



FILE
SITE COPY

Structural

CONSTRUCTION SUMMARY

2185715 Ontario Inc.

PURCHASER: RUPINDER GILL

TEL: RES.: 416-505-8070

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
001	1	CHARLOTTE-OPT MAIN-5 BEDROOM-ELEVATION C	

Date Added: 20-May-22

Invoice Number: 8264

1 - GENERAL: "NEW PLAN" CHARGE. INCLUDES ARCHITECTS "NEW PLAN FOR PERMIT" TRUSS AND HVAC DRWGS. Note:
1 - KITCHEN - DELETE 9' SLIDING DOOR AT BACK WALL. ADD DOUBLE FRENCH DOORS, WITH SIDELITES - PLAIN GLASS - NO SCREEN - MOVE TOWARD GREATROOM, Note:
1 - KITCHEN - DELETE SIDE WINDOW AT BREATFAST AREA. RELOCATE KITCHEN SINK WINDOW TO BREAKFAST AREA. REDISTRIBUTE STRUCTURAL POST AT INTERIOR WALL CONSTRUCTION TO ACCOMMODATE WINDOW. SEE PLAN Note:
1 - KITCHEN - RELOCATE SINK AND DISHWASHER TO ISLAND- SEE PLAN Note:
1 - KITCHEN - EXHAUST DUCTING -INSTALL 8 INCH IN LIEU OF 6 INCH **DELETE BUILDER STANDARD HOOD FAN** Note:
1 - KITCHEN - GAS LINE-ROUGHIN FOR STOVE - INCLUDES APPLICABLE ELECTRICAL Note:
1 - KITCHEN - RELOATE STOVE AND HOOD FAN - SEE PLAN Note:
1 - KITCHEN - ADD WINDOW TO THE LEFT OF THE HOOD FAN, TO ALIGN WITH UPPER MASTER ENSUITE WINDOW *SIDE UPGRADE CONDITION* Note:
1 - KITCHEN: ROUGH IN ELECTRICAL FOR NEW WALL OVEN AND MICROWAVE OVEN ADJACENT TO FRIDGE. SEE PLAN Note:
2 - KITCHEN: ADDITIONAL FRIDGE RECEPTACLE, AND WINE FRIDGE Note:
3 - KITCHEN - THREE (3) ADDITIONAL ABOVE COUNTER OUTLETS. client recieves three standard above counter and 1 standard at island. SEE PLAN Note:
2 - KITCHEN ROUGH IN WATER LINE TO FRIDGE AND FREEZER (Y CANNOT BE ACCOMMODATED -TWO SEPERATE LINES) Note:
1 - KITCHEN - CABINETS (SEE PLAN). AS PER NEW LAYOUT IN STANDARD CUPBOARD AND HEIGHTS AS PER SCHED A. Note: add cabinets back side of island. island posts. pro series fridge and fridge panels. wall oven tower. cooktop with drawers. dropped table with posts, finished valnce and skirt. magic corner. bard fridge opening. 2 spice pull outs. 5' to 6' of pantry. 4 interior p.o drws (2 in ea pntry)
1 - KITCHEN - COUNTERTOPS IN STANDARD QUARTZ - TO ACCOMMODATE NEW PLAN - **not included*** to be selected and charged at time of colour charts Note:
2 - KITCHEN: RELOCATE TWO STANDARD PENDANTS OVER ISLAND \$250 EA. ADD 10 POT LIGHTS (GIFTED N/C) - SEE PLAN Note:



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10 - kitchen - 10 gifted pots - SEE PLAN
Note:

1 - GREAT ROOM: ADD COFFERED CEILING
Note:

1 - GREAT ROOM - INSTALL JADE 42 GAS FIREPLACE. **DELETE BUILDER STANDARD FIREPLACE*
Note:

1 - GREAT ROOM - finishing of fireplace to be determined at colour charts **DELETE BUILDER STANDARD MANTLE**.
Note: porcelain slab TBC at colour charts appointment.

1 - GREAT ROOM: ROUGH CARPENTRY - FRAME FOR FIREPLACE PORCELAIN SLABS./FIREPLACE
Note:

2 - GREAT ROOM & DINING ROOM: RAISE ELECTRICAL FOR TV (TO 60" AFF AT FAMILY AND 66" AFF FOR DINING ROOM) ABOVE FIREPLACE. NO CONDUIT REQUIRED
Note:

1 - DINING ROOM: INSTALL TWO ABOVE COUNTER RECEPTACLES (\$300 EA) AND FOUR PUCK LIGHTS UNDER UPPER CABINETS (\$240 EA)
Note:

1 - DINING ROOM - BRING ELECTRICAL TO ELECTRIC FIREPLACE
Note:

1 - DINING ROOM - ADD ELECTRIC FIREPLACE XLF 60 - MOUNT HIGHT ON WALL. SEE SKETCH
Note:

1 - DINING ROOM - ROUGHT CARPENTRY - FRAME FOR PORCELAIN SLAB SURROUND AT ELECTRIC FIREPLACE
Note:

1 - DINING ROOM - REFER TO SKETCH - WOOD PANEL AT FIREPLACE, KITCHEN CUPBOARDS EITHER SIDE
Note:

1 - POWDER ROOM - EXPAND POWDER ROOM TO INCLUDE STANDING SHOWER (FULLY FRAMELESS GLASS ENCLOSURE) (REDUCE DINING ROOM SLIGHTLY) *DELETE ENTRY CLOSET* - *DELETE ARCHWAY AND LEAVE OPEN TO DINING** SEE PLAN
Note:

1 - POWER ROOM - ADD A DOOR FROM DEN TO POWDER ROOM - SEE PLAN
Note:

1 - MUD ROOM - DELETE SERVICE STAIR TO BASEMENT. ADD FLOOR JOISTS/SUBFLOOR/FINISHED FLOORING/STRUCTURAL TO SUPPORT UPPER LANDING (IN LAW SUITE EXPANDING). SEE PLAN
Note:

1 - MUD ROOM - ADD COAT CLOSET ADJACENT TO SIDE DOOR - SEE PLAN
Note:

1 - MUD ROOM - ADD SIDE DOOR FROM EXTERIOR TO MUD ROOM IN LIEU OF WINDOW **DELETE MUD ROOM WINDOW 36X52 IN)** includes applicable coach light
Note:



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1 - IN LAW SUITE - MOVE DOOR OVER TO ACCOMMODATE FUTURE FURNITURE PIECE Note:
1 - IN LAW SUITE - MOVE WASHROOM DOWN TOWARDS MUDROOM TO OVER FOOTPRINT OF OLD SERVICE STAIR LOCATION - SEE PLAN Note:
1 - IN LAW SUITE - move window in bathroom Note:
1 - EXTERIOR FRONT DOOR - FROM SINGLE WITH TWO SIDELITES, TO A DOUBLE EXTENDED HEIGHT FRONT DOOR **DELETE SINGLE DOOR AND SIDELITES WITH TRANSOME ABOVE** Note:
3 - BASEMENT - WINDOWS - ADD THREE (3) 36 IN (W) X 24 IN (H) - EACH ADDITIONAL - SEE PLAN Note:
5 - BASEMENT - WINDOWS - TO ENLARGE FIVE (5) STANDARD 30 IN (W) X 16 IN (H) TO 36 IN (W) X 24 IN (H) EA. Note:
2 - EXTERIOR - ADD TWO (2) GFI PLUGS WITH WATERPROOF COVER PLATE - SEE PLAN Note:
4 - EXTERIOR - ADD FOUR (4) COACH LIGHTS - SEE PLAN Note:
1 - EXTERIOR - ADD 1 PORTICO CEILING LIGHT includes basic fixture - SEE PLAN Note:
1 - GARAGE: ADD DOOR FROM GARAGE TO EXTERIOR includes applicable coach light - SEE PLAN Note:
1 - GARAGE: CENTRAL VACCUM - RELOCATE CENTRAL VAC TRUNK TO GARAGE - IN LIEU OF BASEMENT Note:
1 - EXTERIOR - ADD HOSE BIB (RAVINE SIDE) - SEE PLAN Note:
1 - EXTERIOR - ADD GAS LINE TO BBQ - SEE PLAN Note:
2 - STAIR LANDING: ADD TWO (2) WALL SCONCES AT LANDING (DO NOT CENTER OVER LADINGS, KEEP OFF TO THE SIDE TO ALLOW FOR ARTWORK BETWEEN - MOUNT BOTH AT 66" AFF OF LEFT LANDING). LEAVE CAPPED FIXTURE NOT INCLUDED. Note:
1 - SECOND FLOOR - EXTEND CEILING HEGHTS TO 10 FT- INCLUDES EXTENDED HEIGHTDOORS, 8 FT. AND TALLER WINDOWS. Note:
1 - MASTER BEDROOM - RELOCATE WINDOW CLOSER TO MASTER ENSUITE \$500 (TO SIT ABOVE A NIGHT TABLE). ADD A NEW WINDOW TO MATCH *SIDE UPGRADE CONDITION* \$1360 SEE PLAN. Note:



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1 - MASTER BEDROOM WIC - MOVE DOOR TO BACK CLOSET TO FACE BEDROOM 2.. ENLARGE FRONT CLOSET FOR MASTER BEDROOM. DOORS TO SWING INTO CLOSETS. SEE PLAN
Note:

1 - MASTER BEDROOM - INSTALL ELECTRICAL AND CONDUIT PIPE ROUGH-IN FOR TV 60" AFF - CONDUIT PIPE TO OUTLET DIRECTLY BELOW TV AT STANDARD HEIGHT
Note:

1 - MASTER ENSUITE - REMOVE DRYWALL PARTITION AT SHOWER AND REPLACE WITH GLASS/CURB
Note:

1 - BEDROOM 2 - SHORTEN CLOSET AND RELOCATE CLOSET DBL DOORS - EXTEND ENSUITE 2 - SEE PLAN
Note:

1 - ENSUITE 2 - EXTEND VANITY (SINGLE SINK) SEE PLAN
Note:

2 - TWIN BATH: ADD STANDARD SINK UNDER WINDOW IN ELONGATED VANITY.
Note:

1 - TWIN BATH- ELONGATE VANITY UNDER WINDOW, ADD SINK - SEE PLAN. change window to allow for trim - \$250.00 (as per Tony S)
Note:

2 - ENSUITE 3 & TWIN BATH - CONVERT TUB TO SHOWER INCLUDES 2 IN X 2 IN MOSAIC FLOOR TILES, 6 IN WHITE QUARTZ CURB PLUS SHOWER POT LIGHT - KAMELEON
Note:

1 - BEDROOM 5 - CHANGE CLOSET DOOR FROM SINGLE TO DOUBLE, AND RELOCATE DOOR TO BEDROOM TO OPPOSITE SIDE OF ROOM - SEE PLAN
Note:

6 - TOILETS: AT ALL TOILETS SIX (6) ADD ELECTRICAL -- GFI PLUG ADJACENT TO TOILET FOR BIDET STYLE TOILETS **TOILETS TO BE UPGRADED AT COLOUR CHARTS**
Note:

1 - KITCHEN: INFO ONLY: AL APPLIANCES TO BE CONFIRMED **FURTHER ACCOMMODATIONS FOR APPLIANCES TO BE COMPLETED /CHARGED FOR AT THE TIME OF COLOUR CHARTS**
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 \$1000. PLUS A 10% HOLDBACK FEE.
Note:

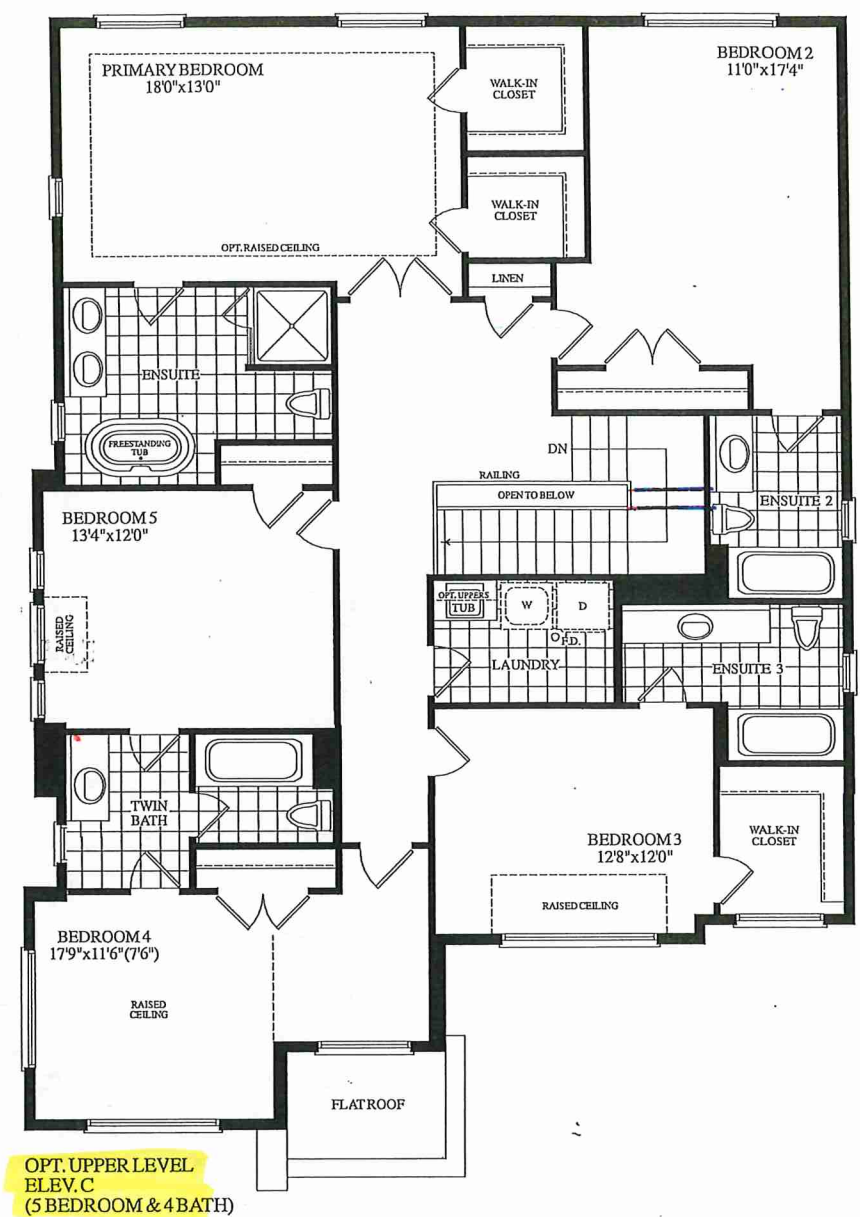
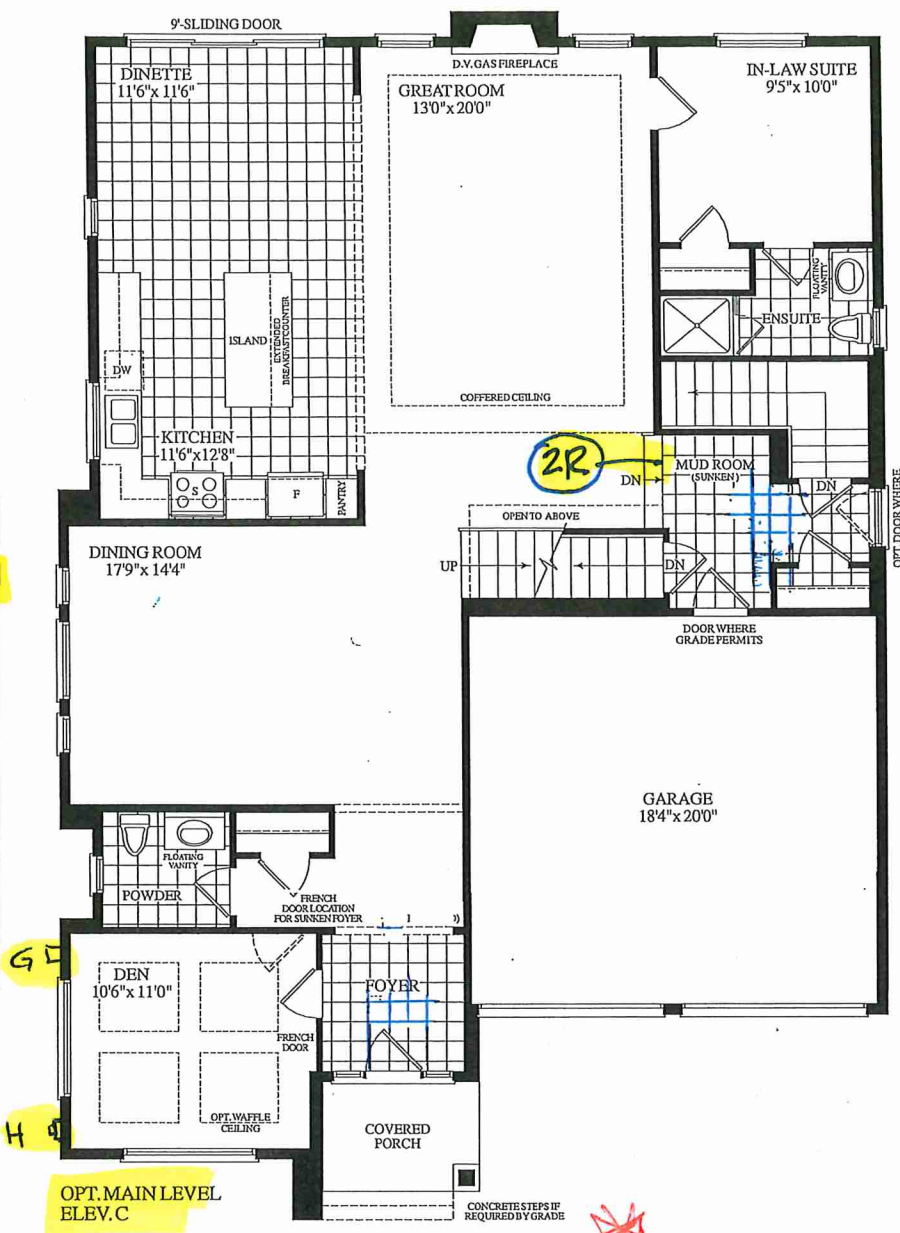
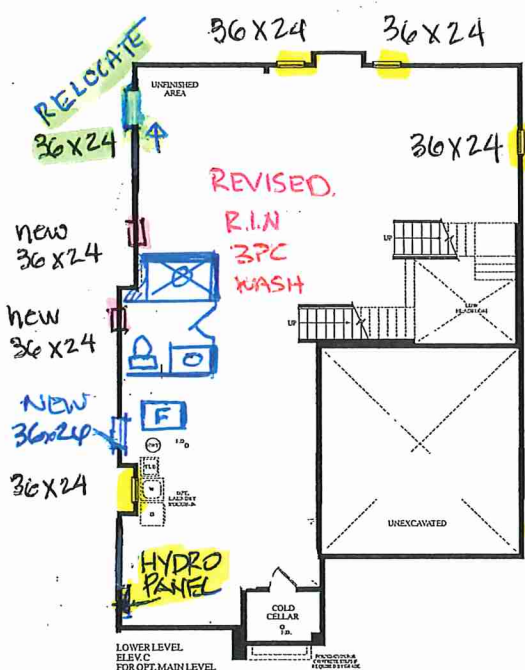
1 - PURCHASER HAS ATTENDED A STRUCTURAL APPOINTMENT AT THE DECOR CENTRE AND HAS DECLINED ANY ADDITIONAL UPGRADES.
Note:

1 - BONUS PACKAGE - PURCHASER HAS APPLIED \$20,000 UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE PURCHASE OF UPGRADES IN THIS AGREEMENT.
Note:

1 - PURCHASER TO RECEIVE A FURTHER DISCOUNT OF \$13,258.98 THIRTEEN THOUSAND, TWO HUNDRED AND FIFTY-EIGHT CANADIAN DOLLARS AND NINETY-EIGHT CANADIAN CENTS AS PER STEVE CAROGIOIELLO
Note:

Date Added: Invoice Number: 7914

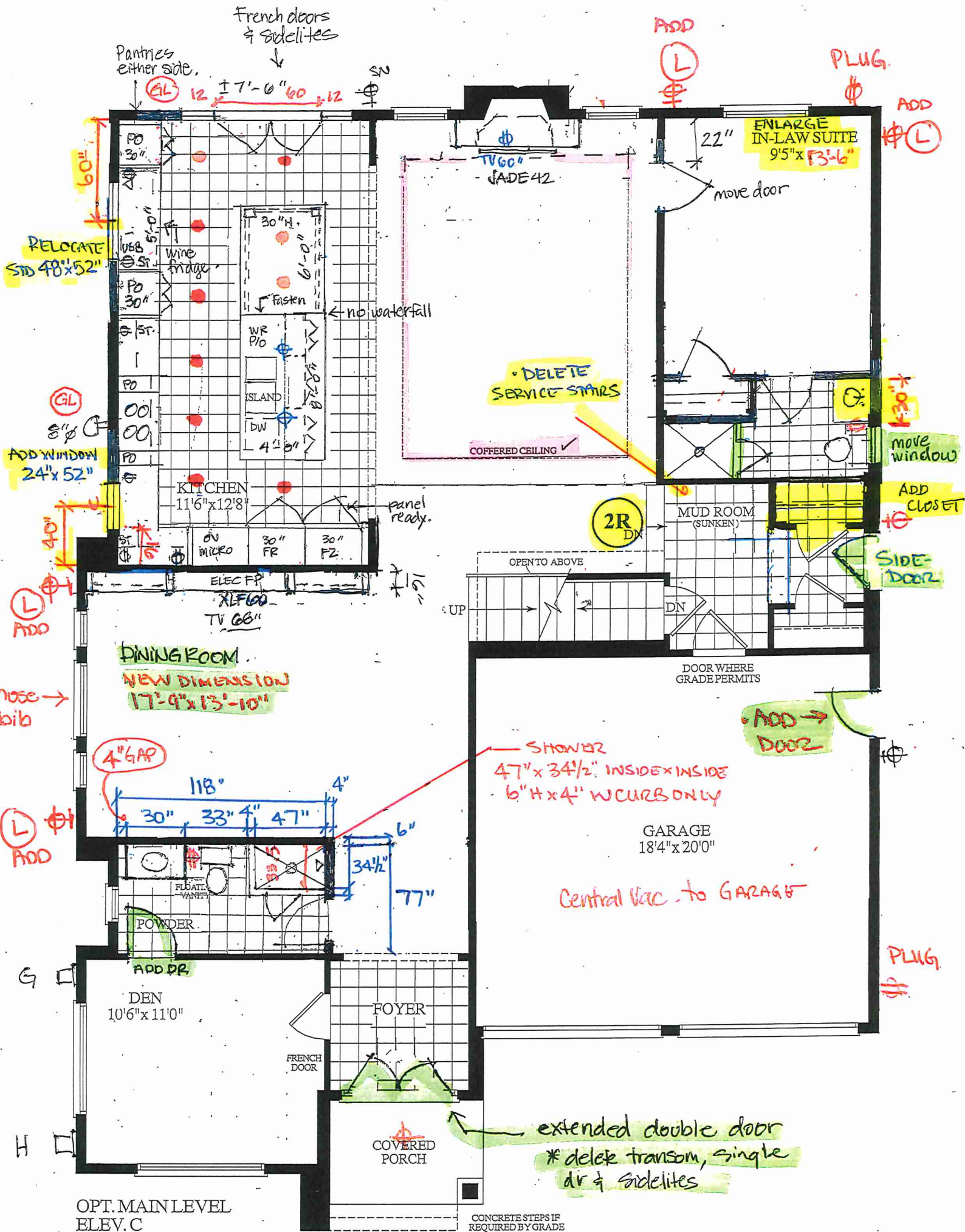
BASEMENT



SEE LARGE PLANS

* 10'-0" 2nd FLOOR *

LISA

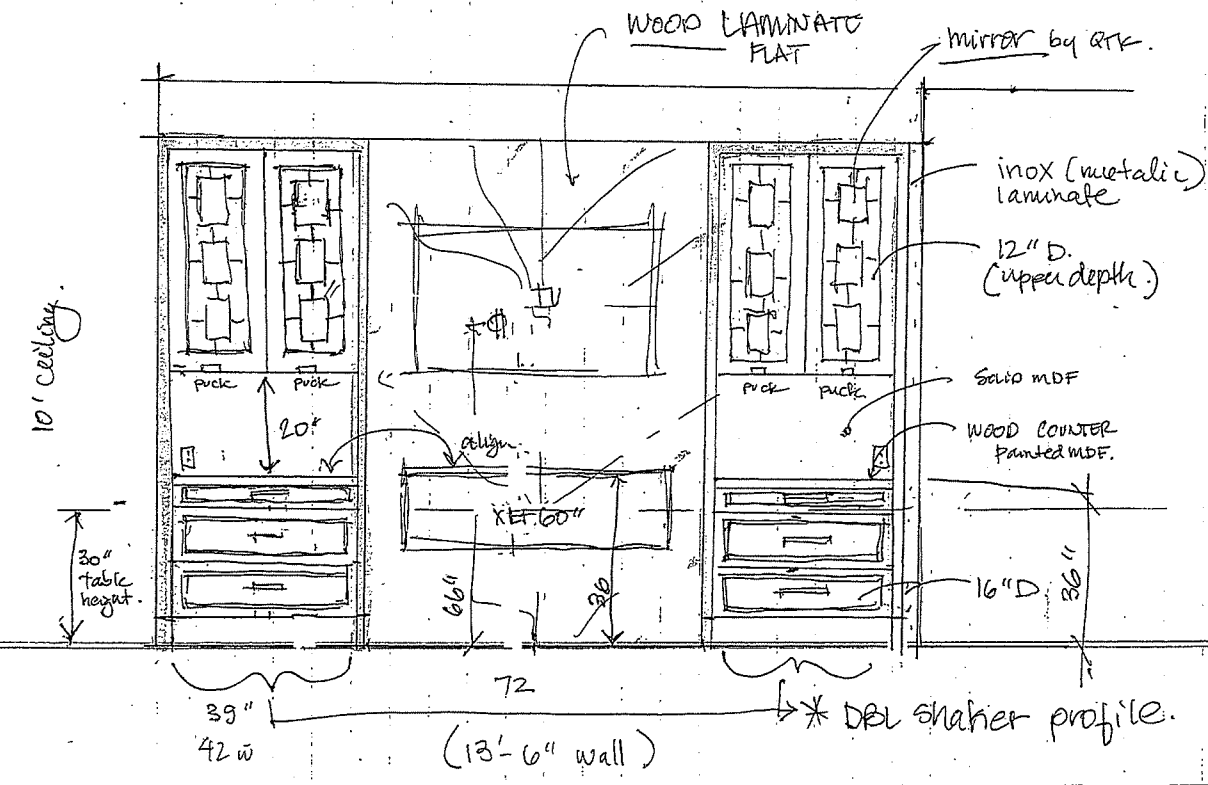


LOT 1, Charlotte, 45-04 SIDE UPGRADE
OPTIONAL LAYOUT.

3625 SQ. FT.
ELEV. C

We supply pucks
RTK cut out.

LOT 1
Dining Rm.



DINING Room



IgniteXL®
60" Linear Electric Fireplace

XL60



IgniteXL® stands apart as more lifelike and visually stunning than anything that came before it. With new, patented flame and heat technology, IgniteXL transforms the look and feel of any room. Installation is simpler and more flexible than ever, making the possibilities almost endless. Enjoy flawless panoramic views that ignite the senses from any angle.



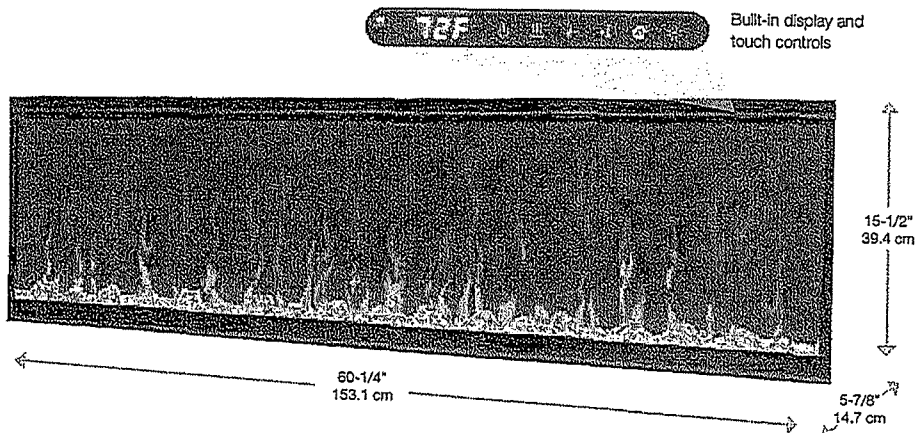
LOT 1
WRV



IgniteXL®

60" Linear Electric Fireplace

XLF60



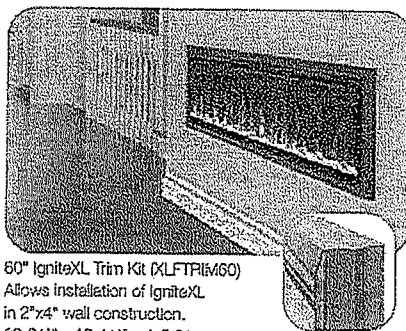
Color Themes



Accessories



74" Driftwood and River Rock Accessory Package
(LF74DWS-KIT)



60" IgniteXL Trim Kit (XLFTRM60)
Allows installation of IgniteXL
in 2"x4" wall construction.
62-3/4" x 18-1/4" x 1-7/8"
(159.4 cm x 46.2 cm x 4.5 cm)

120 Volts	1,500 Watts	5,118 BTU
240 Volts	2,500 Watts	8,530 BTU

Features

-  **Multi-Fire XD® Flame Effect**
Vivid flames that are brighter and more lifelike day or night.
-  **Less Frame, More Flame**
Clean front face with minimal trim makes the dazzling flames the focal point.
-  **ComfortSaver™ Heating System**
Safe ceramic heat, plus 11% energy savings, warms up to 1,000 sq. ft.
-  **Heat Disable**
Disable the heater operation using the remote control or electrically inside the unit.
-  **Media Accent Colors**
Choose from a variety of brilliant color themes or cycle through a range of colors using the custom mode, freezing on the hue of your choice.
-  **Edgeless Design**
Installs without trim to stone, brick and other solid finish materials; includes trim for drywall and tile surfaces.
-  **Precision Thermostat**
Electronic thermostat maintains room temperature within 1/2°C (1°F) for perfect comfort and increased energy efficiency.
-  **Built-in Touch Controls**
Settings and temperature display are hidden when not in use.
-  **Heat Boost**
Quickly warms a room by delivering maximum heat output for a pre-determined amount of time.
-  **Wood-maker Remote**
Customize the light color and intensity for a fireplace that reflects your personality.
-  **Seamless Installation**
Low-profile design fully recesses in 2" x 6" wall construction and 2" x 4" with optional trim.
-  **Hardwire or Plug-in**
Includes 120V plug-in cord kit or hardwire to 120V / 240V power supply.
-  **Cool-touch Glass**
Glass remains cool making it safe for children and pets in any location.

Model #	Description	MSRP / Sq	TUPS	Wt	Carbon Dimension (W x D)		Cu/ft	
					1/2" Dia	3/4" Dia	Sq	lin
XLF60	60" IgniteXL Linear Electric Fireplace	85.79 / 39.37	781052 118478	5 yr	68-3/8 x 24-1/4 x 15	173.7 x 61.6 x 38.1	14.4	0.4
LF74DWS-KIT	74" Driftwood and River Rock Accessory Kit	9.8 / 4.44	781052 102859		34-1/4 x 7-1/8 x 8-1/8	87.2 x 18.03 x 20.57	1.12	0.03
XLFTTRIM60	60" IgniteXL Linear Electric Fireplace Trim Kit	8.85 / 4.01	781052 120075	1 yr	66-3/4 x 3-5/8 x 6-7/8	169.4 x 9.3 x 17.5	0.97	0.03

Specifications, finishes and dimensions are subject to change. *Limited warranty. ©2020 Glen Dimplex Americas

SE-337-RC62-022420

Glen Dimplex Americas | 1-800-668-6663 | www.dimplex.com

LOT 1
WRV

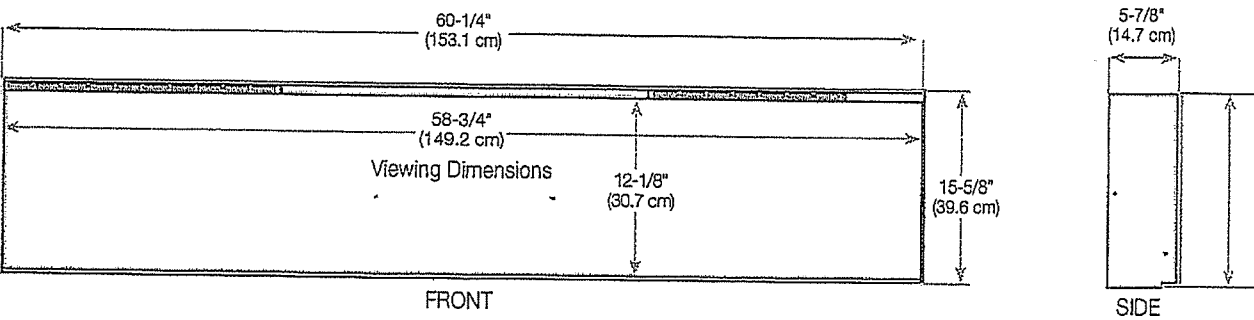


IgniteXL[®]
60" Linear Electric Fireplace



XLF60

Product Dimensions:

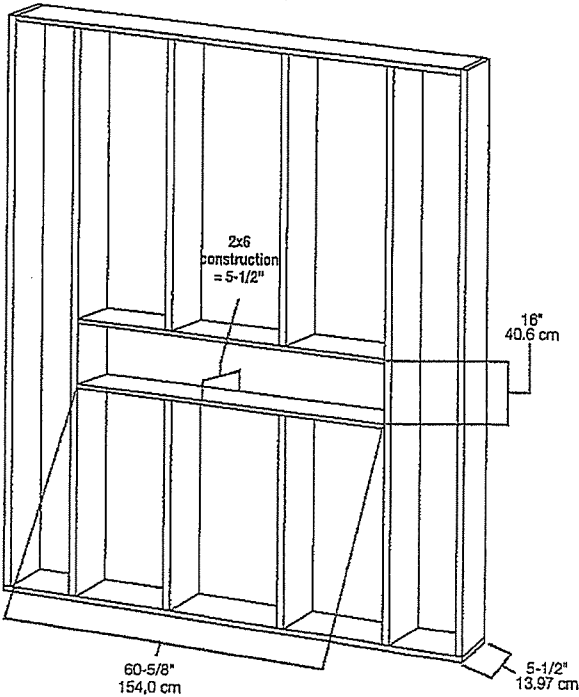


Framing Dimensions

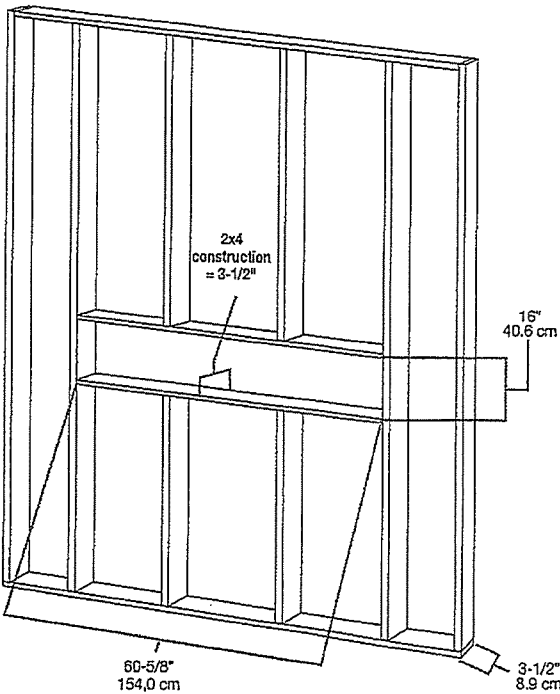
NOTE: The bottom sill needs to be a minimum of 3-1/2" (8.9 cm) deep. The sill can be constructed to support the front of the unit to allow the power supply wires to easily be run behind or flush with the back of the unit and a pass through hole drilled for electrical wire routing.

It is recommended that the bottom of the unit be mounted between 30" (76.2 cm) and 40" (102 cm) from the ground to maintain an optimized viewing angle of the flame.

2x6 framing



2x4 framing



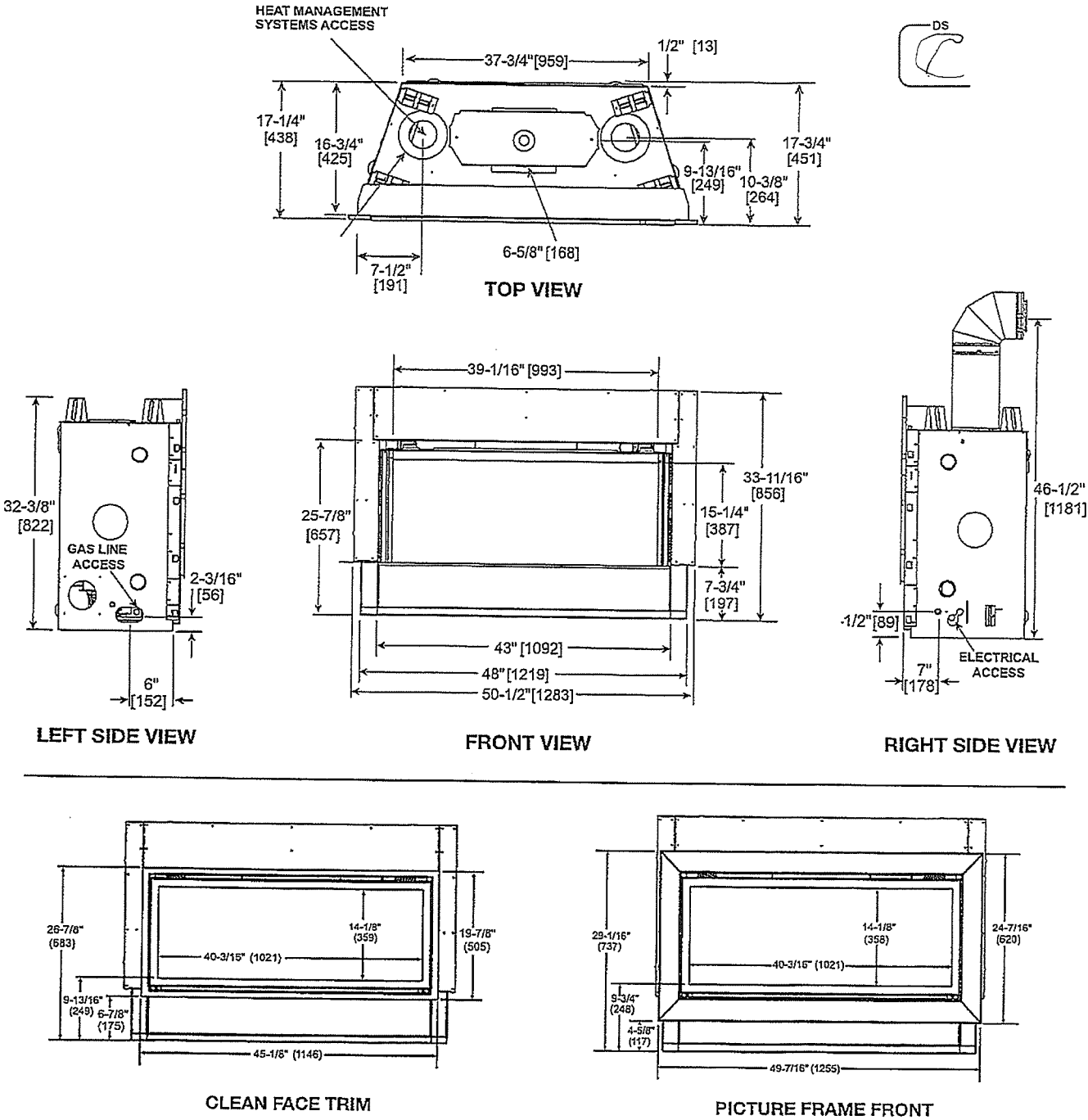
LOT 1
WRV

MAJESTIC

Please consult the manufacturer's installation manual for all details and requirements before making a final design layout decision.

JADE 42
Direct Vent Gas Fireplace

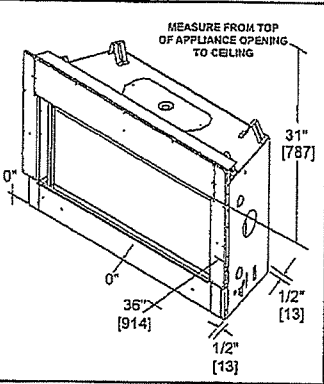
MODEL	FRONT WIDTH		BACK WIDTH		HEIGHT		DEPTH		GLASS SIZE
	ACTUAL	FRAMING	ACTUAL	FRAMING	ACTUAL	FRAMING	ACTUAL	FRAMING	
JADE42IN-B 25,250 BTU (NG) 23,500 BTU (LP)	48" (1219)	49" (1245)	37-3/4" (959)	49" (1245)	33-11/16" (856)	32-3/4" (832)	17-3/4" (451)	17-3/4" (451)	39-1/16" x 15-1/4" (992 x 387)



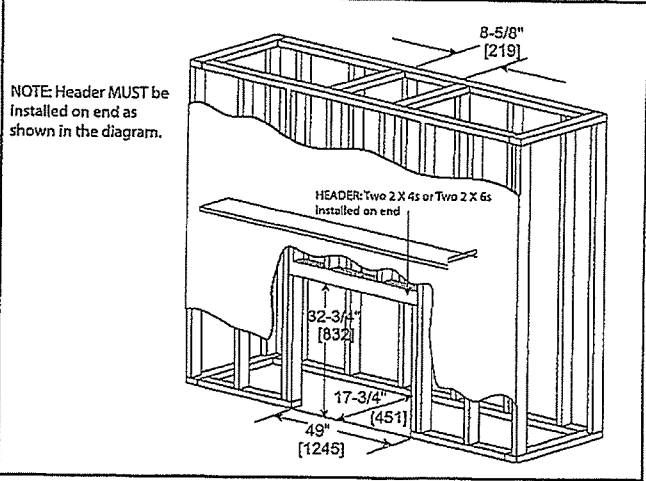
LOT 1
WRV

MINIMUM FIREPLACE CLEARANCES /
CLEARANCES TO COMBUSTIBLES

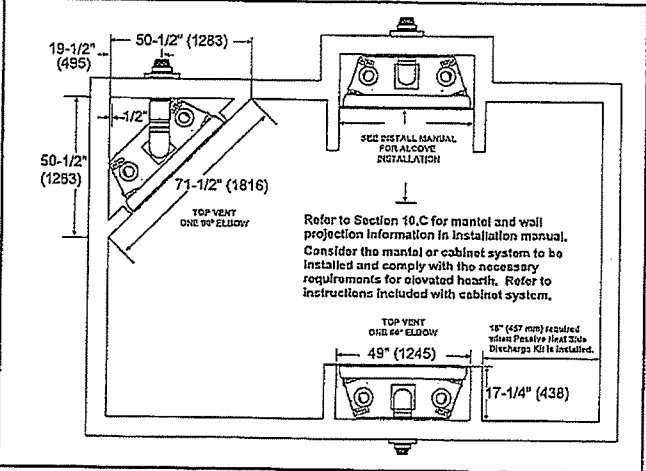
AREA	TO COMBUSTIBLES
CLEARANCE TO CEILING	31" [787]
NON-COMBUSTIBLE FLOOR	0" [0]
COMBUSTIBLE FLOORING	0" [0]
BEHIND APPLIANCE	1/2" [13]
SIDES OF APPLIANCE	1/2" [13]
FRONT OF APPLIANCE	36" [914]



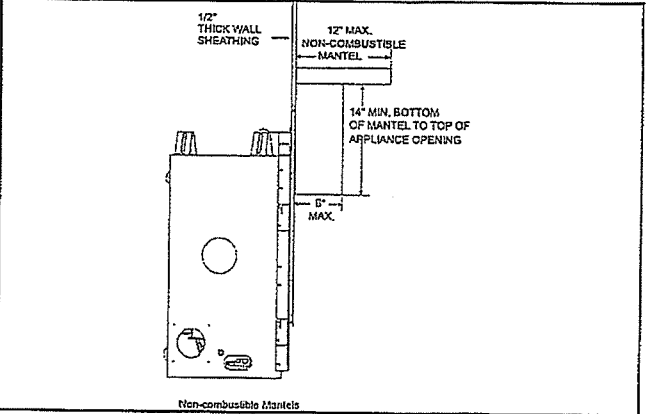
FRAMING DIMENSIONS



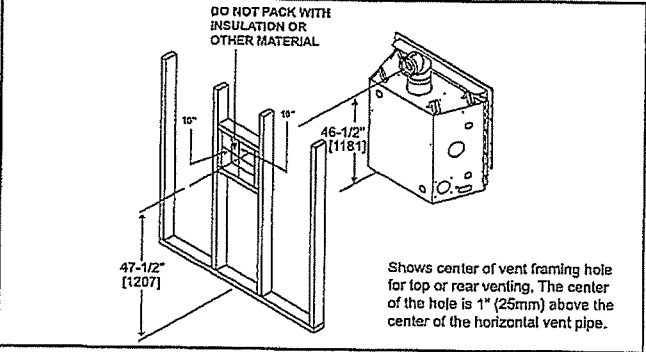
APPLIANCE LOCATION



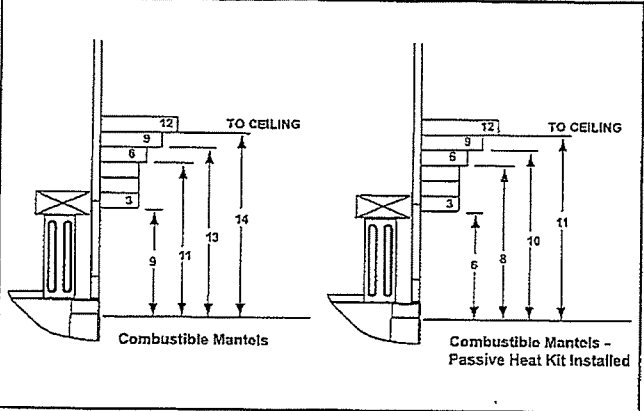
NON-COMBUSTIBLE MANTEL PROJECTIONS
(or other materials above appliance)



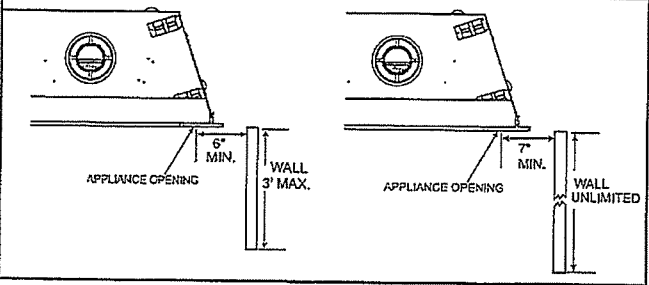
WALL PENETRATION



MANTEL PROJECTIONS
(or other materials above appliance)



MANTEL LEG/WALL PROJECTIONS



PRODUCT LISTING CODES	
US	ANSI Z21.88-2017
CAN	CSA 2.33-2017
UL LISTED	UL307B

Product information provided is not complete and is subject to change without notice. Product installation must adhere strictly to instructions accompanying product to avoid risk of fire and potential injury.



MAJ_JADE42IN-B_0220

MAJESTIC

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LOT 1
WRV.