



Site Instruction

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

SI 24

PROJECT : Hampton Manor
PROJECT No : 1136.13
DATE : August 14, 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: Removal of Insulation behind Precast

A102 – Wall Schedule

- Removal of insulation for wall type W1.

A601-A603, A605-A608 – Wall Sections

- Removal of insulation behind precast at terraces and roof.

A651-A653 – Section Details

- Removal of insulation behind precast at terraces and roof.

Reason: **As per Client request.**

References: **A102, A601, A602, A603, A605, A606, A607, A608, A651, A652 & A653**

GRAZIANI + CORAZZA
ARCHITECTS INC

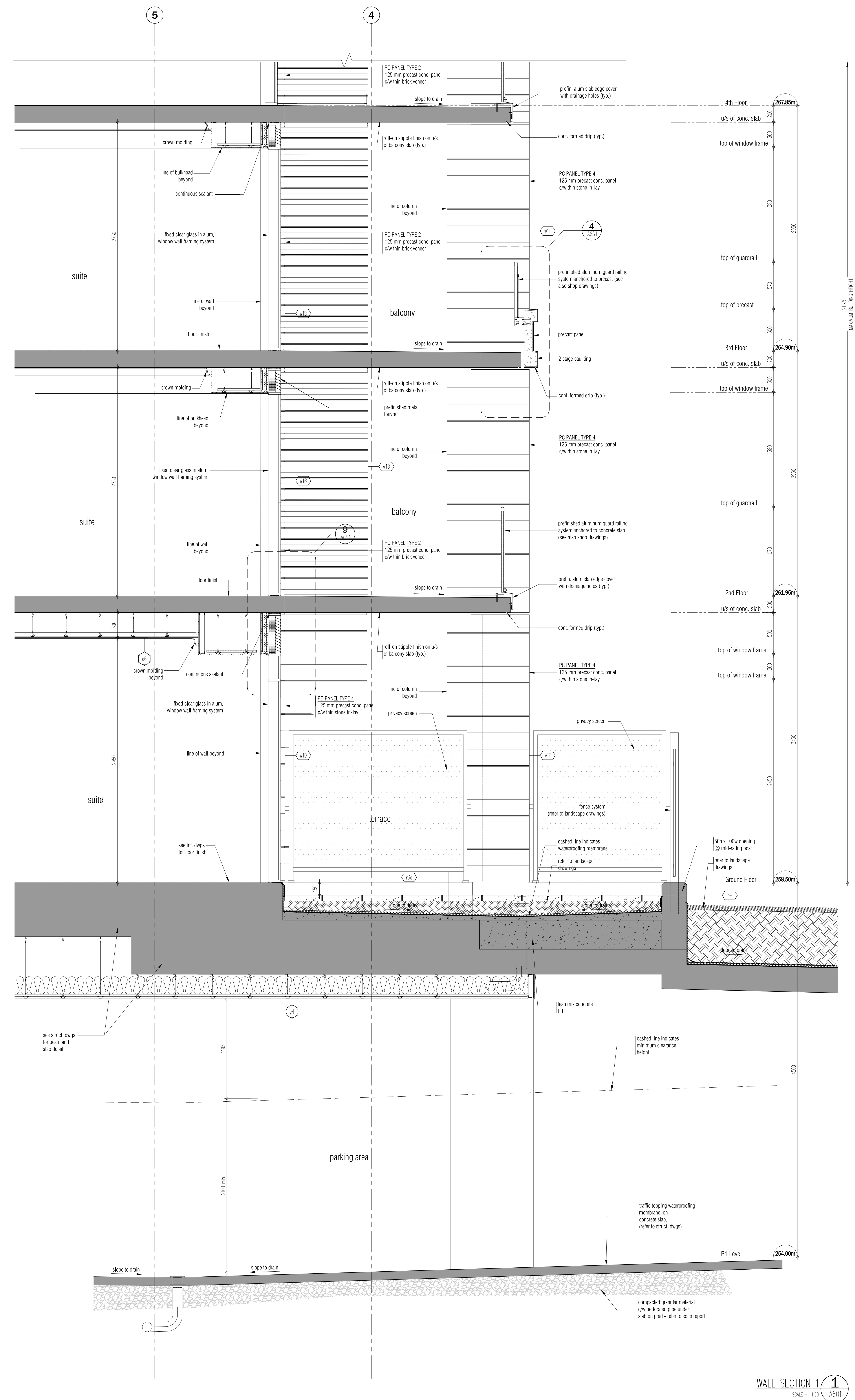
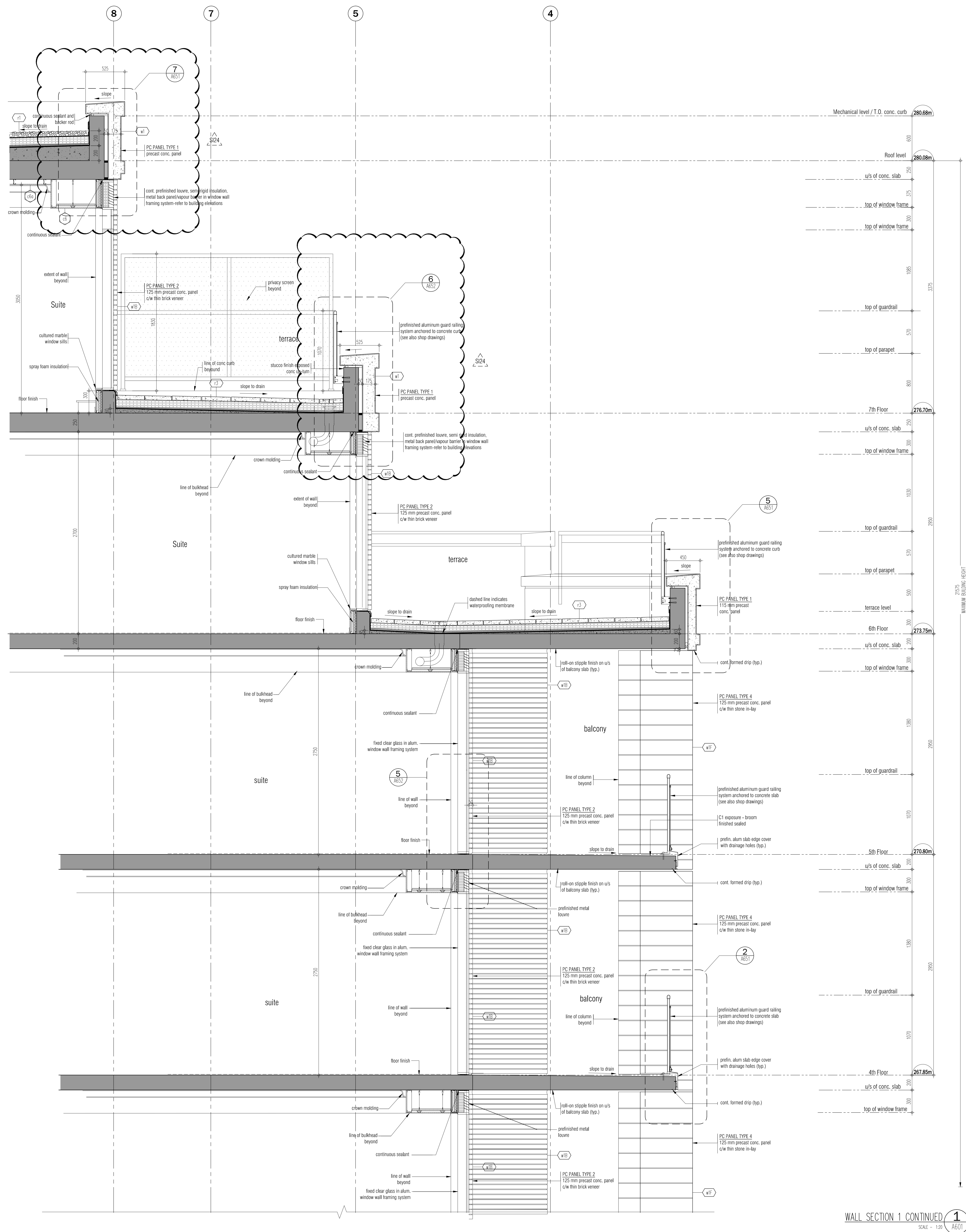
G. Colangelo Diploma Arch. Technology
Associate, Director of Contract Documents

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Royal Pine Homes
Dineen Construction
Dineen Construction
Dineen Construction

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This drawing is not to be used for construction purposes until countersigned by the Architect.

This drawing is not to be scaled. All architectural symbols indicated on this drawing are

01.	FEB.28.2014	issued to city for SPA	B.G.
02.	JUL.8.2014	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 lender	B.G.
06.	OCT.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.

04.	AUG.14.2018	S124 Precast Uplift Insulation Removal	BG
03.	NOV.23.2017	S108 TERRACE/PATIO & STEP REVISION	BG
02.	SEPT.06.2017	S106 TRANSOM/BULKHEADS REVISION	BG
01.	AUG.21.2017	S103 SANDBLAST PRECAST ON BALCONIES	BG

issued for revisions



PROPOSED RESIDENTIAL DEVELOPMENT

25 BAKER HILL BLVD.

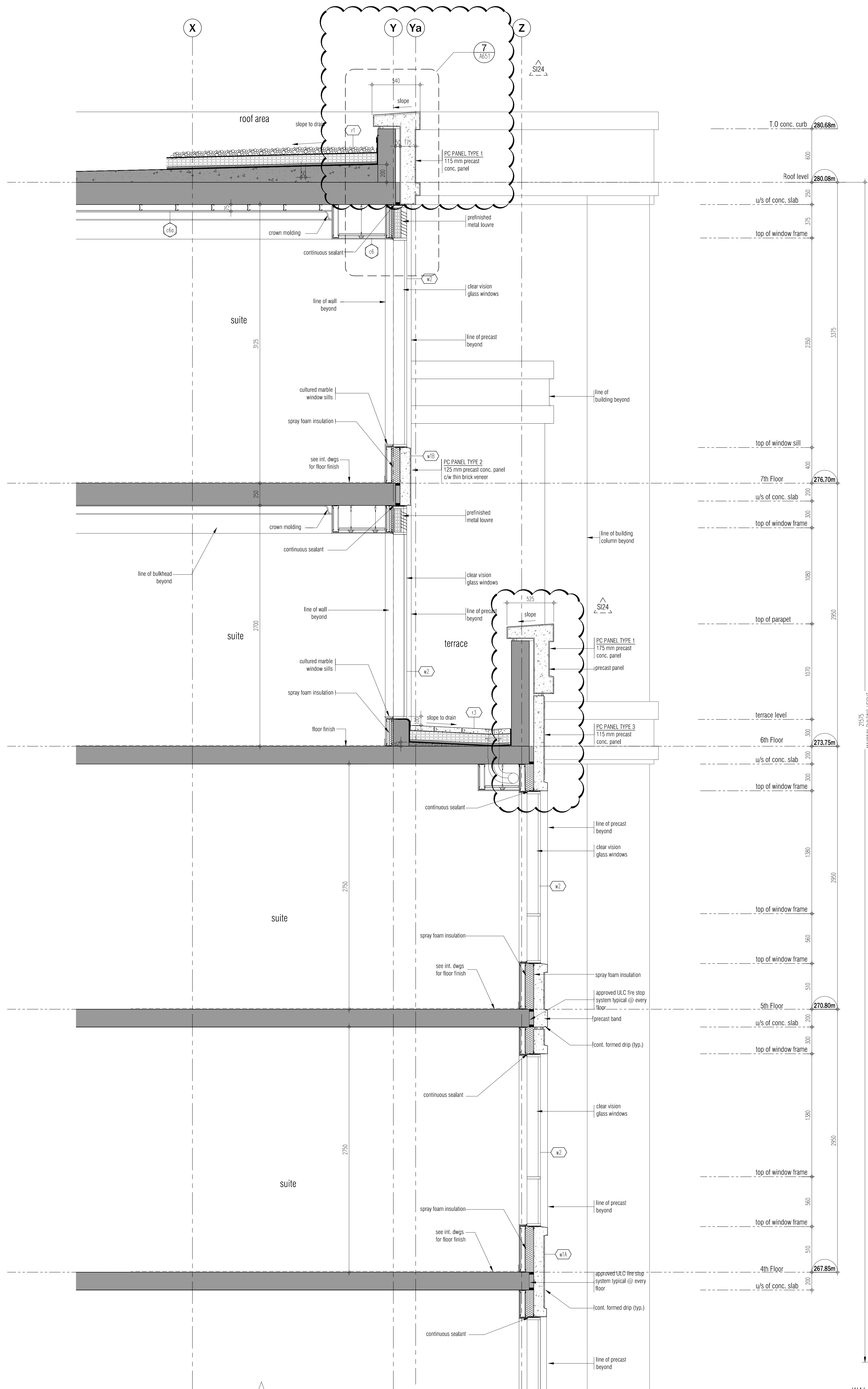
STOUFFVILLE ROYAL PINES HOMES ONTARIO

Project Architect: B. GRAZIANI
 Assistant Designer: R. LINCOLN
 Drawn By: S.G.
 Checked By: G. COLANGELO/D. BIASE
 Plot Date: Aug. 14, 2018
 Job # 1136.13

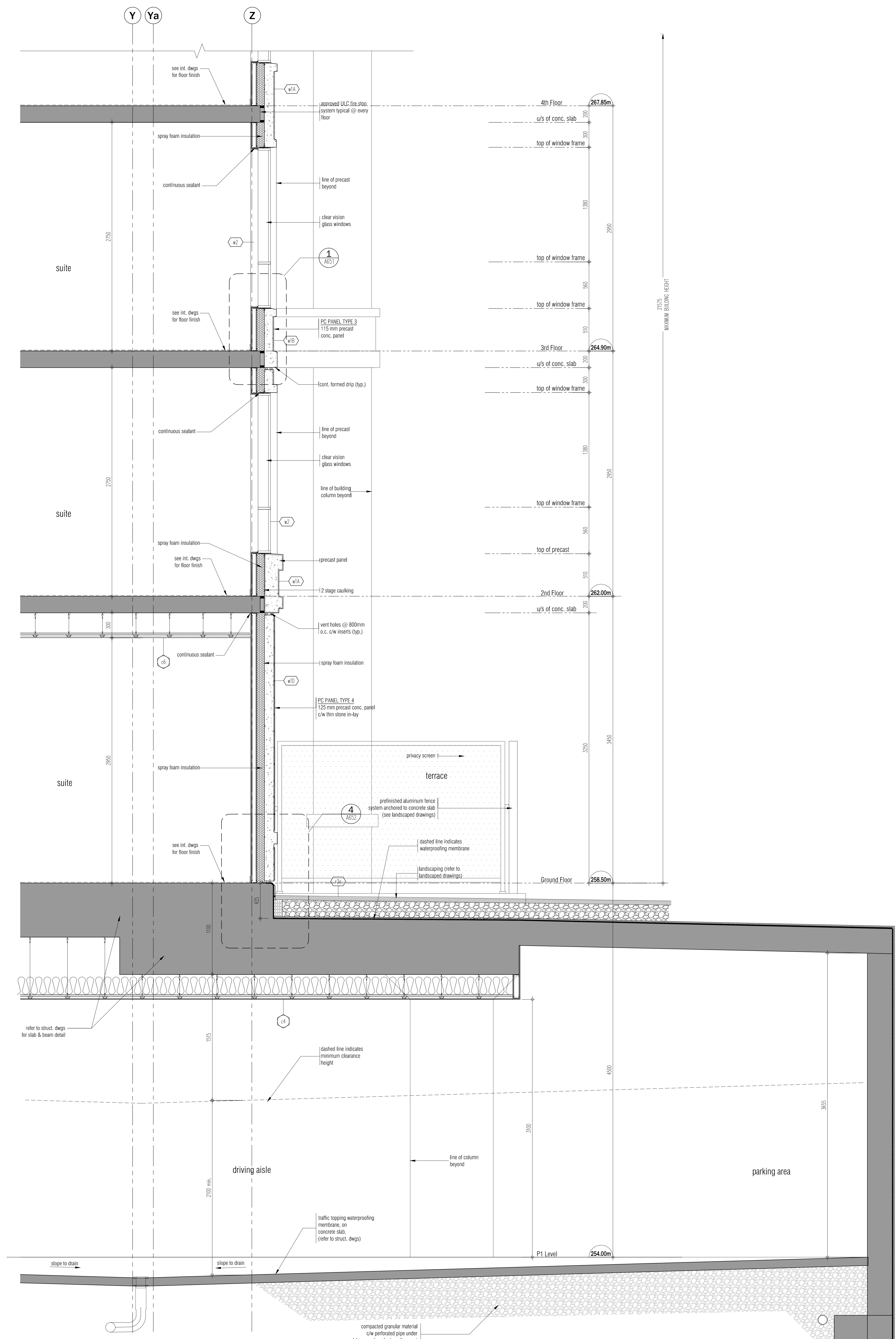
Wall Section

1:20 A601

TITLEBLOCK SIZE: 915 x 1400



WALL SECTION 1 CONTINUED
SCALE - 1/8" = 1'-0"
1
A602



WALL SECTION 1
SCALE - 1/8" = 1'-0"
1
A602

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02.	NOV.23.2017	S108 TERRACE/PATIO & STEP REVISION	B.G.
01.	SEPT.06.2017	S106 TRANSOM/BULKHEADS REVISION	B.G.

issued for revisions

GRAZIANI + CORAZZA ARCHITECTS INC.

1337 Denison Street, Suite 105, Richmond Hill, Ontario L4B 1C1
Phone: 905.765.2621 Fax: 905.765.2644 www.graziani.ca

PROPOSED RESIDENTIAL DEVELOPMENT

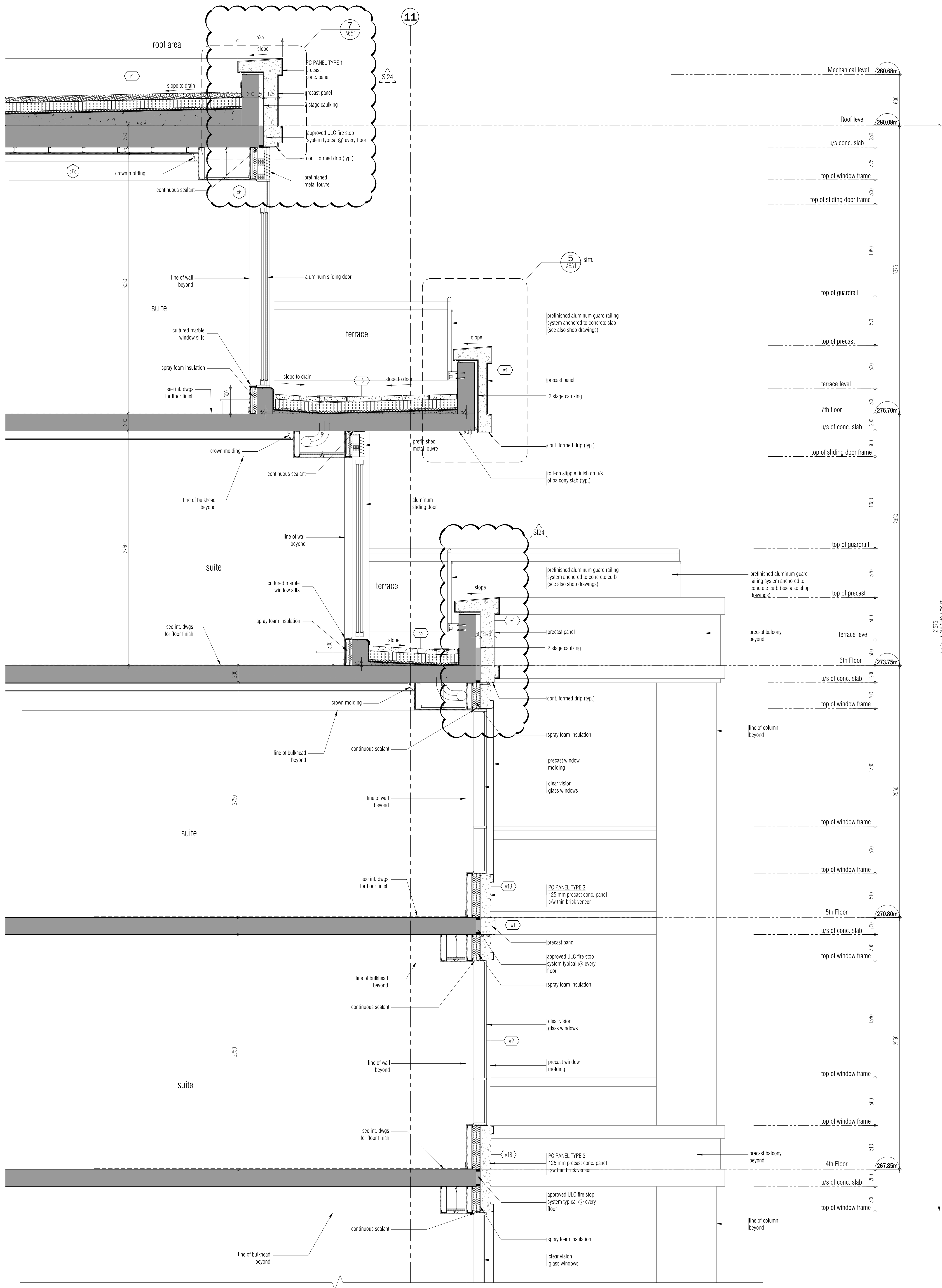
25 BAKER HILL BLVD.

ROYAL PINES HOMES

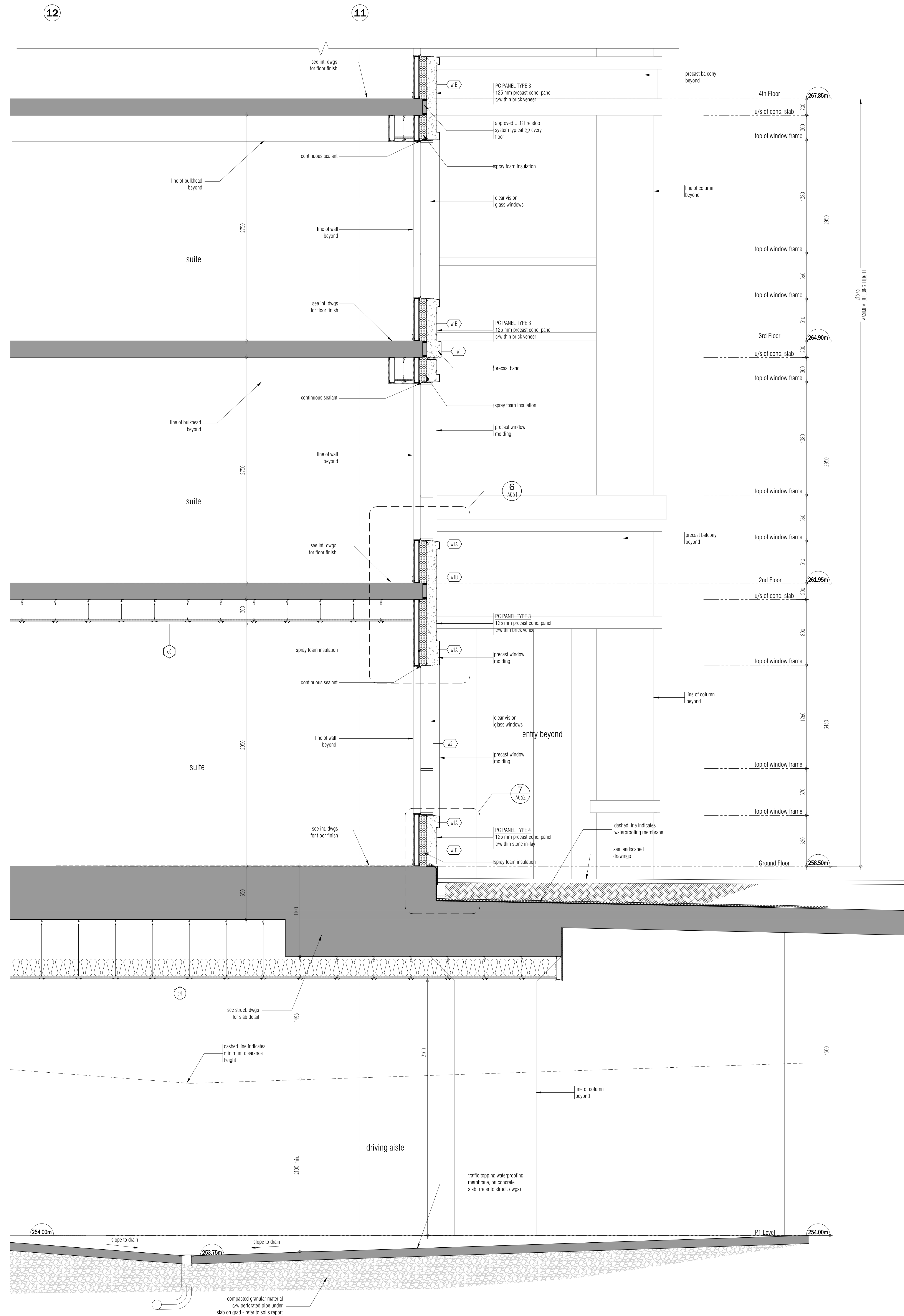
STUFFVILLE ONTARIO

Project Architect: B. GRAZIANI
Assistant Designer: R. LINCOLN
Drawn By: S.G.
Checked By: G. COLANGELO/D.B.I.A.E.
Plot Date: Aug. 14, 2018
Job #: 1134.1.3

Wall Section



WALL SECTION 1 CONTINUED
SCALE - 1/8" = 1'-0"



WALL SECTION 1
SCALE - 1/8" = 1'-0"

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Revisions		
01. FEB.28.2014	Issued to city for SPA	B.G.
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10. AUG.09.2017	issued for Construction	B.G.
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12. APR.04.2018	Re-issued for Building Permit	B.G.

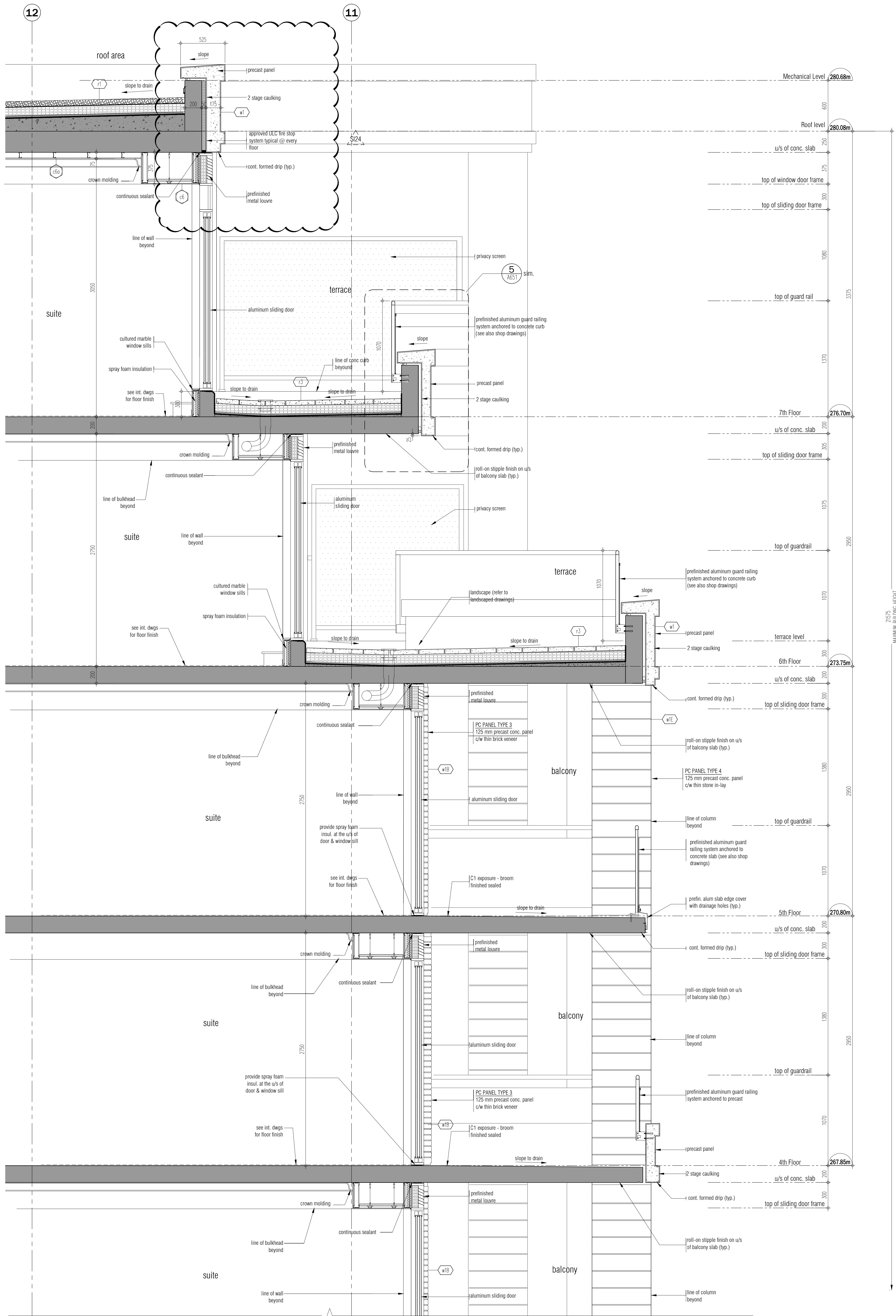
02. AUG.14.2018	SI24 Precast Uplift Insulation Removal	B.G.
01. NOV.23.2017	SI08 TERRACE/PATIO & STEP REVISION	B.G.

Issued for revisions

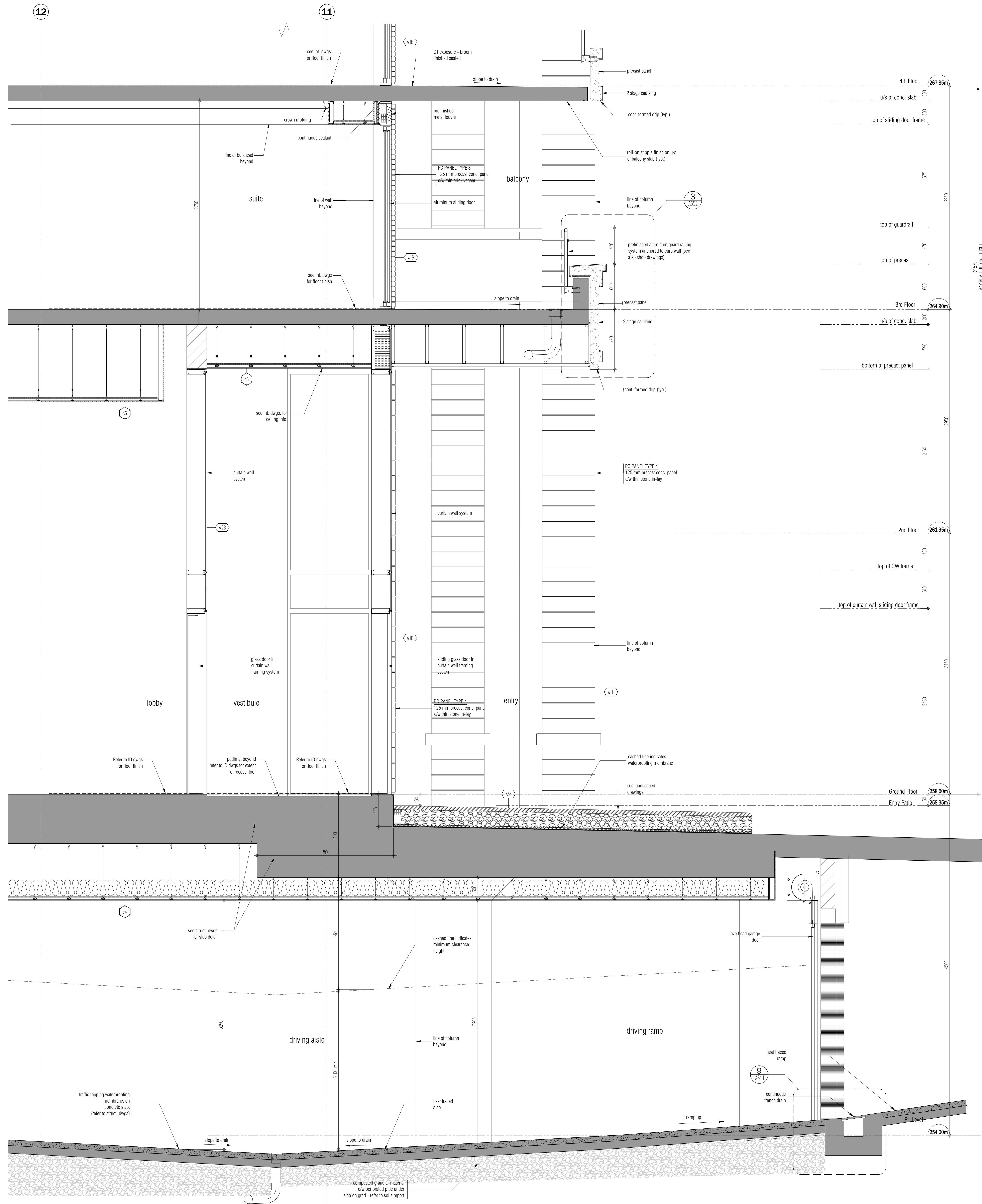
GRAZIANI + CORAZZA ARCHITECTS INC.
1333 Denison Street, Suite 105, Richmond Hill, Ontario L4B 1C1
Phone: (905) 709-2671 Fax: (905) 709-2644 www.graziarch.com

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: Aug. 14, 2018
Job #: 1134.13

Wall Section



WALL SECTION 1 CONTINUED
SCALE - 1/8" = 1'-0"
A605



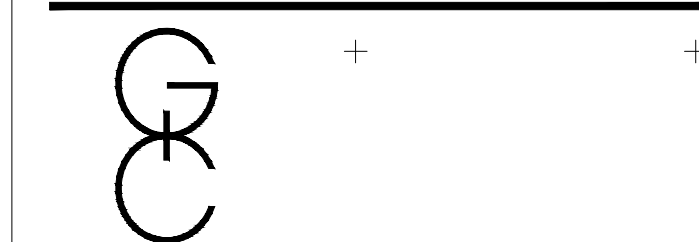
WALL SECTION 1
SCALE - 1/8" = 1'-0"
A605

This drawing, as an instrument of service, is provided by and is the property of G. Grazianni Architects Inc. The architect must verify and accept responsibility for all dimensions and conditions on site and must notify G. Grazianni Architects Inc. of any variations from the approved drawings. G. Grazianni Architects Inc. is not responsible for the accuracy of any dimensions, materials, methods, etc., engineering information shown on this drawing. The architect warrants that the drawings are prepared in accordance with the Building Act, R.S.O. 1990, Chapter B.12, and the requirements of the Building Code of Ontario. Construction must conform to all applicable codes and requirements of the authorities having jurisdiction. Other drawings shall be reviewed prior to construction or reported on by this office in regard to the environmental condition of this site. This drawing is not to be used for construction purposes until counterchecked by the architect.

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01. FEB.28.2014	Issued to city for SPA	B.G.
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07. MAY.10.2017	re-issued for building permit	B.G.
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09. JUL.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.

04. AUG.14.2018	SI24 Precast Uplift Insulation Removal	BC
03. NOV.23.2017	SI08 TERRACE, PATIO & STEP REVISION	BC
02. AUG.25.2017	SI04 EXTENDED GRD. STRUCTURAL SLOTT	BC
01. AUG.21.2017	SI03 SANDBLAST PRECAST ON BALCONIES	BC

Issued for revisions



GRAZIANI
CORAZZANI
ARCHITECTS INC.

1333 Sheppard Ave. E. Suite 102, Scarborough, Ontario M1S 1V1
Phone: (416) 752-2621 Fax: (416) 752-2644 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: Aug. 14, 2018

Job #: 1136.1.3

1/32

Wall Section

1:20 A605

TITLEBLOCK SIZE: 915 x 1400

This drawing is not to be scaled. All architectural symbols indicated on this drawing or graphic representations only.


$$\text{C} + \text{H}_2\text{O} \rightarrow \text{CO} + \text{H}_2$$


PROPOSED RESIDENTIAL DEVELOPMENT

ROYAL PINES HOMES

Project Architect: B.GRAZIANI

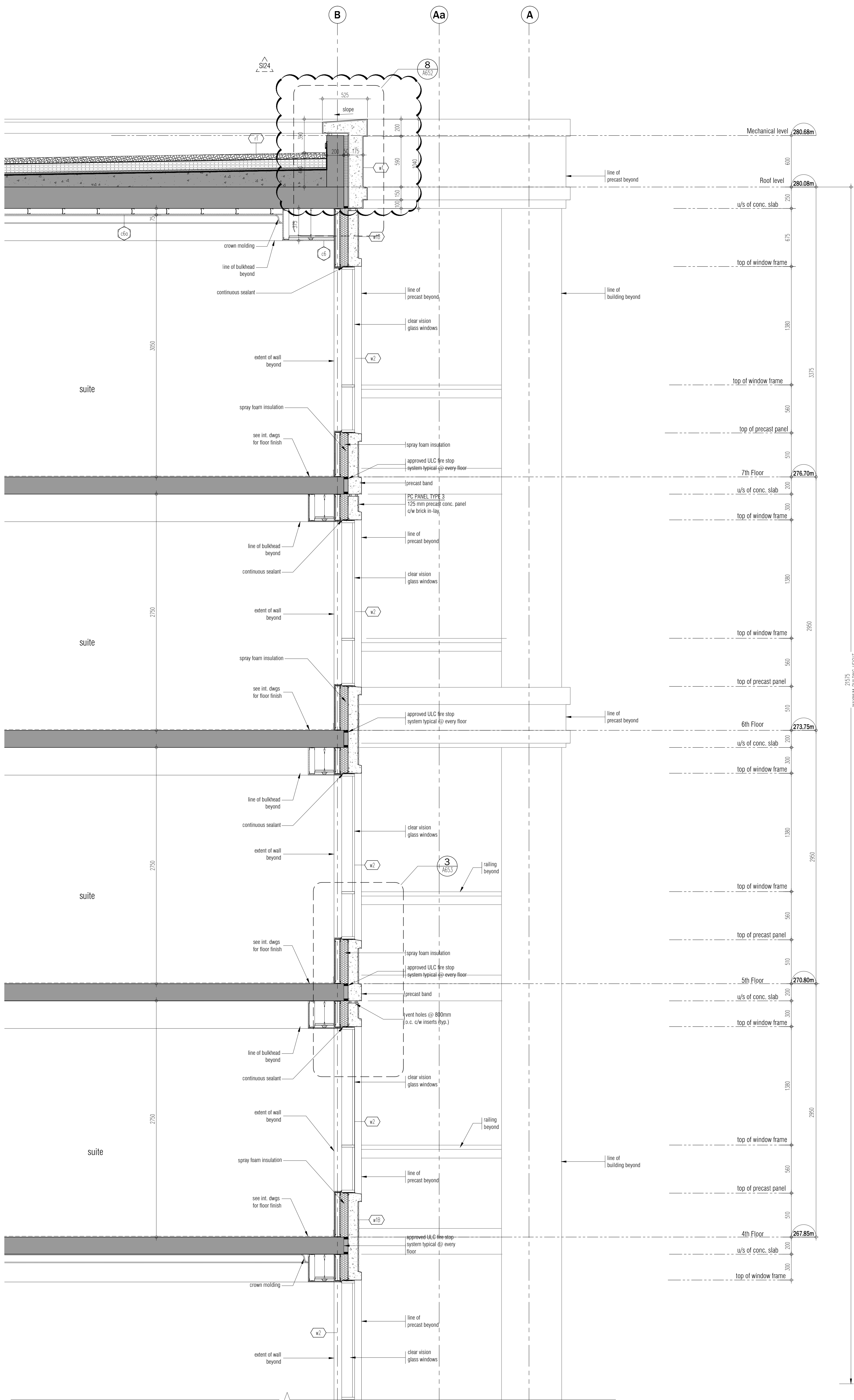
Drawn By: S.G.
Checked By: C. GOLANGLOID BLASS

Job #	1136.13
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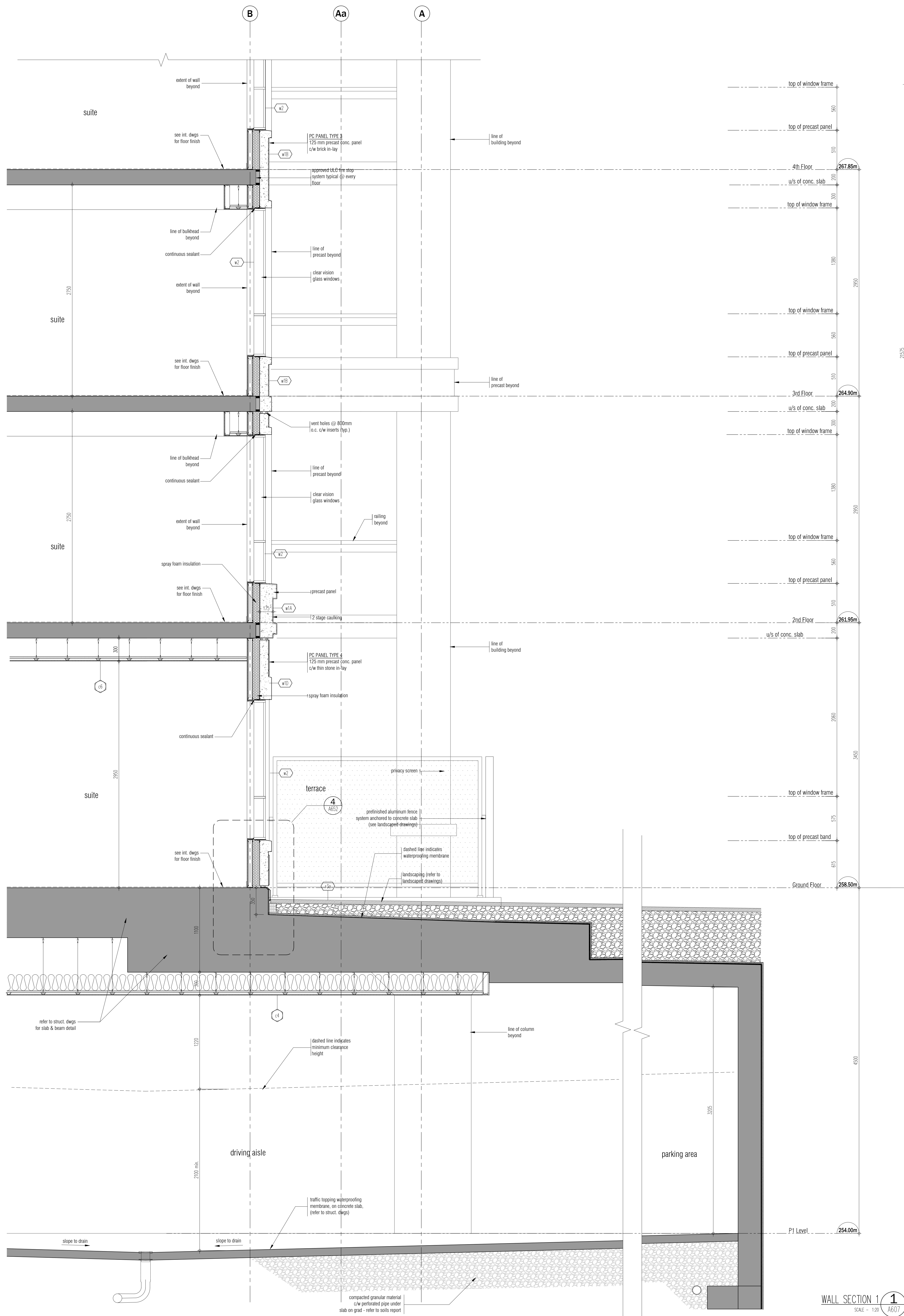
Partial wall sections

1.20	1000
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INTERBLOCK SIZE: 915 x 1400



WALL SECTION 1 CONTINUED
SCALE - 1/32
A607



WALL SECTION 1
SCALE - 1/32
A607

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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.

02. AUG.14.2018 S124 Precast Uplift Insulation Removal BG
01. OCT.25.2017 S108 ENVELOPE/SPRAY FOAM INSULATION BG
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Phone: (905) 709-2621 Fax: (905) 709-2644 www.grazianni.com

PROPOSED RESIDENTIAL DEVELOPMENT

25 BAKER HILL BLVD.

ROYAL PINES HOMES

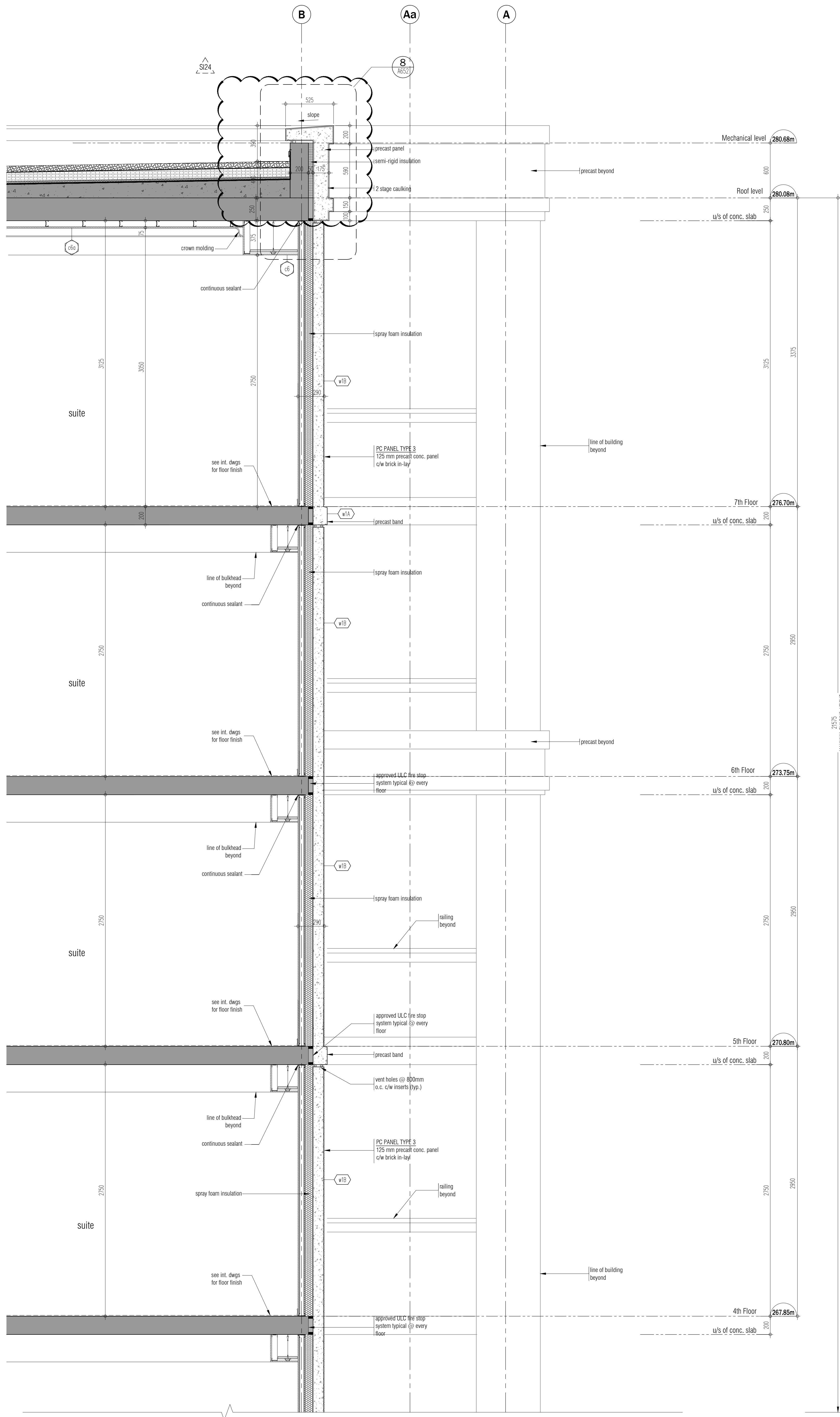
STUFFVILLE ONTARIO

Project Architect: B. GRAZIANI
Assistant Designer: R. LINCOLN
Drawn By: S.G.
Checked By: G. COLANGELO/D.B.ASE
Plot Date: Aug. 14, 2018
Job #: 1134.1.3

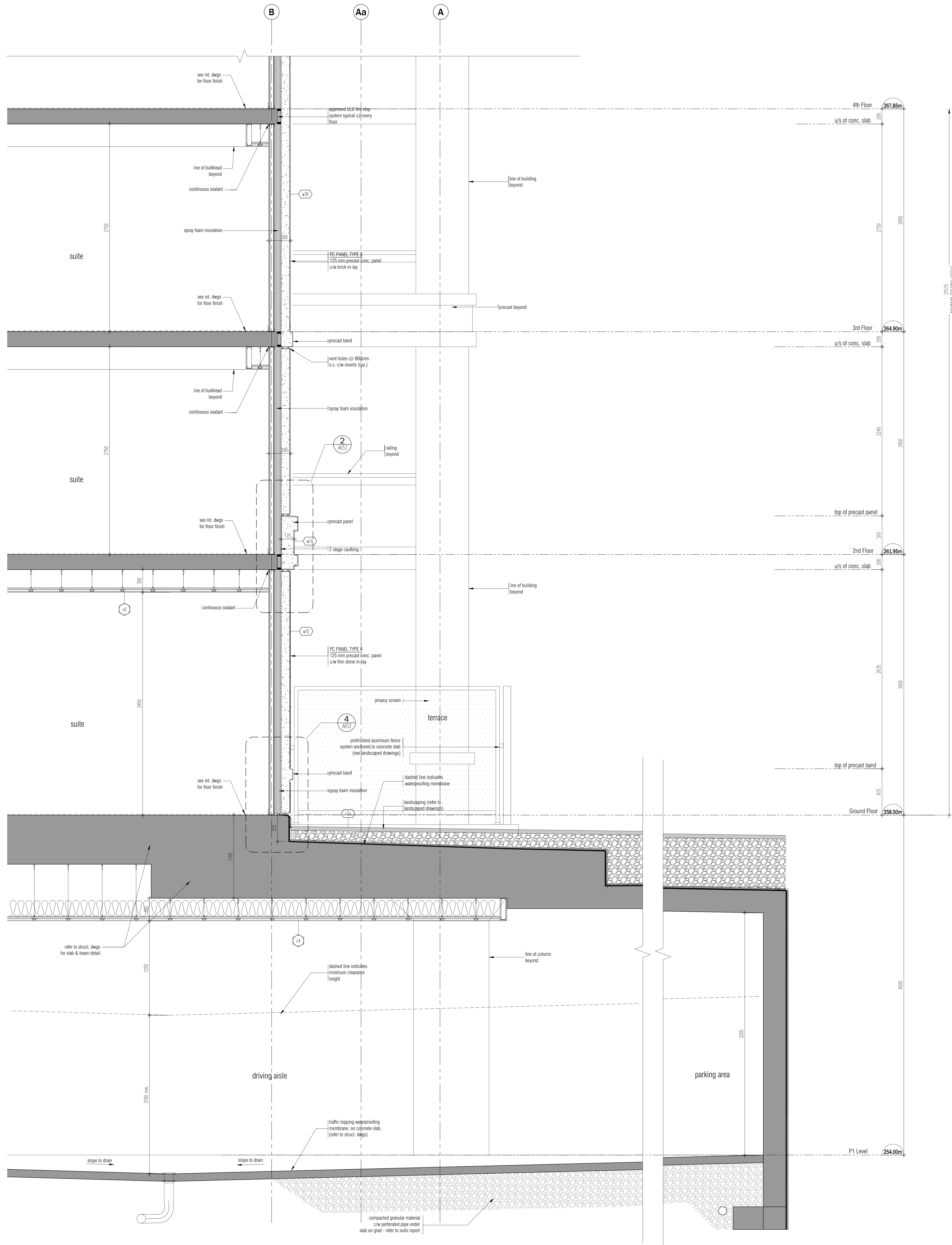
Wall Section

1:20 A607

TITLEBLOCK SIZE: 915 x 1400



WALL SECTION 1 CONTINUED
SCALE - 1/20
1
A608



WALL SECTION 1
SCALE - 1/20
1
A608

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02. AUG.14.2018 S124 Precast Uplift Insulation Removal BG
01. OCT.25.2017 S108 ENVELOPE/SPRAY FOAM INSULATION BG
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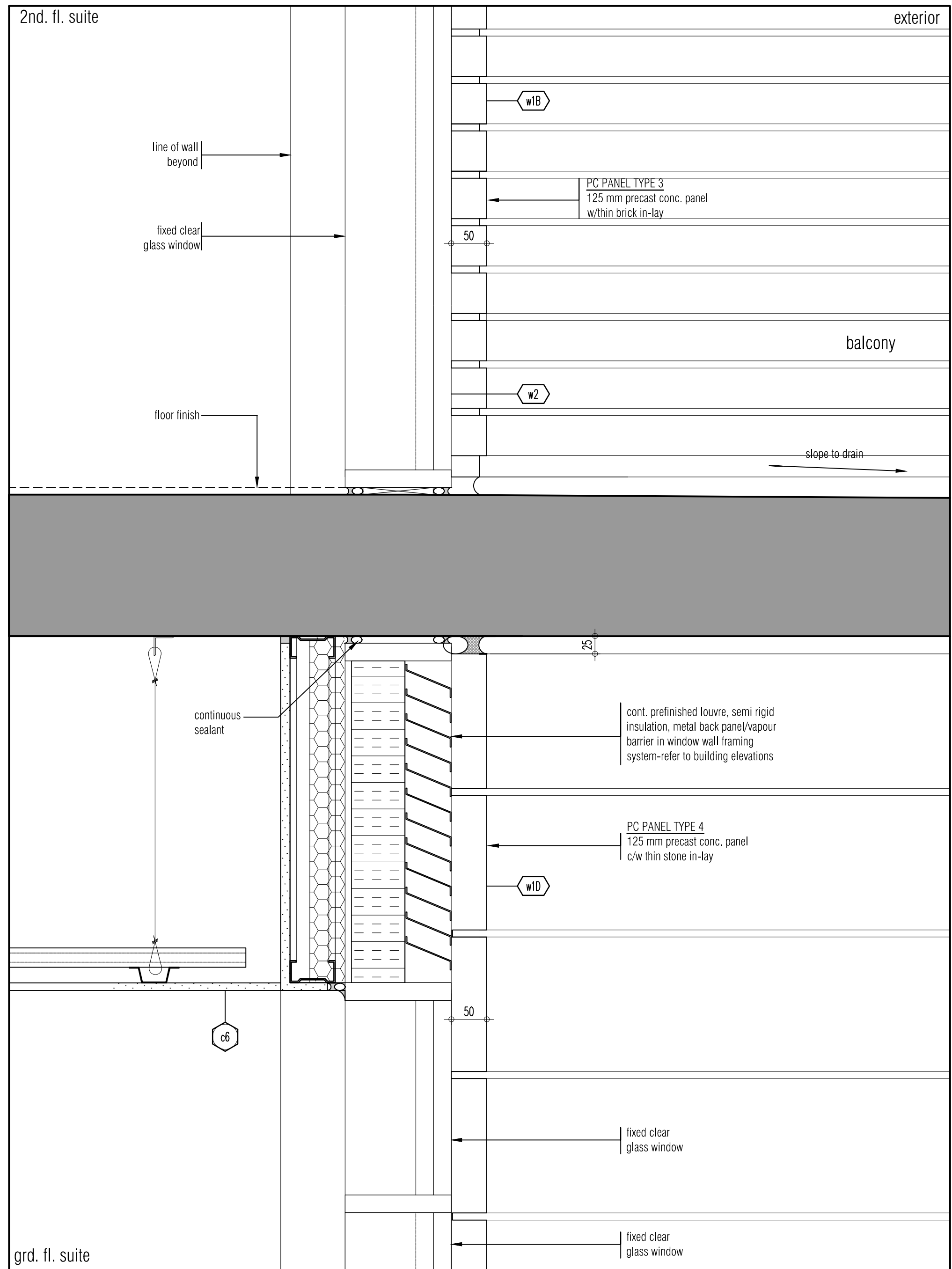
PROPOSED RESIDENTIAL DEVELOPMENT
25 BAKER HILL BLVD.

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: Aug. 14, 2018
Job #: 1134.13

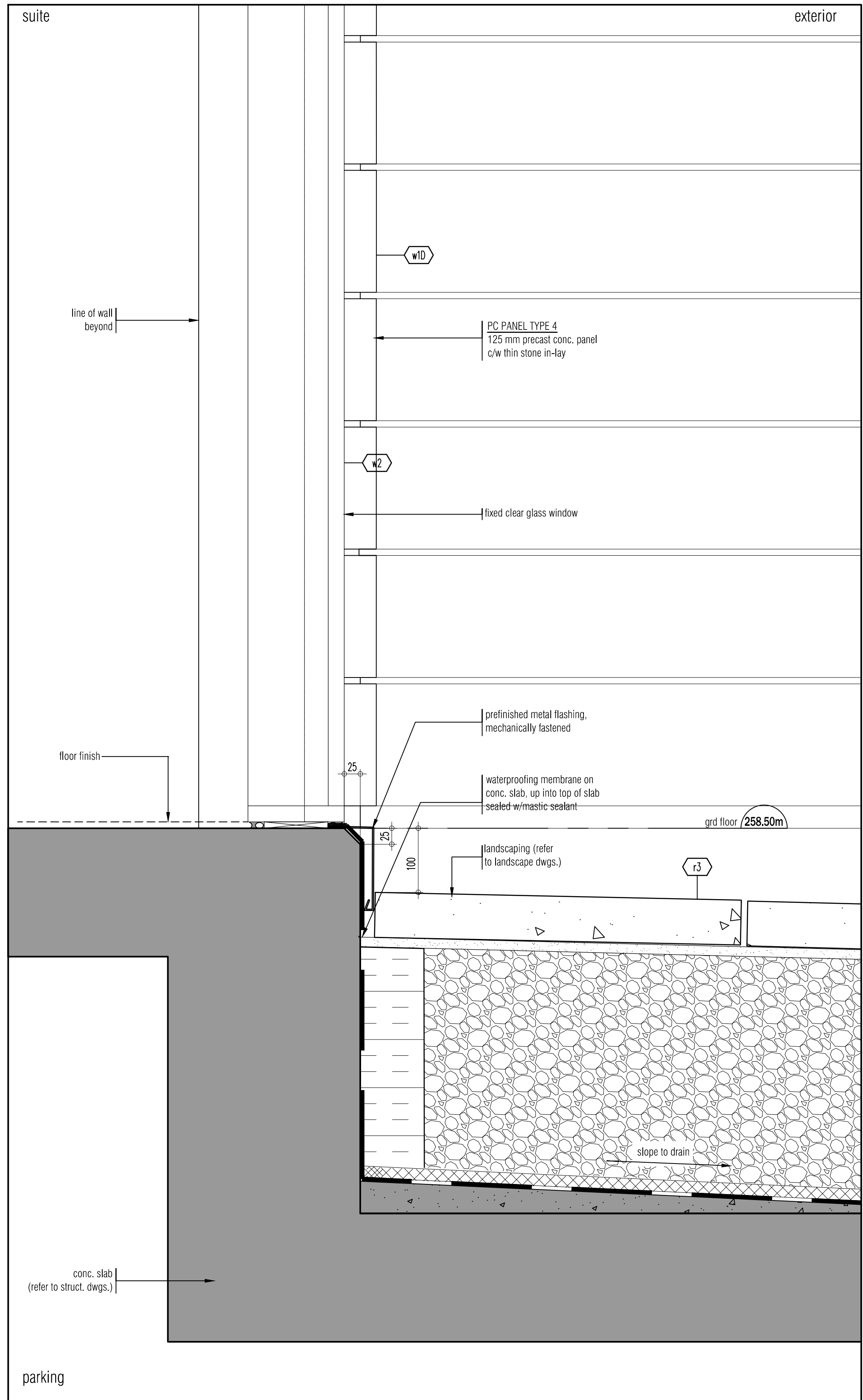
Wall Section

1:20 A608

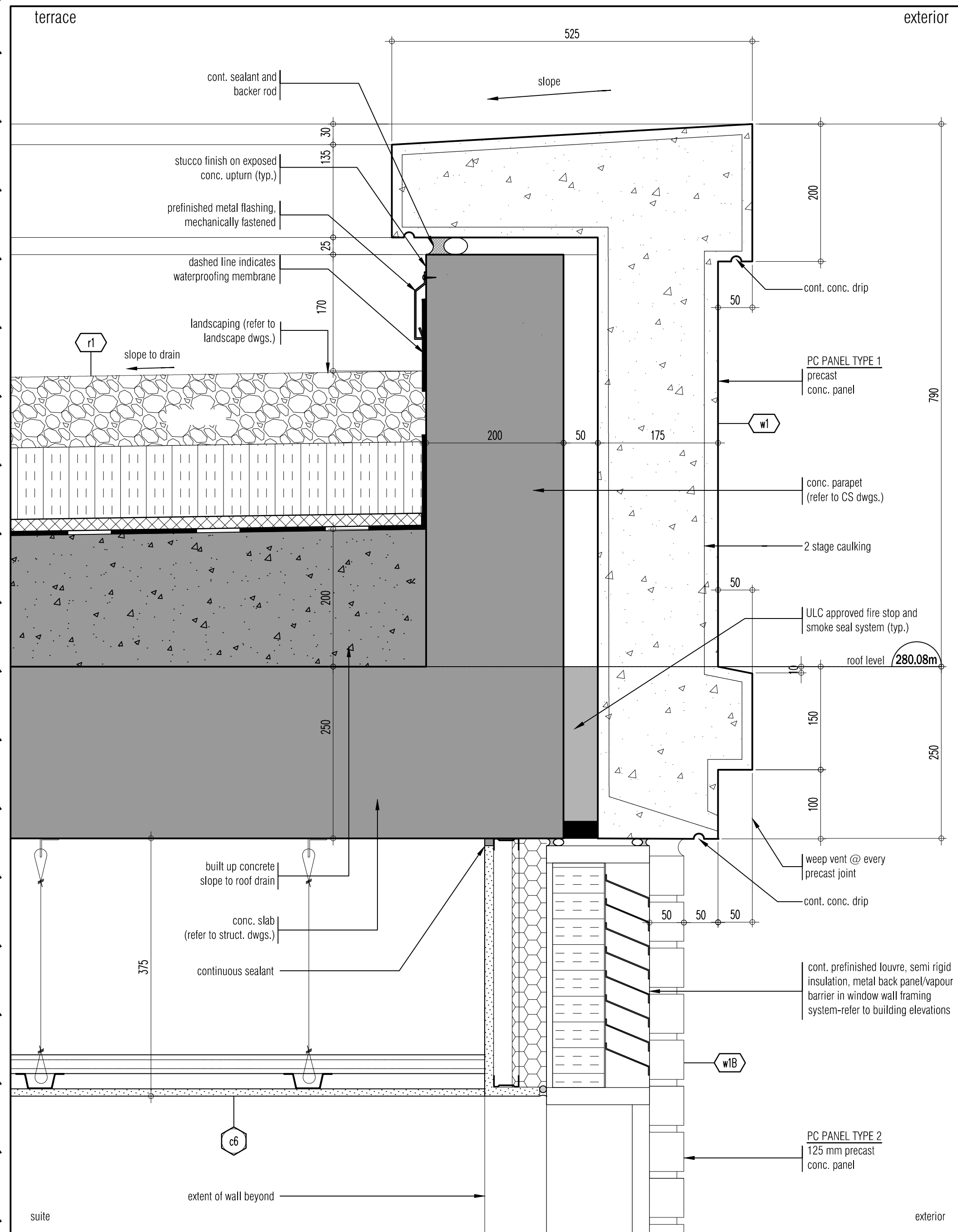
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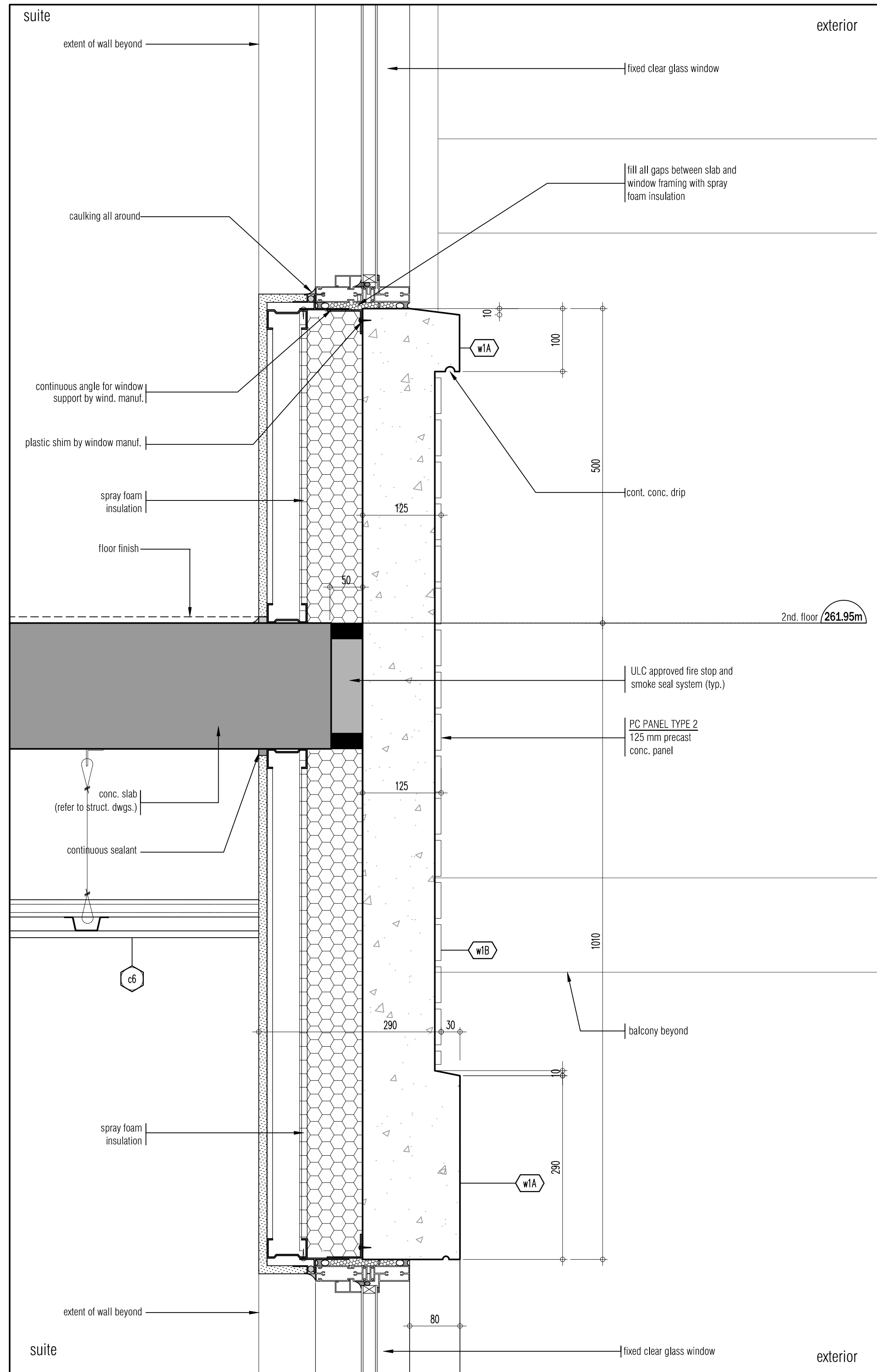
section detail @ 1st & 2nd floor precast
SCALE - 1/8" = 1'-0"



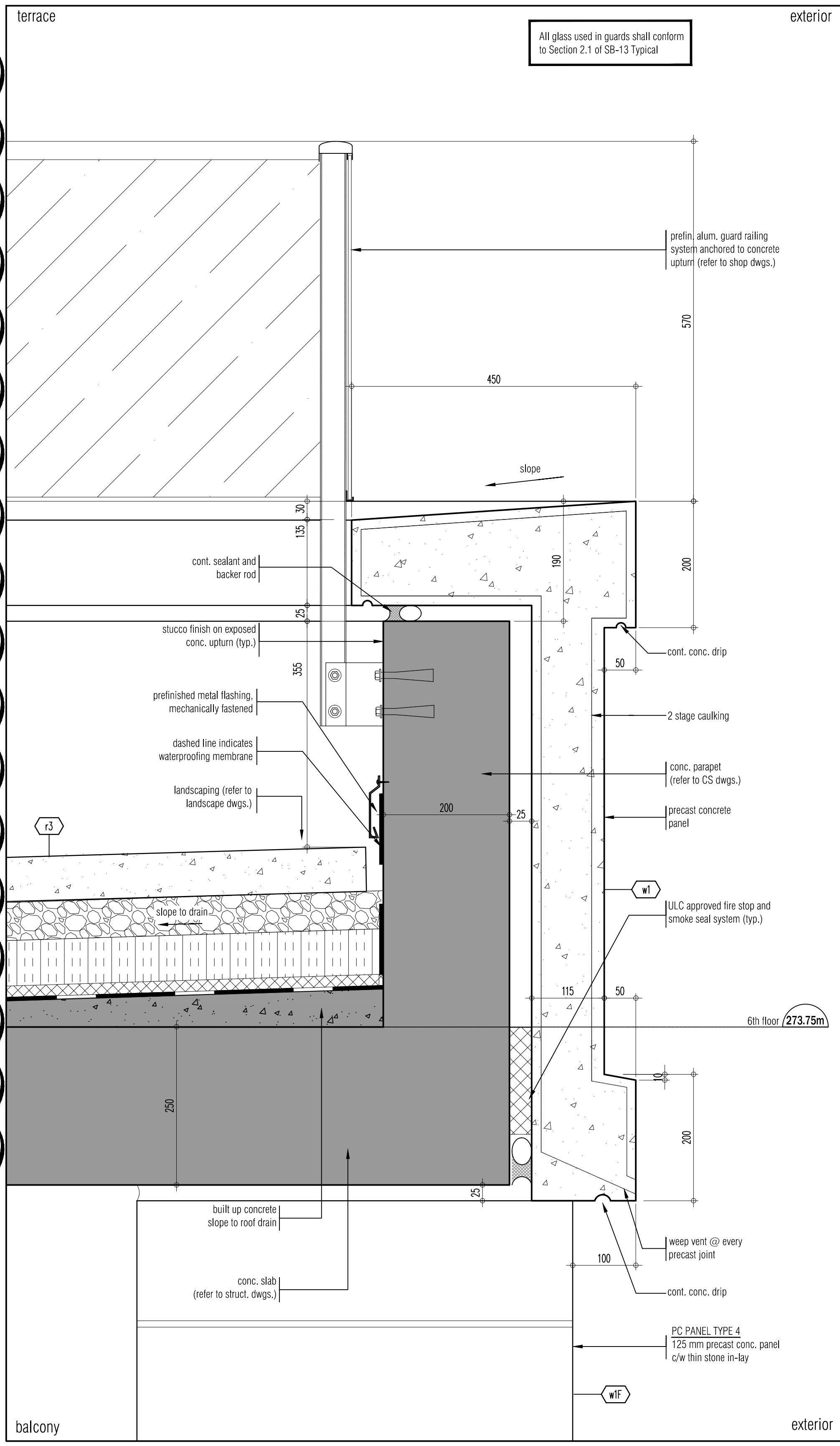
section detail @ ground floor
SCALE - 1/8" = 1'-0"



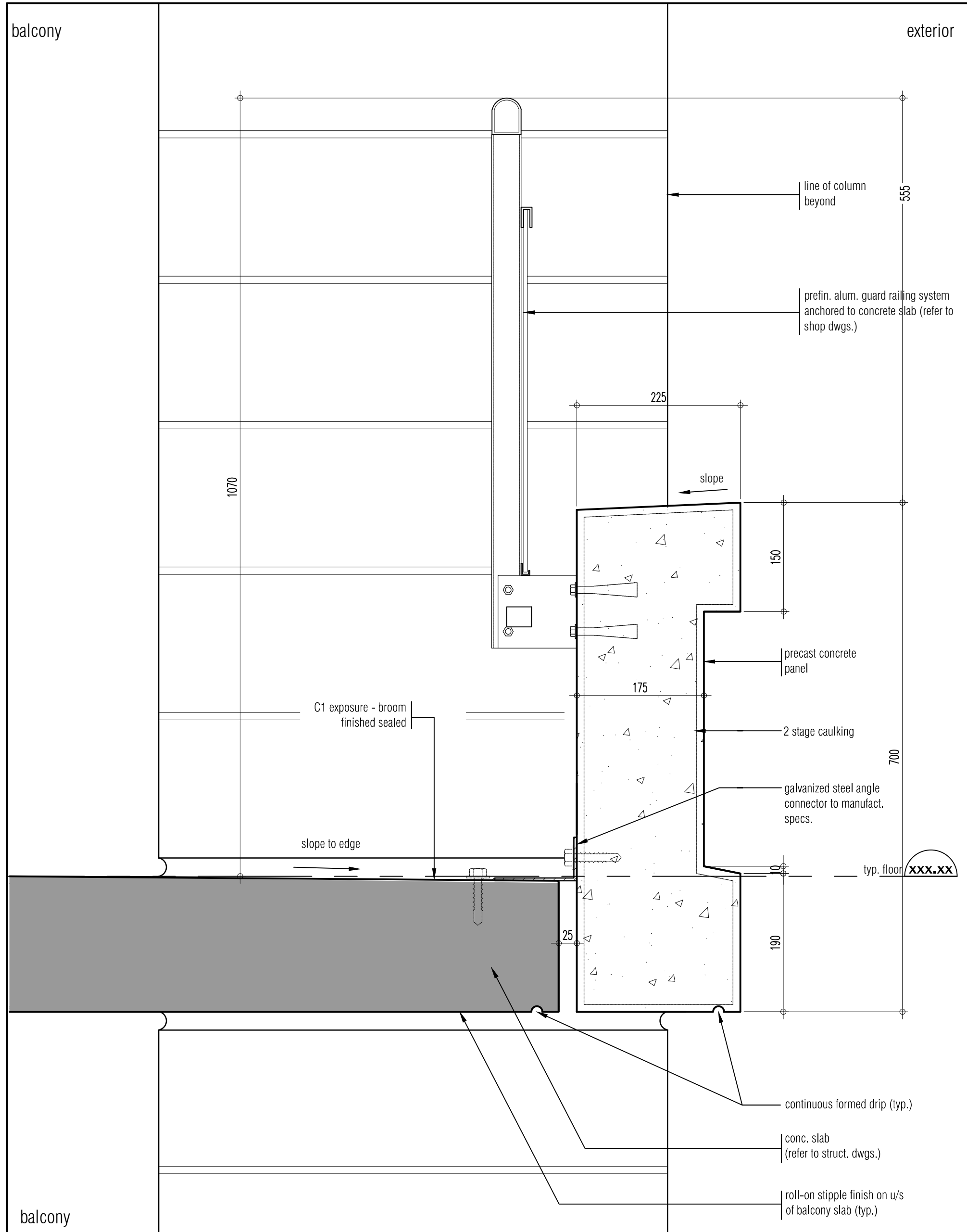
section detail @ roof/precast panel
SCALE - 1/8" = 1'-0"



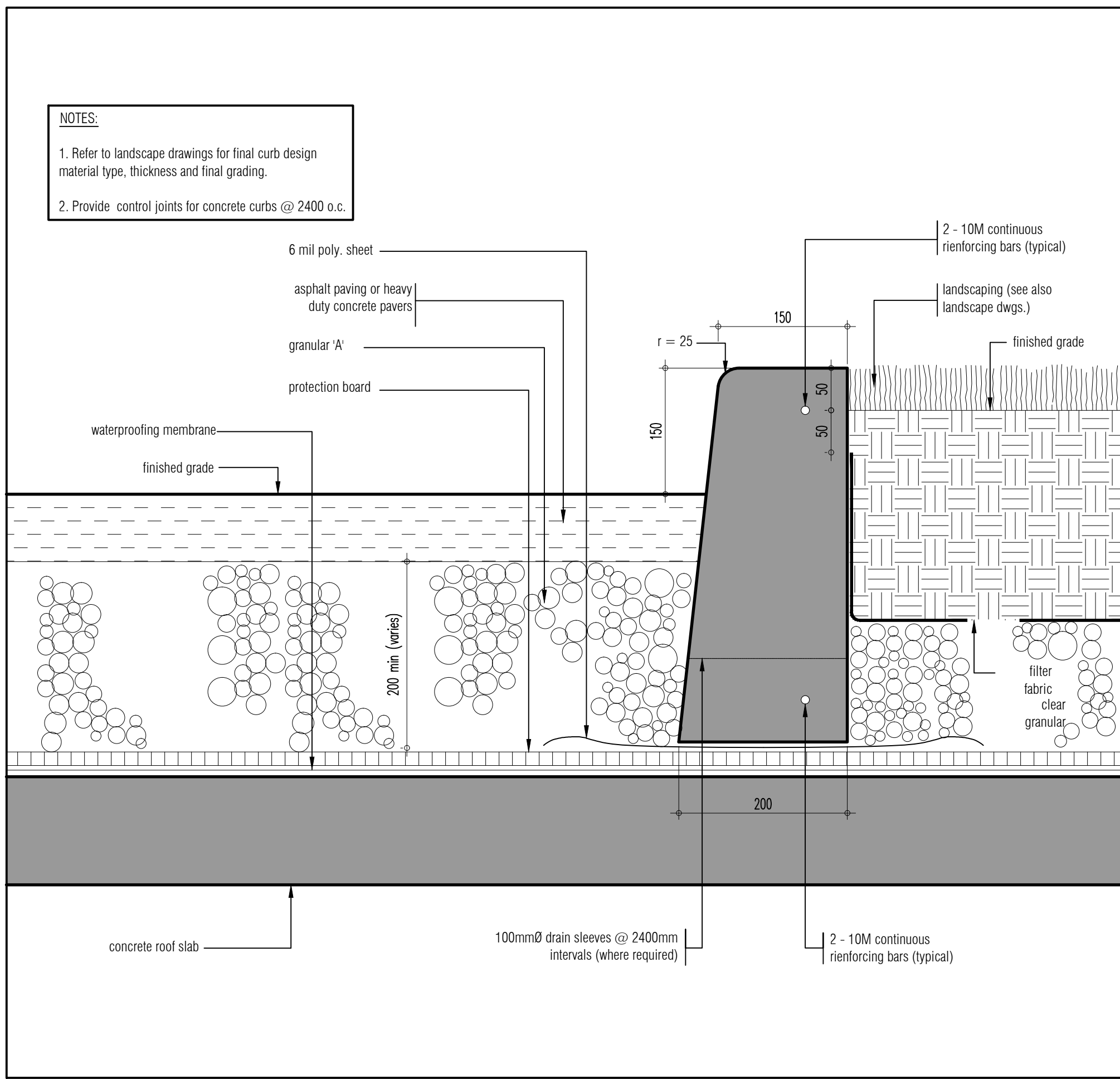
section detail @ 2nd floor window
SCALE - 1/8" = 1'-0"



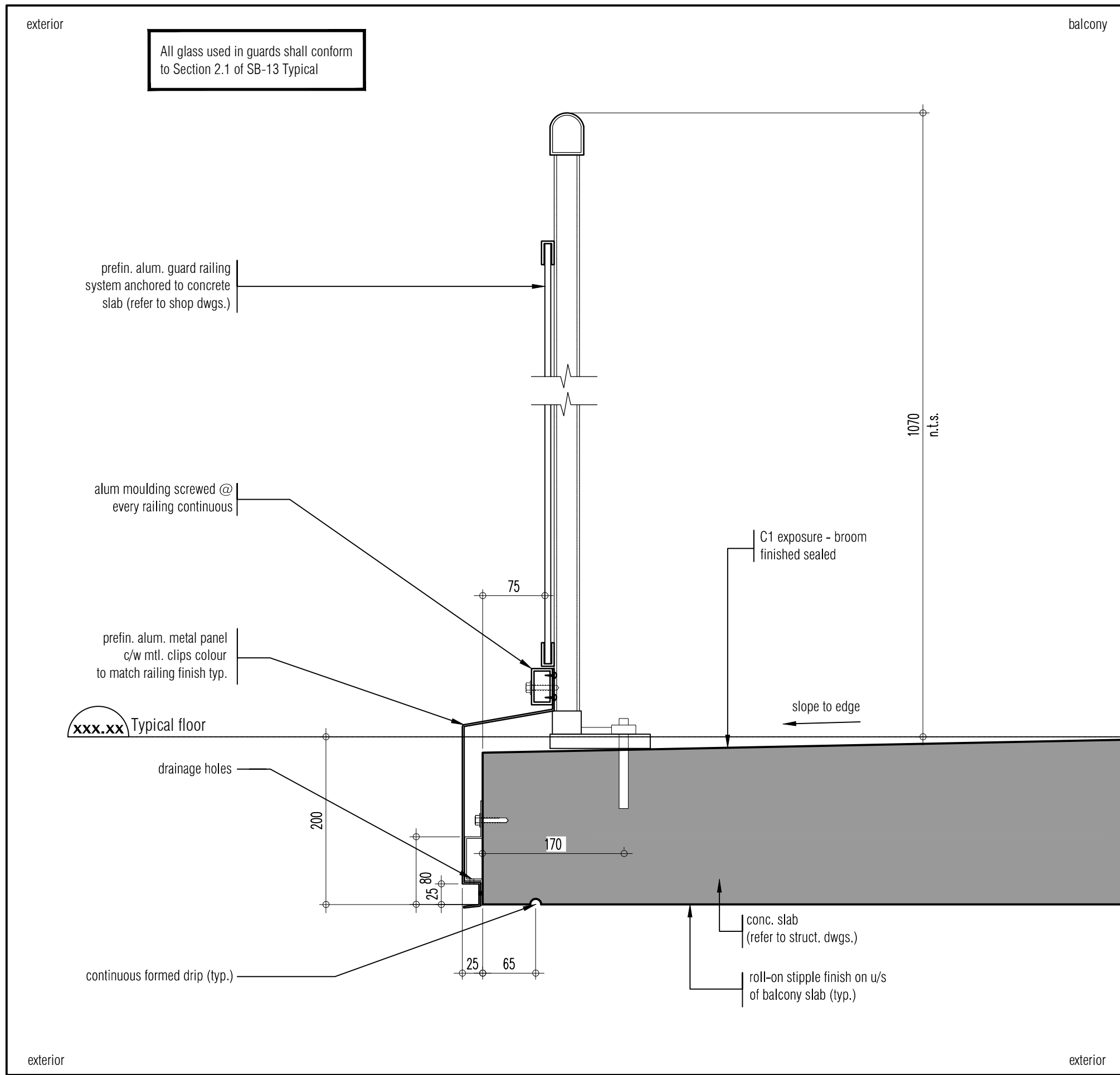
section detail @ terrace/precast panel
SCALE - 1/8" = 1'-0"



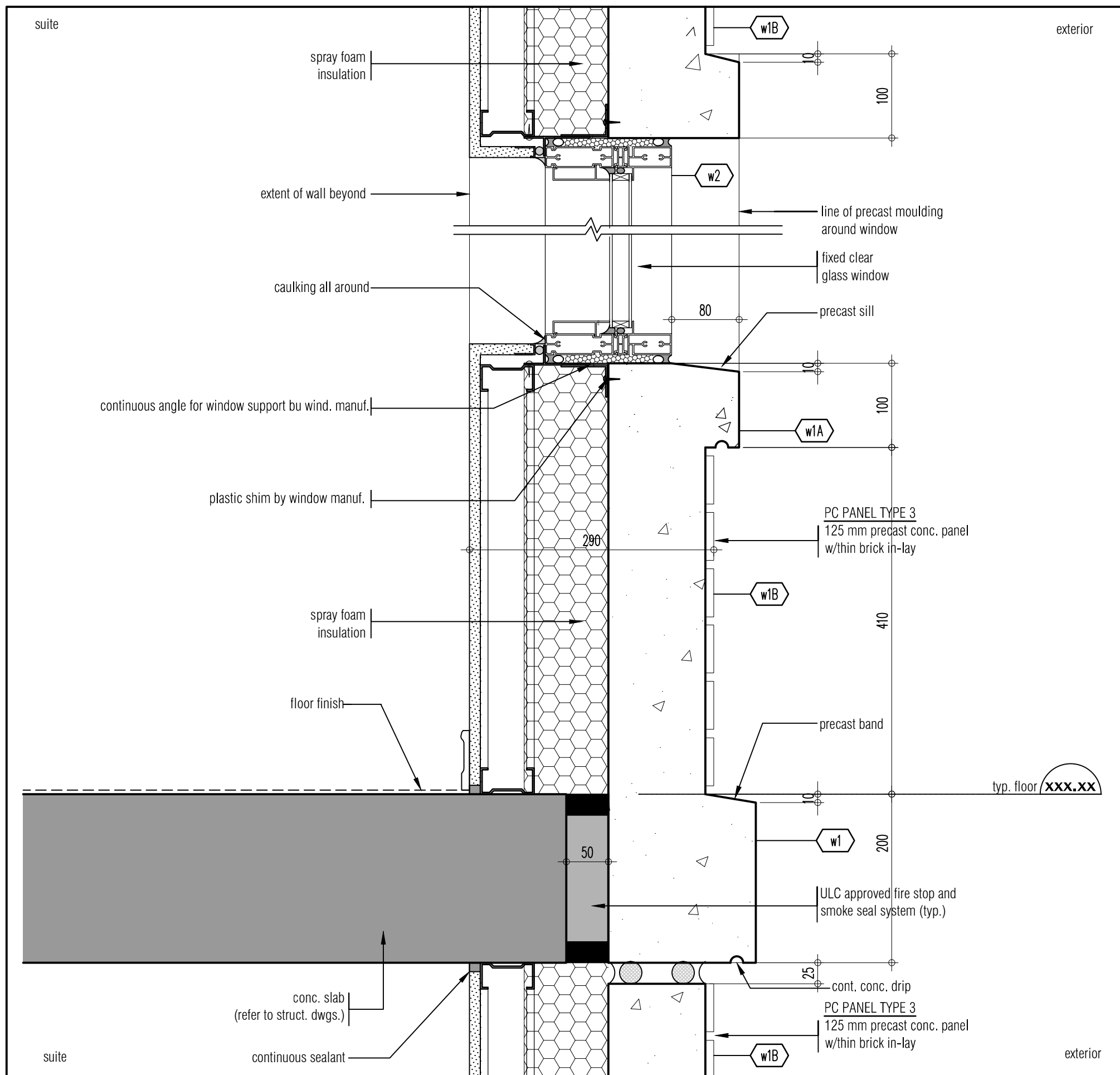
section detail @ balcony w/precast band
SCALE - 1/8" = 1'-0"



exterior curb detail
SCALE - 1/8" = 1'-0"



railing detail @ balcony
SCALE - 1/8" = 1'-0"



section detail @ typical floor/window
SCALE - 1/8" = 1'-0"

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01. SEPT.06.2017	3106 TRANSOM/BALCONY REVISION	B.G.

issued for revisions

GRAZIANI
CORAZZA
ARCHITECTS INC.

1330 Sheppard Ave. E. Suite 105, Willowdale, Ontario M2H 1K1
Phone: 416.756.2671 Fax: 416.756.2644 www.graziani.ca

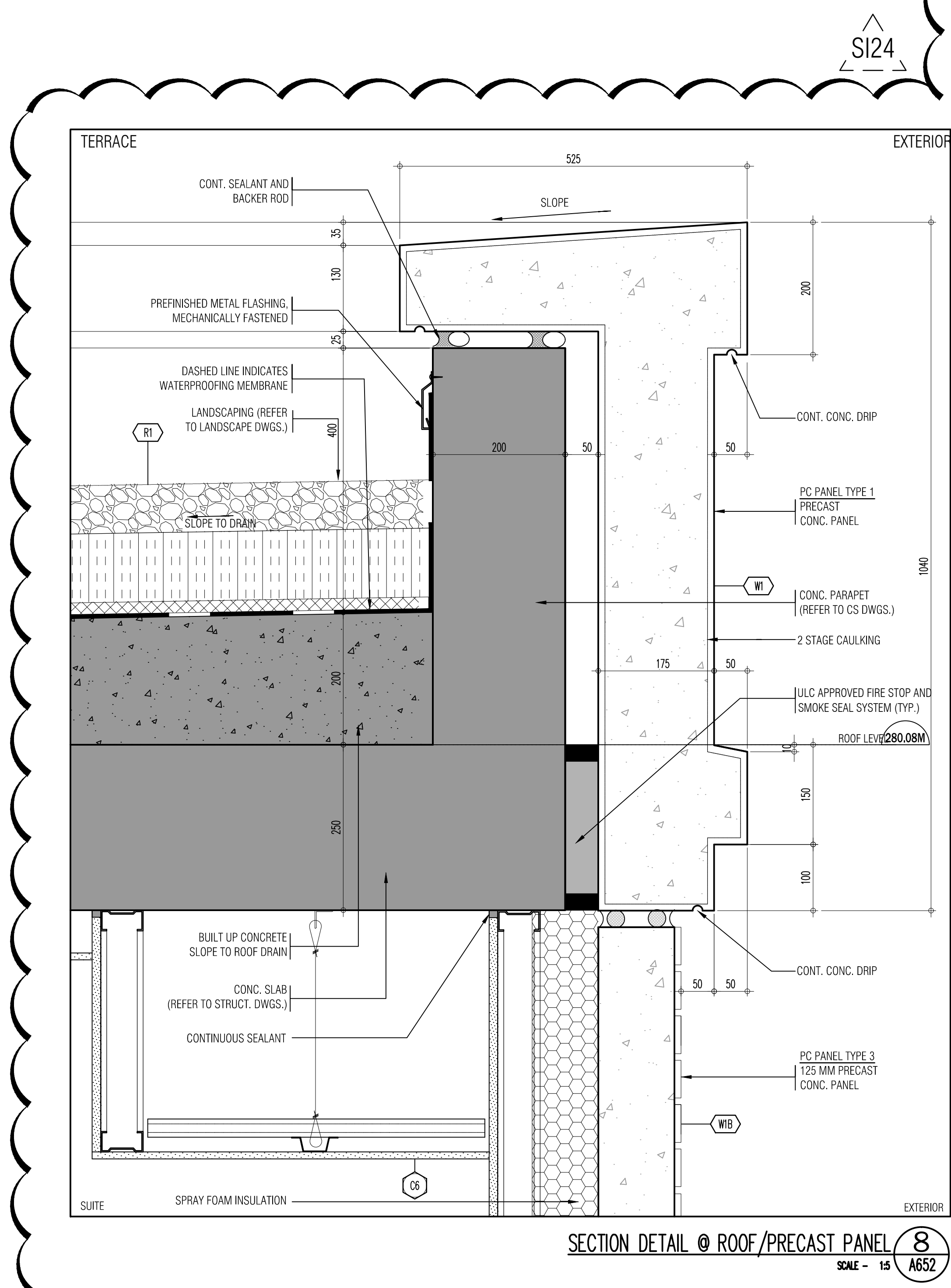
PROPOSED RESIDENTIAL DEVELOPMENT

25 BAKER HILL BLVD.

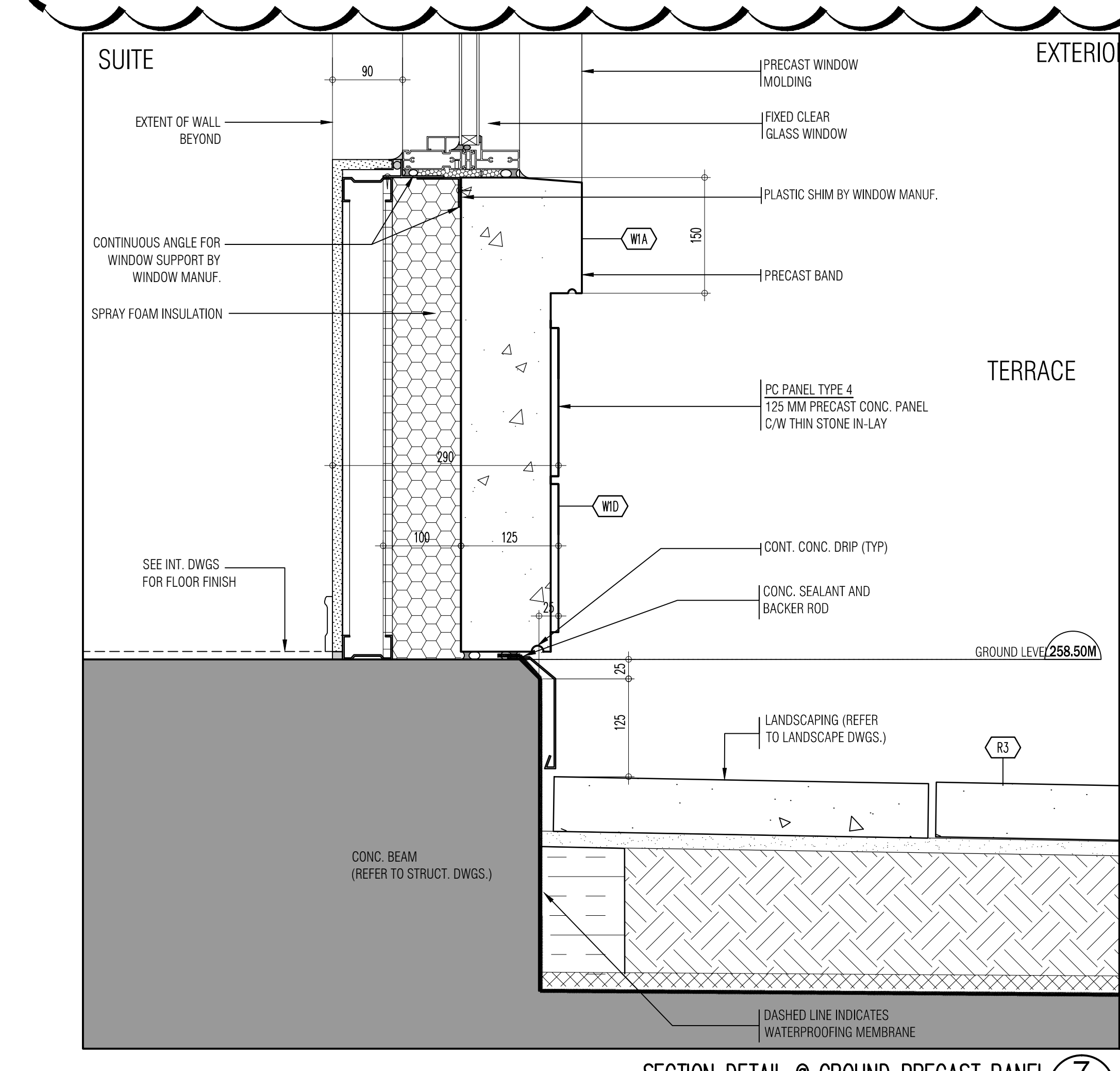
ROYAL PINES HOMES

STOUFFVILLE ONTARIO

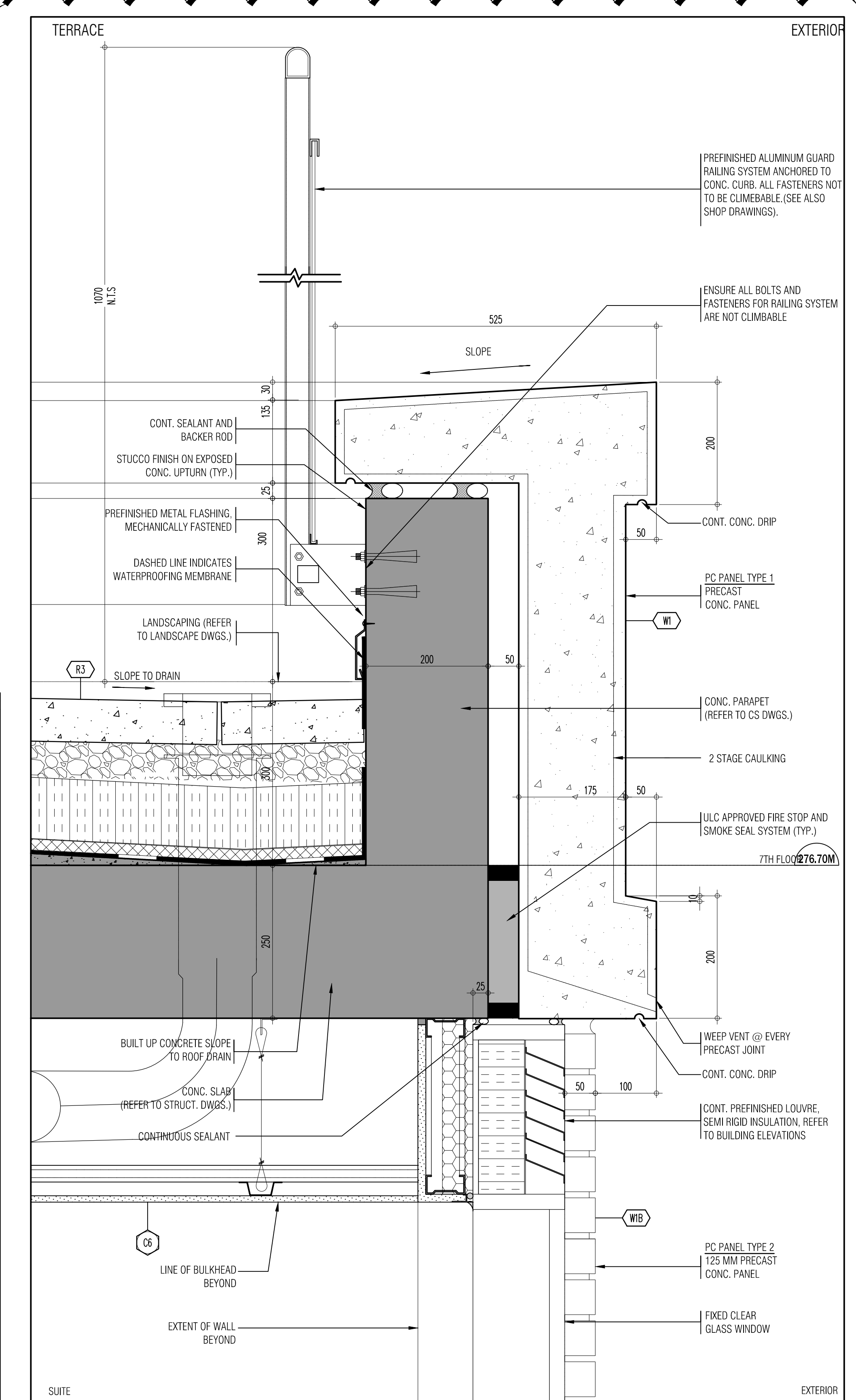
Project Architect: B. GRAZIANI
Assistant Designer: R. LINCOLN
Drawn By: S.G.
Checked By: G. COLANGELO/D.BIASE
Plot Date: Jul. 4, 2018
Job #: 1136.1.3



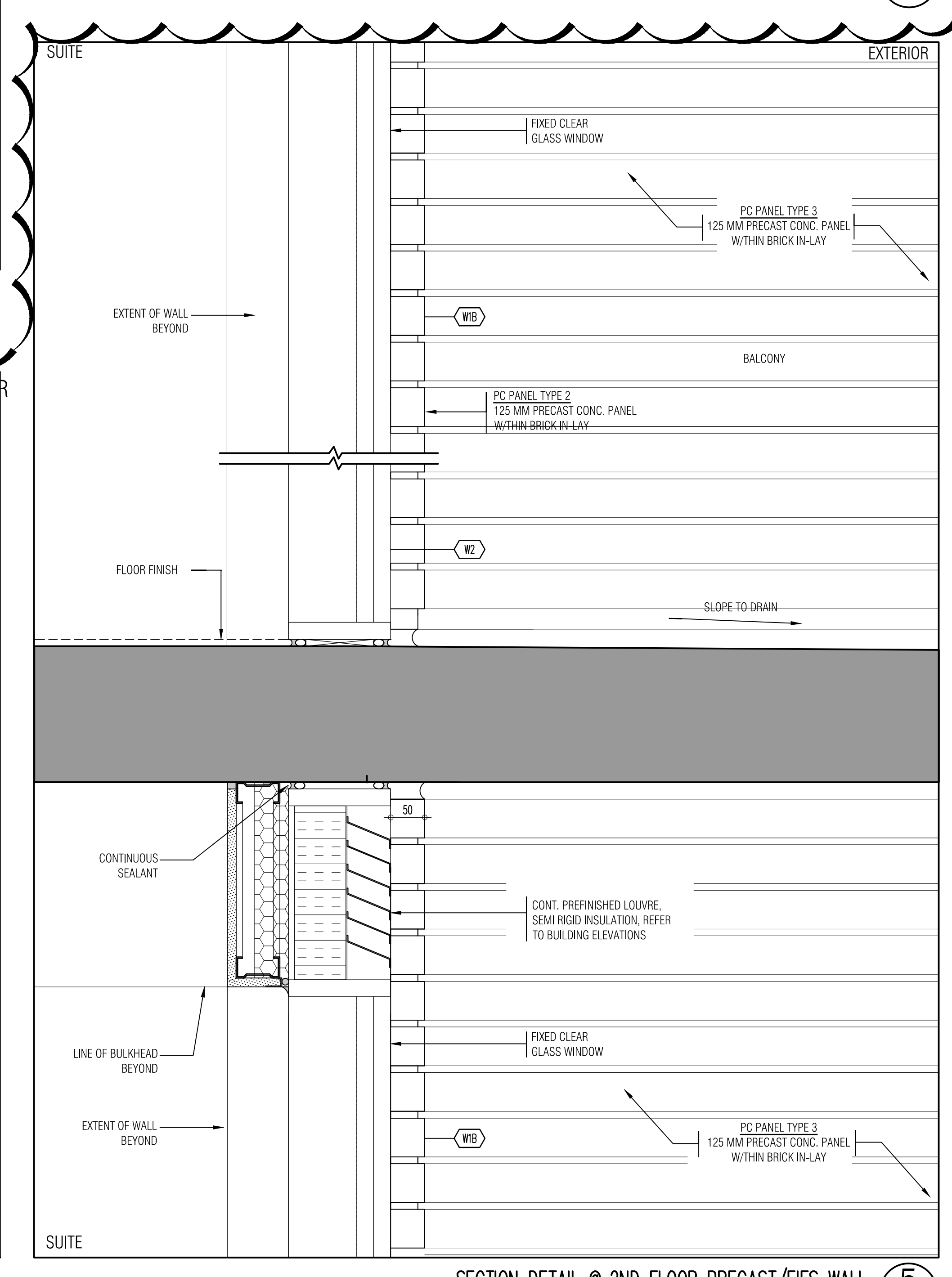
SECTION DETAIL @ ROOF/PRECAST PANEL 8
SCALE - 1/5 A652



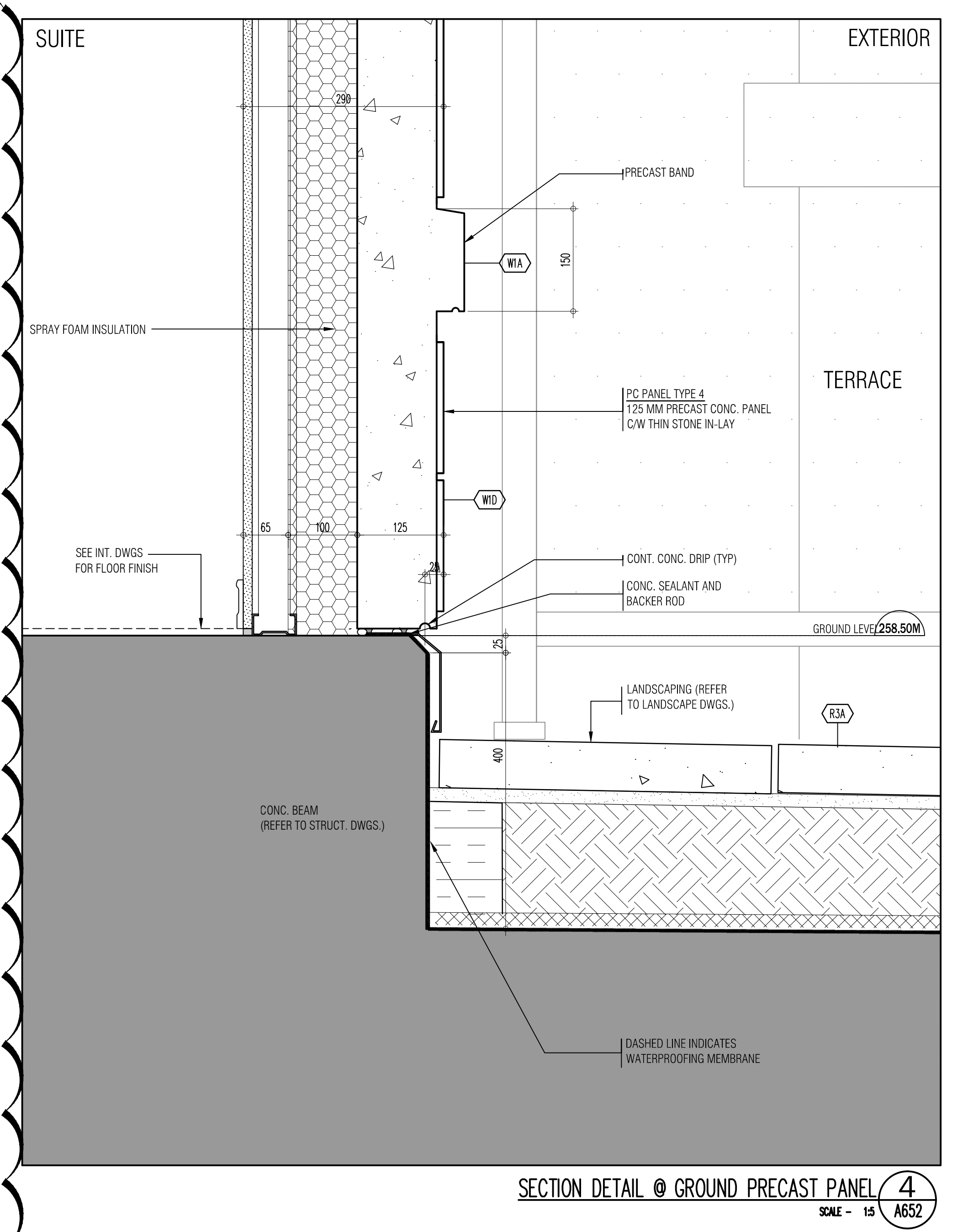
SECTION DETAIL @ GROUND PRECAST PANEL 7
SCALE - 1/5 A652



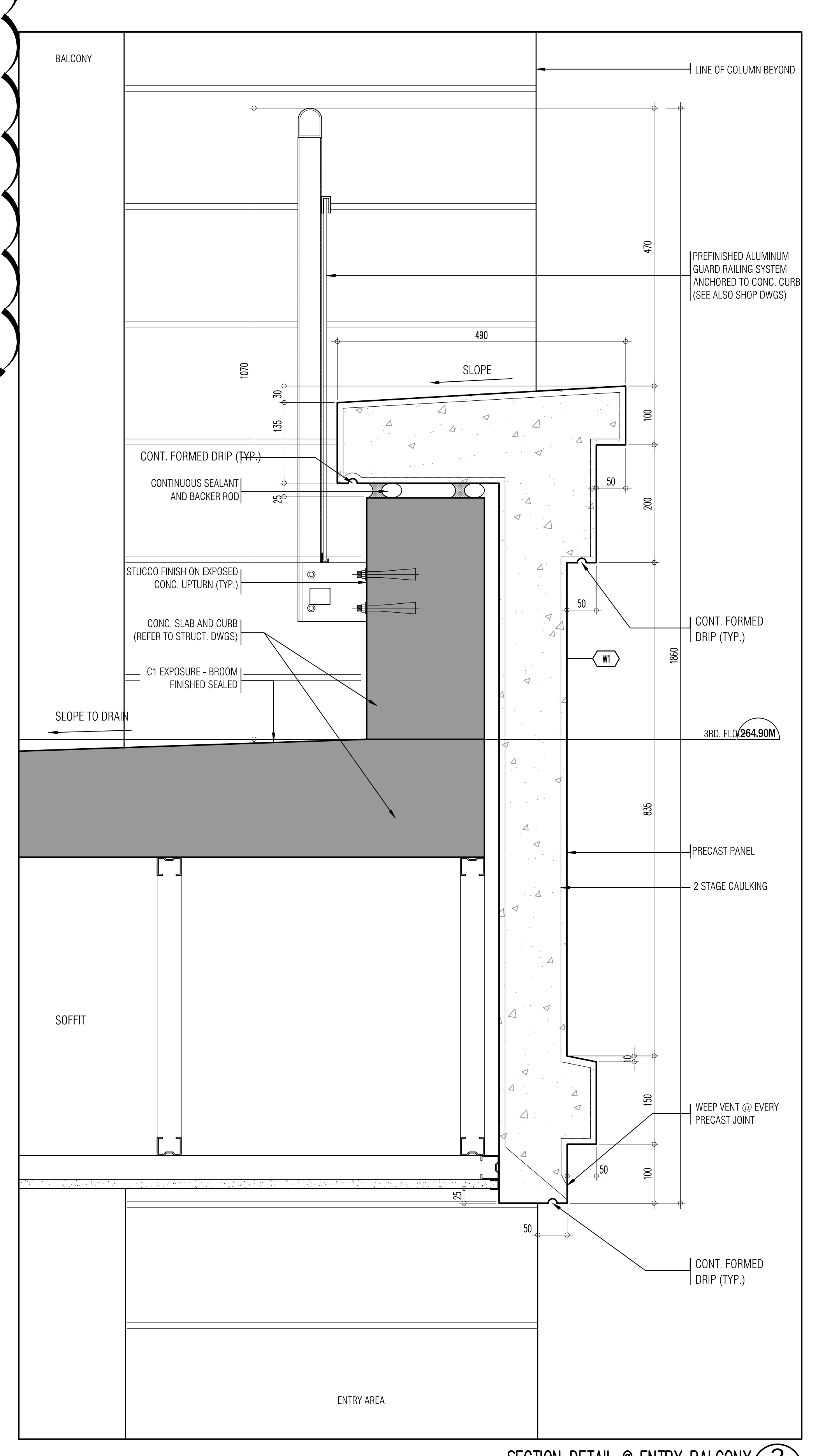
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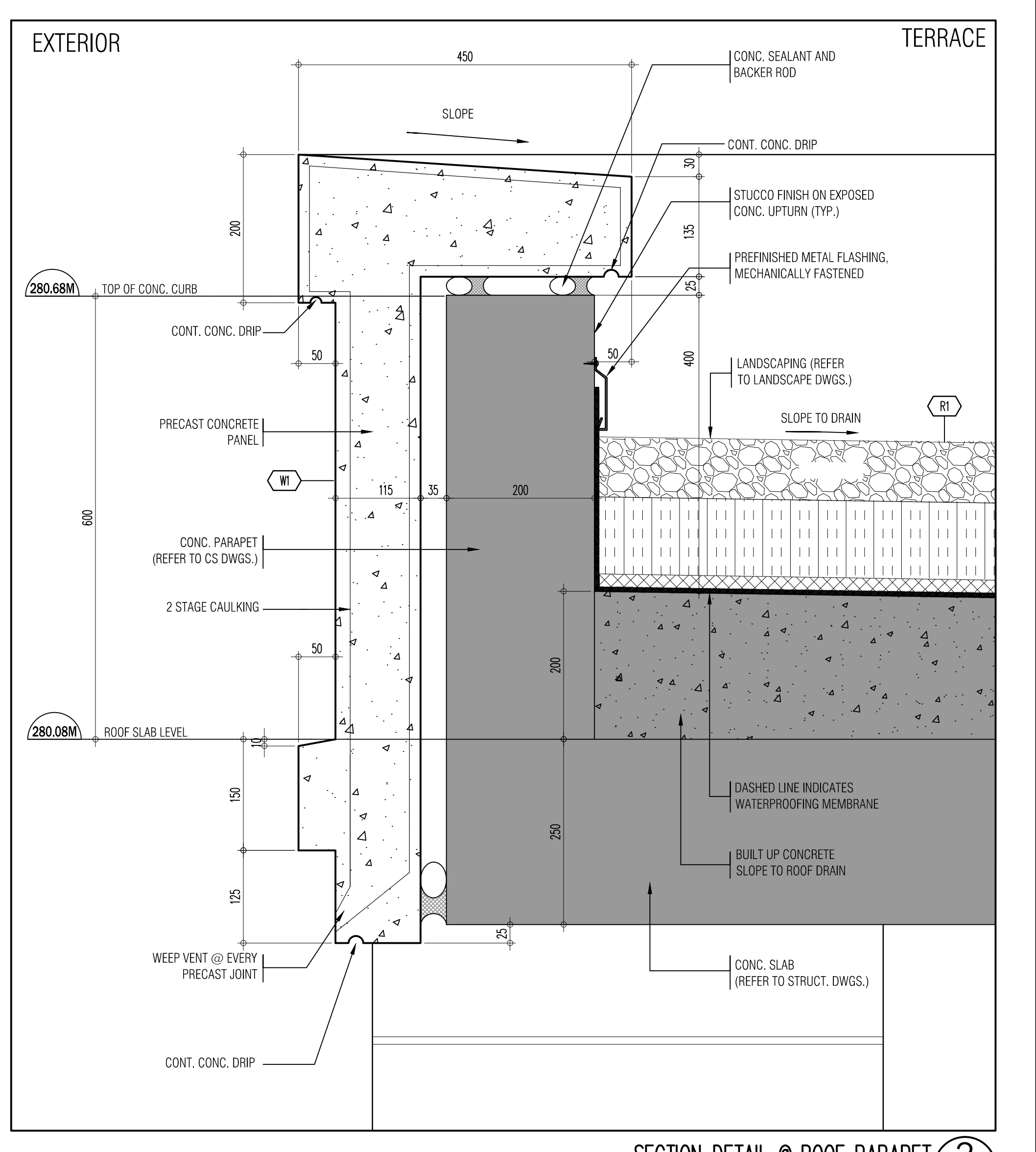
SECTION DETAIL @ 2ND FLOOR PRECAST/EPS WALL 5
SCALE - 1/5 A652



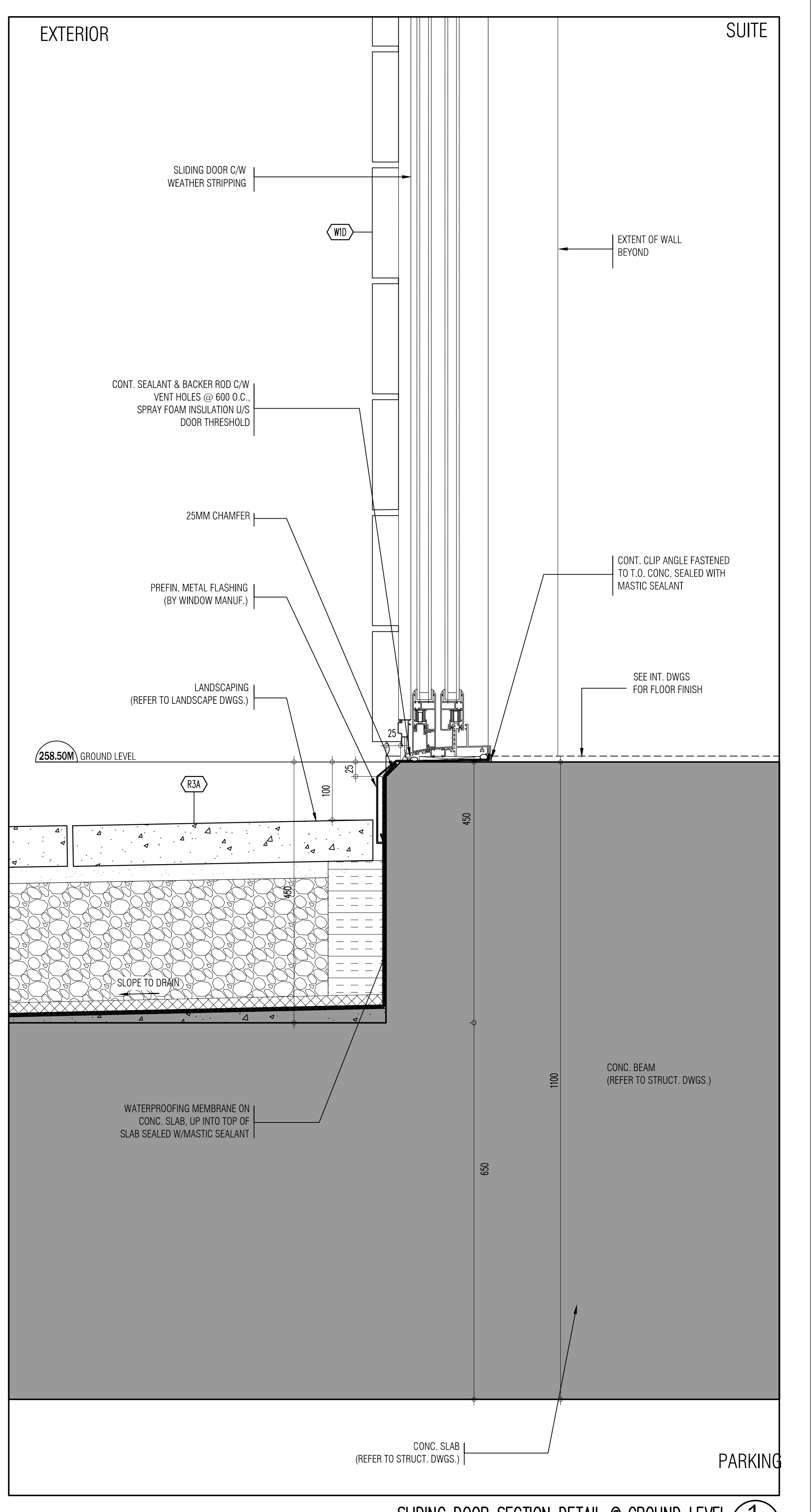
SECTION DETAIL @ GROUND PRECAST PANEL 4
SCALE - 1/5 A652



SECTION DETAIL @ ENTRY BALCONY 3
SCALE - 1/5 A652



SECTION DETAIL @ ROOF PARAPET 2
SCALE - 1/5 A652



SLIDING DOOR SECTION DETAIL @ GROUND LEVEL 1
SCALE - 1/5 A652

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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.
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.

03. AUG.14.2018 S124 Precast Uplift Insulation Removal B.G.
02. OCT.25.2017 S108 ENVELOPE/SPRAY FOAM INSULATION B.G.
01. AUG.21.2017 S103 SANDBLAST PRECAST ON BALCONIES B.G.

issued for revisions

GRAZIANI & CORAZZA ARCHITECTS INC.
1325 Denison Ave. Suite 101, Richmond Hill, ON L4B 1C1
Phone: 905.705.2621 Fax: 905.705.2644 www.graziandcorazza.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 #: 1134.1.3

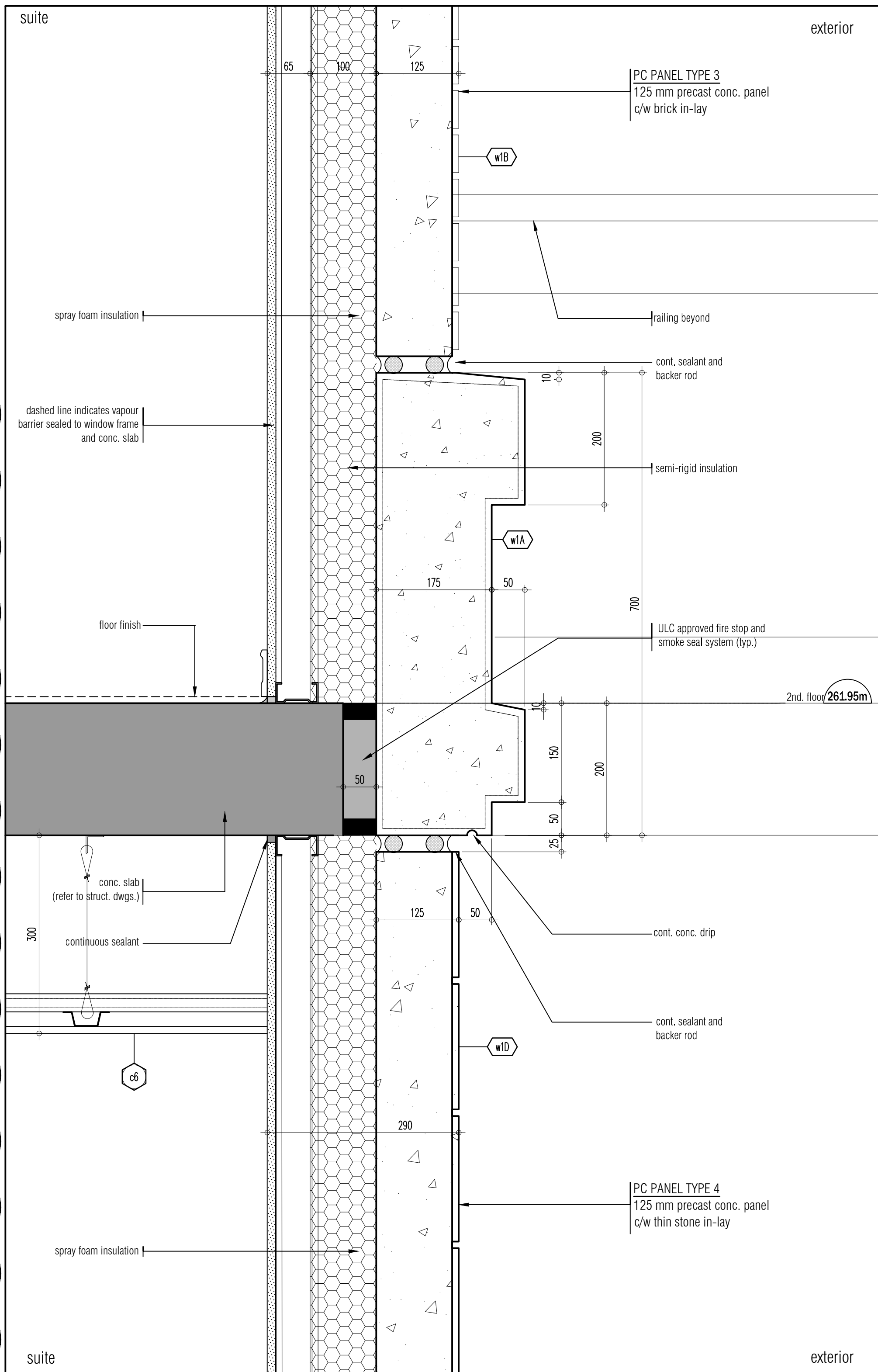
Section Details
as noted A652

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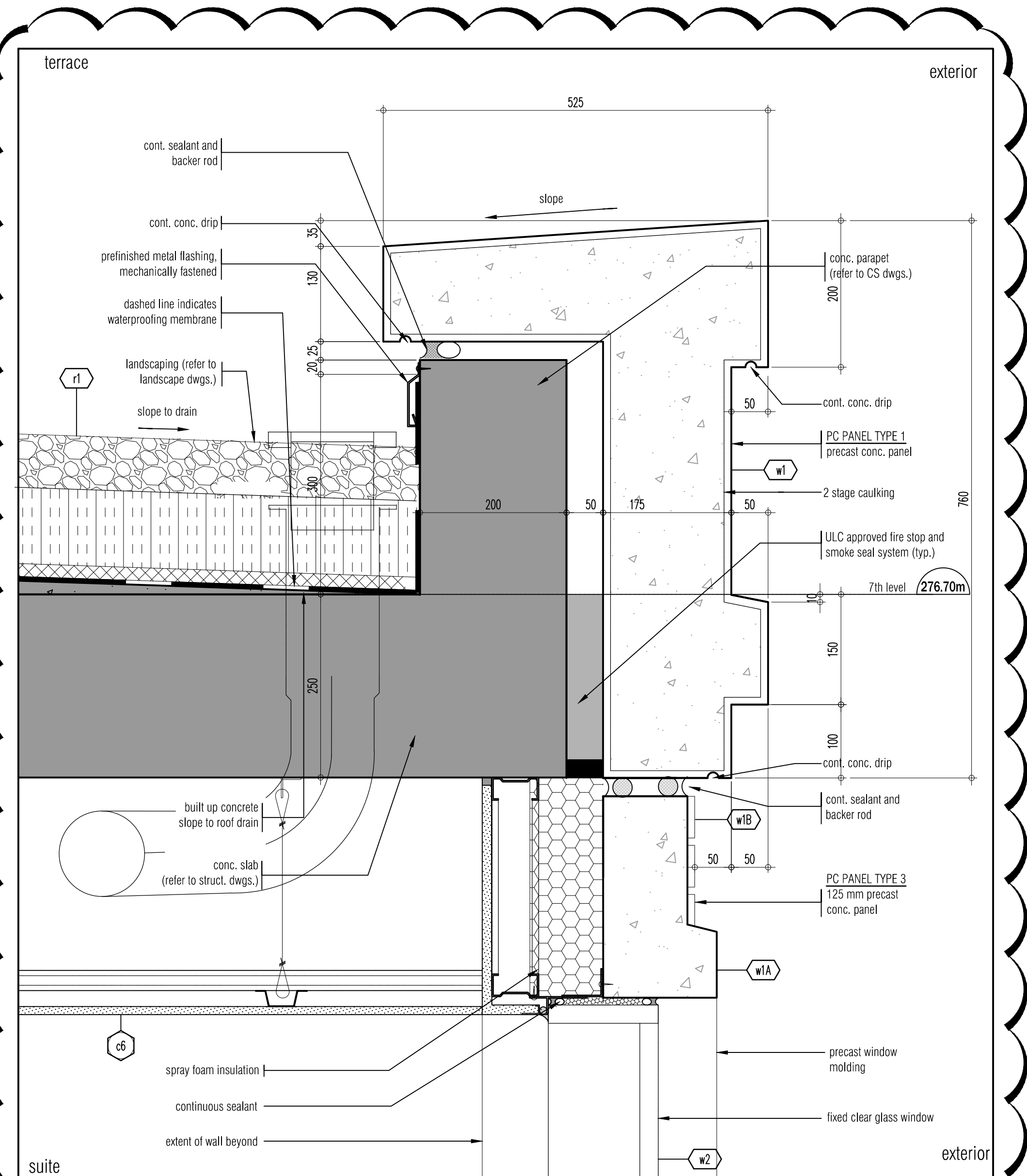
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This drawing is not to be scaled. All architectural symbols indicated on this drawing are graphic representation only.

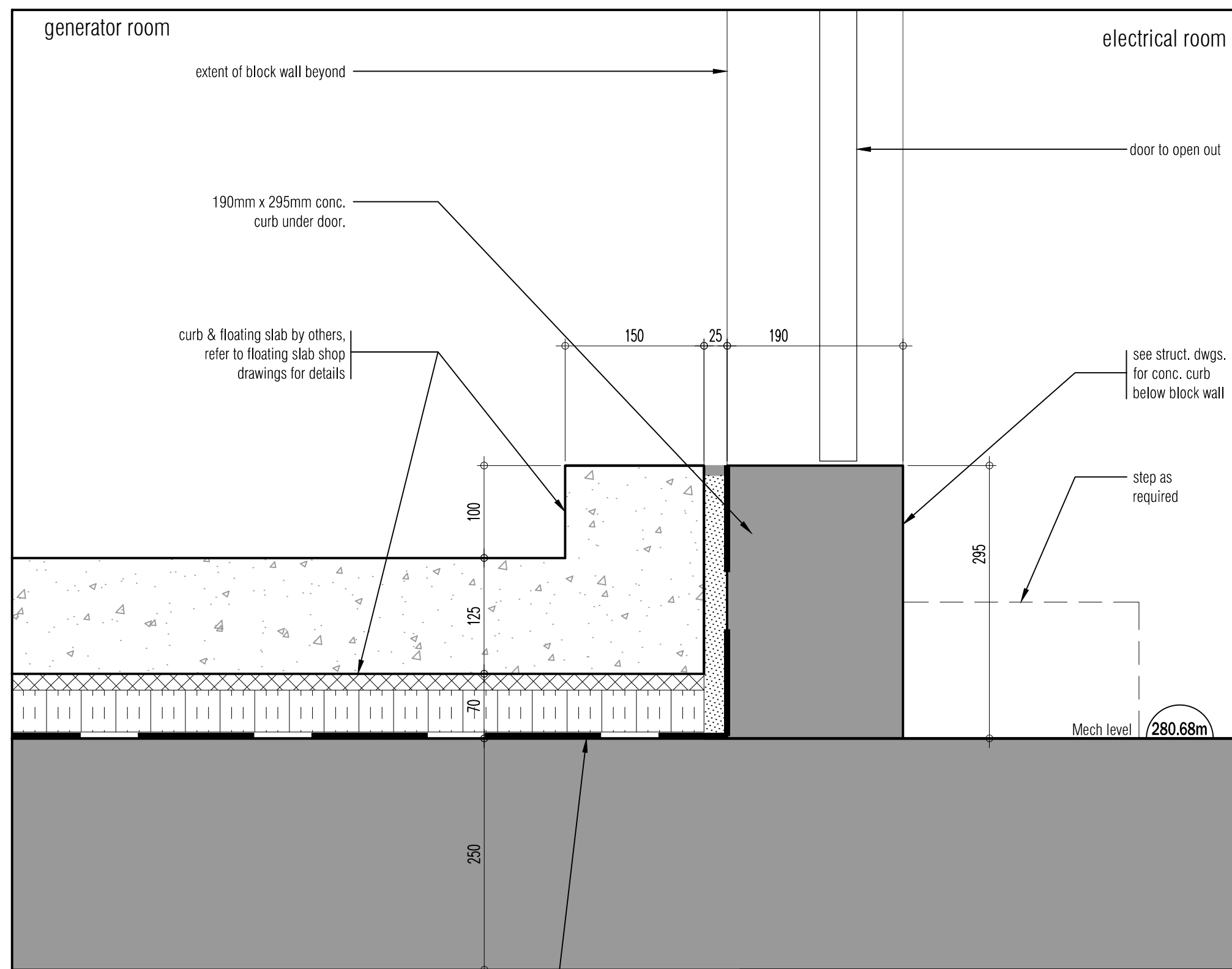
01.	FEB.28.2014	issued to city for SPA	B.G.
02.	JUL.3.2014	re-issued to city for SPA	B.G.
03.	SEP.11.2014	re-issued to city for SPA	B.G.
04.	JAN.15.2015	re-issued to city for SPA	B.G.
05.	MAR.15.2015	issued for tender	B.G.
06.	DEC.28.2016	issued for building permit	B.G.
07.	MAY.10.2017	re-issued for 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.



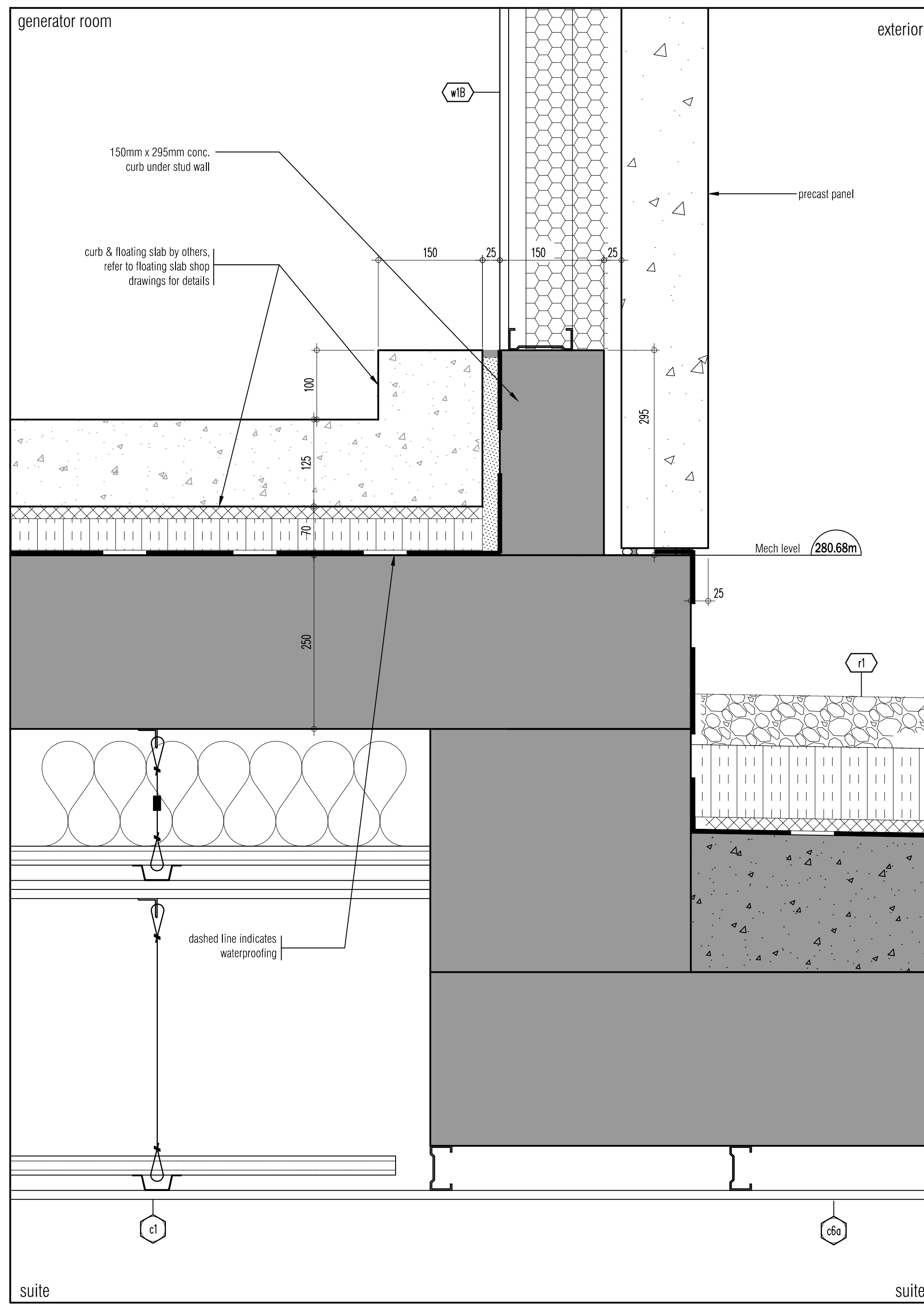
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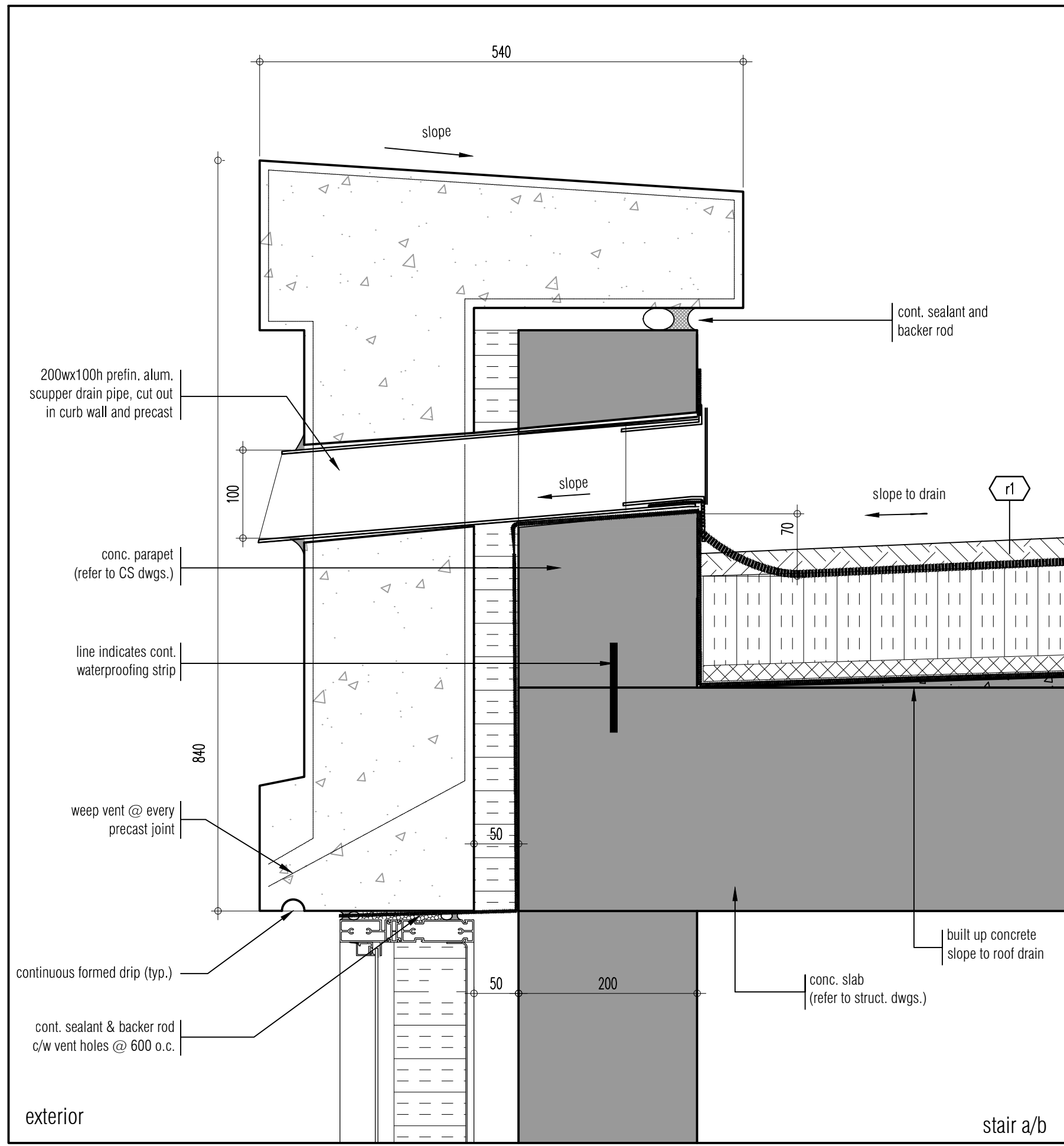
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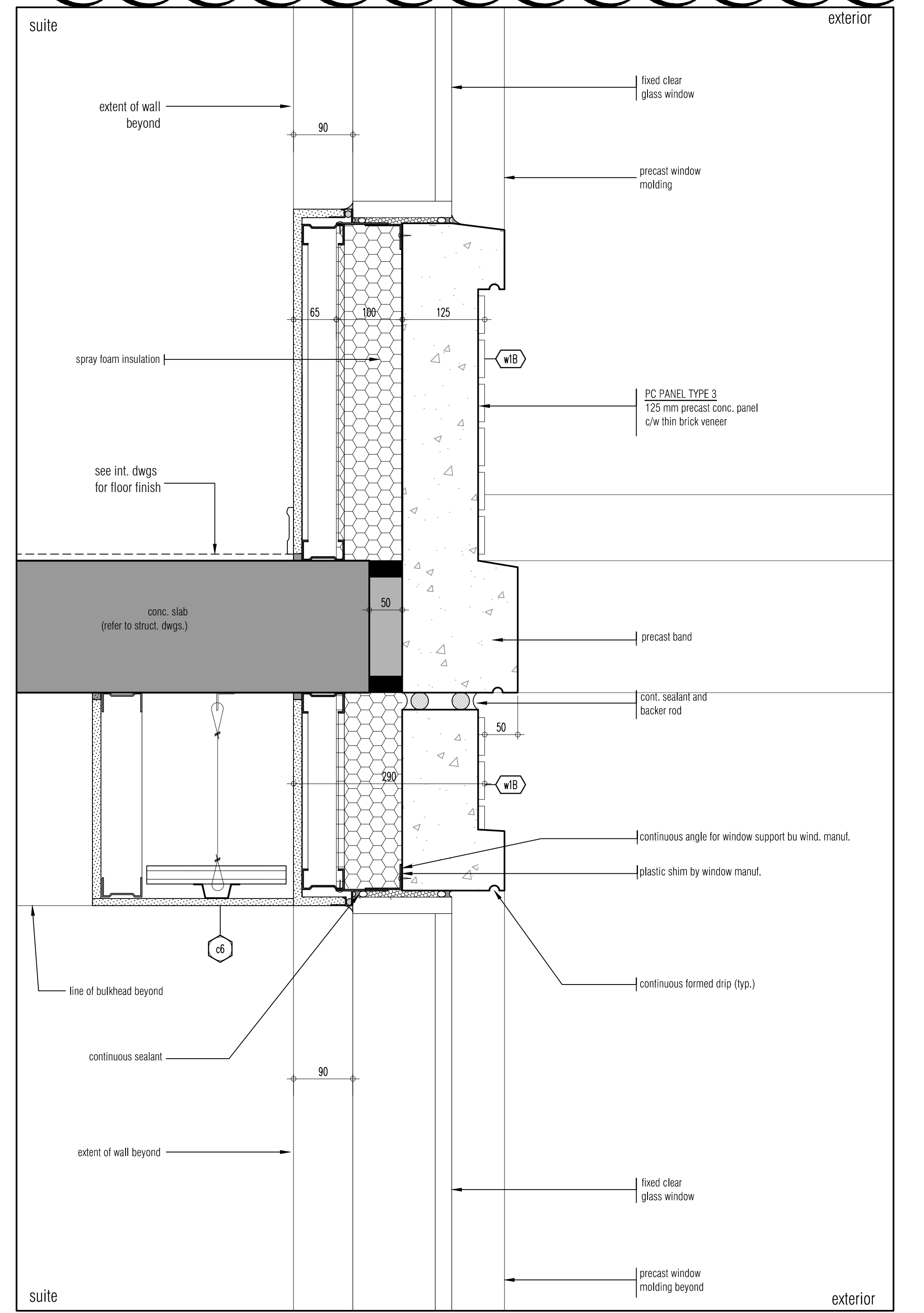
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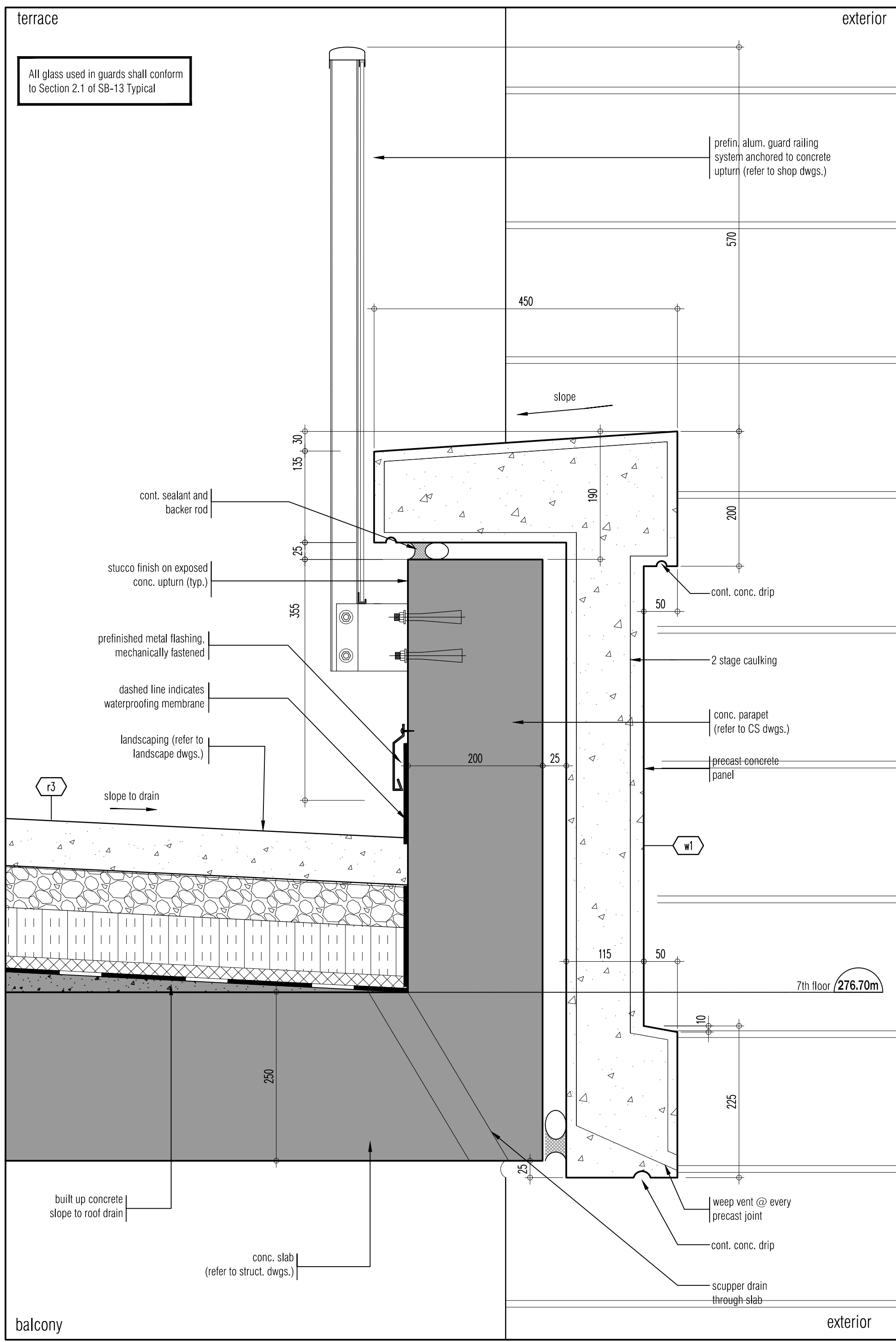
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scupper detail @ roof precast 5
SCALE - 1/4\"/>

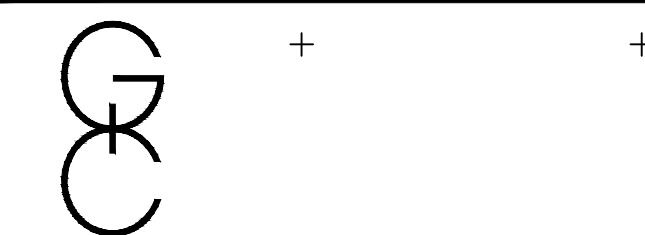


section detail @ 2nd floor precast panel 3
SCALE - 1/4\"/>



section detail @ terrace/precast panel 1
SCALE - 1/4\"/>

04.	AUG.14.2018	S124 Precast Optum Insulation Removal	B.G.
03.	AUG.14.2018	31 22 R1 Generator Room Curb	B.G.
02.	JULY.10.2018	31 22 GENERATOR ROOM DOOR CURB	B.G.
01.	OCT.25.2017	S108 ENVELOPE/SPRAY FOAM INSULATION	B.G.



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ROYAL PINES HOMES

STONEYVILLE ONTARIO

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Plot Date:	Jul. 4, 2018
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Section Details

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TITLEBLOCK SIZE: 915 x 1400