

STRUCTURAL  
+ PRELIMINARY

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MAY 18 5 2025  
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May 5/25 - J.E.

<b>CONSTRUCTION SUMMARY</b> Taywood Estates Burlington - Cinelli Homes Ltd.				
PURCHASERS: HARI KUMAR KULASEKARAN and LAVANYA SATHYANARAYANAN				TEL:
LOT / PHASE 13 / 1	REG. PLAN # 20M-1271	HOUSE TYPE Star Series 1C Elev B		CLOSING DATE 22-Jan-26

Items from Agreement of Purchase and Sale

EXTERIOR BRICK SELECTION: The Purchaser(s) acknowledge that the Vendor will make every effort to accommodate the Purchasers first choice brick selection. ?In the event of a colour conflict, we will automatically proceed to your second or third choice. Worksheet Note:	
1st Choice: Exterior Colour Scheme 2 - Manchester Worksheet Note:	
2nd Choice: Exterior Colour Scheme 10 - Tohoe Worksheet Note:	
3rd Choice: Exterior Colour Scheme 4 - Westmont Worksheet Note:	



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CONSTRUCTION

1 - WALK OUT BASEMENT  PER AGREEMENT OF PURCHASE AND SALE DATED MARCH 28/25 29Apr25 Note:	
1 - NOTE: BEDROOM #2 ENSUITE  TUB TO SHOWER CONVERSION ***DELETE TOE TESTER*** 29Apr25 Note: INCLUDES SHOWER LIGHT	
1 - SMOOTH CEILINGS ON FIRST FLOOR (EXCLUDES OPEN TO ABOVE AREAS) 28Apr25 Note: VENDOR'S STANDARD STIPPLE CEILING TO REMAIN AT UPPER LEVEL.	
2 - ENLARGE EXISTING BASEMENT WINDOWS TO 36 INCHES WIDE X 24 INCHES HIGH (EXCLUDES COLD CELLAR WINDOW. WINDOWS MAY REQUIRE WINDOW WELLS.) 28Apr25 Note: Purchaser acknowledges and agrees that the size and location of the enlarged basement windows will be as indicated by Vendor in its sole and unfettered discretion. The enlarged basement windows may require window wells.	
1 - INCREASE MAIN LEVEL AND UPPER LEVEL CEILING HEIGHTS. MAIN LEVEL - INCREASE CEILING HEIGHT TO 10FT (FROM 9FT). UPPER LEVEL - INCREASE CEILING HEIGHT TO 9FT (FROM 8FT) . 28Apr25 Note: INCREASED 10FT MAIN LEVEL CEILING HEIGHT INCLUDES - 8FT HIGH FRONT ENTRY DOORS, 8FT HIGH GARAGE DOORS, 8FT HIGH SLIDING DOOR. 8FT HIGH INTERIOR DOORS AND FLAT TRIMMED ARCHWAYS -WHERE CONSTRUCTION AND PLAN PERMITS.  INCREASED 9FT UPPER LEVEL INCLUDES - STANDARD 6FT 8 INCH HIGH INTERIOR DOORS AND FLAT TRIMMED ARCHWAYS.	
1 - LOWER LEVEL - INCREASE BASEMENT CEILING HEIGHT TO APPROXIMATELY 8 FT 6 INCHES CONCRETE POUR - MEASURED FROM TOP OF FOOTING TO TOP OF FOUNDATION WALL - IF CONSTRUCTION PERMITS 28Apr25 Note:	
1 - Preliminary Construction Summary Only. Interior Colour Selections to follow at a later date. 28Apr25 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY UPPER - FULL DEPTH FRIDGE UPPER CABINET WITH GABLE(S) AS REQUIRED - 650MM DEEP 28Apr25 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS THAT HIS FUTURE FREESTANDING FRIDGE WILL PROTRUDE FROM THE CABINETRY. THE INCLUSION OF GABLES ON BOTH SIDES OF THE FRIDGE, ARE SUBJECT TO ON SITE JOB CONDITIONS AND MAY OR MAY NOT BE INSTALLED.	
1 - KITCHEN CABINETRY BASE - COOKTOP CABINET WITH POT DRAWERS (2 DRAWERS) - STANDARD LEVEL 28Apr25 Note: REFER TO ATTACHED APPLIANCE SPECIFICATIONS 36" COOKTOP. APPLIANCE SPECIFICATIONS TO FOLLOW WITH FINAL COLOURS PACKAGE. *PRICE IS SUBJECT TO INCREASE DEPENDING ON LEVEL OF CABINETRY SELECTED.	
1 - KITCHEN CABINETRY - BUILT-IN MICROWAVE/OVEN COMBO WITH ONE POT DRAWER (CABINETRY PROVISION ONLY) - STANDARD LEVEL  IN PLACE OF STANDARD PANTRY UNIT 28Apr25 Note: PURCHASER ACKNOWLEDGES, UNDERSTANDS AND ACCEPTS THAT PANTRY UNIT WILL BE DELETED IN ITS ENTIRETY TO ACCOMMODATE BUILT-IN OVEN/MICROWAVE COMBO. NO CREDIT WILL BE PROVIDED FOR PANTRY. SEE SKETCH. APPLIANCE SPECIFICATIONS TO FOLLOW WITH FINAL COLOURS PACKAGE.  REFER TO ATTACHED APPLIANCE SPECIFICATIONS.  *PRICE IS SUBJECT TO INCREASE DEPENDING ON LEVEL OF CABINETRY SELECTED.	

CABINETRY

1 - PROVIDE A 36 INCH WIDE STOVE OPENING AND 36 INCH WIDE UPPER CABINET ABOVE STOVE 28Apr25 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS THAT THE VENDORS STANDARD 30 INCH WIDE HOOD FAN AND 6 INCH EXHAUST DUCT WILL REMAIN INSTALLED	
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COUNTER TOP

1 - COUNTERTOP CUTOUT PROVISION FOR COOKTOP 28Apr25 Note: 36" COOKTOP. APPLIANCE SPECIFICATIONS TO FOLLOW WITH FINAL COLOURS PACKAGE.	
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DOORS AND TRIM



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DOORS AND TRIM

1 - UPPER LEVEL - INSTALL STANDARD 6'8 INCH DOORS AND ARCHES AS PER VENDORS STANDARD PLAN. (UPGRADED 9FT CEILING HEIGHT) 29Apr25 Note: MAIN LEVEL - UPGRADED TO 10FT CEILING HEIGHT - INCLUDES: 8FT HIGH FRONT ENTRY DOORS, 8FT HIGH GARAGE DOORS, 8FT HIGH SLIDING DOOR, 8FT HIGH INTERIOR DOORS AND TRIMMED FLAT ARCHWAYS - WHERE CONSTRUCTION AND PLAN PERMITS	
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ELECTRICAL

1 - PRIMARY ENSUITE  STANDARD CEILING LIGHT ABOVE TUB TO BE INSTALLED ON SEPARATE SWITCH. 29Apr25 Note: 2 VANITY LIGHTS ON 1 SWITCH (TO TURN ON AT SAME TIME) (PRICED SEPARATELY)	
1 - NOTE: BEDROOM #2 ENSUITE  TUB TO SHOWER CONVERSION - INSTALL SHOWER POT LIGHT 29Apr25 Note:	
1 - PLUG - ELECTRICAL PLUG - AT MUD ROOM  INSTALL AT VENDOR'S STANDARD HEIGHT ON EXTERIOR WALL, AS PER ATTACHED SKETCH 28Apr25 Note: PURCHASER ACKNOWLEDGES THAT EXACT LOCATION CANNOT BE GUARANTEED DUE TO STUD AND MECHANICAL PLACEMENT. PURCHASER ACCEPTS LOCATION AT VENDORS SOLE DISCRETION.	
1 - ADD VANITY LIGHT - AT POWDER ROOM  IN ADDITION TO VENDORS STANDARD CEILING LIGHT -- BOTH LIGHTS ON 1 SWITCH.  SEE ATTACHED SKETCH 28Apr25 Note: EXACT LOCATION CANNOT BE GUARANTEED DUE TO STUD AND MECHANICAL PLACEMENT. PURCHASER ACCEPTS LIGHT LOCATION AT VENDORS SOLE DISCRETION.	
1 - ENSUITE #3/4 - TWO VANITY LIGHTS ON 1 SWITCH (TO TURN ON AT SAME TIME).  *RELOCATE VENDORS STANDARD VANITY LIGHT -- INSTALL CENTERED ON WALL ABOVE 1ST SINK. ADD ADDITIONAL LIGHT -- INSTALL CENTERED ON WALL ABOVE 2ND SINK. -- SEE SKETCH 28Apr25 Note: EXACT LOCATION CANNOT BE GUARANTEED DUE TO STUD AND MECHANICAL PLACEMENT. PURCHASER ACCEPTS LIGHT LOCATION AT VENDORS SOLE DISCRETION.	
1 - PRIMARY ENS - TWO VANITY LIGHTS ON 1 SWITCH (TO TURN ON AT SAME TIME).  *RELOCATE VENDORS STANDARD VANITY LIGHT -- INSTALL CENTERED ON WALL ABOVE 1ST SINK. ADD ADDITIONAL LIGHT -- INSTALL CENTERED ON WALL ABOVE 2ND SINK. -- SEE SKETCH 28Apr25 Note: EXACT LOCATION CANNOT BE GUARANTEED DUE TO STUD AND MECHANICAL PLACEMENT. PURCHASER ACCEPTS LIGHT LOCATION AT VENDORS SOLE DISCRETION.	
1 - ELECTRICAL PROVISIONS ONLY - BUILT IN OVEN / MICROWAVE / COOKTOP 28Apr25 Note: SEE SKETCH.	
1 - PLUG - ELECTRICAL PLUG - AT BREAKFAST AREA  INSTALL AT VENDORS AT VENDORS STANDARD HEIGHT, AT CORNER OF BREAKFAST AREA BY STAIRS.  SEE ATTACHED SKETCH 28Apr25 Note: EXACT LOCATION CANNOT BE GUARANTEED DUE TO STUD AND MECHANICAL PLACEMENT.	
1 - PLUG - ELECTRICAL PLUG - AT HOME OFFICE  INSTALL APPROX. 2 FEET 6 INCHES FROM FINISHED FLOOR, ON EXTERIOR WALL.  SEE ATTACHED SKETCH 28Apr25 Note: EXACT LOCATION CANNOT BE GUARANTEED DUE TO STUD AND MECHANICAL PLACEMENT.	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE (LOCATION AT VENDORS DISCRETION)  AT GREAT ROOM 28Apr25 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS THAT IT IS HIS SOLE RESPONSIBILITY TO CO-ORDINATE CABLE ROUGH-IN LOCATION WITH THE CABLE OUTLET SUPPLIER.	
1 - PLUG - ELECTRICAL PLUG - AT PRIMARY BEDROOM  INSTALL APPROX. 4FT FROM FINISHED FLOOR, CENTERED ON WALL SHARED WITH STAIRS, FOR FUTURE WALL MOUNT TV  SEE ATTACHED SKETCH 28Apr25 Note: EXACT LOCATION CANNOT BE GUARANTEED DUE TO STUD AND MECHANICAL PLACEMENT.	

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13 / 1	20M-1271	Star Series 1C Elev B		22-Jan-26

ELECTRICAL

1 - PLUG - ELECTRICAL PLUG - AT GREAT ROOM  INSTALL APPROX. 4FT FROM FINISHED FLOOR, CENTERED ON EXTERIOR WALL FOR FUTURE WALL MOUNT TV  SEE ATTACHED SKETCH 28Apr25    Note:    EXACT LOCATION CANNOT BE GUARANTEED DUE TO STUD AND MECHANICAL PLACEMENT.	
1 - RELOCATE STANDARD KITCHEN LIGHT - CENTER ABOVE KITCHEN ISLAND (SEE SKETCH) 28Apr25    Note:    EXACT LOCATION CANNOT BE GUARANTEED DUE TO STUD AND MECHANICAL PLACEMENT. PURCHASER ACCEPTS LIGHT LOCATION AT VENDORS SOLE DISCRETION.	
2 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING  1 @ AT GARAGE SOFFIT  1 @ UPPER LEVEL SOFFIT  ***BOTH PLUGS TO BE ON SAME SWITCH*** 28Apr25    Note:    PURCHASER ACKNOWLEDGES AND ACCEPTS PLUG LOCATION CANNOT BE GUARANTEED. SHOULD THERE BE ANY INTERFERENCES WITH PURCHASERS REQUESTED LOCATION, PURCHASER ACCEPTS LOCATION OF PLUG AT VENDORS SOLE DISCRETION.	
1 - CONDUIT TUBE ROUGH-IN PROVISION - FOR FUTURE ELECTRIC VEHICLE (CONDUIT TUBE ONLY - FROM BASEMENT INTO JUNCTION BOX IN GARAGE WITH PULL STRING, NO WIRE) 28Apr25    Note:    PURCHASER ACCEPTS ROUGH-IN LOCATION AT VENDORS SOLE DISCRETION.	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 28Apr25    Note:    PURCHASER ACKNOWLEDGES THAT GAS PROVISIONS AND/OR ROUGH-INS ARE VENDORS STANDARD AND THE PURCHASER SHALL BE RESPONSIBLE TO ACCOMMODATE ANY AND ALL PROVISIONS AT HIS OWN EXPENSE AFTER CLOSING SHOULD THE EXISTING GAS LINE NEED TO BE INCREASED IN SIZE. PURCHASER UNDERSTANDS AND ACCEPTS THIS CONDITION.	
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PLUMBING

1 - NOTE: INCREASED CEILING HEIGHTS' PURCHASED 29Apr25    Note:    LOWER LEVEL - 8FT 6 INCH CONCRETE POUR MAIN LEVEL - 10FT CEILING HEIGHT UPPER LEVEL - 9FT CEILING HEIGHT	
1 - HOSE BIB - UPGRADE TO EXTERIOR FROST FREE (IN LIEU OF VENDORS STANDARD HOSE BIB).  AT REAR OF HOME ONLY*** 28Apr25    Note:    VENDORS STANDARD HOSE BIB TO BE INSTALLED AT STANDARD GARAGE LOCATION.	
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 28Apr25    Note:	
1 - TUB TO SHOWER CONVERSION - 5 FOOT SHOWER WITH ACRYLIC BASE AND SLIDING GLASS CHROME DOORS (IN LIEU OF TUB)  AT BEDROOM #2 ENSUITE 28Apr25    Note:    ***DELETE TOE TESTER***  INCLUDES SHOWER POT LIGHT.	

DISCLAIMER

1 - If the Purchaser selects an increased ceiling height over the Vendor's standard ceiling height, then the Purchaser acknowledges that as a result of the increased ceiling height various modifications to the interior and exterior of the dwelling 28Apr25    Note:    unit may be made, including but not limited to, additional risers on the staircase(s). modifications to the layout, design, exterior elevation, door and window locations and size and/or structural components of the dwelling unit and the Purchaser hereby accepts such modifications which will be at the sole and unfettered discretion of the Vendor.	
1 - The Purchaser acknowledges and accepts that the depth of the basement concrete pour is measured from the top of footing to the top of foundation wall. 28Apr25    Note:    The Vendor makes no representation as to the ceiling height in the basement and the ceiling height will not be uniform. The Purchaser further acknowledges that mechanical, electrical and other systems will require bulkheads and dropped ceilings in various locations in the basement if and when the Purchaser elects to finish the basement.	
1 - PURCHASER ACKNOWLEDGES AND ACCEPTS THAT ONCE THIS DOCUMENT HAS BEEN SIGNED AND EXECUTED BY ALL PARTIES HERETO, IT WILL BE FINAL. NO REQUESTS FOR CHANGES, DELETIONS, ALTERATIONS AND /OR SUBSTITUTIONS WILL BE PERMITTED OR ENTERTAINED BY VENDOR. 28Apr25    Note:    PER PE DATED APRIL 28, 2025.	

LOT / PHASE	REG. PLAN #	HOUSE TYPE		CLOSING DATE
13 / 1	20M-1271	Star Series 1C Elev B		22-Jan-26

DISCLAIMER

1 - PURCHASER ACKNOWLEDGES THAT ALL MEASUREMENTS ARE APPROXIMATE. SIZE DESIGNATIONS GIVEN ARE SUBJECT TO VERIFICATION ON JOB SITE AND ADJUSTMENT TO FIT ON SITE CONDITIONS, AND ARE SUBJECT TO CHANGE WITHOUT NOTICE. 28Apr25    Note:	
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This Document is Extremely Time Sensitive - Printed 2 May 25 at 11:29



Star Series 1C  
Elevation B 3,014 Sq.ft.

LOT 13, KULASEKARAN /  
SATHYANARAYANAN  
STAR 1C, ELEV. B (W.O.B.)

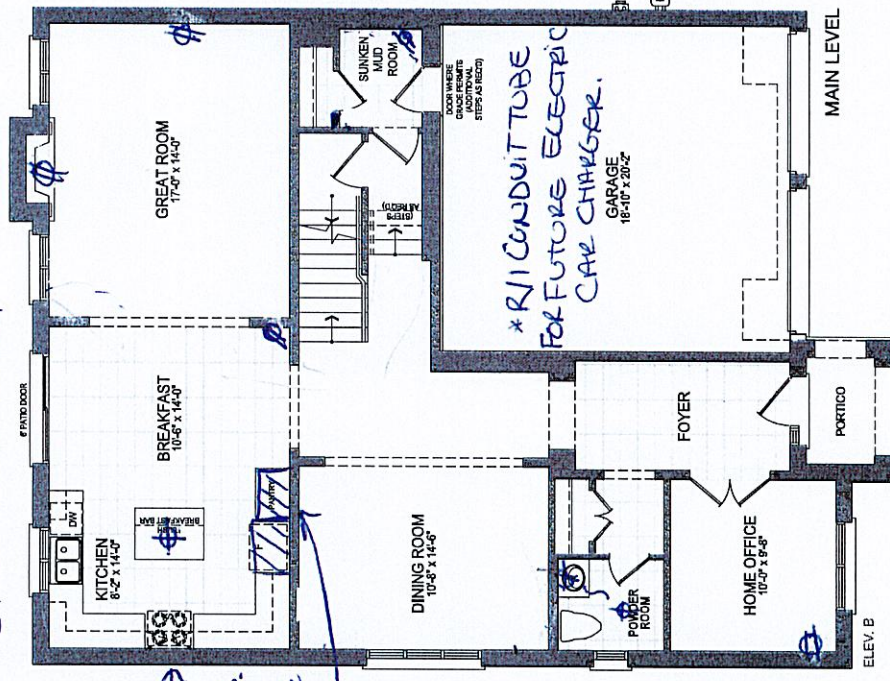
APR 28 2015

\*SMOOTH CEILING  
@ MAIN LEVEL ONLY

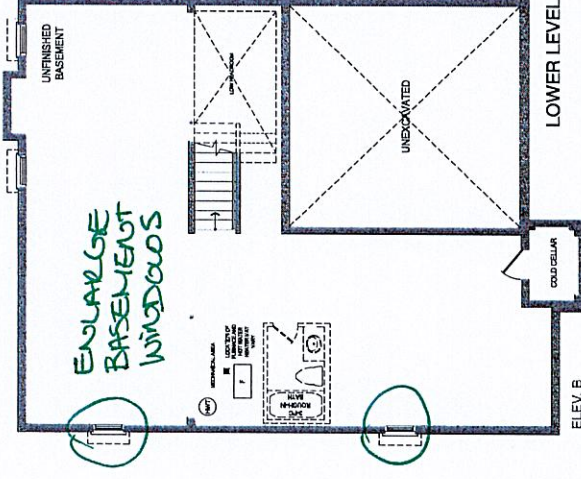
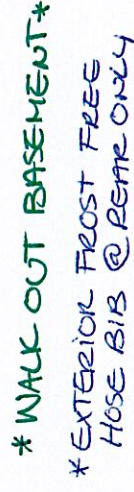
GAS LINE  
\* 211 STOVE  
\* 36"

COOKTOP →  
W/ POT +  
PAN DRWS

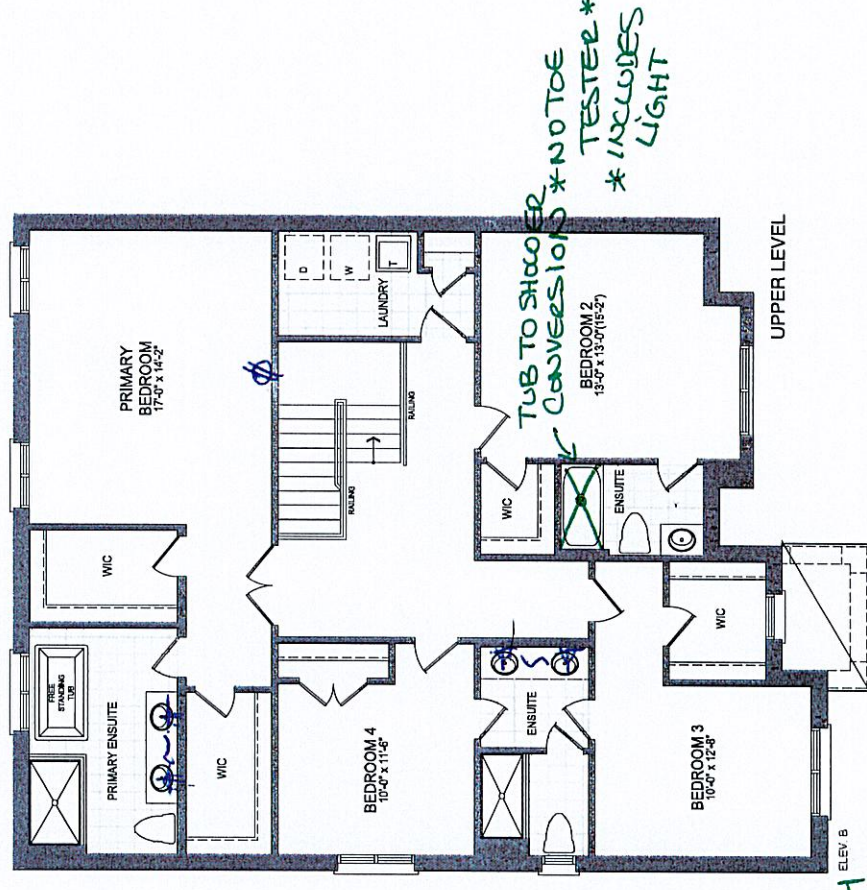
- \* FRIDGE WATERLINE
- \* BILL OVER / —
- \* NICKS PROV.
- (IN PLACE OF PANTRY)



\* MAIN LEVEL - 10 FT CEILING HEIGHT



\* Lower Level - 8 FT 6 inch



Orientation of home may be reversed and purchaser agrees to accept the same. Steps and porches may vary at any exterior entrance ways due to grading variance. Actual usable floor space may vary from the stated floor areas.

All renderings are artist's concept. Dimensions, specifications and architectural detailing subject to modifications. Roofline and adjoining model types may vary due to siting. E. & O. E. June 2024

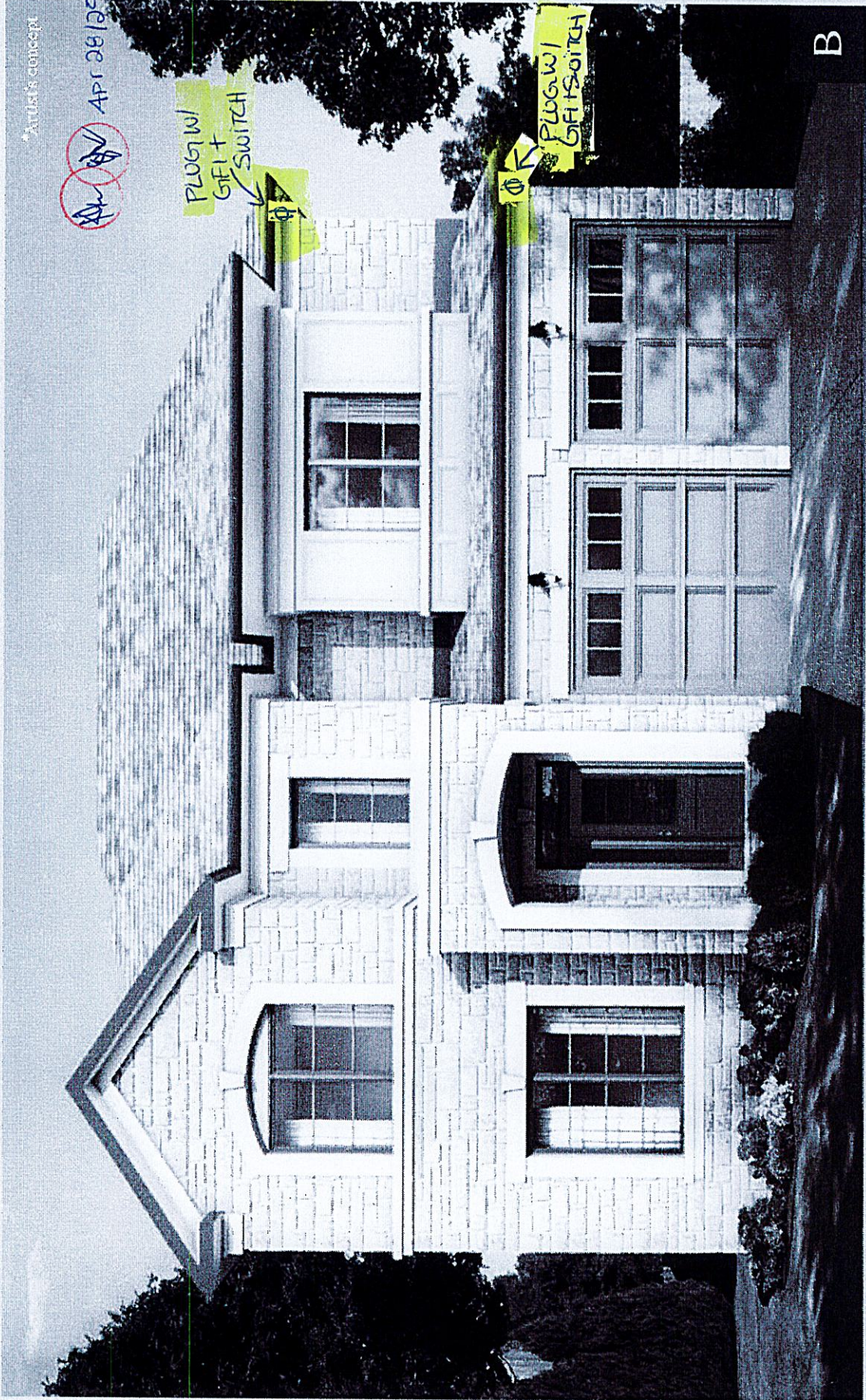




# Star Series 1C

50' MODEL / ELEVATION B 3,014 SQ.FT.

LOT 13, KULASEKARAN /  
SATHYANARAYANAN  
STAR 1C, ELEV. B (W.O.B.)



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Giveu! Lot 13