BARRY BRYAN ASSOCIATES

Transmittal

To:	Gay Company Limited	**Project No.:**	22132
Address:	55 King St E, Bomanville ON L1C 1N4	**Date:**	October 16, 2026
Project Name:	Mixed-Use Development at 510 & 520 Taunton Road East, Oshawa ON		

For your:	❑	Approval	**Via:**	❑	Mail
	❑	Distribution		❑	Courier
	■	Information and use		❑	By hand
	❑	Review and comment		❑	To be picked up
Action taken:	❑	Reviewed		❑	Fax
	❑	Reviewed as noted		■	E-mail
	❑	Revise and resubmit			
	❑	Not reviewed			

Qty.:	Drawing No.:	Issue No.:	Revision No.:	Description:
1	Copy	-	-	Addendum No. 1 dated October 16, 2026

cc: Sarah Jaagumagi, Barry Bryan Associates

S Motielal.

Shivanie Motielal

BARRY BRYAN ASSOCIATES

Addendum No. 1

Project No: 22132

Date: October 16, 2026

Tender No: 001

Project: **Proposed Mixed-Use Building 510 & 520 Taunton Rd E**
GAY COMPANY LIMITED

The following information supplements and/or supersedes the bid documents issued on September 28, 2026

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

1.1 DRAWING S201 – FOUNDATION PLAN & SECOND FLOOR FRAMING PLAN

.1 Foundation plan notes added to 1/S201.
.2 Notes 16-18 added under SECOND FLOOR FRAMING NOTES, 2/S201.

1.2 DRAWING S202 - TYPICAL 3RD TO 4TH FLOOR & ROOF FRAMING PLAN

.1 Notes 16-18 added under FLOOR FRAMING NOTES, 1/S202.
.2 Notes 12-14 added under ROOF FRAMING NOTES, 2/S202.
.3 Roof plan and floor plans updated to show ledgers along concrete shearwalls. See 1/S202 and 2/S202.

1.3 DRAWING S501 – FOUNDATION SECTIONS

.1 Detail 14/S501 updated to indicate minimum depth of exterior footing.

1.4 DRAWING S502 – FRAMING SECTIONS

.1 Section 4, 5, and 6 updated to indicate blocking and wall anchoring requirements.
.2 Section 15 updated to indicate framing requirements below walls above, blocking, and wall anchoring details.
.3 Section 27 updated to indicate end joist anchoring to parallel concrete wall.
.4 Section 32 updated to include HSS shims between top of hoist beam and roof deck.

1.5 DRAWING S801 - SCHEDULES

.1 Shearwall reinforcing updated. See shearwall schedule.
.2 Steel column thickness increased. See column schedule.
.3 Concrete pier reinforcing updated. See pier schedule.
.4 Elevations of bottom of columns added to column schedule.

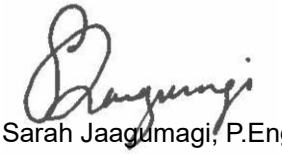
250 Water St. Suite 201
Whitby, ON, L1N 0G5
(905) 666 – 5252
www.bba-archeng.com

SYSTEM CERTIFICATION ISO 9001 SGS

End of Addendum No. 1

Yours very truly,

Barry Bryan Associates
Architects, Engineers, Project Managers



Sarah Jaagumagi, P.Eng.

Attachments: BBA Drawings S201-S801 (5 pages)

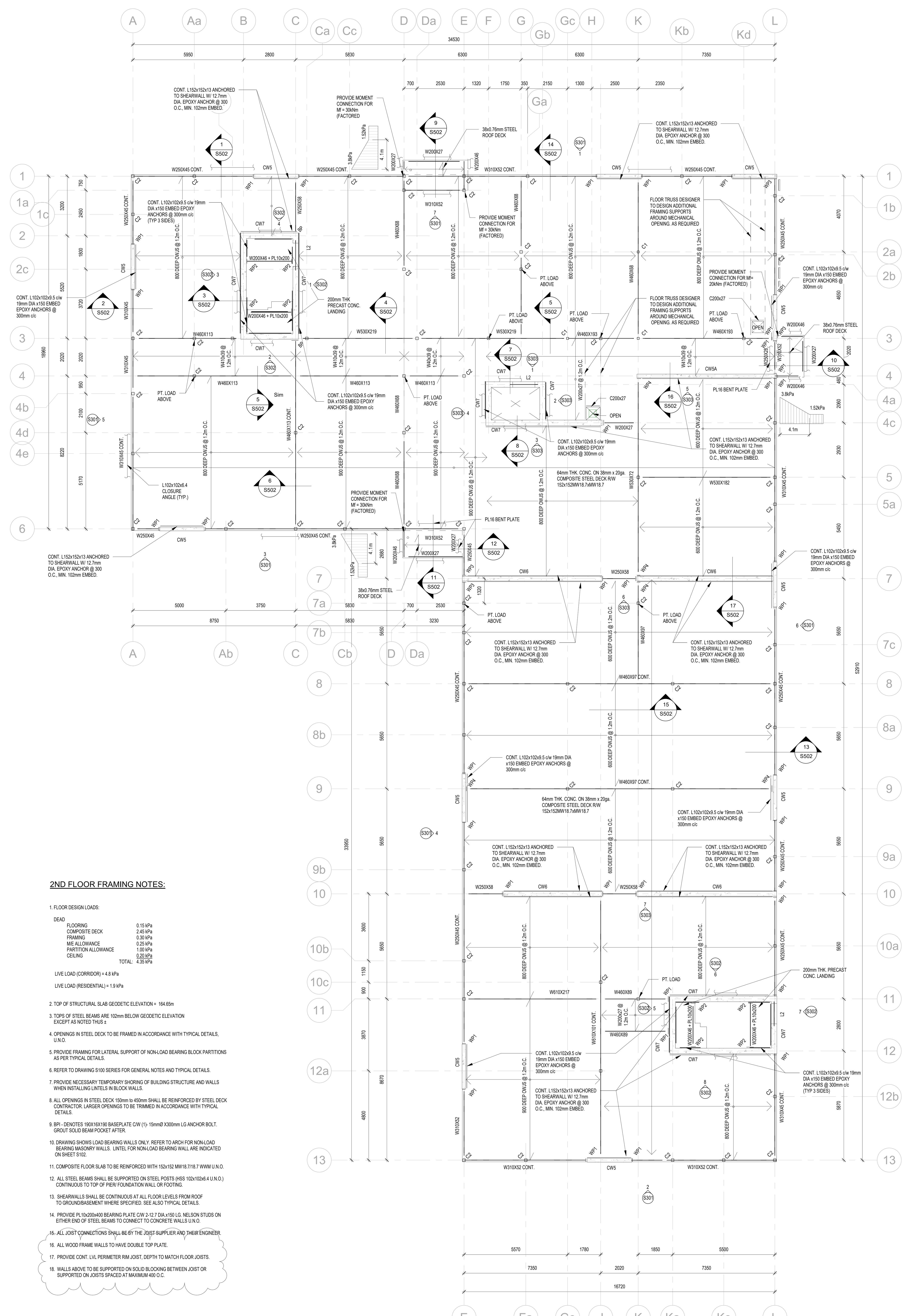
I/We hereby acknowledge receipt of this Addendum.

Signature (signing officer of firm)

Position

Name of Firm

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



2ND FLOOR FRAMING NOTES:

1. FLOOR DESIGN LOADS:

DEAD

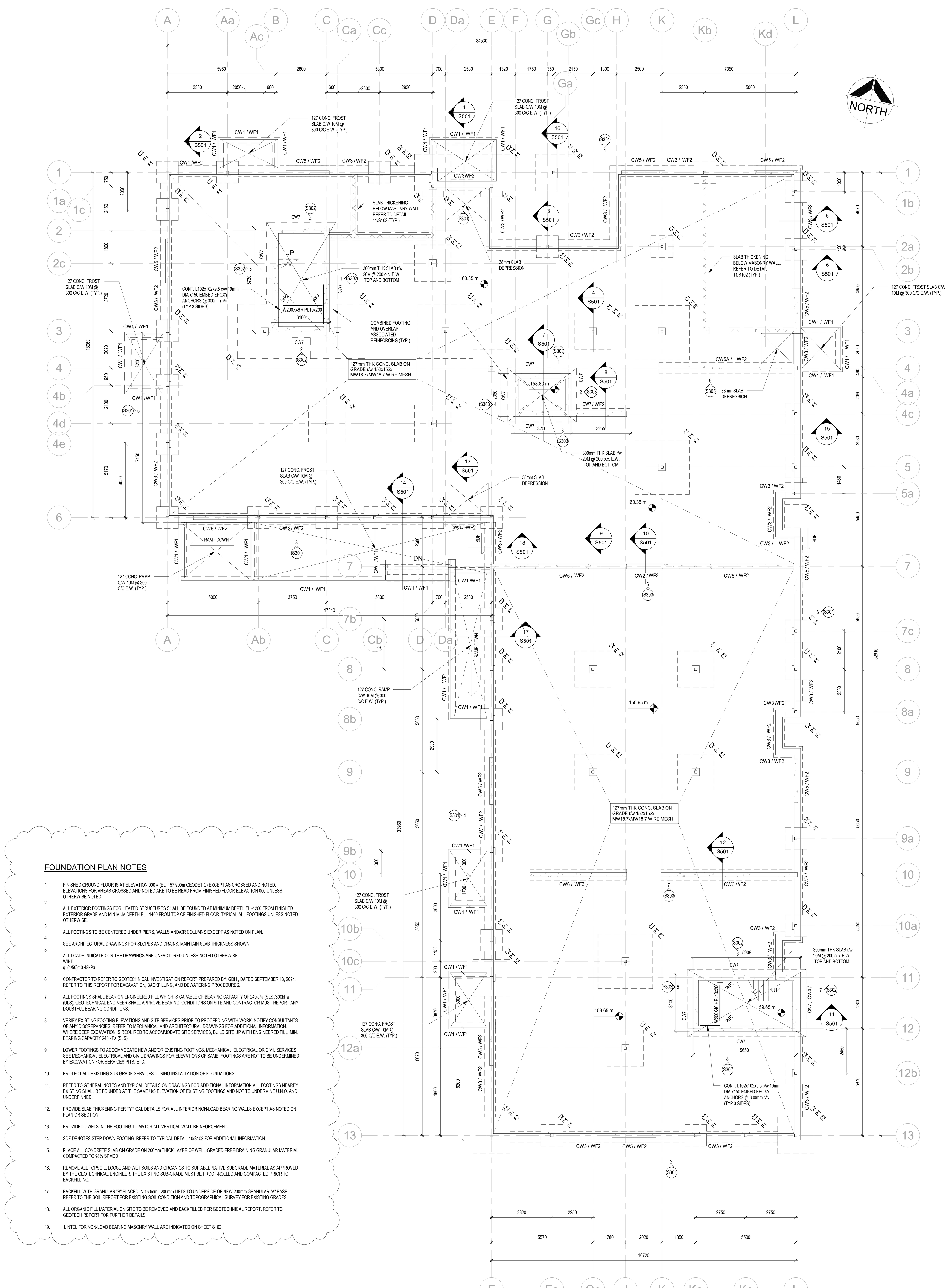
FLOORING	0.15 kPa
COMPOSITE DECK	2.45 kPa
FRAMING	0.30 kPa
M/E ALLOWANCE	0.25 kPa
PARTITION ALLOWANCE	1.00 kPa
CEILING	0.20 kPa
TOTAL:	4.35 kPa

LIVE LOAD (CORRIDOR) = 4.8 kPa

LIVE LOAD (RESIDENTIAL) = 1.9 kPa

2. TOP OF STRUCTURAL SLAB GEODETIC ELEVATION = 164.65m
3. TOPS OF STEEL BEAMS ARE 102mm BELOW GEODETIC ELEVATION EXCEPT AS NOTED THUS ±
4. OPENINGS IN STEEL DECK TO BE FRAMED IN ACCORDANCE WITH TYPICAL DETAILS, U.N.O.
5. PROVIDE FRAMING FOR LATERAL SUPPORT OF NON-LOAD BEARING BLOCK PARTITIONS AS PER TYPICAL DETAILS.
6. REFER TO DRAWING S100 SERIES FOR GENERAL NOTES AND TYPICAL DETAILS.
7. PROVIDE NECESSARY TEMPORARY SHORING OF BUILDING STRUCTURE AND WALLS WHEN INSTALLING LINTELS IN BLOCK WALLS.
8. ALL OPENINGS IN STEEL DECK 150mm to 450mm SHALL BE REINFORCED BY STEEL DECK CONTRACTOR. LARGER OPENINGS TO BE TRIMMED IN ACCORDANCE WITH TYPICAL DETAILS.
9. BPI - DENOTES 190X16X190 BASEPLATE C/W (1)- 15mmØ X300mm LG ANCHOR BOLT. GROUT SOLID BEAM POCKET AFTER.
10. DRAWING SHOWS LOAD BEARING WALLS ONLY. REFER TO ARCH FOR NON-LOAD BEARING MASONRY WALLS. LINTEL FOR NON-LOAD BEARING WALL ARE INDICATED ON SHEET S102.
11. COMPOSITE FLOOR SLAB TO BE REINFORCED WITH 152x152 MW18.7/18.7 WWM U.N.O.
12. ALL STEEL BEAMS SHALL BE SUPPORTED ON STEEL POSTS (HSS 102x102x6.4 U.N.O.) CONTINUOUS TO TOP OF PIER/ FOUNDATION WALL OR FOOTING.
13. SHEARWALLS SHALL BE CONTINUOUS AT ALL FLOOR LEVELS FROM ROOF TO GROUND/BASEMENT WHERE SPECIFIED. SEE ALSO TYPICAL DETAILS.
14. PROVIDE PL10x200x400 BEARING PLATE C/W 2-12.7 DIA.x150 LG. NELSON STUDS ON EITHER END OF STEEL BEAMS TO CONNECT TO CONCRETE WALLS U.N.O.
15. ALL JOIST CONNECTIONS SHALL BE BY THE JOIST SUPPLIER AND THEIR ENGINEER.
16. ALL WOOD FRAME WALLS TO HAVE DOUBLE TOP PLATE.
17. PROVIDE CONT. LVL PERIMETER RIM JOIST, DEPTH TO MATCH FLOOR JOISTS.
18. WALLS ABOVE TO BE SUPPORTED ON SOLID BLOCKING BETWEEN JOIST OR SUPPORTED ON JOISTS SPACED AT MAXIMUM 400 O.C.

2 / S201 — 2nd FLOOR FRAMING PLAN
1 : 100



FOUNDATION PLAN NOTES

1. FINISHED GROUND FLOOR IS AT ELEVATION 000 = (EL. 157.900m GEODETIC) EXCEPT AS CROSSED AND NOTED. ELEVATIONS FOR AREAS CROSSED AND NOTED ARE TO BE READ FROM FINISHED FLOOR ELEVATION 000 UNLESS OTHERWISE NOTED.
2. ALL EXTERIOR FOOTINGS FOR HEATED STRUCTURES SHALL BE FOUNDED AT MINIMUM DEPTH EL.-1200 FROM FINISHED EXTERIOR GRADE AND MINIMUM DEPTH EL. -1400 FROM TOP OF FINISHED FLOOR. TYPICAL ALL FOOTINGS UNLESS NOTED OTHERWISE.
3. ALL FOOTINGS TO BE CENTERED UNDER PIERS, WALLS AND/OR COLUMNS EXCEPT AS NOTED ON PLAN.
4. SEE ARCHITECTURAL DRAWINGS FOR SLOPES AND DRAINS. MAINTAIN SLAB THICKNESS SHOWN.
5. ALL LOADS INDICATED ON THE DRAWINGS ARE UNFACTORED UNLESS NOTED OTHERWISE. WIND: q (1/50)= 0.48kPa
6. CONTRACTOR TO REFER TO GEOTECHNICAL INVESTIGATION REPORT PREPARED BY: GDH , DATED SEPTEMBER 13, 2024. REFER TO THIS REPORT FOR EXCAVATION, BACKFILLING, AND DEWATERING PROCEDURES.
7. ALL FOOTINGS SHALL BEAR ON ENGINEERED FILL WHICH IS CAPABLE OF BEARING CAPACITY OF 240kPa (SLS)/600kPa (ULS). GEOTECHNICAL ENGINEER SHALL APPROVE BEARING CONDITIONS ON SITE AND CONTRACTOR MUST REPORT ANY DOUBTFUL BEARING CONDITIONS.
8. VERIFY 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. WHERE DEEP EXCAVATION IS REQUIRED TO ACCOMMODATE SITE SERVICES, BUILD SITE UP WITH ENGINEERED FILL, MIN. BEARING CAPACITY 240 kPa (SLS)
9. 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.
10. PROTECT ALL EXISTING SUB GRADE SERVICES DURING INSTALLATION OF FOUNDATIONS.
11. REFER TO GENERAL NOTES AND TYPICAL DETAILS ON DRAWINGS FOR ADDITIONAL INFORMATION.ALL FOOTINGS NEARBY EXISTING SHALL BE FOUNDED AT THE SAME U/S ELEVATION OF EXISTING FOOTINGS AND NOT TO UNDERMINE U.N.O. AND UNDERPINNED.
12. PROVIDE SLAB THICKENING PER TYPICAL DETAILS FOR ALL INTERIOR NON-LOAD BEARING WALLS EXCEPT AS NOTED ON PLAN OR SECTION.
13. PROVIDE DOWELS IN THE FOOTING TO MATCH ALL VERTICAL WALL REINFORCEMENT.
14. SDF DENOTES STEP DOWN FOOTING. REFER TO TYPICAL DETAIL 10/S102 FOR ADDITIONAL INFORMATION.
15. PLACE ALL CONCRETE SLAB-ON-GRADE ON 200mm THICK LAYER OF WELL-GRADED FREE-DRAINING GRANULAR MATERIAL COMPACTED TO 98% SPMDD
16. REMOVE ALL TOPSOIL, LOOSE AND WET SOILS AND ORGANICS TO SUITABLE NATIVE SUBGRADE MATERIAL AS APPROVED BY THE GEOTECHNICAL ENGINEER. THE EXISTING SUB-GRADE MUST BE PROOF-ROLLED AND COMPACTED PRIOR TO BACKFILLING.
17. BACKFILL WITH GRANULAR "B" PLACED IN 150mm - 200mm LIFTS TO UNDERSIDE OF NEW 200mm GRANULAR "A" BASE. REFER TO THE SOIL REPORT FOR EXISTING SOIL CONDITION AND TOPOGRAPHICAL SURVEY FOR EXISTING GRADES.
18. ALL ORGANIC FILL MATERIAL ON SITE TO BE REMOVED AND BACKFILLED PER GEOTECHNICAL REPORT. REFER TO GEOTECH REPORT FOR FURTHER DETAILS.
19. LINTEL FOR NON-LOAD BEARING MASONRY WALL ARE INDICATED ON SHEET S102.

1 / S201 — FOUNDATION PLAN
1 : 100

DO NOT SCALE THE DRAWINGS.
CHECK AND VERIFY ALL DIMENSIONS AT THE SITE.

ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE CONSULTANT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS IN PART OR WHOLE WITHOUT THE PERMISSION OF THE CONSULTANT IS FORBIDDEN.

DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED AND SEALED BY THE CONSULTANT.

NO.	ISSUES	DATE	BY
1	ISSUED FOR COORDINATION 50%	2026-07-03	BBA
2	ISSUED FOR BUILDING PERMIT	2026-09-24	BBA
3	ISSUED FOR PARTIAL (STRUCTURAL) TENDER (PT#1)	2026-09-28	BBA
4	ISSUED FOR ADDENDUM 1	2026-10-15	BBA

BARRY BRYAN ASSOCIATES

PROJECT:

PROPOSED MIXED-USE BUILDING

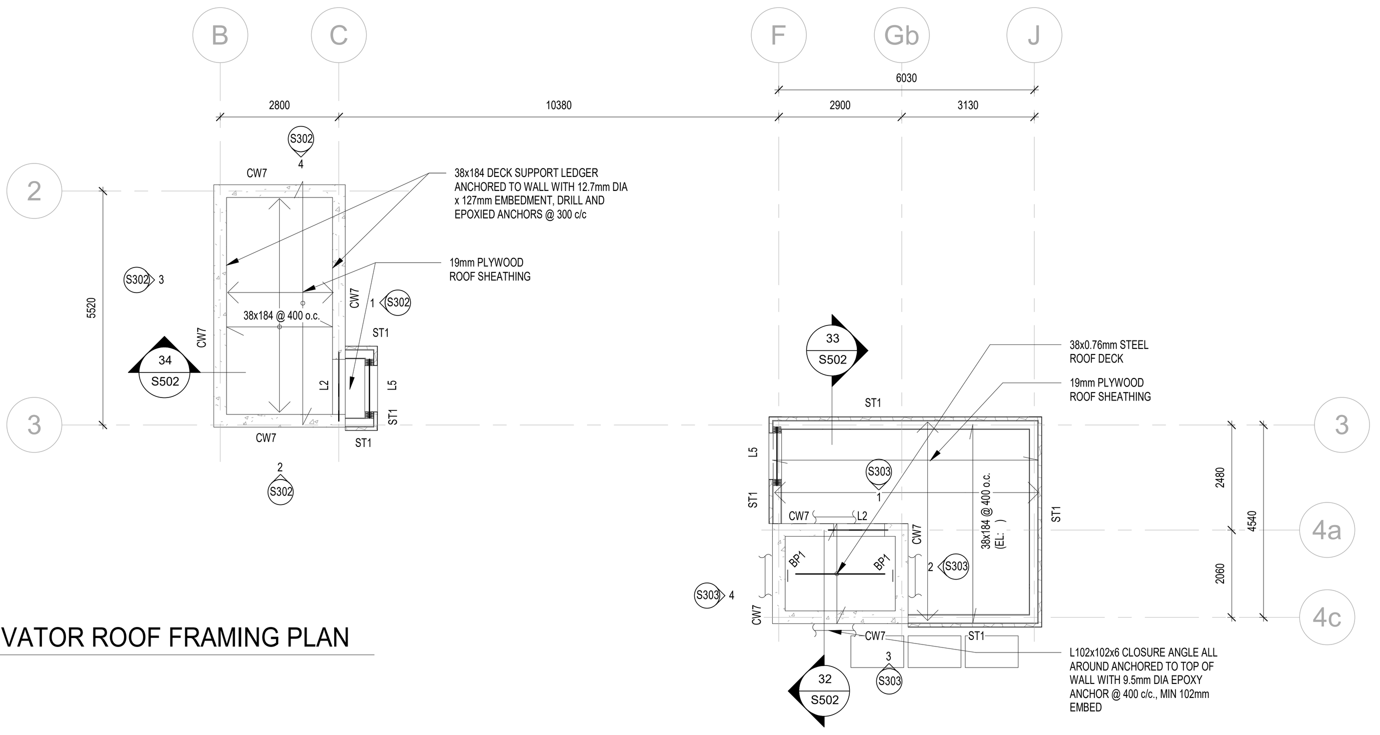
510-520 Taunton Rd East,
Oshawa, ON
RH Gay Holdings Co.

DRAWING:

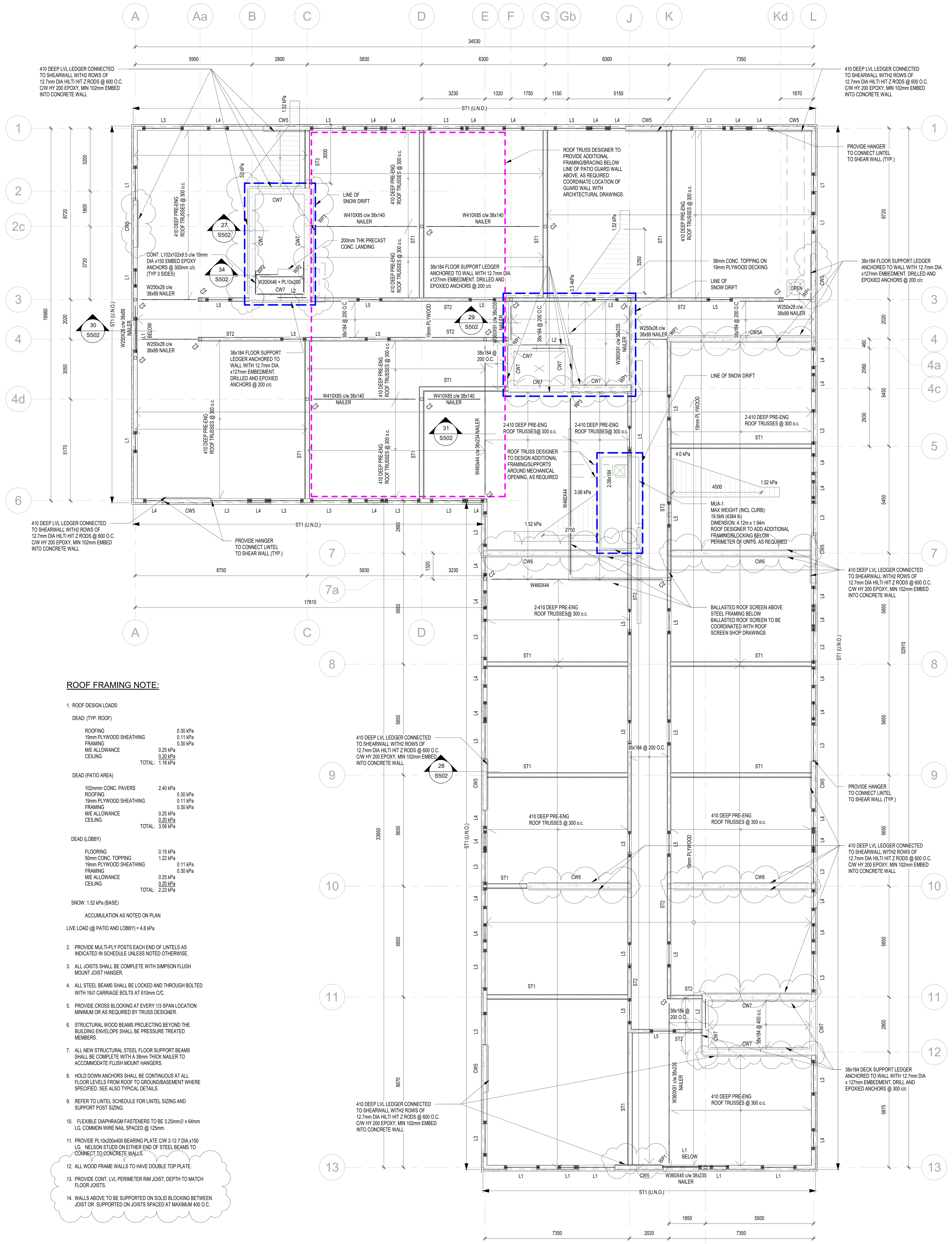
FOUNDATION PLAN & 2nd FLOOR FRAMING PLAN

DESIGN BY: SJ
DRAWN BY: NV
CHECKED BY: DM
DATE: 06/12/26
SCALE: 1 : 100
SEAL:

PROJECT NO: **22132**
DRAWING NO: **S201**



3 S202 STAIR & ELEVATOR ROOF FRAMING PLAN
1 : 100



ROOF FRAMING NOTE:

1. ROOF DESIGN LOADS:

DEAD: (TYP. ROOF)

ROOFING		0.30 kPa
19mm PLYWOOD SHEATHING		0.11 kPa
FRAMING		0.30 kPa
M/E ALLOWANCE	0.25 kPa	
CEILING	0.20 kPa	
TOTAL:	1.16 kPa	

DEAD (PATIO AREA)

102mmm CONC. PAVERS	2.40 kPa	
ROOFING		0.30 kPa
19mm PLYWOOD SHEATHING		0.11 kPa
FRAMING		0.30 kPa
M/E ALLOWANCE	0.25 kPa	
CEILING	0.20 kPa	
TOTAL:	3.56 kPa	

DEAD (LOBBY)

FLOORING	0.15 kPa	
50mm CONC. TOPPING	1.22 kPa	
19mm PLYWOOD SHEATHING		0.11 kPa
FRAMING		0.30 kPa
M/E ALLOWANCE	0.25 kPa	
CEILING	0.20 kPa	
TOTAL:	2.23 kPa	

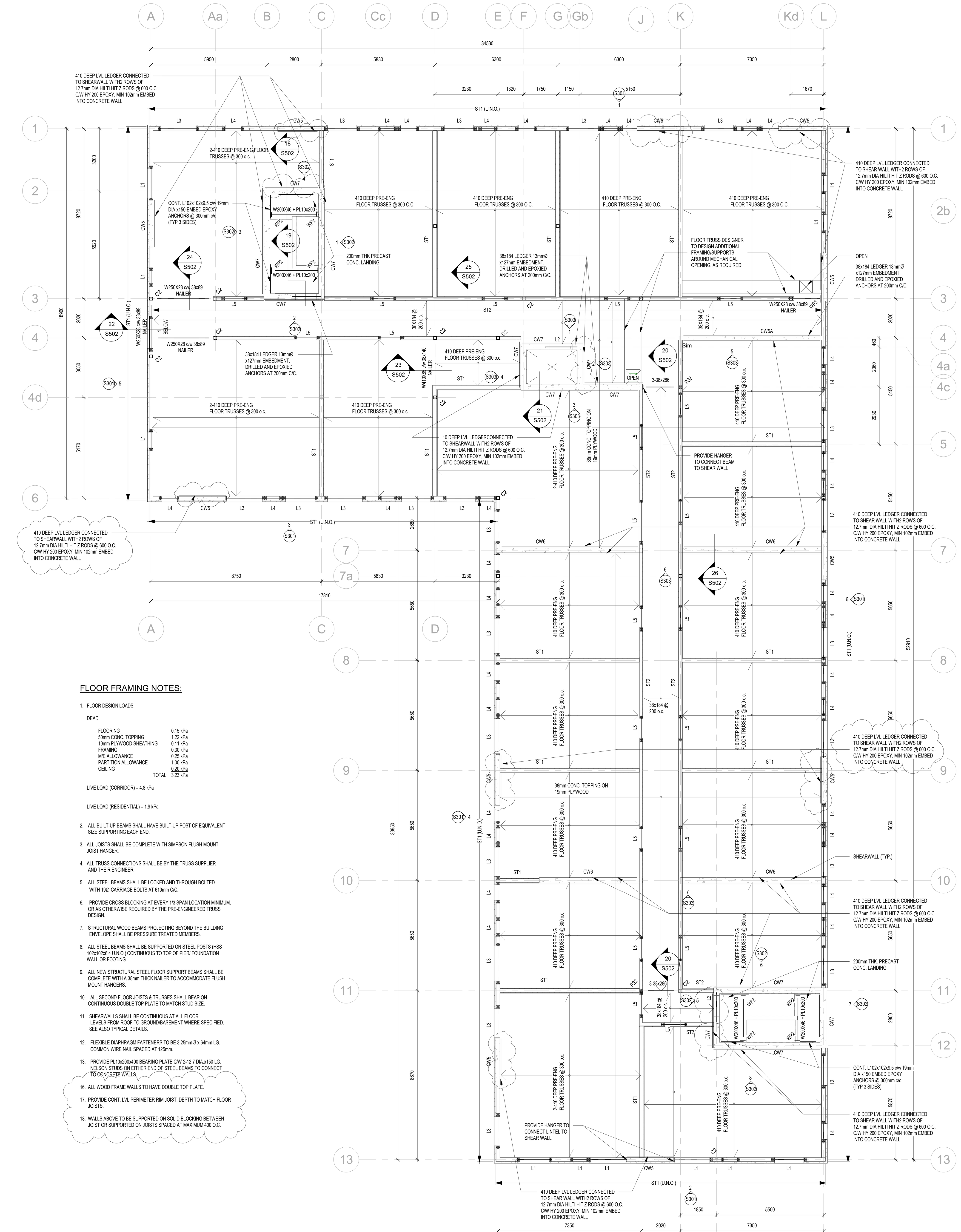
SNOW: 1.52 kPa (BASE)

ACCUMULATION AS NOTED ON PLAN

LIVE LOAD (@ PATIO AND LOBBY) = 4.8 kPa

2. PROVIDE MULTI-PLY POSTS EACH END OF LINTELS AS INDICATED IN SCHEDULE UNLESS NOTED OTHERWISE.
3. ALL JOISTS SHALL BE COMPLETE WITH SIMPSON FLUSH MOUNT JOIST HANGER.
4. ALL STEEL BEAMS SHALL BE LOCKED AND THROUGH BOLTED WITH 19∅ CARRIAGE BOLTS AT 610mm C/C.
5. PROVIDE CROSS BLOCKING AT EVERY 1/3 SPAN LOCATION MINIMUM OR AS REQUIRED BY TRUSS DESIGNER.
6. STRUCTURAL WOOD BEAMS PROJECTING BEYOND THE BUILDING ENVELOPE SHALL BE PRESSURE TREATED MEMBERS.
7. ALL NEW STRUCTURAL STEEL FLOOR SUPPORT BEAMS SHALL BE COMPLETE WITH A 38mm THICK NAILER TO ACCOMMODATE FLUSH MOUNT HANGERS.
8. HOLD DOWN ANCHORS SHALL BE CONTINUOUS AT ALL FLOOR LEVELS FROM ROOF TO GROUND/BASEMENT WHERE SPECIFIED. SEE ALSO TYPICAL DETAILS.
9. REFER TO LINTEL SCHEDULE FOR LINTEL SIZING AND SUPPORT POST SIZING.
10. FLEXIBLE DIAPHRAGM FASTENERS TO BE 3.25mm∅ x 64mm LG. COMMON WIRE NAIL SPACED @ 125mm.
11. PROVIDE PL10x200x400 BEARING PLATE C/W 2-12.7 DIA.x150 LG. NELSON STUDS ON EITHER END OF STEEL BEAMS TO CONNECT TO CONCRETE WALLS.
12. ALL WOOD FRAME WALLS TO HAVE DOUBLE TOP PLATE.
13. PROVIDE CONT. LVL PERIMETER RIM JOIST, DEPTH TO MATCH FLOOR JOISTS.
14. WALLS ABOVE TO BE SUPPORTED ON SOLID BLOCKING BETWEEN JOIST OR SUPPORTED ON JOISTS SPACED AT MAXIMUM 400 O.C.

2 S202 ROOF FRAMING PLAN
1 : 100



FLOOR FRAMING NOTES:

1. FLOOR DESIGN LOADS:

DEAD

FLOORING	0.15 kPa
50mm CONC. TOPPING	1.22 kPa
19mm PLYWOOD SHEATHING	0.11 kPa
FRAMING	0.30 kPa
M/E ALLOWANCE	0.25 kPa
PARTITION ALLOWANCE	1.00 kPa
CEILING	0.20 kPa
TOTAL:	3.23 kPa

LIVE LOAD (CORRIDOR) = 4.8 kPa

LIVE LOAD (RESIDENTIAL) = 1.9 kPa

2. ALL BUILT-UP BEAMS SHALL HAVE BUILT-UP POST OF EQUIVALENT SIZE SUPPORTING EACH END.
3. ALL JOISTS SHALL BE COMPLETE WITH SIMPSON FLUSH MOUNT JOIST HANGER.
4. ALL TRUSS CONNECTIONS SHALL BE BY THE TRUSS SUPPLIER AND THEIR ENGINEER.
5. ALL STEEL BEAMS SHALL BE LOCKED AND THROUGH BOLTED WITH 19∅ CARRIAGE BOLTS AT 610mm C/C.
6. PROVIDE CROSS BLOCKING AT EVERY 1/3 SPAN LOCATION MINIMUM, OR AS OTHERWISE REQUIRED BY THE PRE-ENGINEERED TRUSS DESIGN.
7. STRUCTURAL WOOD BEAMS PROJECTING BEYOND THE BUILDING ENVELOPE SHALL BE PRESSURE TREATED MEMBERS.
8. ALL STEEL BEAMS SHALL BE SUPPORTED ON STEEL POSTS (HSS 102x102x6.4 U.N.O.) CONTINUOUS TO TOP OF PIER/ FOUNDATION WALL OR FOOTING.
9. ALL NEW STRUCTURAL STEEL FLOOR SUPPORT BEAMS SHALL BE COMPLETE WITH A 38mm THICK NAILER TO ACCOMMODATE FLUSH MOUNT HANGERS.
10. ALL SECOND FLOOR JOISTS & TRUSSES SHALL BEAR ON CONTINUOUS DOUBLE TOP PLATE TO MATCH STUD SIZE.
11. SHEARWALLS SHALL BE CONTINUOUS AT ALL FLOOR LEVELS FROM ROOF TO GROUND/BASEMENT WHERE SPECIFIED. SEE ALSO TYPICAL DETAILS.
12. FLEXIBLE DIAPHRAGM FASTENERS TO BE 3.25mm∅ x 64mm LG. COMMON WIRE NAIL SPACED AT 125mm.
13. PROVIDE PL10x200x400 BEARING PLATE C/W 2-12.7 DIA.x150 LG. NELSON STUDS ON EITHER END OF STEEL BEAMS TO CONNECT TO CONCRETE WALLS.
16. ALL WOOD FRAME WALLS TO HAVE DOUBLE TOP PLATE.
17. PROVIDE CONT. LVL PERIMETER RIM JOIST, DEPTH TO MATCH FLOOR JOISTS.
18. WALLS ABOVE TO BE SUPPORTED ON SOLID BLOCKING BETWEEN JOIST OR SUPPORTED ON JOISTS SPACED AT MAXIMUM 400 O.C.

1 S202 TYPICAL 3rd TO 4th FLOOR FRAMING PLAN
1 : 100

DO NOT SCALE THE DRAWINGS.
CHECK AND VERIFY ALL DIMENSIONS AT THE SITE.

ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE CONSULTANT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS IN PART OR WHOLE WITHOUT THE PERMISSION OF THE CONSULTANT IS FORBIDDEN.

DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED AND SEALED BY THE CONSULTANT.

NO.	ISSUES	DATE	BY
1	ISSUED FOR COORDINATION 50%	2026-07-03	BBA
2	ISSUED FOR BUILDING PERMIT	2026-09-24	BBA
3	ISSUED FOR PARTIAL (STRUCTURAL) TENDER (PT#1)	2026-09-28	BBA
4	ISSUED FOR ADDENDUM 1	2026-10-15	BBA

BARRY BRYAN ASSOCIATES

PROJECT:
PROPOSED MIXED-USE BUILDING

510-520 Taunton Rd East,
Oshawa, ON
RH Gay Holdings Co.

DRAWING:
TYPICAL 3RD TO 4TH FLOOR & ROOF FRAMING PLAN

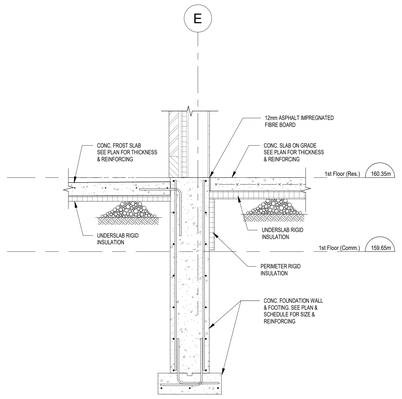
DESIGN BY: SJ
SEAL:
DRAWN BY: NV
CHECKED BY: DM
DATE: 06/15/26
SCALE: 1 : 100
PROJECT NO: **22132**
DRAWING NO: **S202**

DO NOT SCALE THE DRAWINGS.
CHECK AND VERIFY ALL DIMENSIONS AT THE SITE.

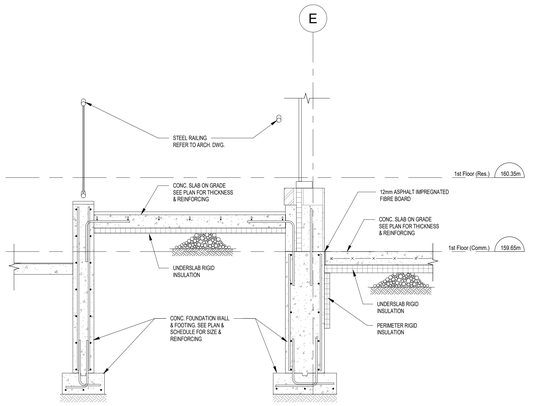
ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE CONSULTANT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS IN PART OR WHOLE WITHOUT THE PERMISSION OF THE CONSULTANT IS FORBIDDEN.

DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED AND SEALED BY THE CONSULTANT.

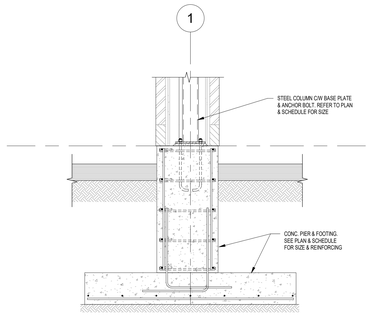
NO.	ISSUES	DATE	BY
1	ISSUED FOR BUILDING PERMIT	2026-09-24	BBA
2	ISSUED FOR PARTIAL (STRUCTURAL) TENDER (PT#	2026-09-28	BBA
3	ISSUED FOR ADDENDUM 1	2026-10-15	BBA



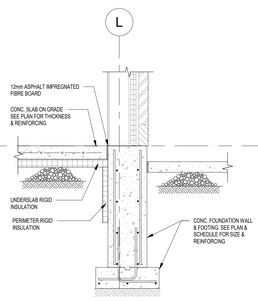
18 S501 SECTION 1 : 20



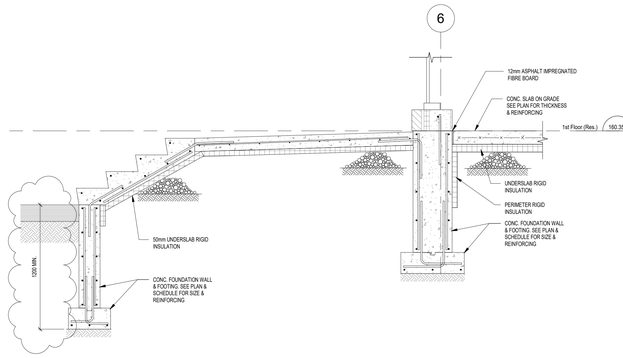
17 S501 SECTION 1 : 20



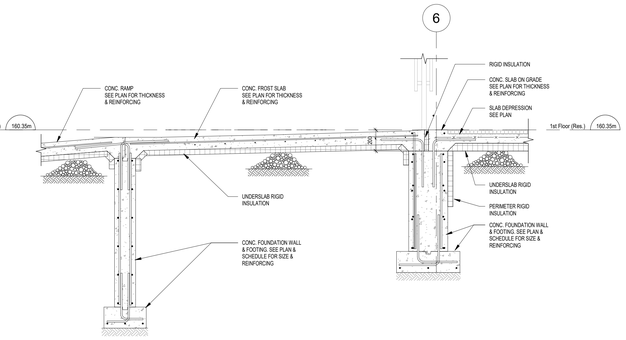
16 S501 SECTION 1 : 20



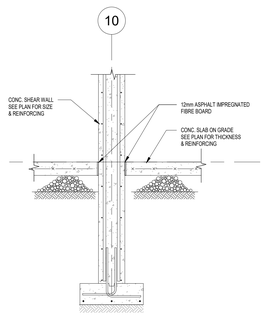
15 S501 SECTION 1 : 20



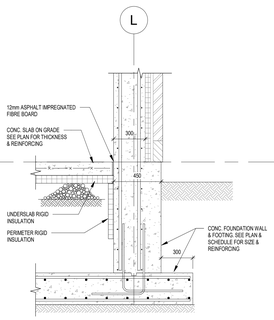
14 S501 SECTION 1 : 20



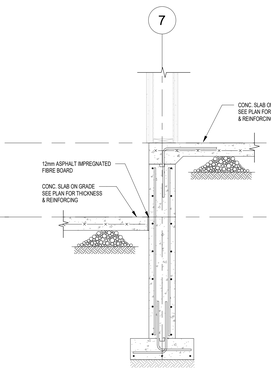
13 S501 SECTION 1 : 20



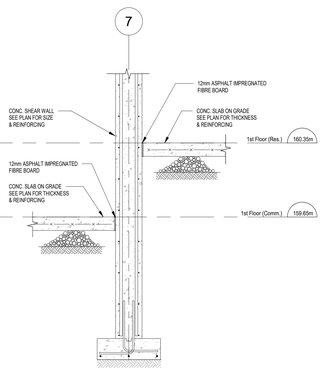
12 S501 SECTION 1 : 20



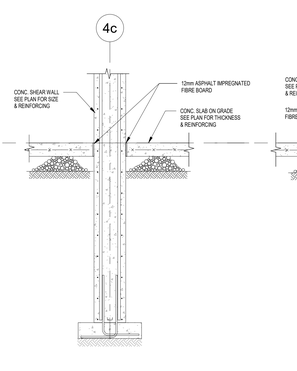
11 S501 SECTION 1 : 20



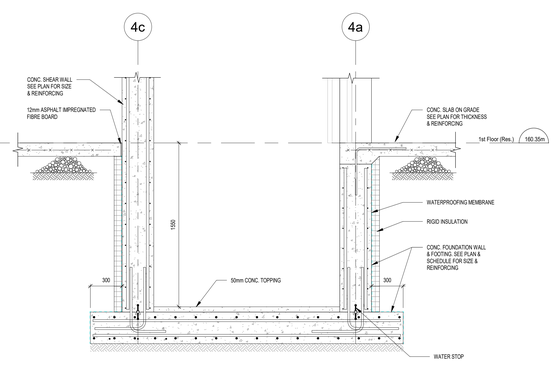
10 S501 SECTION 1 : 20



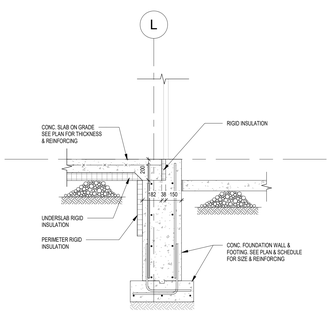
9 S501 SECTION 1 : 20



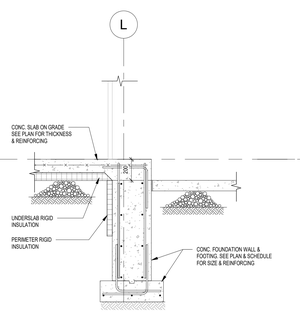
8 S501 SECTION 1 : 20



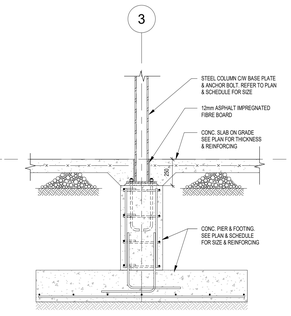
7 S501 SECTION 1 : 20



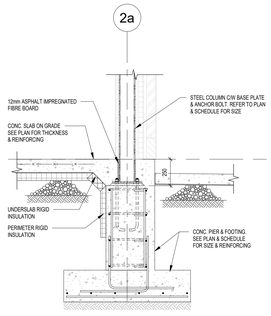
6 S501 SECTION 1 : 20



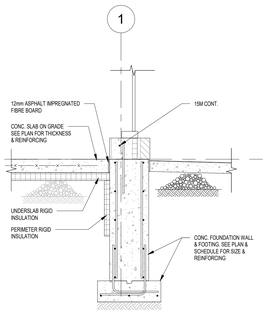
5 S501 SECTION 1 : 20



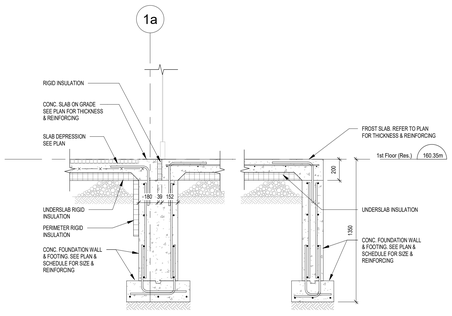
4 S501 SECTION 1 : 20



3 S501 SECTION 1 : 20



2 S501 SECTION 1 : 20



1 S501 SECTION 1 : 20

BARRY BRYAN ASSOCIATES

PROJECT:

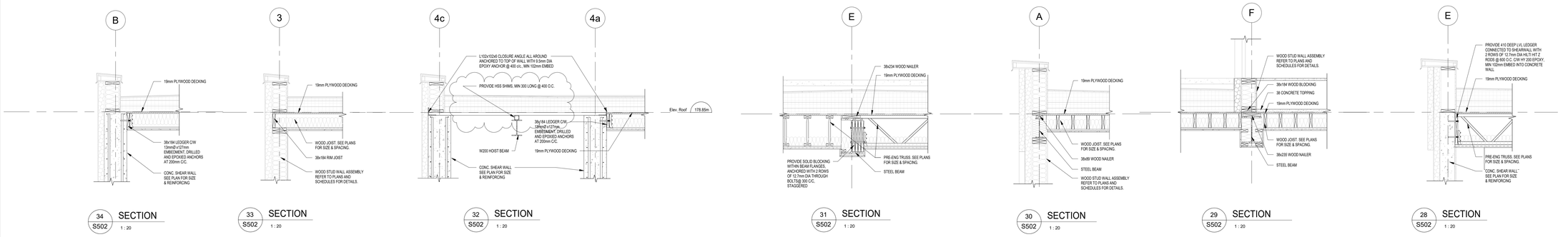
PROPOSED MIXED-USE BUILDING

510-520 Taunton Rd East,
Oshawa, ON
RH Gay Holdings Co.

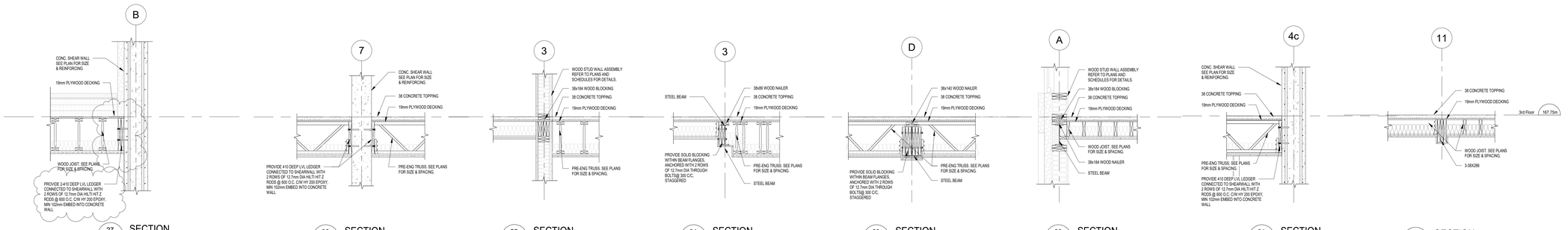
DRAWING:

FOUNDATION SECTIONS

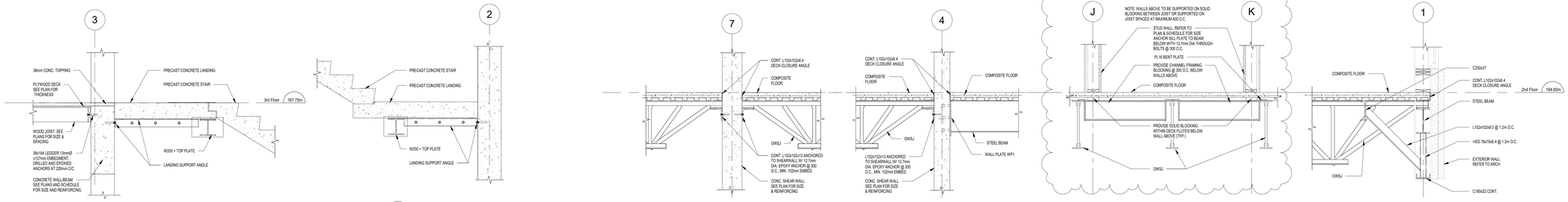
DESIGN BY: SJ	SEAL:
DRAWN BY: NV	
CHECKED BY: DM	
DATE: 08/05/26	
SCALE: 1 : 20	
PROJECT NO: **22132**	DRAWING NO: **S501**



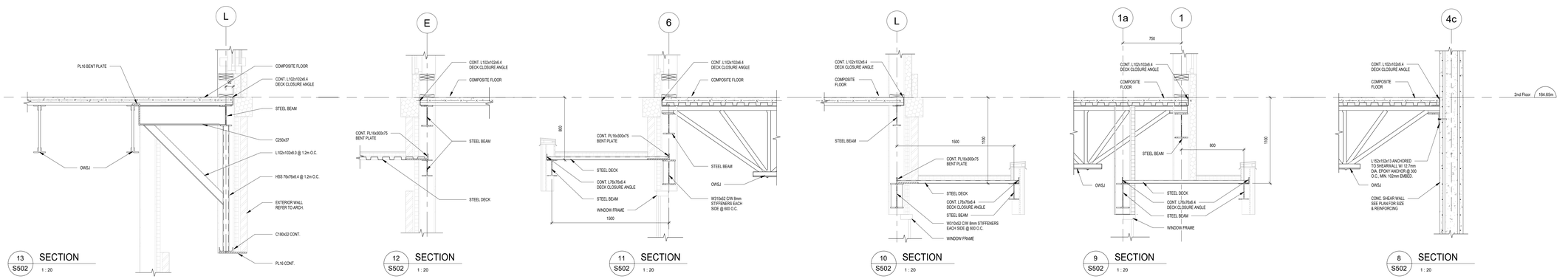
34 S502 SECTION 1 : 20 — 33 S502 SECTION 1 : 20 — 32 S502 SECTION 1 : 20 — 31 S502 SECTION 1 : 20 — 30 S502 SECTION 1 : 20 — 29 S502 SECTION 1 : 20 — 28 S502 SECTION 1 : 20



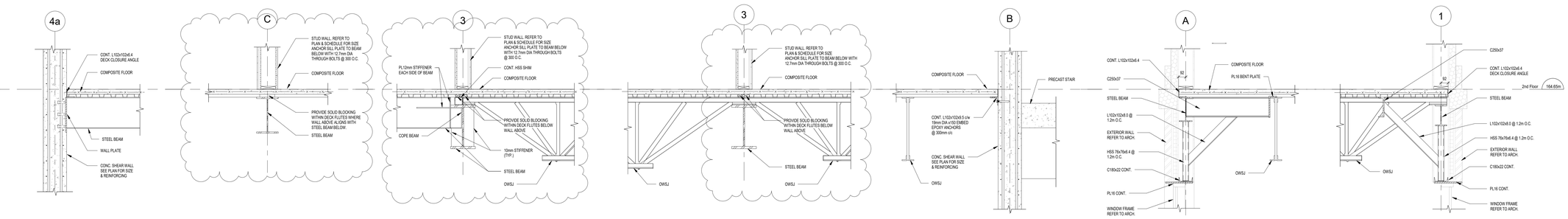
27 S502 SECTION 1 : 20 — 26 S502 SECTION 1 : 20 — 25 S502 SECTION 1 : 20 — 24 S502 SECTION 1 : 20 — 23 S502 SECTION 1 : 20 — 22 S502 SECTION 1 : 20 — 21 S502 SECTION 1 : 20 — 20 S502 SECTION 1 : 20



19 S502 SECTION 1 : 20 — 18 S502 SECTION 1 : 20 — 17 S502 SECTION 1 : 20 — 16 S502 SECTION 1 : 20 — 15 S502 SECTION 1 : 20 — 14 S502 SECTION 1 : 20



13 S502 SECTION 1 : 20 — 12 S502 SECTION 1 : 20 — 11 S502 SECTION 1 : 20 — 10 S502 SECTION 1 : 20 — 9 S502 SECTION 1 : 20 — 8 S502 SECTION 1 : 20



7 S502 SECTION 1 : 20 — 6 S502 SECTION 1 : 20 — 5 S502 SECTION 1 : 20 — 4 S502 SECTION 1 : 20 — 3 S502 SECTION 1 : 20 — 2 S502 SECTION 1 : 20 — 1 S502 SECTION 1 : 20

DO NOT SCALE THE DRAWINGS.
CHECK AND VERIFY ALL DIMENSIONS AT THE SITE.

ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE CONSULTANT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS IN PART OR WHOLE WITHOUT THE PERMISSION OF THE CONSULTANT IS FORBIDDEN.

DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED AND SEALED BY THE CONSULTANT.

NO.	ISSUES	DATE	BY
1	ISSUED FOR BUILDING PERMIT	2026-09-24	BBA
2	ISSUED FOR PARTIAL (STRUCTURAL) TENDER /FI #	2026-09-28	BBA
3	ISSUED FOR ADDENDUM 1	2026-10-15	BBA

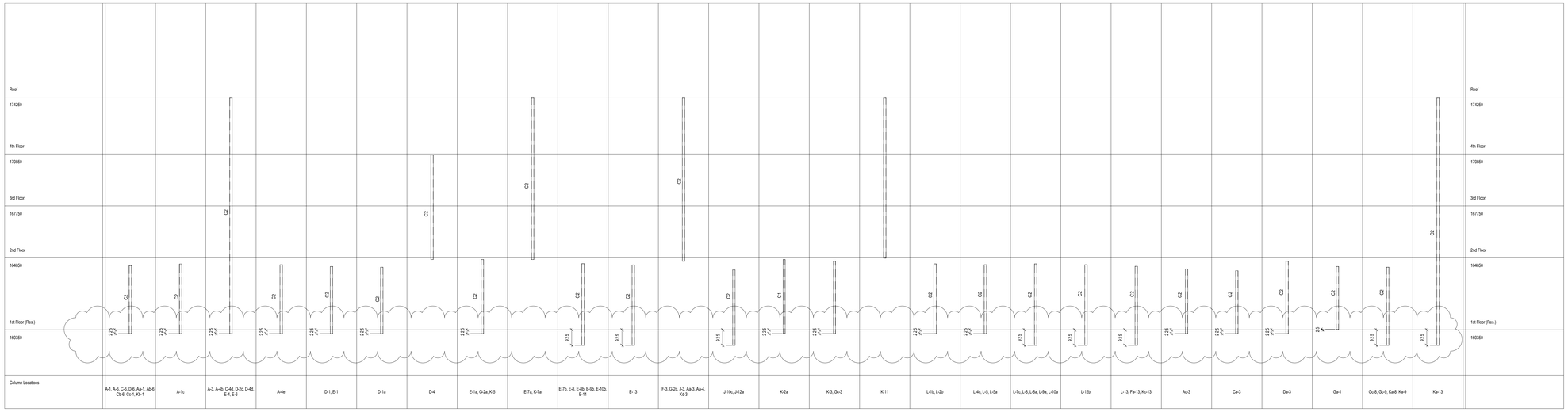
BARRY BRYAN ASSOCIATES

PROJECT:
PROPOSED MIXED-USE BUILDING

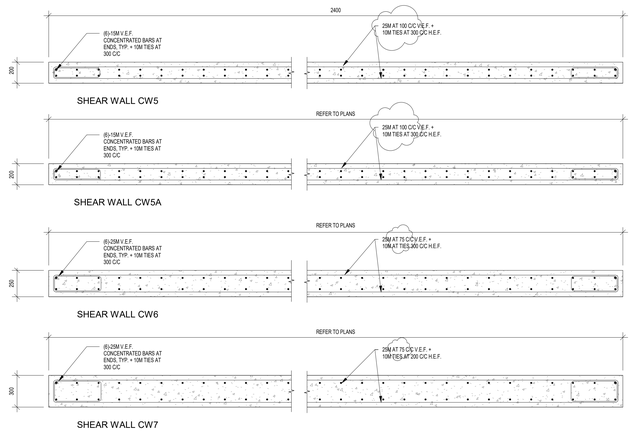
510-520 Taunton Rd East,
Oshawa, ON
RH Gay Holdings Co.

DRAWING:
FRAMING SECTIONS

DESIGN BY: SJ	SEAL:
DRAWN BY: NV	
CHECKED BY: DM	
DATE: 08/05/26	
SCALE: 1 : 20	
PROJECT NO: 22132	DRAWING NO: S502



SHEAR WALL SCHEDULE



LINTEL SCHEDULE

MARK	SIZE	NOTES
L1	3-44x235 LVL 1.9 E, 3000Fb	PROVIDE P1 EACH END
L2	300x600 CONC. HEADER r/w 3-15M AND 10M TIES @ 300 o.c.	
L3	2-44x292 LVL 1.9 E, 3000Fb	PROVIDE P1 EACH END
L4	3-38x184	PROVIDE P1 EACH END
L5	3-38x286	PROVIDE P2 EACH END

WOOD POST SCHEDULE

MARK	SIZE	NOTES
PS1	4-38x184	
PS2	4-38x140	

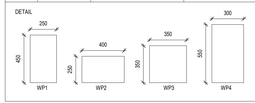
STUD WALL SCHEDULE

MARK	SIZE / SPACING	SILL PLATE	TOP PLATE	SHEATHING
ST1	38x184 @ 400 C/C	38x184 C/W 12.5Ø x 150 EMBED HILTI HUS EPOXY ANCHORS @ 800 C/C	2-38x184	
ST2	38x140 @ 300 C/C	38x184 C/W 12.5Ø x 150 EMBED HILTI HUS EPOXY ANCHORS @ 800 C/C	2-38x140	
ST3				

WALL PLATE SCHEDULE

MARK	PLATE	ANCHORAGE	REMARKS
WP1	250x450x16	6-20mmØ x 100mm LG. NELSON STUD C-375, D 125	SINGLE PLATE, DOUBLE ROW DETAIL
WP2	400x250x16	4-20mmØ x 127mm LG. NELSON STUD C-300, D 500	SINGLE PLATE, DOUBLE ROW DETAIL
WP3	350x350x16	4-20mmØ x 127mm LG. NELSON STUD C-300, D 500	SINGLE PLATE, DOUBLE ROW DETAIL
WP4	300x550x16	4-20mmØ x 127mm LG. NELSON STUD C-300, D 500	SINGLE PLATE, DOUBLE ROW DETAIL

DETAIL



STEEL COLUMN SCHEDULE

MARK	SIZE	BASE PLATE	ANCHOR BOLTS
C1	HS127x127x6.5	300x300x25	4-19mmØ x 500mmLG + 75mm HOOK EMBEDDED ANCHOR BOLTS
C2	HS152x152x6.5	350x350x25	4-19mmØ x 500mmLG + 75mm HOOK EMBEDDED ANCHOR BOLTS

BEARING PLATE SCHEDULE

MARK	SIZE	ANCHORAGE
BP1	10x200x100	(2)-12.7mm Ø x 150mm LG. NELSON STUD

CONCRETE FOOTING SCHEDULE

MARK	SIZE	THICKNESS	REINFORCING
F1	1200x1200	300	6 - 15M BOTTOM E.W.
F2	2000x2000	300	7 - 15M BOTTOM E.W.
F3	3000x3000	300	6 - 20M BOTTOM E.W.

CONCRETE PIER SCHEDULE

MARK	SIZE	VERT. REINF.	TIES	DETAILS
P1	400x400	10 - 25M	15M @ 300 C/C	
P2	430x580	12 - 25M	15M @ 300 C/C	

NOTE:
1. ALL PIERS TO BE CENTRED ON COLUMNS UNLESS NOTED OTHERWISE.
2. CARRY ALL HORIZONTAL WALL REINFORCEMENT THROUGH PIERS.

WALL FOOTING SCHEDULE

MARK	SIZE	THICKNESS	REINFORCING
WF1	400	200	3 - 15M CONT.
WF2	600	200	3 - 15M CONT.

CONCRETE WALL SCHEDULE

MARK	WIDTH	REINFORCING	NOTES
CW1	200	15M @ 300 O.C. E.W. E.F.	
CW2	250	15M @ 300 O.C. E.W. E.F.	
CW3	370	15M @ 200 O.C. E.W. E.F.	
CW4	450	15M @ 300 O.C. E.W. E.F.	
CW5	200	SEE SHEARWALL SCHEDULE	
CW5A	200	SEE SHEARWALL SCHEDULE	
CW6	250	SEE SHEARWALL SCHEDULE	
CW7	300	SEE SHEARWALL SCHEDULE	

DO NOT SCALE THE DRAWINGS.
CHECK AND VERIFY ALL DIMENSIONS AT THE SITE.

ALL DRAWINGS, SPECIFICATIONS AND RELATED DOCUMENTS ARE THE COPYRIGHT PROPERTY OF THE CONSULTANT AND MUST BE RETURNED UPON REQUEST. REPRODUCTION OF DRAWINGS IN PART OR WHOLE WITHOUT THE PERMISSION OF THE CONSULTANT IS FORBIDDEN.

DRAWINGS ARE NOT TO BE USED FOR CONSTRUCTION UNTIL SIGNED AND SEALED BY THE CONSULTANT.

NO.	ISSUES	DATE	BY
1	ISSUED FOR BUILDING PERMIT	2026-09-24	BBA
2	ISSUED FOR PARTIAL (STRUCTURAL) TENDER PT#	2026-09-28	BBA
3	ISSUED FOR ADDENDUM 1	2026-10-15	BBA

BARRY BRYAN ASSOCIATES

PROJECT:

PROPOSED MIXED-USE BUILDING

510-520 Taunton Rd East,
Oshawa, ON
RH Gay Holdings Co.

DRAWING:

SCHEDULES

DESIGN BY: *SJ*
DRAWN BY: *NV*
CHECKED BY: *DM*
DATE: *08/11/26*
SCALE: *As indicated*
SEAL:

PROJECT NO: **22132**
DRAWING NO: **S801**