

FORESTSIDE TOWNHOUSES

(Royal Pine Homes)



SITE INSTRUCTION # 2

Instruction Issued By: Kevin Deonarraine

Instruction Issued To: Vince Staffieri

Date: April 22nd, 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 & B "P1 UNDERGROUND"**

a) Updated to match latest slab edge

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

b) Updated to match latest slab edge

END OF SITE INSTRUCTION # 2

FORESTSIDE TOWNHOUSES

TORONTO, ONTARIO

Project
Number : #19066

Issued for : ISSUED FOR SITE INSTRUCTION # 2

Issued date : APRIL 21, 2021

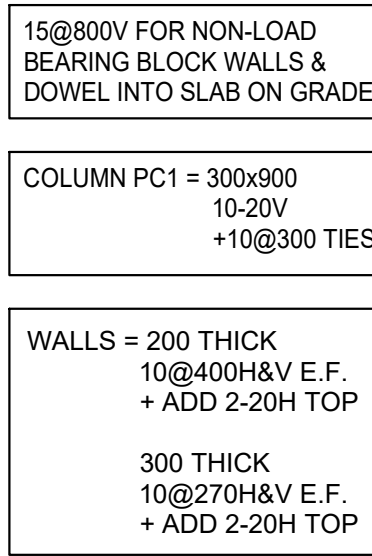


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LIST OF STRUCTURAL DRAWINGS

Drawing Index



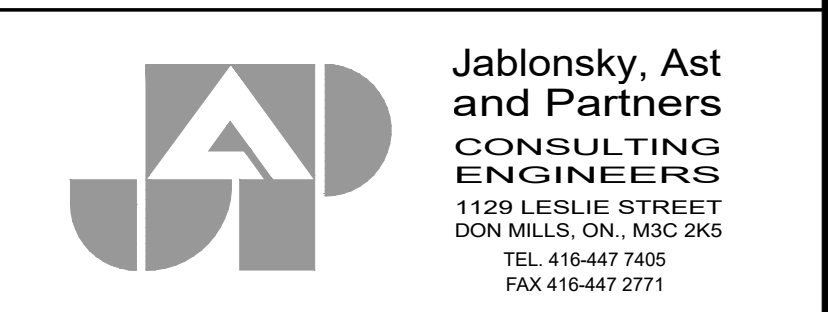
SCALE 1:100

1. FOOTINGS SHALL BE CARRIED DOWN TO BEAR ON NATURAL, UNDISTURBED (SHALE, TILL, SLO), CAPABLE OF SAFELY SUPPORTING A BEARING CAPACITY OF 300 kPa (SL) & 450 kPa (ULS), UNLESS NOTED ON PLAN, AS PER ON GEOTECHNICAL REPORT 20-065-100 PREPARED BY DS CONSULTANTS LTD. DATED JUNE 16, 2020.
2. TOP OF ROUGH SLAB IS 300mm BELOW FINISHED FLOOR (DATUM EL. XXX.XXX) / EXCEPT AS CROSSED NOTED ON PLAN.
3. TOP OF FOOTINGS TO BE 150mm (MIN.) FROM FINISHED SLAB ON GRADE. UNDERSIDE OF FOOTING ELEVATION IS NOTED AS EL.XXX.XXX-XX ON PLAN.
4. CONCRETE STRENGTH AT 28 DAYS SHALL BE AS FOLLOWS:

FOR FOOTINGS & FOOTING CAPS 25 MPa, EXCEPT AS NOTED ON PLAN
FOR PERIMETER FOUNDATION WALLS 35 MPa, EXPOSURE CLASS "F"
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 FILTRATED 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-001 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 PROFAB 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 CENTRE 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 2x15mm NELSON STUD 150x150, EACH END.

[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.		



Job Title

FORESTSIDE TOWNHOUSES

TORONTO, ONTARIO

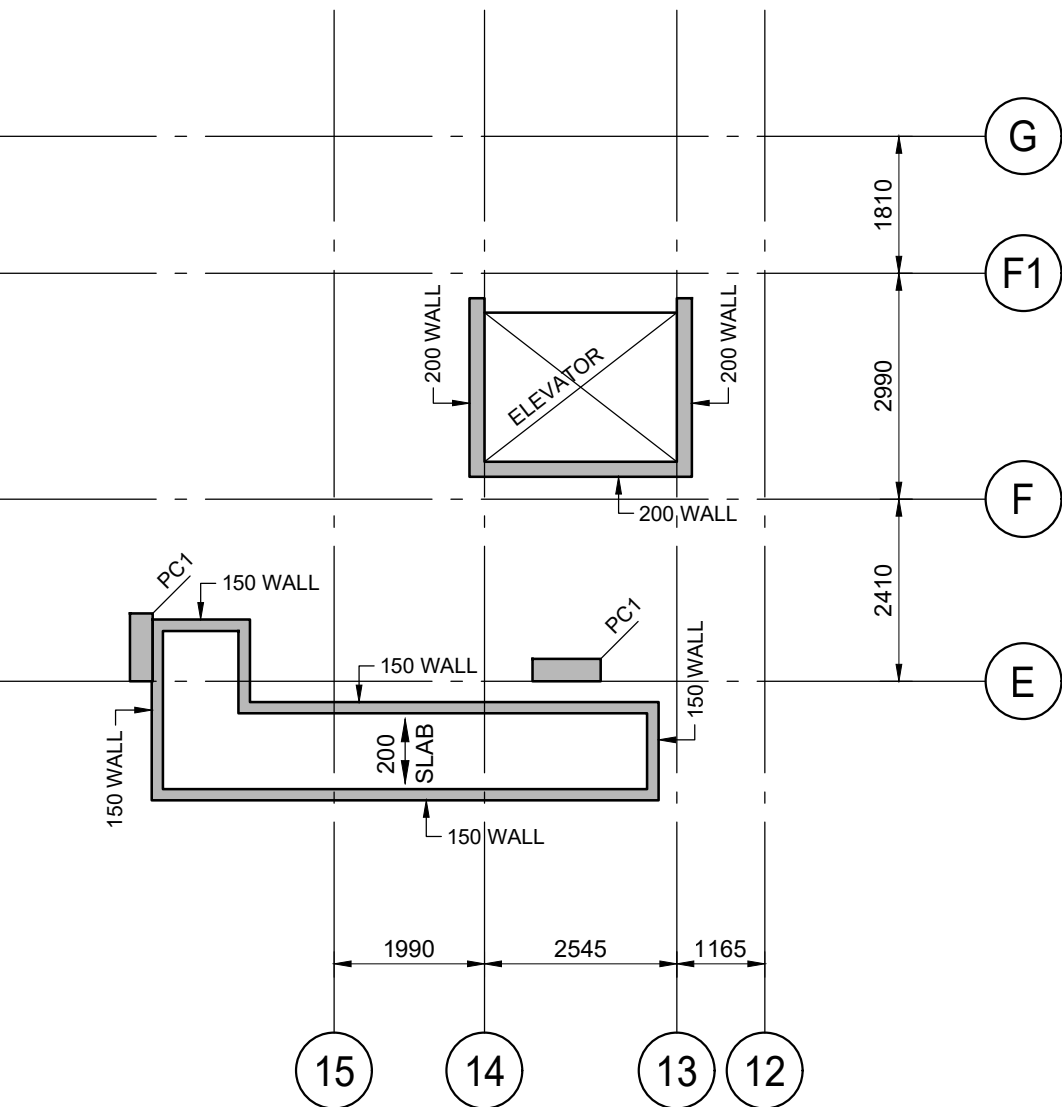
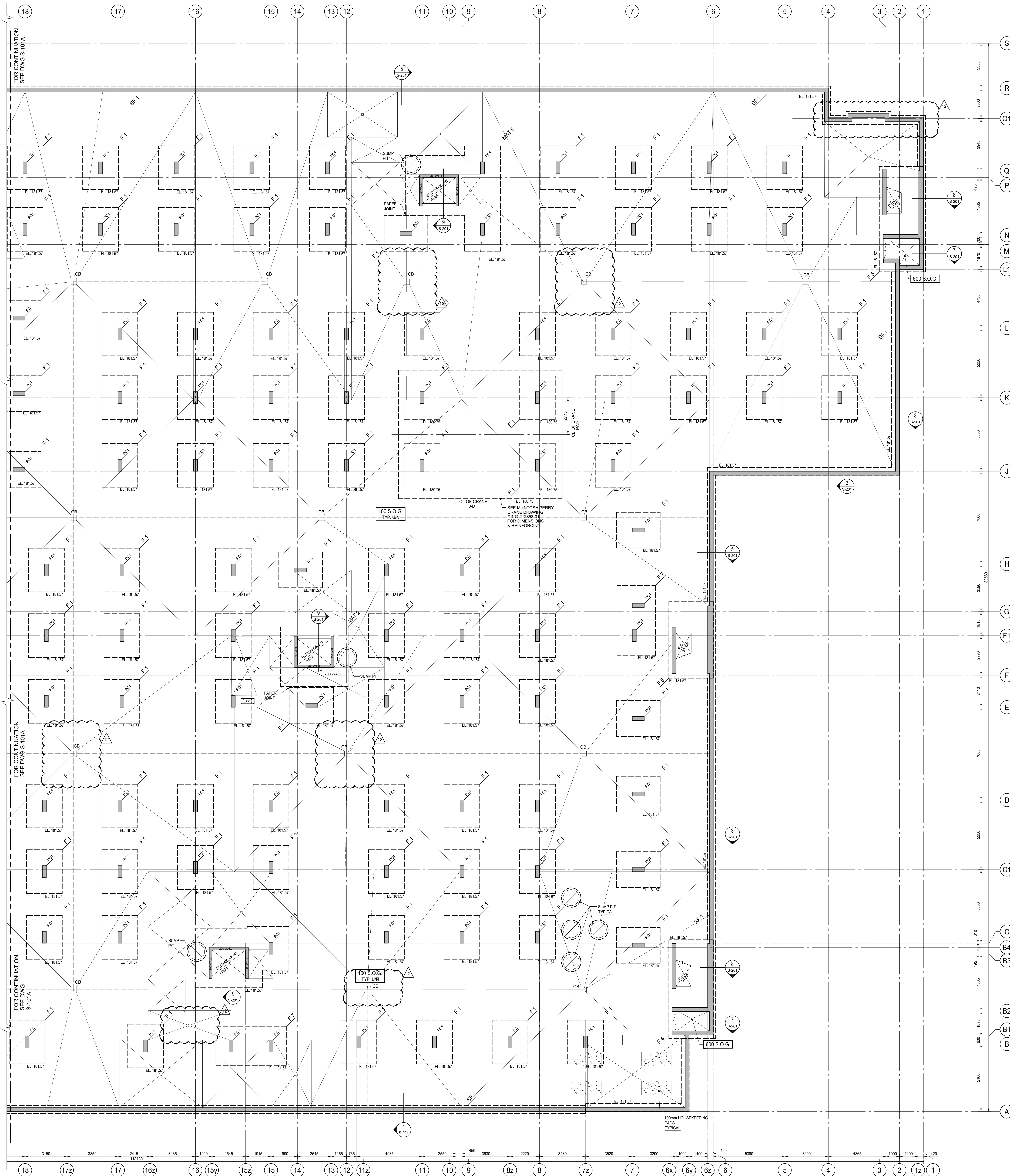
Sheet Title

P1 UNDERGROUND
WEST AREA

The image shows a North arrow pointing towards the top-left corner of the page. To its right is a circular professional engineer's seal. The seal contains the text "LICENSED PROFESSIONAL ENGINEER" around the top edge, "R.J. WATSON" in the center, "#19066" below the name, and "PROVINCE OF ONTARIO" around the bottom edge.

Date Plotted	Date :	Apr 22 2021
Drawn By: ND	Scale :	1 : 100
Checked By: JWW	Revision Number:	

Job No : 19066	Sheet No: S-101A
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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 = 300x300
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.		
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

REVISIONS

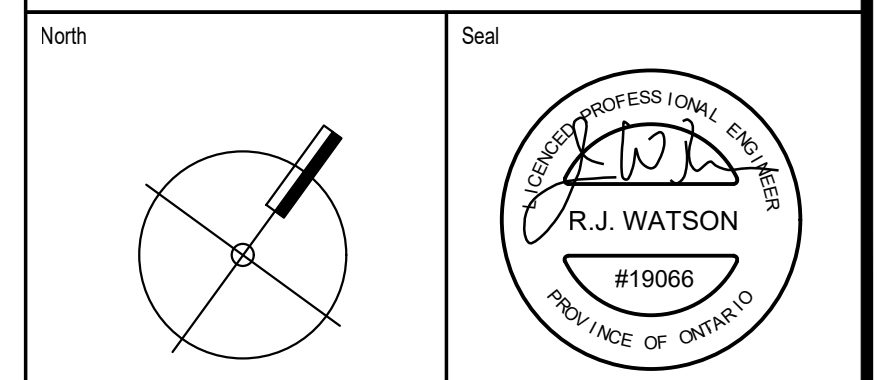
CONTRACTOR MUST VERIFY ALL DIMENSIONS AND BE RESPONSIBLE FOR SAME REPORTING ANY DISCREPANCIES TO THE ARCHITECT BEFORE COMMENCING THE WORK.

PRINTS ARE NOT TO BE SCALED.



Job Title:
FORETSIDE TOWNHOUSES
TORONTO, ONTARIO

Sheet Title:
P1 UNDERGROUND EAST SIDE

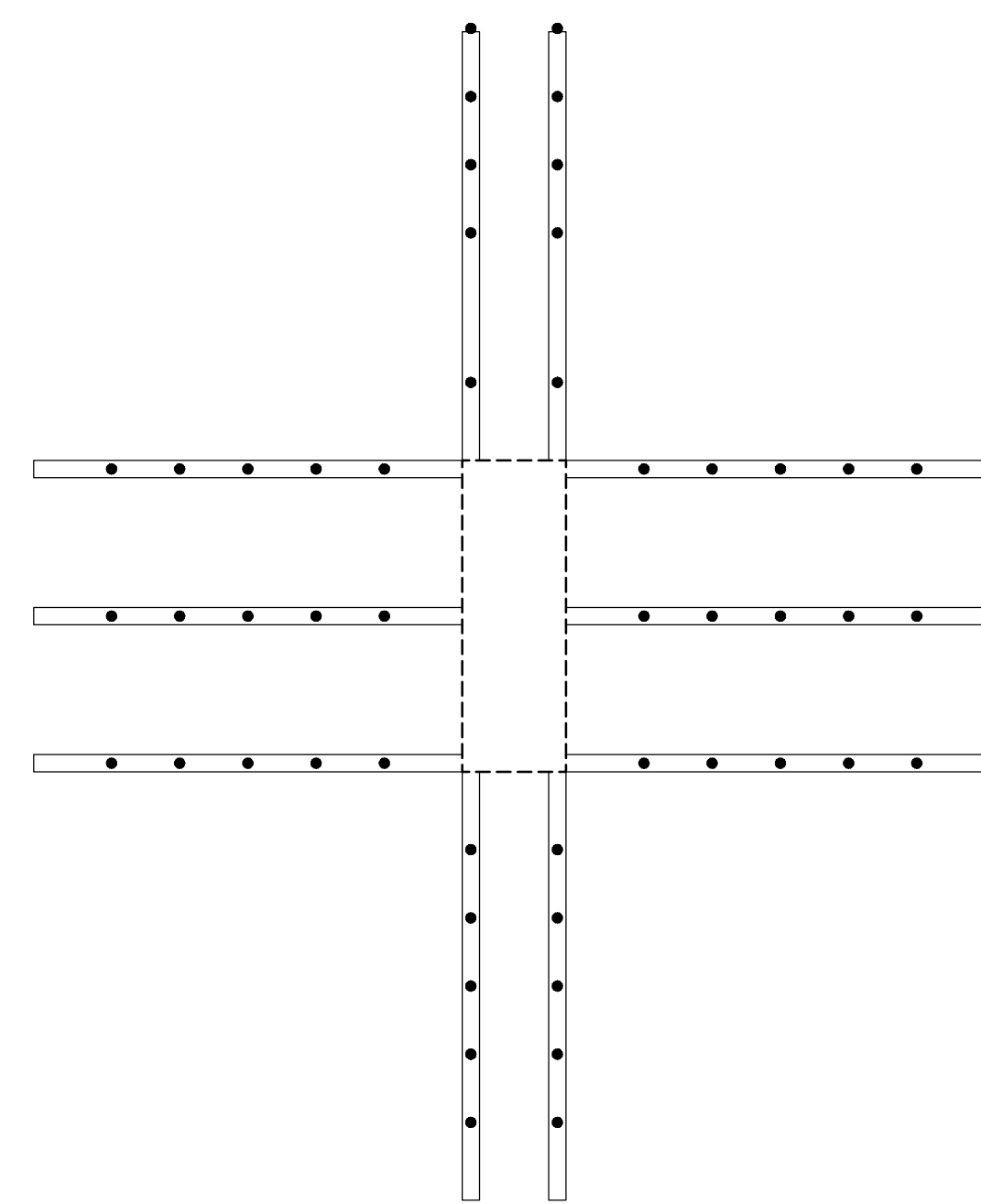


Date Plotted: **Apr 22 2021**

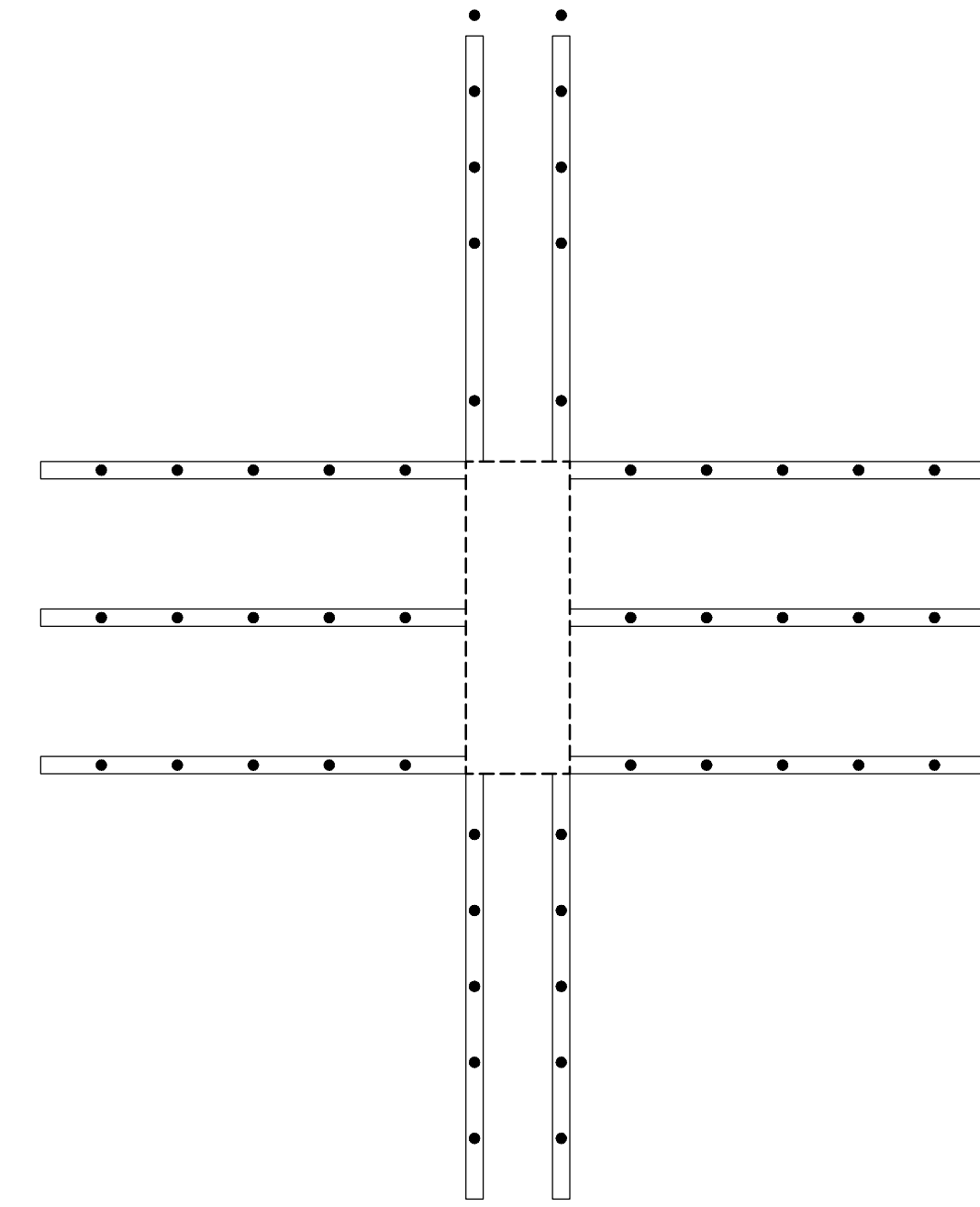
Drawn By: **ND** Scale: **1:100**

Checked By: **JW** Revision Number:

Job No: **19066** Sheet No: **S-101B**



DETAIL A
SCALE 1:20



DETAIL B
SCALE 1:20 S-102A

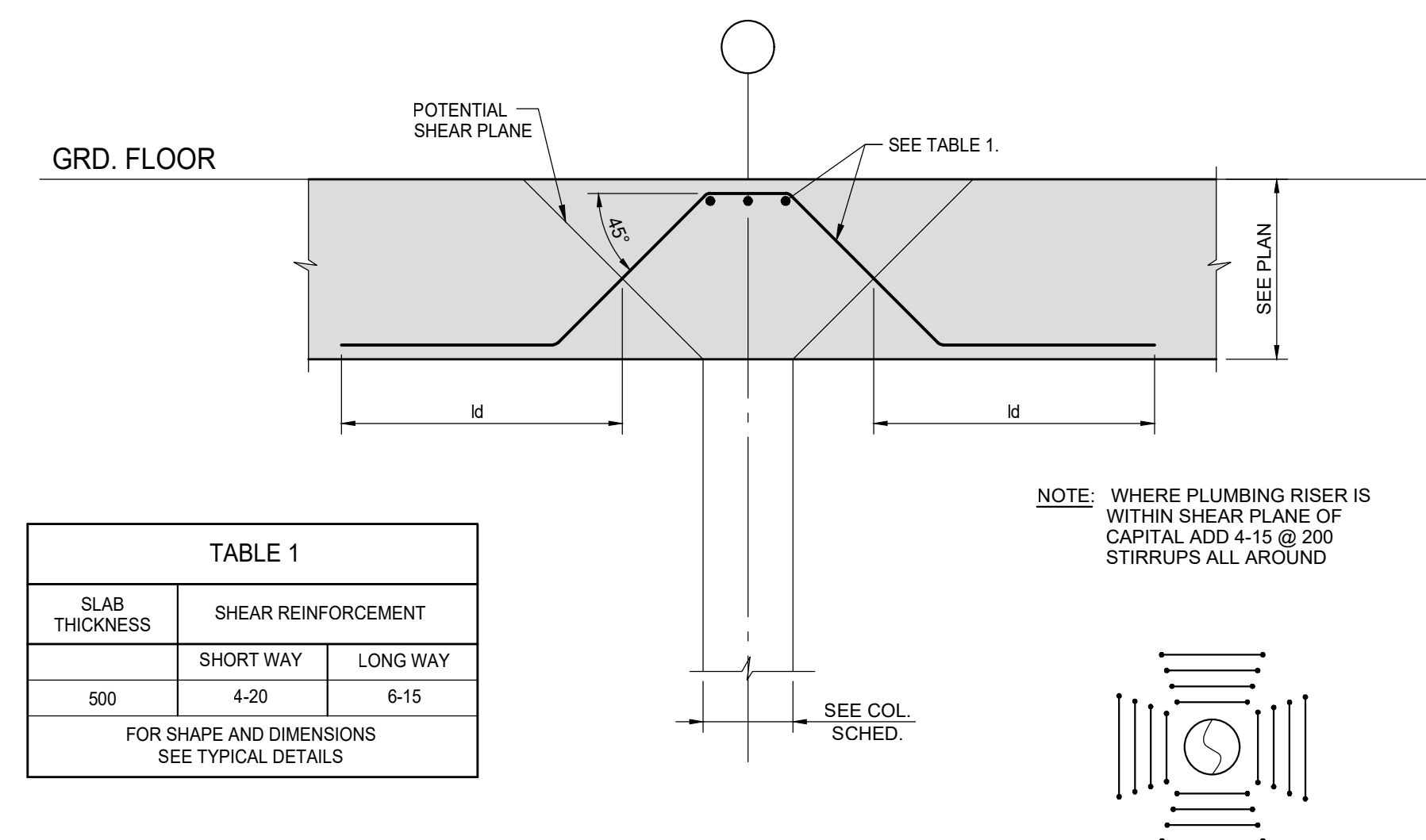


TABLE 1		
SLAB THICKNESS	SHEAR REINFORCEMENT	
	SHORT WAY	LONG WAY
500	4-20	6-15
FOR SHAPE AND DIMENSIONS SEE TYPICAL DETAILS		

SCALE 1:100

1. TOP OF ROUGH SLAB IS 0.1mm 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 LIVE LOADS SEE TABLE 'X' ON THIS DRAWING.	
3. CONCRETE EXPOSED TO DE-ICING CHEMICALS SHALL BE EXPOSURE CLASS 'C'-WITH 6% TO 8% EXTRACTED 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 16@250	
500 SLAB IS 20@300	
8. NO OPENINGS LARGER THAN 300x300 ARE ALLOWED IN SLAB OTHER THAN THOSE SHOWN ON STRUCTURAL DRAWINGS.
9. SEE GENERAL NOTES ON DRAWING 5-001.
10. SEE TYPICAL DETAILS DETAILS ON 5-000 SERIES DRAWINGS.
11. SEE COLUMN & WALL SCHEDULE ON THIS DRAWING.
12. COORDINATE BEAM DEPTHS AT DOORS WITH ARCHITECTURAL DRAWINGS.
13. REFER TO ARCHITECTURAL DRAWINGS FOR SLAB ELEVATIONS, SLOPES, STEPS IN SLAB AND SLAB DETAILS FOR REINFORCING.
14. SEE ARCHITECTURAL DRAWINGS FOR EXACT SITE LOCATION AND EXTENT OF CURBS. SEE TYPICAL DETAILS FOR REINFORCING.
15. CENTER LINE OF DROP AND BEND IS THE CENTER LINE OF COLUMN OR SHEAR WALL UNLESS OTHERWISE NOTED ON PLAN.
16. GRATING OVER AIR SHAFTS AND SUPPORT FRAME SHALL BE DESIGNED FOR HEAVY TRUCK LOADING (144kN) AND ASSOCIATED POINT LOADS IN ACCORDANCE WITH THE CANADIAN HIGHWAY BRIDGE DESIGN CODE. SHOP DRAWINGS SHALL CLEARLY INDICATE LOADING AND BE PROPERLY DIMENSIONED AND SEALED BY PROFESSIONAL ENGINEER.
17. NPLN 1 - 150x10x150 ALUMINUM EXPANSION DIVIDER BEAM BASE PLATE WITH 2x19mmx150 BILSTEEL STUD X 150.0G, EACH END.

COLUMN = C1
300x800
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

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.	2020-05-07	ISSUED FOR TENDER ADDENDUM # 4
6.	2020-08-29	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
12.	2021-04-21	ISSUED FOR SITE INSTRUCTION # 2

No.	DATE	DESCRIPTION
REVISIONS		
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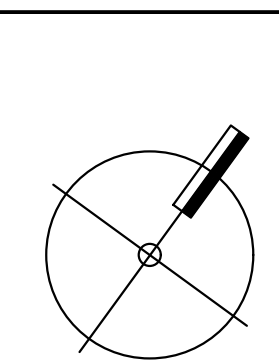


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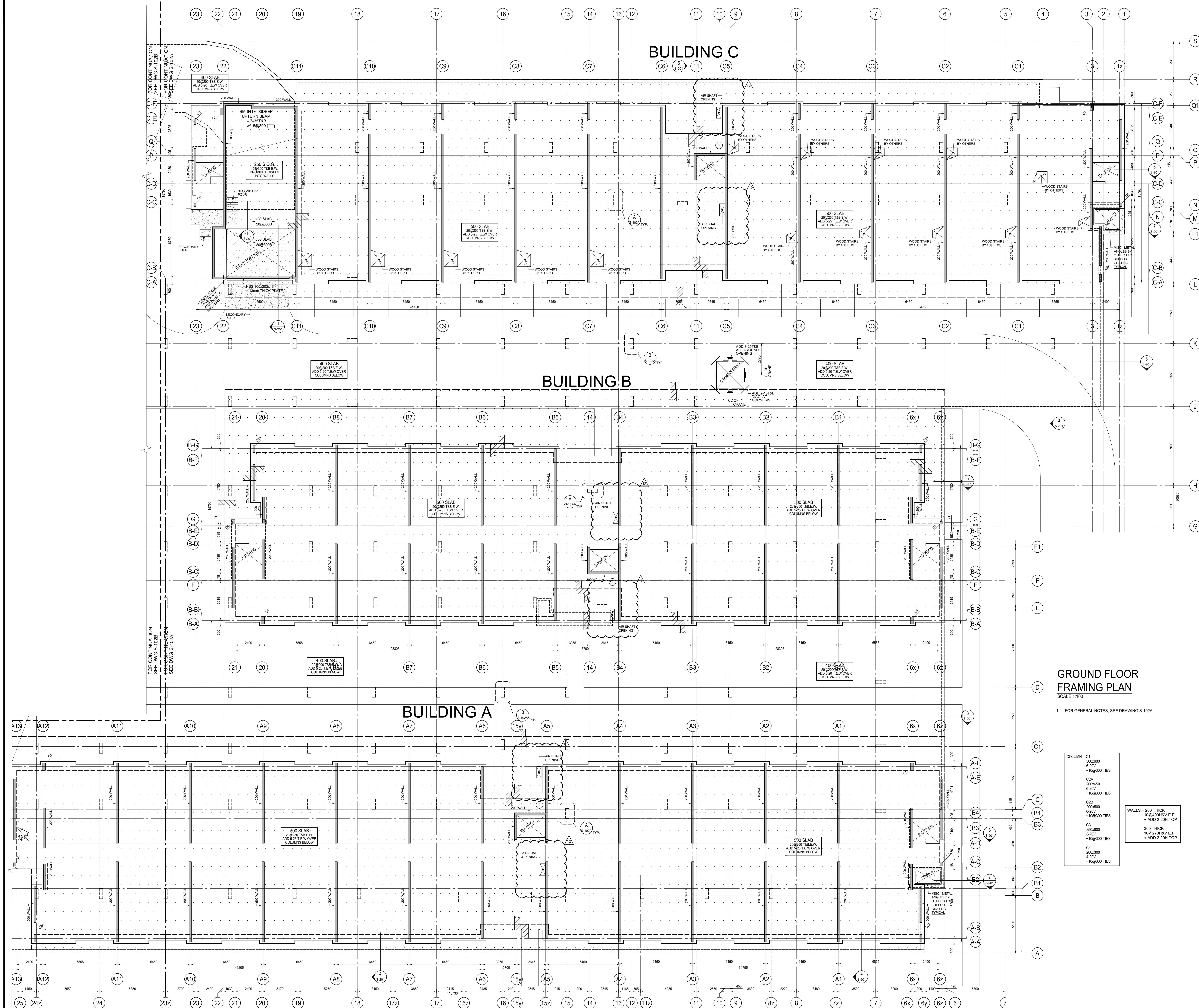
Sheet Title

1ST FLOOR
BUILDING D



Date Plotted	Date : Apr 22 2021
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Checked By : JW	Revision Number:
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S-102A



ISSUES		
No.	DATE	DESCRIPTION
1.	2019-08-02	ISSUED FOR TENDER
2.	2019-08-28	ISSUED FOR TENDER ADDENDUM #1
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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
12.	2021-04-21	ISSUED FOR SITE INSTRUCTION #2

REVISIONS		
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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	

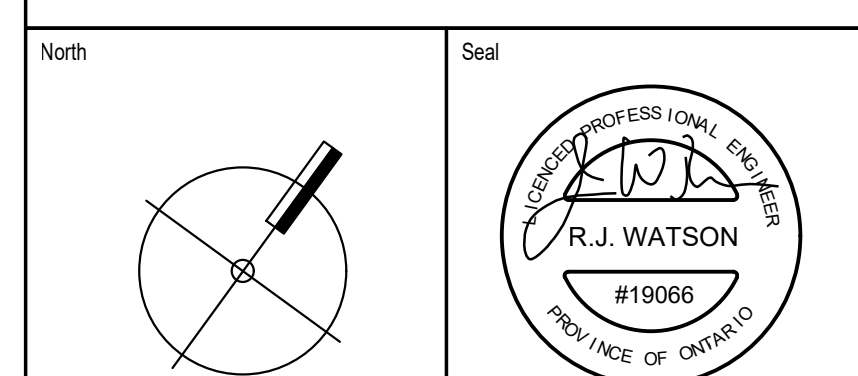
WALLS = 200 THICK
10@400H&V E.F.
+ ADD 2-20H TOP

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



Job Title:
FORETSIDE TOWNHOUSES
TORONTO, ONTARIO

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



Date Plotted:	Date:	Apr 22 2021
Drawn By:	ND	Scale: 1 : 100
Checked By:	JW	Revision Number:
Job No:	19066	Sheet No: S-102B