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Square Vis Architects Inc.

www.sqvis.ca

Addendum ADD#4

Date: June 11, 2026

Project Name: Verona Housing

Project Address: 6094 Carleton Dr, Verona, ON K0H 0B8

Project Number: 26001

THIS ADDENDUM IS ISSUED TO PROVIDE FOR MODIFICATIONS AND/OR CLARIFICATIONS DURING BIDDING AND FORMS PART OF BID AND CONTRACT DOCUMENTS FOR ABOVE PROJECT. INCLUDE IN YOUR BID AMOUNT FOR THE FOLLOWING ITEMS OF ADDITION, DELETION OR CLARIFICATION.

INDICATE IN THE SPACE PROVIDED ON THE BID FORM THAT YOU HAVE RECEIVED AND INCLUDED FOR THE REQUIREMENTS OF THIS ADDENDUM.

EXCEPT AS OTHERWISE SPECIFIED HEREIN, WORK REQUIRED BY THIS ADDENDUM SHALL BE IN ACCORDANCE WITH SPECIFICATIONS AND DRAWINGS ACCOMPANYING SAME.

1. Reference:

- 1.1.1. Architectural Drawings
- 1.1.2. Structural Drawings

2. Description

- a. A004: Frame Type 'C' with fire-rated sidelite has been added to the frame types for the Common Room.
- b. A651: Details 11 and 14 for balcony framing have been updated to align with the structural drawings.

3. Attachments:

- A004 – Door Schedule
- A651 – Section Details
- Structural Addendum #3

4. Explanation:

- a. **Minor revisions have been incorporated in response to RFIs.**

END

Reason: Response to RFIs.



June 12, 2026
Our File: 25-10031PR

Tender Addendum

Addendum #3

Structural Addendum #3

Address: 6094 Carleton Drive, Verona, ON, K0H2W0, Canada

The following tender addendum will form part of the Mechanical Construction Document – Issued for Tender, and will become part of the contract documents. Contractors are required to acknowledge receipt of this addendum by inserting its number in the bid form and signing this form.

Related Drawings:

S4-101 – Floor One Layout – Re-Issued
S4-102 – Floor Two Layout – Re-Issued
S4-104 – Details – Re-Issued

Addendum Details:

S4-101

- Extended beams for cantilevered portions around balconies.
- Shifted C channel in detail 2 to be in the center.

S4-102

- Revised detail 7 to make the steel beam not interfere with the finishes.

S4-104

- Revised details 1, 2, 3, 4 and 5 to include stiffener plates.
- Revised detail 10 to make the base plate be $\frac{3}{4}$ " thick and have the CMU below be solid grouted full height and reinforced with 2-15M in each core.
- Revised details 1, 2, 3, 4 and 5 to include cut to nailer plates, additional C channels that were previously missing, additional nailer plates or steel plates to carry walls above, and providing solid blocking full height and 2-15M reinforcement into CMU blocks bearing loads.
- Provided connection details for C channels in details 15 and 16.

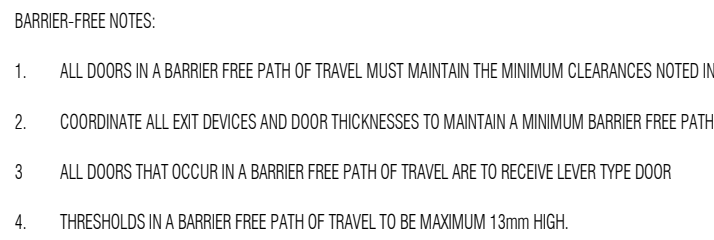
We hereby acknowledge receipt of the amended instructions and/or revisions and accept these modifications as being part of the contract documents.

Contractor: _____

Contractor's Representative: _____

Representative's Signature: _____

Date: _____



J1: HM (FRR) at CMU



DOOR HARDWARE SPECIFICATIONS

MORTISE LEVER:
MANUFACTURER: HAGER
SERIES: 3500 SERIES LEVER
FINISH: BRUSHED NICKEL (SUITE INTERIOR)
FINISH: MATT BLACK (UNIT ENTRANCE)
DEADBOLT: HAGER - 3200 SERIES

HXTS DEVICES: HAGER - 8B1279
 EXIT HINGES: HAGER - 4700 SERIES
 CONTINUOUS STEEL HINGES: PENKO _FM_SLF_HD
 CONTINUOUS STEEL HINGES: PENKO
 PIVOTS: IVES
 FLUSH BOLTS AND ACCESSORIES: IVES - COR SERIES
 CYLINDERS: ASSA TWIN MAX, ASSA TWIN 6000
 ELECTRIC LOCKSET: HAGER
 ELECTRIC STRIKES: SARGENT
 STANDARD STRIKES: HVS 5200 SERIES (NON-FIRE RATED)
 SURFACE MOUNTED STRIKES: HVS 5400 (NON-FIRE RATED)
 DOOR CLOSERS (SURFACE MOUNT): HAGER - 5400 SER
 DOOR CLOSERS (HIDE DUTY): HAGER - 5100 SERIES
 WALL MOUNTED DOOR STOP: HAGER - 235W
 FLOOR MOUNTED STOP: HAGER - 243F
 AUTOMATIC DOOR OPERATORS: BESAM SW2001
 KICK PLATE: HAGER - 190S
 SUITE DOOR VIEWER: IVES - U696
 FOR SYSTEM: ASSA ABLOY - ACCENTRA

GENERAL NOTES

1. REFER TO HARDWARE SCHEDULE FOR DETAILED SPECIFICATIONS AS SUPPLIED BY CONTRACTOR
2. REFER TO FLOOR PLAN FOR DOOR SWINGS.
3. PROVIDE SHOP DRAWINGS OF DOOR/FRAME DETAILS FOR DESIGNERS APPROVAL BEFORE PROCEEDING WITH WORK
4. FINISHES:
 - REFER TO WALL FINISHED PLAN FOR PAINT SPECIFICATIONS
 - ALL PAINTED DOOR/FRAMES (INCLUDING SLEIGHTS) TO BE SHOP FINISHED.
5. SECURITY:
 - TO BE SUPPLIED AND INSTALLED BY CONTRACTOR.
6. KEYING
 - CONTRACTOR IS TO WORK WITH OWNER FOR KEYING REQUIREMENTS
 - KEYING IS TO BE INCLUDED IN SCOPE OF WORK. CONTACT CLIENT TO DETERMINE KEYING REQUIREMENTS.
 - ALL SUITE LOCKS TO BE KEPT TO SITE MASTER AND BUILDING MASTER SYSTEM.
 - CONTRACTOR TO PROVIDE 3 SETS OF KEYS TO THE CLIENT.
 - BASE BUILDING KEYING PROVIDED BY OWNER.
 - BASE BUILDING KEY WAY IS TO BE CONFIRMED BY OWNER.

AF	Above-finish floor
AL	Aluminum
AN	Anodized
AO	Automatic door operator
AS	Acoustic seal
AST	Astrolgal
BF	Barrier free, barrier free hardware
CH	Clear
CD	Clear inside dimension
CL	Clear
CLC	Clear, Concave
CLR	Clear finish
CR	Card reader
CYL	Cylinder
DR	Dead bolt
DC	Door contact
DP	Door pull
DPR	Door pull - recessed
DS	Door sweep
DSO	Door stop - door mounted
DSF	Door stop - floor mounted
DSO	Door stop - overhead recessed
DSW	Door stop - wall mounted
ED	Exit device
ESP	Escuchaports plate
EQ	Equal
ES	Electric strike
(E)	Existing
(E/R)	Existing/Revised
FFL	Finished floor level
FG	Fixed glazing
FIN	Finish
FL	Floor
FPL	Flush pull
FRR	Fire resistance rating
GALV	Galvanized
GK	Gasket
GL	Glazing, glass
GLG	Glass - fire rated ceramic glass
GLB	Glass - back painted
GLTG	Glass - laminated
GLT	Glass - tempered
GLS	Glass - safety
GWG	Geopiran wire glass
HC	Hollow core
HCC	Honey comb core
HG	Hinge
HEPC	Hinge, offset pivot
HEPO	Hinge, offset pivot
HM	Hollow metal doors and frames to be U.C.C.
HR	Hour
IO	Interior design
INSUL	Insulated, insulation
KP	Kick plate
L	Length
LA	Latch
LG	Lock set
MG	Magnetic lock
MTL	Metal
(N)	New
PS	Push button
PP	Push plates
PS	Passage set
PT	Paint, painted
(R)	Relocated
RC	Roller catch
RR	Remote release
SC	Solid core
SS	Stainless steel
STD	Stained, stain
STL	Steel
TBD	To be determined
Th	Threshold
THK	Thick
THR	Temperature rating
TT	Thumb turn
VNR	Veneer
WG	Wood
WO	Weatherstripping

CLIENT:

ENGINEERING



SEAL

Rev	Date	By	Description
4	2026-03-20	SR	ISSUED FOR PERMIT
5	2026-05-11	SR	ISSUED FOR TENDER
6	2026-05-15	SR	RE-ISSUED FOR PERMIT
7	2026-06-01	SR	ADDENDUM-2
8	2026-06-08	SR	RE-ISSUED FOR PERMIT
9	2026-06-10	SR	ADDENDUM-3
10	2026-06-12	SR	ADDENDUM-4

PROJECT NAME:
VERONA

PROJECT ADDRESS:
6094 Carleton Drive,
Verona, ON

ISSUE DATE: 01/06/2023

CHECKED BY _____

SHEET TITLE

SCALE:

DOOR SCHEDULE

SCALE:

SHEET NUM

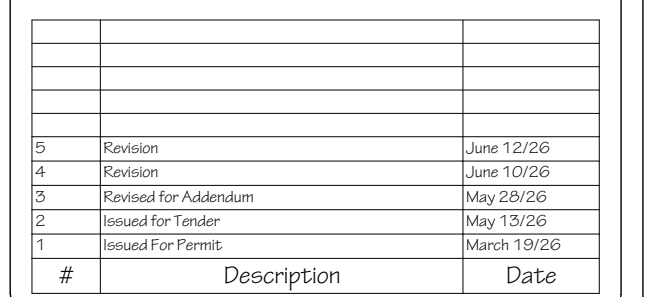
A004

2026-06-12 3:01:15 PM
C:\Users\Shirin\Documents\Documents\26001 - 6094 Carleton Dr.srahimrBQE9.rvt



1. All information that is shown and described as existing shall be checked and verified by the contractor/client prior to commencement of any work and any discrepancies shall be reported to the project engineer.
2. All dimensions must be verified on site by the contractor and client. Drawings shall not be scaled.
3. The scope of work outlined on the drawings is a minimum requirement. Deviations or substitutions from the enclosed specifications must be greater than or equal to the outlined scope, and all changes must be approved by the project engineer in writing. All construction and repair must be conducted in conformance with the requirements of all applicable codes, regulations and bylaws.
4. All framing lumber must be Spruce-Pine-Fir no. 1. Grade or better unless specified otherwise.
5. Falsework and shoring not specified on these drawings is the responsibility of the constructor. All falsework and shoring shall be designed and inspected by a licensed professional engineer.

Contractor to verify foundation layout and report any discrepancies to the project engineer.



Address	6094 Carleton Drive, Verona, ON
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Drawings Remain The Property Of
T Smith Engineering Inc



<u>Baseplate Schedule</u>	
<u>Label</u>	<u>Plate Size</u>
BP1	4 1/2"x 4 1/2"x 1/2"
BP2	7 1/2"x 7 1/2"x 1/2"
BP3	5 1/2"x 11"x 1/2"
BP4	5 1/2"x 9"x 1/2"

Label	Header Size	Bearing
L1	2 - 2x8	
L2	2 - 2x10	
L3	2 - 2x12	
L4	3 - 2x6	
L5	3 - 2x8	
L6	3 - 2x6 + L 3 1/2" x 3 1/2" x 1/4"	6" minimum for steel angle
L7	3 - 2x8 + L 3 1/2" x 3 1/2" x 1/4"	6" minimum for steel angle
L8	W6x9 + L 5" x 3 1/2" x 5/16"	6" minimum for steel angle

<u>Lintel Schedule</u>			
	<u>Label</u>	<u>Header Size</u>	<u>Bearing</u>
	L9	W6x9 + L 3 1/2" x 3 1/2" x 1/4"	6" minimum for steel angle
	L10	3 - 1 3/4" x 7 1/4" 2.OE LVL + L 5" x 3 1/2" x 5/16"	6" minimum for steel angle
	L11	L 5" x 3" x 1/2"	6" minimum
	L12	2 - 1 3/4" x 9 1/4" 2.OE LVL	
	L13	W6x20 + L 3 1/2" x 3 1/2" x 1/4"	
	L14	2 - 1 3/4" x 7 1/4" 2.OE LVL	
	L15	L 3 1/2" x 3 1/2" x 1/4"	6" minimum
	L16	Lintel as per 13/54-104	8" minimum

Beam Schedule	
Label	Beam Size
B1	2 - 1 3/4" x 9 1/4" 2.OE LVL
B2	C3x5.5
B3	C7x9.8
B4	4-2x6
B5	C10x30
B6	3 - 1 3/4" x 9 1/4" 2.OE LVL
B7	4 - 1 3/4" x 9 1/4" 2.OE LVL
B8	3-2x10
B9	C10x15.3
B10	2 - 1 3/4" x 9 1/4" 2.OE LVL
B11	3 - 1 3/4" x 9 1/4" 2.OE LVL
B12	W6x9
B13	W6x12
B14	W6x15
B15	W6x20
B16	W8x21
B17	W8x24
B18	W8x35
B19	W8x40
B20	W10x19
B21	W10x26
B22	W10x45
B23	W10x49
B24	3-2x12

Hanger Schedule				
Label	Hanger	Top Flange Fasteners	Face Fasteners	Joist Fasteners
H1	LU528-2		(6) 10HDG (0.148" x 3" HDG 10d Common)	(4) 10HDG (0.148" x 3" HDG 10d Common)
H2	HWP 3 1/4"W, 7 1/4"H	Weld to top flange using 3/16" x 1 1/2" fillet welds at each end.		
H3	LU28L		(8) 10HDG (0.148" x 3" HDG 10d Common)	(6) N10 (0.148" x 1 1/2" HDG)
H4	HWP 3 1/2"W, 9 1/4"H	Weld to top flange using 3/16" x 1 1/2" fillet welds at each end.		
H5	JB212A	(4) N10 (0.148" x 1 1/2" HDG)	(2) N10 (0.148" x 1 1/2" HDG)	(2) N10 (0.148" x 1 1/2" HDG)
H6	JB210A	(4) N10 (0.148" x 1 1/2" HDG)	(2) N10 (0.148" x 1 1/2" HDG)	(2) N10 (0.148" x 1 1/2" HDG)
H7	JB26	(2) N10 (0.148" x 1 1/2" HDG)	(2) N10 (0.148" x 1 1/2" HDG)	(2) FRONGS
H8	HWP 6 1/4"W, 9 1/4"H	Weld to top flange using 3/16" x 1 1/2" fillet welds at each end.		
H9	BA210-2	(6) N10 (0.148" x 1 1/2" HDG)	(4) N10 (0.148" x 1 1/2" HDG)	(2) N10 (0.148" x 1 1/2" HDG)
H10	WP26-2	(4) N10 (0.148" x 1 1/2" HDG)		(2) N10 (0.148" x 1 1/2" HDG)
H11	BA28-2	(6) N10 (0.148" x 1 1/2" HDG)	(4) N10 (0.148" x 1 1/2" HDG)	(2) N10 (0.148" x 1 1/2" HDG)
H12	LU26-2L		(6) 10HDG (0.148" x 3" HDG 10d Common)	(4) N10 (0.148" x 1 1/2" HDG)

<u>Wood Beam Seat Legend</u>			
<u>Label</u>	<u>Beam Seat</u>	<u>Fasteners</u>	<u>Notes</u>
B51	GLB5A	1 - 1/2" bolt	
B52	CC0 1/8	4 - 3/4" bolts	Provide a 1/4" fillet weld around perimeter where it meets the base plate.
B53	CC04-62-3.62.	4 - 5/8" bolts	Provide a 1/4" fillet weld around perimeter where it meets the top plate.

<u>Wood Column Cap Legend</u>			
<u>Label</u>	<u>Column Cap</u>	<u>Beam Fasteners</u>	<u>Post Fasteners</u>
CC1	ECCQ5-65D52.5	14-No.1/4"x2 1/2" SD5 screws	14-No.1/4"x2 1/2" SD5 screws
CC2	ECCQ7-1-66D52.5	14-No.1/4"x2 1/2" SD5 screws	14-No.1/4"x2 1/2" SD5 screws

<u>Wood Column Base Legend</u>			
<u>Label</u>	<u>Column Base</u>	<u>Fasteners</u>	<u>Notes</u>
CB1	RCPS4HDG	4 - 16d nails	Provide solid groud 2 courses below
CB2	RCPS5.5HDG	4 - 16d nails	Provide solid groud 2 courses below

Notes:

1. Provide filler wood where required to make connection sn

Column Schedule			
Label	Column	Baseplate	Topplate
C1	H5.5 3' 1/2"x3' 1/2" x 5/16"	Baseplate as per 10/54-104	Topplate as per 8/54-104
C2	H56 3' x1' 1.2" x1/8"	Baseplate as per 9/54-104	Topplate as per 8/54-104
C3	3'-2x4		
C4	3'-2x6		
C5	4'-2x6		
C6	2'-2x6		
C7	2'-2x4		
C8	4'-2x4		
C9	H5.5 5'x3" x 6/16"	Baseplate as per 10/54-104	Topplate as per 8/54-104
C10	H56 3' 1/2" x 3' 1/2" x 5/16"	Baseplate as per 10/54-104	Topplate as per 8/54-104
C11	H54 4' x 4' x 5/16"	Baseplate as per 10/54-104	Topplate as per 8/54-104
C12	H54 5' x 4' x 1/2"	Baseplate as per 10/54-104	Topplate as per 8/54-104
C13	H55 5' x 5' x 6/16"	Baseplate as per 10/54-104	Topplate as per 8/54-104



707 Kipling Ave, Toronto, ON M8Z 5G4
Tel. (416) 798-8770
tSmithEngineering.com

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Note:

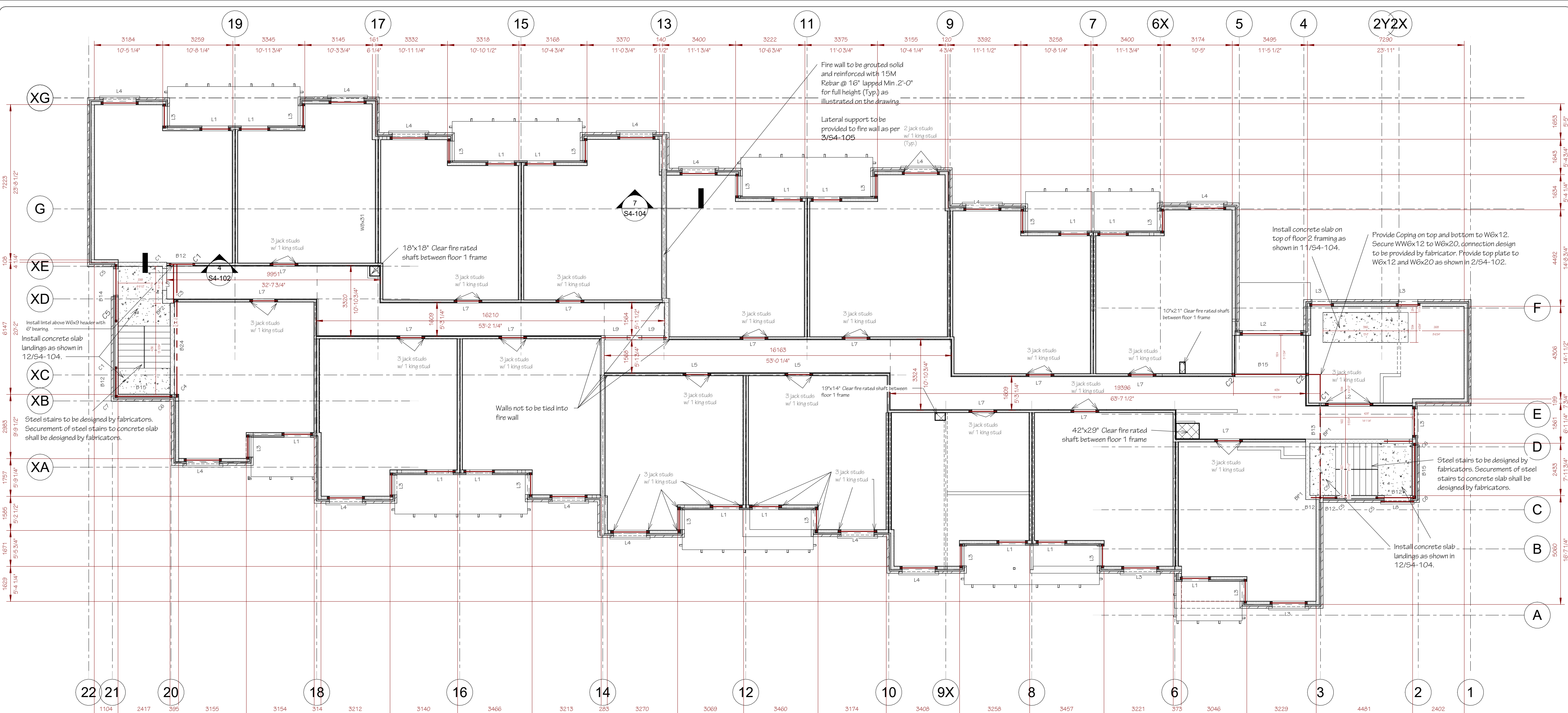
Contractor to verify foundation layout and report any discrepancies to the project engineer.



#	Description	Date
5	Revision	June 12/26
4	Revision	June 10/26
3	Revised for Addendum	May 28/26
2	Issued for Tender	May 13/26
1	Issued For Permits	March 19/26

Client:	Kingston Frontenac Housing Corp.
Address:	6094 Carleton Drive, Verona, ON
File:	25-10031PR
Title:	Structural Plans
Sheet:	S4-102

Drawings Remain The Property Of
T Smith Engineering Inc



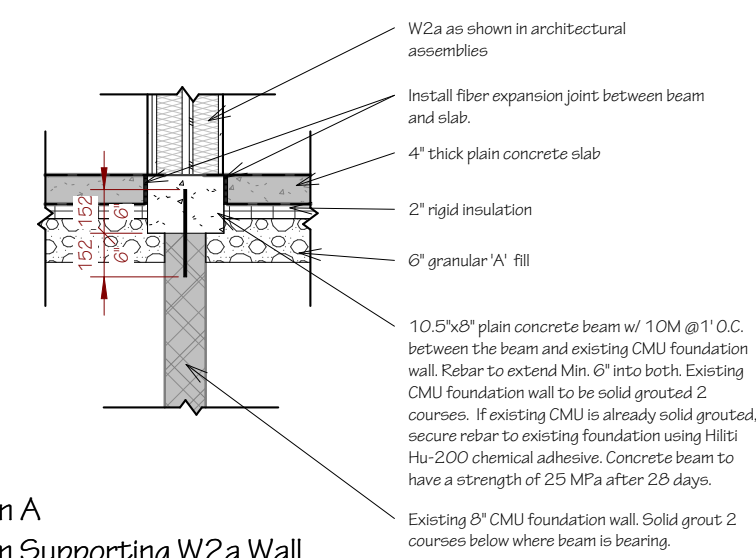
① 4_S Floor 2
1:96

Beam Schedule	
Label	Beam Size
B1	2 - 1 3/4\" x 9 1/4\" 2.OELVL
B2	C3x3.5
B3	C7x9.8
B4	4-2x6
B5	C10x30
B6	3 - 1 3/4\" x 9 1/4\" 2.OELVL
B7	4 - 1 3/4\" x 9 1/4\" 2.OELVL
B8	3-2x10
B9	C10x15.3
B10	2 - 1 3/4\" x 9 1/4\" 2.OELVL
B11	3 - 1 3/4\" x 9 1/4\" 2.OELVL
B12	W6x9
B13	W6x12
B14	W6x15
B15	W6x20
B16	W8x21
B17	W8x24
B18	W8x35
B19	W8x40
B20	W10x19
B21	W10x26
B22	W10x45
B23	W10x49
B24	3-2x12

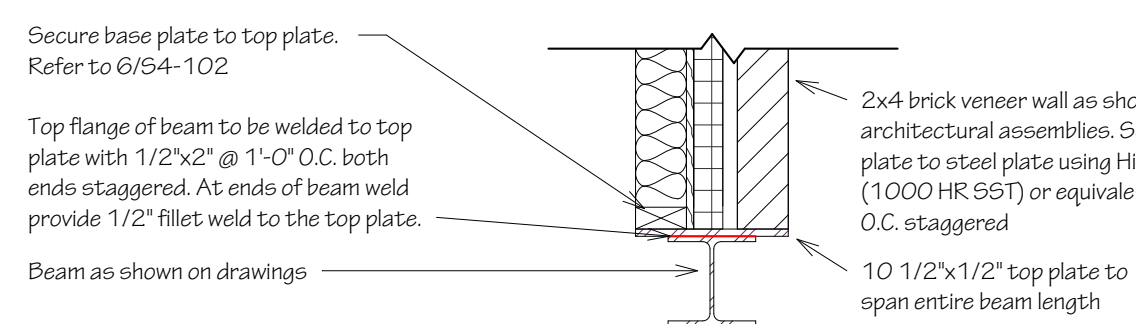
Column Schedule			
Label	Column	Baseplate	Topplate
C1	H.S.S 3 1/2\" x 3 1/2\" x 3/16\"	Baseplate as per 10/S4-104	Topplate as per 8/S4-104
C2	H.S.S 5\" x 3\" x 6/16\"	Baseplate as per 10/S4-104	Topplate as per 8/S4-104
C3	3-2x4		
C4	3-2x6		
C5	H.S.S 3 1/2\" x 3 1/2\" x 5/16\"	Baseplate as per 10/S4-104	Topplate as per 8/S4-104
C6	H.S.S 4\" x 4\" x 5/16\"	Baseplate as per 10/S4-104	Topplate as per 8/S4-104
C7	H.S.S 4\" x 4\" x 1/2\"	Baseplate as per 10/S4-104	Topplate as per 8/S4-104
C8	H.S.S 5\" x 5\" x 6/16\"	Baseplate as per 10/S4-104	Topplate as per 8/S4-104

Lintel Schedule		
Label	Header Size	Bearing
L1	3 - 2x10	
L2	3 - 2x12	
L3	3 - 2x10 + L 3 1/2\" x 3 1/2\" x 1/4\"	6\" minimum for steel angle
L4	3 - 2x12 + L 3 1/2\" x 3 1/2\" x 1/4\"	6\" minimum for steel angle
L5	2-2x12	
L6	L 5\" x 3\" x 1/2\"	6\" minimum
L7	2-2x10	
L8	L 3 1/2\" x 3 1/2\" x 1/4\"	6\" minimum
L9	Lintel as per 13/S4-104	8\" minimum

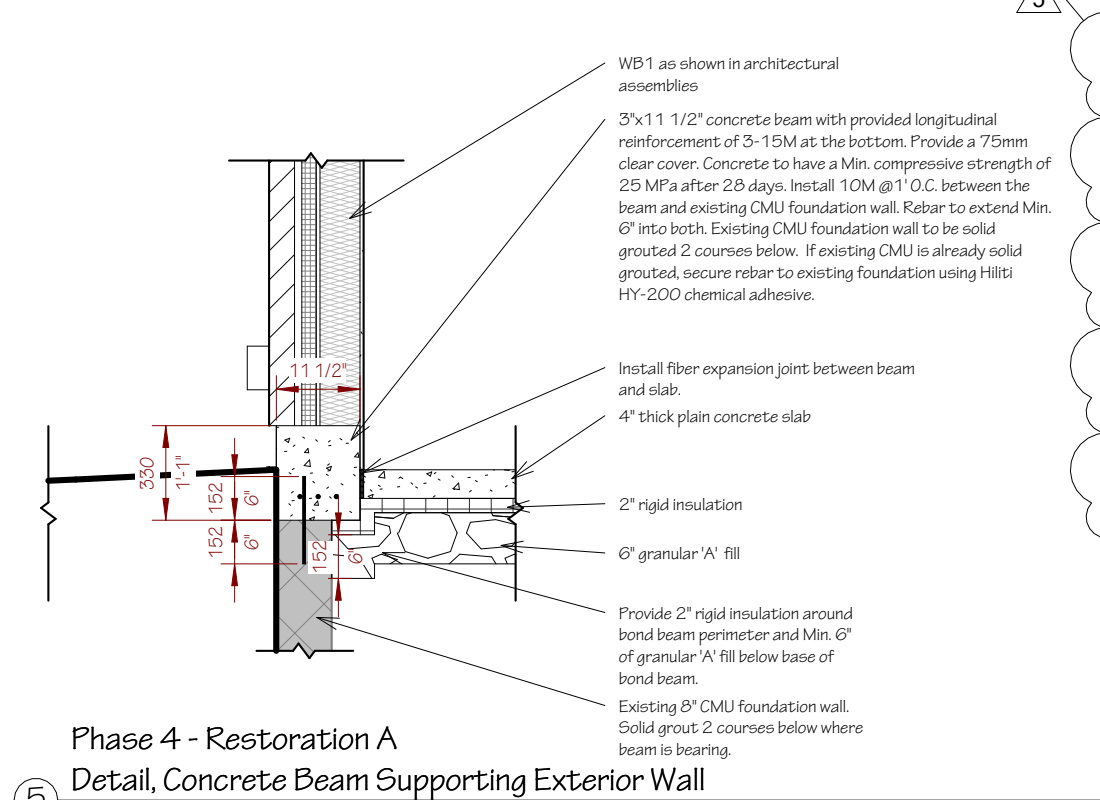
Baseplate Schedule	
Label	Plate Size
BP1	7 1/2\" x 7\" x 1/2\"
BP2	5 1/2\" x 7\" x 1/2\"



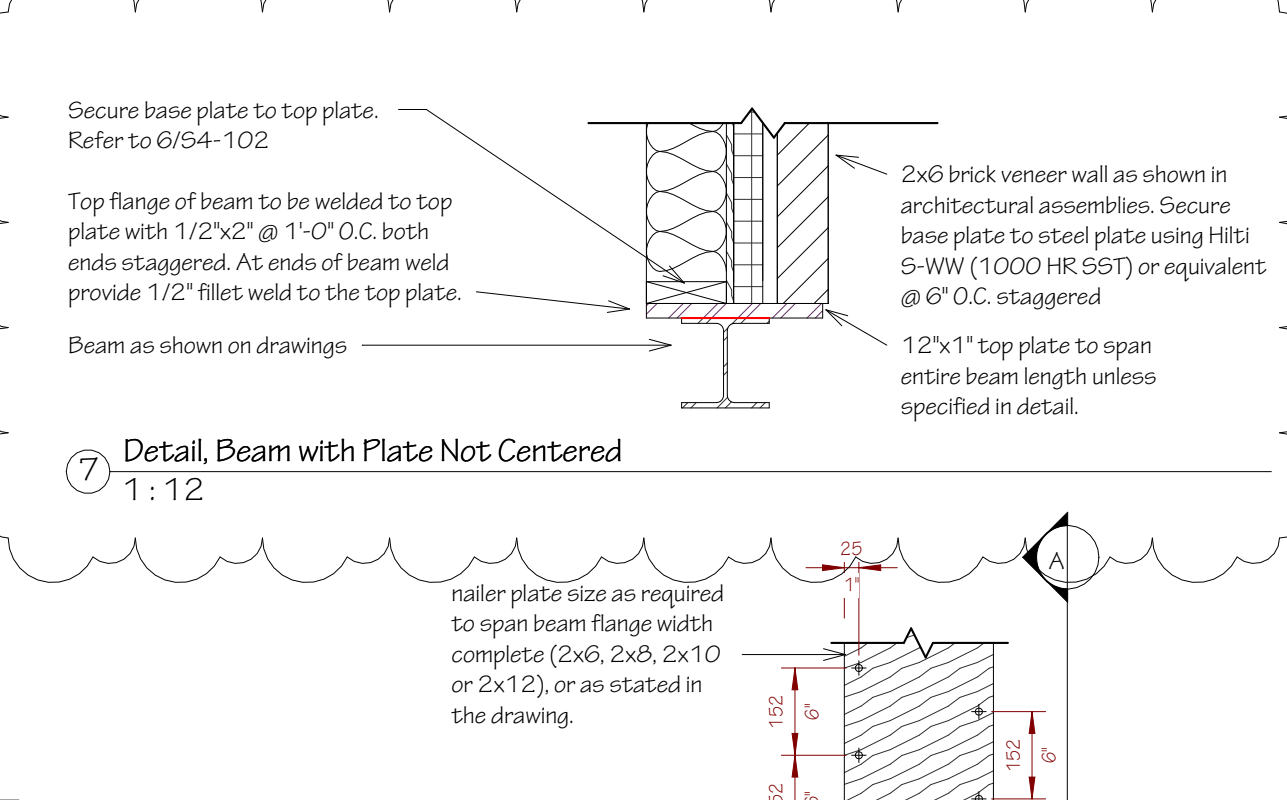
③ Phase 4 - Restoration A
Detail, Concrete Beam Supporting W2a Wall
1:24



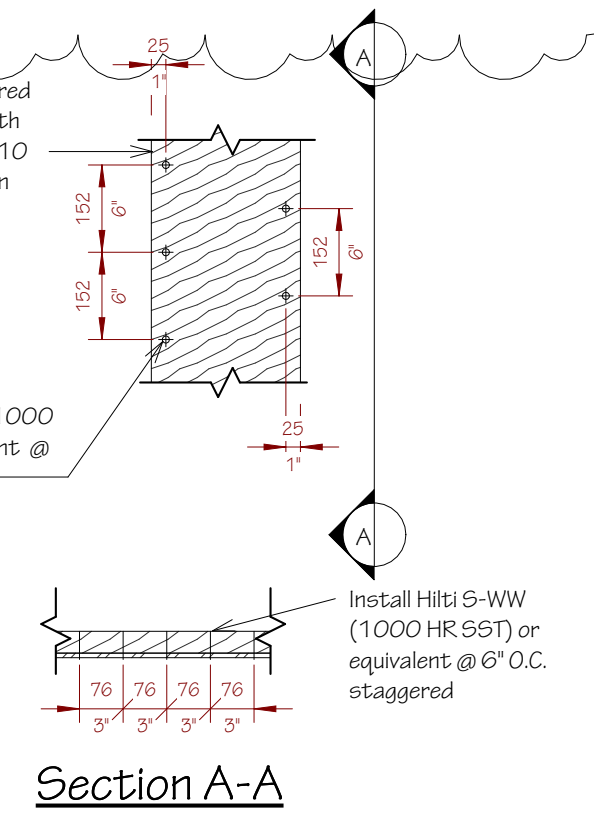
② Detail, Beam with Plate
1:12



④ Phase 4 - Restoration A
Detail, Detail 2
1:24



⑦ Detail, Beam with Plate Not Centered
1:12



Section A-A

⑥ Detail, Nailier Plate Nailing Pattern
1:12

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