

Lot 94
Phase RC
Model -Balmoral (42-08) Elev B
ADRIAN C. CALABRO

Colours Upgrade Report
Kings Ridge Print Date:18-Dec-12

PE With Agreement

- APPLIANCE PACKAGE FOR 42 FOOT ROYAL COLLECTION - SUB-ZERO 30 INCH BUILT-IN STAINLESS STEEL REFRIGERATOR/FREEZER
- WOLF 30 INCH STAINLESS STEEL GAS RANGE - FRIGIDAIRE 24 INCH STAINLESS STEEL BUILT IN DISHWASHER - AIR KING PROFESSIONAL RANGE HOOD - SAMSUNG 7.3 CF
- ELECTRIC DRYER - SAMSUNG 4 CF PLUS WASHER
- PREMIUM LOT
- WALK OUT BASEMENT WITH 5 FT X 7 FT DECK (NO STAIRS)
- REAR AND SIDE UPGRADE
- RETAINING WALL ON PROPERTY
- 9 ft. basements, 10 ft. main floor (with 8 ft. hollow core doors, taller windows and taller arches) and 9 ft. second floors
- 1ST UPGRADE 3 1/4 INCH X 3/4 INCH OAK STAINED HARDWOOD TO APPLICABLE AREAS (EXCEPT TILED AREAS)
- STAIN STAIRCASE FROM FIRST TO SECOND FLOOR

STRUCTURALS

← LOT SPECIFIC PLAN →

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ID	Group	Description	Invoice	Date Ordered	
5675	STRUCTURAL	Windows; Basment: *Larger basement windows on side (3) *See sketch	1170		
5676	STRUCTURAL	Framing: Kitchen and Master Bedroom Bump out at kitchen and master bedroom *See plan for details *Price does not reflect any additional kitchen cabinet cost. This will be done at QTK	1170		
5677	STRUCTURAL	Doors: Breakfast area French door in lieu of single and window in breakfast area *See plan for details	1170		
5678	STRUCTURAL	Framing: Dining room and Kitchen Bump out dining room wall and push dining/kitchen into dining room *See sketch	1170		
5679	STRUCTURAL	Framing; Dining Room and Great Room Push great room wall in line with new kitchen/dining room wall *See sketch	1170		
5680	STRUCTURAL	Framing: Library; Powder Room Push library and relocate powder room and WIC * See plan for details	1170		
5681	STRUCTURAL	Laundry area off garage (former powder room location)	1170		
5682	STRUCTURAL	Fireplace: Great room Install 42 inch wide firepalce with stainless steel surround in great room in lieu of standard **Model # ECHELON 42 (500)	1170		
5683	STRUCTURAL	Convert former laundry on 2nd floor to WIC and linen *Hardwood flooring *See sketch	1170		
5685	STRUCTURAL	Electrical: Main floor: Cloak Room Jamb switch in cloak closet	1170		

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5686	STRUCTURAL	Electrical: Exterior/Interior potlights Purchaser to work directly with Zancor electrician. *approved by FC *See plan for location	1170		
7047	SCHEDULE E	Kitchen: gas line for stove *Required as per Sub/Wolf appliance package	1383		
7048	SCHEDULE E	Kitchen: Waterline for fridge *Required as per Sub/Wolf appliance package	1383		
7534	STRUCTURAL	Stairwell: Feature window to be added *Architectural control to confirm this can be completed *This window to over ride larger window request in master ensuite and Bedroom 3	1170	*	
7535	STRUCTURAL	Library: Double french doors to be added center to wall *See sketch	1170		
7536		Master Bedroom: Move walk in closet door tight to window wall *See sketch	1170		
7537	STRUCTURAL	Main and 2nd Floor: Double plate or add another layer of plywood to eliminate any slopes between hardwood and marble transitions.	1170		
7538	STRUCTURAL	Main hallway: curve arches in main hall with trim *See sketch	1170		
7539	STRUCTURAL	Master Ensuite and Bedroom 3: increase size of windows (3). (max out the height) *See note on stairwell window request	1170	*	SEE ITEM # 7534



Project Number
11072

Issued		
1	JUL-25-12	HHY
2	AUG-16-12	HHY

Scale
1/8" = 1'-0"

Client
ZANCOR HOMES

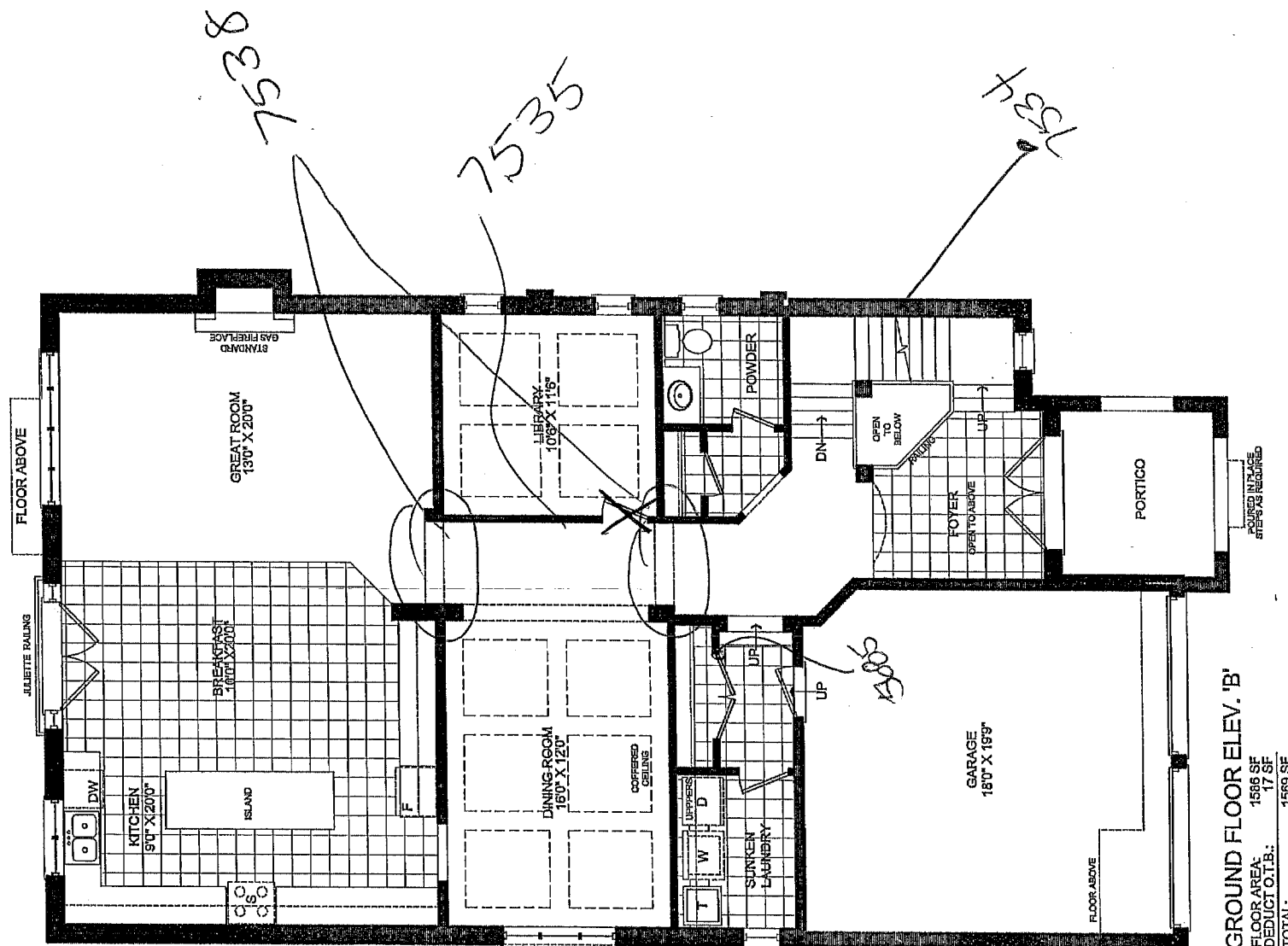
Project
KING VALLEY
KING CITY

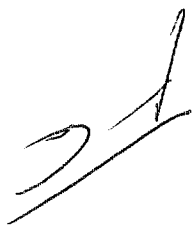
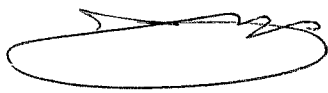
Model
LOT 94

Area (s.f.)
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(NOT INCL. 105 S.F. O.T.B.)
(INCL. 97 S.F. FIN. BSMNT.)

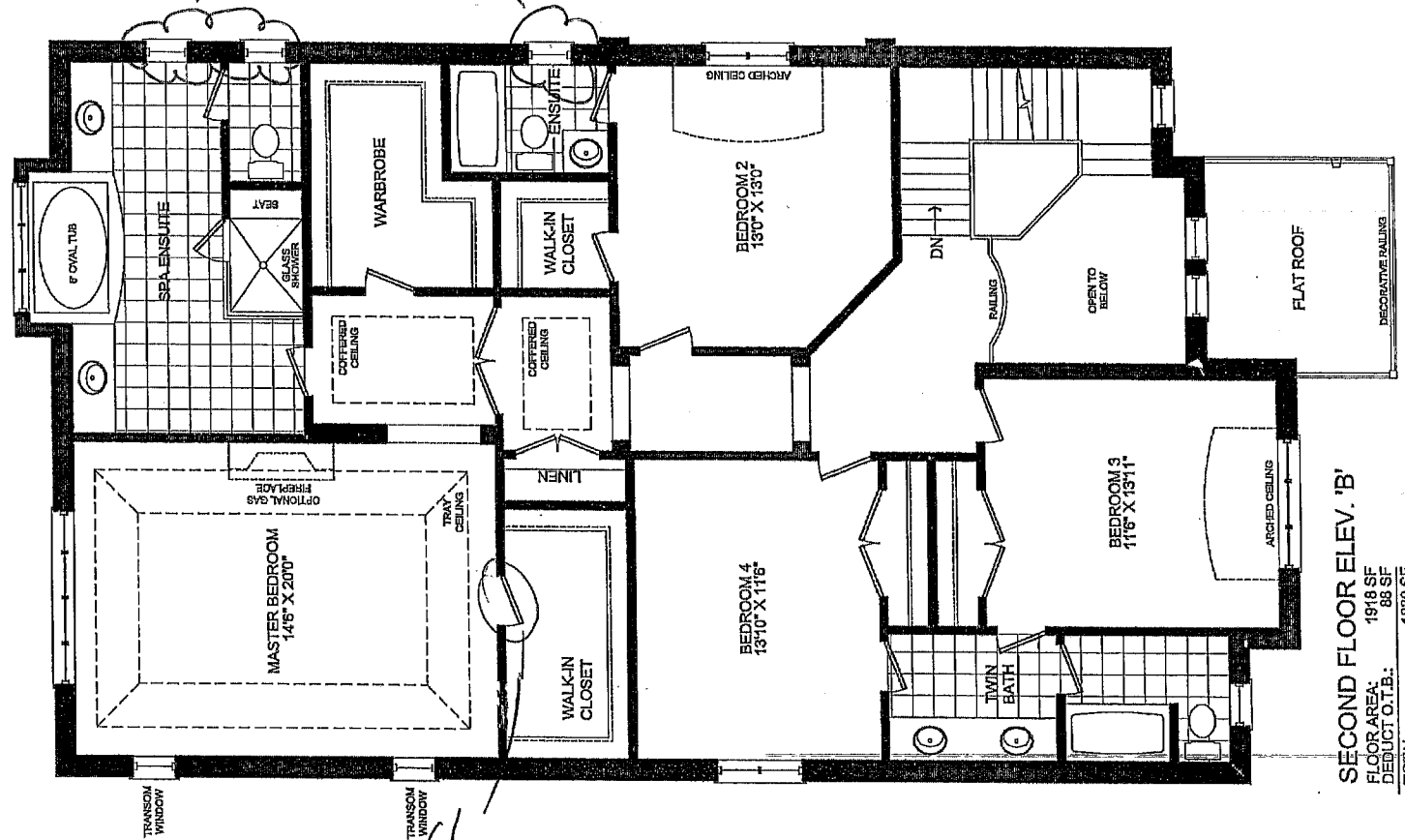
Lot Coverage (max.)
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Page
2 OF 6





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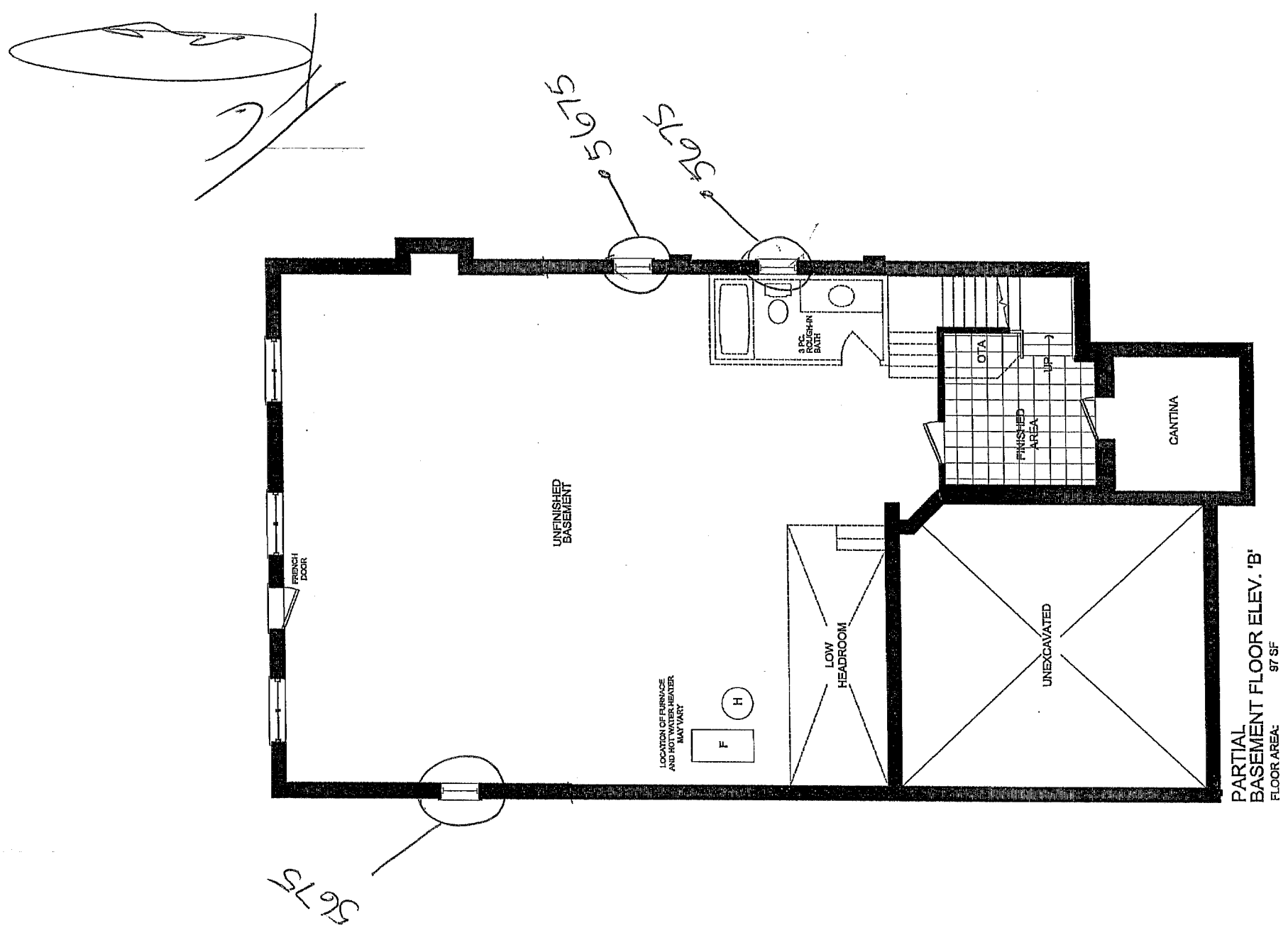
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SECOND FLOOR ELEV. 'B'

FLOOR AREA: 1918 SF
DEDUCT O.T.B.: 88 SF
TOTAL: 1830 SF



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Project KING VALLEY KING CITY		
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Page 3 OF 6		



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3	AUG-16-12	HHY

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Project
KING VALLEY
KING CITY

Model
LOT 94

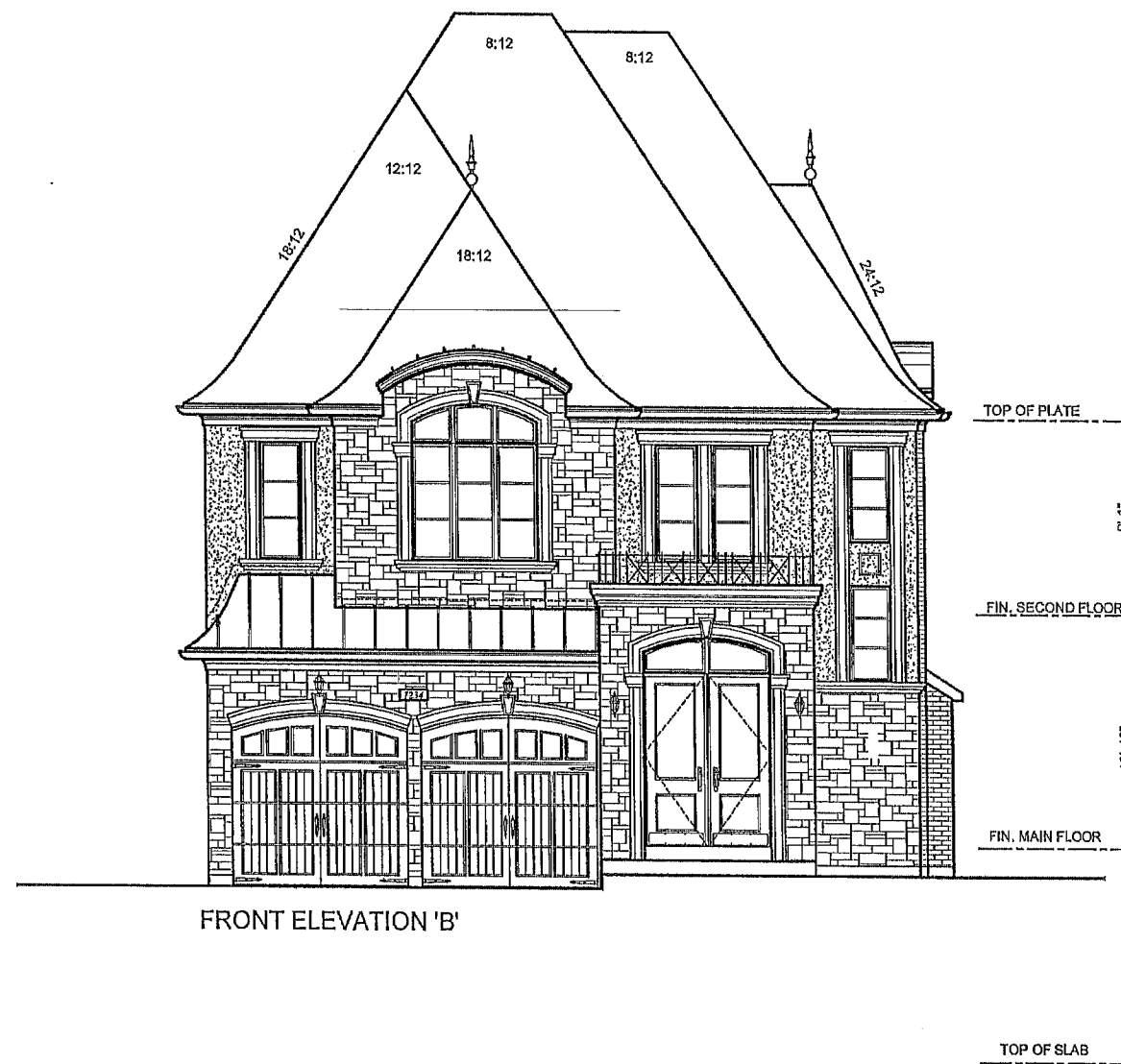
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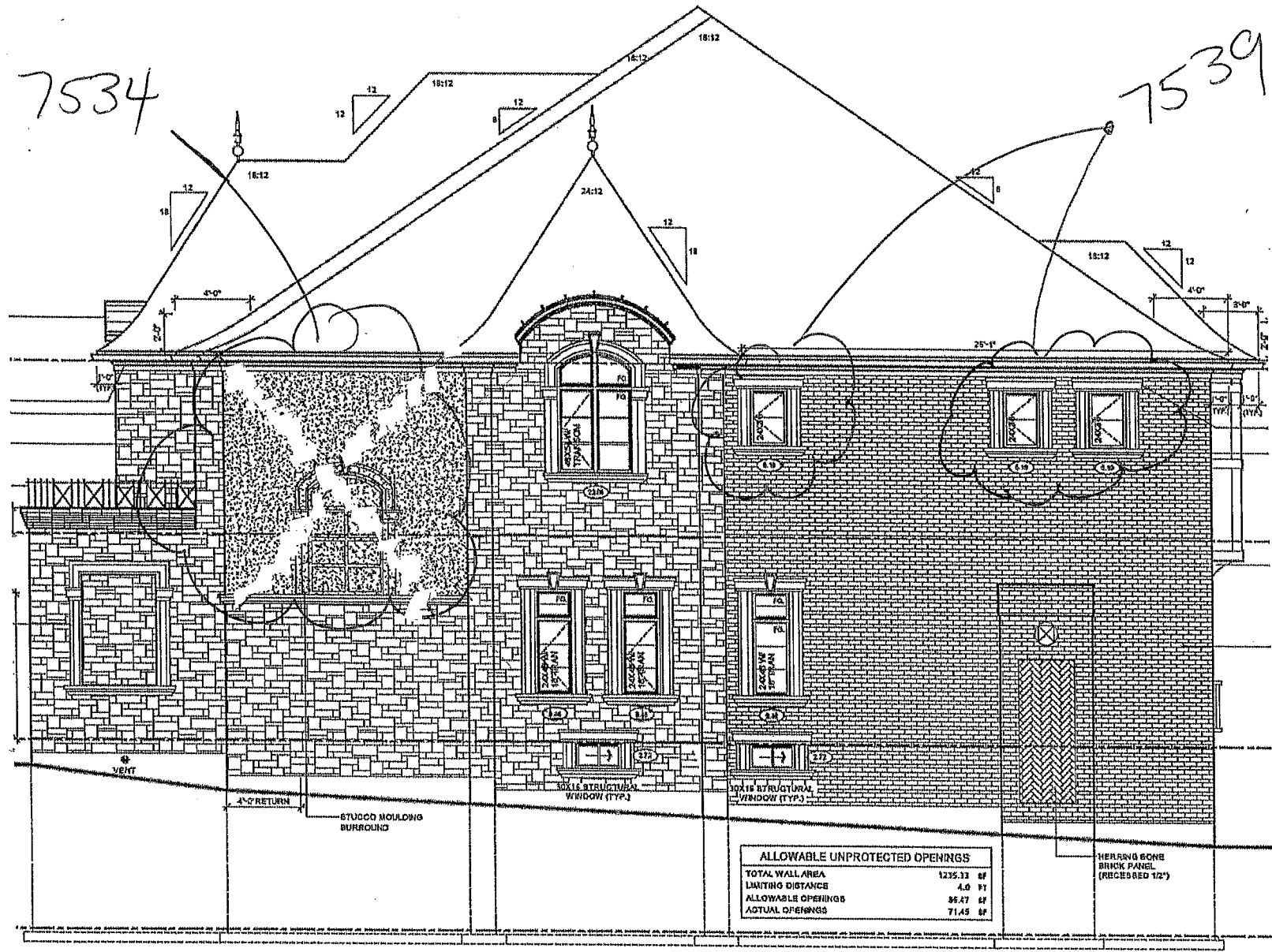
Page
1 OF 6



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Page 4 OF 6		



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RIGHT SIDE ELEVATION 'B'
(LOT 94)

REVISED AS PER ARCH. CONTROL COMMENTS.

RN design
Imagine • Inspire • Create



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Page 5 OF 6		