



DCR/PHOENIX GROUP OF COMPANIES

Site: White Tail Ridge 3 Lot: 153

Please find attached a copy of the revised drawings customized to include any revisions you have made as detailed on the Schedule B1 of your Agreement of Purchase and Sale and any subsequent Upgrade Forms. Please review these plans and if there are no discrepancies please sign them off, with this letter, so that we may proceed with your approval.

Should any modifications need to be made, please initial each change on this set of plans in order for the changes to be accommodated. Your signature is also required at the bottom of each page. All black line changes must have an accompanying invoice noting the changes made. If the changes are substantial or numerous, we will need to redo the set of plans for approval.

Plans are subject to change without notice due to site conditions- including any exterior elevations. Actual usable floor space may vary from the stated floor area. Layout for kitchen, furnace, HWT, laundry tubs and any relating items may vary from the plan. Vertical and horizontal bulkheads, which are not shown on the plans, may be required for plumbing and heating runs. Structural posts may vary from plans and are subject to change without notice. E. O. E. April 27, 2021

Appliances- If no appliance specs are provided at the time of meetings; provided by the purchasers then the purchaser is responsible to supply and install appliances in the standard openings provided-after closing.

Flooring- Phoenix Homes is not responsible for product failure resulting from or connected to improper cleaning and maintenance to the floor. It is the homeowner’s final decision to follow through with flooring that is not recommended in certain areas, such as proceeding with engineered hardwood or laminate wood in wet areas. Wood flooring in wet/high moisture areas could result in damage and gradual colour change.

Please ensure you review any changes that you make with your Design Consultant to ensure that they correspond with the paperwork that is written up for these changes. We will proceed with these documents to construct your home.

THE PURCHASER ACKNOWLEDGES THAT AFTER THIS DOCUMENT IS SIGNED THAT NO FURTHER CHANGES WILL BE PERMITTED.

The purchaser acknowledges that to complete the Design Centre Process and confirm their upgrade selections, a 10% deposit will be payable on the total upgrade amount. This deposit is payable in the form of a credit card payment, personal cheque, bank draft or certified cheque.

If there are any additional questions or concerns, you can address them with your Design Consultant and/or a member of the sales team.

Notes:

- 1. Relocate (1) lower hall potlight to be centered on study doors-as per plan
- 2. Relocate (1) lower hall potlight (closest to Foyer) -as per plan

Purchaser’s Signature:

DocuSigned by: PC ABB08BFD0DA2412

 6/6/2022 | 2:23 PM EDT Date:

Design Consultant’s Signature:

DocuSigned by: Joe Khoury 30FFC02F4D9D499...

 6/6/2022 | 1:54 PM EDT Date:

Pricing is subject to change without notice and is non-negotiable. Changes approved by Head Office will be at current prices and are non-negotiable. Plans are subject to change without notice due to site conditions- including any exterior elevations. E. O. E. September 2nd, 2021



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CONSTRUCTION SUMMARY

White Tail Ridge - DCR Phoenix Development Corporation

PURCHASER: Patrick Crotteau TEL:

LOT / PHASE 153 / 3	STREET 279 Antler Court	HOUSE TYPE BIRCHWOOD ELEV D 4 BED LOFT WITH STUDY	CLOSING DATE
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INV#	QTY	EXTRA / CHANGE
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Cabinetrv

1 0 06Jun22	1 - Accommodate for Over the Range MW/Hood combo: replace std MW cab with full 2 door upper; shorten height & increase depth of upper above range. - kitchen Note:	<div>DS</div> <div>PC</div>
2 0 06Jun22	1 - Add crown moulding to top of upper cabinets - fill to ceiling with 1" moulding, furnig panel and ceiling crown(12"total) - kitchen Note:	<div>DS</div> <div>PC</div>
3 0 06Jun22	1 - Add light Valance below upper cabinets - 2"h plain recessed - to accomodate under cabinet lighting (lights and electrical by builder) - Note: 2 single width upper cabinets (one each side of range) shortened by 3" to accomodate light valance. Note:	<div>DS</div> <div>PC</div>
4 0 06Jun22	1 - Add pot/pan drwrs - c/w one wide top drwr (in lieu of std 2 door base cabinet)- left of range Note:	<div>DS</div> <div>PC</div>
5 0 06Jun22	1 - Increase depth of fridge upper to 24"d and add side panel Note:	<div>DS</div> <div>PC</div>
6 0 06Jun22	1 - Increase height of uppers to reach 96" (42"h uppers installed at 18"above counter) - kitchen Note:	<div>DS</div> <div>PC</div>
7 0 06Jun22	1 - Island - add double thick panels to each end of island (35"w. X 34.5"h.) to close in eating counter overhang. - Note:	<div>DS</div> <div>PC</div>
8 0 06Jun22	1 - Island - switch loction of sink & DW Note:	<div>DS</div> <div>PC</div>
9 0 06Jun22	1 - Move fridge approx. 36" and insert 24"d. X 36"w. X 96"h. pantry cabinet Note:	<div>DS</div> <div>PC</div>
10 0 06Jun22	1 - Move island 6" away from fridge wall (clearance = 48" counter to counter) Note:	<div>DS</div> <div>PC</div>
11 0 06Jun22	1 - move std bank of drawers to right of range Note:	<div>DS</div> <div>PC</div>
12 0 06Jun22	1 - Upgrade - Vanity cabinets to line 3 - Main bath Note:	<div>DS</div> <div>PC</div>
13 0 06Jun22	1 - Upgrade all drawers in kitchen to soft close (X 7 drawers) Note:	<div>DS</div> <div>PC</div>
14 0 06Jun22	1 - Upgrade all hinges in kitchen to soft close (X 30 doors) Note:	<div>DS</div> <div>PC</div>
15 0 06Jun22	1 - Upgrade kitchen cabinets to line 3 Note:	<div>DS</div> <div>PC</div>



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16 0 06Jun22	1 - Upgrade Vanity cabinets to line 3 - Ensuite Note:		<div>DS PC</div>
17 0 06Jun22	1 - Upgrade Vanity cabinets to line 3 - Main 2 -Loft Note:		<div>DS PC</div>

Ceramic

18 0 06Jun22	1 - Client requested not to install - ceramic backsplash in kitchen. Note:	<div>DS PC</div>
19 0 06Jun22	1 - S/I - Level A - 12x24 - ceramic tile - shower wall - vertical - stacked - ensuite Note:	<div>DS PC</div>
20 0 06Jun22	1 - S/I - Level A - 12x24 - ceramic tile -tub wall and tub face/deck- Horizontal-stacked-in Ensuite Note:	<div>DS PC</div>
21 0 06Jun22	1 - S/I - Level A - 12x24 - Ceramic wall tile - vertical stacked - in Main Bath and Main Bath 2 Note:	<div>DS PC</div>
22 0 06Jun22	1 - S/I - Level A - 24x24 - Ceramic floor tile - stacked- Foyer , laundry room, main bathroom, Main bathroom 2, Ensuite floor - in lieu of standard. Note:	<div>DS PC</div>

Doors and Windows

23 0 23Mar22	1 - (2) Rear windows in basement to be 56x30 Note:	<div>DS PC</div>
24 0 23Mar22	1 - Add Transom over 6' patio doors Note:	<div>DS PC</div>
25 0 23Mar22	1 - Relocate - exisiting rear basement window - align with Master bed. window - as per plan Note:	<div>DS PC</div>
26 0 06Jun22	1 - S/I - 1/2 horse power Garage door opener w/ (2) remotes and (1) keypad Note:	<div>DS PC</div>

Electrical

27 0 23Mar22	1 - S/I - Reinforced capped light outlet for ceiling fan - Great Room - as per plan Note:	<div>DS PC</div>
28 0 06Jun22	1 - Delete - (2) Upper hallway lights Note:	<div>DS PC</div>
29 0 06Jun22	1 - Delete - (3) lower hallway standard lights - Note:	<div>DS PC</div>
30 0 06Jun22	1 - Delete - Standard ceiling light fixture in Kitchen Note:	<div>DS PC</div>



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31 0 06Jun22	1 - Delete - Standard light - in Loft Note:		<div>DS PC</div>
32 0 06Jun22	1 - S/I - (1) Standard - Cat6 Data jack -in study - as per plan Note:		<div>DS PC</div>
33 0 06Jun22	1 - S/I - (2) Additional exterior weather proof electrical outlets -Rear of home - as per plan Note:		<div>DS PC</div>
34 0 06Jun22	1 - S/I - (2) capped light outlets in ceiling - above kitchen island -on new dimmer switch - as per plan Note:		<div>DS PC</div>
35 0 06Jun22	1 - S/I - (2) Interior pot lights in Lower hallway (between foyer and main starcase) -on new switch - as per plan Note:		<div>DS PC</div>
36 0 06Jun22	1 - S/I - (3) Interior pot lights - same 3 way switch - upper hallway - as per plan Note:		<div>DS PC</div>
37 0 06Jun22	1 - S/I - (3) Interior pot lights in Lower hallway -existing switch - as per plan Note:		<div>DS PC</div>
38 0 06Jun22	1 - S/I - (3) Standard Electrical outlets - in basement -as per plan Note:		<div>DS PC</div>
39 0 06Jun22	1 - S/I - (3) standard electrical outlets in Garage - as per plan Note:		<div>DS PC</div>
40 0 06Jun22	1 - S/I - (4) interior pot lights - New Dimmer switch - Master bedroom - as per plan Note:		<div>DS PC</div>
41 0 06Jun22	1 - S/I - (6) Interior Pot lights - Existing switch - in kitchen - as per plan Note:		<div>DS PC</div>
42 0 06Jun22	1 - S/I - (6) Interior Pot lights on existing switch- in Loft - as per plan Note:		<div>DS PC</div>
43 0 06Jun22	1 - S/I - (6) Interior Potlights -on New dimmer switch - in Dinning Room Note:		<div>DS PC</div>
44 0 06Jun22	1 - S/I - (6) Under Cabinet LED Puck lights -connected to seperate Dimmer switch- in Kitchen - as per plan Note:		<div>DS PC</div>
45 0 06Jun22	1 - S/I - Exterior soffit plug w/switch for holiday lights - as per plan Note:		<div>DS PC</div>
46 0 06Jun22	1 - S/I - Standard recessed electrical outlet- 54" A.F.F. - for future wall mount TV - Great room - as per plan Note:		<div>DS PC</div>
47 0 06Jun22	1 - S/I -(1) 4" White shower potlight (AFR4-0930) - connected to new dimmer switch - up to 9'h Note:		<div>DS PC</div>



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Fireplace

48 0 06Jun22	1 - Delete - standard mantle Note:	<div>DS PC</div>
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Granite

49 0 06Jun22	1 - S/I - Level A - Quartz - includes 4" backsplash and (1) standard undermount sink -Main #2 bathroom Note:	<div>DS PC</div>
50 0 06Jun22	1 - S/I - Level A - Quartz - includes 4" backsplash and (1) standard undermount sink -Main bathroom Note:	<div>DS PC</div>
51 0 06Jun22	1 - S/I - Level A - Quartz - includes 4" backsplash and (2) standard undermount sink - Ensuite Note:	<div>DS PC</div>
52 0 06Jun22	1 - S/I - Level A Quartz -without 4" backsplash - Kitchen Note:	<div>DS PC</div>

Hardwood

53 0 23Mar22	1 - S/I - LVT Flooring - Dinning Room - Kitchen - Great room - Master bed - Study - Bedroom two - Lower Hall. Note:	<div>DS PC</div>
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Heating and Air Conditioning

54 0 23Mar22	1 - S/I - Air Conditioner - Goodman - 16 Seer R410A GSX 16030 2.50 Ton Air Conditioner Note:	<div>DS PC</div>
55 0 23Mar22	1 - S/I - Humidifier - GENERAL AIRE 1042 Note:	<div>DS PC</div>
56 0 06Jun22	1 - S/I - necessary ducting and electrical to Accommodate for Over the Range MW/Hood combo - to be installed by client after closing Note:	<div>DS PC</div>

Miscellaneous

57 0 23Mar22	1 - Client is participating in program. Referred by Maggie Muldoon. White Tail Ridge, 60 White Tail Drive. Almonte, Ontario K0A 1L0 Note:	<div>DS PC</div>
58 0 23Mar22	1 - Consultation with Lori at Spectrum Kitchens Note:	<div>DS PC</div>
59 0 23Mar22	1 - S/I - 3-piece Rough-in for future tub, sink and toilet in basement as per B1 Note:	<div>DS PC</div>
60 0 23Mar22	1 - S/I - 9' Basement Pour (foundation) Note:	<div>DS PC</div>
61 0 23Mar22	1 - S/I - 9' Second floor ceiling height Note:	<div>DS PC</div>



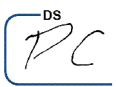
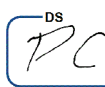
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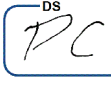
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62 0 23Mar22	1 - S/I -Roxel (Safe & Sound) noise dampening - 2nd floor - in wall between loft and Bedroom # 3 - as per plan Note:		
63 0 23Mar22	1 - S/I -Roxel (Safe & Sound) noise dampening - in wall of Master Bedroom and main bath bordering, Main bath, Great room and stairs/kitchen areas.- as per plan Note:		

Plumbing

64 0 23Mar22	1 - S/I -Delta Trinsic T14259 Chrome Monitor 14 Series Shower Trim in lieu of Standard- in ensuite Note:	
65 0 23Mar22	1 - S/I - Laundry tub in basement mechanical room Note:	
66 0 23Mar22	1 - S/I - Upgrade Toilet - American Standard Studio Right height Dual Flush - in ensuite Note:	
67 0 23Mar22	1 - S/I - Upgrade Toilet - American Standard Studio Right height Dual Flush - in main bath Note:	
68 0 23Mar22	1 - S/I - Upgrade Toilet - American Standard Studio Right height Dual Flush - in main bath 2 on 2nd floor Note:	
69 0 23Mar22	1 - S/I Ceramic tiled shower enclosure w/ 3x4 acrylic base and Maax Halo sliding doors (Chrome handle and hinges) in lieu of standard 3x4 shower stall - in ensuite Note:	
70 0 23Mar22	1 - Upgrade - tubs (2) to Maax Exhibit 6032 in main bath and main bath #2 - in lieu of standard Note:	
71 0 06Jun22	1 - S/I - (1) Bristol - B1607 undermount double bowl stainless steel Kitchen sink (16 Gauge)- in lieu of standard Note:	
72 0 06Jun22	1 - S/I - (4) Delta Kami 581LF Chrome Single Hole Channel Bathroom Faucets - (2) in ensuite, (1)main bathroom, (1) Main 2 bathroom - in lieu of Standard Note:	
73 0 06Jun22	1 - S/I - Delta Essa 9113-AR-DST - arctic stainless steel - kitchen faucet - in lieu of standard Note:	
74 0 06Jun22	1 - S/I - Fridge Water line - as per plan Note:	

Railings

75 0 23Mar22	1 - 3-1/2" Oak Modern newel posts w/ cap and Modern spindles in lieu of standard Oak Colonial Note:	
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Stairs



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76 0 23Mar22	1 - S/I - Oak Nosing under spindles Note:	<div>DS PC</div>
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Trim

77 0 23Mar22	1 - Flat ceilings in lieu of stipple Note:	<div>DS PC</div>
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78 0 06Jun22	1 - S/I - Pair of standard 15 lite clear glass French doors w/handles - in study - in lieu of standard Note:	<div>DS PC</div>
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1A Offer Worksheet	3 Piece Rough-in *future tub, toilet and sink Note:	<div>DS PC</div>
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2A Offer Worksheet	Purchaser acknowledges that no further foundation changes will be permitted after this point Note:	<div>DS PC</div>
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3A Offer Worksheet	Client is participant in referral program. Referred by Maggie Muldoon, White Tail Ridge, 60 White Tail Drive, Almonte ON K0A 1L0 Note:	<div>DS PC</div>
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This Document is Extremely Time Sensitive - Printed 6 Jun 22 at 13:28