

**CONSTRUCTION SUMMARY****DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited**

PURCHASERS: Karthikeyan Krishnan and Devi Parkunan

TEL: RES.: 647-678-7680

LOT / PHASE 50 / 1	STREET	HOUSE TYPE OAKSIDE ELEV D 2 BED WITH LOFT	CLOSING DATE 02-Dec-20
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Cabinetry

1 0 19Jan21	1 - Upgrade hinges in desk/pantry & coffee bar areas to soft close (X22 doors) Note:	(1/7/4/880)
2 0 19Jan21	1 - Add upper cabinets - wall to wall (approx. 10ft.) - 18"h with flip-up doors with sid flap hinges- Laundry Room Note:**Depth and height to be 18" **	(1/11/12645)
3 0 19Jan21	1 - Upgrade flap hinges to Aventos soft close lift-up hinges- Laundry Room Note:	(1/7/0/960)
4 0 19Jan21	1 - Add laminate counter top above washer/dryer space c/w with support panels- Laundry Note:	(1/82/1280)
5 0 19Jan21	1 - Master Ensuite- Add cabinets to Niche - approx. 18"w X 18"d. (buidler to remove Linen shelves): 36"h. base cab. with 4 drwrs; Counter top;Upper open shelves - 48"h X 12"d- Line 4 Note:	(1/179/1750)
6 0 19Jan21	1 - Increase depth of broom/pantry cabinet, fridge upper & side panel to 25" D Note:	(1/7/4/640)
7 0 19Jan21	1 - Upgrade all handles in kitchen to BP36568-PN - Berenson Amerock Monument Pull - Polished Nickel (includes handles for added cabinets in dining area) Note:	(1/150/1600)
8 0 19Jan21	13 - Upgrade all drawers to soft close- (7) Master Ensuite (includes main vanity and niche), (3) Main bath (loft), (3) guest bath Note:	(13/124/175)
9 0 19Jan21	1 - Upgrade cabinetry to line 4- Master Ensuite Note:	(1/43/720)
10 0 19Jan21	1 - Upgrade kitchen cabinets to line 3 Note:	(1/34/2160)
11 0 19Jan21	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) Note:	(1/83/1345)
12 0 19Jan21	1 - Increase depth of fridge upper and add side panel Note:**Depth to be 25" **	(1/49/720)
13 0 19Jan21	1 - Move fridge approx. 12" and insert broom/pantry cab Note:**Depth to be 25" **	(1/51/400)
14 0 19Jan21	1 - Note: fridge space increased to 36"w X 72"h. Note:	(1/44/0)
15 0 19Jan21	1 - Add base cabinet to accommodate 36" cooktop Note:Note: move cooktop approx. 12" away from window wall to create equal uppers each side.	(1/43/660)



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50 / 1			OAKSIDE ELEV D 2 BED WITH LOFT	02-Dec-20
16	0	1 - Delete uppers above cooktop + approx. 6" each side to accommodate 36" w. Chimney hood. Note:		(1/87/-150)
19Jan21				
17	0	1 - Add 1 glass door to upper corner angled cabinet :plain frame with clear glass Note:		(1/77/360)
19Jan21				
18	0	1 - Matching interior for glass door cabinet Note:		(1/40/200)
19Jan21				
19	0	1 - Add pull-out recycle centre attached to cabinet door (Berenson QPAM15228C c/w 2 bins & 2 lids) Note:		(1/95/480)
19Jan21				
20	0	1 - Add top drwr above recycle centre Note:		(1/33/185)
19Jan21				
21	0	1 - move std bank of drwrs to right of cooktop Note:		(1/42/0)
19Jan21				
22	0	1 - Replace std base & upper with Tall cabinet (33"w X 25"d X 96"h) to accommodate built-in wall oven & Microwave with Trim Kit OR Oven/Microwave combo (NEED SPECS) Note:		(1/162/880)
19Jan21				
23	0	1 - Add pot/pan drwrs - c/w one wide top drwr (in lieu of std 2 door base cabinet) - island Note:		(1/88/705)
19Jan21				
24	0	1 - Add 2 top drawers - island Note:		(1/26/370)
19Jan21				
25	0	1 - Upgrade all drawers in kitchen to soft close (11 drwrs) Note:		(1/55/1925)
19Jan21				
26	0	1 - Upgrade all hinges in kitchen except base corner piano hinge to soft close (23 doors) Note:		(1/86/920)
19Jan21				
27	0	1 - Add approx. 10'6" of cabinetry in dining area (96"h) - extend to end of dining aca as per cab drwgs rev Sept 18-20. Includes: 2X 33"w. pantries; 60" w. desk c/w 2 top drwrs; 2X glass doors; open shelves Note:		(1/204/8060)
19Jan21				
28	0	1 - Add an additional 30" (approx.) of cabinets in eating area (left of wall oven) to create coffee/wine bar area: 1X 18"d. base cabinet with top drwr; 1 X upper cabinet c/w 2 plain clear glass doors & 1 row cubic wine rack below Note:		(1/227/3380)
19Jan21				
29	0	1 - Upgrade drwrs in desk/pantry & coffee bar areas to soft close (X3) Note:		(1/66/525)
19Jan21				

Carpet



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50 / 1		OAKSIDE ELEV D 2 BED WITH LOFT	02-Dec-20

DATE: 01/11/2011 12:00:00 PM

30 0 19Jan21	1 - S/I Level 3 carpet w/ level 2 underpad (9LB) in lieu of standard- Main and basement stairs, Guest bedroom, Master bedroom, Bedroom 2 and Bedroom 3- as per plan Note:	(1/159/2035)
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Central Vacuum

31 0 19Jan21	1 - S/I Complete central vacuum system, including accessories kit- join all vac lines and terminate in garage- add (1) separate plug- as per plan Note:	(1/141/1990)
32 0 19Jan21	3 - S/I (3) white central vac pans- (1) kitchen sink- (1) Master ensuite vanity-(1) low main hall- as per plan Note:	(3/106/170)

Ceramic

33 0 19Jan21	1 - Extend foyer tile into lower hall in lieu of standard carpet- Level B (size 12x24) stacked- as per plan Note:	(1/103/1395)
34 0 19Jan21	1 - S/I Level B tile (size 12x24) ceramic in lieu of standard carpet in dining room- stacked-as per plan Note:	(1/100/4050)
35 0 19Jan21	1 - S/I Level B wall tile (size 8") in lieu of standard- stacked vertical (hexagon pattern)- Main bath Note:	(1/98/355)
36 0 19Jan21	1 - S/I Level B floor tile (size 12x24) in lieu of standard- stacked- Kitchen Note:	(1/73/1530)
37 0 19Jan21	1 - S/I Level B floor tile (size 12x24) in lieu of standard- stacked-Laundry/Mudroom Note:	(1/80/890)
38 0 19Jan21	1 - S/I Level A floor tile (size 13x13) in lieu of standard- stacked- Guest Bath Note:	(1/76/215)
39 0 19Jan21	1 - S/I Level B wall tile (size 4x12) in lieu of standard- stacked horizontal- Guest bath walls Note:	(1/91/375)
40 0 19Jan21	1 - S/I Glass package backsplash tile in lieu of standard- to include up and behind chimney hoodfan- Kitchen Note**Dining room cabinetry extension does not include backsplash tile**	(1/104/1060)
41 0 19Jan21	1 - S/I Level B (size 4x12) tile in lieu of standard shower wall tile- staggered horizontal- Master Ensuite shower- as per plan Note:	(1/123/760)
42 0 19Jan21	1 - S/I Level B floor tile (size 12x24) in lieu of standard- Master Ensuite floor, tub deck, walls- as per plan Note:	(1/107/860)
43 0 19Jan21	1 - S/I Level A (tile size 18x18) floor tile in lieu of standard ceramic- stacked- Main bath Note:	(1/88/195)

Doors and Windows

44 0 02Oct20	1 - S/I (1) Additional 48x24 windows in basement- as per plan NoteAs per B-1	(1/57/0)
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50 / 1			OAKSIDE ELEV D 2 BED WITH LOFT	02-Dec-20
DATE: 02/11/2020 10:51:43 AM BY: RAGHANGA				
45 0 02Oct20	1 - Increase (1) existing window from 36x24 to 48x24- as per plan Note:As per B-1			(1/61/0)
46 0 02Oct20	1 - S/I (1) 24" wide x 48" high casement window in Office- as per plan Note:			(1/66/560)
47 0 02Oct20	1 - Delete standard front door and sidelight- S/I Jeld-Wen Artisan exterior doors- (2) 34" wide front doors @ 8' high- as per quote #JKEV16001 Note:			(1/138/2615)
48 0 02Oct20	1 - Relocate kitchen window to accomodate wall oven- as per plan Note:			(1/60/0)

Electrical

49 0 19Jan21	1 - Delete (2) standard kitchen light fixtures and S/I (3) capped light outlets over kitchen island- connected on existing switch Note:			(1/125/360)
50 0 19Jan21	4 - S/I (4) 15 AMP USB charger receptacle on existing circuit (counter height)- Kitchen Nook- as per plan Note:			(4/101/145)
51 0 19Jan21	1 - Upgrade standard light fixture in Master Bedroom for a fixture ceiling fan c/w 3-wires- as per plan Note:			(1/99/65)
52 0 19Jan21	1 - S/I Wire for wall oven- 40 AMP 120/240 V Note:			(1/40/355)
53 0 19Jan21	1 - S/I (4) 4" LED (HALO Slim) interior potlight- connected on new dimmer switch- as per plan Note: **Dining Room**			(1/89/900)
54 0 19Jan21	1 - S/I (1) Standard Dinette light fixture (A6002-5) in lieu of standard cap- Dining room Note:			(1/85/100)
55 0 19Jan21	1 - S/I (1) Exterior soffit plug w/ switch for holiday lights- as per plan Note:			(1/70/275)
56 0 19Jan21	1 - S/I (2) 4" Black Baffle Pot Light w/ LED par 20 bulb (T403W)- connected on existing switch- as per plan Note:**Standard porch light remains**			(1/104/640)
57 0 19Jan21	1 - Delete (1) standard phone jack, (3) TV jacks- S/I (12) Data jacks- as per plan Note:**Home has total of (12) data jacks, (1) telephone jack, (2) TV jacks throughout** ** (2) of the data jacks will be installed @ counter height in dining room nook area- as per plan**			(1/78/1040)
58 0 19Jan21	1 - S/I Non Straight Conduit for Cables w/ Blank Finishing Plates and (1) Additional Recessed Electrical Outlet w/ Backing for Wall Mount TV Above Fireplace TV jack in Family Room - installed at 70" A.F.F Note:			(1/199/495)
59 0 19Jan21	1 - Delete (1) standard hallway light fixture by Guest Bedroom- S/I (1) 4" LED (HALO Slim) interior potlight- connected on existing switch- as per plan Note:			(1/147/175)
60 0 19Jan21	1 - S/I (8) 4" LED (HALO Slim) interior potlights connected on new switch w/ dimmer in Family Room- as per plan Note:			(1/107/1595)



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50 / 1			OAKSIDE ELEV D 2 BED WITH LOFT	02-Dec-20
INVESTMENT				
61 0 19Jan21	1 - S/I (2) HDMI plate in Family room- (1) installed @ conduit opening and (1) installed @ conduit termination and S/I (1) Additional data jack installed at 70" A.F.F.- as per plan Note:		(1/175/410)	
62 0 19Jan21	1 - Delete (1) standard hallway light fixture in main hall- S/I (2) 4" LED (HALO Slim) interior potlights connected on new 3-way switches in main hall- as per plan Note:		(1/159/620)	
63 0 19Jan21	1 - Delete (1) standard hallway light fixture by Master Bedroom- S/I (2) 4" LED (HALO Slim) interior potlight- connected on existing switch- as per plan Note:		(1/148/370)	
64 0 19Jan21	1 - S/I (1) Reinforced capped light outlet connected on new switch- Family Room- as per plan Note:**Ceilings higher than 9' **		(1/88/320)	
65 0 19Jan21	1 - S/I Wire for wall oven- 40 AMP 120/240 V Note:		(1/40/355)	
66 0 19Jan21	1 - S/I (1) 4" White Shower Pot light w/led par 20 bulb (T418W)- connected on new switch- Master Ensuite Shower Note:		(1/107/330)	
67 0 19Jan21	1 - S/I (5) 4" LED (HALO Slim) interior potlights connected on new switch w/ dimmer in Kitchen as per plan Note:		(1/102/1010)	
68 0 19Jan21	1 - S/I Garage door opener w/ (2) remotes and (1) keypad Note:		(1/52/910)	
69 0 19Jan21	2 - Delete (2) standard exterior lights beside garage- S/I (2) Modern exterior lights (A1103R-5)- connected on existing switch- as per plan Note:		(2/135/160)	
70 0 19Jan21	1 - S/I One pair of SyncSound in-ceiling speakers (SS-ICS-6) - 6.5", 2 way pair including brackets, connected to the master jack- terminate in Dining Room nook area (@counter height)- as per plan Note:		(1/191/410)	
71 0 19Jan21	2 - S/I (2) 15 AMP USB charger receptable on existing circuit- Office- as per plan Note:		(2/78/145)	
72 0 19Jan21	1 - Delete (1) standard light fixture- S/I (2) 4" LED (HALO Slim) interior potlights connected on existing switch- Office- as per plan Note:		(1/130/370)	

Fireplace

73 0	19Jan21	1 - Delete standard fireplace mantle Note:			(1/32/0)
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Granite

74 0	19Jan21	1 - Cut-out for soap dispenser beside kitchen sink- left side of sink Note:			(1/65/65)
75 0	19Jan21	1 - S/I Bristol B926 Undermount Stainless Steel Single Bowl undermount sink in lieu of standard Note:			(1/91/480)



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50 / 1			OAKSIDE ELEV D 2 BED WITH LOFT	02-Dec-20
INVESTMENT / PHASE CHANGE				
76	0	1 - S/I Level D Radianz quartz countertops w/ 4" backsplash and (1) sAmerican Standard Studio undermount sink in lieu of standard- Guest Bath Note:**SINK SUPPLIED BY OTHERS**		
19Jan21				
77	0	1 - S/I Level D Radianz quartz to left side of kitchen extension (dining room)- as per plan Note:		
19Jan21				
78	0	1 - S/I Level D Radianz quartz in lieu of standard granite- Kitchen Note:		
19Jan21				
79	0	1 - S/I Level E Radianz quartz countertops w/ 4" backsplash and (2) American Standard Studio undermount sink in lieu of standard- Master Ensuite Note:**SINK SUPPLIED BY OTHERS**		
19Jan21				
80	0	1 - S/I Level C Radianz quartz countertops w/ 4" backsplash and (1) American Standard Studio undermount sink in lieu of standard- Main Bath Note:**SINK SUPPLIED BY OTHERS**		
19Jan21				

Hardwood

81	0	1 - S/I Level A pre-finished engineered hardwood in lieu of standard carpet- Lower hall and family room- as per plan Note:		
02Oct20				
82	0	1 - S/I Twelve Oaks laminate in lieu of standard carpet- Upper hall and office- as per plan Note:		
19Jan21				

Heating and Air Conditioning

83	0	1 - S/I Humidifier - GENERAL AIRE (1099 - 3000 Sq. Ft) Note:		
02Oct20				
84	0	1 - S/I Air Conditioner - GOODMAN - 13 SEER R-410A (GSX 13024) - 2.0 TON Note:		
02Oct20				
85	0	1 - S/I Terminated Gas Line c/w 110V Decora Outlet Gas Stove Ignitor and Photo Electric Smoke Detector in Kitchen Note:		
02Oct20				

Miscellaneous

86	0	1 - S/I Finished Garage w/ R12 insulation in walls, R40 insulation in ceiling and drywall (one coat) Note:		
02Oct20				
87	0	1 - Bedroom 3 Re-design- relocate and reduce closet to approx. 7'-6" and create Office- c/w standard carpet and underpad, paint, trim, swing door and (1) standard light fixture with switch- as per plan Note:		
02Oct20				
88	0	1 - S/I drywall niche and (5) closet shelves- opening to be approx 18" wide 72" high and box to start from 18" A.F.F.- Mudroom closet- as per plan Note:**mudroom closet gets reduced- as per plan**		
02Oct20				
89	0	1 - S/I Cut-out at kitchen island wall- cut-out to start at approx. 3'-6" A.F.F.- to ceiling and approx 24" wide- c/w quartz cap- as per plan Note:**Quartz cap priced separately** **NO QUARTZ CAP- ONLY PAINTED DRYWALL IN CUT-OUT**		
02Oct20				



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INVESTOR		CONTRACT		EXTRA/CHANGE	
LOT / PHASE	STREET	HOUSE TYPE	OAKSIDE ELEV D 2 BED WITH LOFT		CLOSING DATE
50 / 1					02-Dec-20
90 0 02Oct20	1 - Relocate and enlarge mudroom closet to approx 4'-0" wide w/ (5) shelves on one side and (1) vac shelf on other side- S/I swing closet doors in lieu of standard- as per plan Note:		(1/172/720)		
91 0 02Dec20	1 - Late change fee Note:		(1/15/500)		
92 0 19Jan21	1 - S/I Drywall opening-to be approx 18" wide by 72" high by 18" deep and box to start from floor- To accommodate custom built-ins- Master Ensuite as per plan Note:		(1/154/650)		
93 0 19Jan21	1 - S/I Smooth ceilings in lieu of standard stipple- Foyer, Family Room and Dining Room Note:		(1/83/1800)		
94 0 19Jan21	1 - S/I Falmec VULCANO 36" (280CFM) Chimney hoodfan in Stainless Steel (FPVUL36W3SS) in lieu of standard Note:		(1/101/985)		
95 0 19Jan21	1 - S/I Roxul (safe and sound) insulation between family room and Master Bedroom- as per plan Note:		(1/89/585)		

Plumbing

96 0 02Oct20	1 - S/I 1 piece rough in- for future bar sink- as per plan Note:As per B-1		(1/54/0)		
97 0 02Oct20	1 - S/I 3-piece rough-in- as per plan Note:As per B-1		(1/33/0)		
98 0 02Oct20	1 - S/I Ceramic shower enclosure w/ 3x4 acrylic base and Maax Halo sliding glass shower doors w/ brushed nickel hardware- Master Ensuite- as per plan Note:		(1/145/2930)		
99 0 02Oct20	1 - Relocate hosebib in garage to side wall- as per plan Note:		(1/52/150)		
100 0 19Jan21	1 - S/I Delta Portage tub filler w/ hand shower (T3771) in Chrome- in lieu of standard- Master Ensuite tub Note:		(1/102/400)		
101 0 19Jan21	1 - S/I Delta Trinsic Pull-down faucet in chrome (9159-DST) and (1) soap dispenser in chrome (RP1001) in lieu of standard Note:		(1/117/545)		
102 0 19Jan21	1 - S/I Water line for fridge Note:		(1/25/160)		
103 0 19Jan21	4 - S/I Delta Portage single hole lavatory faucet in Chrome finish in lieu of standard- (2) Master Ensuite, (1) Guest Bath, (1) Main Bath Note:		(4/133/240)		
104 0 19Jan21	4 - S/I American Standard Studio undermount sink (centre-hole) (0614 000) in lieu of standard- (1) Guest bath, (2) Master Ensuite, (1) Main bath Note:		(4/140/340)		



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INVESTOR: DCR/PHOENIX GROUP OF COMPANIES				
105	1 - S/I Delta Trinsic tub and shower trim kit in chrome (T14459) w/ toe tester @ 18" A.F.F-in lieu of standard- Master Ensuite Note:			(1/122/380)
0				
19Jan21				

Railings

106 0 02Oct20	1 - S/I Oak nosing in lower and upper hall Note:				(1/38/1500)
107 0 02Oct20	1 - S/I 3.5" (#SB7) Modern oak posts with cap and with plain square oak modern spindles in lieu of standard oak colonial Note:				(1/116/1220)

Trim

108 0 02Dec20	1 - Delete standard closet doors and create (2) closets with swing doors in lieu of standard- Guest Bedroom- as per plan Note:				(1/116/1440)
109 0 02Dec20	3 - S/I By-pass closet doors in lieu of standard sliding vinyl-(1) Laundry/Mudroom, (1) Bedroom 3, (1) Bedroom 2- as per plan Note:				(3/121/480)
110 0 19Jan21	1 - S/I Level 2 interior doors- Lincoln 1 panel smooth- in lieu of standard- throughout Note:				(1/83/550)
111 0 19Jan21	1 - S/I (2) half walls @ 42" A.F.F w/ 8" square fluted painted white columns c/w painted white MDF caps and panel trim mould on half walls (both sides of half walls) between family room and dining room- as per plan and sketch Note:				(1/225/1700)
112 0 19Jan21	6 - S/I 8H interior doors in lieu of standard- (2) Foyer, (1) Guest Bedroom, (1) Guest Bathroom, (1) Master Bedroom, (1) Laundry Room- as per plan Note:				(6/143/250)
113 0 19Jan21	1 - S/I Taymor Vega interior doors levers and matching hinges in Matte Black with Square Rosets in lieu of standard throughout Note:**Does not include garage man door or interior of front door**				(1/122/990)
114 0 19Jan21	1 - Upgrade interior doors to Level 2- Lincoln- in lieu of standard- throughout Note:				(1/75/550)
115 0 19Jan21	1 - Upgrade (1) Master Bedroom door to Lincoln 1-3/4" solid core hardboard door in lieu of standard Note:				(1/95/280)
116 0 19Jan21	1 - S/I (1) 1-lite French door with clear glass in lieu of standard- Office Note:				(1/71/495)
117 0 19Jan21	1 - Delete standard shelves and rod in Master Walk-in closet Note:				(1/56/0)
118 0 19Jan21	1 - Delete standard closet shelf and rod in Guest Bedroom closet Note:				(1/60/0)



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INVESTMENT OFFER				
DARPA CHANGE				
1A	The Purchaser acknowledges that no further changes or upgrades that effect the foundation will be allowed after the Vendor accepts the Purchase and Sales Agreement.			
Offer	Note:			
2A	Property purchased: Fernbank Crossing, Building 6, Unit 223. 60-K Jaguar Private, Stittsville ON. K2V 0J2			
Offer	Note:			
3A	3 Piece Rough-in *future tub, toilet and sink			
Offer	Note:			
4A	Upgrade existing (1) 36x24 basement window to (1) 48x24			
Offer	Note:			
5A	Additional 48x24 basement window			
Offer	Note:			
6A	1 Piece Rough-in *future Bar sink			
Offer	Note:			
7A	Additional 48x24 basement window			
Offer	Note:			
8A	COUNTERPARTS AND FACSIMILE			
Offer	Note:			
Workshoe	This Agreement may be executed in any number of counterparts and each counterpart shall for all purposes constitute one Agreement binding on all parties hereto, notwithstanding that all parties are not signatories to the same			