

FORESTSIDE TOWNHOUSES

(Royal Pine Homes)



TENDER ADDENDUM # 4

Instruction Issued By: Kevin Deonarraine

Instruction Issued To: Vince Staffieri

Date: March 30th, 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) Exterior foundation wall footings centred on wall to accommodate open cut where applicable.
- b) 600 mm slab on grade added at airshafts.
- c) Sump pit locations updated.
- d) Southern foundation walls updated.
- e) Lean backfill detail removed. No lean mix for interior footings.
- f) Overhead door steel on P1 indicated.

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

- g) Steps updated at townhouse.
- h) Trench drains added/updated.
- i) Slab on grade updated at ramp to underground.
- j) Ground floor corridor walls updated in building C.
- k) Slab edge updated to match architectural.
- l) Angles indicated on plan for airshafts.
- m) Header

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

- n) Wood stairs in units.
- o) Slab edge updated to match architectural.
- p) Corridor walls updated to match architectural.

1.4 **Refer to Drawing S-201 "FOUNDATION SECTIONS"**

- q) Sections updated to accommodate change to open cut.

END OF TENDER ADDENDUM # 4

FORESTSIDE TOWNHOUSES

TORONTO, ONTARIO

Project
Number : #19066

Issued for : **ISSUED FOR TENDER ADDENDUM # 4**

Issued date : MARCH 30, 2020



JABLONSKY, AST
AND PARTNERS
CONSULTING ENGINEERS

1129 LESLIE STREET
DON MILLS, ON., M3C 2K5
TEL. 416-447 7405
FAX 416-447 2771
e-mail: jap@ostint.on.ca

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 150L.G., 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
3.	2020-01-31	ISSUED FOR TENDER ADDENDUM #3
4.	2020-03-30	ISSUED FOR TENDER ADDENDUM #4

REVISIONS

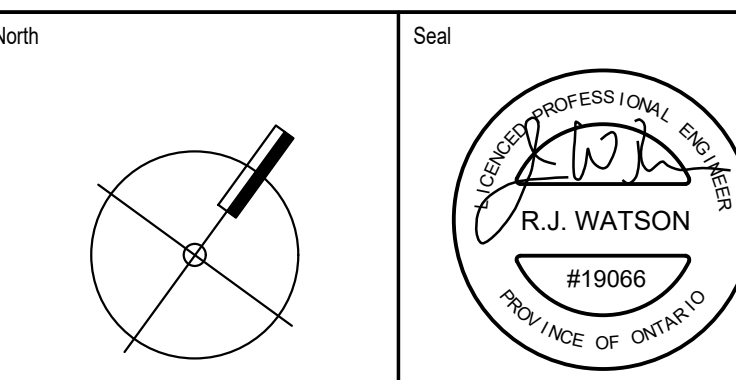
CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING THE WORK.

PRINTS ARE NOT TO BE SCALED.



FORETSIDE TOWNHOUSES
TORONTO, ONTARIO

P1 UNDERGROUND WEST AREA



Date Plotted: ND Date: Mar 30 2020

Checked By: JW Scale: 1 : 100

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



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@400+8V E.F.
+ ADD 2-20M TOP
- 300 THICK
10@270+8V E.F.
+ ADD 2-20M TOP

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
4.	2020-03-30	ISSUED FOR TENDER ADDENDUM # 4

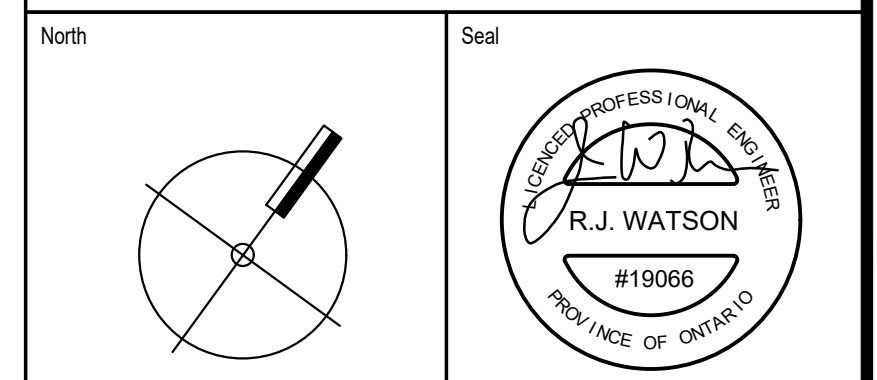
No.	DATE	DESCRIPTION
REVISIONS		



Job Title
FORESTSIDE TOWNHOUSES
TORONTO, ONTARIO

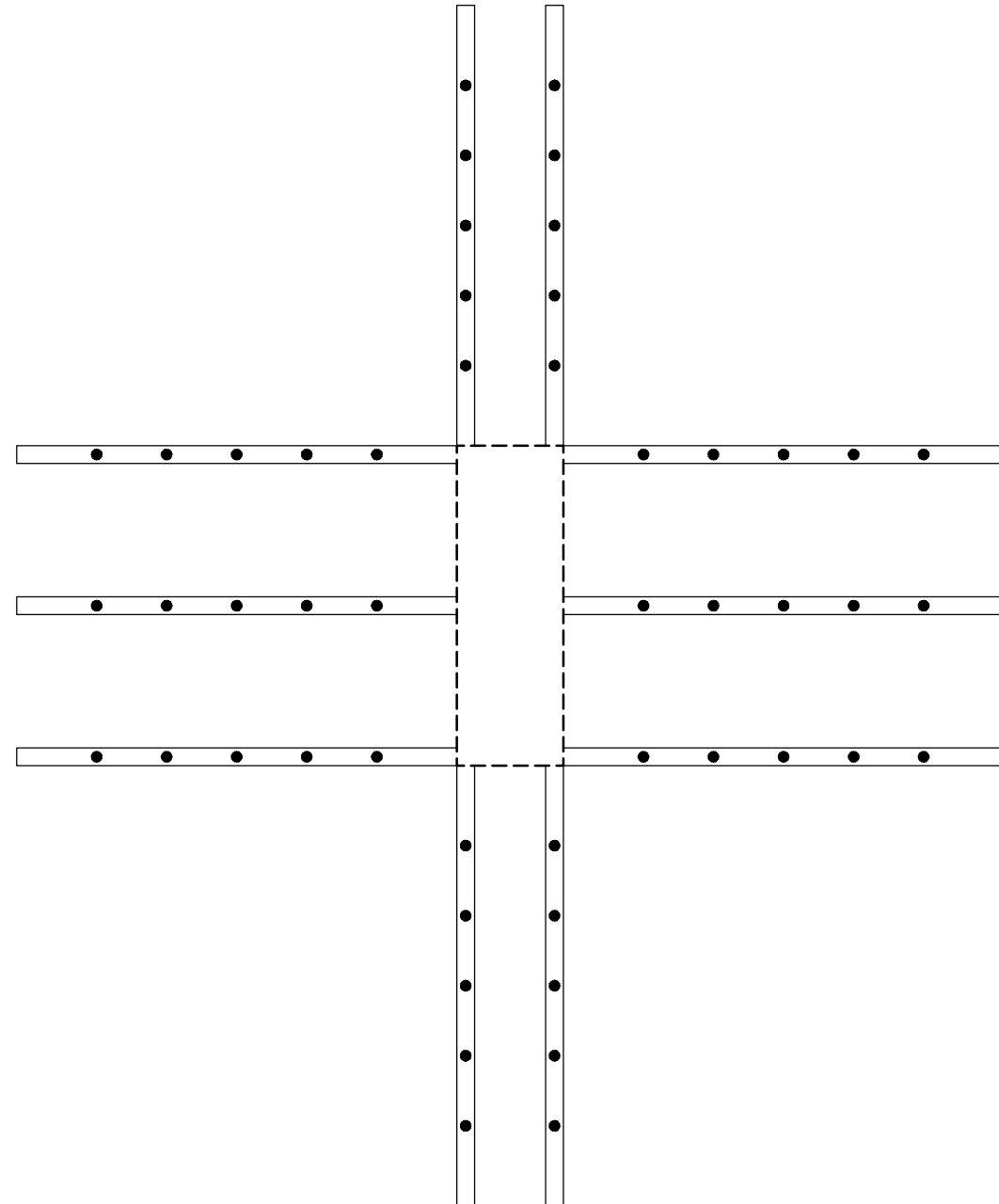
Sheet Title

P1 UNDERGROUND
EAST SIDE



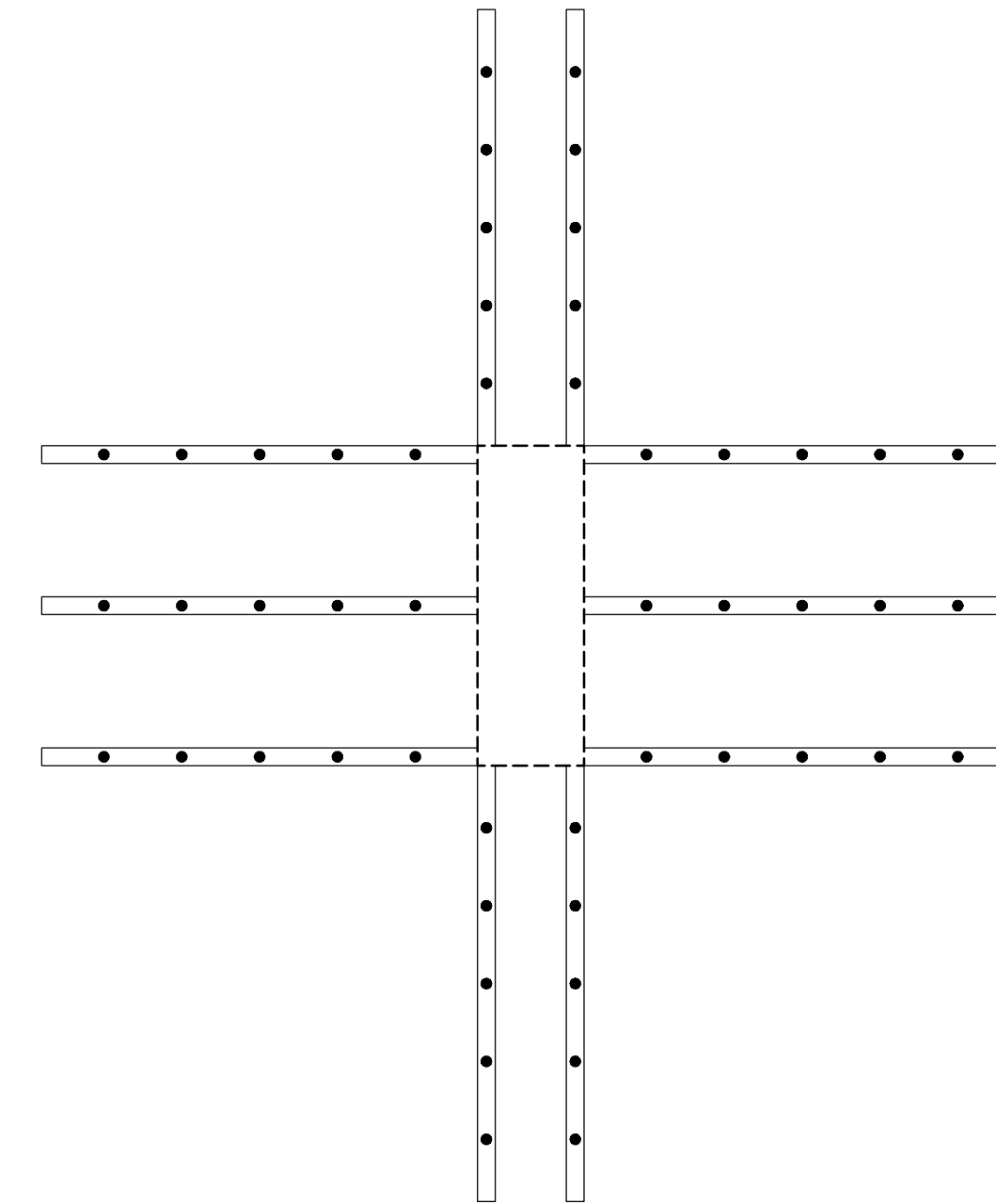
Date Plotted	Date : Mar 30 2020
Drawn By: ND	Scale : 1 : 100
Checked By: JW	Revision Number:

Job No :	Sheet No:
19066	S-101B



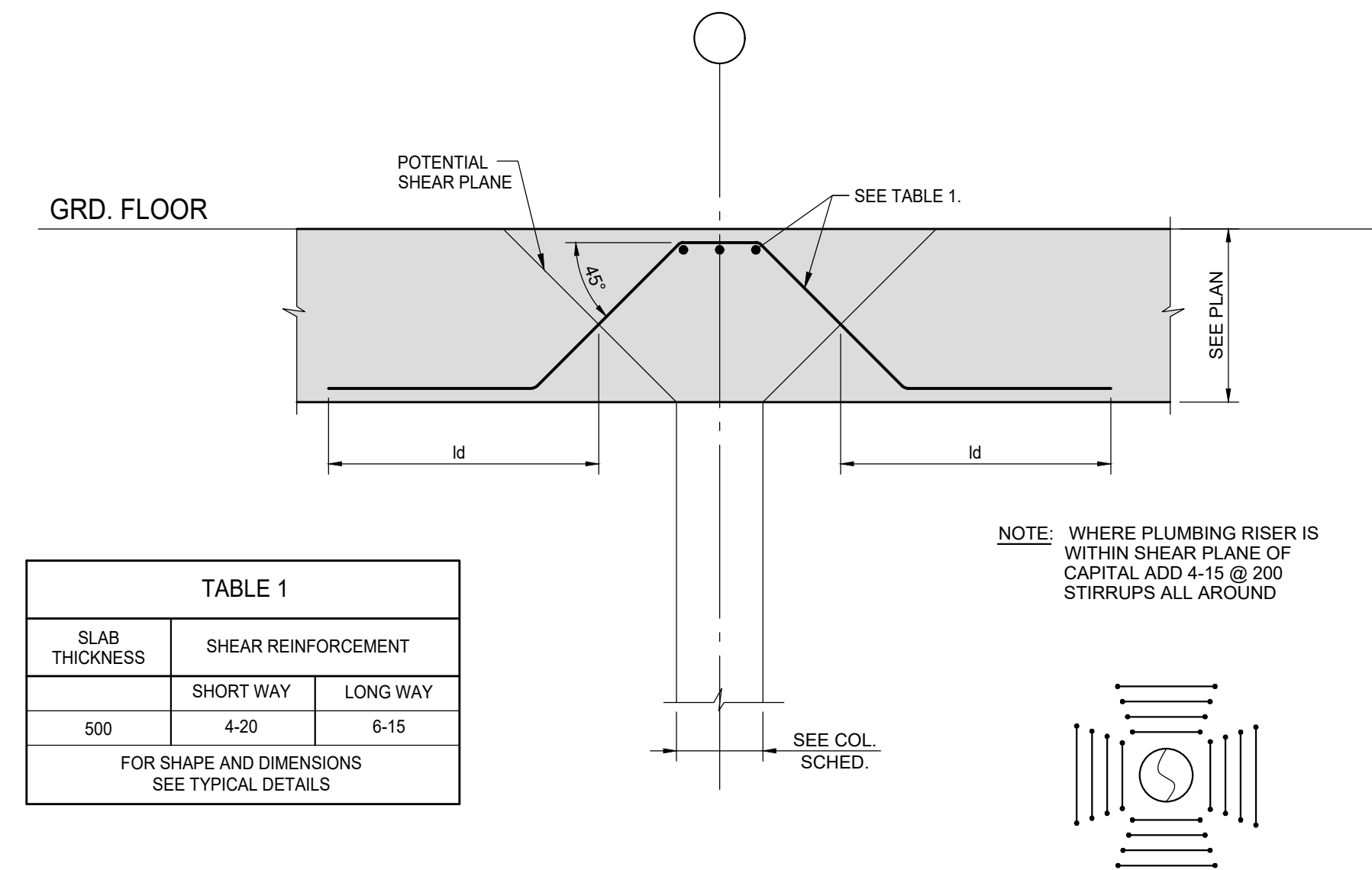
PROVIDE 10 RAILS (1238x25.4x4.8mm)
c/w. 5-16mmØx445mm LG. STUDS @197mm c/c.
FIRST STUD AT 225mm FROM FACE OF COLUMN.

DETAIL A
SCALE 1:20
S-102A



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
SCALE 1:20
S-102A



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@250
- 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.
- COORDINATE BEAM DEPTHS AT DOORS WITH ARCHITECTURAL DRAWINGS.
- REFER TO 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.

COLUMN = C1 300x600 6-20V +10@300 TIES C2 250x700 6-20V +10@300 TIES C3 250x800 6-20V +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
5.	2020-03-30	ISSUED FOR TENDER ADDENDUM #4

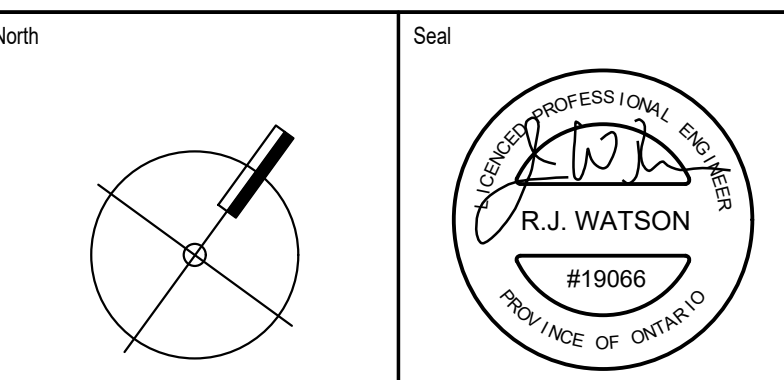
REVISIONS

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.

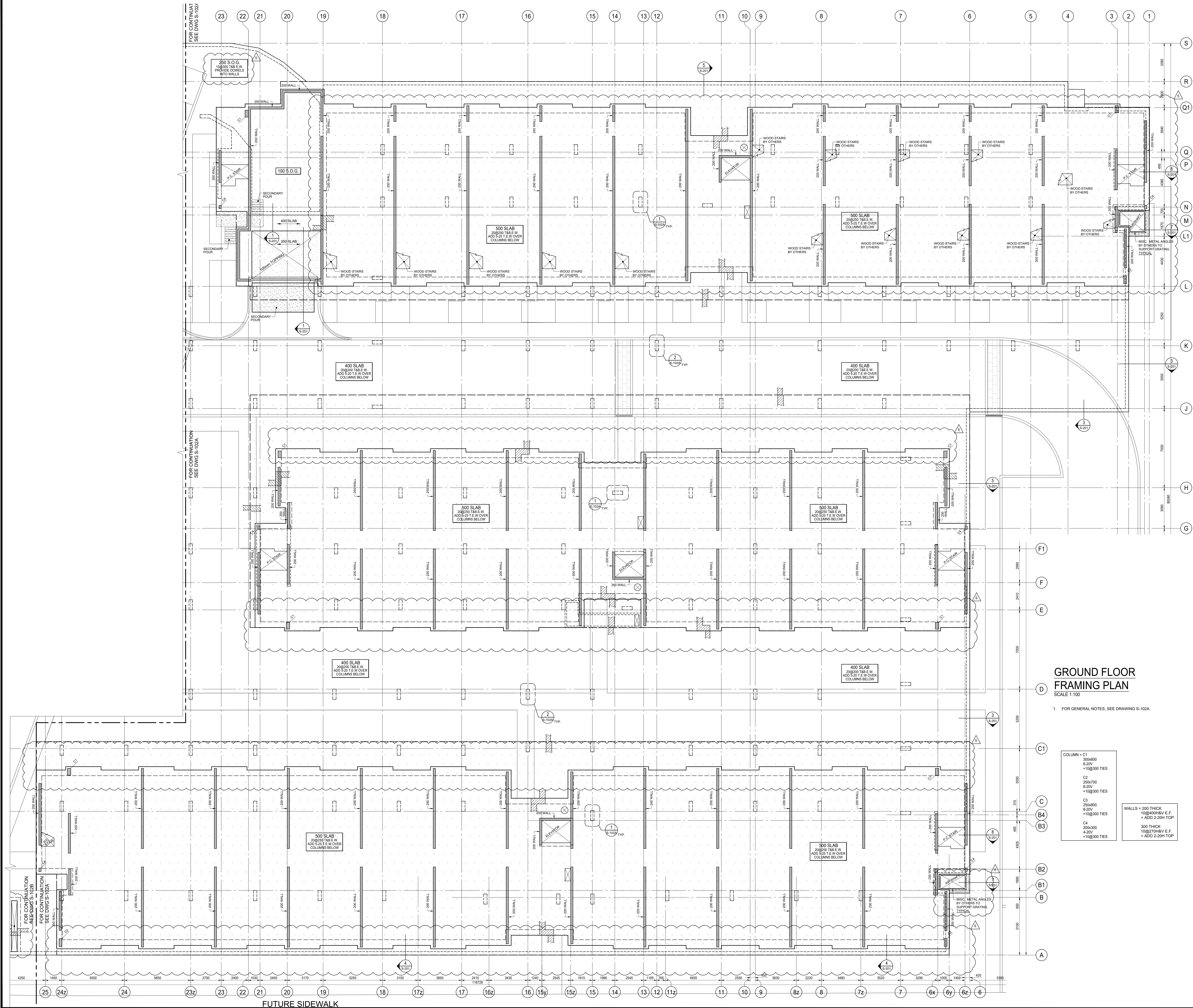


Job Title:
FORETSIDE TOWNHOUSES
TORONTO, ONTARIO

Sheet Title:
GROUND FLOOR BUILDING A



Date Plotted	ND	Date	Mar 30 2020
Drawn By	JW	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	+10x300 TIES
C2	250x700
8-20V	+10x300 TIES
C3	250x800
8-20V	+10x300 TIES
C4	200x300
4-20V	+10x300 TIES

WALLS = 200 THICK
10x400H&V E.F.
+ ADD 2-20H TOP

300 THICK
10x270H&V E.F.
+ ADD 2-20H TOP

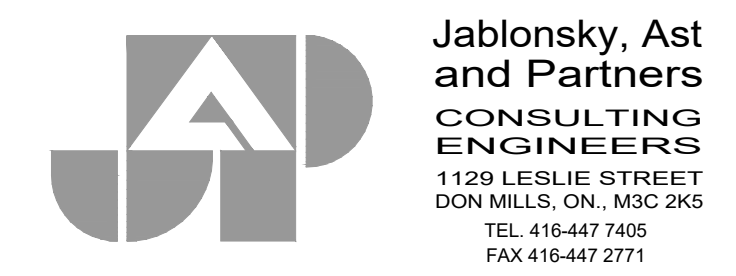
ISSUES

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
5.	2020-03-30	ISSUED FOR TENDER ADDENDUM #4

REVISIONS

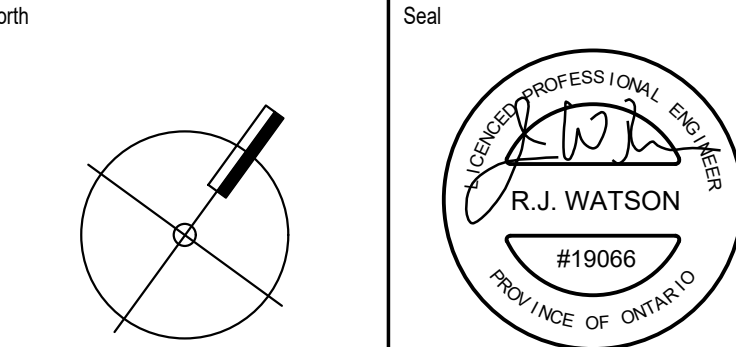
CONTRACTORS MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME. REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING THE WORK.

PRINTS ARE NOT TO BE SCALED.



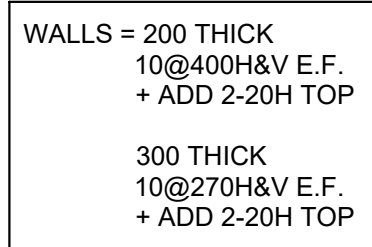
FORETSIDE TOWNHOUSES
TORONTO, ONTARIO

GROUND FLOOR
BUILDINGS B, C, & D



Date Plotted	Date	Mar 30 2020
Drawn By	ND	Scale: 1 : 100
Checked By	JW	Revision Number:
Job No:	19066	Sheet No:

S-102B



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:
200/3.45 IS 10G540
210 SLAB IS 10G230
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 BEM 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 S-001 DETAILS FOR REINFORCING.
15. BPL1 - 150x150x150 DENOTES ELEVATOR DIVIDER BEM SLAB PLATE WITH 2x19mm² NEELSON ST150 x 150 L. EACH END

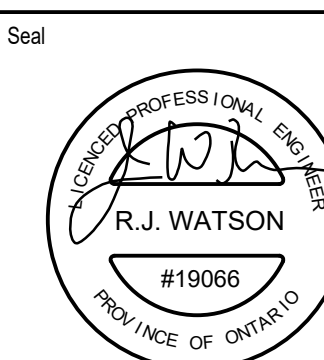
No.	DATE	DESCRIPTION
REVISONS		
CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING THE WORK. PRINTS ARE NOT TO BE SCALED.		



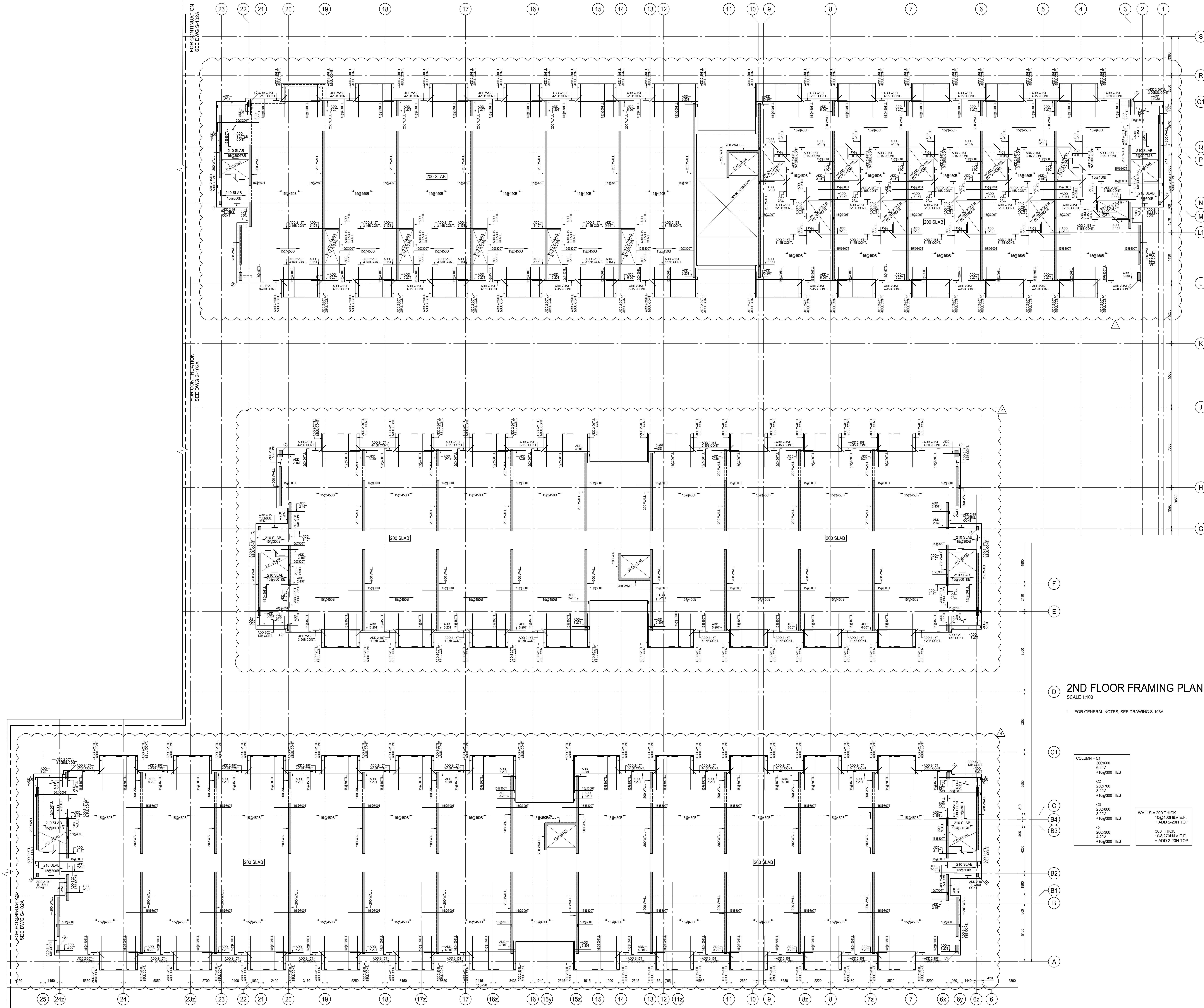
Job Title
FORESTSIDE TOWNHOUSES
TORONTO, ONTARIO

Sheet Title

2ND FLOOR
BUILDING A

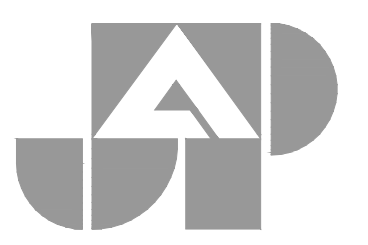


Date Plotted	Date : Mar 30 2020
Drawn By : ND	Scale : 1 : 100
Checked By : JW	Revision Number:
Job No : 19066	Sheet No: S-103A



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
4.	2020-03-30	ISSUED FOR TENDER ADDENDUM #4

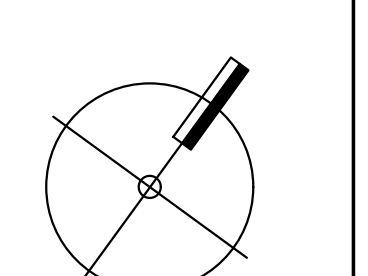
REVISIONS		
No.	DATE	DESCRIPTION
CONTRACTORS MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING THE WORK.		
PRINTS ARE NOT TO BE SCALED.		

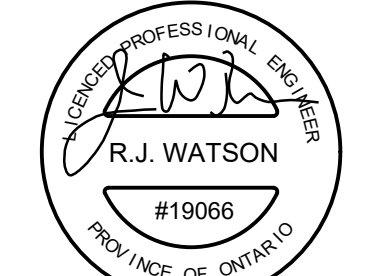


Jablonsky, Ast and Partners
CONSULTING ENGINEERS
1120 LESLIE STREET
DON MILLS, ON, M3C 2K5
TEL: 416-447-1400
FAX: 416-447-2771

Job Title: **FORETSIDE TOWNHOUSES**
TORONTO, ONTARIO

Sheet Title: **2ND FLOOR BUILDINGS B, C, & D**





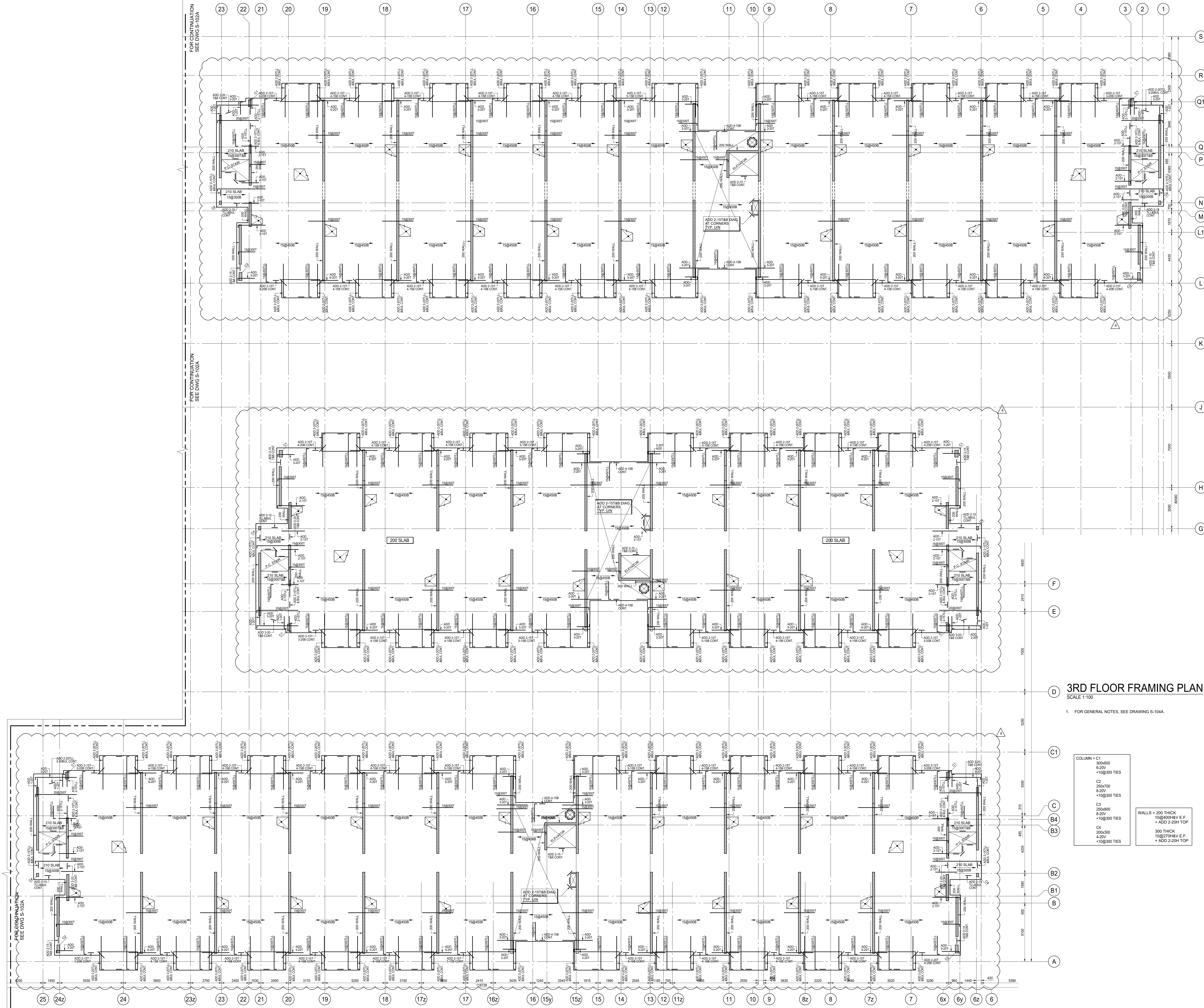
Date Plotted:	Date:	Mar 30 2020
Drawn By:	ND	Scale: 1 : 100
Checked By:	JW	Revision Number:
Job No:	19066	Sheet No:
		S-103B



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

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

Job No :	Sheet No:
19066	S 101A



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
4.	2020-03-30	ISSUED FOR TENDER ADDENDUM #4

REVISIONS		
No.	DATE	DESCRIPTION

CONTRACTORS MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING THE WORK.

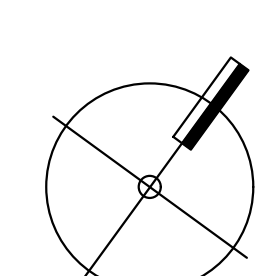
PRINTS ARE NOT TO BE SCALED.

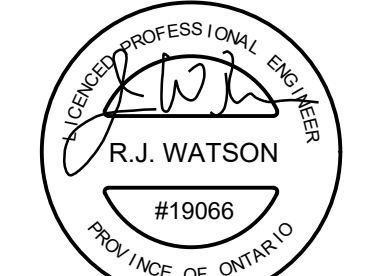


Jablonsky, Ast
and Partners
CONSULTING
ENGINEERS
1120 LESLIE STREET
DON MILLS, ON, M3C 2K5
TEL: 416-447-1400
FAX: 416-447-2771

Job Title:
FORETSIDE TOWNHOUSES
TORONTO, ONTARIO

Sheet Title:
**3RD FLOOR
BUILDINGS B, C, & D**





Date Plotted:	Date:	Mar 30 2020
Drawn By:	ND	Scale: 1 : 100
Checked By:	JW	Revision Number:
Job No:	19066	Sheet No:

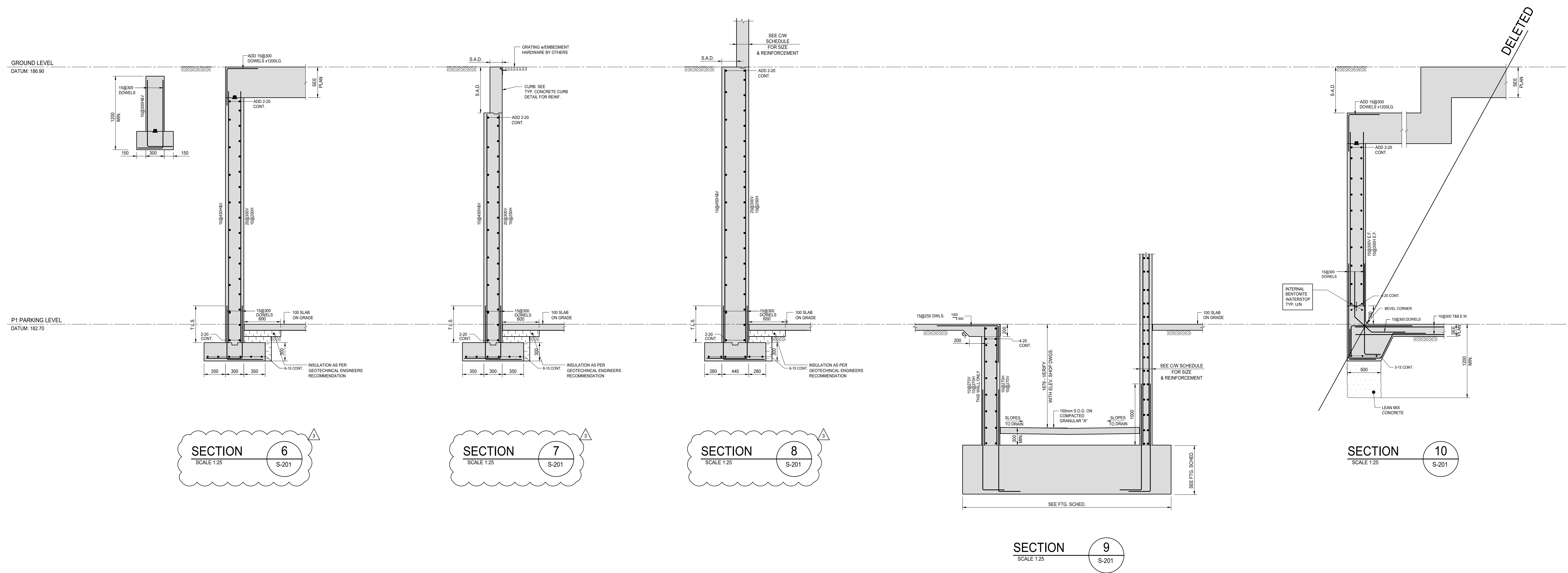
3RD FLOOR FRAMING PLAN

SCALE 1:100

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

- COLUMN - C1
300x600
6-20V
+108@300 TIES
- C2
250x700
8-20V
+108@300 TIES
- C3
250x800
8-20V
+108@300 TIES
- C4
200x300
4-20V
+108@300 TIES

WALLS = 200 THICK
108@400H&V E.F.
+ ADD 2-20H TOP

[illegible]

REVISIONS

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING THE WORK.

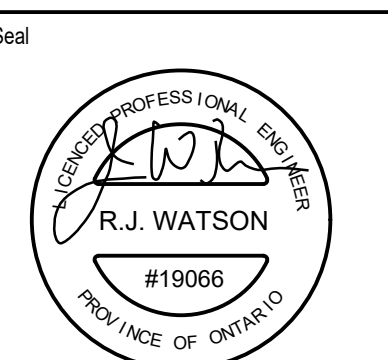
PRINTS ARE NOT TO BE SCALED.



Job Title

FORESTSIDE TOWNHOUSES
TORONTO, ONTARIO

FOUNDATION SECTIONS



Date Plotted	Date : May 30, 2020
--------------	----------------------------

Drawn By: ND Scale: 1 : 25

Checked By : JW	Revision Number:
-----------------	------------------

19066

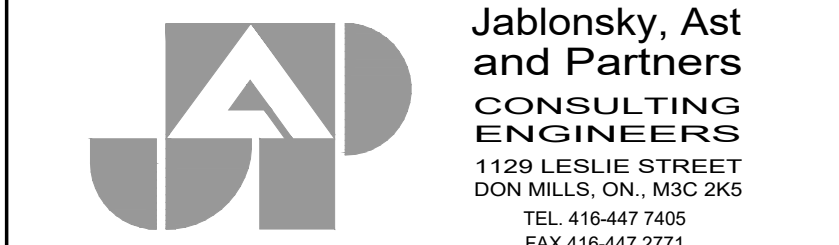
S 201

4	SF 1	1000	300		6-15 L.W. 15@275 S.W.
---	------	------	-----	--	--------------------------

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.	2020-03-30	ISSUED FOR TENDER ADDENDUM # 4

No.	DATE	DESCRIPTION

CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ARCHITECT



Job Title
FORESTSIDE TOWNHOUSES
TORONTO, ONTARIO

Sheet Title

FOOTING SCHEDULE

North 	Seal 
--	---

Date Plotted	Date : Mar 30 2020
--------------	-----------------------

Drawn By:	ND	Scale :	1 : 100
Checked By:		Reviewed By:	

Checked by : JW	Revision Number:
Job No : 19066	Sheet No: S-301