

ADDENDUM NO4Date: **April 10, 2026**Project No.: **2596**Project: **Alderville Senior's Residence
Renovations**

The following information, amendments and revisions shall constitute Addendum No 4, and shall form an integral part of the Tender Documents and where applicable, shall supersede requirements of other Tender Documents.

The Contractor shall bring this Addendum to the attention of all sub-trades and suppliers from whom they may be receiving quotations.

This addendum adds and alters work of the project. Refer also to the drawings and specifications for additional information and details that relate to and provide additional information that supplements and supports the content of this addendum.

ELECTRICAL & MECHANICAL

4.1 **Description:** Reference attached Fire Protection Addendum FP01 issued by Gridline Design Inc., dated April 10, 2026 (2 pages)

Issued for coordination

4.2 **Description:** Reference attached Electrical & Mechanical Addendum ME04 issued by Suppa Engineering, dated April 9, 2026 (5 pages)

Issued for coordination



Maria Zakharova
Intern Architect



GRIDLINE DESIGN INC.
577 MAIN STREET WEST
NORTH BAY, ON, P1B 2V3

ADDENDUM FP01

26-1580 – Alderville Seniors Residence Renovation

Date: April 10, 2026
Project: Alderville Seniors Residence
Project No: 23-1345
No: ADD-01

Distribution: Maria Zakharova – 3rdLine Studio
Ian Boyne – 3rdLine Studio

The following addendum shall be part and parcel of the tendering documents and shall supersede the drawings and/or specification where applicable.

1 CONTRACTOR QUESTIONS

- .1 *Would CPVC sprinkler piping be accepted in this application? Please confirm what pipe is black steel and/or CPVC in the design if applicable.*

CPVC pipe is permitted in areas where the pipe is concealed. Steel pipe to be used in the garage.

- .2 *On drawing FP1 General Notes #5 the fire pump is to be connected to emergency power supplied by others. Are we to allow for a transfer switch for the pump controller or is the transfer switch being supplied by the electrical contractor?*

The fire protection contractor is to supply a fire pump controller that includes the optional automatic transfer switch.

2 REGARDING REISSUED DRAWING FP01

- .1 The note regarding the fire pump controller has been updated to include the automatic transfer switch in Fire Pump Detail – Section A and Fire Pump Detail – Section B.

PROJECT DESCRIPTION:

THE PROJECT IS BASED ON ARCHITECTURAL SUPPLIED TO GRIDLINE DESIGN INC. ON NOVEMBER 11TH, 2025
 THE PROJECT IS DESIGNED TO THE 2024 ONTARIO BUILDING CODE (OBC). THE BUILDING HAS THE FOLLOWING CHARACTERISTICS, BASED ON INFORMATION FROM THE BUILDING CODE MATRIX ON THE ARCHITECTURAL DRAWINGS:

- MAJOR OCCUPANCY: B3 (SENIOR'S RESIDENCE),
- COMBUSTIBLE CONSTRUCTION,
- REQUIRED TO BE SPRINKLERED,
- NOT REQUIRED TO BE EQUIPPED WITH A STANDPIPE SYSTEM,
- REQUIRED TO BE EQUIPPED WITH A FIRE ALARM SYSTEM (BY OTHERS),
- DOES NOT REQUIRE SEISMIC BRACING PER O.B.C. 4.1.8.7(1)(a) ($F_a = 1.5, I_e = 1.0, S_a(0.2) = 0.154$).
- THIS IS AN EXISTING BUILDING.

GENERAL NOTES:

1. SCOPE OF WORK IS TO DESIGN A NEW SPRINKLER SYSTEM BASED ON THE SUPPLIED ARCHITECTURAL DRAWINGS FOR A RENOVATED CARE RESIDENCE.
2. FIRE PROTECTION SYSTEMS ARE TO BE DESIGNED AND INSTALLED IN CONFORMANCE WITH THE 2024 ONTARIO BUILDING CODE (OBC).
3. THE SPRINKLER SYSTEM TO BE DESIGNED IN ACCORDANCE WITH NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 13R "Installation of Sprinkler Systems in Low-Rise Residential Occupancies" 2019 EDITION.
4. THE FIRE PUMP TO BE DESIGNED IN ACCORDANCE WITH NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 20 "Installation of Stationary Fire Pumps for Fire Protection" 2016 EDITION.
5. THE FIRE PUMP IS TO BE CONNECTED TO EMERGENCY POWER SUPPLIED BY OTHERS PER SECTION 3.2.7.9(1)(b) OF THE OBC.
6. ALL WORK, EQUIPMENT AND APPURTENANCES SHALL COMPLY WITH THE APPLICABLE NFPA STANDARDS UNLESS NOTED OTHERWISE (U.N.O.).
7. ALL NEW EQUIPMENT TO BE UNDERWRITER'S LABORATORY OF CANADA (ULC) LISTED OR EQUAL AS APPROVED IN WRITING BY THE DESIGN ENGINEER.
8. ALL DRAWING UNITS ARE IMPERIAL. HYDRAULIC CALCULATIONS ARE IN UNITED STATES CUSTOMARY UNITS U.N.O.
9. ALL PLAN AND SECTION ELEVATIONS AND DIMENSIONS ARE TO THE CENTER OF PIPE U.N.O.
10. ALL CPVC PIPE TO BE LISTED FOR USE WHERE INSTALLED.
11. ALL PIPE 1" AND SMALLER TO BE THREADED SCHEDULE 40 BLACK WITH CAST IRON (C.I.) FITTINGS.
12. ALL PIPE 1 1/2" AND LARGER TO BE GROOVED SCHEDULE 40 BLACK WITH GROOVED FITTINGS U.N.O.
13. SPRINKLER HEAD COUNT IS FOR REFERENCE ONLY AND DOES NOT ACCOUNT FOR ANY ADDITIONS DUE TO SITE CONDITIONS.
14. CO-ORDINATE FIRE PROTECTION PIPING WITH DUCTS AND PLUMBING SERVICES AND/OR OFFSET AS REQUIRED TO ACCOMMODATE DUCTWORK AND PLUMBING SERVICES. CO-ORDINATE LOCATION WITH H.V.A.C. EQUIPMENT, LIGHTING AND POWER SERVICES AND ADJUST AS REQUIRED.
15. USE INTERMEDIATE OR HIGH TEMPERATURE SPRINKLERS AS REQUIRED BY NFPA 13R IN LOCATIONS WHERE HIGHER TEMPERATURES MAY BE EXPECTED.
16. LOCATE SPRINKLER HEADS IN ACCORDANCE WITH LISTING AND ENSURE NFPA 13R OBSTRUCTION CRITERIA IS MAINTAINED.
17. PIPE PENETRATIONS THROUGH FIRE SEPARATIONS TO BE FIRE STOPPED WITH APPROPRIATE FIRE STOP MATERIAL BASED ON ASSEMBLY PENETRATED AND PIPING USED.
18. INSULATION, HEAT TRACING OR THERMOSTATICALLY CONTROLLED HEAT ABOVE 40°F IS TO BE PROVIDED BY OWNER THROUGHOUT AREAS WITH WET FIRE PROTECTION PIPE TO PREVENT IT FROM BEING EXPOSED TO FREEZING TEMPERATURES.
19. THE FIRE WATER TANK IS TO BE MANUALLY CHLORINATED BY THE OWNER.
20. ALL UNDERGROUND WORK TO BE BY OTHERS.
21. ALL CEILINGS ARE 8'-0" A.F.F. U.N.O.
22. TANK REFILL RATE TO BE CONFIRMED PRIOR TO INSTALLATION.

INSTALLATION NOTES:

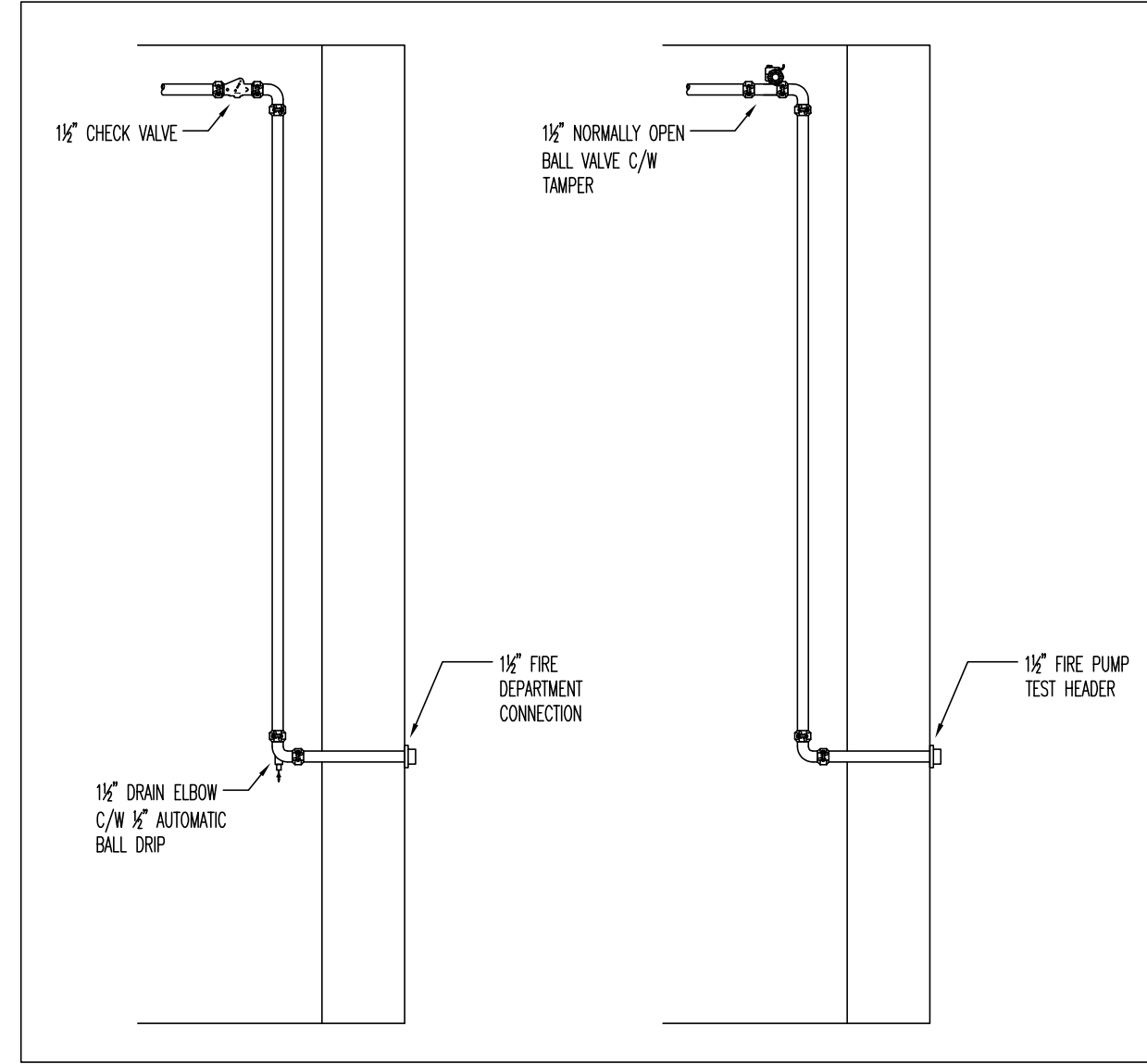
1. STANDARD COVERAGE UPRIGHT AND PENDANT SPRINKLERS TO BE SPACED TO A MINIMUM OF 6' APART AND A MAXIMUM OF 225 SQ.FT. IN LIGHT HAZARD AREAS AND 130 SQ.FT. IN ORDINARY HAZARD AREAS WITH DEFLECTORS LOCATED BETWEEN 1" AND 12" BELOW THE CEILING.
2. STANDARD COVERAGE SIDEWALL SPRINKLERS TO BE SPACED TO A MINIMUM OF 6' APART AND A MAXIMUM OF 14'x14' IN LIGHT HAZARD AREAS AND 10'x10' IN ORDINARY HAZARD AREAS WITH DEFLECTORS LOCATED BETWEEN 4" AND 12" BELOW THE CEILING.
3. EXTENDED COVERAGE SIDEWALL SPRINKLERS TO BE SPACED TO A MINIMUM OF 8' APART AND A MAXIMUM OF 16'x16' IN LIGHT HAZARD AREAS.
4. RESIDENTIAL PENDANT SPRINKLERS TO BE SPACED TO A MINIMUM OF 8' APART AND A MAXIMUM OF 16'x16' WITH DEFLECTORS LOCATED BETWEEN 1" TO 4" BELOW THE CEILING.
5. RESIDENTIAL SIDEWALL SPRINKLERS TO BE SPACED TO A MINIMUM OF 8' APART AND A MAXIMUM OF 16'x16' WITH DEFLECTORS LOCATED BETWEEN 4" TO 12" BELOW THE CEILING.
6. STANDARD SPRINKLERS TO BE INTERMEDIATE TEMPERATURE WHEN LOCATED LESS THAN 1'-0" FROM DIFFUSERS.
7. RESIDENTIAL SPRINKLERS TO BE LOCATED 1'-0" OR MORE FROM DIFFUSERS, AND ARE TO BE INTERMEDIATE TEMPERATURE WHEN LOCATED LESS THAN 2'-0" FROM DIFFUSERS.

SPECIFIC NOTES:

1. SYSTEMS DESIGNED FLOWING 0.05 GPM/SQ.FT. OVER UP TO THE FOUR MOST HYDRAULICALLY DEMANDING SPRINKLERS.

ACCEPTANCE DOCUMENTATION AND NOTES:

1. AT COMPLETION OF PROJECT, PROVIDE "CONTRACTOR'S MATERIAL AND TEST CERTIFICATE FOR ABOVEGROUND PIPING" CERTIFICATE. ALL NEW PIPING TO BE HYDROSTATICALLY TESTED WITH WATER AT 200 PSI FOR 2 HOURS.
2. DHE/GDI MUST CONDUCT PERIODIC SITE REVIEWS AS ARRANGED BY THE CONTRACTOR. A FINAL SITE REVIEW IS NEEDED PRIOR TO SYSTEM ACCEPTANCE.
3. ACCEPTANCE OF THE SYSTEM BY THE AUTHORITIES DOES NOT WAIVE THE RESPONSIBILITY TO INFORM DESIGNER/ENGINEER OF RECORD OF PROJECT COMPLETION.
4. IF CONTRACTOR FAILS TO CONTACT DESIGNER/ENGINEER OF RECORD IN WRITING OF PROJECT COMPLETION, THE PROJECT IS DEEMED INCOMPLETE AND SHOULD NOT BE OCCUPIED.
5. THE CONTRACTOR WAIVES ANY CLAIMS AGAINST DHE/GDI SHOULD OCCUPANCY TAKE PLACE PRIOR TO THE FINAL SITE REVIEW.
6. CONTRACTOR IS RESPONSIBLE FOR CONTACTING DHE/GDI UPON COMPLETION OF THE PROJECT.

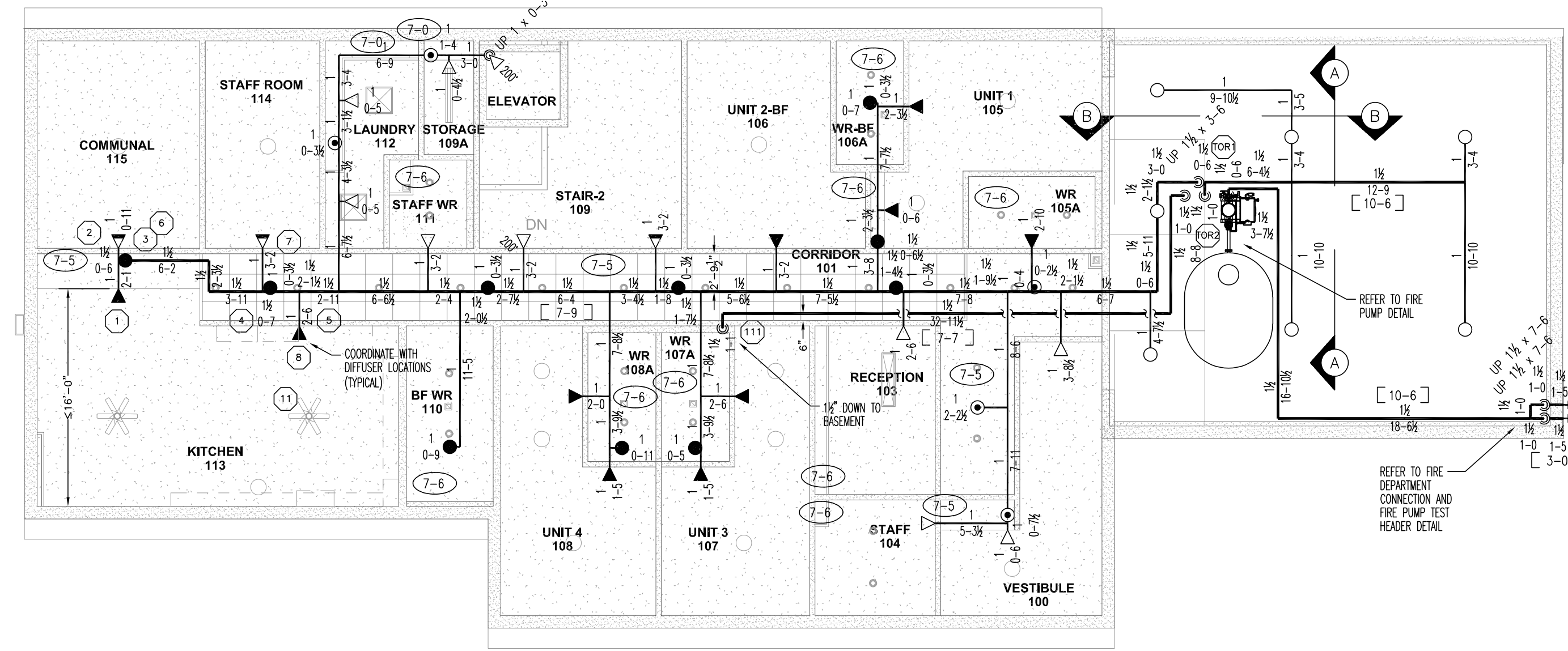
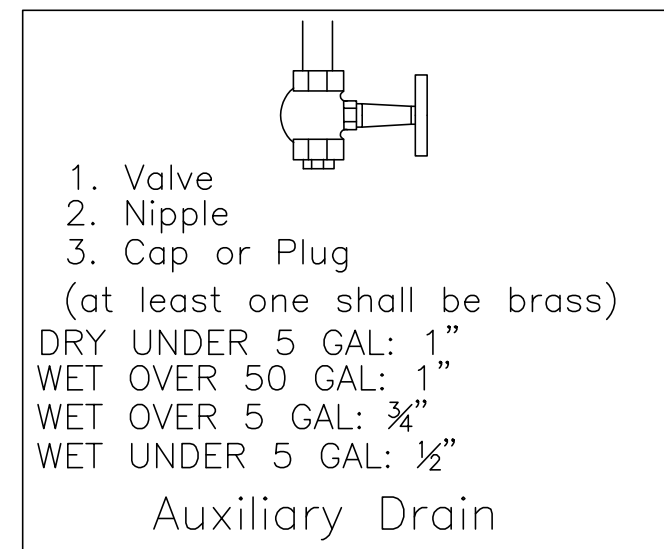


FIRE DEPARTMENT CONNECTION & FIRE PUMP TEST HEADER DETAIL

SCALE: 1/2" = 1'-0"

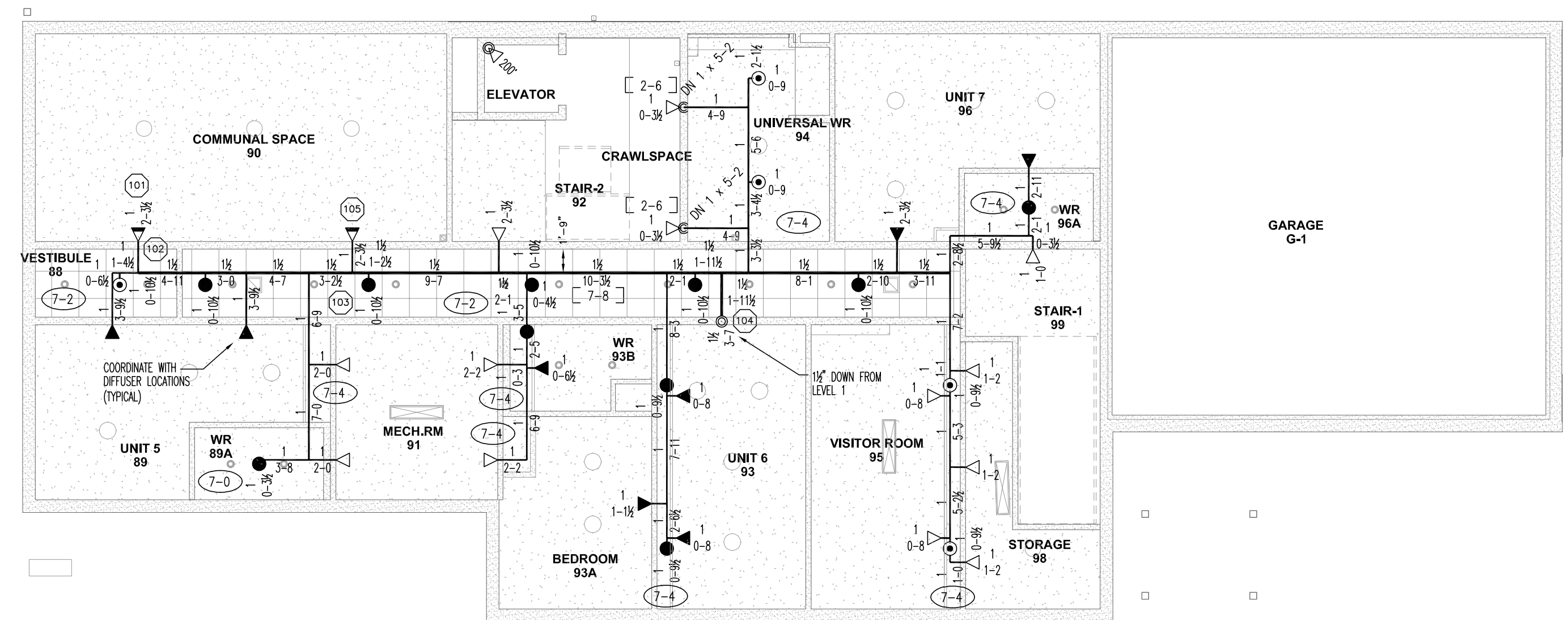
REMOTE AREA *** CALC 1
 4 SPRINKLERS OPERATING AT A MINIMUM DEMAND OF 14.0 GPM @ 10.1 PSI W/ A 4.4 K FACTOR AND A MAXIMUM SPACING 14'x14' REQUIRES 72.709 GPM AT 46.972 PSI AT THE FIRE PUMP
 [DATA FILE: AFN SENIORS RESIDENCE CALC 1.WXF
 11.20 PSI SAFETY FACTOR

REMOTE AREA *** CALC 2
 2 SPRINKLERS OPERATING AT A MINIMUM DEMAND OF 26.0 GPM @ 21.6 PSI W/ A 4.4 K FACTOR AND A MAXIMUM SPACING 16'x16' REQUIRES 52.218 GPM AT 40.089 PSI AT THE FIRE PUMP
 [DATA FILE: AFN SENIORS RESIDENCE CALC 2.WXF
 42.88 PSI SAFETY FACTOR



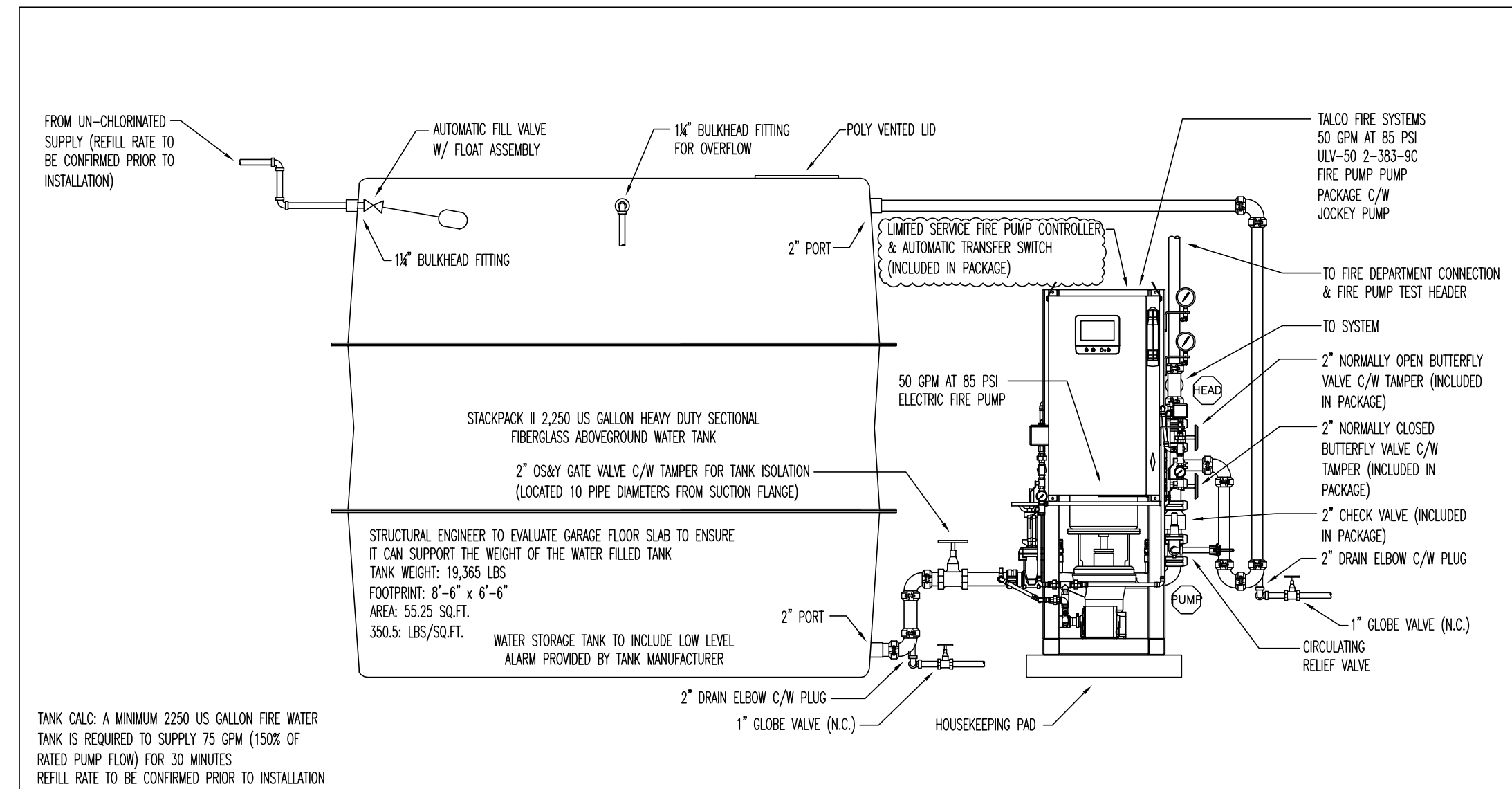
FIRST FLOOR FIRE PROTECTION PLAN

SCALE: 1/8" = 1'-0"



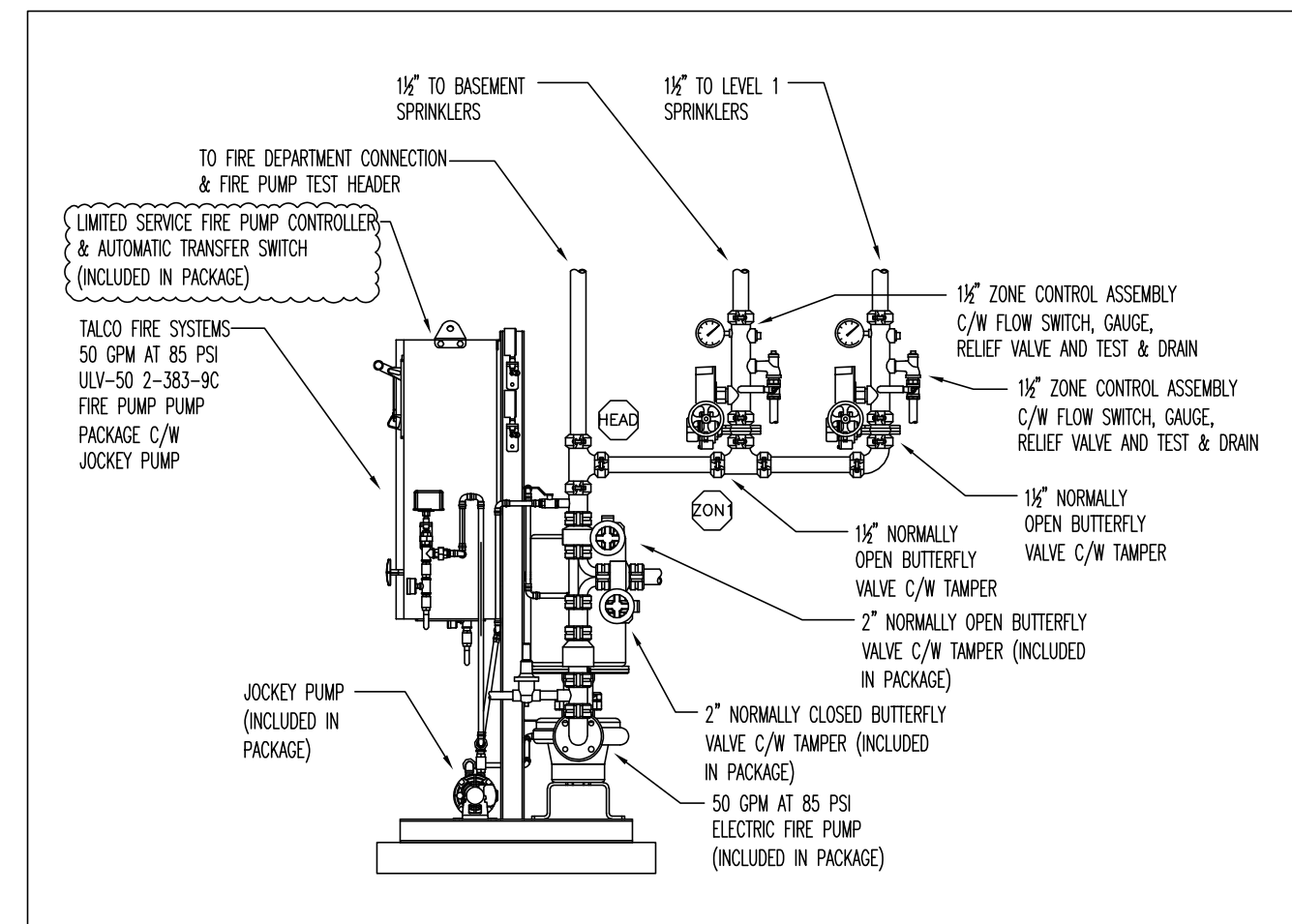
BASEMENT FIRE PROTECTION PLAN

SCALE: 1/8" = 1'-0"



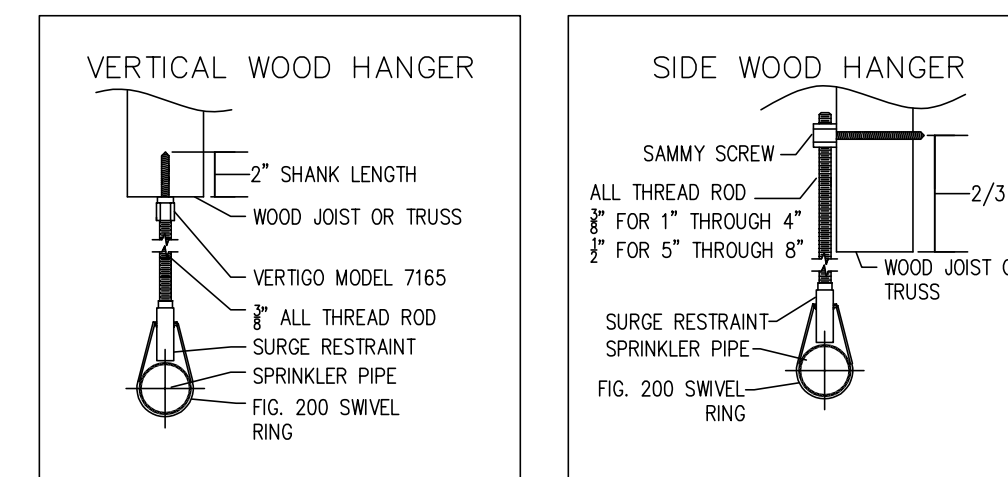
FIRE PUMP DETAIL - SECTION A

SCALE: 1/2" = 1'-0"



FIRE PUMP DETAIL - SECTION B

SCALE: 1/2" = 1'-0"



Sym.	Description
○	Hydraulic Reference Points
1-0	Top: Pipe Size
1-0	Bottom: Center to Center Length
1-0	Center of Pipe Elevation Above Finished Floor
1-0	Center of Pipe Elevation Below Top of Steel Framing
1-0	Ceiling Height Above Finished Floor
1-0	Bottom of Deck Height

SPRINKLER HEAD LEGEND						
SYMBOL	DESCRIPTION	ORIFICE	K	TEMP.	FINISH	COUNT
○	TYCO TY-FRB, OR, TY3131 UPRIGHT	1/2"	5.6	155°	BRASS	7
○	TYCO TY-FRB, OR, TY3231 SEMI-RECESSED PENDANT	1/2"	5.6	155°	CHROME	22
○	TYCO TY-FRB, OR, TY3331 SEMI-RECESSED HSW	1/2"	5.6	155°	CHROME	12
○	TYCO TY-FRB, OR, TY3332 EC SEMI-RECESSED HSW	1/2"	5.6	155°	CHROME	6
○	TYCO LFLI, FR, TY2236 SEMI-RECESSED PENDANT	1/2"	4.9	155°	CHROME	21
○	TYCO LFLI, FR, TY2334 SEMI-RECESSED HSW	1/2"	4.4	155°	CHROME	12
○	TYCO LFLI, FR, TY2334 SEMI-RECESSED HSW	1/2"	4.4	175°	CHROME	1

TOTAL SPRINKLER THIS SHEET = 81

Date	Revision
04/09/26	ISSUED FOR ADD-PROT
03/06/26	ISSUED FOR TENDER
01/22/26	100% REVIEW

Do not scale from this drawing. The Constructor shall verify all actual on site dimensions and report any discrepancies to the Consultant prior to proceeding with the work.



DAVID HINE ENGINEERING INC.
 21 McGeehan Court
 Ontario
 MISSISSAUGA
 416-486-9400



Project: **ALDERVILLE SENIORS RESIDENCE RENOVATION**
 8465 COUNTY ROAD 4E, ROSEBATH, ON
 Drawing Title: **FIRE PROTECTION**
 Drawn By: R.R. Checked By: D.A.
 Scale: AS NOTED Project No: 26-1580
 Date Plotted: 01/22/26
 Date Revised:
 Drawing No: **FP1**

Date: April 09, 2026
 Project: Alderville Seniors Residence Renovation
 Project No: 25-088
 No: ADD-ME04

Distribution: Maria Zakharova -3rdLine Studio
 Ian Boyne – 3rdLine Studio

The following addendum shall be part and parcel of the tendering documents and shall supersede the drawings and/or specification where applicable.

1 REGARDING CONDENSING UNIT #3 – SEE UPDATED SCHEDULE FOR REVISED UNIT CAPACITY AND MANUFACTURER.

HEAT PUMP SCHEDULE															
TAG	MANUFACTURER	MODEL	AIRFLOW (CFM)	COOLING CAPACITY	HEATING CAPACITY	CU/HP TAG	MODEL	COOLING CAPACITY	HEATING CAPACITY	EER2	SEER2	MOTOR /POWER REQUIREMENTS (V/WATTS/PH)	UNIT WEIGHT	NOTES	ACCESSORIES
HP#1.1	HITACHI	HWMD12C235	494	SENS: 8.8 MBH TOTAL: 11.6 MBH	12.3 MBH	CU#1	HVHP036C235	36.0 MBH	40.0 MBH	14.1	20.6	230V / 60Hz / SP MCA: 30A MOCP: 40A	IN: 24 LBS OUT: 267 LBS	1.2	A,B,C
HP#1.2	HITACHI	HWMD06C235	300	SENS: 4.8 MBH TOTAL: 5.8 MBH	6.2 MBH								IN: 22 LBS	1.2	A,B,C
HP#1.3	HITACHI	HWMD12C235	494	SENS: 9.1 MBH TOTAL: 11.9 MBH	13.4 MBH								IN: 24 LBS	1.2	A,B,C
HP#2.1	HITACHI	HWMD06C235	300	SENS: 4.8 MBH TOTAL: 5.8 MBH	6.2 MBH	CU#2	HVHP036C235	36.0 MBH	40.0 MBH	14.1	20.6	230V / 60Hz / SP MCA: 30A MOCP: 40A	IN: 22 LBS OUT: 267 LBS	1.2	A,B,C
HP#2.2	HITACHI	HWMD06C235	300	SENS: 4.8 MBH TOTAL: 5.8 MBH	6.2 MBH								IN: 22 LBS	1.2	A,B,C
HP#2.3	HITACHI	HWMD06C235	300	SENS: 5.0 MBH TOTAL: 6.7 MBH	6.7 MBH								IN: 22 LBS	1.2	A,B,C
HP#3.1	MOOVAR	MWHM06C2A51	382	TOTAL: 6.0 MBH	6.0 MBH	CU#3	MWHSA1832AN1	18.0 MBH	19.0 MBH	14.0	25.1	230V / 60Hz / SP MCA: 16A MOCP: 20A	IN: 29 LBS OUT: 110 LBS	1.2	A,B,C,D
HP#3.2	MOOVAR	MWHM06C2A51	382	TOTAL: 6.0 MBH	6.0 MBH								IN: 29 LBS	1.2	A,B,C,D
HP#4.1	HITACHI	HWMD06C235	300	SENS: 4.8 MBH TOTAL: 5.8 MBH	6.2 MBH	CU#4	HVHP048C235	48.0 MBH	54.0 MBH	13.0	19.6	230V / 60Hz / SP MCA: 30A MOCP: 40A	IN: 22 LBS OUT: 267 LBS	1.2	A,B,C
HP#4.2	HITACHI	HWMD06C235	300	SENS: 4.8 MBH TOTAL: 5.8 MBH	6.2 MBH								IN: 22 LBS	1.2	A,B,C
HP#4.3	HITACHI	HWMD06C235	300	SENS: 4.8 MBH TOTAL: 5.8 MBH	6.2 MBH								IN: 22 LBS	1.2	A,B,C
HP#4.4	HITACHI	HWMD12C235	494	SENS: 9.1 MBH TOTAL: 11.9 MBH	13.4 MBH								IN: 24 LBS	1.2	A,B,C
HP#4.5	HITACHI	HWMD06C235	300	SENS: 5.0 MBH TOTAL: 5.9 MBH	6.7 MBH								IN: 22 LBS	1.2	A,B,C

Notes:
 1. Extend 2" condensate drain line to nearest sanitary line c/w 1" air gap
 2. Manufacturer to size all refrigerant lines
 Accessories:
 A: Disconnect switch
 B: Provide programmable controller and all required control wiring. Wall controller to have auxiliary relay for baseboard heating enable c/w auto change over.
 C: Drain pan condensate pump
 D: Provide 24V adapter equal to MOOVAR M3C1 and associated transformer.

.1 Contractor shall confirm and coordinate all refrigerant sizing with manufacturer and provide all associated components to facilitate a complete installation.

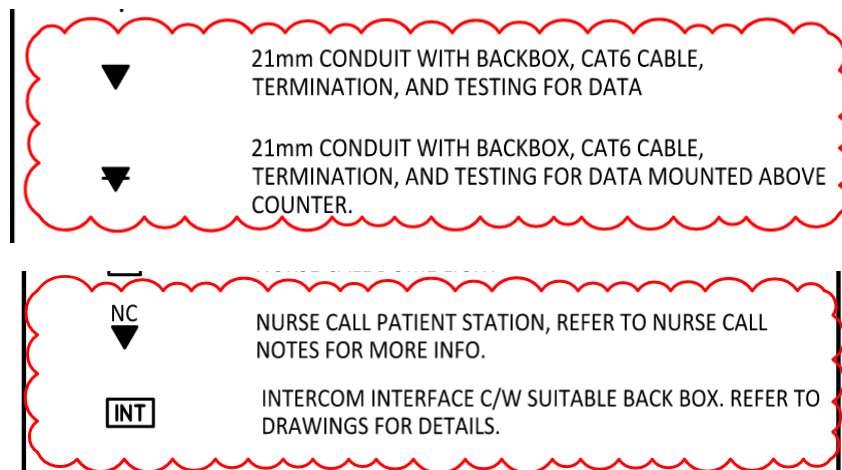
2 REGARDING MANUFACTURER EQUIVALENCIES

Specified Manufacturer	Equipment	Approved Manufacturer
Nailor	Grilles and Diffusers	Metalaire
Jenco	Wall Caps	Reversomatic
Hitachi	Heat Pump	Daikin

- .1 Contractor is responsible for ensuring all dimensions, weights, sizes, and capacities match the originally specified equipment.
- .2 Contractor shall clarify all requirements for revised heat pumps and carry all costs associated with any modifications to stands, piping, electrical capacities, breakers, and wire sizes.

3 REGARDING UPDATING LEGEND

- .1 Refer to the legend clarifications below. The data cabling is to be included in the contract and terminated in the mechanical room. The Nurse call and Intercom are also clarified.



4 REGARDING EMERGENCY BATTERY PACKS (NO DRAWING REISSUED)

- .1 First floor exits and remote heads to be served by EBP#1
- .2 Basement exits and remote heads to be served by EBP#2 (located in Stair 2).
- .3 Delete EBP shown in Mech room 91 and add double remote head served by EBP#2.

5 REGARDING ALTERNATE LIGHTING SELECTIONS

- .1 Cooper or AMG Baytech are approved equals where products meet the specified basis of design for voltage, amperage, lumen output, and fixture quality.

6 REGARDING REISSUED DRAWING E102

- .1 Detail for underground feed for deleted hydro service upgrade is deleted.
- .2 Panel schedule for PPA is upgraded to include the block heater breakers and updated to reflect the HVAC changes.
- .3 The Fire Alarm riser was updated to correctly reflect the generator and fire pump interconnections and delete the separate annunciator.

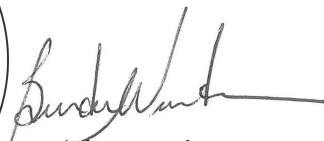
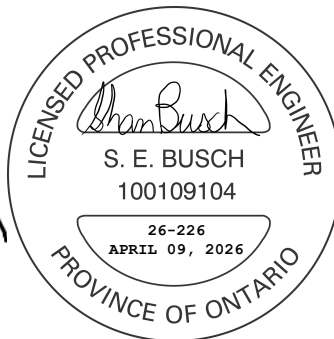
- .4 The Fire pump is to be complete with its own automatic transfer switch (included with the fire pump package).
- .5 Emergency lighting/Exit sign schedule was added.

7 REGARDING REISSUED DRAWING E201

- .1 The following changes are reflected:
 - .1 Coordinated changes to CU#3 and associated heads.
 - .2 Add three (3) supervised valves to the fire alarm system.
 - .3 Delete the separate ATS for the fire pump from the layout.
 - .4 Clarify block heater location.
 - .5 Add Intercom system details.



Shannon Busch, P.Eng.
Lead Electrical Engineer
Suppa Engineering



Brenden Wendover, P.Eng.
Lead Mechanical Engineer
Suppa Engineering



