

Lot 38
Phase South
Model Eden (50-07) Elev C
LINA GARGARO

Colours Upgrade Report
The Castles of King City Print Date: ~~27-Feb-17~~ MARCH 3/17

PE With Agreement

- 1.WALK OUT BASEMENT (NO DECK NO STAIRS)
- 2. ~~\$25,000~~ TO BE USED AT THE TIME OF DECOR APPOINTMENT ON UPGRADES FROM BUILDER STANDARD SAMPLES(INCLUSIVE OF HST)

Additional items
Fireplace, Plaster Moulding ,HvAc.
#5035,- 5039, 5040
Pg 3 Highlighted
Pg 10

MARCH 3/17

ID	Group	Description	Invoice	Date Ordered	
3343	STRUCTURAL	EXTERIOR - 1. REMOVE all keystones 2. Precast around windows to not have a ledge on the leg, continuous with no detail see sketch	479		
3345	STRUCTURAL	LOGGIA - suspended 1. Approx 27ft-10inch x 13 ft 2. Suspended Concrete loggia with columns and roof above, aluminum soffit and fascia with decorative frieze and aluminum railing around edge of concrete slab **delete brick on columns - cladding finish to be approximately same width squared as brick 3. No cold room below - only concrete slab 4. No stairs 5. SLOPED exterior roof	479		
3349	STRUCTURAL	OUTSIDE COURTYARD 1. Create cold room under side courtyard 2. Eliminate concrete foundation and install steel beam with end supports 3. Construct an exterior type 2 x 6 framed wall with sheathing, insulation and Tyvek under steel beam and exterior steel insulated metal door 4. Includes floor drain, venting to exterior with light and switch.	479		
3351	STRUCTURAL	CUSTOM EXTERIOR WINDOW COLOURS **windows to be black	479		
3352	STRUCTURAL	COURTYARD **96 inch doors with multipoint lock	479		
3353	STRUCTURAL	MUD ROOM 1. Delete closet doors and shelving only - walls to remain, ceiling dropped to 8 feet **future closet system to be installed 2. Move door from mud/hall more to the inside of the mudroom and closer to the garage man door 3. Trimmed flat arch between hall and mudroom (where previous door was) 4. SINK ROUGH-IN	479		
3354	STRUCTURAL	TRIM - 8 foot doors/arches on second floor in lieu of standard	479		
3355	STRUCTURAL	BREAKFAST / MAIN HALL - Delete door at breakfast area and leave as trimmed arch **French doors to be used at bedroom 4	479		
3356	STRUCTURAL	MASTER ENSUITE - Infinity drain (no curb)	479		
3357	STRUCTURAL	MASTER ENSUITE - shower seat with standard marble top	479		
3358	STRUCTURAL	TRIM - STEP STYLE 1. 3-1/2 inch casing with backbend 2. 9-1/4 inch baesboards	479		
3361	STRUCTURAL	MASTER ENSUITE SHOWER Grohe F Series jets (x4) F Series 27252000	479		
3363	STRUCTURAL	HVAC - 1 gas line in ceiling of loggia for future heater	479		

* BLACK ALUMINUM INSIDE ROOF AS PER # 4572

ONLY OVER CLOSET PORTION

3364	STRUCTURAL	DEN / FOYER 1. Delete door between foyer and den and adjust wall (depth of wall to be approx 16 inches) 2. open up wall between den and parlour creating a trimmed flat arch 3. installed coffered ceiling in lieu of waffle ceiling	479		
3365	STRUCTURAL	KITCHEN - PREP AREA 1. Add wall in prep area creating two separate spaces **note additional countertop to be flush with end of stove wall 2. Additional countertop *standard line of granite 3. ELECTRICAL for future wine fridge 4. Create walk in pantry approx 3 feet deep - no shelves in lieu of cabinets countertop	479		
3366	STRUCTURAL	KITCHEN PREP AREA - a bar sink SINK AS PER 4881 Blanco undermount with concetto faucet	479		
3367	STRUCTURAL	HVAC - note location of standard bbq gas line at rear	479		
3368	STRUCTURAL	BREAKFAST AREA - 1. REQUESTING One (1) large window (7 feet wide if possible) - tempered glass to the floor in lieu of the standard double doors 2. If the above is not possible, INSTALL a large 3 panel window to the floor in tempered glass in lieu of double doors (18 inches on each side and centre panel to be 48 inches wide, total 7 feet if possible)	479		SEE SPEC AND EXTRA #4458
3369	STRUCTURAL	KITCHEN - 1. Delete window above kitchen sink **pending architectural control #4442 2. Relocated sink to island	479		96 x 18 Window
3371	STRUCTURAL SEE 5035	FAMILY ROOM FIREPLACE - Rough in only to remain for future installation of fireplace by homeowner after closing	479	*	SEE #5035
3372	STRUCTURAL	ENSUITE 4 (BED 4) 1. Delete tub 2. bathroom to be two piece (toilet and vanity) 3. centre window	479		
3373	STRUCTURAL	MASTER BEDROOM - 1. create double door closet 2. DELETE double doors at master dressing room - full wall 3. create trimmed flat arch 60 inches wide from master ensuite into dressing room	479		
3376	STRUCTURAL	MASTER ENSUITE - RECONFIGURE 1. Window to remain in former toilet area 2. Move drop in tub to be parallel and centred under window 3. install two vanities (in lieu of one) on either side of tub 4. Shower location to remain - shower to relocate 5. Shower to be FRAMELESS 5. Relocate toilet with half wall ***possible glass in lieu of wall (will decide at a later time	479		
3377	STRUCTURAL	STAIR LANDING - DELETE bulk nib wall on with side of window DELETE arch above optional window seat	479		
3378	STRUCTURAL	BEDROOM 4 - Install bar sink and faucet Blanco sink and grohe concetto faucet *cabinets/countertop not included in price	479		

3379	STRUCTURAL	PLUMBING - 1. frost free hose bibs on main floor rear, courtyard and loggia 2. standard hose bib in garage to be installed towards the front end of the garage **Woodford	479		
3380	STRUCTURAL	MASTER & POWDER - ONLY 1. WALL MOUNTED toilets 2. TOTO Model CWT418MFG-1 **includes elongated soft close seat SS204 **includes push button actuator on wall YB820 **price includes ADDITIONAL WALL SUPPORT	479		
3383	STRUCTURAL	FRONT DOOR - Stoneshore pewter handle in lieu of standard	479		
3703	STRUCTURAL	DRESSING ROOM - Standard size single window in lieu of garden doors ***future bench will be installed under window	479		
3704	STRUCTURAL	PARLOUR - Install standard fireplace from the family room in the Parlour **family room to have gas line rough inly for future fireplace	479		
3705	STRUCTURAL	PREP AREA - 8 foot single french door with multipoint lock in lieu of standard	479		
3706	STRUCTURAL	BASEMENT - 1. Install 96 inch double doors with multipoint lock in lieu of standard (no transom)	479		
3845	STRUCTURAL	BASEMENT WINDOWS - Enlarge basement windows to be 84 inches high (approx 18 inches from finished floor) **top of windows to line up with top of doors	479		
3846	STRUCTURAL	MASTER BEDROOM - Montigo L38 with black surround **bottom of trim to be install approx 16-18 inches above finished floor	479		
3876	STRUCTURAL	MASTER ENSUITE - Standard TRAY CEILING to remain if possible **adjustments may be required	479	*	NOT POSSIBLE
3877	STRUCTURAL	STAIRS - MAIN TO 2ND, MAIN TO BASEMENT ***MAPLE*** UPGRADE TO 1-3/4 inch thick treads INCL. MAPLE HANDRAIL	479		
3878	STRUCTURAL	STAIRS - MAIN TO 2ND, MAIN TO BASEMENT Glass railings with round stanless steel posts, square oak handrail MAPLE (MAPLE)	479		
3879	STRUCTURAL	GARAGE MAN DOOR to exterior of house	479		
3885	STRUCTURAL	MUDROOM door to be a 4 panel shaker style with frosted glass (4 Panel)	479		
3886	STRUCTURAL	Builder Discount	479		
4442	WINDOW CLARIFICATION	WINDOW CLARIFICATION - #3369 ***WINDOW TO REMAIN ***WINDOW TO BE 96 INCHES WIDE BY 18 INCHES HIGH SITTING AT COUNTERTOP LEVEL. **NOTE - THERE ARE NO WOOD EXTENSIONS ON THSI WINDOW, DRYWALL RETURN TO THE VINYL ON THE INSIDE	796		
4456	CLARIFICATION - #3345	CLARIFICATION - ITEM #3345 - REAR COLUMNS ON LOGGIA OFF OF MAIN FLOOR TO BE SAME WIDTH AS BRICK COLUMNS BELOW. (NO TAPERING - SEE ELEVATION)	800		LOGGIA
4457	CLARIFICATION - #3365	CLARIFICATION - ITEM #3365 **SEE BLACKLINES FOR LOCATIONS OF BAR/WINE FRIDGES PREP 1	800		

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4458	CLARIFICATION - #3368	CLARIFICATION - #3368 WINDOW IN LIEU OF GARDEN DOORS LOW PROFILE WINDOW AS PER SPEC @ BREAKFAST AREA 800		
4459	CLARIFICATION - #3371	CLARIFICATION - #3371 FIREPLACE VENTING FOR FUTURE FIREPLACE AS PER SPEC 800	*	SEE 5035
4460	CLARIFICATION - #3376	MASTER ENSUITE - CLARIFICATION #3376 1. DELETE HALF WALL 2. SEE LOCATION OF TOILET 3. SHIFT ENSUITE DOOR CLOSE TO MASTER DRESSING AREA 800		
4461	CLARIFICATION - #3378	CLARIFICATION - #3378 - BEDROOM 4 BAR SINK TO BE CENTRED AS PER PER SKETCH 800		
4462	CLARIFICATION - ITEM #3876	ITEM #3876 - TRAY CEILING IN MASTER ENSUITE NOT POSSIBLE DUE TO RECONFIGURATION 800		
4463	RAILING CLARIFICATION - #3878	CLARIFICATION - #3878 - HANDRAIL ON STAIRS TO BE MAPLE 800		
4464	CANCELLED ITEM #3879	ITEM #3879 - GARAGE MAN DOOR TO EXTERIOR OF HOUSE NOT POSSIBLE DUE TO GRADING **CREDIT TO BE APPLIED ON EXTRAS 800		
4534	STRUCTURAL ADDITION	TRIM / ELECTRICAL - PLUGS TO BE INSTALLED IN BASEBOARDS ON MAIN FLOOR ONLY 800		
4535	STRUCTURAL ADDITION	MASTER ENSUITE - SHOWER NICHE *HORIZONTAL ON WALL ABOVE SEAT 800		
4536	STRUCTURAL ADDITION	BULKHEADS - KITCHEN/BREAKFAST/FAMILY ROOM BUILD OUT BULKHEAD/COFFERED CEILING LIKE THE MODEL HOME 51 **BULKHEAD DETAIL ATTACHED **ELECTRICAL AND PLASTER MOULDINGS SOLD SEPARATELY 800		
4537	STRUCTURAL ADDITION	PARLOUR - ONE LARGE COFFERED IN LIEU OF TWO 2 FEET WIDE @ FIREPLACE WALL 800		
4538	STRUCTURAL ADDITION	ADD TRIMMED ARCHWAY BETWEEN STAIRWALL AND OUTDOOR COURTYEAR AT MAIN HALL **ALL 3 MAIN FLOOR FLAT ARCHWAYS TO BE APPROXIMATELY 15 INCHES THICK 800		
4539	STRUCTURAL CLARIFICATION	DELETE - WALK IN PANTRY BEHIND KITCHEN 800		
4540	STRUCTURAL ADDITION	LAUNDRY ROOM - STACKABLE WASHER AND DRYER IN LIEU OF STANDARD *LEAVE APPROX 20 INCHES FROM WALL FOR FUTURE CABINETRY 800		SIDE BY SIDE
4570	STRUCTURAL ADDITION	KITCHEN - RECESS WALL AT FRIDGE LOCATION APPROX 3 INCHES TO ACCOMODATE INTEGRATED FRIDGE 800		

4571	STRUCTURAL ADDITION	KITCHEN - 1. DELETE WALLS ON EITHER SIDE OF STOVE AND EXTEND STOVE BACK WALL SO THE ENDS LINE UP WITH THE EDGE OF THE OVAL WINDOWS AS CLOSE AS POSSIBLE (SEE DOTTED LINE ON SKETCH) 2. DELETE FLAT ARCHES ON EITHER SIDE OF STOVE 3. OPENING IN FRONT OF PREP 1 AREA TO BE APPROX 3 FOOT 1 INCHES TO ALIGN 4. OPENING IN FRONT OF PREP 2 AREA TO BE APPROX 3 FOOT 5 INCHES TO *OVAL WINDOWS TO REMAIN IN STANDARD LOCATION 5. SHIFT WALL FROM PREP AREA 1 INTO PREP AREA 2 - PREP 1 AREA SHOULD BE APPROXIMATELY 36 INCHES	800		
4572	STRUCTURAL CLARIFICATION	LOGGIA CLARIFICATION - ALUMINUM INSIDE LOGGIA ROOF TO BE *****BLACK*****	800		
4628	STRUCTURAL ADDITION	TRIM - SHAKER STYLE PANELLING TO THE INSIDE OF 3 FLAT ARCHES ON MAIN FLOOR ***INSIDE ARCH ONLY, OUTSIDE IT TO BE CASING	800	① FOYER TO HALL ② HALL TO AREA IN FRONT OF COURTYARD ③ HALL TO KITCHEN	
4630	STRUCTURAL ADDITION	18 INCH WINE FRIDGE IN PANTRY SPACE IN PREP 1 AREA ***FINISHED SPACE TO BE 24 INCHES, REQUIRED IN ORDER TO FIT WINE FRIDGE ***ELECTRICAL INCLUDED ***UNDERCOUNTER BAR FRIDGES IN PREP 1 AREA NO LONGER APPLICABLE	800		
4631	STRUCTURAL ADDITION	GARDEN DOOR AT OUTDOOR COURTYARD - ACCESSIBLE DOOR TO BE CLOSEST TO THE KITCHEN - SEE SKETCH (RIGHT TO LEFT)	800		
4632	STRUCTURAL ADDITION	PARLOUR FIREPLACE CLARIFICATION - *FIREPLACE TO BE INSTALLED APPROXIMATELY 8 INCHES ABOVE FINISHED FLOOR *FIREPLACE TO PROTRUDE APPROXIMATELY 3/4 INCH FORWARD AS FUTURE TILES WILL BE INSTALLED AND HOMEOWNER WANTS TILES TO BE AS FLUSH AS POSSIBLE *BUILD UP WALL ABOVE FIREPLACE FROM FLOOR TO CEILING **FIREPLACE BUILD OUT TO BE APPROXIMATELY 18 INCHES DEEP (AS SMALL AS POSSIBLE) **COFFERED CEILING ON THAT WALL ONLY TO BE APPROX 2 FEET DEEP	800		
4633	STRUCTURAL ADDITION	DRAPERY NICHE ABOVE 2 WINDOWS IN FAMILY ROOM AND 2 WINDOWS IN DINING ROOM **APPROX 8 INCHES HIGH, 8 INCHES DEEP FRONT TO BACK **NICHE TO BE APPROXIMATELY 4 INCHES WIDER THAN WINDOW TRIM	800		
4706	DELETED ITEM 4633	CHANGED ITEM #4633 - DO NOT INSTALL DRAPERY NICHES	831		
4707	PLUMBING	MASTER ENSUITE - DELETE UPGRADED TOILET IN MASTER ENSUITE AND INSTALL STANDARD	831		

4710	ELECTRICAL	<p>ELECTRICAL - MAIN FLOOR</p> <p>1. FOYER - NOTE LOCATION OF SWITCHES</p> <p>2. DEN - NOTE LOCATION OF STANDARD SWITCH *ON PARLOUR SIDE OF WALL</p> <p>3. PARLOUR - 4 LED POTLIGHTS ON SAME SWITCH AS STANDARD LIGHT, NOTE LOCATION OF STANDARD LIGHT AND STANDARD SWITCHES \$400 **CENTRE WITH CEILING DETAIL AS CLOSE AS POSSIBLE, STANDARD LIGHT TO BE CENTRED WITH DEN OPENING</p> <p>4. MAIN HALL - WALL SCONCES ON GARAGE WALL, SEPARATE SWITCH FOR THIS INSTALLED IN MUD ROOM **6 FEET APART, 5-1/2 FEET HIGH CENTRED WITH FIREPLACE \$200</p> <p>5. POWDER - 1 LED POTLIGHT ABOVE TOILET ON SAME SWITCH AS STANDARD **NOTE - STD LIGHT ABOVE VANITY TO BE INSTALLED 2 FEET DOWN FROM CEILING \$150</p> <p>6. DINING ROOM - 7 LED POTLIGHTS IN COFFERED CEILING ON SEPARATE SWITCH FROM STANDARD **NOTE LOCATION OF SWITCHES & ADD 3 WAY SWITCH SEPARATLY FOR POTS AND CENTRE \$2000</p> <p>7. FAMILY ROOM - 2 AND 4 (TTL 6) LED POTLIGHTS ON SEPARATE SWITCHES \$1,140</p> <p>8. KITCHEN - 6 LED POTLIGHTS IN BULKHEAD ON SEPARATE SWITCH, 4 LED POTS IN KITCHEN, ON SAME SWITCH WITH STANDARD LIGHT CENTRED ABOVE ISLAND AND 2 ABOVE COOKTOP ON SEP SWITCH \$2000</p> <p>9. KITCHEN STOVE WALL - NOTE LOCATION OF STANDARD COUNTERTOP PLUGS</p> <p>10. KITCHEN ISLAND - NOTE LOCATION OF STANDARD PLUG</p> <p>11. EXTERIOR FRONT - 2 POTLIGHTS ABOVE GARAGE IN LIEU OF STANDARD COACH AND LIGHT IN PORTICO ON SAME SWITCH \$200</p> <p>12. COACH LIGHTS AT FRONT OF PORTICO TOGETHER ON SAME SWITCH</p> <p>13. OUTDOOR COURTYARD - USE STANDARD COACH LIGHT FROM ABOVE GARAGE FOR THIS AREA</p> <p>14. PREP AREA 1 - ENSURE STANDARD COUNTERTOP PLUGS ARE INSTALLED</p> <p>15. PREP AREA 2 - ENSURE STANDARD COUNTERTOP PLUGS ARE INSTALLED WHERE FUTURE DESK AREA IS **AS WELL AS 1 STANDARD PLUG AT STANDARD HEIGHT FROM FLOOR</p> <p>16. DEN - 3 LED POTLIGHTS ON SAME SWITCH, ADD PLUG APPROX 2 FEET DOWN FROM CEILING \$400</p> <p>**ALL STANDARD CEILING LIGHTS INDICATED ON PLAN **ALL SWITCHES TO BE INSTALLED AT 40 INCHES ABOVE FINISHED FLOOR</p>	831		
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		**ALL OTHER PLUGS AND SWITCHES TO BE INSTALLED AS REQUIRED PER BUILDING CODE			
4711	ELECTRICAL	ELECTRICAL - 2ND FLOOR 1. MASTER DRESSING ROOM - 7 LED POTLIGHTS ON SEPARATE SWITCH FROM STANDARD \$1750 **BUILT INS ARE GOING IN HERE SO INSTALL THE POTS APPROX 32 INCHES AWAY FROM WALL 2. MASTER ENSUITE - STANDARD CAPPED LIGHT TO BE INSTALLED CENTRED IN ROOM ON SAME SWITCH AS STANDARD LIGHTS ABOVE VANITY; 1 LED POTLIGHT TO BE INSTALLED OVER THE TOILET, ON SEP SWITCH \$100 2A. MASTER ENSUITE - INSTALL PLUG BEHIND TOILET FOR FUTURE BIDET \$175 3. MASTER BEDROOM - 2 WALL SCONCES ON SEPARATE SWITCH *11 FEET APART 45 INCHES FROM FINISHED FLOOR **NOTE: 4 WAY SWITCHES REQUIRED - ONE AT EACH SCONCE AND ONE AND ENTRANCE (MARKED ON PLAN) \$200 4. MASTER BEDROOM CLOSET (NOT THE WALK IN) - INSTALL LIGHT WITH DOOR JAMB SWITCH \$100 5. BEDROOM 2 CLOSET - LIGHT WITH DOOR JAMB SWITCH \$100 6. MAIN STAIR LANDING - 2 WALL SCONCES ON SEP SWITCH **CENTRED FOR HEIGHT TO WINDOW **INCLUDES 3 WAY SWITCH ONE AT BOTTOM OF STAIRS AND ONE AT TOP \$263 **ALL STANDAR VANITY LIGHTS TO BE INSTALL 2 FEET DOWN FROM CEILING **ALL STANDARD CEILING LIGHTS MARKED ON PLAN **ALL SWITCHES TO BE INSTALLED AT 40 INCHES ABOVE FINISHED FLOOR **ALL OTHER PLUGS AND SWITCHES TO BE INSTALLED AS REQUIRED PER BUILDING CODE	831		
4713	ELECTRICAL	Optional Window seat at main stair landing - seat to be wall to wall, 18 inches high, 24 inches deep	831		
4881	STRUCTURAL	PLUMBING 1. INSTALL STANDARD KITCHEN SINK AND STANDARD FAUCET IN PREP AREA - ***SINK TO BE LOCATED UNDER WINDOW DUE TO SPACE REQUIRED <i>IN PREP 1</i> 2. INSTALL BAR SINK AND STANDARD FAUCET IN BEDROOM 4 (PAID WITH STRUCTURALS) <i>#3379</i> 3. INSTALL UPGRADED KITCHEN SINK AND FAUCET IN ISLAND TBD	831		
4882	STRUCTURAL	ELECTRICAL - 3 LED POTLIGHTS IN CLOSETS IN MUDROOM ON SEP SWITCH	831		
4883	STRUCTURAL	ELECTRICAL - LOGGIA - 2 LED POTLIGHTS IN LOGGIA ON SEP SWITCH	831		
4884	STRUCTURAL	ELECTRICAL - FOYER - 2 LED POTLIGHTS IN FOYER ON SEP SWITCH, APPROX 3 FEET APART, ON SEP SWITCH <i>5 1/2 FEET HIGH</i>	831		
4885	STRUCTURAL	FRAMING CLARIFICATION - LINE UP FOYER FLAT ARCH WITH FRONT DOOR SIDE LITE WALLS	831		
4886	STRUCTURAL	ELECTRICAL - 2 LED POTLIGHTS ABOVE OPT DESK IN MASTER	831		
4887	STRUCTURAL	ELECTRICAL - LED STRIP LIGHTING TO BE IN PREP ARE 1, PREP AREA 2 AND KITCHEN AREA AT REAR WINDOW ON SEP SWITCH	831		
4888	STRUCTURAL	ELECTRICAL - PREP AREA 1 - PLUG FOR FRIDGE DRAWERS **NOTE LOCATIONS OF STANDARD COUNTERTOP PLUGS	831		

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4916	ELECTRICAL	ELECTRICAL EXTRA Great/Family Room - 5.5ft Electrical Outlet over Fireplace Master Bedroom - 5.5ft Electrical Outlet over Fireplace Bedroom 4 - 5ft Electrical Outlet Loggia - 8ft Electrical Outlet in Ceiling (see attached sketch) (paid at Smart Tech)	855		
4922	STRUCTURAL	ELECTRICAL - PREP 2 - SEE LOCATION FOR SWITCH FOR LOGGIA LIGHTS	831		
4923	STRUCTURAL	ELECTRICAL - CONTACT SIMONE BEFORE WIRING HOME TO DO A WALK THROUGH OF ELECTRICAL LAYOUT BASED ON MARKED PLAN	831		
4924	STRUCTURAL	ELECTRICAL - EXTERIOR - SEE LOCATION OF STANDARD EXTERIOR PLUGS IN COUNRTYARD	831		
4925	STRUCTURAL	PLUMBING - POWDER ROOM FAUCET - GROHE ALLURE BRILLIANT 223115000	831		
4926	STRUCTURAL	PLUMBING - MASTER ENSUITE SINKS - STANDARD RECTANGULAR UNDERMOUNTS SINK FAUCETS - GROHE EUROCUBE 23184000 (X2) TUB FAUCET 4 PCE - GROHE EUROCUBE 19897000 SHOWER FAUCET - GROHE EUROCUBE 23148000 **JETS PURCHASED DURING STRUCTURALS	831		
4927	COLOURS	PLUMBING - ENSUITE 2, 3 & 4 SINKS - STANDARD RECTANGLE UNDERMOUNT FAUCETS - GROHE ESSENCE 32137000	831		
4928	COLOURS	PLUMBING - MASTER ENSUITE - MAXX FREESTANDING TUB SERENADE F #105516	831		
4980	STRUCTURAL	PLUMBING - LOGGIA - ADD HOSE BIB ON LOGGIA - SEE SKETCH FOR LOCATION	831		
4981	STRUCTURAL	HVAC - 8 INCH VENT ABOVE STOVE ***SPEC TO FOLLOW FOR CUSTOM HOOD FAN FOR LOCATION OF VENT	831		NOW 10" - SEE 5040
4982	STRUCTURAL	FRAMING - PREP AREA 2 DROP CEILING ABOVE DESK CREATING A BULKHEAD THAT IS APPROX 50 INCHES FROM CEILING TO BOTTOM OF BULK HEAD - APPROXIMATELY 12-13 INCHES DEEP ***TO BE CONFIRMED WITH SPEC	831		
4983	COLOURS	MIRRORS - ALL BATHROOMS FULL HEIGHT AND WIDTH, INCLUDES CUT OUTS FOR LIGHT ***SMOKED IN POWDER - TO BE LIGHT GREY	831		
4984	COLOURS	REMAINING DECOR DOLLARS (12,054.45 INCL HST)	831		
4985	COLOURS	QTK QUOTE NOV 10 2016	831		
4986	COLOURS	INTERSTONE QUOTE NOV 10 2016 ***POWDER ROOM BASEBOARD - 12 PCE OF BASEBOARD UNDER VANITY N/A AS PER ROB ***REQUESTING 3/4 INCH OVERHANGS IN LIEU OF THE STANDARD 1 INCH ***CORNER LEDGE IN ENSUITE 2 SHOER ***SEE TILE DIRECTION FOR POWDER ROOM	831		Basement foyer to be left unfinished

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Colours Upgrade Report
The Castles of King City Print Date:03-Mar-17

4988	STRUCTURAL	HARDWOOD - VINTAGE MAPLES CHARACTER PEARL 5 INCH NEBULA	831	*	throughout main/2nd floor incl mud.
4989	STRUCTURAL	TRIM - 1. 4 PANEL SHAKER DOORS THROUGHOUT 2. 4 PANEL SHAKER DOOR WITH FROSTED GLASS AT BEDROOM 4 IN LIEU OF STD FRENCH 3. 4 PANEL SHAKER DOOR WITH FROSTED GLASS AT MUDROOM IN LIEU OF STANDARD	831		
4990	COLOURS	POWDER ROOM SINK - KOHLER K-2373 SEE #5038	831	*	SEE 5038
4991	STRUCTURAL	MASTER BEDROOM SINKS - CONTRAC COLETTE (X2)	831		
4992	STRUCTURAL	KITCHEN SINK - BLANCO 401518 QUATRUS R15 SUPER SINGLE	831		
4993	COLOURS	KITCHEN FAUCET - GROHE MINTO 30218DCO (BRUSHED FINISH)	831		
4994	STRUCTURAL	KITCHEN SOAP DISPENSER - COSMOPOLITAN 40535DCO (BRUSHED FINISH)	831		
4995	COLOURS	LAUNDRY SINK - BLANCO PRACTIKA UNDERMOUNT **STANDARD FAUCET TO REMAIN	831		
4996	STRUCTURAL	*****FLUSH TRANSITIONS ON MAIN FLOOR ONLY	831		
4997	COLOURS	MUDROOM - SINK - STANDARD LAUNDRY SINK INSTALL 401204 FAUCET - STANDARD CONCETTO FAUCET	831		
4998	COLOURS	INTERIOR HANDLES - LINEA	831		
4999	ELECTRICAL	ELECTRICAL FOR WALL OVEN AND MICROWAVE	831		
5035	LATE STRUCTURAL	FIREPLACE IN GREAT/FAMILY ROOM - 1-ORTAL CLEAR75 WITH BLACK SAFETY SCREEN ON FRONT **STEEL STUD REQUIRED AND SPECIFIC VENTALATION REQUIRED, SEE MANUAL **Includes ledge below the fiireplace and box to the ceiling. ledge to be the width of the room, box above to be approximately 4 inches finished past the glass for reuired ventalation. See fireplace pic	877		
5036	PLASTER MOULDING	PLASTER MOULDING IN PARLOUR - 3 INCH BAND PROFILE **SIMILAR LAYOUT TO MODEL HOME LOT 51	877		
5037	PLASTER MOULDING	PLASTER MOULDING KITCHEN/FAMILY - SEE DRAWING **12 INCH CROWN, 6 INCH BAND ON CEILING, 3 INCH BAND ON PERIMETER BOX	877		
5038	PLASTER MOULDING	PLUMBING - DELETE KOHLER VESSEL SINK AN DINSTALL 97023 SCULPTURED BLACK GLASS VESSEL SINK	877		
5039	PLASTER MOULDING	PLASTER MOULDIJG IN MASTER BEDROOM ON TRAY WALLS - 3 INCH BAND PROFILE (STYLE LIKE THE PARLOUR) - DESIGN WITH CIRCLE TO BE SIMILAR TO MODEL HOME 51	877		
5040	HVAC	10 INCH VENT IN LIEU OF 8	877		

Top of box stops
2 inches from ceiling

Build out/up
to be flush
at front
with bottom
ledge.



DO NOT
Set back.

16"



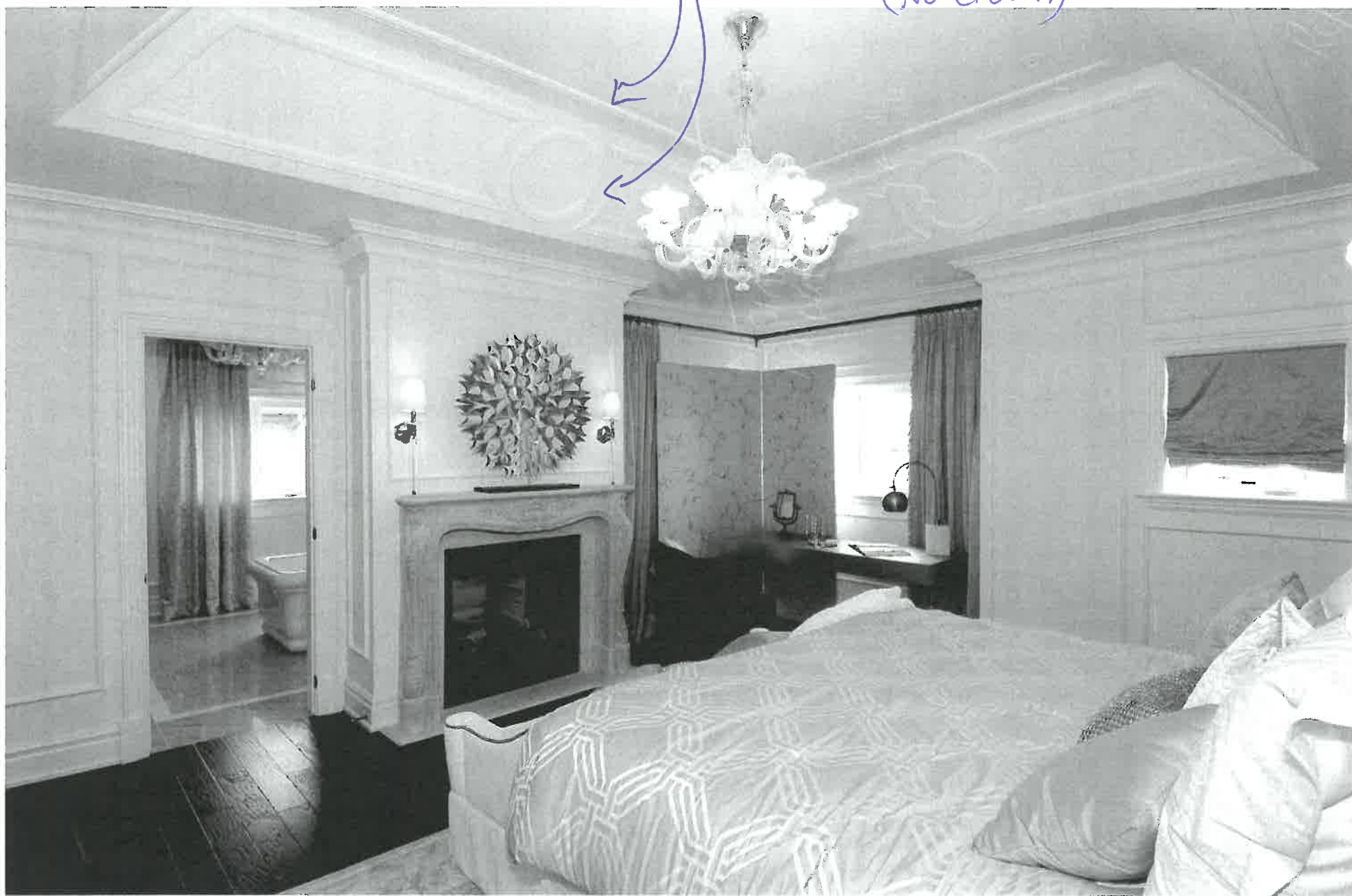
ledge to
go across
from wall
to wall

Clear 70TS



ORTAL
HEATING SOLUTIONS

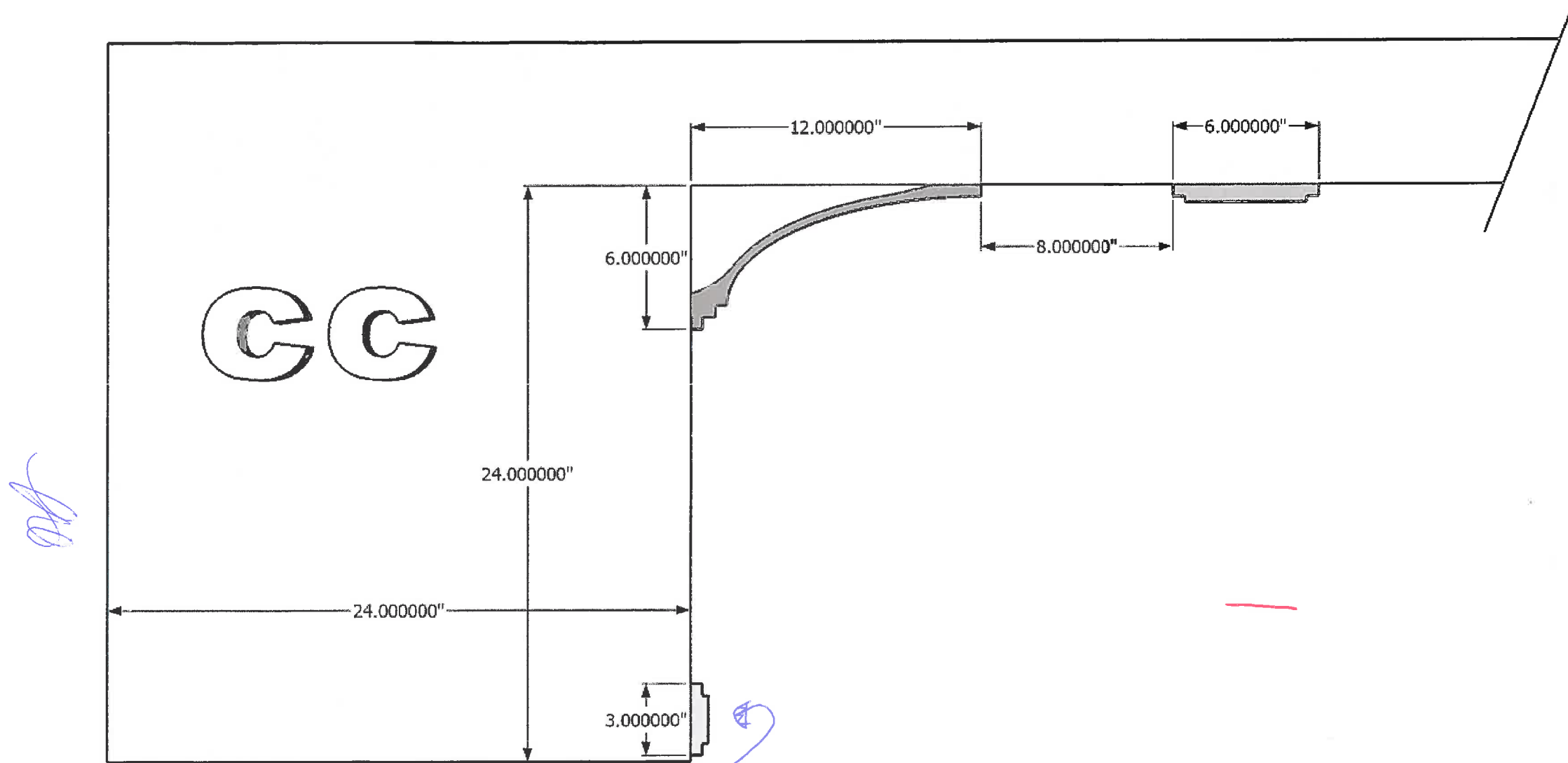
7618 Jellico Avenue, Northridge, CA 91325 Tel: 818 238 7000
Fax: 818 345 0541 office@ortal-heat-usa.com www.ortal-heat-usa.com



Reference for 38S Caottas



Reference for 38 S Castles

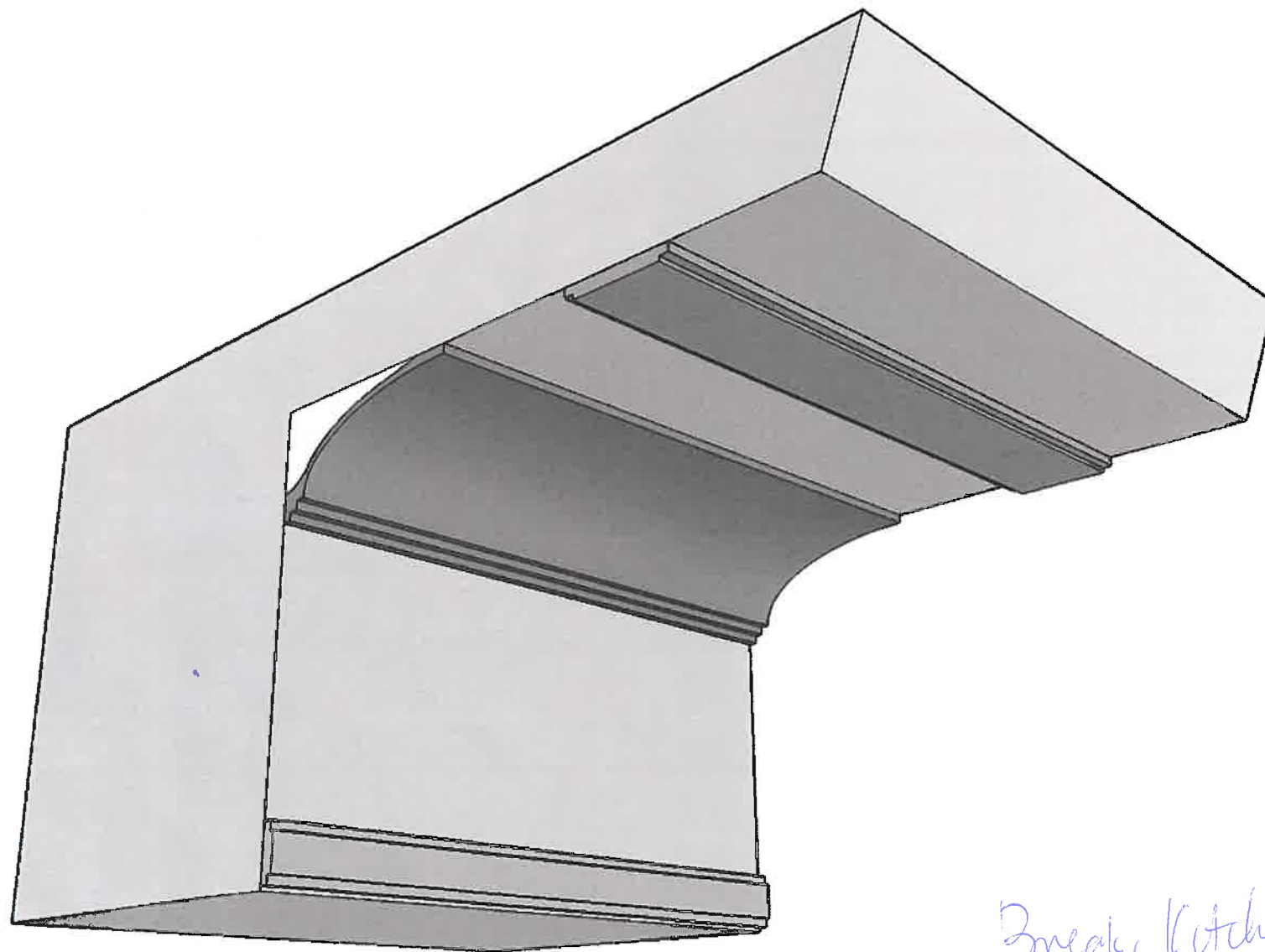


This style
on ceiling of
parlour
and master
Bedroom

Break, Kitchen, Family

Castles
38S

38



Break, Kitchen, family
castles
38S

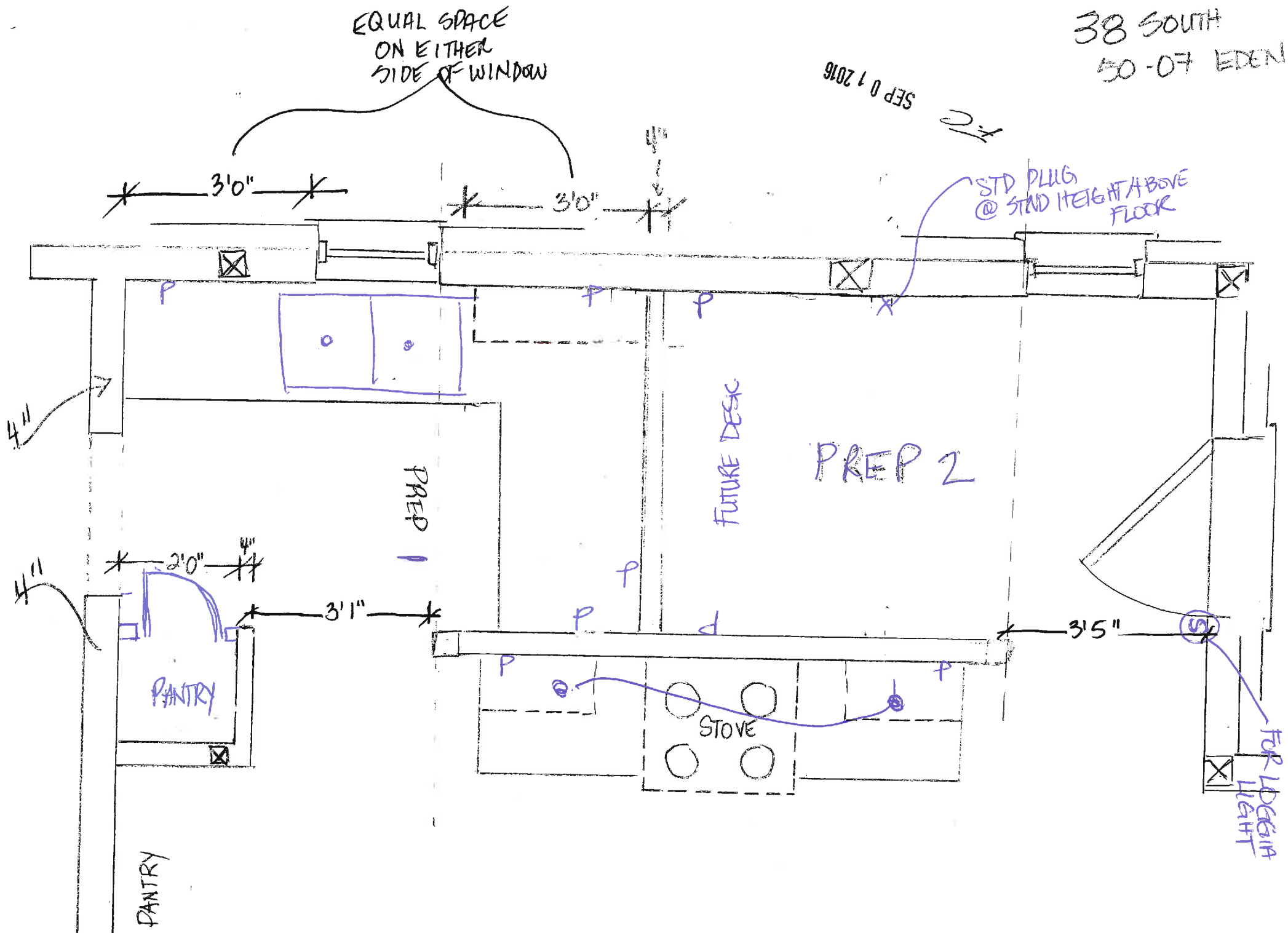
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CABINETRY / COUNTERTOPS						
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE		
Kitchen	AS PER QTK	AS PER QTK	SEE INTERSTONE			
Island	AS PER QTK	AS PER QTK	SEE INTERSTONE			
PREP AREAS	AS PER QTK	AS PER QTK	SEE INTERSTONE			
Master Ensuite	AS PER QTK	AS PER QTK	COMPAC GLACIER			
ENS 2	AS PER QTK	AS PER QTK	COMPAC GLACIER			
ENS 3	AS PER QTK	AS PER QTK	COMPAC GLACIER			
BED BAR/ ENSUITE	AS PER QTK	AS PER QTK	COMPAC SMOKE GREY	BATH GLACIER		
Powder Room	AS PER QTK	AS PER QTK	ALBASTRI FUMO			
Laundry	AS PER QTK	AS PER QTK	COMPAC MOON			
Mud Room	AS PER QTK	AS PER QTK	SEE INTERSTONE			
TILES			INSERTS	THRESHOLDS		
Main Foyer	ALBASTRINO FUMO 31 X 71 **STACKED					
Basement Foyer	UNFINISHED					
Powder Room	ALBASTRINO FUMO 31 X 71 **STACKED **SEE TILE DIRECTION					
GARAGE ENTRY ONLY	SILKSTONE ANTRACITE 12 X 24 *STACKED					
HALLWAY @ COURTYARD	ALBASTRINO FUMO 31 X 71 **STACKED					
Kitchen Floor	HARDWOOD					
Breakfast Floor	HARDWOOD					
Kitchen Bk.Splash	SEE INTERTONE					
Laundry	SILKSTONE GRIGIO 12 X 24 **STACKED					
Mstr Ensuite Floor	BIANCO DI ITALIA STATURAIO 24 X 48 **STACKED					
Mstr Ensuite Shower	BIANCO DI ITALIA STATURAIO 24 X 48 **STACKED					
Mstr Ens Tub Wall/Deck	FREESTANDING TUB	(SEE INTERSTONE)				
Master Shower Floor	BIANCO DI ITALIA STATURAIO 24 X 48 **STACKED					
Master Shower Jamb	TILE EXTENSION	/ WHITE SEAT				
ENS 2 FLOOR	GEORGETTE LIGHT 12 X 24 **STACKED					
ENS 2 TUB WALL	GEORGETTE LIGHT 12 X 24 **STACKED					
ENS 2 SHOWER FLOOR	GEORGETTE LIGHT 4 X 4					
ENS 2 SHOWER JAMB	SKY GREY QUARTZ (LIGHT)					
ENS 3 FLOOR	GEORGETTE LIGHT 12 X 24 **STACKED					
ENS 3 WALL	GEORGETTE LIGHT 12 X 24 **STACKED					
ENS 4 FLOOR	SILKSTONE GRIGIO GEORGETTE LIGHT 12 X 24 **STACKED			BACKSLASH -		
ENS 4 SHOWER	11 11 11 GEORGETTE LIGHT 12 X 24 **STACKED		3x12 CHELSEA CARAFFE			
HARDWOOD / CARPET						
Living Room	VINTAGE MAPLE 5 INCH SMOOTH - NEBULA					
Dining Room	VINTAGE MAPLE 5 INCH SMOOTH - NEBULA					
Family/Great Room	VINTAGE MAPLE 5 INCH SMOOTH - NEBULA					
Den/Study/parlour/Library	VINTAGE MAPLE 5 INCH SMOOTH - NEBULA					
Kitchen *(Waiver)	VINTAGE MAPLE 5 INCH SMOOTH - NEBULA					
Main Foyer *(Waiver)	TILE					
Main Hall / MUD	VINTAGE MAPLE 5 INCH SMOOTH - NEBULA					
Upper Hall	VINTAGE MAPLE 5 INCH SMOOTH - NEBULA					
Master Bedroom	VINTAGE MAPLE 5 INCH SMOOTH - NEBULA					
Bedroom 2	VINTAGE MAPLE 5 INCH SMOOTH - NEBULA					
Bedroom 3	VINTAGE MAPLE 5 INCH SMOOTH - NEBULA					
Bedroom 4	VINTAGE MAPLE 5 INCH SMOOTH - NEBULA					
FIREPLACES						
LOCATION	PARLOUR	Surround	DELETED	MANTLE	DELETED	
LOCATION	FAMILY ROOM - GAS LINE TO REMAIN, HOMEOWNER INSTALLING AFTER CLOSING					
LOCATION	MASTER BED	Surround	N/A	MANTLE	L-38 EXTRA #3846	
MIRRORS & ACCESSORIES			PLASTER MOULDING			
Mirrors	SEE EXTRAS	Opt. Crown Moulding			TBD	
Bathroom Accessories	YES - HOMEOWNER TO PLACE	location			TBD	
Purchaser has reviewed the colour chart			SITE & LOT			
FOR TRADE USE			CASTLES SOUTH 385			
Any upgrades in the colour chart must be accompanied with a PES. It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.						
** PAGE 1 OF 2 **			Purchaser Initial	Vendor		

ANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN				
Stair Stain / Species:	STAIN TO MATCH HARDWOOD AS CLOSE AS POSSIBLE			
White Paint Req'd	N/A			
Main to 2nd Railing Details:		GLASS - SEE EXTRA #3878		
Main to Basement Railing Details:		GLASS - SEE EXTRA #3878		
TRIM				
Casing/Baseboards	UPGRADE - STEP STYLE - EXTRA #3358			
Interior Doors	8 FOOT ON 2ND EXTRA #3354 / 4 PANEL SHAKER STYLE DOORS			
Interior Door Hardware	LINEA			
Exterior Door Hardware	STONESHORE POEWTER EXTRA #3383			
PAINT				
Kitchen/Breakfast		Master Beds		
Living Room		Bedroom 2		
Dining Room		Bedroom 3		
Family/Great room		Bedroom 4		
Den/Study		Master Ens.		
Main/Upper Hall		Main		
Laundry		Twin		
Powder Room		Basement		
PLUMBING- UPGRADES TO BE DETAILED ON PES				
Kitchen	UPGRADE	UPGRADE	UPGRADE	
Powder Room	UPGRADE	UPGRADE	UPGRADE	
Master Ensuite	UPGRADE	UPGRADE	UPGRADED UNDERMOUNTS	
ENS 2	UPGRADE	UPGRADE	UNDERMOUNTS	
ENS 3	UPGRADE	UPGRADE	UNDERMOUNTS	
ENS 4	UPGRADE	UPGRADE	UNDERMOUNTS	
LAUNDRY	UPGRADE	UPGRADE	UNDERMOUNT	
ZANCOR APPLIANCE REQUIREMENTS-UPGRADES TO BE DETAILED ON PES				
Appliance Package received in 'Schedule E'		YES / NO Package Name:		
GAS LINE	UPG (SEE PES)	DECLINED	NOTES	
WATERLINE to Fridge	YES			
Hood Fan Venting SIZE	YES	8 INCH		
ELECTRICAL for Built-in Oven	YES			
ELECTRICAL for Built-in Micro / OTR	YES			
ELECTRICAL for Gas Stove / Cooktop	STANDARD			
ELECTRICAL for Bar Fridge	YES			
DISCLAIMER		INITIALS		
Colours of all materials are as close as possible to Builders selection but not necessarily identical due to dye lot variances in manufacturing/manufacturers. Due to construction progress some items may have been pre-selected or installed. In this event the Vendor's selection must be accepted by the purchaser				
Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs				
Purchaser has checked and acknowledged accuracy of colour and selections before signing.				
SITE:	Castles South LOT: 385			
PURCHASER(S):	LINA GARLAND		Purchaser Signature	
HOME #/CELL #			Date	
EMAIL:				
DÉCOR NOTES		Purchaser Signature		
		Date		
FOR TRADE USE		Purchaser Signature		
Any upgrades in the colour chart must be accompanied with a PES.		Date		
It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.		Dekor Consultant Signature		
		Date		
*** PAGE 2 OF 2 ***		Vendor Signature		
		Date		

38 South
Castles



38 SOUTH
50-07 EDEN

140' 31/8

38 South
Castles

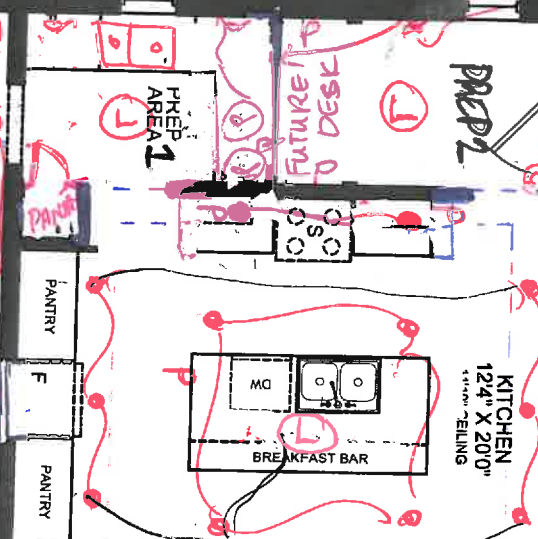
COVERED
LOGGIA
27'10" X 11'0" (13'0")
LED STRIP.
6'6" X 18" WINDOW

#336
W/IN DOOR IN
WALL OF DOOR

LEDGE
TO GO ACROSS
WIDTH OF ROOM

STD PLUG ABOVE
FLOOR @ STD HEIGHT

LED STRIP



BREAKFAST
10'6" X 16'0"
11'10" CEILING

FAMILY ROOM
15'0" X 18'0"
11'10" CEILING

ROUGH-IN GAS
FIREPLACE

HIGH FLOOR ABOVE
GRAND DINING ROOM
18'0" X 12'0"
WAFFLE CEILING

OUTDOOR
COURTYARD
12'0" X 13'2"
(CONCRETE)

8' FLOOR
CEILING
FOR NICHES
ONLY

DOOR WHERE
GRADE PERMITS
DN

PANEL W/ L
FROSTED
GLASS

HALL

GARDEN DOOR AND SIDELIGHTS 8'-0" HT

WALL WITH
SCISSOR WINDOW

2 FT
DOWN FROM
CEILING

TILE
DIRECTION

L

L

L

FLOOR ABOVE

GARAGE
18'6" X 22'0"

GROUND FLOOR ELEV. 'C'
LOT 38S

COVERED
CEILING

DEN
11'8" (13'0") X 12'0"
COVERED CEILING

OPT. SHELVES

FOYER

4'2" DOOR W/ SIDELIGHTS

HALF WALL

POUR IN PLACE
STEPS AS REQUIRED

POUR IN PLACE

MENT/10' MAIN FLOOR/9' SECOND FLOOR

L = STANDARD

— = SOURCE

S = SWITCH

P = PLUG DOWN FROM

• = POTLIGHT

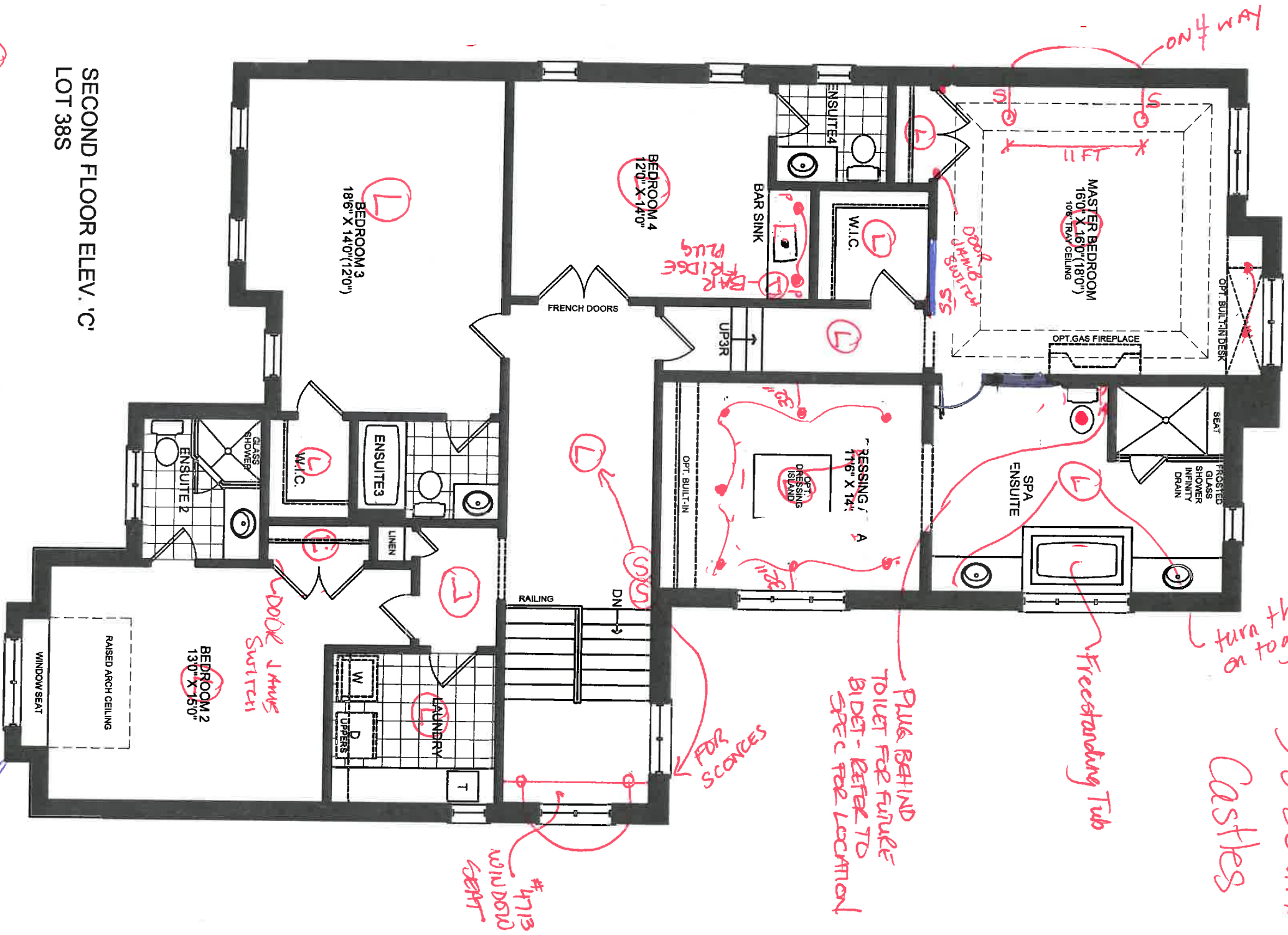
X = CARPET

C = COACH

2 OF 7

PLUG 2 FT
DOWN FROM

38 South
Castles



SECOND FLOOR ELEV. 'C'
LOT 38S

- ① = STD
- = POTLIGHT
- P = Plug
- ⊖ = SCANCE
- X = CAPED
- S = SWITCH
- Ⓢ = COACH

3 OF 7

[illegible]

Scale	1/8" = 1'-0"
Client	ZANCOR HOMES
Project	THE CASTLES OF KING CITY
Lot Size	15.24M
Model	LOT 389
Square Footage	
Page	3 OF 5

Feb 01 PM 3:44:00 AM 2016 20160201034400 AM -07 365 000 365 000 408 22 2016 02 01 03:44:00 AM

14.

#3368
as per spec

96" w x 18"



FRONT ELEVATION 'C'



REAR ELEVATION 'C'
LOT 38S

Aug 15/16. *Luni Yangene*

487

[illegible]

**ZANCOR
HOMES**

Lot Size	15.24M
----------	--------

Square Footage

Page 4 OF 5

T16011 RN Standard:CA 2016TempAcT16011 5/27/2011 10:01 FINAL EDEEN LOT 385 Amp Method: Jun 22, 2016 By:anagph



RIGHT ELEVATION 'C'
LOT 38S

seq	description
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Aug 21/16
Jed.

758

SEP 01 2016

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Page 5 OF 5

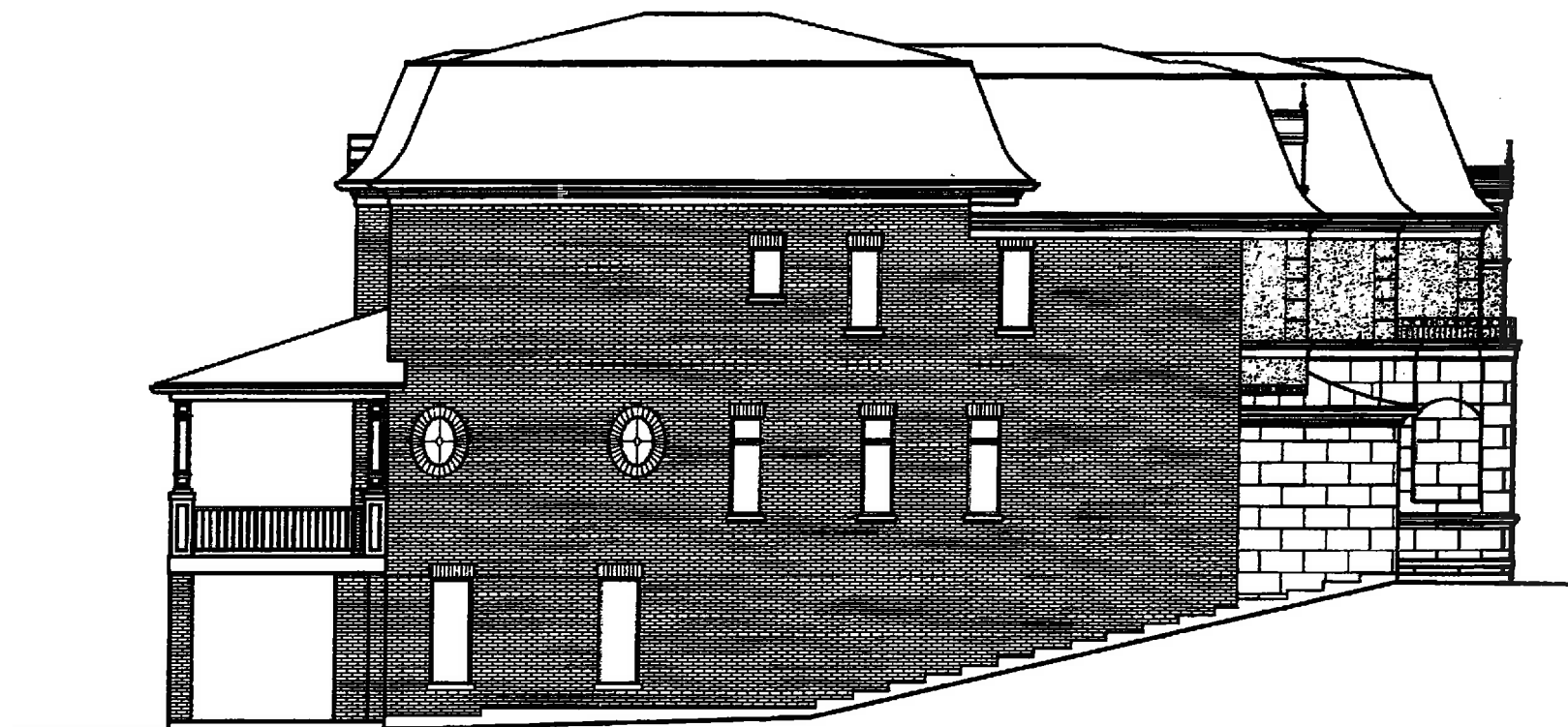


Aug 2/16

6 of 7

708-7

7-2 SEP 01 2016



LEFT SIDE ELEVATION 'C'
LOT 38S

RN design
Imagine • Inspire • Create



Project Number:
12011

Issued

1	JUNE 17/16	MSA
2	JUN. 22/16	SB

Scale
1/8" = 1'-0"

Client
ZANCOR HOMES

Project:
THE CASTLES OF KING CITY

Lot Size
15.24M

Model
50-07

Square Footage

Page
5 OF 5

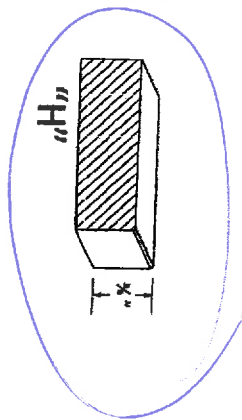
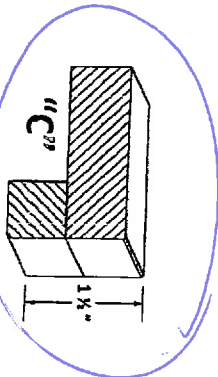
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ZANCOR HOMES
EDGE PROFILES (INTERSTONE / REDSTONE)

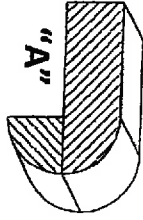
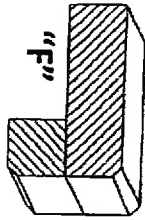
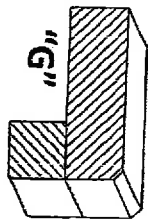
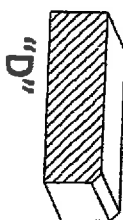
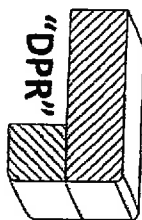
STANDARD

385

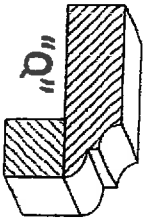
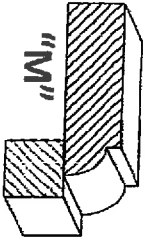
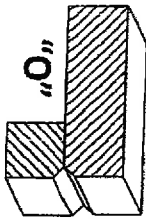
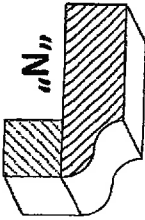
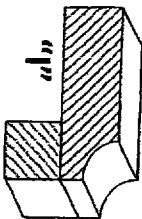
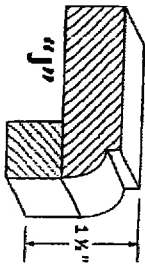
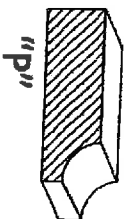
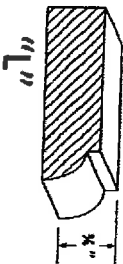
castles



Nov 11/12



UPGRADES





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Quality Tops & Kitchens Ltd.

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T 416.746.1811 F 905.761.5901

www.QTK.ca info@qtk.ca

PURCHASE AGREEMENT FORM

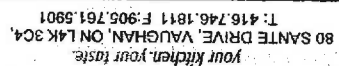
PURCHASER:	LINA GARGARO	CONTRACTOR:	Zancor Homes (King City) Ltd.
ADDRESS:		SITE:	CASTLES OF KING CITY
EMAIL:	lee.gargaro@bell.net	MODEL TYPE:	EDEN (50-07) ELEV C
PHONE #:		LOT #:	LOT 38 SCS
PHONE #:		DATE:	Nov 10, 2016 Q2598

EXPECTED DELIVERY DATE		SUB-TOTAL:	
Customers please note all garbage bins, spice baskets, magic corner baskets and other accessories will only be delivered AFTER you move in the house. Please call us to request delivery of these items after you move in. Thank you. ALL CHANGES FINAL UPON SIGNING		TOTAL:	
PLEASE READ ALL THE TERMS AND CONDITIONS ON THE ACCOMPANYING QTK TERMS & CONDITIONS DOCUMENT. BY SIGNING BELOW YOU AGREE TO RECEIVE THE ITEMS LISTED HEREIN AND PAY (ACCORDING TO QTK'S PAYMENT POLICY), AND HAVE READ AND UNDERSTOOD THE TERMS & CONDITIONS AS OUTLINED IN THE QTK TERMS & CONDITIONS DOCUMENT.		HST	
		GRAND TOTAL	
DEPOSIT 1 DATE:		DEPOSIT 1:	
DEPOSIT 2 DATE:		DEPOSIT 2:	
BALANCE TO BE PAID IN FULL BY DUE DATE:		CUSTOMER INITIAL(S):	

CUSTOMER SIGNATURE: _____ DATE: _____

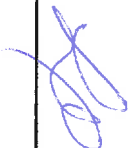
CUSTOMER SIGNATURE: _____ DATE: _____

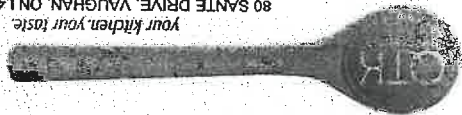
SALES REP NAME: Roberta Pugliese QTK AUTHORIZED SIGNATURE: _____



COMMENTS:

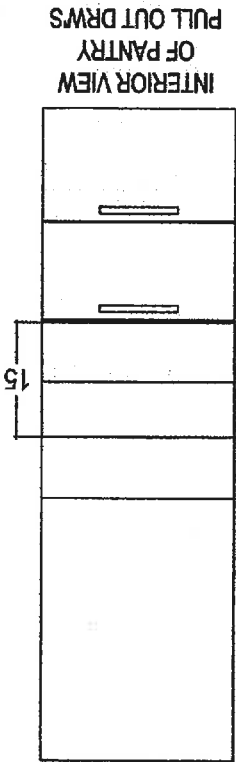
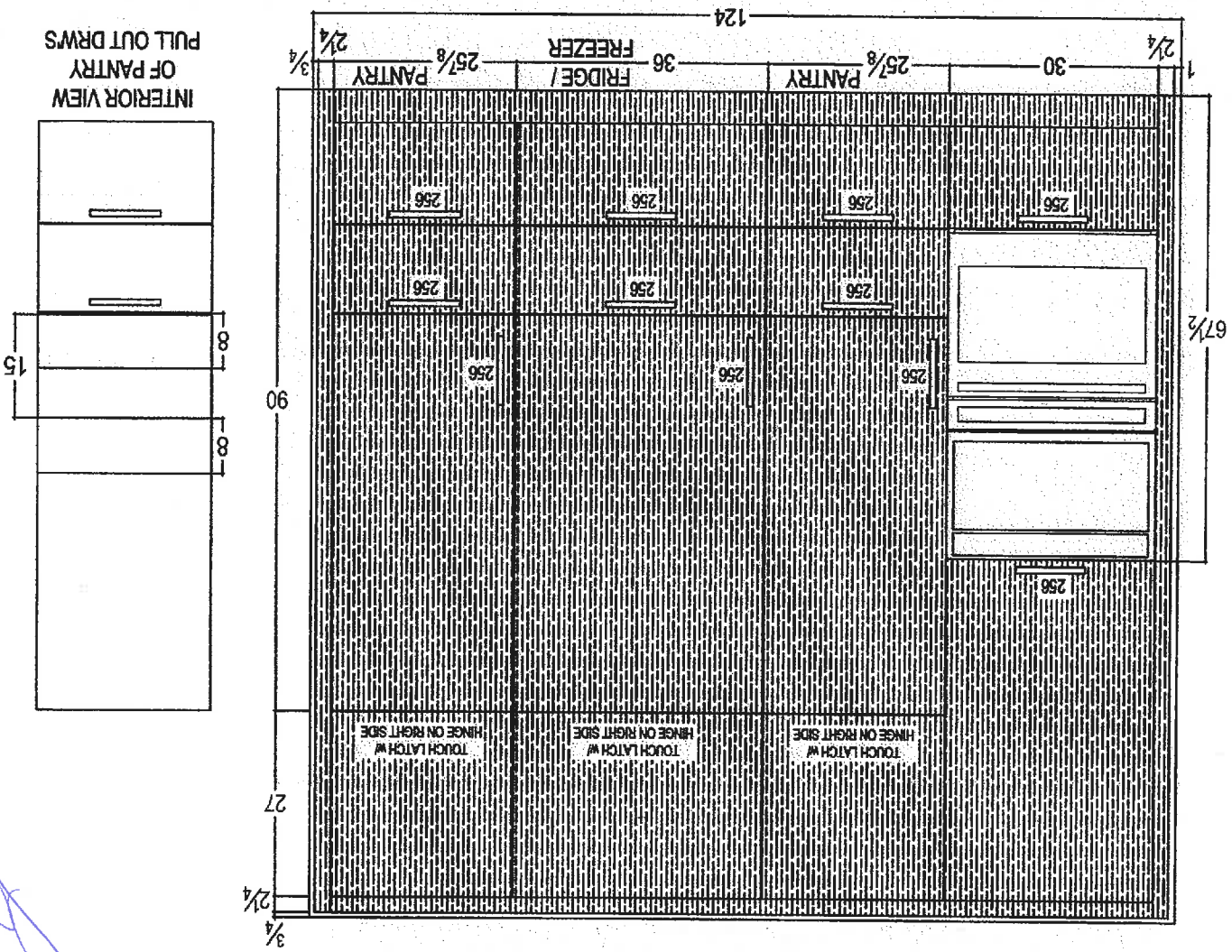
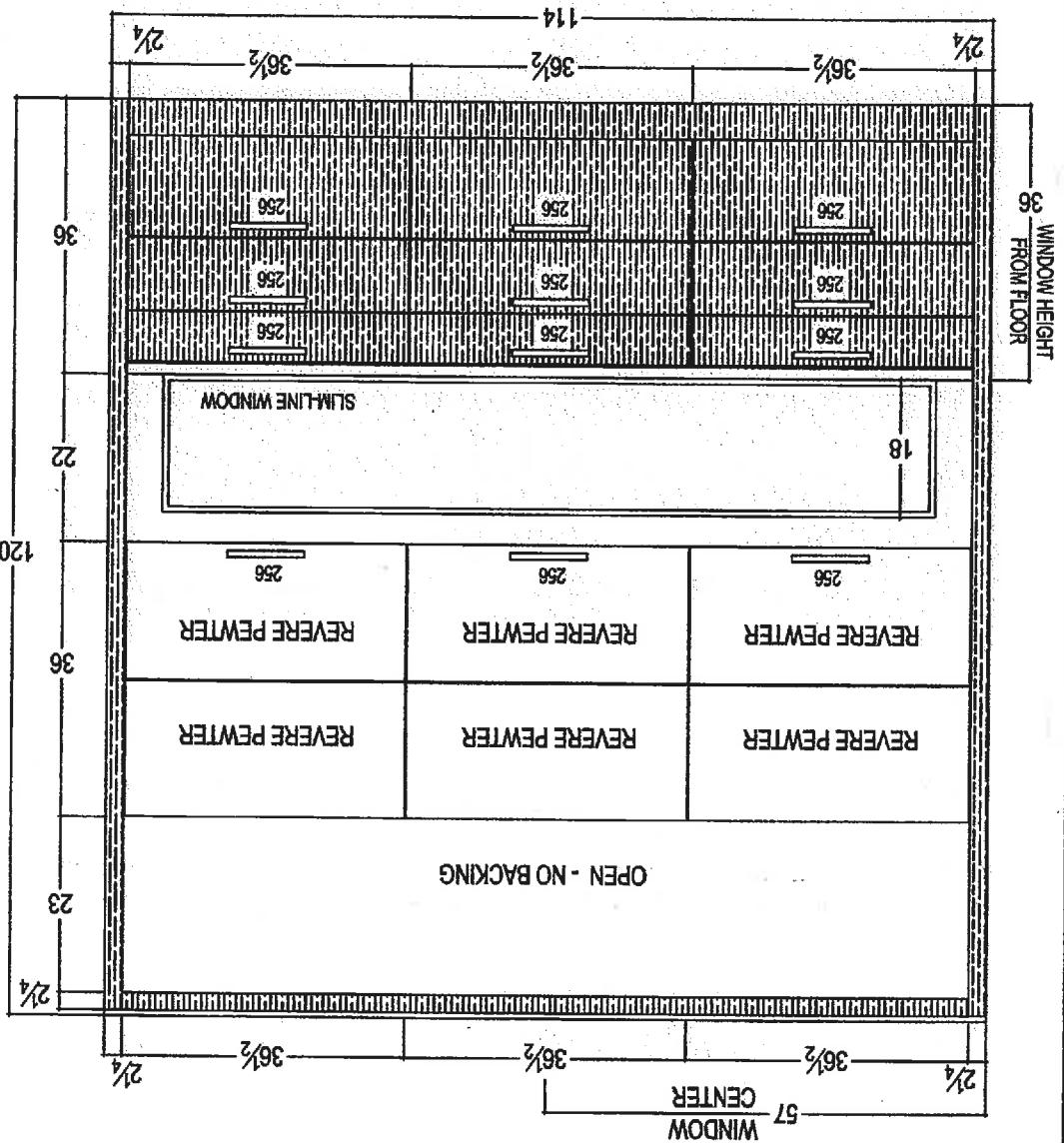
STOVE WALL ELEVATION





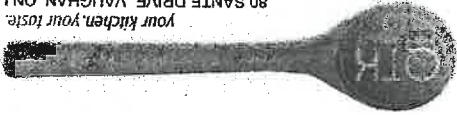
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80 SANTE DRIVE, VAUGHAN, ON L4K 3C4
T: 416.746.1811 F: 905.761.5901

CLIENT: ZANCOR HOMES	JOB NAME: LOT 38 SOUTH CASTLES	ROOM: KITCHEN	DRAWN BY: RP	COMMENTS: WINDOW & FRIDGE WALL ELEVATIONS
—	—	—	—	—
SITE: CASTLES OF KING CITY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"	—
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: NOV 10, 2016	—
EMAIL: —	SPECIES: —	TOP: NONE	PAGE: 3/6	—

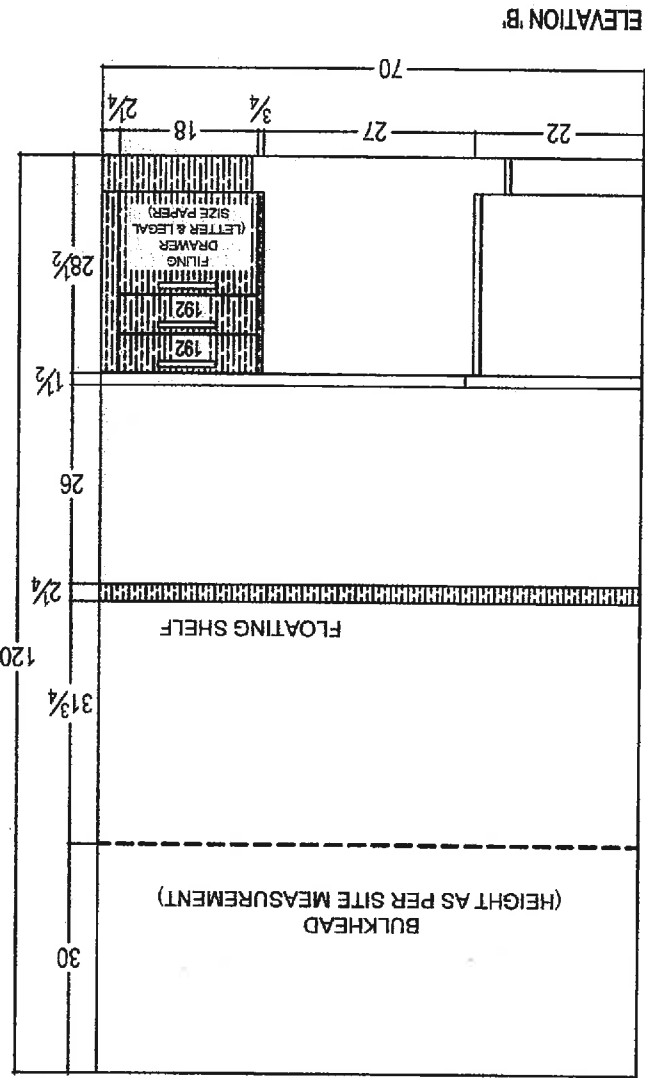
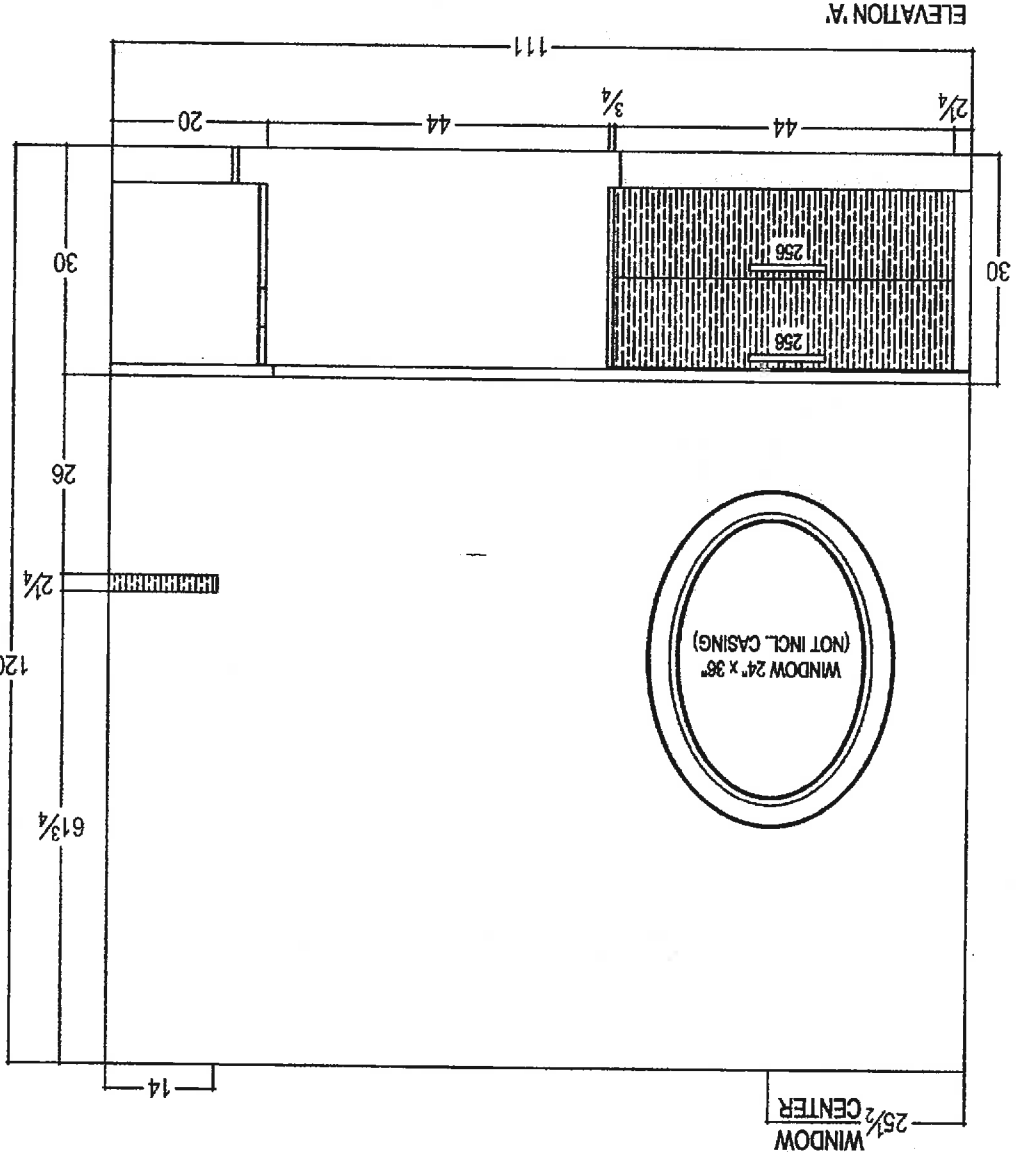


Handwritten signature or initials.

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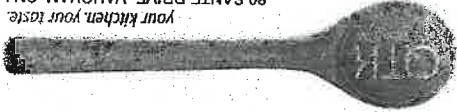


CLIENT: ZANCOR HOMES	JOB NAME: LOT 38 SOUTH CASTLES	ROOM: KITCHEN	DRAWN BY: RP	COMMENTS: SERVERY ELEVATION A.
SITE: CASTLES OF KING CITY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"	
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: NOV 10, 2016	
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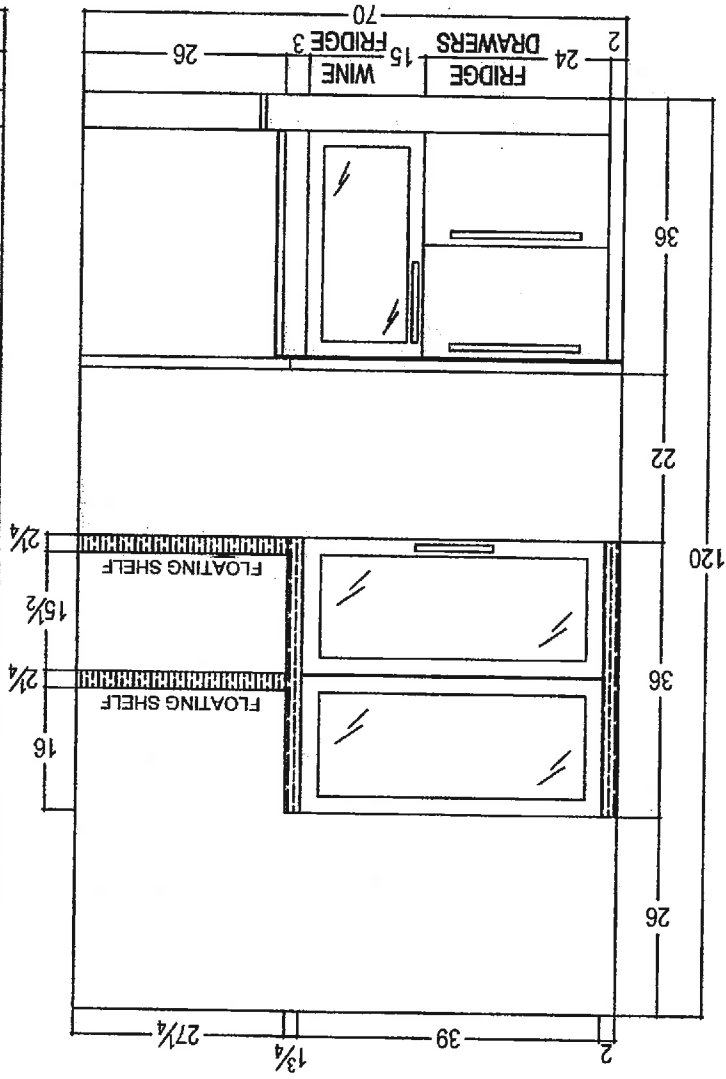
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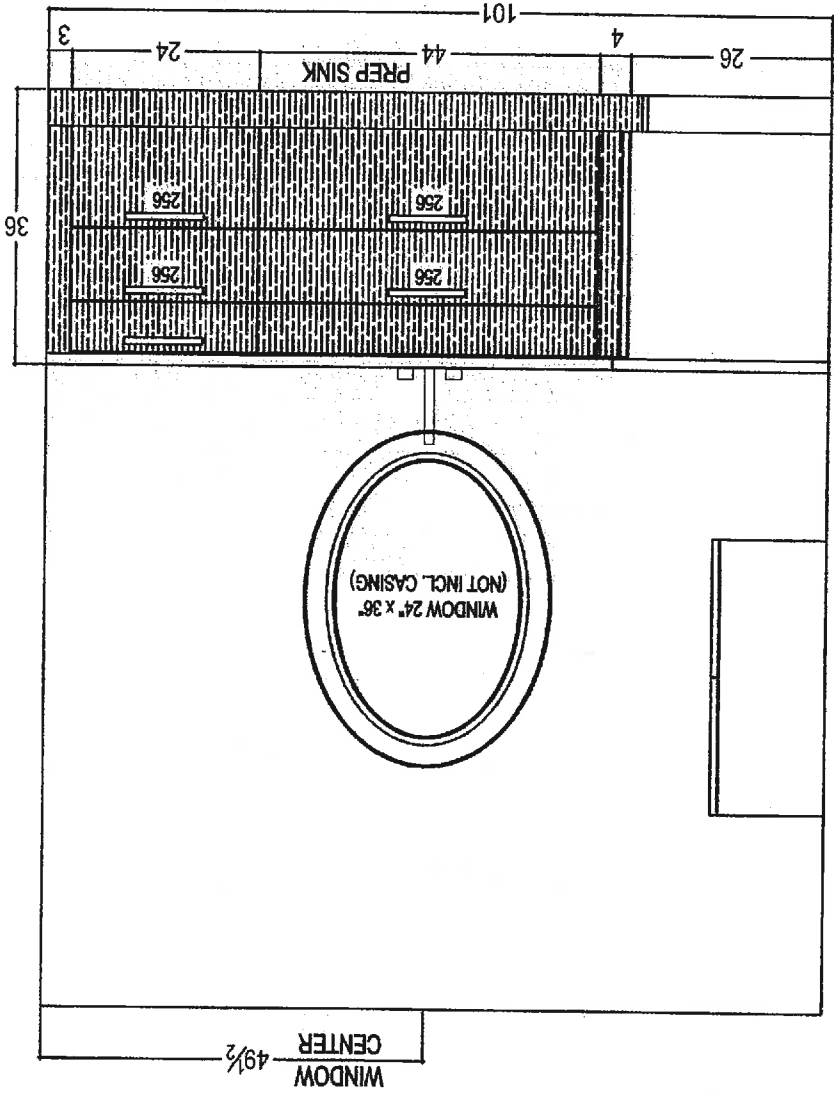


CLIENT: ZANCOR HOMES	JOB NAME: LOT 38 SOUTH CASTLES	ROOM: KITCHEN	DRAWN BY: RP	COMMENTS: SERVERY ELEVATION 'B'
SITE: CASTLES OF KING CITY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"	
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: NOV 10, 2016	
EMAIL: —	SPECIES: —	TOP: NONE	PAGE: 5/6	

ELEVATION 'C'

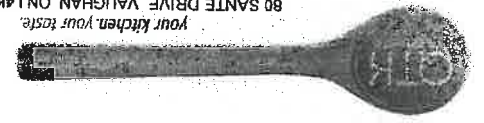


ELEVATION 'D'

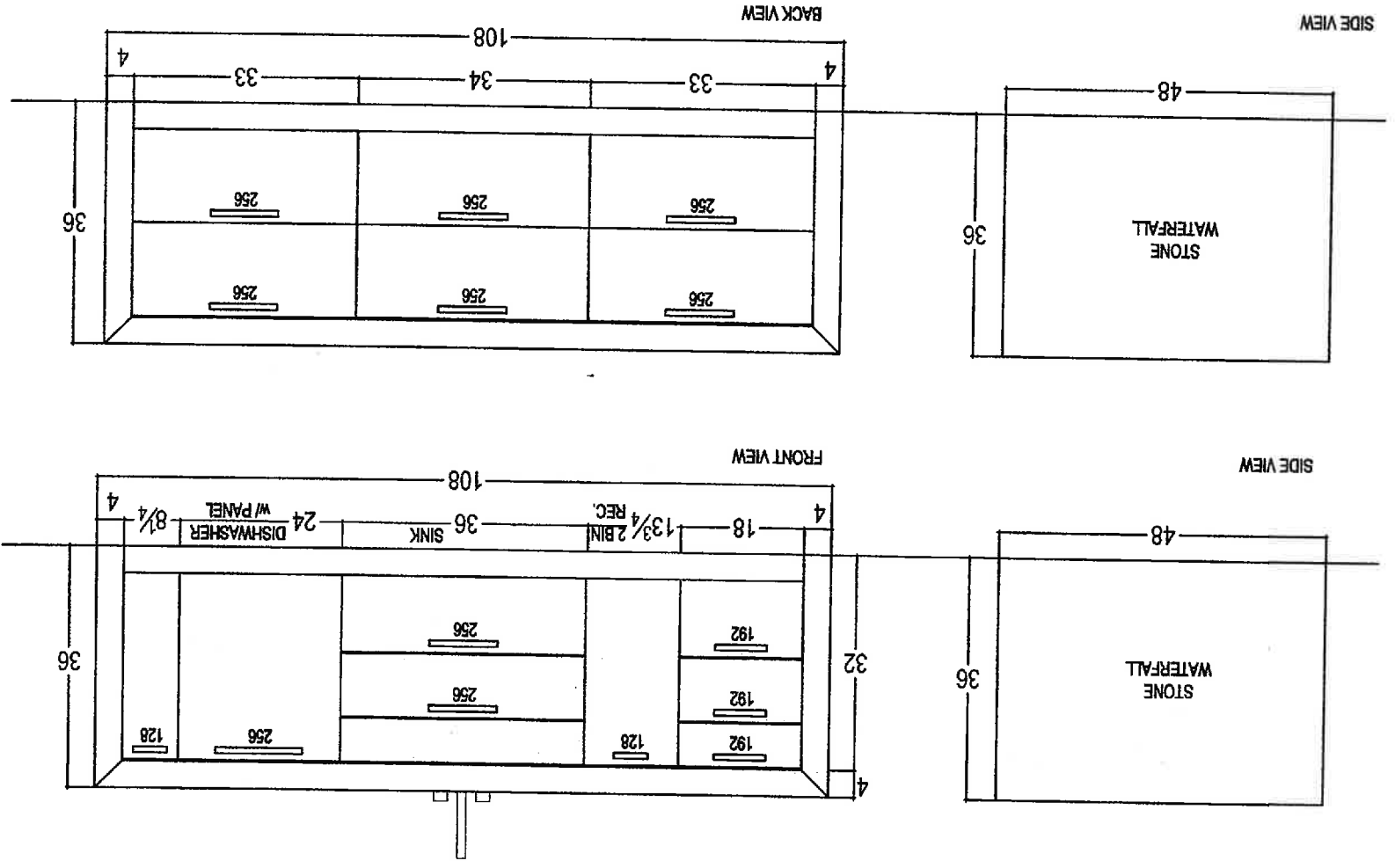


Handwritten signature in blue ink.

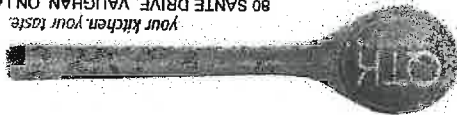
80 SANTE DRIVE, VAUGHAN, ON L4K 3C4,
T: 416.746.1811 F: 905.761.5901
Your kitchen. Your taste.



CLIENT: ZANCOR HOMES	JOB NAME: LOT 38 SOUTH CASTLES	ROOM: KITCHEN	DRAWN BY: RP	COMMENTS: ISLAND ELEVATION
SITE: CASTLES OF KING CITY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"	
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: NOV 10, 2016	
EMAIL: —	SPECIES: —	TOP: NONE	PAGE: 6/6	

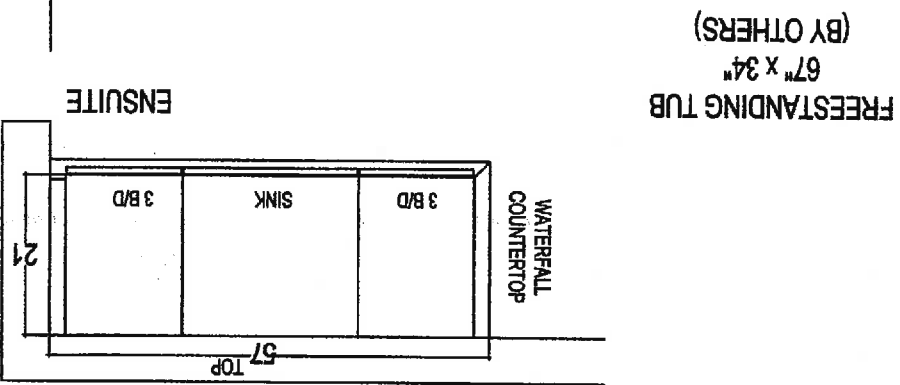
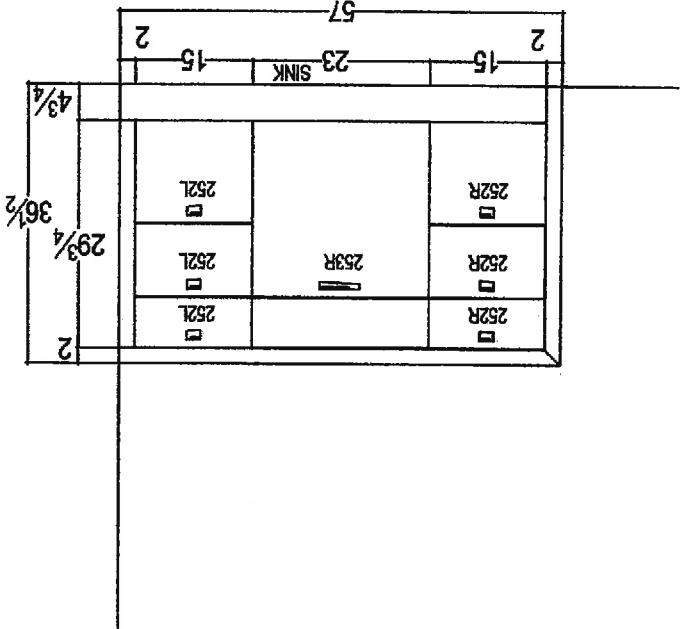
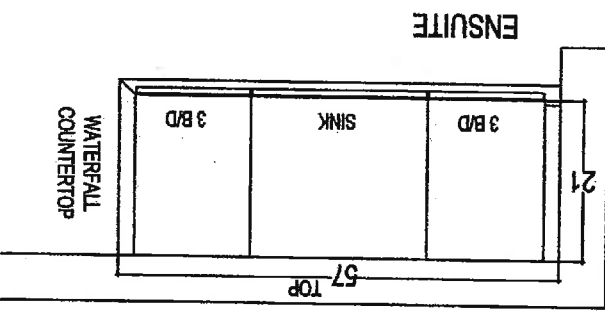
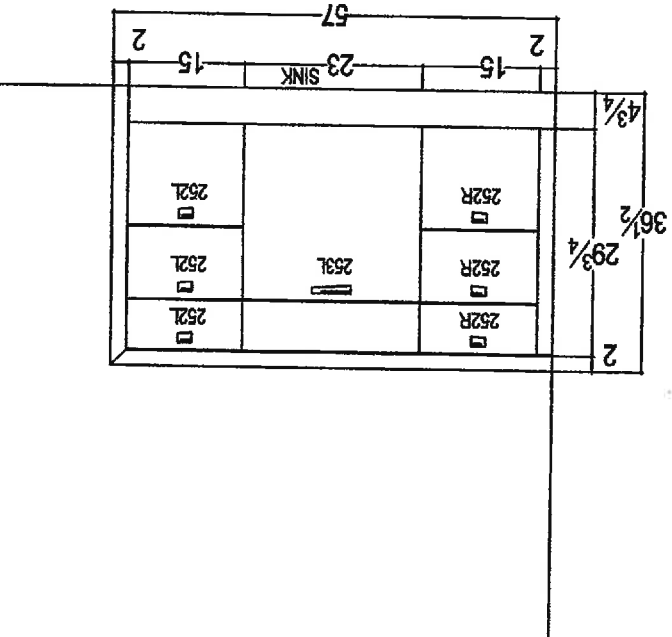
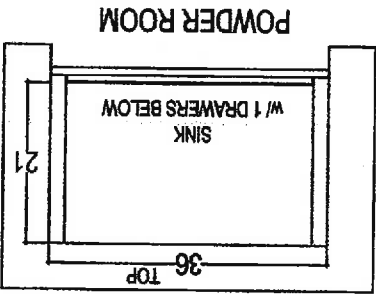
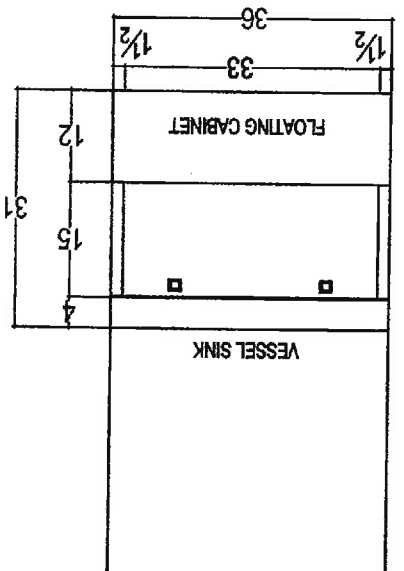


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80 SANTE DRIVE, VAUGHAN, ON L4K 3C4.
T: 416.746.1811 F: 905.761.5901

CLIENT: ZANCOR HOMES	JOB NAME: LOT 38 SOUTH CASTLES	ROOM: VANITIES	DRAWN BY: RP	COMMENTS:
SITE: CASTLES OF KING CITY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"	
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: NOV 10, 2016	
EMAIL: —	SPECIES: —	TOP: NONE	PAGE: 1/2	



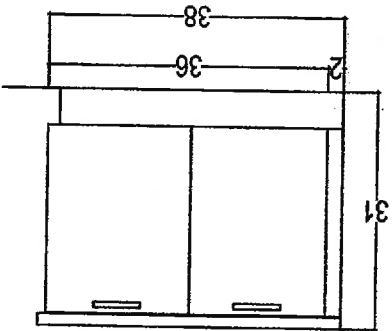
80 SANTE DRIVE, VAUGHAN, ON L4K 3C4,
T: 416.746.1811 F: 905.761.5901

Your kitchen, your taste

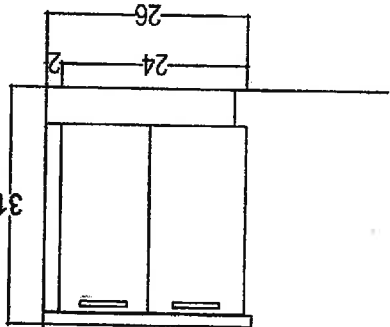
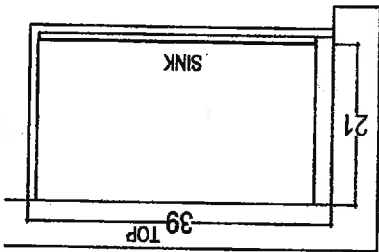


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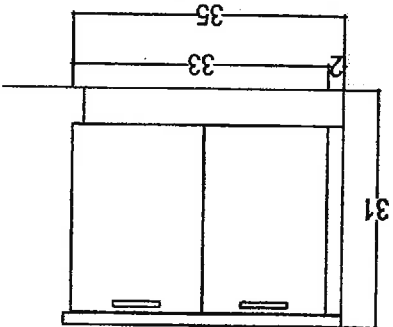
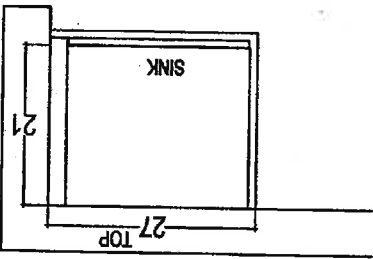
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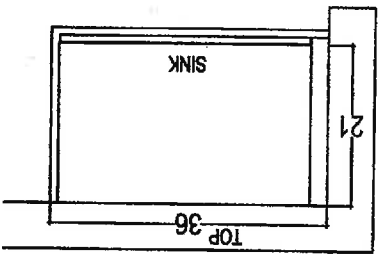
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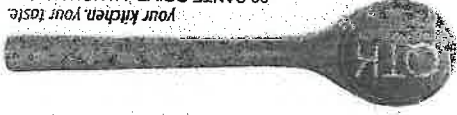
BEDROOM 3



BEDROOM 4



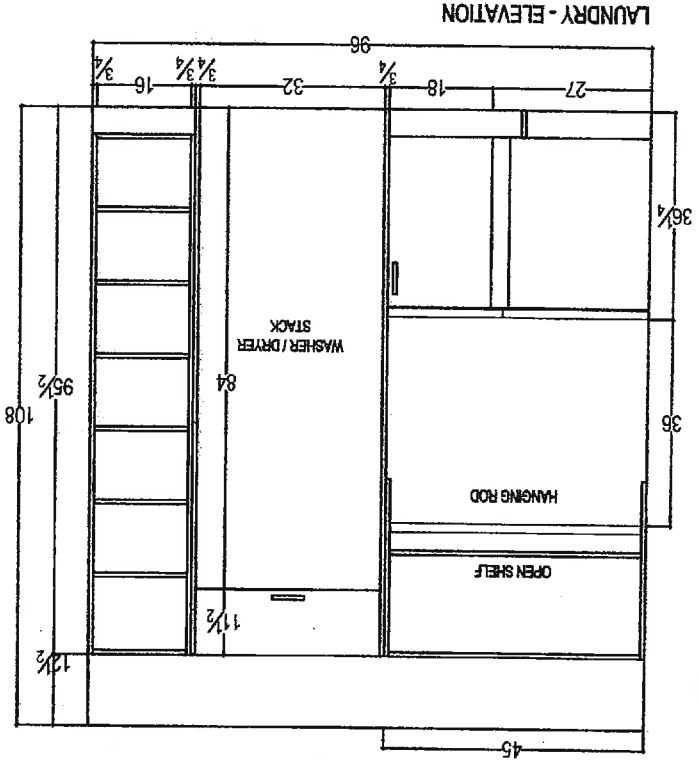
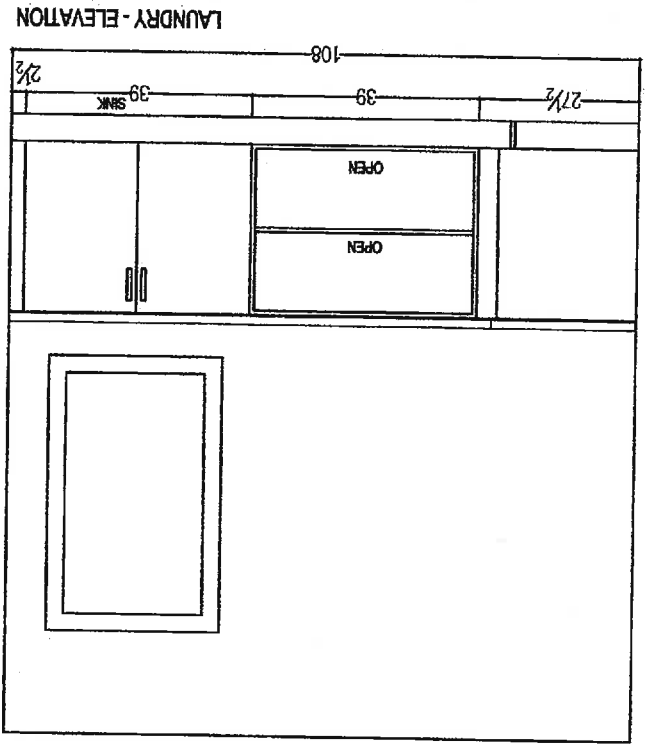
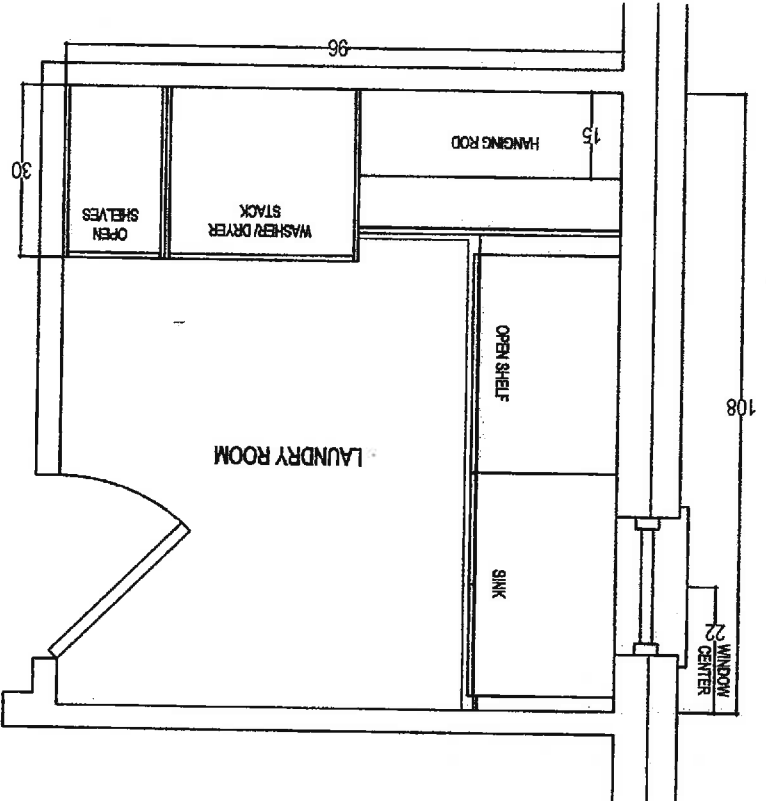
4/10



80 SANTE DRIVE, VAUGHAN, ON L4K 3C4
T: 418.746.1811 F: 905.761.5901

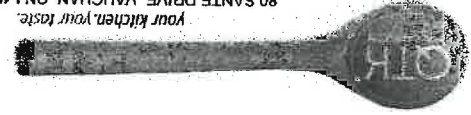
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SITE: CASTLES OF KING CITY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: NOV 10, 2016
EMAIL: —	SPECIES: —	TOP: NONE	PAGE: 1/1

COMMENTS:

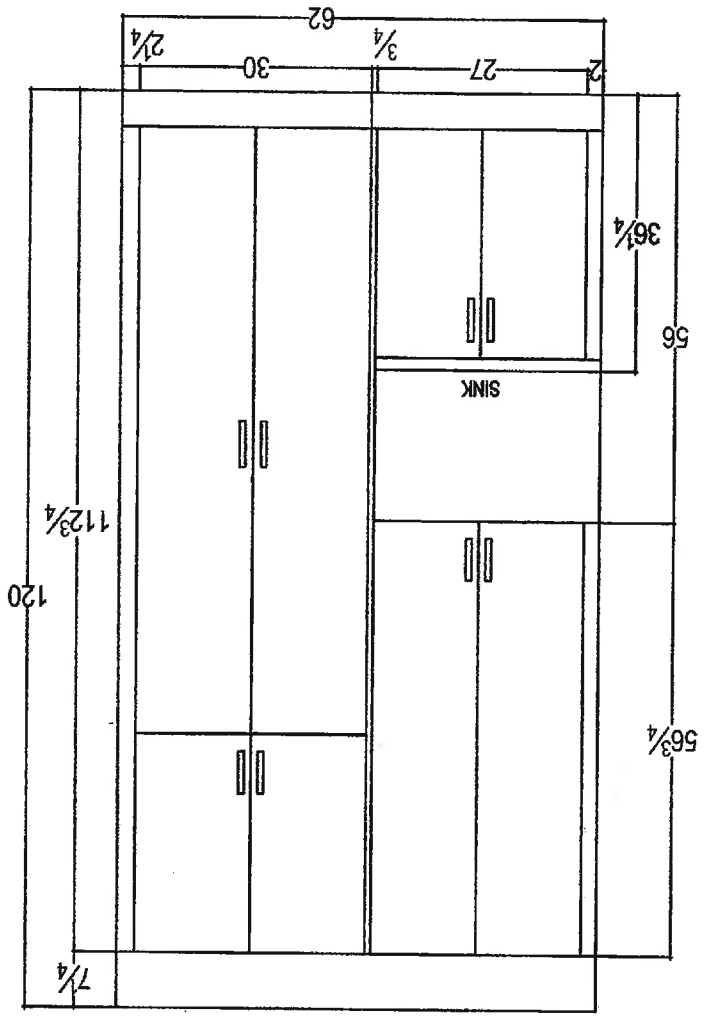
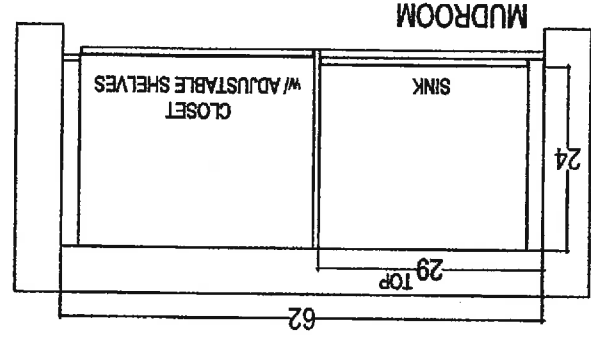


RP

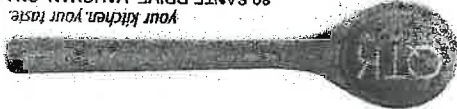
80 SANTE DRIVE, VAUGHAN, ON L4K 3C4
T: 416.746.1811 F: 905.761.5901



CLIENT: ZANCOR HOMES	JOB NAME: LOT 38 SOUTH CASTLES	ROOM: MUDROOM	DRAWN BY: RP	COMMENTS:
SITE: CASTLES OF KING CITY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"	
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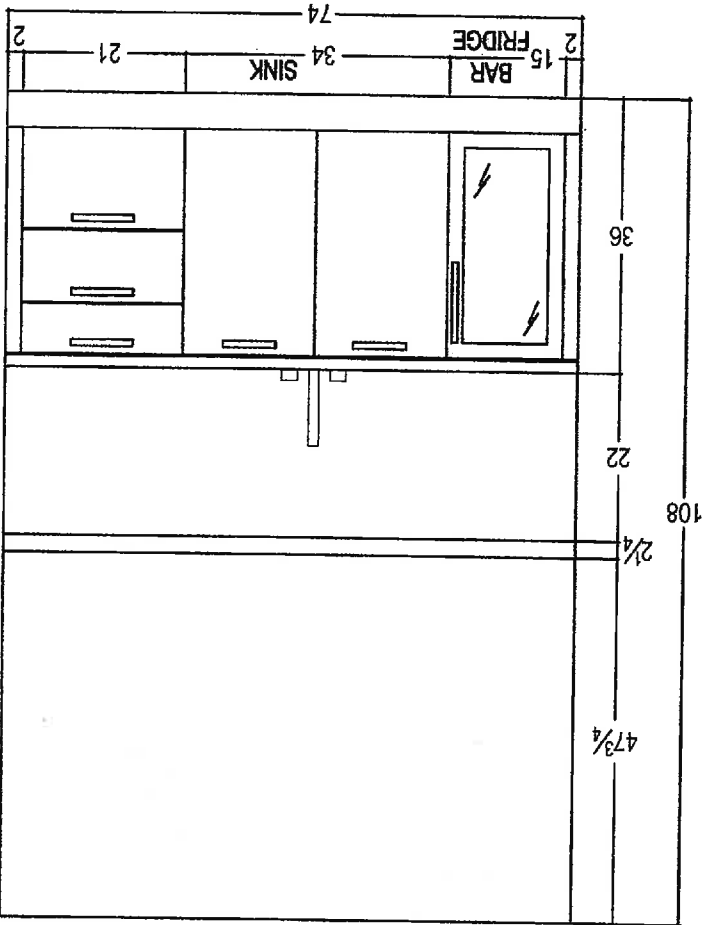
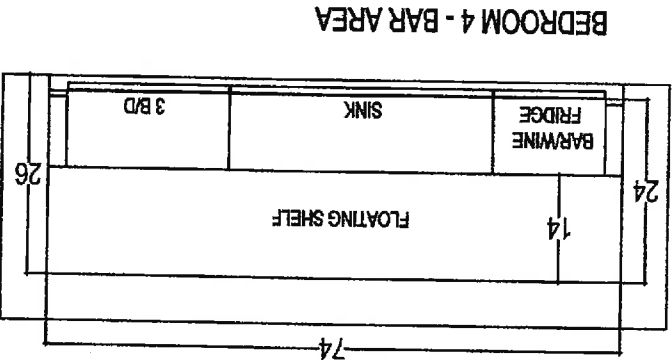


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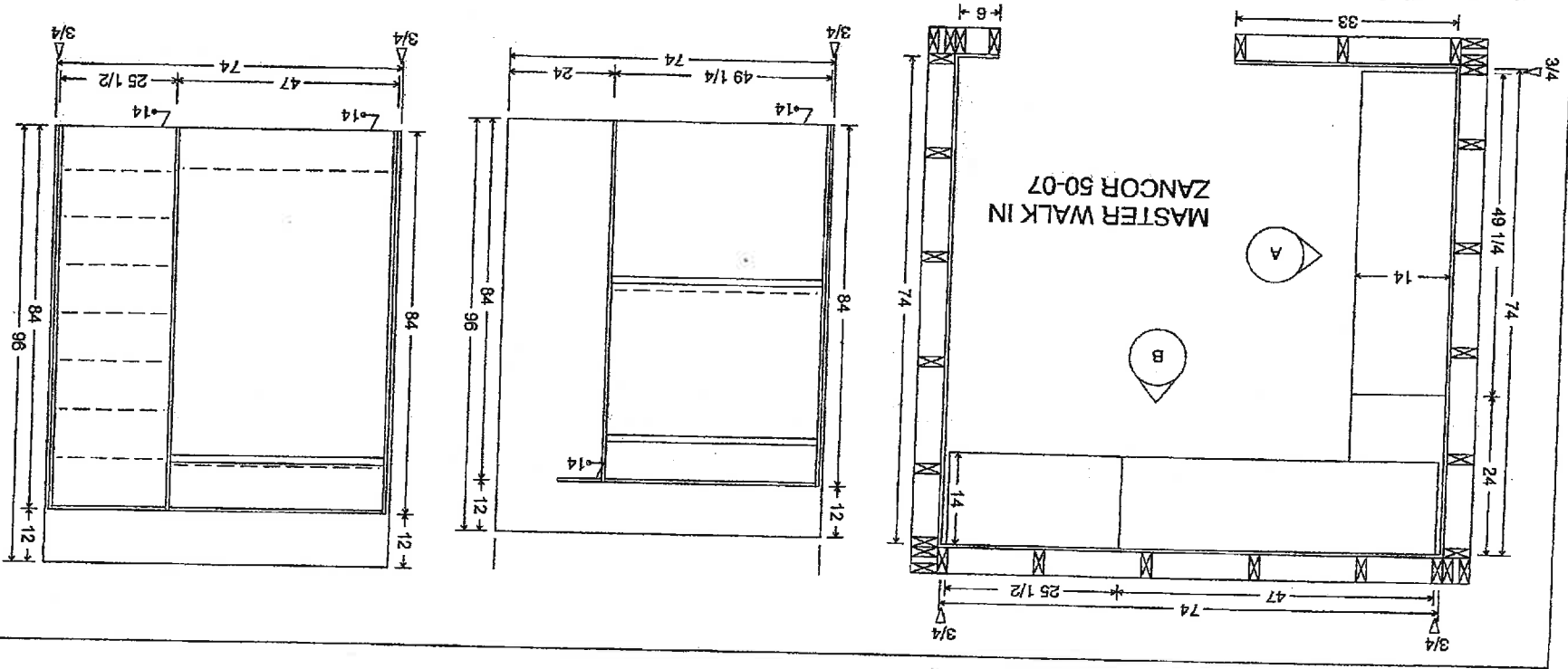
80 SANTE DRIVE, VAUGHAN, ON L4K 3C4.
T: 416.746.1811 F: 905.761.5901

CLIENT: ZANCOR HOMES	JOB NAME: LOT 38 SOUTH CASTLES	ROOM: MUDROOM	DRAWN BY: RP	COMMENTS:
SITE: CASTLES OF KING CITY	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"	
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: NOV 10, 2016	
EMAIL: —	SPECIES: —	TOP: NONE	PAGE: 1/1	



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ZZANCOR 50-07 MASTER		Scale:	Date:
Approved by:		Drawn by:	Revised:
Drawing number:		50-07	



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MINTA TOUCH

380 Ketchikan

Product #

Colour/Description

Pri

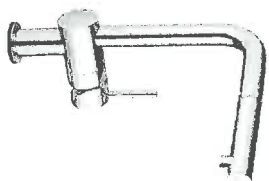
Minta Touch
Single Spray Pull-Out

- 13 7/8" Faucet height
 - 11 1/8" Aerator height
 - 8 3/8" Spout reach
 - Solid brass body
 - 360° swivel spout
 - GROHE SilkMove® ceramic cartridge
 - SpeedClean® anti-lime system
 - Touch activation of cold water via skin contact
 - 6 V lithium-battery, Type CR-P2
 - CE approved
 - IP44 protection
 - Battery life indicator - water pulses three times
 - Safety shut-down circuit (when battery at low capacity)
 - Solenoid valve
 - Automatic safety stop after 60 sec (factory set)
 - Adjustable flow rate limiter
 - Integrated non-return valve protects against backflow
 - Stainless steel braided flexible supplies
 - Installation from above
 - Max. Flow Rate 6.6 L/min (1.75 gpm)
- Optional GroTherm® Micro (34.507)
- Delivers mixed water in touch mode

★ 30 218 000
★ 30 218 DCO
G GROHE

GROHE StarLight® Chrome
SuperSteel InfinityFinish™

MINTA TOUCH



Brushed

GroTherm® Micro

- Thermostatic scalding protection
- GROHE TurboStat® thermosteament
- Built-in non return valves
- Dirt strainers
- With connection set
- Max. pressure differential 5 l
- Min. recommended pressure 1.0 Bar (14.5 psi)

34 507 000

GROHE StarLight® Chrome

\$



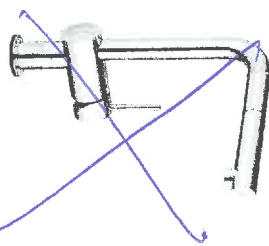
Minta Touch
Single Spray Pull-Out

- 13 7/8" Faucet height
- 11 1/8" Aerator height
- 8 3/8" Faucet reach
- 360° Swivel radius
- GROHE SilkMove® ceramic cartridge
- 6V lithium-battery, Type CR-P2
- Safety shutdown circuit (when battery nearly empty)
- Automatic safety stop after 60 sec. (factory set)
- Flexible connection hoses
- Rapid installation system
- Max. Flow Rate 6.6 L/min (1.75 gpm)

30 218 001
30 218 DCO
G GROHE

GROHE StarLight® Chrome
SuperSteel InfinityFinish™

\$



NEW! Generation 2
Available May 2016

NEW!

- Touch activation: water can be set to desired temperature
- To activate the cleaning mode, touch for 8 seconds
- Touching the spout to move it will not activate the water flow

PLUMBING 1 OF 14

ABO

SOAP / LOTION DISPENSERS

SOAP / LOTION DISPENSERS

388 Castles

Product #

Colour/Description

\$

40 537 000
40 537 DC0
★ 40 537 EN0
40 537 ZB0

GROHE StarLight® Chrome
SuperSteel InfinityFinish™
Brushed Nickel InfinityFinish™
Oil Rubbed Bronze



Authentic
Soap/Lotion Dispenser

- Brass head and flange
- One-piece cartridge pump unit
- Fillable from above
- 444 mL (15 oz.) capacity

Cosmopolitan
Soap/Lotion Dispenser

- Brass head and flange
- One-piece cartridge pump unit
- Fillable from above
- 444 mL (15 oz.) capacity



Kitchen (Brushed)

~~40 535 000~~
40 535 DC0

GROHE StarLight® Chrome
SuperSteel InfinityFinish™

28 750 000
★ 28 750 EN0
28 750 ZB0

GROHE StarLight® Chrome
Brushed Nickel InfinityFinish™
Oil Rubbed Bronze



Deluxe Rustic
Soap/Lotion Dispenser

- Brass head and flange
- One-piece cartridge pump unit
- Fillable from above
- 444 mL (15 oz.) capacity

28 751 001
28 751 SD1

GROHE StarLight® Chrome
GROHE RealSteel®



Deluxe XL
Soap/Lotion Dispenser

- Solid brass components (001),
- Stainless steel components (SD1)
- One-piece cartridge pump unit
- Fillable from above
- 444 mL (15 oz.) capacity

28 857 000
28 857 SD0

GROHE StarLight® Chrome
GROHE RealSteel®



Deluxe Cosmopolitan
Soap/Lotion Dispenser

- Solid brass components (000),
- Stainless steel components (SD0)
- One-piece cartridge pump unit
- Fillable from above
- 444 mL (15 oz.) capacity

40 553 000
40 553 DC0

GROHE StarLight® Chrome
SuperSteel InfinityFinish™



Ladylux
Soap/Lotion Dispenser

- Brass head and flange
- One-piece cartridge pump unit
- Fillable from above
- 444 mL (15 oz.) capacity

40 536 000
40 536 DC0

GROHE StarLight® Chrome
SuperSteel InfinityFinish™



Timeless
Soap/Lotion Dispenser

- Brass head and flange
- One-piece cartridge pump unit
- Fillable from above
- 444 mL (15 oz.) capacity

Plumbing 2 of 14

for

BLANCO Utility Sinks

Sink Features

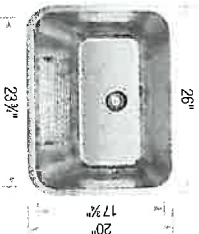
- German designed and engineered
- 18/10 chrome-nickel content for exceptional lustre, durability and strength
- Rear-positioned drain hole(s) for maximum usable bowl and cabinet storage
- Integrated washboard for scrubbing (BLANCO PRACTIKA™ model)
- 3½" (90mm) stainless steel strainer included
- Clips #406251 sold separately for undermount PRACTIKA™ installation
- Template for topmount installation included
- Limited Lifetime Warranty



BLANCO PRACTIKA™ - Integrated washboard

Sink Specifications		Model No.	Optional Accessories	
Topmount		400779	517666	CapFlow™
Minimum Cabinet Size*			230694	Magnetic Caddy
Bowl Depth				
10" (255 mm)				
Cubed Weight				
34 lb. (15 kg)				

Note: 18 gauge stainless steel



BLANCO PRACTIKA™
UTILITY SINK

PLUMBING 3 OF 14

APB

* Depending on cabinet construction, a different cabinet size may be required. Consult the cabinet manufacturer.

** Installed price subject to change.



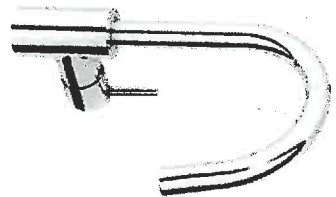
GROHE STANDARDS (Baypoint)
Castles

*PRICES ARE SUBJECT TO CHANGE WITHOUT NO. 2.O.E.

** Applicable as per Plan **

STANDARD FAUCETS

KITCHEN FAUCET

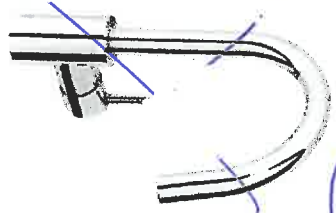


Concetto
Pull down faucet
32.665.000 Chrome

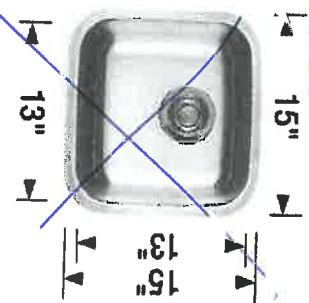
KITCHEN SINK



Blanco Essentials U2
Undermount 31" x 18" x 8"
400008 Stainless Steel



Concetto Bar Faucet
Pull down faucet
32.665.000 Chrome



Blanco Stellar Ubar
Undermount 15" x 15" x 6.5"
401029 Stainless Steel

Bed 4
Bar.

PREF
APET
1

PLUMBING 4 or 14

385
Castles

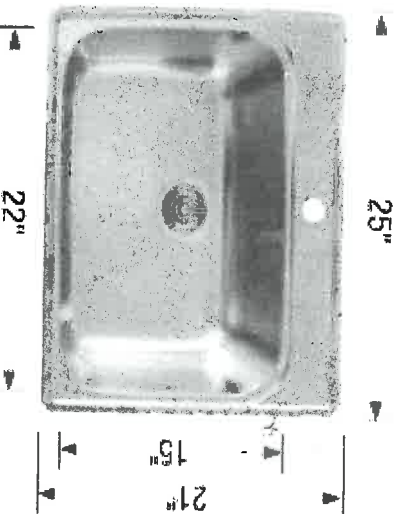
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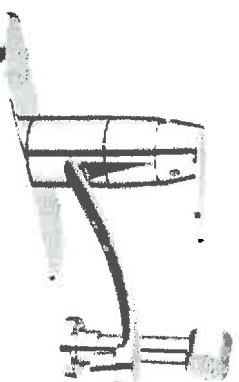
ROHE STANDARDS (Baypo
Castles

****Applicable as per Plan****

LAUNDRY SINK & FAUCET



- Blanco Essential Utility Drop-In Sink
401204 4-hole Sink**
- Stainless Steel
 - 25" x 21" x 8" Deep
 - Single Bowl with Integral Service Ledge
 - SS Strainer Strainer
 - Counter Mount Drop In



- GROHE Eurosmart w/ Side Spray Faucet
Chrome
31.353.000**
- Single Hole Application
 - Chrome
 - Side Pull-out Spray

Mud room.

sink / faucet

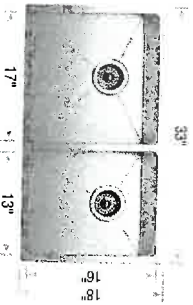
38 South.

gfb

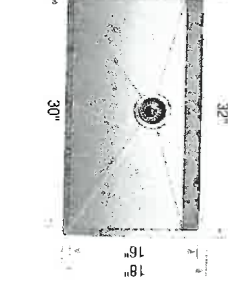
Plumbing 5 of 14

BLANCO QUATRUS™ R15 Undermount

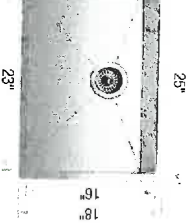
28 South

BLANCO QUATRUS™ R15 U 154		Sink Specifications		Model N°	Optional Accessories
		Undermount Minimum Cabinet Size* 36" (915 mm) Bowl Depth 9" (230 mm) Cubed Weight 55 lb. (25 kg)		401520	406451 406450 406345 406344 517666 230694
					Grid (LB) Grid (SB) Ash Cutting Board Workstation CapFlow™ Magnetic Caddy

BLANCO QUATRUS™ R15 U 2		Sink Specifications		Model N°	Optional Accessories
		Undermount Minimum Cabinet Size* 36" (915 mm) Bowl Depth 9" (230 mm) Cubed Weight 55 lb. (25 kg)		401519	406454 406345 406344 517666 230694
					Grid Ash Cutting Board Workstation CapFlow™ Magnetic Caddy

BLANCO QUATRUS™ R15 U SUPER SINGLE		Sink Specifications		Model N°	Optional Accessories
		Undermount Minimum Cabinet Size* 36" (915 mm) Bowl Depth 9" (230 mm) Cubed Weight 55 lb. (25 kg)		401518	406347 406346 406345 406344 517666 230694
					Super Single Grid Elevated Grid Ash Cutting Board Workstation CapFlow™ Magnetic Caddy

Kitchen

BLANCO QUATRUS™ R15 U 1 MEDIUM		Sink Specifications		Model N°	Optional Accessories
		Undermount Minimum Cabinet Size* 27" (685 mm) Bowl Depth 9" (230 mm) Cubed Weight 43 lb. (19.5 kg)		401517	406452 406345 406344 517666 230694
					Grid Ash Cutting Board Workstation CapFlow™ Magnetic Caddy

* Depending on cabinet construction, a different cabinet size may be required. Consult the cabinet manufacturer.
** Installed price subject to change.

the

MAAX SUBMITTAL SPECIFICATIONS

Serenade F

MODEL NUMBER 105516

DIMENSIONS: 67" x 37" x 24" Acrylic



Master

Project :

Contractor :

MAAX Representative :

Date :

Tel :

www.maax.com

Vivez l'expérience

MAAX®

Enjoy the experience

STANDARD FEATURES

- Unique feature: asymmetric modern look
- Above-the-Floor Rough (AFR) and F² Drain compatible
- Deck for faucets (MAAX flexible waste & overflow)
- Freestanding installation
- Center drain
- One-piece apron
- Available in White only

OPTIONS

- One chromatherapy light
- Metal trim kit for Air Push Control
- Positioning template for freestanding bathtub installation
- F2 Drain - kit for freestanding bathtub installation
- F2 Drain - Pack of 12 kits for freestanding bathtub installation
- F2 Drain - PVC kit for bathtub installation

UNIQUE FEATURES

- Above-the-Floor Rough (AFR)
- 4 Adjustable Leveling Legs
- 1 Tub - 2 Pieces
- Compatible with F2 Drain

SYSTEMS

 Aerofreight Chromatherapy

CERTIFICATIONS

Maax products adhere to one or more of the following certifications:



2016-11-07

PUMPBINK 7 OF 14

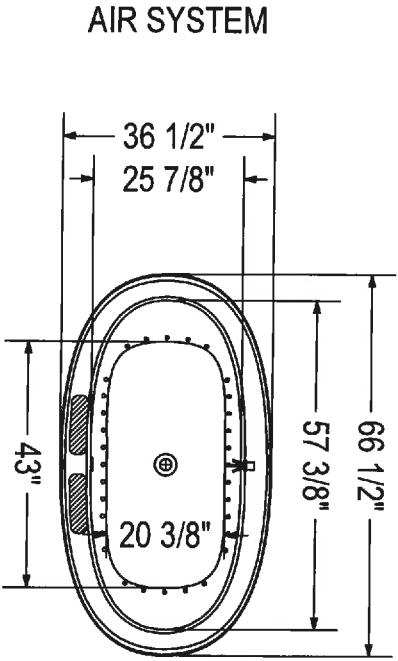
APB

MAAX SUBMITTAL SPECIFICATIONS

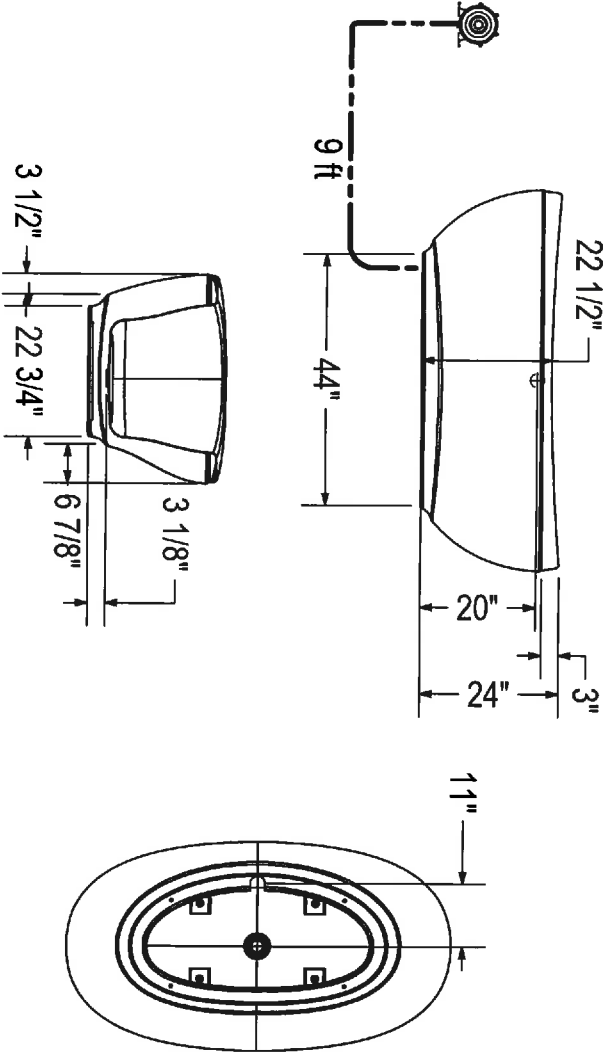
Serenade F


MODEL NUMBER 105516

TECHNICAL DRAWINGS



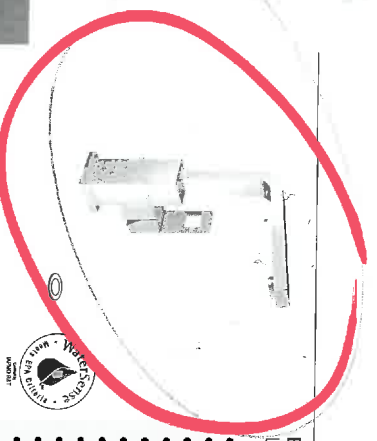
385
master



(•) : Indicates airjets positioning
(✕) : Indicates chromatherapy light positioning
() : Recommended faucet area 2 sections of 10" (L) x 3" (W).

All dimensions are approximate. Structure measurements must be verified against the unit to ensure proper fit.

PUMPING & OF 14



00A Available July 2016

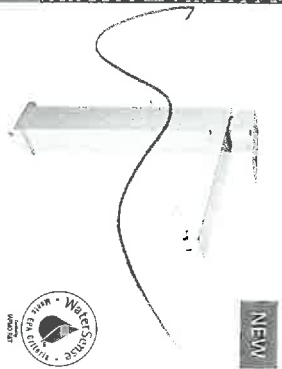
- Eurocube**
Lavatory Centreset, L-Size
- 9 3/4" Faucet height
 - 5 7/8" Spout reach
 - 8 3/4" Aerator height
 - Solid brass construction
 - GROHE SilkMove® ceramic cartridge
 - GROHE EcoJoy™
 - Stainless steel braided flexible supplies
 - GROHE QuickFix® - Quick installation system
 - Includes drain assembly
 - High temperature limit stop
 - Max. Flow Rate: 5.7 L/min (1.5 gpm)*

Product #
23 184 000

Colour/Description
GROHE StarLight® Chrome

Price

4
... incl
x2



NEW

- Eurocube**
Lavatory Centreset, XL-Size
- 13 7/8" Faucet height
 - 7 1/8" Spout reach
 - 9 3/8" Aerator height
 - GROHE SilkMove® ceramic cartridge
 - GROHE EcoJoy®
 - QuickFix® installation
 - Solid brass construction
 - Single loop handle
 - Stainless steel braided flexible supplies
 - Max. Flow Rate: 4.5 L/min (1.2 gpm)

23 671 000

GROHE StarLight® Chrome



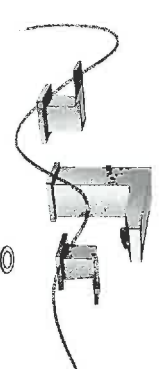
NEW

- Eurocube Joy**
Lavatory Centreset, XL-Size
- 14" Faucet height
 - 7 1/8" Spout reach
 - 9 3/8" Aerator height
 - GROHE SilkMove® ceramic cartridge
 - GROHE EcoJoy®
 - QuickFix® installation
 - Solid brass construction
 - Joystick handle
 - Stainless steel braided flexible supplies
 - Max. Flow Rate: 4.5 L/min (1.2 gpm)

23 662 000

GROHE StarLight® Chrome

Noted

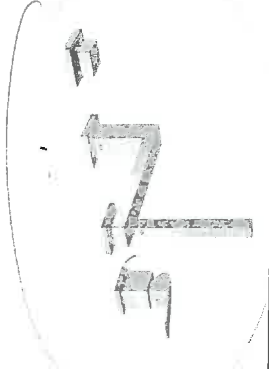


NEW

- Eurocube**
Lavatory Wideset
- 4 9/16" Faucet height
 - 3 13/16" Spout reach
 - 3 11/16" Aerator height
 - Solid brass construction
 - GROHE SilkMove® ceramic cartridges
 - GROHE EcoJoy™
 - Metal loop handles
 - Stainless steel braided flexible supplies
 - Includes drain assembly
 - Max. Flow Rate: 5.7 L/min (1.5 gpm)*

20 370 000

GROHE StarLight® Chrome



NEW

- Eurocube**
Roman Tub Filler
with Personal Hand Shower**
- 8 1/8" Spout reach
 - 3 5/8" Aerator height
 - 1/2" Valves
 - Single loop handle
 - GROHE SilkMove® ceramic cartridge
 - 79" Hose
 - Euphoria Cube Mono Hand Shower (27 699), 9.5 L/min (2.5 gpm)

19 897 000









GROHE StarLight® Chrome

00A Available July 2016

20 370 00A

GROHE StarLight® Chrome

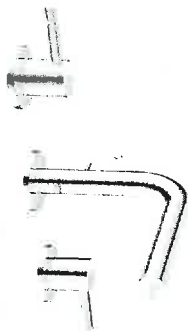
Flexible stainless steel braided hoses connect all components and valves to supply.

Product #	Colour/Description	Price
 Eurocube 6 1/8" Lever Tub Spout • Wall mount • 1/2" Inlet	GROHE StarLight® Chrome	13 307 000
 Eurocube 6 1/8" Tub Spout • Wall mount • 1/2" Inlet	GROHE StarLight® Chrome	13 307 000 <i>385</i>
 Eurocube Shower/Tub Combination • Loop Handle • Euphoria Cube Shower Head (27 705), 9.5 L/min (2.5 gpm) • Brass arm (27 710) • Tub spout (13 307) For use with Grohsafe Rough-In Valve 35 015 (see below)	GROHE StarLight® Chrome	35 027 000 <i>6</i>
 Eurocube Shower Combination • Loop Handle • Euphoria Cube Shower Head (27 705), 9.5 L/min (2.5 gpm) • Brass arm (27 710) For use with Grohsafe Rough-In Valve 35 015 (see below)	GROHE StarLight® Chrome	23 148 000 <i>6</i>
 Eurocube Pressure Balance Valve Trim • Metal loop handle For use with Grohsafe Rough-In Valve 35 015 (see below)	GROHE StarLight® Chrome	19 899 000 <i>6</i>
 Grohsafe Universal Pressure Balance Rough-In Valve • Handle limit stop • Diaphragm cartridge • Check valves • Service stops • Includes cap and plug for 3-port installation *Universal connection is 1/2" male by copper sweat Max Flow Rates: 3-Port - 21 L/min (5.5 gpm) at 45 psi 4-Port - 24 L/min (6.4 gpm) at 45 psi	Inlets: 1/2" Universal Outlets: 1/2" Universal†	35 015 000
 Eurocube Volume Control Trim • Grip handle For use with Rough-In Valve 29 273, 29 274 (see below)	GROHE StarLight® Chrome	19 910 000
 Volume Control Rough-In Valve • NPT connections • GROHE SilkMove® ceramic cartridge	1/2" NPT 3/4" NPT	29 273 000 29 274 000

For matching accessories please refer to the Essentials Cube collection on page 208.

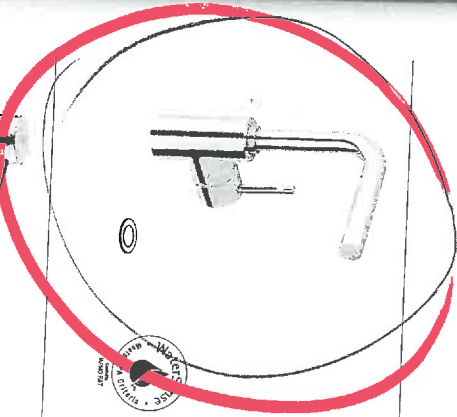
ESSENCE

Product #	Colour/Description	Price
Essence Lavatory Wideset • 5 7/8" Faucet height • 5 1/4" Spout reach • 5 1/8" Aerator height • Solid brass construction • GROHE SilkMove® ceramic cartridges • Includes drain assembly • Metal lever handles Max. Flow Rate 5.7 L/min (1.5 gpm)	GROHE StarLight® Chrome Brushed Nickel InfinityFinish™	* 20 297 000 * 20 297 EN0 &

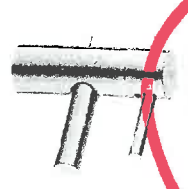


285

Essence High Spout Lavatory Centreset • 9 15/16" Faucet height • 5 1/4" Swivel spout reach • 9 1/8" Aerator height • Solid brass construction • GROHE SilkMove® ceramic cartridge • Stainless steel braided flexible supplies • Quick installation system • Includes drain assembly Max. Flow Rate 5.7 L/min (1.5 gpm)	* 32 137 000 * 32 137 EN0 &	GROHE StarLight® Chrome Brushed Nickel InfinityFinish™
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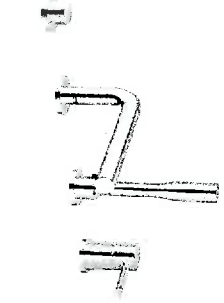
32137 000
32137 EN0
&
285
2
3
4



Essence Low Spout Lavatory Centreset • 7 3/4" Faucet height (when in use) • 3 7/8" Spout reach • 2 1/2" Aerator height • Solid brass construction • GROHE SilkMove® ceramic cartridge • Single lever handle • Stainless steel braided flexible supplies • Quick installation system • Includes drain assembly Max. Flow Rate 5.7 L/min (1.5 gpm)	* 32 216 000 * 32 216 EN0 &	GROHE StarLight® Chrome Brushed Nickel InfinityFinish™
--	-----------------------------------	---

* 19 578 000
* 19 578 EN0

GROHE StarLight® Chrome
Brushed Nickel InfinityFinish™



Essence Roman Tub Filler with Personal Hand Shower** • 8 11/16" Spout reach • 4 3/16" Aerator height • Single lever control • GROHE SilkMove® ceramic cartridge • Euphoria Cosmopolitan Mono Hand Shower (27 400), 9.5 L/min (2.5 gpm) Flexible stainless steel braided hoses connect all components and valves to supply	* 19 578 000 * 19 578 EN0	GROHE StarLight® Chrome Brushed Nickel InfinityFinish™
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Essence Roman Tub Filler with Personal Hand Shower** • 8 7/8" Spout reach • 2 13/16" Aerator height • Single Lever Control • GROHE SilkMove® ceramic cartridge • Tempesta II Hand Shower (26 046), 7.6 L/min (2.0 gpm) Flexible stainless steel braided hoses connect all components and valves to supply	* 32 232 000 * 32 232 EN0	GROHE StarLight® Chrome Brushed Nickel InfinityFinish™
--	------------------------------	---

Plumbing 11 05 14

285



38 S - Powder.

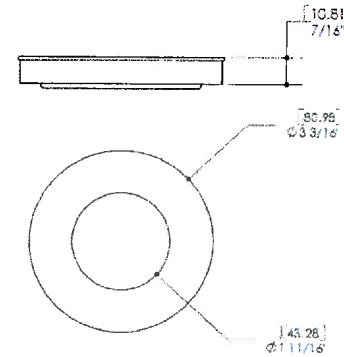
Zancor Pricing
Blue Glass Vessel Options



Sculptured Glass - 97023
Round black tempered glass basin
Ø 16½" x 5½" - 13 mm thick
Round edge
Chrome mounting ring included
Chrome 627 Pop Up Included



Sculptured Glass - 97051
Round Canyon Bronze tempered glass basin
Ø 16" x 5½" - 13 mm thick
Round edge
Chrome mounting ring included
Chrome 627 Pop Up Included



Chrome Mounting Ring 9700
3" Round Round Chrome
7/16" thick

Master Eiruite COLLETTE
21½" RECTANGULAR UNDERMOUNT SINK

☐ 4220CIY Undermount Sink

Product Specs:

- Vitreous china
- Front overflow hole
- Template and mounting hardware supplied

Overall Dimensions (W x D x H):

(OD): 545mm(21½") x 355mm(14") x 190mm(7½")
(ID): 485mm(19") x 295mm(11½") x 140mm(5½")

Compliance Certifications:

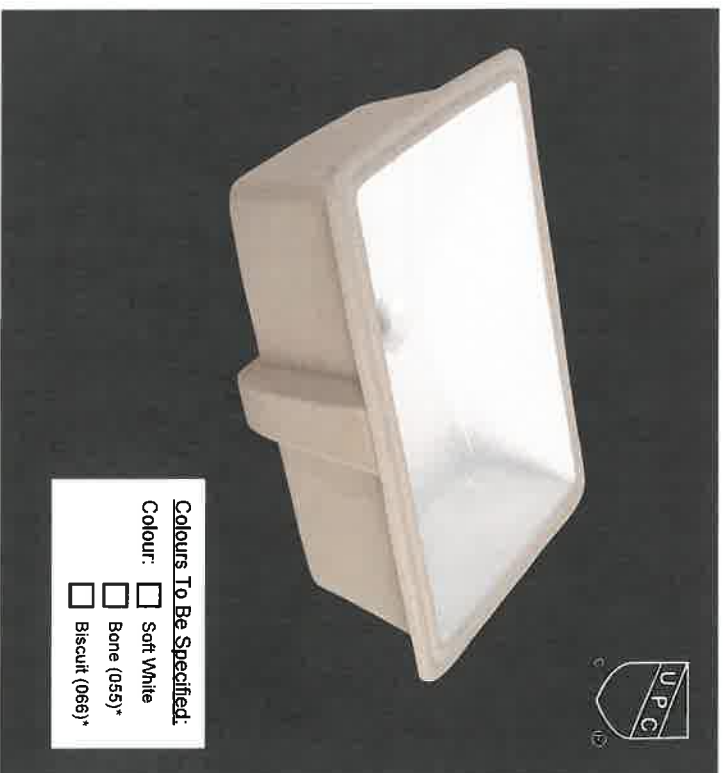
Meets or exceeds the following:

- IAPMO cUPC
- ASME A112.19.2 / CSA B45.1-2013

Shipping:

Cube 1.64
GW 25 lbs

385

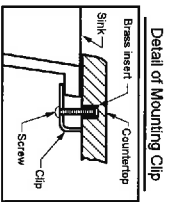


Colours To Be Specified:
Colour: ☐ Soft White
☐ Bone (055)*
☐ Biscuit (066)*

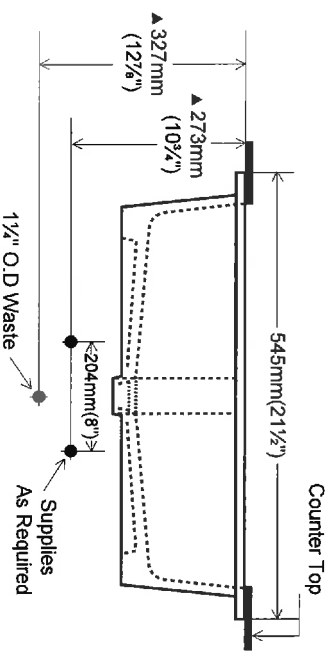
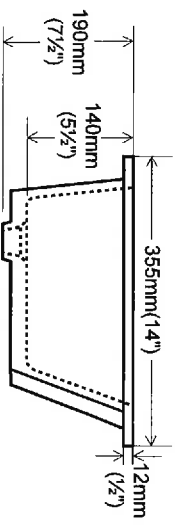
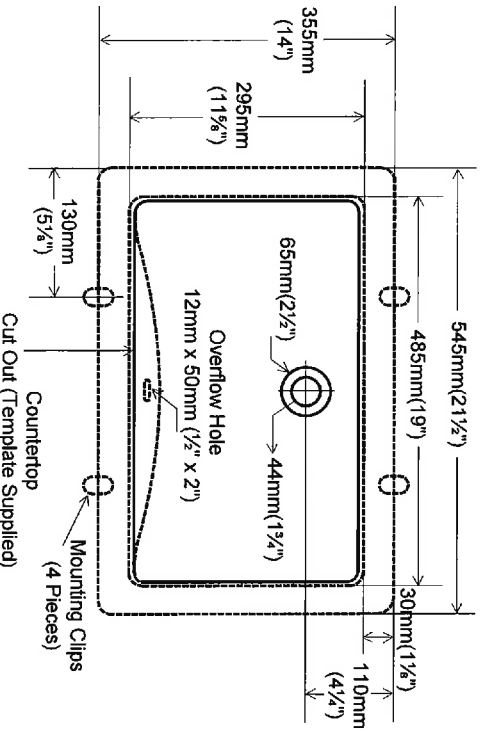
Notes:

Dimensions of fixtures are nominal and may vary within the range of tolerances established by ASME standard A112.19.2. These measurements are subject to change or cancellation. No responsibility is assumed for use of superseded or voided pages.

* Bone and Biscuit available through Direct Import (CI)* only.



Note:
▲ Dimensions shown for location of supplies and "P" trap are suggested.



Product #

Colour/Description

Price

23 034 000

GROHE StarLight® Chrome

5

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23 034 00A

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20 343 000

1
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3
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20 343 00A

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23 115 000

23 7

23 115 00A

- 5

20 347 000

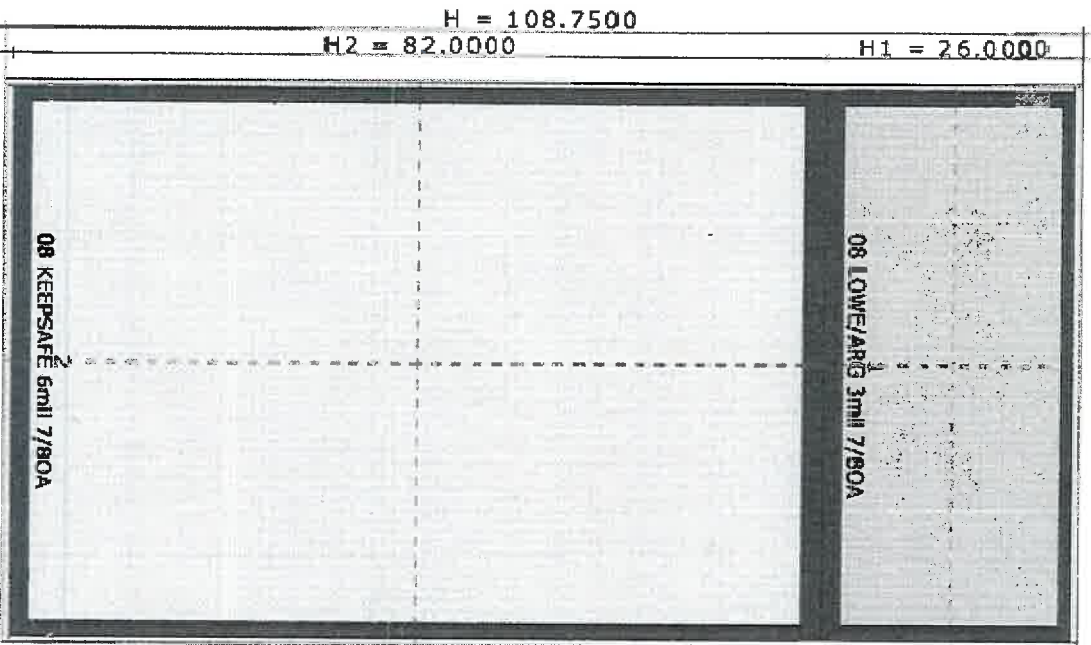
-

Powder
385

29 031 000

65 818 000

- GROHE StarLight® Chrome



68"
WINDOW
69 1/2" OVERALL
WOOD JAMB

Simone Walker

Rancor Homes

Décor house: 35 Sim Hill Crescent, King City L7B 0C5

Cell: 416-843-7270
Office: 905-738-7010
Fax: 905-738-5948

@ Breakfast
Area

HOF
3368
#4458

SEP 01 2016

INTERIOR FINISHES ACKNOWLEDGEMENT / HARDWOOD WAIVER

Purchaser accepts and acknowledges that the Builder reserves the right to substitute materials with those of equal or better quality where the manufacture, scheduling or delivery of materials may directly impact the Builder's ability to meet its' contractual obligations under the Agreement of Purchase and Sale.

PORCELAIN & NATURAL STONES: Due to the properties of natural stones including but not limited to **marble, granite, quartz**, no two pieces are exactly the same. Variations in colour, tone, granularity (pitting, fissures) and pattern are to be expected, including various lighting may affect the overall finished look. Stone should never be cleaned with lemon oil or vinegar. The purchaser acknowledges colour and product variations as well as natural imperfections that may exist with the selection of natural stone materials and shall not hold the Vendor liable for provision of same.

STONE COUNTERTOP JOINTS: Purchaser is aware that one joint will be at each corner and on either side of slide-in-range (if applicable). It will also be where the length of the counter top exceeds the length of a stone slab. Slabs are usually approximately 5'x 8'.

CERAMIC TILES: Due to manufacturing, shade (dye lots), product variations may exist that can affect the overall look of the finished product. Although every effort will be made to ensure the colours and materials selected are as close as possible to the samples, the purchaser acknowledges that the sample tiles supplied in the Design Centre may not be identical to the materials installed in the home.

STAIR STAINS: Due to the natural properties of wood, many variables can affect the overall look of the finished product. Factors including but not limited to wood type, knotting, graining, density, age, humidity, and air temperature can result in substantial variations in stain intensity. The purchaser accepts that although the Vendor will do their best to match stain the unfinished stairs as close as possible to the pre-finished floors, it is not possible to have an identical match and that there MAY be shade differences between the two products.

CABINETRY: Due to the natural properties of wood, slight variations apparent with cabinetry are to be expected. This includes but not limited to wood species, wood grain, colour, finish, product variations, and natural imperfections are all factors that may affect the overall look of the finished product. Such factors make exact colour matching impossible. The type and intensity of lighting in the areas of designated cabinetry placement may also highlight characteristics of cabinetry finish. All cabinets shall be finished with a white melamine interior box unless a finished interior is upgraded. Due to building specifications and/or on-site conditions, certain cabinetry upgrades may not be possible. The purchaser acknowledges that the Builder cannot guarantee the cabinetry finish or provision of certain upgrades and shall not hold the Builder liable for provision of same.

UPGRADES/EXTRAS: All upgrades and additional selections indicated on the colour chart must be accompanied by an upgrades/extras sheet (PES) and full payment otherwise the selection will be invalid. All colour charts and upgrades/extras will not proceed until verified and signed by an authorized signing officer at the Vendor's head office. **CHANGES WILL NOT BE PERMITTED UPON COMPLETION AND SUBMISSION OF THE COLOUR CHART.**

HARDWOOD FLOORING: Due to the natural properties of wood, many variables can affect the overall look of the finished product. Variations include but not limited to wood type, colour/stain and wood grain are significant factors that make exact colour matching impossible. The purchaser acknowledges that the hardwood flooring is a pre-finished product in a controlled environment. Expansion, compression and cupping are characteristics of hardwood flooring once installed in the home. The purchaser acknowledges these may become apparent over time and despite the Builders' efforts to install the hardwood flooring materials in keeping with good workmanship, the Builder shall not be responsible nor held liable for minor variances of fluctuation in hardwood flooring materials.

HARDWOOD WAIVER:

I/We understand hardwood flooring is classified as a porous material and as such not recommended by the Builder in certain areas. I/We understand there is a concern due to possible water and other substances being frequently splashed or spilled onto the floor and in contravention of Ontario Building Code Section 9.30.1.2(1).

"Finished flooring bathrooms, kitchens, public entrance halls, laundry & general storage areas shall consist of resilient flooring, felted-synthetic-fibre floor coverings, concrete, terrazzo, ceramic tile, mastic or other types of flooring providing similar degrees of water resistance."

I/We are prepared to assume full responsibility for any damage caused to the hardwood floor or subfloor due to moisture absorbency in the mentioned areas, and agree to waive any claims against the Township of residence, TARIION and/or the Builder in relation to the matter.

****SEE COLOUR CHART FOR LOCATIONS****

SITE Castles South

LOT 385

DATE Nov 11/16

NOV 30/16

ZANCOR HOMES
CASTLES (SOUTH)
QUOTE / COLOUR SELECTIONS

PURCHASERS: LINA GARGARO

LOT #: 38

MODEL: EDEN (50-07) REVISED

KITCHEN COUNTERTOP	STOVE AREA COUNTER ONLY	PORCELAIN STATUARIO 6MM REX	CUSTOM UPGRADE
	WINDOW WALL, PREP AREAS & ISLAND	QUARTZ SMOKE POK WITH WATERFALL ENDS ON ISLAND	
	EDGES: 4" MITRED APRON EDGE ON ISLAND ONLY 1.5" MITRE EVERYWHERE ELSE		
POWDER ROOM VANITY TOP <i>(Std. Marble Included in deal)</i>	ALABASTRI FUMO PORCELAIN WITH 7" MITRED APRON EDGE <i>(no 5' o/p panel)</i>		CUSTOM UPGRADE
ENSUITE BATH VANITY TOP <i>(Std. Marble Included in deal)</i>	COMPAC GLACIER INCLUDING WATERFALL ENDS ON SIDED NEXT TO TUB WITH 2" MITRED EDGE		4
BED 2 BATH VANITY TOP	COMPAC GLACIER		4
BED 3 BATH VANITY TOP	COMPAC GLACIER		4
BED 4 BATH VANITY TOP	COMPAC GLACIER		4
BED 4 WET BAR	COMPAC SMOKE GREY		4
LAUNDRY ROOM	COMPAC MOON (COST OF SINK NOT INCLUDED)		3
MUD ROOM	COMPAC SMOKE GREY OR SMOKE POK <i>? confirm with homeowner.</i>		4
KITCHEN BACKSPLASH	STOVE WALL ONLY	PORCELAIN STATUARIO 6MM REX	CUSTOM UPGRADE
ALL COUNTERTOP PRICES BASED ON QTK DRAWINGS DATED NOV. 10, 2016			

NOV 30/16

ZANCOR HOMES
CASTLES (SOUTH)
QUOTE / COLOUR SELECTIONS

416-
728-7049
38

PURCHASERS: LINA GARGARO lee.gargaro@bell.net LOT #: 38

MODEL: EDEN (50-07) REVISED

AREA	TILE SELECTION	UPGRADE LEVEL	QUOTE
Kitchen / Breakfast / Prep Area	H/W		
Garage Entry /			
Foyer	32x72 Aragastri Fumo	STACKED	
Basement Foyer	WANT TO LEAVE UNFINISHED.		
Powder Room	32x72 Aragastri Fumo *SEE TILE *SEE TILE *SEE TILE *SEE TILE	STACKED	
Garage Entry / Master Bedroom only	12x24 Silkstone Anterite (Med Room) (H/W) SACKED	4	
Laundry Room	12x24 Silkstone 9/12/10 Anterite SACKED	4.	
Ensuite Bath Floor	OFF 2 - 32x72 MAGNET PEGASUS OFF 2 - 24x48 Bianco Di. Italia STACUARO SACKED		
Ensuite Bath Shower Walls	11	11	
Ensuite Bath Shower Floor	11		
Ensuite Bath Shower Frame	INFINITY DRAIN Yes.	SEAT: to Tile OR WHITE	
Bed 2 Bath Floor	12x24 GIOIELLE LIGHT SACKED	4	
Bed 2 Bath Shower Wall	12x24 GIOIELLE LIGHT SACKED	4	
Bed 2 Bath Shower Floor	2x2 Anterite WHITE. 4x4 GIOIELLE LIGHT.		
Bed 2 Bath Shower Frame	SW GRY ADETZ (LIGHT)		
Bed 3 Bath Floor	12x24 GIOIELLE LIGHT SACKED	4	
Bed 3 Bath Tub Wall	12x24 GIOIELLE LIGHT SACKED	4	
Bed 4 Bath Floor	12x24 Silkstone Aragastri Anterite SACKED	4.	
Kitchen Backsplash	- See Counters - Backsplash deleted except stone 11		
	CHIMNEY STYLE HOOD FAN: YES <input type="checkbox"/> (ADDITIONAL CHARGE) NO <input type="checkbox"/>		
	ADDITIONAL EXTRAS / INSTRUCTIONS		
Master Bedroom	32x72 Aragastri Fumo SACKED		
Bed 4 Backsplash	3x12 Cholsen Graphik (Custom if stacked or Brick)		
Master ensuite	32x48 Bianco Di Italia stone to wall behind freestanding tub - up bottom of windows from vanity to vanity		
TOTAL FOR TILE UPGRADES			

PURCHASER'S SIGNATURES: _____

DATE: _____

A.V. CLASSIC REPRESENTATIVE: _____

Purchaser(s) acknowledges that all pricing and/or selections are not final until reviewed, approved and accepted by the Builder _____



your kitchen. your taste.

Qu...y Tops & Kitchens Ltd.

80 Sante Drive, Vaughan, ON L4K 3C4

T 416.746.1811 F 905.761.5901

www.QTK.ca info@qtk.ca

PURCHASE AGREEMENT FORM

PURCHASER:	LINA GARGARO	CONTRACTOR:	Zancor Homes (King City) Ltd.
ADDRESS:		SITE:	CASTLES OF KING CITY
EMAIL:	lee.gargaro@bell.net	MODEL TYPE:	EDEN (50-07) ELEV C
PHONE #:		LOT #:	LOT 38 SCS
PHONE #:		DATE:	Nov 10, 2016 Q2598

The purchaser agrees to buy and Quality Tops & Kitchens Ltd. (QTK) agrees to sell and provide for the purchaser the following articles listed herein and with attached drawing in accordance to the terms and conditions described on the reverse of this agreement form.

ROOM		DESCRIPTION		CATEGORY
		DOOR STYLE:	QT 1022	NONE
		FINISH:	DARK GREY LATI (HPL) - VERTICAL GRAIN	
		SPECIES:	HIGH PRESSURE LAMINAT	
Kitchen & Servery		DOOR HARDWARE:		
		DRW HARDWARE:		
		COUNTER TOP:	Counter Top by Others	
ITEM #	QTY	DESCRIPTION		PRICE
DUPG	1	UPGRADE DOOR STYLE TO CATEGORY 6 DOOR STYLE		
PF2696	1	BUILT-IN FOR PROFESSIONAL SERIES FRIDGES 26" DEEP x 95-1/2"H - (OPTION PAID FOR BY BUILDER)		
FP	1	FRIDGE PANELS (HANDLES NOT INCL UDED) (INSTALLATION NOT INCLUDED)		
DWP-1	1	D/W PANEL SINGLE DOOR (INCLUDES SAME HANDLE AS ON DRAWERS) (INSTALLATION NOT INCLUDED)		
PF-CKT	1	PROF SERIES COOK-TOP w/ FRONT BUTTONS & POT DRWS w/ BLUM ANTARO WHITE		
AV-HF	4	AVENTOS HF (BI-FOLD DOUBLE DOOR LIFT)		
3BD-IVO	10	1 SET OF POT DRAWERS w/ BLUM INTIVO WHITE - B/D 3 (2 SMALL, 1 BIG DRAWER)		
3BD	1	1 SET OF POT DRAWERS w/ BLUM ANTARO WHITE - B/D 3 (2 SMALL, 1 BIG DRAWER) - (OPTION PAID FOR BY BUILDER)		
THTV2-18120	3	THICK TOP VALANCE 2-1/4" THICK x UP TO 120" LONG x UP TO 18" DEEP		
MWGM-14	1	MATCHING COLOUR LP INTERIOR (13-3/4" DEEP UPPERS) (WHOLE KITCHEN)		
THGB2-26120	7	TALL GABLE 2-1/4" THICK x UP TO 120" H x UP TO 26" D		
P-INT-DRW	4	1 INTERIOR PULL-OUT BLUM ANTARO WHITE DRW IN PANTRY - MIN. 18" DEEP CABINET		
CUST-1	1	ANTI-SLAM HINGES & BLUM WHITE ANTARO DRAWER SLIDES - (OPTION PAID FOR BY BUILDER)		
CUST-2	1	2 TONE KITCHEN: QT 1025 REVERE PEWTER - UPPER CABINETS ON WINDOW WALL - AS INDICATED ON DRAWINGS		
CUST-3	1	3 TONE KITCHEN: QT 1022 ANTHRACITE (HIGH GLOSS) LP LAMINATE - (ISLAND)		
CUST-4	1	ADDITIONAL CABINETS IN BACK OF ISLAND IN LIEU OF OVERHANG		
CUST-5	1	CONVERT STANDARD BANK OF DRAWERS INTO 1 SET OF POT DRAWERS w/ BLUM INTIVO DRAWERS SLIDES - (1 SMALL, 2 BIG DRAWERS)		
CUST-6	1	OPENING TO ACCOMMODATE UNDER COUNTER STAINLESS STEEL BARWINE FRIDGE & FRIDGE DRAWERS IN SERVERY		
CUST-7	2	ADD 2 DEEP DRAWERS ON EXTERIOR OF PANTRY w/ BLUM WHITE INTIVO WHITE SLIDES		
CUST-8	1	HARDWARE: RC 973, RC 974, RC 975		
CUST-9	3	FRIDGE HANDLES: RC 975		
CUST-10	1	ADD TOUCH LATCH TO UPPER CABINETS ABOVE FRIDGE & PANTRY- AS INDICATED ON DRAWINGS		
CUST-11	1	ADD FLUSH INSET APPLICATION TO BUILT-IN FRIDGE		
CUST-12	1	EXTEND CABINETRY HEIGHT ON FRIDGE WALL TO CEILING (120" OVERALL HEIGHT)		
CUST-13	3	2 1/4" THICK FLOATING SHELVES IN SERVERY & ABOVE DESK		
CUST-14	1	QTK TO ACCOMMODATE LED STRIP LIGHTING UNDER ALL FLIP-UP DOORS & FLOATING SHELVES - LIGHTING PROVIDED BY ZANCOR, ELECTRICAL BY OTHERS		
CUST-15	1	BUILT-IN STEAM OVEN & SINGLE WALL OVEN w/ DRAWER(S) BELOW - 24"D x 95 1/2" H		
CUST-16	1	BUILT-IN DESK w/ 1 SET OF PENCIL & FILING DRAWERS		
CUST-17	1	2 CLEAR GLASS , CLEAN CUT w/ 2 STAINLESS STEEL FRAMED DOORS - AF003S - IN SERVERY		
CUST-18	1	DRAWER PANEL w/ CUT OUT FOR RANGETOP FRONT BUTTONS		
ROOM SUMMARY:				

Handwritten signature/initials



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Ql. .y Tops & Kitchens Ltd.

80 Sante Drive, Vaughan, ON L4K 3C4

T 416.746.1811 F 905.761.5901

www.QTK.ca

info@qtk.ca

PURCHASE AGREEMENT FORM

PURCHASER:		LINA GARGARO		CONTRACTOR:	Zancor Homes (King City) Ltd.	
ADDRESS:				SITE:	CASTLES OF KING CITY	
EMAIL:		lee.gargaro@bell.net		MODEL TYPE:	EDEN (60-07) ELEV C	
PHONE #:				LOT #:	LOT 38 SCS	
PHONE #:				DATE:	Nov 10, 2016 Q2598	
ROOM		DESCRIPTION				CATEGORY
Powder Room Vanity		DOOR STYLE: QT 1022 FINISH: ANTHRACITE (HIGH GLOSS) SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others				Category 4
ITEM #	QTY	DESCRIPTION				PRICE
DUPG	1	UPGRADE DOOR STYLE TO CATEGORY 4 DOOR STYLE				
CUST-1	1	FLOATING CABINET w/ 1 DRAWER BELOW SINK w/ CUT OUT TO ACCOMODATE PLUMBING				
CUST-2	2	UPGRADE HANDLES: 3192 MB				
ROOM		DESCRIPTION				CATEGORY
Ensuite Vanity		DOOR STYLE: QT 1022 FINISH: MYSTIC (HIGH GLOSS) - HRZ GR SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others				Category 5
ITEM #	QTY	DESCRIPTION				PRICE
DUPG	1	UPGRADE DOOR STYLE TO CATEGORY 5 DOOR STYLE				
VB-RAISE4	2	RAISE VANITY HEIGHT TO 34-1/2" - PER VANITY (<60" LONG)				
CUST-1	4	ADD 2 DRAWERS TO CREATE 1 FULL SET OF 3 DRAWERS w/ BLUM WHITE ANTARO SLIDES				
CUST-2	2	UPGRADE HANDLES: 263L-BL & 253R-BL - AS INDICATED ON DRAWINGS				
CUST-3	12	UPGRADE KNOBS: 252L-BL & 252R-BL - AS INDICATED ON DRAWINGS				
ROOM		DESCRIPTION				CATEGORY
Bed 2 - Ensuite 2		DOOR STYLE: QT 1022 FINISH: CHIOSTRO SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others				Category 1
ITEM #	QTY	DESCRIPTION				PRICE
CUST-1	1	UPGRADE HANDLES: 527 160				
CUST-2	1	HORIZONTAL HANDLES				
CUST-3	1	HORIZONTAL GRAIN				
ROOM SUMMARY:						



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80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

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PURCHASE AGREEMENT FORM

PURCHASER:	LINA GARGARO	CONTRACTOR:	Zancor Homes (King City) Ltd.
ADDRESS:		SITE:	CASTLES OF KING CITY
EMAIL:	lee.gargaro@bell.net	MODEL TYPE:	EDED (50-07) ELEV C
PHONE #:		LOT #:	LOT 38 SCS
PHONE #:		DATE:	Nov 10, 2016 Q2598

ROOM		DESCRIPTION		CATEGORY
Bed 3 - Ensuite 3				
ITEM #	QTY	DESCRIPTION		PRICE
CUST-1	1	UPGRADE HANDLES: 527 160		
CUST-2	1	HORIZONTAL HANDLES		
CUST-3	1	HORIZONTAL GRAIN		
ROOM SUMMARY:				
ROOM		DESCRIPTION		CATEGORY
Bed 4 - Ensuite 4				
ITEM #	QTY	DESCRIPTION		PRICE
CUST-1	1	UPGRADE HANDLE: 527 160		
CUST-2	1	HORIZONTAL HANDLES		
CUST-3	1	HORIZONTAL GRAIN		
ROOM SUMMARY:				
ROOM		DESCRIPTION		CATEGORY
Bed 4 - Bar				
ITEM #	QTY	DESCRIPTION		PRICE
BCAB-B	*	BASE CABINETS AS PER DRAWINGS PROVIDED		
3BD	1	1 SET OF POT DRAWERS w/ BLUM ANTARO WHITE - B/D 3 (2 SMALL, 1 BIG DRAWER)		
CUST-1	1	OPENING TO ACCOMMODATE STAINLESS STEEL WINE/BAR FRIDGE		
CUST-2	1	2 1/4" THICK FLOATING SHELF		
CUST-3	1	UPGRADE HANDLE: 527 160		
CUST-4	1	HORIZONTAL HANDLES		
CUST-5	1	HORIZONTAL GRAIN		
ROOM SUMMARY:				



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80 Sante Drive, Vaughan, ON L4K 3C4

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www.QTK.ca info@qtk.ca

PURCHASE AGREEMENT FORM

PURCHASER:		LINA GARGARO		CONTRACTOR:	Zancor Homes (King City) Ltd.	
ADDRESS:				SITE:	CASTLES OF KING CITY	
EMAIL:		lee.gargaro@bell.net		MODEL TYPE:	EDEN (50-07) ELEV C	
PHONE #:				LOT #:	LOT 38 SCS	
PHONE #:				DATE:	Nov 10, 2016 Q2598	
ROOM		DESCRIPTION				CATEGORY
Laundry Room		DOOR STYLE: QT 1022 FINISH: BIANCO (MCR TEXTURED LAMINATE) SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others				Category 1
ITEM #	QTY	DESCRIPTION				PRICE
CUST-1	1	ENCLOSURE FOR STACKED WASHER & DRYER				
CUST-2	1	TALL OPEN SHELF UNIT				
CUST-3	1	HANGING ROD w/ OPEN SHELF ABOVE				
CUST-4	1	OPEN SHELF IN BASE CABINET				
CUST-5	1	UPGRADE HANDLES: 527 160				
ROOM		DESCRIPTION				CATEGORY
Mudroom		DOOR STYLE: QT 1022 FINISH: CHIOSTRO SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others				Category 1
ITEM #	QTY	DESCRIPTION				PRICE
CUST-1	1	BASE & UPPER CABINET FOR SINK INCL. TALL CLOSET w/ ADJUSTABLE SHELVES. TOP VALANCE TO CEILING - HEIGHT AS PER SITE MEASUREMENT				
CUST-2	1	UPGRADE HANDLES: 527 160				
ROOM		DESCRIPTION				CATEGORY
Walk-In Closet - His		DOOR STYLE: QT 1021 FINISH: WHITE SPECIES: WHITE MEL DOOR HARDWARE: DRW HARDWARE: COUNTER TOP:				Category 1
ITEM #	QTY	DESCRIPTION				PRICE
ROOM SUMMARY:						