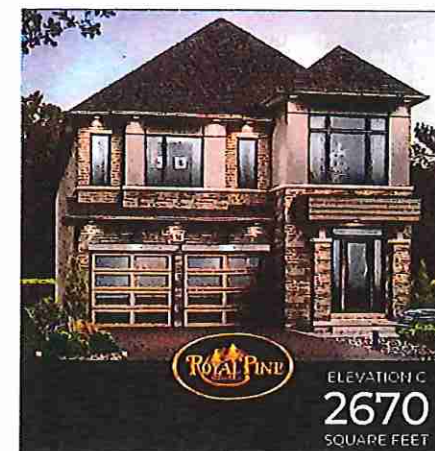




Dimensions, specifications, layouts, window sizes, and materials are approximate only, may vary, and are subject to change as provided in the Agreement of Purchase & Sale. Plans may be reversed. Illustrations are artist's concept. E&O.E.



ELEVATION C
2670
SQUARE FEET



SITE COPY

CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASERS: HUNG SAU CHAN and KA WAI CHEUNG

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
42	1	BELVEDEERE Elev C	08-Mar-22

Date Added: 24-Feb-22 Invoice Number: 7768

1 - Install Standard Cable Rough-Ins (x2) and Install Standard Telephone Rough-Ins (x2) (See Sketch) Note:
1 - BEDROOM #3 - Install ONE (1) ADDITIONAL CABLE (CAT-6 DATA) ROUGH-IN at Bedroom #3 (See Sketch) Note:
1 - BEDROOM #4 - Install ONE (1) ADDITIONAL CABLE (CAT-6 DATA) ROUGH-IN at Bedroom #4 (See Sketch) Note:
1 - FAMILY ROOM - In addition to builders standard ceiling light, Install FOUR (4) LED POT LIGHTS with ONE (1) Separate Switch at family room (See Sketch) Note: **TEN (10) Pot Lights with ONE (1) Switch Included in Standard Features and Finishes**
1 - DINING ROOM - Relocate builders standard ceiling light at dining room. To be installed centred at living room / dining room (See Sketch) Note:
1 - LIVING ROOM / DINING ROOM - In addition to builders standard ceiling light, Install SIX (6) LED POT LIGHTS with ONE (1) Separate Switch at living room / dining room (See Sketch) Note: **TEN (10) Pot Lights with ONE (1) Switch Included in Standard Features and Finishes** - Purchaser Paying for Additional Switch Only
1 - FRONT EXTERIOR - In addition to standard exterior coach lights, Install TEN (10) EXTERIOR SOFIT POT LIGHTS with ONE (1) Separate Switch - To be installed at front exterior elevation (See Sketch) Note:
1 - CLARIFICATION; EXTERIOR - GARAGE DOORS - Install STANDARD Exterior Handle with Lock on Garage Doors Note:
1 - SECOND FLOOR - LINEN CLOSET - DELETE Standard Double Door Linen Closet at staircase landing leading to second floor (See Sketch) Note: Approved as per Fonzie C.
485 - MAIN FLOOR - FLOORING - TILES - Install UPGRADE #4 - PORCELAIN TILES - 24x24 ALABASTRO AZZURO - To be installed throughout main floor, where applicable. To Include; Foyer, Powder Room, Garage Entry and Kitchen/Dinette Note: (To be Installed Straight) (See Sketch)
1 - MAIN FLOOR & UPPER HALL - HARDWOOD - Install Upgrade Hardwood Flooring - VINTAGE 5" x 3/4" RED OAK SOLID SAWN WIREBRUSHED (Character UVF) TITAN - in lieu of builders standard Vintage 3 1/4" x 3/4" Red Oak Stained Hardwood. Note: To be installed throughout main floor and upper hall, where applicable To Include; Main Hall, LivingRoom/DiningRoom, Family Room, Upper Hall and Applicable Landings (See Sketch)
1 - STAIRCASE VS FLOORING WOOD SPECIES DIFFERENCE: STAIRCASE - The purchaser was advised and therefore accepts and acknowledges that the wood species of the staircase and flooring chosen do not match. This difference may result in a stain colour variance. Note: The purchaser agrees that the vendor is to be exempt from any and all claims by the purchaser regarding this colour variance.
1 - STAIRCASE VS FLOORING STAINING DIFFERENCE: STAIRCASE - The purchaser was advised and therefore accepts and acknowledges that the stain of the staircase and flooring chosen do not match. This difference might result in an undesirable colour variance. Note: The purchaser agrees that the vendor is to be exempt from any and all claims by the purchaser regarding this colour variance
1 - STAIRCASE - RAILING - Install Upgrade #3 Railing Package - 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 w/shoes - Flat Black Post - 3 1/2" Square IRP-1 /w PC1 Cap



SITE COPY

CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASERS: HUNG SAU CHAN and KA WAI CHEUNG

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
42	1	BELVEDEERE Elev C	08-Mar-22

Date Added: 24-Feb-22 Invoice Number: 7768

1 - KITCHEN & BATHROOMS - Purchaser has DECLINED All Upgrades offered during QTK appointment at the QTK Showroom for kitchen & bathroom cabinetry. Standard Kitchen Layout & Standard Bathroom Vanities to be installed as per standard plan. (See Sketch) Note:
1 - KITCHEN - COUNTERTOP - Install Builders Standard Stone Countertop - EMMERSTONE VANILLA WHITE 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:
90 - MASTER ENSUITE - FLOORING - Install UPGRADE #5 - PORCELAIN TILES - 24x24 ALABASTRO AZZURO - To be installed throughout master ensuite floor, where applicable (To be Installed Straight) (See Sketch) Note:
105 - MASTER ENSUITE - WALL TILES - Install UPGRADE #5 - PORCELAIN TILES - 12x24 ALABASTRO AZZURO - To be installed throughout master ensuite shower walls, where applicable (To be Installed Horizontally / Stacked) (See Sketch) Note:
35 - TWIN BATH 2/3 - FLOORING - Install UPGRADE #5 - PORCELAIN TILES - 24x24 ALABASTRO AZZURO - To be installed throughout twin bath 2/3 floor, where applicable (To be Installed Straight) (See Sketch) Note:
80 - TWIN BATH 2/3 - WALL TILES - Install UPGRADE #5 - PORCELAIN TILES - 12x24 ALABASTRO AZZURO - To be installed throughout twin bath 2/3 tub/shower enclosure walls, where applicable (To be Installed Horizontally / Stacked) (See Sketch) Note:
55 - ENSUITE #2 - FLOORING - Install UPGRADE #4 - PORCELAIN TILES - 12x24 CALACATTA PURO POLISHED- To be installed throughout ensuite #2 floor, where applicable (To be Installed Straight/Stacked) (See Sketch) Note:
80 - ENSUITE #2 - WALL TILES- Install UPGRADE #5 - PORCELAIN TILES - 12x24 CALACATTA PURO POLISHED- To be installed throughout ensuite #2 tub/shower enclosure walls, where applicable (To be Installed Horizontally / Stacked)(See Sketch) Note:
1 - POWDER ROOM- COUNTERTOP - Install Builders Standard Stone Countertop - EMMERSTONE VANILLA WHITE 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 - TWIN BATH 2/3 - COUNTERTOP - Install Builders Standard Stone Countertop - EMMERSTONE VANILLA WHITE with STANDARD " A " EDGE PROFILE - To be installed throughout twin bath 2/3 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:



SITE COPY

CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASERS: HUNG SAU CHAN and KA WAI CHEUNG

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
42	1	BELVEDERE Elev C	08-Mar-22

Date Added: 24-Feb-22 Invoice Number: 7768

1 - DISCLAIMER - STONE COUNTERTOP; POWDER ROOM, MASTER ENSUITE, TWIN BTAH 2/3 & ENSUITE #2 - Stone slabs vary in size & all seams are visible & the fabricator reserves the right to position the seams as necessary. 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 24, 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: 16-Aug-21 Invoice Number: 7467

4 - BASEMENT - Increase Basement Windows from standard 30 IN (W) X 24IN (H) TO LARGER 36 IN (W) X 24 IN (H) EA.(with Possible Window Wells) (X4 Windows) (See Sketch) Note: **One (1) Basement Window to Remain Standard Size 30" x 24" Due to Walk-Up Basement** (See Sketch)	
1 - BASEMENT - Install OPT.WALK UP FROM BASEMENT - To Include Applicable Wood Deck Above Approx. 7' x 6' AS PER VENDORS SPECIFICATIONS (AS PER SKETCH) Note: 38' Detached Model	
1 - MASTER ENSUITE - Delete Full Wall between shower stall and free standing tub. Install FRAMELESS GLASS SHOWER ENCLOSURE at master ensuite shower stall. (To Include; 2x2 Mosaics, 6" Curb + Stone Curb) in lieu of builders standard shower stall (See Sketch) Note: **Colour of Mosaics and Stone for Curb to be Determined During Decor Appointment**	
1 - MASTER ENSUITE - Install SHOWER NICHE (Approx. 10" x 14") **INCLUDES WHITE QUARTZ** - To be installed at master ensuite shower stall, side wall (See Sketch) Note:	
1 - TWIN BATH - Install SHOWER NICHE (Approx. 10" x 14") **INCLUDES WHITE QUARTZ** - To be installed at twin bath tub/shower enclosure, side wall (See Sketch) Note:	
1 - LAUNDRY ROOM - Re-Locate Existing Laundry Rough-Ins Only from 2nd floor to Basement - To Include Electrical for washer & dryer and RELOCATE existing standard Laundry Tub from 2nd floor to basement (See Sketch) Note:	
1 - BEDROOM #2 - Close opening from original laundry room location to upper hall. Shift Walk-In Closet into original laundry room location (See Sketch) **Walk-In Closet Size to Remain as per Original Layout** Note: See Below Item for Complete Price - Priced as per Steve C.	
1 - MASTER BEDROOM - Enlarge Master Bedroom Walk-In Closet, into original location of bedroom #2 walk-in closet (See Sketch) Note: Priced As per Steve C.	
1 - MASTER BEDROOM - Delete Double Door Closet at Master Bedroom (See Sketch) Note:	
1 - GARAGE - Re-Locate Central Vac Trunk Rough-In to Garage in lieu of basement Vendor to Determine Location Note:	
1 - FRONT EXTERIOR - In addition to builders standard exterior coach light, Install ONE (1) ADDITIONAL EXTERIOR COACH LIGHT - To be installed beside front door. (See Sketch) Note: **Front Door to Have TWO (2) Exterior Coach Lights**	



SITE COPY

CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASERS: HUNG SAU CHAN and KA WAI CHEUNG

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
42	1	BELVEDEERE Elev C	08-Mar-22

Date Added: 16-Aug-21 Invoice Number: 7467

1 - KITCHEN - Install GAS LINE ROUGH-IN FOR STOVE (INCLUDES APPLICABLE ELECTRICAL) at kitchen (See Sketch) Note:
1 - BONUS PACKAGE - PURCHASER HAS APPLIED \$12,740.00 (Includes Taxes) WORTH OF UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE OF STRUCTURAL UPGRADES COMPLETED AT THE DECOR CENTRE Note:
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 9, 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 1 Mar 22 at 11:01



Page 1 of 3

Page 1 of 3		Flooring				Wall Tile				Plumbing			
		Description		Main	Accent/Insert	Border / Listello	Pattern						
Master Ensuite	✓	24x24 ALABASTRO AZZURO (Straight) (UPG)	✓	12x24 Alabastro Azzuro (Straight) (UPG)	N/A	N/A	NONE			WHITE			
Twin Bath 2/3	✓	24x24 ALABASTRO AZZURO (Straight) (UPG)	✓	12x24 Alabastro Azzuro (Straight) (UPG)	N/A	N/A	NONE			WHITE			
Ensuite #2	✓	12x24 Calacatta Puro Polished (Straight) (UPG)	✓	12x24 CalacattaPuroPolish(Striaght)(UPG)	N/A	N/A	NONE			WHITE			
Powder Room	✓	24x24 ALABASTRO AZZURO (Straight) (UPG)		N/A	N/A	N/A	NONE			WHITE			
Garage Entry	✓	24x24 ALABASTRO AZZURO (Straight) (UPG)		N/A	N/A	N/A	NONE			N/A			
Kitchen/Dinette	✓	24x24 ALABASTRO AZZURO (Straight) (UPG)	✓	3x6 C&D ArcticWhiteBright(Straight)(STD)	N/A	N/A	NONE			STD			
Foyer	✓	24x24 ALABASTRO AZZURO (Straight) (UPG)		Railings and Stairs						Cornice Moulding / Medalion			
Main Hall	✓	5"x3/4" Vintage RedOak Wirebrushed Titan (UPG)		Railings	✓ UPG - Tudor - Vintage Red Oak TITAN	Landing - Upper	✓ 5" Vintage RedOakWirebrushedTitan	Foyer				NONE	
Family Room	✓	5"x3/4" Vintage RedOak Wirebrushed Titan (UPG)		Pickets	✓ Upg-Steel1/2"SqaureSingleCollar/Plain-Black	Landing - Lower	N/A	Living Room				NONE	
Living Room	✓	5"x3/4" Vintage RedOak Wirebrushed Titan (UPG)		Posts	✓ Upg-31/2"SquareIRP-1/w PC1Cap-Titan	Ledge - Upper	N/A	Dining Room				NONE	
Dining Room	✓	5"x3/4" Vintage RedOak Wirebrushed Titan (UPG)		Stringers	✓ STD - VINTAGE RED OAK TITAN	Ledge - Lower	N/A	Family Room				NONE	
				Treads	✓ STD - VINTAGE RED OAK TITAN			Main Hall				NONE	
				Risers	✓ STD - VINTAGE RED OAK TITAN			Kitchen				NONE	
				Runner	NONE			2nd Floor Hall				NONE	
				Trim									
Upper Hall	✓	5"x3/4" Vintage RedOak Wirebrushed Titan (UPG)		Baseboard & Casing	✓ STANDARD - COLONIAL (Traditional)	Knobs	✓ STANDARD						
				Front Door Glass	✓ STANDARD	Hinges	✓ STANDARD - STEEPLE TIP						
				Interior Doors	✓ STANDARD - CARRARA,SMOOTH	Grip Set	✓ STANDARD						
Master Bedroom	✓	BROADLOOM - Opening Night - 4002-20 (STD)		Notes									
Bedroom 2	✓	BROADLOOM - Opening Night - 4002-20 (STD)		✓ MASTER ENSUITE - Install 2x2 WHITE Mosaic Floor Tiles and 6" Curb with White Quartz at Shower Stall									
Bedroom 3	✓	BROADLOOM - Opening Night - 4002-20 (STD)											
Bedroom 4	✓	BROADLOOM - Opening Night - 4002-20 (STD)											

Page 1 of 3



Page 1 of 3

Consultant:

Melissa Di Marino

Purchaser:

HUNG SAU CHAN

Purchaser:

KA WAI CHEUNG

Vendor:

Grovetrail Developments Inc.

Printed Feb 24, 2022 12:36 pm



* INTERIOR COLOUR SCHEME *

Purchasers	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
HUNG SAU CHAN & KA WAI CHEUNG	Melissa Di Marino	BELVEDERE Elev C	/	Grovetrail Developments Inc.	08/03/2022	42

Page 2 of 3

	Interior Paint	Cabinet				
	Description	Style	Countertop	Counter Edge	Handle / Knob	
Master Ensuite	STANDARD - SILVER BIRCH	CATEGORY 1 - FIBERBOARD - QT 1201 - WHITE (STD)	☒ Emmerstone Vanilla White (STD)	☒ " A " EDGE (STD)	DH-09140	Std
Twin Bath 2/3	STANDARD - SILVER BIRCH	CATEGORY 1 - FIBERBOARD - QT 1201 - WHITE (STD)	☒ Emmerstone Vanilla White (STD)	☒ " A " EDGE (STD)	DH-09140	Std
Ensuite #2	STANDARD - SILVER BIRCH	CATEGORY 1 - FIBERBOARD - QT 1201 - WHITE (STD)	☒ Emmerstone Vanilla White (STD)	☒ " A " EDGE (STD)	DH-09140	Std
Powder Room	STANDARD - SILVER BIRCH	CATEGORY 1 - FIBERBOARD - QT 1201 - WHITE (STD)	☒ Emmerstone Vanilla White (STD)	☒ " A " EDGE (STD)	DH-09140	Std
Garage Entry	STANDARD - SILVER BIRCH	N/A	N/A	N/A	N/A	
Kitchen/Dinette	STANDARD - SILVER BIRCH	CATEGORY 1 - FIBERBOARD - QT 1201 - WHITE (STD)	☒ Emmerstone Vanilla White (STD)	☒ " A " EDGE (STD)	DH-09140	Std
Foyer	STANDARD - SILVER BIRCH					
Main Hall	STANDARD - SILVER BIRCH					
Family Room	STANDARD - SILVER BIRCH					
Living Room	STANDARD - SILVER BIRCH					
Dining Room	STANDARD - SILVER BIRCH					
Upper Hall	STANDARD - SILVER BIRCH					
Master Bedroom	STANDARD - SILVER BIRCH					
Bedroom 2	STANDARD - SILVER BIRCH					
Bedroom 3	STANDARD - SILVER BIRCH					
Bedroom 4	STANDARD - SILVER BIRCH					

Appliance Opening/Dimension

Fridge Size	STANDARD	Range	STANDARD
Built-Ins	None	Microwave	None
Hood Fan	STANDARD	Exhaust Opening	☒ 6" ☐ 8"
Dishwasher Cabinet	Std 24in Opening		

Fireplace

Fireplace	FAMILY ROOM	Fireplace	N/A
Location Flooring	5" HARDWOOD	Location Flooring	N/A
Style	VILLA NOVA	Style	N/A
Finish	STONE	Finish	N/A
Marble	N/A	Marble	N/A
Hearth	NONE	Hearth	N/A

Notes

KITCHEN - INSTALL BUILDERS STANDARD STAINLESS STEEL EXHASUT FAN

Decor Consultant:

Melissa Di Marino

Purchaser:

HUNG SAU CHAN

Purchaser:

KA WAI CHEUNG

Vendor:

Grovetrail Developments Inc.

Printed Feb 24, 2022 12:36 pm

Lot 42

2/2/21 KWC

* Install Ten (10)
Exterior Pot Lights w/
1 switch

W Architect Inc.
DESIGN CONTROL REVIEW

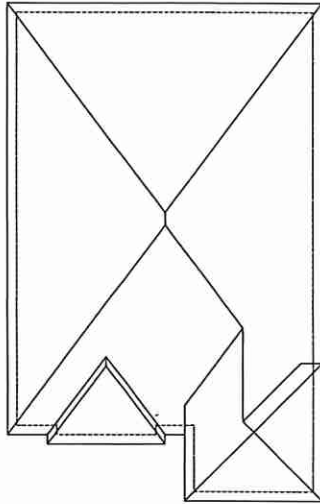
JUN. 10, 2021

FINAL BY: MMI

This stamp is only for the purposes of design
control and does not constitute a professional obligation.

GROSS GLAZING AREA-ELEV C-STD

TOTAL PERIPHERAL WALL AREA	3496.26 SF	324.81 m ²
FRONT GLAZING AREA	137.00 SF	12.73 m ²
LEFT SIDE GLAZING AREA	0.00 SF	0.00 m ²
RIGHT SIDE GLAZING AREA	89.33 SF	8.30 m ²
REAR GLAZING AREA	168.33 SF	15.64 m ²
TOTAL GLAZING AREA	394.67 SF	36.67 m ²
TOTAL GLAZING PERCENTAGE	11.29 %	



ROOF PLAN ELEV 'C'

NOTE: ALL CONVENTIONAL ROOF FRAMING TO CONFORM TO PART 9 OF THE OBC. ROOF RAFTERS THAT MEET OR CROSS OVER TRUSSES ARE TO BE 2"x4" SPF @ 24" OC WITH A 2"x4" SPF VERTICAL POST TO THE TRUSS UNDER. AT EACH CROSS POINT, POSTS LONGER THAN 6' TO BE LATERALLY BRACED SO THAT THE DISTANCE BETWEEN END POINTS & BETWEEN ROWS OF BRACING DOES NOT EXCEED 6'.

NOTE: REFER TO TRUSS DRAWINGS FOR APPROVED TRUSS LAYOUT

NOTE: REFER TO STREET-SCAPES FOR POSSIBLE MINOR CHANGES DUE TO GRADING CONDITIONS

PRE-FINISHED ALUMINUM R.W.L. AND GUTTER ON PRE-FINISHED FASCIA BOARD AND VENTED SOFFIT (TYP)

1"x3" ON 1"x8" DECOR ALUM FRIEZE BOARD (TYP)

STUCCO W/ 1" RECESSED SEAMS W/ METAL FLASHING BEHIND (TYP)

PREFIN MTL FLASHING W/ CAULKING TO MATCH

U/S OF GARAGE SOFFIT

1"x3" ON 1"x8" PREFIN ALUM FRIEZE BOARD (TYP)

10" PRECAST CONC HEADER (TYP)
FACE BRICK (TYP)

TOP OF BAND

STONE VENEER (TYP)

U/S OF FOOTING

STEPPED FOOTING
3

FRONT ELEVATION 'C'

PEAK HEIGHT OF ROOF (29'-10")

ASPHALT SHINGLES
W/ FLASHING AT VALLEYS (TYP)

MID POINT OF ROOF (24'-0")

TOP OF RAISED PLATE

TOP OF PLATE

TOP OF TRANSOM

TOP OF WINDOW

4" PRECAST CONC SILL (TYP)

4" PRECAST CONC BAND (TYP)

TOP OF BAND

SECOND FLOOR

U/S OF PORCH SOFFIT

TOP OF TRANSOM

TOP OF DOOR

2" ALUMINUM COPING CAP ON 24" MAC METAL CANOPY

7" PRECAST CONC. HEADER

6"x6" WOOD POST ANCHORED TO PORCH SLAB WRAPPED W/HARDIE BOARD OR EQUIV FINISH AT THE TOP (8" TOTAL) & CLAD W/ 18"x18" MASONRY PIER AT THE BOTTOM W/ 4" PRECAST CONC CAP

GROUND FLOOR

FIN. GRADE

POURED CONC DOOR SILL

POURED CONC PORCH SLAB

POURED CONC FDN WALLS ON POURED CONC STRIP FOOTINGS

TOP OF SLAB



FOR STRUCTURAL ONLY
NOT INCLUDING ENGINEERED

client location
Royal Pine Homes Ltd.
Richmond Hill

marketing name

Project
Centrefield, Ph. 2

#	ISSUED FOR CLIENT REVIEW	REVISED FOR CLIENT COMMENTS	REVISED FOR CLIENT COMMENTS	ISSUED FOR CLIENT REVIEW	date	dwg	chk	#	revisions	date	dwg	chk
1					28-AUG-20	AC						
6					17-MAR-21	MD						
7					29-MAR-21	MD						
10					14-MAY-21	MD						

I, MARTHA SANDOVAL, DECLARE THAT I HAVE REVIEWED AND TAKEN DESIGN RESPONSIBILITY FOR THE DESIGN WORK ON BEHALF OF MY DESIGN FIRM UNDER DIVISION C/PART 13 SUBSECTIONS 3.2.4 OF THE BUILDING CODE. I AM QUALIFIED AND THE FIRM IS REGISTERED IN THE APPROPRIATE CLASSES / CATEGORIES.

QUALIFIED DESIGNER BCIN: 103017
FIRM BCIN: 28995
DATE: JUNE 3, 2021

SIGNATURE

SIGNATURE

DESIGN
WWW.DESIGN4U.COM
TEL: 905.735.3177
WWW.THEFUSGROUP.CA

model 38-11

scale 3/16" = 1'-0"

page

A17



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: 38-11	ROOM: KITCHEN	DRAWN BY: AA
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JUNE 21 2021
EMAIL: —	SPECIES: —	TOP: —	PAGE:

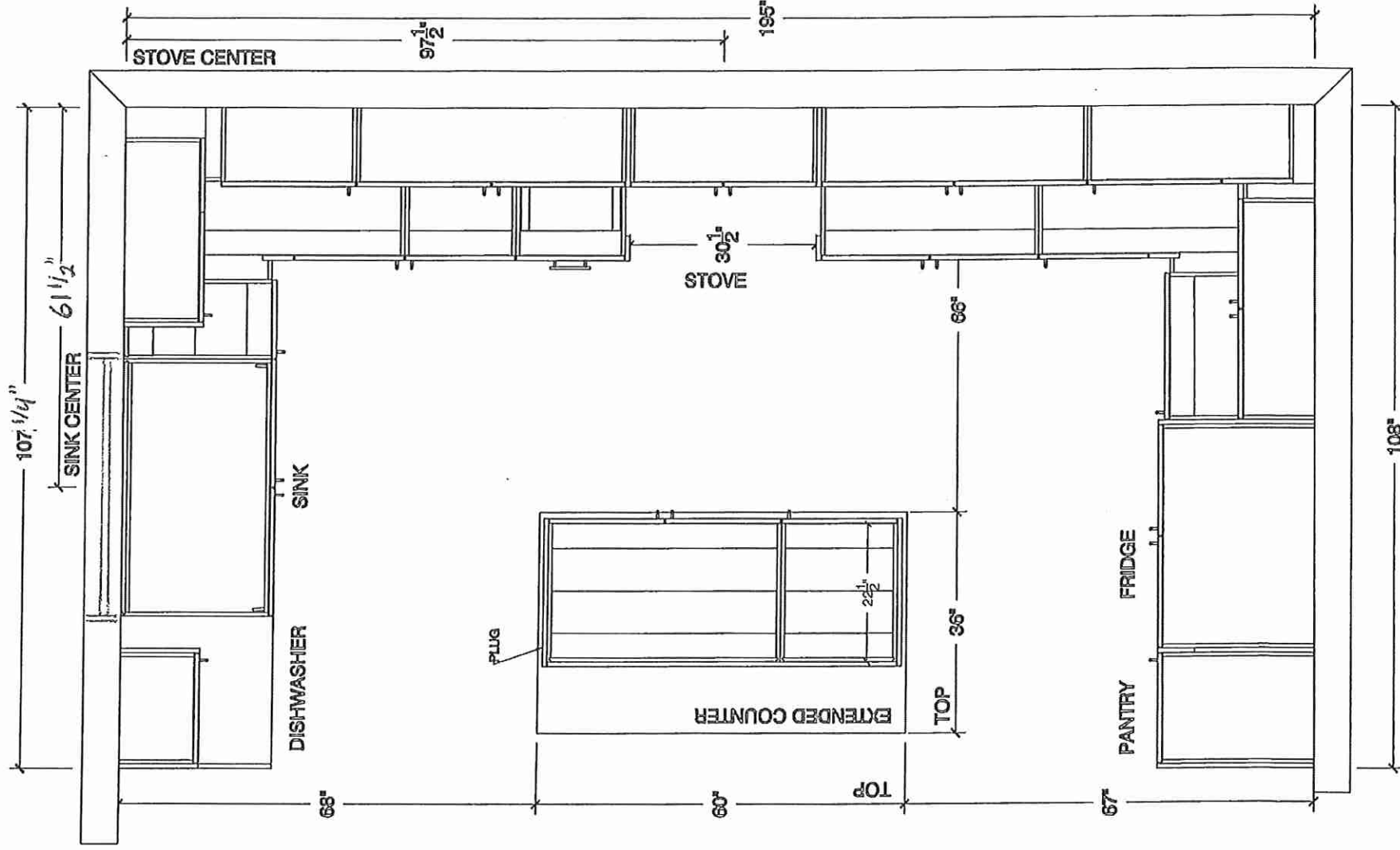
COMMENTS:

Lot 42

WJ **KWC**

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.

KITCHEN PLAN





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

your kitchen, your taste.

CLIENT: ROYAL PINE HOMES	JOB NAME: 38-11	ROOM: KITCHEN	DRAWN BY: AA
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 3/8" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JUNE 21 2021
EMAIL: —	SPECIES: —	TOP: —	PAGE:

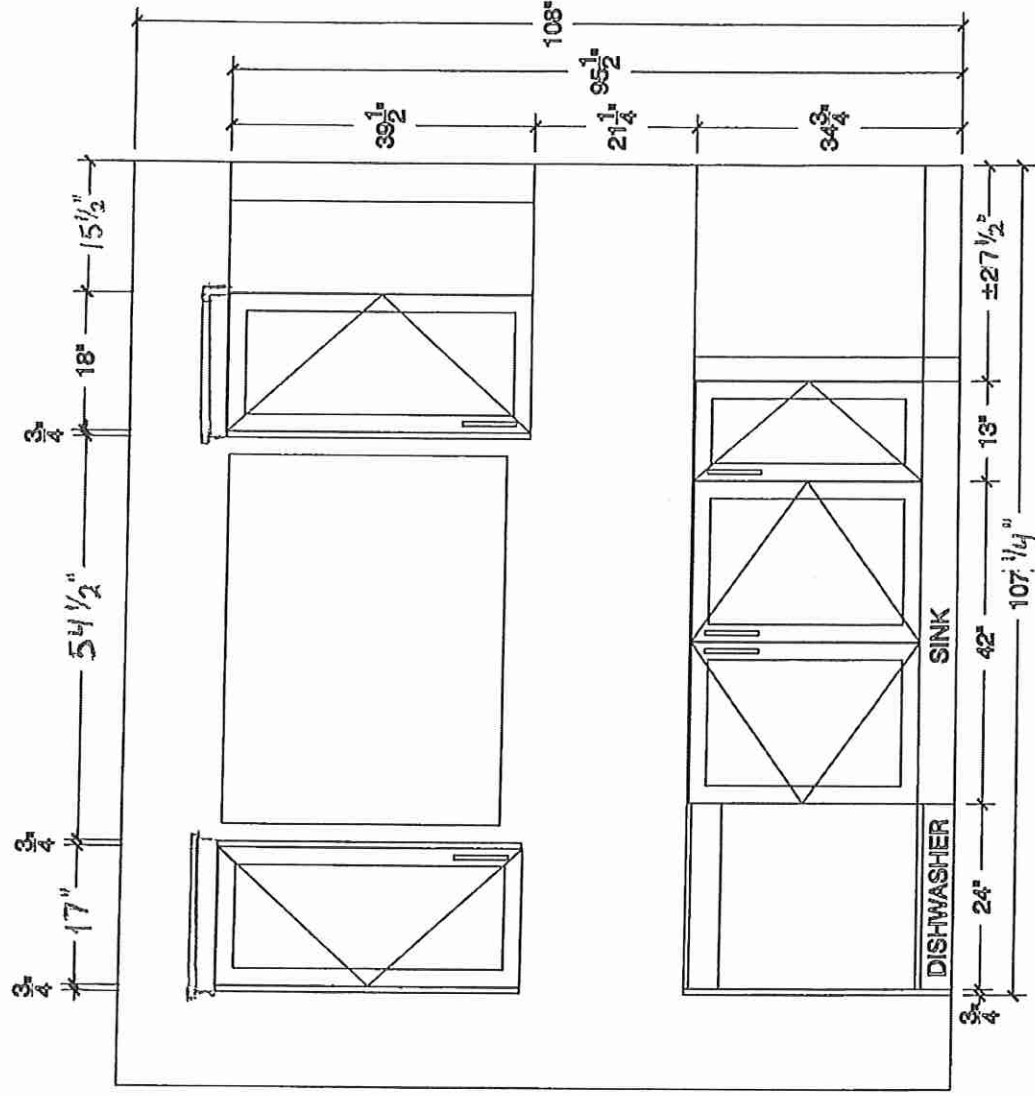
COMMENTS:

Lot 42

wy **wvc**

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.

WINDOW WALL ELEV



69



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

your kitchen, your taste.

CLIENT: ROYAL PINE HOMES	JOB NAME: 38-11	ROOM: KITCHEN	DRAWN BY: AA
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JUNE 21 2021
EMAIL: —	SPECIES: —	TOP: —	PAGE:

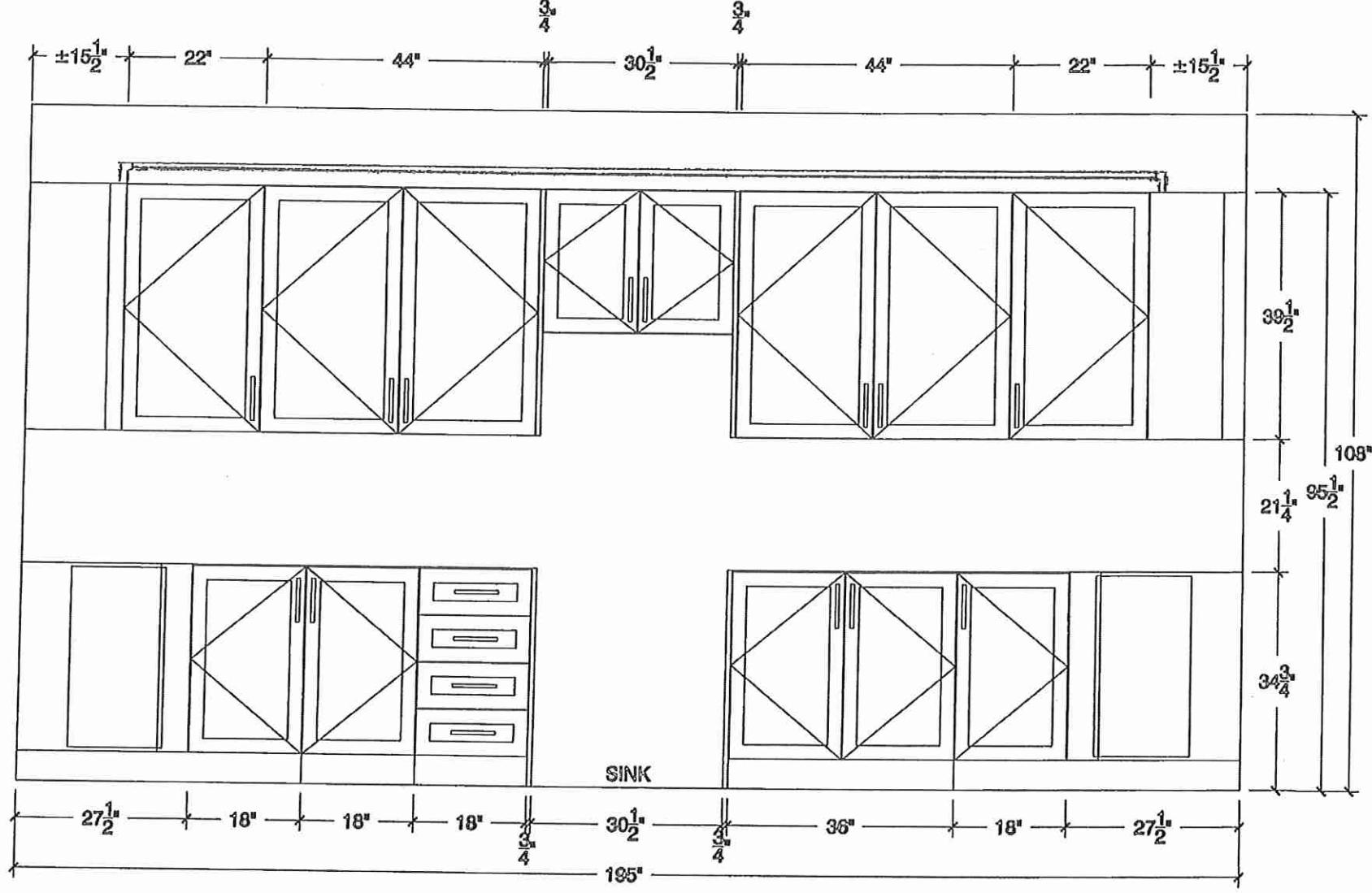
Lot 42

WY

KWC

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.

STOVE WALL ELEV





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CLIENT: ROYAL PINE HOMES	JOB NAME: 38-11	ROOM: KITCHEN	DRAWN BY: AA
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 3/8" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JUNE 21 2021
EMAIL: —	SPECIES: —	TOP: —	PAGE:

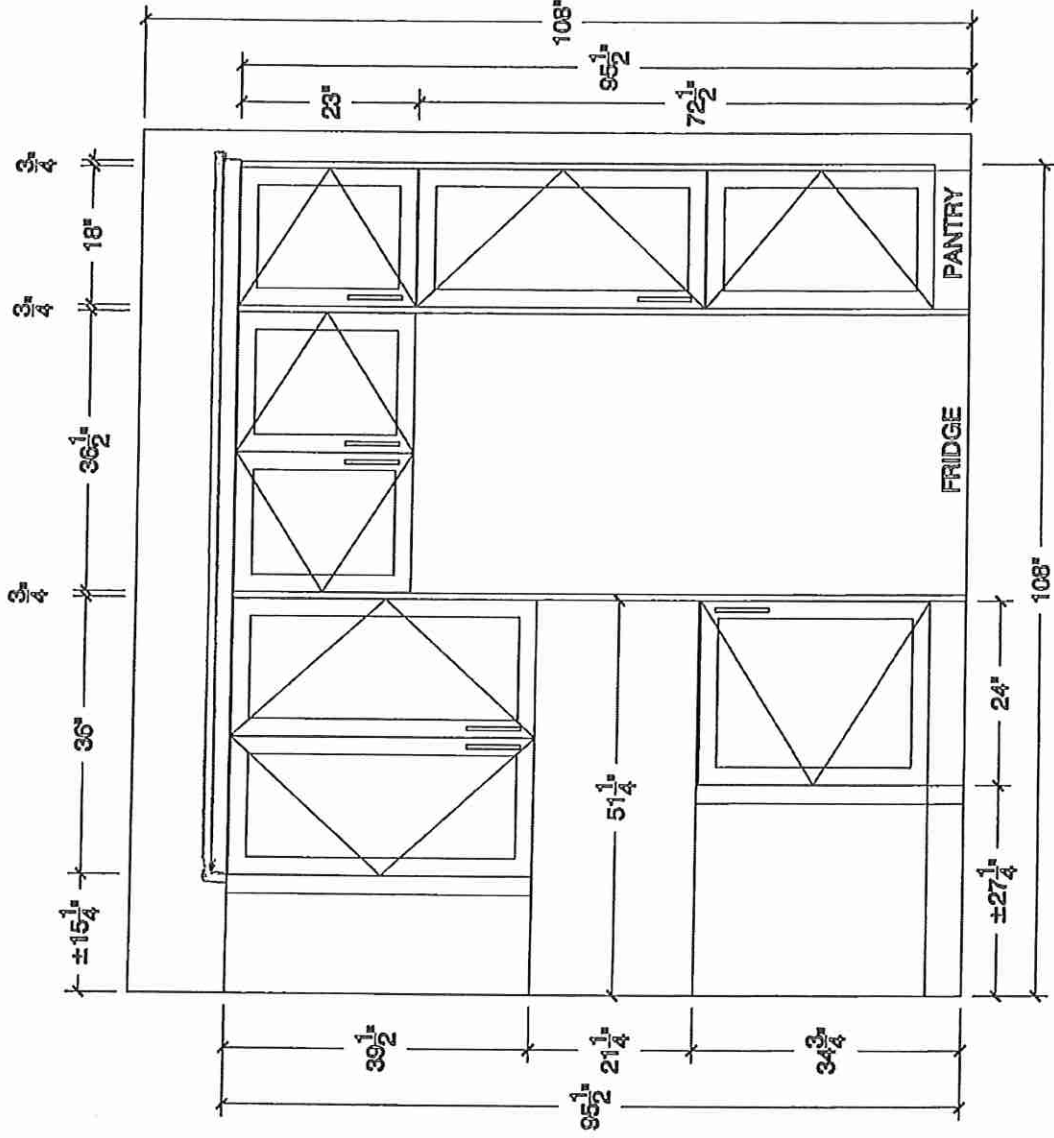
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my

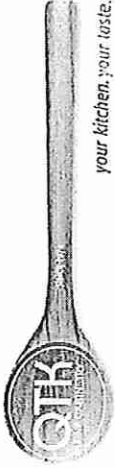
knc

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FRIDGE WALL ELEV



69



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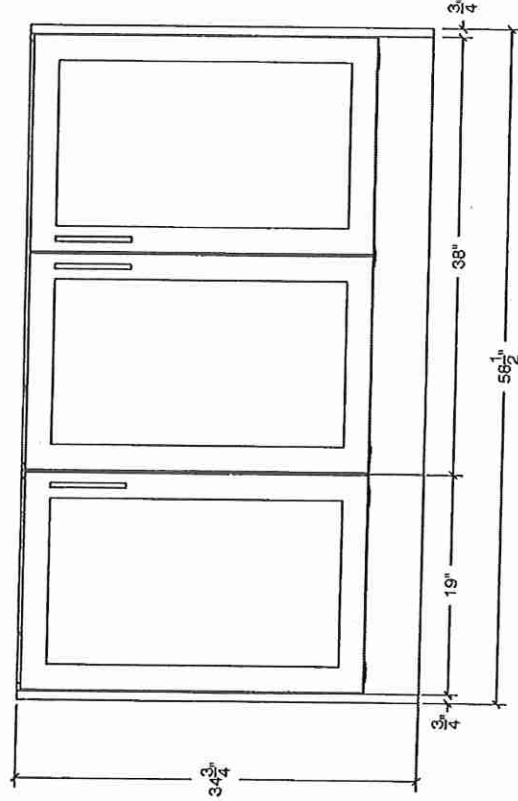
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SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 3/4"= 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JUNE 21 2021
EMAIL: —	SPECIES: —	TOP: —	PAGE:

Lot 42

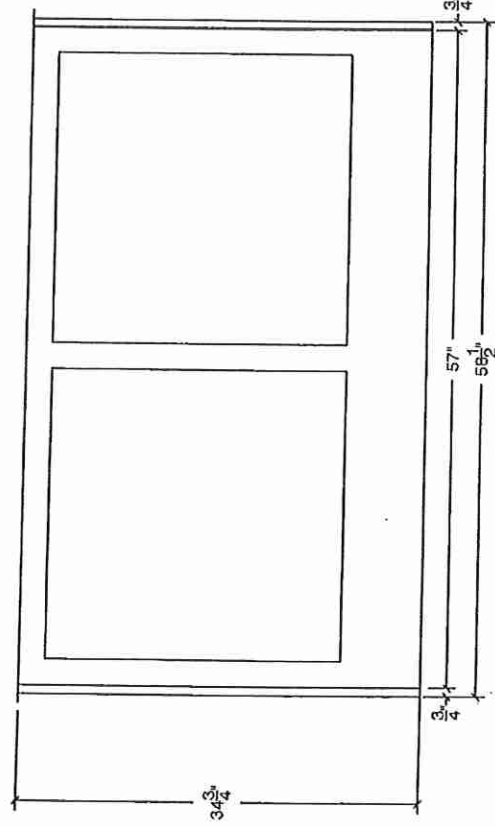
my KWC

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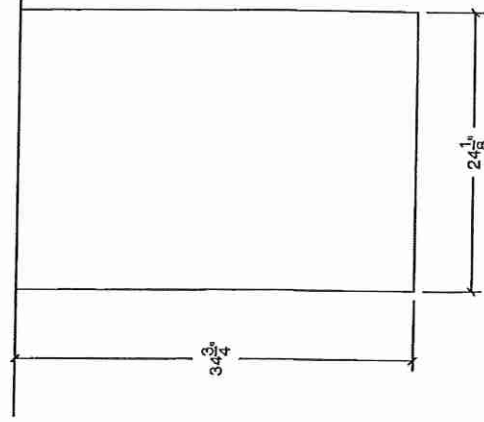
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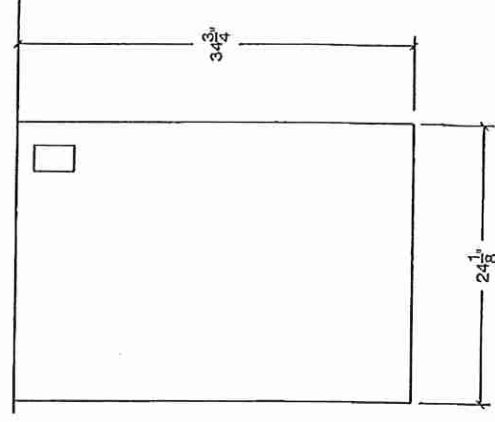
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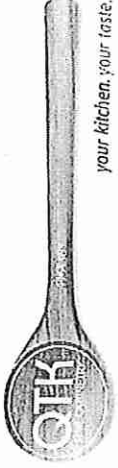
ISLAND SIDE



PLUG CUT OUT



61



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CLIENT: ROYAL PINE HOMES	JOB NAME: 38-11	ROOM: KITCHEN	DRAWN BY: AA
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JUNE 21 2021
EMAIL: —	SPECIES: —	TOP: —	PAGE:

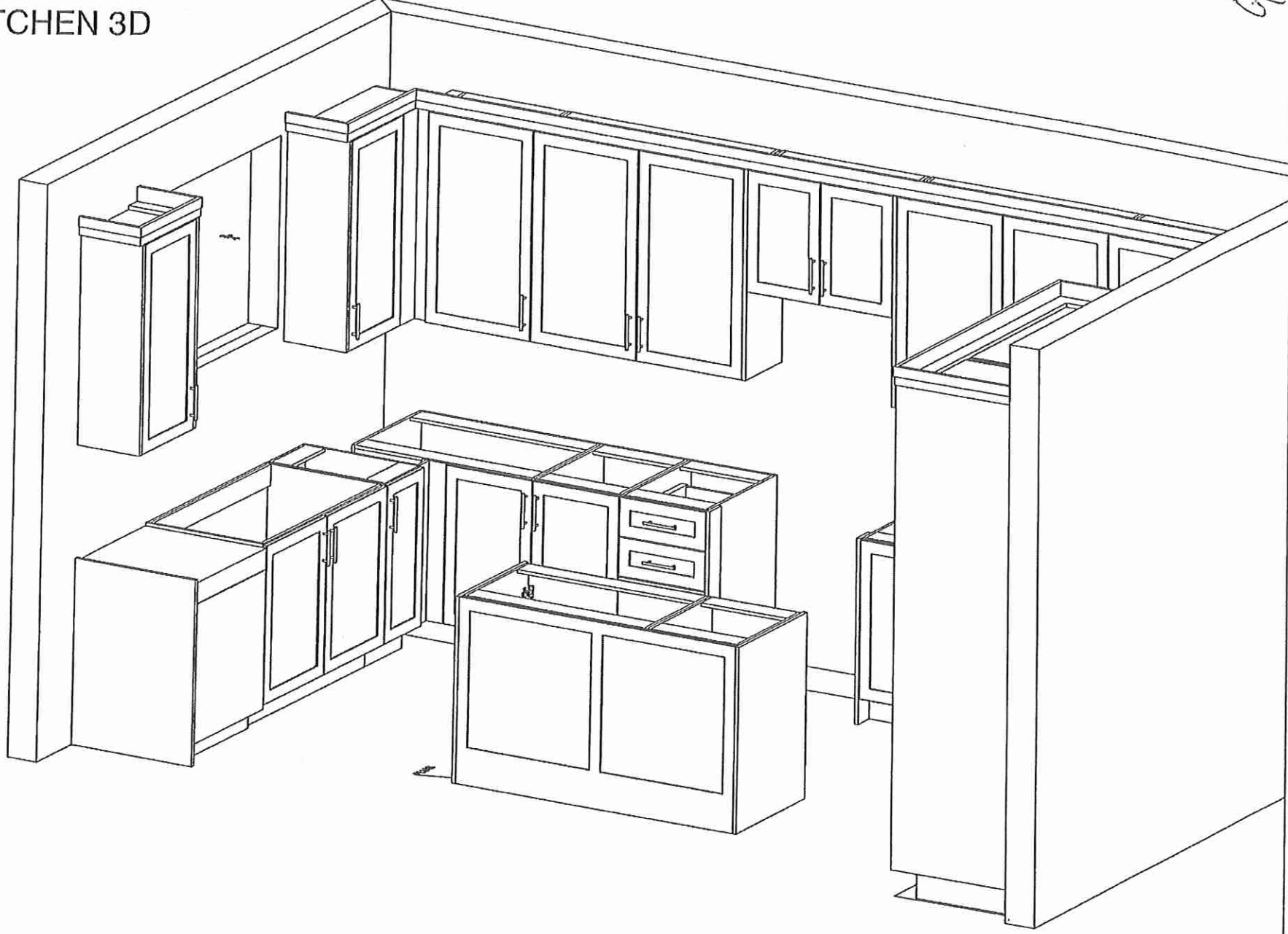
Lot 42

my

kwc

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KITCHEN 3D





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CLIENT: ROYAL PINE HOMES	JOB NAME: 38-11	ROOM: KITCHEN	DRAWN BY: AA
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW/HANDLE: —	DATE: JUNE 21 2021
EMAIL: —	SPECIES: —	TOP: —	PAGE:

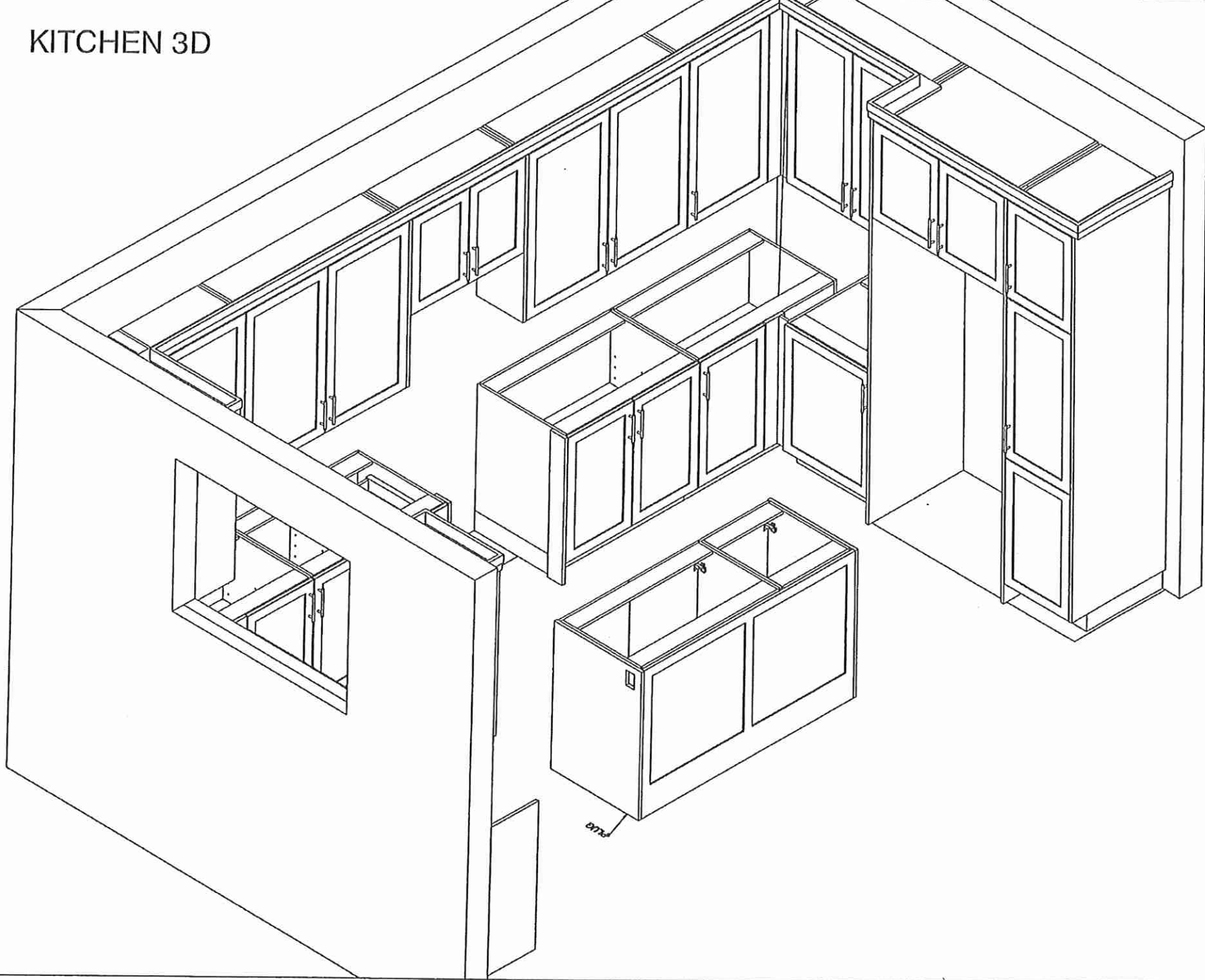
Lot 42

my

WNC

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KITCHEN 3D



69



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CLIENT: ROYAL PINE HOMES	JOB NAME: 38-11	ROOM: VANITY	DRAWN BY: AA
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JUNE 21 2021
EMAIL: —	SPECIES: —	TOP: —	PAGE: —

Lot 42

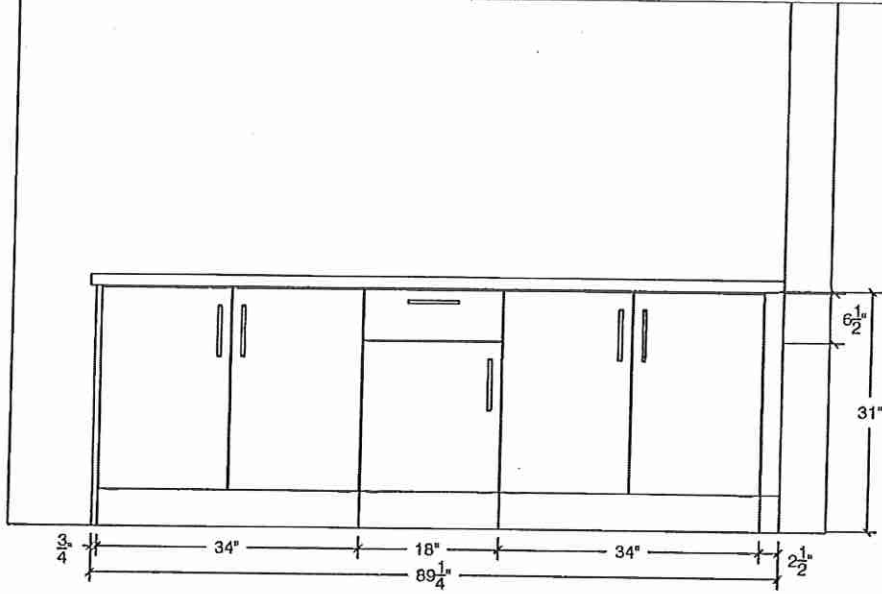
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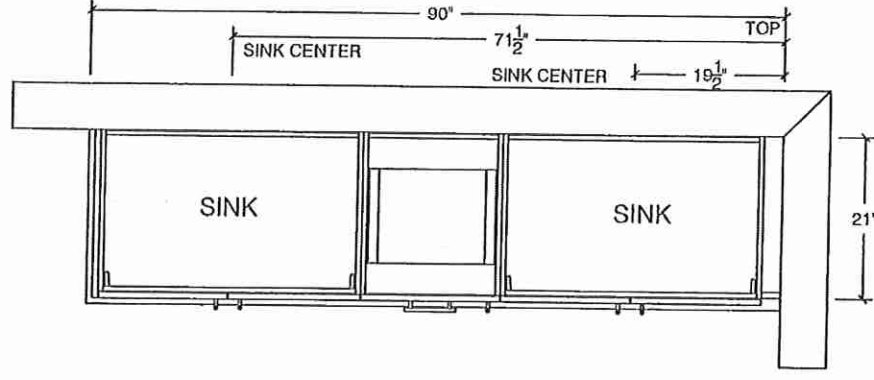
COMMENTS:

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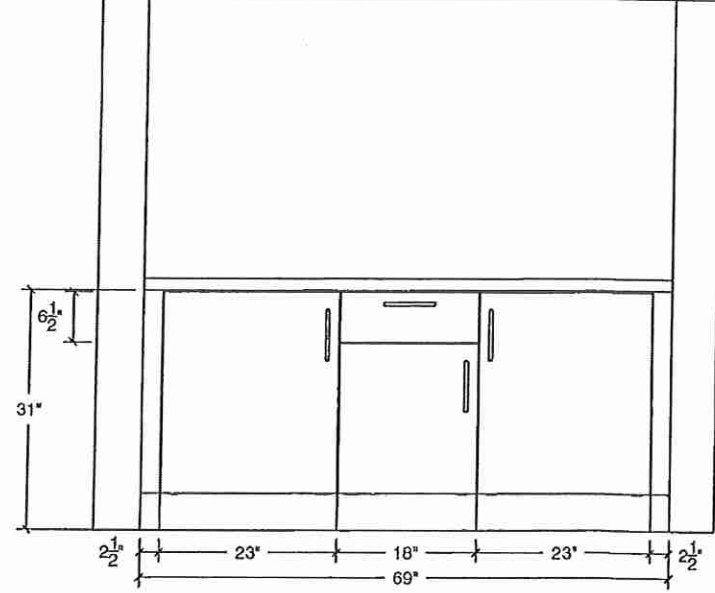
ENSUITE ELEV



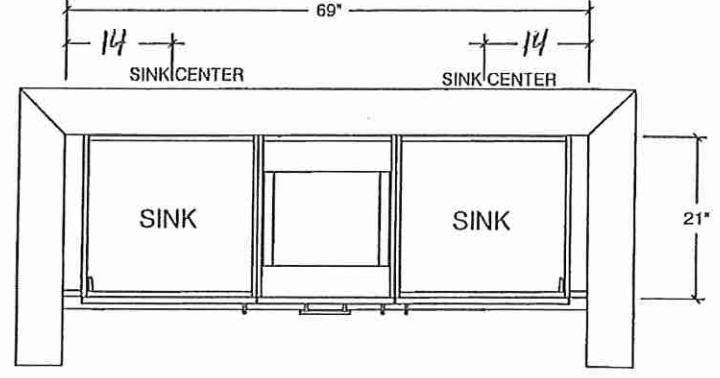
ENSUITE PLAN



Twin Bath 2/3 ELEV



Twin Bath 2/3 PLAN





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CLIENT: ROYAL PINE HOMES	JOB NAME: 38-11	ROOM: VANITY	DRAWN BY: NA
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: OCT 07, 2020
EMAIL: —	SPECIES: —	TOP: —	PAGE:

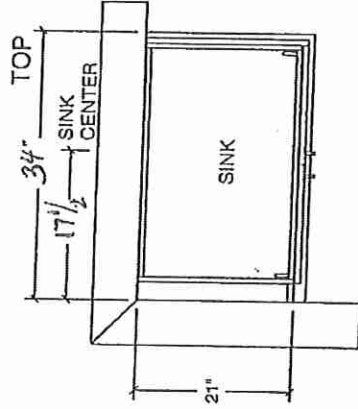
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WY

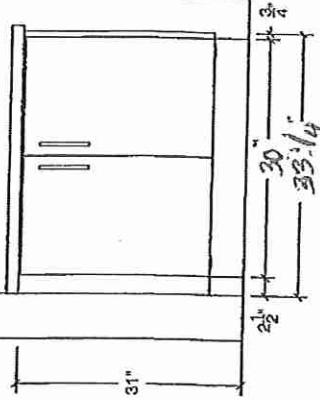
KWC

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ENSUITE ²PLAN



ENSUITE ²ELEV



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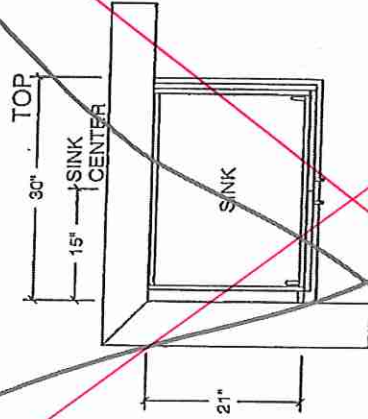
CLIENT: ROYAL PINE HOMES	JOB NAME: 38-11	ROOM: VANITY	DRAWN BY: AA
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JUNE 21 2021
EMAIL: —	SPECIES: —	TOP: —	PAGE:

Lot 42

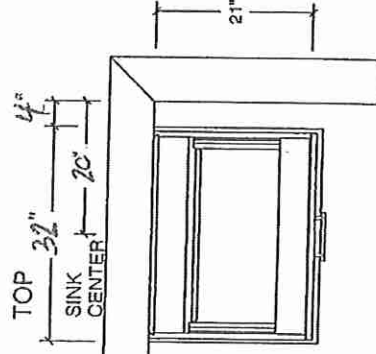
2VY WVC

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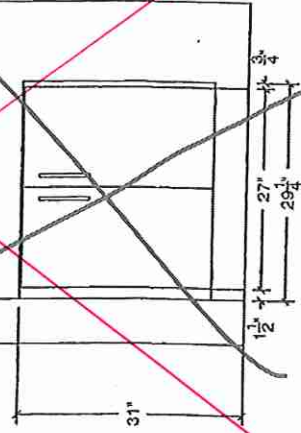
BASEMENT PLAN



POWDER ROOM PLAN



BASEMENT ELEV



POWDER ROOM ELEV

