



STURM

CONSTRUCTION SUMMARY

2185715 Ontario Inc.

PURCHASERS: AMISHKUMAR, MANO, BHATT and SANDIP, R, PATEL

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
009	2	BUCKINGHAM-ELEVATION A	27-Nov-25

Date Added: 10-Dec-24 Invoice Number: 8671

1 - ALTERATIONS TO PLAN FEE - VARIOUS - REFER TO PLAN **reduction in plan change fee as per S.Carogiotello**

Note:

1 - INTERIOR DOORS - MAIN FLOOR EXTENDED HEIGHT - RAISE DOORS AND ARCHWAYS TO 9' H (IN LIEU OF 8' H) **11' CEILING HEIGHTS ON MAIN FLOOR AS PER SALES AGREEMENT**

Note:

1 - MUD ROOM - DELETE SERVICE STAIR - RESTRUCTURE FLOOR/ADDITIONAL TILE FLOORING - REFER TO PLAN

Note:

1 - LAUNDRY ROOM - RELOCATE LAUNDRY UPSTAIRS - REFER TO PLAN - INFO ONLY

Note:

1 - MUDROOM AREA POWDER ROOM - DELETE - KEEP WALLS (enlarge coffer) AND DOOR FOR W.I.C - ADD WIRE SHELVING - - REFER TO PLAN

Note:

1 - MUD ROOM - COAT CLOSET - DELETE ENTIRELY - INFO ONLY - REFER TO PLAN

Note:

1 - MUD ROOM - STAIRS/ENTRY LANDING/DOOR FROM GARAGE - RELOCATE ADJACENT TO ELEVATOR - REFER TO PLAN

Note:

1 - MUD ROOM - CREATE PRAYER ROOM WITH DOUBLE DOOR ENTRY/TRIM/HARDWARE - REFER TO PLAN

Note:

1 - LIVING ROOM - DELETE TWO WAY GAS FIREPLACE AND NICHES BETWEEN LIVING/DINING - CREATE FRAMED ARCH/TRIM - REFER TO PLAN

Note:

1 - GREAT ROOM - ADD AN ADDITIONAL RAISED OUTLET FOR TV TO 60" AFF AND PROVIDE CONDUIT ADJACENT TO OUTLET RIGHT OF TV/FIREPLACE - REFER TO PLAN

Note:

2 - LIVING ROOM - SIDE YARD WINDOWS - INCREASE LIENGTH OF TWO (2) WINDOWS TO APPROX 27 X 87 INCHES - REFER TO PLAN

Note:

1 - LIVING ROOM - ADD ELECTRIC FIREPLACE 14" AFF TO BOTTOM - DIMPLEX XLF60 - **MILL WORK UNIT AS PER SHOWROOM TO BE PRICED AND CHARGED AT TIME OF COLOUR CHARTS**

Note: -FIREPLACE

-BRING ELECTRICAL TO FP

1 - LIVING ROOM - WAFFLE CEILINGS (SIX SQUARE) IN TIC-164 - INCLUDES PAINTING - REFER TO ATTACHED LAYOUT

Note:

0 - LIVING ROOM - POT LIGHTS - ADD ONE GIFTED (8 TO GREAT ROOM, 1 TO LIVING TOTAL 9 GIFTED POT LIGHTS ADDITIONAL - REFER TO ATTACHED WAFFLE LAYOUT

Note:

1 - GREAT ROOM - WAFFLE CEILINGS (SIX SQUARE) IN TIC-164 - INCLUDES PAINTING - (8 OUT OF 10 GIFTED POT LIGHTS HERE) REFER TO ATTACHED WAFFLE LAYOUT

Note:

1 - DEN - WAFFLE CEILINGS (FOUR SQUARE) IN TIC-164 - INCLUDES PAINTING - REFER TO ATTACHED LAYOUT

Note:



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Date Added: 10-Dec-24 Invoice Number: 8671

0 - DEN - ADD ONE (1) GIFTED POT LIGHT (10 OUT OF 10 GIFTED POTS COMPLETE) - REFER TO ATTACHED WAFFLE LAYOUT - INFO ONLY
Note:

1 - KITCHEN - ADDITIONAL ELECTRICAL FOR APPLIANCES - PROVIDE ROUGH IN ELECTRICAL FOR THE FOLLOWING;

Note: - INTEGRATED EXHAUST FAN

- PANEL READY COLUMN FRIDGE 30"

- PANEL READY COLUMN FRIDGE 30"

- BUILT IN COFFEE MACHINE

- BUILT IN MICROWAVE OVEN

- WARMING DRAWER

-48" GAS RANGE WITH OVENS BELOW

1 - KITCHEN - APPLIANCES - INFO ONLY - PURCHASER HAS NOT PROVIDED ROYAL PINE IWHT APPLIANCE SPECIFICATIONS AT THE TIME OF STRUCTUALS - PURCHASER AGREES TO PROVIDE SPECIFICATIONS AT THE TIME OF COLOUR CHART APPOINTMENT

Note: *Purchaser acknowledges that electrical pricing may be subject to change upon confirmation of appliance specifications*

1 - KITCHEN - COUNTER TOPS & CUPBOARDS - ANY CHANGES HEREIN STRUCTURAL PACKAGE AFFECTING COUNTER AND KITCHEN CUPBOARDS WILL BE PRICED AND CHARGED FOR AT TIME OF COLOUR CHARTS *** INFO ONLY***

Note:

1 - KITCHEN - ADD ROUGH IN FOR POT FILLER (**POT FILLER FAUCET TO BE SELECTED AND CHARGED AT TIME OF COLOUR CHART**) - REFER TO PLAN

Note:

1 - KITCHEN - INSTALL GAS LINE-ROUGHIN FOR RANGE - REFER TO PAN

Note:

1 - KITCHEN - EXHAUST DUCTING - 8 INCH - UPGRADED EXHAUST IN LIEU OF 6 INCH - REFER TO PLAN

Note:

1 - GREAT ROOM - FIREPLACE - **DELETE STANDARD FIREPLACE AND MANTLE** - INSTALL NEW LINEAR GAS FIREPLACE - 72" MAJESTIC ECHELON II 60 (ROUGH IN WIDTH 72.25") WITH 64.5 INCH CLEAR VIEWING AREA - INCREASE SIZE OF FIREPLACE JUT OUT - REFER TO PLAN

Note: **NOTE FUTURE PORCELAIN SLABS WILL BE SELECTED AND CHARGED AT TIME OF COLOUR CHARTS** TV TO BE MOUNTED ABOVE

1 - GREAT ROOM - RAISE OUTLET FOR TV TO 60" AFF AND PROVIDE CONDUIT ADJACENT TO OUTLET LEFT OF TV/FIREPLACE - REFER TO PLAN

Note:

1 - UPPER LEVEL - RAISED/COFFER CEILINGS IN THE FOLLOWING AREAS;

Note:

- PRIMARY BEDROOM - RAISED

- SITTING ROOM - RAISED

- ENTRY TO PRIMARY BEDROOM - COFFER

- BEDROOM 2 HALL - COFFER

- BEDROOM 3 HALL - COFFER

- STAIR HALL - COFFER

1 - UPPER LEVEL - CEILING - SMOOTH CEILINGS

Note:

6 - ALL BATHROOMS - ADDITIONAL INTERIOR GFI PLUG ADJACENT TO TOILETS FOR FUTURE BIDET TOILETS - SIX TOILETS (6 TOTAL) - REFER TO PLAN

Note:

4 - ALL ENSUITES (OTHER THAN PRIMARY) - ADD SHOWER POT LIGHT - REFER TO PLAN

Note:



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2185715 Ontario Inc.

PURCHASERS: AMISHKUMAR, MANO, BHATT and SANDIP, R. PATEL

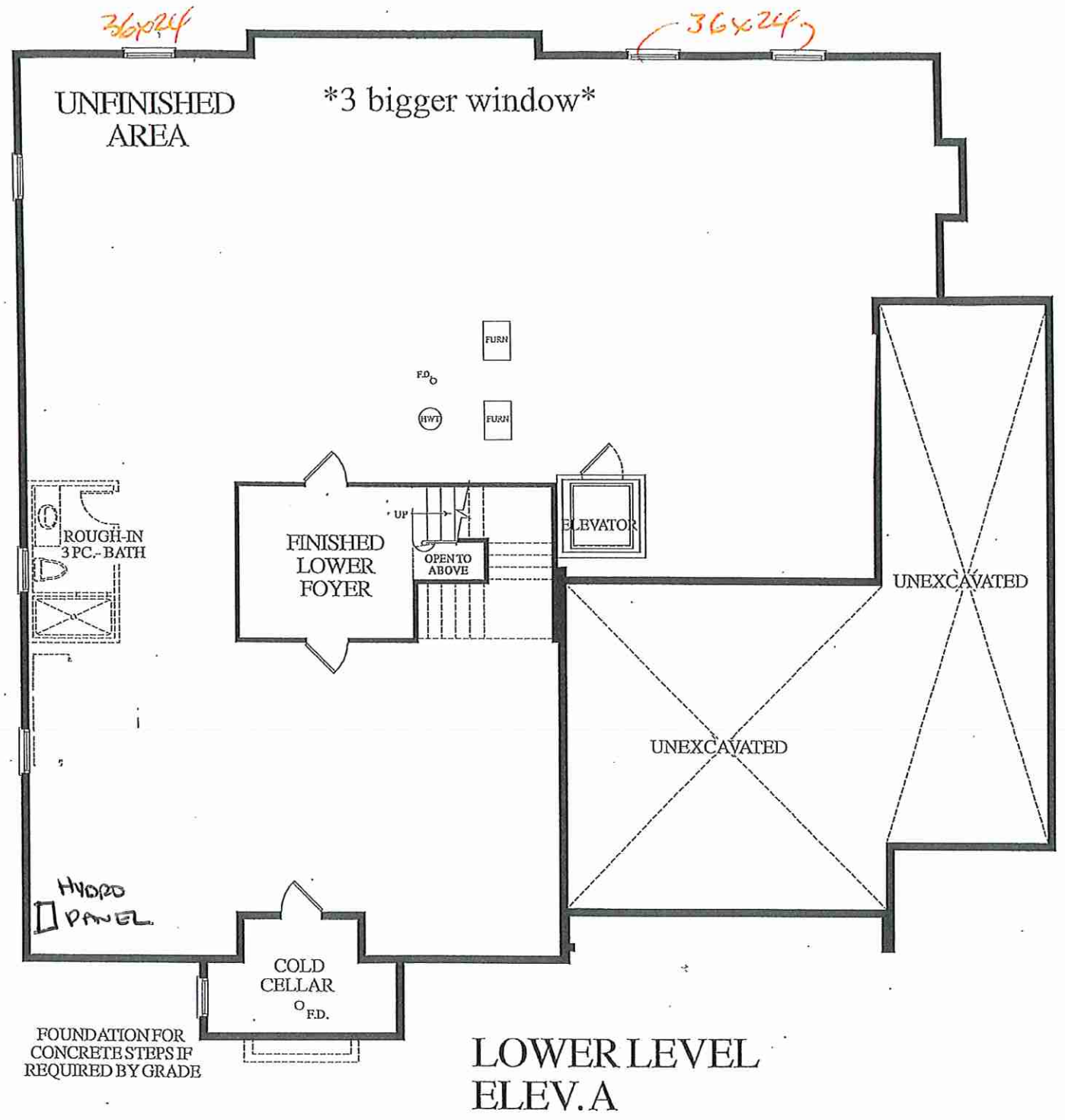
TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
009	2	BUCKINGHAM-ELEVATION A	27-Nov-25

Date Added: 10-Dec-24 Invoice Number: 8671

2 - ENSUITE 5 & 3 - INSTALL WHITE QUARTZ FLOATING SHOWER SEAT - REFER TO PLAN Note:
1 - PRIMARY ENSUITE - SHOWER - INCLUDE VERTICAL NICHE WITH SHELF - WHITE QUARTZ - APPROXIMATELY 14 X 24 INCH - REFER TO SKETCH Note:
4 - ENSUITE 2, 3 & 5 - SHOWER - INCLUDE HORIZONTAL NICHE - WHITE QUARTZ - APPROXIMATELY 14 X 24 INCHES - REFER TO PLAN Note:
2 - FRONT DOOR & BACK SLIDING KITCHEN DOOR - EXTERIOR INCLUDING COACH LAMP - ADD ONE COACH LIGHT IN EACH LOCATION - REFER TO PLAN Note:
1 - LAUNDRY ROOM - RELOCATE TO PRIMARY WALK IN CLOSET AS PER ALTERNATE PLAN- REFER TO PLAN Note: - RELOCATE SINK - RELOCATE WASHER/DRYER - RELOCATE VENTING - RELOCATE ELECTRICAL - RELOCATE FLOOR DRAIN - ADD STANDARD FLOOR TILE - RELOCATE DOOR AND TRIM
1 - WALK IN LINEN - DELETE (ADD THE SPACE TO PRIMARY W.I.C) - WALK IN LINEN RELOCATE TO W.I.C AT BEDROOM 4 - SEE PLAN Note:
1 - PRIMARY W.I.C'S TO HALL - DELETE WALLS - TURN SMALL WIC TO AN OPEN MAKE UP AREA - ** ALL MILLWORK CABINET CHANGES TO BE CHARGED AT TIME OF COLOUR CHARTS - SEE PLAN - INFO ONLY 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 \$500. 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 THE \$70,000.00 (SEVENTY-THOUSAND CANADIAN DOLLARS) UPGRADES PACKAGE IN THIS AGREEMENT Note:
1 - PURCHASER TO RECIEVE A FURTHER DISCOUNT OF \$19,096.90 (NINETEEN THOUSAND, AND NINETY-SIX CANADIAN DOLLARS AND NINETY CANADIAN CENTS) AS PER S.CAROGIOIELLO Note:

- BONUS PACKAGE FOR 70 FT DETACHED - PURCHASER TO RECEIVE \$70,000 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT THE DECOR CENTER AT TIME OF COLOUR CHART.
- ✓ ■ MAIN LEVEL: 11FT. CEILINGS ON MAIN LEVEL WHICH INCLUDES APPROXIMATE 8 FT. HIGH INTERIOR DOORS AND ARCHWAYS (AS APPLICABLE) AS PER VENDORS ARCHITECTURAL PLAN AND STANDARD SAMPLES.
- ✓ ■ VENDOR TO PROVIDE 3 LARGER WINDOW ON THE BACK WALL OF THE HOUSE. BUILDER TO DETERMINE SIZE. *BSMT*
- ✓ ■ VENDOR TO PROVIDE AN ELEVATOR GOING FROM THE BASEMENT UPTO THE 2ND LEVEL LOCATED AS PER FLOOR PLAN.

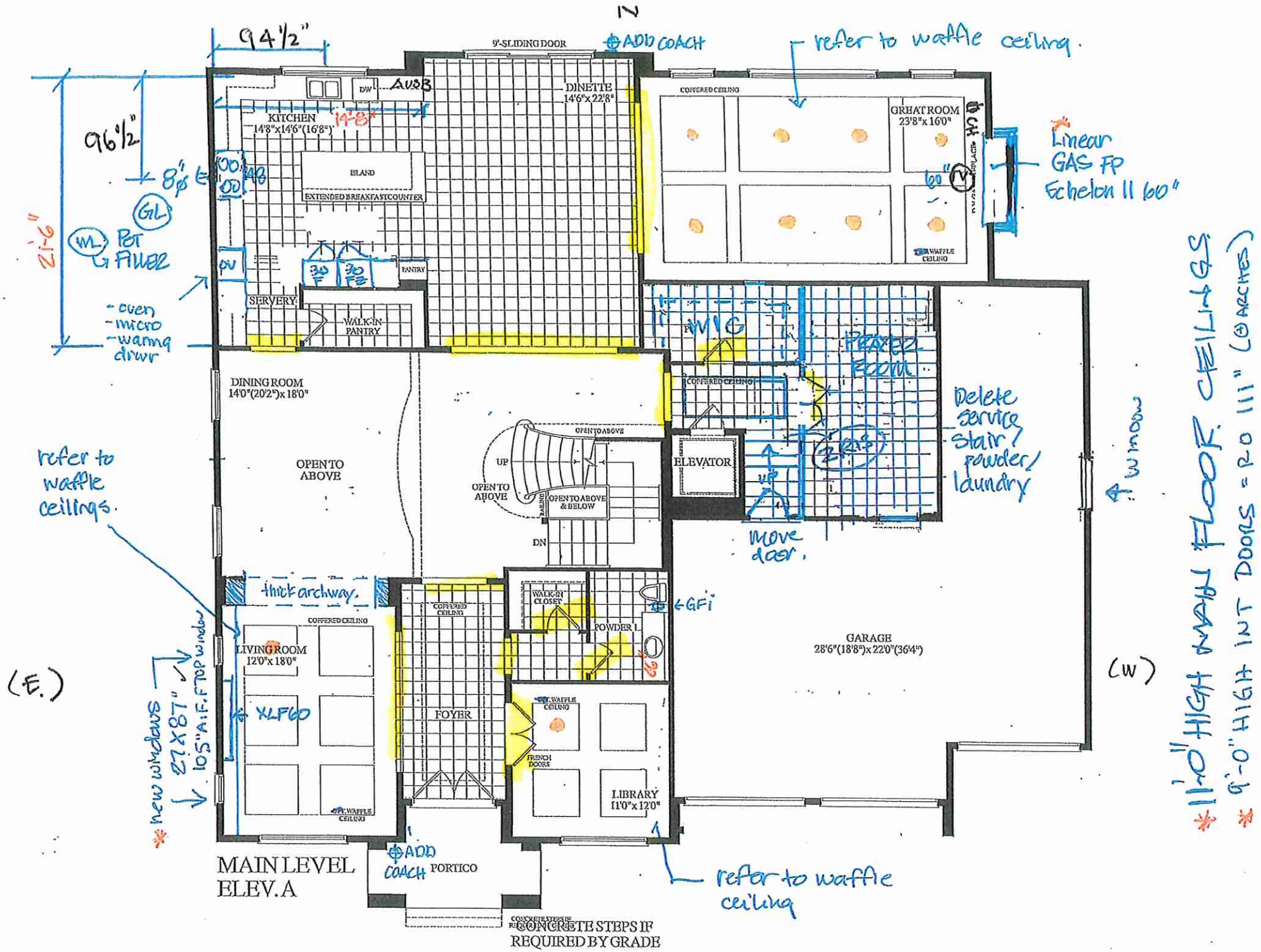


Initial
amb

Initial
SG



LOT 9 * 70-03 BUCKINGHAM * EL - A * 6500 SQ. FT.



Initial
AMB
(S)



LOT 9 * 70-03 BUCKINGHAM * EL - A * 6500 SQ. FT.

Initial  Initial *AMB*



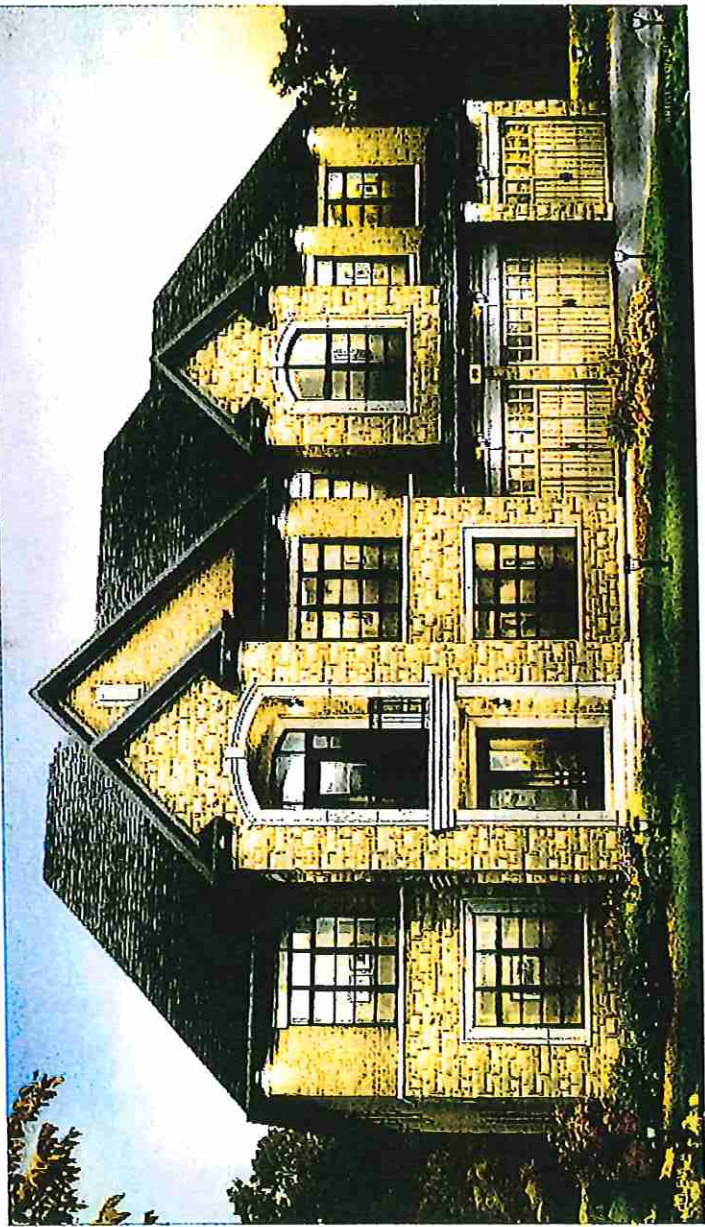


BUCKINGHAM ⁽⁷⁰⁻⁰⁸⁾

ELEV. A - 6500 SQ. FT.



70'
LOT

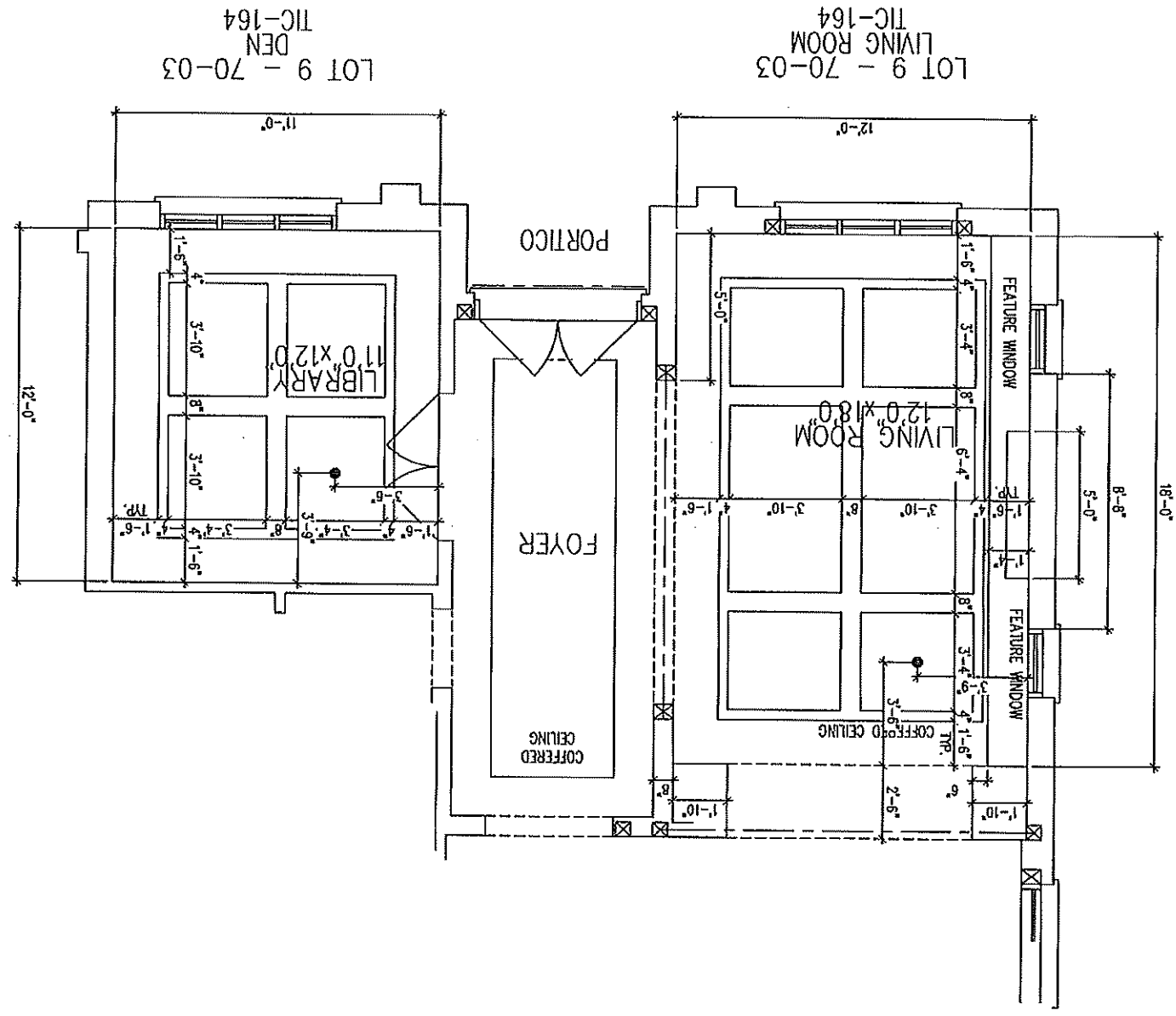


SCHEDULE "B"

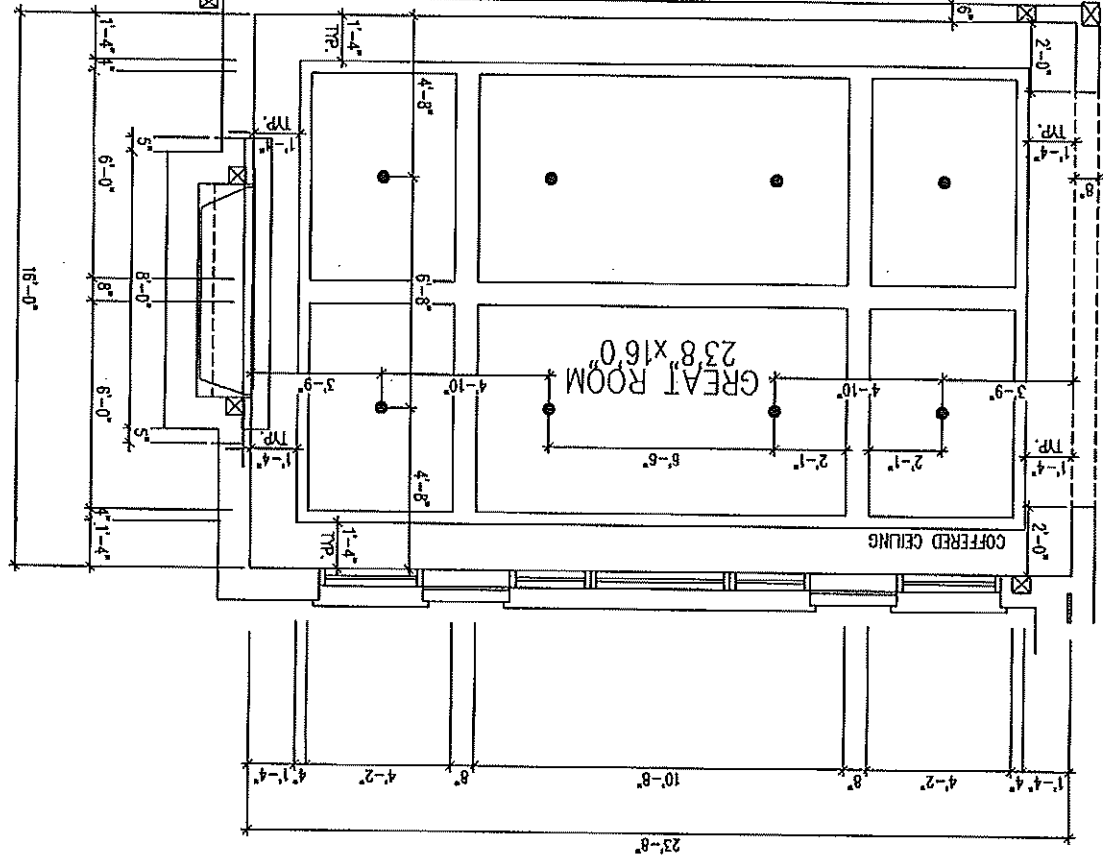
Purchaser	AMISHKUMAR, MANO, BHATT
Purchaser	SANDIP, R, PATEL
And	
Vendor	2185715 Ontario Inc.
Lot Number	009 GOLD BOTTOM CRESCENT, Phase 2, Plan 43M-2144 in the CITY of BRAMPTON
Date of Offer	October 08, 2024
Dated Required:	November 27, 2025
Model:	BUCKINGHAM-ELEVATION A (70-03(A))

Description - Vendor to Supply and Install the Following as Per Purchase Price
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- | | |
|---|--|
| ■ | BONUS PACKAGE FOR 70 FT DETACHED - PURCHASER TO RECEIVE \$70,000 (INCLUSIVE OF TAXES) WORTH OF UPGRADES AT THE DECOR CENTER AT TIME OF COLOUR CHART. |
| ✓ | ■ MAIN LEVEL: 11FT. CEILINGS ON MAIN LEVEL WHICH INCLUDES APPROXIMATE 8 FT. HIGH INTERIOR DOORS AND ARCHWAYS (AS APPLICABLE) AS PER VENDORS ARCHITECTURAL PLAN AND STANDARD SAMPLES. |
| ✓ | ■ VENDOR TO PROVIDE 3 LARGER WINDOW ON THE BACK WALL OF THE HOUSE. BUILDER TO DETERMINE SIZE. <i>BSMT.</i> |
| ✓ | ■ VENDOR TO PROVIDE AN ELEVATOR GOING FROM THE BASEMENT UPTO THE 2ND LEVEL LOCATED AS PER FLOOR PLAN. |

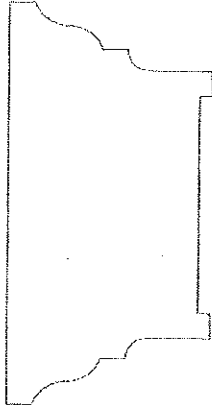
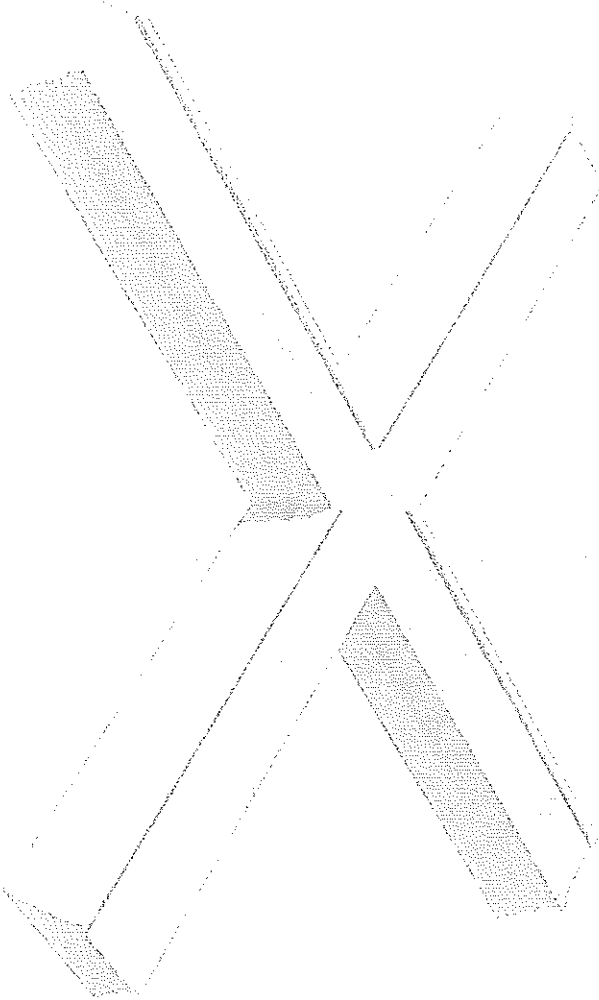


Initial *amb* Initial *S*



LOT 9 - 70-03
GREAT ROOM
TIC-164

Initial *AMB* Initial *S*



Beams and Coffered Ceilings

TIC-164

Specifications:

WIDTH "	HEIGHT "
8	4

← PREVIOUS PRODUCT

NEXT PRODUCT →



6019.

LIBRARY LIVING / GREAT RM.

Specifications

ECHEL60IN

MAJESTIC

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

ECHELON II 60

Direct Vent Gas Fireplace

MODEL	FRONT WIDTH		BACK WIDTH		HEIGHT		DEPTH		GLASS SIZE
	ACTUAL	FRAMING	ACTUAL	FRAMING	ACTUAL	FRAMING	ACTUAL	FRAMING	
ECHEL60	70"	72-1/4"	70"	72-1/4"	47-3/4"	48"	17-1/8"	18-1/4"	59-1/2" x 12-1/2"
50,000 BTU (NG)									
37,500 BTU (LP)									

TOP

RIGHT

FRONT

LEFT

PFF FRONT

CFT FRONT

BEFORE FRAMING, PLEASE NOTE:

A minimum of 18" of vertical venting is required before attaching any elbow to the appliance.

The PFF decorative front has an installed depth of 3/4" [19mm], measured from the front of the non-combustible finishing material to the front of the decorative front.

Initial Initial

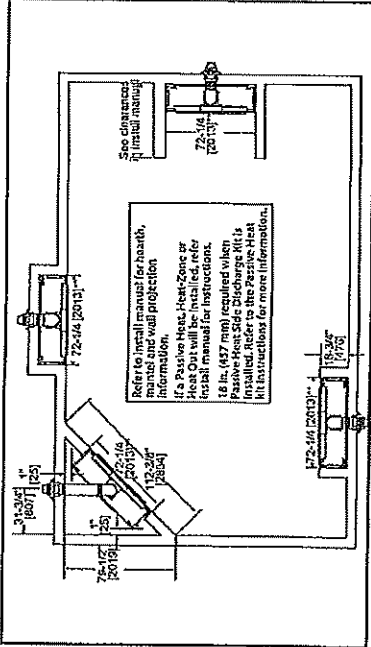
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lot 9

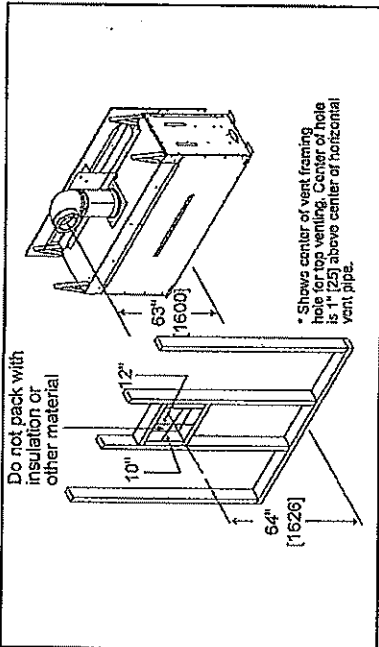
Specifications

ECH6L60

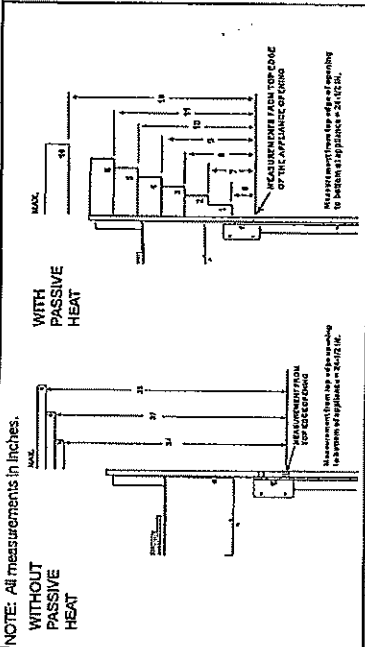
APPLIANCE LOCATION



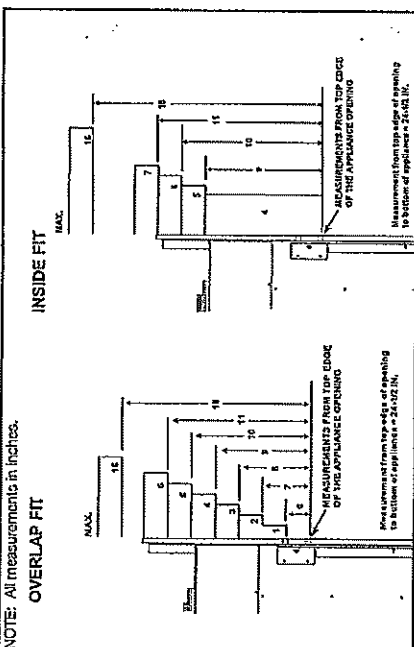
WALL PENETRATION



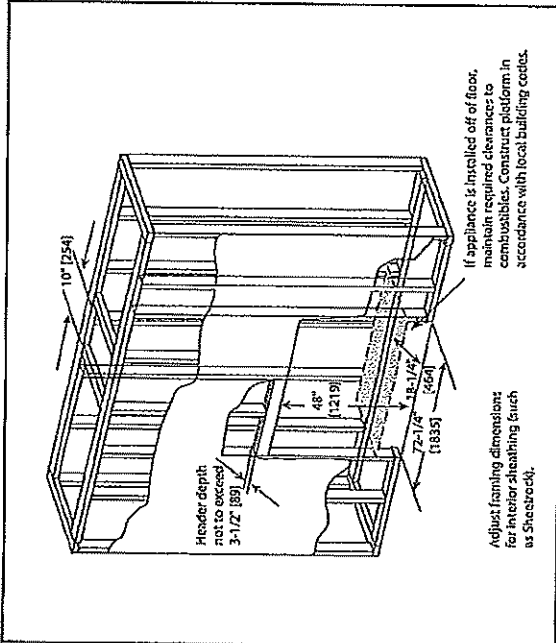
MANTEL PROJECTIONS - COMBUSTIBLE



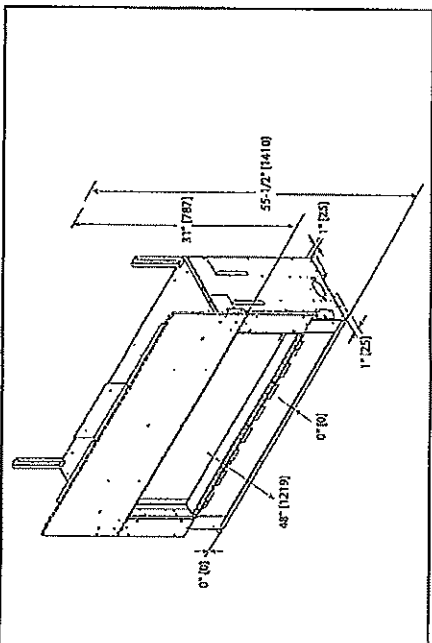
MANTEL PROJECTIONS - NON-COMBUSTIBLE



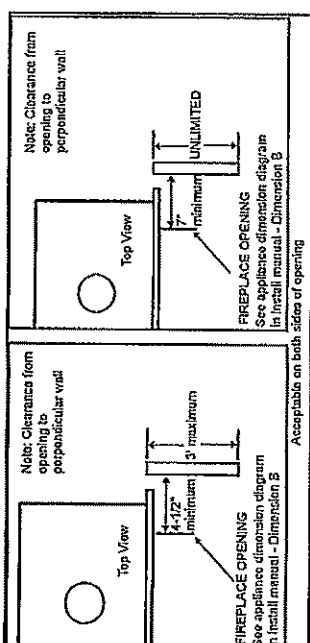
FRAMING DIMENSION



CLEARANCES TO COMBUSTIBLES



MANTEL LEG/WALL PROJECTIONS COMBUSTIBLE OR NON-COMBUSTIBLE



PRODUCT LISTING CODES	
US	ANSI Z21.88-2017
CAN	CSA 2.33-2017
cUL LISTED	UL 307B

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

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7571 215th Street West | Lakeville, MN 55044
877-486-9123 | majesticproducts.com

cUL LISTED

GSNA/ECH6L60_DCS0

Initial

amb

Initial

ES

lot 9

Direct Vent Gas Fireplaces



Echelon II Quick Look

Initial *amb* Initial *S*

5

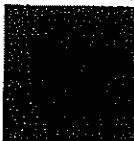
CUSTOMIZE YOUR ECHOLON II FIREPLACE



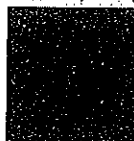
Clean Face Trim
(available in Black, Bronze and Pewter)



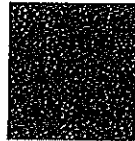
Picture Frame Front
(available in Charcoal and Pewter for the 36", 48", and 60")



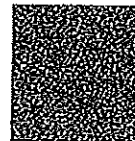
Black



Charcoal



Bronze



Pewter

Front Finishes

Interior Options



Darkwood Logs



Reflective Black Glass Panels



Natural Stone Kit



Diamond



Bronze (standard)



Onyx



Sapphire

Move heat where you want it



Passive Heat
heat naturally disperses moving parts, to allow TVs to be mounted above the fireplace without a mantel or shelf. Choose side, front or open wall register.



Side register



Front register



Open wall register (opening 2" from ceiling)



Heat-Zone® Technology
Draw heat from your fireplace to another room in your home. Redirect up to 50% of the heat, while reducing wall temperatures above the fireplace.



Heat-Zone to 2nd room



Heat-Zone to main room



Heat-Cut® Technology
Draw heat from your fireplace and direct it outside. Redirect up to 40% of the heat while reducing wall temperatures above the fireplace.



Heat to outside



Redirect heat to main room

Install virtually anywhere



Power Venting Technology
A fan-powered accessory with slim venting can zigzag throughout your home – up, down, over or under – making it possible to install a gas fireplace virtually anywhere.

6207





RC400 INTELLIFIRE TOUCH TOUCHSCREEN REMOTE CONTROL
Features: on/off, flame height adjustment, fan speed, lights thermostat mode, room temperature readout, child lock, timer mode, battery backup, cold climate mode, power vent, wall docking station.



RC150 INTELLIFIRE TOUCH WIRELESS WALL SWITCH
Features: on/off, battery backup, cold climate mode, battery strength indicator.

IntelliFire™ Plus Ignition System An advanced intermittent pilot ignition system with memory settings. IP1 Plus constantly monitors ignition, ensures safe functioning and conserves up to \$10/month in energy costs.

Direct Vent Technology Direct Vent fireplaces remove 100% of combustion exhaust and odors from your space. These sealed fireplaces provide optimal heat.



MAJESTIC 125 YEARS

For more information about Majestic efficient and environmentally-friendly products, please visit majesticproducts.com

Limited Lifetime Warranty!
The strongest in the industry, Majestic provides a limited lifetime warranty on gas-burning products of the most important aspects: frebox and heat exchanger.
1: For full warranty details go to majesticproducts.com. The information provided in this literature is for planning purposes only and subject to change. Please consult the installation manual for actual installation. Actual product appearance may differ from product images. Fireplace, stove and insert surfaces get extremely HOT and can cause severe burns if touched. Keep a safe distance away. To learn more visit www.majesticproducts.com.
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