

FORESTSIDE TOWNHOUSES

(Royal Pine Homes)



TENDER ADDENDUM # 5

Instruction Issued By: Kevin Deonarraine

Instruction Issued To: Vince Staffieri

Date: January 8th, 2021

JAP Project No: 19066

Text of Instruction:

The following revisions have been made to the drawing set:

- 1.1 **Refer to Drawing S-101A "P1 UNDERGROUND"**
 - a) Added label for HSS at overhead door.
- 1.2 **Refer to Drawing S-102A & B "GROUND FLOOR"**
 - b) Clarified labels for stud rail details.
- 1.3 **Refer to Drawing S-103A & B "2ND FLOOR FRAMING PLAN"**
 - c) Labelled rebar for 200 slabs as bubbled.
 - d) Updated walls to match architectural as bubbled.

END OF TENDER ADDENDUM # 5

FORESTSIDE TOWNHOUSES

TORONTO, ONTARIO

Project Number : #19066

Issued for : ISSUED FOR ADDENDUM # 5

Issued date : JANUARY 08, 2021



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@astint.on.ca

LIST OF STRUCTURAL DRAWINGS

Drawing Index		AUG 02 2019	AUG 28 2019	SEPT 12 2019	JAN 31 2020	MAY 07 2020	SEPT 28 2020	JAN 08 2021						
		ISSUED FOR TENDER	ISSUED FOR TENDER ADDENDUM # 1	ISSUED FOR TENDER ADDENDUM # 2	ISSUED FOR TENDER ADDENDUM # 3	ISSUED FOR TENDER ADDENDUM # 4	ISSUED FOR PERMIT	ISSUED FOR TENDER ADDENDUM # 5						
GENERAL NOTES AND TYPICAL DETAILS														
S-001	GENERAL NOTES AND TYPICAL DETAILS	X					X							
S-002	TYPICAL DETAILS	X					X							
S-003	TYPICAL DETAILS	X					X							
S-004	TYPICAL DETAILS	X					X							
PLANS														
S-101A	P1 LEVEL UNDERGROUND FRAMING PLAN	X	X	X	X	X	X							
S-101B	P1 LEVEL UNDERGROUND FRAMING PLAN	X	X	X	X	X								
S-102A	GROUND FLOOR FRAMING PLAN	X	X	X	X	X	X							
S-102B	GROUND FLOOR FRAMING PLAN	X	X	X	X	X	X							
S-103A	2ND FLOOR FRAMING PLAN	X	X	X	X	X	X							
S-103B	2ND FLOOR FRAMING PLAN	X	X	X	X	X	X							
S-104A	3RD FLOOR FRAMING PLAN	X	X	X	X	X								
S-104B	3RD FLOOR FRAMING PLAN	X	X	X	X	X								
S-105A	4TH FLOOR FRAMING PLAN	X	X	X	X	X								
S-105B	4TH FLOOR FRAMING PLAN	X	X	X	X	X								
S-106A	ROOF FRAMING PLAN	X	X	X	X	X								
S-106B	ROOF FRAMING PLAN	X	X	X	X	X								
SECTIONS														
S-201	FOUNDATION SECTIONS	X	X	X	X	X								
S-251	FLOOR SECTIONS	X	X	X	X	X								
SCHEDULES														
S-301	FOOTING SCHEDULES	X	X		X	X								



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 & DOWNEL 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

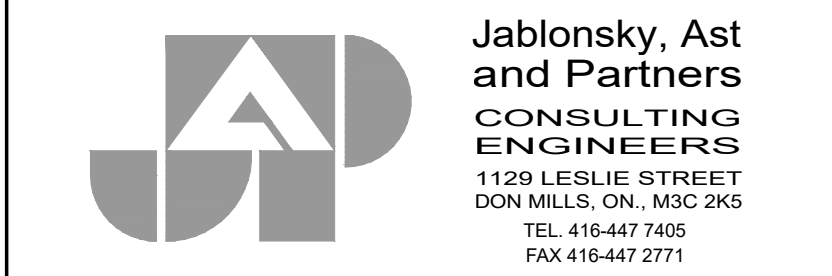
ISSUES

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.	2020-05-07	ISSUED FOR TENDER ADDENDUM #4
5.	2020-09-28	ISSUED FOR PERMIT
6.	2021-01-08	ISSUED FOR TENDER ADDENDUM #5

REVISIONS

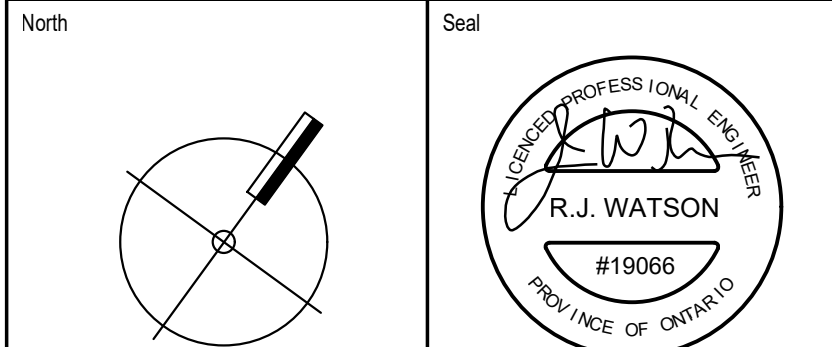
CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME. REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING THE WORK.

PRINTS ARE NOT TO BE SCALED.

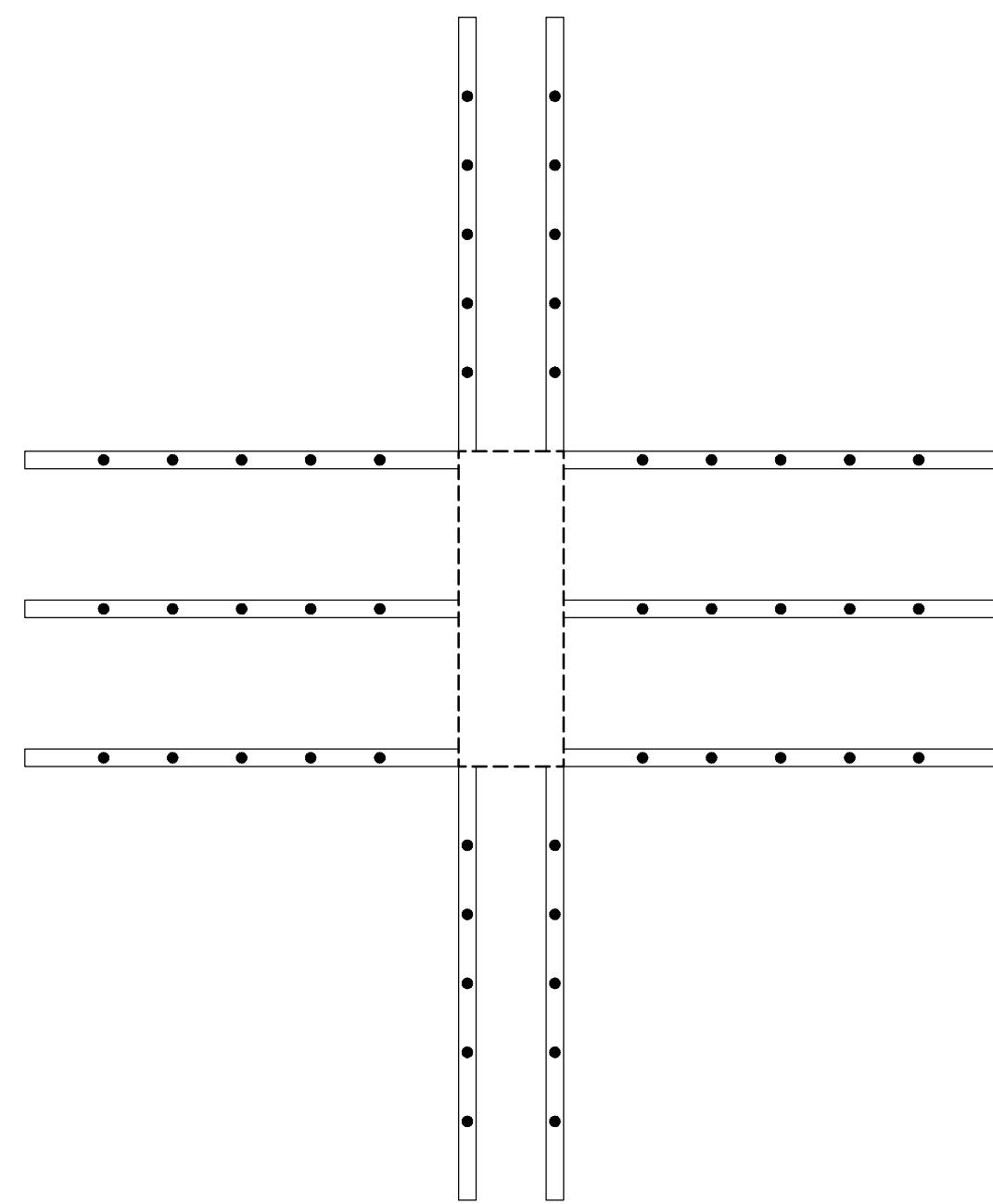


FORETSIDE TOWNHOUSES
TORONTO, ONTARIO

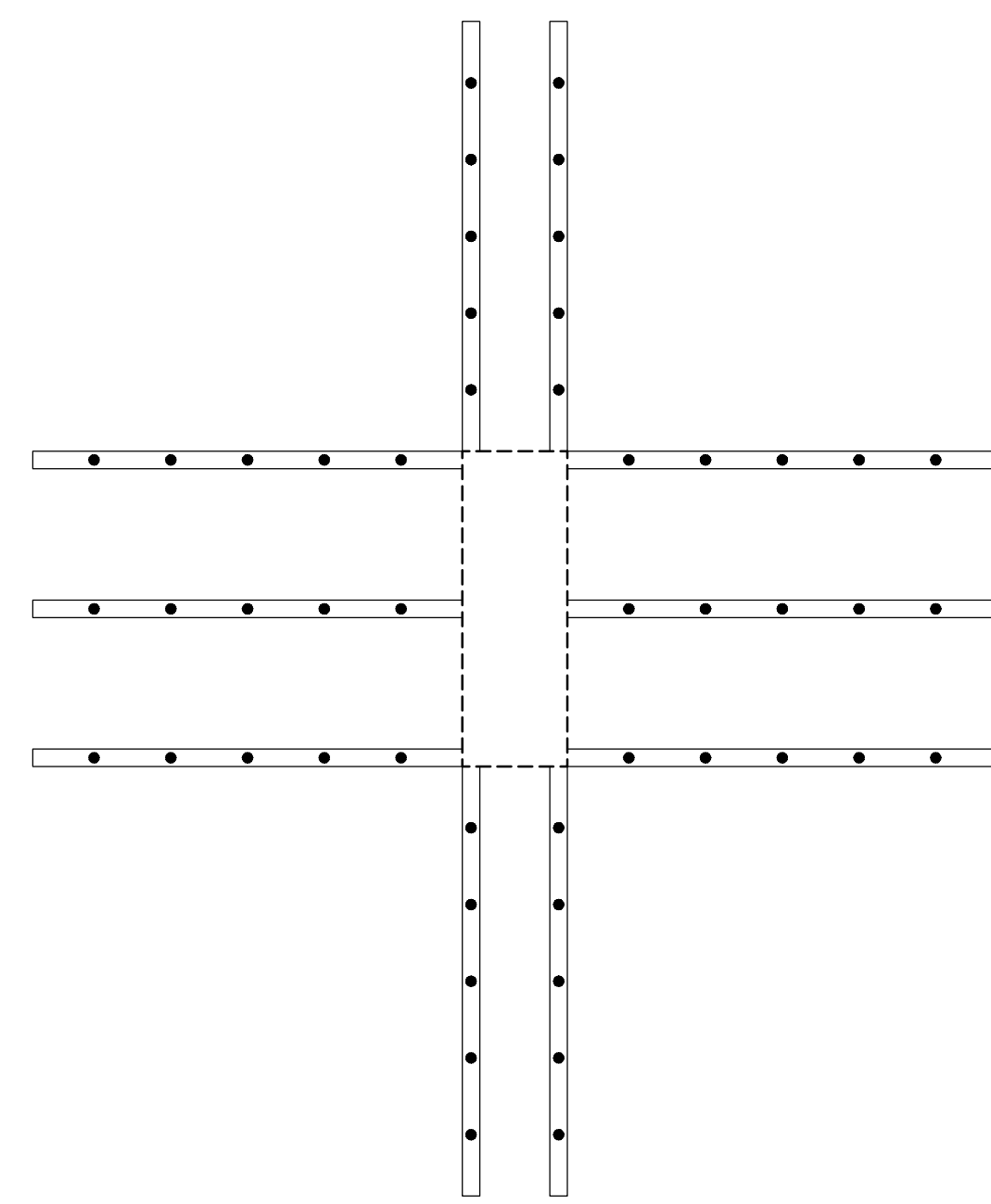
P1 UNDERGROUND
WEST AREA



Date Plotted	ND	Date	Jan 08 2021
Drawn By	JW	Scale	1 : 100
Checked By	JW	Revision Number	
Job No.	19066	Sheet No.	S-101A

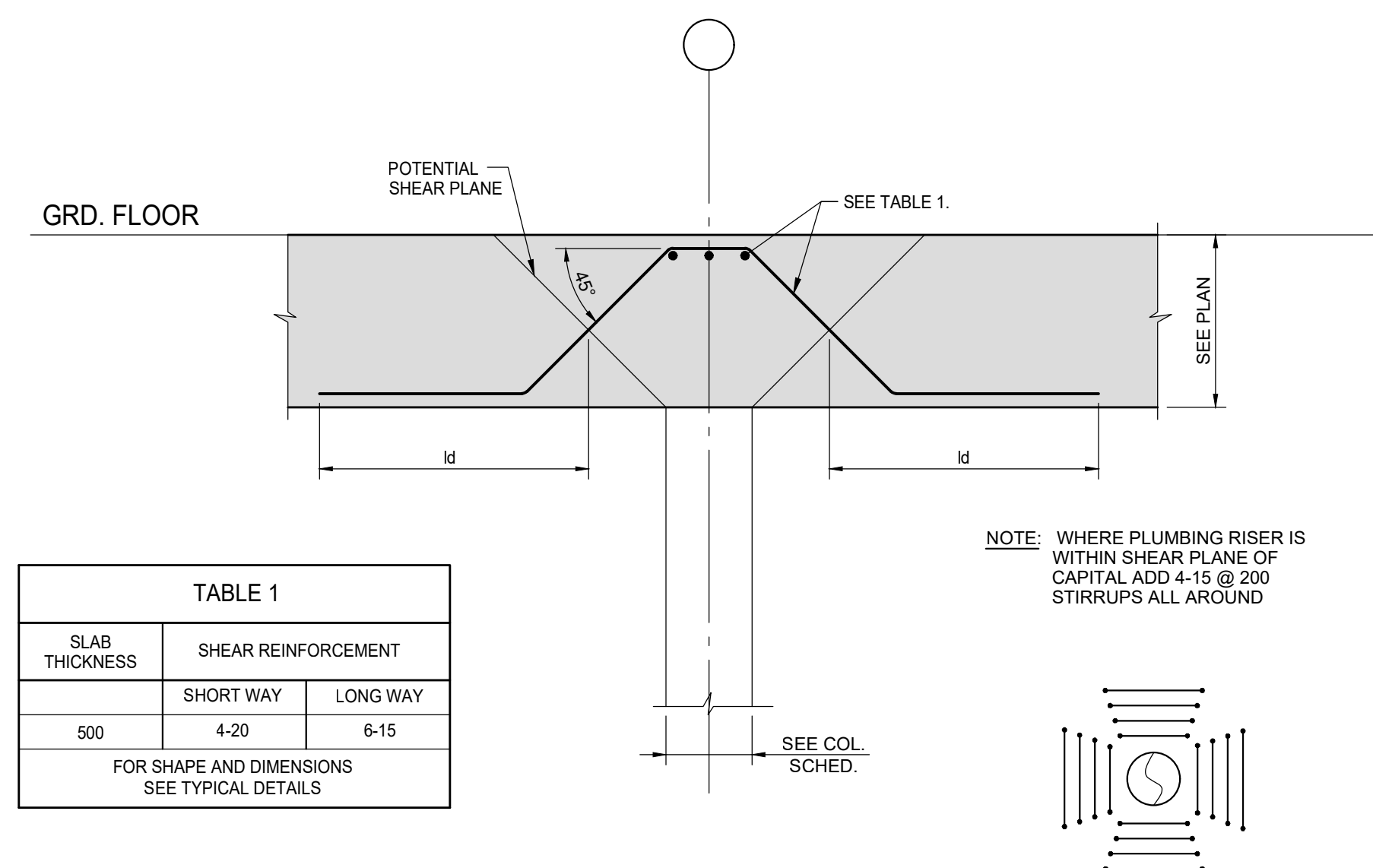


DETAIL A
SCALE 1:20



DETAIL
SCALE 1:20

B
S-102A



TYPICAL DETAIL OF PICK-UP SLAB AT COLUMN

SCALE 1:20

SCALE 1:100

2. TOP OF ROUGH SLAB IS 0.0m below FINISHED FLOOR (DATUM EL. XXX.XXX) EXCEPT AS CROSSED AND NOTED ON PLAN.
3. CONCRETE STRENGTH AT 28 DAYS SHALL BE AS FOLLOWS:
 - a. FOR WALLS AND COLUMNS _____ SEE SCHEDULE
 - b. FOR PICK-UP SLABS AND BEAMS _____ 35 MPa
 - c. FOR SLABS _____ 35 MPa
 - d. FOR LIVE LOADS SEE TABLE "X" ON THIS DRAWING.
4. CONCRETE EXPOSED TO DE-ICING CHEMICALS SHALL BE EXPOSURE CLASS "C"-III WITH 6% TO 7% ENTRAINED AIR AND CORROSION INHIBITOR AT A MINIMUM RATE OF 10.0 LITERS PER CUBIC METRE.
5. PORTIONS OF THE GARAGE ROOF SLAB ACCESSIBLE TO HEAVY TRUCK LOADING AND FIRE ROUTE _____ HAVE BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS ON THE OUTSTANDING BUILDING CODE AND THE HIGHWAY BRIDGE DESIGN CODE, INCLUDING POINT LOAD AND LOAD FACTORS, FOR THE FULL ANTICIPATED ROUTE OF TRAVEL.
6. MINIMUM CONCRETE COVER SHALL BE 40mm FOR ALL TOP BARS AND 30mm FOR BOTTOM BARS IN ALL VERTICAL AREAS.
7. MINIMUM YIELD STRESS FOR REINFORCING STEEL SHALL BE 400 MPa.
8. TEMPERATURE REINFORCING:
 - 200 SLAB IS 10g250
 - 210 SLAB IS 10g250
 - 400 SLAB IS 15g250
 - 500 SLAB IS 20g300
9. NO OPENINGS LARGER THAN 300x300 ARE ALLOWED IN SLAB OTHER THAN THOSE SHOWN ON STRUCTURAL DRAWINGS.
10. SEE GENERAL NOTES ON DRAWING 5-0.1.
11. SEE TYPICAL DETAILS DESIGNED ON 5-0.00 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, BENCHES, TYPE CURB AND 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 (144kPa) AND ASSOCIATED POINT LOADS IN ACCORDANCE WITH THE CANADIAN HIGHWAY BRIDGE DESIGN CODE. SHOP DRAWINGS SHALL CLEARLY INDICATE LOADING AND BE PROTECTED AND SEALED BY PROFESSIONAL ENGINEER.
18. BP1 - 150x10x10 DENOTES EVAPORATOR DIVIDER BEAM BASE PLATE WITH 2x19mm@ NELSON STOP 1 X 50 G., EACH END.

COLUMN = C1
300x800
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

[illegible]

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.		



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and Partners**
**CONSULTING
ENGINEERS**
1129 LESLIE STREET
DON MILLS, ON., M3C 2K5
TEL 416-447 7405
FAX 416-447 2771

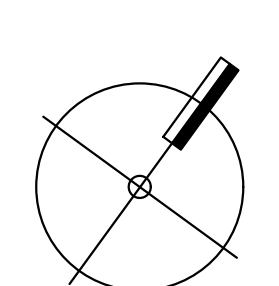
Job Title

FORESTSIDE TOWNHOUSES

TORONTO, ONTARIO

GROUND FLOOR
BUILDING A

North



Date Plotted

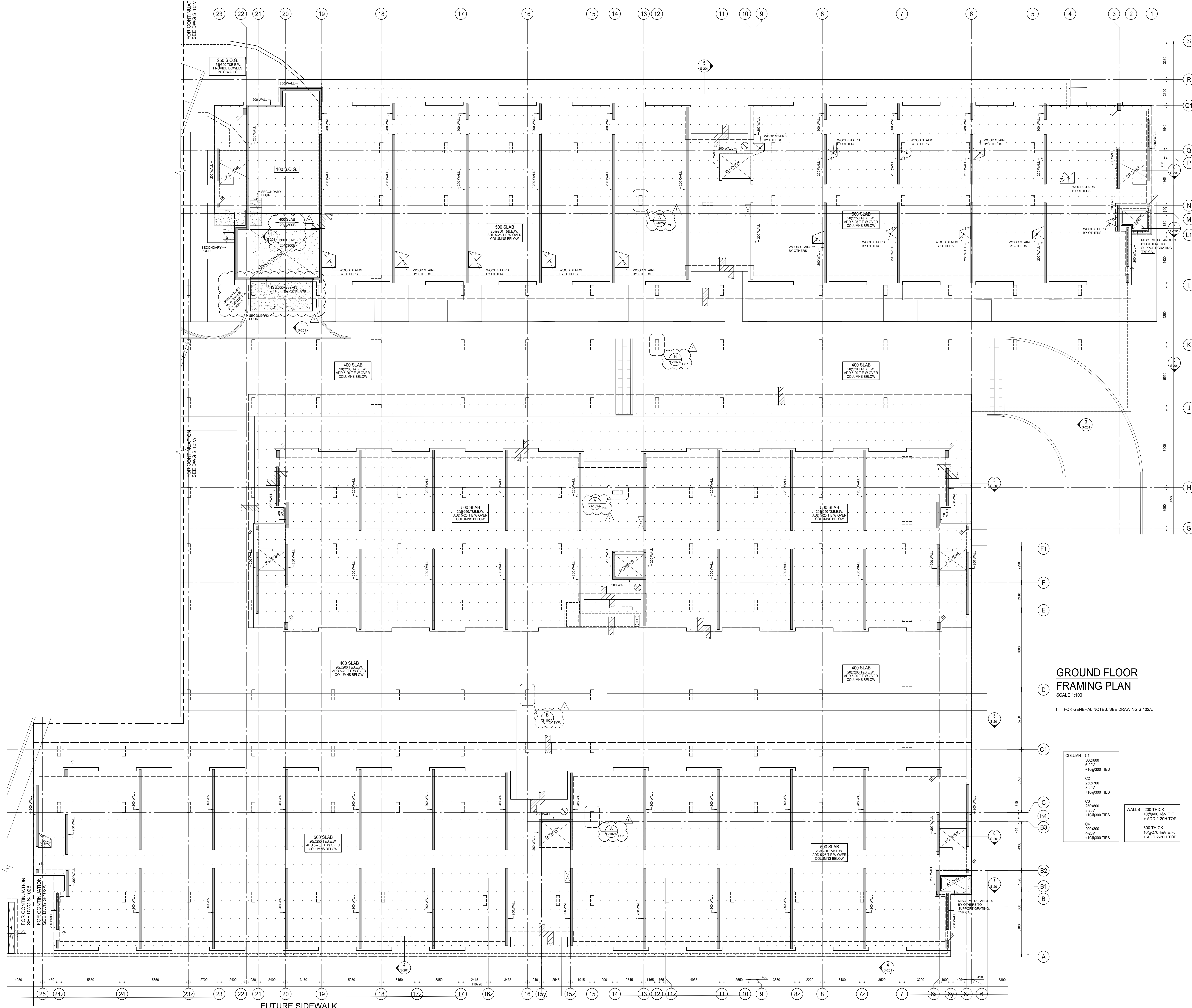
Date: _____

Jan 08 2021

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1 : 100

S-102A



**GROUND FLOOR
FRAMING PLAN**

SCALE 1:100

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

COLUMN - C1	300x600	8-20V	+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

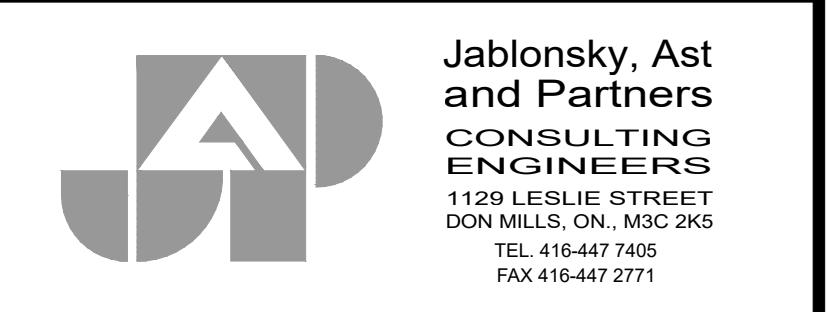
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REVISIONS

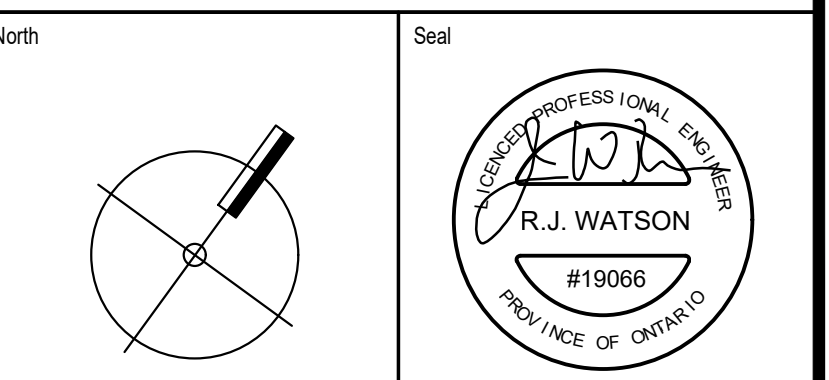
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Job Title:
FORETSIDE TOWNHOUSES
TORONTO, ONTARIO

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

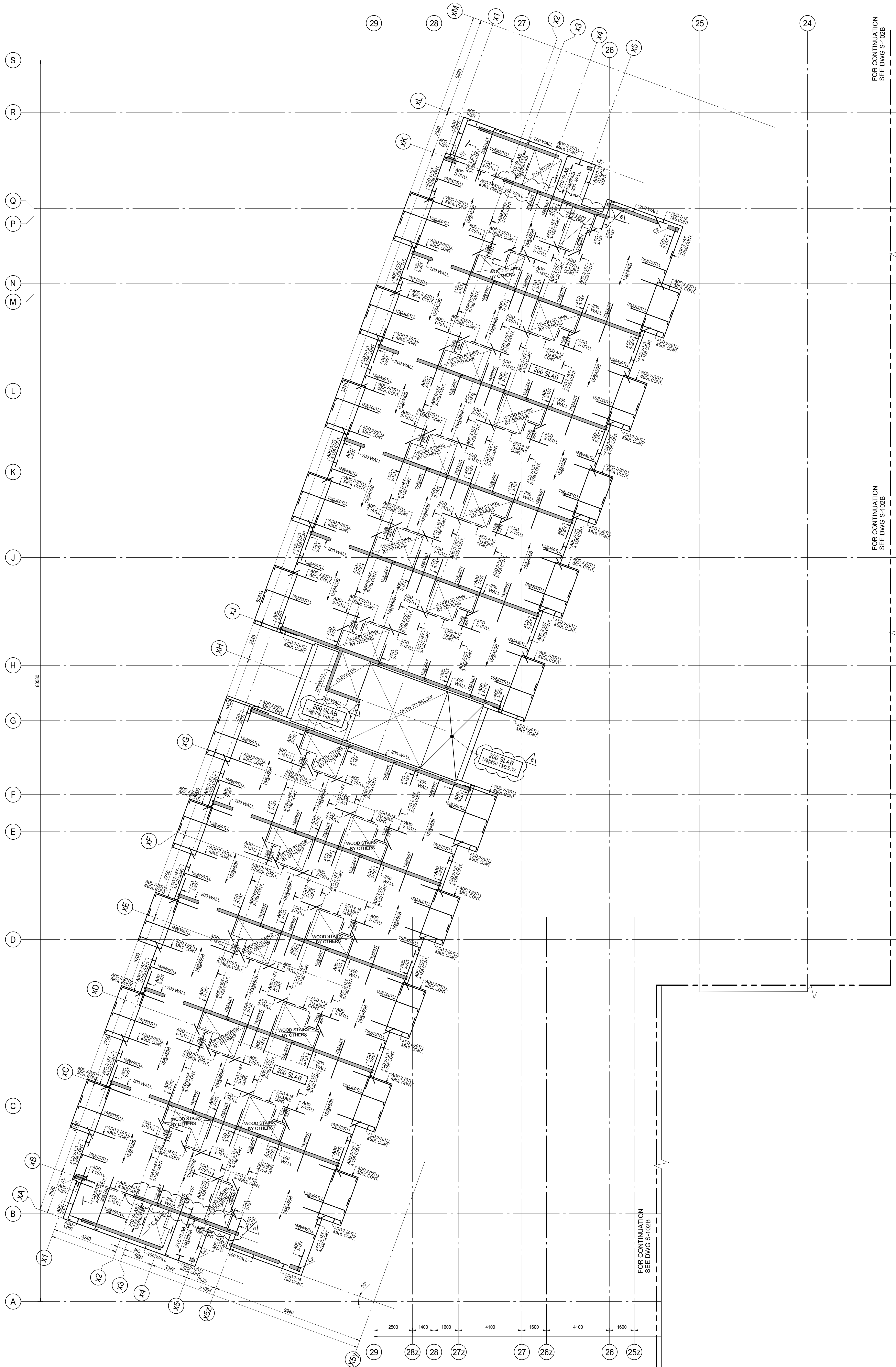


Date Plotted: Jan 08 2021

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

- 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 SLABS 25 MPa
- CONCRETE STRENGTH EXPOSED TO WEATHER SHALL BE MIN 30 MPa WITH 6% TO 8% ENTRAINED AIR.
- MINIMUM YIELD STRESS FOR REINFORCING STEEL SHALL BE 400 MPa.
- TEMPERATURE REINFORCING:
200 SLAB IS 15@450
210 SLAB IS 10@250
- NO OPENINGS LARGER THAN 300mm x 300mm 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 HEADER BEAM DEPTH AT DOOR OPENINGS WITH ARCHITECTURAL DRAWINGS.
- EXTEND TEMPERATURE REINFORCING TO END OF BALCONIES / OVERHANGS.
- TOP BARS TERMINATING AT EDGE OF SLAB TO HAVE 180 HOOK.
- REFER TO ARCHITECTURAL DRAWINGS FOR EXACT SIZE, LOCATION AND EXTENT OF CURBS. SEE TYPICAL DETAILS FOR REINFORCING.
- SEE ARCHITECTURAL DRAWINGS FOR EXACT SIZE, LOCATION AND EXTENT OF CURBS. SEE TYPICAL DETAILS FOR REINFORCING.
- BPL1 - 150x10x150 DENDOTES ELEVATOR DIVIDER BEAM BASE PLATE WITH 2x19mm@ NELSON STUD * 150LG. 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

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REVISIONS

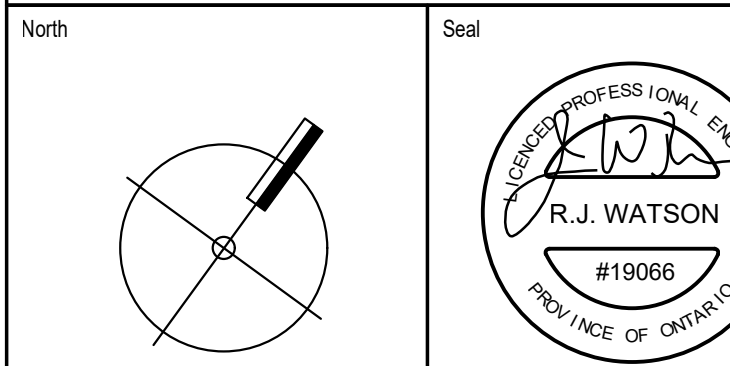
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FORETSIDE TOWNHOUSES
TORONTO, ONTARIO

2ND FLOOR
BUILDING A

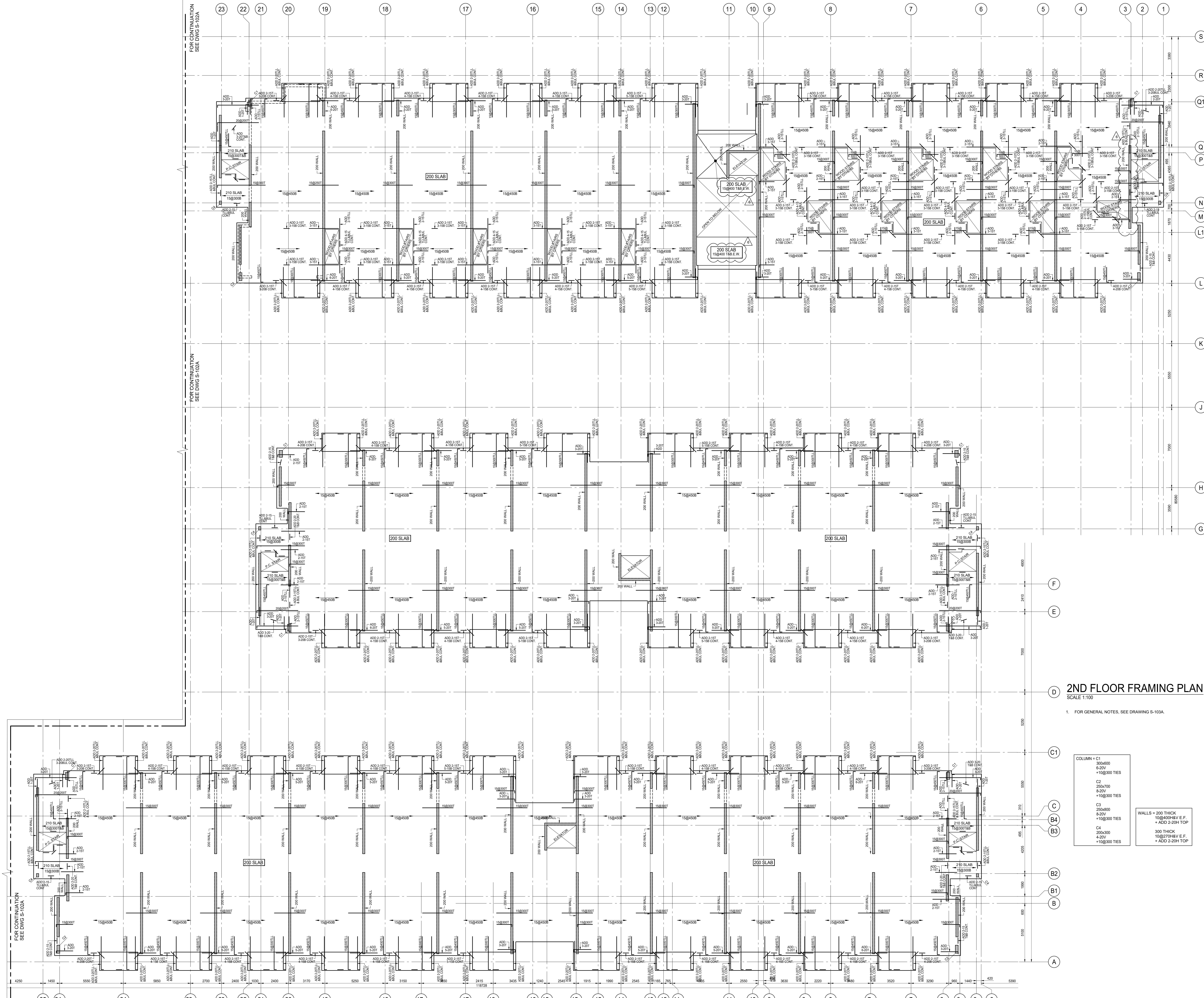


Date Plotted: Jan 08 2021

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.

- COLUMN - C1**
300x600
8-20V
+15@300 TIES
- C2**
250x700
8-20V
+15@300 TIES
- C3**
250x800
8-20V
+15@300 TIES
- C4**
200x300
4-20V
+15@300 TIES

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

210 SLAB
15@300T&B
2-15T

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3.	2020-01-31	ISSUED FOR TENDER ADDENDUM #3
4.	2020-05-07	ISSUED FOR TENDER ADDENDUM #4
5.	2020-09-28	ISSUED FOR PERMIT
6.	2021-01-08	ISSUED FOR TENDER ADDENDUM #5

No.	DATE	DESCRIPTION
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REVISIONS
CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING THE WORK.
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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**

North arrow pointing towards the top right.

Professional Engineer Seal for R.J. Watson, #19066, Province of Ontario.

Date Plotted:	Jan 08 2021
Drawn By: ND	Scale: 1 : 100
Checked By: JW	Revision Number:
Job No: 19066	Sheet No: S-103B