Post-Tender Addendum No. 1

BARRY BRYAN ASSOCIATES

Project No: 25271

Date: October 20, 2026

Tender No: PTA-001

Project: **Clarington Gardens Phase 2 - 4 Storey Multi-Residential Building**
GAY COMPANY LIMITED

The following information supplements and/or supersedes the bid documents issued on September 4, 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 Column and pier added on 1/S201 along Gridline D, between Gridline 4 and 4x.
.2 Elevator base pad extended past Gridline D to accommodate new pier added.
.3 Column and beam added on S/S201 along Gridline D, between Gridline 4 and 4x.

End of Post Tender Addendum No. 1

Yours very truly,

Barry Bryan Associates
Architects, Engineers, Project Managers

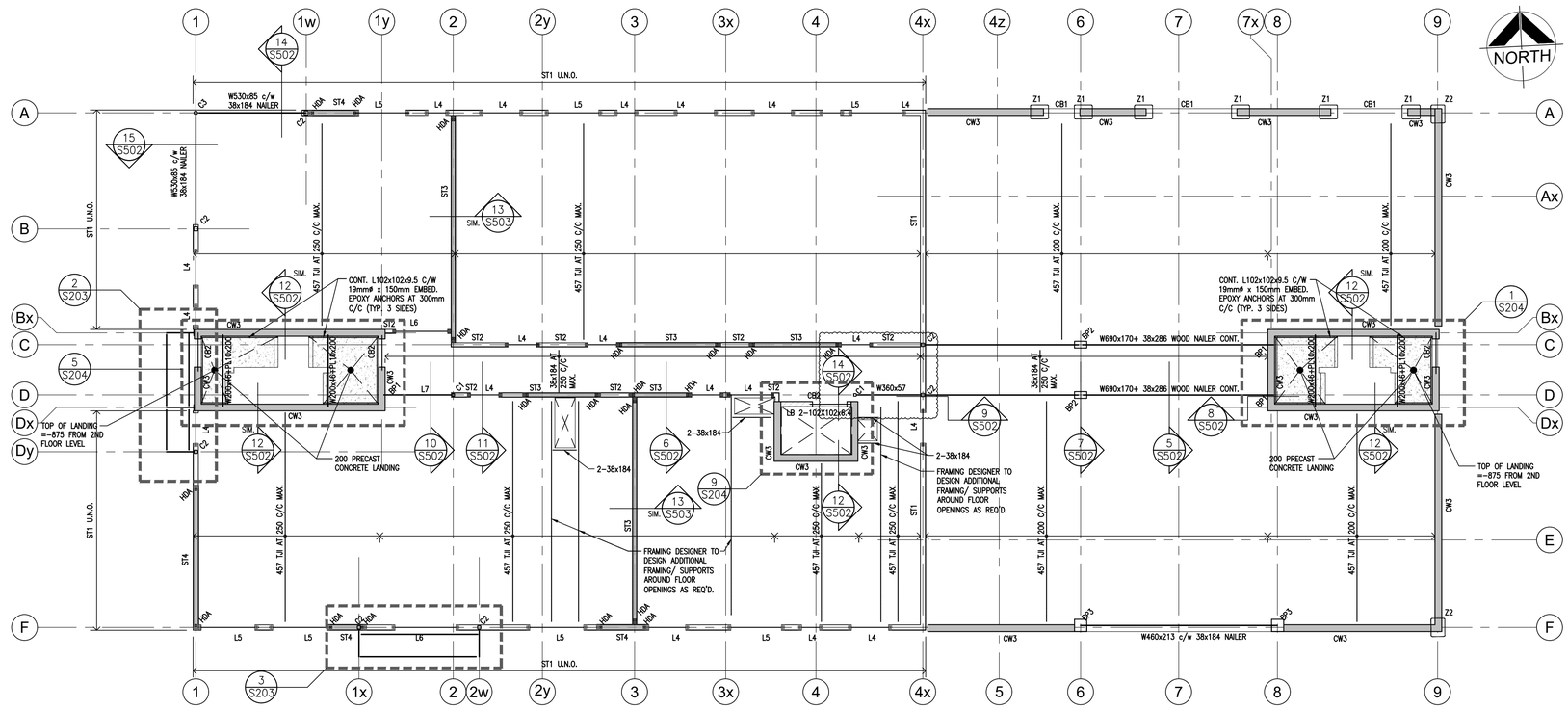


Sarah Jaagumagi, P.Eng.

Attachments: BBA Drawing S201 (1 page)

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

SYSTEM CERTIFICATION ISO 9001 SGS



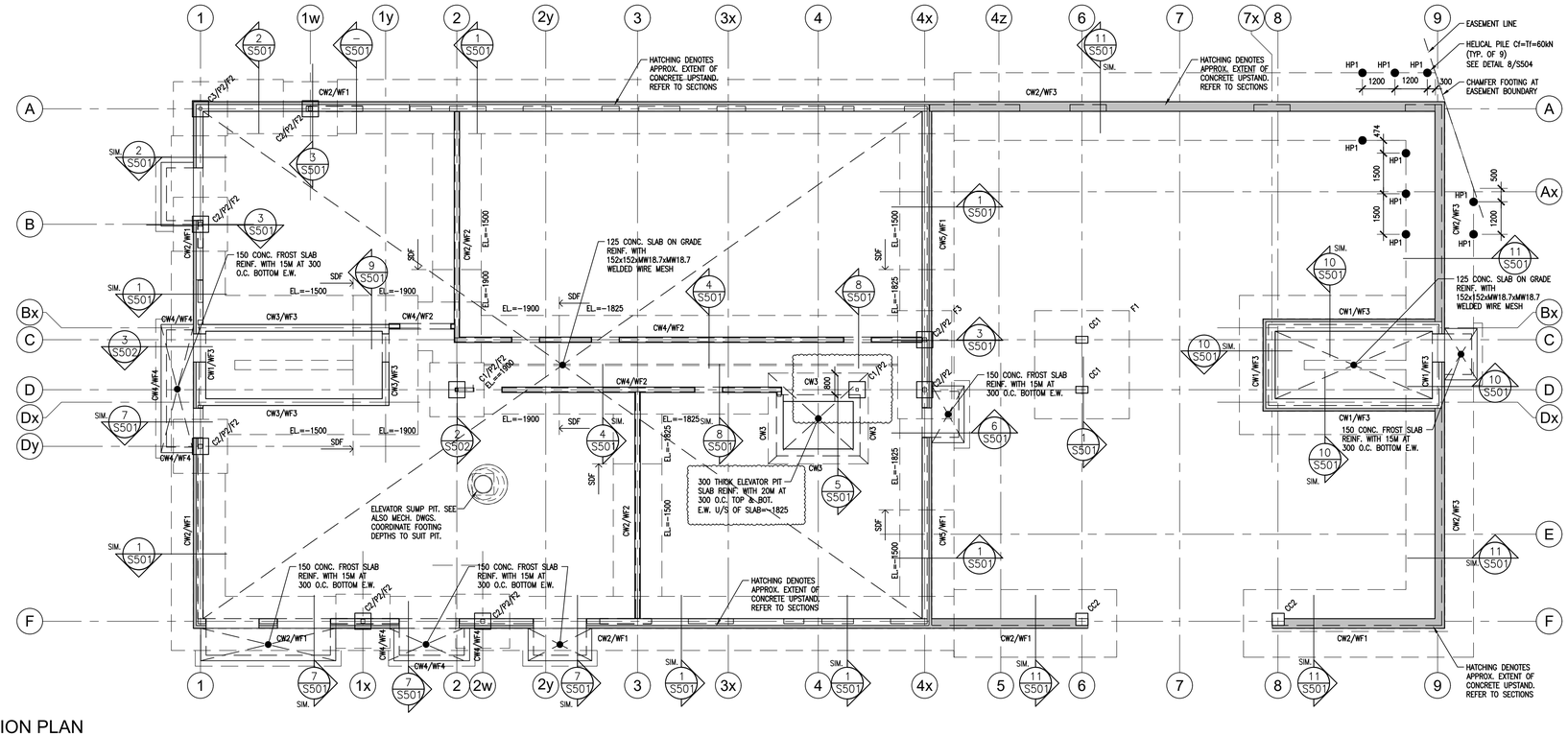
SECOND FLOOR FRAMING NOTES:

1. DESIGN LOADS

DEAD LOADS:	
FLOORING + CONC. TOPPING	1.00 kPa
FRAMING & SHEATHING	0.63 kPa
PARTITION ALLOWANCE	1.00 kPa
CEILING	0.25 kPa
M&E ALLOWANCE	0.40 kPa
TOTAL DEAD LOAD	3.28 kPa
CORRIDOR LIVE LOAD:	4.80 kPa
RESIDENTIAL SUITES LIVE LOAD:	1.90 kPa

2. ALL BUILT-UP BEAMS SHALL HAVE BUILT-UP POST OF EQUIVALENT SIZE SUPPORTING EACH END. ALL BUILT-UP POSTS AT GROUND FLOOR TO BE 4PLY.
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 $\frac{1}{3}$ 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. HOLD DOWN ANCHORS SHALL BE CONTINUOUS AT ALL FLOOR LEVELS FROM ROOF TO GROUND/BASEMENT WHERE SPECIFIED. SEE ALSO TYPICAL DETAILS.
12. FLEXIBLE DIAPHRAGM FASTENERS TO BE 3.25mmø x 64mm LG. COMMON WIRE NAIL SPACED AT 125mm.
13. UNLESS NOTED OTHERWISE, PROVIDE BEARING PLATE BP4 ON EITHER END OF STEEL BEAMS TO CONNECT TO CONCRETE WALLS.

2 / S201 SECOND FLOOR FRAMING PLAN
1:100



FOUNDATION PLAN NOTES:

1. 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 000 UNLESS OTHERWISE NOTED.
2. ALL FOOTINGS SHALL BEAR ON IMPROVED SOIL AS APPROVED BY THE GEOTECHNICAL CONSULTANT. DESIGN SOIL BEARING CAPACITY IS 150kPa (SLS).
3. ALL EXTERIOR FOOTINGS SHALL BE FOUNDED AT MINIMUM DEPTH EL.=1500 FROM FINISHED GRADE. TYPICAL ALL FOOTINGS UNLESS OTHERWISE NOTED DEEPER ON PLAN.
4. ALL FOOTINGS SHALL BE CENTERED UNDER PIERS, WALLS AND OR COLUMNS UNLESS OTHERWISE SPECIFICALLY NOTED ON PLANS.
5. 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.
6. 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.
7. PROTECT ALL EXISTING SUB GRADE SERVICES DURING INSTALLATION OF FOUNDATIONS.
8. REFER TO GENERAL NOTES AND TYPICAL DETAILS FOR ADDITIONAL INFORMATION.
9. PROVIDE DOWELS IN THE FOOTINGS TO MATCH ALL VERTICAL WALL REINFORCEMENT.
10. 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.
11. SDF DENOTES STEP DOWN FOOTING. REFER TO TYPICAL DETAILS.
12. REFER TO PROJECT GEOTECHNICAL REPORT FOR ALL OTHER REQUIREMENTS.
13. ALL FOOTINGS SHALL BE PLACED ON 200mm COMPACTED TYPE 2 GRANULAR B ON CONCRETE GROUND STABILIZATION PILES BY MENARD.

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/ REVISIONS	DATE	BY
1	ISSUED FOR PERMIT & TENDER	2026-08-28	BBA
2	ISSUED FOR STRUCTURE PRETENDER	2026-09-04	BBA
3	ISSUED FOR POST TENDER ADDENDUM #1	2026-10-20	BBA

BARRY BRYAN ASSOCIATES

PROJECT:
CLARINGTON GARDENS PHASE 2
4 STOREY MULTI-RESIDENTIAL BUILDING

1697 DURHAM REGIONAL HWY#2
COURTICE, ONTARIO
RH GAY HOLDINGS CO.

DRAWING:
FOUNDATION & SECOND FLOOR FRAMING PLANS

DESIGN BY:	BBA
DRAWN BY:	BBA
CHECKED BY:	
DATE:	MAY 2026
SCALE:	AS NOTED
SEAL:	
PROJECT NO:	25271
DRAWING NO:	S201