



Site Instruction

Royal Pine Homes
3550 Langstaff Road, Suite 200
Woodbridge, Ontario
L4L 9G3

SI 26

PROJECT : Hampton Manor
PROJECT No : 1136.13
DATE : October 10, 2018

Attn: Vince Staffieri

Site instructions/memos and Addendums are issued only for the purpose of recording any clarification or interpretation of the contract documents or giving direction on problems resulting from field conditions. These memos are subject to the provisions of the contract documents and unless reviewed with and authorized by the Client, will not affect the contract. Should the Contractor require a change in the contract price or project schedule, he shall submit to the Client, prior to commencement of work outlined in this memo, an itemized proposal for approval.

Title: Addition of Roof Scuppers

A308a – Mechanical Level Plan

- Noting scuppers to curb walls

A308b – Roof Plan

- Noting scuppers to roof curbs

A401a-A401c – Building Elevations

- Adding Scuppers to Roof curbs

A653 – Section Details

- Adding roof scupper details

CS306 – Mechanical CS Plan

- Adding scuppers to roof curbs

CS307 – Mechanical CS Roof Plan

- Adding scuppers to roof curbs

Reason: **As per Architect's Instruction**

References: **A308, A308a, A401a, A401b, A401c, A653, CS306 and CS307.**

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ARCHITECTS INC

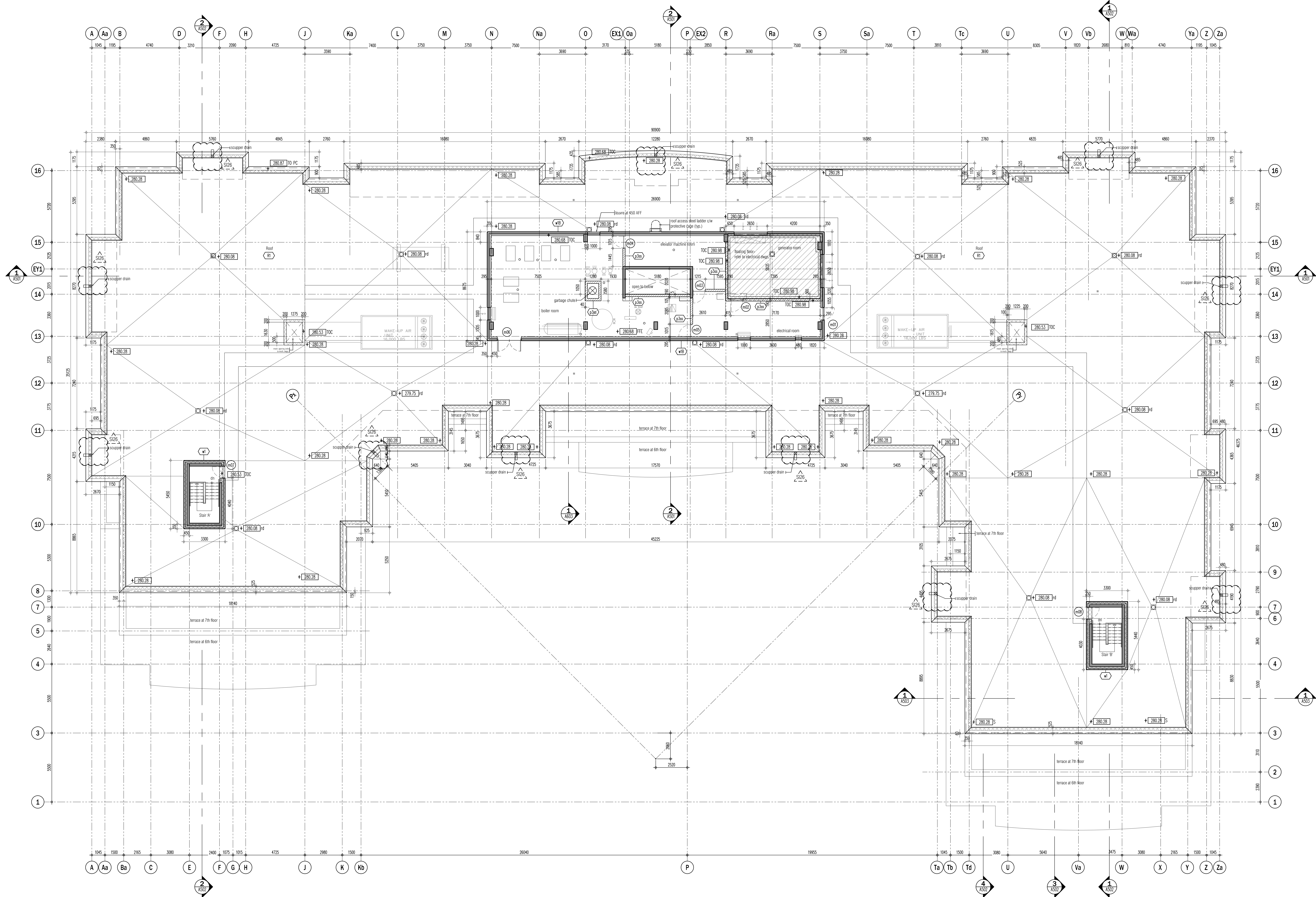
G. Colangelo Diploma Arch. Technology
Associate, Director of Contract Documents

Distribution:

Royal Pine Homes
Dineen Construction
Dineen Construction
Dineen Construction

Cinzia Caruso
Dominic Salvati
Jeff Ellis
Eric Wright

cinzia@royalpinehomes.com
dsalvati@dineen.com
jellis@dineen.com
rwright@dineen.com



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01.	FEB.28.2014	issued to city for SPA	B.G.
02.	JUL.9.2014	re-issued to city for SPA	B.G.
03.	SEP.11.2014	re-issued to city for SPA	B.G.
04.	JAN.15.2015	re-issued to city for SPA	B.G.
05.	MAR.15.2015	issued for tender	B.G.
06.	DEC.28.2016	issued for building permit	B.G.
07.	MAY.10.2017	re-issued for building permit	B.G.
08.	MAY.10.2017	issued for Footings and Foundation Permit	B.G.
09.	JULY.19.2017	Progress for Construction	B.G.
10.	AUG.09.2017	issued for Construction	B.G.
11.	OCT.25.2017	Revision to Envelope	B.G.
12.	APR.04.2018	Re-issued for Building Permit	B.G.

08.	OCT.02.2018	3 26 Addition of Roof Scuppers	BG
07.	AUG.14.2018	3 22 R1 Generator Room Curb	BG
06.	JULY.25.2018	3 23 Mechanical Double Door Entry	BG
05.	JULY.19.2018	3 22 Generator Room Door Curb	BG
04.	JUNE.21.2018	3 21 Revised Generator Layout	BG
03.	JUNE.14.2018	3 20 Mechanical floor precast update	BG
02.	JAN.30.2018	3 12 Revised perimeter curb wall	BG
01.	AUG.18.2017	3 01 Replace blk. wall with metal stud wall BG	BG

issued for revisions

GRAZIANI + CORAZZA ARCHITECTS INC.

1337 Denison Street, Suite 102, Richmond, Ontario
Phone: 905.765.2621 Fax: 905.765.2644 www.graziani.com

PROPOSED RESIDENTIAL DEVELOPMENT

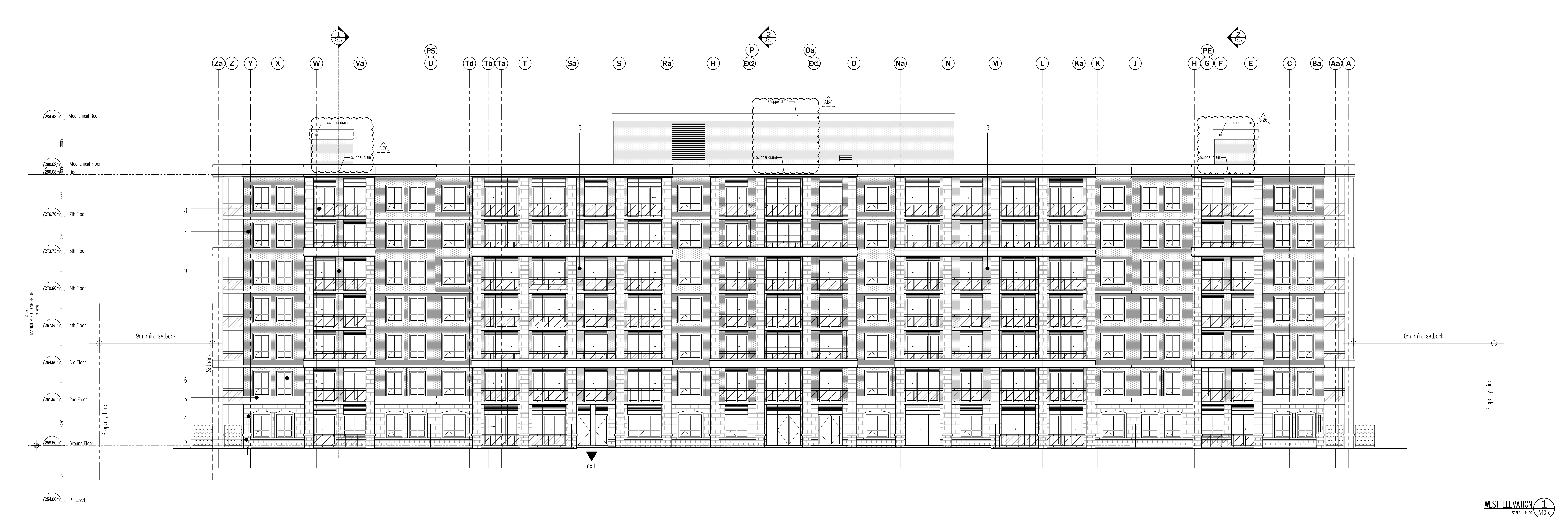
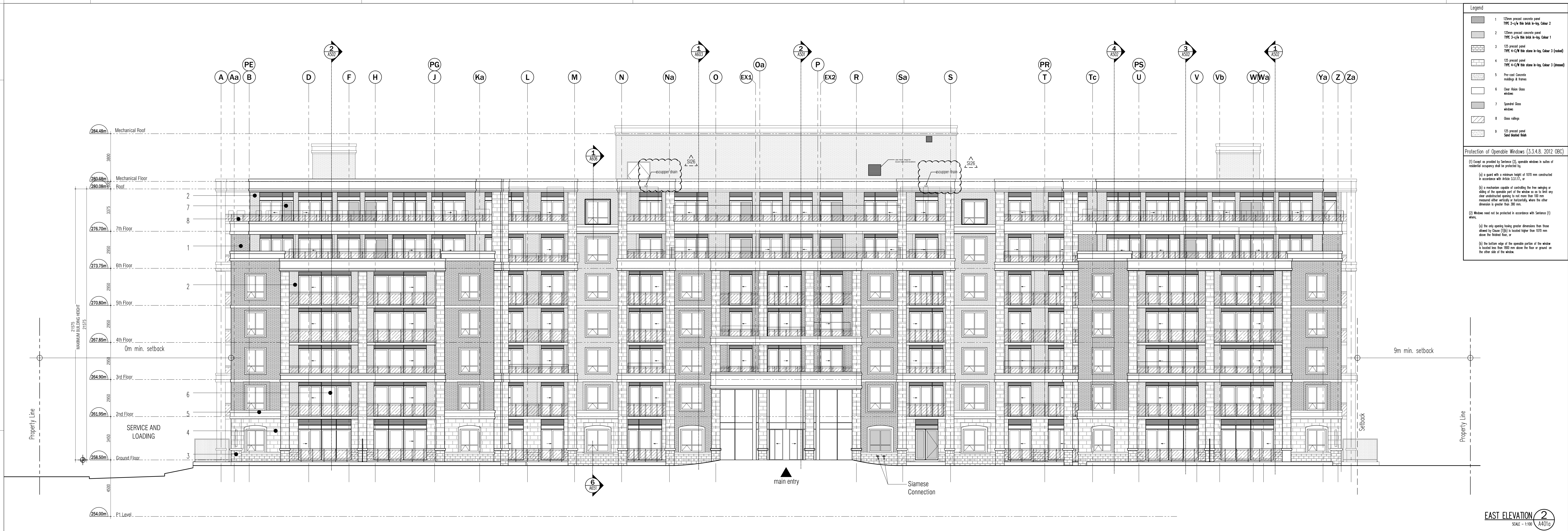
25 BAKER HILL BLVD.

ROYAL PINES HOMES

STUFFVILLE ONTARIO

Project Architect: B.GRAZIANI
Assistant Designer: R.LINCOLN
Drawn By: S.G.
Checked By: G.COLANGELO/D.BIASE
Plot Date: Jul. 4, 2018
Job #: 1134.13

MECHANICAL FLOOR PLAN



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01. FEB.28.2014 issued to city for SPA B.G.
02. JUL.9.2014 re-issued to city for SPA B.G.
03. SEP.11.2014 re-issued to city for SPA B.G.
04. JAN.15.2015 re-issued to city for SPA B.G.
05. MAR.15.2015 issued for tender B.G.
06. DEC.28.2016 issued for building permit B.G.
07. MAY.10.2017 re-issued for building permit B.G.
08. MAY.10.2017 issued for Footings and Foundation Permit B.G.
09. JULY.19.2017 Progress for Construction B.G.
10. AUG.09.2017 issued for Construction B.G.
11. OCT.25.2017 Revision to Envelope B.G.
12. APR.04.2018 Re-issued for Building Permit B.G.

EAST ELEVATION 2
SCALE - 1/8" = 1'-0"
A401a

01. OCT.10.2018 9 26 ADDITION OF ROOF SCUPPERS BG
02. JULY.25.2018 9 23 MECHANICAL DOUBLE DOOR ENTRY BG
03. JUNE.21.2018 9 21 REVISED GENERATOR LAYOUT BG
04. JUNE.14.2018 9 20 MECHANICAL FL. PRECAST UPDATE BG
05. FEB.12.2018 913 REVISING OPERABLE WINDOWS BG
06. SEPT.06.2017 916 TRANSDOM/BULKHEADS REVISION BG
07. AUG.21.2017 903 SANDBLAST PRECAST ON BALCONIES BG

issued for revisions

GRAZIANI CORAZZANI ARCHITECTS INC.
1037 Denison Street, Suite 101, Westborough, Ontario N4B 1C1
Phone: 905.765.2621 Fax: 905.765.2644 www.grazianni.com

PROPOSED RESIDENTIAL DEVELOPMENT
25 BAKER HILL BLVD.
ROYAL PINES HOMES
STONEYVILLE ONTARIO
Project Architect: B. GRAZIANI
Assistant Designer: R. LINCOLN
Drawn By: S.G.
Checked By: G. COLANGELO/D.BIASE
Plot Date: Jul. 4, 2018
Job #: 1136.13

**ELEVATIONS
EAST AND WEST**
1:100 A401a

TITLEBLOCK SIZE: 915 x 1400

Legend

- 1 12mm precast concrete panel
TYPE 2-4/8 Rib slab in-situ, Color 2
- 2 15mm precast concrete panel
TYPE 2-4/8 Rib slab in-situ, Color 1
- 3 125 precast panel
TYPE 4-1/2 Rib slab in-situ, Color 3 (insulated)
- 4 125 precast panel
TYPE 4-1/2 Rib slab in-situ, Color 3 (insulated)
- 5 Pre-cast Concrete
masonry & frames
- 6 Clear Vision Glass
windows
- 7 Specialized
windows
- 8 Glass railings
- 9 125 precast panel
Steel Insulated Slab

Protection of Operable Windows (3.3.4.8, 2012 CBC)

(1) Except as provided by Sentence (2), operable windows in walls of residential occupancy shall be protected by:

(a) a screen with a minimum height of 1070 mm constructed in accordance with AS/NZS 2111.1, or

(b) a mechanism capable of controlling the free swinging or sliding of the operable part of the window so as to limit any clear unobstructed opening to not more than 100 mm measured either vertically or horizontally, where the other dimension is greater than 300 mm.

(2) Windows need not be protected in accordance with Sentence (1) when:

(a) the only opening having greater dimensions than those allowed by Clause (1)(b) is located higher than 1000 mm above the finished floor, or

(b) the bottom edge of the operable portion of the window is located less than 1000 mm above the floor or ground on the other side of the window.



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03. SEP.11.2014	re-issued to city for SPA	B.G.
04. JAN.15.2015	re-issued to city for SPA	B.G.
05. MAR.15.2015	Issued for tender	B.G.
06. DEC.28.2016	Issued for building permit	B.G.
07. MAY.10.2017	re-issued for building permit	B.G.
08. MAY.10.2017	Issued for Footings and Foundation Permit	B.G.
10. JULY.19.2017	Progress for Construction	B.G.
11. AUG.09.2017	Issued for Construction	B.G.
12. OCT.25.2017	Revision to Envelope	B.G.
13. APR.04.2018	Re-issued for Building Permit	B.G.

07. OCT.01.2018	3 28 ADDITION OF ROOF SCUPPERS	B.G.
08. JULY.25.2018	3 23 MECHANICAL DOUBLE DOOR ENTRY	B.G.
05. JUNE.21.2018	3 21 REVISED GENERATOR LAYOUT	B.G.
04. JUNE.14.2018	3 20 MECHANICAL FL. PRECAST UPDATE	B.G.
03. FEB.12.2018	313 REVISING OPERABLE WINDOWS	B.G.
02. SEPT.06.2017	306 TRANSOM/BUILDINGS REVISION	B.G.
01. AUG.21.2017	303 SANDBLAST PRECAST ON BALCONIES	B.G.

Issued for revisions

GRAZIANI	
CORAZZA	
ARCHITECTS INC.	
1337 Denison Street, Suite 101, Mississauga, Ontario L4Y 1C1 Phone: (905) 765-2621 Fax: (905) 765-2644 www.graziani.com	
PROPOSED RESIDENTIAL DEVELOPMENT	
25 BAKER HILL BLVD.	
ROYAL PINES HOMES	
STUFFVILLE	ONTARIO
Project Architect:	B. GRAZIANI
Assistant Designer:	R. LINCOLN
Drawn By:	S.G.
Checked By:	G. COLANGELO/D. BIASE
Plot Date:	JUL. 4. 2018
Job #	1136.13

ELEVATIONS
NORTH AND SOUTH

Legend

12mm precast concrete panel
TYPE 2-4/8 Ribbed In-Situ, Color 2

15mm precast concrete panel
TYPE 2-4/8 Ribbed In-Situ, Color 1

125 precast panel
TYPE 4-4/8 Ribbed In-Situ, Color 3 (insulated)

125 precast panel
TYPE 4-4/8 Ribbed In-Situ, Color 3 (insulated)

Pre-cast Concrete
masonry & frames

Clear Vision Glass
windows

Special Glass
windows

Steel railing

125 precast panel
Steel Insulated Slab

Protection of Operable Windows (3.3.4.8, 2012 CBC)

(1) Except as provided by Sentence (2), operable windows in walls of residential occupancy shall be protected by:

(a) a panel with a minimum height of 1075 mm constructed in accordance with 4.15.2.1.1.1, or

(b) a mechanism capable of controlling the free swinging or sliding of the operable part of the window so as to limit any clear unobstructed opening to not more than 100 mm measured either vertically or horizontally, where the other dimension is greater than 300 mm.

(2) Windows need not be protected in accordance with Sentence (1) where:

(a) the only opening having greater dimensions than those allowed by Clause (1)(b) is located higher than 1000 mm above the finished floor, or

(b) the bottom edge of the operable portion of the window is located less than 1000 mm above the floor or ground on the clear side of the window.

COURTYARD NORTH FACING ELEVATION 1
SCALE - 1/8" = 1'-0"

COURTYARD SOUTH FACING ELEVATION 1
SCALE - 1/8" = 1'-0"

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02.	JUL.9.2014	re-issued to city for SPA	B.G.
03.	SEP.11.2014	re-issued to city for SPA	B.G.
04.	JAN.15.2015	re-issued to city for SPA	B.G.
05.	MAR.15.2015	Issued for tender	B.G.
06.	DEC.28.2016	Issued for building permit	B.G.
07.	MAY.10.2017	re-issued for building permit	B.G.
08.	MAY.10.2017	Issued for Footings and Foundation Permit	B.G.
10.	JULY.19.2017	Progress for Construction	B.G.
11.	AUG.09.2017	Issued for Construction	B.G.
12.	OCT.25.2017	Revision to Envelope	B.G.
13.	APR.04.2018	Re-issued for Building Permit	B.G.

05.	OCT.10.2018	3' 26' ADDITION OF ROOF SCULPTURES	B.G.
04.	JUNE.14.2018	3' 20' MECHANICAL FL. PRECAST UPDATE	B.G.
03.	FEB.12.2018	3'13' REVISING OPERABLE WINDOWS	B.G.
02.	SEPT.06.2017	3'06' TRANSOM/BUILDINGS REVISION	B.G.
01.	AUG.21.2017	3'03' SANDBLAST PRECAST ON BALCONIES	B.G.

Issued for revisions

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C

GRAZIANI

CORAZZA

ARCHITECTS INC.

1330 Sheppard Ave. E. Suite 102, Richmond Hill, ON L4B 1C1
Phone: 905.765.2621 Fax: 905.765.3544 www.gca-architect.com

PROPOSED RESIDENTIAL DEVELOPMENT

25 BAKER HILL BLVD.

STUFFVILLE ONTARIO

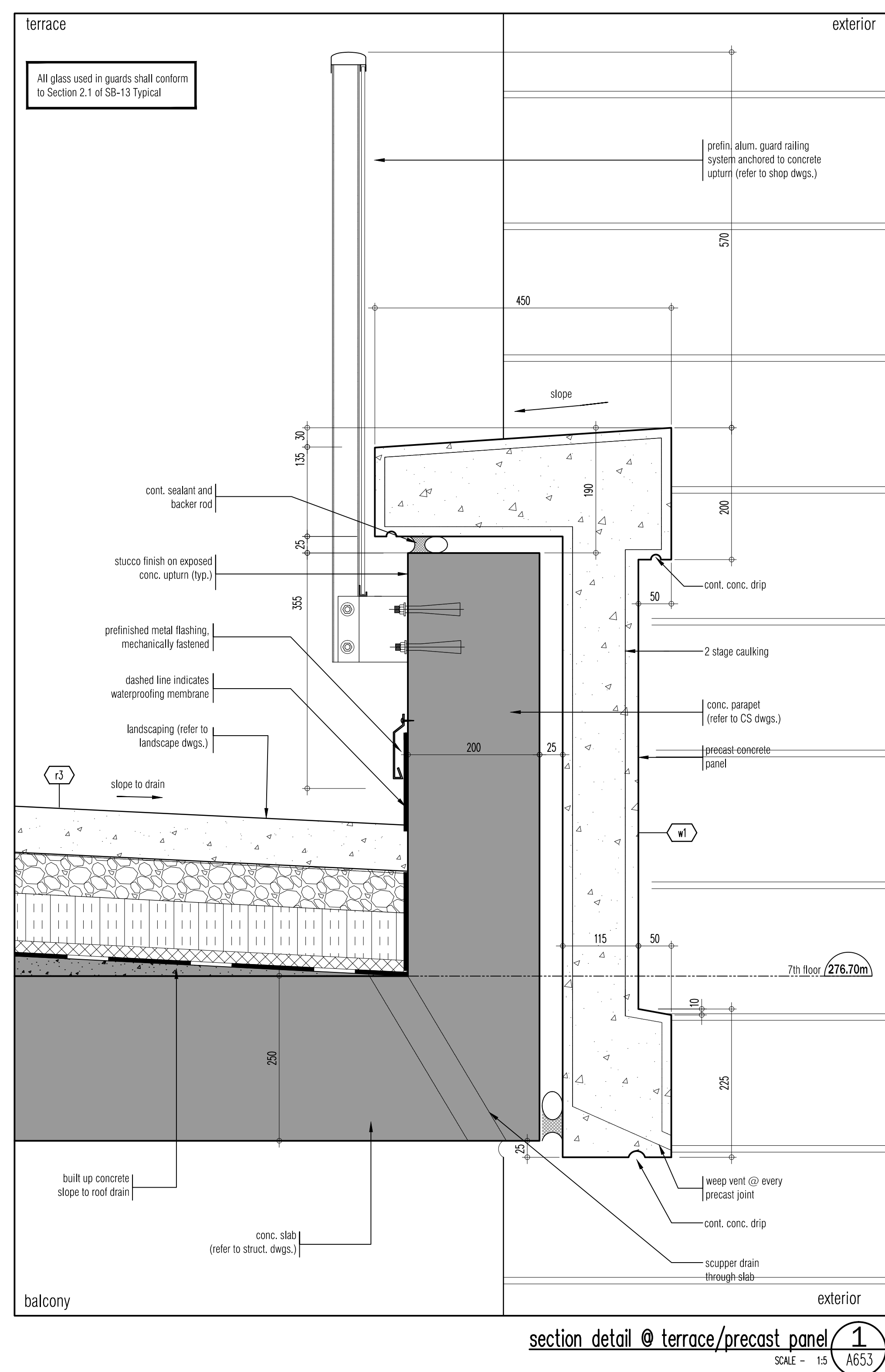
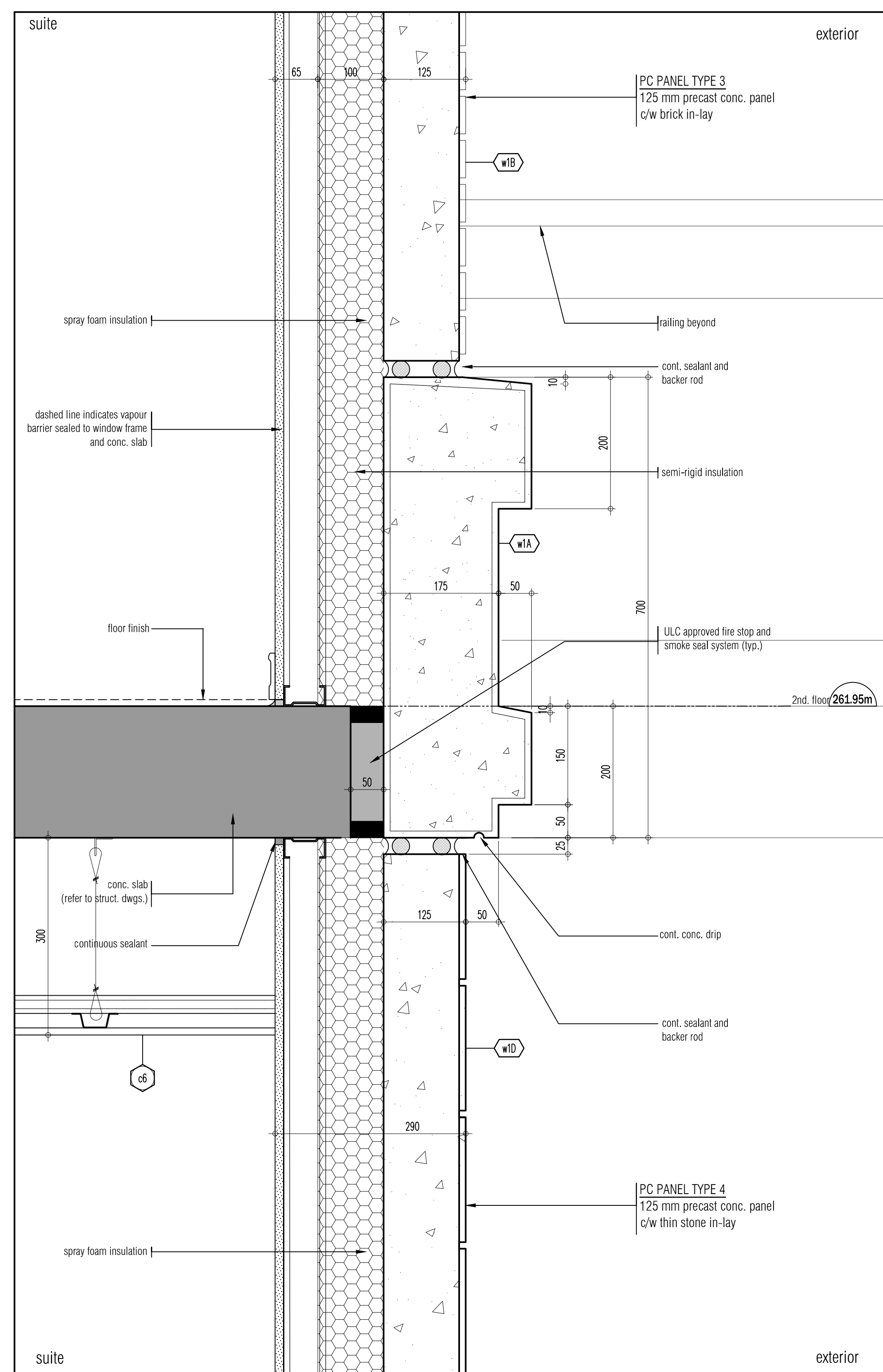
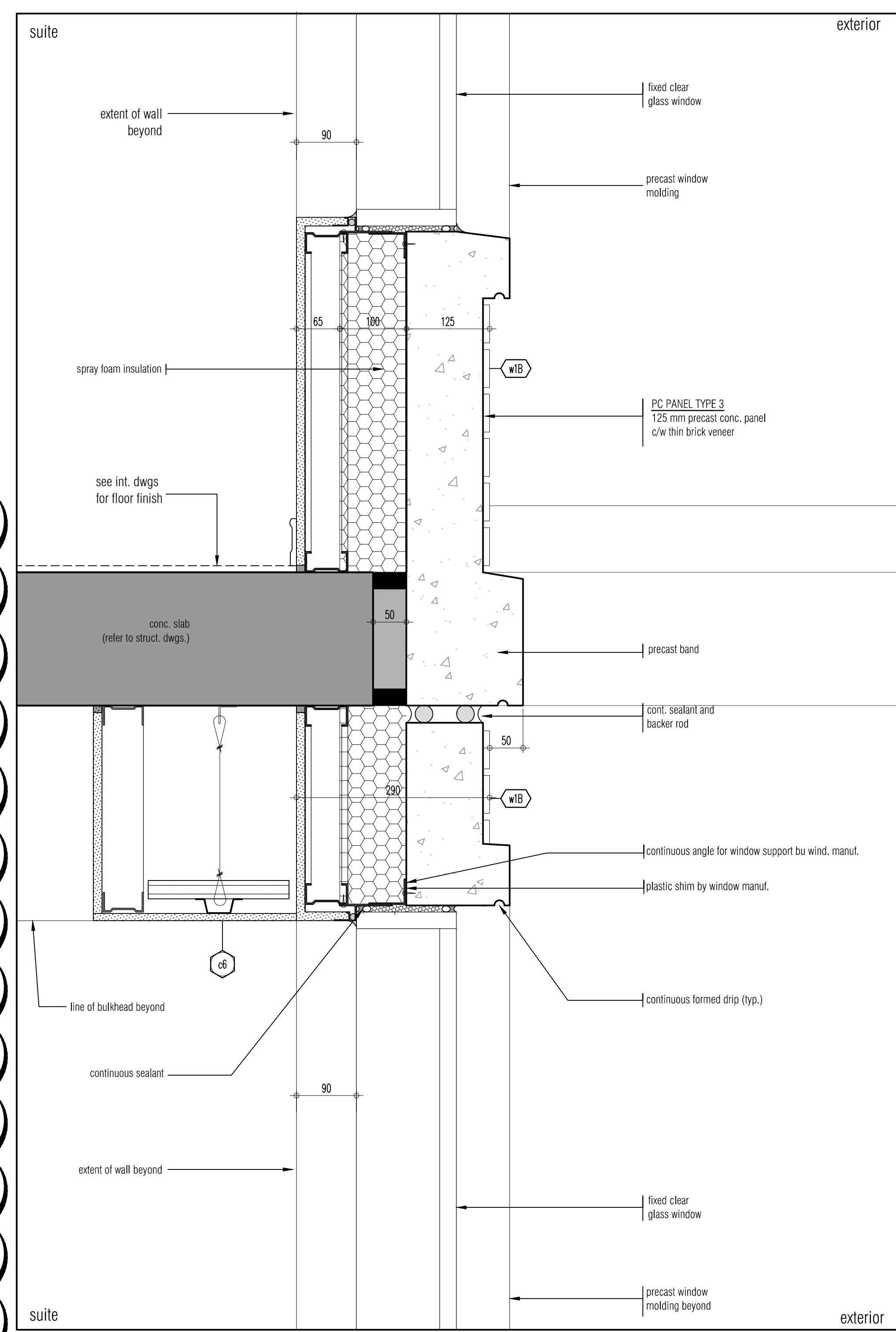
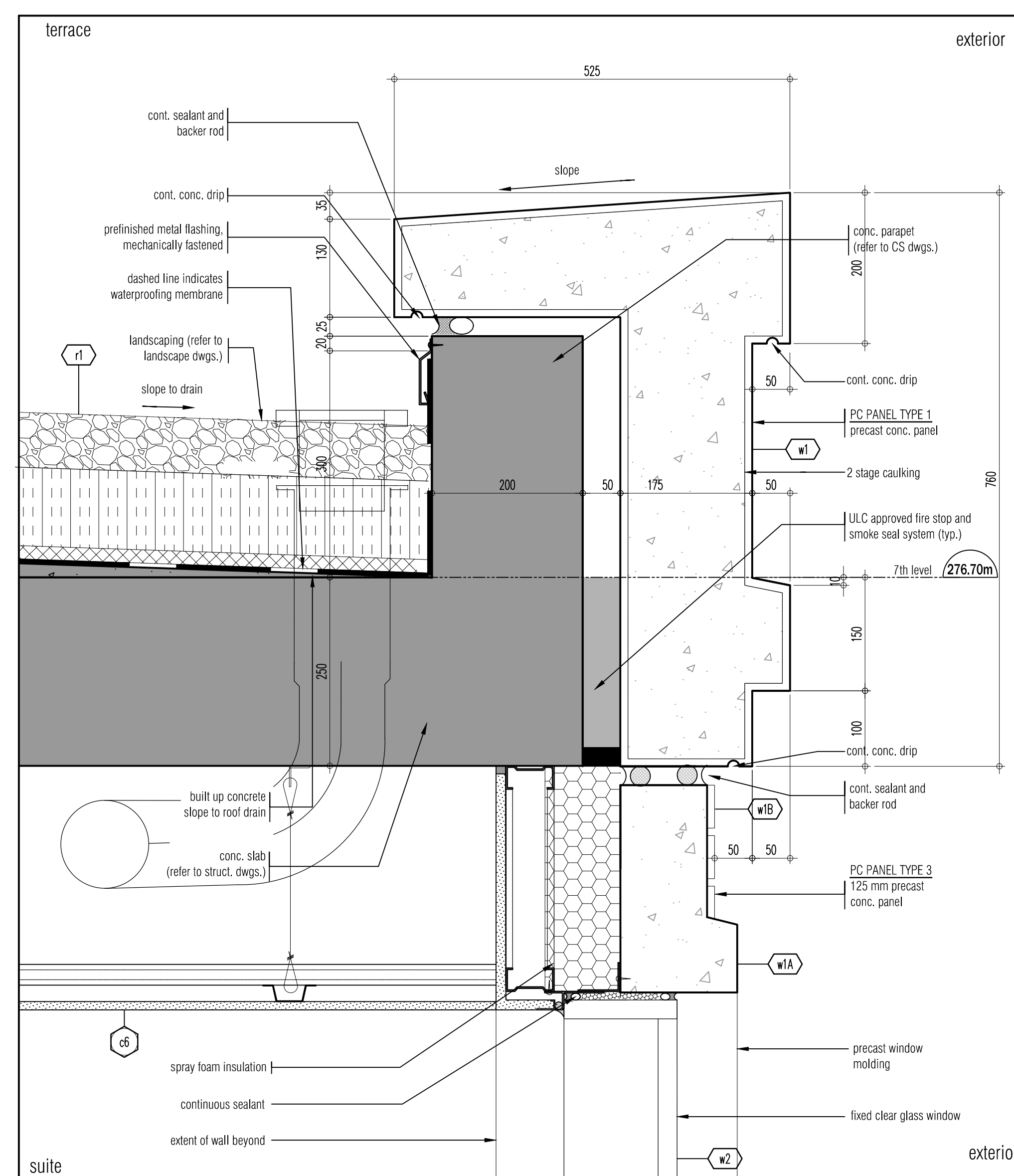
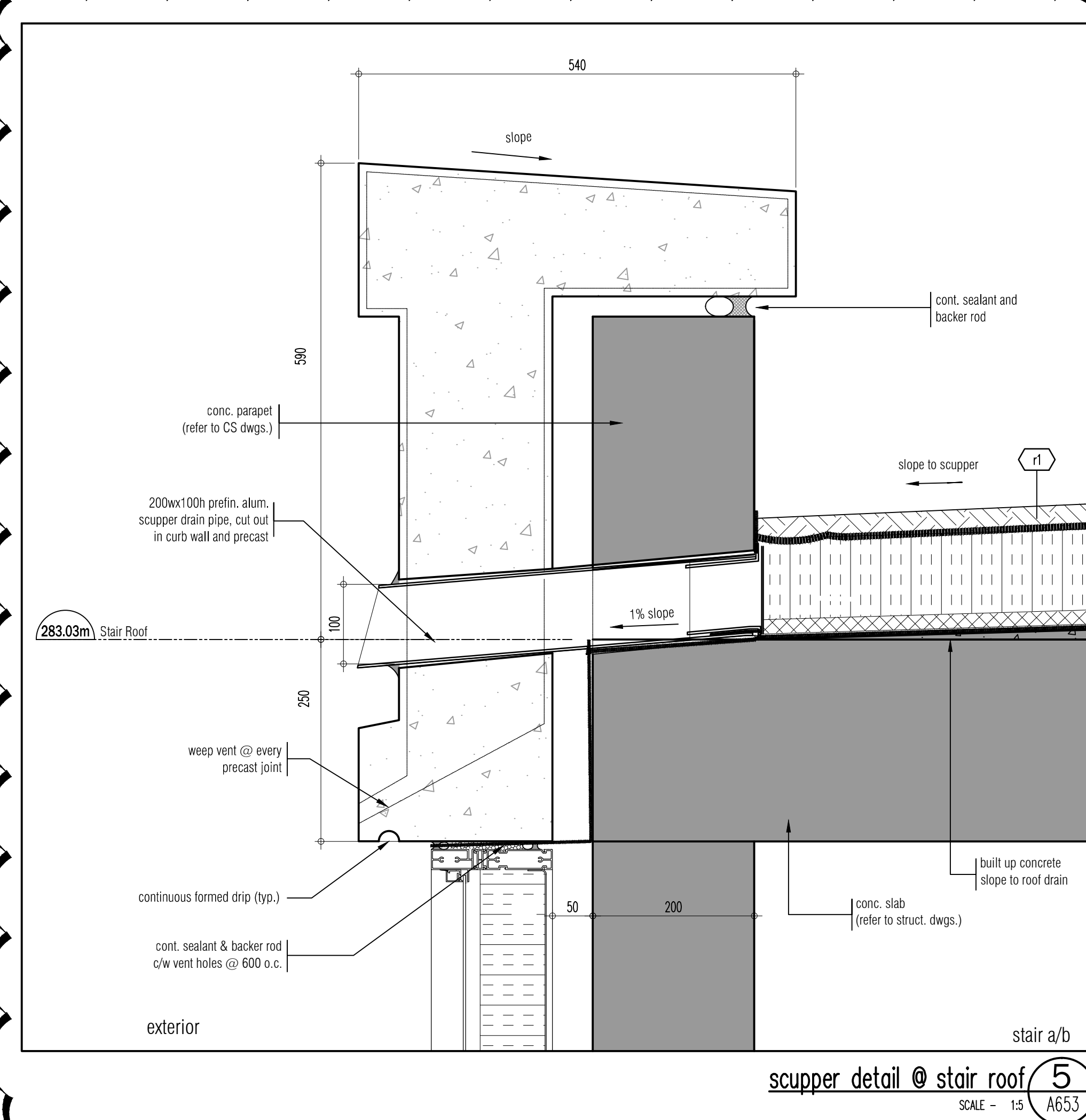
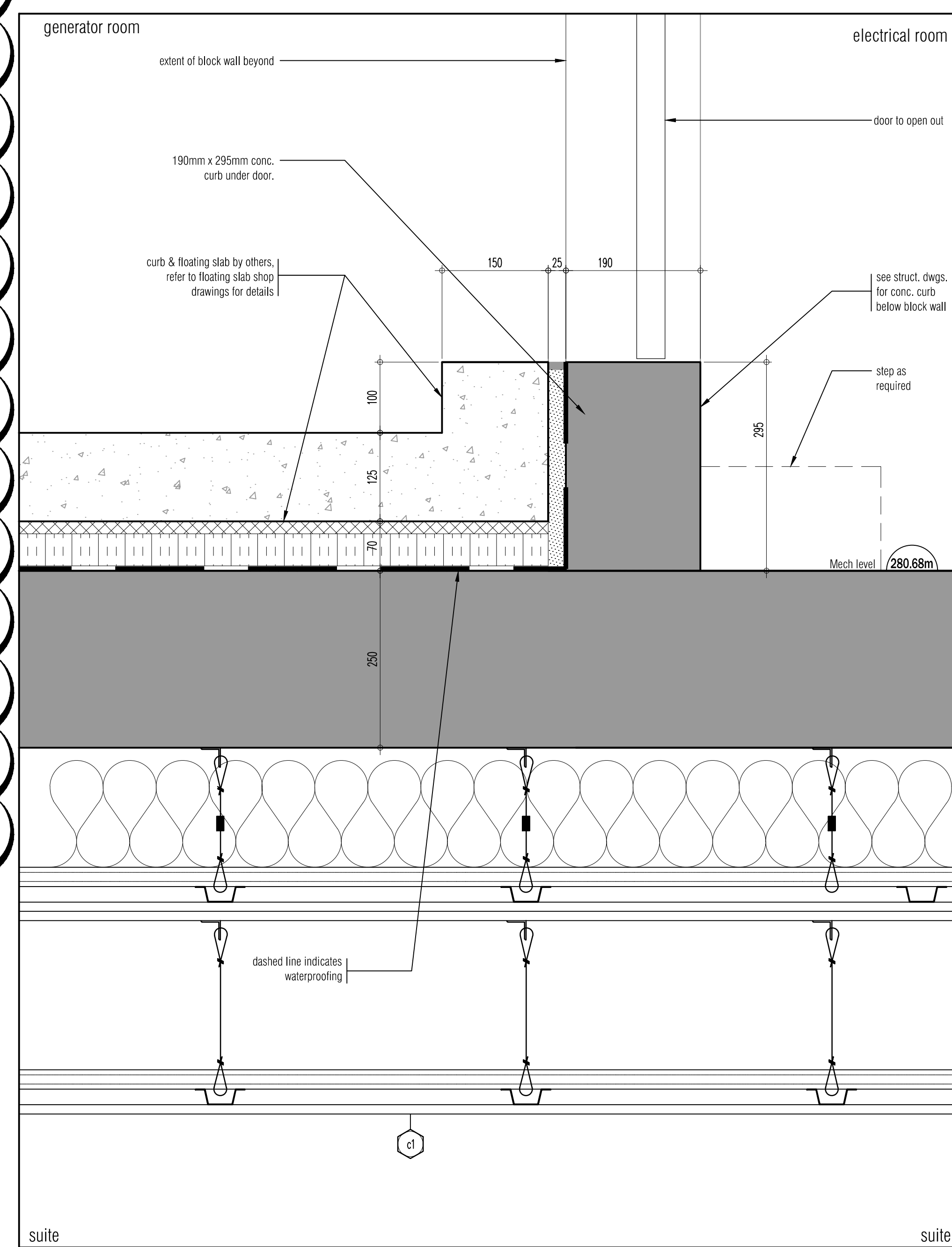
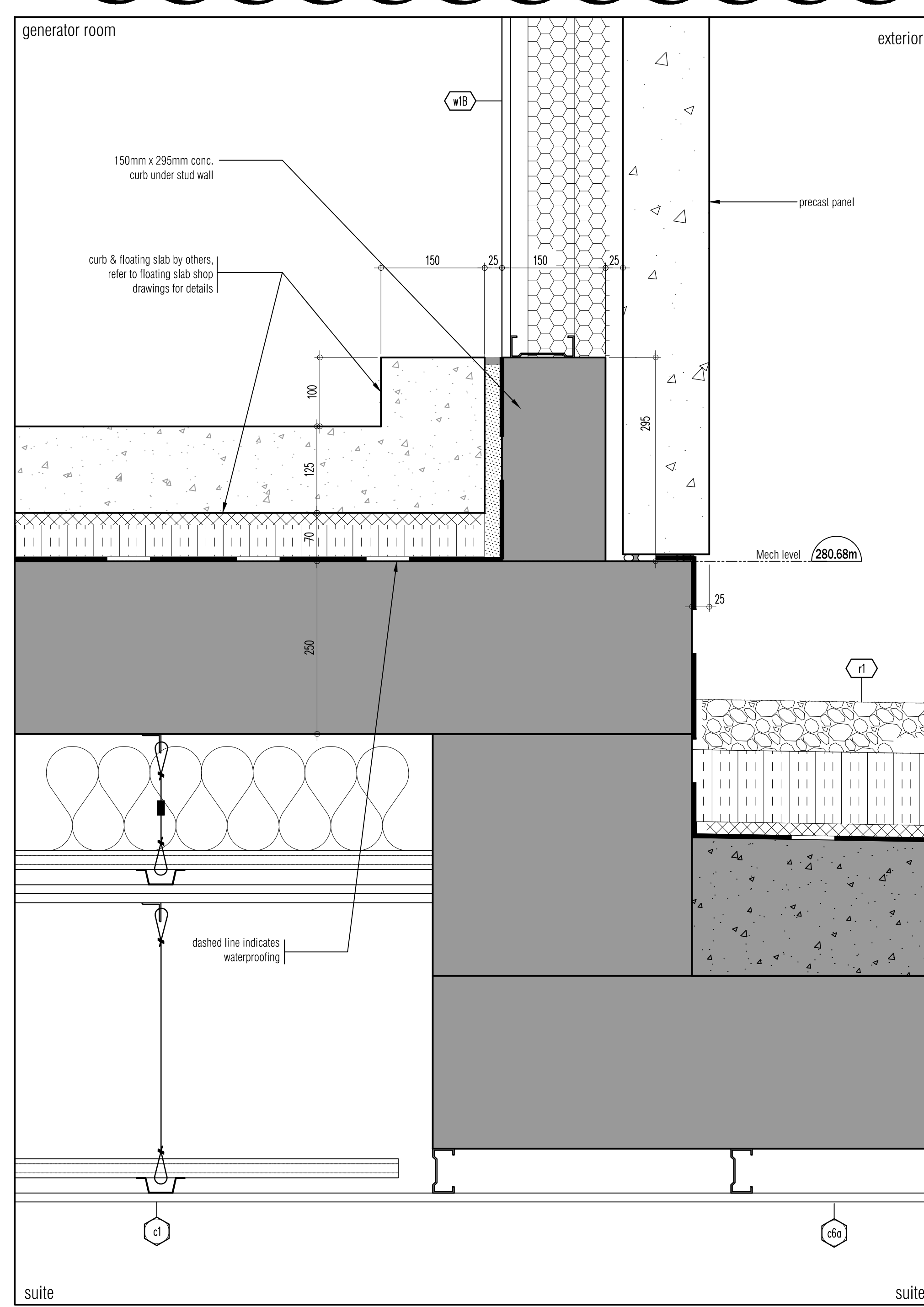
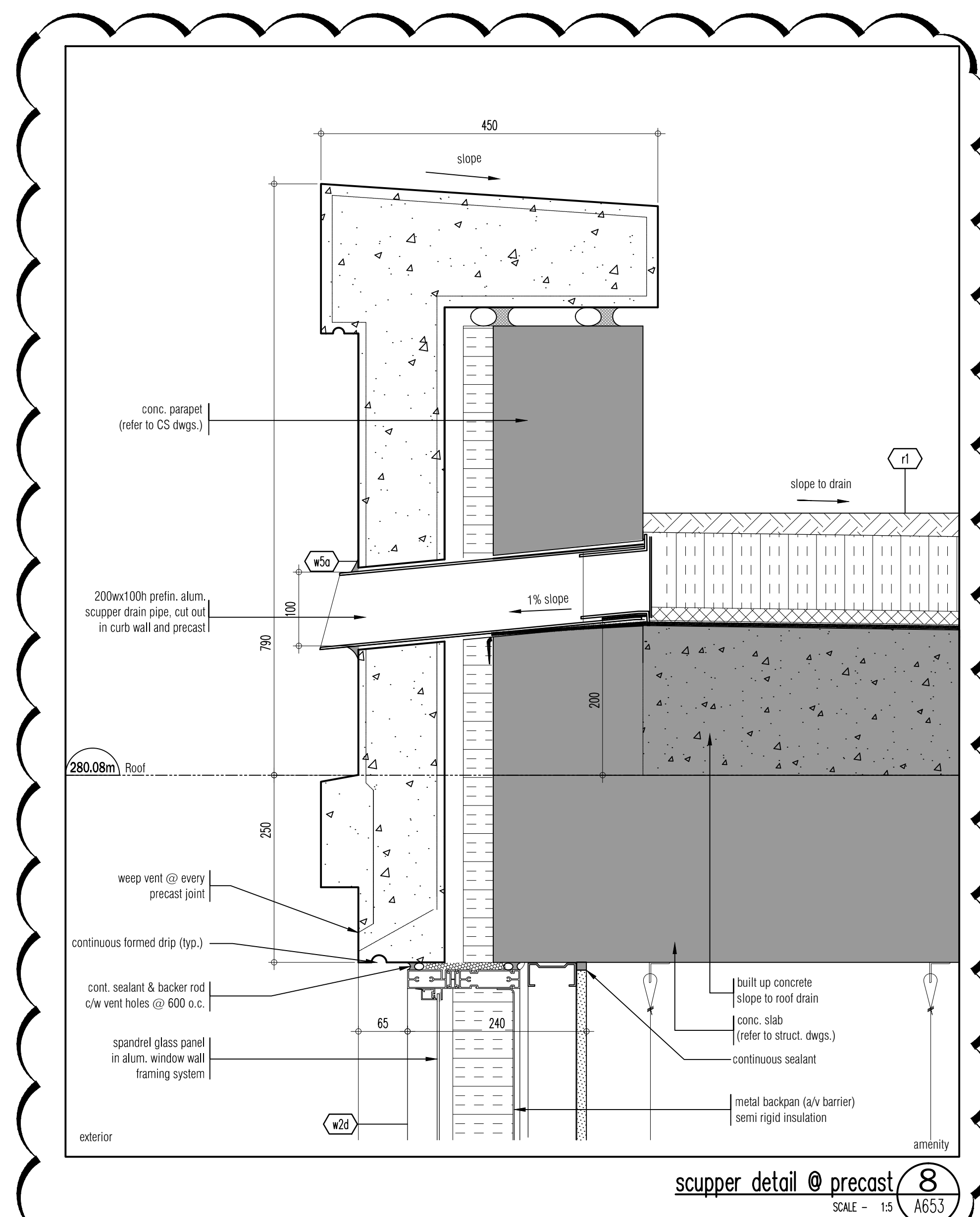
ROYAL PINES HOMES

Project Architect: B. GRAZIANI
Assistant Designer: R. LINCOLN
Drawn By: S.G.
Checked By: G. COLANGELO/D.BIASE
Plot Date: Jul. 4, 2018
Job #: 1134.13

COURTYARD ELEVATIONS
NORTH AND SOUTH FACING

1:100 A401c

TITLEBLOCK SIZE: 915 x 1400



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05.	MAR.15.2015	issued for lender	B.G.
06.	DEC.28.2016	issued for building permit	B.G.
07.	MAY.10.2017	re-issued for building permit	B.G.
08.	MAY.10.2017	Issued for Footings and Foundation Permit	B.G.
09.	JULY.19.2017	Progress for Construction	B.G.
10.	AUG.29.2017	Issued for Construction	B.G.
11.	OCT.25.2017	Revision to Envelope	B.G.
12.	APR.04.2018	Re-Issued for Building Permit	B.G.

05.	OCT.10.2018	S 26 Addition of Roof Scaffops	BG
04.	AUG.14.2018	S124 Precast Uplift Insulation Removal	BG
03.	AUG.14.2018	S 22 RI Generator Room Carb	BG
02.	JULY.10.2018	S 22 GENERATOR ROOM DOOR CURB	BG
01.	OCT.25.2017	S108 ENVELOPE/SPRAY FOAM INSULATION	BG

issued for revisions

G

**GRAZIANI
+
CORAZZA
ARCHITECTS INC.**

1520 Shearson Drive,
Phone: 905.735.2621

Suite 700 Woodbourne Ontario
Fax: 905.735.2644

www.gc-architects.ca

PROPOSED RESIDENTIAL DEVELOPMENT

25 BAKER HILL BLVD.

ROYAL PINES HOMES

STQUIFVILLE ONTARIO

Project Architect: B.GRAZIANI
Assistant Designer: R.LINCOLN
Drawn By: S.G.
Checked By: G.COLOANGELO/D.BIASE
Plot Date: Jul. 4, 2018
Job #: 1136.13

Section Details

as noted A653

TITLEBLOCK SIZE: 915 x 1400

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04.	JAN.15.2015	re-issued to city for SPA	B.G.
05.	MAR.15.2015	issued for tender	B.G.
06.	DEC.28.2016	issued for building permit	B.G.
07.	MAY.10.2017	re-issued for building permit	B.G.
08.	MAY.10.2017	issued for Footings and Foundation Permit	B.G.
09.	JULY.14.2017	issued for Construction	B.G.
10.	JULY.19.2017	Progress for Construction	B.G.
11.	OCT.25.2017	Revision to Envelope	B.G.
12.	NOV.08.2017	Add Dimensions	B.G.

06.	OCT.10.2018	3' 28" Addition of Roof Scoopers	BG
05.	AUG.14.2018	3' 22" R1 Generator Room Curb	BG
04.	JULY.10.2018	3' 22" Generator Room Door Curb	BG
03.	JUNE.21.2018	3' 21" Revised Generator Layout	BG
02.	JAN.20.2018	3' 12" Revised perimeter curb wall	BG
01.	AUG.18.2017	3' 01" Revised footing slab and elec. curb	BG

issued for revisions

GRAZIANI & CORAZZA ARCHITECTS INC.

1337 Denison Street, Suite 101, Richmond Hill, Ontario L4B 1C1
Phone: 905.705.2621 Fax: 905.705.2644 www.gra-arch.com

PROPOSED RESIDENTIAL DEVELOPMENT

25 BAKER HILL BLVD.

ROYAL PINES HOMES

STUFFVILLE ONTARIO

Project Architect: B. GRAZIANI

Assistant Designer: R. LINCOLN

Drawn By: S.G.

Checked By: G. COLANGELO/D.BIASE

Plot Date: Nov. 8, 2017

Job #: 1134.13

MECHANICAL PENTHOUSE
ROOF CS PLAN

1:100 CS 306

TITLEBLOCK SIZE: 915 x 1400

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02.	OCT.10.2018	S26 Addition of Roof Scuppers	BG
01.	JUNE.14.2018	S20 Mechanical floor precast update	BG

issued for revisions

**GRAZIANI
+
CORAZZA
ARCHITECTS INC.** +

1320 Sheppard Ave. Suite 100 Mississauga Ontario L4W 1G7
Phone: 905.795.2621 Fax: 905.795.2844 www.gc-architects.com

25 BAKER HILL BLVD.

STOUFFVILLE

Assistant Designer: R. LINCOLN

Checked By: G. COLANGELO/D. BLASE

113613

ROOF CS PLAN

