

ROYAL PINE HOMES – SITE INSTRUCTION

SITE INSTRUCTION NO.2.RP.INTERIORS			
PROJECT:	Hampton Place	LOCATION:	25 Baker Hill Blvd Stouffville, ON
DATE:	JULY 12, 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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TITLE: BASE BUILDING ROOM FINISH SCHEDULE

ITEM	DESCRIPTION
ROOM FINISH SCHEDULE	Room Finish Schedule for Base Building Rooms, 2 pages
HIGHLIGHTED PLANS P1 TO MPH	Highlighted plans to identify rooms, 11 pages.

End of Site Instruction

ROOM FINISH SCHEDULE - HAMPTON PLACE - BASE BUILDING AREAS														
LEVEL	ROOM NAME	# OF RM/FLR	FLOOR	BASE	TRANSITION	BLOCK WALLS	POURED CONC. WALLS	DRYWALL WALLS	CAULKING	CEILINGS	DOORS	PLYWOOD	PAINT PIPES/DUCTS	NOTES
P1	GARBAGE RM	1	EPOXY (SEE RP SAMPLE)	6"high EPOXY AT CONCRETE (if drywall occurs provide rubber base)	NONE	PAINT WHITE	PAINT WHITE	PAINT WHITE AS REQUIRED	AT BASE/DIFF SURFACES MEET/DOOR FRAMES/WALL PIPE PUNCTURES	PAINT WHITE	HM: PT-15 BM SILVER HALF DOLLAR 2121-40 PEARL FINISH	N/A	NO	
P1	BULK RM		EPOXY (SEE RP SAMPLE)	6"high EPOXY AT CONCRETE (if drywall occurs provide rubber base)	NONE	PAINT WHITE	PAINT WHITE	N/A	AT BASE/DIFF SURFACES MEET/DOOR FRAMES/WALL PIPE PUNCTURES	PAINT WHITE	HM: PT-15 BM SILVER HALF DOLLAR 2121-40 PEARL FINISH	N/A	NO	
P1	SEC. ELECTRICAL RM	1	EPOXY (SEE RP SAMPLE)	6"high EPOXY AT CONCRETE (if drywall occurs provide rubber base)	NONE	EXPOSED CONC.	EXPOSED CONC.	IF OCCURS PRIME ONLY	DOOR FRAMES	EXPOSED CONC.	HM: PT-15 BM SILVER HALF DOLLAR 2121-40 PEARL FINISH	PAINT WHITE AS REQUIRED	NO	
		2												
P1	CCU RM (ELECTRICAL)		EPOXY (SEE RP SAMPLE)	6"high EPOXY AT CONCRETE (if drywall occurs provide rubber base)	NONE	EXPOSED CONC.	EXPOSED CONC.	IF OCCURS PRIME ONLY	DOOR FRAMES	EXPOSED CONC.	HM: PT-15 BM SILVER HALF DOLLAR 2121-40 PEARL FINISH	PAINT WHITE AS REQUIRED	NO	
		1												
P1	EXHAUST SHAFTS		EXPOSED CONC.	NONE	NONE	EXPOSED CONC.	EXPOSED CONC.	N/A	DOOR FRAMES & WHERE FLOOR MEETS WALLS	N/A	HM: PT-15 BM SILVER HALF DOLLAR 2121-40 PEARL FINISH	N/A	N/A	
P1	MAIN ELECTRICAL RM	4	EPOXY (SEE RP SAMPLE)	6"high EPOXY AT CONCRETE (if drywall occurs provide rubber base)	NONE	EXPOSED CONC.	EXPOSED CONC.	IF OCCURS PRIME ONLY	DOOR FRAMES	EXPOSED CONC.	HM: PT-15 BM SILVER HALF DOLLAR 2121-40 PEARL FINISH	PAINT WHITE AS REQUIRED	NO	
		1												
P1	MECHANICAL RM		EPOXY (SEE RP SAMPLE)	6"high EPOXY AT CONCRETE (if drywall occurs provide rubber base)	NONE	EXPOSED CONC.	EXPOSED CONC.	PRIME ONLY	DOOR FRAMES	EXPOSED CONC.	HM: PT-15 BM SILVER HALF DOLLAR 2121-40 PEARL FINISH	PAINT WHITE AS REQUIRED	NO	
P1	VESTIBULES	1	PAINTED CONCRETE: PT-28 BM STONE HARBOUR 2111-50	CAULKING ONLY	ALUMINIUM TRANSITION- REFER TO ARCH DRWGS	PAINT WHITE	PAINT WHITE	PAINT WHITE	AT BASE/DIFF SURFACES MEET/DOOR FRAMES	PAINT WHITE	GREEN OR PT-15 SILVER HALF DOLLAR 2121-40 PEARL FINISH	N/A	YES WHITE	
		3												
P1	LOCKER RMS		EPOXY (SEE RP SAMPLE)	6"high EPOXY AT CONCRETE (if drywall occurs provide rubber base)	NONE	PAINT WHITE	PAINT WHITE	PAINT WHITE	DIFF SURFACES MEET/DOOR FRAMES	PAINT WHITE	HM: PT-15 BM SILVER HALF DOLLAR 2121-40 PEARL FINISH	N/A	YES	
		3												
ALL	STAIRS A & B	P1 TO ROOF	PAINT CONCRETE FLRS & STAIRS & UNDERSIDE OF STAIRS PT-28 BM STONE HARBOUR 2111-50	CAULKING ONLY	ALUMINIUM TRANSITION- REFER TO ARCH DRWGS	PAINT WHITE	PAINT WHITE	PAINT WHITE	AT BASE/DIFF SURFACES MEET/DOOR FRAMES/UNDERSIDE OF STAIRS AT WALL, TOP OF STAIR WHERE MEETS WALLS/WALL PIPE PUNCTURES	PAINT WHITE	GREEN OR PT-15 SILVER HALF DOLLAR 2121-40 PEARL FINISH	N/A	YES WHITE	PAINT METAL RAILINGS MTL-05 1537 RIVER GORGE GRAY FLAT FINISH
P1& GRND	STAIR D	P1 TO GRADE	PAINT CONCRETE FLRS & STAIRS & UNDERSIDE OF STAIRS PT-28 BM STONE HARBOUR 2111-50	CAULKING ONLY	ALUMINIUM TRANSITION- REFER TO ARCH DRWGS	PAINT WHITE	PAINT WHITE	PAINT WHITE	AT BASE/DIFF SURFACES MEET/DOOR FRAMES/UNDERSIDE OF STAIRS AT WALL, TOP OF STAIR WHERE MEETS WALLS/WALL PIPE PUNCTURES	PAINT WHITE	SILVER HALF DOLLAR 2121-40 PEARL FINISH		YES WHITE	PAINT METAL RAILINGS MTL-05 1537 RIVER GORGE GRAY FLAT FINISH
P1& GRND	STAIR C	P1 TO GRND	TL-01; ARGEOUS STONE GREY 13X13	TL-01; ARGEOUS STONE GREY 13X13	TILE TO TILE	PAINT PT-22 BM BALBOA MIST OC-27	PAINT PT-22 BM BALBOA MIST OC-27	PAINT PT-22 BM BALBOA MIST OC-27	DIFF SURFACES MEET/DOOR FRAMES/WALL PIPE PUNCTURES	PAINT CEILINGS & U/S CONCRETE STAIRS PT-22 BALBOA MIST OC-27	HM: PT-15 BM SILVER HALF DOLLAR 2121-40 PEARL FINISH & DR TO EXT. ALUM. ANOD. REFER TO ARCH. DRWGS	N/A	YES PAINT: PT-22 BM BALBOA MIST OC-27	PAINT METAL RAILINGS MTL-05 1537 RIVER GORGE GRAY FLAT FINISH
GRND	ELECTRICAL RMS	1	EPOXY (SEE RP SAMPLE)	6"high EPOXY AT CONCRETE	JOHNSONITE CARPET TO CONCRETE: EG-38-J (COLOUR PEWTER)	PAINT WHITE	PAINT WHITE	PAINT WHITE	DIFF SURFACES MEET/DOOR FRAMES/WALL PIPE PUNCTURES	PAINT WHITE	HM: PT-15 BM SILVER HALF DOLLAR 2121-40 PEARL FINISH	PAINT WHITE AS REQUIRED	NO	

				EXPOSED CONC.	CAULKING ONLY	JOHNSONITE CARPET TO CONCRETE: EG-38-J (COLOUR PEWTER) & 1 @ GRAND FLR TILE TO CONCRETE: SCHLUTER RENO-V	N/A	PRIMER ONLY	PRIME DRYWALL ONLY (PRIME PRIOR TO EQUIPMENT)	AT BASE & DOOR FRAMES	EXPOSED CONC.	HM: PT-15 BM SILVER HALF DOLLAR 2121-40 PEARL FINISH	PAINT WHITE AS REQUIRED	NO			
GRND TO 7TH	ELECTRICAL CLOSETS	3/FLR	EPOXY (SEE RP SAMPLE)	6"high EPOXY AT CONCRETE & RUBBER BASE AT DRYWALL	JOHNSONITE CARPET TO CONCRETE: EG-38-J (COLOUR PEWTER)	PT-28 BM STONE HARBOUR 2111-50	PT-28 BM STONE HARBOUR 2111-50	PT-28 BM STONE HARBOUR 2111-50	PT-28 BM STONE HARBOUR 2111-50	DIFF SURFACES MEET/DOOR FRAMES/WALL PIPE PUNCTURES	Exposed Concrete ceilings Paint WHITE	HM: PT-15 BM SILVER HALF DOLLAR 2121-40 PEARL FINISH	PAINT stone harbour 2111-50 AS REQUIRED	YES WHITE			
GRND TO 7TH	LOCKER RMS	2/FLR				PAINT WHITE	PAINT WHITE	PAINT WHITE	DIFF SURFACES MEET/DOOR FRAMES/WALL PIPE PUNCTURES	PAINT WHITE	DR TO EXTERIOR ALUM. ANOD. REFER TO ARCH DRWGS	N/A	YES WHITE				
GROUND	EGRESS HALLS	2	PAINTED CONCRETE; PT-28 BM STONE HARBOUR 2111-50	CAULKING ONLY	EXTERIOR ALUMINUM TRANSITION: REFER TO ARCH DRWGS	PAINT WHITE	PAINT WHITE	PAINT WHITE	DIFF SURFACES MEET/DOOR FRAMES/WALL PIPE PUNCTURES	PAINT WHITE	DR TO EXTERIOR ALUM. ANOD. REFER TO ARCH DRWGS	N/A	YES WHITE				
GRND TO 7TH	GARBAGE CHUTES	1/FLR		VARIES: REFER TO INTERIOR DESIGN DRAWINGS										N/A			
GRND TO 7TH	FHC'S	5/FLR	PAINT INTERIOR OF CABINET WHITE, FINISHED FLANGE WHERE PIPE ENTERS INTERIOR OF CABINET, PAINT EXTERIOR TO MATCH ADJACENT WALL, FILM APPLICATION														
GRND TO 7TH	STEPS TO BALCONIES	REFER TO PLANS	RISER MDF PAINT TO MATCH TRIM, TREAD SOLID OAK OR MAPLE STAIN TO MATCH HARDWOOD/LAMINATE SELECTION													N/A	
GRND TO ROOF	FA SHAFT	2/FLR	EXPOSED CONC.	CAULKING ONLY	ALUMINUM TRANSITION: REFER TO ARCH DRWGS	EXPOSED CONC.	EXPOSED CONC.	N/A	DOOR FRAMES & WHERE FLOOR MEETS WALLS	N/A	HM: PT-15 BM SILVER HALF DOLLAR 2121-40 PEARL FINISH	N/A	N/A		SEAL EXPOSED CONCRETE PADS WHERE APPLICABLE		
MPH			EPOXY (SEE RP SAMPLE)	6"high EPOXY AT CONCRETE WALLS AND CONCRETE PADS & RUBBER BASE AT DRYWALL	ALUMINUM TRANSITION: REFER TO ARCH DRWGS	PAINT WHITE	PAINT WHITE	PAINT WHITE	DIFF SURFACES MEET/DOOR FRAMES/at CONCRETE PADS/WALL PIPE PUNCTURES	PAINT WHITE	HM: PT-15 BM SILVER HALF DOLLAR 2121-40 PEARL FINISH	PAINT WHITE AS REQUIRED	NO		SEAL EXPOSED CONCRETE PADS WHERE APPLICABLE		
MPH	BOILER RM	1															
			EPOXY (SEE RP SAMPLE)	6"high EPOXY AT CONCRETE WALLS AND CONCRETE PADS & RUBBER BASE AT DRYWALL	ALUMINUM TRANSITION: REFER TO ARCH DRWGS	PAINT WHITE	PAINT WHITE	PAINT WHITE	DIFF SURFACES MEET/DOOR FRAMES/at CONCRETE PADS/WALL PIPE PUNCTURES	PAINT WHITE	HM: PT-15 BM SILVER HALF DOLLAR 2121-40 PEARL FINISH	PAINT WHITE AS REQUIRED	NO		SEAL EXPOSED CONCRETE PADS WHERE APPLICABLE		
MPH	ELEVATOR MACHINE RM	1															
			EPOXY (SEE RP SAMPLE)	6"high EPOXY AT CONCRETE WALLS AND CONCRETE PADS & RUBBER BASE AT DRYWALL	ALUMINUM TRANSITION: REFER TO ARCH DRWGS	PAINT WHITE	PAINT WHITE	PAINT WHITE	DIFF SURFACES MEET/DOOR FRAMES/at CONCRETE PADS/WALL PIPE PUNCTURES	PAINT WHITE	HM: PT-15 BM SILVER HALF DOLLAR 2121-40 PEARL FINISH	PAINT WHITE AS REQUIRED	NO		SEAL EXPOSED CONCRETE PADS WHERE APPLICABLE		
MPH	GENERATOR RM	1															
			EPOXY (SEE RP SAMPLE)	6"high EPOXY AT CONCRETE WALLS AND CONCRETE PADS & RUBBER BASE AT DRYWALL	ALUMINUM TRANSITION: REFER TO ARCH DRWGS	PAINT WHITE	PAINT WHITE	PAINT WHITE	DIFF SURFACES MEET/DOOR FRAMES/at CONCRETE PADS/WALL PIPE PUNCTURES	PAINT WHITE	HM: PT-15 BM SILVER HALF DOLLAR 2121-40 PEARL FINISH	PAINT WHITE AS REQUIRED	NO		SEAL EXPOSED CONCRETE PADS WHERE APPLICABLE		
MPH	ELECTRICAL RM	1															

Refer to Interior Design Drawings provided by INON

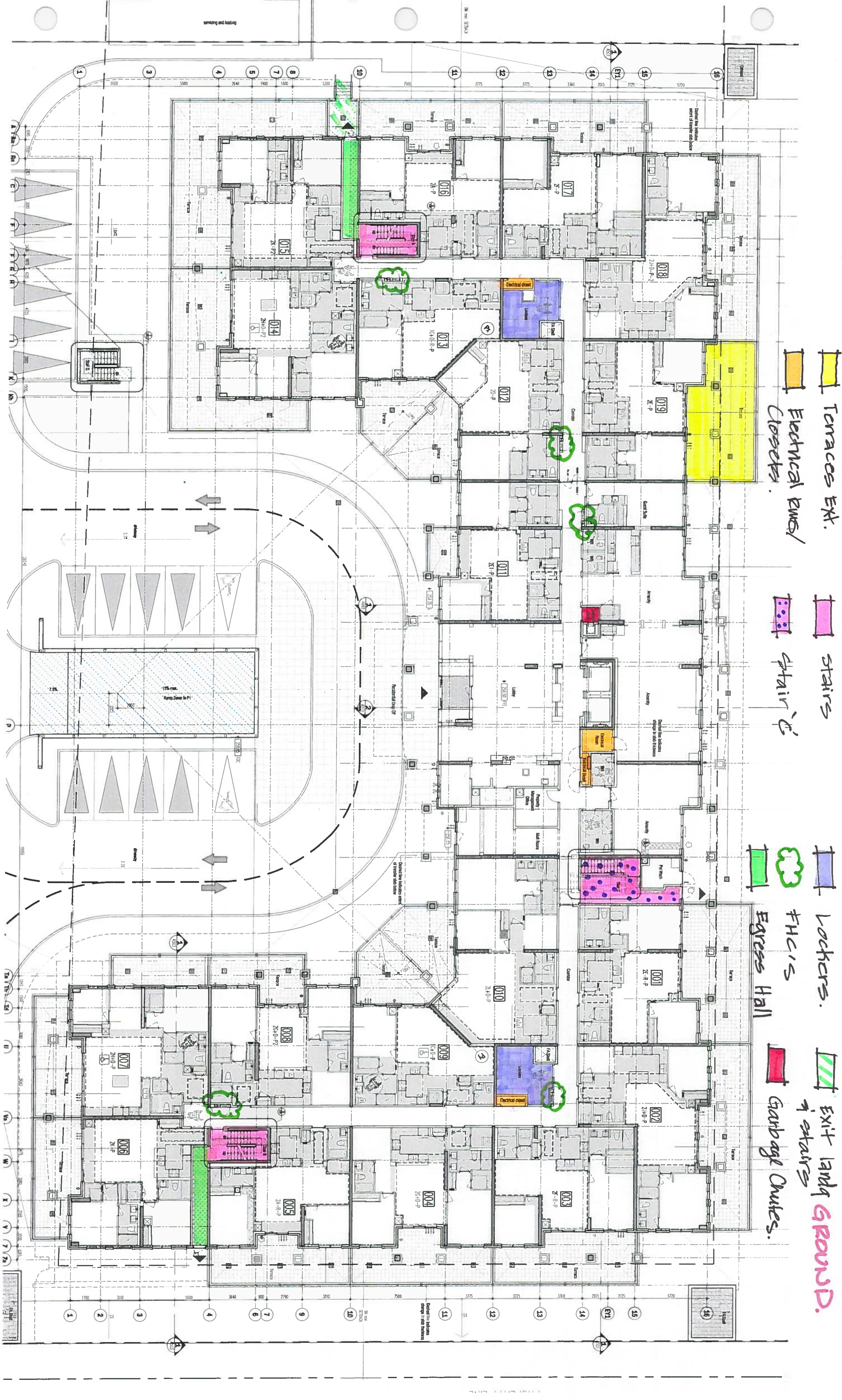
Note: Refer to architectural and interior design specifications
EPOXY COLOUR: See Royal Pine Sample (match gray sample, BASF Urethane, Balcony Texture)
RUBBER BASE AT EPOXY FLOORS: Johnsonite Traditional wall base, 38 Pewter CG
COLOUR FOR EXTERIOR DOORS: AS PER ARCH DRWGS, SHOP FINISH
REFER TO PARKING GARAGE SCOPE OF WORK FOR GREEN DOOR LOCATIONS
RUBBER TRANSITIONS: Johnsonite Traditional wall base, 38 Pewter CG

- | | | |
|---|--|---|
|  Garbage / Recycle |  CCU RM. |  Elevator lobby / stair C' |
|  Electrical Rms. |  Vestibules |  FHC's |
|  Mechanical Rm |  stairs |  Exterior Block Walls |
|  Bulk. |  Locker Rms |  Interior Block Walls |
| | |  Exhaust Shaft |
| | |  Columns. |





BAKER HILL LOCKER C	
LEVEL	
7th	
6th	
5th	
4th	
3rd	
2nd	
Grd	
P1	
TOTAL	
REQUIRED	
1 locker per	
T=tandem c	
BAKER HILL	
G	
P1	
TOTAL	



Terraces Ext.

Electrical Rm/
Closets.

Stairs

Stair's

Lockers.

FHC's

Egress Hall

Exit landg
Stairs
GROUND.

Garbage Chutes.

Balconies

Electrical

steps ?

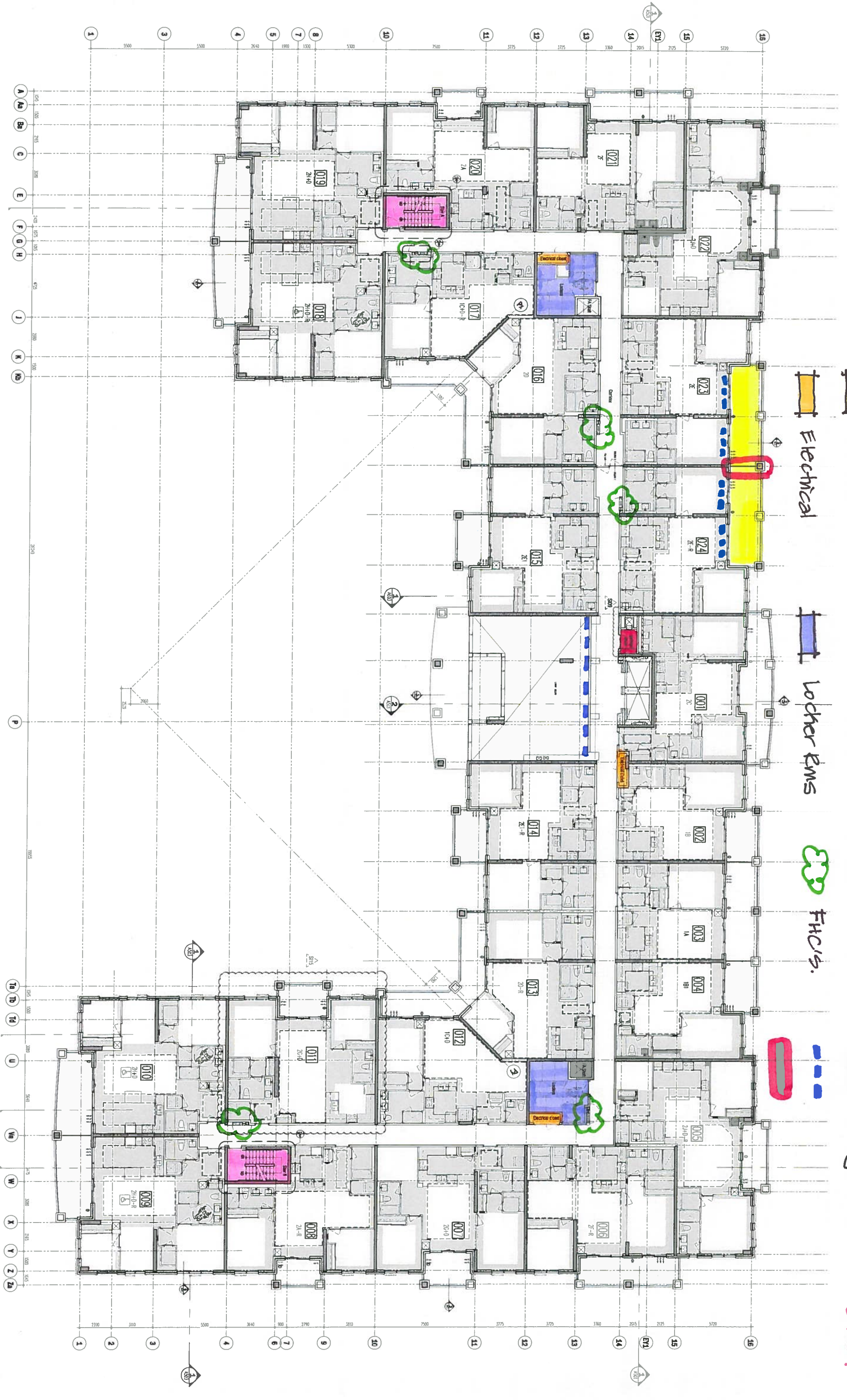
Locker Rms

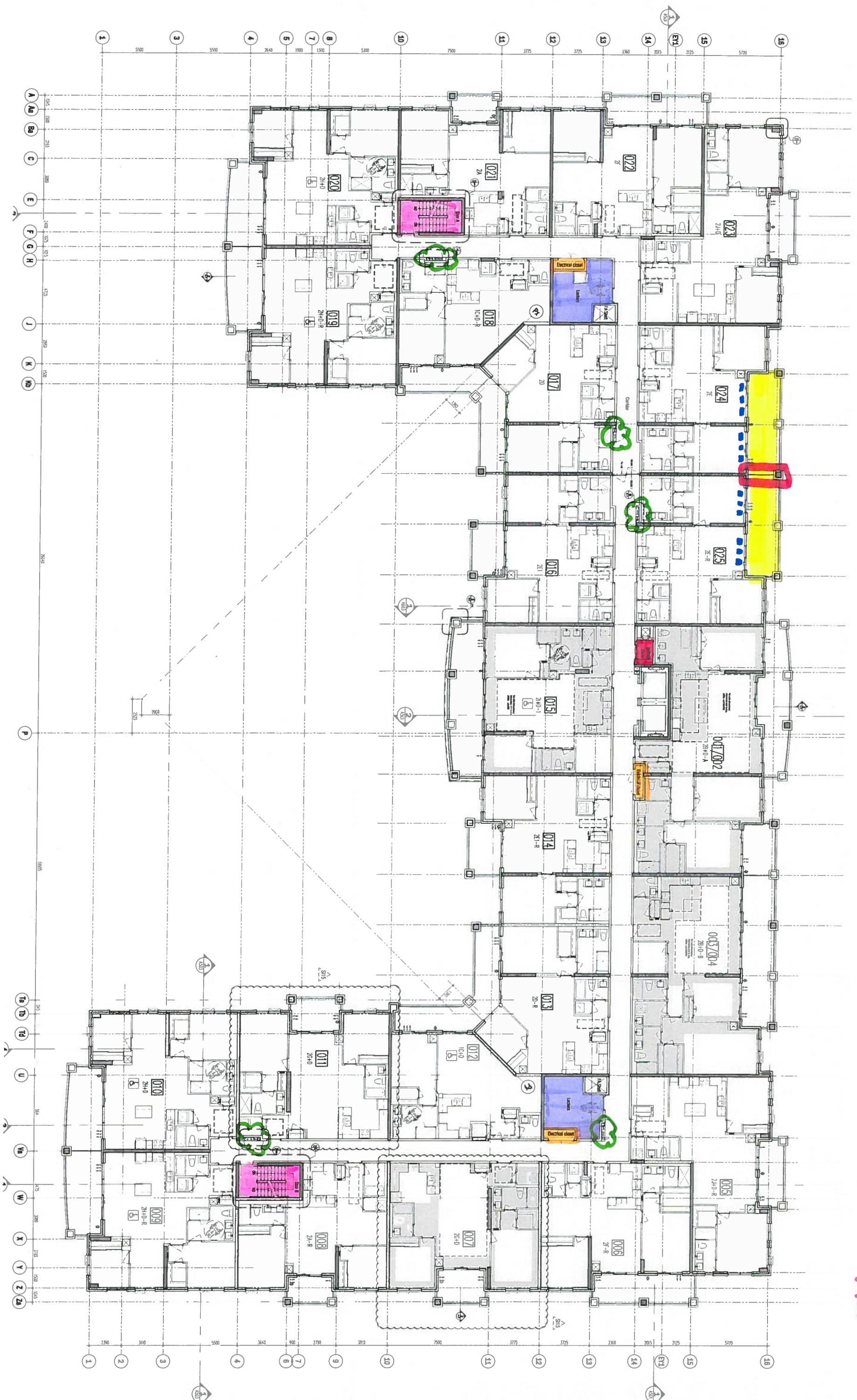
stairs.

FHC's.

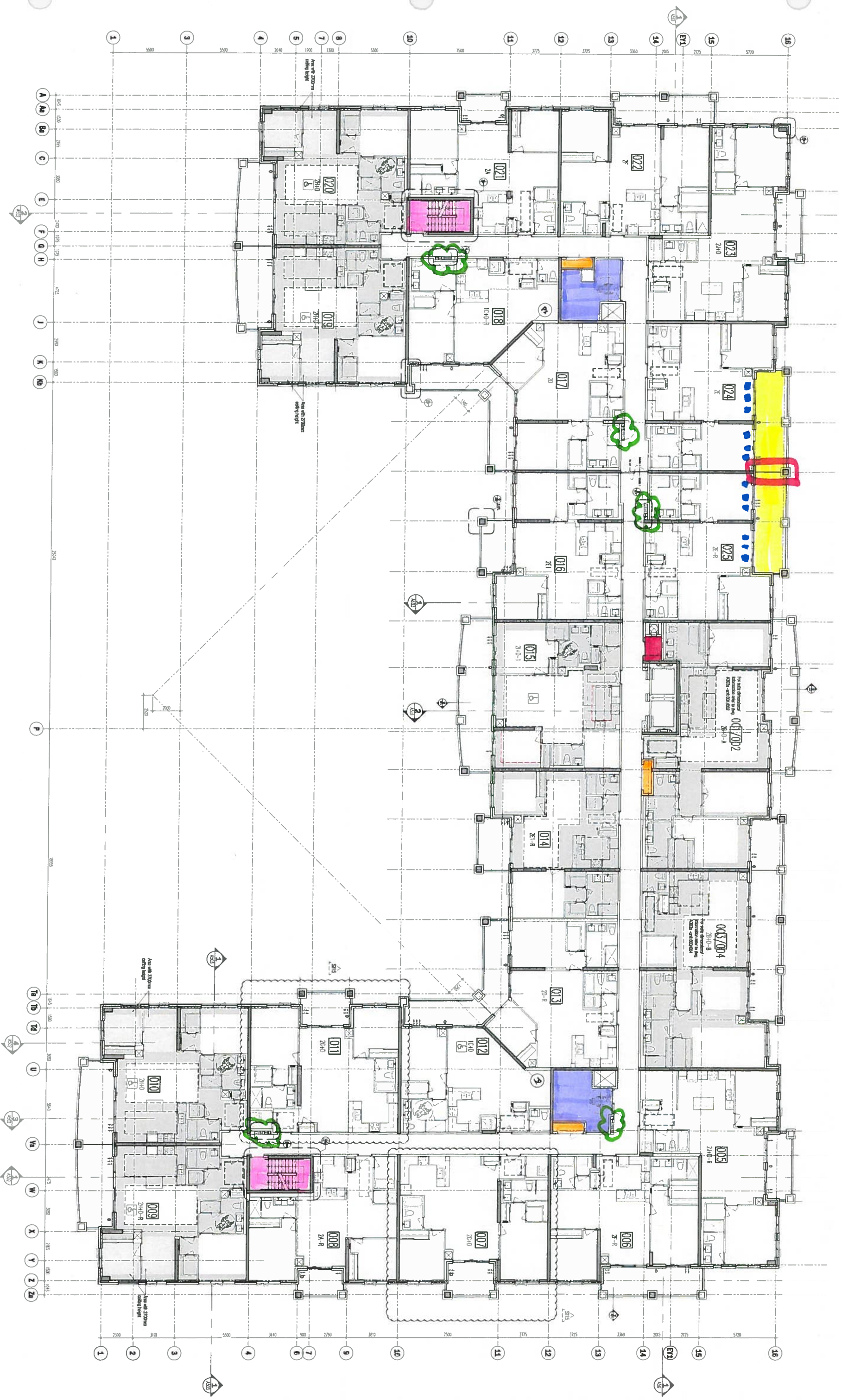
Garbage Chutes

2ND.

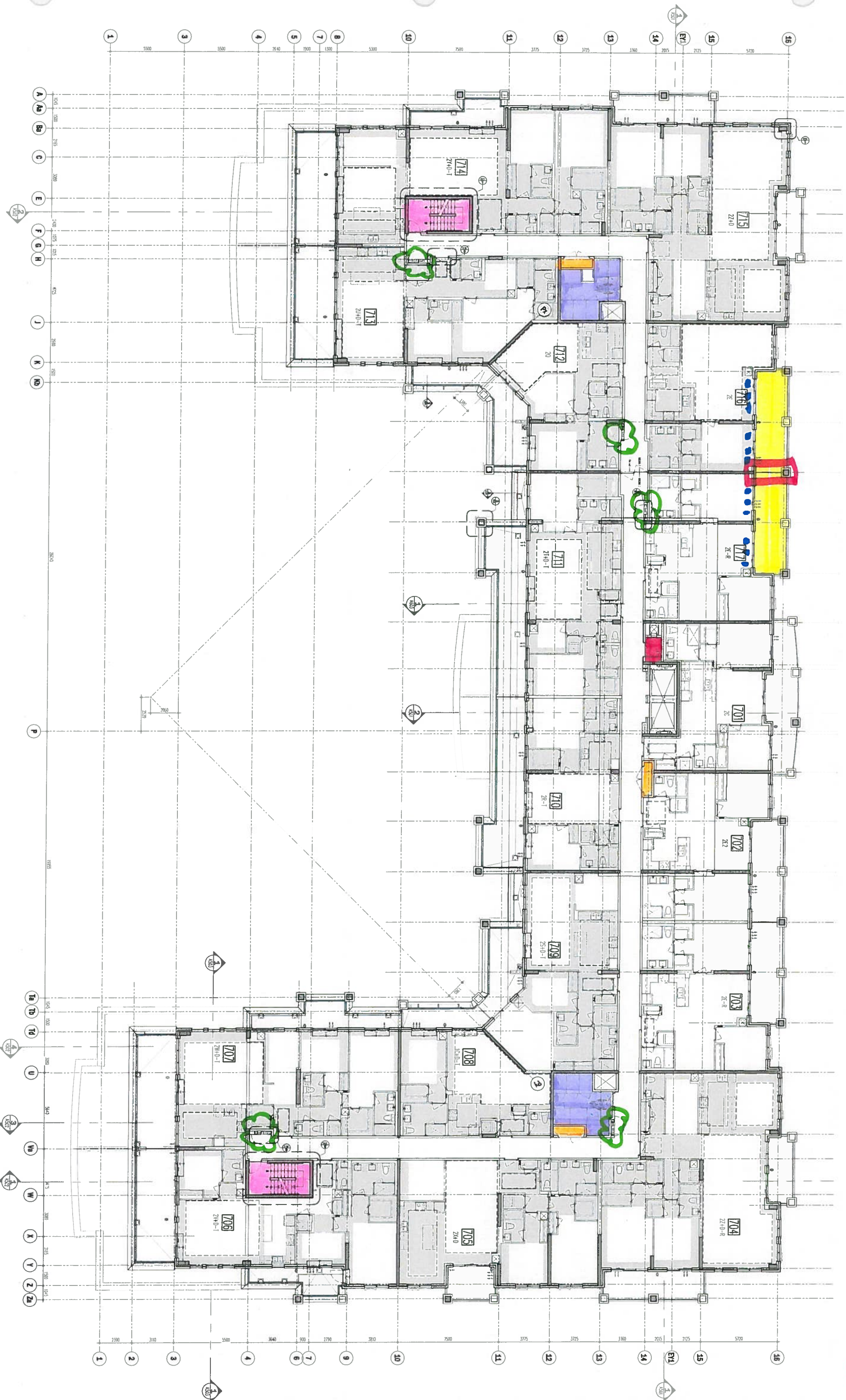




474-



574



774

Boiler Rm.

Elevator Machine Rm.

MPH

Electrical Rm.

Generator Rm.



