

CONSTRUCTION SUMMARY

Mountainview Heights 3 (G) - Russell Gardens Building Ltd.

RECEIVED

MAR 11 2022

TEL:

PURCHASER: Mohammad Umair Sherazi

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
478 / 4	62M-1266	Mountainash Six (5 Bedroom) Elev 1		
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 28Jan22 Note:				
1 - POT LIGHT - SHOWER POT LIGHT - ENSUITE 2/3 BATHROOM 28Jan22 Note:				
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 28Jan22 Note:				
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - KITCHEN 28Jan22 Note:				
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - FAMILY ROOM 28Jan22 Note:				
1 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - INSTALLED ON SEPERATE SWITCH FROM STANDARD LIGHT - LIVING/DINING ROOM 28Jan22 Note:				
1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 18Jun21 Note:				

FIREPLACE AND ACCESSORIES

1 - MANTEL - CAST STONE - QUALITAS II STYLE MANTEL 08Mar22 Note:	NEW	★	
1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 28Jan22 Note:			

HARDWOOD FLOORING

1 - LAMINATE – UPGRADE TO PARKLANE SERIES IN LIEU OF STANDARD LAMINATE 28Jan22 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - - UPPER HALL 28Jan22 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM 28Jan22 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 28Jan22 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 28Jan22 Note:	

MIRRORS AND GLASS

1 - FRAMELESS GLASS SHOWER ENCLOSURE FOR 5 FOOT SHOWER – INCLUDES CHROME KNOB & HINGES 28Jan22 Note:	
1 - DELETE - MASTER ENSUITE BATHROOM - FRAMELESS GLASS SHOWER DOOR - INCLUDES CHROME KNOB & HINGES 28Jan22 Note:	

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CABINETRY

1 - CABINETRY - KITCHEN - LIGHT VALENCE - NO ELECTRICAL 28Jan22 Note:	
1 - KITCHEN - DELETE CABINETS ABOVE STOVE - VENDOR WILL SUPPLY 6 INCH VENT AS PER CONSTRUCTION SPECIFICATIONS AND VENT MAY NOT BE IN THE APPROPRIATE LOCATION FOR INSTALLATION OF PURCHASER SUPPLIED VENT - PURCHASER TO SUPPY OWN FAN AFTER CLOSING 28Jan22 Note: TEMPORARY HOOD FAN MAY BE PROVIDED	

CABINETRY ACCESSORIES

1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD 28Jan22 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 28Jan22 Note:	
1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - STANDARD 28Jan22 Note:	

CERAMIC TILE

1 - PRICE IS FOR LABOUR ONLY - INSTALL TILE IN A STAGGERED PATTERN - - SIDE HALL 08Mar22 Note:	New ★	
1 - TILE - UPGRADE 4 FLOOR TILE - - SIDE HALL 08Mar22 Note:	New ★	
1 - PRICE IS FOR LABOUR ONLY - INSTALL TILE IN A STAGGERED PATTERN - - KITCHEN 28Jan22 Note:		
1 - TILE - UPGRADE 4 FLOOR TILE - - KITCHEN 28Jan22 Note:		
1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 28Jan22 Note:		
1 - PRICE IS FOR LABOUR ONLY - INSTALL TILE IN A STAGGERED PATTERN - - POWDER ROOM 28Jan22 Note:		
1 - PRICE IS FOR LABOUR ONLY - INSTALL TILE IN A STAGGERED PATTERN - - FOYER 28Jan22 Note:		
1 - TILE - UPGRADE 4 FLOOR TILE - - POWDER ROOM 28Jan22 Note:		
1 - TILE - UPGRADE 4 FLOOR TILE - - FOYER 28Jan22 Note:		
1 - PRICE IS FOR LABOUR ONLY - INSTALL TILE IN A STAGGERED PATTERN - - LAUNDRY ROOM - 2ND FLOOR - FLOOR 28Jan22 Note:		
1 - TILE - UPGRADE 1 FLOOR TILE - - LAUNDRY ROOM - 2ND FLOOR - FLOOR 28Jan22 Note:		

Property: 478

Project: Russell Gardens Building Ltd.

Model and Elevation: Mountainash Six (5 Bedroom) Elev 1

28-Jan-22

Plan #: 62M-1266

At a 45 Threshold-If App.

** Refer to Construction Summary

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

**** Refer to Construction Summary**

**** Refer to Construction Summary**

Page 2 of 4

Purchaser: Mohammad Umair Sherazi

Telephone Res. / Bus: /

Decor Advisor: Candace Forza

Lock Date: 8-Mar-22

Property: 478

Project: Russell Gardens Building Ltd.

Model and Elevation: Mountainash Six (5 Bedroom) Elev 1

28-Jan-22

Plan #: 62M-1266

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 type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>

Fireplace Type	N/A	FLAT ON WALL	N/A
Mantle Type	N/A	CASTONE-QUALITAS II	N/A
Colour / Stain	N/A	NATURAL IVORY	N/A
Surround	N/A	N/A	N/A
Hearth	N/A	NO	N/A

** Refer to Construction Summary

12. Heating and Air Conditioning

Air Conditioning	NO	Gas Provisions Stove	YES
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	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Hood Fan	STANDARD WHITE TEMP.		Below Kitchen Cabinet Light	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Appliances	Built in Cooktop	Built in Oven	Gas Stove	Microwave	
	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> 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.

5) In the event of a conflict between the Standard Features schedule of the Agreement of Purchase and Sale and the Interior Colour Scheme, the Interior Colour Scheme shall prevail.

Signature:  Date: _____

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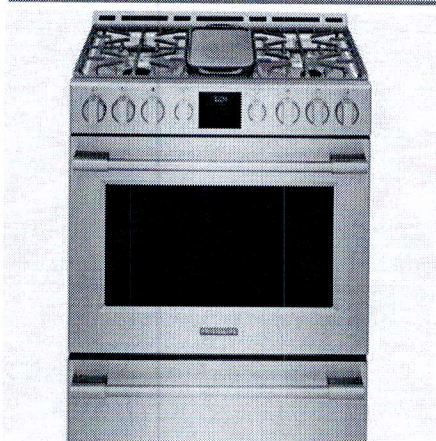
PCFG3078AF

Available Colors : Stainless Steel

Version : 03/20

Gas Ranges

30" Front Control Freestanding Air Fry Range



Product Specifications

Cooktop

Center	Simmer Oval (3000-15500 BTU)
Cooking Surface	Deep-Sump Formed Cooktop
Grate Color	Black Matte
Grate Material	Cast Iron
Grates	3 Continuous Grates
Knob Color	Stainless Steel
Knob Type	Cast Metal SS
Left Front	14000 BTU
Left Rear	9500 BTU
Right Front	18000 BTU
Right Rear	5000 BTU

Cooking Controls

Bake	Yes
Cancel	Yes
Display Type	Blue LED
Fast Preheat	Yes
Preheat	PowerPlus Preheat
Star-K® Certification	Yes

Dimensions: Exterior

Depth	26-6/8"
Depth (with Door 90° Open)	47"
Depth Including Handle	29"
Height	36-5/8"
Width	29-7/8"

Certifications & Approvals

ADA Compliant	Yes
ANSI Certified	Yes
Agency Approval	CSA
CSA Certified	Yes
CSA Listed	Yes
Sabbath Mode	Yes

General Specifications

Gas Supply Connection Location	Right Bottom Rear
Power Cord Included	Yes
Prop 65 Label	Yes

Controls

Auto Shut-Off	Yes
Control Location	Front Control

Oven

Bake	18000 BTU
Broil	13500 BTU
Oven 1 Convection System	True Convection - 900W
Oven 1 Interior Color	Slate Blue
Oven 1 Interior Depth	19-1/8"
Oven 1 Interior Height	20-7/8"
Oven 1 Interior Width	24-3/8"
Oven 1 Rack Configuration	1 Handle 1 Glide 1 Air Fry Tray Rack
Oven 1 Rack Positions	6 Positions

Exterior

Cooktop Finish	Stainless Steel
Drawer Finish	Smudge-Proof Stainless Steel
Handle Color	Stainless Steel

Drawer

Drawer Functionality	Storage
Handle	Stainless Steel

Capacities

Oven 1 Capacity	5.6
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Electrical Specifications

Power Supply Connection Location	Left Rear Bottom
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Accessories

Griddle	Included
Probe	Red Probe Included

Note: For planning purposes only. Always consult local and national electric, gas and plumbing codes. Refer to Product Installation Guide for detailed installation instructions on the web at [frigidaire.com / frigidaire.ca](http://frigidaire.com/frigidaire.ca). Specifications subject to change. Accessories information available on the web at frigidaire.com / frigidaire.ca

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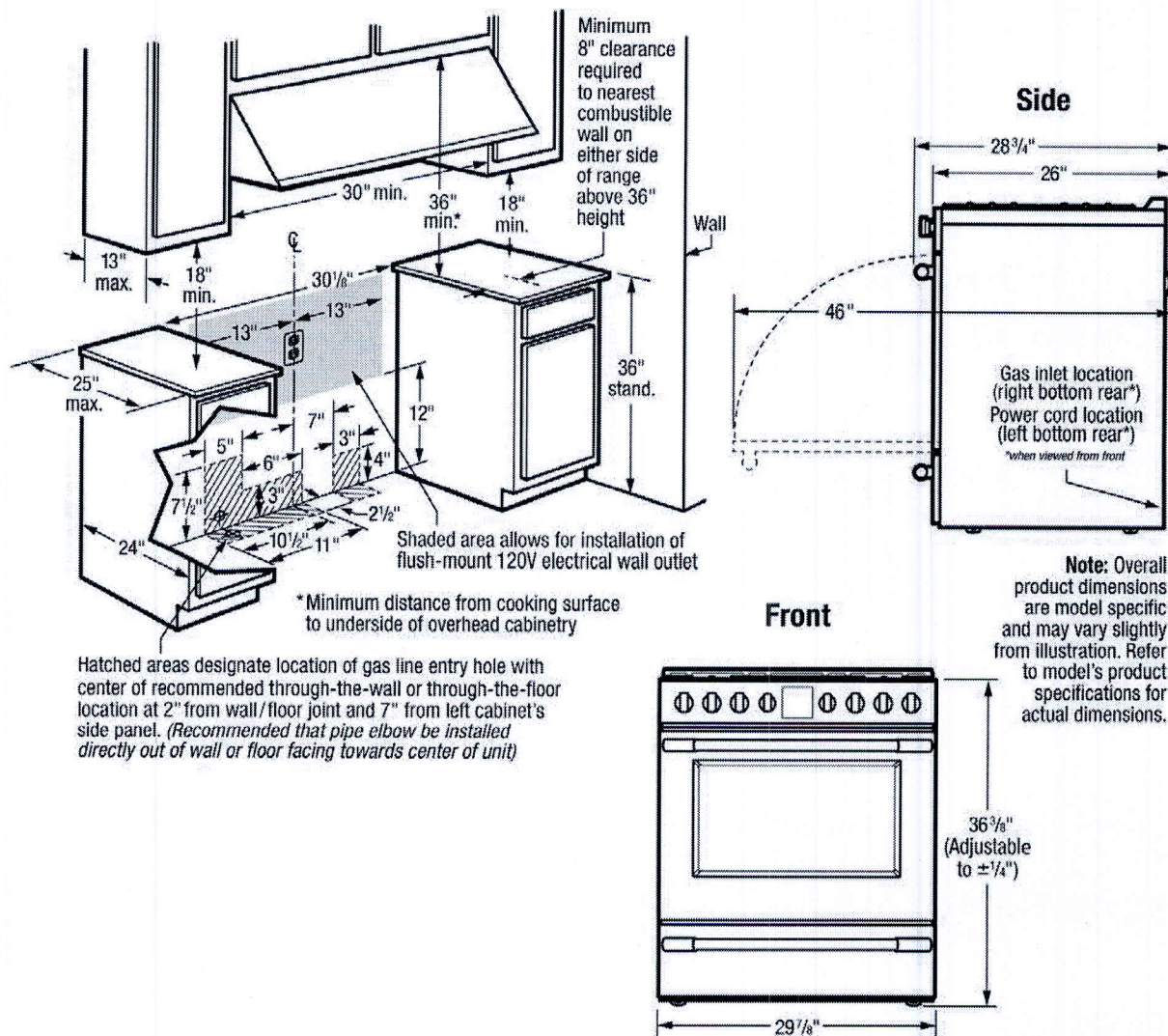
Available Colors : Stainless Steel

Version : 03/20

Gas Ranges

30" Front Control Freestanding Air Fry Range

Installation Drawing



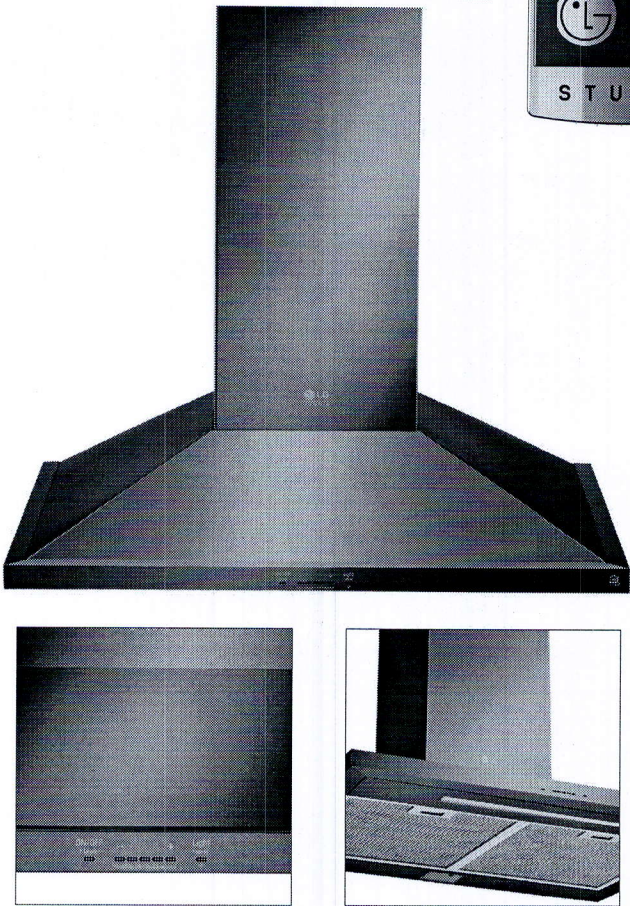
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LG STUDIO

LSHD3089BD / LSHD3689BD
LSHD3080ST/ LSHD3680ST
30"/36" Wall Mount Range Hood



- Fingerprint & Smudge Resistant
- Available in 30" & 36" Widths
- 5" Low-Profile Body
- 22 1/16" Depth
- Accommodates Ceilings up to 9'6"
- 5-Speed IR Touch Controls
- Dual Level LED Lighting
- Decorative Mesh Filters (2)
- wi-fi Capabilities
- RoHS Compliant

FEATURES	
Controls	IR Touch
Auto Delay-Off	Yes
Lighting	9W LED Light Strip
Dual-Level Lighting	Yes
Filters	Decorative Mesh (2) Dishwasher-Safe
wi-fi Capabilities	Yes (On/Off, Control CFM, Lights, Status)
RoHS Compliant	Yes
BLOWER	
Speed Levels	5
CFM (min-max)	200-600
Sones (min-max)	1-6
DUCTING	
Vertical Internal Blower	6" Round
MATERIALS/FINISHES	
Available Colors	Black Stainless Steel (BD)
Fingerprint & Smudge Resistant	Yes
POWER/RATINGS	
UL Listed	Yes
Ratings/Requirements/Type	120V, 4 Amps, 60Hz
Circuit Breaker Size	15 Amps

MOUNTING HEIGHT	
Distance Over Cooking Surface	26" - 34"
30" DIMENSIONS/WEIGHT	
Product Dimensions (WxHxD)	29 15/16" x 27" to 48 1/2" x 22 1/16"
Carton Dimensions (WxHxD)	34 1/4" x 27 3/8" x 26 5/8"
Weight (Product/Shipping)	35 / 52 lbs
36" DIMENSIONS/WEIGHT	
Product Dimensions (WxHxD)	35 7/16" x 27" to 48 1/2" x 22 1/16"
Carton Dimensions (WxHxD)	39 1/2" x 27 3/8" x 26 5/8"
Weight (Product/Shipping)	37 / 55 lbs
LIMITED WARRANTY	
Limited Warranty	2 years parts and labor
UPC CODES	
LSHD3089BD (30" Black Stainless Steel)	048231338981
LSHD3689BD (36" Black Stainless Steel)	048231338998
LSHD3080ST (30" Stainless Steel)	048231339841
LSHD3680ST (36" Stainless Steel)	048231339858

LG STUDIO

LSHD3089BD / LSHD3689BD
LSHD3080ST/ LSHD3680ST
30"/36" Wall Mount Range Hood

QUICK INSTALL & CLEARANCES

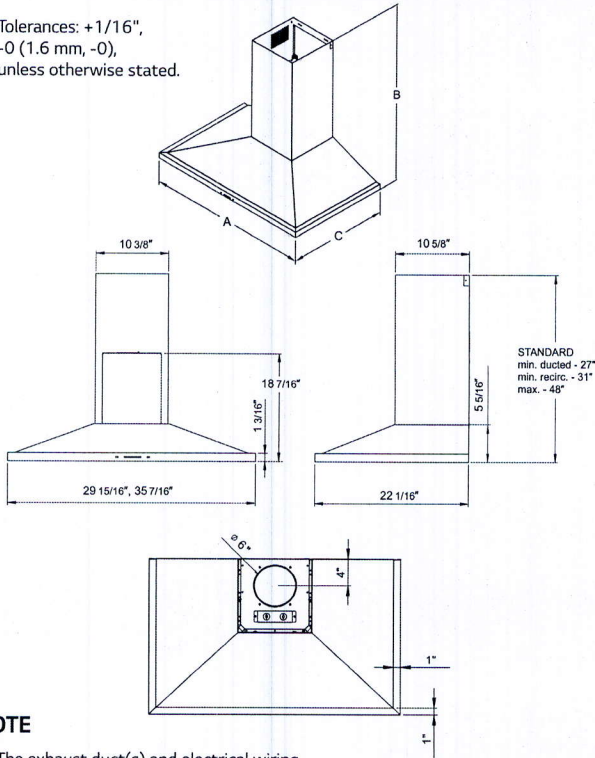
For full installation directions/clearances please refer to the corresponding User Manual and Installation Guide.

30" DIMENSIONS	
A Width	29 15/16"
B Height	48 1/2"
C Depth	22 1/16"
36" DIMENSIONS	
A Width	35 7/16"
B Height	48 1/2"
C Depth	22 1/16"
POWER RATINGS	
AC Power	120V, 4 Amps ,60Hz



DIMENSIONS

- Tolerances: +1/16", -0 (1.6 mm, -0), unless otherwise stated.



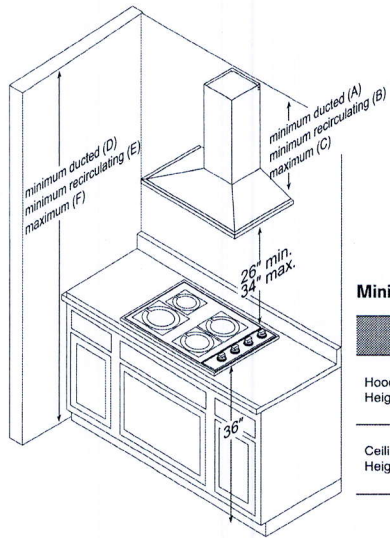
NOTE

- The exhaust duct(s) and electrical wiring can be connected from either the top or the back of the hood.

CABINET LAYOUT

WARNING

- Observe all governing codes and ordinances during planning and installation. Contact your local building department for further information.
- Use only duct work deemed acceptable by state, municipal and local codes.



WARNING

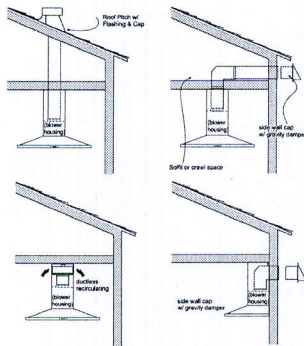
- To reduce the risk of personal injury caused by reaching over a hot appliance, cabinet storage space located directly above the range should be avoided

Minimum Cabinet Width:

		Standard Duct Cover
Hood Heights	minimum ducted (A)	27"
	minimum recirculating (B)	31"
	maximum (C)	48-1/2"
Ceiling Heights	minimum ducted (D)	89" (7' 5")
	minimum recirculating (E)	93" (7' 9")
	maximum (F)	118" (9' 10")

DUCTING OPTIONS

- A minimum of 6" round duct must be used to maintain maximum air flow efficiency.
- Always use rigid metal ducts only. Flexible ducts could restrict air flow by up to 50%.
- ALWAYS, when possible, reduce the number of transitions and turns. If long duct run is required, increase duct size from 6" to 7" or 8".
- If turns or transitions are required, install as far away from hood duct output and as far apart as possible.
- Minimum mount height between range top to hood bottom should be no less than 26".
- Maximum mount height should be no higher than 34".
- It is important to install the hood at the proper mounting height. Mounting the hood too low could result in heat damage and fire hazard. Mounting the hood too high will make it hard to reach and reduce its performance and efficiency.
- If available, also refer to the range manufacturer's height clearance requirements and recommended hood mounting height above range.



WARNING Fire Hazard

- NEVER exhaust air or terminate duct work into spaces between walls, crawl spaces, ceiling, attics or garages.
- All exhaust must be ducted to the outside.
- Use metal ductwork only.
- Fasten all connections with sheet metal screws and tape all joints with certified Silver Tape or Duct Tape.