

CONSTRUCTION SUMMARY

Shea Village - 14 - 1 - 1086 THE STEEL ELEV B

Registere Plan Number:   Municipal Address:   Closing:

APPLIANCES

Inv.: 2,147 Line: 14  2Feb25 / 26Feb25	<b>1 - KITCHEN</b> - RELOCATION OF MICROWAVE OPENING C/W ELECTRICAL OUTLET, IN THE EXTENDED LOWER PORTION OF KITCHEN ISLAND.  Note: Standard series cabinetry As per kitchen sketch dated Feb 5, 2025 See item #4 (extend kitchen island approx. 2'-0" towards dinette) See item #13 (delete standard microwave/hoodfan combo and supply and install chimney style hood fan)
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BATHROOM ACCESSORIES

Inv.: 2,147 Line: 32  2Feb25 / 26Feb25	<b>1 - ENSUITE BATH</b> - SUPPLY AND INSTALL CLEAR GLASS SHOWER ENCLOSURE RETURN COMPLETE WITH PIVOT DOOR AND CHROME HARDWARE IN 5 PCE ENSUITE SHOWER. INCLUDES CLEAR GLASS FIX RETURN PANEL. STD HEIGHT, DOOR TO OPEN TOWARDS PRIMARY BEDROOM.  Note: As per Schedule H and shower enclosure sketch dated Feb 5, 2025. See item #31 (upgrade to optional 5 pce ensuite, extend countertop approx. 12" wide, c/w 1 set of large drawers under each sink, total 6 drws including 2 false drws) See item #33 (supply and install maax sonoma 58" long x 32" wide x 27" high freestanding center drain tub)
Inv.: 2,147 Line: 33  2Feb25 / 26Feb25	<b>1 - ENSUITE BATH</b> - SUPPLY AND INSTALL MAAX SONOMA 58" LONG X 32" WIDE X 27" HIGH FREESTANDING CENTER DRAIN TUB IN WHITE WITH WHITE SKIRT 106996-000-002-000 IN 5 PCE ENSUITE.  Note: As per Schedule H dated Feb 5, 2025 See item #31 (upgrade to optional 5 pce ensuite, extend countertop approx. 12" wide, c/w 1 set of large drawers under each sink, total 6 drws including 2 false drws) See item #32 (supply and install glass shower enclosure return, complete with swing door in 5 pce ensuite)

BROCHURE LAYOUTS

Inv.: 2,147 Line: 25  2Feb25 / 26Feb25	<b>1 -</b> - FINISH STAIRS TO BASEMENT AND CLOSE OFF WITH A LANDING AND A DOOR AT THE BOTTOM OF BASEMENT. STANDARD FINISHES  Note: As per Schedule H dated Feb 5, 2025
Inv.: 2,147 Line: 26  2Feb25 / 26Feb25	<b>1 - GREAT ROOM</b> - REINFORCE WALL TO ACCOMMODATE FULL HEIGHT OPEN TO ABOVE 12" FROM FLOOR HEIGHT GAS FIREPLACE. BUMP OUT FLOOR TO CEILING, APPROXIMATELY 12" TOWARDS THE GREATROOM.  Note: As per Schedule H dated Feb 5, 2025 See item #27 (fan kit for fireplace)  *** FIREPLACE TO REMAIN STD ***
Inv.: 2,147 Line: 28  2Feb25 / 26Feb25	<b>1 - DINING ROOM</b> - DELETE 3 SMALL SQUARE WINDOWS IN DINING ROOM AND SUPPLY AND INSTALL A TRANSOM WINDOW APPROX. 84" INCH LONG X APPROXIMATELY 18" INCH HIGH  Note: As per Schedule H dated Feb 5, 2025
Inv.: 2,147 Line: 29  2Feb25 / 26Feb25	<b>1 -</b> - RECENTER TOILET TO WINDOW IN THE JACK AND JILL BATHROOM  Note: As per Schedule H dated Feb 5, 2025  *** PLAN WILL BE ADJUSTED TO ACCOMODATE ***
Inv.: 2,147 Line: 31  2Feb25 / 26Feb25	<b>1 - ENSUITE BATH</b> - UPGRADE TO OPTIONAL 5 PCE ENSUITE, EXTEND COUNTERTOP APPROXIMATELY 12" WIDE, C/W 1 SET OF LARGE DRAWERS UNDER EACH SINK (TOTAL OF 6 DRAWERS, INCLUDING 2 FALSE DRAWERS)  Note: As per Schedule H and bathroom vanity sketch dated Feb 5, 2025 See item #32 (supply and install glass shower enclosure return, complete with swing door in 5 pce ensuite) See item #33 (supply and install maax sonoma 58" long x 32" wide x 27" high freestanding center drain tub)
Inv.: 2,147 Line: 18  2Feb25 / 26Feb25	<b>1 - STUDY</b> - OFFICE ON MAIN FLOOR TO REMAIN, NO CLOSET, NO ADDITIONAL DOOR TO GREAT ROOM.  Note: As per Schedule H dated Feb 5, 2025
Inv.: 2,147 Line: 20  2Feb25 / 26Feb25	<b>1 -</b> - DELETE CORNER SHELF IN FRONT HALLWAY BESIDE CLOSET. ALLOCATE SPACE TO CLOSET AND SQUARE OFF WALL.  Note: As per Schedule H dated Feb 6, 2025



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Inv.: 2,147 Line: 21  2Feb25 / 26Feb25	<b>1 - DINING ROOM</b> - DELETE COLUMN BETWEEN DINING ROOM AND LOWER HALLWAY. NUB WALL TO REMAIN TO ACCOMMODATE MECHANICAL/ELECTRICAL.  Note: As per Schedule H dated Feb 5, 2025
Inv.: 2,147 Line: 22  2Feb25 / 26Feb25	<b>1 - FOYER</b> - DELETE HALF WALL AND COLUMN IN FOYER. PORTION OF EXISTING FULL WALL TO REMAIN TO ACCOMMODATE MECHANICAL/ELECTRICAL.  Note: As per Schedule H dated Feb 5, 2025
Inv.: 2,147 Line: 1  2Feb25 / 26Feb25	<b>1 - BASEMENT</b> - INCREASE BASEMENT CEILING HEIGHT TO APPROXIMATELY 9'-0" FEET IN LIEU OF BUILDER'S STANDARD  Note: As per Schedule H dated February 5, 2025 See item #2 (increase existing basement window from approx. 24" high to approx. 30" high) See item #3 (add basement window approx. 56'in wide x 30" high)
Inv.: 2,147 Line: 4  2Feb25 / 26Feb25	<b>1 - KITCHEN</b> - EXTEND KITCHEN ISLAND APPROXIMATELY 2'-0" TOWARDS DINETTE IN STD SERIES CABINETRY AND STD LEVEL QUARTZ COUNTERTOP IN STANDARD KITCHEN LAYOUT  Note: Kitchen island lenght to be same length as stove wall cabinetry. As per Schedule H and kitchen sketch dated Feb 5,2025 Edge profile to be selected with interior colours. See item #5 (optional flush breakfast bar) See item #6 (shift oven opening approximately 12" towards dinette) See item #14 (relocation of microwave opening c/w electrical outlet)
Inv.: 2,147 Line: 6  2Feb25 / 26Feb25	<b>1 - KITCHEN</b> - OVEN SPACE LOCATION- SHIFT APPROXIMATELY 12" TOWARDS DINETTE, TO BE APPROXIMATELY CENTERED ON CABINETRY WALL AND ALIGNED WITH SINK LOCATION IN KITCHEN ISLAND.  Note: As per Schedule H and kitchen sketch dated Feb 5, 2025 See item #4 (extend kitchen island approx. 2'-0" towards dinette) See item #5 (supply and install optional flush breakfast bar on extended kitchen island) See item #9 (UPC9-2A std level cabinetry in standard kitchen layout) See item #12 (gas line for range)
Inv.: 2,147 Line: 8  2Feb25 / 26Feb25	<b>1 - DINETTE</b> - S/I OPTIONAL EXTENDED PANTRY #1 IN STANDARD SERIES CABINETRY IN DINETTE  Note: As per Schedule H and kitchen sketch dated Feb 5, 2025 As per extended pantry sketch dated Feb 5, 2025 See item #10 (UPC9-2A std series cabinetry re: extended linear pantry)

CABINETRY

Inv.: 2,147 Line: 10  2Feb25 / 26Feb25	<b>1 - DINETTE</b> - UPC9-2B - STANDARD LEVEL CABINETRY OVER EXTENDED PANTRY - INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER EXTENDED PANTRY CABINETRY TO UPGRADED BULKHEAD - APPROX 26IN DEEP X 10IN HIGH  Note: Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style. As per UPC Sketch and kitchen sketch dated Feb 5, 2025 See item #7 (non standard refrigerator size) See item #8 (s/i optional extended pantry #1 in std series cabinetry in dinette)
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CABINETRY - UPC9-2B

Inv.: 2,147 Line: 9  2Feb25 / 26Feb25	<b>1 - KITCHEN</b> - CABINETRY - UPC9-2B - STANDARD LAYOUT - STANDARD LEVEL CABINETRY - INCLUDES UPGRADE TO 42IN UPPERS WITH FILLER DETAIL ON UPPER KITCHEN CABINETRY TO UPGRADED BULKHEAD - APPROX. 26INDEEP X 10INH  Note: Purchaser Acknowledges and accepts that Upper Kitchen cabinetry upgraded wood doors will have center style. As per UPC Sketch and kitchen sketch dated Feb 5, 2025 See item #7 (non standard refrigerator size) See item #8 (s/i optional extended pantry #1 in std series cabinetry in dinette) See item #12 (gas line for range)
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CABINETRY KITCHEN



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Inv.: 2,147 Line: 7  2Feb25 / 26Feb25	<b>1 - KITCHEN - NON-STANDARD REFRIGERATOR SIZE</b>  Note: Purchaser(s) acknowledge that the number & or size of doors may be reduced in the surrounding cabinetry to accommodate. As per Kitchen Sketch dated Feb 5, 2025 Opening to be approximately 37" wide x 73" high See item #9 (UPC9-2A std level cabinetry in standard kitchen layout) See item #11 (water line rough in to fridge)
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COUNTERTOP

Inv.: 2,147 Line: 5  2Feb25 / 26Feb25	<b>1 - KITCHEN - SUPPLY AND INSTALL OPTIONAL FLUSH BREAKFAST BAR ON EXTENDED KITCHEN ISLAND (APPROX. 2'-0" ADDED IN LENGTH), TOWARDS DINETTE IN STD LEVEL QUARTZ, STANDARD KITCHEN LAYOUT.</b>  Note: Standard series cabinetry As per Schedule H and kitchen sketch dated Feb 5, 2025 Edge profile to be selected with interior colours See item #4 (extend kitchen island approx. 2'-0" in lenght) See item #6 (shift approximately 12" towards dinette, oven opening )
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ELECTRICAL

Inv.: 2,147 Line: 34  2Feb25 / 26Feb25	<b>1 - GARAGE - SUPPLY AND INSTALL WIRING FOR FUTURE EV CHARGING UNIT IN GARAGE C/W 40 AMP BREAKER AND STOVE PLUG</b>  Note:
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FIREPLACES

Inv.: 2,147 Line: 27  2Feb25 / 26Feb25	<b>1 - GREAT / DINING ROOM - FAN KIT FOR STD FIREPLACE</b>  Note: As per Schedule H dated Feb 5, 2025. See item #26 (great room fireplace)
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HVAC

Inv.: 2,147 Line: 12  2Feb25 / 26Feb25	<b>1 - KITCHEN - GAS LINE FOR RANGE C/W 120V OUTLET (REGULAR STOVE OUTLET TO REMAIN) DELETE THE MICROWAVE HOODFAN AND ADJUST UPPER CABINTRY TO ACCOMODATE A BASIC WHITE HOODFAN AND ADJUST ELECTRICAL</b>  Note: Does not include venting changes or connection. New dedicated outlet to be added for a microwave seperately. A Make-up system may be required if a larger CFM hoodfan is required. As per kitchen sketch dated Feb 5, 2025 See item #6 (shift approximately 12" towards dinette, oven space location) See item #9 (UPC9-2A standard kitchen layout std level cabinetry) See item #13 (delete standard microwave/hoodfan combo and supply and install chimney style hood fan)
Inv.: 2,147 Line: 13  2Feb25 / 26Feb25	<b>1 - KITCHEN - DELETE STANDARD MICROWAVE/HOODFAN COMBO AND SUPPLY AND INSTALL CHIMNEY STYLE HOODFAN 400 CFM 30" WIDE FLAT DESIGN MODEL NO. WWV57UC0FS IN STANDARD KITCHEN LAYOUT</b>  Note: As per kitchen sketch dated Feb 5, 2025 See item #12 (gas line for range) See item #14 (relocation of microwave opening c/w electrical outlet)

MISCELLANEOUS

Inv.: 2,147 Line: 16  2Feb25 / 26Feb25	<b>1 - - DELETE ITEM #16</b>  Note:
Inv.: 2,147 Line: 17  2Feb25 / 26Feb25	<b>1 - - DELETE ITEM #17</b>  Note:
Inv.: 2,147 Line: 19  2Feb25 / 26Feb25	<b>1 - - DELETE ITEM #19</b>  Note:

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PLUMBING

Inv.: 2,147 Line: 11  2Feb25 / 26Feb25	<b>1 - KITCHEN</b> - KITCHEN - WATER LINE ROUGH - IN TO FRIDGE, DOES NOT INCLUDE CONNECTION  Note: See item #7 (adjust kitchen cabinetry to accommodate non standard refrigerator size) As per kitchen sketch dated Feb 5, 2025
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STAIRS

Inv.: 2,147 Line: 15  2Feb25 / 26Feb25	<b>1 - UPPER STAIRCASE</b> - STAIRS - UPPER - STAINED OAK STAIRCASE WITH VENEERED RISERS & STRINGERS AND SOLID TREADS  Note: The Purchaser(s) acknowledge and accept that 6 1/4in white oak Engineered hardwood flooring will be installed on the landing (Where applicable) and must ensure product stability proper humidity levels are to be maintained. White oak As per Schedule H dated Feb 5, 2025 See item #19 (delete and close off the rounded shelf in curved wall, main floor staircase)
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WINDOWS & DOORS

Inv.: 2,147 Line: 23  2Feb25 / 26Feb25	<b>1 - FOYER</b> - DELETE STANDARD FRONT DOOR C/W SIDELIGHT AND ENLARGE FRONT DOOR TO MAXIMUM WIDTH, APPROXIMATELY 36" WIDE.  Note: As per Schedule H dated Feb 5, 2025 See item #24 (supply and install "pure" exterior front door glass insert)
Inv.: 2,147 Line: 2  2Feb25 / 26Feb25	<b>1 - BASEMENT</b> - INCREASE EXISTING BASEMENT WINDOW FROM APPROX 24IN DEEP TO APPROX. 30IN DEEP  Note: Subject to limiting distance at side yard as per Current Building Code. Increase standard basement window located on long side of home to approximately 56" wide x 30" high. As per Schedule H dated February 5, 2025 See item #1 (increase basement ceiling height to approx. 9'-0" high)
Inv.: 2,147 Line: 3  2Feb25 / 26Feb25	<b>1 - BASEMENT</b> - ADD APPROX. 56IN X 30IN BASEMENT WINDOW  Note: Subject to limiting distance at side yard as per Current Building Code. To be located on the side of the long wall, approximately 6'-0" away from existing window on same wall. As per Schedule H dated Feb 5, 2025 See item #1 (increase basement ceiling height to approx. 9'-0" high)
Inv.: 2,147 Line: 30  2Feb25 / 26Feb25	<b>1 - MASTER BEDROOM</b> - DELETE SMALLEST DOOR TO ENTRANCE TO PRIMARY BEDROOM. SUPPLY AND INSTALL AN APPROXIMATE 34" WIDE DOOR IN LIEU  Note: As per Schedule H dated Feb 5, 2025
Inv.: 2,147 Line: 24  2Feb25 / 26Feb25	<b>1 - FOYER</b> - SUPPLY AND INSTALL "PURE" EXTERIOR FRONT DOOR GLASS INSERT IN LIEU OF STANDARD.  Note: As per Schedule H dated Feb 5, 2025 See item #23 (delete standard front exterior door c/w sidelight and enlarge front door to maximun width of approximately 36" wide)