FORESTSIDE TOWNHOUSES

(Royal Pine Homes)

TENDER ADDENDUM # 3

Instruction Issued By : Kevin Deonarraine
Instruction Issued To : Vince Staffieri

Date: January 31st, 2020 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 UNDERGROUND"**

a) Several concrete walls removed to be replaced by block walls.
b) Mechanical openings added in walls to North West.
c) Walls thickened at gridlines 19-R and 22-Q.
d) All elevations changed to 181.57.

1.2 **Refer to Drawing S-102A & B "GROUND FLOOR"**

e) Stud rail details 1 & 2 S-102A added to replace column capitals.
f) Structure (column and walls) altered at client request.

1.3 **Refer to Drawing S-103A & B "2ND FLOOR FRAMING PLAN"**

g) Structure (column and walls) altered at client request.
h) Reinforcement at altered structure locations updated.
i) Slab between individual blocks removed at this level.

1.4 **Refer to Drawing S-104A & B "3RD FLOOR FRAMING PLAN"**

j) Structure (column and walls) altered at client request.
k) Reinforcement at altered structure locations updated.

1.5 **Refer to Drawing S-105A & B "4TH FLOOR FRAMING PLAN"**

l) Structure (column and walls) altered at client request.
m) Reinforcement at altered structure locations updated.

1.6 **Refer to Drawing S-106A & B "ROOF FRAMING PLAN"**

n) Curb updated from block to cast-in-place concrete.

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1.7 **Refer to Drawing S-251 "FLOOR SECTIONS"**

o) Section 2-S251 updated to reflect concrete curb.

END OF TENDER ADDENDUM # 3

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FORESTSIDE TOWNHOUSES

TORONTO, ONTARIO

Project Number : #19066

Issued for : ISSUED FOR TENDER ADDENDUM # 3

Issued date : JANUARY 31, 2020

LIST OF STRUCTURAL DRAWINGS

Drawing Index		ISSUED FOR TENDER AUG. 02, 2019	ISSUED FOR TENDER ADDENDUM # 1 AUG. 28, 2019	ISSUED FOR TENDER ADDENDUM # 2 SEPT. 12, 2019	ISSUED FOR TENDER ADDENDUM # 3 JAN. 31, 2020
GENERAL NOTES AND TYPICAL DETAILS					
S-001	GENERAL NOTES AND TYPICAL DETAILS	X			
S-002	TYPICAL DETAILS	X			
S-003	TYPICAL DETAILS	X			
S-004	TYPICAL DETAILS	X			
PLANS					
S-101A	P1 LEVEL UNDERGROUND FRAMING PLAN	X		X	X
S-101B	P1 LEVEL UNDERGROUND FRAMING PLAN	X		X	X
S-102A	GROUND FLOOR FRAMING PLAN	X	X	X	X
S-102B	GROUND FLOOR FRAMING PLAN	X	X	X	X
S-103A	2ND FLOOR FRAMING PLAN	X	X		X
S-103B	2ND FLOOR FRAMING PLAN	X	X		X
S-104A	3RD FLOOR FRAMING PLAN	X	X		X
S-104B	3RD FLOOR FRAMING PLAN	X	X		X
S-105A	4TH FLOOR FRAMING PLAN	X	X		X
S-105B	4TH FLOOR FRAMING PLAN	X	X		X
S-106A	ROOF FRAMING PLAN	X	X		X
S-106B	ROOF FRAMING PLAN	X	X		X
SECTIONS					
S-201	FOUNDATION SECTIONS	X		X	
S-251	FLOOR SECTIONS	X	X	X	X
SCHEDULES					
S-301	FOOTING SCHEDULES	X	X		

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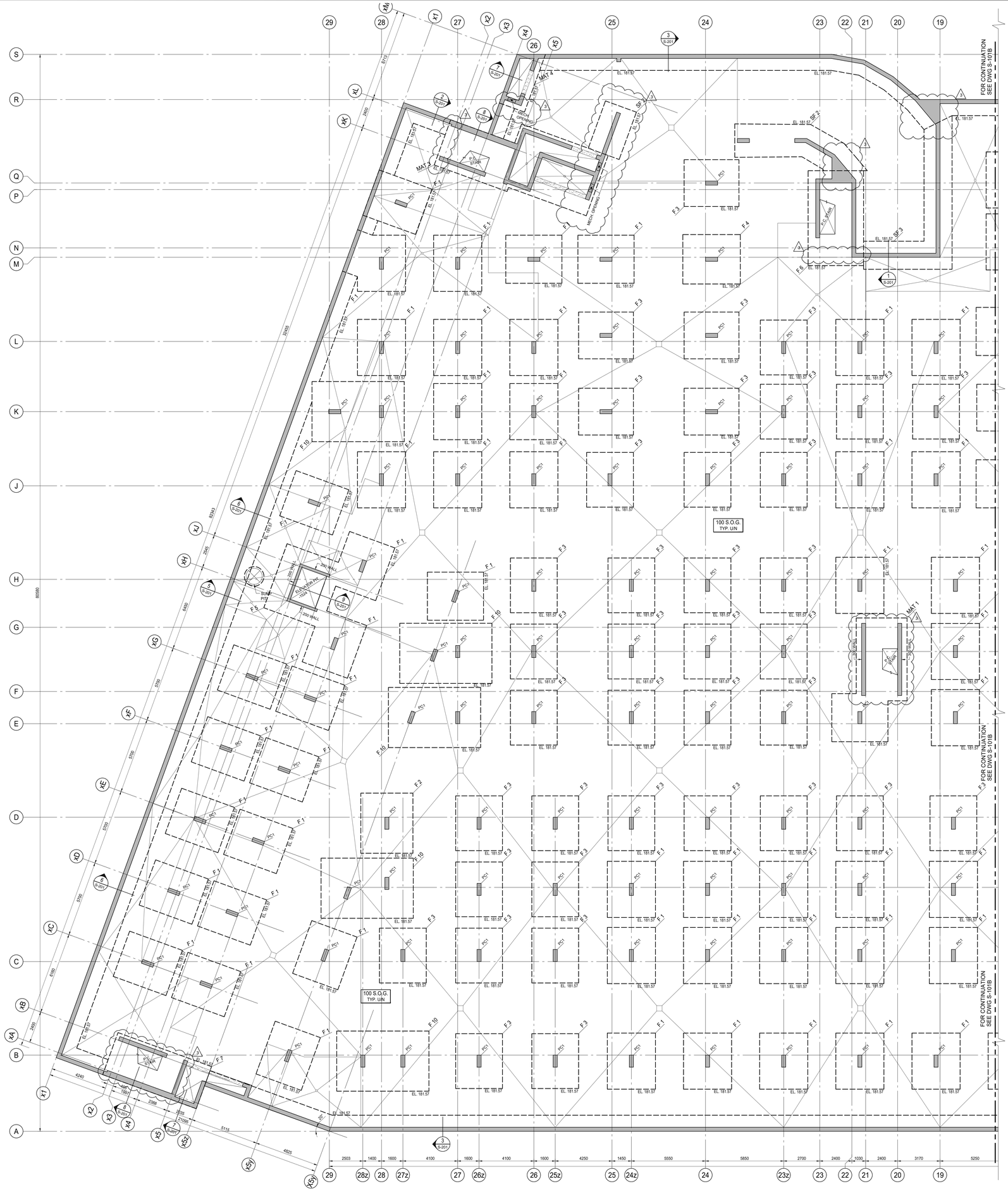

P1 LEVEL FOUNDATION PLAN

SCALE 1:100

1. FOOTINGS SHALL BE CARRIED DOWN TO BEAR ON NATURAL UNDISTURBED (SHALE, TILL, SOIL) CAPABLE OF SAFELY SUSTAINING A BEARING CAPACITY OF XXXkPa(SLS) & XXXkPa(ULS); UNLESS NOTED ON PLAN, AS PER ON GEOTECHNICAL REPORT XXXXXXX PREPARED BY XXXXXXX DATED XXXXXX.
2. TOP OF ROUGH SLAB IS 0mm BELOW FINISHED FLOOR (DATUM EL. XXX.XXX) EXCEPT AS CROSSED AND NOTED ON PLAN.
3. TOP OF FOOTINGS TO BE 300mm (MIN.) FROM FINISHED SLAB ON GRADE. UNDERSIDE OF FOOTING ELEVATION IS NOTED AS EL.XXX.XXX ON PLAN.
4. 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
5. CONCRETE EXPOSED TO DE-ICING CHEMICALS AND OR WEATHER SHALL HAVE 6% TO 8% ENTRAINED AIR.
6. MINIMUM YIELD STRESS FOR REINFORCING STEEL SHALL BE 400 MPa.
7. SLAB ON GRADE SHALL BE 100mm THICK, REINFORCED WITH FIBRILLATED POLYPROPYLENE FIBRES, UNLESS OTHERWISE NOTED ON PLAN.
8. PROVIDE 100mm OF RIGID INSULATION UNDER SLAB ADJACENT TO AIR SHAFTS FOR A DISTANCE OF 1500mm FROM SHAFTS. (TYPICAL).
9. S.D.F. - DENOTES STEP DOWN FOOTING.
10. SEE GENERAL NOTES ON DRAWING S-001.
11. SEE TYPICAL DETAILS ON S-000 SERIES DRAWINGS.
12. SEE COLUMN & WALL SCHEDULE ON THIS DRAWING.
13. 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.
14. VERIFY ELEVATOR PIT DEPTH WITH ELEVATOR MANUFACTURER.
15. SEE TYPICAL DETAILS FOR FOOTINGS AT PREFAB SUMP PITS.
16. SEE MECHANICAL DRAWINGS FOR LOCATION, SIZE AND DEPTHS OF SUMP PITS. LOWER FOOTINGS AS NECESSARY.
17. CENTRE LINE OF FOOTING SHALL BE CENTER LINE OF COLUMN OR SHEAR WALL UNLESS OTHERWISE NOTED ON PLAN.
18. THE LONGEST DIMENSION OF THE FOOTING IS PARALLEL TO THE LONGEST DIMENSION OF THE COLUMN UNLESS NOTED ON PLAN.
19. PROJECT ALL FOOTINGS 300 (MIN.) BEYOND FACE OF COLUMN OR SHEAR WALL UNLESS NOTED ON PLAN.
20. BPL-1 - 150x150 DENOTES ELEVATOR DIVIDER BEAM BASE PLATE WITH 2x19mmØ NELSON STUD x 150LG., EACH END.

ISSUES

No.	DATE	DESCRIPTION
1.	2019-08-02	ISSUED FOR TENDER
2.	2019-09-12	ISSUED FOR TENDER ADDENDUM # 2
3.	2020-01-31	ISSUED FOR TENDER ADDENDUM # 3

REVISIONS

No.	DATE	DESCRIPTION

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.

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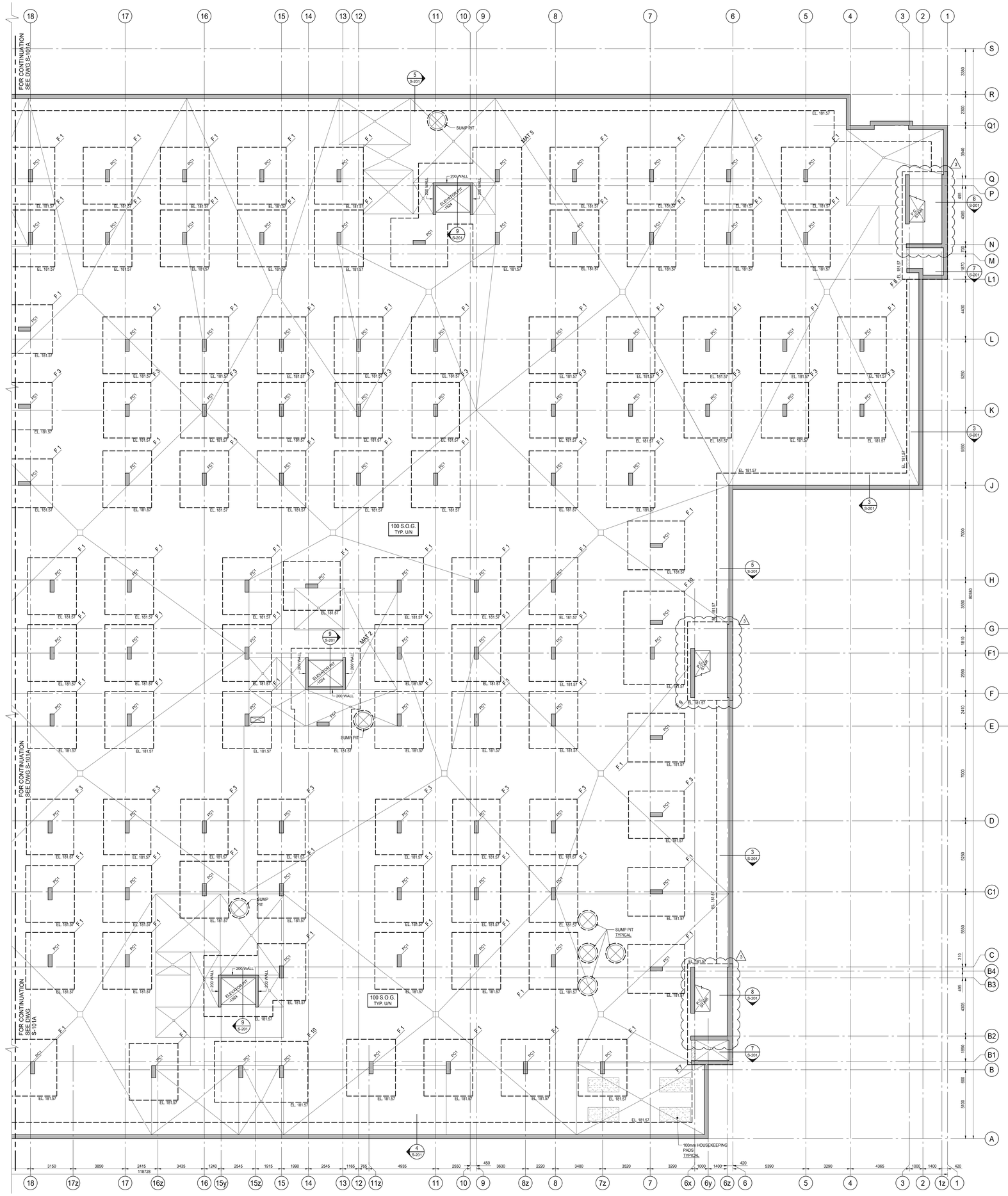
Job Title
FORESTSIDE TOWNHOUSES
TORONTO, ONTARIO

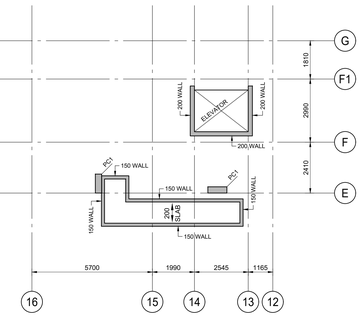
Sheet Title
P1 UNDERGROUND
WEST AREA

North	Seal: R.J. WATSON #19066
Date Plotted:	Date: Jan 31 2020
Drawn By: ND	Scale: 1 : 100
Checked By: JW	Revision Number:
Job No: 19066	Sheet No: S-101A



P1 LEVEL PART PLAN

SCALE 1:100



P1 LEVEL FOUNDATION PLAN

SCALE 1:100

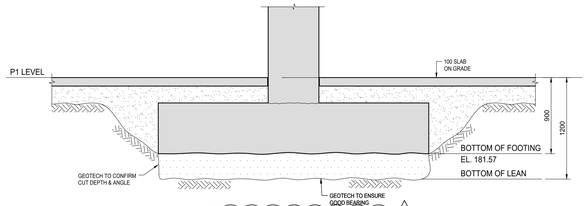
1. FOR GENERAL NOTES, SEE DRAWING S-101A.

15@800V 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



LEAN BACKFILL DETAIL

SCALE 1:25

ISSUES

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Job Title

FORESTSIDE TOWNHOUSES
TORONTO, ONTARIO

Sheet Title

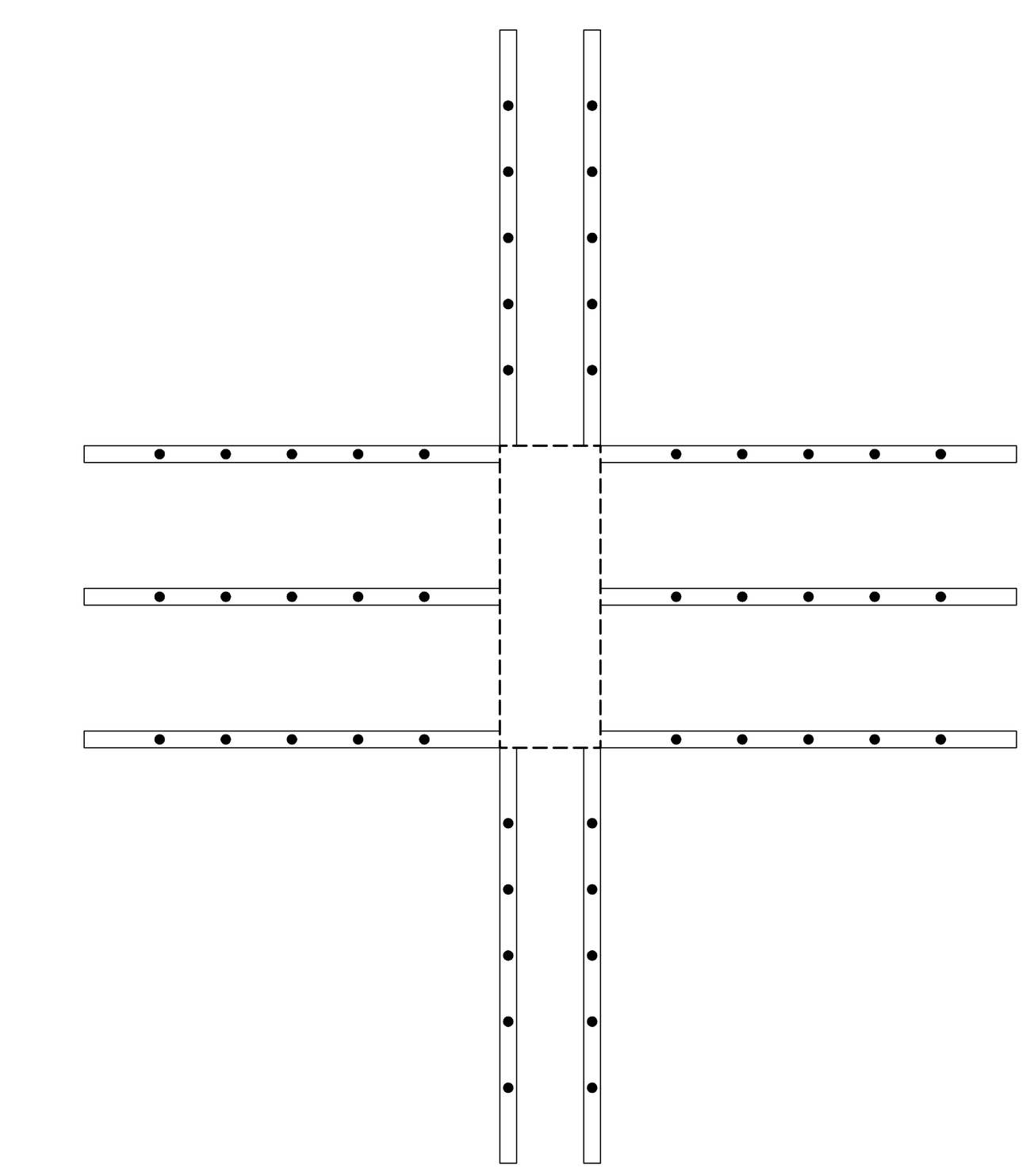
P1 UNDERGROUND
EAST SIDE

North

Seal

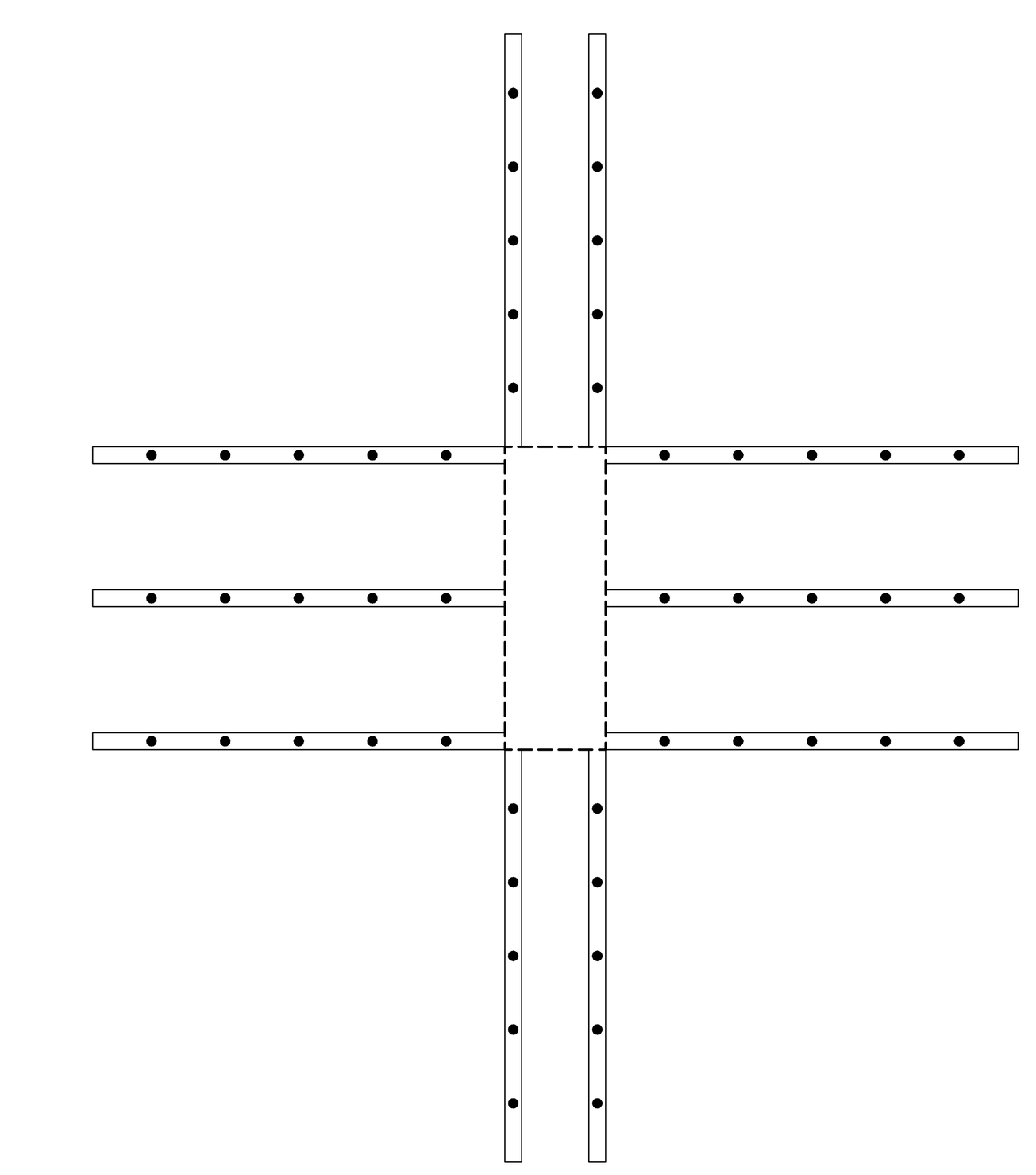
R.J. WATSON #19066 PROVINCE OF ONTARIO

Date Plotted:	Date : Jan 31 2020
Drawn By: ND	Scale : 1 : 100
Checked By : JW	Revision Number:
Job No : 19066	Sheet No: S-101B



PROVIDE 10 RAILS (1238x25.4x4.8mm)
c/w. 5-16mmØx445mm LG. STUDS @197mm c/c.
FIRST STUD AT 225mm FROM FACE OF COLUMN.

DETAIL A S-102A
SCALE 1:20



PROVIDE 10 RAILS (1238x25.4x4.8mm)
c/w. 5-16mmØx343mm LG. STUDS @219mm c/c.
FIRST STUD AT 175mm FROM FACE OF COLUMN.

DETAIL B S-102A
SCALE 1:20

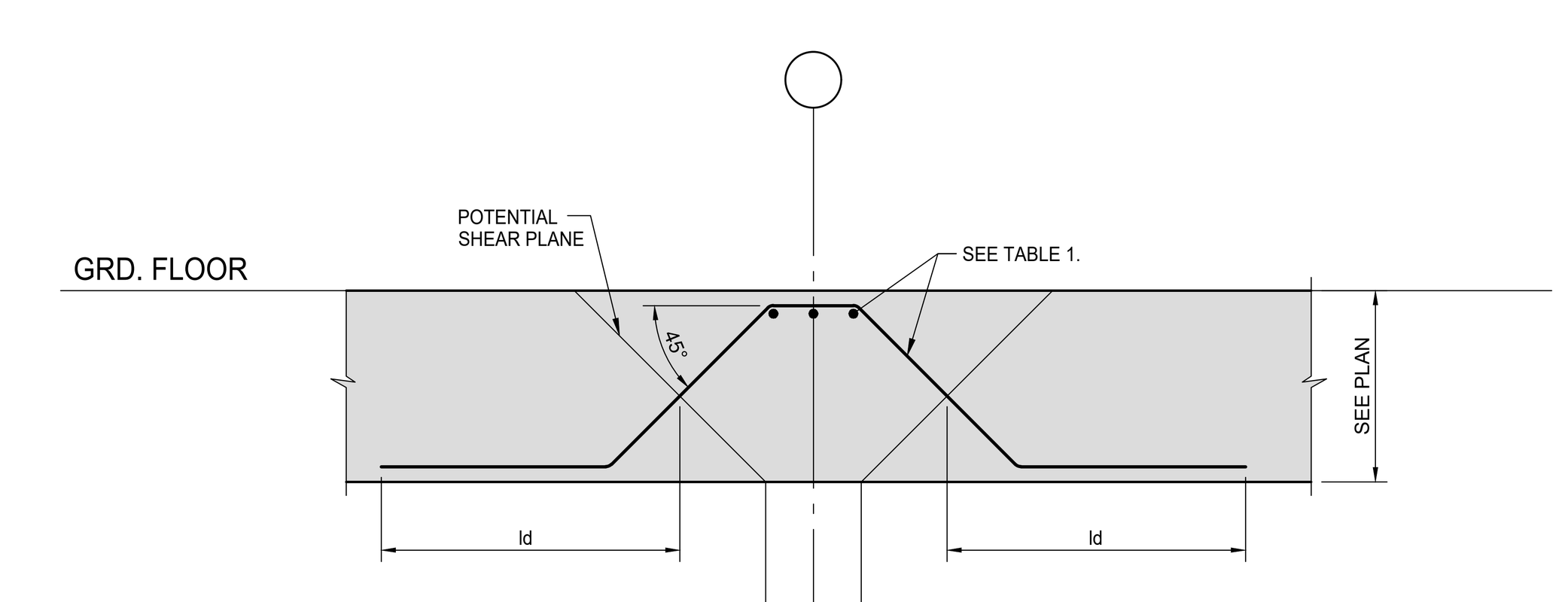
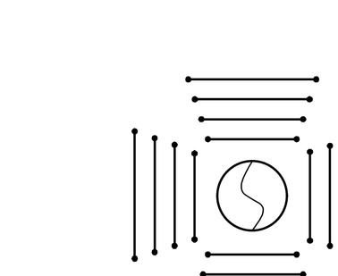


TABLE 1		
SLAB THICKNESS	SHEAR REINFORCEMENT	
	SHORT WAY	LONG WAY
500	4-20	6-15
FOR SHAPE AND DIMENSIONS SEE TYPICAL DETAILS		

NOTE: WHERE PLUMBING RISER IS WITHIN SHEAR PLANE OF CAPITAL ADD 4-15 @ 200 STIRRUPS ALL AROUND



TYPICAL DETAIL OF PICK-UP SLAB AT COLUMN
SCALE 1:20

GROUND FLOOR FRAMING PLAN

SCALE 1:100

1. TOP OF ROUGH SLAB IS 0.0mm BELOW FINISHED FLOOR (DATUM EL. XXX.XXX) EXCEPT AS CROSSED AND NOTED ON PLAN.
2. 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.
3. 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.
4. 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.
5. MINIMUM CONCRETE COVER SHALL BE 40mm FOR ALL TOP BARS AND 30mm FOR BOTTOM BARS IN ALL VEHICULAR AREAS.
6. MINIMUM YIELD STRESS FOR REINFORCING STEEL SHALL BE 400 MPa.
7. TEMPERATURE REINFORCING:
   200 SLAB IS 10@250
   210 SLAB IS 10@230
   400 SLAB IS 15@250
   500 SLAB IS 20@300

9. NO OPENINGS LARGER THAN 300x300 ARE ALLOWED IN SLAB OTHER THAN THOSE SHOWN ON STRUCTURAL DRAWINGS.
10. SEE GENERAL NOTES ON DRAWING S-001.
11. SEE TYPICAL DETAILS DETAILS ON S-000 SERIES DRAWINGS.
12. SEE COLUMN & WALL SCHEDULE ON THIS DRAWING.
13. COORDINATE BEAM DEPTHS AT DOORS WITH ARCHITECTURAL DRAWINGS.
14. REFER TO ARCHITECTURAL DRAWINGS FOR SLAB ELEVATIONS, SLOPES, STEPS IN SLAB AND SLAB DEPRESSIONS.
15. SEE ARCHITECTURAL DRAWINGS FOR EXACT SIZE, LOCATION AND EXTENT OF CURBS. SEE TYPICAL DETAILS FOR REINFORCING.
16. CENTER LINE OF DROP AND BEAM IS THE CENTER LINE OF COLUMN OR SHEAR WALL UNLESS OTHERWISE NOTED ON PLAN.
17. 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.
18. BPL1 - 150x10x150 DENOTES ELEVATOR DIVIDER BEAM BASE PLATE WITH 2x19mmØ NELSON STUD x 150LG., EACH END.

COLUMN = C1
300x600
6-20V
+10@300 TIES

C2
250x700
8-20V
+10@300 TIES

C3
250x800
8-20V
+10@300 TIES

C4
200x300
4-20V
+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.	2019-08-28	ISSUED FOR TENDER ADDENDUM # 1
3.	2019-09-12	ISSUED FOR TENDER ADDENDUM # 2
4.	2020-01-31	ISSUED FOR TENDER ADDENDUM # 3

No.	DATE	DESCRIPTION

REVISIONS

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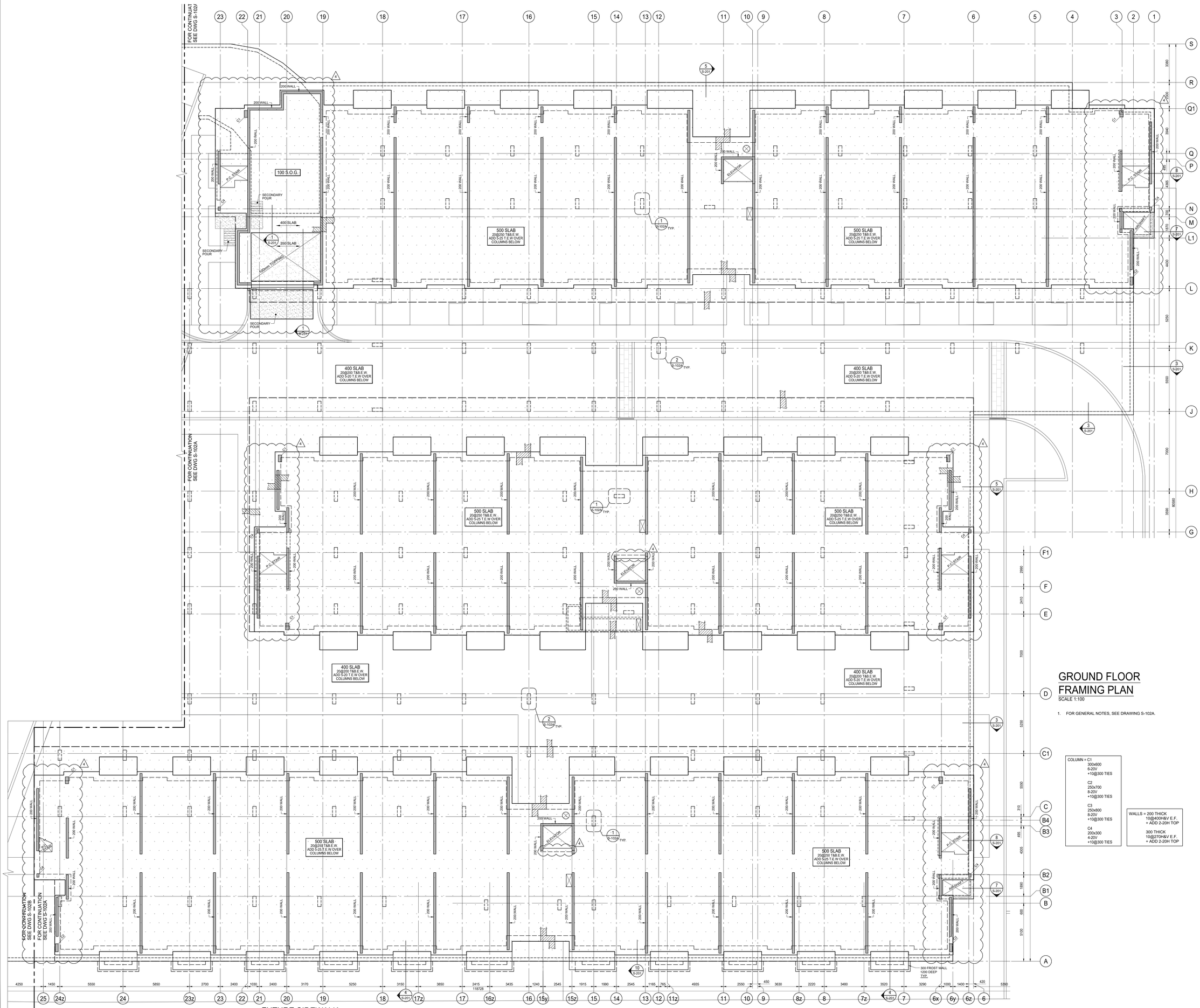
Job Title
FORESTSIDE TOWNHOUSES
TORONTO, ONTARIO

Sheet Title
GROUND FLOOR
BUILDING A

North

Seal
LICENCED PROFESSIONAL ENGINEER
R.J. WATSON
#19066
PROVINCE OF ONTARIO

Date Plotted	Date : Jan 31 2020
Drawn By: ND	Scale : 1 : 100
Checked By : JW	Revision Number:
Job No : 19066	Sheet No: S-102A



GROUND FLOOR FRAMING PLAN

SCALE 1:100

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

COLUMN = C1
300x600
6-20V
+10@300 TIES

C2
250x700
8-20V
+10@300 TIES

C3
250x800
8-20V
+10@300 TIES

C4
200x300
4-20V
+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

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Job Title

FORESTSIDE TOWNHOUSES
TORONTO, ONTARIO

Sheet Title

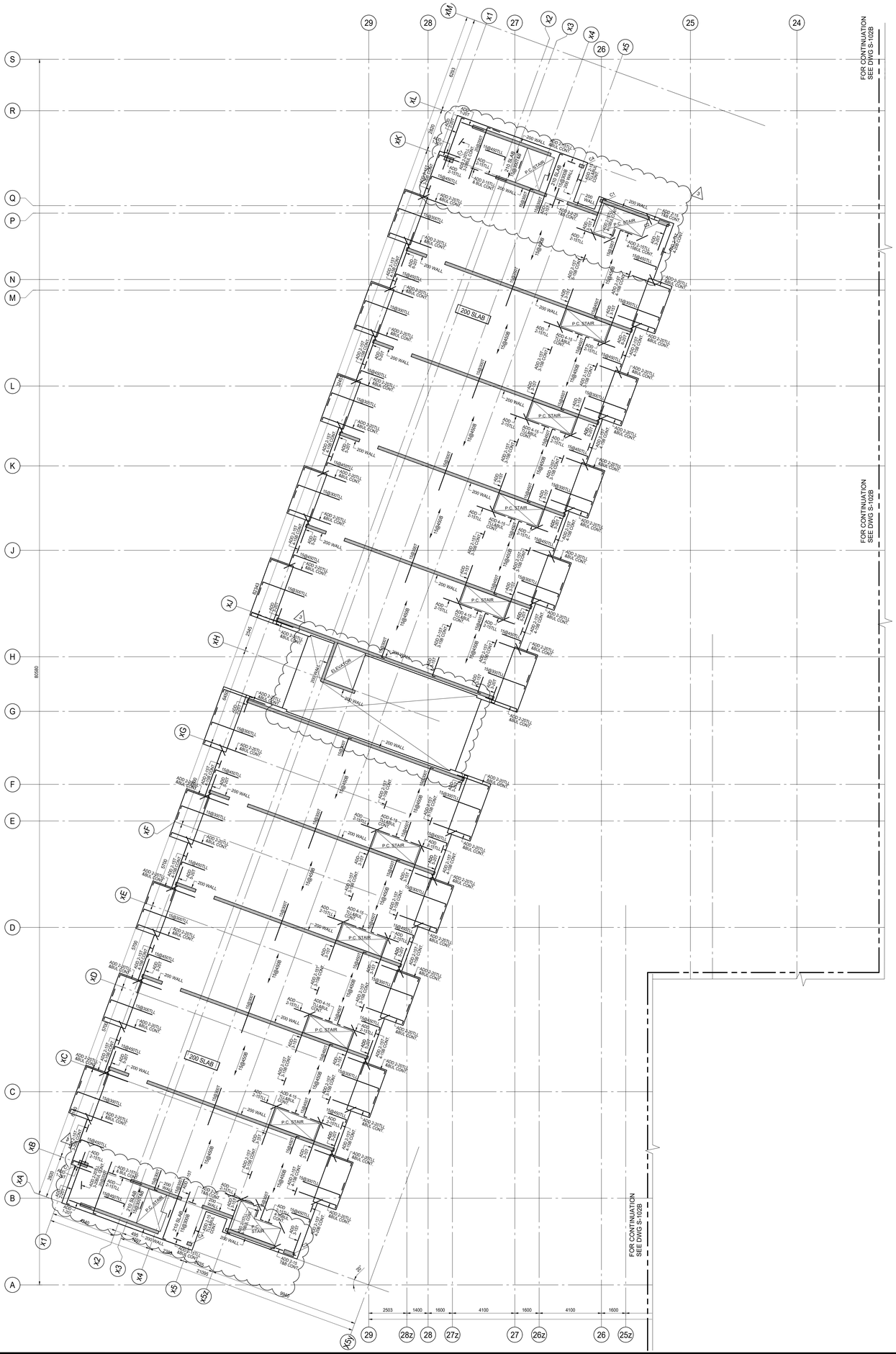
GROUND FLOOR
BUILDINGS B, C, & D

North

Seal

R.J. WATSON #19066 PROVINCE OF ONTARIO

Date Plotted	Date : Jan 31 2020
Drawn By: ND	Scale : 1 : 100
Checked By : JW	Revision Number:
Job No : 19066	Sheet No: S-102B



2ND FLOOR FRAMING PLAN

SCALE 1:100

1. TOP OF ROUGH SLAB IS 0.0mm BELOW FINISHED FLOOR (DATUM EL. XXX.XXX) EXCEPT AS CROSSED AND NOTED ON PLAN.
2. CONCRETE STRENGTH AT 28 DAYS SHALL BE AS FOLLOWS:

   FOR WALLS AND COLUMNS ..... SEE SCHEDULE
   FOR SLABS ..... 25 MPa
3. CONCRETE STRENGTH EXPOSED TO WEATHER SHALL BE MIN 30 MPa WITH 6% TO 8% ENTRAINED AIR.
4. MINIMUM YIELD STRESS FOR REINFORCING STEEL SHALL BE 400 MPa.
5. TEMPERATURE REINFORCING:
   200 SLAB IS 15@450
   210 SLAB IS 10@230
6. NO OPENINGS LARGER THAN 300mm x 300mm ARE ALLOWED IN SLAB OTHER THAN THOSE SHOWN ON STRUCTURAL DRAWINGS.
7. SEE GENERAL NOTES ON DRAWING S-001.
8. SEE TYPICAL DETAILS DETAILS ON S-000 SERIES DRAWINGS.
9. SEE COLUMN & WALL SCHEDULE ON THIS DRAWING.
10. COORDINATE HEADER BEAM DEPTH AT DOOR OPENINGS WITH ARCHITECTURAL DRAWINGS.
11. EXTEND TEMPERATURE REINFORCING TO END OF BALCONIES / OVERHANGS.
12. TOP BARS TERMINATING AT EDGE OF SLAB TO HAVE 180 HOOK.
13. REFER TO ARCHITECTURAL DRAWINGS FOR SLAB ELEVATIONS, SLOPES AND STEPS IN SLAB AND SLAB DEPRESSIONS.
14. SEE ARCHITECTURAL DRAWINGS FOR EXACT SIZE, LOCATION AND EXTENT OF CURBS. SEE TYPICAL DETAILS FOR REINFORCING.
15. BPL1 - 150x10x150 DENOTES ELEVATOR DIVIDER BEAM BASE PLATE WITH 2x19mmØ NELSON STUD x 150LG., EACH END.

COLUMN = C1
300x600
6-20V
+10@300 TIES

C2
250x700
8-20V
+10@300 TIES

C3
250x800
8-20V
+10@300 TIES

C4
200x300
4-20V
+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

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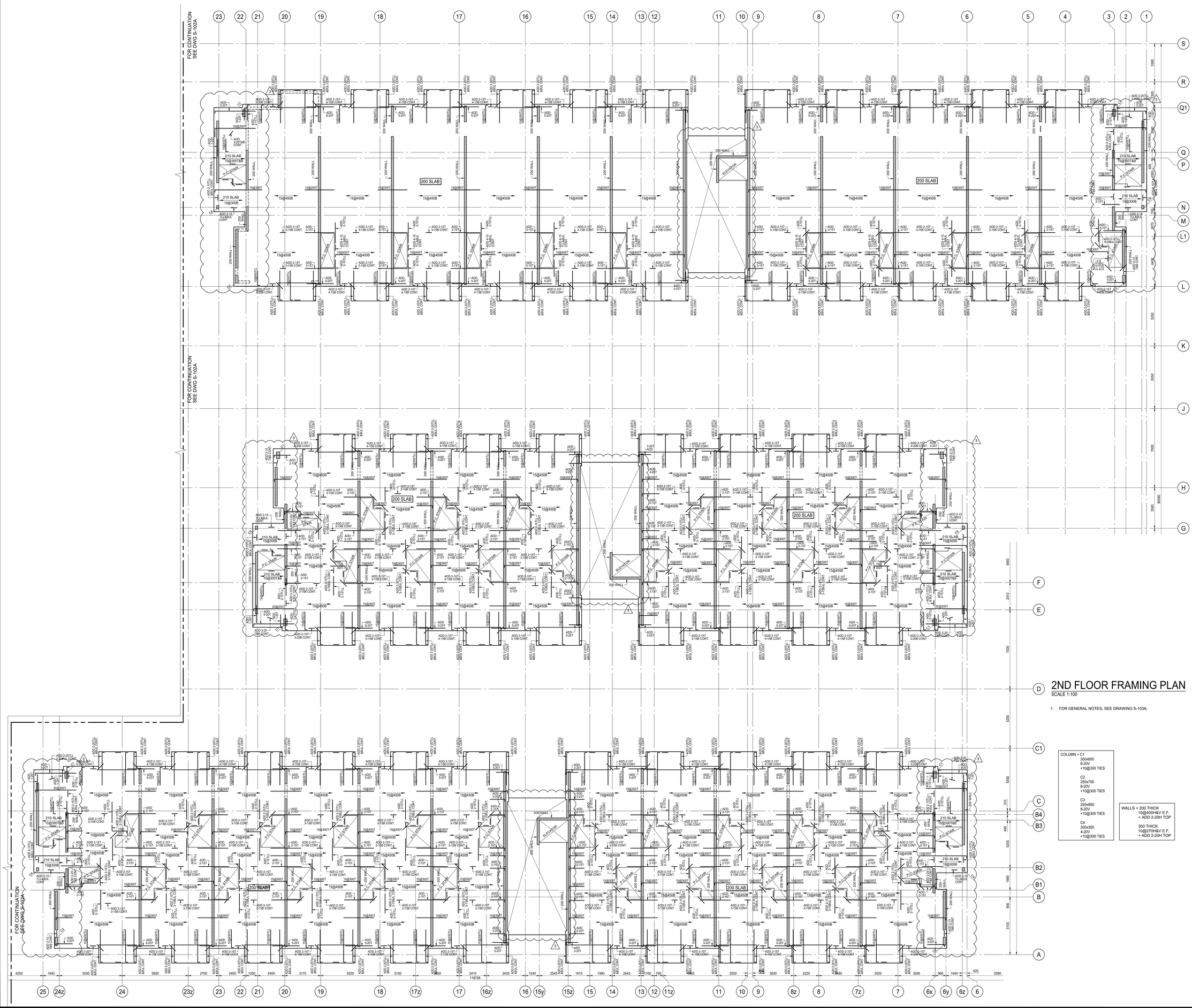
Job Title
FORESTSIDE TOWNHOUSES
TORONTO, ONTARIO

Sheet Title
2ND FLOOR
BUILDING A

North

Seal
R.J. WATSON
#19066
PROVINCE OF ONTARIO

Date Plotted	Date : Jan 31 2020
Drawn By: ND	Scale : 1 : 100
Checked By : JW	Revision Number:
Job No : 19066	Sheet No: S-103A



2ND FLOOR FRAMING PLAN

SCALE 1:100

1. FOR GENERAL NOTES, SEE DRAWING S-103A.

ISSUES

No.	DATE	DESCRIPTION
1.	2019-08-02	ISSUED FOR TENDER
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Job Title

FORESTSIDE TOWNHOUSES
TORONTO, ONTARIO

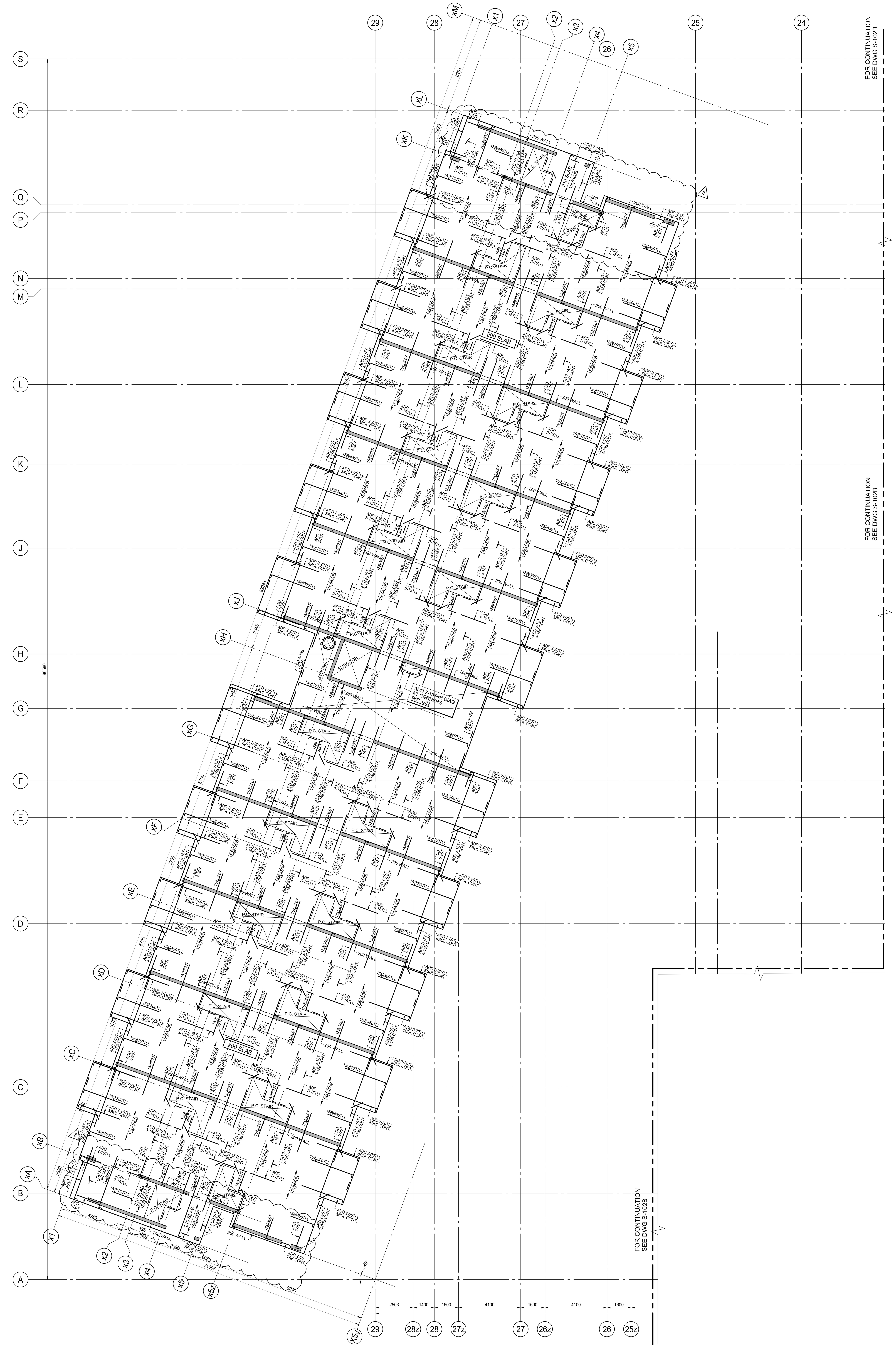
Sheet Title

2ND FLOOR
BUILDINGS B, C, & D

North

Seal: R.J. WATSON #19066 PROVINCE OF ONTARIO

Date Plotted	Date : Jan 31 2020
Drawn By: ND	Scale : 1 : 100
Checked By : JW	Revision Number:
Job No : 19066	Sheet No: S-103B



3RD FLOOR FRAMING PLAN

SCALE 1:100

1. TOP OF ROUGH SLAB IS 0.0mm BELOW FINISHED FLOOR (DATUM EL. XXX.XXX) EXCEPT AS CROSSED AND NOTED ON PLAN.
2. CONCRETE STRENGTH AT 28 DAYS SHALL BE AS FOLLOWS:

   FOR WALLS AND COLUMNS .... SEE SCHEDULE
   FOR SLABS .... 25 MPa
3. CONCRETE STRENGTH EXPOSED TO WEATHER SHALL BE MIN 30 MPa WITH 6% TO 8% ENTRAINED AIR.
4. MINIMUM YIELD STRESS FOR REINFORCING STEEL SHALL BE 400 MPa.
5. TEMPERATURE REINFORCING:
   200 SLAB IS 15@450
   210 SLAB IS 10@230
6. NO OPENINGS LARGER THAN 300mm x 300mm ARE ALLOWED IN SLAB OTHER THAN THOSE SHOWN ON STRUCTURAL DRAWINGS.
7. SEE GENERAL NOTES ON DRAWING S-001.
8. SEE TYPICAL DETAILS DETAILS ON S-000 SERIES DRAWINGS.
9. SEE COLUMN & WALL SCHEDULE ON THIS DRAWING.
10. COORDINATE HEADER BEAM DEPTH AT DOOR OPENINGS WITH ARCHITECTURAL DRAWINGS.
11. EXTEND TEMPERATURE REINFORCING TO END OF BALCONIES / OVERHANGS.
12. TOP BARS TERMINATING AT EDGE OF SLAB TO HAVE 180 HOOK.
13. REFER TO ARCHITECTURAL DRAWINGS FOR SLAB ELEVATIONS, SLOPES AND STEPS IN SLAB AND SLAB DEPRESSIONS.
14. SEE ARCHITECTURAL DRAWINGS FOR EXACT SIZE, LOCATION AND EXTENT OF CURBS. SEE TYPICAL DETAILS FOR REINFORCING.
15. BPL1 - 150x10x150 DENOTES ELEVATOR DIVIDER BEAM BASE PLATE WITH 2x19mmØ NELSON STUD x 150LG., EACH END.

COLUMN = C1
300x600
6-20V
+10@300 TIES

C2
250x700
8-20V
+10@300 TIES

C3
250x800
8-20V
+10@300 TIES

C4
200x300
4-20V
+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.	2019-08-28	ISSUED FOR TENDER ADDENDUM # 1
3.	2020-01-31	ISSUED FOR TENDER ADDENDUM # 3

No.	DATE	DESCRIPTION

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.

Jablonsky, Ast and Partners
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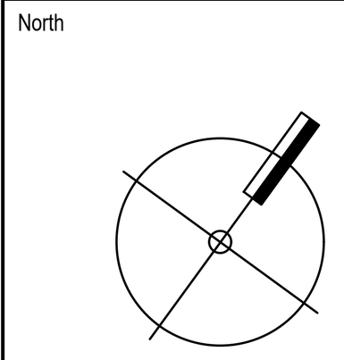
FAX 416-447 2771

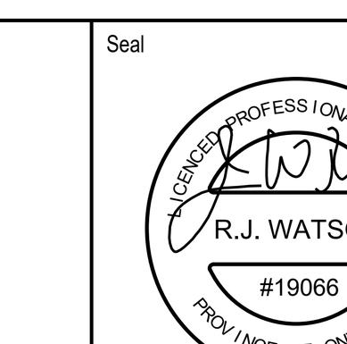
Job Title
FORESTSIDE TOWNHOUSES
TORONTO, ONTARIO

Sheet Title
3RD FLOOR
BUILDING A

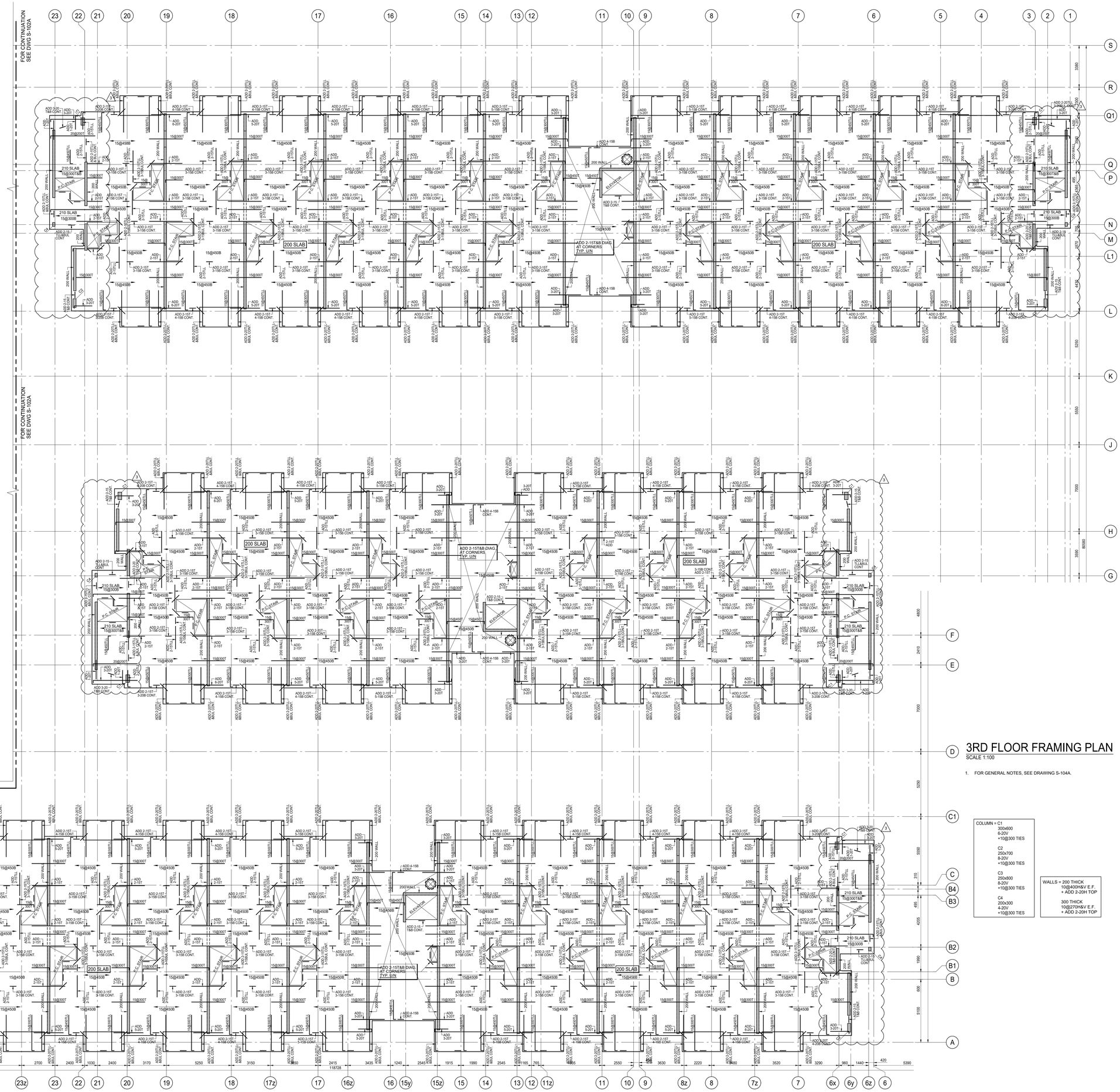
North



Seal



Date Plotted:
Date : Jan 31 2020
Drawn By: ND
Scale : 1 : 100
Checked By : JW
Revision Number:
Job No : 19066
Sheet No: S-104A



3RD FLOOR FRAMING PLAN

SCALE 1:100

1. FOR GENERAL NOTES, SEE DRAWING S-104A.

ISSUES

No.	DATE	DESCRIPTION
1.	2019-08-02	ISSUED FOR TENDER
2.	2019-08-28	ISSUED FOR TENDER ADDENDUM # 1
3.	2020-01-31	ISSUED FOR TENDER ADDENDUM # 3

No.	DATE	DESCRIPTION

REVISIONS

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Job Title

FORESTSIDE TOWNHOUSES
TORONTO, ONTARIO

Sheet Title

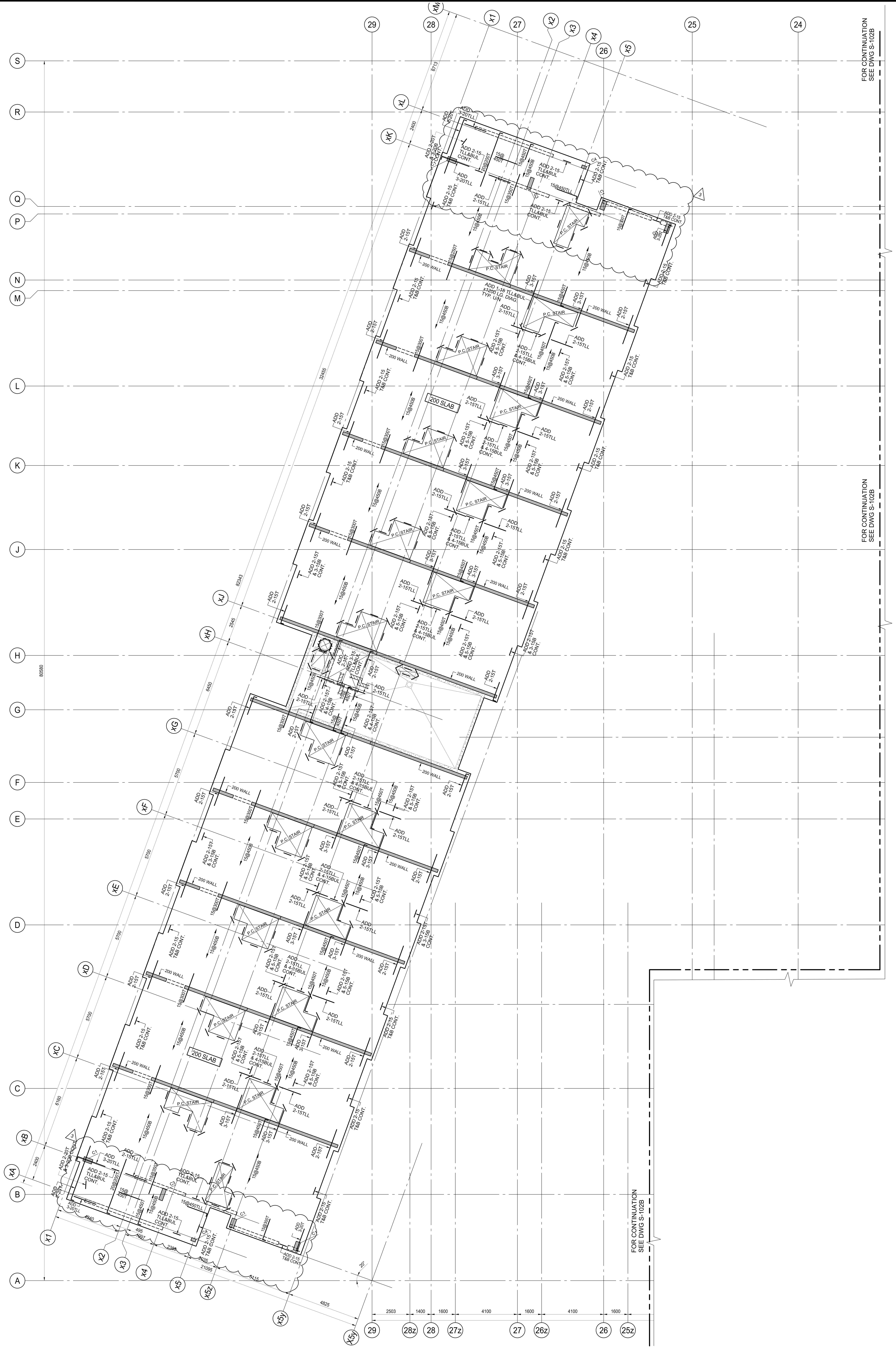
3RD FLOOR
BUILDINGS B, C, & D

North

Seal

R.J. WATSON #19066 PROVINCE OF ONTARIO

Date Plotted	Date : Jan 31 2020
Drawn By: ND	Scale : 1 : 100
Checked By : JW	Revision Number:
Job No : 19066	Sheet No: S-104B



4TH FLOOR FRAMING PLAN

SCALE 1:100

1. TOP OF ROUGH SLAB IS 0.0mm BELOW FINISHED FLOOR (DATUM EL. XXX.XXX) EXCEPT AS CROSSED AND NOTED ON PLAN.
2. CONCRETE STRENGTH AT 28 DAYS SHALL BE AS FOLLOWS:

   FOR WALLS AND COLUMNS .... SEE SCHEDULE
   FOR SLABS .... 25 MPa
3. CONCRETE STRENGTH EXPOSED TO WEATHER SHALL BE MIN 30 MPa WITH 6% TO 8% ENTRAINED AIR.
4. MINIMUM YIELD STRESS FOR REINFORCING STEEL SHALL BE 400 MPa.
5. TEMPERATURE REINFORCING:
   200 SLAB IS 15@450
   210 SLAB IS 10@230
6. NO OPENINGS LARGER THAN 300mm x 300mm ARE ALLOWED IN SLAB OTHER THAN THOSE SHOWN ON STRUCTURAL DRAWINGS.
7. SEE GENERAL NOTES ON DRAWING S-001.
8. SEE TYPICAL DETAILS DETAILS ON S-000 SERIES DRAWINGS.
9. SEE COLUMN & WALL SCHEDULE ON THIS DRAWING.
10. COORDINATE HEADER BEAM DEPTH AT DOOR OPENINGS WITH ARCHITECTURAL DRAWINGS.
11. EXTEND TEMPERATURE REINFORCING TO END OF BALCONIES / OVERHANGS.
12. TOP BARS TERMINATING AT EDGE OF SLAB TO HAVE 180 HOOK.
13. REFER TO ARCHITECTURAL DRAWINGS FOR SLAB ELEVATIONS, SLOPES AND STEPS IN SLAB AND SLAB DEPRESSIONS.
14. SEE ARCHITECTURAL DRAWINGS FOR EXACT SIZE, LOCATION AND EXTENT OF CURBS. SEE TYPICAL DETAILS FOR REINFORCING.
15. BPL1 - 150x10x150 DENOTES ELEVATOR DIVIDER BEAM BASE PLATE WITH 2x19mmØ NELSON STUD x 150LG., EACH END.

COLUMN = C1
300x600
6-20V
+10@300 TIES

C2
250x700
8-20V
+10@300 TIES

C3
250x800
8-20V
+10@300 TIES

C4
200x300
4-20V
+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.	2019-08-28	ISSUED FOR TENDER ADDENDUM # 1
3.	2020-01-31	ISSUED FOR TENDER ADDENDUM # 3

No.	DATE	DESCRIPTION

REVISIONS

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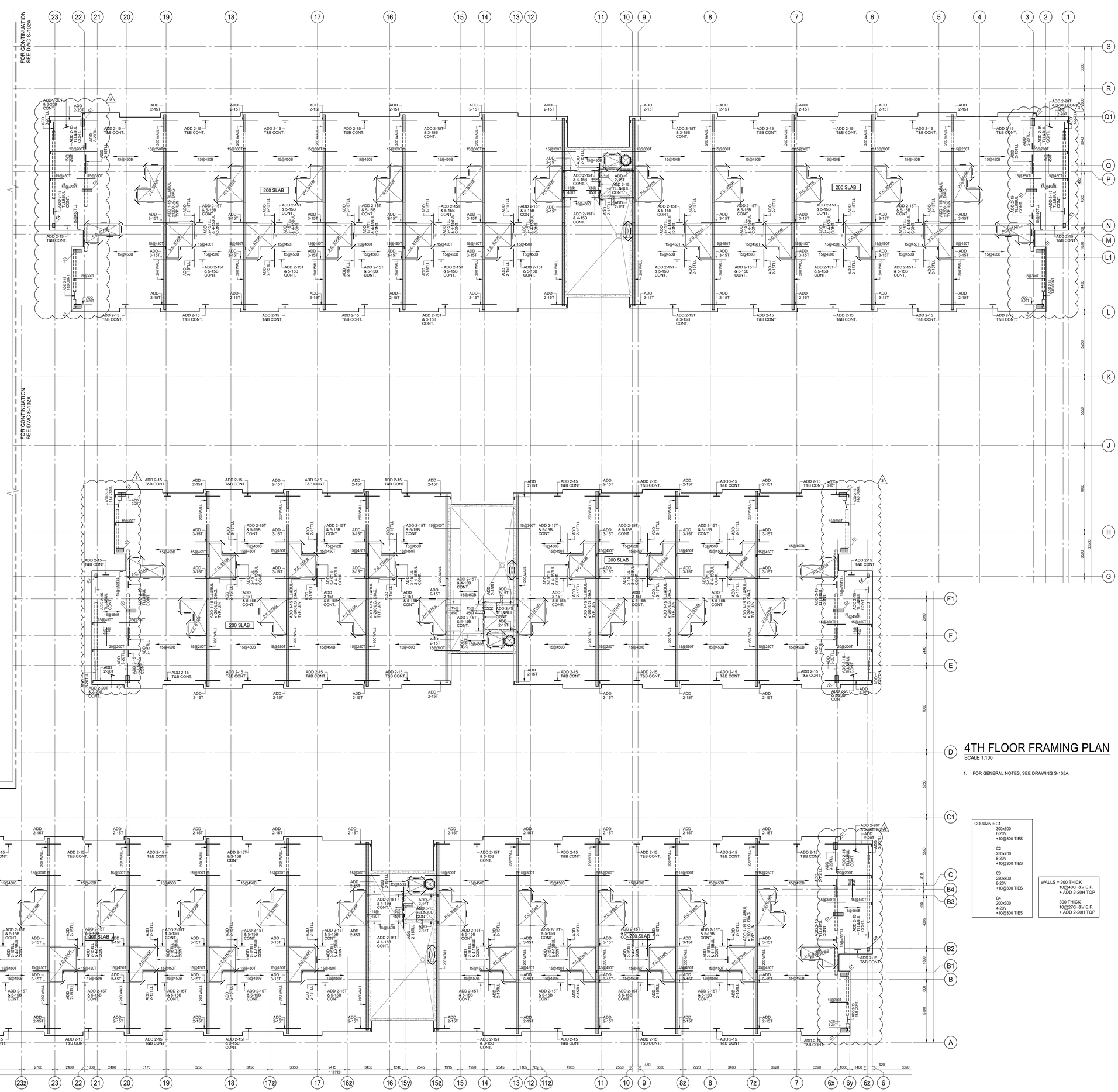
Job Title
FORESTSIDE TOWNHOUSES
TORONTO, ONTARIO

Sheet Title
4TH FLOOR
BUILDING A

North

Seal
LICENCED PROFESSIONAL ENGINEER
R.J. WATSON
#19066
PROVINCE OF ONTARIO

Date Plotted:	Date: Jan 31 2020
Drawn By: ND	Scale: 1 : 100
Checked By: JW	Revision Number:
Job No: 19066	Sheet No: S-105A



ISSUES

No.	DATE	DESCRIPTION
1.	2019-08-02	ISSUED FOR TENDER
2.	2019-08-28	ISSUED FOR TENDER ADDENDUM # 1
3.	2020-01-31	ISSUED FOR TENDER ADDENDUM # 3

No.	DATE	DESCRIPTION

REVISIONS

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PRINTS ARE NOT TO BE SCALED.

4TH FLOOR FRAMING PLAN

SCALE 1:100

1. FOR GENERAL NOTES, SEE DRAWING S-105A.

COLUMN = C1
300x600
6-20V
+10@300 TIES

C2
250x700
8-20V
+10@300 TIES

C3
250x800
8-20V
+10@300 TIES

C4
200x300
4-20V
+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

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Job Title

FORESTSIDE TOWNHOUSES
TORONTO, ONTARIO

Sheet Title

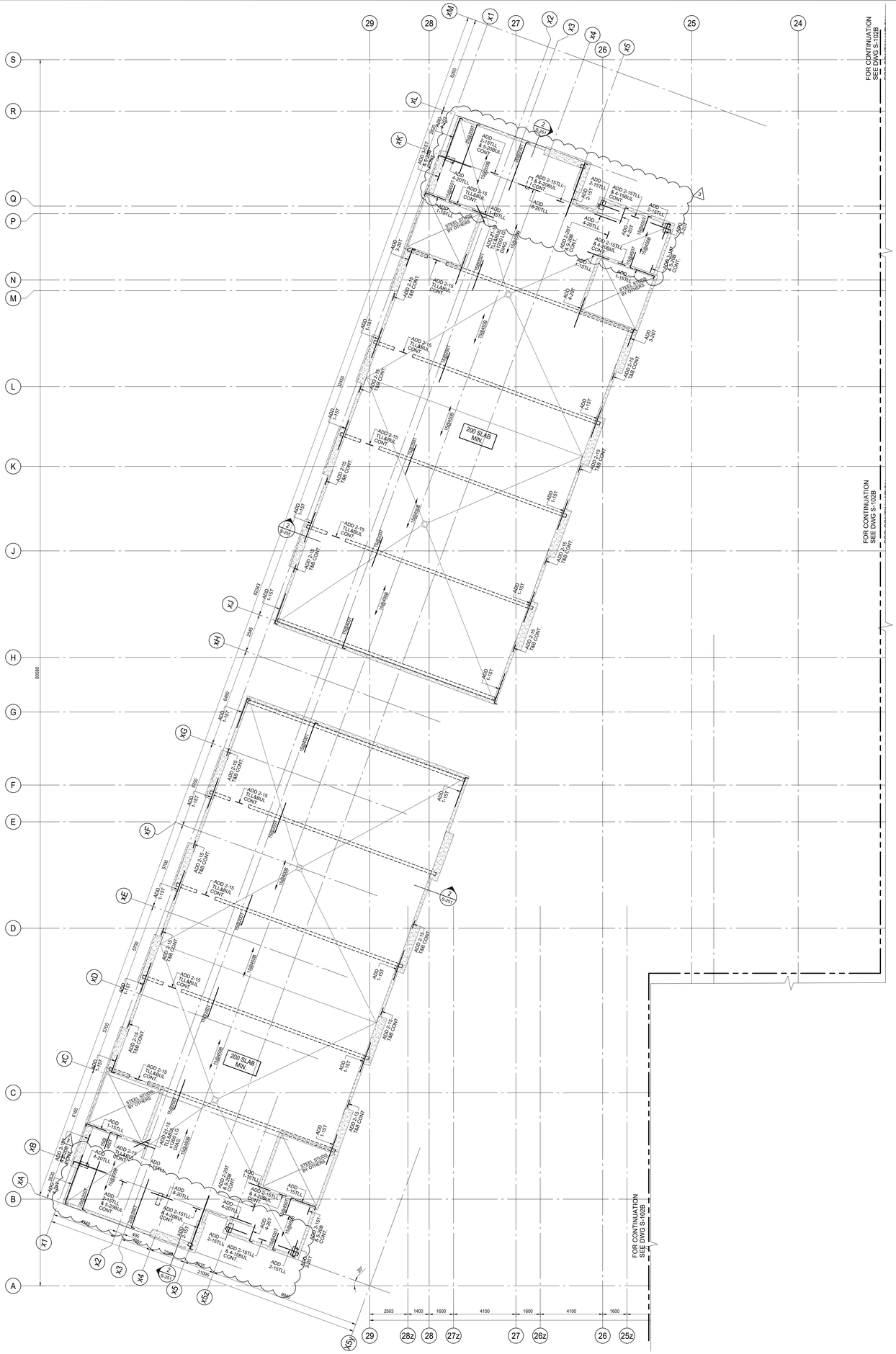
4TH FLOOR
BUILDINGS B, C, & D

North

Seal

R.J. WATSON
#19066
PROVINCE OF ONTARIO

Date Plotted:	Date : Jan 31 2020
Drawn By: ND	Scale : 1 : 100
Checked By : JW	Revision Number:
Job No : 19066	Sheet No: S-105B



ISSUES

No.	DATE	DESCRIPTION
1.	2019-08-02	ISSUED FOR TENDER
2.	2019-08-28	ISSUED FOR TENDER ADDENDUM # 1
3.	2020-01-31	ISSUED FOR TENDER ADDENDUM # 3

ROOF FRAMING PLAN

SCALE 1:100

1. TOP OF ROUGH SLAB IS 0.0mm BELOW FINISHED FLOOR (DATUM EL. XXX.XXX) EXCEPT AS CROSSED AND NOTED ON PLAN.
2. CONCRETE STRENGTH AT 28 DAYS SHALL BE AS FOLLOWS:

   FOR WALLS AND COLUMNS ..... SEE SCHEDULE
   FOR SLABS ..... 25 MPa
3. CONCRETE STRENGTH EXPOSED TO WEATHER SHALL BE MIN 30 MPa WITH 6% TO 8% ENTRAINED AIR.
4. MINIMUM YIELD STRESS FOR REINFORCING STEEL SHALL BE 400 MPa.
5. TEMPERATURE REINFORCING:
   200 SLAB IS 15@450
   300 SLAB IS 15@330
6. NO OPENINGS LARGER THAN 300mm x 300mm ARE ALLOWED IN SLAB OTHER THAN THOSE SHOWN ON DRAWINGS.
7. SEE GENERAL NOTES ON DRAWING S-001.
8. SEE TYPICAL DETAILS DETAILS ON S-000 SERIES DRAWINGS.
9. SEE COLUMN & WALL SCHEDULE ON THIS DRAWING.
10. REFER TO ARCHITECTURAL DRAWINGS FOR SLAB ELEVATIONS AND SLOPES OF SLAB.
11. SEE ARCHITECTURAL DRAWINGS FOR EXACT SIZE, LOCATION AND EXTENT OF CURBS. SEE TYPICAL DETAILS FOR REINFORCEMENT.

COLUMN = C1
300x600
6-20V
+10@300 TIES

C2
250x700
8-20V
+10@300 TIES

C3
250x800
8-20V
+10@300 TIES

C4
200x300
4-20V
+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

No.	DATE	DESCRIPTION

REVISIONS

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Jablonsky, Ast and Partners
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1129 LESLIE STREET
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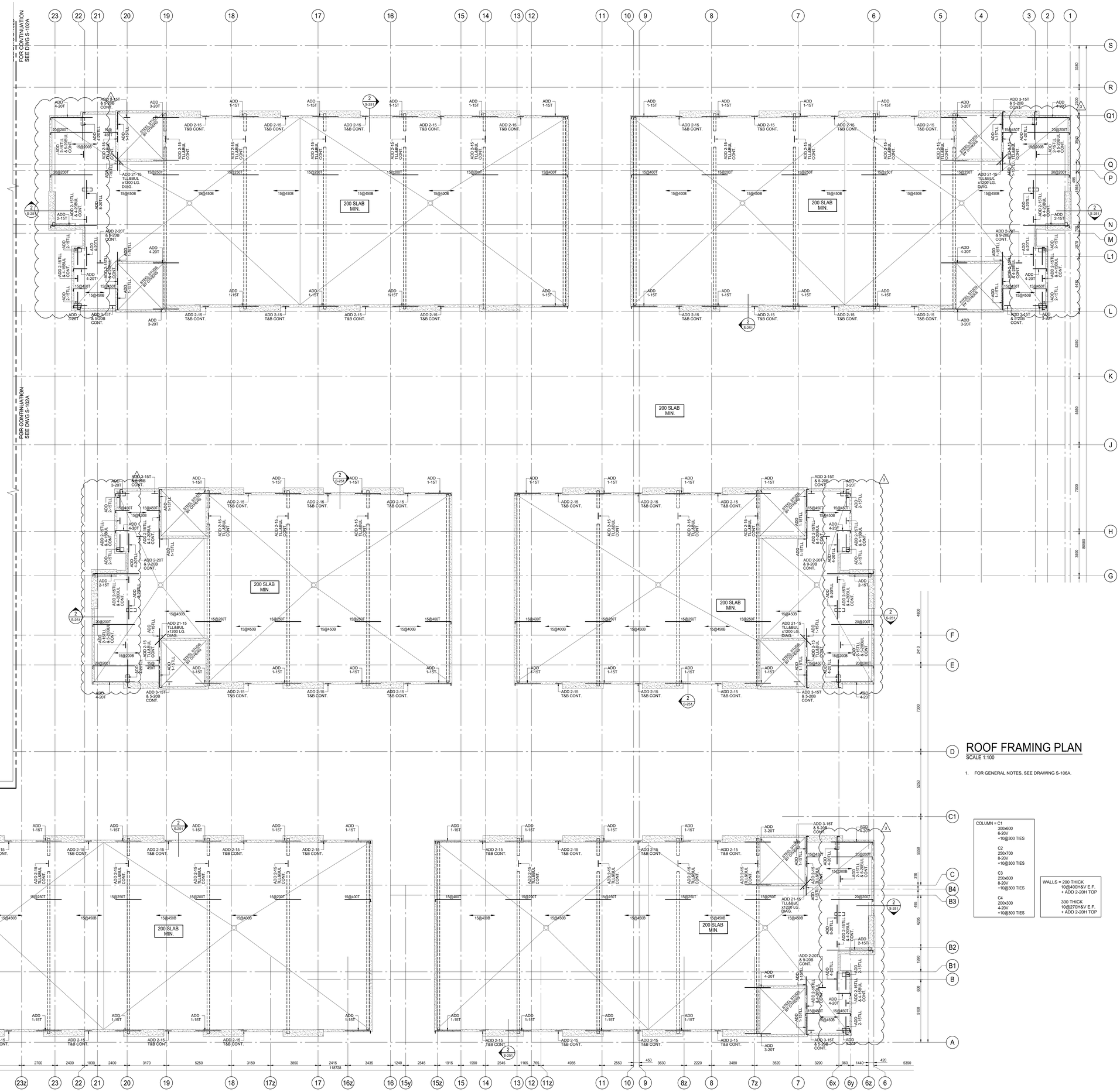
Job Title
FORESTSIDE TOWNHOUSES
TORONTO, ONTARIO

Sheet Title
ROOF LEVEL
BUILDING A

North

Seal
R.J. WATSON
#19066
PROFESSIONAL ENGINEER
PROVINCE OF ONTARIO

Date Plotted:	Date: Jan 31 2020
Drawn By: ND	Scale: 1 : 100
Checked By: JW	Revision Number:
Job No: 19066	Sheet No: S-106A



ROOF FRAMING PLAN

SCALE 1:100

1. FOR GENERAL NOTES, SEE DRAWING S-106A.

COLUMN = C1
300x600
6-20V
+10@300 TIES

C2
250x700
8-20V
+10@300 TIES

C3
350x800
8-20V
+10@300 TIES

C4
200x300
4-20V
+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.	2019-08-28	ISSUED FOR TENDER ADDENDUM # 1
3.	2020-01-31	ISSUED FOR TENDER ADDENDUM # 3

No.	DATE	DESCRIPTION

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FAX 416-447 2771

Job Title

FORESTSIDE TOWNHOUSES
TORONTO, ONTARIO

Sheet Title

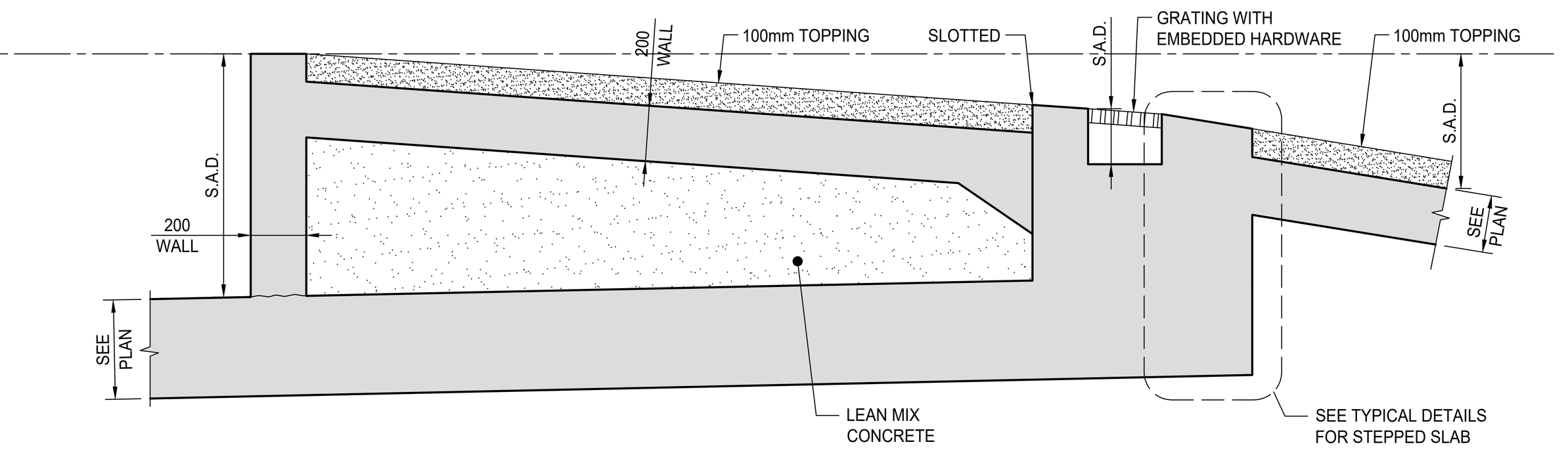
ROOF LEVEL
BUILDINGS B, C, & D

North

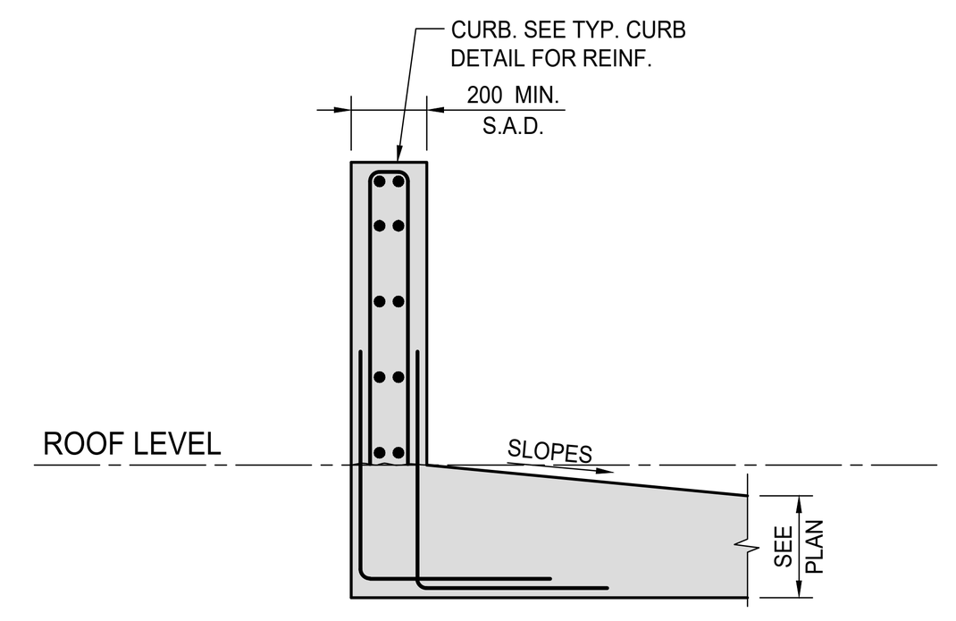
Seal

R.J. WATSON
#19066
PROVINCE OF ONTARIO

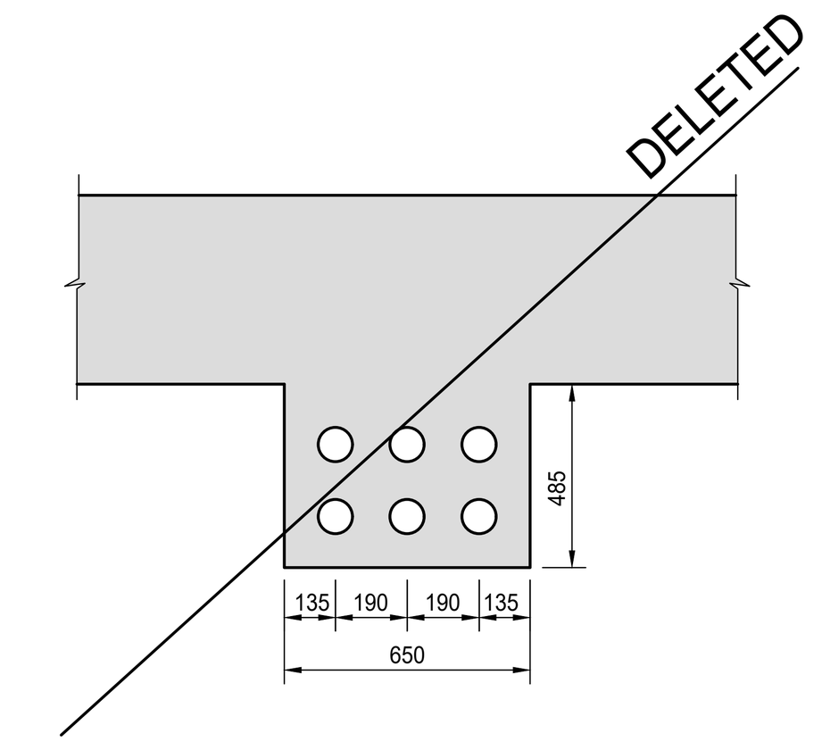
Date Plotted	Date : Jan 31 2020
Drawn By: ND	Scale : 1 : 100
Checked By : JW	Revison Number:
Job No : 19066	Sheet No: S-106B



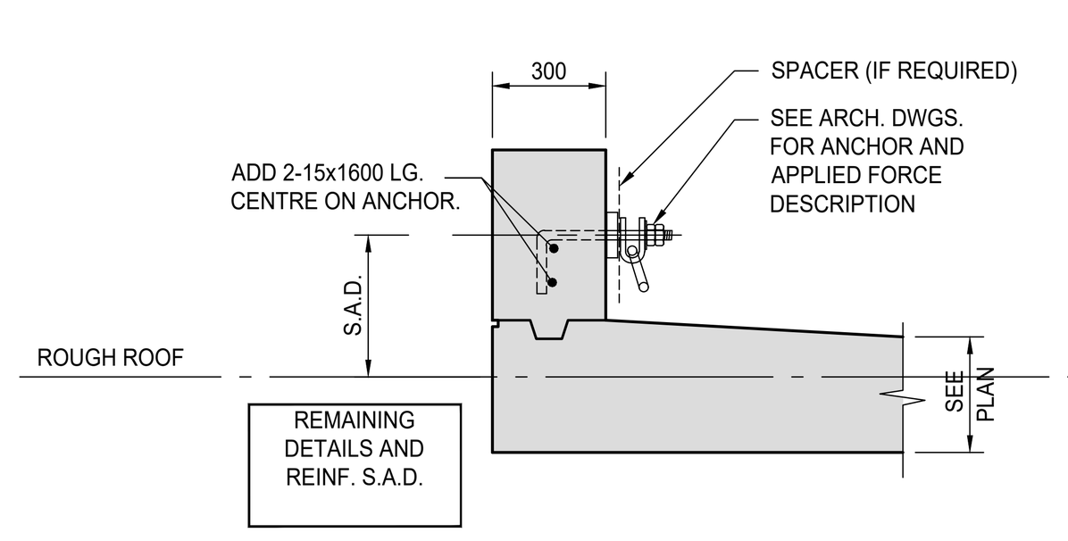
SECTION 1
SCALE 1:20
S-251



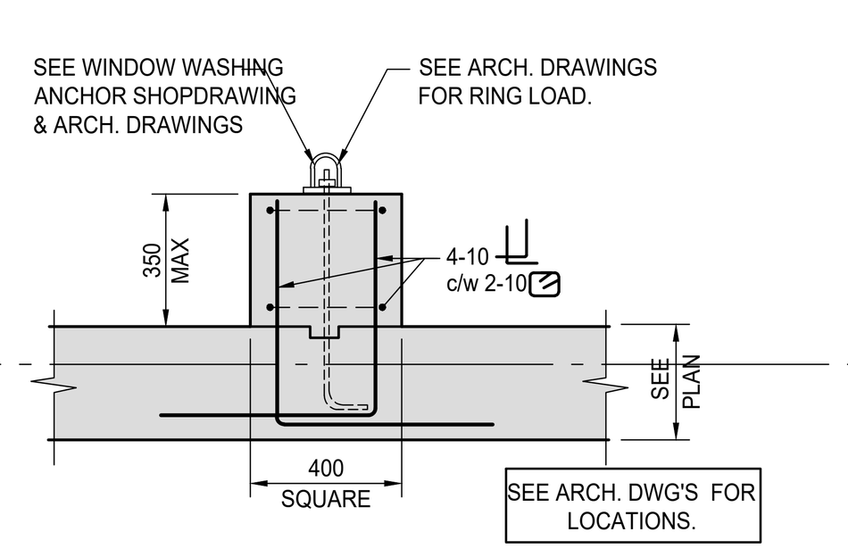
SECTION 2
SCALE 1:20
S-251



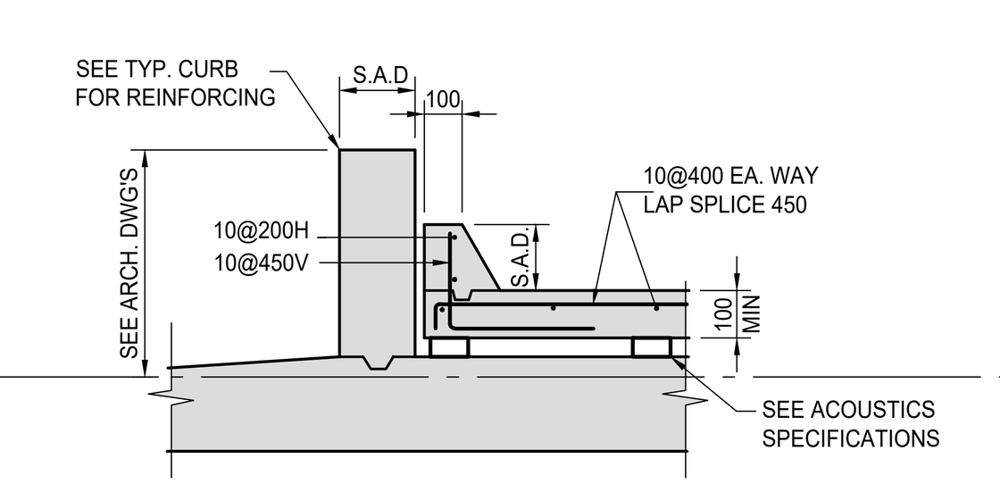
SECTION 3
SCALE 1:20
S-251



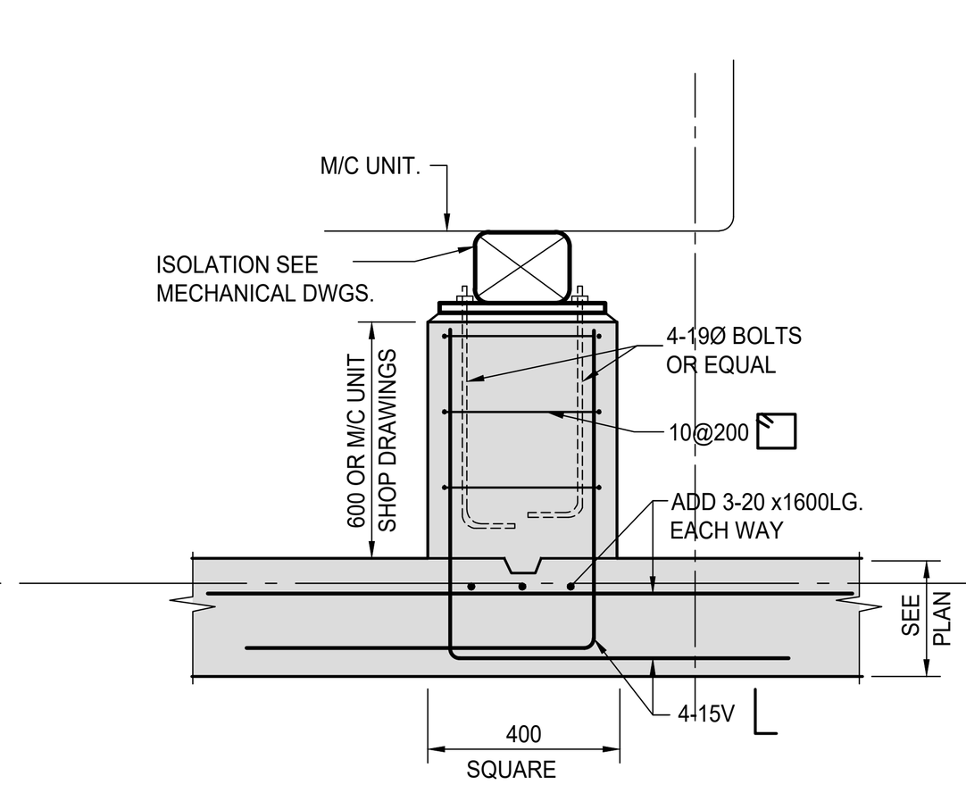
PARAPET MOUNTED WINDOW WASHING ANCHOR DETAIL
SCALE 1:20



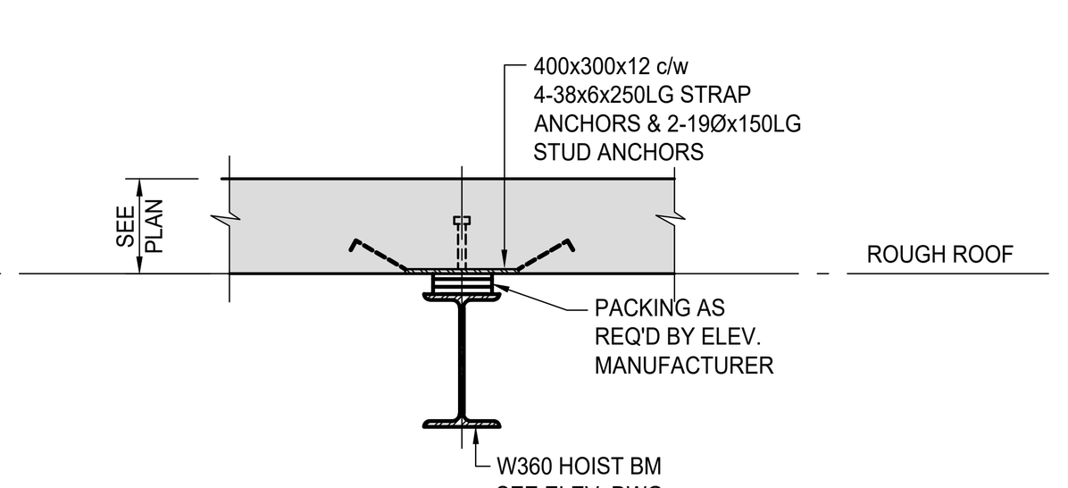
TYP. WINDOW WASHING ANCHOR SUPPORT PIER
SCALE 1:20
(OPTIONAL)



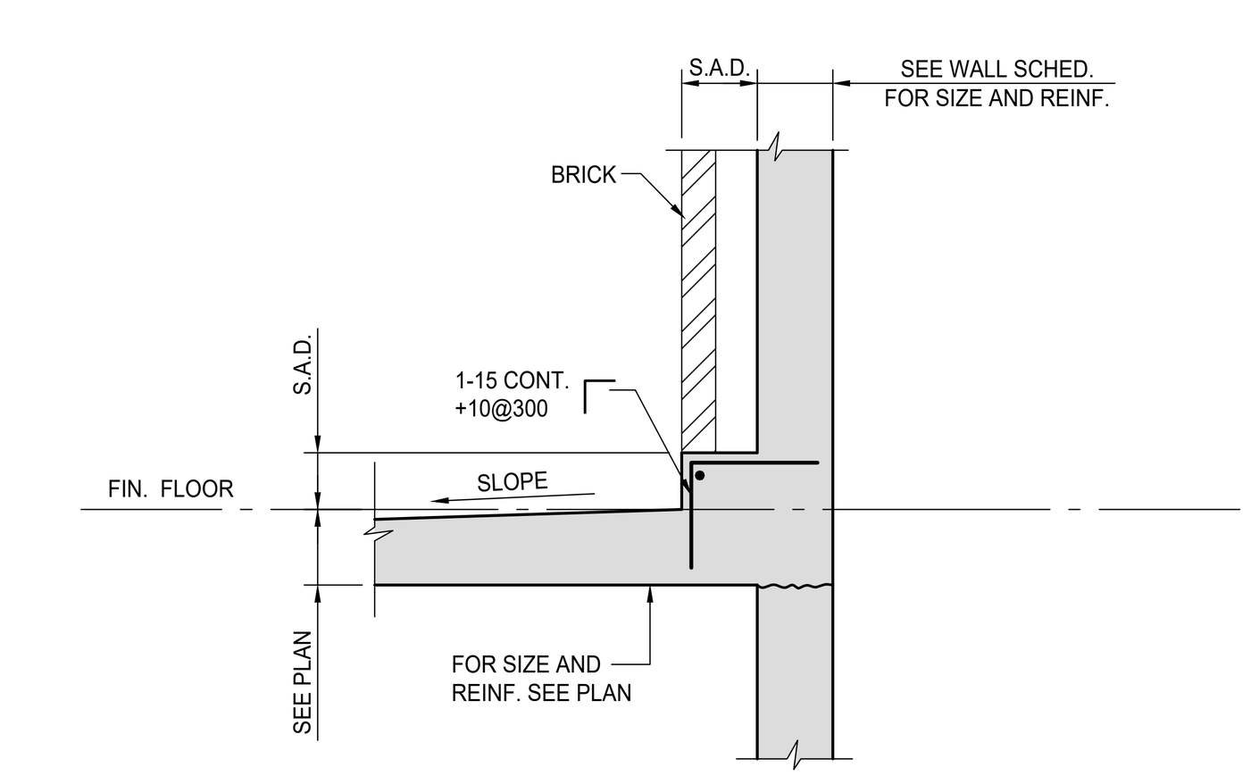
TYPICAL DETAIL OF FLOATING SLAB REINF.
SCALE 1:20
REFER TO ARCH. AND MECH. DWG. FOR LOCATION



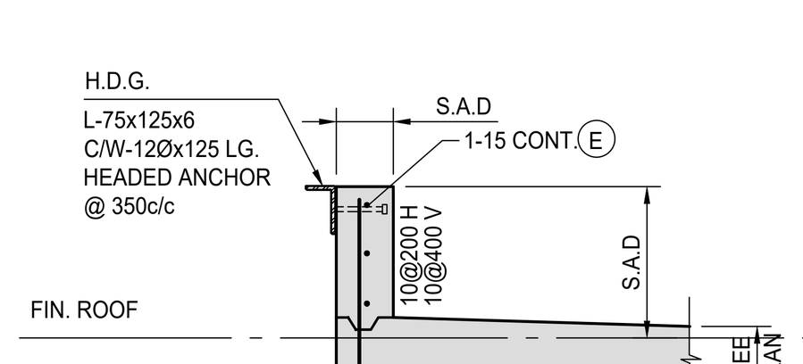
COOLING TOWER SUPPORT PIER
SCALE 1:20
SEE ARCHITECTURAL DWG'S FOR LOCATIONS.



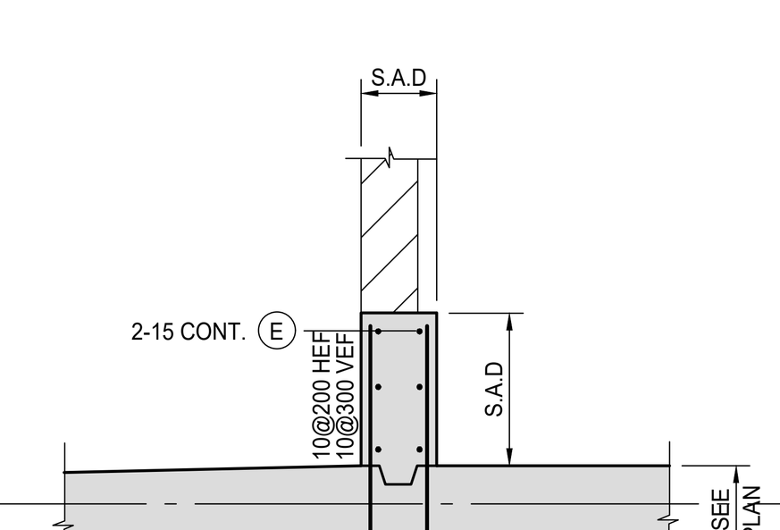
HOIST BEAM SECTION
SCALE 1:20
SEE ARCHITECTURAL DWG'S FOR LOCATIONS.



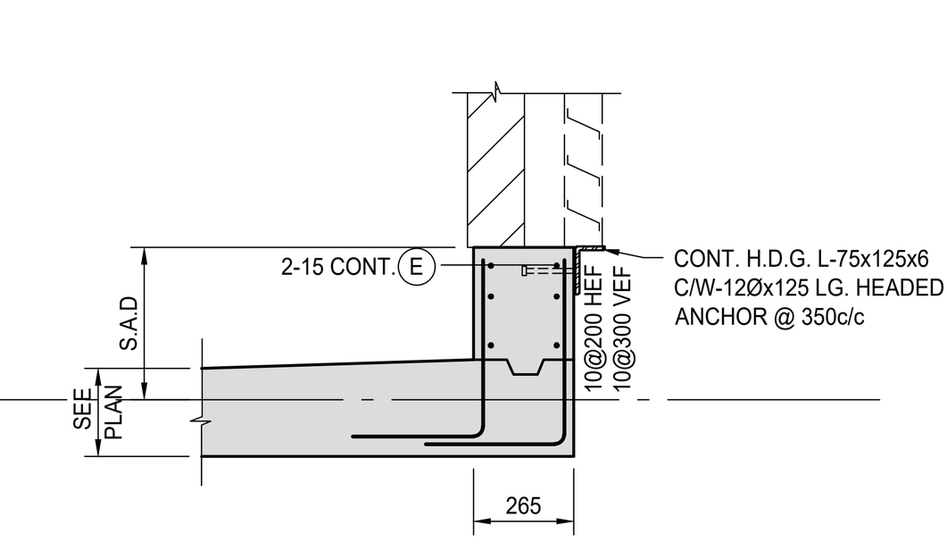
TYPICAL DETAIL BETWEEN ELEV. SHAFT AND STAIR WELL



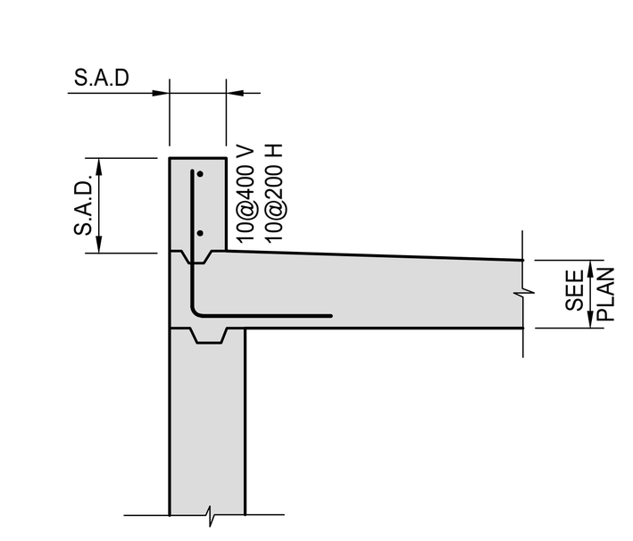
TYPICAL ROOF PARAPET
SCALE 1:20



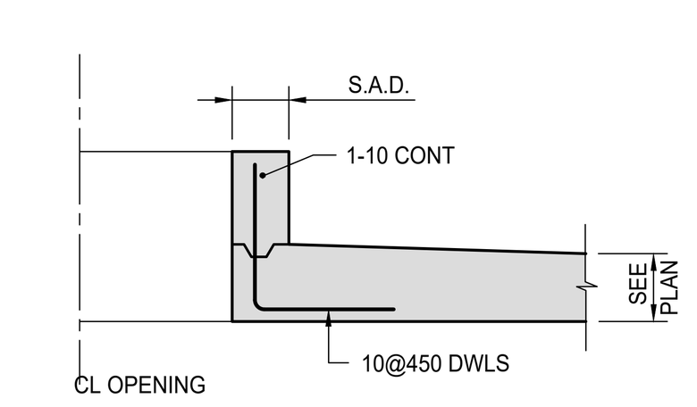
TYPICAL CURB AROUND M/C PENTHOUSE
SCALE 1:20



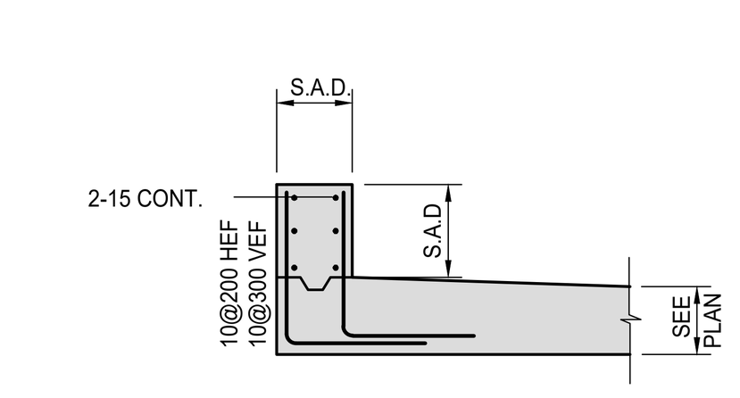
TYPICAL CURB AT COOLING TOWER LOUVER
SCALE 1:20



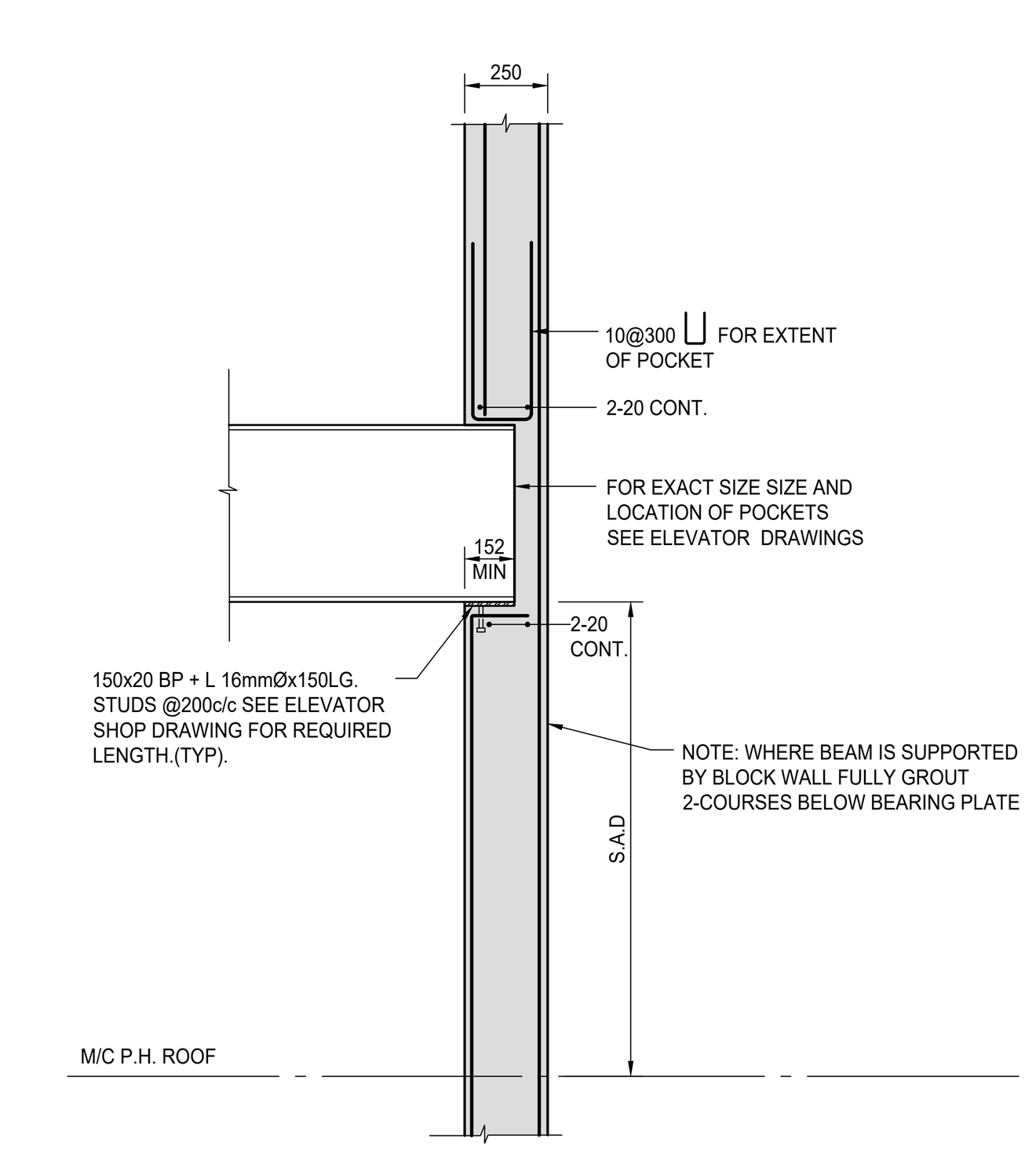
TYPICAL CURB AROUND P.H. ROOF
SCALE 1:20



TYPICAL CURB AROUND M/C OPENINGS
SCALE 1:20



TYPICAL CURB ON TERRACE
SCALE 1:20



TYPICAL POCKETS FOR ELEVATOR ABOVE MECH.PH FLR
SCALE 1:20

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
4.	2020-01-31	ISSUED FOR TENDER ADDENDUM # 3

No.	DATE	DESCRIPTION

REVISIONS

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Job Title
FORESTSIDE TOWNHOUSES
TORONTO, ONTARIO

Sheet Title
FLOOR SECTIONS

North

Seal
LICENCED PROFESSIONAL ENGINEER
R.J. WATSON
#19066
PROVINCE OF ONTARIO

Date Plotted	Date : Jan 31 2020
Drawn By: ND	Scale : 1 : 20
Checked By : JW	Revision Number:
Job No : 19066	Sheet No: S-251