

STRUCTURAL ADDENDUM-No: SA-01

23-1345

To: LGA Architectural Partners

Date

June 19, 2026

Re: 321 John Street, Cobourg, ON
Clarifications & Updates to Structural Documents

The following items are changes to project Contract Structural Documents. General Contractors shall include the items described in their tender bid including all labour, material, equipment and services required to complete the work described.

Description of Drawings Revised & Revisions**1.0 S201 Foundation Plan**

- 1.1 Clarity added to between sleeving through foundation wall and under footing. Additional sleeves under footings added.
- 1.2 Two slab depressions removed. One slab depression added in mechanical room.

2.0 S201-B Foundation Part Plan

- 2.1 Added new sheet: Foundation part plan with landscaping elements, including planters, stairs, ramp, slab on grades, and handrail anchorage detail. New stairs and ramp are supported on concrete foundation walls.

3.0 S202 Main Floor Showing Second Floor Framing Plan

- 3.1 Stair landings reconfigured, beam added to one landing on each stairwell to support stringers above.
- 3.2 Mechanical chase sizes increased based on architectural request. LVL reinforcement added around opening.
- 3.3 Reinforcement for water heaters adjusted.
- 3.4 Extent of exterior walls adjusted in four locations.
- 3.5 Clarity added for suspended mechanical units below wood I-joists.
- 3.6 Four lintel sizes adjusted.

4.0 S203 Second Floor Showing Third Floor Framing Plan

- 4.1 Stair landings reconfigured, beam added to one landing on each stairwell to support stringers above.
- 4.2 Mechanical chase sizes increased based on architectural request. LVL reinforcement added around opening.
- 4.3 Reinforcement for water heaters adjusted.
- 4.4 Three lintel sizes adjusted.

5.0 S204 Third Floor Showing Roof Framing Plan

5.1 Two lintel sizes adjusted.

6.0 S205 Truss Bracing Plan

6.1 Notes added to direct reader to arch drawings for attic walkway details and other roof details.

7.0 S401 Sections and Details

7.1 One section noted as no longer in use.

7.2 Visual adjustments made to sections.

8.0 S411 Sections and Details

8.1 Sections adjusted to show double bottom plate.

9.0 S412 Sections and Details

9.1 Sections adjusted to show double bottom plate.

10.0 S413 Sections and Details

10.1 Section adjusted to show double bottom plate.

11.0 S414 Sections and Details

11.1 Nailing added to shear wall extension on 2/S414.

11.2 Lintel pushed up to truss space to avoid interference with curtain wall in 4/S414. Brace detailing removed.

12.0 S501 Shear Wall Elevations

12.1 Visual adjustment made to openings by request from architect.

13.0 S502 Shear Wall Elevations

13.1 Opening in first floor wall removed in A/S502. Extent of shear wall increased.

14.0 S503 Shear Wall Elevations

14.1 Visual adjustment made to openings by request from architect.

15.0 S504 Shear Wall Elevations

15.1 Visual adjustment made to openings by request from architect.

Engineering Link Incorporated



Per: Fred Ouellette, P.Eng.

Senior Associate

c: 647-654-0231

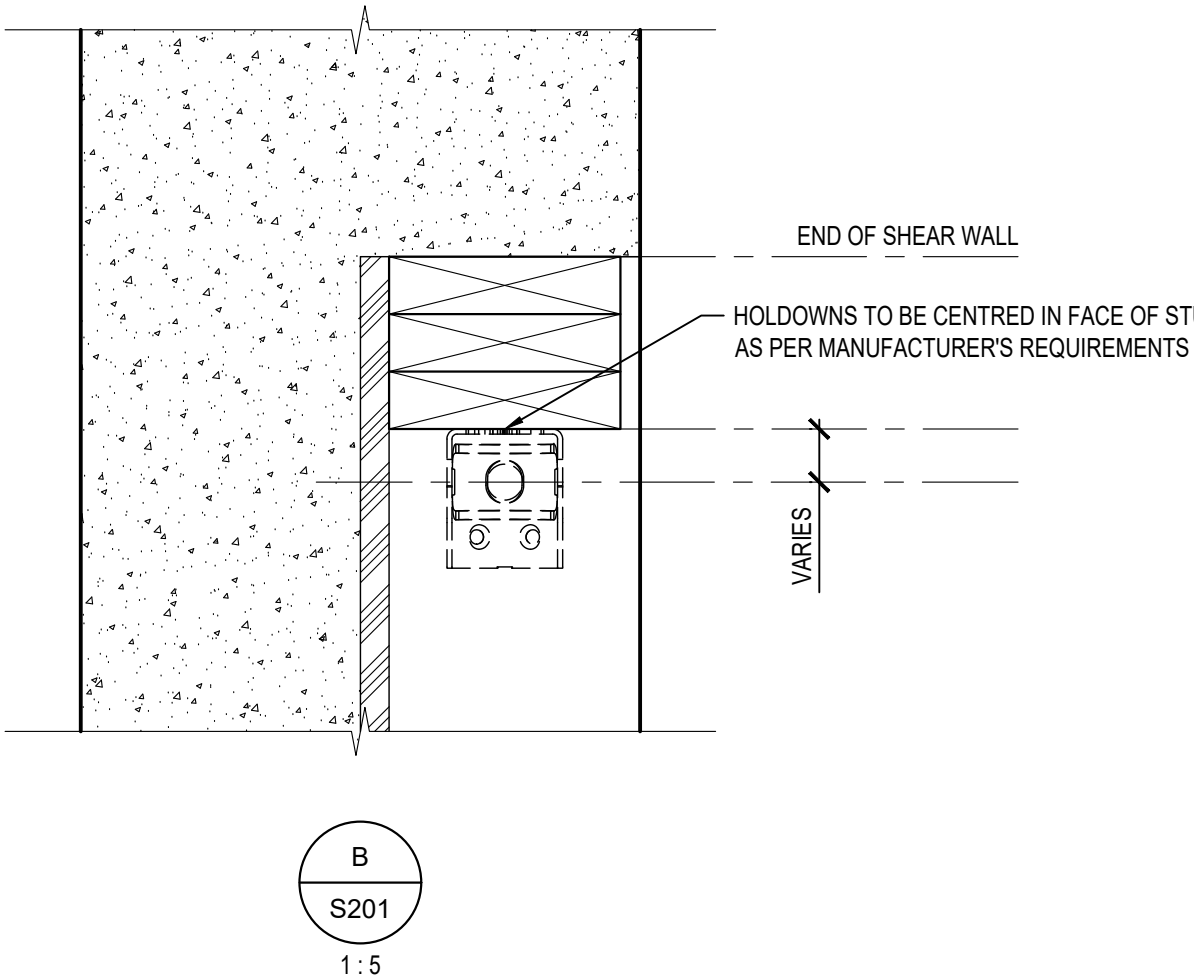
e: Fred.O@englink.ca

Attached: Updated Structural Drawings

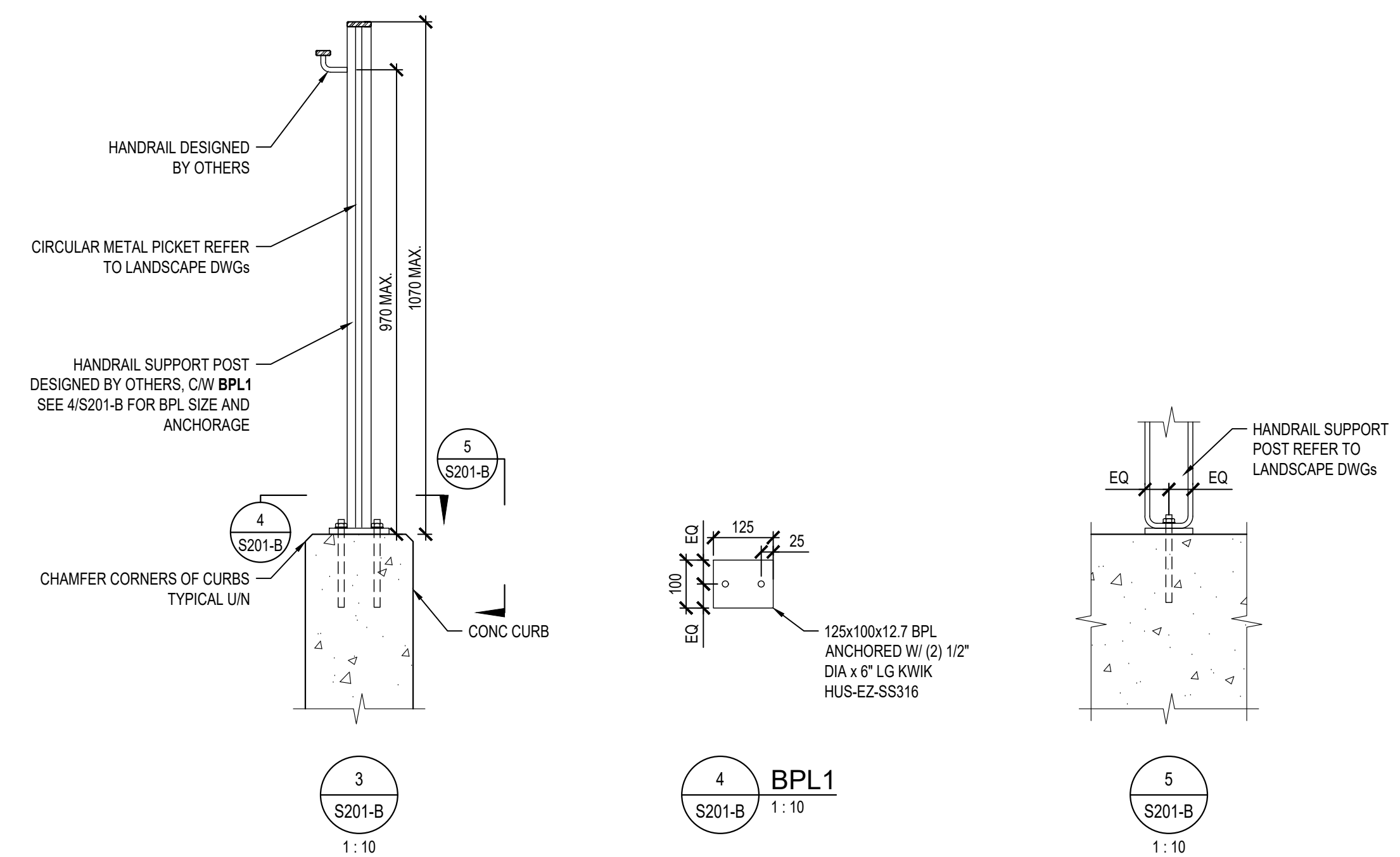
To: Antero Fonte

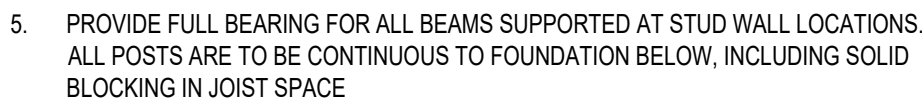
antero@lga-ap.com

File: h:\2023\1300 - 1399\23-1345\07 contract_admin\addendum\23-1345 - structural tender addendum - sa-01.docx

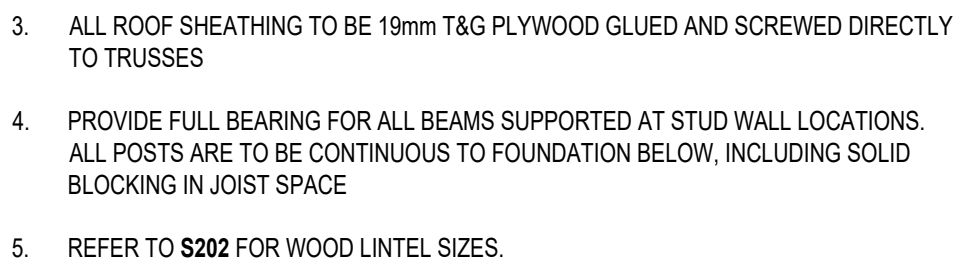


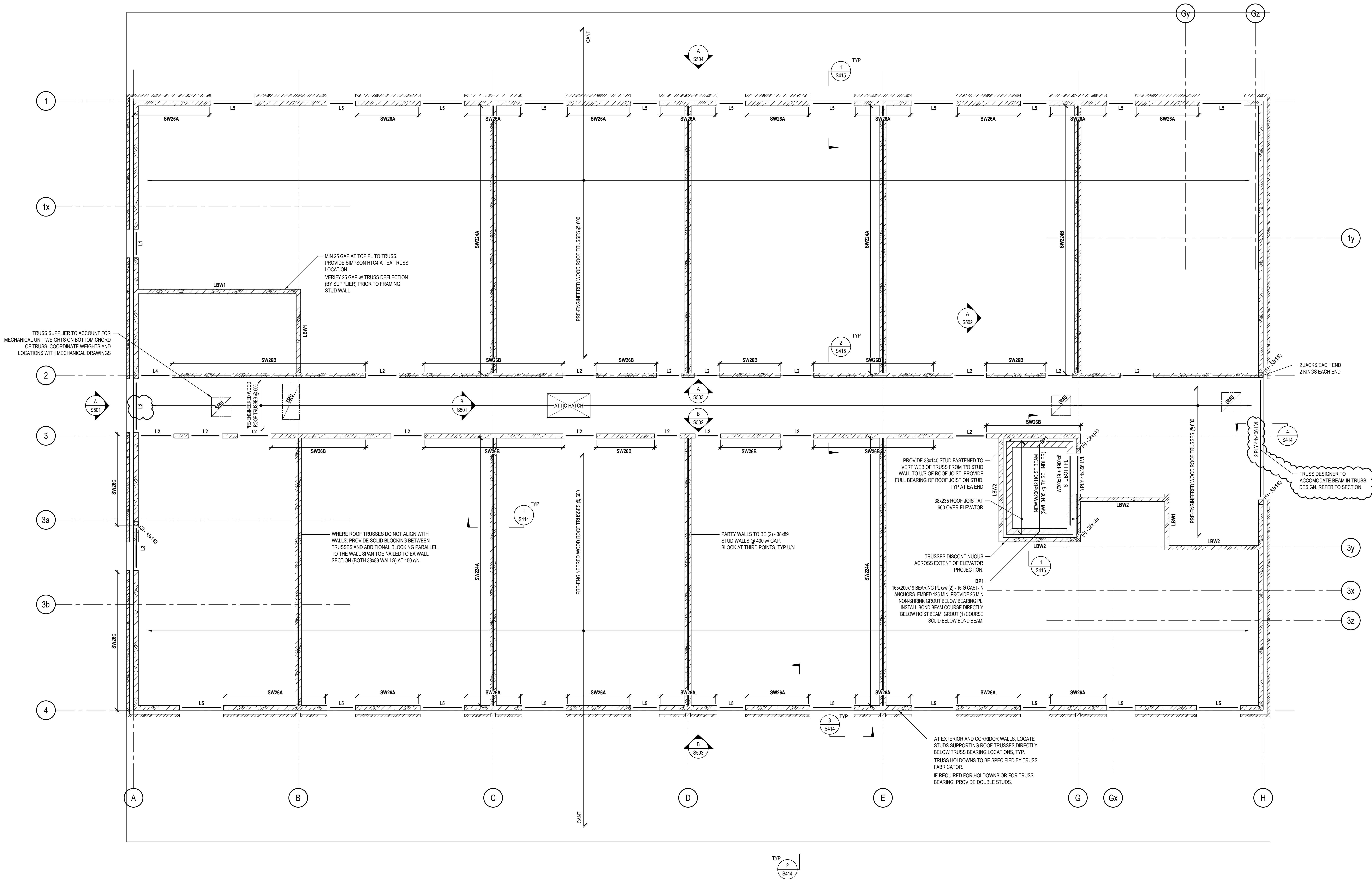
1. REFERENCE TO GEOTECHNICAL REPORT TO VERIFY INFORMATION LISTED. GEOTECHNICAL CONSULTANT TO VERIFY ALL BEARING CAPACITIES AND FOUNDATION ELEVATIONS ON SITE PRIOR TO CONSTRUCTION.
2. US FTG ELEVATIONS ARE TO BE READ FROM FINISHED GROUND FLOOR ELEVATION.
3. TRANSITIONS BETWEEN ZONES OF DIFFERENT BEARING CAPACITIES (HATCH ZONES) AND THEREFORE LOCATIONS OF STEPS IN FOOTING ELEVATION, IS ASSUMED TO BE HALFWAY BETWEEN BOREHOLE LOCATIONS. GEOTECHNICAL CONSULTANT TO VERIFY EXACT TRANSITION LOCATIONS ON SITE.
4. WHERE THE SUBGRADE BEARING CAPACITY AT THE UNDERSIDE OF FOOTINGS INDICATED ON THESE DRAWINGS IS FOUND TO BE LESS THAN THE REQUIRED SPECIFIED CAPACITY INDICATED ON EITHER THE GEOTECHNICAL REPORT OR THE TECHNICAL DRAWINGS, EXCAVATE DEEPER TO ACHIEVE THE REQUIRED BEARING CAPACITY AND BACKFILL WITH LEAN CONCRETE (MINIMUM $f_c = 10$ MPa) UNDER SUPERVISION OF THE GEOTECHNICAL ENGINEER.





S202





THIRD FLOOR SHOWING ROOF FRAMING PLAN

ROOF FRAMING NOTES

- TOP OF LVL BEAMS ARE 0.0 m BELOW U/S ROOF STRUCTURE ELEVATION 8.516 m UNLESS OTHERWISE NOTED. ELEVATIONS NOTED ON BEAMS ARE REFERENCED TO U/S ROOF STRUCTURE ELEVATIONS. REFER TO ARCHITECTURAL DRAWINGS FOR LINTEL ELEVATIONS.
- LOADS USED IN DESIGN:

DEAD	1.72 kPa
INCLUDES 0.5 kPa SOLAR ALLOWANCE	
LIVE	N/A
SNOW	1.36 kPa
	+1.36 kPa ASL

ASL LOAD IS TO BE BASED ON FINAL SOLAR PANEL ARRANGEMENT. CURRENT ASL LOAD SHOWN IS ASSUMED UPON RECEIPT OF SOLAR PANEL ARRANGEMENT SHOWING FINAL OFFSET FROM ROOF SURFACE, SPACING BETWEEN PANELS, TILT OF PANELS, SNOW FENCES, ETC. STRUCTURAL DESIGN IS TO BE VERIFIED AND IS SUBJECT TO CHANGE BASED ON FINDINGS.
- ALL ROOF SHEATHING TO BE 18 mm T&G PLYWOOD APPLIED DIRECTLY TO TRUSSES STRUCTURALLY ACCEPTABLE FOR PLYWOOD TO BE NON-T&G, BUT H-CLIPS MUST BE INCLUDED.
- PROVIDE FULL BEARING FOR ALL BEAMS SUPPORTED AT STUD WALL LOCATIONS. ALL POSTS ARE TO BE CONTINUOUS TO FOUNDATION BELOW, INCLUDING SOLID BLOCKING IN JOIST SPACE.
- REFER TO S202 FOR WOOD LINTEL SIZES.

NOT FOR CONSTRUCTION

ISSUE DATE:

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2	MAR 31, 2023	ISSUED FOR PERMIT COORDINATION
1	FEB 15, 2023	ISSUED FOR CLASS B COSTING

PROJECT:

ONTARIO ABORIGINAL
HOUSING SERVICES
(OAHS)

321 JOHN STREET, COBOURG, ONTARIO

SHEET TITLE:

ROOF
FRAMING PLAN

PROJECT NO:

19851

SCALE:

1 : 50

DRAWN BY:

ADV

REVIEWED BY:

ADV

SHEET NO:

S204

NOT FOR CONSTRUCTION

ISSUE DATE:

NO.	DATE	DESCRIPTION
11	JUN 18, 2026	ISSUED FOR STRUCTURAL ADDENDUM SA-01
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(OAHS)

321 JOHN STREET, COBOURG, ONTARIO

SHEET TITLE:

SECTIONS
AND DETAILS

PROJECT NO: 19851

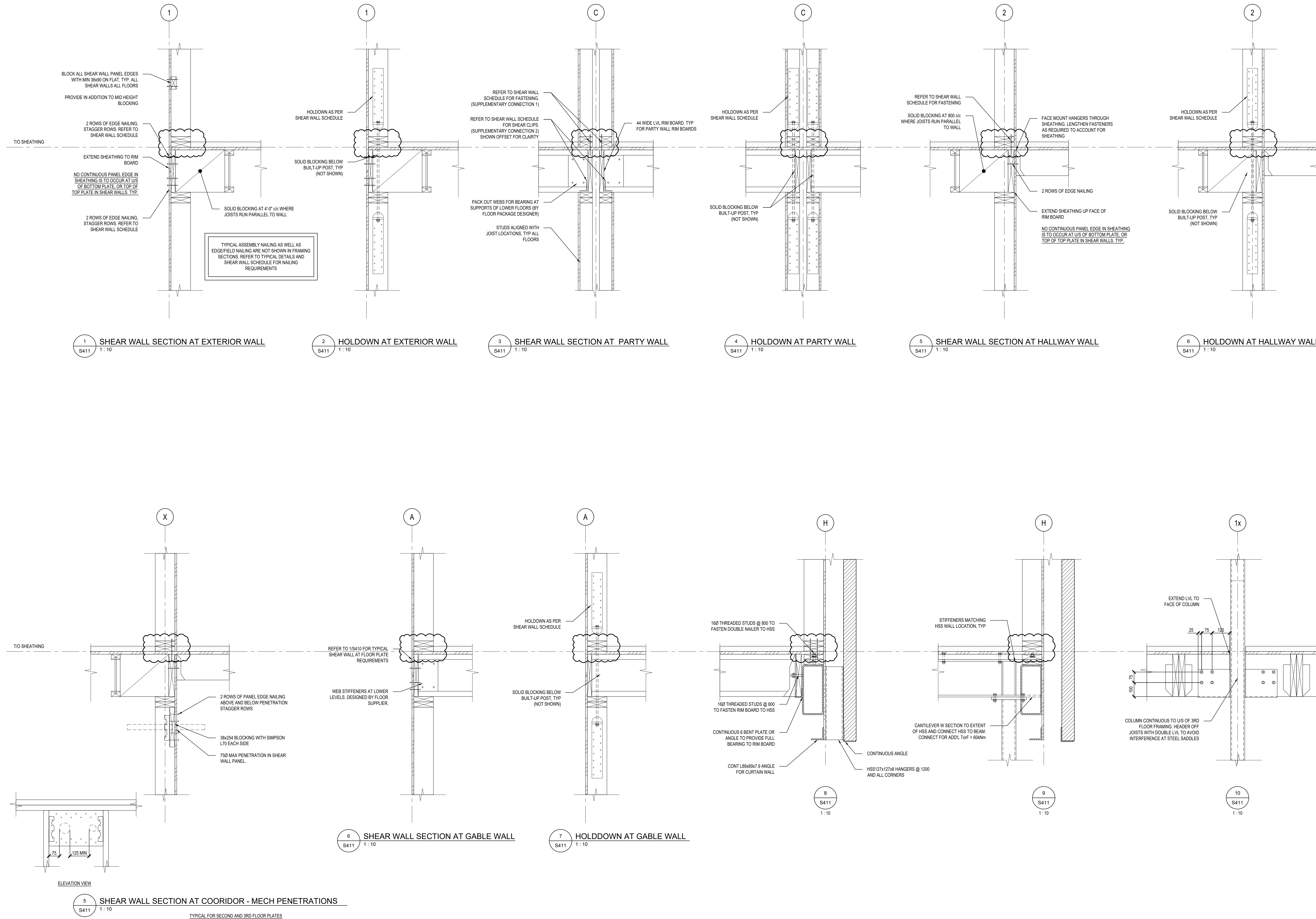
SCALE: 1 : 10

DRAWN BY: ADV / STB

REVIEWED BY: ADV

SHEET NO:

S411



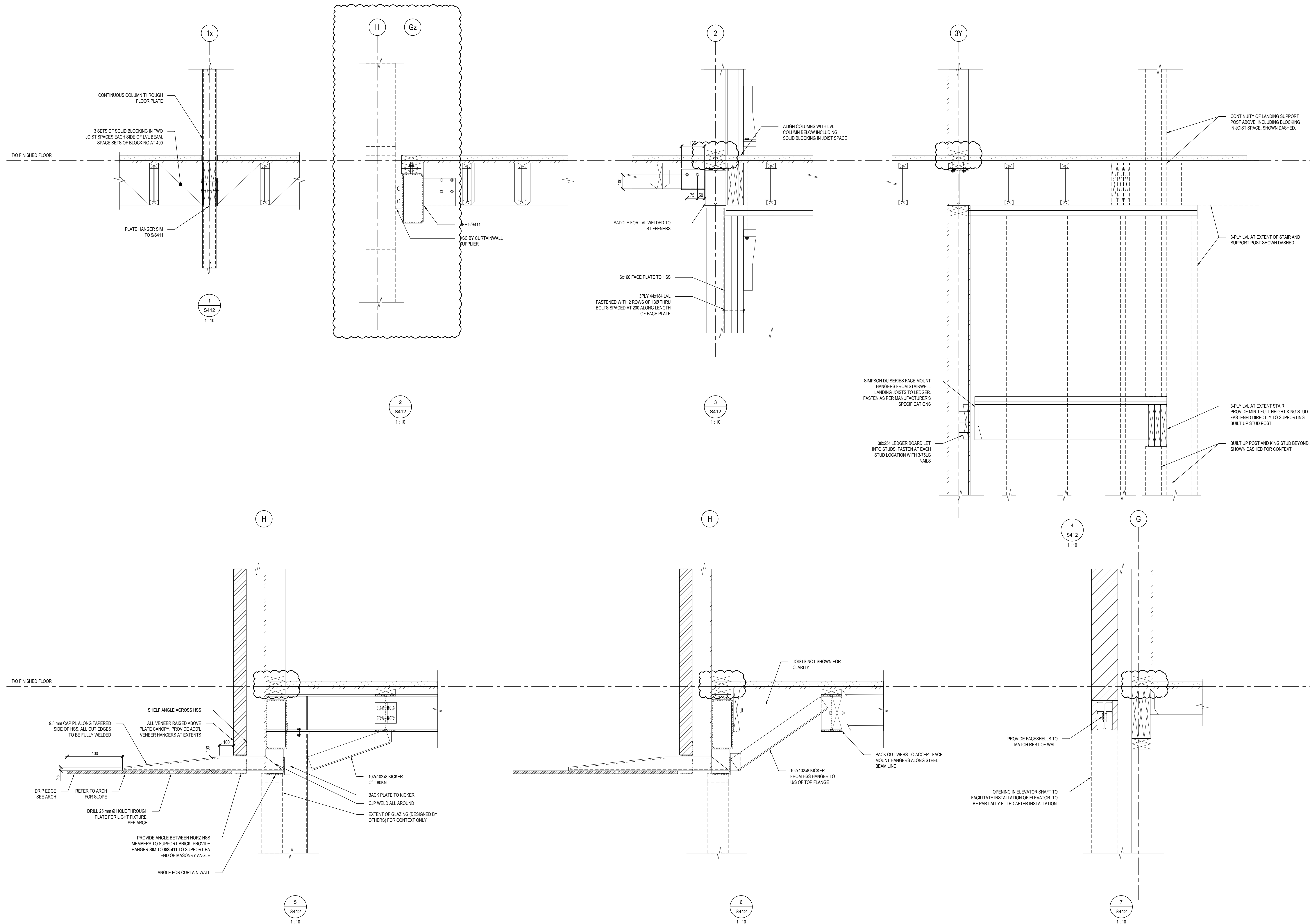
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9	MAY 29, 2026	ISSUED FOR TENDER
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NO.	DATE	DESCRIPTION

ONTARIO ABORIGINAL
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SECTIONS AND DETAILS

ADV

S412



NOT FOR CONSTRUCTION

ISSUE DATE:

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NO.	DATE	DESCRIPTION
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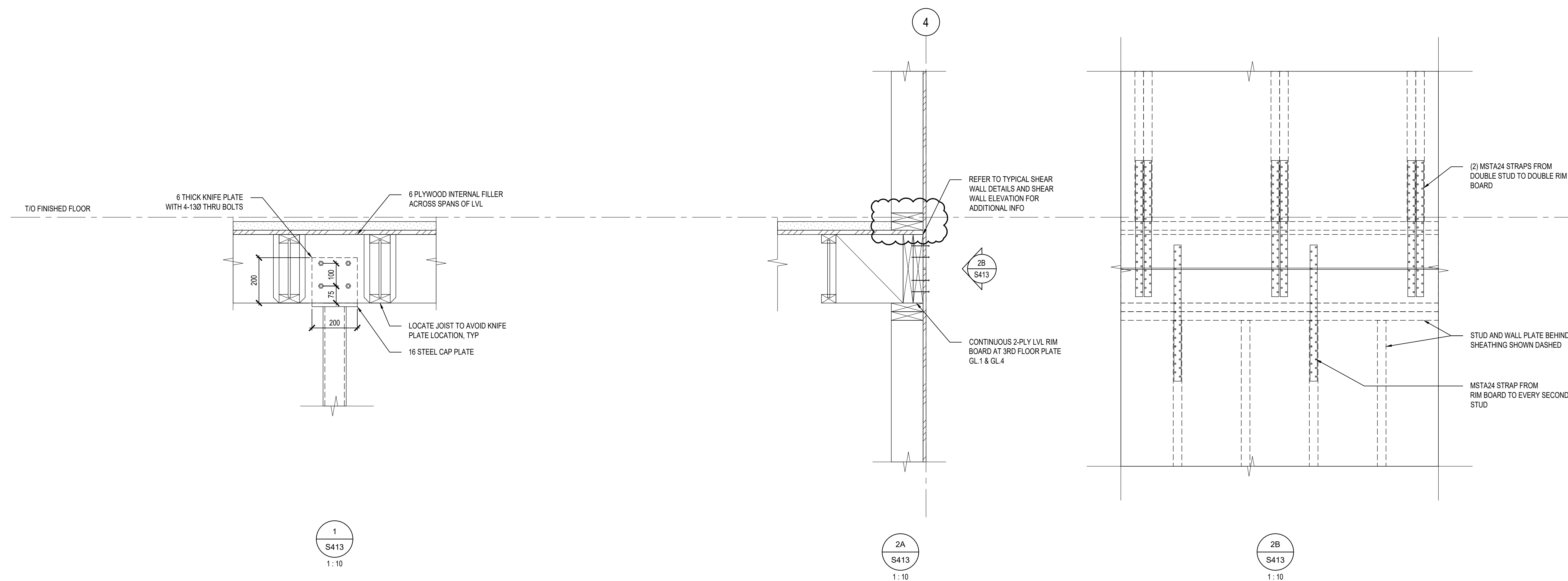
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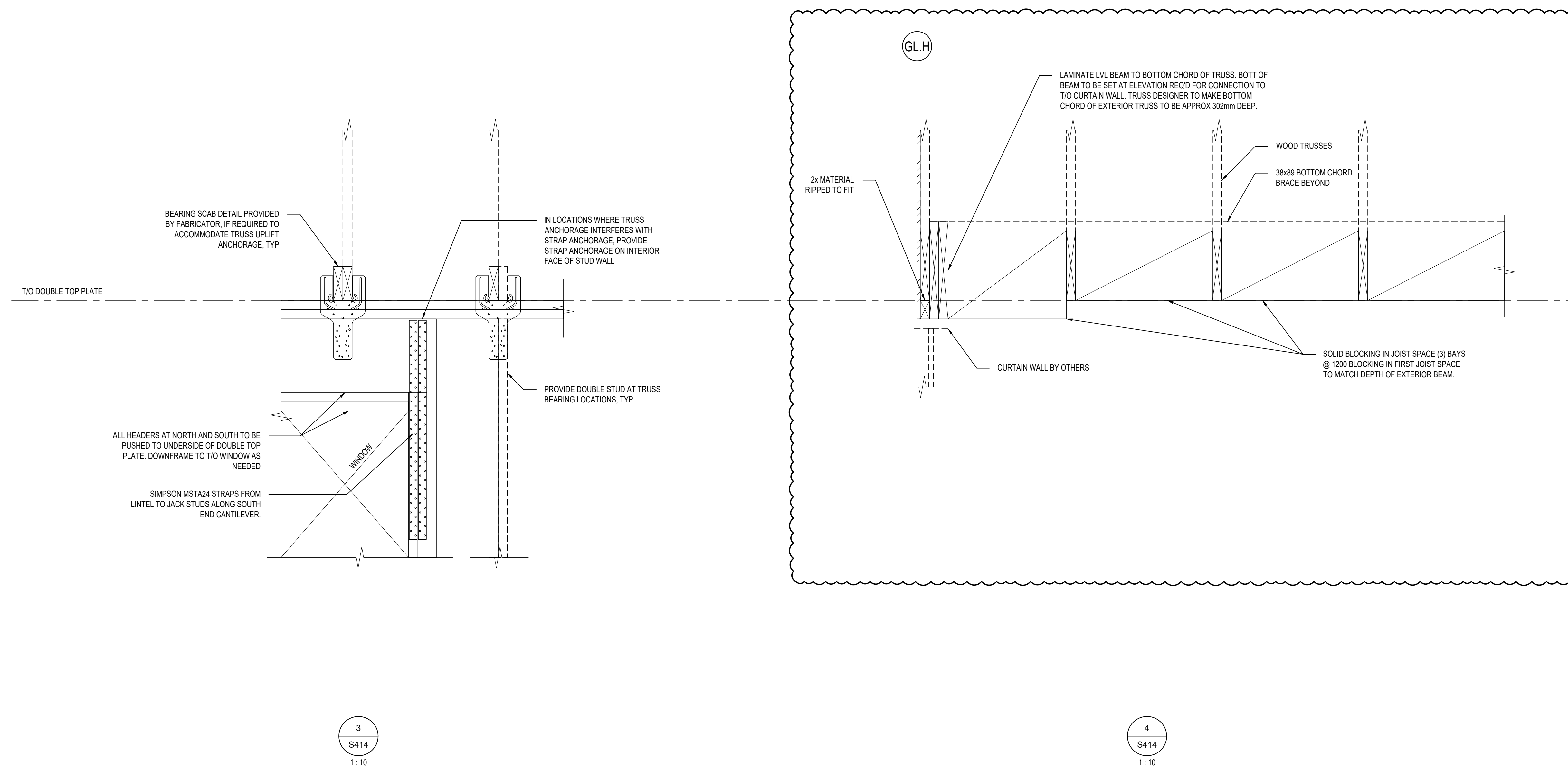
SHEET NO:

S413



SHEET NO:

S414



DO NOT SCALE DRAWINGS

Project No. 23-1345

Professional Seal

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ISSUE DATE:

11	JAN 11, 2026	ISSUED FOR STRUCTURAL ADDENDUM SA-21
10	MAY 22, 2026	ISSUED FOR TENDER
9	MAY 22, 2026	ISSUED FOR PERMIT
8	FEB 14, 2023	ISSUED FOR COORDINATION
7	FEB 14, 2023	ISSUED FOR TENDER
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4	APR 12, 2023	ISSUED FOR PERMIT COORDINATION
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PROJECT:

ONTARIO ABORIGINAL
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(OAHS)

321 JOHN STREET, COBOURG, ONTARIO

SHEET TITLE

SHEAR WALL ELEVATIONS

PROJECT NO: 1985
SCALE: 1 : 50
DRAWN BY: AQV
REVIEWED BY: ADV

SHEET NO.

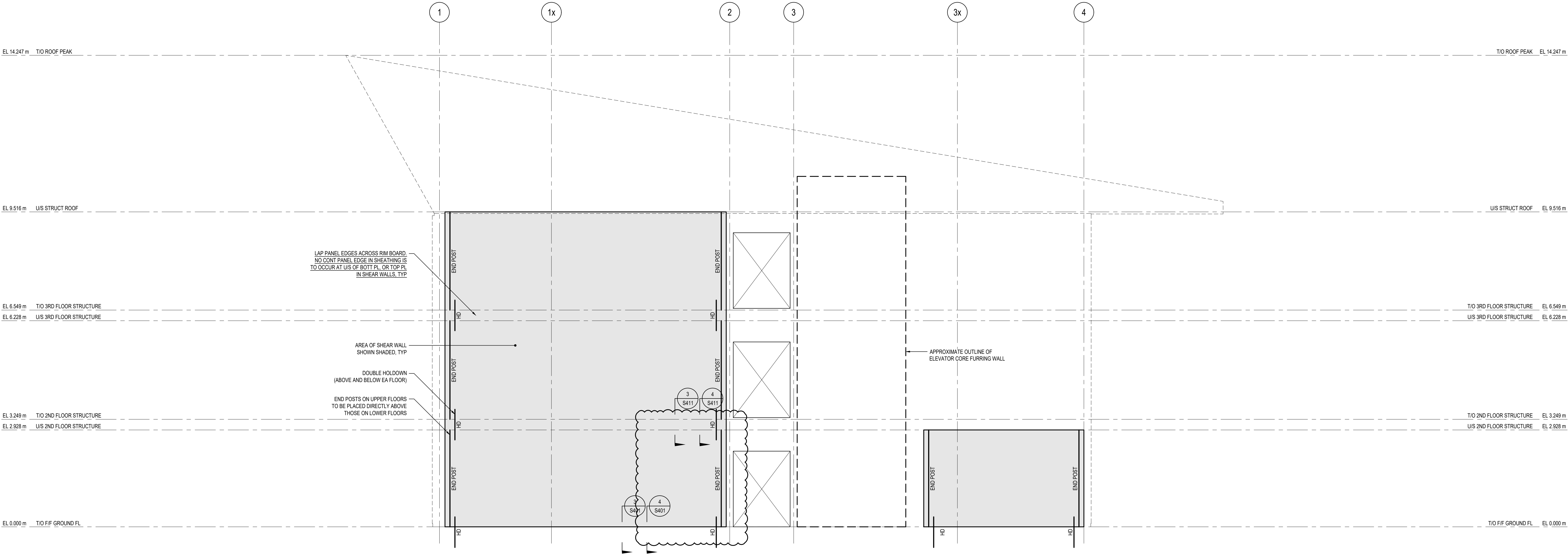
S501



1. ELEVATIONS PROVIDED FOR CONTEXT.
2. REFER TO SHEAR WALL SCHEDULE ON **S202** FOR ADDITIONAL REQUIREMENTS

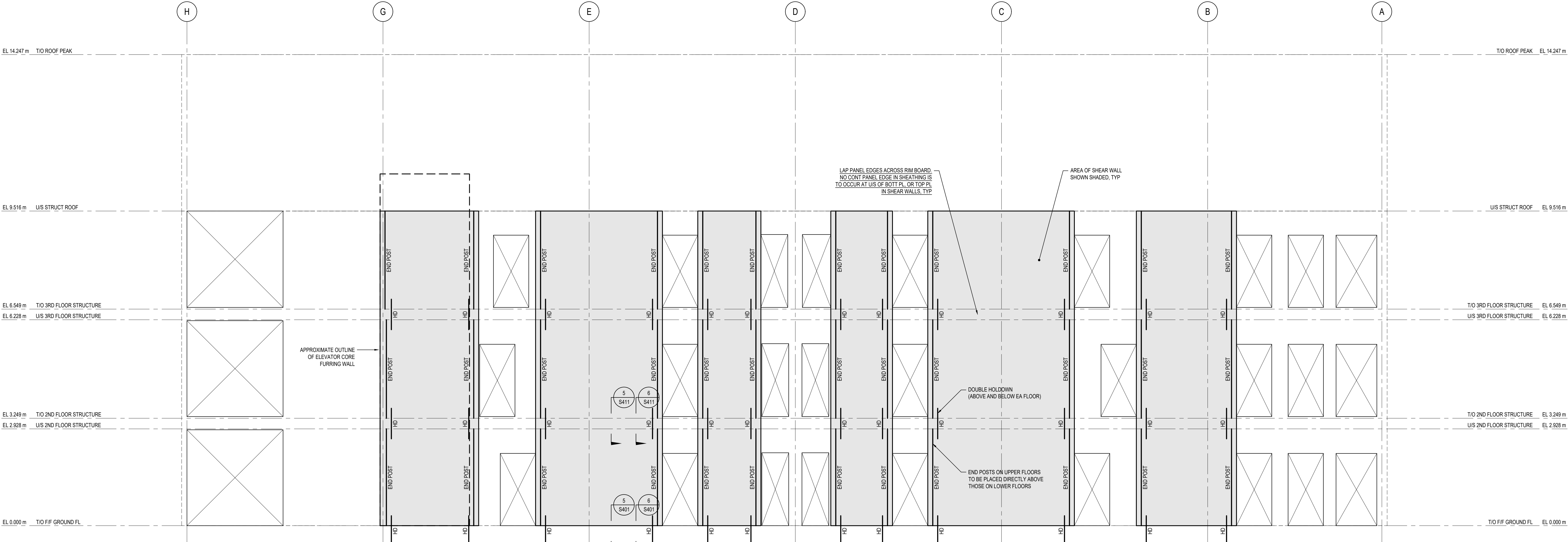


1. REFER TO A/S501 FOR ELEVATION NOTES.



A SHEAR WALL ELEVATION - PARTY WALL - GRID G
S502 1 : 50

1. REFER TO A/S501 FOR ELEVATION NOTES.



B SHEAR WALL ELEVATION - CORRIDOR WALL SOUTH - GRID 3
S502 1 : 50

1. REFER TO A/S501 FOR ELEVATION NOTES.

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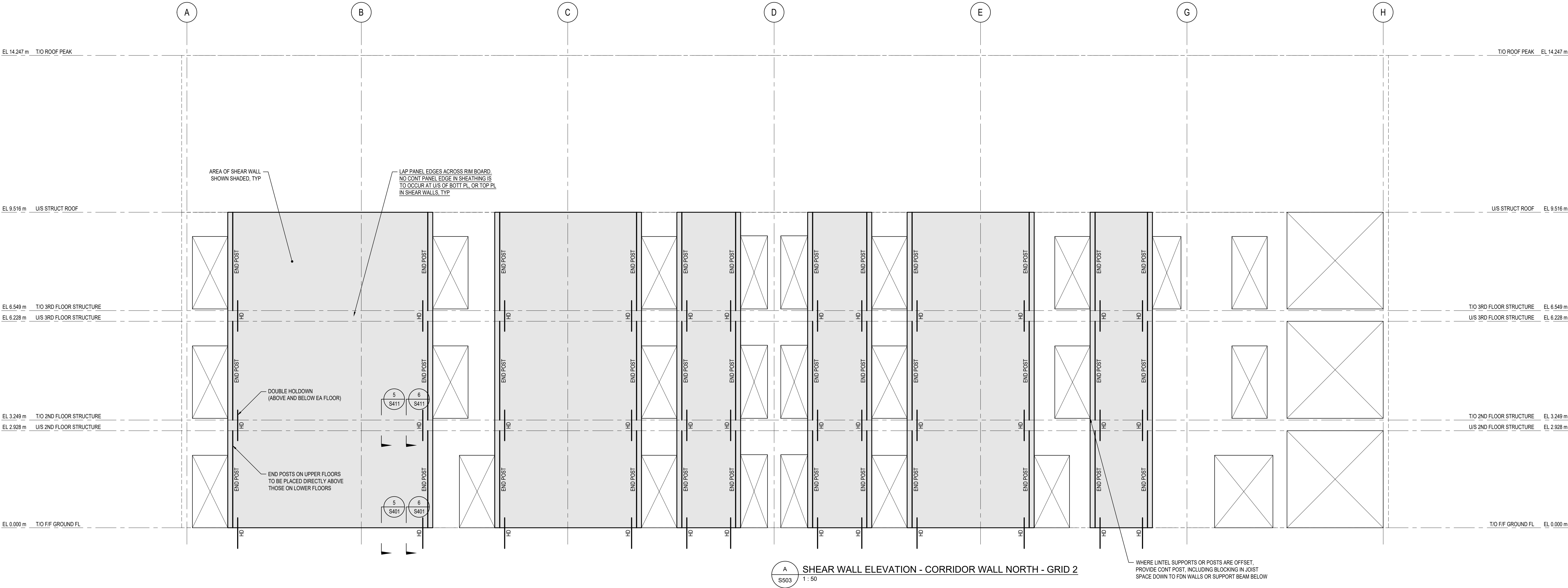
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SHEAR WALL
ELEVATIONS

PROJECT NO: 19851
SCALE: 1 : 50
DRAWN BY: AOV
REVIEWED BY: ADV

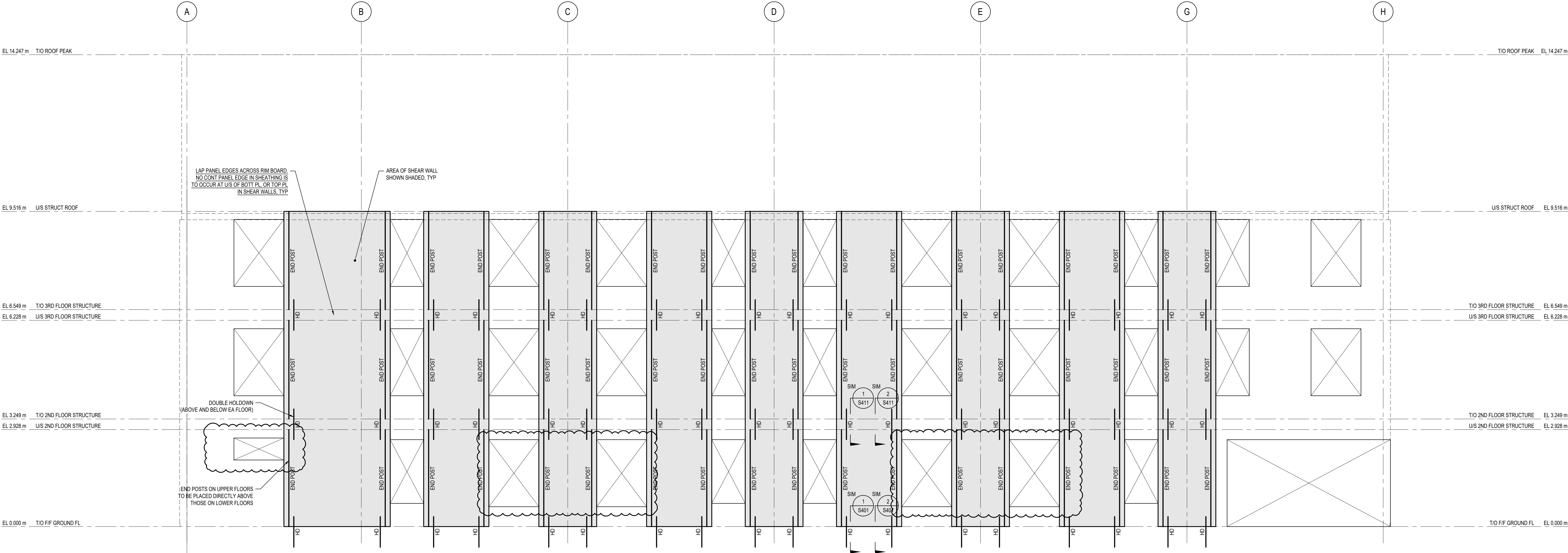
SHEET NO:

S502



A
S503
1:50
SHEAR WALL ELEVATION - CORRIDOR WALL NORTH - GRID 2

1. REFER TO A/S501 FOR ELEVATION NOTES.



B
S503
1:50
SHEAR WALL ELEVATION - EXTERIOR SOUTH - GRID 4

1. REFER TO A/S501 FOR ELEVATION NOTES.

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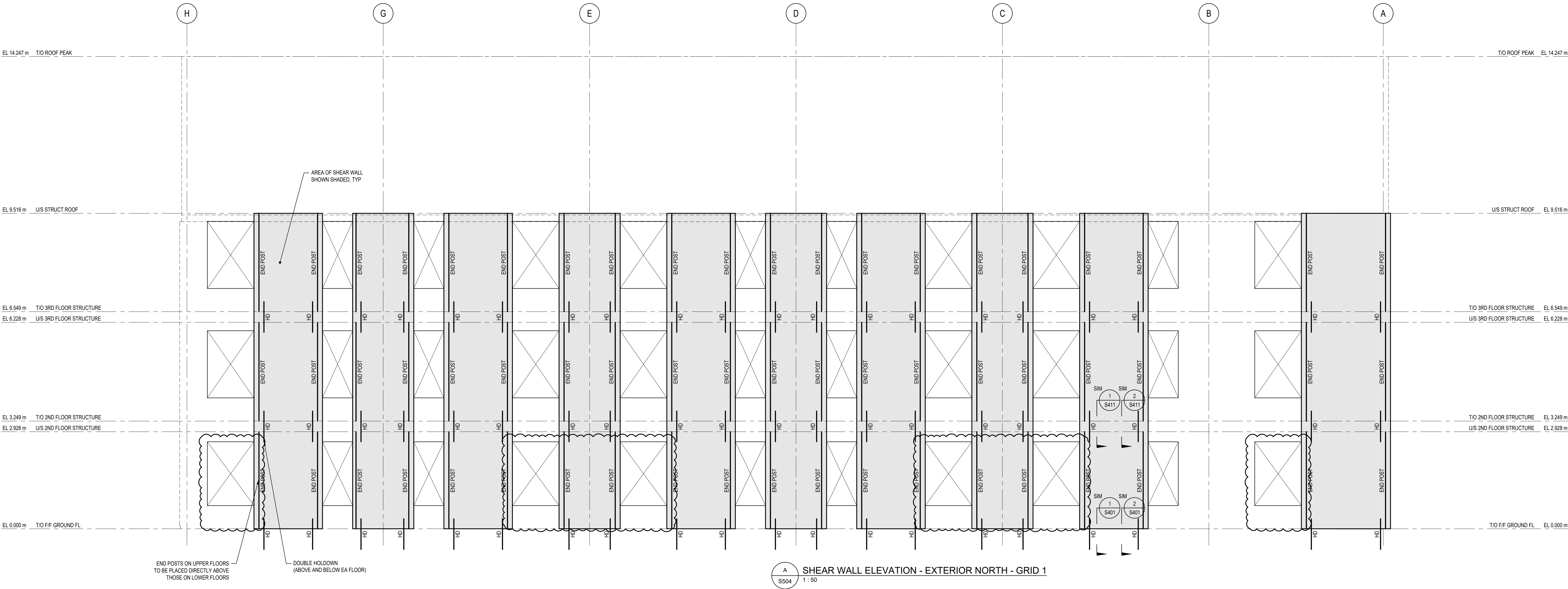
SHEET TITLE:

SHEAR WALL
ELEVATIONS

PROJECT NO: 19851
SCALE: 1:50
DRAWN BY: AOV
REVIEWED BY: ADV

SHEET NO:

S503



LGAarchitectural
partners

310 Spadina Ave, Suite 100B
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T: 416 203 7600 F: 416 203 3342
lga-ap.com

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SHEET TITLE:

SHEAR WALL
ELEVATIONS

PROJECT NO:

19851

SCALE:

1 : 50

DRAWN BY:

AQV

REVIEWED BY:

ADV

SHEET NO:

S504