



FILE
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Structural

CONSTRUCTION SUMMARY
2185715 Ontario Inc.

PURCHASERS: DALRAJ,S LIDDER and RAJNISH,KAUR LIDDER TEL: RES.: 647-983-8286

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
004	1	MADISON-STD MAIN-5 BEDROOM-ELEVATION C		

Offer	BONUS PACKAGE - PURCHASER TO RECEIVE \$20,000 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT THE DECOR CENTER AT TIME OF COLOUR CHART.
Worksheet	Note:

Offer	PURCHASER HAS OPTED FOR BLACK WINDOWS FOR THE BRICK PACKAGE SELECTED.
Upgrade	PURCHASER ACKNOWLEDGES THAT CERTAIN ITEMS WILL DIFFER FROM THE BRICK SELECTION BOARD DISPLAYED IN THE SALES CENTER. ALL BRICK SELECTIONS ARE SUBJECT TO ARCHITECTURAL GUIDELINES AND
	Note:



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004	1	MADISON-STD MAIN-5 BEDROOM-ELEVATION C		

Date Added: 30-May-22 Invoice Number: 8291

1 - ENSUITE 3: RELOCATE DOOR ADJACENT TO SHOWER - CLARIFICATION ONLY - No charge as per F.Carogioiello Note:
1 - ENSUITE 3: REVERSE TOILET AND VANITY SO THAT TOILET IS NOW ADJACENT TO WINDOW. CLARIFICATION ONLY - No charge as per F.Carogioiello Note:
1 - MUD ROOM CLOSETS: WIRE SHELIVING TO GO STRAIGHT ACROSS THE BACK WALL (DUE TO LOCATION OF LEVEL CHANGE AND DEPTH OF CLOSETS) - CLARIFICATION ONLY Note:
1 - TWIN BATH A: RELOCATE WINDOW, PLACE TOILET AND VANITY AGAINST EXTERIOR WALL - CLARIFICATION ONLY - No charge as per F.Carogioiello 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:

Date Added: 18-May-22 Invoice Number: 8259

1 - REQUEST FOR PLAN CHANGE - MAIN FLR; KITCHEN LAYOUT, GREAT ROOM FP LOCATION. MUD RM STAIRS/CLOSET, HALL CLOSET. SECOND FLR; MASTER TOILET, LINENT CL, MASTER WIC (REFER TO PLAN) Note:
1 - NOTE: PURCHASER WAS INFORMED BY SALES- SHE WANTS TO ENSURE - HER FRONT DOOR IS PAINTED THE SAME COLOUR AS GARAGE DOORS Note:
1 - EXTERIOR FRONT DOOR- SINGLE EXTENDED HEIGHT FRONT DOOR **AND WIDTH** TO 34 TO 36 IN - WITH SIDE LIGHT. . ****DELETE TRANSOME ABOVE DOOR*** Note:
5 - BASEMENT - **DELETE FIVE (5) STNDRD BUILDER WINDOWS AT 30 IN X 16 IN EACH**** REPLACE WITH FIVE NEW 36 IN (W) X 24 IN (H) EA. with possible window wells Note:
1 - BASEMENT - ADD WINDOW & MOVE TWO WINDOWS- ADD ONE (1) 36 IN (W) X 24 IN (H) - EACH ADDITIONAL - with possible window wells (SEE SKETCH) ADJACENT TO FURNACE AREA. \$850. MOVE TWO WINDOWS @ 200. EA. SEE PLAN Note:
1 - CENTRAL VACCUM - RELOCATE CENTRAL VAC TRUNK TO GARAGE - IN LIEU OF BASEMENT Note:
1 - EXTERIOR PORTICO - ADD ONE EXTERIOR CEILING LIGHT CENTERED OF FRONT WINDOW. SEE SKETCH Note:
1 - CONDUIT PIPE ROUGH-IN FROM BASEMENT TO ATTIC Note:
1 - MUD ROOM - *** DELETE SERVICE 'L' SHAPED STAIR ** ADD NEW PAINTED PINE SERVICE STAIR RUNNING STRAIGHT TO BASEMENT ALONG SIDE EXTERIOR WALL (SEE PLAN) Note:



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Date Added: 18-May-22

Invoice Number: 8259

1 - MUD ROOM - STRUCTURAL RECONFIGURATION DUE TO REMOVAL OF ORIGINAL SERVICE STAIR - ADD'L FLOOR JOISTS, PLYWOOD SUBFLOOR/TILE FLOOR, ADJUSTMENT OF STRUCTURAL SUPPORTS TO ACCOMMODATE UPPER STAIRCASE LANDING. Note:
1 - MUD ROOM - NEW LAYOUT - DUE TO SERVICE STAIR RECONFIG (ADD COAT CLOSET). ADD'L FRAMING/DRWYALL. ADD TWO DOORS/TRIM/BASE & HARDWARE AT NEW CLOSET AND NEW SERVICE STAIR DOOR AT LOWER MUD ROOM. PAINT. (SEE PLAN) Note: INCREASE SIZE OF SIDE HALL CLOSET - ELONGATE CLOSET TOWARD KTICHEN, MOVE DOOR TO FACE STAIRS
1 - MUD ROOM - ADD SIDE DOOR FROM MUD ROOM TO EXTERIOR IN NEW LOCATION ***DELETE MUD ROOM WINDOW 36 IN X 52 IN****- includes applicable exterior coach light Note:
2 - MUD ROOM CLOSET & HALL CLOSET - ADDITIONAL LIGHT ON SINGLE POLE SWITCH Note:
1 - GREAT ROOM - ** DELETE BUILDERS STANDARD FIREPLACE & MANTLE** AT EXTERIOR WALL ** RELOCATE FP LOCATION TO WALL AGAINST MUDROOM - VENT TO RUN UNDER JOISTS IN DROPPED PERIMETER DRYWALL COFFER CEILING TO EXTERIOR SIDE WALL (TO VENT TO EXTERIOR) (SEE PLAN) Note: ** FOOTPRINT OF FIREPLACE WILL PROJECT INTO THE ROOM FROM FLOOR TO u/s OF COFFER CEILING.**
1 - GREAT ROOM - RAISE TV OULET TO 60" AFF ABOVE FIREPACE, ADD RAISE CONDUIT PIPE ROUGH-IN FROM BASEMENT TO FAMILY ROOM, TO AN OUTLET WITH CONDUIT ROUGH-IN LOCATED RIGHT SIDE OF FIREPLACE *AT NEW FIREPLACE LOCATION* Note:
1 - GREAT ROOM ARCHWAY - REDUCE ARCHWAY WIDTH - TO ACCOMODATE DEPTH OF FUTURE BOOKCASES E/S OF RELOCATED FIREPLACE. BOOKCASE DEPTH 20" PLUS 3.5" TRIM. EXTEND WALL 24" DEEP MINIMUM. (SEE PLAN) Note:
1 - GREAT ROOM - ADD COFFER CEILING - ***MAKE FIREPLACE WALL COFFER DEEPER @ 24" PLUS 1'-4" (SEE PLAN) TO ACCOMMODATE DEPTH OF FUTURE FIREPLACE/BOOKCASES. Note:
1 - GREAT ROOM: UPGRADE TO LINEAR GAS FIREPLACE JADE 42 Note:
1 - GREAT ROOM: ADD TWO BOOKMATCHING PORCELAIN SLABS AT FIREPLACE - BETWEEN BOOKCASES. FRAME FOR SLABS \$500 Note:
2 - GREAT ROOM: ADD BOOKCASES WITH CUPBOARDS BELOW EITHER SIDE OF FIREPLACE. SAME GRADE LAMINTAES AS SHOWROOM DISLPLAY. STRIP LIGHT AT TOP SHELF ONLY WITH SHELVES SET BACK. INCLUDES LIGHT BY QTK Note:
2 - GREAT ROOM: BOOKCASES - ELECTRICAL - WIRE HOOK-UP OF LED LIGHTING AT BOOKSHELVES Note:
1 - DINING ROOM - ADD COFFER CEILING Note:
2 - DINING ROOM & GREAT ROOM - ADD CROWN MOULDING 7" SERIES IKN D16A AT INSIDE OF COFFERS.\$1188. PLUS TWO RECTANGULAR SHAPES OF (DOUBLE BAND) APPLIED MOULDING TIC 2066 \$1330. PLUS PAINT \$1000 (SEE DRAWING) Note:
1 - DINING ROOM & GREAT ROOM - ADD POT LIGHTS - ADD 6 (OUT OF 10 GIFTED POTS) POT LIGHTS IN GREAT ROOM & 4 (OUT OF 10 GIFTED POTS) POT LIGHTS IN DINING ROOM (SEE PLAN). STANDARD LIGHT TO REMAIN Note:



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1 - DEN - ADD 7" SERIES CROWN MOULDING IKN D16A AT PERIMETER OF ROOM. Note:
1 - KITCHEN -- ADD 8 INCH EXHAUST DUCTING - IN LIEU OF 6 INCH**SEE PLAN FOR NEW LOCATION** Note:
1 - KITCHEN - *RELOCATE WINDOW AT KITCHEN SINK* (EXTERIOR WALL CONSTRUCTION/BRICK) (SEE PLAN) Note:
1 - KITCHEN - BACK EXTERIOR WALL - RELOCATE 9' SLIDING DOOR TOWARD GREAT ROOM - AND RELOCATE WINDOW OVER NEW SINK LOCATION (REFER TO SKETCH) BACK EXTERIOR ELEVATION AS PER "PARTIAL MAIN LEVEL WITH OPTIONAL KITCHEN" **delete 2 (two) 24 in x 68 in windows** Note:
1 - KITCHEN - RELOCATE SINK AND DISHWASHER TO BACK EXTERIOR WALL UNDER WINDOW, AS PER SKETCH Note:
1 - KITCHEN - RELOCATE GAS STOVE TOP AND 8" EXHAUST - (REFER TO PLAN) Note:
1 - KITCHEN - ADD ELECTRICAL ROUGH IN FOR FOR NEW SPEED OVEN (WALL MOUNT ABOVE STEAM OVEN) . (SEE SKETCH) Note:
1 - KITCHEN: STOVE TOP - ADD GAS LINE-ROUGHIN FOR STOVE AND INCLUDES APPLICABLE ELECTRICAL (OVEN BELOW, KEEP BUILDER OUTLET) Note:
1 - KITCHEN: ROUGH IN ELECTRICAL TO NEW HOOD FAN INSERT Note:
10 - KITCHEN: ADD POT LIGHTS. REFER TO PLAN Note:
1 - KITCHEN - ADD ELECTRICAL ROUGH IN (240 VOLT - 20 AMP REQUIREMENT) FOR NEW STEAM OVEN (UNDER SPEED OVEN) (SEE SKETCH) Note:
1 - KITCHEN - ROUGH IN WATER LINE TO FRIDGE Note:
1 - KITCHEN: ADD'L WATER LINE - FREEZER- ROUGH IN ONLY Note:
1 - SIDE HALL TO KITCHEN: REDUCE ARCHWAY TO APPROX. 4 FT WIDE - ELONGATE WALL BEHIND FRIDGE TOWARD GREAT ROOM. (SEE PLAN) Note:
1 - KITCHEN PANTRY - ADD ADDITIONAL INTERIOR PLUG ABOVE COUNTER. SEE PLAN Note:
1 - KITCHEN - ADDITIONAL ELECTRICAL RECEPTACLE- GFI - INTERIOR WITH DEDICATED LINE - FOR NEW COLUMN FREEZER 24" WIDE \$350, RELOCATE STANDARD FRIDGE RECEPTACLE \$250 FOR COLUMN FRIDGE 30" WIDE (SEE PLAN FOR LOCATIONS) Note:



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1 - KITCHEN CABINETS - add'l base & uppers. cabinets to back side of island. wall oven tower (speed & steam). cooktop with oven below. prof series fridges. 4 inter pntry drwrs. walk in patry frame by QTK w QTK door, base and upper cabinets & 14"d shlv Note: ADD'L UPPER DEPTH CABINETS TO BE ADDED TO UNDERSIDE OF KEE SPACE AT ISLAND INCREASING OVERALL DEPTH TO 48". APROX LENGTH OF ISLAND 72" \$15,880 plus \$6000 for QTK pantry enclosure *all pricing based on standard cabinet doors and heights as per sched A*
1 - KITCHEN PANTRY - ADDITIONAL PENDANT ON SINGLE POLE SWITCH Note:
1 - POWDER ROOM: ENLARGE POWDER ROOM TO ADD STANDING SHOWER. INCLUDES 2X2 MOSAIC FLOOR TILES, 6" WHITE QUARTZ CURB PLUS SHOWER POT LIGHT. FULLY FRAMELESS GLASS ENCLOSURE TWO SIDED - SEE PLAN. Note: note: dining room may be reduced slightly
1 - POWDER ROOM: ADD WHITE QUARTZ SHAMPOO NICHE APPROX 10" X 14" Note:
1 - POWDER ROOM/ENTRY: ADD COAT CABINET APPROX 36" WIDE - BY QTK - AT EXTERIOR TO POWDER ROOM Note:
1 - UPPER LEVEL -- SMOOTH CEILINGS - BEDROOMS ONLY *DELETE BUILDER STANDARD STIPPLE CEILING* Note:
1 - UPPER LINEN CLOSET - ENLARGE LINEN TOWARD MASTER WIC SO INTERIOR WALLS ARE FLUSH (SEE PLAN). ADD WIRE SHELVING TO INTERIOR OF LINEN IN L SHAPE. REVERSE DOOR SWING Note: 14" DEEP SHELVES (CHARGE AT TIME of colour charts - WILL BE PLACED ADJACENT TO MASTER BED WIC DOOR TO ALLOW DOOR TO SHUT
1 - BEDROOM 4 - WALK IN CLOSET. FLIP DOOR TO OTHER SIDE AND REVERSE WIRE SHELVING. SEE PLAN Note:
1 - BEDROOM 5: REDUCE TO ACCOMMODATE TWIN BATH A&B - MOVE WINDOW AS REQUIRED, MOVE DOOR TO BEDROOM AND REDUCE WIC. SEE PLAN Note:
3 - TWIN BATH (A), ENSUITE 2, ENSUITE 3; CONVERT TUB TO SHOWER INCLUDES 2 IN X 2 IN WHITE FLOOR TILES, 6 IN CURB WITH MARBLE CURB PLUS SHOWER POT LIGHT AND FRAMELESS GLASS ENCLOSURE WITH FRAMELESS GLASS DOOR Note:
3 - TWIN BATH (A), ENSUITE 2, ENSUITE 3; REMOVE DRYWALL ENCLOSURES AND ELONGATE SHOWERS WITH 2X2 MOSAICS,,WALL TILE AND WHITE QUARTZ CURB, FRAMELESS GLASS. Note:
2 - TWIN BATH A&B; ADD TOE TESTER, *MOUNT SLIDE BAR LOWER FOR CHAIR HEIGHT ACCESS**. ADD TWO GRAB BARS (REFER TO DRAWING) AND PLYWOOD BLOCKING BEHIND SHOWER WALLS TO SUPPORT GRAB BAR INSTALLATION Note: Grab bars to be selected at colour charts. add'l charges may apply as per upgrade selected to match plumbing fixtures
4 - TWIN BATH A&B, ENSUITE 2, ENSUITE 3;ADD NICHE IN SHOWER STALL FOR SHAMPOO. INCLUDES WHITE QUARTZ, APPROX 10 IN X 14 IN Note:
4 - TWIN BATH A & B,ENSUITE 2 & 3- ADD MEDICINE CABINETS. 24 W X 36 H *** WALL SCONCE 99 IN HIGH ABOVE MIRROR***) PLAIN CLEAR GLASS DOOR WITH STANDARD FRAME. MANUAL Note:
1 - TWIN BATH: TURN INTO TWO (2) BATHROOMS, TWIN BATH A & TWIN BATH B. IN STANDARD BUILDER FINISHES. WITH STANDING SHOWER. SEE PLAN Note:



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1 - NEW TWIN BATH B: ADD FULLY FRAMELESS GLASS ENCLOSURE

Note:

1 - MASTER ENSUITE - REMOVE DRYWALL ENCLOSURE AT EXTERIOR WALL. ELONGATE SHOWER, INCLUDES 2X2 CERAMIC FLOOR, WALL TILE, WHITE QUARTZ CURB \$1500 AND FRAMELESS GLASS \$900

Note: NOTE: standard grab bar. can be upgraded at colour charts to match plumbing fixtures

1 - MASTER ENSUITE; ADD SHAMPOO NICHE IN WHITE QUARTZ AT side WALL (INCREASE WALL DEPTH AS NECESSARY AS ITS AN EXTERIOR WALL) 20 X 14 (DOUBLE SIZE). PLACE HORIZONTALLY AND CENTER ON BACK WALL.

Note:

1 - MASTER ENSUITE - ENLARGE WATER CLOSET TOWARD VANITY, DOOR TO SWING INTO WC ROOM. MOVE WALL OUT 20" TOWARD VANITY. ADD NIB WALL AT SHOWER ALSO 20". 18"d STORAGE UNIT TO BE PLACED BETWEEN SHOWER AND WC. SEE PLAN

Note:

1 - MASTER ENSUITE - ADD CABINETS - 18" D X APPROX 8'-6" WIDE X APPROX 9 FT H (SEE SKETCH).. STANDARD CUPBOARD DOOR

Note:

1 - MASTER ENSUITE: ADD TWO MEDICINE CABINETS

Note:

3 - MASTER ENSUITE: ADD 1 WALL SCNCE BETWEEN MEDICINE CABINETS. - MOVE TWO ABOVE MIRRORS TO BESIDE. SEE PLAN

Note:

1 - MASTER BEDROOM: ADD RAISED CEILING

Note:

6 - ALL BATHROOMS - ADD ONE GFI PLUG IN BATHROOM BESIDE EACH TOILET TO ACCOMMODATE FOR FUTURE TOILET/BIDET

Note:

1 - ALL BATH ROOMS: FLOATING VANITIES CABINETS - MASTER \$630, TWIN BATH A, B, ENSUITE 2, 3 (4 @ 210 EACH)

Note:

1 - LAUNDRY ROOM: ADD'L WATER LINE - MINI WASHER DRAWER BELOW WASHING MACHINE

Note:

1 - LAUNDRY ROOM -ADD'L ELECTRICAL FOR MINI WASHER: 120 V 5 AMP

Note:

1 - PURCHASER IS 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:

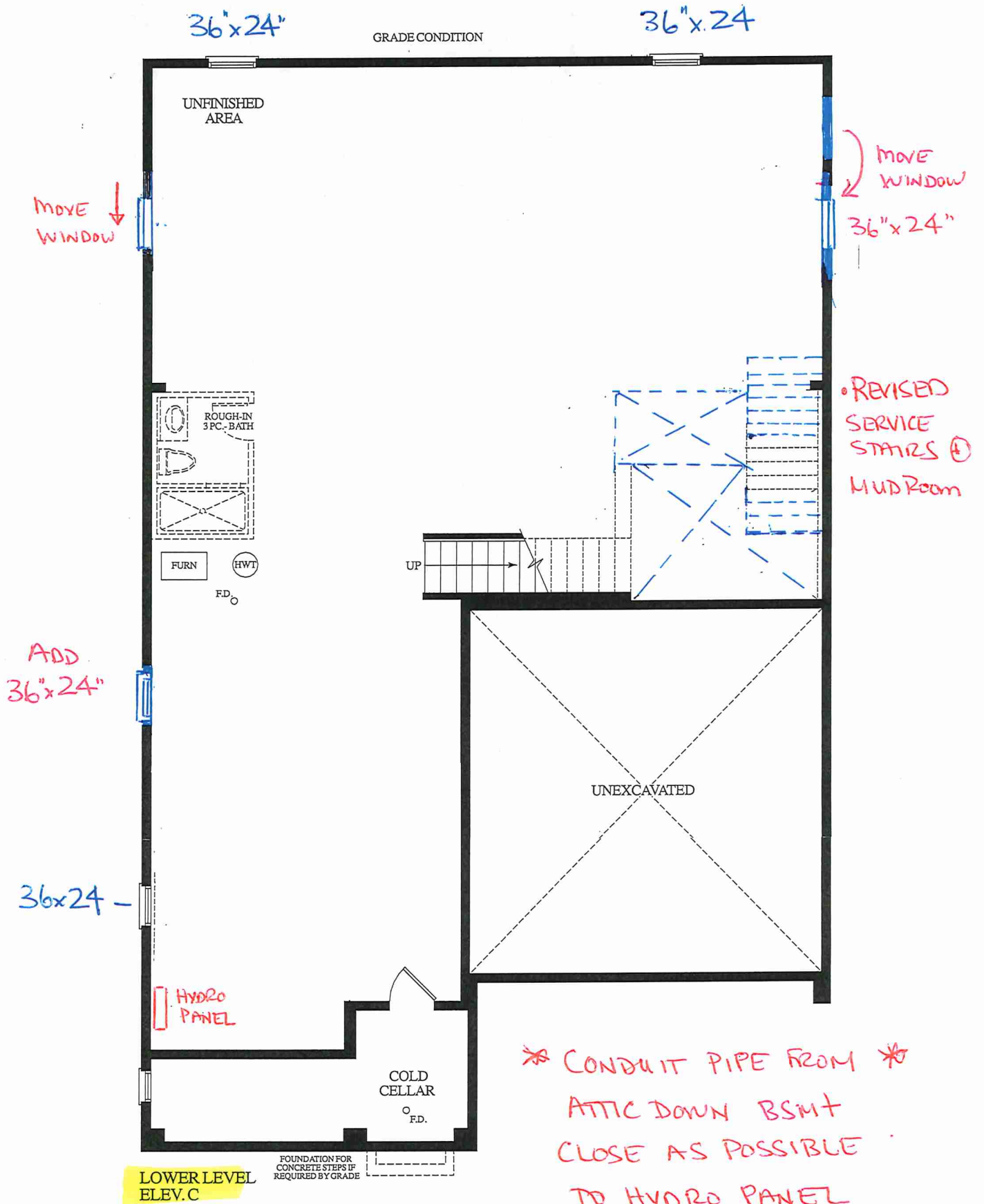
1 - PURCHASER HAS ATTENDED A STRUCTURAL APPOINTMENT AT THE DECOR CENTRE AND HAS DECLINED ANY ADDITIONAL UPGRADES.

Note:

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

Note:

* BLACK EXTERIOR WINDOWS
ADDED TO BRICK PACKAGE.



KITCHEN

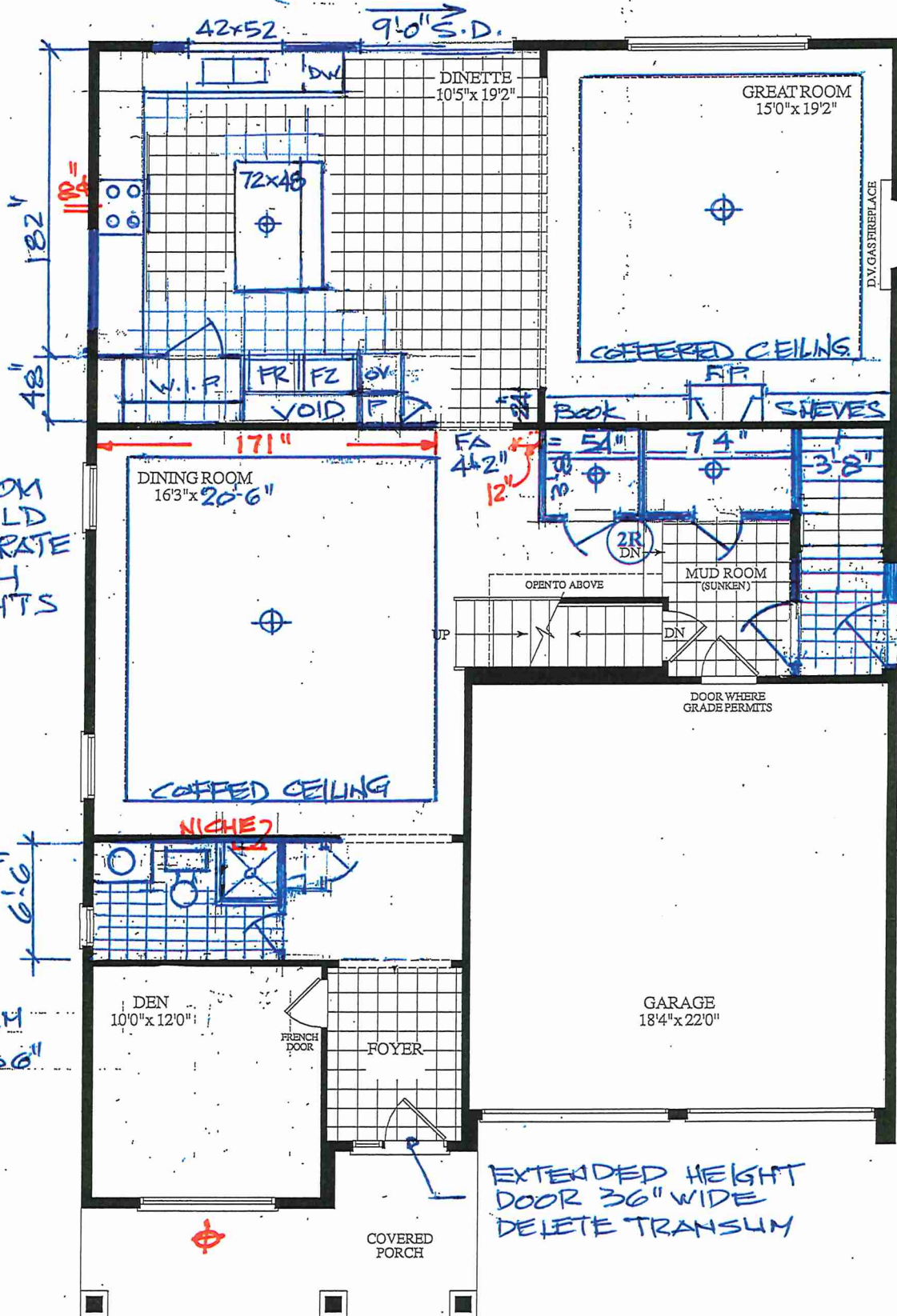
- RELOCATE SINK + WINDOW TO BACK WALL
- DELETE 2-24X68 WINDOWS + SHIFT SLIDING DOOR
- GAS LINE TO STOVE
- 8" EXHAUST PIPE
- WATER LINE TO FRIDGE + FREEZER

GREAT ROOM

- GAS FIREPLACE RELOCATED GAS JADE 42
- MOWLING SEE SEPPARATE DWG. WITH 6 POT LIGHTS
- FOR BOOK SHELVES, SEE SKETCH.

W.I.P.
48" x
P.T.K

DINING ROOM
APPLIED MLD
SEE SEPARATE
DWG WITH
4 POT LIGHTS



MAIN LEVEL
ELEV. C

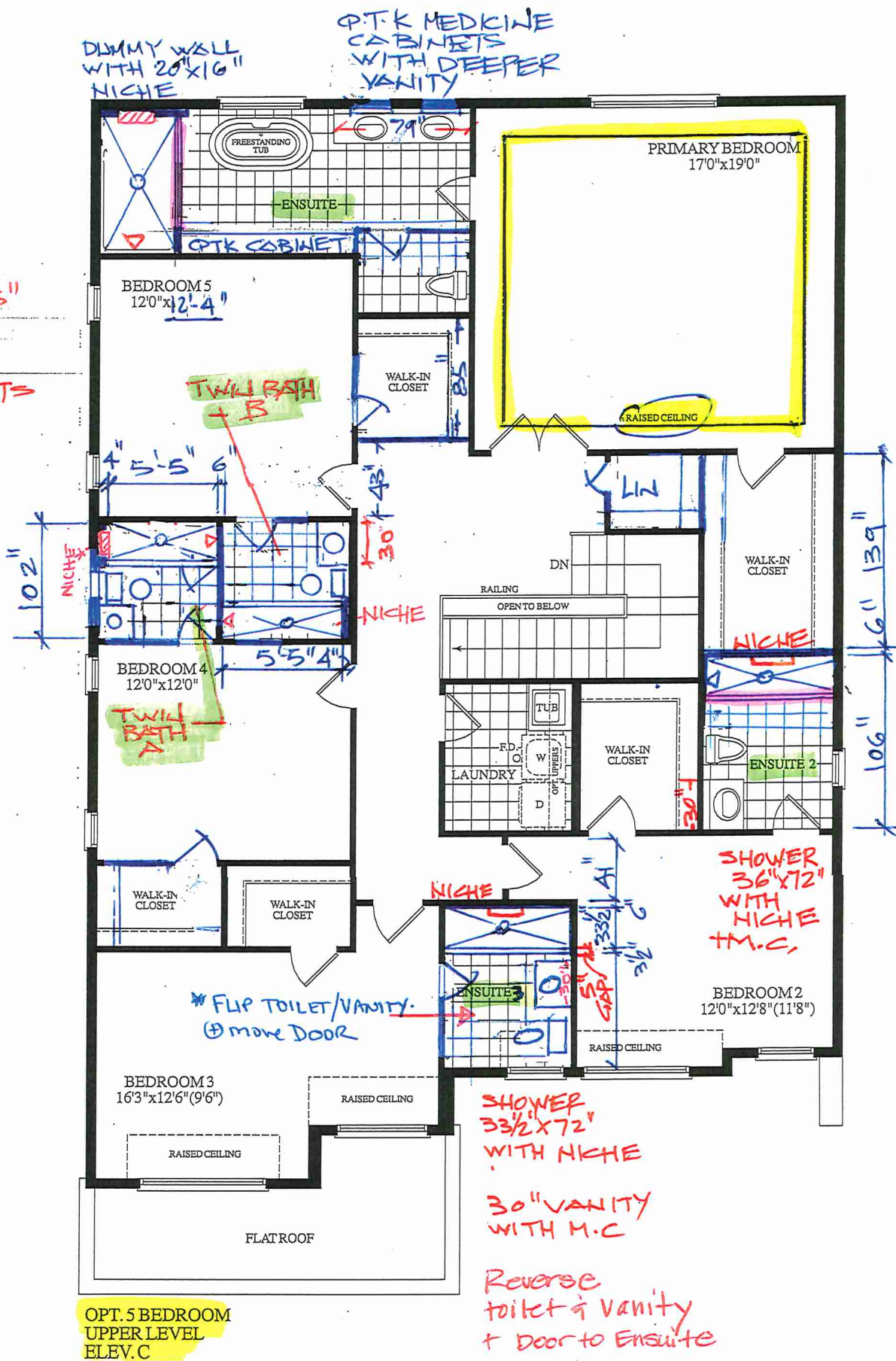
CONCRETE STEPS IF
REQUIRED BY GRADE



LOT 4, Madison, 45-05, STANDARD MAIN - 5 BEDR.

3840 SQ. FT.
ELEV. C

TWIN BATH A+B
 SHOWERS 33 1/2 X 65"
 SHOWER NICHE
 GRAB BARS
 TOE TESTER
 MEDICINE CABINETS
 OVER VANITIES
 VANITIES 30"

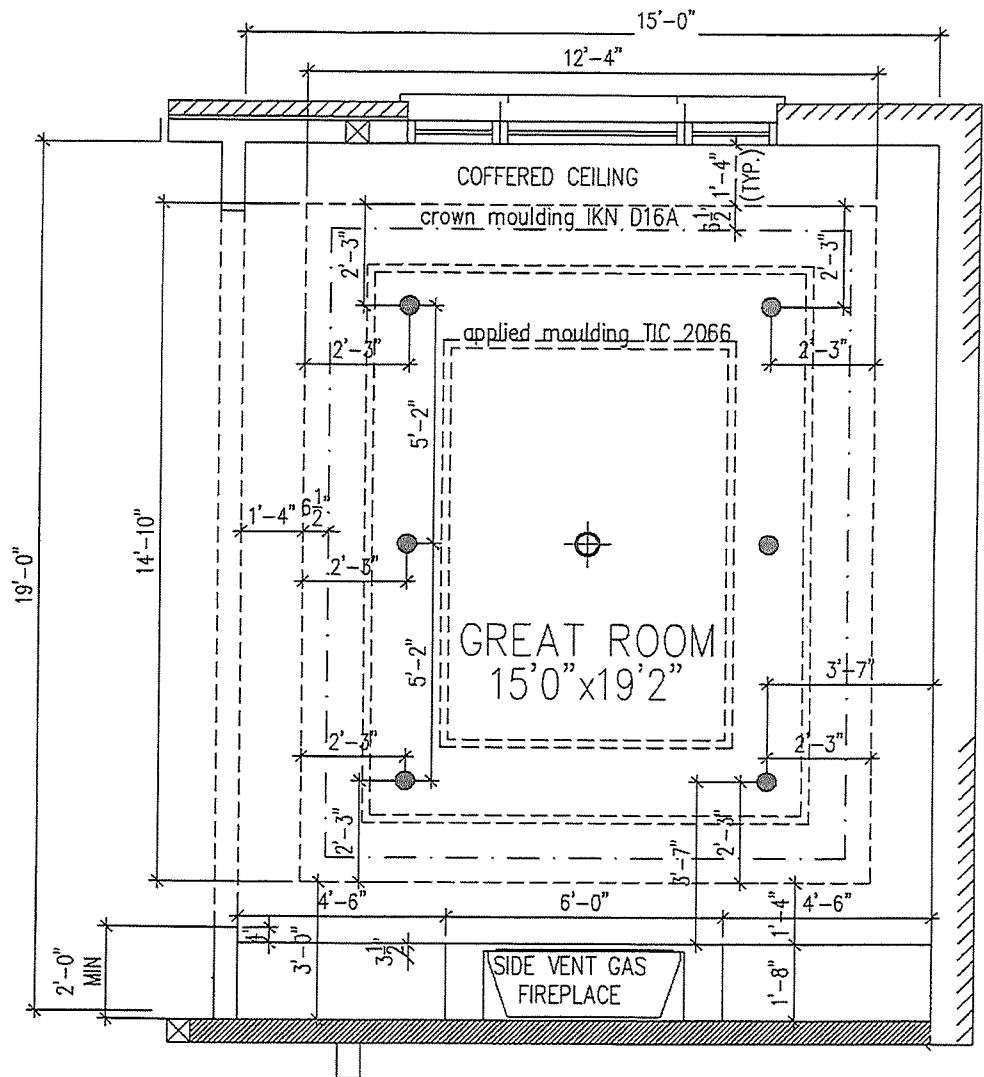


LOT 4 . Madison . 45-05 . STANDARD MAIN - 5 BEDR.

3840 SQ.FT.
ELEV. C

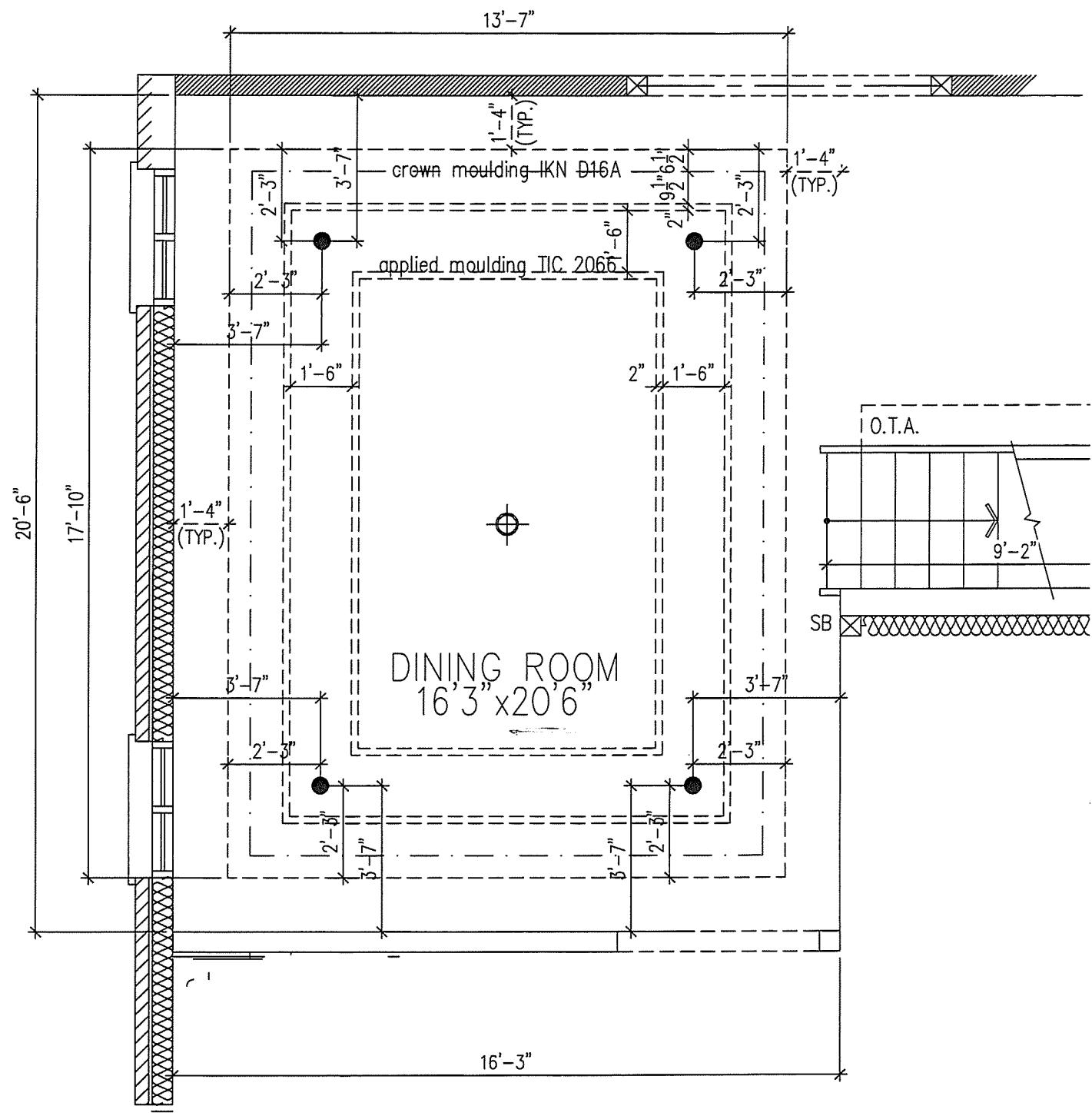
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GREAT ROOM. APPLIED MOULDING CEILING. 45-05.



LOT 4

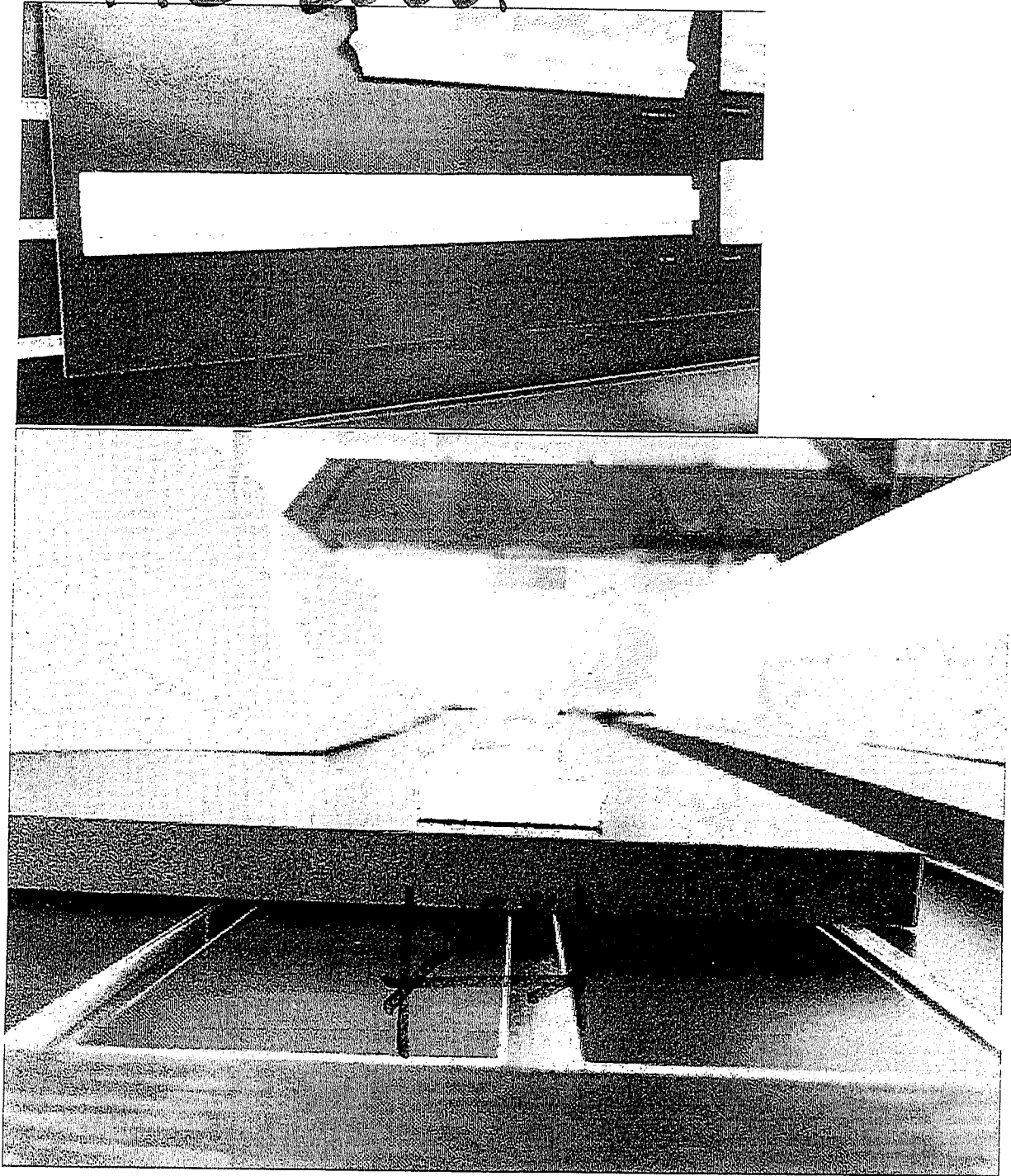
DINING ROOM.APPLIED MOULDING. 45-05.



LOT 4

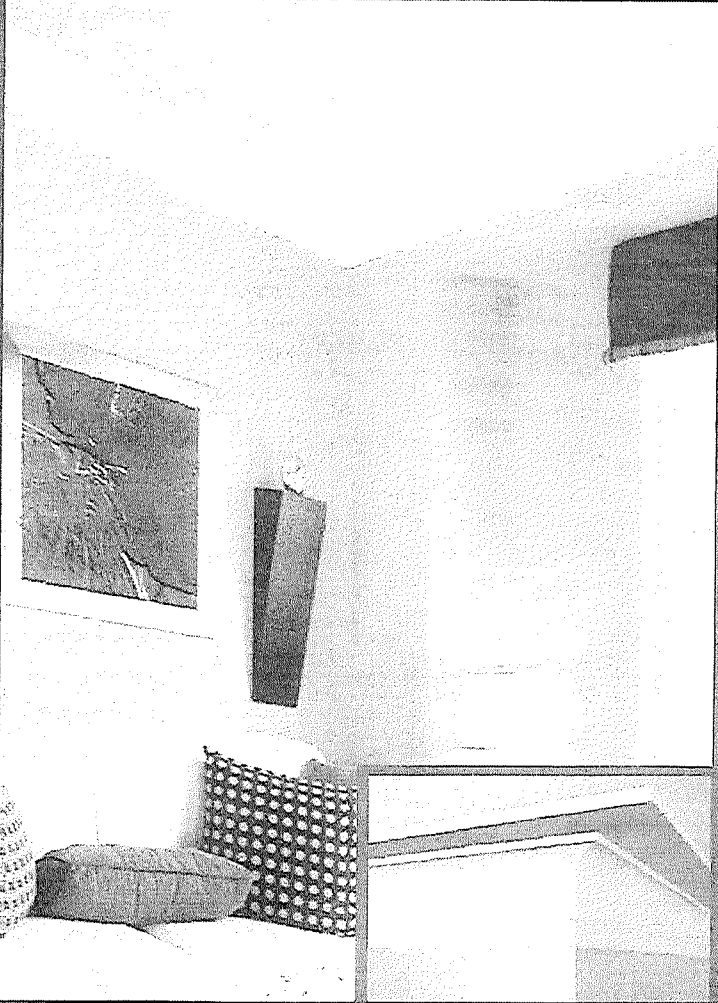
Revised May 18.22.

TIC 2066.



WEST RIVER VALLEY . LOT 4 .

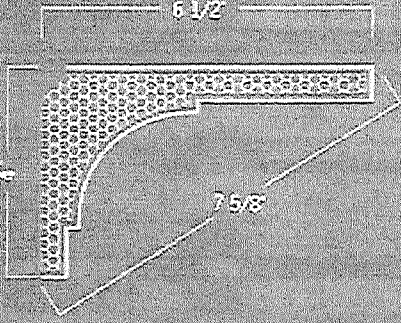
^{DS}
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IKN-D16A

TRIMROC™
Interior Plaster Moldings

Ceiling Trim
IKN D16A



WEST RIVER VALLEY. LOT 4.

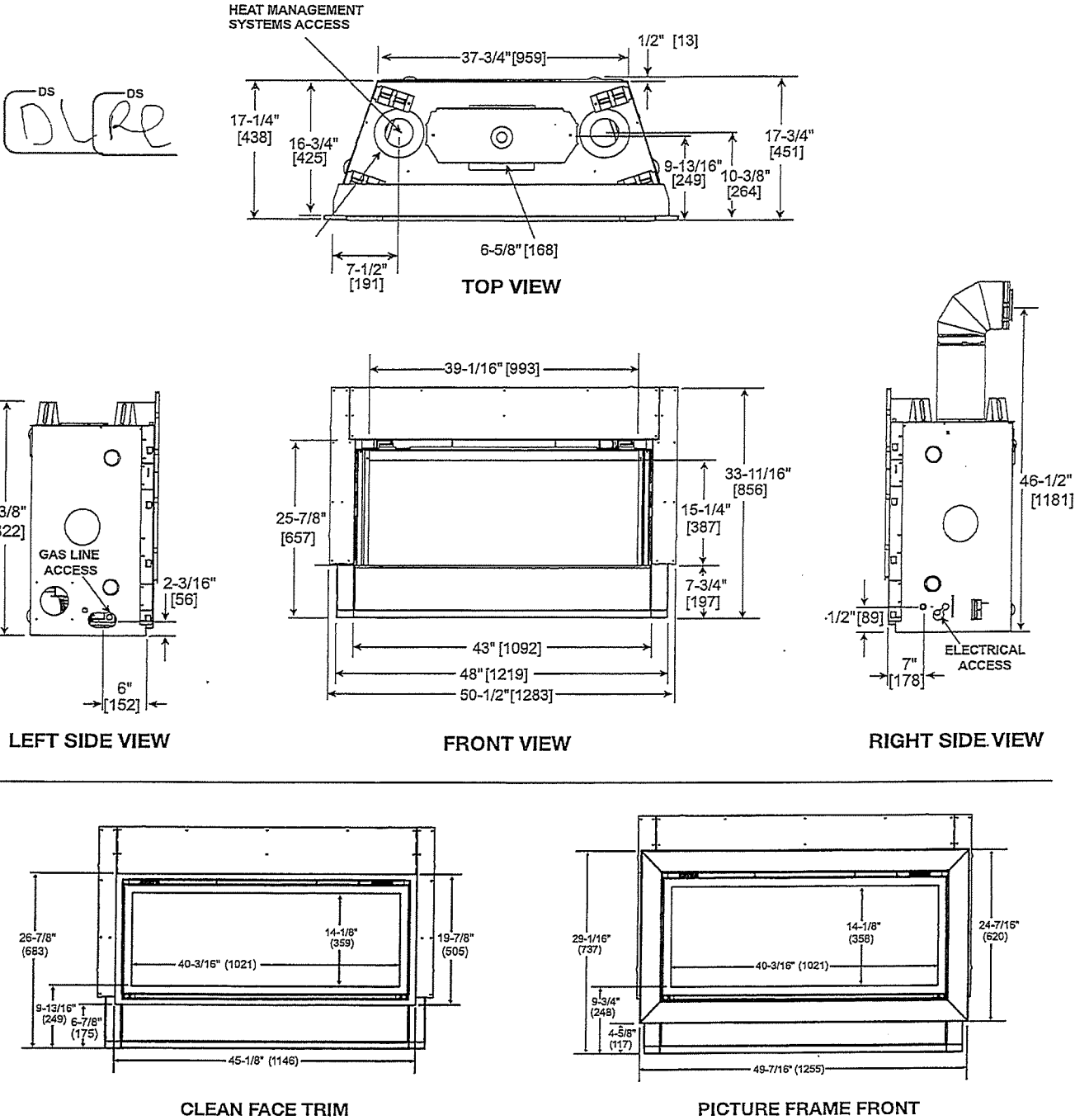
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Re

Specifications

JADE42IN-B

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	
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MODEL	FRONT WIDTH		BACK WIDTH		HEIGHT		DEPTH		GLASS SIZE
JADE42IN-B 25,250 BTU (NG) 23,500 BTU (LP)	ACTUAL	FRAMING	ACTUAL	FRAMING	ACTUAL	FRAMING	ACTUAL	FRAMING	39-1/16" x 15-1/4" (992 x 387)
	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)	

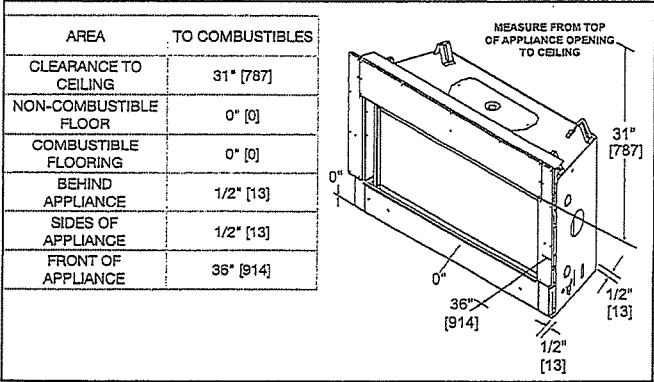


WEST RIVER VALLEY • LOT 4

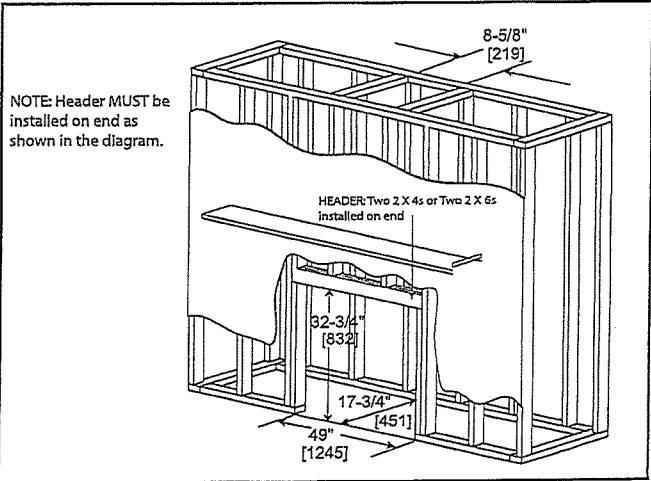
Specifications

JADE42IN-B

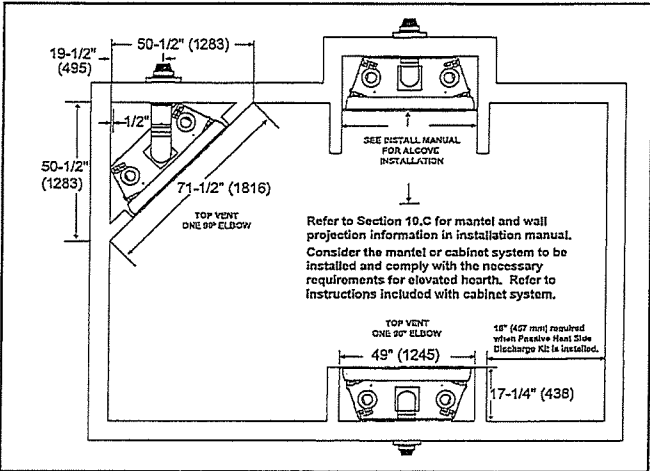
MINIMUM FIREPLACE CLEARANCES /
CLEARANCES TO COMBUSTIBLES



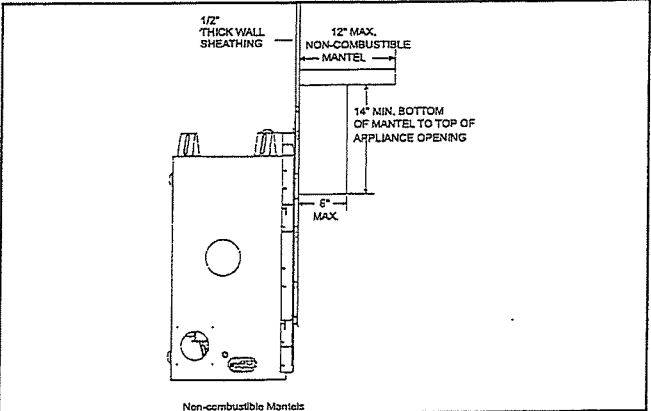
FRAMING DIMENSIONS



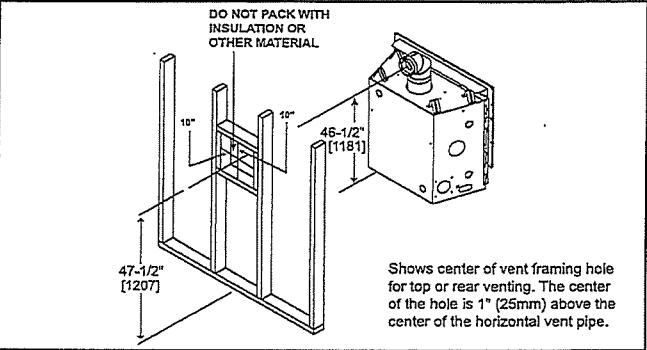
APPLIANCE LOCATION



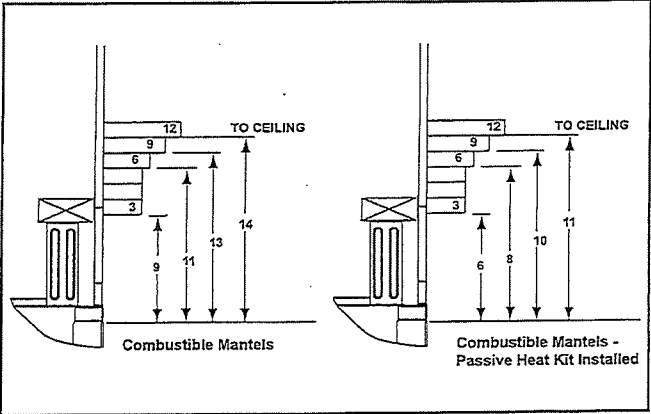
NON-COMBUSTIBLE MANTEL PROJECTIONS
(or other materials above appliance)



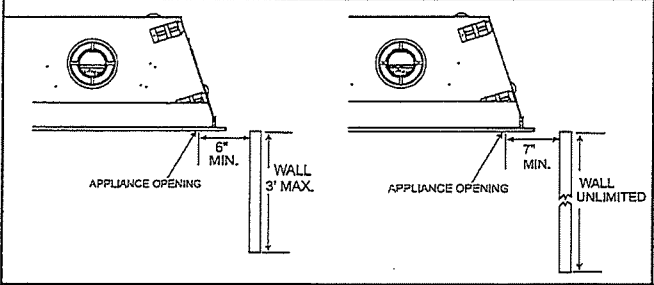
WALL PENETRATION



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 US 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.

MAJESTIC

Majestic — A Brand of Hearth & Home Technologies
7571 215th Street West | Lakeville, MN 55044
877-486-9123 | majesticproducts.com

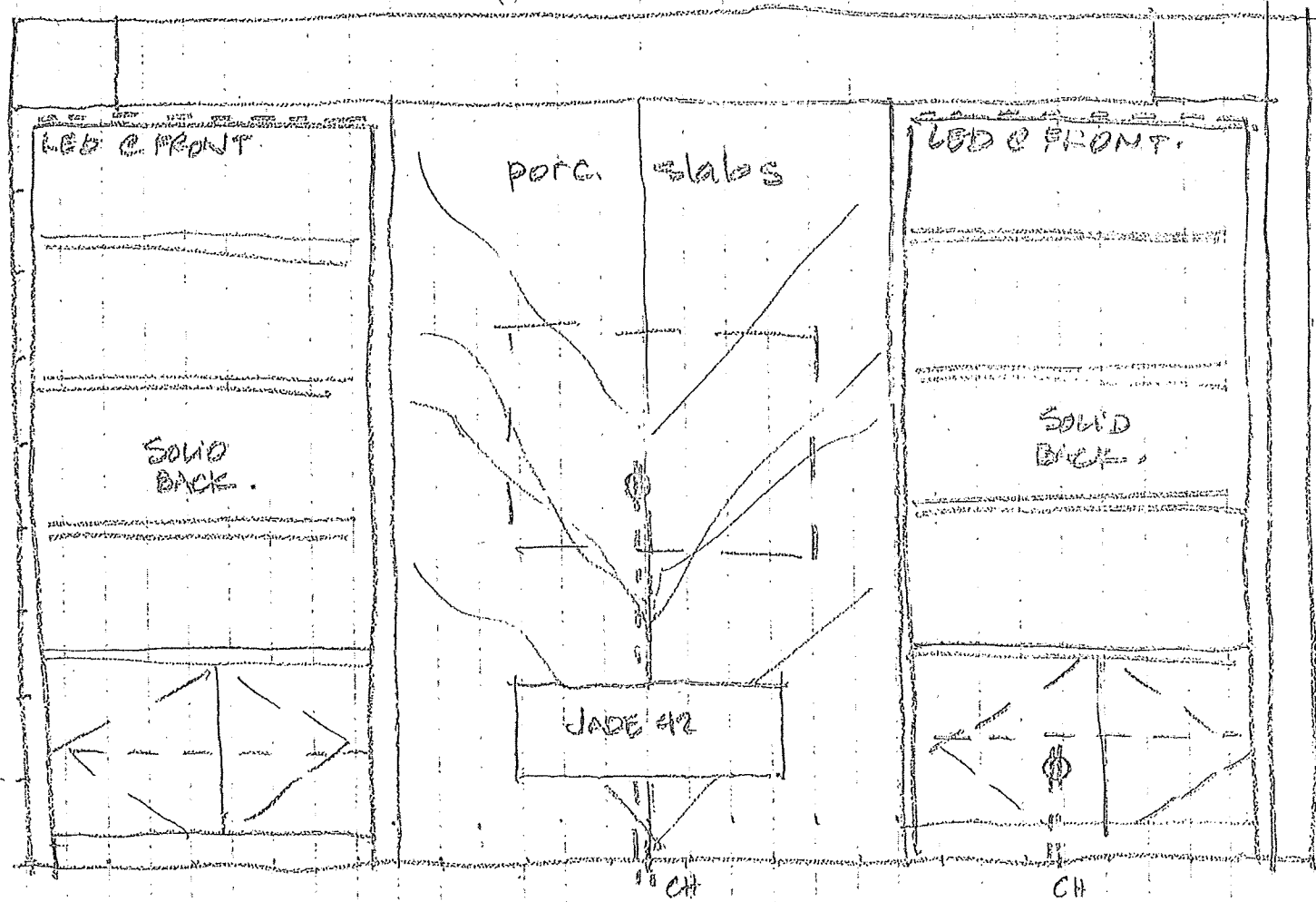
WEST RIVER VALLEY • LOT 4

UL US LISTED

MAJ_JADE42IN-B_0220

DS DS
DLR

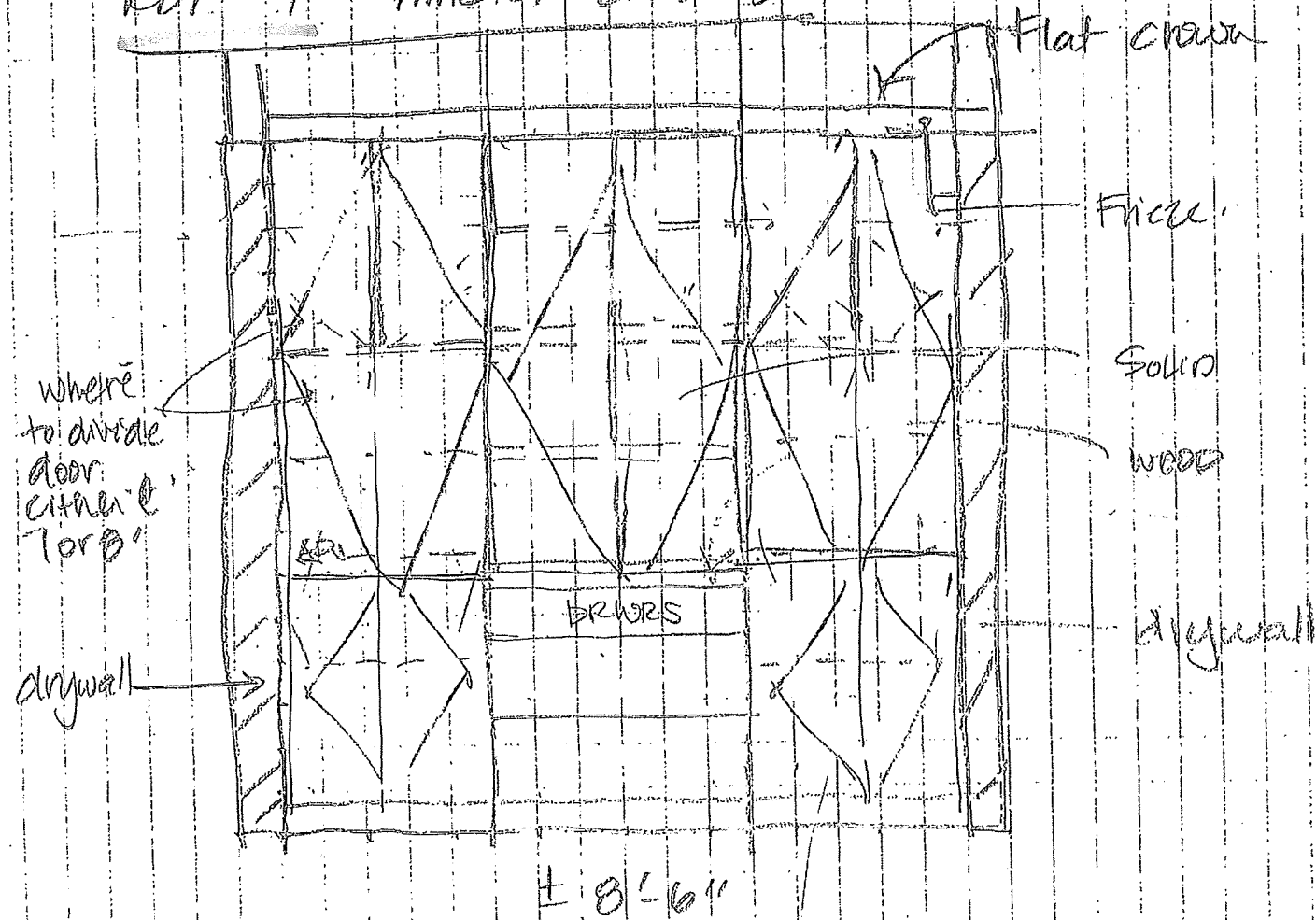
LOT 4 - GR. FIREPLACE. April 7 2022.



DL DS
RL DS

emailed to me March 8, 22

LOT 4 - MASTER ENSUITE



Revised April 7, 2022

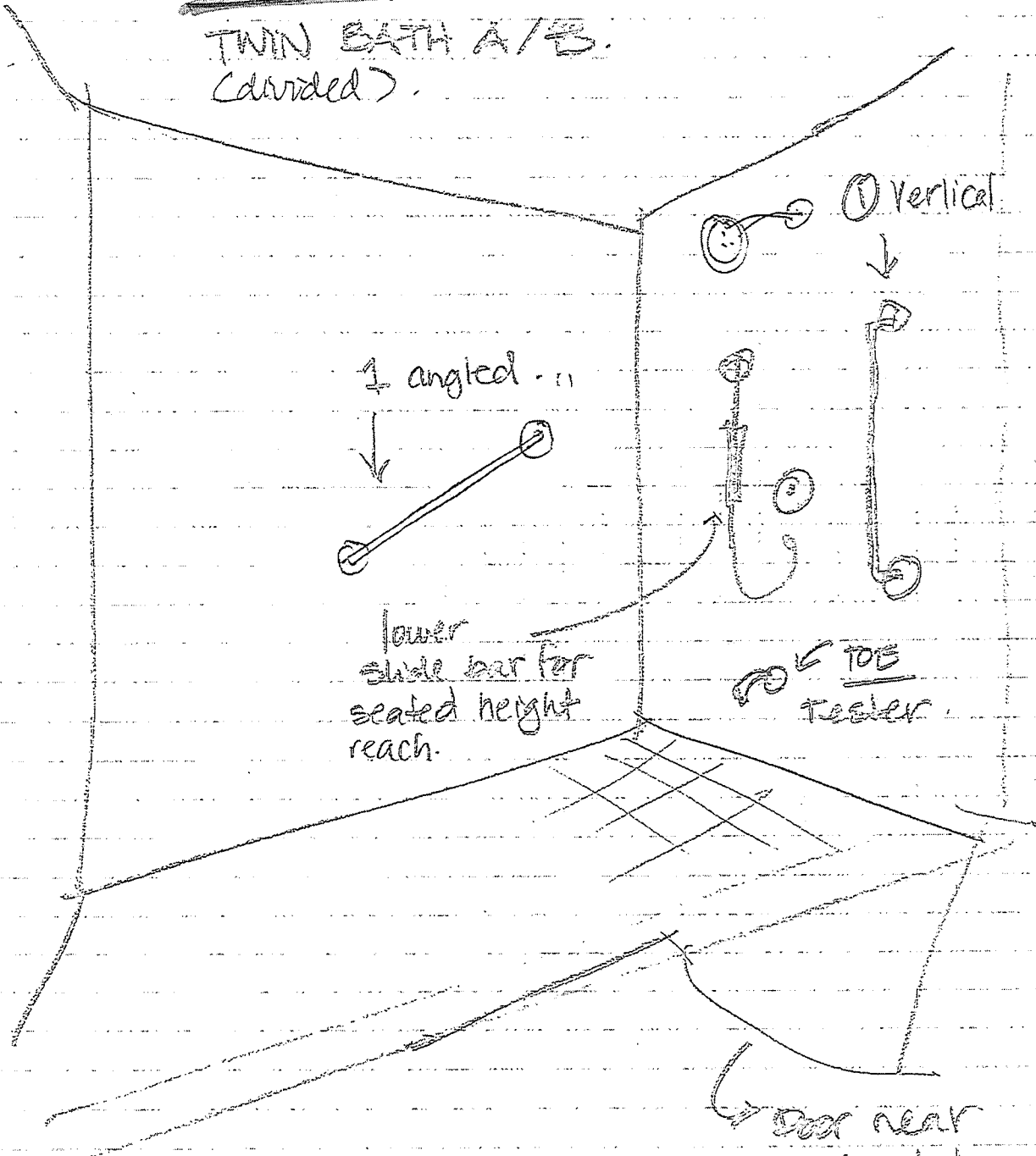
DLR DS

8'-0"

LOT 4

DS
DURE

TWIN BATH A/B.
(divided).



TWIN A & B
Bath

Door near
control to
stand & help
wash
elderly.

- Grab Bars - 24" L.