



SITE COPY

CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASER: PRISCA JAMES

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
46	1	FERNWOOD-STD Main/4 Bedroom Elev A	09-Mar-22	

Date Added: 16-Feb-22

Invoice Number: 7765

1 - Install Standard Cable Rough-Ins (x2) and Install Standard Telephone Rough-Ins (x2) (See Sketch)

Note:

1 - KITCHEN - Relocate builders standard ceiling light at kitchen. To be installed centred above kitchen island (See Sketch)

Note:

1 - KITCHEN - In addition to builders standard ceiling light, Install TEN (10) LED POT LIGHTS with ONE (1) Separat Switch at kitchen (See Sketch)

Note: **TEN (10) Pot Lights with ONE (1) Switch Included in Standard Features and Finishes**

1 - LIVING ROOM - In addition to builders standard switch operatind plugs, Install ONE (1) LED POT LIGHTS with ONE (1) Separat Switch at living room (See Sketch)

Note:

1 - STAIRCASE - RAILING - Install UPGRADE RAILING PACKAGE #3 - To be installed throughout staircase from main floor to 2nd floor, where applicable (See Sketch)

Note: To Include;

Handrail - Tudor

Pickets - Steel 1/2" Square SingleCollar/Plain - Flat Black

Post - 3 1/2" Square IRP-1 / w PC1-Cap

1 - FAMILY ROOM - MANTLE - Install UPGRADE STONE HEARTH (1" with Sqaure Edge) - To be installed at family room fireplace standard mantle (See Sketch)

Note:

1 - CLARIFICATION;

EXTERIOR - GARAGE DOORS - Install STANDARD Exterior Handle with Lock on Garage Doors

Note:

1 - KITCHEN- Delete the builders standard upper cabinets above the stove and Delete the builders standard stainless steel exhaust fan. Purchaser will be accommodating and installing their own chimney style exhaust fan after closing.

Note: **INSTALL THE STANDARD ELECTRICAL FOR THE BUILDERS STANDARD HOOD FAN**

Purchaser was advsied to accommodate the electrical required for the chimney style exhaust fan with the Design Studio, but has declined

The vendor is exempt from any possible damages created by installing their own electricala nd chimeny style exhaust fan

1 - KITCHEN- Purchaser has declined to Install additional builders standard kitchen backsplash, above the stove to accommodate the future chimney style exhaust fan.

Note: **Purchaser has been made aware that they will not receive additional tile to accommodate the future chimney style exhaust fan**

1 - KITCHEN/BATHROOMS & LAUNDRY ROOM - SEE QUALITY TOPS & KITCHENS FOR ALL KITCHEN & BATHROOMS & LAUNDRY ROOM UPGRADES / LAYOUTS (See Attached Paperwork)

Note:

1 - KITCHEN - COUNTERTOP - Install UPGRADE #2 STONE Countertop - EMMERSTONE BORGHINI ARABESCATO with STANDARD " A " EDGE PROFILE - To be installed throughout kitchen, where applicable (does not include stone backsplash) (See Sketch)

Note:

1 - DISCLAIMER - STONE COUNTERTOP;

KITCHEN - Stone slabs vary in size & all seams are visible & the fabricator reserves the right to position the seams as necessary.

Note:

1 - KITCHEN - KITCHEN SINK - Install Builders Standard Undermount Sink - Blanco Horizon U2 (7" Deep) Undermount Sink - Model #401022

Note:

1 - KITCHEN - KITCHEN FAUCET - Install Builders Standard Faucet - DELTA Osler Single Handle Pull-Down (Single Hole) Kitchen Faucet - Model # 976LF - Chrome

Note:



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Date Added: 16-Feb-22

Invoice Number: 7765

1 - POWDER ROOM - COUNTERTOP - Install Builders Standard Stone Countertop - EMMERSTONE GREY GALAXY with STANDARD " A " EDGE PROFILE - To be installed throughout powder room vanity, where applicable (Includes 3" Splash) (See Sketch) Note:
1 - MASTER ENSUITE - COUNTERTOP - Install Builders Standard Stone Countertop - EMMERSTONE VANILLA WHITE with STANDARD " A " EDGE PROFILE - To be installed throughout master ensuite vanity, where applicable (Includes 3" Splash) (See Sketch) Note:
1 - ENSUITE #2 - COUNTERTOP - Install Builders Standard Stone Countertop - EMMERSTONE VANILLA WHITE with STANDARD " A " EDGE PROFILE - To be installed throughout ensuite #2 vanity, where applicable (Includes 3" Splash) (See Sketch) Note:
1 - TWIN BATH 3/4 - COUNTERTOP - Install Builders Standard Stone Countertop - EMMERSTONE VANILLA WHITE with STANDARD " A " EDGE PROFILE - To be installed throughout twin bath 3/4 vanity, where applicable (Includes 3" Splash) (See Sketch) Note:
1 - DISCLAIMER - STONE COUNTERTOP; POWDER ROOM, MASTER ENSUITE, ENSUITE #2 & TWIN BATH 3/4 - Stone slabs vary in size & all seams are visible & the fabricator reserves the right to position the seams as necessary. Note:
1 - BONUS PACKAGE - REFER TO PE #7529, ITEM #2 - PURCHASER HAS APPLIED REMAINING \$21,965.70(Incudes Taxes) WORTH OF UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE OF DECOR UPGRADES COMPLETED AT THE DECOR CENTRE Note:
1 - PURCHASER HAS ATTENDED A COLOR APPOINTMENT AT THE DECOR CENTRE AND HAS DECLINED ANY ADDITIONAL UPGRADES.Purchaser accepts and acknowledges that there will be no further changes/additions/deletions to be made upon signing on FEBRUARY 11,2022 Note:
1 - PURCHASER AWARE AND ACCEPTS THAT ANY CHANGES MADE TO UPGRADES AFTER SIGNING THIS PURCHASERS EXTRA FORM ARE SUBJECT TO A MINIMUM ADMINISTRATION FEE OF \$1,000 PLUS A 10% HOLDBACK FEE. Note:

Date Added: 12-Oct-21

Invoice Number: 7529

1 - FRONT EXTENDED DOUBLE DOOR - Due to the possible shortage of the original standard 3/4 glass pane front door. Purchaser has selected the UPGRADE of SOLID Fibreglass Doors (No Glass) with Required Peep Hole for the extended double door entry. Note:
1 - BONUS PACKAGE - PURCHASER HAS APPLIED REMAINING \$23,095.70 (Includes Taxes) WORTH OF UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE OF ADDITIONAL STRUCTURAL UPGRADES COMPLETED AT THE DECOR CENTRE Note: **Remaining Bonus Package of \$21,965.70 (Includes Taxes) will be applied to upgrades completed during decor appointment**
1 - PURCHASER AWARE AND ACCEPTS THAT ANY CHANGES MADE TO UPGRADES AFTER SIGNING THIS PURCHASERS EXTRA FORM ARE SUBJECT TO A MINIMUM ADMINISTRATION FEE OF \$1,000 PLUS A 10% HOLDBACK FEE. Note:

Date Added: 16-Aug-21

Invoice Number: 7476

1 - FRONT EXTERIOR - DOORS - Install EXTENDED HEIGHT DOUBLE FRONT DOORS (Delete Transom Window Above) in lieu of builders standard height double front doors (See Sketch) Note:
1 - KITCHEN - EXHAUST - Install Upgrade 8 INCH EXHAUST DUCT IN LIEU OF builders standard 6 INCH Exhaust Duct at kitchen (See Sketch) Note:



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LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
46	1	FERNWOOD-STD Main/4 Bedroom Elev A	09-Mar-22

Date Added: 16-Aug-21

Invoice Number: 7476

- 1 - LAUNDRY ROOM - Install GAS LINE ROUGH-IN (INCLUDES Applicable ELECTRICAL OUTLET) TO 2ND LEVEL Laundry Room. To accommodate Future Installation of Gas Dryer (See Sketch)

Note:
- 1 - BONUS PACKAGE - PURCHASER HAS APPLIED \$27,740.00 (Includes Taxes) WORTH OF UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE OF UPGRADES COMPLETED AT THE DECOR CENTRE

Note: **Remaining Bonus Package of \$23,095.70 (Includes Taxes) will be applied to upgrades completed during decor appointment**
- 1 - PURCHASER HAS ATTENDED A STRUCTURAL APPOINTMENT AT THE DECOR CENTRE AND HAS DECLINED ANY ADDITIONAL UPGRADES. Purchaser accepts and acknowledges that there will be no further structural changes/additions/deletions to be made upon signing on AUGUST 4,2021

Note:
- 1 - PURCHASER AWARE AND ACCEPTS THAT ANY CHANGES MADE TO UPGRADES AFTER SIGNING THIS PURCHASERS EXTRA FORM ARE SUBJECT TO A MINIMUM ADMINISTRATION FEE OF \$1,000 PLUS A 10% HOLDBACK FEE.

Note:

This Document is Extremely Time Sensitive - Printed 18 Feb 22 at 11:20



* INTERIOR COLOUR SCHEME *

	Purchaser	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
	PRISCA JAMES	Melissa Di Marino	FERNWOOD-STD Main/4 Bedroom Elev A	/	Grovetrail Developments Inc.	09/03/2022	46

Page 1 of 3

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Page 1 of 3

Consultant:

Purchaser:

Key words

Vendor:

Lot: 46 Project: Grovetrail Developments Inc. Model: FERNWOOD-STD Main/4 Bedroom Elev A

Melissa Di Marino

PRISCA JAMES

Grovetrail Developments Inc.

Printed Feb 11, 2022 2:42 pm



* INTERIOR COLOUR SCHEME *

Purchaser	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
PRISCA JAMES	Melissa Di Marino	FERNWOOD-STD Main/4 Bedroom Elev A	/	Grovetrail Developments Inc.	09/03/2022	46

Page 2 of 3

	Interior Paint		Cabinet			
	Description		Style	Countertop	Counter Edge	Handle / Knob
Master Ensuite	STANDARD - SILVER BIRCH		**SEE ATTACHED QTK PAPERWORK**	☒ Emmerstone Vanilla White (STD)	☒ * A " EDGE (STD)	☐ *SEE QTK*
Ensuite #2	STANDARD - SILVER BIRCH		**SEE ATTACHED QTK PAPERWORK**	☒ Emmerstone Vanilla White (STD)	☒ * A " EDGE (STD)	☐ *SEE QTK*
Twin Bath 3/4	STANDARD - SILVER BIRCH		**SEE ATTACHED QTK PAPERWORK**	☒ Emmerstone Vanilla White (STD)	☒ * A " EDGE (STD)	☐ *SEE QTK*
Laundry (2nd Floor)	STANDARD - SILVER BIRCH		**SEE ATTACHED QTK PAPERWORK**	☒ WHITE D-354-58 (STD)	☐ STD	☐ *SEE QTK*
Mud Room/W.I.C	STANDARD - SILVER BIRCH		N/A	N/A	N/A	N/A
Powder Room	STANDARD - SILVER BIRCH		**SEE ATTACHED QTK PAPERWORK**	☒ Emmerstone Grey Galaxy (STD)	☒ * A " EDGE (STD)	☐ *SEE QTK*
Kitchen/Dinette	STANDARD - SILVER BIRCH		**SEE ATTACHED QTK PAPERWORK**	☒ Emmerstone Borghini Arabescato (Upg)	☒ * A " EDGE (STD)	☐ *SEE QTK*
Foyer	STANDARD - SILVER BIRCH					
Main Hall	STANDARD - SILVER BIRCH					
Family Room	STANDARD - SILVER BIRCH					
Living Room	STANDARD - SILVER BIRCH					
Dining Room	STANDARD - SILVER BIRCH					

Appliance Opening/Dimension		Notes	
Fridge Size	SEE QTK LAYOUT	Range	STANDARD
Built-Ins	None	Microwave	None
Hood Fan	SEE QTK LAYOUT	Exhaust Opening	☐ 6" ☒ 8"
Dishwasher Cabinet	Std 24in Opening		
Fireplace			
Fireplace	☒ FAMILY ROOM	Fireplace	N/A
Location Flooring	☒ 3 1/4" HARDWOOD	Location Flooring	N/A
Style	☒ VILLA NOVA	Style	N/A
Finish	☒ STONE	Finish	N/A
Marble	N/A	Marble	N/A
Hearth	☒ UPG - 1" Square Edge	Hearth	N/A

Page 2 of 3

Decor Consultant: 

Purchaser: 

Vendor: 

Melissa Di Marino

PRISCA JAMES

Grovetrail Developments Inc.



45' LOTS | THE FERNWOOD (45-06 CORNER) EL 'A'

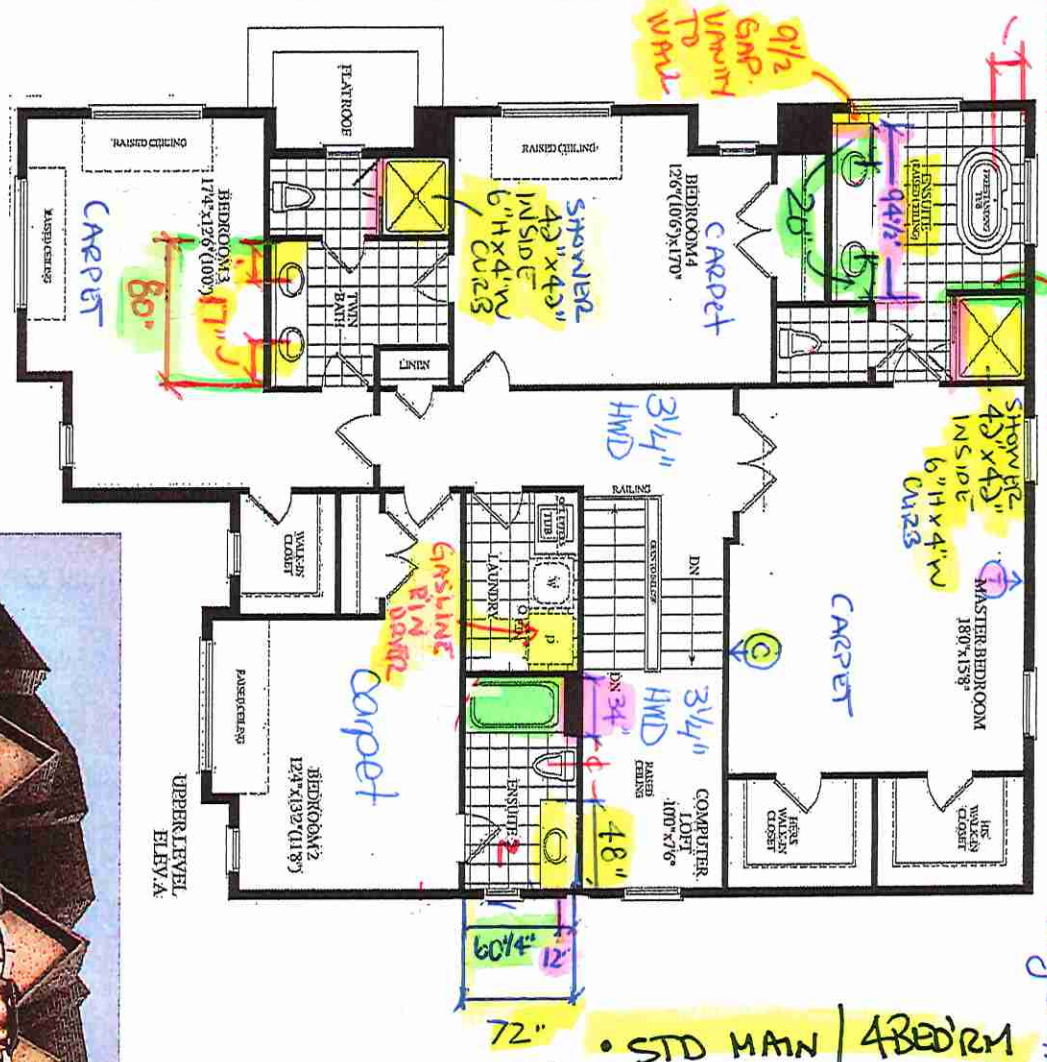
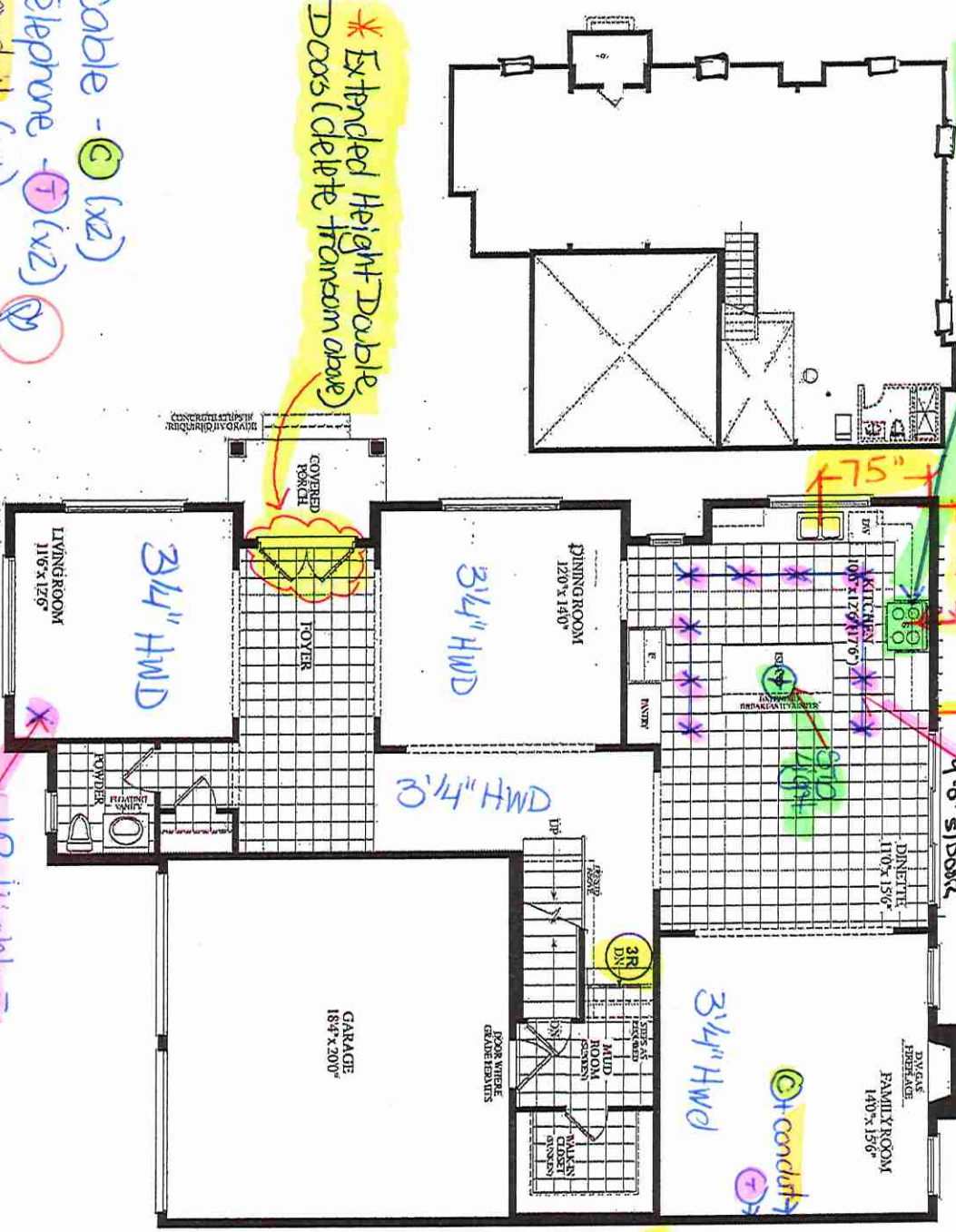
Lot 46

* 8" EXHAUST PIPE @ FURNACE CHIMNEY FAN

* EXTENDED HEIGHT DOUBLE DOORS (delete transom above)

Cable - (C) (x2)
Telephone - (T) (x2)
Conduit (x1)

* BLACK VINYL WINDOW FRAMES @ GARAGE + FRONT DOOR FRAMES.

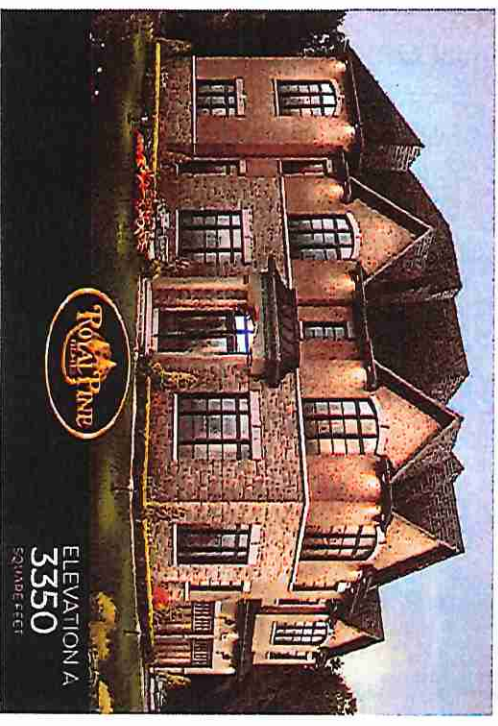


August 4, 2021

Lot 46 - 45-06 "A" CORNER

RECEIVED
14163-21

Dimensions, specifications, layouts, window sizes, and materials are approximate only, may vary, and are subject to change as provided in the Agreement of Purchase & Sale. Plans may be reversed. Illustrations are artist's concept. E.A.O.E.

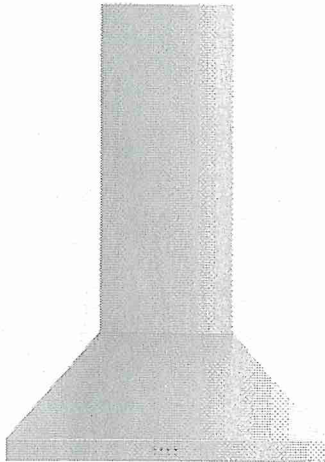


ELEVATION A
3350
SQUARE FEET

Wall Range Hood, 30", Pyramid Chimney

Series 7 | Classic

Stainless Steel



Pairing well with the stainless steel Classic Range, this wall chimney range hood extracts steam, grease and cooking odors effectively.

- With three fan speeds, select the perfect extraction rate for your cooking
- Dishwasher-safe filters that are easy to remove and clean
- Powerful 600 CFM maximum airflow with edge-to-edge extraction
- Energy-efficient LED lighting to illuminate your cooktop

DIMENSIONS

Height	38 3/8 - 21 1/16"
Width	29 3/4"
Depth	19 11/16"

FEATURES & BENEFITS

Complementary Design

This wall chimney range hood is designed to match the classic Range in both colour and style, including stylish chrome touch buttons.

Cleaner air

Odors can linger in the kitchen well after cooking is finished. With three fan speeds and a maximum airflow of 600CFM, this range hood removes cooking odors effectively, as well as grease and steam while cooking.

Intuitive controls

Classic-style chrome touch buttons are simple to use, giving you full control of your extraction.

Simple to clean

Three stainless steel filters are easy to remove, and can be cleaned in the dishwasher or washed by hand in hot soapy water.

Design quality

Made from quality stainless steel with an excellent finish and robust product design, this range hood is both visually appealing and durable.

Considered efficiency

The extraction rate ensures interior air is not excessively removed to the outside, while LED lighting on the range hood has been chosen for energy efficiency.

EASY INSTALLATION

This wall chimney rangehood is the perfect partner to your Fisher & Paykel Cooktop or Range. It can be either externally ducted or internally recirculated, for simple installation.

SPECIFICATIONS

Accessories	
Aluminium filter	792558
Chimney extension	791774
Light bulb	792579
Recirculation carbon filter	793162
Recirculation diverter	793163

Fan ratings	
Maximum air movement	600CFM

Installation and cleaning	
Air outlet size	8"
Ducted	Vertical only
Recirculation	Optional
Stainless steel filter cover	•
Two piece height adjustable	•

Performance	
Extraction type	Surface
Fan speeds	3
Filter type	Mesh
Number of filters	2

Power requirements	
Lighting power	8W

Lot 46

Supply frequency	60Hz
Supply voltage	120V

Product dimensions

Depth	19 11/16"
Height	38 3/8 - 21 1/16"
Width	29 3/4"

Product information

Control type	Classic style chrome touch
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Ventilation features

Light type	LED
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Warranty

Parts and labour	2 years
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SKU	50156
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The product dimensions and specifications in this page apply to the specific product and model. Under our policy of continuous improvement, these dimensions and specifications may change at any time. You should therefore check with Fisher & Paykel's Customer Care Centre to ensure this page correctly describes the model currently available. ? Fisher & Paykel Appliances Ltd 2020

Other product downloads available at fisherpaykel.com

- ↓ User Guide
- ↓ User Guide
- ↓ User Guide
- ↓ Guide D'Utilisation
- ↓ Installation Guide
- ↓ Installation Guide
- ↓ Installation Guide
- ↓ Guide D'Installation



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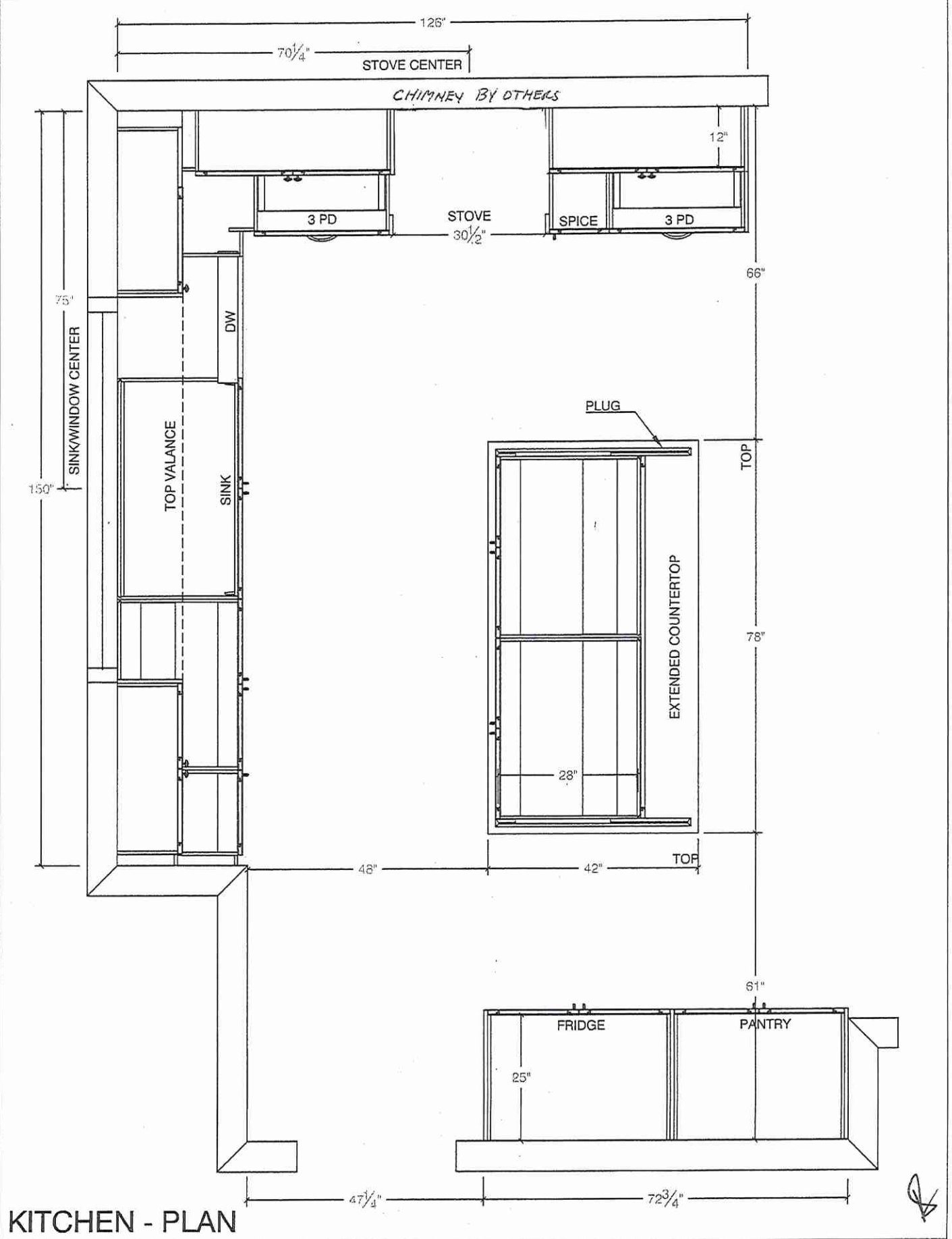
Lot 46

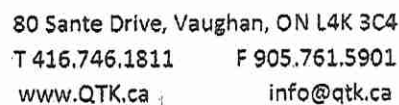


80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 46 CTF	ROOM: KITCHEN	DRAWN BY: GJ
SITE: ICENTREFIELD	DOOR STYLE: _	DOOR HANDLE: _	SCALE: 1/2" = 1'-0"
PHONE: _	FINISH: _	DRW HANDLE: _	DATE: DEC 13, 2021
EMAIL: _	SPECIES: _	TOP: _	PAGE:
COMMENTS:			

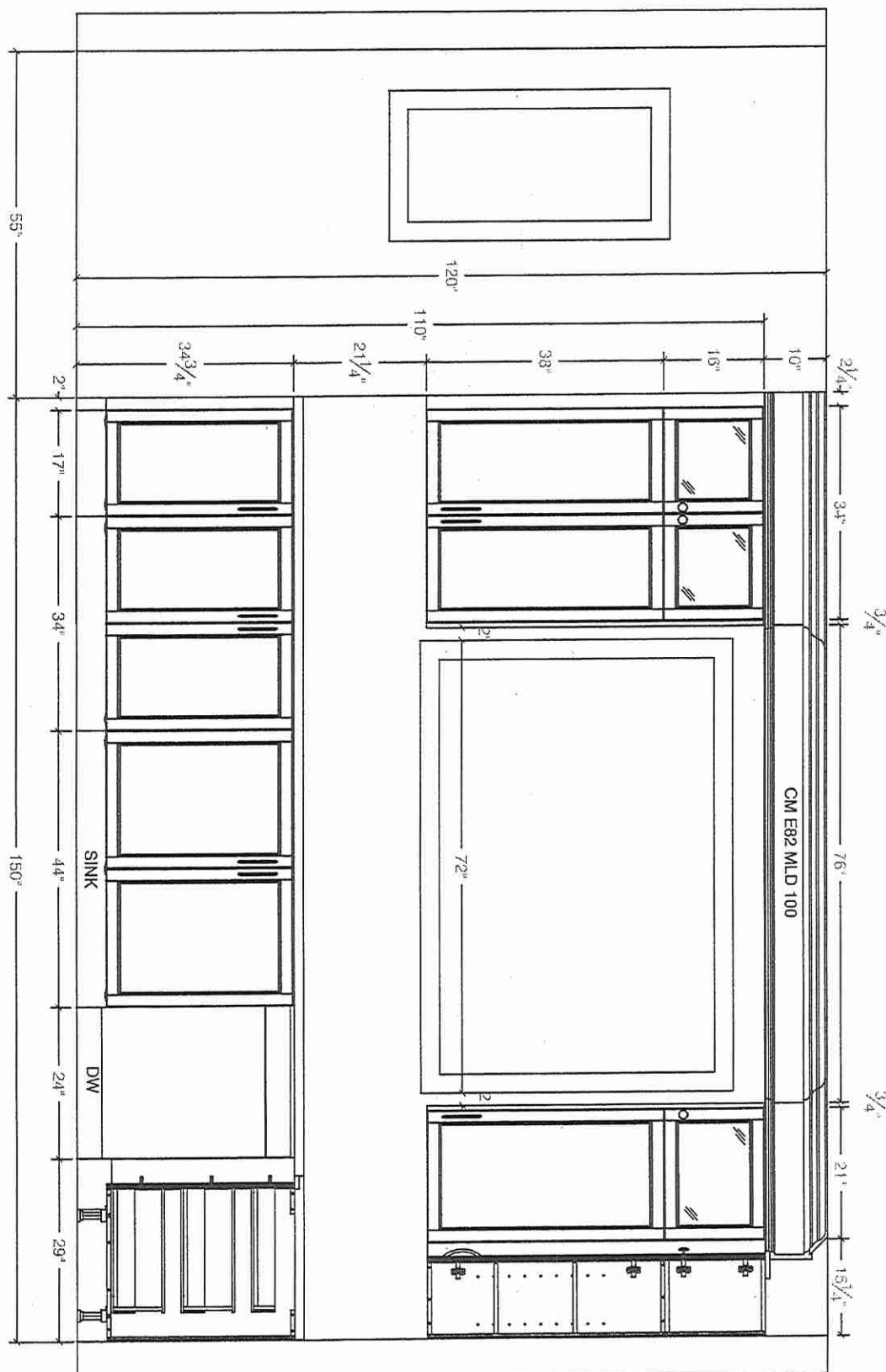
Customer Agrees and Accepts the following conditions: 1. The Drawing is a representation only and the installed cabinetry may vary slightly in product size, measurements, handle appearance and location and other details. Although Quality Tops & Kitchens Ltd. (QTK) does it's best to manufacture exactly what is shown here outside factors may prevent that and some variance is to be expected and accepted by the customer. 2. These drawings represent the intellectual property of QTK and as such the customer understands and accepts that all deposits given by the customer to QTK are non-refundable after QTK has supplied drawings (either physically or electronically) to the customer. If the customer decides to cancel the order after QTK has submitted drawings to the customer, the deposit will then be considered a design fee and no money will be returned to the customer.





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SINK WALL - ELEVATION



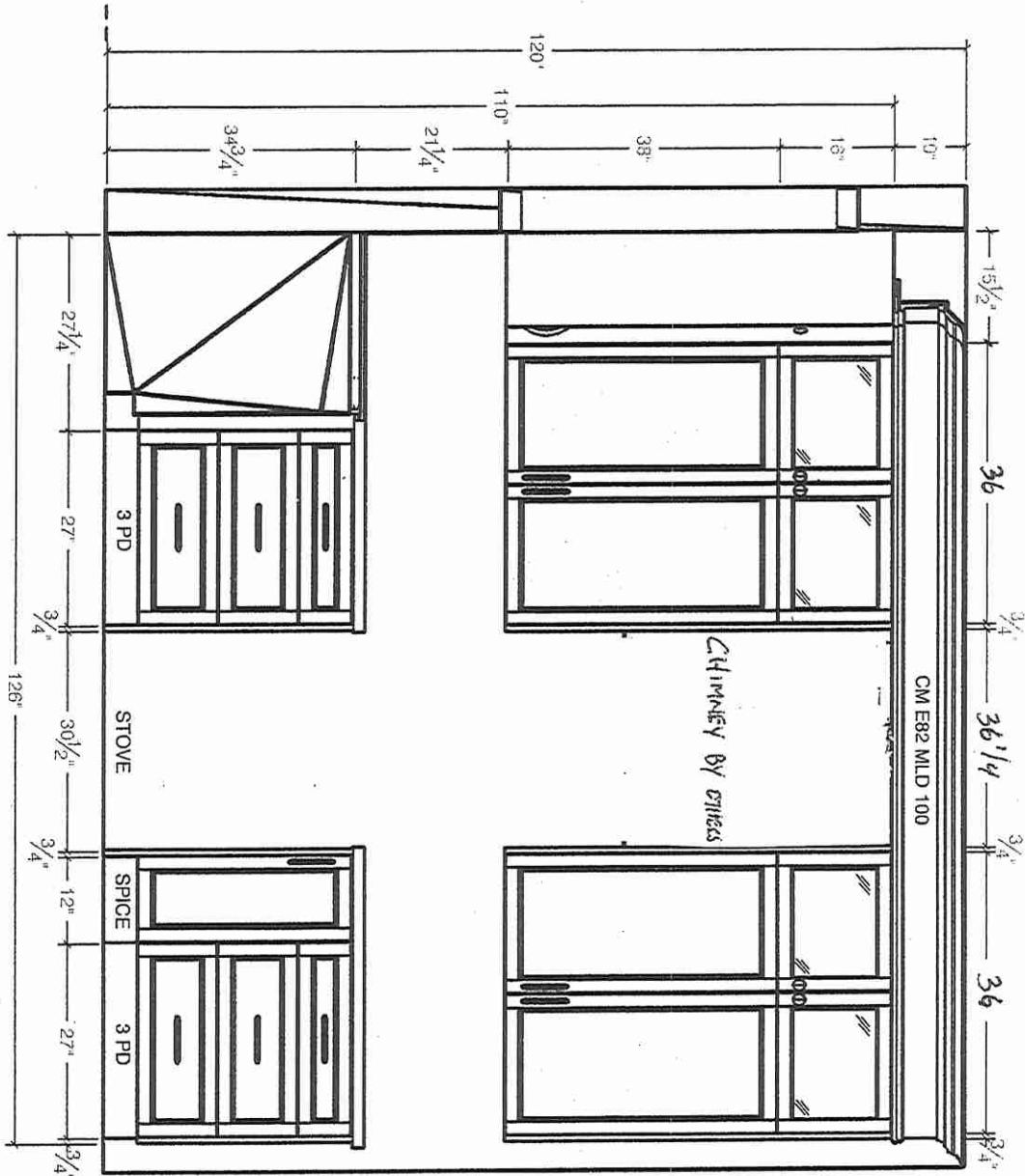


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www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 46 CTF	ROOM: KITCHEN	DRAWN BY: GJ
SITE: CENTREFIELD	DOOR STYLE: _	DOOR HANDLE: _	SCALE: 1/2" = 1'-0"
PHONE: _	FINISH: _	DRW HANDLE: _	DATE: DEC 13, 2021
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STOVE WALL - ELEVATION



R

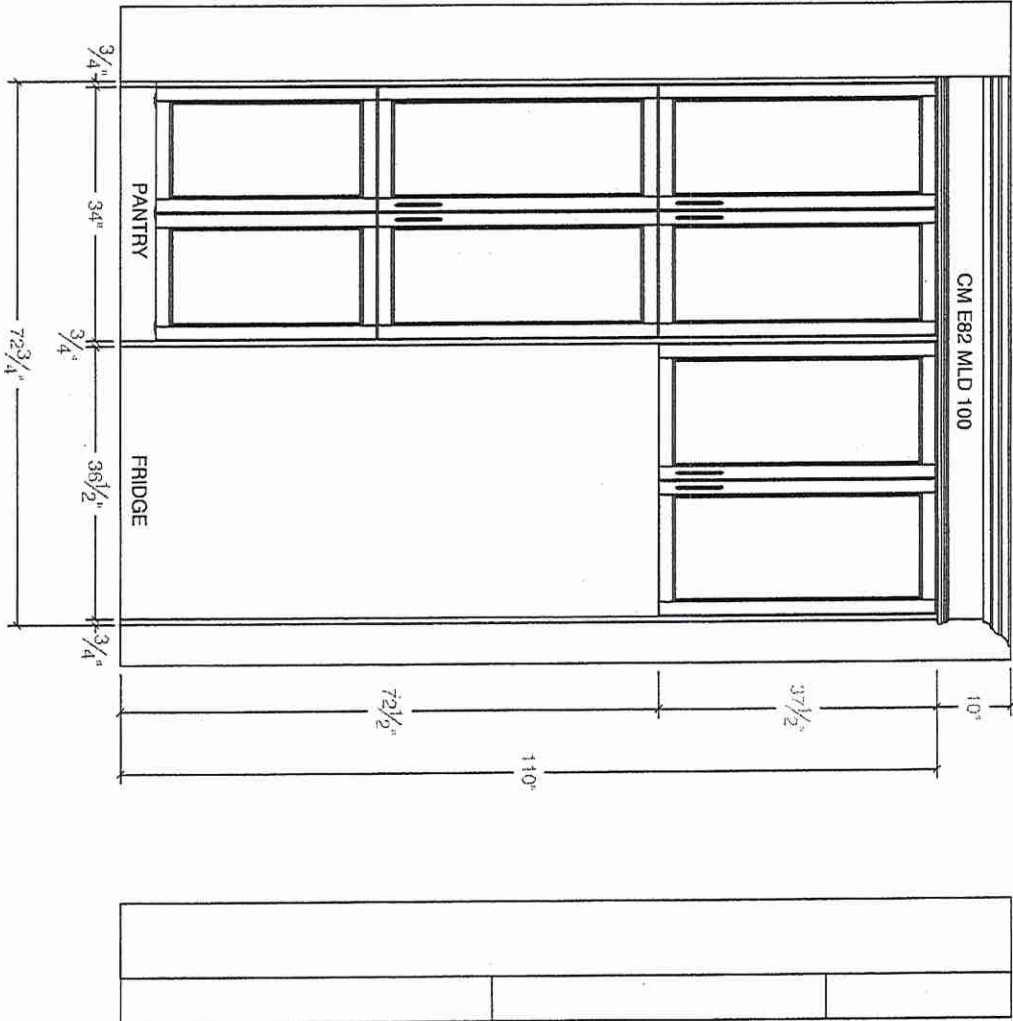


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FRIDGE WALL - ELEVATION



Handwritten signature or mark.

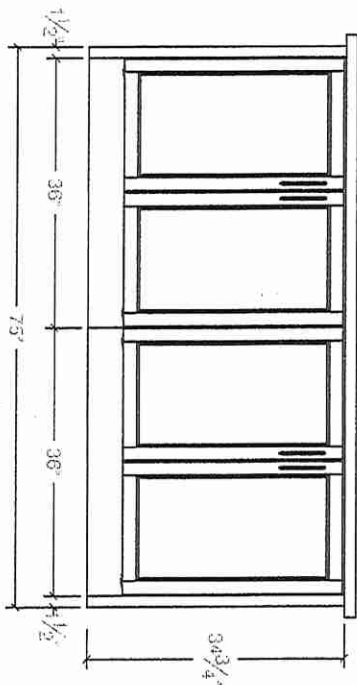


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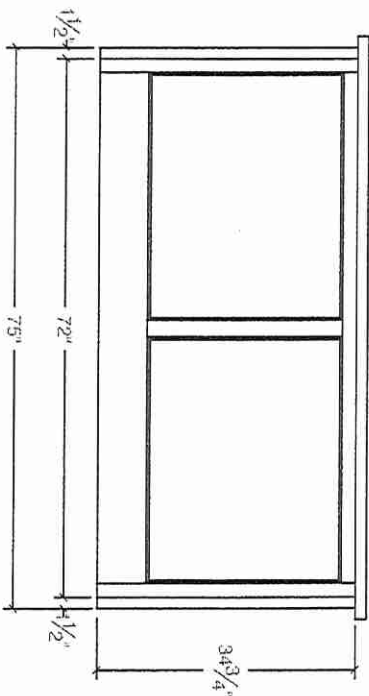
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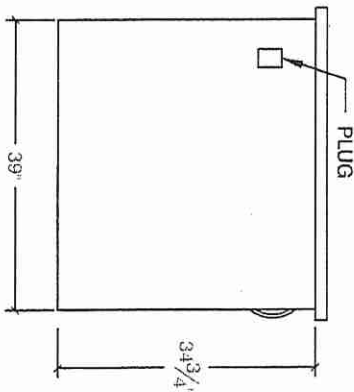
ISLAND FRONT - ELEVATION



ISLAND REAR - ELEVATION



ISLAND SIDE - ELEVATION

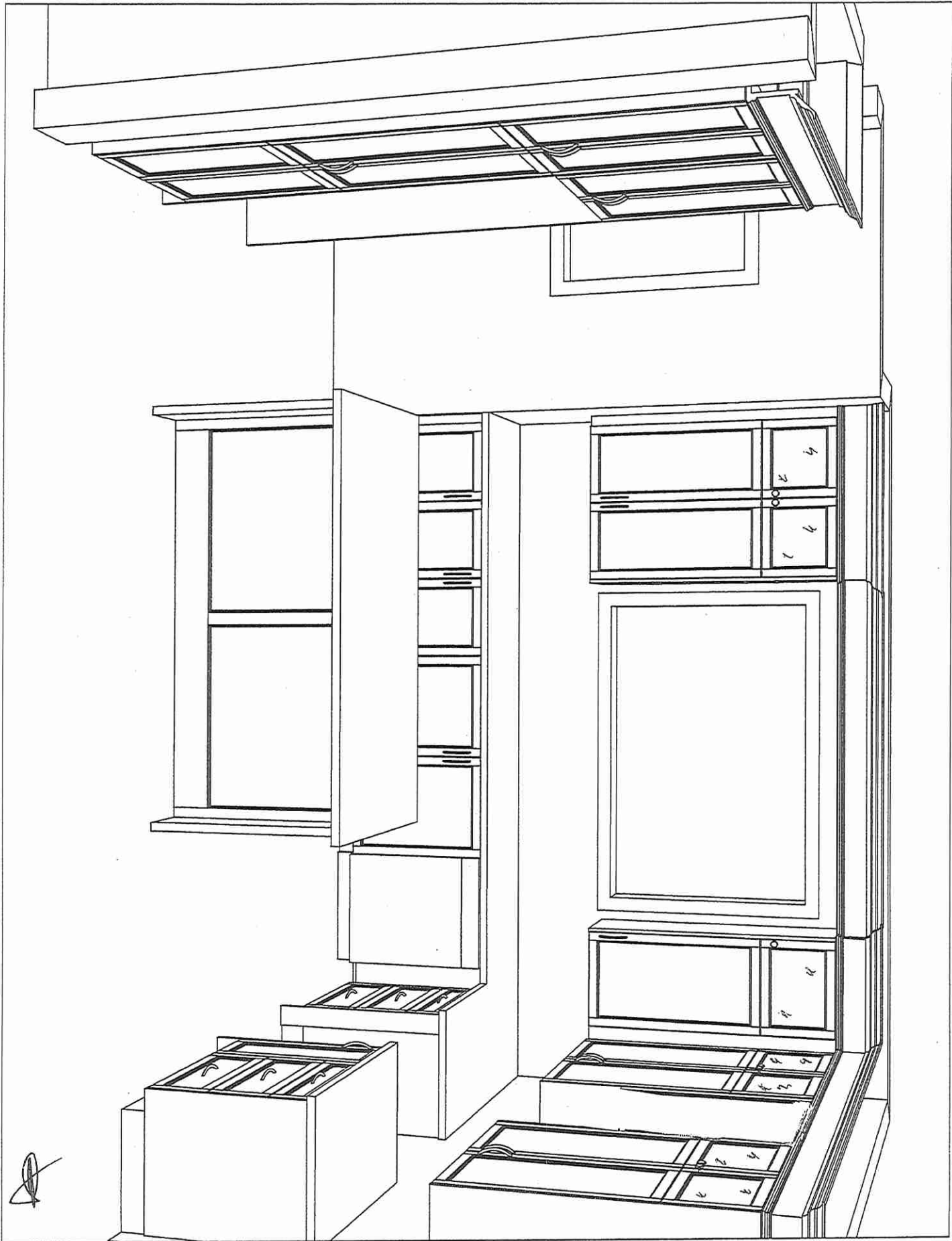




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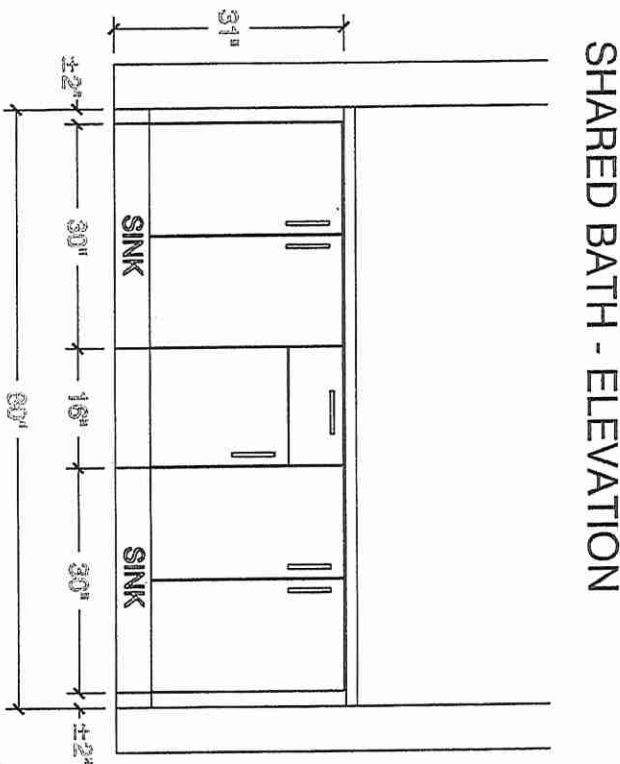
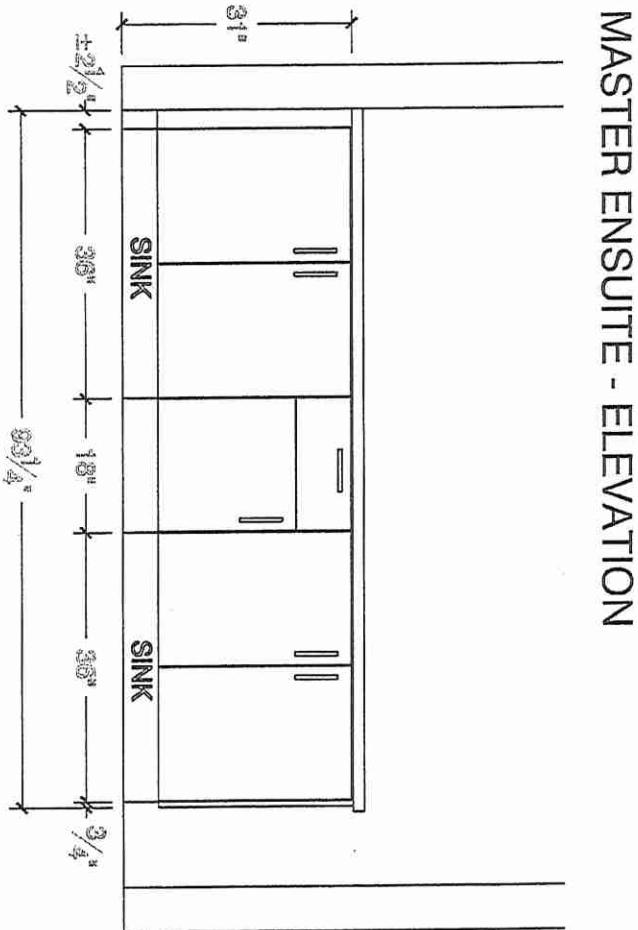
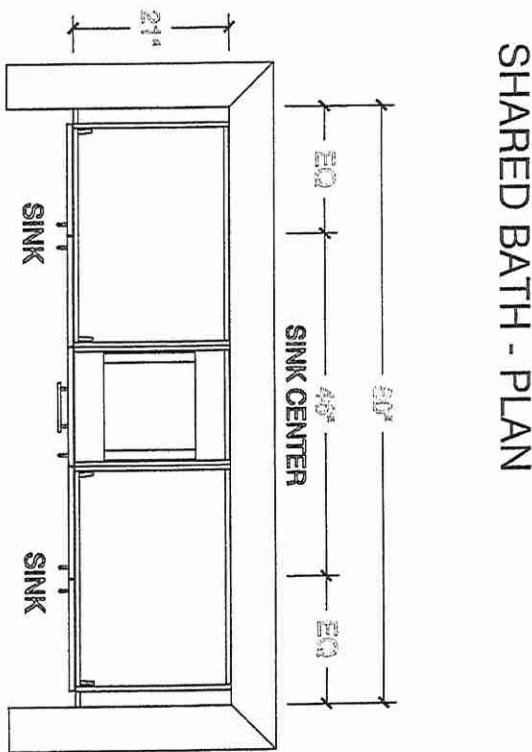
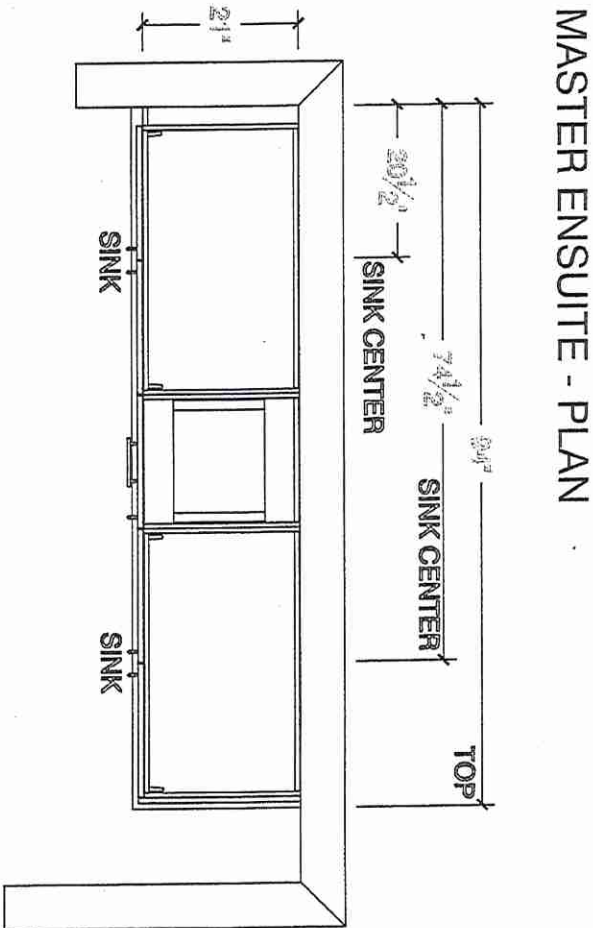




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CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 46 CTF	ROOM: KITCHEN	DRAWN BY: GJ
SITE: CENTREFIELD	DOOR STYLE: _	DOOR HANDLE: _	SCALE: 1/2" = 1'-0"
PHONE: _	FINISH: _	DRW HANDLE: _	DATE: DEC 13, 2021
EMAIL: _	SPECIES: _	TOP: _	PAGE:
COMMENTS:			

Customer Agrees and Accepts the following conditions: 1. The Drawing is a representation only and the installed cabinetry may vary slightly in product size, measurements, handle appearance and location and other details. Although Quality Tops & Kitchens Ltd. (QTK) does it's best to manufacture exactly what is shown here outside factors may prevent that and some variance is to be expected and accepted by the customer. 2. These drawings represent the intellectual property of QTK and as such the customer understands and accepts that all deposits given by the customer to QTK are non-refundable after QTK has supplied drawings (either physically or electronically) to the customer. If the customer decides to cancel the order after QTK has submitted drawings to the customer, the deposit will then be considered a design fee and no money will be returned to the customer.



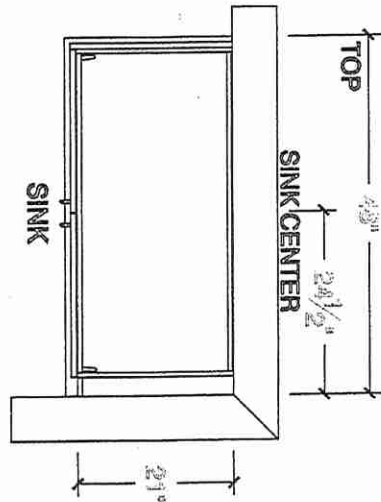


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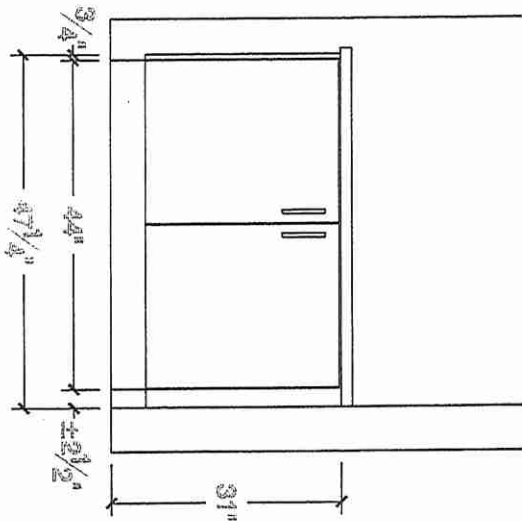
CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 46 CTF	ROOM: KITCHEN	DRAWN BY: GJ
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: DEC 13, 2021
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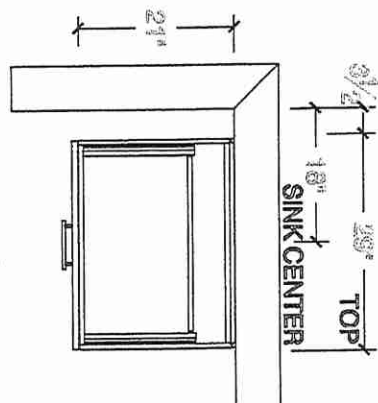
BATH 2 - PLAN



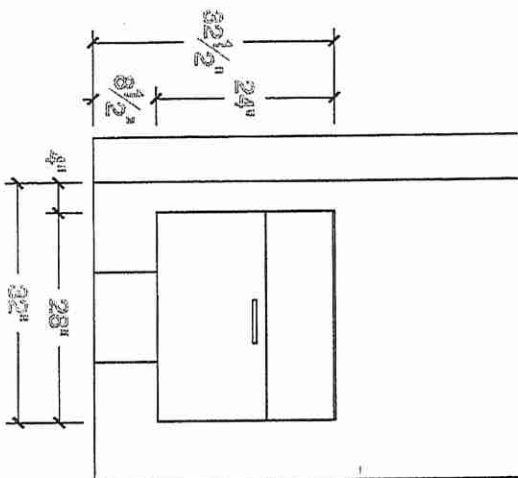
BATH 2 - ELEVATION



POWDER ROOM - PLAN



POWDER ROOM - ELEVATION

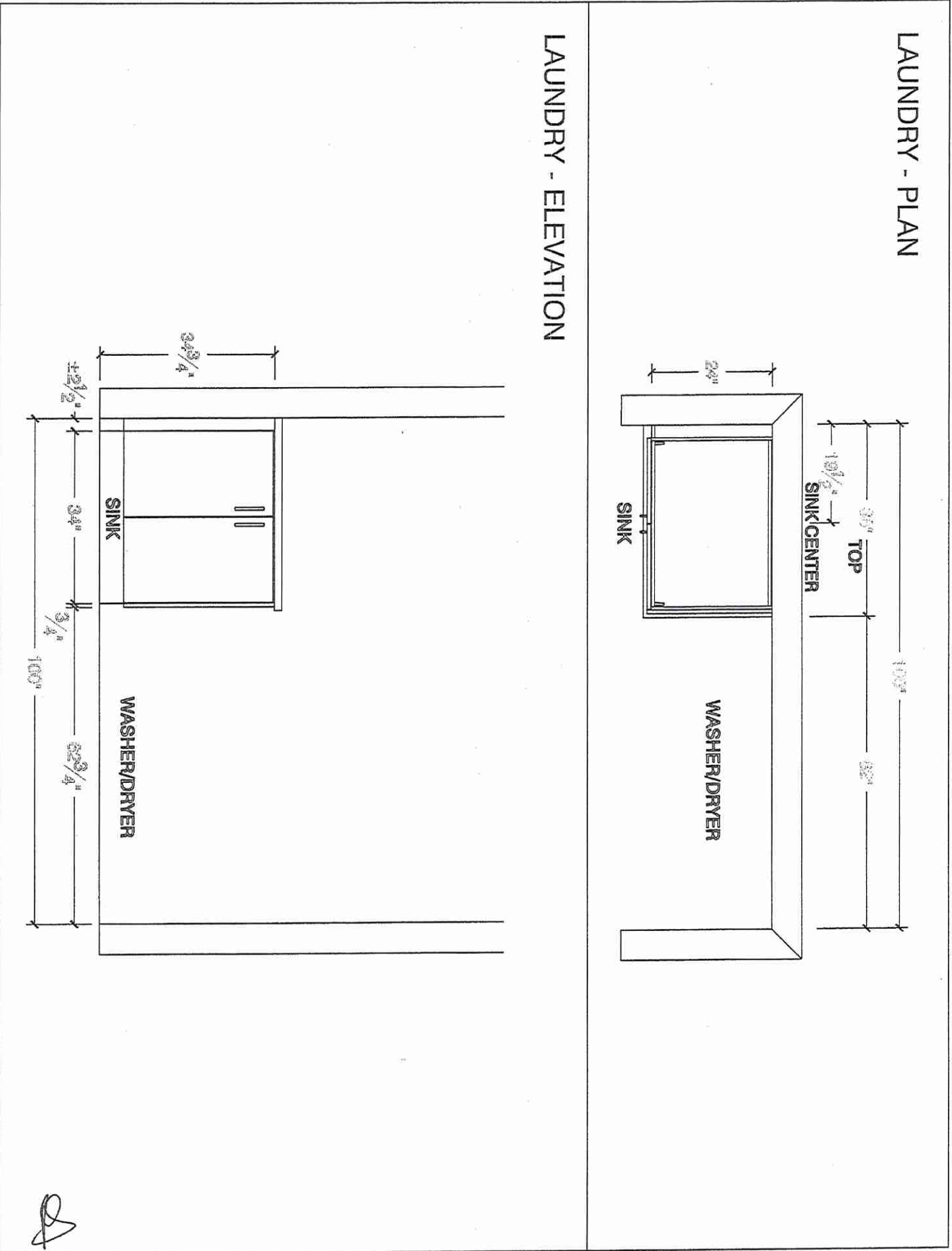




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CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 46 CTF	ROOM: LAUNDRY	DRAWN BY: GJ
SITE: CENTREFIELD	DOOR STYLE: _	DOOR HANDLE: _	SCALE: 1/2" = 1'-0"
PHONE: _	FINISH: _	DRW HANDLE: _	DATE: DEC 13, 2021
EMAIL: _	SPECIES: _	TOP: _	PAGE:
COMMENTS:			

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