



CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASER: Amit Narain Srivastava TEL:

LOT / PHASE 2 / 2	STREET	HOUSE TYPE NEWINGTON ELEV C 4 BED	CLOSING DATE
INV#	QTY	EXTRA / CHANGE	

Cabinetry

1 0 19Aug21	1 - Optional Chef's Kitchen Note:As per B-1	
2 0 07Dec21	1 - Accommodate for 36" built-in cook top (add 39" base cabinet) Note:	
3 0 07Dec21	1 - Accomodate for Single-Built In wall oven (replace std upper and base cab with tall oven cabinet) - NEED OVEN SPECS FOR CUT-OUT NoteNote: standard MW cabinet replaced with regular upper cabinet. There is no accomodation required for a microwave.	
4 0 07Dec21	1 - Add 2 extra top drawers - one next to fridge & one next to oven cabinet. Note:	
5 0 07Dec21	1 - Add 2 sets pot/pan drwrs - c/w one wide top drwr & 2 deep drwrs each (in lieu of std 2 door base cabinet) - one each side of cooktop. Note:	
6 0 07Dec21	1 - Add 2 X 4"w. plain posts - one each side of cooktop. Notecooktop base cabinet & 2 posts pulled 4" to create bump-out.	
7 0 07Dec21	1 - Butler's Pantry - Accommodate for bar sink centred in space: no change to base cabinets; reduce height of upper above sink. Note:	
8 0 07Dec21	1 - Delete upper above range + approx. 6" each side to accomodate 36" Chimney Hood Note:	
9 0 07Dec21	1 - Fill to ceiling with 1" moulding, furring panel and ceiling crown (12" total) Note:	
10 0 07Dec21	1 - Increase depth of fridge upper to 24"d and add side panel Note:	
11 0 07Dec21	1 - Increase heigh of uppers to reach 96" (42" uppers installed at 18" above counters) Note:	
12 0 07Dec21	1 - Master Ensuite - Replace makeup drawer with 3 drawers - Line 2 Note:	
13 0 07Dec21	1 - Upgrade Kitchen and Butler's Pantry Cabinets - Line 3 Note:	

Ceramic

14 0 07Dec21	1 - S/I Centura 12x12 Hydraulic series Black floor tile in lieu of standard- Main Bath (Jack and Jill)- stacked Note:	
15 0 07Dec21	1 - S/I Level A backsplash tile (3.1x2.9) in lieu of standard- includes up and behind chimney hoodfan and butler's pantry Note:	



CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASER: Amit Narain Srivastava TEL:

LOT / PHASE 2 / 2	STREET	HOUSE TYPE NEWINGTON ELEV C 4 BED	CLOSING DATE
----------------------	--------	--------------------------------------	--------------

INV#	QTY	EXTRA / CHANGE
16 0 07Dec21	1 - S/I Level A Floor tile (13x13)-in lieu of standard- stacked- Ensuite #2 floor Note:	
17 0 07Dec21	1 - S/I Level A floor tile (13x13)-stacked-in lieu of standard- Master Ensuite floor, tub deck and tub walls Note:	
18 0 07Dec21	1 - S/I Level A floor tile (24x24)-in lieu of standard- stacked- Kitchen and Breakfast Note:	
19 0 07Dec21	1 - S/I Level A floor tile (7x7) in lieu of standard-stacked- Foyer and Mudroom Note:	
20 0 07Dec21	1 - S/I Level A floor tile (size 12x24)-stacked- in lieu of standard- In-Law Ensuite floor Note:	
21 0 07Dec21	1 - S/I Level A floor tile (size 12x24)-stacked vertical- in lieu of standard bath wall tiles- In-Law Ensuite shower walls Note:	
22 0 07Dec21	1 - S/I Level A floor tile (size 8x8) in lieu of standard- stacked- Powder Room Note:	
23 0 07Dec21	1 - S/I Level B wall tile (2x10)- stacked vertical- in lieu of standard bath wall tiles- Master Ensuite shower walls Note:	

Doors and Windows

24 0 19Aug21	1 - 8' wide patio doors in lieu of standard 6' Note:	
25 0 19Aug21	1 - Addition of (2) 56x30 windows in basement - as per plan Note:As per B-1	
26 0 19Aug21	1 - Relocate (1) 48x24 existing basement window - as per plan Noteas per B-1	
27 0 19Aug21	1 - Upgrade (2) existing basemet windows 48x24 to 56x30 - as per plan Note:As per B-1	
28 0 07Dec21	1 - Relocate basement window as per plan Note:	

Electrical

29 0 07Dec21	1 - Reinforce existing Capped Light in Dining Room to accommodate heavier fixture - as per plan Note:	
30 0 07Dec21	1 - Relocate (1) standard hallway light fixture to be placed over main stairs- as per plan Note:**Other 2 light fixtures relocated- as per plan- all on exsisting switches**	
31 0 07Dec21	1 - S/I (1) Recessed electrical outlet- installed @ 80" A.F.F- above fireplace in Great Room- as per plan NoteWith (1) CAT6 data outlet beside (standard)	



CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASER: Amit Narain Srivastava TEL:

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
2 / 2		NEWINGTON ELEV C 4 BED	
INV#	QTY	EXTRA / CHANGE	
32 0 07Dec21	1 - S/I (1) Reinforced capped light outlet- connected to new switch- Great Room- as per plan Note:		
33 0 07Dec21	1 - S/I (3) CAT6 Data outlets- as per plan Note:**New Standard in homes**		
34 0 07Dec21	1 - S/I (6) 4" White interior potlights (HALO Slim LED) connected to a new dimmer switch - Great Room - as per plan Note:		
35 0 07Dec21	1 - S/I Cyclone Alito- 36" Stainless Steel chimney hoodfan- (SCB31636SS)-300CFM-in lieu of standard Note:		
36 32,048 07Dec21	2 - Wiring for wall oven and cooktop - 40 AMP 120/240V Note:**NEED APPLIANCE SPECS**		

Granite

37 0 07Dec21	1 - S/I Bristol B317 Virtuo Granite undermount sink- in lieu of standard Note:		
38 0 07Dec21	1 - S/I Level D Radianz Quartz in lieu of standard granite- includes butler's pantry and kitchen re-design Note:		

Heating and Air Conditioning

39 0 19Aug21	1 - Humidifier - GENERAL AIRE (1099 - 3000 Sq. Ft) Note:		
40 0 07Dec21	1 - Relocate Basement Mechanical as per plan Note:		

HVAC

41 32,084 19Aug21	1 - Terminated Gas Line c/w 110 Decora Outlet for Gas Stove and Photo Electric Smoke Detector Note:		
-------------------------	--	--	--

Miscellaneous

42 0 19Aug21	1 - 1 piece rough-in - future bar sink Note:As per B-1		
43 0 19Aug21	1 - 3 piece rough-in *future tub, toilet and sink in basement - standard location Noteas per B-1		
44 0 19Aug21	1 - 9' foot foundation pour height Note:As per B-1		
45 0 19Aug21	1 - 9' Second Floor Note:		
46 0 19Aug21	1 - Additional 3 piece rough-in *future tub, toilet and sink in basement - as per plan Noteas per plan		



CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASER: Amit Narain Srivastava TEL:

LOT / PHASE 2 / 2	STREET	HOUSE TYPE NEWINGTON ELEV C 4 BED	CLOSING DATE
----------------------	--------	--------------------------------------	--------------

INV#	QTY	EXTRA / CHANGE
47 0 19Aug21	1 - Additional Laundry rough-in in Basement - as per plan Note:As per B-1	
48 0 19Aug21	1 - Man Door - Garage c/w Standard unglazed 36" door, standard hardware, electrical switch, exterior light fixture, and patio stone landing Note:As per B-1	
49 0 19Aug21	1 - Optional 5th floor bedroom and second floor laundry Note:As per B-1	
50 0 19Aug21	1 - Optional wheelchair accessible in-law ensuite Note:As per B-1	
51 0 19Aug21	1 - Relocate accessible- ready In-Law Ensuite Closet entrance w/ Standard single complete door w/handle and adjust shelving - as per plan Note:	
52 0 19Aug21	1 - S/I Transom above 8"W patio door Note:	

Paint

53 0 07Dec21	1 - S/I Custom stain on railings, spindles, posts, mantle (where applicable) to complement Twelve Oaks Hickory Caspian-FW 38180-R Note:	
54 0 07Dec21	1 - Upgrade interior paint to Dulux Diamond Matte- (1) colour throughout- FOG DLX 1010-2- in lieu of standard Note:**Trim remains white**	

Plumbing

55 0 19Aug21	1 - S/I Ceramic tiled shower enclosure w/ 3x4 acrylic base in lieu of standard 3x4 shower stall - standard Chrome sliding door remains in Master Ensuite Note:	
56 0 19Aug21	1 - Upgrade standard tub in Jack and Jill to Maax Exhibit 6032 soaker tub Note:	
57 0 07Dec21	1 - S/I Bristol Prep/Bar Sink- Virtuo Granite- Undermount B306 in Pearl Black and (1) standard Delta kitchen faucet- Butler's Pantry Note:	
58 0 07Dec21	1 - Upgrade standard bathtub to 3x5 ceramic shower enclosure with acrylic base and Maax Halo shower doors (stainless hardware)- In-Law Ensuite- as per plan Note:**Approved by J Buckley**	

Railings

59 0 07Dec21	1 - S/I Modern oak posts with cap and modern oak spindles in lieu of standard- Main stairs Note:	
--------------------	---	--

Stairs

60 0 19Aug21	1 - Upgrade Oak nosing under spindles on stairs - uncluding upper hall Note:	
--------------------	---	--



DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY

DIAMONDVIEW ESTATES - DCR / Phoenix Development Corporation Limited

PURCHASER: Amit Narain Srivastava TEL:

LOT / PHASE 2 / 2	STREET	HOUSE TYPE NEWINGTON ELEV C 4 BED	CLOSING DATE
INV#	QTY	EXTRA / CHANGE	

Trim

61 0 19Aug21	1 - S/I (1) 15 lite frosted glass French door w/handles at Kitchen Pantry in lieu of standard Note:	
62 0 19Aug21	6 - S/I 8'H Interior Doors (1) In-law Suite (1) Office (1) Master Bedroom (1) Bedroom 3 (1) Bedroom 4 (1) Bedroom 5 Note:	
63 0 19Aug21	5 - S/I Mirror closet doors in lieu of sliders - Foyer, Bedroom 3, Bedroom 4, Bedroom 5, Laundry Room/Mudroom Note:	

1A Offer Worksheet	9 Foot Foundation Pour Height Note:	
2A Offer Worksheet	Man Door* (garage) Standard unglazed 36 inch door, standard hardware, electrical switch, exterior light fixture and patio stone landing Note:	
3A Offer Worksheet	3 Piece Rough-in *future tub, toilet and sink Note:	
4A Offer Worksheet	Additonal 3 Piece Rough-in *future tub, toilet and sink Note:	
5A Offer Worksheet	Additional Laundry Rough-In Note:	
6A Offer Worksheet	1 Piece Rough-in *future Bar sink Note:	
7A Offer Worksheet	Relocate existing (1) 48x24 basement window Note:	
8A Offer Worksheet	Addition of (2) 56x30 basement windows Note:	
9A Offer Worksheet	Upgrade existing basement windows from (2) 48x24 to (2) 56x30 Note:	
10A Offer Worksheet	Optional 5th bedroom and second floor laundry Note:	
11A Offer Worksheet	Optional Chefs Kitchen Note:	
12A Offer Worksheet	Optional wheelchair accessible in-law ensuite Note:	
13A Offer Worksheet	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. Note:	

This Document is Extremely Time Sensitive - Printed 24 Jan 22 at 21:06