



PURCHASER: Yama FEDAI

CONSTRUCTION SUMMARY  
Saddle Ridge (G) - Lecco Ridge Developments Inc.

TEL: RES.: 416-738-0691

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
254 / 1	20M-1184	Juniper 11 Elev 2		

CABINETRY

1 - KITCHEN - DELETE CABINETS ABOVE STOVE - VENDOR WILL SUPPLY 6 INCH VENT AS PER STANDARD CONSTRUCTION SPECIFICATIONS AND VENT MAY NOT BE IN THE APPROPRIATE LOCATION FOR INSTALLATION OF PURCHASER SUPPLIED VENT 26Apr18 Note: TEMPORARY HOOD FAN TO BE INSTALLED FOR OCCUPANCY PURPOSES ONLY - PURCHASER TO SUPPLY OWN CHIMNEY FAN AFTER CLOSING	
1 - VANITIES - MONACO CABINETRY STAIN WITH UPGRADE STAIN - PRICE IS FOR ONE OR ALL BATHS - DETACHED 26Apr18 Note:	

CABINETRY ACCESSORIES

1 - FOR CONFIRMATION PURPOSES - STOVE OPENING TO BE 30" & HOOD FAN OPENING TO BE 36" 30Apr18 Note:	
1 - KITCHEN CABINETRY BASE - BANK OF DRAWERS - STANDARD 26Apr18 Note:	
1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - STANDARD 26Apr18 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 26Apr18 Note:	
1 - KITCHEN CABINETRY BASE - PIE CUT CORNER CABINET - BASE CABINETRY - STANDARD 26Apr18 Note:	
2 - KITCHEN CABINETRY UPPER - ANGLED CORNER CABINET - FITS TALL UPPER CABINETS - PER UNIT - STANDARD 26Apr18 Note:	

CERAMIC TILE

1 - ***DELETE - MASTER ENSUITE BATHROOM - FLOOR ONLY - LAY TILES ON A 45 DEGREE ANGLE*** 25Sep18 Note: NO CREDIT GIVEN	
1 - PRICE IS FOR LABOUR ONLY - INSTALL TILE AT A 45 DEGREE ANGLE <del>IN A STAGGERED PATTERN</del> - ENSUITE BATHROOM - FLOOR 26Apr18 Note: Deleted	
1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 26Apr18 Note:	
1 - TILE - UPGRADE 2 WALL TILE - - ENSUITE WALL TILE - SHOWER 26Apr18 Note:	
1 - TILE - UPGRADE 2 FLOOR TILE - - ENSUITE BATHROOM - FLOOR 26Apr18 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - SIDE ENTRANCE 26Apr18 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - POWDER ROOM 26Apr18 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - FOYER 26Apr18 Note:	

CONSTRUCTION

1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY 25Sep18 Note:	
1 - ADD EXTRA STEP TO TOP OF STAIRS TO ACCOMMODATE 10 FOOT MAIN FLOOR CEILING. EXTEND LAUNDRY ROOM, RAILING AND REDUCE BEDROOM 4 CLOSET TO ACCOMODATE STAIRS 05Jan17 Note: FOR CONFIRMATION ONLY - REQUIREMENT DUE TO 10 FOOT CEILING ON MAIN FLOOR	



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## DOORS AND TRIM

ELECTRICAL

## FIREPLACE AND ACCESSORIES

## HARDWOOD FLOORING

## MIRRORS AND GLASS

Page 2 of 3



CONSTRUCTION SUMMARY  
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PURCHASER: Yama FEDAI TEL: RES.: 416-738-0691

LOT / PHASE 254 / 1	REG. PLAN # 20M-1184	HOUSE TYPE Juniper 11 Elev 2		
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MISCELLANEOUS

1 - NO FURTHER CHANGES WILL BE PERMITTED 26Apr18 Note:	
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PLUMBING

2 - TOE TESTER - ADD TOE TESTER TO SHOWER 04Dec17 Note:	
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PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 26Apr18 Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$\$\$\$\$\$ BALANCE FORWARD TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$\$\$\$\$\$ AS PER SCHEDULE PE DATED MMMDDYYYY. 04Dec17 Note: promo balance \$5940 less \$3245.00 -new promo balance (\$2695.00)	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$560.00 UPDATED BALANCE (\$5,940.00) FORWARD TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$10,000.00 AS PER SCHEDULE PE. 05Jan17 Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$3,000.00 UPDATED BALANCE (\$6,500.00) FORWARD TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$10,000.00 AS PER SCHEDULE PE. 23Dec16 Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$500.00 BALANCE (\$9,500.00) FORWARD TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$10,000.00 AS PER SCHEDULE PE. 19Dec16 Note:	

STAIRS AND RAILINGS

1 - STAINED HANDRAIL, TREADS, RISERS AND STRINGER EXCLUDING PICKETS (FOR IRON PICKETS) - STANDARD STAIRCASE - PRICE IS PER SET 26Apr18 Note:	
1 - V GROOVE HANDRAIL 26Apr18 Note: STAIRCASE - LARGER POST AND HANDRAIL	
1 - EUROLINE I 26Apr18 Note: STAIRCASE - IRON PICKETS - BLACK	

EXTRAS AS PER OFFER

10 foot ceiling height on main level. Upgrade Note:	
The Vendor agrees that notwithstanding any other term or provision in this Agreement included in the Purchase Price and in addition to those items detailed in Schedule GP to the Agreement of Purchase and Sale, the Purchaser is entitled to a credit of Ten Worksheet Note:	
The Purchaser acknowledges that the Purchase Price is inclusive of all credits and promotional packages available at the time of purchase. Worksheet Note:	

Purchaser:

Yama FEDAI

Telephone Res. / Bus:

(416) 738-0691 /

Decor Advisor:

Candace Forza

Lock Date:

26-Apr-18

Layout Changes:

☒ Yes ☐ No

Sketch Attached:

☒ Yes ☐ No

Exterior Colour Scheme:

Property: 254

Project: Lecco Ridge Developments Inc.

Model and Elevation: Juniper 11 Elev 2

Plan #: 20M-1184

26-Apr-18

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	MONACO W350XZ4	1001
Laundry Room	ELISSE	Standard
Powder Room	MONACO W823XZ4	1001
Master Ensuite Bathroom	MONACO W823XZ4	1001
Ensuite Bath - Bedroom 2/3	MONACO W823XZ4	1001
Ensuite Bath - Bedroom 4	MONACO W823XZ4	1001
	N/A	N/A
	N/A	N/A
	N/A	N/A

Appliances:

Built In Appliances

Yes ☒ No ☐

Slide In Stove

Yes ☒ No ☐

Dishwasher Cabinet

Closed ☒ Open ☐

41" Upper Cabinets ☒ Yes ☐ No

Please NOTE: Standard Cabinet Height is 30"

Stove Opening - 30"

NOTE: If not specified, opening will be set to builder's standard opening of approximately 30" width

Fridge Opening

NOTE: If not specified, opening will be set to builder's standard opening of approximately 37" width x 74" height

\*\* Refer to Construction Summary

2. Counters

	Counter	Edge
Kitchen / Breakfast	LAMINATE-CARRARA BIANCO 6696-46	
Laundry Room	N/A	
Powder Room	LAMINATE-CARRARA BIANCO 6696-46	
Master Ensuite Bathroom	LAMINATE-CARRARA BIANCO 6696-46	
Ensuite Bath - Bedroom 2/3	LAMINATE-CARRARA BIANCO 6696-46	
Ensuite Bath - Bedroom 4	LAMINATE-CARRARA BIANCO 6696-46	
	N/A	
	N/A	
	N/A	

\*\* Refer to Construction Summary



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Lock Date:

26-Apr-18

Property: 254

Project: Lecco Ridge Developments Inc.

Model and Elevation: Juniper 11 Elev 2

Plan #: 20M-1184

3. Ceramic Flooring

At a 45 Threshold-If App.

Entrance Vestibule	TILE-FM45GL001S GLOSSY WHITE-18X18	<input type="checkbox"/>	METAL STRIP
Main Hall	STRIP	<input type="checkbox"/>	
Kitchen / Breakfast	STRIP	<input type="checkbox"/>	
Laundry Room	TILE-ESSENZE GRIGIO-13X13	<input type="checkbox"/>	METAL STRIP
Powder Room	TILE-FM45GL001S GLOSSY WHITE-18X18	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-VESUBIO GRECO IVORY-20X20-Laid Straight	<input checked="" type="checkbox"/>	METAL STRIP
Ensuite Bath - Bedroom 2	TILE-ESSENZE GRIGIO-13X13	<input type="checkbox"/>	METAL STRIP
Ensuite Bath - Bedroom 3/4	TILE-ESSENZE GRIGIO-13X13	<input type="checkbox"/>	METAL STRIP
GARAGE ENTRY	TILE-FM45GL001S GLOSSY WHITE-18X18	<input type="checkbox"/>	
	N/A	<input type="checkbox"/>	
	N/A	<input type="checkbox"/>	

\*\* Refer to Construction Summary

4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall	N/A	
Tub Deck	N/A	
Tub Deck Skirt	N/A	
Shower Stall	TILE-VESUBIO GRECO IVORY-10X20	
Bathtub Enclosure Walls	N/A	
	N/A	
	N/A	
Ensuite Bath - Bedroom 2/3	TILE-LUC. CONCEPT NEVE-8X16	
Ensuite Bath - Bedroom 4	TILE-LUC. CONCEPT NEVE-8X16	
	N/A	
Kitchen Backsplash	N/A	

\*\* Refer to Construction Summary - STANDARD GROUT THROUGHOUT UNLESS SPECIFIED

5. Plumbing Fixtures

All Bathrooms

White

N/A

N/A

N/A

N/A

N/A

Whirlpool

N/A

☐ Yes

☒ No

Dishwasher Rough-In

☒ Yes

☐ No

Waterline for Fridge

☐ Yes


☒ No


\*\* Refer to Construction Summary

6. Trim Carpentry

Interior Doors	CLASSIQUE
Interior Trim	3" BB CASING WITH 5 1/4" BASEBOARD - COLONIAL
Door Handles	WEISER WINSTON LEVERS IN LIEU OF STANDARD KNOB
Exterior Front Door Handle	As Per Construction Specifications

\*\* Refer to Construction Summary

Signature: 

Date: 



7. Other Flooring		
Main Hall	STRIP-VINTAGE-PIONEERED-SOLID-WIRE BRUSH-SELECT UV-URETHANE OIL-WHITE ASH-COBBLESTONE-4 1	
Living Room	STRIP-VINTAGE-PIONEERED-SOLID-WIRE BRUSH-SELECT UV-URETHANE OIL-WHITE ASH-COBBLESTONE-4 1	
Dining Room	STRIP-VINTAGE-PIONEERED-SOLID-WIRE BRUSH-SELECT UV-URETHANE OIL-WHITE ASH-COBBLESTONE-4 1	
Family Room	STRIP-VINTAGE-PIONEERED-SOLID-WIRE BRUSH-SELECT UV-URETHANE OIL-WHITE ASH-COBBLESTONE-4 1	
Den / Library / Study	N/A	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	STRIP-VINTAGE-PIONEERED-SOLID-WIRE BRUSH-SELECT UV-URETHANE OIL-WHITE ASH-COBBLESTONE-4 1	
Upper Landing	STRIP-VINTAGE-PIONEERED-SOLID-WIRE BRUSH-SELECT UV-URETHANE OIL-WHITE ASH-COBBLESTONE-4 1	
Upper Hall	LAMINATE-MANHATTAN-EARL GREY OAK-TL-15012	
Master Bedroom	LAMINATE-MANHATTAN-EARL GREY OAK-TL-15012	
Bedroom #2	LAMINATE-MANHATTAN-EARL GREY OAK-TL-15012	
Bedroom #3	LAMINATE-MANHATTAN-EARL GREY OAK-TL-15012	
Bedroom #4	LAMINATE-MANHATTAN-EARL GREY OAK-TL-15012	
Bedroom #5	N/A	
KITCHEN	STRIP-VINTAGE-PIONEERED-SOLID-WIRE BRUSH-SELECT UV-URETHANE OIL-WHITE ASH-COBBLESTONE-4 1	
	N/A	
	N/A	
Underpad	Type	Area
	N/A	N/A

\*\* Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	Colour	VINTAGE COBBLESTONE
Picket Type	EUROLINE 1	Colour	BLACK
Stringer / Riser	As Per Construction Specifications	Colour	VINTAGE COBBLESTONE
Treads	As Per Construction Specifications	Colour	VINTAGE COBBLESTONE
Red Oak Stairs with Semi Gloss Finish		<input checked="" type="radio"/> Yes <input type="radio"/> No	



\*\* Refer to Construction Summary

9. Wall Paint Flat Finish

Main & Upper Hall	22 WARM GREY	Master Bedroom	22 WARM GREY
Living Room	22 WARM GREY	Bedroom #2	22 WARM GREY
Dining Room	22 WARM GREY	Bedroom #3	22 WARM GREY
Kitchen / Breakfast	22 WARM GREY	Bedroom #4	22 WARM GREY
Family Room	22 WARM GREY	Bedroom #5	N/A
Powder Room	22 WARM GREY	Master Ensuite	22 WARM GREY
Laundry Room	22 WARM GREY	Ensuite Bath - Bedroom 2/3	22 WARM GREY
Den/Library	N/A	Ensuite Bath - Bedroom 4	22 WARM GREY
Trim Paint-Semi Gloss	BIRCH WHITE	GARAGE ENTRY	22 WARM GREY
	N/A		N/A
	N/A		N/A

Smooth Ceilings First Floor ☒ Yes ☐ No

\*\* Refer to Construction Summary

signature:   
Date: 

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Lock Date: 26-Apr-18

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Plan #: 20M-1184

10. Plaster Mouldings and Medallions

Entrance Vestibule	N/A	N/A	Kitchen/Breakfast	N/A	N/A
Main Hall	N/A	N/A	Den/Library	N/A	N/A
Living Room	N/A	N/A	Lower Landing	N/A	N/A
Dining Room	N/A	N/A		N/A	N/A
Family Room	N/A	N/A			

\*\* Refer to Construction Summary

11. Fireplace

Living Room			Family Room			Other Room - Specify		
Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A
		<input checked="" type="radio"/>			<input checked="" type="radio"/>			<input checked="" type="radio"/>
Fireplace Type	N/A		FLAT ON WALL			N/A		
Mantle Type	N/A		NO			N/A		
Colour / Stain	N/A		N/A			N/A		
Surround	N/A		BIANCO			N/A		
Hearth	N/A		NO			N/A		

\*\* Refer to Construction Summary

12. Heating and Air Conditioning

Air Conditioning	NO	Gas Provisions Stove	NO
Gas Provisions Dryer	NO	Gas Provisions Barbecue	NO
Comment			

\*\* Refer to Construction Summary

13. Electrical

Plugs and Switches	<input checked="" type="radio"/> White	DECOR	Above Kitchen Cabinet Light	Yes <input checked="" type="radio"/> No
Hood Fan	STANDARD WHITE		Below Kitchen Cabinet Light	Yes <input checked="" type="radio"/> No
Appliances	Built in Cooktop	Built in Oven	Gas Stove	Microwave
	Yes <input checked="" type="radio"/> No	Yes <input checked="" type="radio"/> No	Yes <input checked="" type="radio"/> No	Yes <input checked="" type="radio"/> No
Dishwasher Rough-in	Yes			

\*\* Refer to Construction Summary

14. General Comments

\*\* Refer to Construction Summary

Disclaimers and Notes

- 1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.
- 2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.
- 3) The Purchaser agrees that this colour selection is final and that no changes will be permitted, unless required by the Vendor.
- 4) The Purchaser acknowledges reading and accepting document which contains other miscellaneous disclaimers.

Signature: 

Date: April 26/18

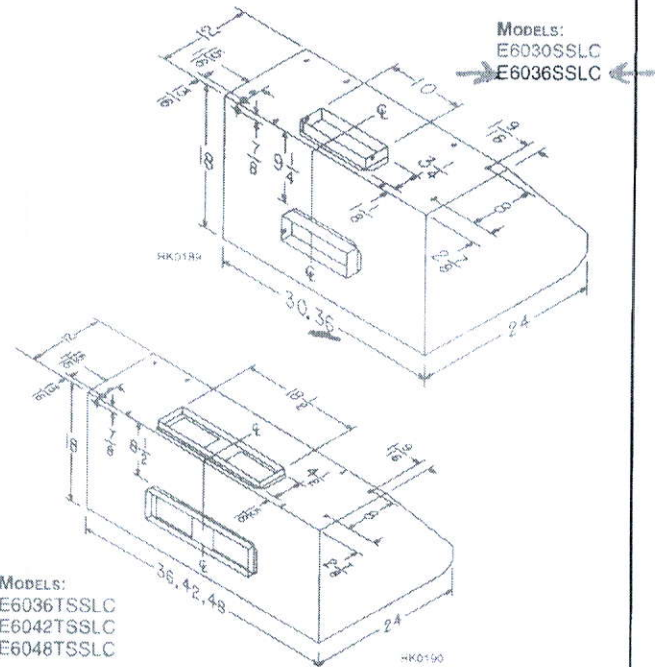


SPECIFICATIONS

MODEL	E60	E60T
BLOWER	SINGLE	DUAL
VOLTS	120 VAC	120 VAC
Hz	60	60
AMPS	5.5	9.0
CFM (HIGH SPEED)	600*	1200
CFM (LOW SPEED)	150	350
SONES (HIGH SPEED)	13.5	14.5
SONES (LOW SPEED)	1.5	2.0
BLOWER	INTERNAL	INTERNAL
DUCTING SIZE	3 1/4" x 10"	4 1/2" x 18 1/2"
2 LED MODULES	120 V, 5.5 W	120 V, 5.5 W
WARRANTY	1 YEAR	1 YEAR

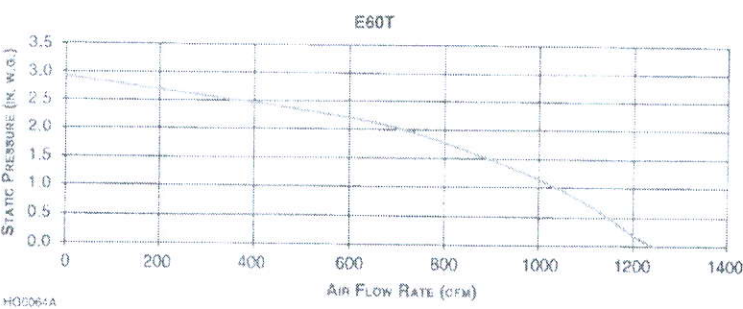
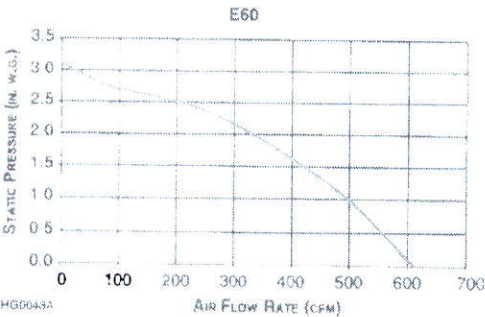
\* OPTIONAL ARP310 AIR FLOW REDUCER  
(LIMITS THE AIRFLOW OF THE HOOD UNDER 300 CFM).

DIMENSIONS



NOTE: DIMENSIONS SHOWN ARE IN INCHES.

AIR FLOW PERFORMANCE



HVI-2100 CERTIFIED RATINGS comply with new testing technologies and procedures prescribed by the Home Ventilating Institute for off-the-shelf products, as they are available to consumers. Product performance is rated at 0.1 in. (2.54 mm) static pressure, based on tests conducted in a state-of-the-art test laboratory. Sones are a measure of humanly-perceived loudness, based on laboratory measurements.



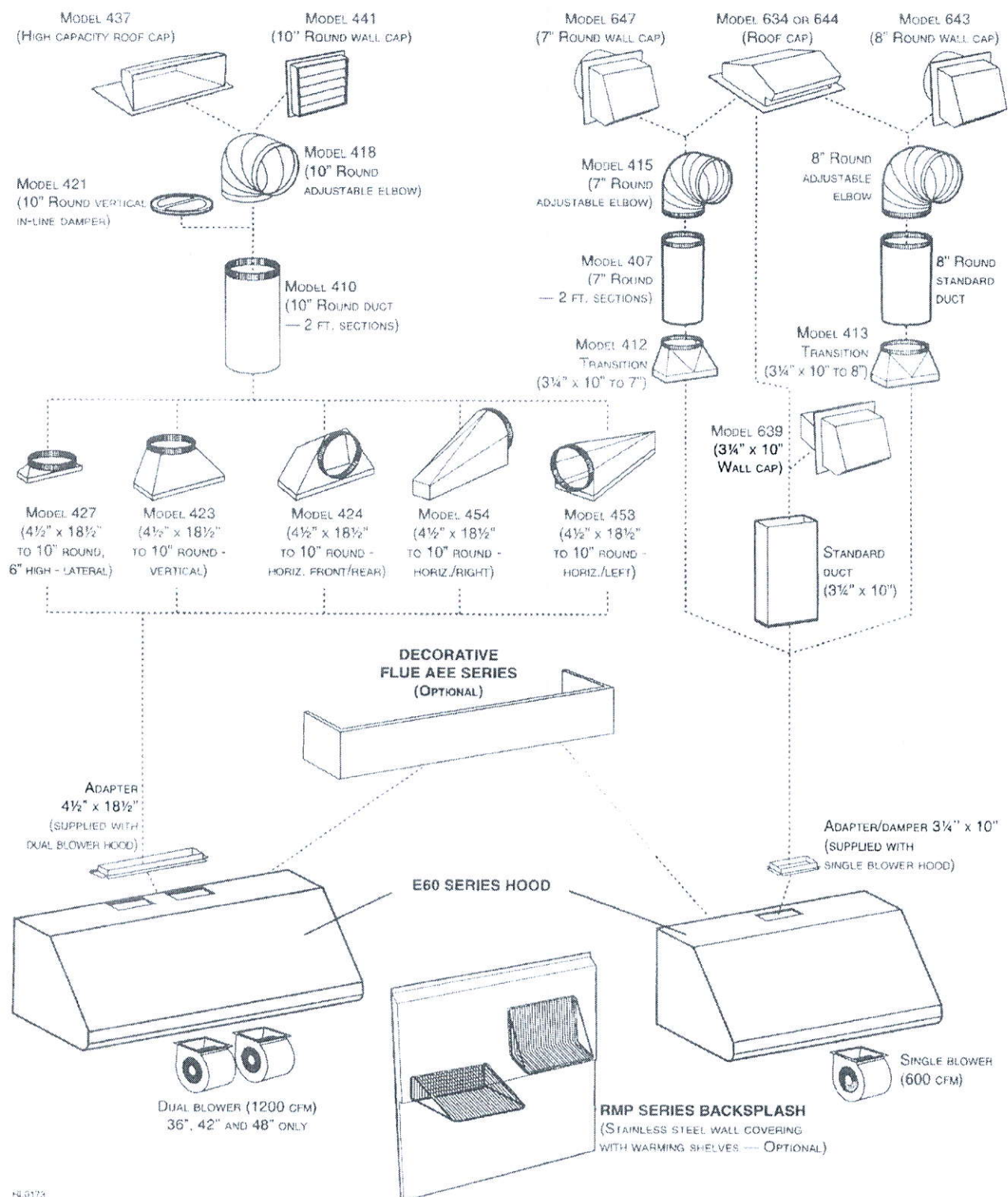
BROAN-NU-TONE CANADA ULC, MISSISSAUGA, ONTARIO WWW.BROAN.CA 1-888-882-7626

PROJECT	REMARKS
LOCATION	
MODEL NO.	
QTY.	
SUBMITTED BY	
DATE	

PRODUCT SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE.

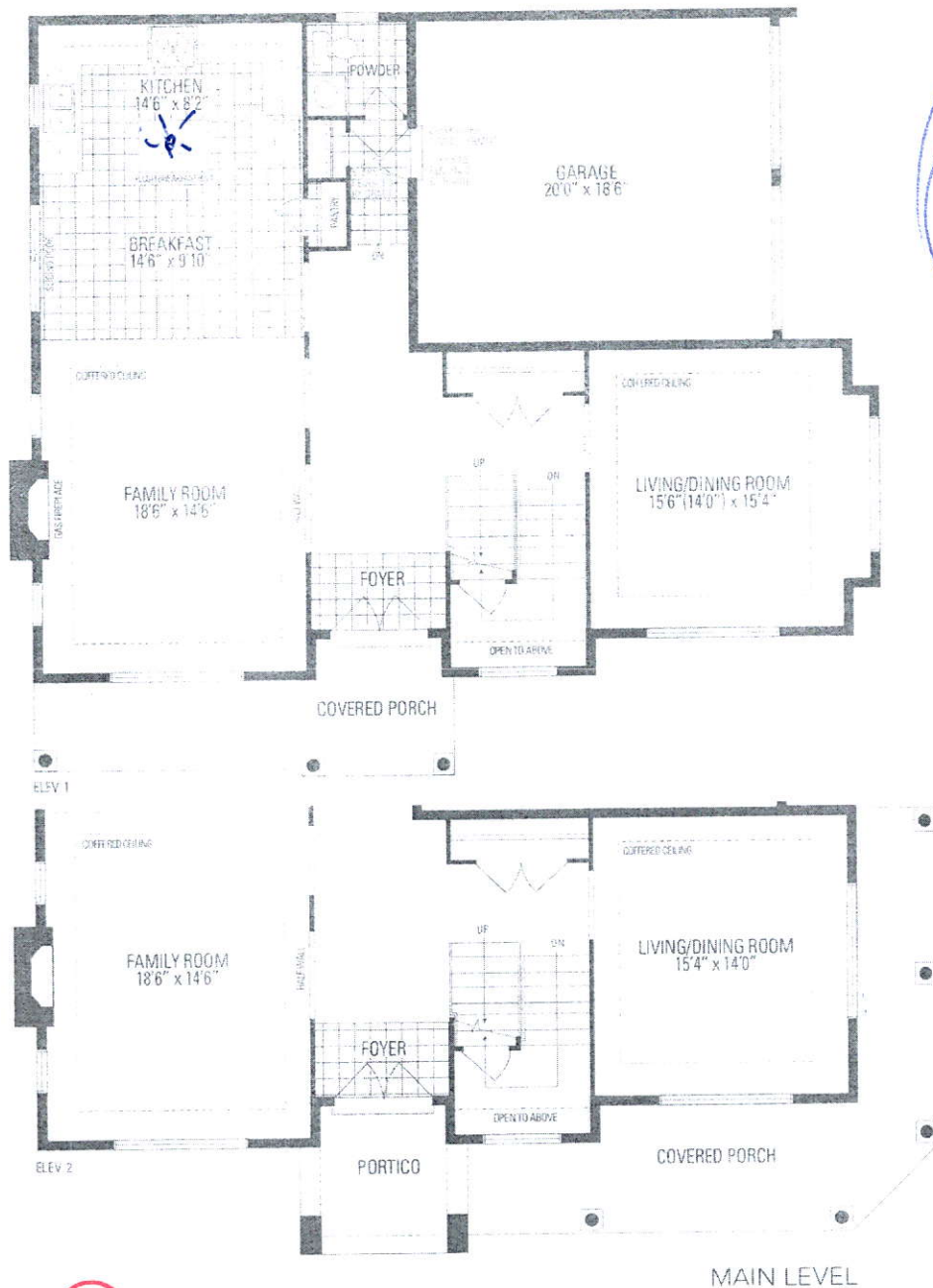
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*Handwritten note:*   
 Travel  
 Floor  
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# **JUNIPER 11** 2,955 sq.ft.

LOT 254

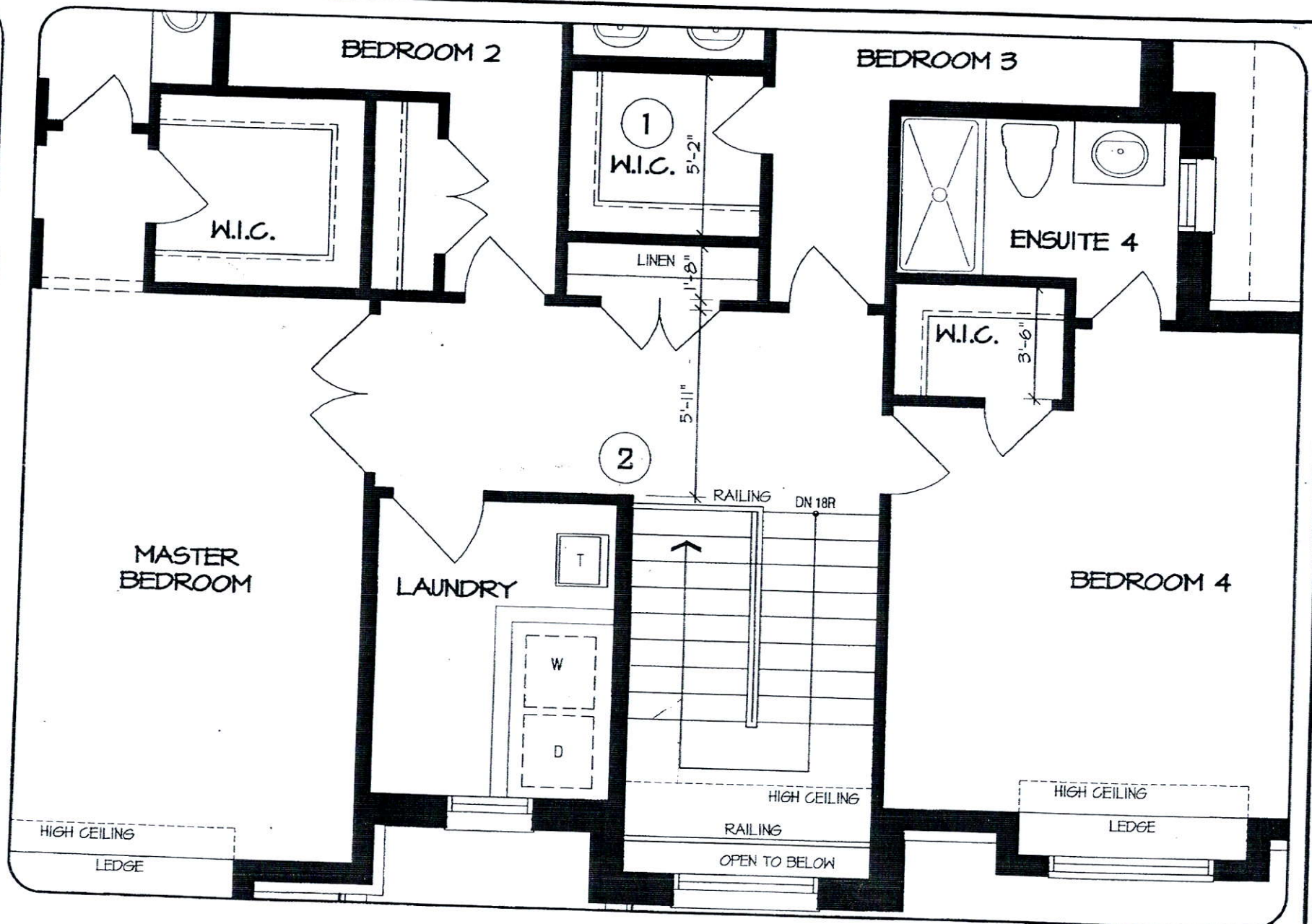
LECCO RIDGE

JUNIPER 11

ELEV. 2

REVISION:

1. REVISE BEDROOM 2 AND 3 CLOSETS AND RELOCATE LINEN CLOSET IN ORDER TO INCREASE UPPER HALL WIDTH.
2. ADD EXTRA STEP TO TOP OF STAIRS TO ACCOMMODATE 10 FOOT MAIN FLOOR CEILING. EXTEND LAUNDRY ROOM, RAILING AND REDUCE BEDROOM 4 CLOSET TO ACCOMMODATE STAIRS.



UPPER LEVEL

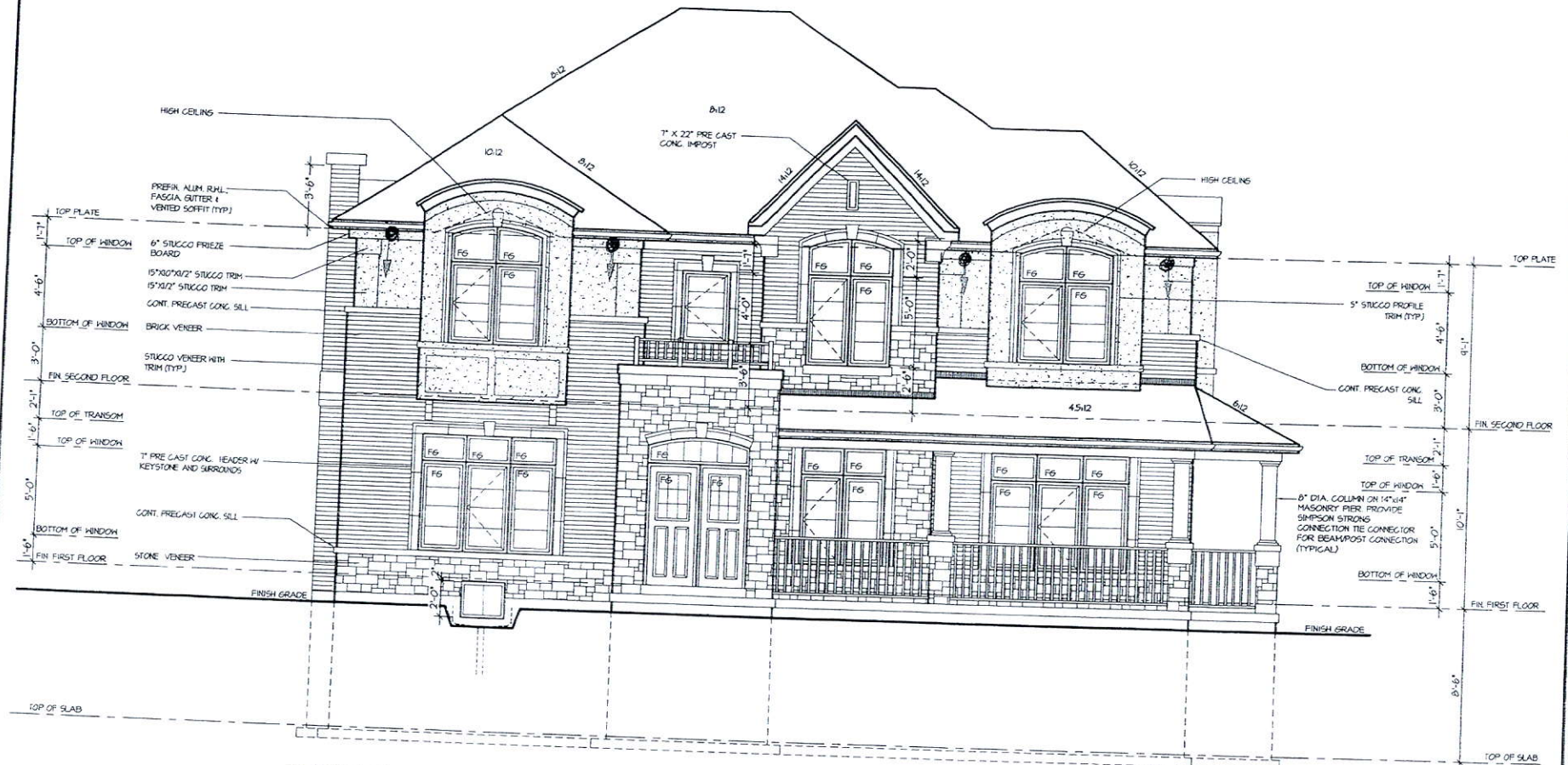
DISCLAIMERS: SKETCH NOT TO SCALE. DIMENSIONS, SPECIFICATIONS AND ARCHITECTURAL DETAILS SUBJECT TO MODIFICATION BY THE VENDOR. SKETCH IS ONLY FOR THE PURPOSE OF ILLUSTRATING REVISIONS REQUESTED BY THE PURCHASER AND ALL REVISIONS ARE SUBJECT TO VENDOR'S FINAL APPROVAL. ONLY REVISIONS ACCEPTED IN WRITING BY THE PURCHASER AND VENDOR ON A PURCHASER'S EXTRA SHEET WILL BE INCORPORATED INTO THE PLANS FILED WITH THE MUNICIPALITY. E. & O.E.

REGION  
DESIGN  
INC.

SCALE  
N.T.S.  
BY MB  
PAGE No.  
1 OF 1

Greenpark™





FLANKAGE ELEVATION I

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

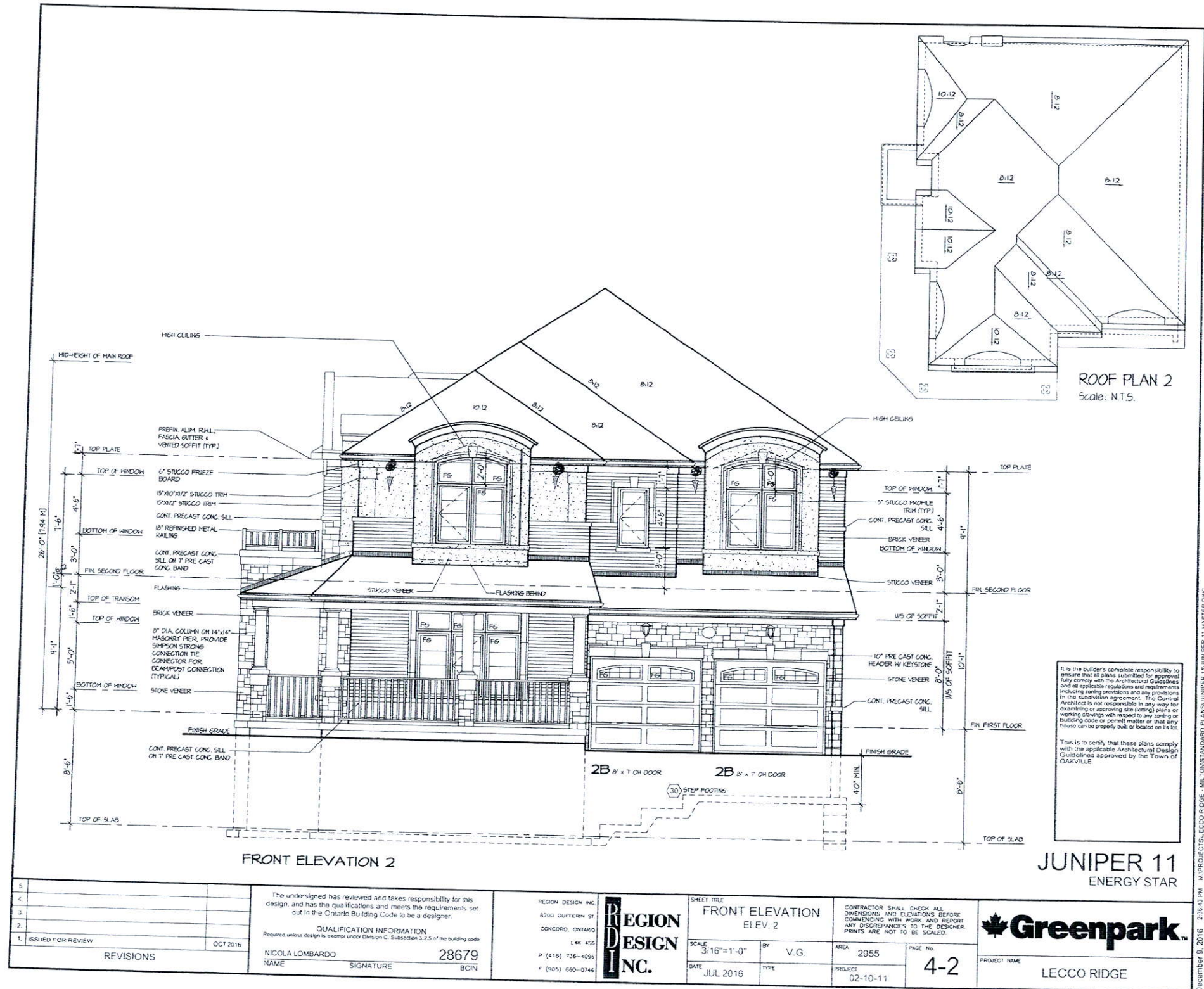
This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of OAKVILLE.

**JUNIPER 11**  
ENERGY STAR

5. _____ 4. _____ 3. _____ 2. _____ 1. ISSUED FOR REVIEW OCT 2016		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. <b>QUALIFICATION INFORMATION</b> Required unless design is exempt under Division C, Subsection 3.2.5 of the building code. NICOLA LOMBARDO 28679 NAME SIGNATURE BCIN		REGION DESIGN INC. 8700 DUFFERIN ST CONCORD, ONTARIO L4K 4S6 P (416) 736-4095 F (905) 660-0746		SHEET TITLE <b>LEFT SIDE ELEVATION</b> ELEV. 2 SCALE 3/16"=1'-0" DATE JUL 2016 BY V.G. TYPE PROJECT 02-10-11		CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. AREA 2955 PAGE No 5-2		<b>Greenpark</b> PROJECT NAME LECCO RIDGE	
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