



DCR/PHOENIX GROUP OF COMPANIES

CONSTRUCTION SUMMARY

White Tail Ridge - DCR Phoenix Development Corporation

PURCHASERS: Marie-Josée Labrecque and David Arseneau TEL:

LOT / PHASE	STREET	HOUSE TYPE	CLOSING DATE
62 / 3	348 Antler Court	NEWINGTON ELEV M 4 BED	
INV#	QTY	EXTRA / CHANGE	

Cabinetrv

1 0 03Oct22	1 - Add false top drawer to cooktop base cabinet Note:	DS MJL DS
2 0 03Oct22	1 - Increase height of oven cabinet to 105.5"h Note:	DS MJL DS
3 0 03Oct22	1 - Accomodate for 36 inch built-in cooktop (add 39 inch wide. 2 door base cabinet) line 3 Note:	DS MJL DS
4 0 03Oct22	1 - Accomodate for built-in wall oven & m/w (replace std upper and base cab with tall oven cabinet)- line 3 (NEED APPLIACE SPECS) Note:	DS MJL DS
5 0 03Oct22	1 - Add 2 extra top drawrs - one each side of cooktop Note:	DS MJL DS
6 0 03Oct22	1 - Add 2 sets pot/pan drawrs - c/w one wide top drwr and 2 deep drawers each. (In lieu of std 2 door base cabinet) - one each side of cooktop - Line 3 Note:	DS MJL DS
7 0 03Oct22	1 - Butler's Pantry - add 3 top drawers Note:	DS MJL DS
8 0 03Oct22	1 - Butler's Pantry - add fasle top drawer to middle base cabinet (bar sink to be added by builder) Note:	DS MJL DS
9 0 03Oct22	1 - Butler's Pantry - Delete base cabinet to make space for 24" wine fridge - Line 3 Note:	DS MJL DS
10 0 03Oct22	1 - Butler's Pantry - Increase height of uppers each side of floating shelves to 33 inches h and add 18 inch h uppers stacked above with 1/2" filler between to reach 105.5" h. (4 doors total} Note:	DS MJL DS
11 0 03Oct22	1 - Butler's Pantry - install filler to ceiling (approx 2.5 inches h) Note:	DS MJL DS
12 0 03Oct22	1 - Butler's Pantry- delete middle upper cabinet and replace with 2 floating shelves 1.25 inches thick X 11.5 inches d. - wood veneer, melamine or painted finish. Note:	DS MJL DS
13 0 03Oct22	1 - Delete upper above range and replace with custom hood cabinet to accomodate built-in fan insert-includes cut-out (fan insert by others) - NEED SPECS - Line 3 Note:	DS MJL DS
14 0 03Oct22	1 - Increase depth of fridge upper to 24"d and add 2 side panels + Tall filler at wall {approx. 4"w.) Note:	DS MJL DS
15 0 03Oct22	1 - Increase height of fridge upper, 2 side panels & tall filler to reach 105.5"h. Note:	DS MJL DS
16 0 03Oct22	1 - Increase height of hood to 33 inches h. installed at 105 inches h. Note:	DS MJL DS



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17 0 03Oct22	1 - Increase height of uppers each side of hood to 33 inches high and add 18 inch high uppers stacked above with 1/2" filler between to reach 105.5" h. {6 doors total} Note:	DS MJL	DS
18 0 03Oct22	1 - Install filler to ceiling (approx. 2.5 inches h) Note:	DS MJL	DS
19 0 03Oct22	1 - Island - Add 4 dummy doors - 2 to each side Note:	DS MJL	DS
20 0 03Oct22	1 - Island - add false top drwr to sink base cabinet - line 3 Note:	DS MJL	DS
21 0 03Oct22	1 - Island - Add Flush furniture kick to back and sides of island and wrap around posts. Note:	DS MJL	DS
22 0 03Oct22	1 - Island - Add pull-out recycle centre - Richelieu # 76000140 - c/w 2 Lg Bins OR 1 LG bin + 2 small Bins Note:	DS MJL	DS
23 0 03Oct22	1 - Island - Move sink & DW 15 inches towards pantry end of island Note:	DS MJL	DS
24 0 03Oct22	1 - Island - Pull back panel approx. 12" and add 2 X 4" Posts (34.5"h X 48"w. } to extend the full depth of the island enclosing the eating counter overhang . Note: Island top enlarged to 125" X 51" - Extra stone countertop by builder Note:	DS MJL	DS
25 0 03Oct22	1 - Island - Replace standard bank of drawers with 1 single width top drawer + 1 double width top drawer Note:	DS MJL	DS
26 0 03Oct22	1 - Island - Replace std base cabinet with pot/pan drwr cabinet c/w 1 top drwr + space for warming drawer + deep drawer. NEED SPECS Note:	DS MJL	DS
27 0 03Oct22	1 - Spectrum Kitchens Consultation Note:	DS MJL	DS
28 0 03Oct22	1 - Upgrade - Cabinets in kitchen & butler's pantry to line 3 Note:	DS MJL	DS
29 0 03Oct22	1 - Upgrade all drawers in kitchen & Butler's Pantry to soft close (15 drawers) Note:	DS MJL	DS
30 0 03Oct22	1 - Upgrade all hinges in kitchen & Butler's Pantry to soft close {X 28 doors) Note:	DS MJL	DS

Ceramic

31 0 03Oct22	1 - S/I - DITRA XL - in tiled areas - Foyer, powder room, mudroom, bed 2 ensuite , Main bath , bed 4 ensuite and master ensuite. NoteRFP 3010 # 1	DS MJL	DS
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32 0 03Oct22	1 - S/I - Level 2 -3.5" x 14.5" - ceramic floor tile - herringbone 90 pattern - Main bathroom (J+J) Note:	DS MJL DS	
33 0 03Oct22	1 - S/I - Level A - 12 x 24 - ceramic floor tile - horizontal- stacked - in bed 2 (In-law suite) ensuite Note:	DS MJL DS	
34 0 03Oct22	1 - S/I - Level A - 12x24- Cermic wall tile-vertical-stacked - Main Bathroom (Jack & Jill) - shower wall tile Note:	DS MJL DS	
35 0 03Oct22	1 - S/I - Level A - 13x13 cermic floor tile - stacked - 2nd Floor laundry area Note:	DS MJL DS	
36 0 03Oct22	1 - S/I - Level A - 7.3 x 7.3 - ceramic tile - one tile wide -stacked - as border. Level A - Matte Decor Mix - Center tiles - 7.3 x 7.3 - stacked - Mudroom (see sketch) NoteRFP 3018 - 1	DS MJL DS	
37 0 03Oct22	1 - S/I - Level B - 24x24 ceramic floor tile - stacked - Foyer Note:	DS MJL DS	
38 0 03Oct22	1 - S/I - Level B - 3x12 -ceramic wall tile - vertical -stacked - bedroom 4 Ensuite Note:	DS MJL DS	
39 0 03Oct22	1 - S/I - level B - 5.6 x 6.5 -hexagon-ceramic floor tile -stacked - bedroom 4 ensuite Note:	DS MJL DS	
40 0 03Oct22	1 - S/I - Level B - 8x8 - ceramic wall tile - stacked. - In-Law ensuite shower Middle Listello -Level C - 8x8 ceramic decor tiles -(3) tiles wide - vertical stacked from shower floor to ceiling - center of rear wall - see sketch NoteRFP 3018 - 2	DS MJL DS	
41 0 03Oct22	1 - S/I - Level B- Centura- 12X24 -wall tile - horizontal -stacked - Master ensuite shower (2 Walls only - custom glass shower) Note:	DS MJL DS	
42 0 03Oct22	1 - S/I - level c - 24x24 floor tile - stacked - master ensuite Note:	DS MJL DS	
43 0 03Oct22	1 - S/I - Merino series -triangle mix - hexagon ceramic floor tiles - stacked - Powder room NoteRFP 3018 - 3	DS MJL DS	
44 0 03Oct22	1 - S/I- LEVEL A - 4x12 backsplash tile - vertical-stacked - and up to ceiling at floating shelves - Butlers Pantry Note:	DS MJL DS	

Doors and Windows

45 0 14Jul22	1 - Enlarge 36x24 basement window - right side elevation to 56x30 Note:	DS MJL DS	
46 0 14Jul22	1 - S/I - (2) 36w x 48h windows on each side of - 6ft w. sliding patio door (basement walkout) - as per plan Note:	DS MJL DS	
47 0 14Jul22	1 - S/I - Additional (1) 36X24 basement window *location/size subject to approval - as per B1 Note:	DS MJL DS	



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48 0 14Jul22	1 - S/I - Man Door - Garage - Standard unglazed 36inch door, standard Hardware, electric switch, exterior light fixture and patio stone landing *subject to approval - as per B1 Note:	DS MJL DS	
49 0 15Jul22	1 - Delete - S/I - (2) additional 56x30 windows - in basement -as per plan Note:	DS MJL DS	
50 0 15Jul22	1 - S/I - (1) additional 56x30 window - in basement - as per plan Note:	DS MJL DS	
51 0 15Jul22	1 - S/I - (2) additional 36x48 windows in basement as per plan. Noteat rear under deck	DS MJL DS	

Electrical

52 0 03Oct22	1 - Delete - (3) standard light fixture - (1) above kichen Island and (2) kitchen ceiling lights Note:	DS MJL DS
53 0 03Oct22	1 - Relocate - Exisiting ceiling light fixtrure - master ensuite - as per plan Note:	DS MJL DS
54 0 03Oct22	1 - S/I - (1) Additional - 2-Light cylinder wall sconce (A1103R-BK) -at rear basement patio door- connected to existing basement switch and existing main level porch light switch. - as per plan Note:	DS MJL DS
55 0 03Oct22	1 - S/I - (1) additional capped light outlet on new switch - 96 inches A.F.F. -centered on rear wall for future wall sconce - 2nd floor laundry area Note:	DS MJL DS
56 0 03Oct22	1 - S/I - (1) additional Cat6 Data outlet - bedroom 4 - as per plan Note:	DS MJL DS
57 0 03Oct22	1 - S/I - (1) Capped light outlet - new switch - for future ceiling light fixture - at main staircase landing (centered over landing) - as per plan Note:	DS MJL DS
58 0 03Oct22	1 - S/I - (1) Exterior soffit plug w/ switch for holiday lights - as per plan Note:	DS MJL DS
59 0 03Oct22	1 - S/I - (1) Reinforced Capped light outlet-exisiting switch- for future heavy ceiling light fixture - Great room - as per plan Note:	DS MJL DS
60 0 03Oct22	1 - S/I - (1) shower potlight - on new dimmer switch - bed 2 ensuite - as per plan Note:	DS MJL DS
61 0 03Oct22	1 - S/I - (1) Shower potlight - on new dimmer switch - bedroom 4 ensuite - as per plan Note:	DS MJL DS
62 0 03Oct22	1 - S/I - (1) Shower potlight - on new dimmer switch - master ensuite - as per plan Note:	DS MJL DS
63 0 03Oct22	1 - S/I - (2) Exterior soffit potlights -new switch - on front porch - as per plan Note:	DS MJL DS



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64 0 03Oct22	1 - S/I - (2) Two headed spot lights - MS518-2 at rear of home -connected to exisiting porch light switch and basement exterior light switch.- as per plan Note:	DS MJL	DS
65 0 03Oct22	1 - S/I - (3) additional capped light outlets - in ceiling - above Island -exisiting switch - as per plan Note:	DS MJL	DS
66 0 03Oct22	1 - S/I - (4) Interior Halo Slim LED potlights - on new dimmer switch - upper hall (opt. 5th bedroom) - as per plan Note:	DS MJL	DS
67 0 03Oct22	1 - S/I - (5) Interior Potlights in kitchen- new dimmer switch - as per plan Note:	DS MJL	DS
68 0 03Oct22	1 - S/I - (6) Halo slim LED - Interior potlights - on new dimmer switch - great room - as per plan Note:	DS MJL	DS
69 0 03Oct22	1 - S/I - 50 amp EV Future charging unit C/W 50 amp breaker, stove plug located on the rear wall of the garage (garage/house common wall) - as per plan Note:	DS MJL	DS
70 0 03Oct22	1 - S/I - Cooktop wiring Note:	DS MJL	DS
71 0 03Oct22	1 - S/I - Electrical outlet on seperate circuit - (required for warming drawer in Kitchen Island) - as per plan Note:*See Spec sheet	DS MJL	DS
72 0 03Oct22	1 - S/I - Recessed standard outlet- 78 inches A.F.F.- at Fireplace for future wall mount TV -as per plan Note:	DS MJL	DS
73 0 03Oct22	1 - S/I - Wall oven wiring Note:	DS MJL	DS
74 0 03Oct22	1 - S/I -CYCLONE BX212 - Decorative hood fan insert - in lieu of standard - kitchen Note:	DS MJL	DS
75 0 03Oct22	1 - Upgrade - (1) main level exterior porch light switch and (1) basement exterior light swieth to 3-way switch - in lieu of standard Note:	DS MJL	DS

Fireplace

76 0 14Jul22	1 - S/I - Bump Fireplace into great room approx. 8"d and build box approx. 5'w - from floor to ceiling Note:	DS MJL	DS
77 0 14Jul22	1 - S/I - Fan kit - Fireplace - Great room Note:	DS MJL	DS
78 0 03Oct22	1 - Delete - Fireplace Mantle Note:	DS MJL	DS
79 0 03Oct22	1 - Raise fireplace 12 inches A.F.F. Note:	DS MJL	DS



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Granite

80 0 03Oct22	1 - S/I - Level D - Quartz backsplash in Kitchen (does not include Butler's pantry) - up to bottom of custome hood fan - in lieu of standard NoteRFP-3015 - ITEM 2	DS MJL DS
81 0 03Oct22	1 - S/I - Level D Quartz - - Kitchen Countertop (chef's kitchen) -includes butler's pantry and additional stone for island - in lieu of standard NoteRFP-3015 - ITEM 3	DS MJL DS

Hardwood

82 0 14Jul22	1 - S/I - LVT Flooring in - Kitchen, Butler's pantry and walk-in pantry(opt. chef's kitchen) Note:	DS MJL DS
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Heating and Air Conditioning

83 0 14Jul22	1 - S/I - Gas bbq line - as per plan Note:	DS MJL DS
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Miscellaneous

84 0 14Jul22	1 - Optional 5th bedroom and second floor laundry - as per B1 Note:	DS MJL DS
85 0 14Jul22	1 - Optional Chef's Kitchen - as per B1 Note:	DS MJL DS
86 0 14Jul22	1 - Purchasers accepting offer of elevation change from Newington Elevation D to Newington Elevation M for the additional price of \$25,000.00 - as per B1 Note:	DS MJL DS
87 0 14Jul22	1 - S/I - 3 Piece Rough-in - for future tub, toilet and sink -in basement - as per B1 Note:	DS MJL DS
88 0 14Jul22	1 - S/I - 9 Foot foundation pour height - as per B1 Note:	DS MJL DS
89 0 14Jul22	1 - S/I - 9'H second floor - Note:	DS MJL DS
90 0 14Jul22	1 - S/I - Additional Garage bay - 10 foot wide c/w exterior finishes to match elevation, single 8 foot x 7 foot door, exterior and interior light fixtures, unfinished interior - as per B1 Note:	DS MJL DS
91 0 14Jul22	1 - S/I - Optional covered deck - Breakfast area - as per B1 Note:	DS MJL DS
92 0 14Jul22	1 - The purchaser acknowledges and agree to receive an electronic copy of the agreement of Purchase and Sale and further, understands that an executed original copy of the Agreement of Purchase and sale will not be provided. Note:	DS MJL DS

Plumbing



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INV#	QTY	EXTRA / CHANGE
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93 0 14Jul22	1 - S/I - 1 Piece Rough-in - Future bar sink - in Basement - subject to approval - as per B1 Note:	DS MJL DS
94 0 14Jul22	1 - S/I - Basement Laundry Rough-in - as per B1 Note:	DS MJL DS
95 0 14Jul22	1 - S/I - Ceramic tiled shower enclosure with 3x5 acrylic base - with custom glass walls (full glass front and side panel floor to ceiling; and (1) swing door with matte black handle and hinges). - in lieu of standard 3x4 shower stall-master ensuite. Note:	DS MJL DS
96 0 14Jul22	1 - S/I - Ceramic tiled shower with 3x3 acrylic base - with custom glass walls - 1) fixed pane to sit on 42"h half wall (toilet side) with Level A Quartz cap; and (1) swing door with matte black handle and hardware. - Bedroom 4 Ensuite shower Note:	DS MJL DS
97 0 14Jul22	1 - S/I Ceramic tiled shower enclosure w/ 3x5 acrylic base and Maax Halo sliding doors (Matte Black handle and no hinges) in lieu of standard Tub Shower. - In-Law(bedroom 2) ensuite Note:	DS MJL DS
98 0 03Oct22	1 - Delete - Bathroom Accessories (toilet paper holder, towel bar, etc.) Note:	DS MJL DS
99 0 03Oct22	1 - S/I - 1-piece Rough-in for bar sink and faucet- Butlers pantry Note:	DS MJL DS
100 0 03Oct22	1 - S/I - Bristol - B1614 bar sink - in butlers pantry NoteRFP-3015 - ITEM 1	DS MJL DS
101 0 03Oct22	1 - S/I - Delta Model T3763-BL -matte black- Roman tub trim with handshower - master ensuite - in lieu of standard Note:	DS MJL DS
102 0 03Oct22	1 - S/I - Delta Monrovia - Signle handle Kitchen faucet with touch 2-O technology - Model # 9191T-CZ-PR-DST- Lumicoat Champagne Bronze finish. - In lieu of standard - Kitchen NoteRFP 3018 - 5	DS MJL DS
103 0 03Oct22	1 - S/I - Delta- Monrovia- Single handle Bar/Prep faucet with touch 2-O technology - Model #9991T-CZ-PR-DST - Lumicoat Champagne Bronze - Butler's Pantry NoteRFP 3018 # 6	DS MJL DS
104 0 03Oct22	1 - S/I - Fridge water line - as per plan Note:	DS MJL DS
105 0 03Oct22	1 - S/I - Maax Jazz -6636- freestanding tub - Master ensuite - in lieu of standard freestanding Maax Sax 6032 Note:	DS MJL DS
106 0 03Oct22	1 - Upgrade - Undermount kitchen sink - Bristol B1926 stainless steel single bowl - in lieu of standard Note:	DS MJL DS

Railings

107 0 14Jul22	1 - S/I - 3 1/2" modern newel post with Cap in lieu of standard oak colonial Note:	DS MJL DS
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INV#	QTY	EXTRA / CHANGE	
108 0 14Jul22	1 - S/I - Square Metal spindles (wrinkled Black, all plain) - in lieu of standard Oak Colonial Note:		DS M J L DS

Stairs

109 0 14Jul22	1 - S/I - Oak Nosing - Main staircase Note:		DS M J L DS
110 0 14Jul22	1 - Upgrade Main Staircase to Oak - in lieu of standard Note:		DS M J L DS

Trim

111 0 14Jul22	1 - S/I - (1) 8'h - French door - full-lite - frosted glass -in Walk-in pantry- in lieu of standard. Note:		DS M J L DS
112 0 14Jul22	1 - S/I - (13) 8'h interior doors-(1) Office, (1)Powder room, (1)basement stairs, (1) mudroom, (1) bedroom 2 . (1) walk-in pantry-(1) bedroom 3, (1) bedroom 4, (1) bedroom 5, (2) 2nd floor laundry,(1) 2nd floor linen, (1)master bedrm- in lieu of standard Note:		DS M J L DS
113 0 14Jul22	1 - S/I - Pair of 8'H - By-pass closet doors - Lincoln style - foyer -in lieu of standard Note:		DS M J L DS
114 0 14Jul22	1 - S/I - Taymor Vega Matte Black handle w/ matching hinges in lieu of standard Villa knob - square rosettes - not available for front door or Garage man door - throughout including swing closet doors Note:		DS M J L DS
115 0 14Jul22	1 - S/I - Upgraded swing closet doors - Lincoln style - bedroom 3, bedroom 4 and Bedroom 5 - in lieu of standard Note:		DS M J L DS
116 0 14Jul22	1 - S/I -Upgrade Interior door style- Lincoln -throughout - Note* (13) doors at 8'h- as per plan- in lieu of standard NoteCost includes remaining standard sized doors upgraded to Logan Style.		DS M J L DS
117 0 03Oct22	1 - S/I - Level 2 -CT #14 - 5-1/2 inch Baseboards and 3-1/2 inch casings -throughout Note:		DS M J L DS



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1A Offer Worksheet	Optional 5th bedroom and second floor laundry Note:	DS MJL	DS
2A Offer Worksheet	Optional Chefs Kitchen Note:	DS MJL	DS
3A Offer Worksheet	Optional Chefs Kitchen Note:		
4A Offer Worksheet	Optional covered deck, breakfast area Note:	DS MJL	DS
5A Offer Worksheet	Optional covered deck, breakfast area Note:		
6A Offer Worksheet	9 Foot Foundation Pour Height Note:	DS MJL	DS
7A Offer Worksheet	1 Piece Rough-in *future Bar sink - subject to approval Note:	DS MJL	DS
8A Offer Worksheet	3 Piece Rough-in *future tub, toilet and sink Note:	DS MJL	DS
9A Offer Worksheet	3 Piece Rough-in *future tub, toilet and sink Note:		
10A Offer Worksheet	Basement Laundry rough-in Note:	DS MJL	DS
11A Offer Worksheet	Additional (1) 36x24 basement window *location/size subject to approval Note:	DS MJL	DS
12A Offer Worksheet	Man Door* (garage)-Standard unglazed 36 inch door, standard hardware, electrical switch, exterior light fixture and patio stone landing *subject to approval Note:	DS MJL	DS
13A Offer Worksheet	The purchasers acknowledge and agree to receive an electronic copy of the Agreement of Purchase and Sale and further, understands that an executed original copy of the Agreement of Purchase and Sale will not be provided. Note:	DS MJL	DS
14A Offer Worksheet	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 counterpart, provided that e Note:	DS MJL	DS
15A Offer Worksheet	Purchasers accepting offer of elevation change from Newington Elevation D to Newington Elevation M for the additional price of \$25,000. Note:	DS MJL	DS

This Document is Extremely Time Sensitive - Printed 3 Oct 22 at 11:26