WALLS & DOWEL INTO SLAB ON GRADE
COLUMN PC1 = 300x800
10-20V
+10@300 TIES
WALLS = 200 THICK
10@400H&V E.F.
+ ADD 2-20H TOP
300 THICK
10@270H&V E.F.
+ ADD 2-20H TOP

ISSUES

No.	DATE	DESCRIPTION
1.	2019-08-02	ISSUED FOR TENDER
2.	2019-09-12	ISSUED FOR TENDER ADDENDUM #2

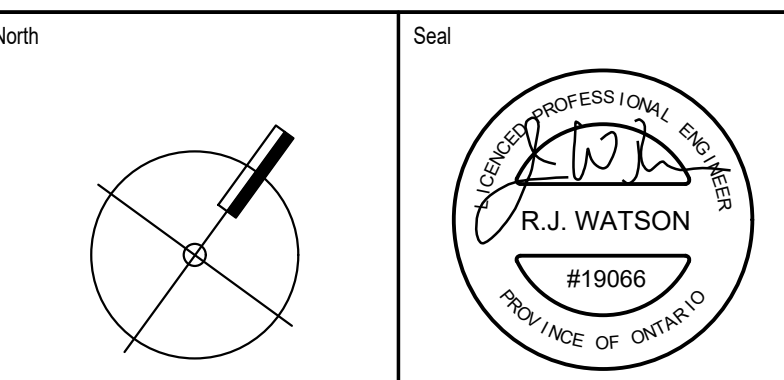
REVISIONS

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING THE WORK.
PRINTS ARE NOT TO BE SCALED.



Job Title:
FORETSIDE TOWNHOUSES
TORONTO, ONTARIO

Sheet Title:
P1 UNDERGROUND WEST AREA

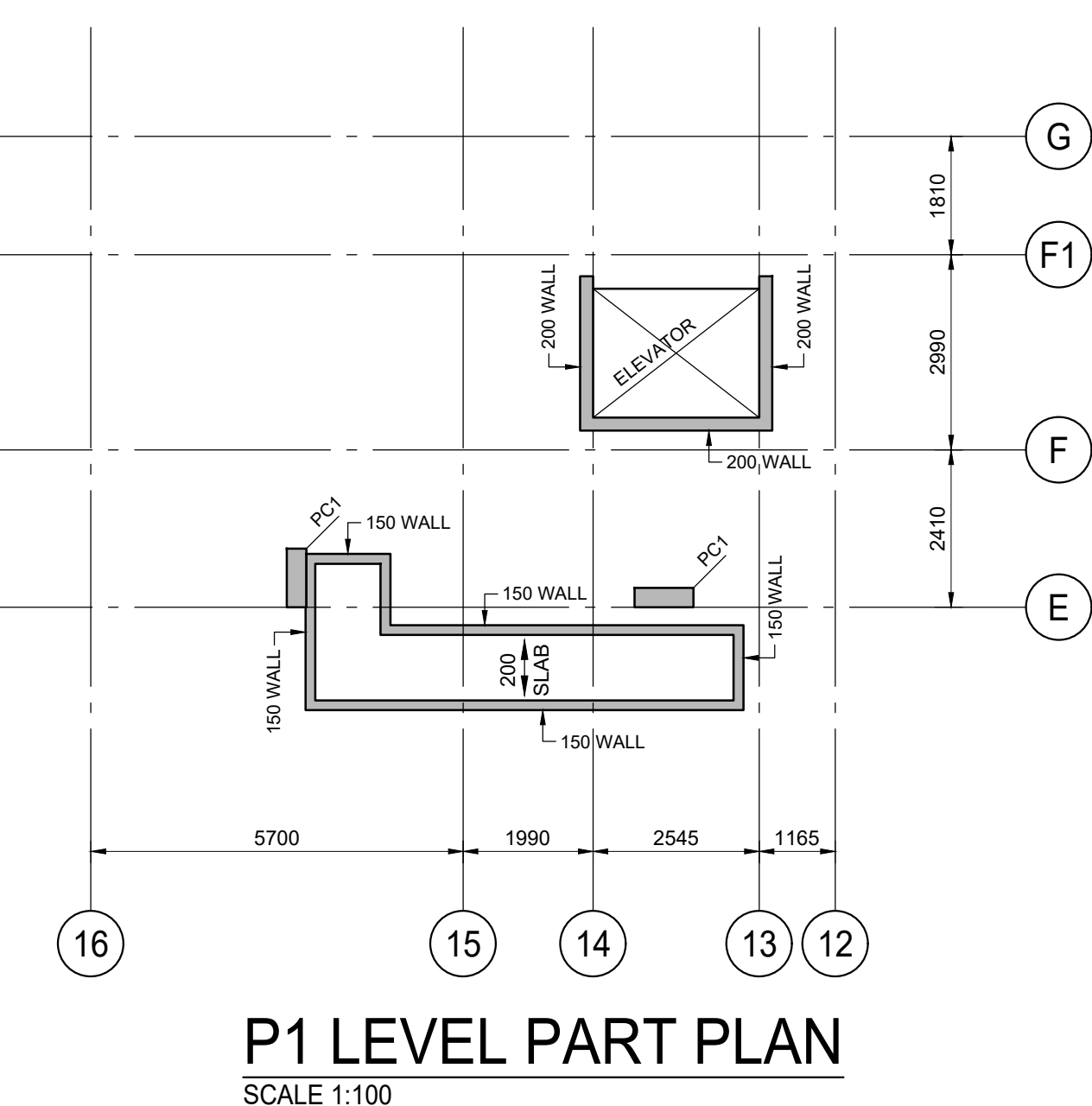
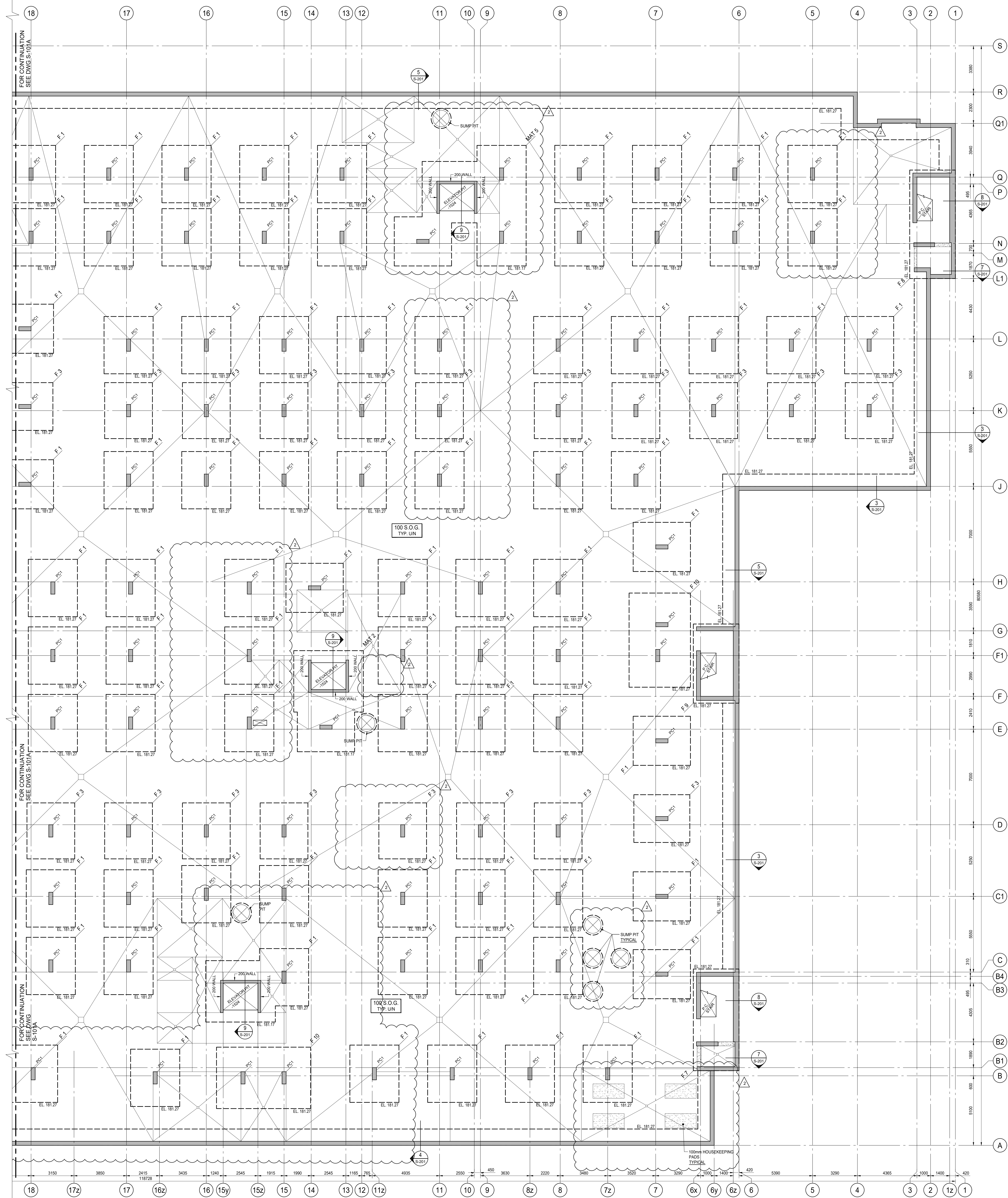


Date Plotted: ND Date: Sep 12 2019

Drawn By: JW Scale: 1 : 100

Checked By: JW Revision Number:

Job No.: 19066 Sheet No.: S-101A

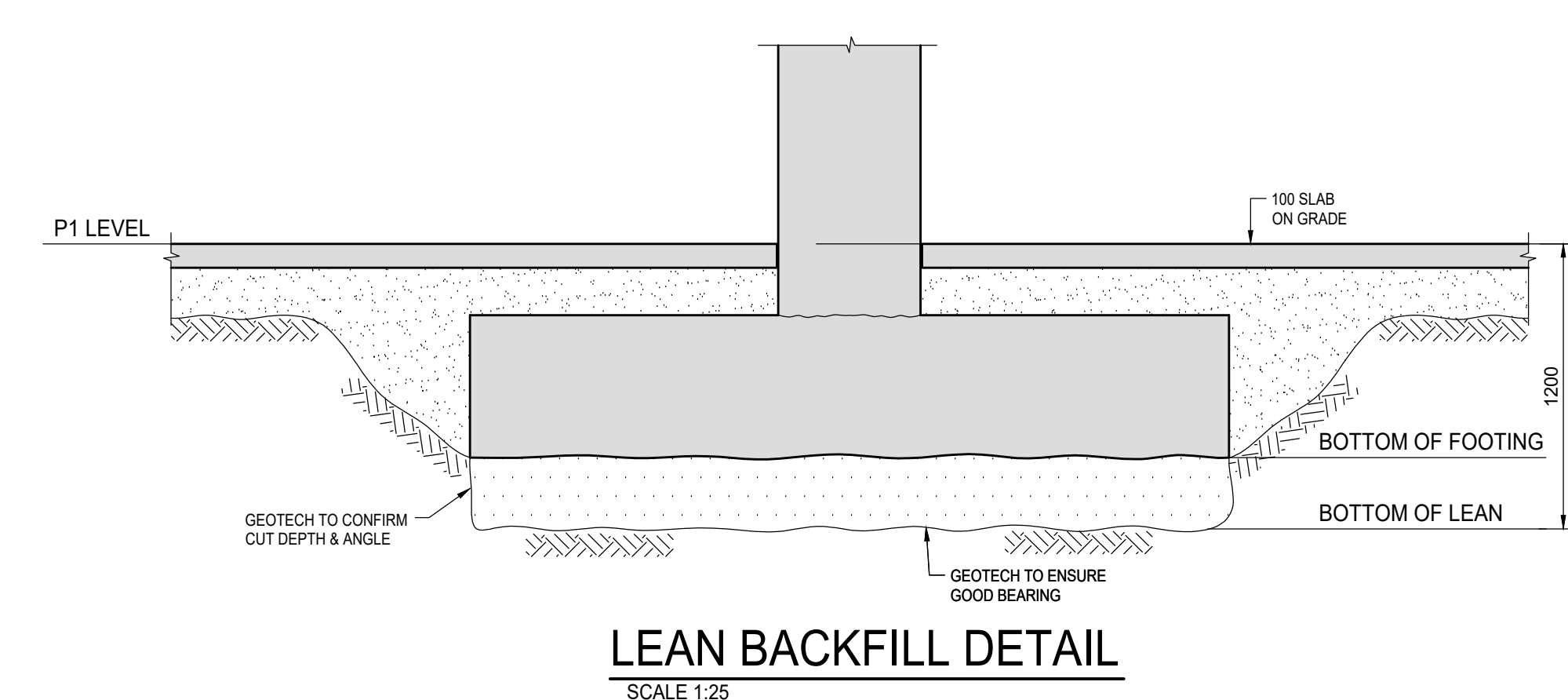


P1 LEVEL FOUNDATION PLAN
SCALE 1:100

1. FOR GENERAL NOTES, SEE DRAWING S-101A.

15@800 FOR NON-LOAD BEARING BLOCK WALLS & DOWEL INTO SLAB ON GRADE
COLUMN PC1 = 300x900
10-20V
+10@300 TIES

WALLS = 200 THICK
10@400H&V E.F.
+ ADD 2-20H TOP
300 THICK
10@270H&V E.F.
+ ADD 2-20H TOP



ISSUES

No.	DATE	DESCRIPTION
1.	2019-08-02	ISSUED FOR TENDER
2.	2019-09-12	ISSUED FOR TENDER ADDENDUM #2

REVISIONS

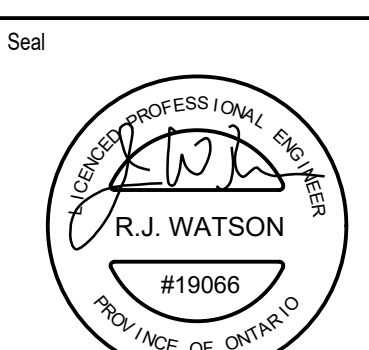
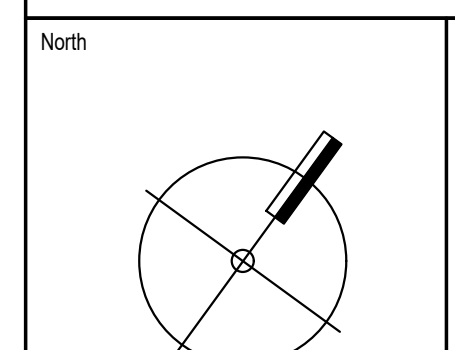
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Job Title:
FORETSIDE TOWNHOUSES
TORONTO, ONTARIO

Sheet Title:
**P1 UNDERGROUND
EAST SIDE**



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Sep 12 2019

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ND

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Job No.:
19066

Date:
Sep 12 2019

Scale:
1: 100

Revision Number:

Sheet No.:
S-101B

ISSUES

No.	DATE	DESCRIPTION
1.	2019-08-02	ISSUED FOR TENDER
2.	2019-08-28	ISSUED FOR TENDER ADDENDUM #1
3.	2019-09-12	ISSUED FOR TENDER ADDENDUM #2

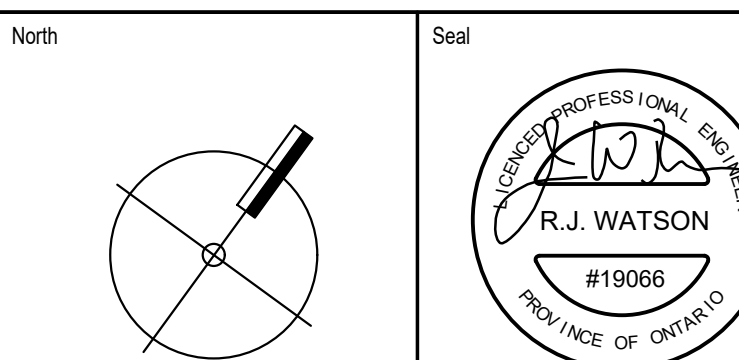
REVISIONS

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FORETSIDE TOWNHOUSES
TORONTO, ONTARIO

GROUND FLOOR
BUILDING A

Date Plotted: ND
Drawn By: JW
Checked By: JW

Date: Sep 12 2019
Scale: 1 : 100
Revision Number:

19066

S-102A

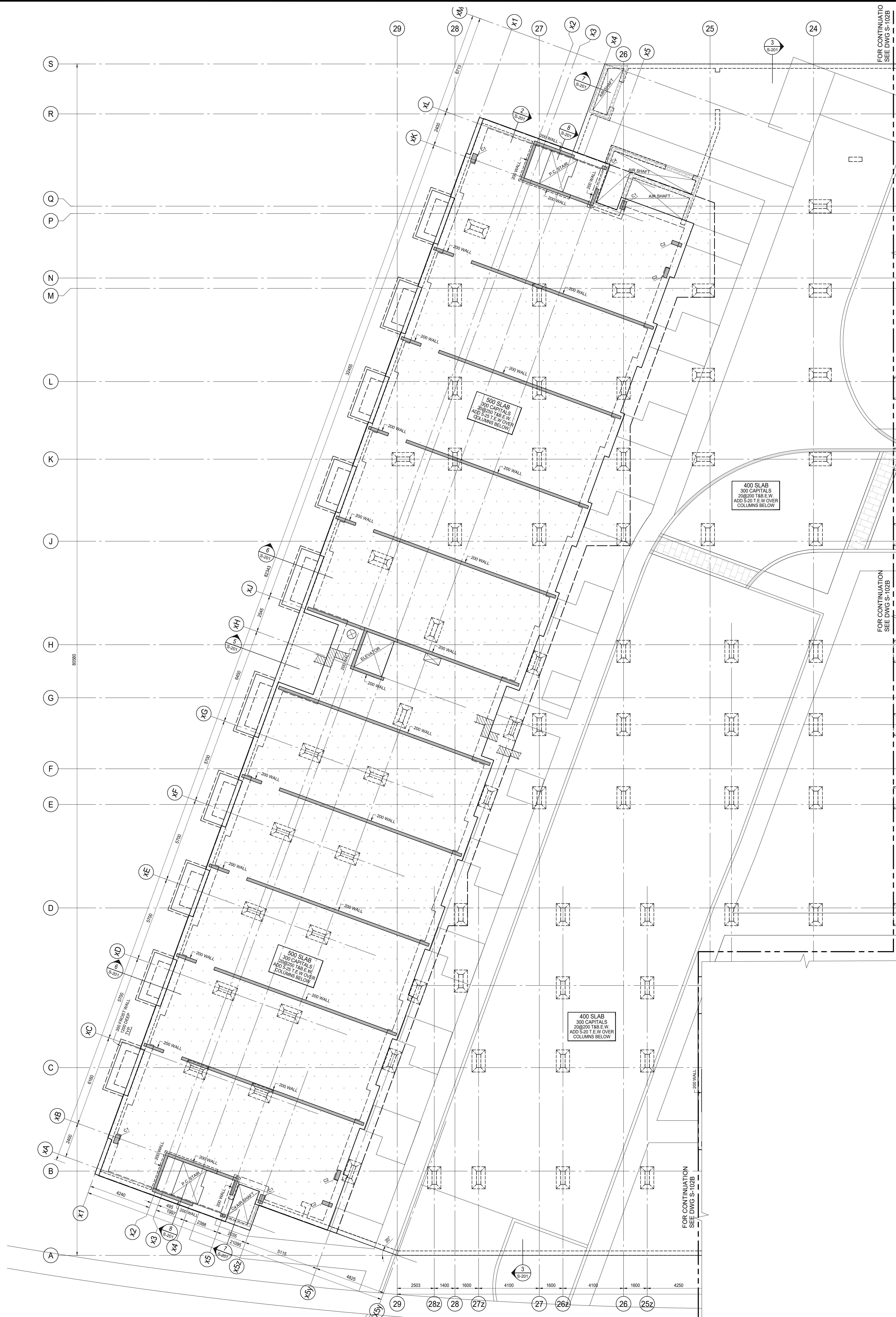
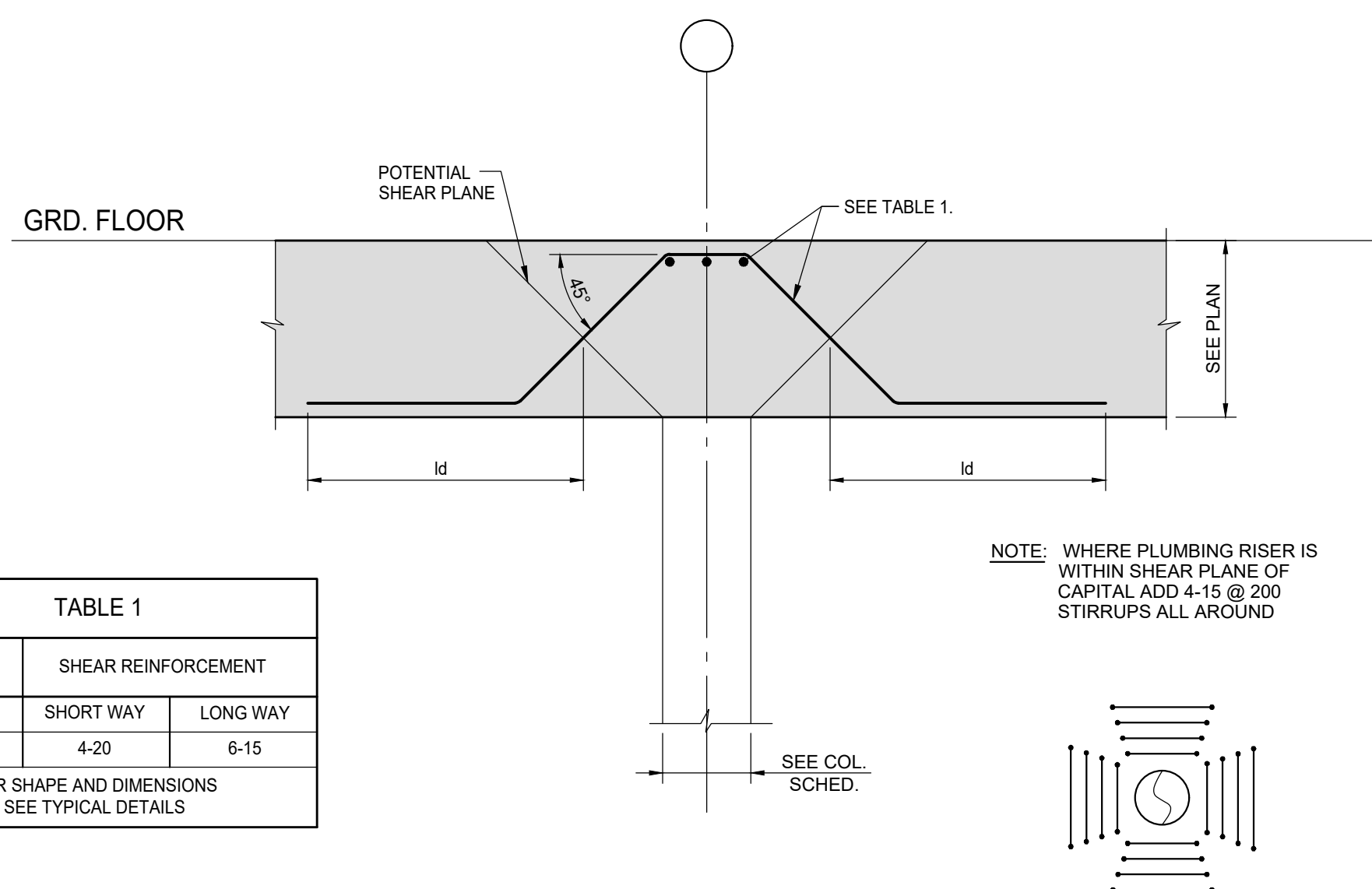


TABLE 1		
SLAB THICKNESS	SHEAR REINFORCEMENT	
	SHORT WAY	LONG WAY
500	4-20	6-15

FOR SHAPE AND DIMENSIONS
SEE TYPICAL DETAILS



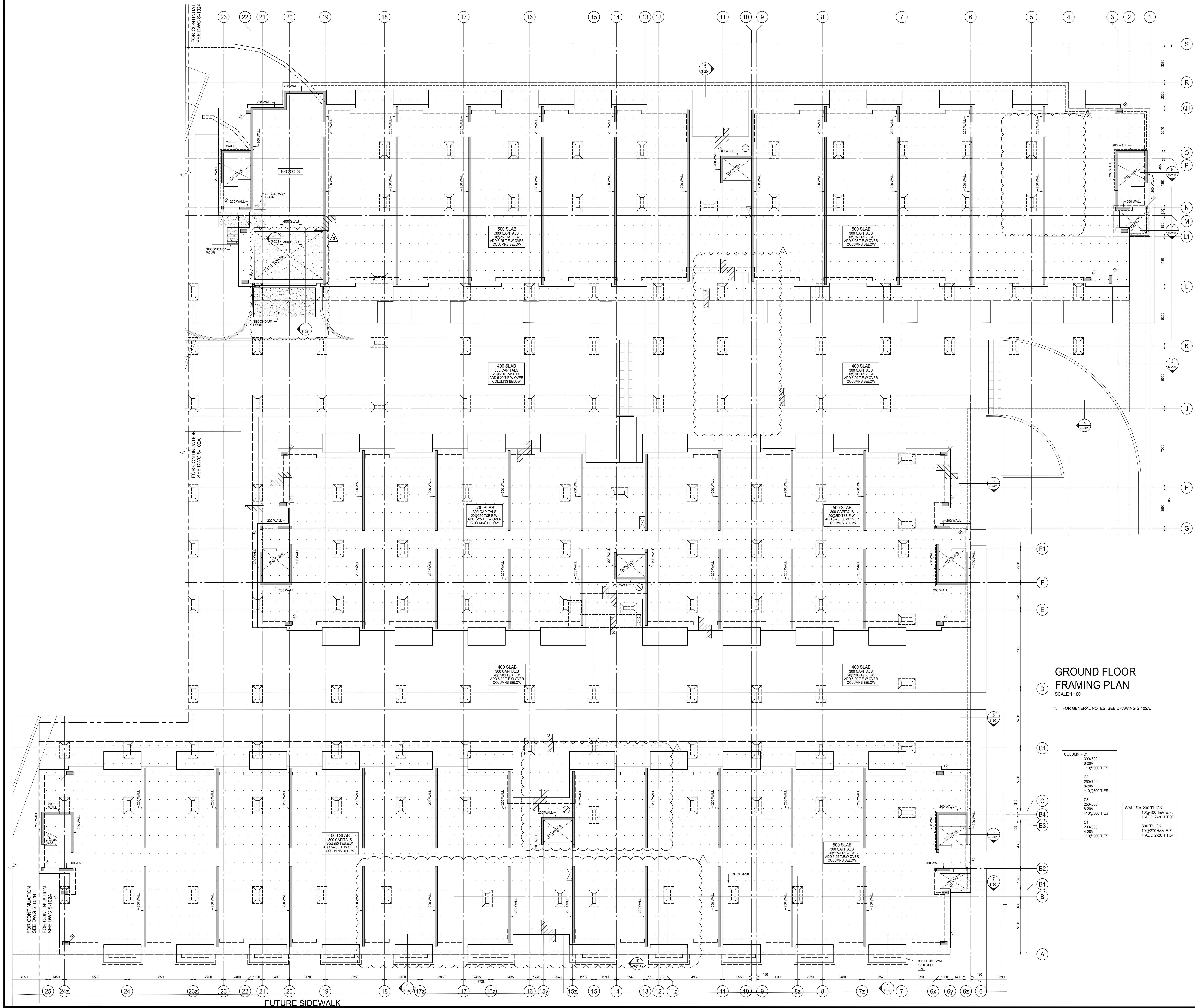
TYPICAL DETAIL OF PICK-UP SLAB AT COLUMN

SCALE 1:20

GROUND FLOOR FRAMING PLAN

SCALE 1:100

- TOP OF ROUGH SLAB IS 0.0mm BELOW FINISHED FLOOR (DATUM EL. XXX.XXX) EXCEPT AS CROSSED AND NOTED ON PLAN.
- CONCRETE STRENGTH AT 28 DAYS SHALL BE AS FOLLOWS:
FOR WALLS AND COLUMNS SEE SCHEDULE
FOR PICK-UP SLABS AND BEAMS 35 MPa
FOR SLABS 35 MPa
FOR LIVE LOADS SEE TABLE 'X' ON THIS DRAWING.
- CONCRETE EXPOSED TO DE-ICING CHEMICALS SHALL BE EXPOSURE CLASS 'C-1' WITH 6% TO 8% ENTRAINED AIR AND CORROSION INHIBITOR AT A MINIMUM RATE OF 10.0 LITERS PER CUBIC METER.
- PORTIONS OF THE GARAGE ROOF SLAB ACCESSIBLE TO HEAVY TRUCK LOADING AND FIRE ROUTE HAVE BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS ON THE ONTARIO BUILDING CODE AND THE HIGHWAY BRIDGE DESIGN CODE, INCLUDING POINT LOAD AND LOAD FACTORS, FOR THE FULL ANTICIPATED ROUTE OF TRAVEL.
- MINIMUM CONCRETE COVER SHALL BE 40mm FOR ALL TOP BARS AND 30mm FOR BOTTOM BARS IN ALL VEHICULAR AREAS.
- MINIMUM YIELD STRESS FOR REINFORCING STEEL SHALL BE 400 MPa.
- TEMPERATURE REINFORCING:
200 SLAB IS 10@250
210 SLAB IS 10@230
400 SLAB IS 10@250
500 SLAB IS 20@200
- NO OPENINGS LARGER THAN 300x300 ARE ALLOWED IN SLAB OTHER THAN THOSE SHOWN ON STRUCTURAL DRAWINGS.
- SEE GENERAL NOTES ON DRAWING S-001.
- SEE TYPICAL DETAILS DETAILS ON S-000 SERIES DRAWINGS.
- SEE COLUMN & WALL SCHEDULE ON THIS DRAWING.
- COORDINATE BEAM DEPTHS AT DOORS WITH ARCHITECTURAL DRAWINGS.
- REFER TO ARCHITECTURAL DRAWINGS FOR SLAB ELEVATIONS, SLOPES, STEPS IN SLAB AND SLAB DEPRESSIONS.
- SEE ARCHITECTURAL DRAWINGS FOR EXACT SIZE, LOCATION AND EXTENT OF CURBS. SEE TYPICAL DETAILS FOR REINFORCING.
- CENTER LINE OF DROP AND BEAM IS THE CENTER LINE OF COLUMN OR SHEAR WALL UNLESS OTHERWISE NOTED ON PLAN.
- GRATING OVER AIR SHAFTS AND SUPPORT FRAME SHALL BE DESIGNED FOR HEAVY TRUCK LOADING (14kPa) AND ASSOCIATED POINT LOADS IN ACCORDANCE WITH THE CANADIAN HIGHWAY BRIDGE DESIGN CODE. SHOP DRAWINGS SHALL CLEARLY INDICATE LOADING AND BE STAMPED AND SEALED BY PROFESSIONAL ENGINEER.
- BPL1 - 150x10x150 DENOTES ELEVATOR DIVIDER BEAM BASE PLATE WITH 2x19mmØ NELSON STUD x 150.G., EACH END.



**GROUND FLOOR
FRAMING PLAN**
SCALE 1:100

1. FOR GENERAL NOTES, SEE DRAWING S-102A.

- COLUMN - C1
300x600
8-20V
+110x300 TIES
- C2
250x700
8-20V
+110x300 TIES
- C3
250x800
8-20V
+110x300 TIES
- C4
200x300
4-20V
+110x300 TIES

WALLS = 200 THICK
100x400H&V E.F.
+ ADD 2-20H TOP

300 THICK
100x700H&V E.F.
+ ADD 2-20H TOP

ISSUES

No.	DATE	DESCRIPTION
1.	2019-08-02	ISSUED FOR TENDER
2.	2019-08-28	ISSUED FOR TENDER ADDENDUM #1
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REVISIONS

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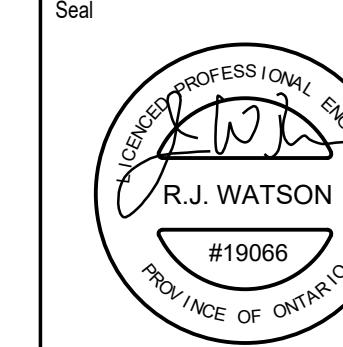
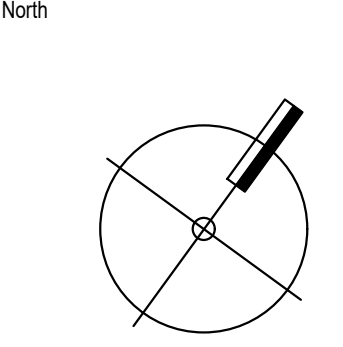
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Job Title:
FORETSIDE TOWNHOUSES
TORONTO, ONTARIO

Sheet Title:
**GROUND FLOOR
BUILDINGS B, C, & D**

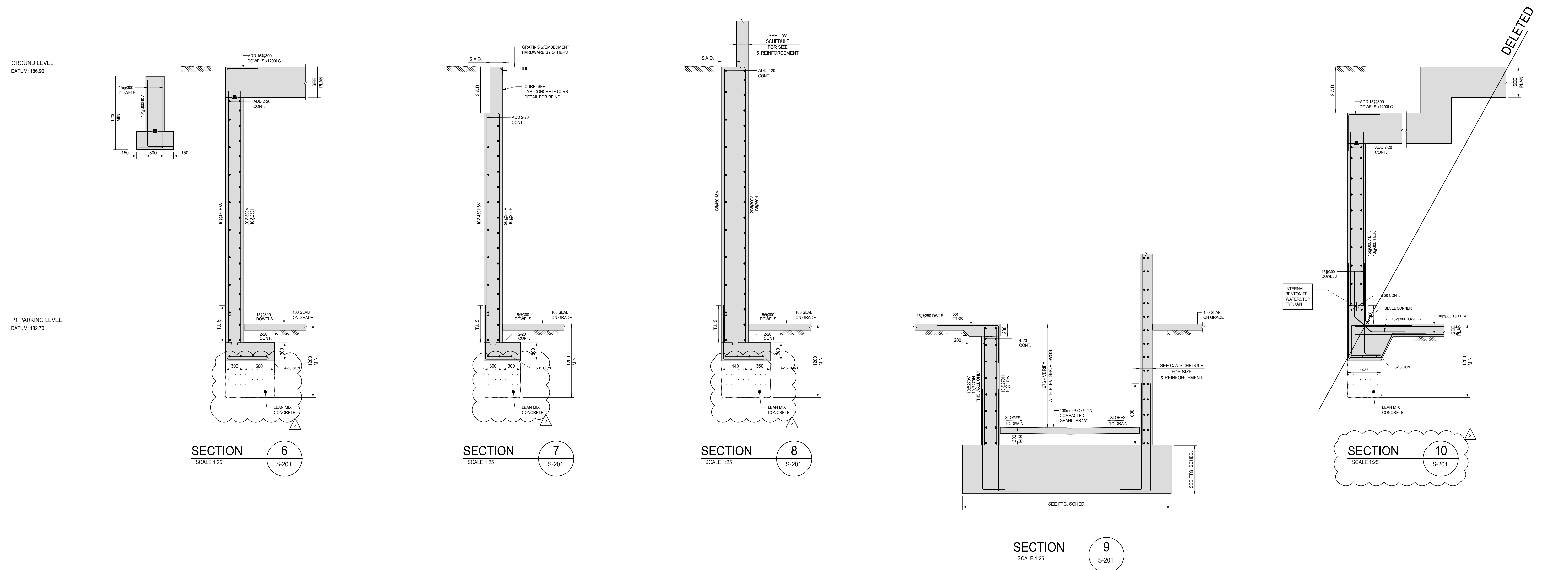


Date Plotted: **Sep 12 2019**

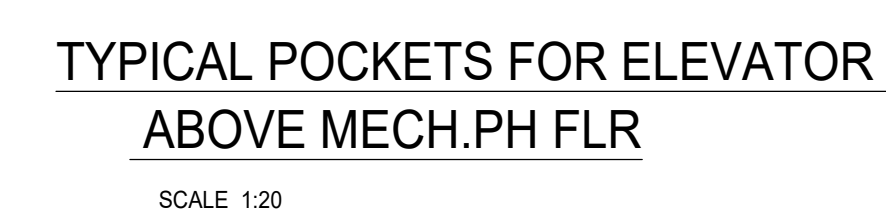
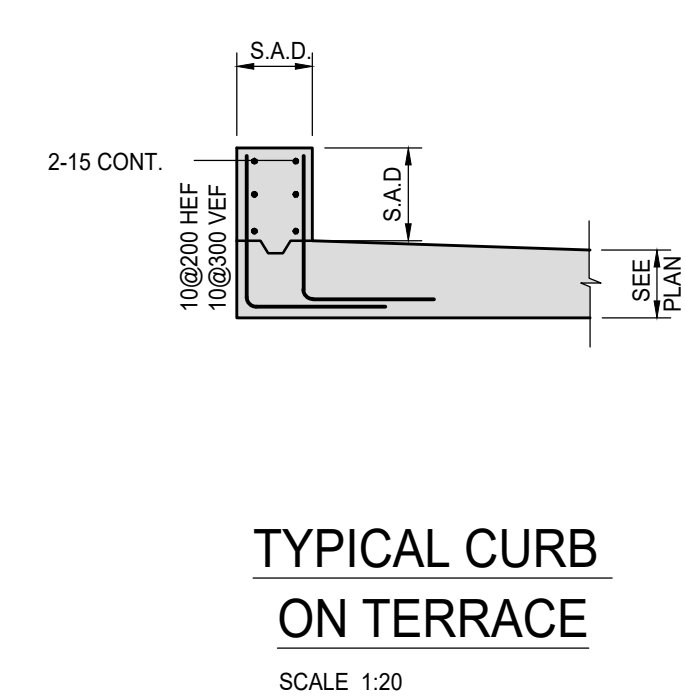
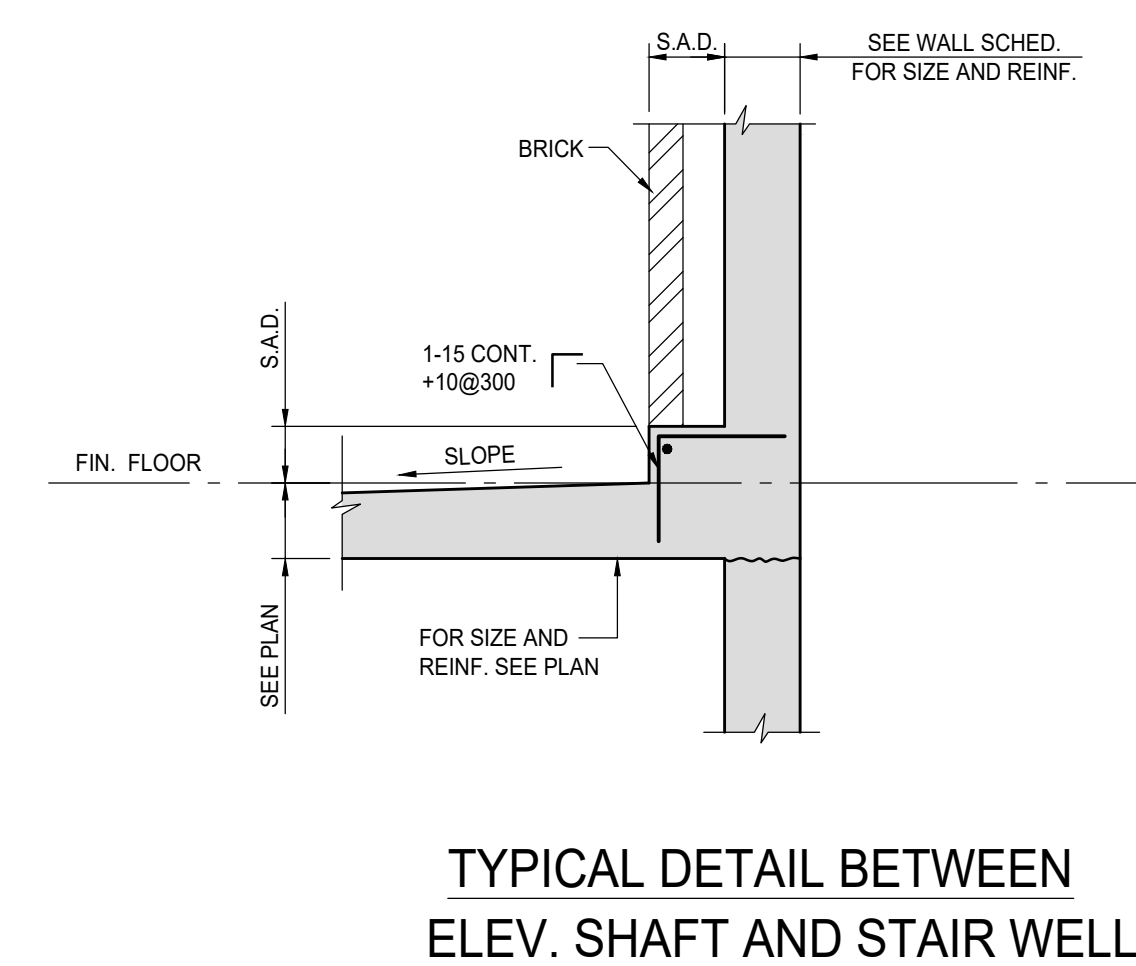
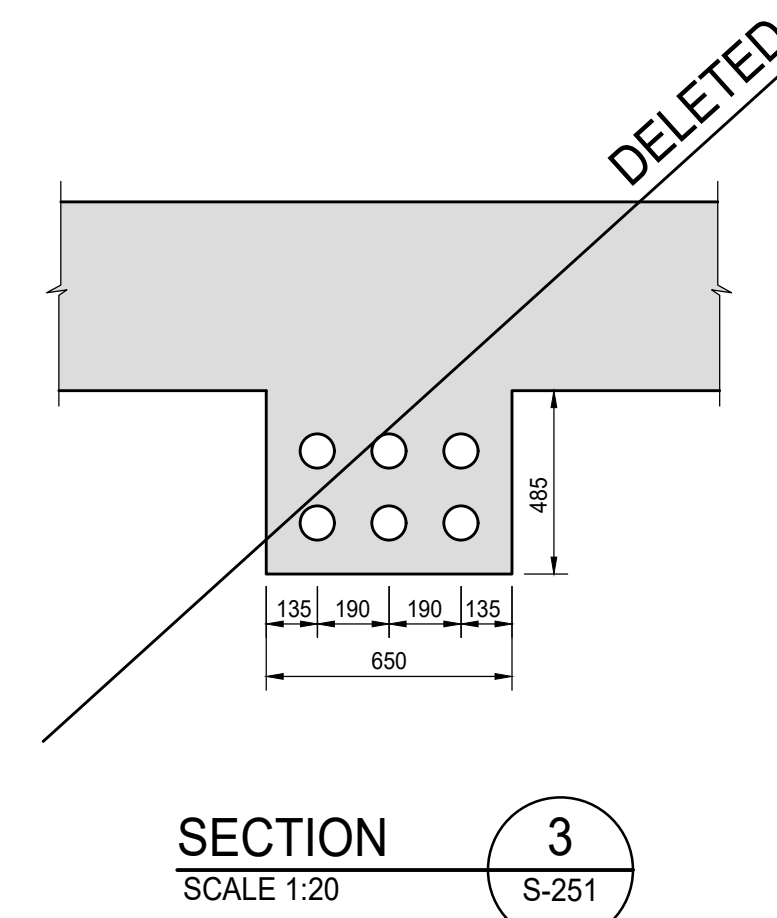
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Checked By: **JW** Revision Number:

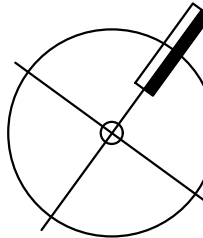
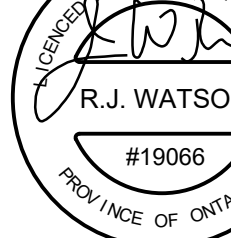
Job No.: **19066** Sheet No.: **S-102B**



Job No : 19066	Sheet No: S-201
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Job Title FORESTSIDE TOWNHOUSES TORONTO, ONTARIO			
Sheet Title FLOOR SECTIONS			
North 		Seal 	
Date Plotted		Date : Sep 22 2019	
Drawn By: ND		Scale: 1 : 20	
Checked By: JW		Revision Number:	
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		S-251	