

STRUCTURAL  
+  
PRELIMINARY

JUN 18 2025



CONSTRUCTION SUMMARY

Taywood Estates Burlington - Cinelli Homes Ltd.

PURCHASERS: RICHARD SOUSA TEIXEIRA and OZEL MARGARET TEIXEIRA

TEL:

LOT / PHASE 27 / 1	REG. PLAN # 20M-1271	HOUSE TYPE Star Series 1C Elev A		CLOSING DATE 19-Mar-26
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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. <i>Worksheet</i> Note:	
1st Choice: Exterior Colour Scheme 7 - Royal Grey <i>Worksheet</i> Note:	
2nd Choice: Exterior Colour Scheme 10 - Tohoe <i>Worksheet</i> Note:	
3rd Choice: Exterior Colour Scheme 8 - Madison County <i>Worksheet</i> Note:	



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CONSTRUCTION

1 - Preliminary Construction Summary Only. Interior Colour Selections to follow at a later date. 18Jun25 Note:	
1 - SMOOTH CEILING ON SECOND FLOOR 13Jun25 Note:	
1 - SMOOTH CEILINGS ON FIRST FLOOR (EXCLUDES OPEN TO ABOVE AREAS) 13Jun25 Note:	
*1 - LAYOUT CHANGE REQUESTS:  *KITCHEN - ADD OPENING TO DINING ROOM AND REMOVE CABINETS. (SHIFT FRIDGE & REDUCE PANTRY, AS REQUIRED)  *DINING ROOM - REMOVE NIB WALLS AND ARCHWAY.  *HOME OFFICE - REMOVE DOORS & ADD APPROX. 4'-8" WIDE FLAT TRIMMED ARCHWAY 13Jun25 Note: *PRIMARY BDRM -- ENLARGE WALK IN CLOSET, REMOVE WALK IN CLOSET BESIDE BEDROOM 4. REMOVE TWO WINDOWS AND ADD ONE LARGE WINDOW, INSTEAD. *BEDROOM 4 -- RELOCATE CLOSET TO SHARED BATH WALL, ENLARGE ROOM AS PER SKETCH, RELOCATE WINDOW. *BEDROOM 2 -- REMOVE WALK-IN CLOSET, ADD 2 DOOR CLOSET TO BEDROOM 2, AS PER SKETCH. *BEDROOM 3 -- RELOCATE WALK IN CLOSET, RELOCATE ENTRY DOOR TO BEDROOM AS PER SKETCH. *REFER TO ATTACHED PURCHASER ALTERATION FORM DATED JUNE 12, 2025***	
*1 - UPPER LEVEL -- UPGRADE TO 8FT HIGH INTERIOR DOORS AND TRIMMED FLAT ARCHWAYS  -- WHERE CONSTRUCTION AND PLAN PERMITS. 13Jun25 Note: UPGRADE TO 9FT CEILING HEIGHT AT UPPER LEVEL (PRICED SEPARATELY).	
*4 - ENLARGE EXISTING BASEMENT WINDOWS TO 36 INCHES WIDE X 24 INCHES HIGH (EXCLUDES COLD CELLAR. WINDOWS MAY REQUIRE WINDOW WELLS DUE TO FINAL GRADING). 13Jun25 Note: Purchaser acknowledges and agrees that the size and location of the enlarged basement windows will be determined by the Vendor in its sole and unfettered discretion. The enlarged basement windows may require window wells.	
*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 13Jun25 Note: 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. 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 - INCREASE MAIN LEVEL AND UPPER LEVEL CEILING HEIGHTS - IF CONSTRUCTION PERMITS.  MAIN LEVEL - INCREASE TO 10FT CEILING HEIGHT (FROM 9FT).  UPPER LEVEL - INCREASE TO 9FT CEILING HEIGHT (FROM 8FT) . 13Jun25 Note: 10FT HIGH MAIN LEVEL - INCLUDES 8FT HIGH FRONT ENTRY DOORS, 8FT HIGH GARAGE DOORS, 8FT HIGH SLIDING DOOR. 8FT HIGH INTERIOR DOORS & TRIMMED FLAT ARCHWAYS -WHERE CONSTRUCTION AND PLAN PERMITS.  9FT HIGH UPPER LEVEL - ***UPGRADE TO 8FT HIGH INTERIOR DOORS AND TRIMMED FLAT ARCHWAYS*** (PRICED SEPARATELY)	

CABINETRY

1 - NOTE: LAYOUT CHANGES ***REFER TO PURCHASER ALTERATION FORM / SKETCH DATED JUN 12, 2025.  *KITCHEN - ADD OPENING TO DINING ROOM AND REMOVE UPPER AND BASE CABINETS. (SHIFT FRIDGE AND REDUCE PANTRY, AS REQUIRED). 18Jun25 Note:	
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COUNTER TOP



CONSTRUCTION SUMMARY				
Taywood Estates Burlington - Cinelli Homes Ltd.				
PURCHASERS: RICHARD SOUSA TEIXEIRA and OZEL MARGARET TEIXEIRA				TEL:
LOT / PHASE 27 / 1	REG. PLAN # 20M-1271	HOUSE TYPE Star Series 1C Elev A		CLOSING DATE 19-Mar-26

COUNTER TOP

I - NOTE: LAYOUT CHANGES ***REFER TO PURCHASER ALTERATION FORM / SKETCH DATED JUN 12, 2025.	
UPPER/BASE CABINETRY & COUNTERTOP DELETED - IN ORDER TO PROVIDE AN OPENING TO DINING RM	
(FRIDGE TO BE SHIFTED AND PANTRY TO BE REDUCED, AS REQUIRED)	
18Jun25 Note:	

DOORS AND TRIM

I - NOTE:	
UPPER LEVEL- UPGRADE TO 8FT HIGH INTERIOR DOORS AND TRIMMED FLAT ARCHWAYS. (UPGRADE TO 9FT CEILING HEIGHT AT UPPER LEVEL - PRICED SEPARATELY).	
18Jun25 Note:	
*10FT MAIN LEVEL- 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.	
I - NOTE: LAYOUT CHANGES ***REFER TO PURCHASER ALTERATION FORM / SKETCH DATED JUN 12, 2025.	
*KITCHEN - ADD OPENING TO DINING ROOM	
*DINING ROOM - REMOVE NIB WALLS & ARCHWAY	
*HOME OFFICE - REMOVE DOORS & ADD APPROX. 4'-8" WIDE FLAT TRIMMED ARCHWAY	
18Jun25 Note:	
*PRIMARY BEDROOM -- ENLARGE WALK IN CLOSET, REMOVE WALK IN CLOSET BESIDE BEDROOM 4, REMOVE TWO WINDOWS AND ADD ONE LARGE WINDOW INSTEAD.	
*BEDROOM 4 -- RELOCATE CLOSET, ENLARGE ROOM AS PER SKETCH, RELOCATE WINDOW.	
*BEDROOM 2 -- REMOVE WALK IN CLOSET, ADD 2 DOOR CLOSET TO BEDROOM 2, AS PER SKETCH.	
*BEDROOM 3 -- RELOCATE WALK IN CLOSET, RELOCATE ENTRY DOOR TO BEDROOM AS PER SKETCH.	

ELECTRICAL

I - NOTE: LAYOUT CHANGES ***REFER TO PURCHASER ALTERATION FORM / SKETCH DATED JUN 12, 2025.	
-UPPER / BASE CABINETRY & COUNTERTOP DELETED, TO ACCOMODATE OPENING TO DINING RM.	
***FRIDGE LOCATION TO BE SHIFTED & PANTRY TO BE REDUCED, AS REQUIRED***.	
18Jun25 Note:	
I - PLUG - ELECTRICAL PLUG - INSTALL ABOVE FIREPLACE MANTEL - AT GREAT RM	
FOR FUTURE WALL MOUNT T.V. (PLUG LOCATION AT VENDORS DISCRETION)	
13Jun25 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS THAT IT IS HIS SOLE RESPONSIBILITY TO CO-ORDINATE CABLE ROUGH-IN LOCATION WITH THE CABLE OUTLET SUPPLIER.	
I - BEDROOM #3/4 ENSUITE - TWO VANITY LIGHTS ON 1 SWITCH (TO TURN ON AT SAME TIME).	
RELOCATE VENDORS STANDARD VANITY LIGHT AND INSTALL CENTERED ON WALL ABOVE 1ST SINK.	
ADD ADDITIONAL LIGHT AND INSTALL CENTERED ON WALL ABOVE 2ND SINK. SEE SKETCH.	
13Jun25 Note: EXACT LIGHT LOCATIONS CANNOT BE GUARANTEED DUE TO STUD AND MECHANICAL PLACEMENT. PURCHASER ACCEPTS LIGHT LOCATIONS AT VENDORS SOLE DISCRETION.	
I - PRIMARY ENS - TWO VANITY LIGHTS ON 1 SWITCH (TO TURN ON AT SAME TIME).	
RELOCATE VENDORS STANDARD VANITY LIGHT AND INSTALL CENTERED ON WALL ABOVE 1ST SINK.	
ADD ADDITIONAL LIGHT AND INSTALL CENTERED ON WALL ABOVE 2ND SINK. SEE SKETCH.	
13Jun25 Note: ***STANDARD CEILING LIGHT ABOVE TUB TO BE ON A SEPARATE SWITCH***	
EXACT LIGHT LOCATIONS CANNOT BE GUARANTEED DUE TO STUD AND MECHANICAL PLACEMENT. PURCHASER ACCEPTS LIGHT LOCATIONS AT VENDORS SOLE DISCRETION.	
I - RELOCATE STANDARD KITCHEN LIGHT - CENTER ABOVE KITCHEN ISLAND (SEE SKETCH)	
13Jun25 Note: EXACT LOCATION CANNOT BE GUARANTEED DUE TO STUD AND MECHANICAL PLACEMENT. PURCHASER ACCEPTS LIGHT LOCATION AT VENDORS SOLE DISCRETION.	

PLUMBING



LOT / PHASE 27 / 1	REG. PLAN # 20M-1271	HOUSE TYPE Star Series 1C Elev A	CLOSING DATE 19-Mar-26
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PLUMBING

1 - NOTE -- INCREASED CEILING HEIGHTS PURCHASED (PRICED SEPARATELY),  -LOWER LEVEL - 8FT 6 INCH CONCRETE POUR  -MAIN LEVEL - 10FT CEILING HEIGHT  -UPPER LEVEL - 9FT CEILING HEIGHT  18Jun25    Note:	
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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 13Jun25    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 - 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. 13Jun25    Note:    PER PE DATED JUNE 13, 2025.	
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. 13Jun25    Note:	

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Cinelli Lot #27

LOT 27  
CINELLI HOMES LTD.  
TAYWOOD ESTATES  
CITY OF BURLINGTON, ONT.

STAR 1C  
ELEVATION A

- REVISIONS:
- KITCHEN - ADD OPENING TO DINING ROOM AND REMOVE CABINETS
  - DINING ROOM - REMOVE NIB WALLS AND ARCHWAY
  - HOME OFFICE - REMOVE DOORS AND ADD APPROXIMATELY 4'-8" WIDE FLAT TRIMMED ARCHWAY
- JUN 13 2025

DISCLAIMERS: SKETCH NOT TO SCALE. DIMENSIONS, SPECIFICATIONS AND ARCHITECTURAL DETAILS SUBJECT TO MODIFICATION BY THE VENDOR. SKETCH IS ONLY FOR THE PURPOSE OF ILLUSTRATING REVISIONS REQUESTED BY THE PURCHASER AND ALL REVISIONS ARE SUBJECT TO VENDOR'S FINAL APPROVAL. ONLY REVISIONS ACCEPTED IN WRITING BY THE PURCHASER AND VENDOR ON A PURCHASER'S EXTRA SHEET WILL BE INCORPORATED INTO THE PLANS FILED WITH THE MUNICIPALITY. E. & O.E.

REGION DESIGN INC.

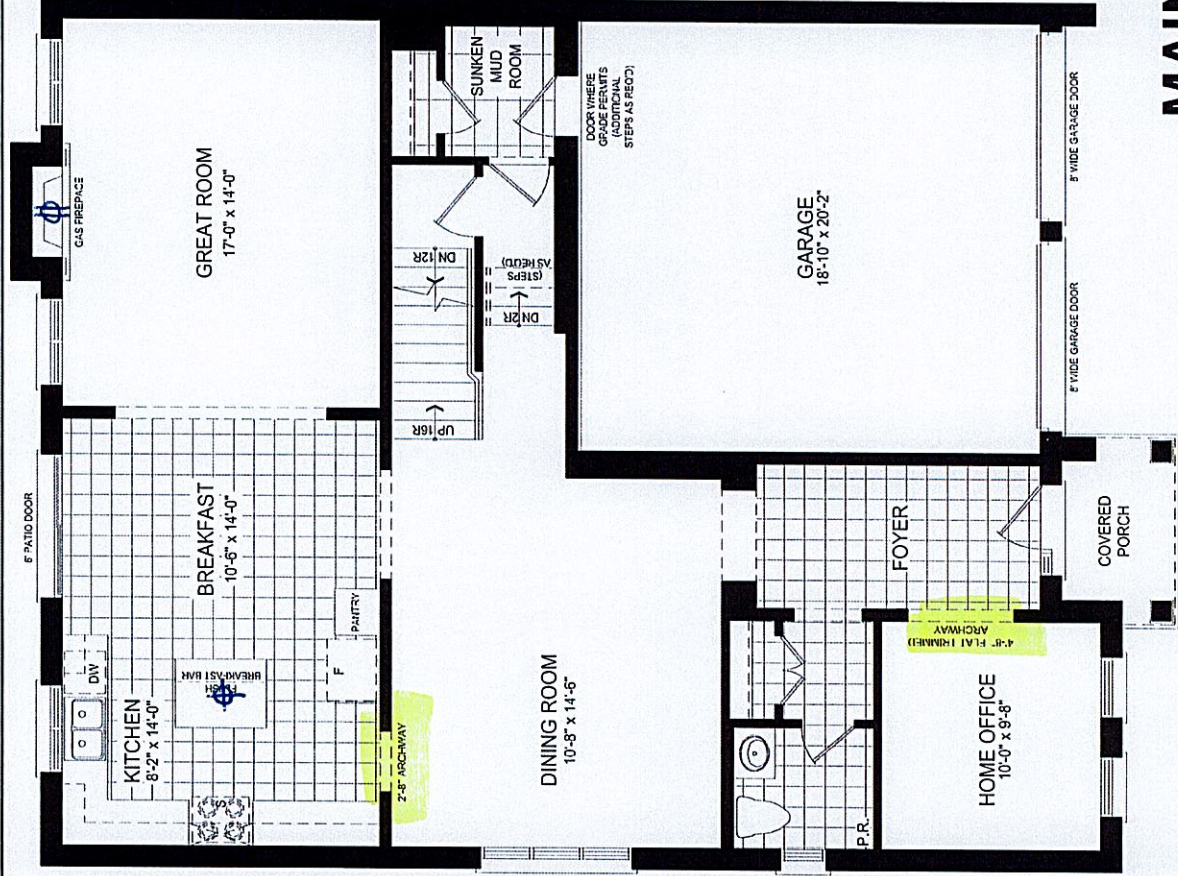
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\*ALL DIMENSIONS ARE APPROXIMATE


MAIN LEVEL



LOT 27  
CINELLI HOMES LTD.  
TAYWOOD ESTATES  
CITY OF BURLINGTON, ONT.

STAR 1C  
ELEVATION A

REVISIONS:

 JUN 13 2025

- PRIMARY BEDROOM – ENLARGE WALK IN CLOSET, REMOVE WALK IN CLOSET BESIDE BEDROOM 4, REMOVE TWO WINDOWS AND ADD ONE LARGE WINDOW
- BEDROOM 4 – RELOCATE CLOSET TO SHARED BATH WALL, ENLARGE ROOM AS PER SKETCH, RELOCATE WINDOW
- BEDROOM 2 – REMOVE WALK IN CLOSET, ADD 2 DOOR CLOSET AS PER SKETCH.
- BEDROOM 3 – RELOCATE WALK IN CLOSET, RELOCATE ENTRY DOOR TO BEDROOM AS PER SKETCH



UPPER LEVEL

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REGION  
DESIGN  
INC.

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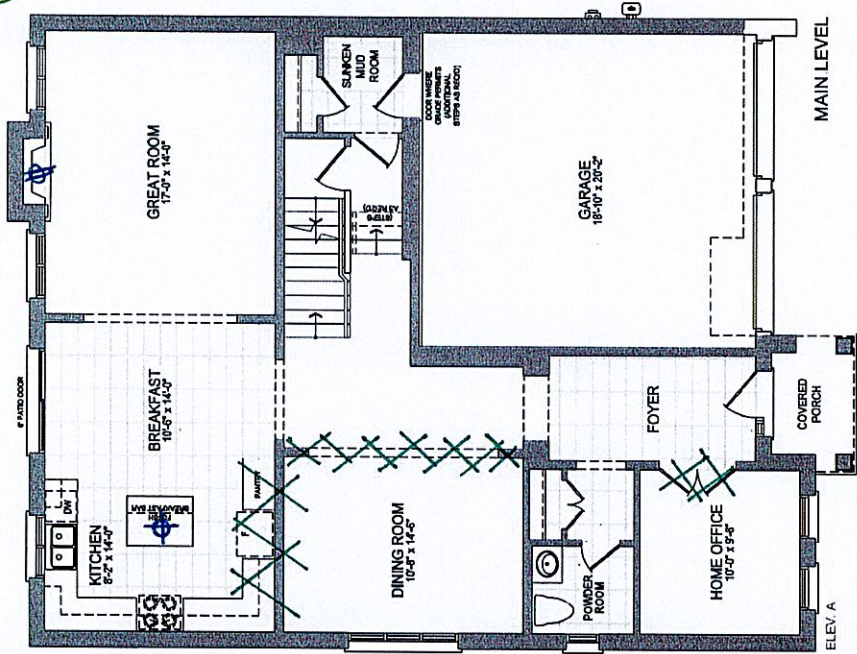
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\* SMOOTH CEILINGS @ MAIN LEVEL

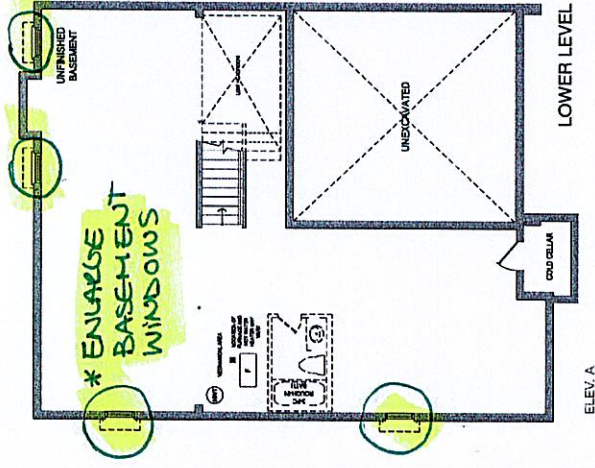


\* MAIN LEVEL - 10FT CEILING HEIGHT

## Star Series 1C

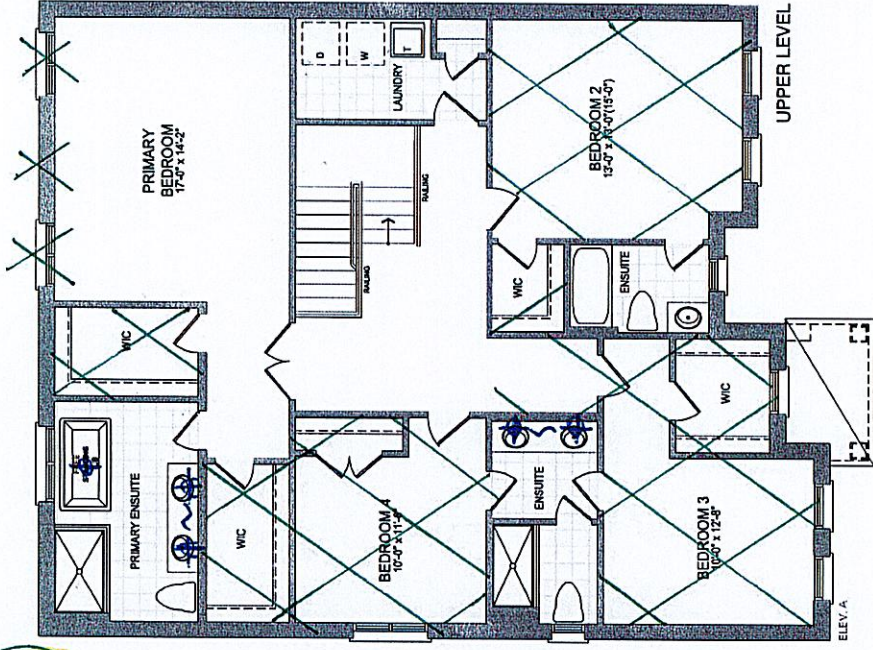
Elevation A 3,016 Sq.ft.

\* REFER TO ATTACHED PURCHASER ALTERATION FORM DATED JUN 12/25 FOR MAIN + UPPER LEVEL FLOOR PLAN CHANGES \*



\* LOWER LEVEL - 8FT 6INCH CONCRETE POUR

\* SMOOTH CEILINGS @ UPPER LEVEL



\* UPPER LEVEL - 9FT CEILING HEIGHT W/ 8FT DOORS + ARCHWAYS.



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

Circuit lot #27

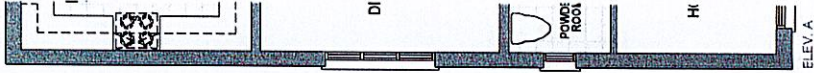
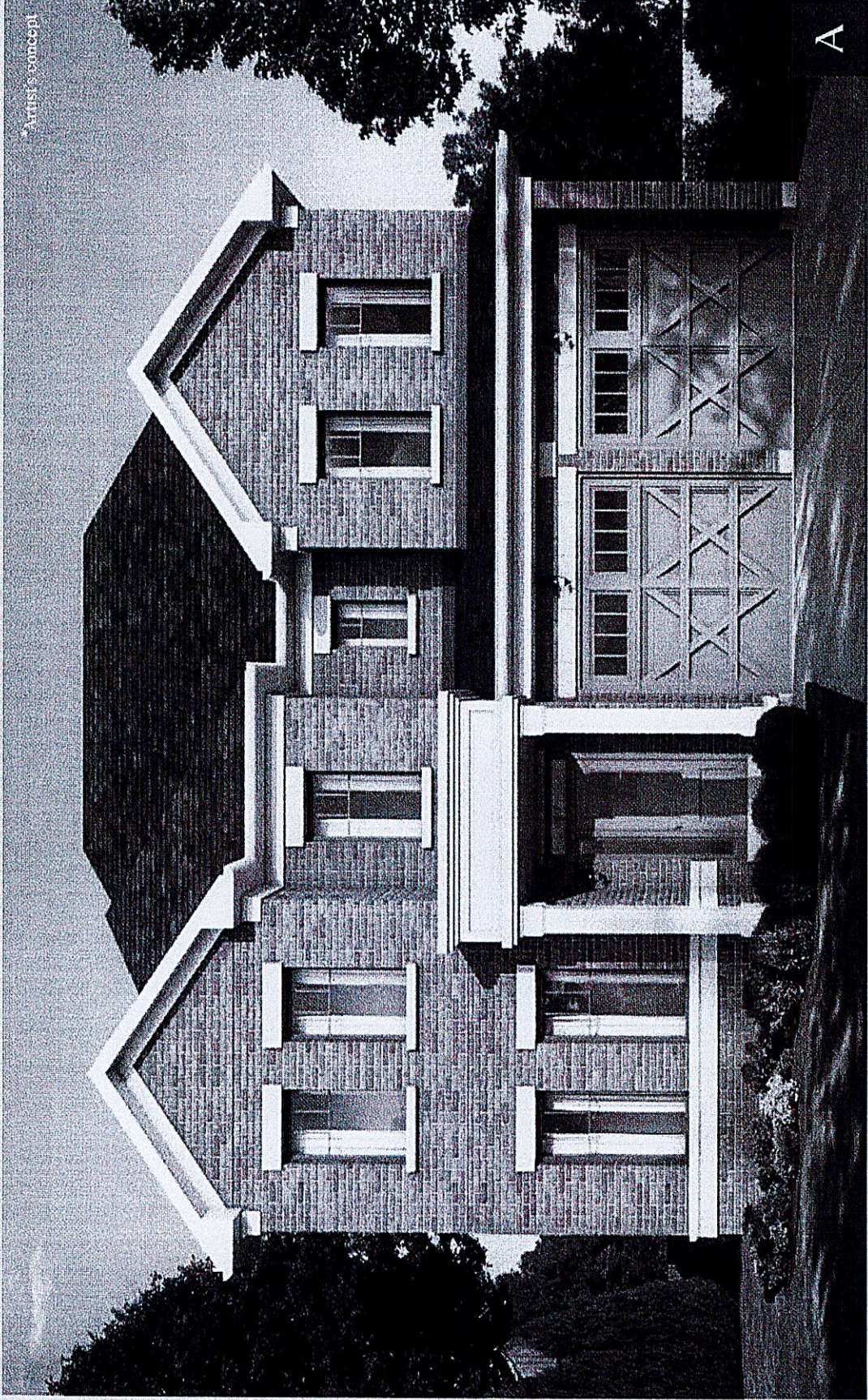




# Star Series 1C

50' MODEL / ELEVATION A 3,016 SQ.FT.

LOT 27, TEIXEIRA  
STAR 1C, ELEV. A



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Oric

Oric Lot #27