



LORMEL DEVELOPMENTS (BRADFORD) LTD.
PURCHASER EXTRAS

LOT-108 P.E #002 – Kimberley – 3020 - Elev.C

Attention Trades...

The following items below are Purchaser Extras, please make sure that they are done on time and properly complete. Any outstanding items will be Back Charged. If you have any questions please call Roberto Ruiz. Make sure that you review ALL of the items on the Purchaser Extras.

Please be advised that Purchase Orders will come at a later date.

***Also it is very important to speak to Roberto Ruiz before starting on site **

TRADE:	ITEMS TO BE COMPLETED	
National Fireplace	#1	
Allstar Carpentry	#1, #2, #5	
Tofino	#2	
Liberty	#3, #4	
Pipecon	#3	
Brown Window	#5	
Stairfab	#5	
Maple Drywall	#5	
Medi Group	#5	

Date: September 9, 2020

From: Lormel Homes

Site Trailer – Jai Fitzgerald

Tel: 905-775-3633

Site Trailer Fax: 905-775-9083

*ENG DRAW

STAIR RSO 10' CEILING

NOTE: If more information is needed please call Roberto Ruiz cell-416-688-9324
If more information needed on quotes or changes, please call Zachary 905-832-2023 ext. 224



Schedule B-3 – Purchaser’s Extras
forming part of the Agreement of Purchase and Sale

June 18, 2020;

HORIZON

A NEW LANDSCAPE

VENDOR:

LORMEL DEVELOPMENTS (BRADFORD) LTD.

PURCHASER(S): Iman Attar and Sara Pilevar

LOT NUMBER: 108 PHASE: 3

MODEL: Kimberley 3020

P.E.#: 002

It is understood and agreed that no requests for changes, additions or deletions will be accepted by the Vendor for the above extras after the acceptance of this order.

No.	DESCRIPTION
1.	Relocate the standard fireplace in the family room to the opposite corner. Purchaser understands that window in the family room may need be shifted towards the kitchen in order to accommodate 48 60" FIRE WINDOW
2.	In lieu of a full wall, provide a trimmed opening (as wide as possible) between the living room and family room Reduce wall between the kitchen and main hallway to approx. 30". Refer to sketch attached. Increase the opening between the family room and dinette as wide as possible Cost to provide additional support
3.	In lieu of the peninsula, provide and install an island with breakfast bar. Relocate the sink and dishwasher to island. Island to be approximately 2 x 6 with bar top counter. Increase the length of the cabinetry along stove wall to line up with island. (approximately 1ft) Recenter the stove based on revised layout.
4.	Cost includes the additional standard cabinetry and standard granite required Provide and install counter depth fridge enclosure with double gable. In lieu of upper and lower cabinets next to fridge, provide and install pantry (approx. 18" wide by 24" deep)
5.	Provide for 10ft ceilings throughout the main floor in lieu of standard, (does not include areas where bulkheads are required). All main floor door heights will be increased (front doors and rear patio doors) plus all main floor windows will be increased by 6" in height (based on standard white frames) STANDARD HEIGHT INTERIOR DOOR & ARCHWAYS. Please note, in the event the Purchaser proceeds with 10ft ceilings throughout the main floor, Purchaser understands there will be a space between the upper cabinets and the bulkhead
H.S.T. New Total: (\$ Less Bonus Package (if Applicable) TOTAL: Amount to be added to the purchase price as an adjustment on closing	
TOTAL	

The above extras and upgrades are to be included during the construction of the above house for the above named purchaser subject to the following conditions:

- The Vendor will undertake to install the above extras but will not be liable to the purchaser if for any reason the work covered by the extra is not completed in that event, the price of the extra shall be refunded to the purchaser without any interest.
- It is understood and agreed that if the transaction of Purchase and Sale is not completed for any reason whatsoever, the total cost of this extra shall be refundable.

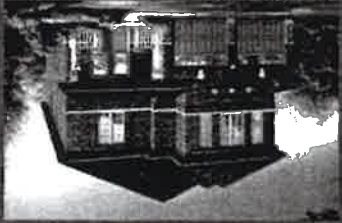
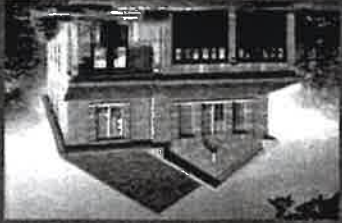
PAID: _____ TERMS: CASH OR CHEQUE IN ADVANCE

PURCHASER

LORMEL DEVELOPMENTS (BRADFORD) LTD.

PURCHASER

Per:
VENDOR

ELEVATION A 3,020 SO. FL.

ELEVATION B 3,020 SQ. FT.

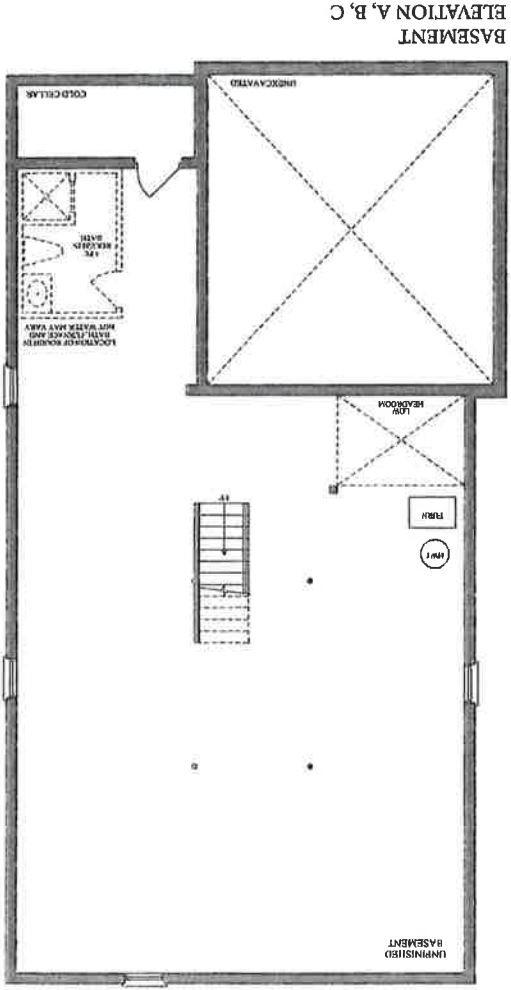


ELEVATION C 3,020 SQ. FT.

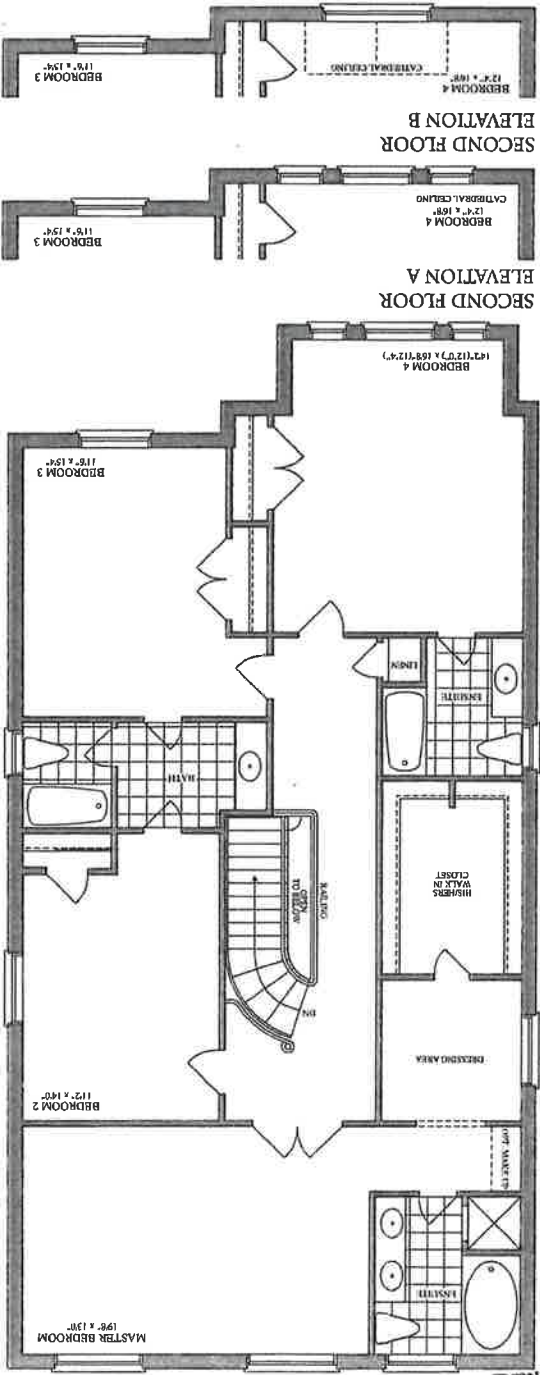
From our experience, we subject to change without notice, and specifications are subject to change without notice. We warrant that the goods will conform to the specifications at the time of delivery. All other warranties, expressed or implied, are hereby disclaimed.

Formel

LOT 108, PHASE 2, BRADFORD

Purchaser

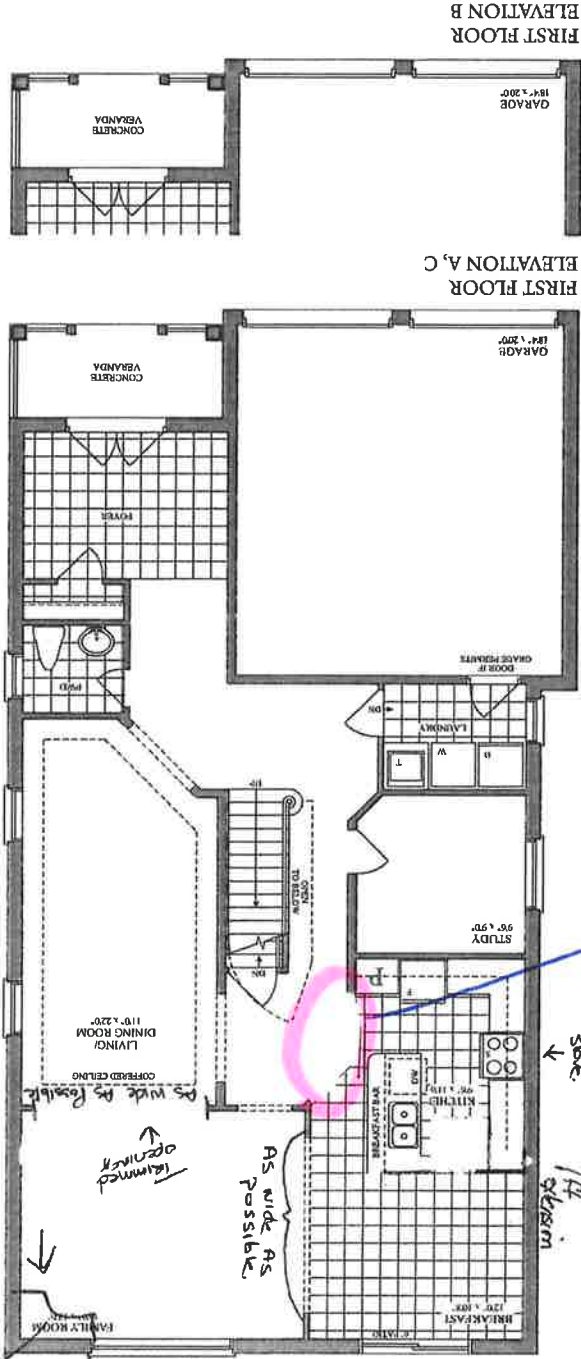
BASEMENT
ELEVATION A, B, C



SECOND FLOOR
ELEVATION C

SECOND FLOOR
ELEVATION B

SECOND FLOOR
ELEVATION A



FIRST FLOOR
ELEVATION A, C

FIRST FLOOR
ELEVATION B

Refer
To
DC-7412

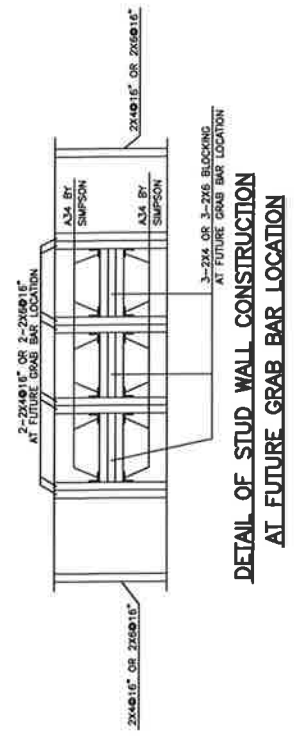
Re-Center
soc.
↓
1/4
abnorm

paying $\rightarrow$ enough

091

Relocate.
+ replace.

6N4. DETAIL



EXHAUST DUCTS CONNECTED TO LAUNDRY DRYING EQUIPMENT SHALL BE: (A) DISCHARGED OUTSIDE THE BUILDING; (B) DISCHARGED INTO A VENT STACK; (C) DISCHARGED INTO A VENT STACK WITH A SELF-CLOSING DEVICE. [OBC 9.2.3.8 (7)]

THE COMPRESSIVE STRENGTH OF UNREINFORCED CONCRETE AFTER 28 DAYS SHALL BE NOT LESS THAN: (A) 32 MPa FOR GARAGE FLOORS, CARPORT FLOORS AND ALL EXTERIOR PLANKWORK; (B) 25 MPa FOR INTERIOR FLOORS; AND (C) 25 MPa FOR INTERIOR FLOORS AND CARPORT FLOORS. [OBC 9.2.3.1 (5)]

IF WOOD OR SHEET STEEL WALL STUDS ENCLOSE THE MAIN BATHROOM IN A DWELLING UNIT, REINFORCEMENT SHALL BE PROVIDED FOR THE WALL STUDS. THE REINFORCEMENT SHALL BE PROVIDED IN ACCORDANCE WITH OBC 9.2.3.1 (5).

WINDOWS, DOORS AND SKYLIGHTS SHALL CONFORM TO OBC 9.3.7.

A DOOR BETWEEN AN ATTACHED OR BUILT-IN GARAGE AND A DWELLING UNIT SHALL BE: (A) TIGHT-FITTING AND WEATHERSTRIPPED TO PREVENT THE PASSAGE OF GASES AND EXHAUST FLAMES; (B) PROVIDED WITH A SELF-CLOSING DEVICE; (C) PROVIDED WITH A SELF-CLOSING DEVICE. [OBC 9.10.15.13]

A HANDRAIL SHALL BE PROVIDED: (A) ON AT LEAST ONE SIDE OF STAIRS OR RAMP; (B) ON 2 SIDES OF CURVED STAIRS OR RAMP; (C) ON 2 SIDES OF STAIRS OR RAMP. [OBC 9.3.1.1 (5)]

INTERIOR STAIRS HAVING NOT MORE THAN 100 mm IN WIDTH OR GREATER THAN 100 mm IN RISE AND SERVING A SINGLE DWELLING UNIT SHALL BE: (A) PROVIDED WITH A SELF-CLOSING DEVICE; (B) PROVIDED WITH A SELF-CLOSING DEVICE. [OBC 9.3.1.1 (5)]

THE HEIGHT OF HANDRAILS ON STAIRS AND RAMP SHALL BE NOT LESS THAN 900 mm AND NOT MORE THAN 965 mm. [OBC 9.3.1.1 (5)]

CLIMBERS SHALL CONFORM TO OBC 9.8.6.1 AND SHALL RESIST LOADS IN CONFORMANCE WITH TABLE 9.8.5.2.

WHERE A GARAGE IS ATTACHED TO OR BUILT INTO A BUILDING, THE GARAGE SHALL BE: (A) PROVIDED WITH A SELF-CLOSING DEVICE; (B) PROVIDED WITH A SELF-CLOSING DEVICE. [OBC 9.2.3.1 (5)]

FACTORY-BUILT FIREPLACES AND THEIR CHIMNEYS SHALL CONFORM TO OBC 9.2.2.8.1 (1).

LAUNDRY FACILITIES OR A SPACE FOR LAUNDRY FACILITIES SHALL BE PROVIDED ELSEWHERE IN THE BUILDING IN A LOCATION CONVENIENTLY ACCESSIBLE TO OCCUPANTS OF EVERY DWELLING UNIT. [OBC 9.3.1.1 (5)]

A CLOTHES DRYER EXHAUST DUCT SYSTEM SHALL CONFORM TO PART 5, [OBC 9.3.2.1.1 (1)].

AN EXHAUST AIR INTAKE SHALL BE INSTALLED IN THE EXTERIOR WALL OR ROOF OF THE WATER CLOSET ROOM. [OBC 9.3.2.3.2 (1)]

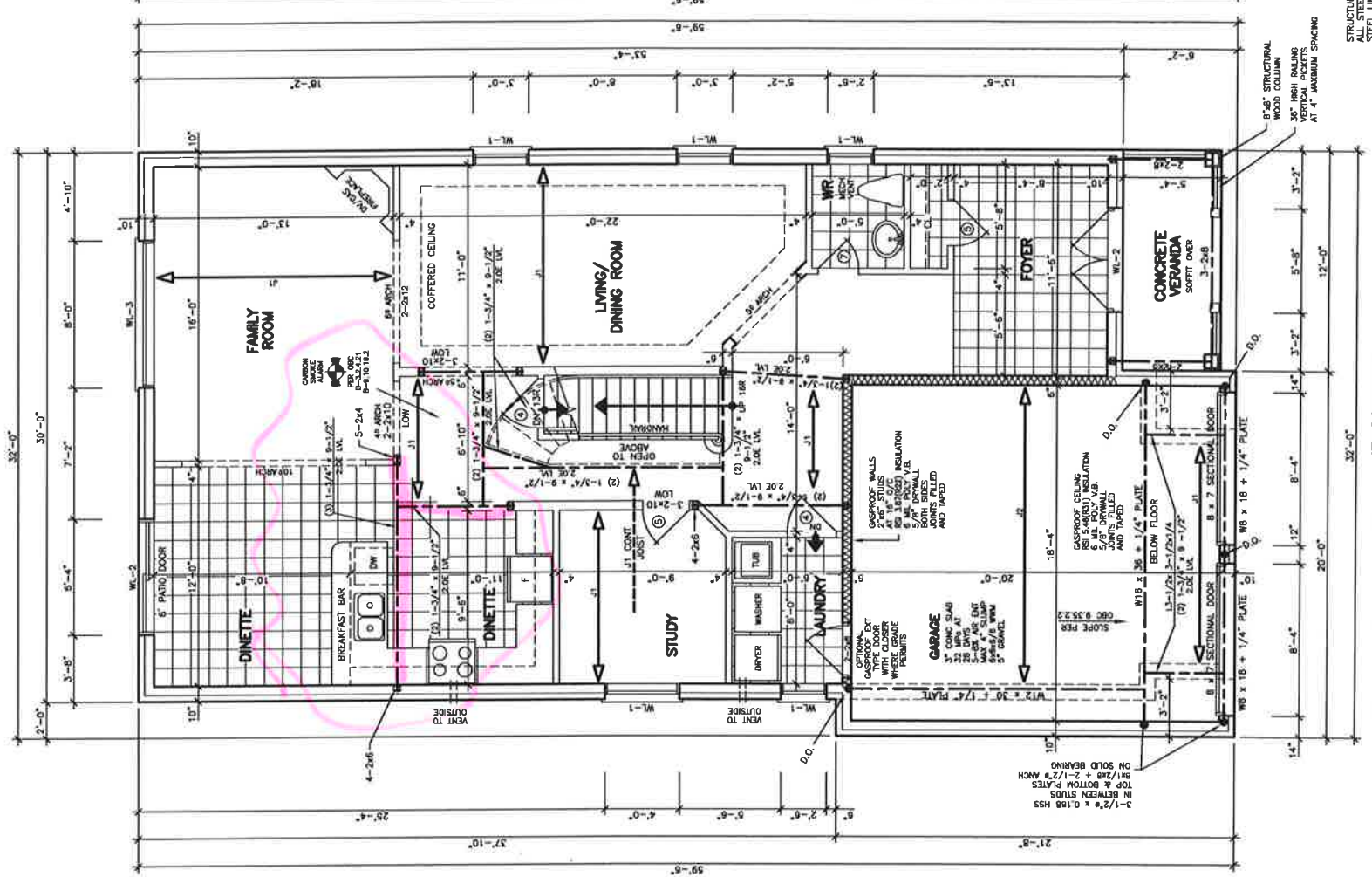
EXHAUST FOR CLOTHES DRYERS, EXHAUST OUTLETS SHALL BE FITTED WITH SCREENS OF MESH NOT LARGER THAN 15 mm, EXCEPT WHERE THE EXHAUST SYSTEM IS CONNECTED TO A CLOTHES DRYER. [OBC 9.3.2.3.2 (1)]

THE DESIGN, CONSTRUCTION AND INSTALLATION, INCLUDING THE PROVISION OF COMBUSTION AIR, OF SOLID-FUEL BURNING APPLIANCES, INCLUDING STOVES, HEATERS, BOILERS, SPACE HEATERS, SHALL CONFORM TO CAN/CSA-B149.1-06, INSTALLATION CODE FOR SOLID-FUEL BURNING APPLIANCES, AND EQUIPMENT. [OBC 9.3.2.3.2 (2)]

A LIGHTING OUTLET WITH FUSE OR CONTROLLED BY A WALL SWITCH SHALL BE PROVIDED IN EACH OF THE FOLLOWING ROOMS: DINING ROOMS, BATHROOMS, WATER-CLOSET ROOMS, KITCHENS, HALLWAYS, AS WELL AS IN REAR PORCHES AND PATIOS. LIGHTING OUTLETS SHALL BE PROVIDED WITH A RECEPTACLE. [OBC 9.3.4.2 (2)]

SWIMMING POOLS LOCATED AT THE REAR OF A BUILDING SHALL BE PROVIDED WITH A SELF-CLOSING DEVICE AND A DOOR OF EACH SWIMMING POOL SHALL BE PROVIDED TO CONTROL AT LEAST ONE SWIMMING POOL. [OBC 9.3.4.2 (2)]

A LIGHTING OUTLET WITH FUSE OR CONTROLLED BY A WALL SWITCH SHALL BE PROVIDED FOR AN ATTACHED, BUILT-IN OR DETACHED GARAGE OR CARPORT. [OBC 9.3.4.2 (6)]



FIRST FLOOR PLAN

STRUCTURAL LEGEND
J1 DENOTES 8 1/2\"/>

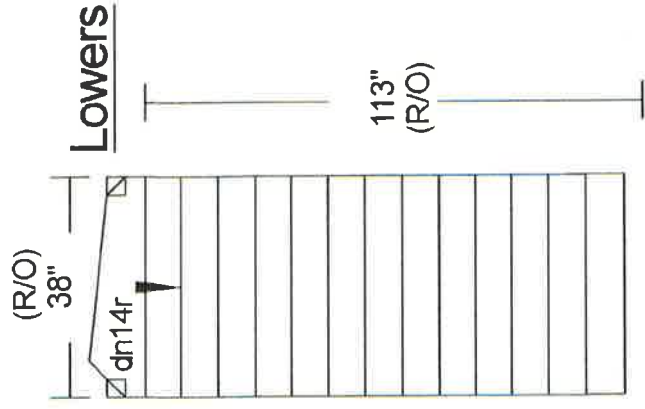
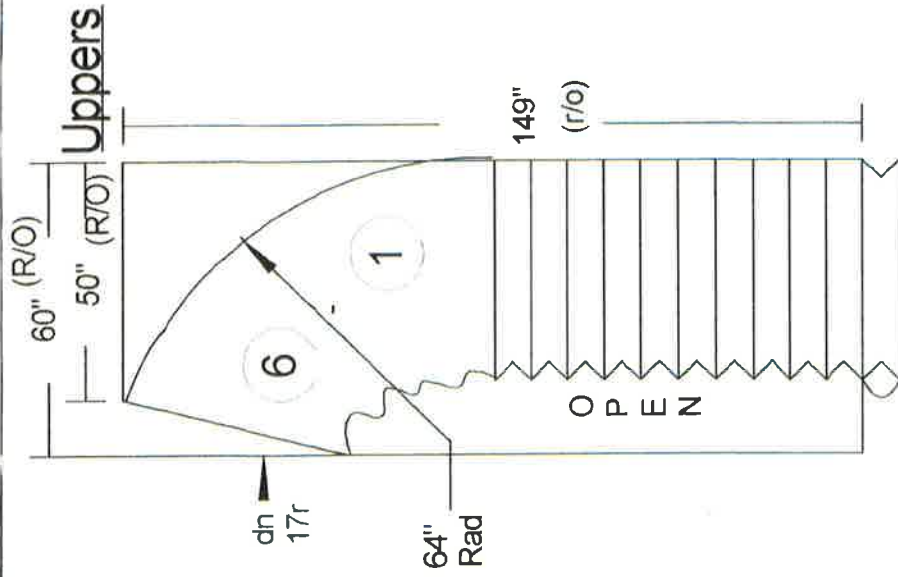
STRUCTURAL
STEEL LITE
GARAGE TO
WELDED TO



Stairfab

COMPANY: Lornel Homes
SITE: Bradford Ph3
MODEL: 38-3020-Kimberly-GLH
DATE: Jul.6/20

2 x 10
17 RIS



8 1/2"
RUN

All stair dimensions are done to blue prints specs as supplied to stairfab. Measurements shown on layouts are required to install our stairs. Any problems with headroom or strapping allowances. Stairfab will not be responsible. Stair layouts should be checked by Carpenter or Site Super to make sure there is no discrepancies before proceeding with construction.

PREPARED BY: _____