



ROYAL PINE HOMES – SITE INSTRUCTION

SITE INSTRUCTION NO.3.RP.INTERIORS			
PROJECT:	Hampton Place	LOCATION:	25 Baker Hill Blvd Stouffville, ON
DATE:	Dec 13, 2018	BY:	L. Renzetti

Site Instructions are issued for the purpose of clarification, direction or further interpretation of the contract documents. Where this Site Instruction shall alter the contract amount, the work shall not proceed without the approval of Braylea Investments Inc., with an itemized proposal for approval.

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NO.	ITEM/DRWG NO.	DESCRIPTION
1.01	SN-01	COLOUR CHANGE: STAIR NOSING CHANGE COLOUR TO 31 ZEPHYR (DUE TO TILE COLOUR)
1.02	PT-23 P1 Level Walls & Stair C	COLOUR CHANGE: To be Benjamin Moore Aura, Balboa Mist OC-27 Eggshell
1.03	Grout, Mapei	CLARIFICATION: TL-01, TL-02, TL07= 93 Warm Gray TL-09, TL-10, TL-12, TL-13= 01 Alabaster TL-11= 77 Frost
1.04	Redi frames	CLARIFICATION: <ul style="list-style-type: none"> • Paint all Redi metal frames with WD-03 doors: Benjamin Moore Aura Auberge 2106-20 (PT-29) • Paint all Redi metal frames with Suite Entry doors: Benjamin Moore Aura PT-14 Pewter 2121-30 Eggshell
1.05	Suite Entry Door Casing (effects details and all corridor elevations)	CLARIFICATION: (WAS PT-12) To be PT-14 (as per interior meeting minutes dated May 18.2017) Benjamin Moore Aura, Pewter 2121-30 Eggshell
1.06	Suite Entry Door Hardware Spec	CLARIFICATION: Morgan, Signature Series, Boston, Satin Nickel. Supplied by Citiwide, installed by Penegal
1.07	5/305 Section at Suite Entry Threshold	CLARIFICATION: to note "solid wood threshold stain the match engineered hardwood flooring" to read "solid wood red oak stain to match door trim PT-14 Pewter 2121-30 Eggshell, submit 3 samples for RP approval". Urethane Finish
1.08	HM Base Building Doors and Frames	CLARIFICATION: Paint PT-15 Benjamin Moore, Silver Half Dollar 2121-40 Eggshell. With exception of few in parking garage painted green. (Refer to Interiors Door Schedule for paint colours for specific doors)
1.09	FL-01	CLARIFICATION: Sports flooring is 24 x 24 not 12 x 24, lay straight.
1.10	General Information: Page ID305 all floor transitions	CLARIFICATION: All references on drawing to threshold sections are off by one number. For example 1/305 indicated on plans is really referencing 2/305, etc.
1.11	1/302 AND 1/410	CLARIFICATION: Ground floor corridors to suites, Walls and base as per floors 2 nd to 7 th , PT-11 for walls and B-01b for base (paint base PT-14)
1.12	ID303	CLARIFICATION: Fitness Door g22, Plans indicate a sidelite adjacent to the door. There is no sidelite. Refer to attached elevations and door type.
1.13	Architectural Door schedule, Door at Fitness g22	CLARIFICATION: Door type a not b. Refer to INON drawings and schedule.
1.14	Transition 3/305	SITE COORDINATION: Sports flooring to tile – sports flooring 6.4 mm thick. Schluter 1.2 Reno to be replaced. Flooring contractor to provide alternative to RP for approval.

1.15	Interiors Drwgs; Door & Frame/Hardware at Stair C	ADDITION: HM door and Frame to be added to match stairwell doors (t01a) Refer to Architectural Door Sched. Refer to updated door schedule (Arch. SI-30) for additional doors.
1.16	Dog Wash PT-35	SELECTION: PT-35 (there was no specification) = Benjamin Moore HC-172, Eggshell
1.17	Stair C PT-28	CLARIFICATION: Change PT-28 to PT-23 Balboa Mist to carry up from P1 level
1.18	ID305 Corridor 007 & Stair C	CLARIFICATION: B-04 and B-08 to be Base B-02 Argeus Stone Gray
1.19	FX-12	DELETED. SIZE ON PLAN DIFFERS FROM SPEC: dog wash now tile basin. Refer to attached drawings
	General	CLARIFICATION: Where floor and wall tiles occur in public space, tile contractor to align grout lines when transitioning from floor to walls
1.20	6/305	CLARIFICATION: Use edge profile sch-01/mtl-03 at top of wall tile, dog wash
1.21	1/315	CLARIFICATION: Dog wash, Section line 5/315 to read 4/315
1.22	1/315	CLARIFICATION (PROTECT TOP OF DRYWALL LEDGE: Dog wash, place tile TL-10 at top of ledge adjacent to wash area.
1.23	2/102 and 3/102	CLARIFICATION: WD-02 to be WD-03. Casing C-02/S-01
1.24	AMENTIY KITCHEN	INFORMATION (ELECTRICAL): EQ-9, EQ-10 AND EQ-11 Use Hampton standard suite appliances. Reverse fridge door swing if possible. Coord with Royal Pine
1.25	7 & 8/321	CLARIFICATION: CM-01 PAINTED PT-22 (Not stained). ST-02 TO BE ST-03
1.26	2/321	CLARIFICATION: WD-02 TO BE WD-03, CASING C-01
1.27	4/321	CLARIFICATION: ST-03 (NOT ST-02) & CM-01 PAINT PT-22
1.28	4/312	CLARIFICATION: CM-01 PAINT PT-22 NOT PT-02
1.29	4/321	INFORMATION: IGNORE REFERENCE TO WD-01 (IN TWO LOCATIONS)
1.30	8/320, 9/320, 10/320, 11/320 & 12/320	CLARIFICATION: ALL WD-01'S TO BE WD-03
1.31	KITCHEN FAUCET: 2/323 & 5/323	CLARIFICATION: KITCHEN FAUCET IS FX-04
1.32	Kitchen: 7/313	CLARIFICATION: B-01a (not B-08)
1.33	FX-17	INFORMATION: Washrooms 015 & 016; flat mirror with chrome frame 500 x 1000 mount max 1000 mm from bottom AFF
1.34	ROOM 015 PAPER TOWEL LOCATION	CHANGE: Cannot recess paper towel at Concrete wall. Coord with Royal Pine, all bath accessories to be surface mounted.
1.35	Door & Frame Sections	CLARIFICATION: Refer to attached ID Door and Frame elevations and sections for corrections
1.36	Washrooms	CHANGE: All washrooms to be provided with coat hooks EQ-15 at backs of doors, mount 1200 mm AFF
1.37	Washrooms	CHANGE: EQ-04 Specification Legend (under specification/colour column) to read; 1 1/2 "diameter stainless steel 30" x 30" 90 degree grab bar. Picture Spec labelled EQ-04

		is correct. Drwg 11/313 grab bar labelled as EQ-04 but drawn incorrectly. Drwg 13/313 Grab bar EQ-03 & 04 labelled incorrectly, should be reversed. Drwg 16/313 Grab bar EQ-03 & 04 labelled incorrectly, should be reversed.
1.38	3/313, 10/313 and 15/313	CLARIFICATION: WD-02 at door frame to be C-02 & S-01. WD-02 to be WD-03
1.39	EQ-04 & EQ-03	INFORMATION: Mount 920mm AFF.
1.40	EQ-08	INFORMATION: Refer to spec for mounting heights. Mount opening of paper towel dispenser 1200 mm min from AFF
1.41	13/313	CLARIFICATION: Mirror labelled incorrectly. To be FX-17
1.42	14/313	CLARIFICATION: Sink labelled incorrectly. To be FX-02
1.43	Amenity 2/RM 009 ID307 & 1/311	CLARIFICATION: Add television outlet/cable/telephone & data as required as per United Electrical plan. Refer to attached Elevation
1.44	1/311	CLARIFICATION: References to WD-03 at door frames to be C-02 & S-01
1.45	1/311	CLARIFICATION: All CM-01 to be painted PT-22
1.46	4/312	CLARIFICATION: All CM-01 to be painted PT-22
1.47	4/321	CLARIFICATION: CM-01 to be painted PT-22. ST-02 to be ST-03. Delete references to WD-01. Stone is framed using C-01
1.48	7/321	CLARIFICATION: CM-01 to be painted PT-22. ST-02 to be ST-03.
1.49	8/321	CLARIFICATION: CM-01 to be painted PT-22
1.50	2/321	CLARIFICATION: Stone is framed using C-01 and WD-03
1.51	8/320, 11/320, 12/320	CLARIFICATION: WD-01 to be WD-03
1.52	7/313	CLARIFICATION: B-08 to be B-01a
1.53	8/313	CLARIFICATION: References to pocket door to be WD-03 & C-02/S01 for frame as per INON door schedule
1.54	2/323, 5/323	CLARIFICATION: Faucet to be FX-04
1.55	ID307	CLARIFICATION: Add GFI outlets in Washrooms to match United Electrical drawings
1.56	9/304	CLARIFICATION: CM-01 to be CM-02
1.57	ID304	CLARIFICATION: 5485 ceiling height note in centre raised ceiling portion, remove PT-02. To be mirror MR-01.
1.58	ID305	CLARIFICATION: At column ST-02 (not ST-07). At Elevation 5/314 ST-02 (not ST-07 as indicated on finishes plan,)
1.59	SC-01	CLARIFICATION: SC-01 is custom screen by millworker, 1/2" thick MDF glue to mirror, paint metallic gold. Provide sample to designer for approval.
1.60	1/310	CLARIFICATION: At Ceiling height 5485 PT-02 to be MR-01, CM-01 to be CM-02.
1.61	2/310	CLARIFICATION: WD-03 to be S-01 and WD-01 to be WD-03.
1.62	4/310	CLARIFICATION: WC-02 below light cove LC-01 to be WD-03 not WC-02. WC-02 above OK
1.63	3/321	CLARIFICATION: WD-01 to be WD-03. Casing to be C-03 not WD-03. Light cove to be LC-01/S-01 and not CM-01/PT-22.
1.64	5/321 & 6/321	C CLARIFICATION: M-01 to be LC-01. Casing to be C-03 not WD-01.

1.65	1/322	CLARIFICATION: C-01/WD-03 to be C-03/S-01
1.66	10/321	CLARIFICATION: MR-01 to be MR-02
1.67	3/310	CLARIFICATION: Concierge Desk surface at 760 mm AFF to be PL-01 (not ST-01). ST-01 only at 1055mm AFF.
1.68	Mail Rm	CLARIFICATION: Ensure that there is outgoing mail slot/compartments on Rm 022 side for outgoing mail in the within Canada Post Mail Boxes.
1.69	Door G26	Eliminated
1.70	ID 304	INFORMATION: Refer to attached partial plan for spacing clarification between linear diffuser and pot lights at fireplace. United to add R5 pot lights above concierge desk. United to issue SI.
1.71	Amenity and Lobby Fireplace	INFORMATION: A direct water line is being provided to both fireplaces as per mechanical drawings
1.72	Amenity Kitchen	INFORMATION: Fridge: no water line is being provided for ice maker
1.73	6/102 & 1/102	INFORMATION: CM-01 at Suite Entries to be MDF (S&I by Penegal). Profile as per Penegal.
1.74	Wall grilles/access panels	GENERAL: paint all wall grilles/access panels in Pearl finish to match adjacent wall colour
1.75	Ceiling grilles/access panels	GENERAL: paint all Ceiling grilles/access panels in Pearl finish to match adjacent ceiling colour (unless the grill is white already and the ceiling is white)
1.76	Architectural Door Sched; G04 & G5	CHANGE: There are no ADO's at G04 & G05 Amenity 1 Washrooms
1.77	Recessed washroom accessories/fixtures	INFORMATION: These are specified as recessed, but to be installed surface mounted
1.78	Architectural Door Sched; G18	CLARIFICATION: G18 is SC wood door with redi frame, stained wood casing. 2445 high
1.79	CACF room	CHANGE: Paint Concrete walls and ceiling white
1.80	FX-02	CLARIFICATION: American Standard Mezzo Sink 9960.070 Centre hole and hole for lotion to be used with EQ-14 in all washrooms
1.81	FX-06	INFORMATION: Cassidy Sink Eliminated
1.82	Guest Suite	CHANGE: Add cable television and outlet to accommodate cable and TV Refer to attached drawing
1.83	Fitness Rm	CHANGE: Fur out concrete wall to accommodate electrical components for wall hung televisions
1.84	G08 (now G29)	CLARIFICATION: There are two G08's one in CLO.1 Rm 017 and the other in CLO.2 Rm 018. SC wood doors with redi frames.
1.85	G19 & G16	CLARIFICATION: To be SC doors with redi frames (paint redi frames: Benjamin Moore Aura Auberge 2106-20) with wood casing stained S-01
1.86	G22, G13 & G06	CHANGE to both INT & ARCH sched; Doors G13 & G06 to be solid Wood with fire lite insert to reflect door type b1 (Arch Sched) with redi frame (paint P-29). Door G22 type to remain door type G (ID sched) with ¾ glazed GWG insert.

1.87	G04,G05,G08, G29, G21,G23 & G20	CLARIFICATION: All SC WD doors with redi frames
1.87	PT-29 New Paint	CLARIFICATION: Benjamin Moore Aura Auberge 2106-20
1.88	5/312	CLARIFICATION: Amenity 1 Bar & Console; add grommet to stone counter to allow coffee machine to plug in below. Electrical components moved (with wire chase in concrete) to below counter (millworker to accommodate outlets with cut out behind cabinet). Refer to attached Elevation.
1.89	Door Widths, Including suite entry	CLARIFICATION: Door widths are 965 as per architectural schedule (where ID drawings show 915). Suite Entry doors 965. Revised Door Schedule for clarification to follow.
1.90	B01,B02,B06, B12 &B19	CHANGE: Basement level; To have Card Reader, Door Contact and Electric Strike. Refer to attached Schedule
1.91	B23,B25,B22, B24	CHANGE: Vent Shaft doors to have Door Contact. Refer to attached Schedule
1.92	Locker Room Doors on Suite floors	INFORMATION: To have key access (lockset) only. Key both rooms to residents on that floor only
1.93	ADO with Citywide	CHANGE: Doors with ADO's; G06, G11, G13, G14, G21, G22, G23, B12 & B13. TOTAL 9 (NINE) DEVICES (G15 by Primeline, 10 with this device). Vince to confirm with Primeline if G14 is supplied by Primeline as well.
1.94	G25 & G24 Electric Strikes	CLARIFICATION: In Primelines scope of work, delete from Citywide
1.95	G01 & G28	INFORMATION: Auto door bottoms by Citywide. Primeline to confirm auto door bottoms are compatible with their door.
1.96	B26, B27 & B28	CHANGE: Eliminated from door schedule, Cages to be installed
1.97	B13	CHANGE: Is door type B1
1.98	G01 & G28	INFORMATION: Cylinders only by citywide due to keying
1.99	G17 Exterior Mail Rm door	INFORMATION: Door pull only by Citiwide
1.100	Ceiling Height Changes	CHANGE: Refer to attached ceiling heights package for changes to ceiling heights on the Ground floor and 7 th floor.
1.101	Fitness Room	CHANGE: Millwork cabinet to be located in gymnasium to house rogers boxes
1.102	Dog Wash	CHANGE: Refer to attached plans and elevations for changes to dog wash
1.103	Tile accent wall in washrooms & wall base	CHANGE: Rustic Gray is discontinued. Substitute to match floor tile, saskner pearl TL-02.
1.104	Tile in garbage chute ground floor only	CHANGE: Rustic Gray is discontinued. Substitute with New tile Assiena Bone 13x13 Selective Ceramics.
1.105	Dog Wash Basin	CHANGE: New mosaic tile TL-14: 2x2 charcoal, selective ceramics, for bottom of dog wash. Slab curb: Olympia, Aspen Quartz, col Cimento AQ-008 (or equal to, provide sample to designer for approval).