

FORESTSIDE TOWNHOUSES

(Royal Pine Homes)



SITE INSTRUCTION # 9

Instruction Issued By: Kevin Deonarraine

Instruction Issued To: Vince Staffieri

Date: August 23 , 2022

JAP Project No: 19066

Text of Instruction:

The following revisions have been made to the drawing set:

- 1.1 **Refer to Drawing S-102B "GROUND FLOOR FRAMING PLAN"**
 - a) Updated overhead door and brick support at garage entrance
- 1.2 **Refer to Drawing S-103B "2ND FLOOR FRAMING PLAN"**
 - b) Updated overhead door and brick support at garage entrance
 - c) Deleted section 5/S-251
- 1.3 **Refer to Drawing S-251 "SECTIONS"**
 - d) Deleted section as bubbled

END OF SITE INSTRUCTION # 9

FORESTSIDE TOWNHOUSES

TORONTO, ONTARIO

Project
Number : #19066

Issued for : ISSUED FOR SITE INSTRUCTION # 9

Issued date : SEPTEMBER 13, 2022

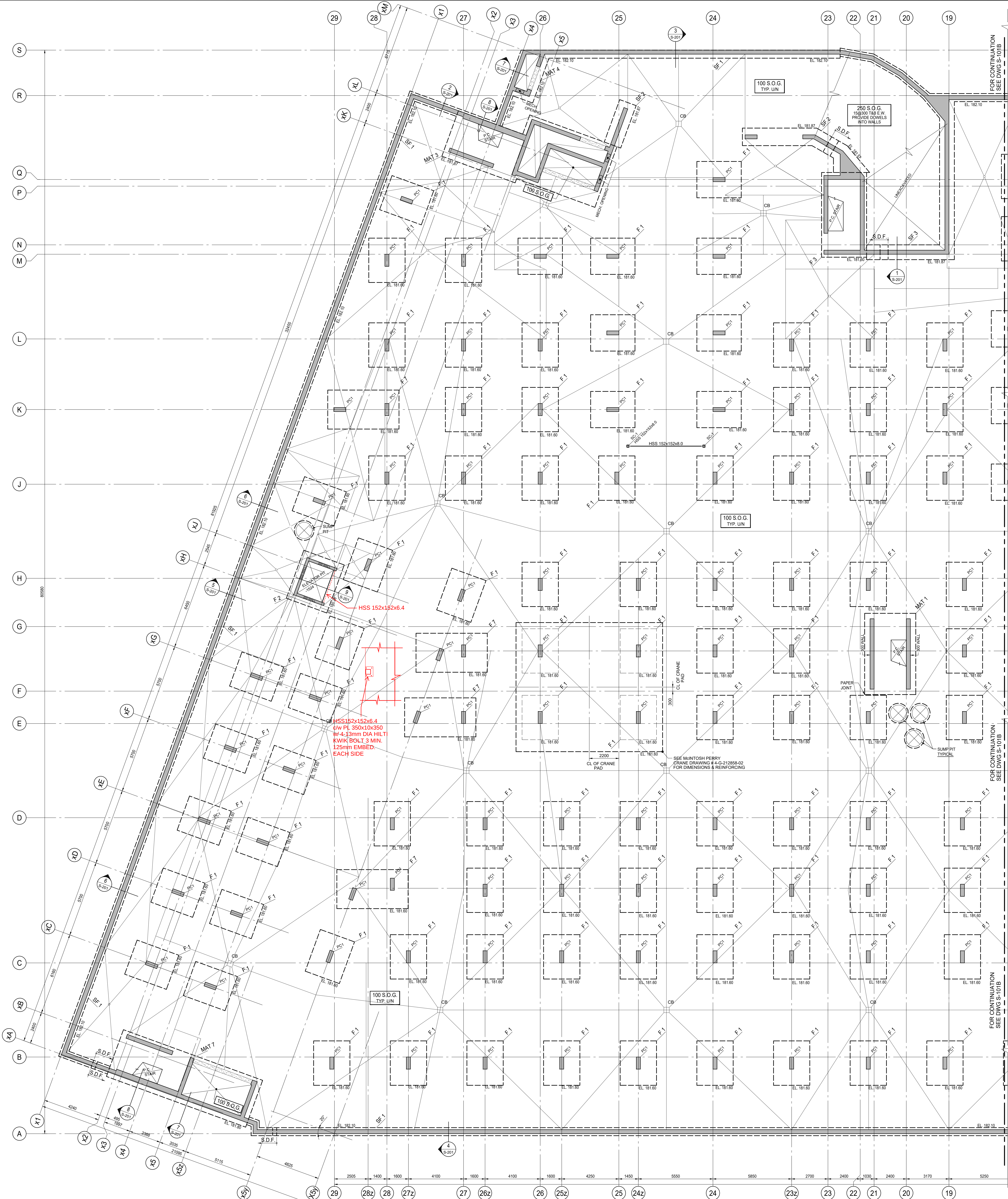


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LIST OF STRUCTURAL DRAWINGS

[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 300 KPa (SLB) & 450 KPa (ULS). UNLESS NOTED ON PLAN, AS PER ON GEOTECHNICAL REPORT 20-065-100 PREPARED BY DS CONSULTANTS LTD. DATED JUNE 16, 2020.
- TOP OF ROUGH SLAB IS 9mm 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 30 MPa, EXCEPT AS NOTED ON PLAN.
FOR PERIMETER FOUNDATION WALLS 30 MPa, EXPOSURE CLASS 'F2'.
FOR SLAB ON GRADE 25 MPa, EXPOSURE CLASS 'C4'.
FOR COLUMNS & SHEAR WALLS 35 MPa
- 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 2x19mm@ 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
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
7.	2021-02-22	ISSUED FOR TENDER ADDENDUM #6
8.	2021-03-03	ISSUED FOR PERMIT BUILDINGS A, B, C, D
9.	2021-03-25	ISSUED FOR PROGRESSIVE CONSTRUCTION
10.	2021-03-25	ISSUED FOR PERMIT BUILDINGS A, B, C, D
11.	2021-04-08	ISSUED FOR SITE INSTRUCTION #1
12.	2021-04-21	ISSUED FOR SITE INSTRUCTION #2
13.	2021-05-07	ISSUED FOR SITE INSTRUCTION #3
14.	2021-05-18	ISSUED FOR SITE INSTRUCTION #4
15.	2021-06-15	ISSUED FOR PROGRESSIVE CONSTRUCTION #2
16.	2021-09-27	ISSUED FOR PERMIT REVISION TO BUILDING D

REVISIONS

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

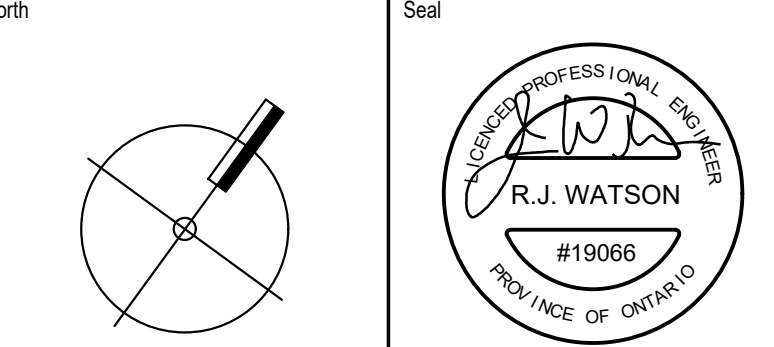
PRINTS ARE NOT TO BE SCALED.



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Job Title:
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TORONTO, ONTARIO

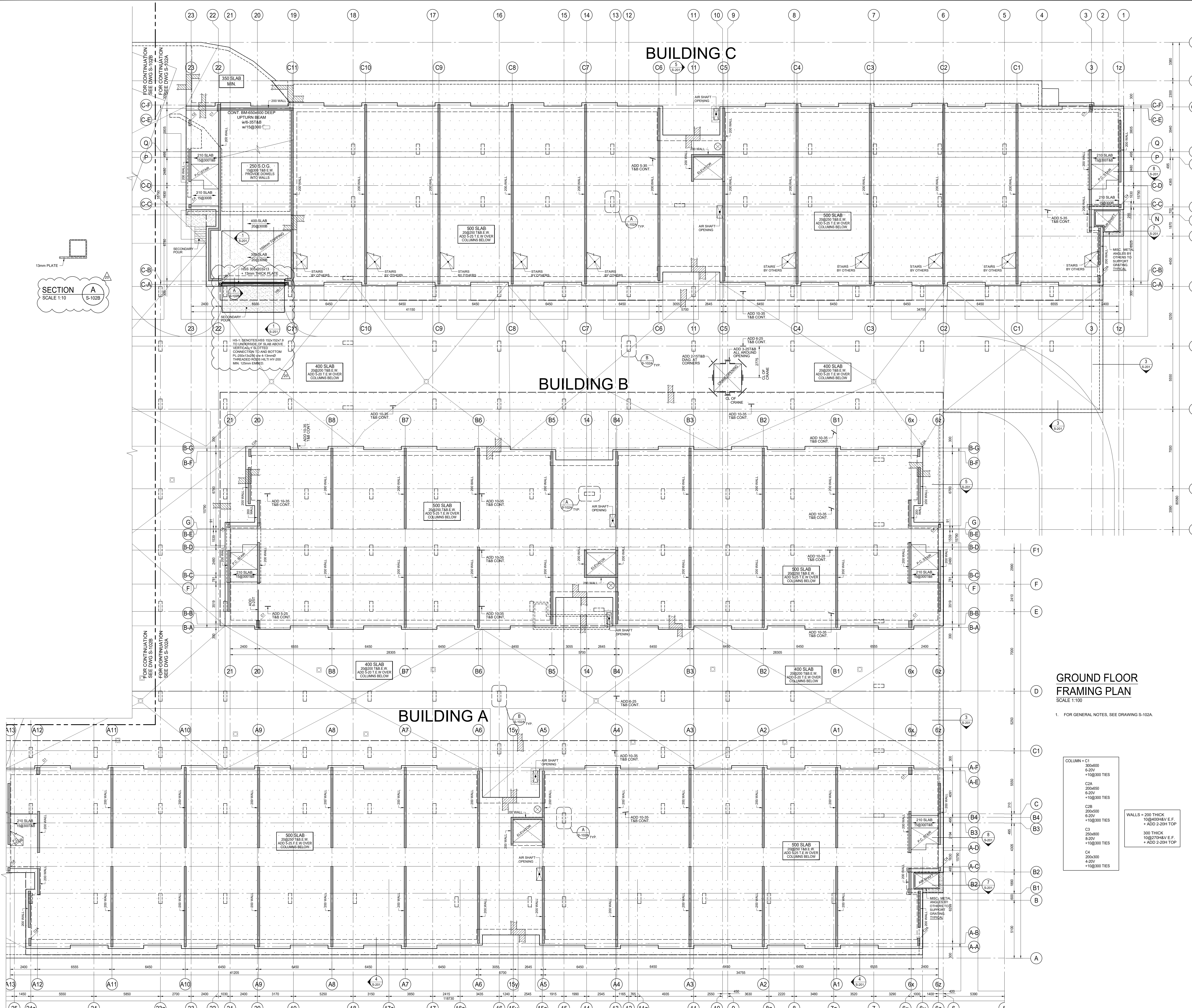
Sheet Title:
**P1 UNDERGROUND
WEST AREA**



Date Plotted: **ND** Date: **Sep 27 2021**

Drawn By: **JW** Scale: **1 : 100**

Checked By: **JW** Revision Number:
Job No: **19066** Sheet No: **S-101A**



BUILDING C

BUILDING B

BUILDING A

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
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5.	2020-05-07	ISSUED FOR TENDER ADDENDUM #4
6.	2020-09-28	ISSUED FOR PERMIT
7.	2021-01-08	ISSUED FOR TENDER ADDENDUM #5
8.	2021-02-22	ISSUED FOR TENDER ADDENDUM #6
9.	2021-03-03	ISSUED FOR PERMIT BUILDINGS A, B, C, D
10.	2021-03-25	ISSUED FOR PROGRESSIVE CONSTRUCTION
11.	2021-03-25	ISSUED FOR PERMIT BUILDINGS A, B, C, D
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14.	2021-05-18	ISSUED FOR SITE INSTRUCTION #4
15.	2021-05-28	ISSUED FOR SITE INSTRUCTION #5
16.	2021-06-15	ISSUED FOR PROGRESSIVE CONSTRUCTION #2
17.	2021-09-27	ISSUED FOR PERMIT REVISION TO BUILDING D
18.	2021-11-18	ISSUED FOR SITE INSTRUCTION #6
19.	2021-12-13	ISSUED FOR SITE INSTRUCTION #8
20.	2022-09-13	ISSUED FOR SITE INSTRUCTION #9

REVISIONS		
No.	DATE	DESCRIPTION
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GROUND FLOOR FRAMING PLAN
SCALE 1:100

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

COLUMN - C1
300x600
6-20V
+10@300 TIES
C2A
200x650
6-20V
+10@300 TIES
C2B
200x500
6-20V
+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

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Job Title:
FORETSIDE TOWNHOUSES
TORONTO, ONTARIO

Sheet Title:
1ST FLOOR BUILDINGS A, B, & C

North

Seal

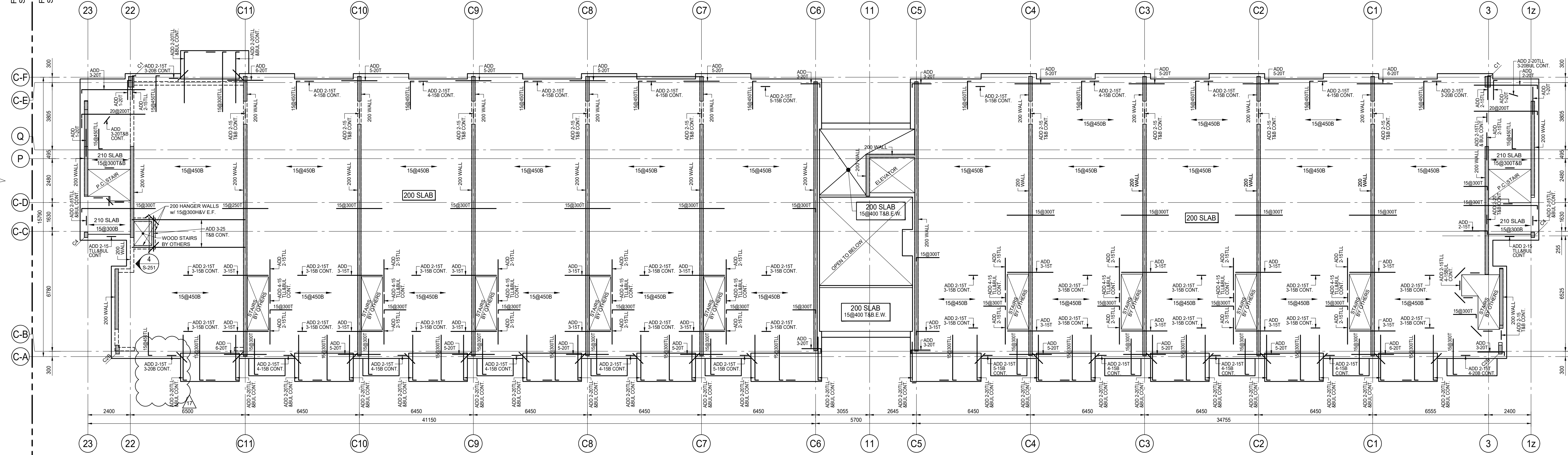
Date Plotted	Date:	Sep 13 2022
Drawn By	ND	Scale: 1 : 100
Checked By	JW	Revision Number:
Job No:	19066	Sheet No: S-102B

FOR CONTINUATION
SEE DWG S-103B
FOR CONTINUATION
SEE DWG S-103A

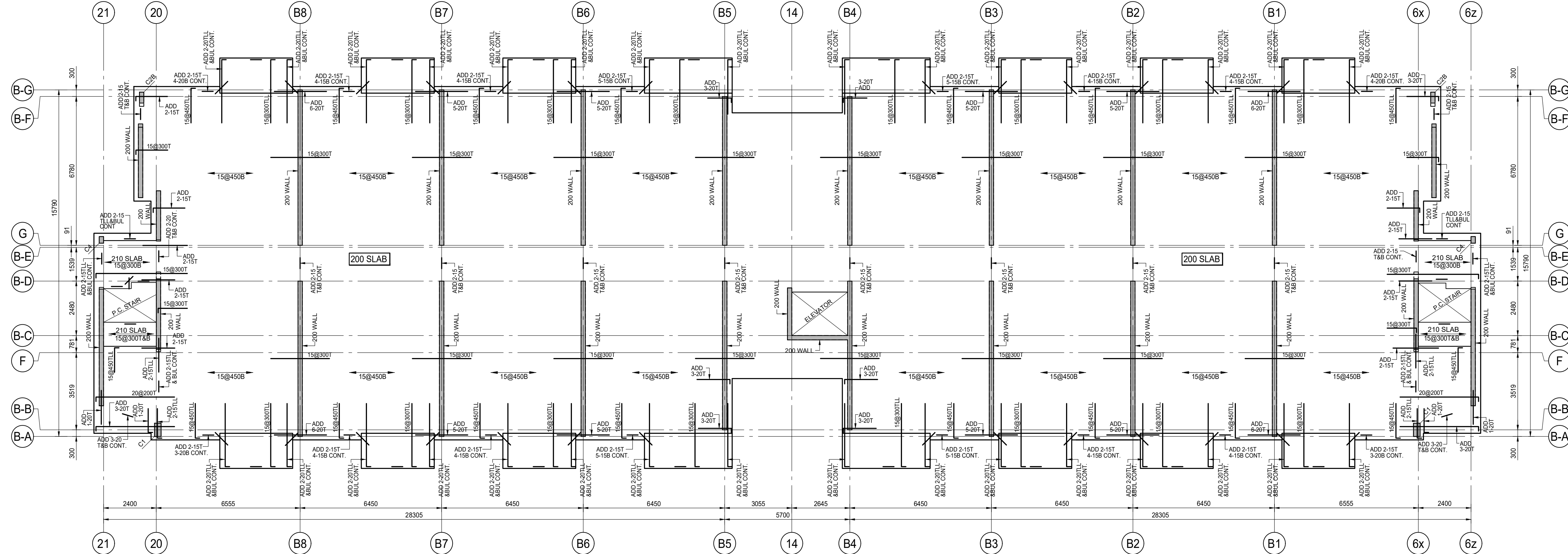
FOR CONTINUATION
SEE DWG S-103B
FOR CONTINUATION
SEE DWG S-103A

FOR CONTINUATION
SEE DWG S-103B
FOR CONTINUATION
SEE DWG S-103A

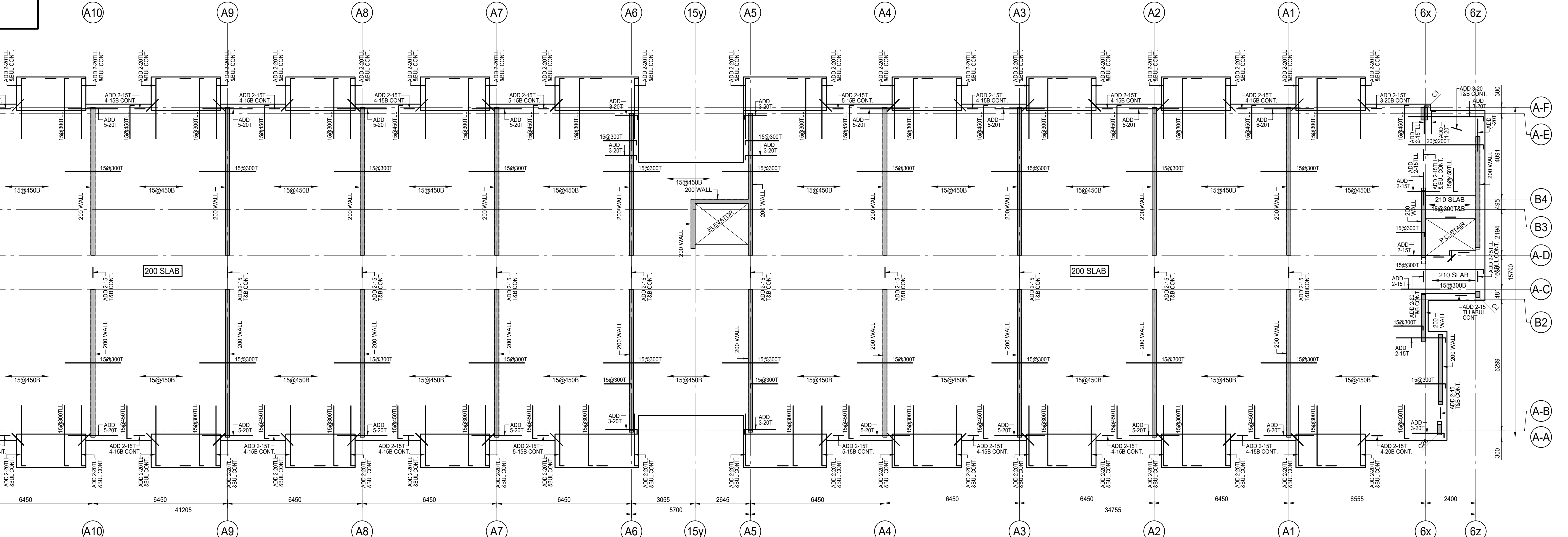
BUILDING C



BUILDING B



BUILDING A



2ND FLOOR FRAMING PLAN SCALE 1:100

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

COLUMN - C1
300x600
6-20V
+10@300 TIES
C2A
200x650
6-20V
+10@300 TIES
C2B
200x500
6-20V
+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

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14.	2021-09-27	ISSUED FOR PERMIT REVISION TO BUILDING D
15.	2021-10-06	ISSUED FOR SITE INSTRUCTION #6
16.	2021-12-13	ISSUED FOR SITE INSTRUCTION #8
17.	2022-09-13	ISSUED FOR SITE INSTRUCTION #9

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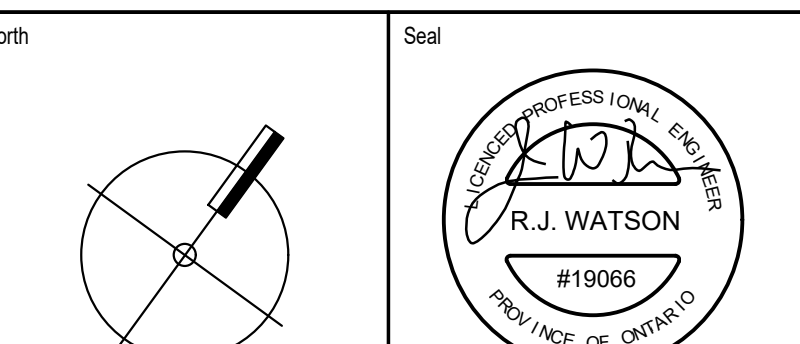
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Sheet Title:
**2ND FLOOR
BUILDINGS A, B, & C**

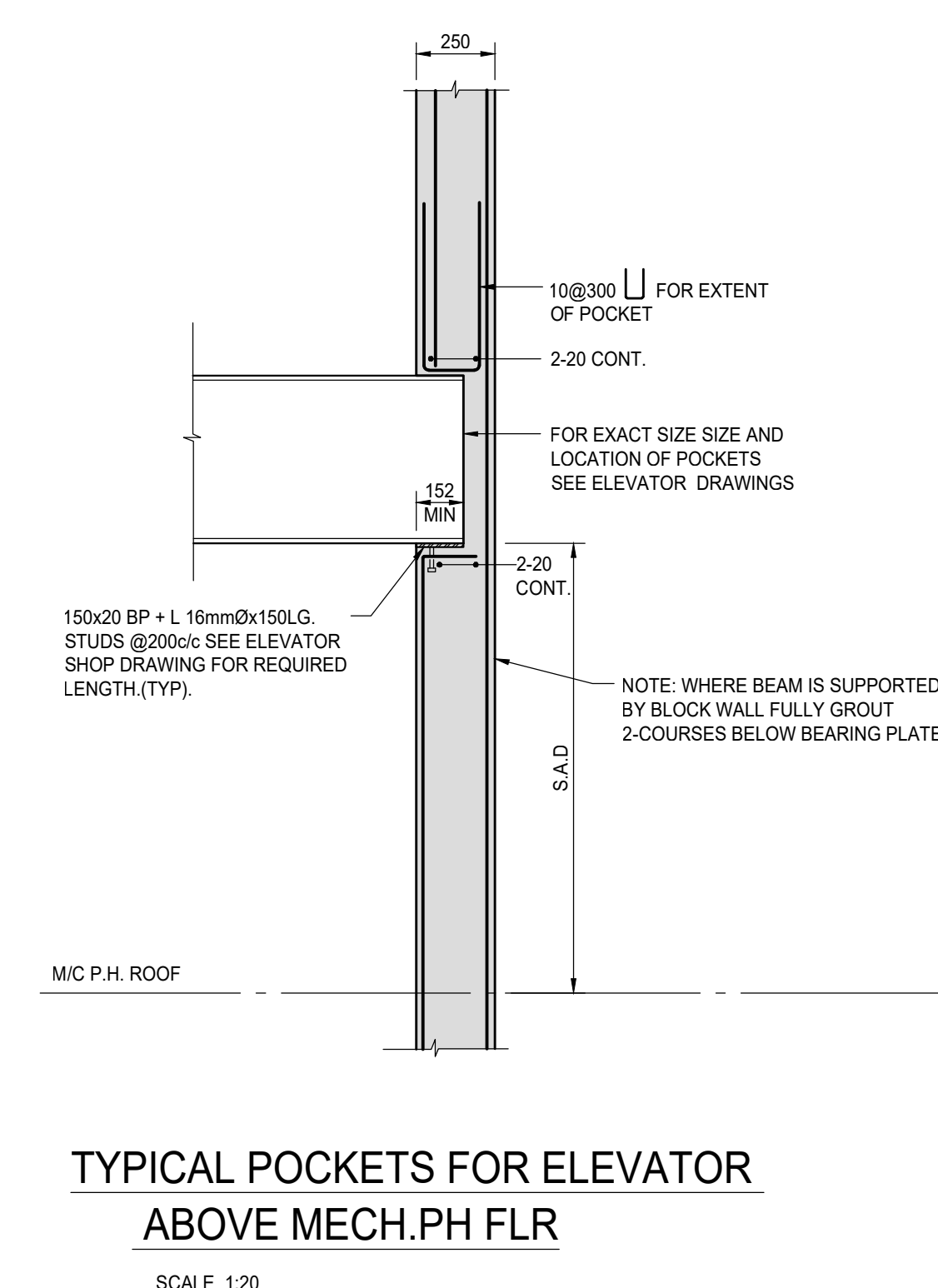
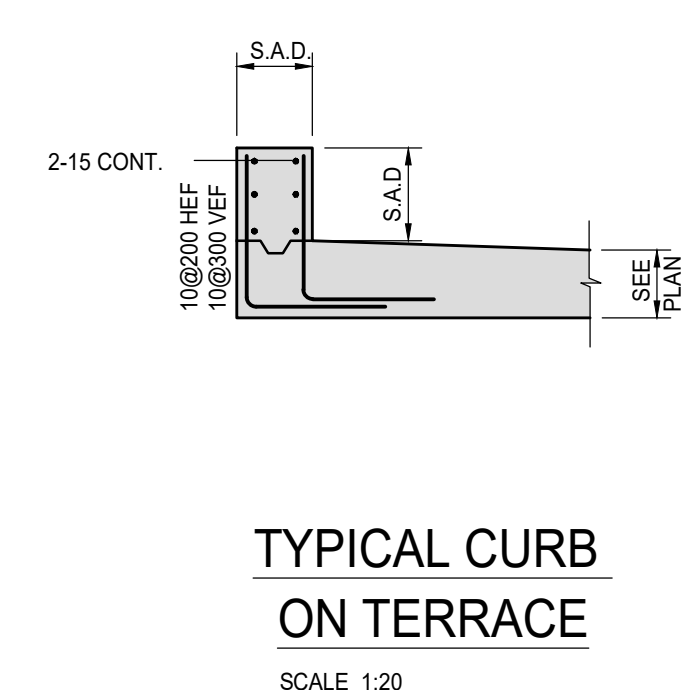
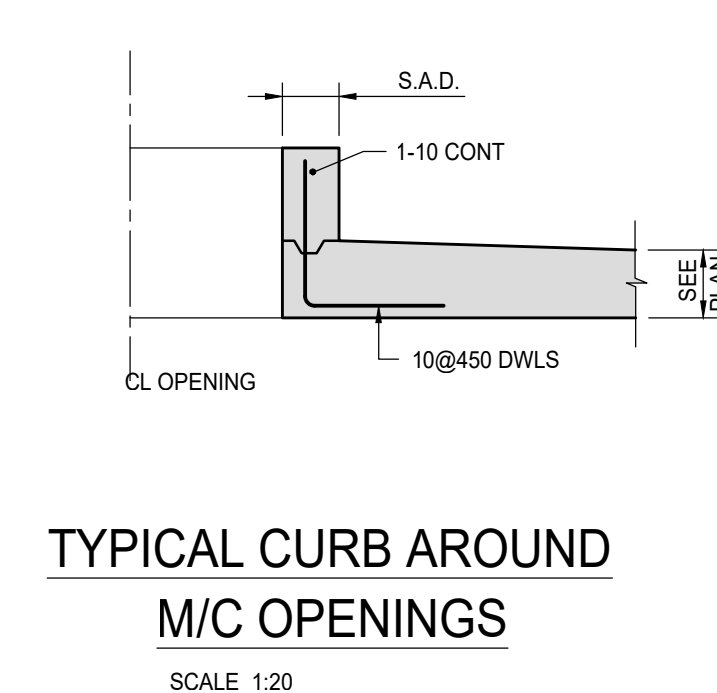
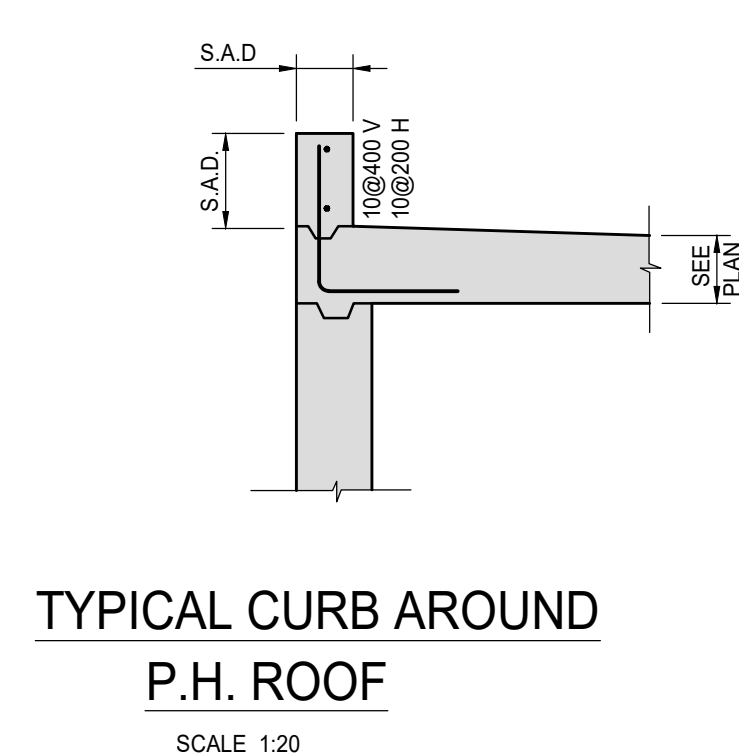
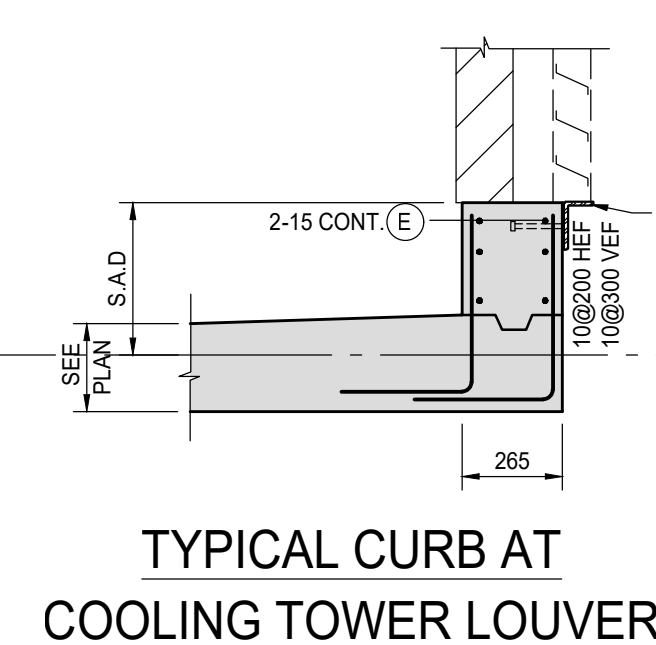
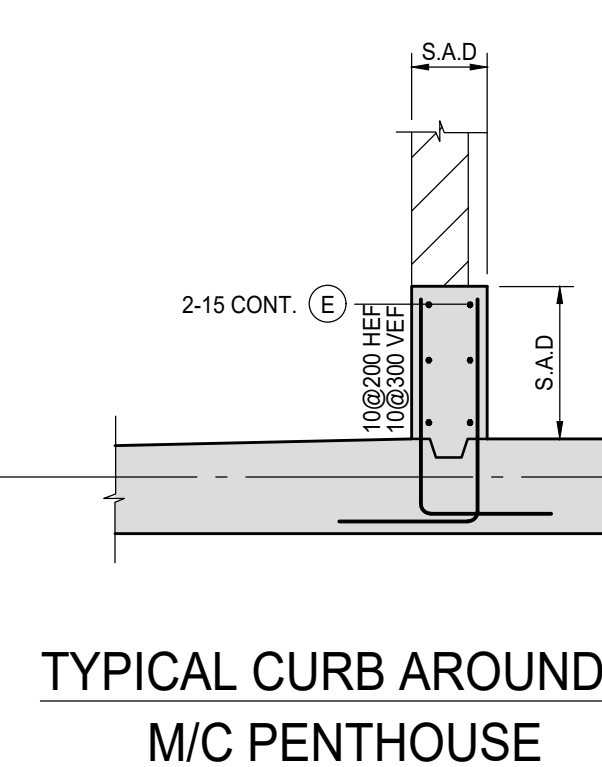
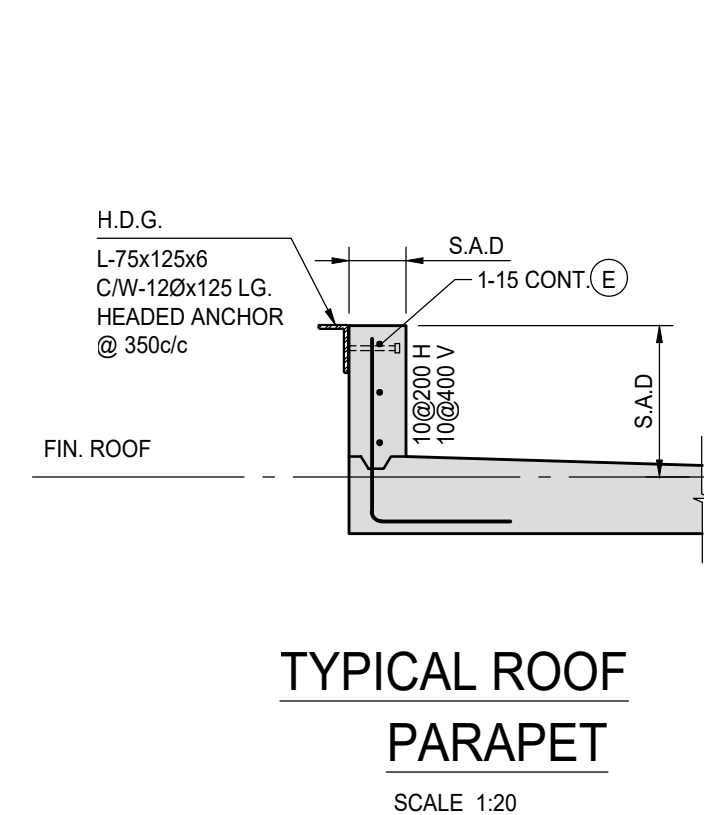
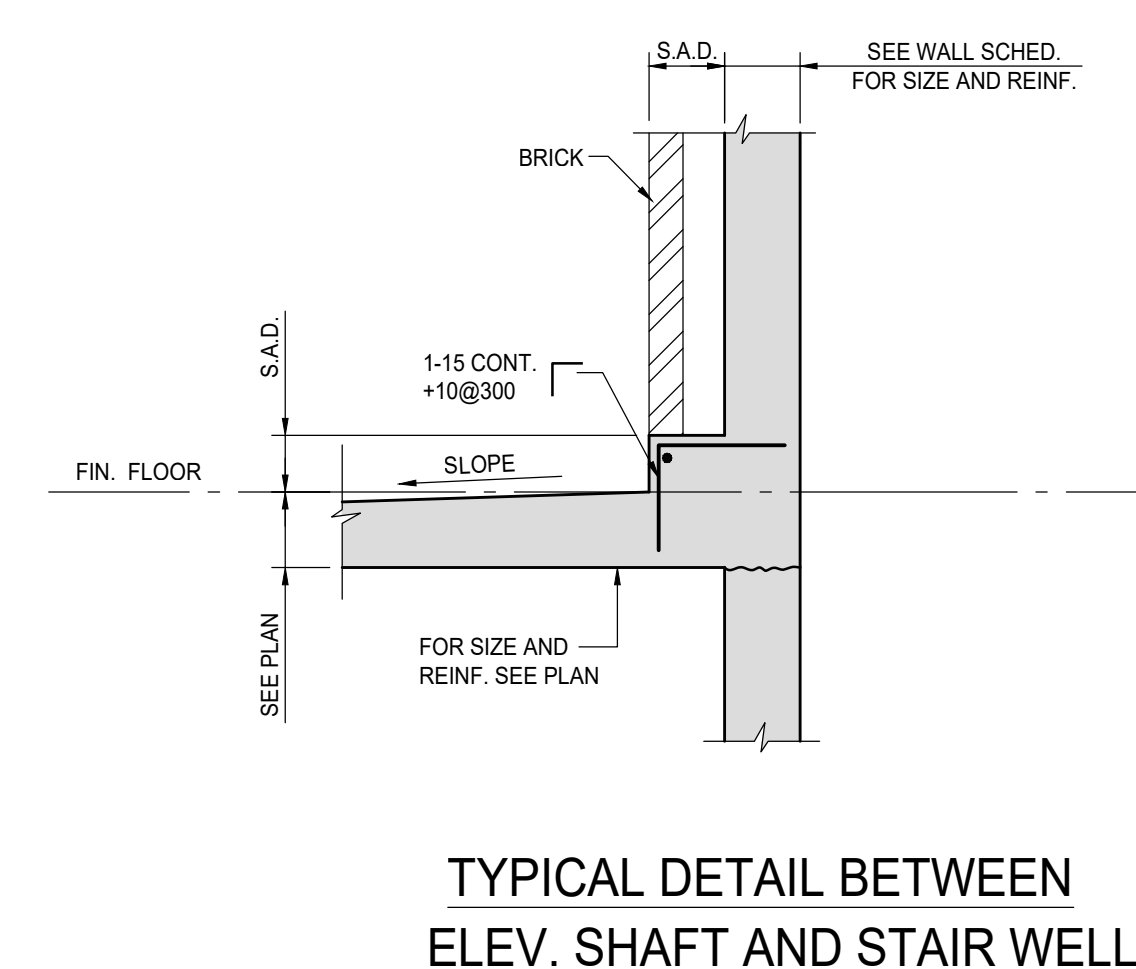
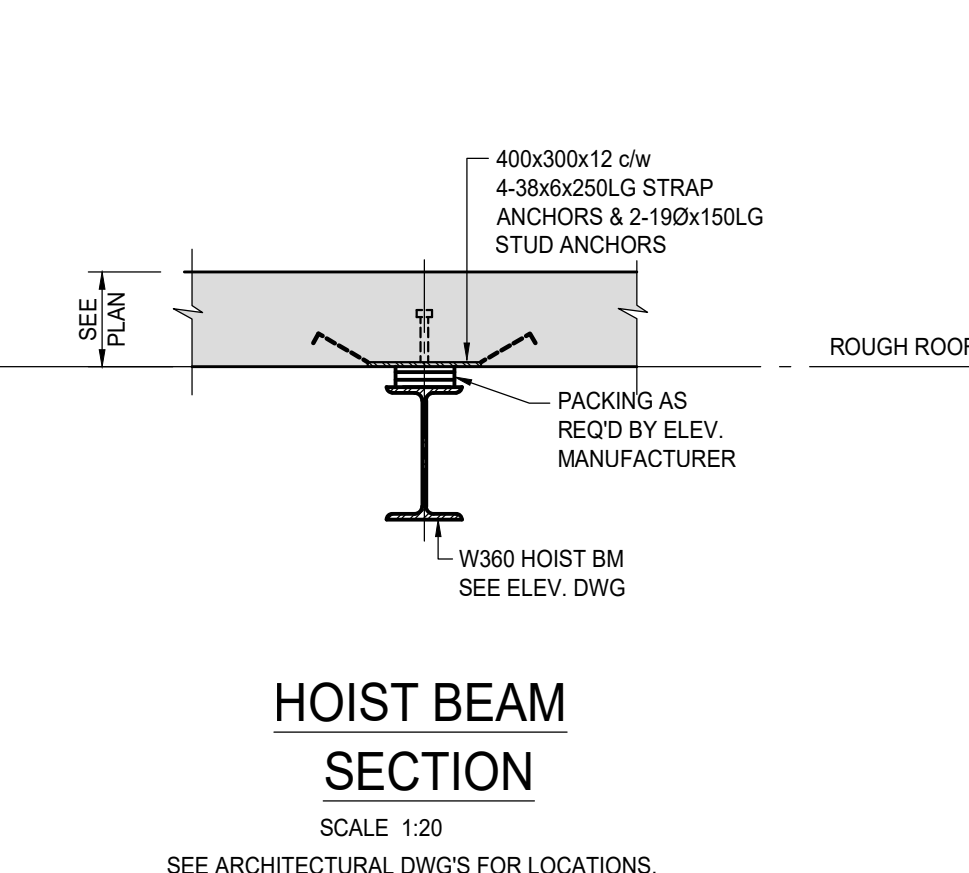
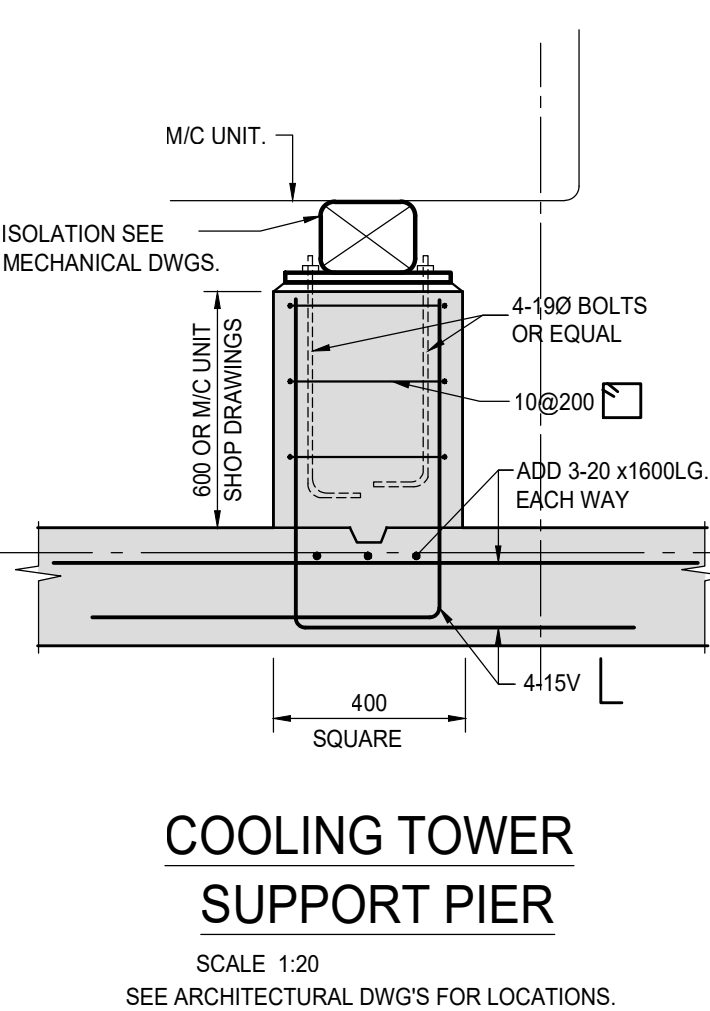
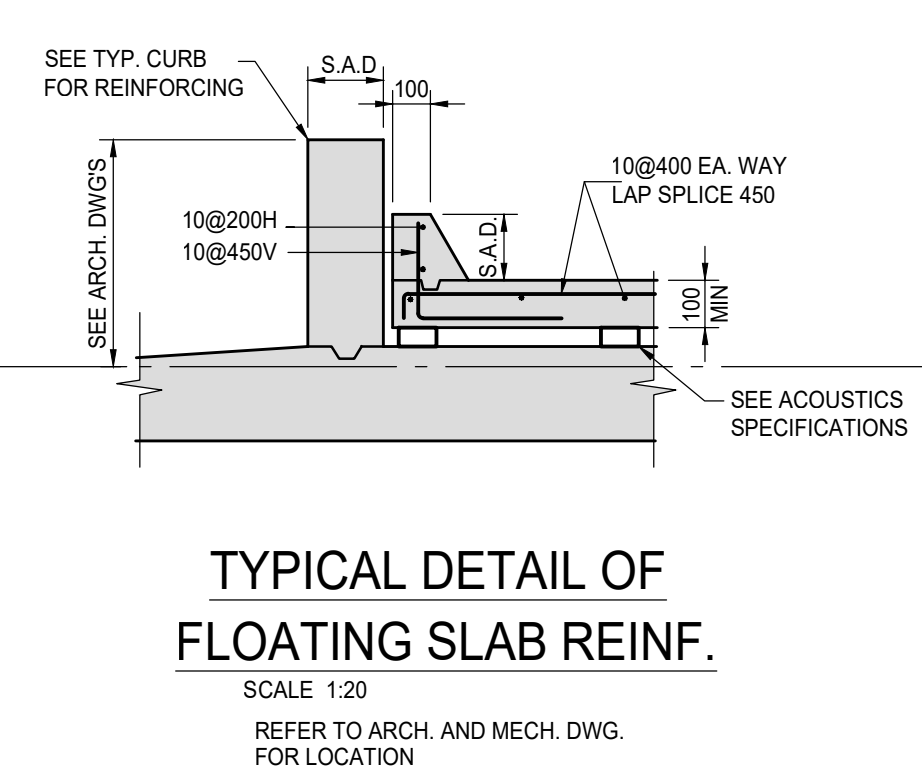
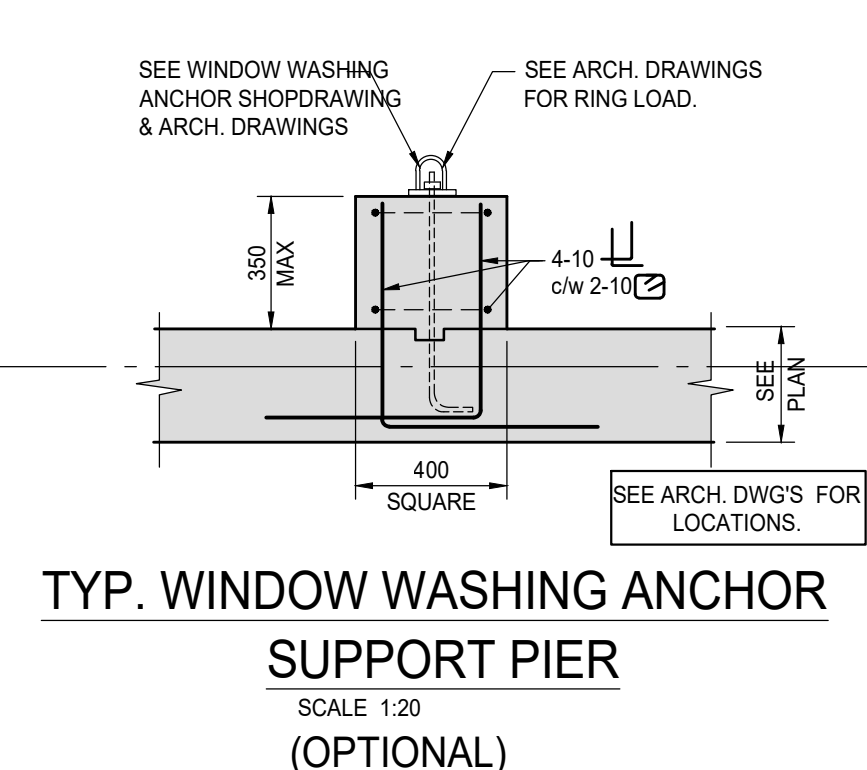
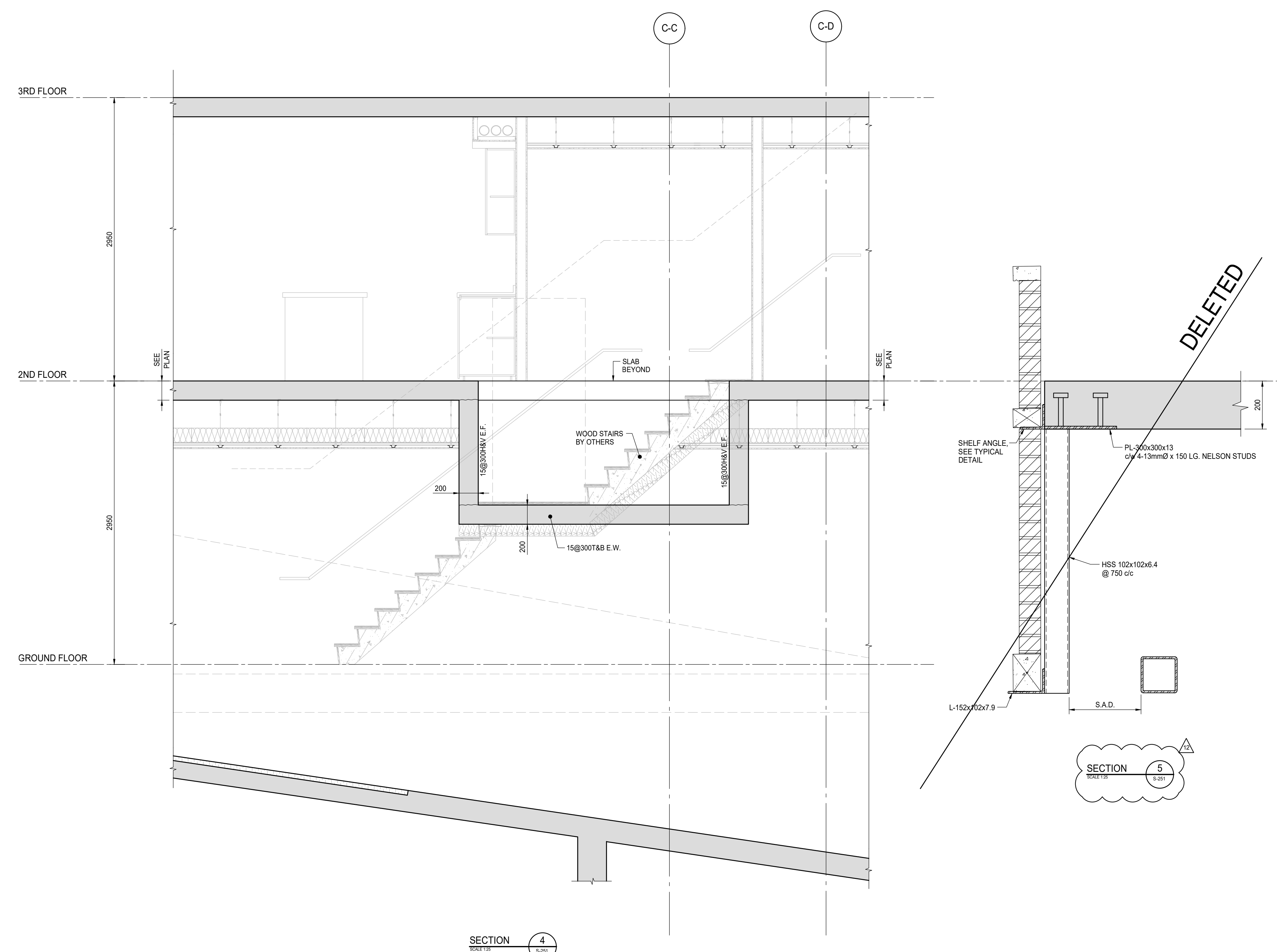
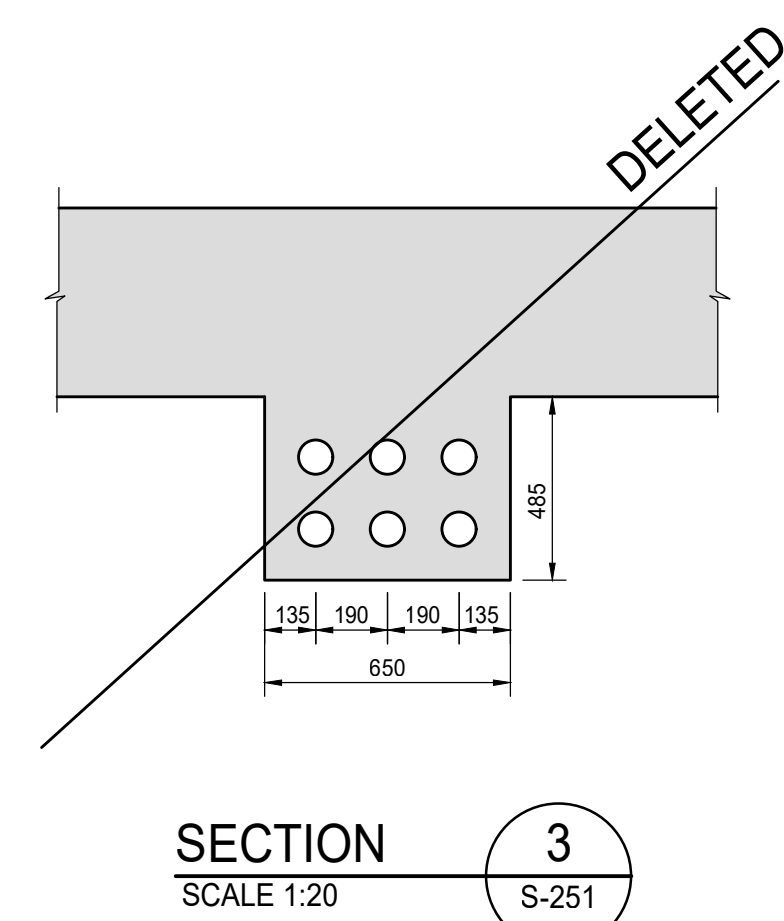
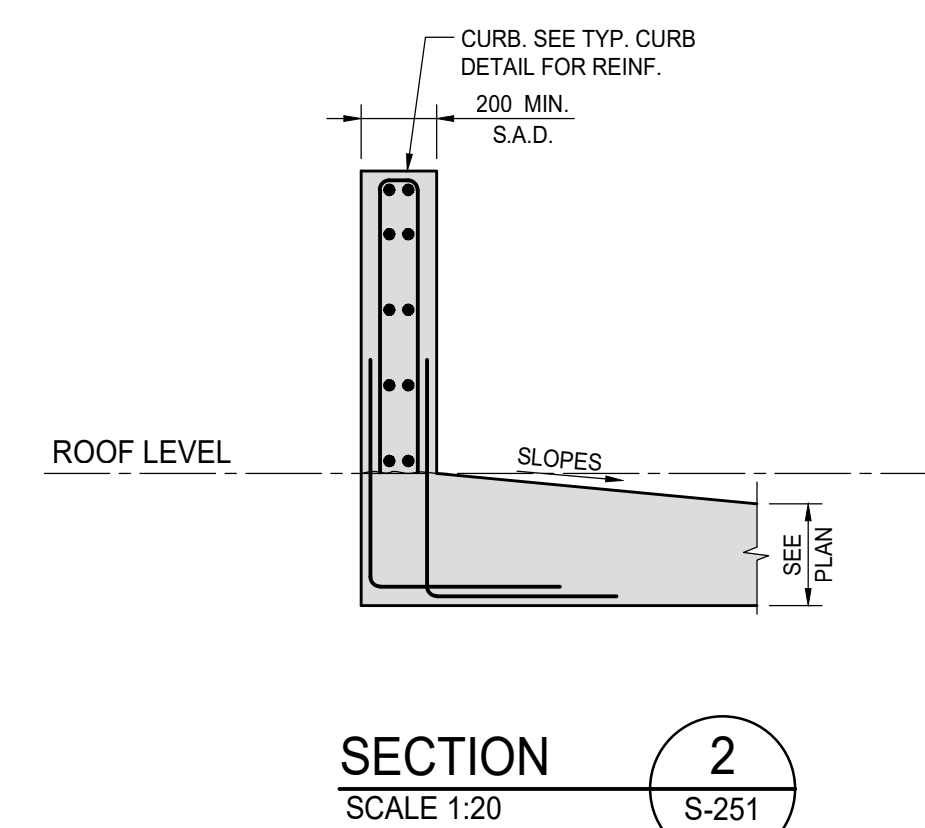


Date Plotted: **ND** Date: **Sep 13 2022**

Drawn By: **JW** Scale: **1 : 100**

Checked By: **JW** Revision Number: **19066**

Job No.: **S-103B** Sheet No.: **S-103B**

19066