



**BARRY BRYAN
ASSOCIATES**

Architects
Engineers
Project Managers

Transmittal

To: RH Gay Holdings Company
Address: 55 King Street East
Bowmanville, Ontario L1C 1N4

Project No.: 21046
Date: October 24, 2024

Attention: Lawson Gay

Project Name: Courtice Mixed Use Seniors Development at 1697 Highway # 2 in Courtice, ON

For your:	<input checked="" type="checkbox"/>	Approval	Via:	<input type="checkbox"/>	Mail
	<input type="checkbox"/>	Distribution		<input type="checkbox"/>	Courier
	<input checked="" type="checkbox"/>	Information and use		<input type="checkbox"/>	By hand
	<input type="checkbox"/>	Review and comment		<input type="checkbox"/>	To be picked up
Action taken:	<input type="checkbox"/>	Reviewed		<input type="checkbox"/>	Fax
	<input type="checkbox"/>	Reviewed as noted		<input checked="" type="checkbox"/>	E-mail
	<input type="checkbox"/>	Revise and resubmit			
	<input type="checkbox"/>	Not reviewed			

Qty.:	Drawing No.:	Issue No.:	Revision No.:	Description:
1	Copy	-	-	Addendum No. 4 dated October 23, 2024

cc: Jennifer Hewlett, RH Gay Holdings Company
Jenna Shaw, RH Gay Holdings Company
Henry Gay, RH Gay Holdings Company
Robin George, Barry Bryan Associates
Nick Swerdfeger, Barry Bryan Associates
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Addendum No. 4

Page 1 of 2

Project No.: 21046
Date: October 23, 2024
Project: **Courtice Mixed Use Seniors Development at 1697 Highway # 2
RH GAY HOLDINGS COMPANY**

The following information supplements and/or supersedes the bid documents issued on September 10 2024

This Addendum forms part of the contract documents and is to be read, interpreted, and coordinated with all other parts. The cost of all contained herein is to be included in the contract sum. The following revisions supersede the information contained in the original drawings and specifications issued for the above-named project to the extent referenced and shall become part thereof. Acknowledge receipt of this Addendum by inserting its number and date on the Tender Form. Failure to do so may subject bidder to disqualification.

DRAWINGS

4 .1 BBA DRAWINGS No.S201, S202, S203, S504, A501, and A502

.1 Reissue of Barry Bryan Associates' Drawings No.S201, S202, S203, S504, A501, and A502 dated October 16, 2024.

4 .2 BBA Sketch SK01- ROOF ASSEMBLIES

.1 Refer to BBA Sketch SK01dated October 23, 2024.

QUESTION AND ANSWER

4 .3 **Question:** **Our lumber supplier prices No. 2 SPF as opposed to No. 1, switching to No. 1 will cause price increases he has told me. Are we able to use No. 2?**

Answer: No. 1 (Structural) is required are all bearing walls including bearing shear walls. MSR rated equivalent to structural is approved alternative.

4 .4 **Question:** **The specs show that we need "good one side", does it need to be good one side or can we use standard spruce plywood?**

Answer: "Good one side" is not required here.

4 .5 **Question:** **Are we able to use the premier plus, at 3.9 per sqft?**

Answer: The premier plus is acceptable, however, the coursing will need to be adjusted given the 79mm height vs. a metric of 57mm (IE less material, but needs to ensure door and window coursing at ground floor will work). The product is acceptable with the allowance of a blend as per specifications. Please provide details on updated brick ties and flashing appropriate for premier plus product.

4 .6 **Question:** **Are you looking a continuous insulation layer of R25 minimum or 150mm insulation thickness for base layer? Minimum R25 will be two (2) layers of 2.2" PolyISO or one layer of 4.4" PolyISO Or 150mm insulation will be equal to R35 that two (2) layers of 3" PolyISO**

Answer: R35 continuous insulation (base layer) is required. Refer to BBA Sketch SK01dated October 23, 2024.

4.7 **Question:** Are you looking 1% or 2% full tapered insulation over the base layer of PolyISO?

Answer: 2% full tapered insulation.

4.8 **Question:** Does this still need a 13mm cover board / production board over the tapered insulation at roof type R1 and R2?

Answer: Required on both R1 and R2.

4.9 **Question:** Does this need a 13mm underlayment board at roof type R1 and R2?-

Answer: Pending manufacturer approved system, underlayment board is likely not required on a plywood roof deck, assuming all seams will be taped and smooth- provide shop drawings for approved system. The underlayment board is required on R3, where a steel deck is provided. R3 also requires a self adhered Air vapour barrier on top of the underlayment board and 100-200mm tapered insulation.

End of Addendum No. 4

Barry Bryan Associates

Architects, Engineers, Project Managers



Matthew Ficara, P. Eng.

MF/sm

Attachments: BBA Drawing No. S201, S202, S203, S504, A501, and A502 (6 Pages)
BBA Sketch SK01 (1 Page)

I/We hereby acknowledge receipt of this Addendum.

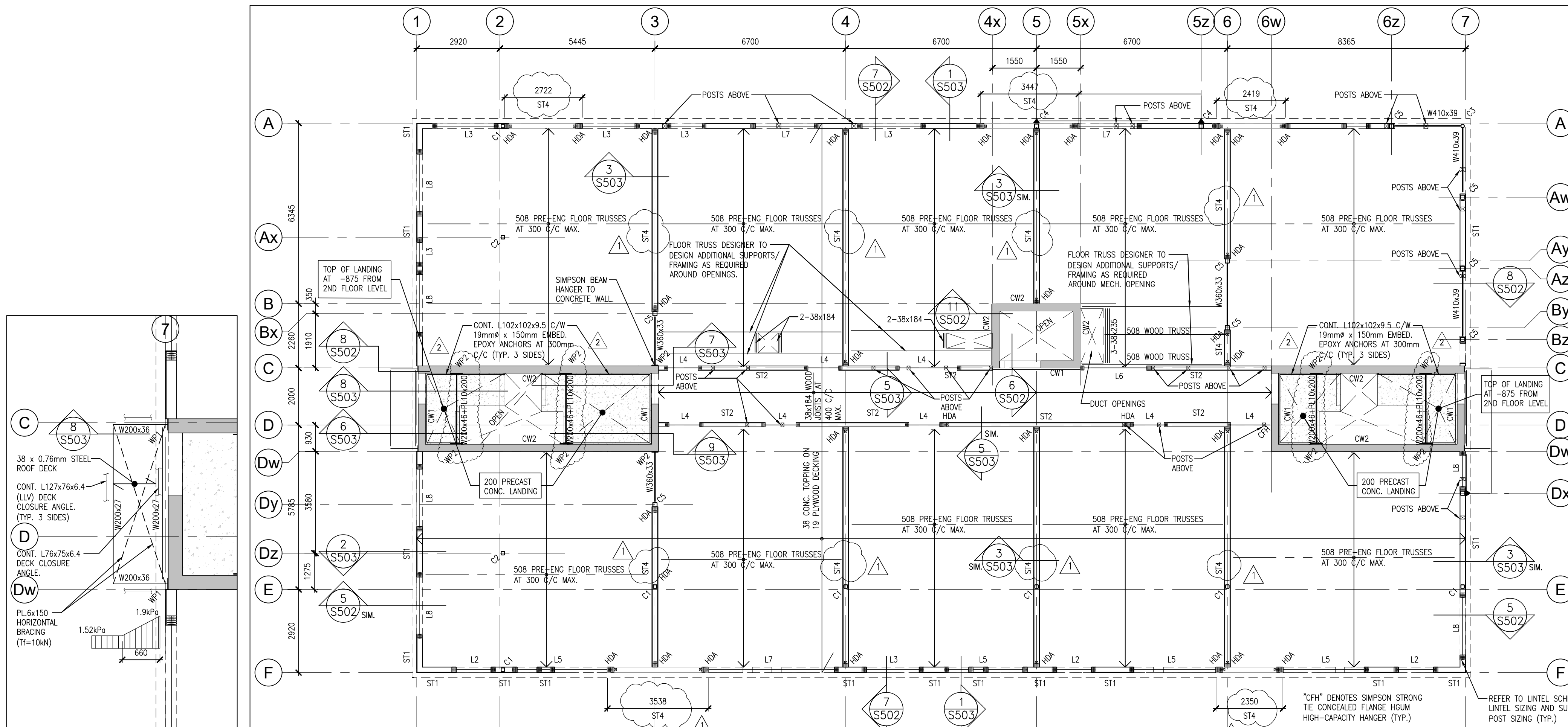
Signature (signing officer of firm)

Position

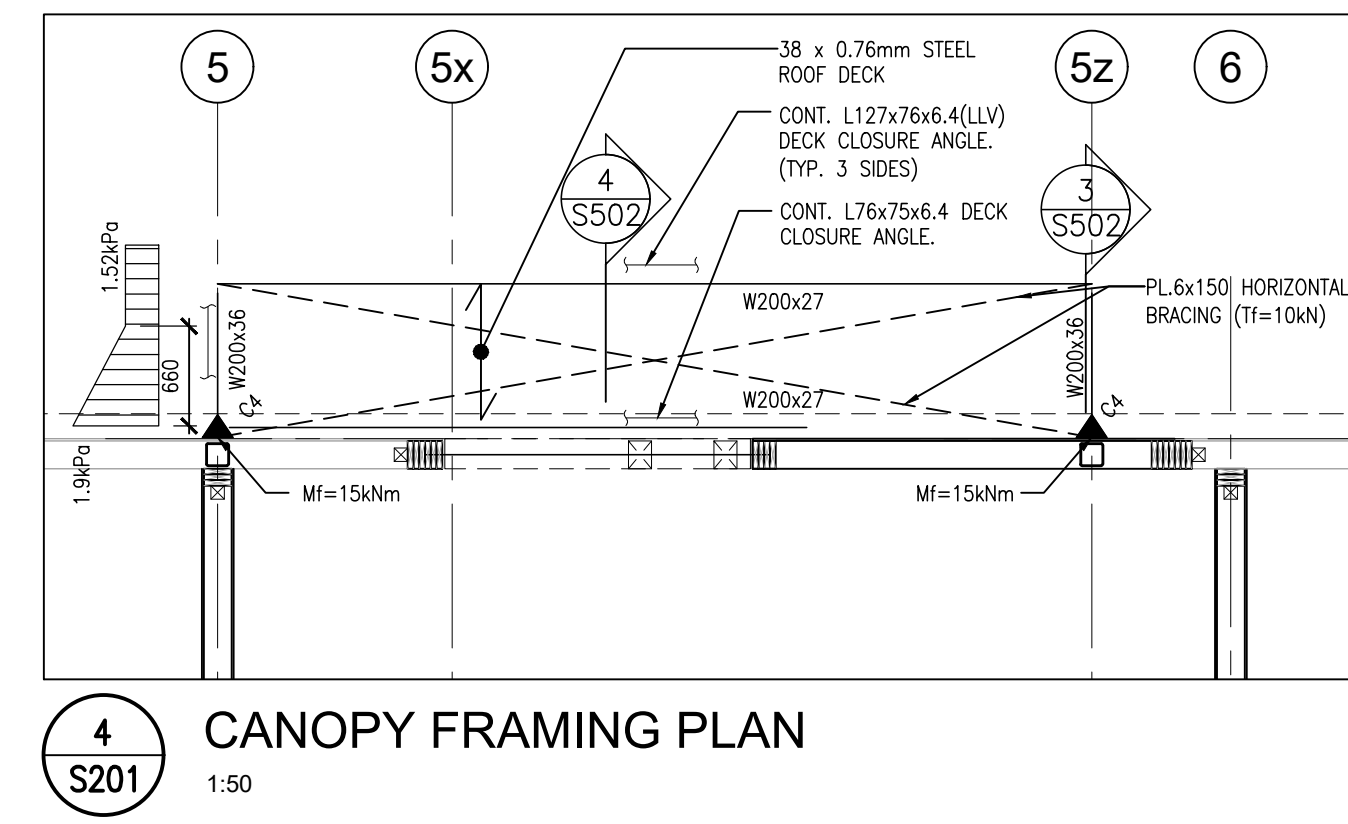
Name of Firm

One copy of the addendum must be signed and returned with the completed tender, or the tender submitted shall be rejected.



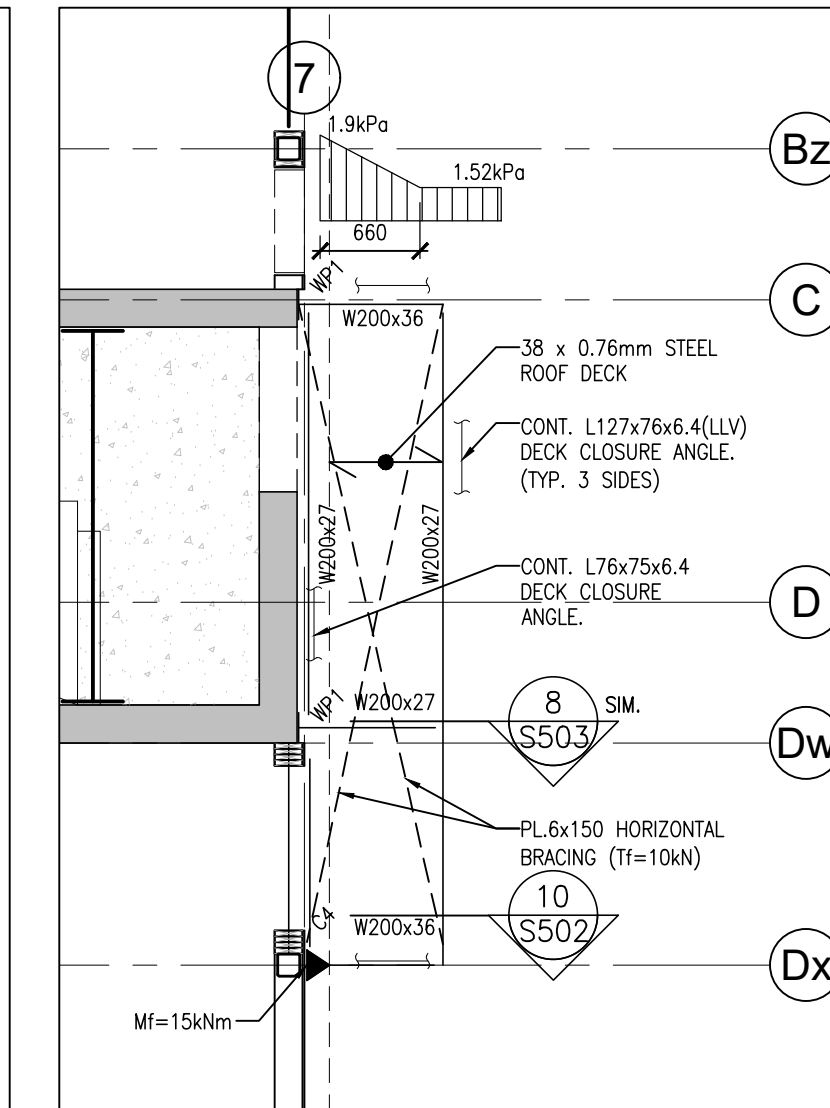


2 S201
SECOND FLOOR FRAMING PLAN
1:100



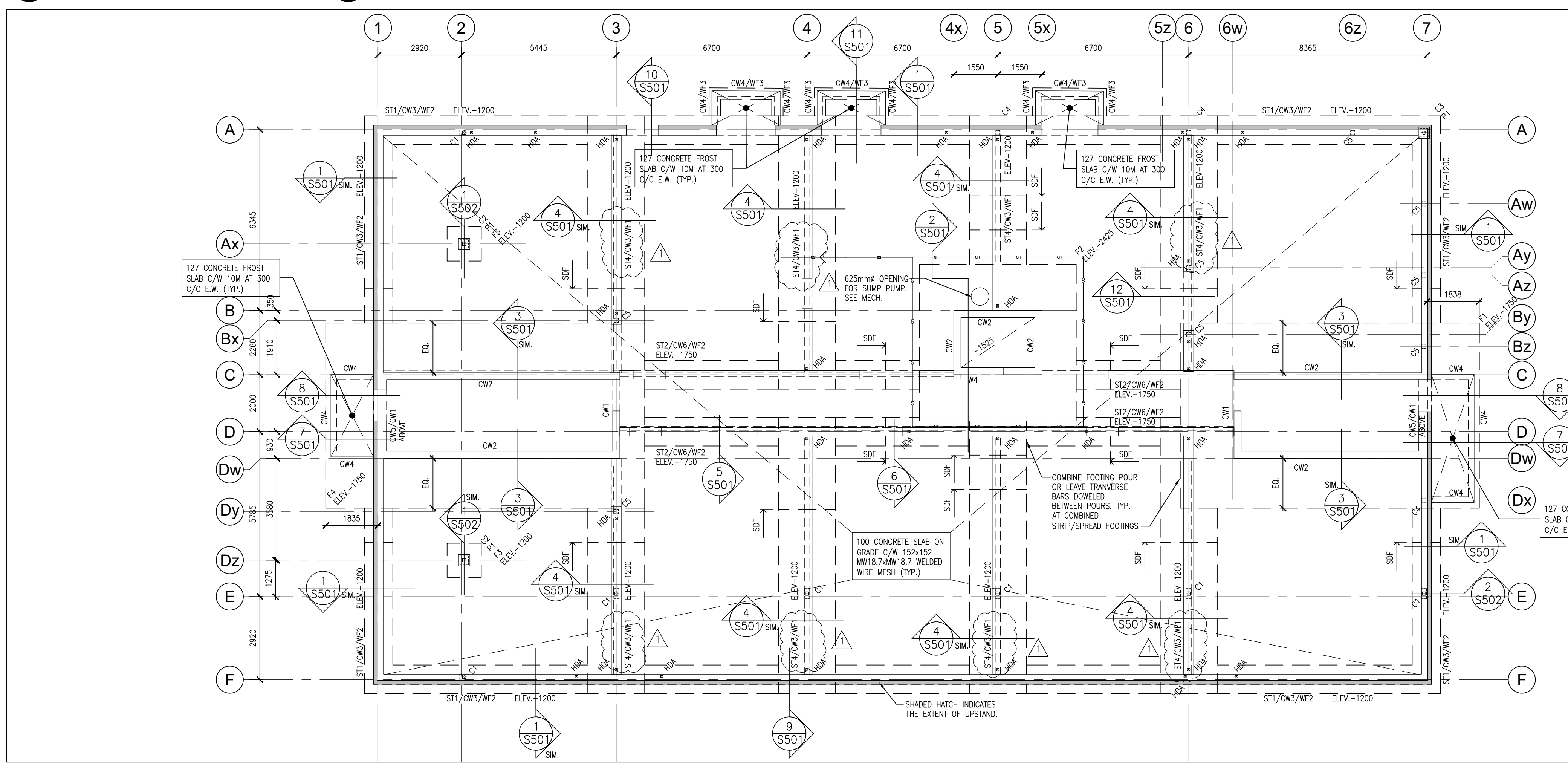
4 S201
CANOPY FRAMING PLAN
1:50

- SECOND FLOOR FRAMING NOTES:**
- DESIGN LOADS
DEAD LOADS: 0.90 kPa
CONCRETE TOPPING: 0.63 kPa
TIMBER FRAMING & DECK: 0.63 kPa
PARTITIONS: 1.00 kPa
DRYWALL CEILING: 0.25 kPa
WALL ALLOWANCE: 0.36 kPa
TOTAL DEAD LOAD: 3.25 kPa
CORRIDOR LIVE LOAD: 4.80 kPa
RESIDENTIAL LIVE LOAD: 1.90 kPa
 - ALL BUILT-UP BEAMS SHALL HAVE BUILT-UP POST OF EQUIVALENT SIZE SUPPORTING EACH END.
 - ALL JOISTS SHALL BE COMPLETE WITH SIMPSON FLUSH MOUNT JOIST HANGER.
 - ALL TRUSS CONNECTIONS SHALL BE BY THE TRUSS SUPPLIER AND THEIR ENGINEER.
 - ALL STEEL BEAMS SHALL BE LOCKED AND THROUGH BOLTED WITH 19A CARBIDE BOLTS AT 800mm C/C.
 - PROVIDE CROSS BRACING AT EVERY 1 SPIN LOCATION MINIMUM, OR AS OTHERWISE REQUIRED BY THE PRE-ENGINEERED TRUSS DESIGN.
 - STRUCTURAL WOOD BEAMS PROJECTING BEYOND THE BUILDING ENVELOPE SHALL BE PRESSURE TREATED MEMBERS.
 - ALL STEEL BEAMS SHALL BE SUPPORTED ON STEEL POSTS (S10x102x6.4 LALG) CONTINUOUS TO TOP OF PIER/FOUNDATION WALL OR FOOTING.
 - ALL NEW STRUCTURAL STEEL FLOOR SUPPORT BEAMS SHALL BE COMPLETE WITH A 30mm THICK WALKER TO ACCOMMODATE FLUSH MOUNT HANGERS.
 - ALL SECOND FLOOR JOISTS & TRUSSES SHALL BEAR ON CONTINUOUS DOUBLE TOP PLATE TO MATCH STUD SIZE.
 - HOLD DOWN ANCHORS SHALL BE CONTINUOUS AT ALL FLOOR LEVELS FROM ROOF TO GROUND/BASEMENT WHERE SPECIFIED. SEE ALSO TYPICAL DETAILS.
 - FLOOR DIAPHRAGM BRACINGS TO BE 3.25mm x 64mm LG. COMMON WALL SPACED @ 1200mm.



3 S201
CANOPY FRAMING PLAN
1:50

5 S201
CANOPY FRAMING PLAN
1:50



1 S201
FOUNDATION PLAN
1:100

FOUNDATION PLAN NOTES:

- FINISHED GROUND FLOOR IS AT ELEVATION 000 EXCEPT AS CROSSED AND NOTED. ELEVATIONS FOR AREAS CROSSED AND NOTED ARE TO BE READ FROM THE FINISHED FLOOR ELEVATION UNLESS OTHERWISE NOTED.
- ALL FOOTINGS SHALL BEAR ON IMPROVED SOIL AS APPROVED BY THE GEOTECHNICAL CONSULTANT. DESIGN SOIL BEARING CAPACITY IS 100kPa (SLS).
- ALL EXTERIOR FOOTINGS SHALL BE FOUNDED AT MINIMUM DEPTH -1300 FROM FINISHED GRADE. TYPICAL ALL FOOTINGS UNLESS OTHERWISE NOTED DEEPER ON PLAN.
- ALL FOOTINGS SHALL BE CENTERED UNDER PIERS, WALLS AND OR COLUMNS UNLESS OTHERWISE SPECIFICALLY NOTED ON PLANS.
- VERIFY ANY EXISTING FOOTING ELEVATIONS AND SITE SERVICES PRIOR TO PROCEEDING WITH WORK. NOTIFY CONSULTANTS OF ANY DISCREPANCIES. REFER TO MECHANICAL AND ARCHITECTURAL DRAWINGS FOR ADDITIONAL INFORMATION.
- LOWER FOOTINGS TO ACCOMMODATE NEW AND/OR EXISTING FOOTINGS, MECHANICAL, ELECTRICAL OR CIVIL SERVICES. SEE MECHANICAL, ELECTRICAL AND CIVIL DRAWINGS FOR ELEVATIONS OF SAME. FOOTINGS ARE NOT TO BE UNDERMINED BY EXCAVATION FOR SERVICES, PITS, ETC.
- PROTECT ALL EXISTING SUB GRADE SERVICES DURING INSTALLATION OF FOUNDATIONS.
- REFER TO GENERAL NOTES AND TYPICAL DETAILS FOR ADDITIONAL INFORMATION.
- PROVIDE DOMES IN THE FOOTINGS TO MATCH ALL VERTICAL WALL REINFORCEMENT.
- PLACE ALL CONCRETE SLAB ON GRADE ON 200mm COMPACTED GRANULAR "A" COMPACTED TO 100% S.P.M.D.D. AND COMPACTED GRANULAR "B" IN 200mm LIFTS.
- SPF DENOTES STEP DOWN FOOTING. REFER TO TYPICAL DETAILS.
- REFER TO PROJECT GEOTECHNICAL REPORT FOR ALL OTHER REQUIREMENTS.
- ALL FOOTINGS SHALL BE PLACED ON 200mm COMPACTED TYPE 2 GRANULAR B ON CONCRETE GROUND STABILIZATION PILES BY MEANS.

DO NOT SCALE THE DRAWINGS.
CHECK AND VERIFY ALL DIMENSIONS AT THE SITE.
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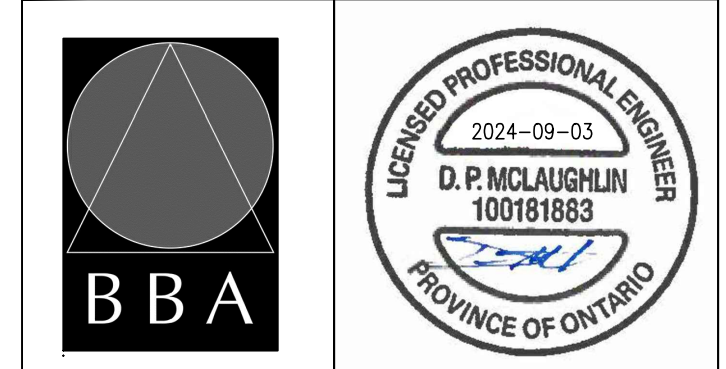
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3	ISSUED FOR PERMIT AND TENDER	AUG. 30, 2024	BBA

NO.	REVISIONS	DATE	BY
2	POST TENDER ADDENDUM	OCT. 16, 2024	BBA
1	POST TENDER ADDENDUM #1	SEP. 03, 2024	BBA

PROJECT:
MIXED-USE BUILDING DEVELOPMENT (BLDG.#3) PHASE 1
1697 HIGHWAY#2 COURTICE, ON

R.H. Gay Holdings Co.

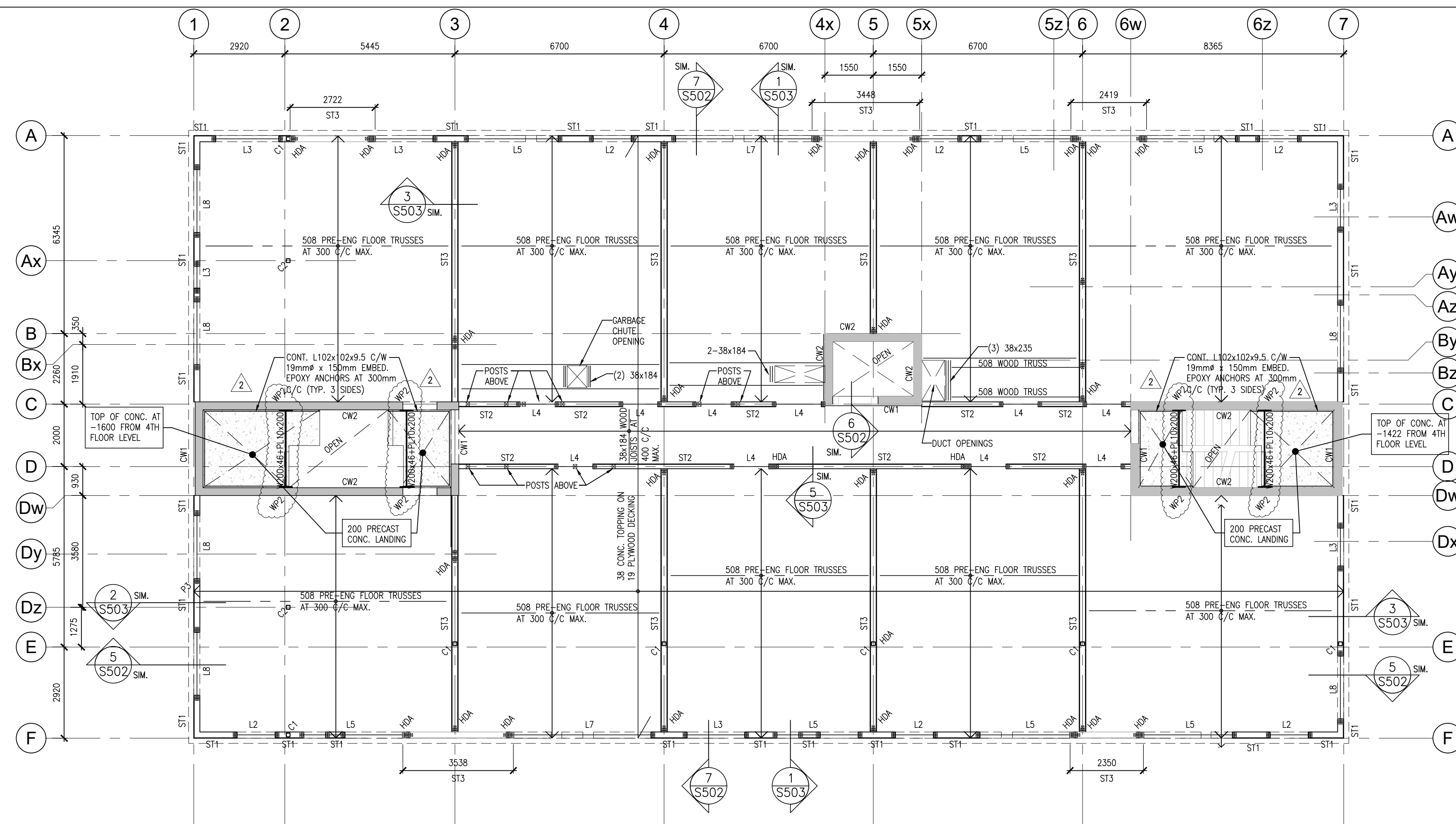
DRAWING:
FOUNDATION & SECOND FLOOR FRAMING PLANS



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DESIGN BY: MF	DOC. CONTROL: DATE:
DRAWN BY: CM	% COMPLETE:
CHECKED BY: BK	INITIAL:
DATE: FEB. 2024	SCALE:
FILE:	

PROJECT NO. **21046**
DRAWING NO. **S201**



FOURTH FLOOR FRAMING NOTES:

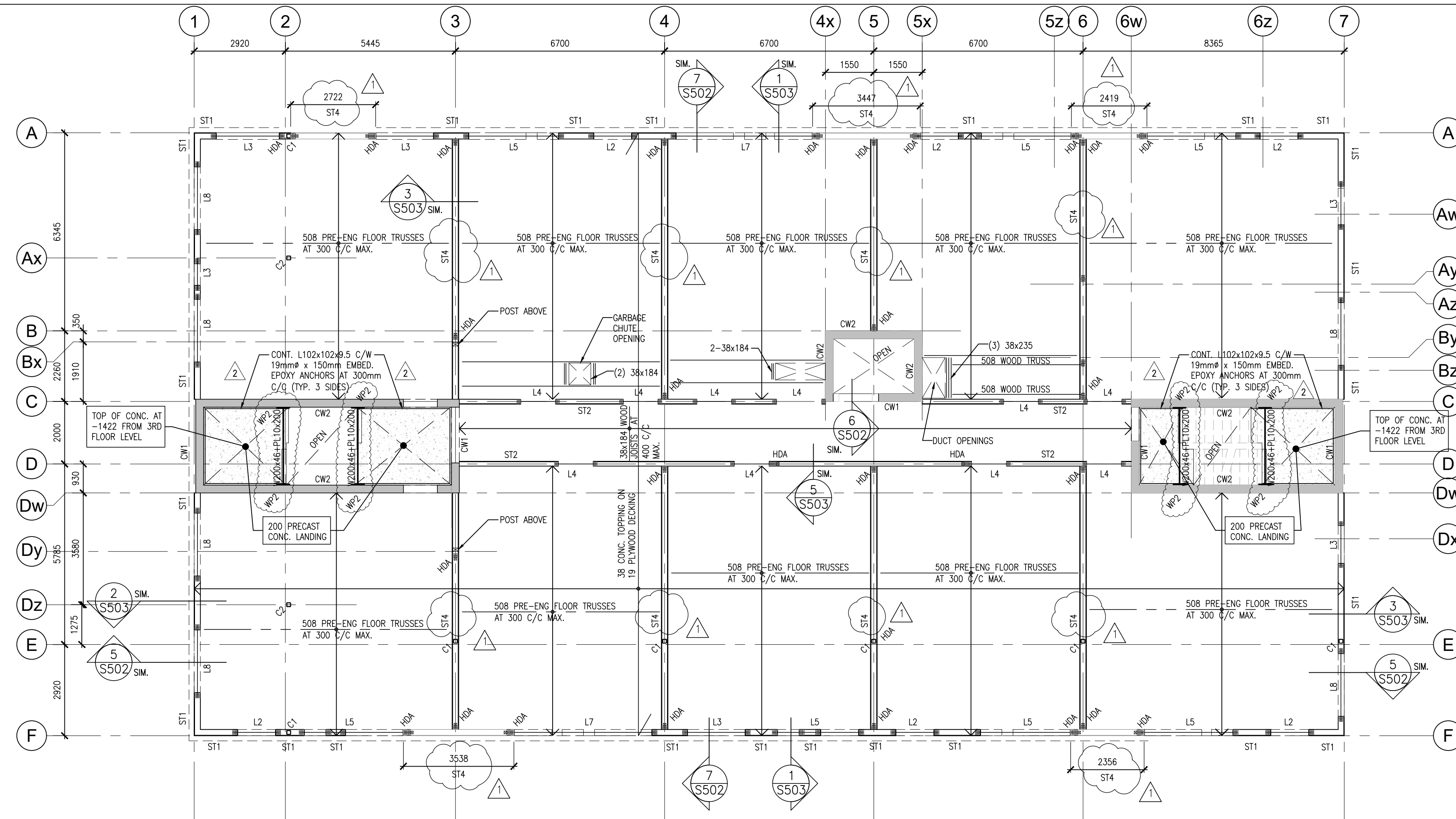
- DESIGN LOADS
 DEAD LOADS:
 CONCRETE TOPPING 0.90 kPa
 TIMBER FRAMING & DECK 0.83 kPa
 PARTITIONS 1.00 kPa
 DRYWALL CEILING 0.25 kPa
 MECH ALLOWANCE 0.36 kPa
 TOTAL DEAD LOAD 3.25 kPa
 CORRIDOR LIVE LOAD: 4.80 kPa
 RESIDENTIAL LIVE LOAD: 1.90 kPa
- ALL BUILT-UP BEAMS SHALL HAVE BUILT-UP POST OF EQUIVALENT SIZE SUPPORTING EACH END.
- ALL JOISTS SHALL BE COMPLETE WITH SIMPSON FLUSH MOUNT JOIST HANGER.
- ALL TRUSS CONNECTIONS SHALL BE BY THE TRUSS SUPPLIER AND THEIR ENGINEER.
- ALL STEEL BEAMS SHALL BE LOCKED AND THROUGH BOLTED WITH 19# CARBIDE BOLTS AT 610mm C/C.
- PROVIDE CROSS BRACING AT EVERY 1 SPAN LOCATION MINIMUM, OR AS OTHERWISE REQUIRED BY THE PRE-ENGINEERED TRUSS DESIGN.
- STRUCTURAL WOOD BEAMS PROJECTING BEYOND THE BUILDING ENVELOPE SHALL BE PRESSURE TREATED MEMBERS.
- ALL STEEL BEAMS SHALL BE SUPPORTED ON STEEL POSTS (HSS 102X102X4 UNLS) CONTINUOUS TO TOP OF PIER/ FOUNDATION WALL OR FOOTING.
- ALL NEW STRUCTURAL STEEL FLOOR SUPPORT BEAMS SHALL BE COMPLETE WITH A 38mm THICK WALKER TO ACCOMMODATE FLUSH MOUNT HANGERS.
- ALL FOURTH FLOOR JOISTS & TRUSSES SHALL BEAR ON CONTINUOUS DOUBLE TOP PLATE TO MATCH STUD SIZE.
- HOLD DOWN ANCHORS SHALL BE CONTINUOUS AT ALL FLOOR LEVELS FROM ROOF TO GROUND/BASEMENT WHERE SPECIFIED. SEE ALSO TYPICAL DETAILS.
- REFER TO UNEL SCHEDULE FOR UNEL SIZING AND SUPPORT POST SIZING.
- FLEXIBLE DAMPHRAM FASTENERS TO BE 3.25mm x 64mm LG. COMMON WIRE NAIL SPACED @ 125mm.

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 CHECK AND VERIFY ALL DIMENSIONS AT THE SITE.
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2	POST TENDER ADDENDUM	OCT. 16, 2024	BBA
1	ADDENDUM #1	SEP. 03, 2024	BBA

2 FOURTH FLOOR FRAMING PLAN
 S202 1:100



THIRD FLOOR FRAMING NOTES:

- DESIGN LOADS
 DEAD LOADS:
 CONCRETE TOPPING 0.90 kPa
 TIMBER FRAMING & DECK 0.83 kPa
 PARTITIONS 1.00 kPa
 DRYWALL CEILING 0.25 kPa
 MECH ALLOWANCE 0.36 kPa
 TOTAL DEAD LOAD 3.25 kPa
 CORRIDOR LIVE LOAD: 4.80 kPa
 RESIDENTIAL LIVE LOAD: 1.90 kPa
- ALL BUILT-UP BEAMS SHALL HAVE BUILT-UP POST OF EQUIVALENT SIZE SUPPORTING EACH END.
- ALL JOISTS SHALL BE COMPLETE WITH SIMPSON FLUSH MOUNT JOIST HANGER.
- ALL TRUSS CONNECTIONS SHALL BE BY THE TRUSS SUPPLIER AND THEIR ENGINEER.
- ALL STEEL BEAMS SHALL BE LOCKED AND THROUGH BOLTED WITH 19# CARBIDE BOLTS AT 610mm C/C.
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- STRUCTURAL WOOD BEAMS PROJECTING BEYOND THE BUILDING ENVELOPE SHALL BE PRESSURE TREATED MEMBERS.
- ALL STEEL BEAMS SHALL BE SUPPORTED ON STEEL POSTS (HSS 102X102X4 UNLS) CONTINUOUS TO TOP OF PIER/ FOUNDATION WALL OR FOOTING.
- ALL NEW STRUCTURAL STEEL FLOOR SUPPORT BEAMS SHALL BE COMPLETE WITH A 38mm THICK WALKER TO ACCOMMODATE FLUSH MOUNT HANGERS.
- ALL THIRD FLOOR JOISTS & TRUSSES SHALL BEAR ON CONTINUOUS DOUBLE TOP PLATE TO MATCH STUD SIZE.
- HOLD DOWN ANCHORS SHALL BE CONTINUOUS AT ALL FLOOR LEVELS FROM ROOF TO GROUND/BASEMENT WHERE SPECIFIED. SEE ALSO TYPICAL DETAILS.
- REFER TO UNEL SCHEDULE FOR UNEL SIZING AND SUPPORT POST SIZING.
- FLEXIBLE DAMPHRAM FASTENERS TO BE 3.25mm x 64mm LG. COMMON WIRE NAIL SPACED @ 125mm.

PROJECT:
MIXED-USE BUILDING DEVELOPMENT (BLDG.#3)
PHASE 1
 1697 HIGHWAY#2
 COURTCREE, ON

R.H. Gay Holdings Co.

DRAWING:
THIRD & FOURTH FLOOR FRAMING PLANS

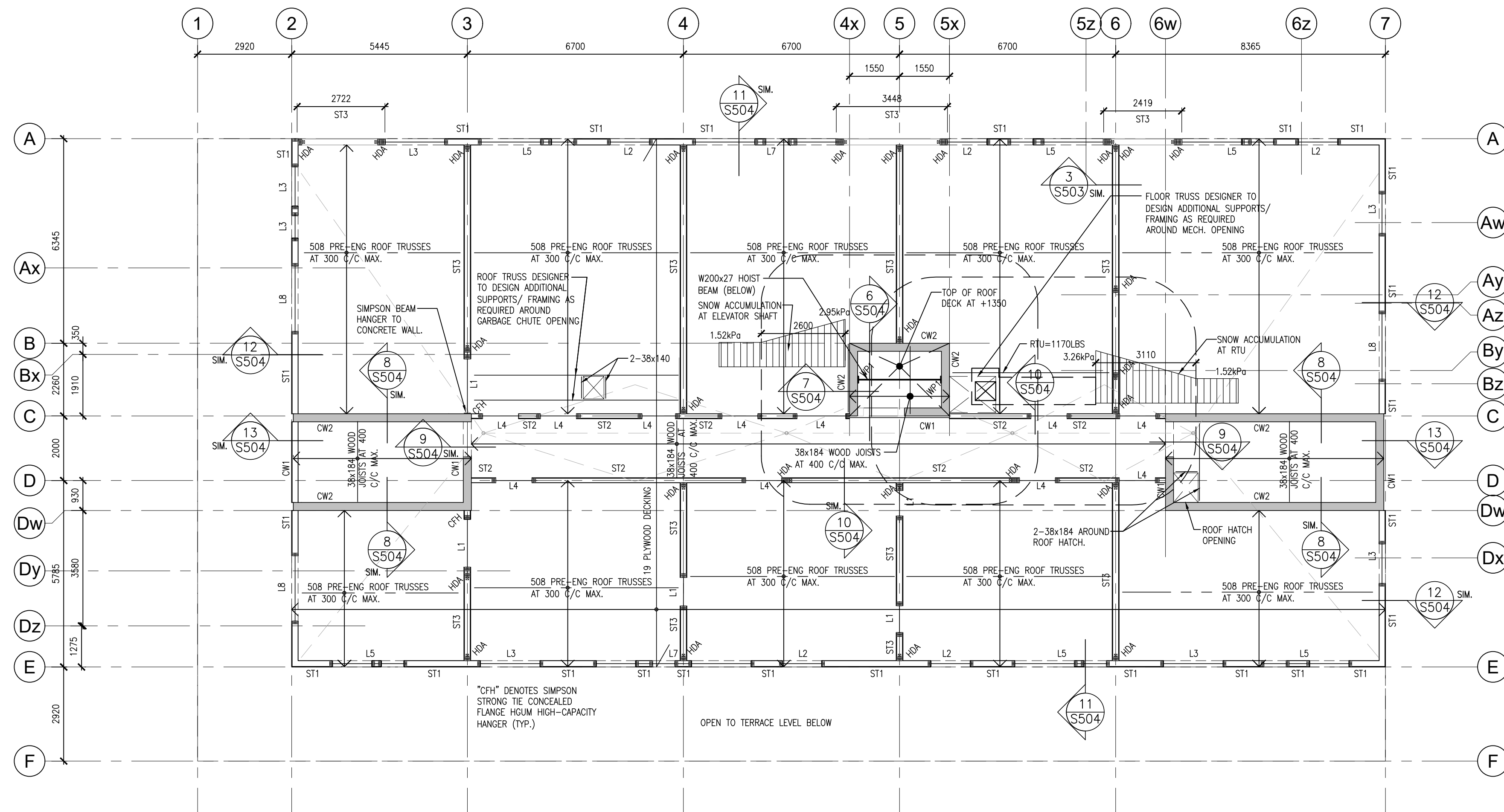


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DATE: FEB. 2024	
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PROJECT NO. **21046** DRAWING NO. **S202**

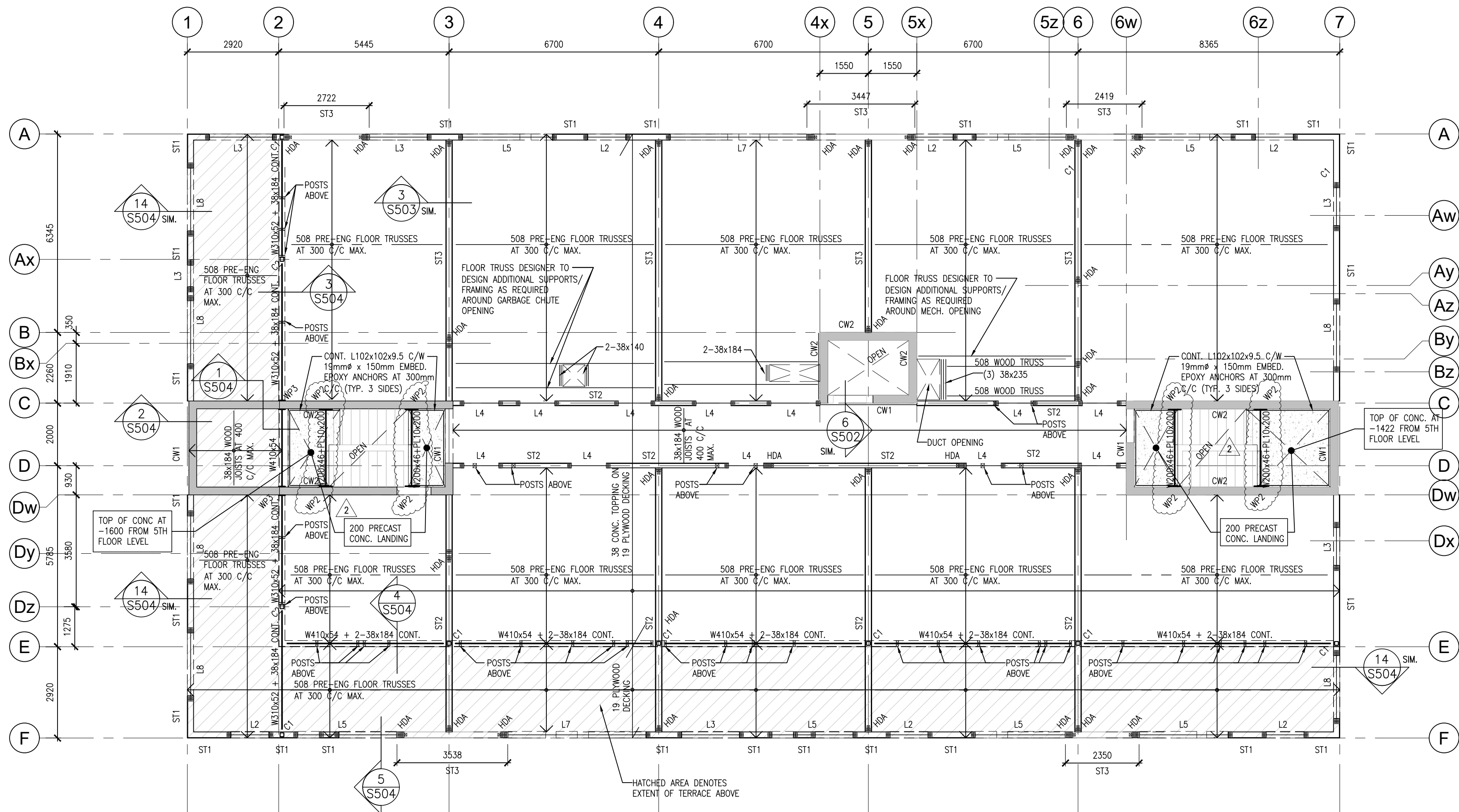
1 THIRD FLOOR FRAMING PLAN
 S202 1:100



ROOF FRAMING NOTES:

- DESIGN LOADS
DEAD LOADS:
FLOORING 0.30 kPa
19mm FLYWOOD DECKING 0.15 kPa
TIMBER FRAMING 0.30 kPa
OPTIMAL CEILING 0.25 kPa
WALL ALLOWANCE 0.25 kPa
PARTITIONS 0.50 kPa
TOTAL DEAD LOAD 1.70 kPa
SNOW LOAD: 1.52 kPa + ACCUMULATION ON PLAN
- PROVIDE MULTI-PLY POSTS EACH END OF LINTELS AS INDICATED IN SCHEDULE UNLESS NOTED OTHERWISE.
- ALL JOISTS SHALL BE COMPLETE WITH SIMPSON FLUSH MOUNT JOIST HANGER.
- ALL STEEL BEAMS SHALL BE LOCKED AND THROUGH BOLTED WITH 19# CARBIDE BOLTS AT 610mm C/C.
- PROVIDE CROSS BRACING AT EVERY 3 SPAN LOCATION MINIMUM OR AS REQUIRED BY TRUSS DESIGNER.
- STRUCTURAL WOOD BEAMS PROJECTING BEYOND THE BUILDING ENVELOPE SHALL BE PRESSURE TREATED MEMBERS.
- ALL NEW STRUCTURAL STEEL FLOOR SUPPORT BEAMS SHALL BE COMPLETE WITH A 38mm THICK WALKER TO ACCOMMODATE FLUSH MOUNT HANGERS.
- HOLD DOWN ANCHORS SHALL BE CONTINUOUS AT ALL FLOOR LEVELS FROM ROOF TO GROUND/BASEMENT WHERE SPECIFIED. SEE ALSO TYPICAL DETAILS.
- REFER TO LINTEL SCHEDULE FOR LINTEL SIZING AND SUPPORT POST SIZING.
10. FLEXIBLE DAMPPROOF FASTENERS TO BE 3.25mm x 64mm LG. COMMON WIRE MESH SPACED @ 125mm.

2 ROOF FRAMING PLAN
S203 1:100



FIFTH FLOOR/TERRACE FRAMING NOTES:

- DESIGN LOADS
DEAD LOADS:
CONCRETE TOPPING 0.80 kPa
TIMBER FRAMING & DECK 0.85 kPa
PARTITIONS 1.00 kPa
OPTIMAL CEILING 0.25 kPa
WALL ALLOWANCE 0.36 kPa
TOTAL DEAD LOAD 3.25 kPa
CORRIDOR LINE LOAD: 4.80 kPa
RESIDENTIAL LINE LOAD: 1.90 kPa
TERRACE LINE LOAD: 4.80 kPa
- ALL BUILT-UP BEAMS SHALL HAVE BUILT-UP POST OF EQUIVALENT SIZE SUPPORTING EACH END.
- ALL JOISTS SHALL BE COMPLETE WITH SIMPSON FLUSH MOUNT JOIST HANGER.
- ALL TRUSS CONNECTIONS SHALL BE BY THE TRUSS SUPPLIER AND THEIR ENGINEER.
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- PROVIDE CROSS BRACING AT EVERY 3 SPAN LOCATION MINIMUM OR AS OTHERWISE REQUIRED BY THE PRE-ENGINEERED TRUSS DESIGN.
- STRUCTURAL WOOD BEAMS PROJECTING BEYOND THE BUILDING ENVELOPE SHALL BE PRESSURE TREATED MEMBERS.
- ALL STEEL BEAMS SHALL BE SUPPORTED ON STEEL POSTS (HSS 100X106.4 MIN) CONTINUOUS TO TOP OF PREP. FOUNDATION WALL OR FOOTING.
- ALL NEW STRUCTURAL STEEL FLOOR SUPPORT BEAMS SHALL BE COMPLETE WITH A 38mm THICK WALKER TO ACCOMMODATE FLUSH MOUNT HANGERS.
- ALL FIFTH FLOOR & TERRACE JOISTS & TRUSSES SHALL BEAR ON CONTINUOUS DOUBLE TOP PLATE TO MATCH STUD SIZE.
- HOLD DOWN ANCHORS SHALL BE CONTINUOUS AT ALL FLOOR LEVELS FROM ROOF TO GROUND/BASEMENT WHERE SPECIFIED. SEE ALSO TYPICAL DETAILS.
- REFER TO LINTEL SCHEDULE FOR LINTEL SIZING AND SUPPORT POST SIZING.
- NOTE - LIVE LOAD ON TERRACE ROOF SUPERCEDES SNOW DRIFTING.
14. FLEXIBLE DAMPPROOF FASTENERS TO BE 3.25mm x 64mm LG. COMMON WIRE MESH SPACED @ 125mm.

1 FIFTH FLOOR/ TERRACE FRAMING PLAN
S203 1:100

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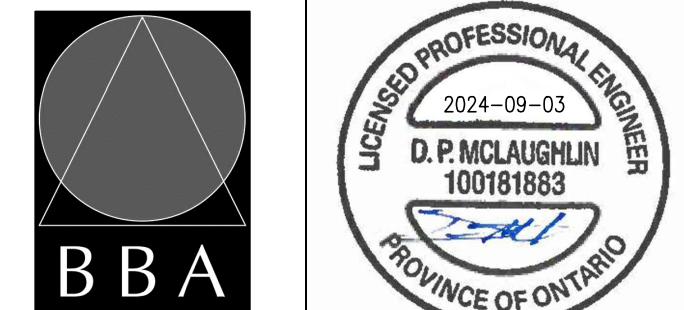
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MIXED-USE BUILDING DEVELOPMENT (BLDG.#3) PHASE 1
1697 HIGHWAY#2
COURTICE, ON

R.H. Gay Holdings Co.

DRAWING:
FIFTH FLOOR & ROOF FRAMING PLANS

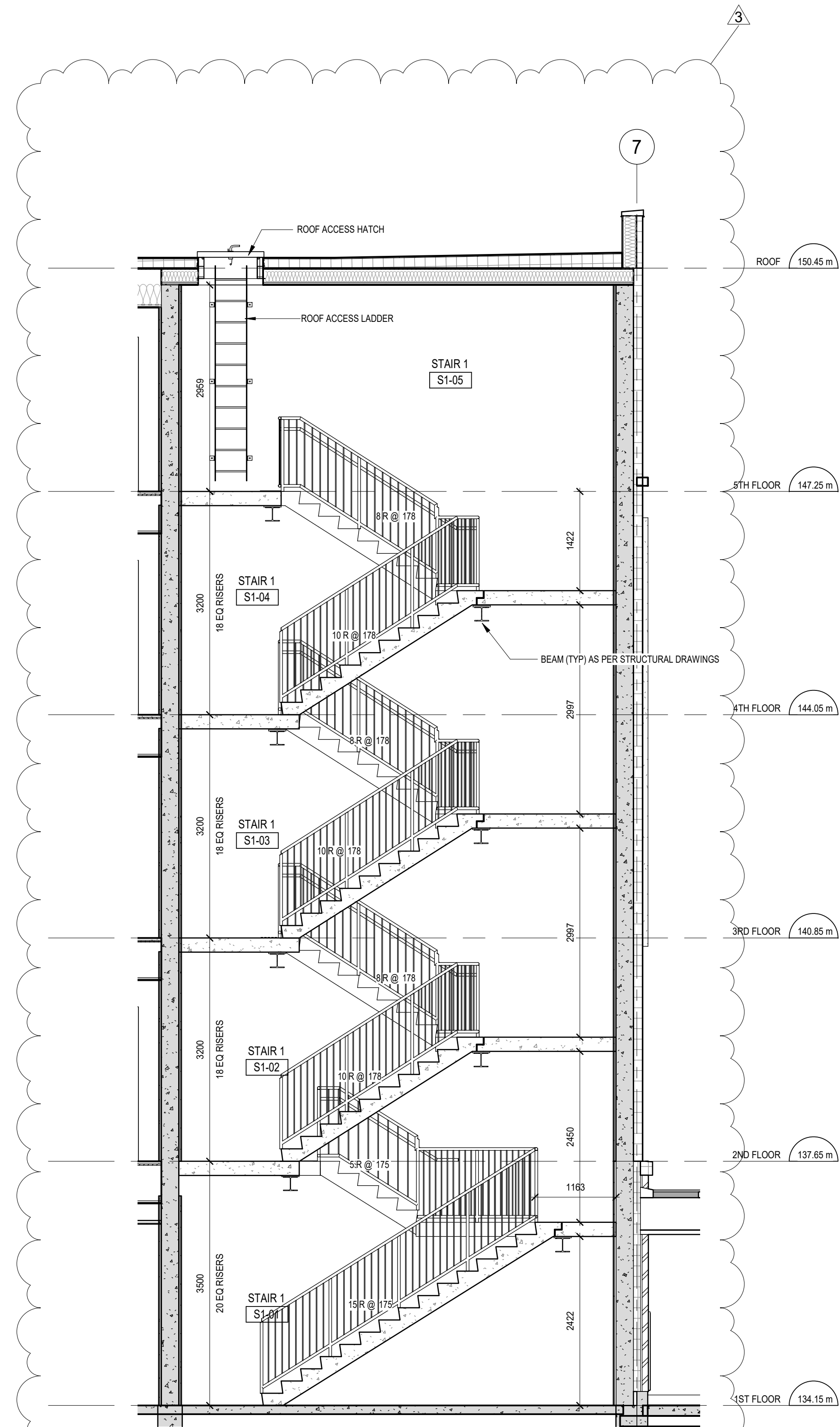


BARRY BRYAN ASSOCIATES

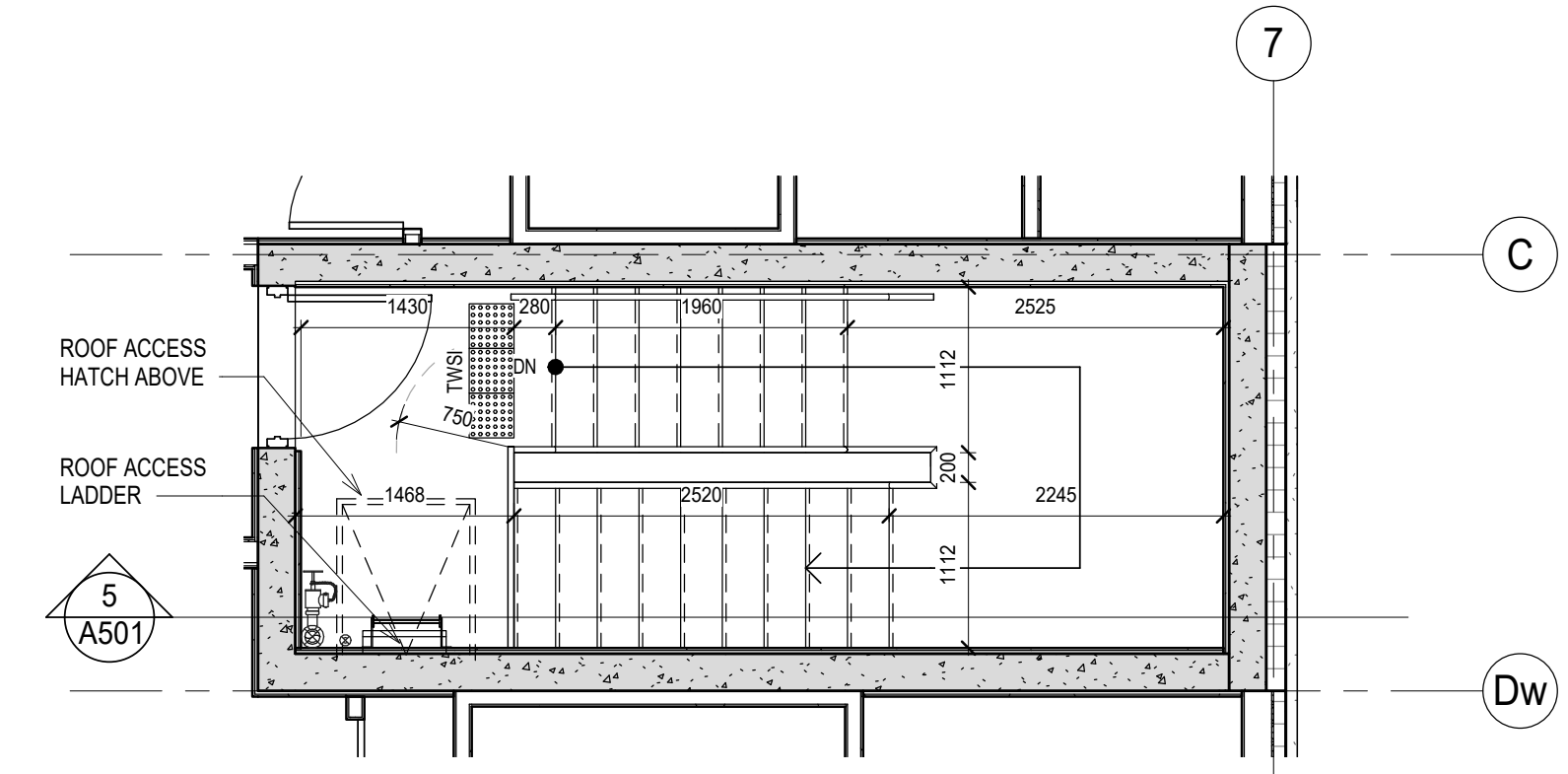
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Tel: (905) 666-5252
Fax: (905) 666-5256
e-mail: bb@bba-archeng.com

DESIGN BY: MF	DOC. CONTROL DATE:
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CHECKED BY: BK	INITIAL:
DATE: FEB. 2024	SCALE:
FILE:	

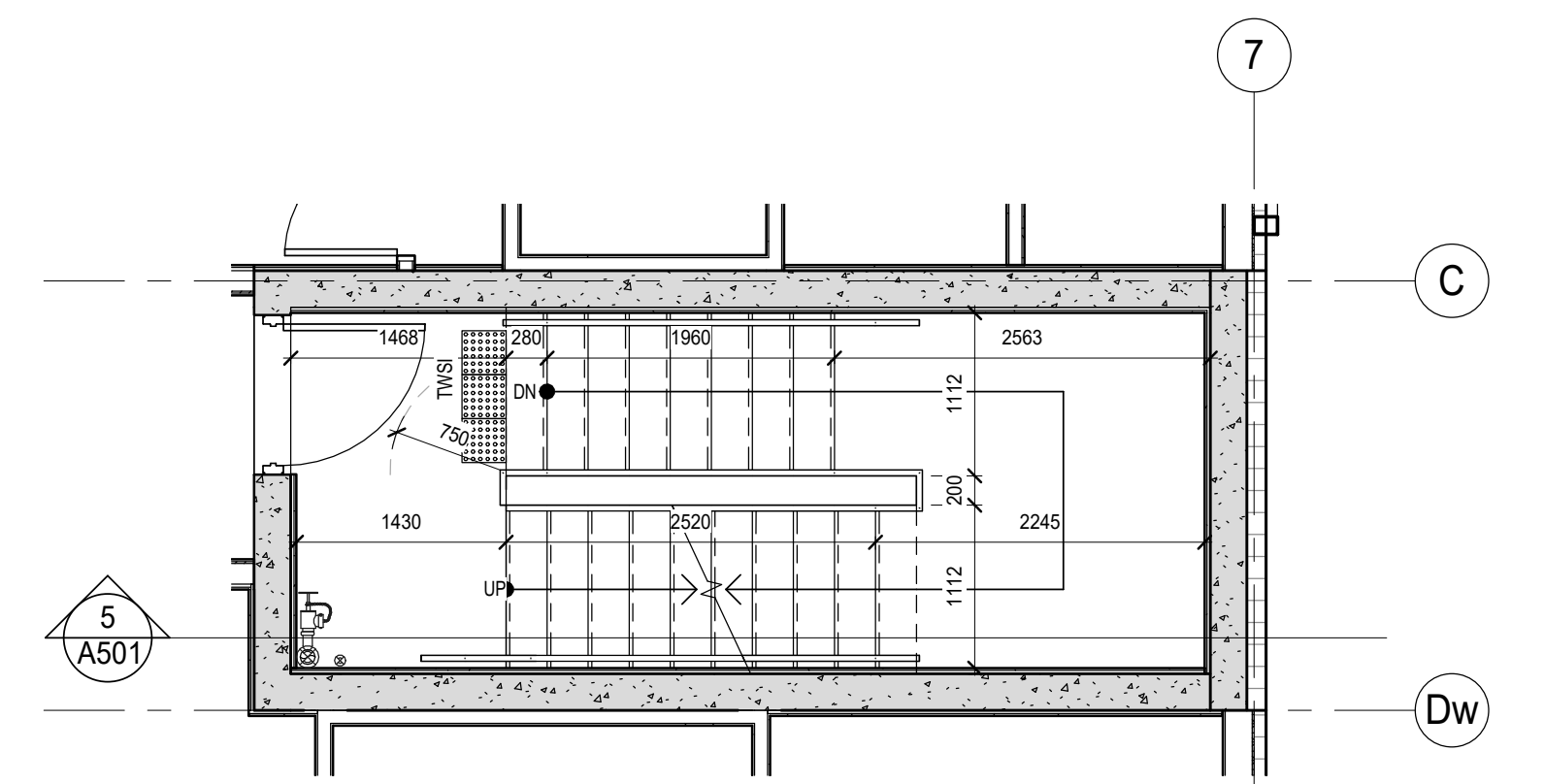
PROJECT NO. **21046** DRAWING NO. **S203**



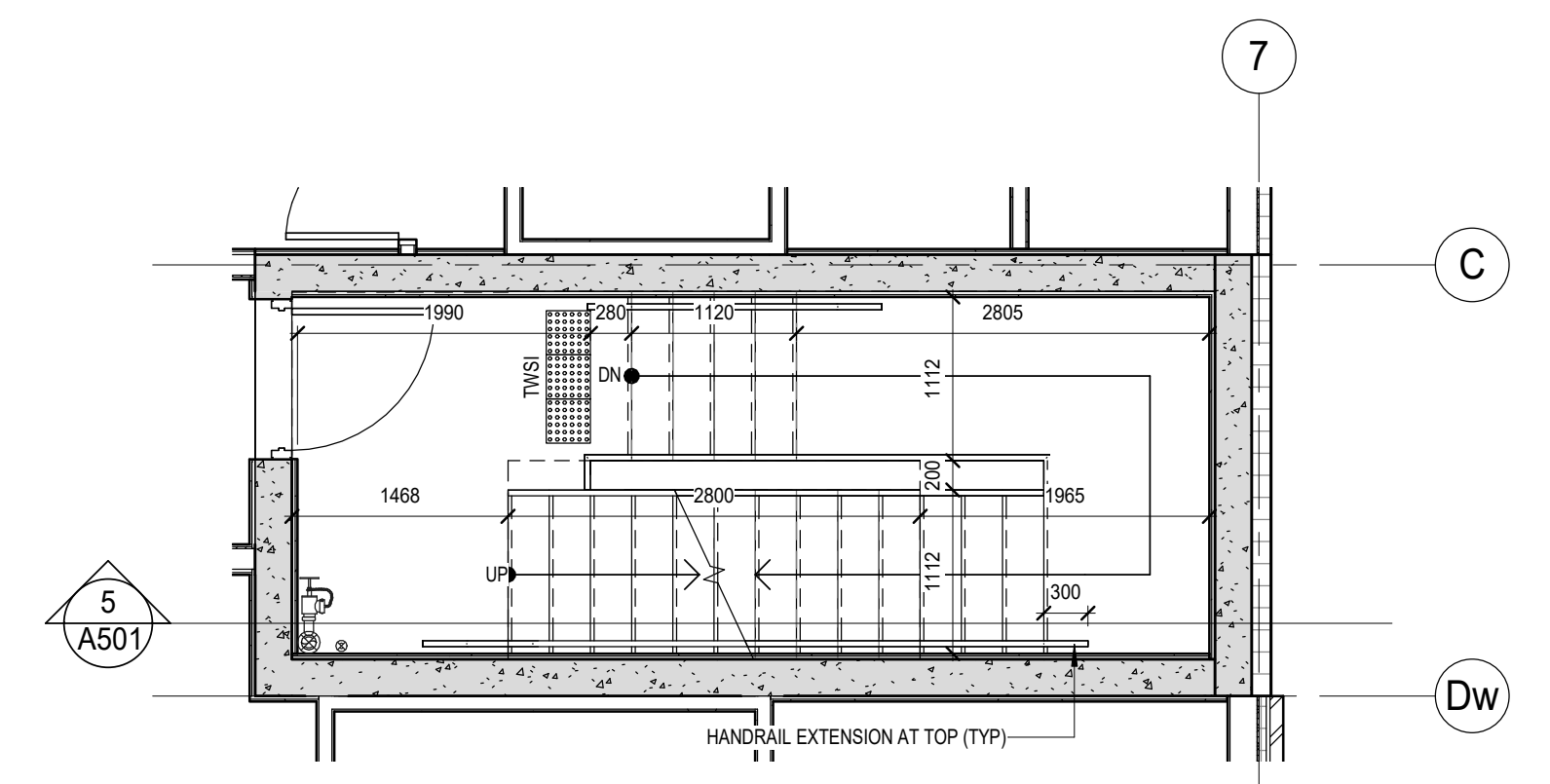
5 A501 STAIR#1 SECTION 1
1:50



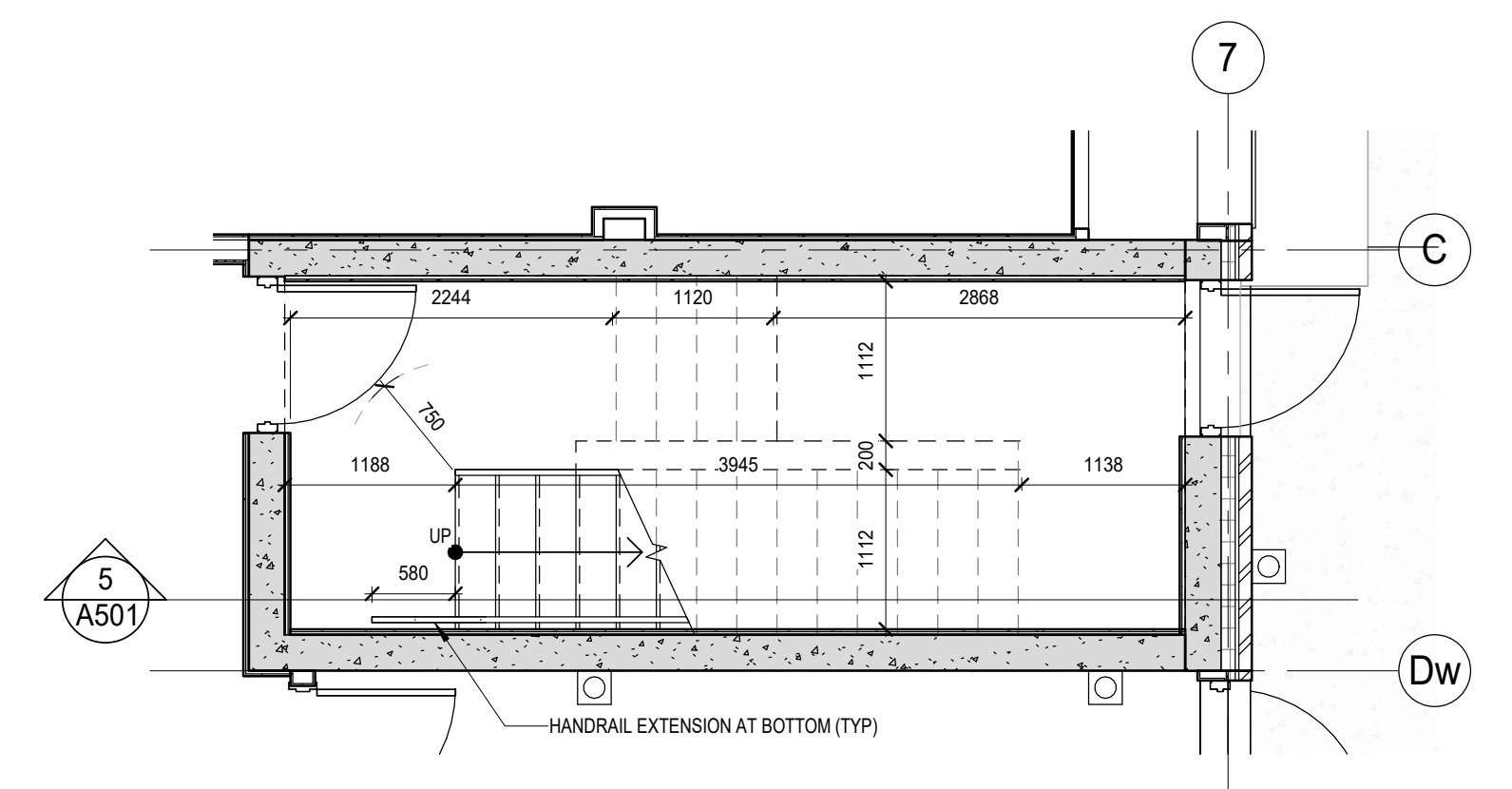
4 A501 STAIR#1- FLOOR 5
1:50



3 A501 STAIR#1-FLOORS 3-4
1:50



2 A501 STAIR#1 - FLOOR 2
1:50



1 A501 STAIR#1-GROUND FLOOR
1:50

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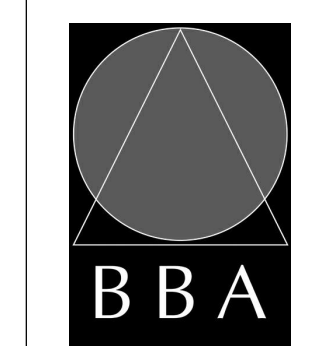
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1	ISSUED FOR PERMIT	Apr 30 2024	RG
2	ISSUED FOR PERMIT AND TENDER	Aug 30 2024	RG
3	ADDENDUM#1	Oct 16 2024	BBA

NO.	REVISIONS	DATE	BY

PROJECT:
Mixed-Use Building Development (BLDG.#3) PHASE 1

1697 Durham Regional Hwy 2, Courtice, ON L1E 2R5
RH Gay Holdings Co.

DRAWING:
STAIR#1



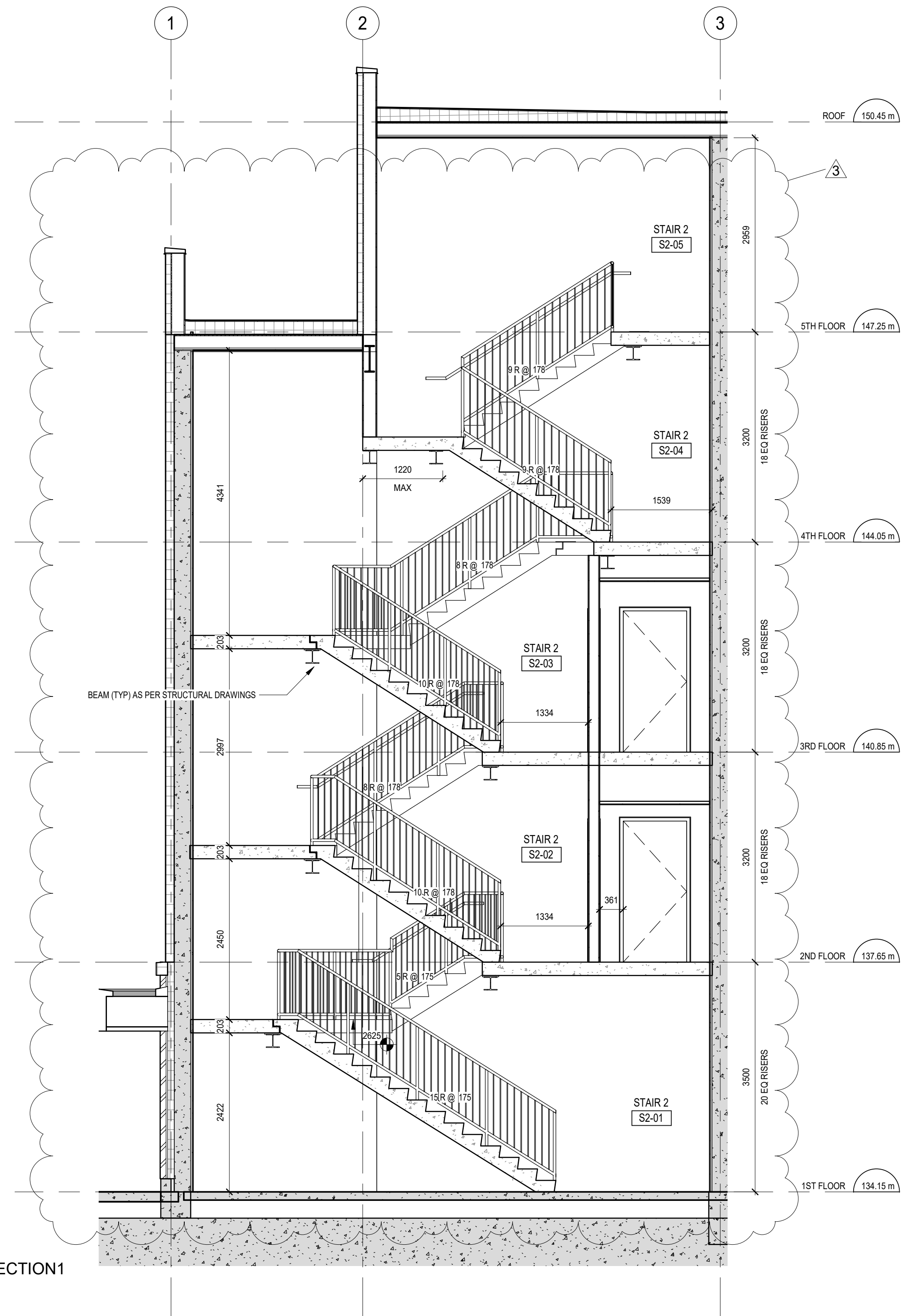
BARRY BRYAN ASSOCIATES
Architects
Engineers
Project Managers

201-250 Water Street
Whitby Ontario L1N 0G8
Tel: (905) 686-5252
Fax: (905) 686-5256
e-mail: bba@bba-arch.com

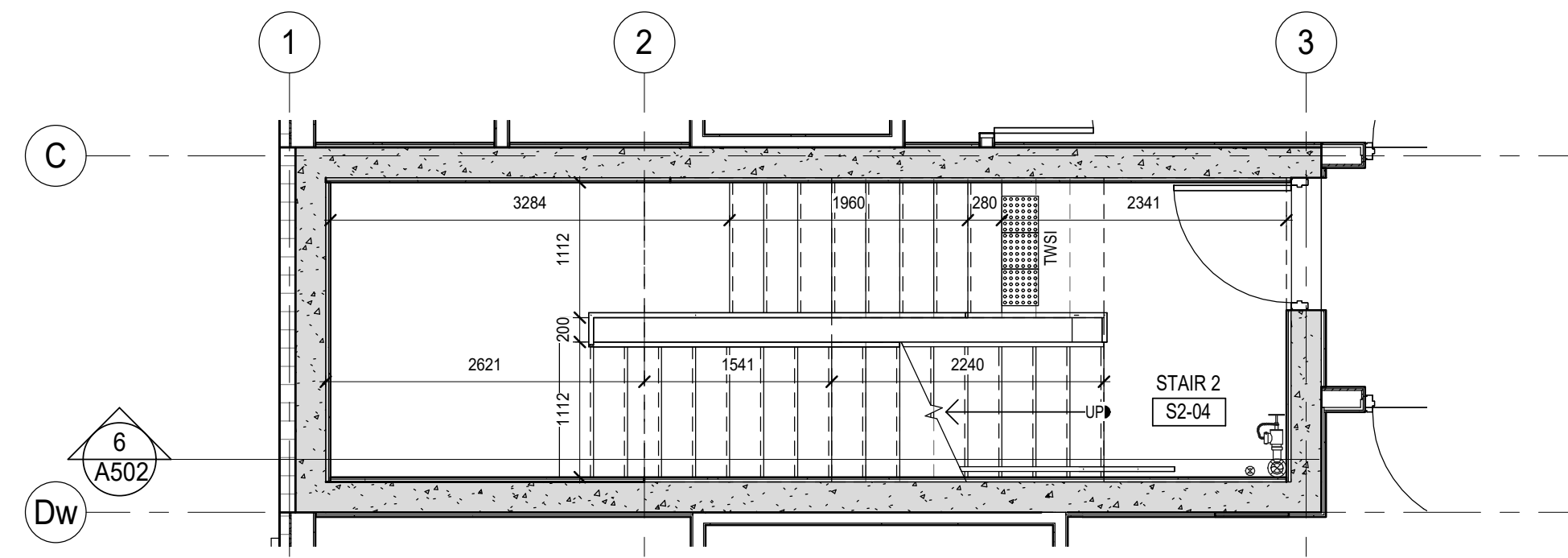


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DRAWN BY: AA/JP
CHECKED BY: AA/NS
DATE: 2023-11-03
SCALE: 1:50
FILE: Drawings - Current - CECC.RVT

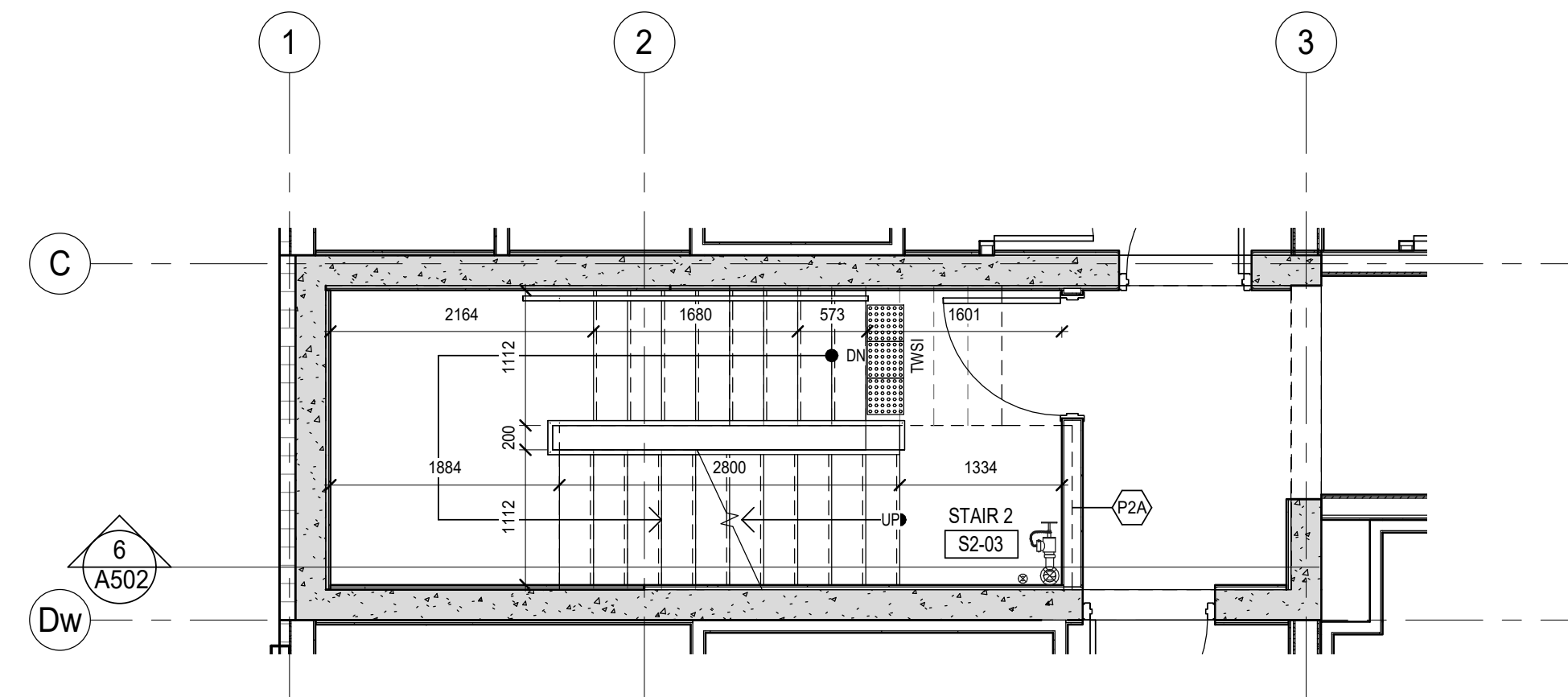
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DRAWING NO: **A501**



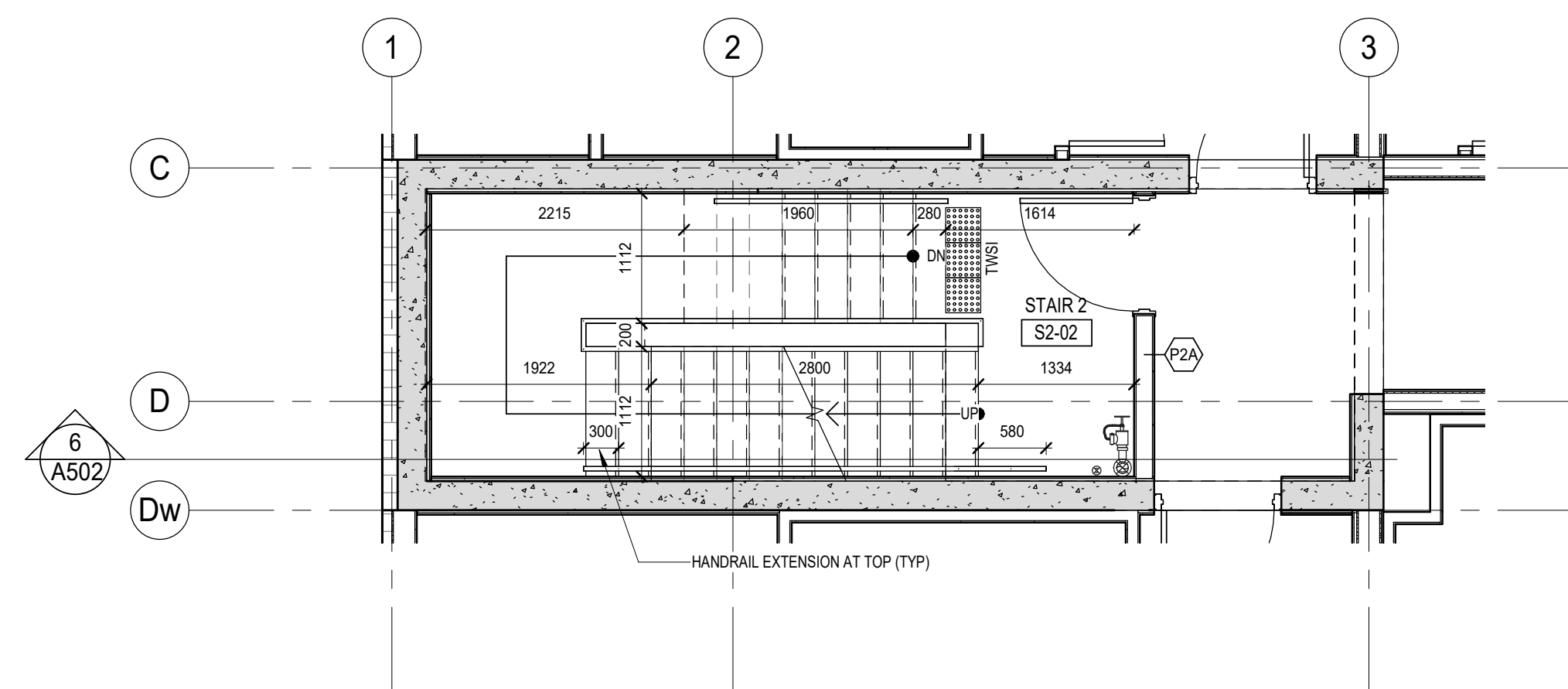
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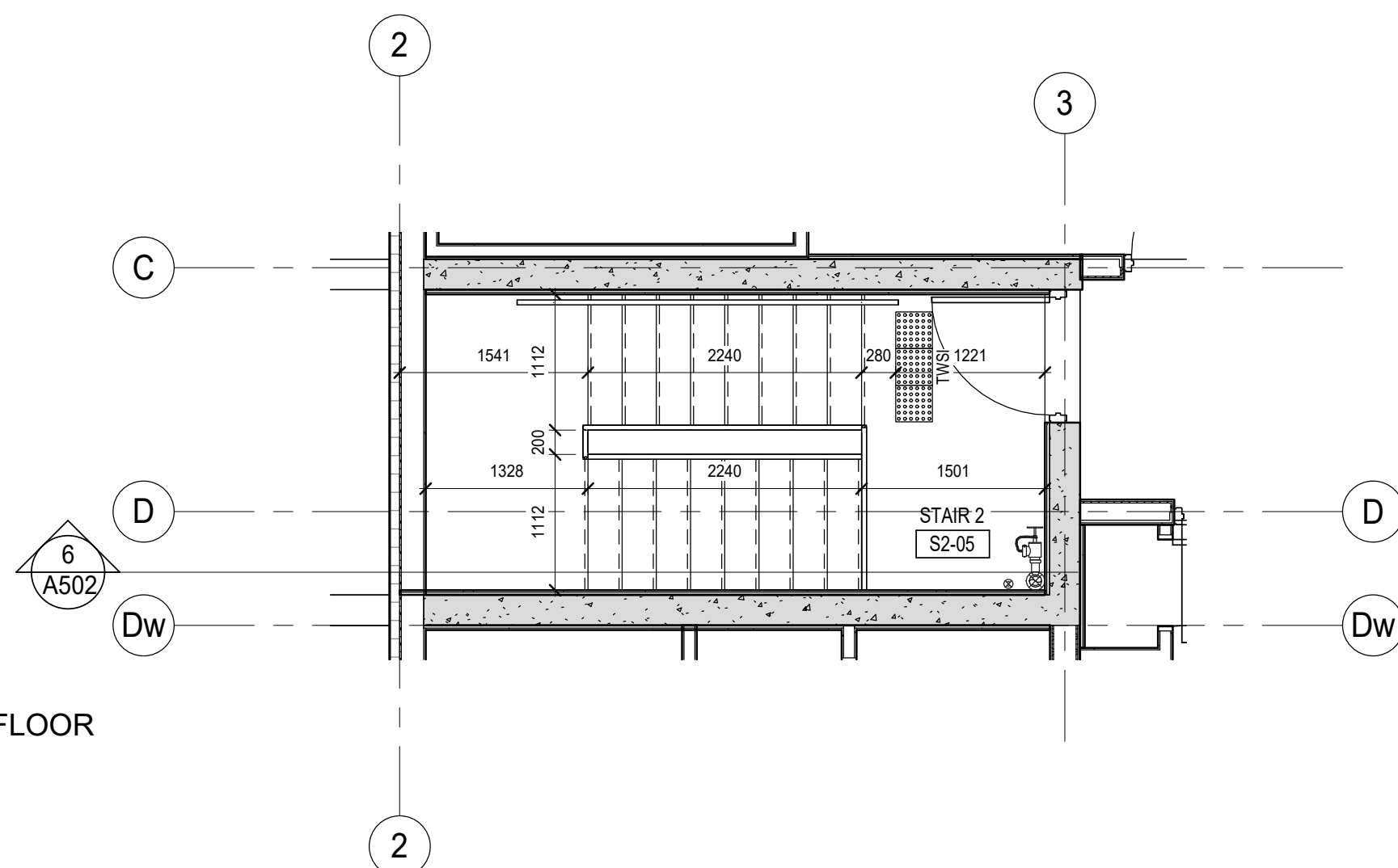
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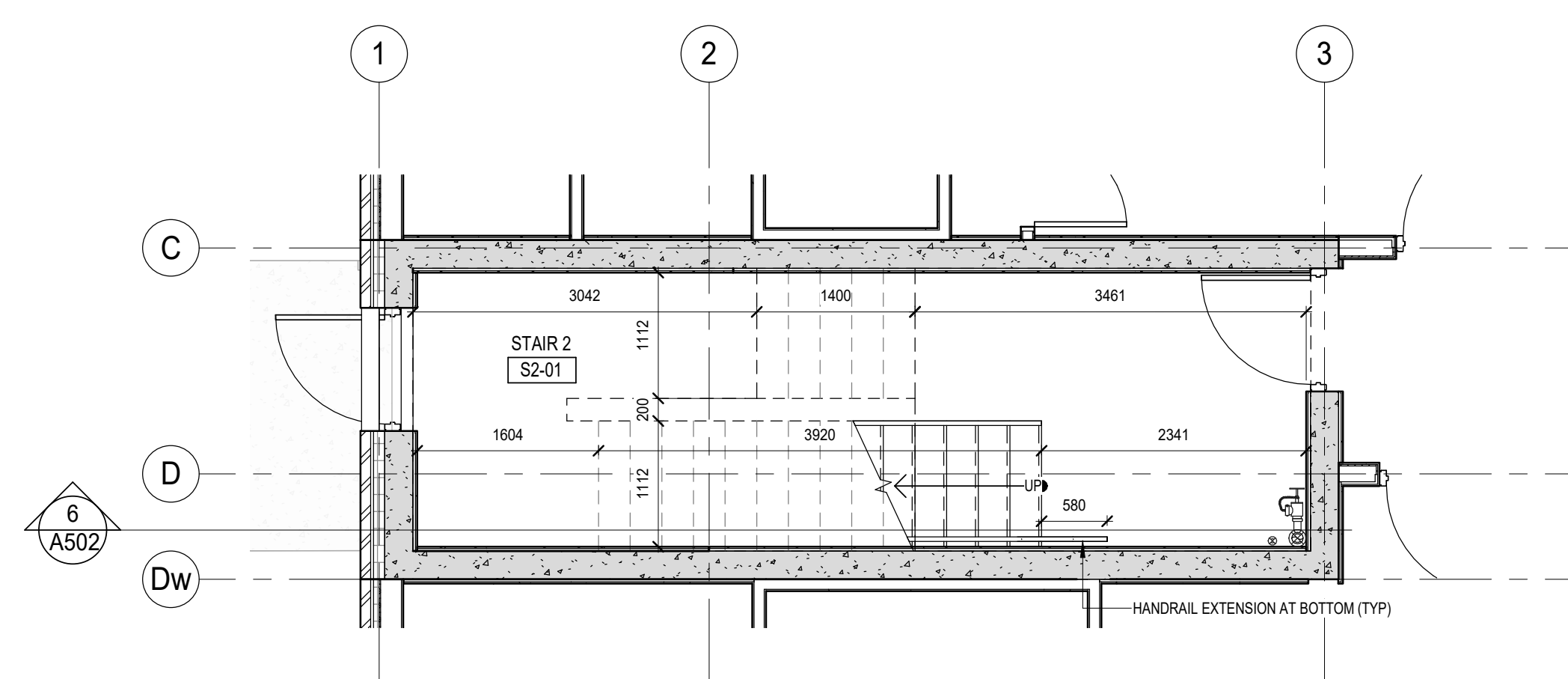
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1:50



2 STAIR#2- 2ND FLOOR
1:50



5 STAIR2-5th FLOOR
1:50



1 STAIR#2- GROUND FLOOR
1:50

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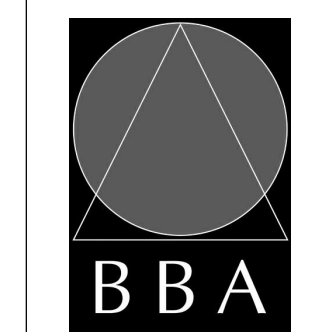
NO.	ISSUES	DATE	BY
1	ISSUED FOR PERMIT	Apr 30 2024	RG
2	ISSUED FOR PERMIT AND TENDER	Aug 30 2024	RG
3	ADDENDUM#1	Oct 16 2024	BBA

NO.	REVISIONS	DATE	BY

PROJECT:
**Mixed-Use Building
Development (BLDG.#3)
PHASE 1**

1697 Durham Regional Hwy 2, Courtice,
ON L1E 2R5
RH Gay Holdings Co.

DRAWING:
STAIR#2



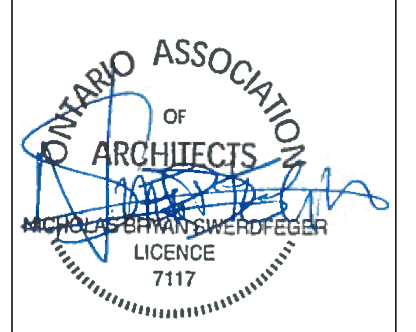
**BARRY BRYAN
ASSOCIATES**

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PROJECT NO:
21046

DRAWING NO:
A502



DESIGN BY: AA

DRAWN BY: AA/JP

CHECKED BY: AA/NS

DATE: 2023-11-03

SCALE: 1:50

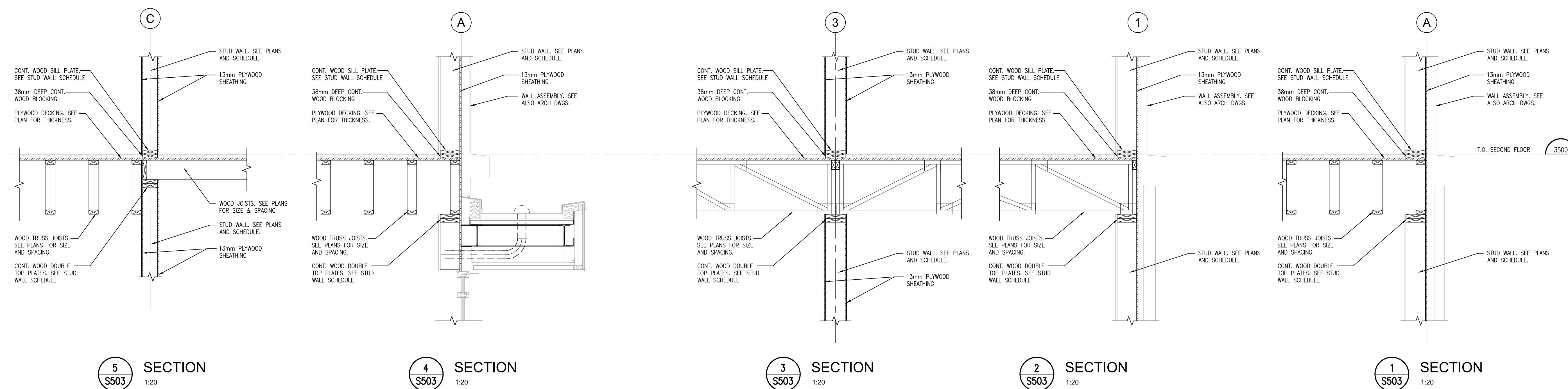
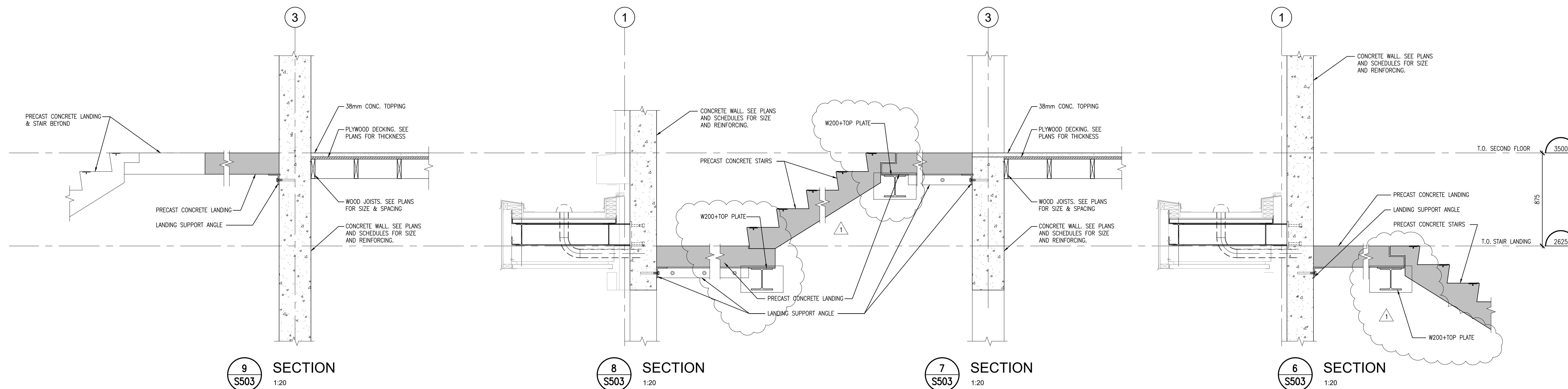
FILE: Drawings - Current - CECC.RVT

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NO.	ISSUES	DATE	BY
1	ISSUED FOR PERMIT	APRIL 30, 2024	BBA
2	RE-ISSUED FOR PERMIT	JULY 23, 2024	BBA
3	ISSUED FOR PERMIT AND TENDER	AUG. 30, 2024	BBA

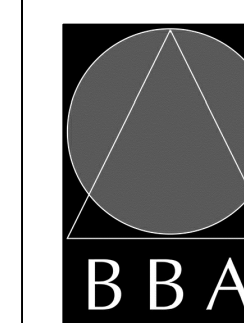
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1	POST TENDER ADDENDUM	OCT. 16, 2024	BBA



PROJECT:
MIXED-USE BUILDING DEVELOPMENT (BLDG.#3) PHASE 1
 1697 HIGHWAY#2
 COURTCICE, ON

R.H. Gay Holdings Co.

DRAWING:
SECTIONS



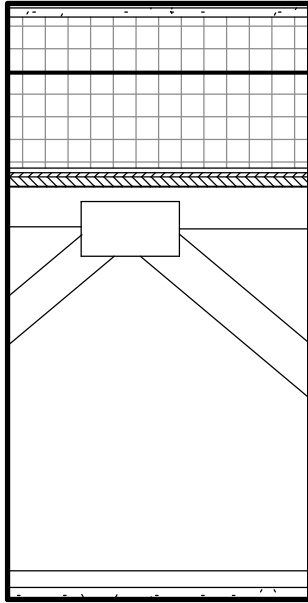
BARRY BRYAN ASSOCIATES
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 Fax: (905) 666-5256
 e-mail: bba@bba-archeng.com

DESIGN BY: MF	DOC. CONTROL: DATE:
DRAWN BY: CM	% COMPLETE:
CHECKED BY: BK	INITIAL:
DATE: FEB. 2024	
SCALE:	
FILE:	

PROJECT NO.
21046

DRAWING NO.
S503

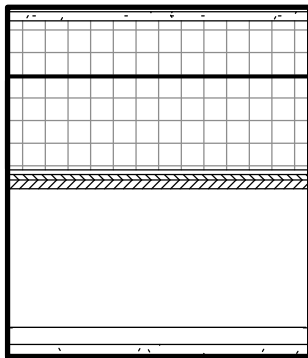
FRR 1h



R1

ROOF TYPE 1 (1HR FRR)
 Thermoplastic Polyolefin (TPO) ROOFING
 13mm Protection Board
 150mm (R35) base layer Poly-iso Insulation
 Top Layer Tapered Insulation at 2% Slope
 Self Adhered Air Vapour Barrier
 19mm Plywood Sheathing
 Wood truss
 22mm Resilient Metal Channel 400mm O.C.
 16mm Type C Gypsum Board

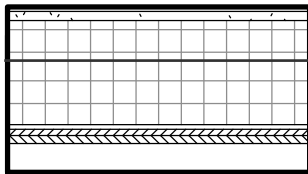
MiTek Canada Inc. Design No. MCI/WI 60-02
 ASTM-E119, CAN/ULC-S101, NFPA-251,
 UBC-7-1, UL 263
 Rating: 1 Hour – Unrestrained



R2

ROOF TYPE 2 (1HR FRR)
 Thermoplastic Polyolefin (TPO) ROOFING
 13mm Protection Board
 150mm (R35) base layer Poly-iso Insulation
 Top Layer Tapered Insulation at 2% Slope
 Self Adhered Air Vapour Barrier
 19mm Plywood Sheathing
 Wood framing
 22mm Resilient Metal Channel 400mm O.C.
 16mm Type C Gypsum Board

MiTek Canada Inc. Design No. MCI/WI 60-02
 ASTM-E119, CAN/ULC-S101, NFPA-251,
 UBC-7-1, UL 263
 Rating: 1 Hour – Unrestrained



R3

ROOF TYPE-3 ENTRANCE CANOPY ROOF
 Thermoplastic Polyolefin (TPO) ROOFING on
 100mm (R25) base layer Poly-iso Insulation
 Top Layer Tapered Insulation at 2% Slope
 self adhered Air vapour barrier
 13mm Underlayment board
 38mm Steel Roof Deck

PROJECT:
 Mixed-Use Building Development (BLDG.#3)
 PHASE 1

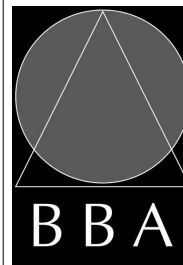
1697 Durham Regional Hwy 2,
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DRAWING:
 ROOF ASSEMBLIES

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PROJECT NO:

21046

DESIGN BY:

Designer

DRAWN BY:

Author

CHECKED BY:

Checker

DATE:

10/23/24

SCALE:

FILE:

DRAWING NO:

SK01