

CONSTRUCTION SUMMARY OF EXTRAS
Printed 2020-04-23 / 1:48 PM / Page 1 of 1

Site: VILLAGE OF KING
Lot: 1-4
Model: ELWOOD TH-01 (B1)
Purchaser: SHENWAI LAO
Phone/Email: 416-837-8156 / 416-986-9893



DESCRIPTION		DATE SELECTED
BONUS PACKAGE: Stained 3-1/4" Prefinished Engineered Hardwood on main floor & upper hall (non-tiled areas, excluding bedrooms)	INCLUDED IN APS	
BONUS PACKAGE: Stained Oak Stairs	INCLUDED IN APS	
BONUS PACKAGE: 10 Interior potlights (4") with LED Bulb, white trim	INCLUDED IN APS	
BONUS PACKAGE: 3 pce Kitchen Aid Stainless Steel kitchen appliances w/white Whirlpool front load washer & dryer - <i>Appliance Canada, Steve Miller (905) 660-2424, 8701 Jane Street #1, Concord</i>	INCLUDED IN APS	
#1 HARDWOOD - IN KITCHEN BREAKFAST IN LIEU OF TILE	MARCH 2 2020	
#2 TRAY CEILING IN MASTER BEDROOM	MARCH 2 2020	
#3 KITCHEN SINK - UPGRADE TO BLANCO 401179 PRECIS U2 **COLOUR TRUFFLE	MARCH 2 2020	
#4 KITCHEN COUNTERTOP - UPGRADE 3	MARCH 2 2020	
#5 KITCHEN - 24 INCH DEEP PANTRY BESIDE FRIDGE	MARCH 2 2020	
#6 KITCHEN - INTERIOR PULL OUT DRAWERS (X4)	MARCH 2 2020	
#7 MAIN BATHROOM - UPGRADE TO STONE COUNTERTOP - UPG 1 **INCLUDES OVAL UNDERMOUNT SINK	MARCH 2 2020	
#8 MASTER BATHROOM - UPGRADE TO STONE COUNTERTOP - UPG 1 **INCLUDES OVAL UNDERMOUNT SINKS	MARCH 2 2020	
#9 ELECTRICAL - (X4) POTLIGHTS w/LED BULB IN KITCHEN, RELOCATE STANDARD TO BE OVER ISLAND ***NO CHARGE, INCLUDED IN APS	MARCH 2 2020	
#10 ELECTRICAL - (X6) POTLIGHTS w/LED BULB IN BREAKFAST, STANDARD TO REMAIN ***NO CHARGE, INCLUDED IN APS	MARCH 2 2020	
#11 RELOCATE HOT WATER TANK ***IF POSSIBLE (SEE SKETCH)	MARCH 2 2020	

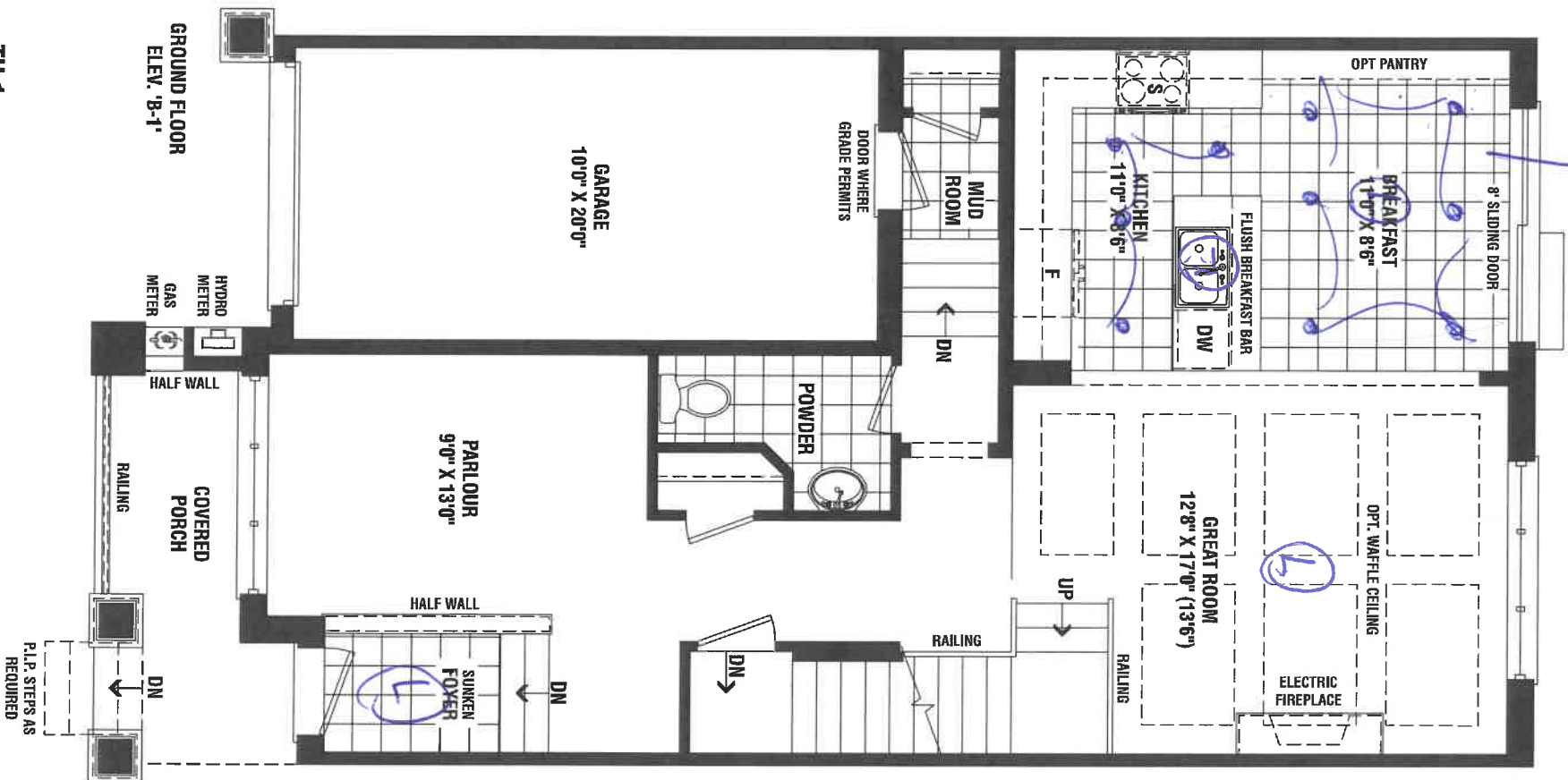
ZANCOR HOMES COLOUR CHART

CABINETRY / COUNTERTOPS				
	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE
Kitchen	2501 FIBREBOARD - IVORY (CAT 2)	DH01010	EMERSTONE CALCATTA GOLD (3)	✓
Island	2501 FIBREBOARD - IVORY (CAT 2)	DH01010	EMERSTONE CALCATTA GOLD (3)	✓
Powder Room	N/A		BIANCO CARRARA	
Master Ensuite	1203 FIBREBOARD - WHIT (CAT 1) WHITE	DH09160	PENATE ROYAL MARBLE (1)	✓
Main Bath	1203 FIBREBOARD - WHITE (CAT 1)	DH09160	BIANCO CARRARA (1)	✓
Laundry	1021 FLAT SLAB MEL - WHITE	DH09160	WHITE LAMINATE	✓
TILES				
Main Foyer	NEW BYZANTINE ASSURO 12 X 24 ✓			
Basement Foyer	N/A			
Powder Room	NEW BYZANTINE ASSURO 12 X 24 ✓			
Mud Room	NEW BYZANTINE ASSURO 12 X 24 ✓			
Main Hall	HARDWOOD			
Kitchen	HARDWOOD			
Breakfast	HARDWOOD			
Kitchen Bk.Splash	N/A			
Laundry	LIVORNO 18 X 18 ✓			
Mastr Ensuite Floor	NEW BYZANTINE GREY 12 X 24 ✓			
Mstr Ensuite Shower WALL	NEW BYZANTINE GREY 12 X 24 ✓			
Master Shower Floor	WHITE 2 X 2 ✓			
Master Shower JAMB	PERATE ROYAL ✓ BIANCO CARRARA			
Main Bath Floor	LIVORNO 18 X 18 ✓			
Main Bath Wall	LIVORNO 18 X 18 ✓			
HARDWOOD / CARPET				
Kitchen	HARDWOOD - MIRAGE OAK 3-1/4" - COLOUR RIO in lieu of tile ✓			
Breakfast	HARDWOOD - MIRAGE OAK 3-1/4" - COLOUR RIO in lieu of tile ✓			
Great Room	HARDWOOD - MIRAGE OAK 3-1/4" - COLOUR RIO ✓			
Main hall	HARDWOOD - MIRAGE OAK 3-1/4" - COLOUR RIO ✓			
Parlour	HARDWOOD - MIRAGE OAK 3-1/4" - COLOUR RIO ✓			
Upper Hall	HARDWOOD - MIRAGE OAK 3-1/4" - COLOUR RIO ✓			
Master Bedroom	CARPET - OPENING NIGHT - COLOUR T21 w/STANDARD UNDERPAD ✓			
Bedroom 2	CARPET - OPENING NIGHT - COLOUR T21 w/STANDARD UNDERPAD ✓			
Bedroom 3	CARPET - OPENING NIGHT - COLOUR T21 w/STANDARD UNDERPAD ✓			
FIREPLACES				
LOCATION	GREAT ROOM - ELECTRIC BLF34 **WILL BE MOUNTED APPROX 18" FROM THE FLOOR TO BOTTOM OF FIREPLACE			
MIRRORS & ACCESSORIES		PLASTER MOULDING		
Mirrors	YES	Opt. Crown Moulding	N/A	
Bathroom Accessories	YES	Location	N/A	
Purchaser has reviewed the colour chart			SITE & LOT	
FOR TRADE USE			VILLAGE OF KING	1-4
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

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN									
Stair:		OAK STAIRS							
Stain / Paint:		STAIN TO MATCH HARDWOOD AS CLOSE AS POSSIBLE							
Main to 2nd PICKETS:		STANDARD METAL - SINGLE COLLAR WITH ALT. PLAIN							
Main to 2nd POSTS & HANDRAIL:		STANDARD TURNED OAK POST w/STD OVAL OAK HANDRAIL							
Main to Basement Railing Details:		N/A							
TRIM									
Casing/Baseboards		STANDARD							
Interior Doors		STANDARD 2 PANEL SMOOTH							
Interior Door Hardware		STANDARD SATIN NICKEL LEVER							
Exterior Door Hardware		STANDARD GRIPSET							
PAINT									
Throughout		BIRCH WHITE							
PLUMBING- UPGRADES TO BE DETAILED ON PES									
KITCHEN		FIXTURES		FAUCETS		NOTES			
		UPGRADE SINK		STANDARD					
Powder room		STANDARD		STANDARD					
Master Ensuite		STANDARD		STANDARD					
Main Bath		STANDARD		STANDARD					
Laundry		STANDARD		STANDARD					
ZANCOR APPLIANCE REQUIREMENTS-UPGRADES TO BE DETAILED ON PES									
Appliance Package received in 'Schedule E'				YES / NO Package Name:					
		UPG (SEE PES)		DECLINED		NOTES			
GAS LINE		NO							
WATERLINE to Fridge		YES - STANDARD							
Hood Fan Venting SIZE		6 INCH							
ELECTRICAL for Built-in Oven		NO							
ELECTRICAL for Built-in Micro / OTR		NO							
ELECTRICAL for Gas Stove / Cooktop		NO							
ELECTRICAL for Bar Fridge		NO							
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:		VILLAGE OF KING		LOT: 1-4					
PURCHASER(S):		SHENWEI LAO				MAR 2 2020			
HOME #/CELL #		416-837-8156 / 416-986-9893				Purchaser Signature			
EMAIL:		MLAOW1109@ROGERS.COM				Date			
DÉCOR NOTES						Purchaser Signature			
						Date			
FOR TRADE USE									
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.									
		ZANCOR HOMES				Décor Consultant Signature			
						Date			
						Vendor Signature			
						Date			

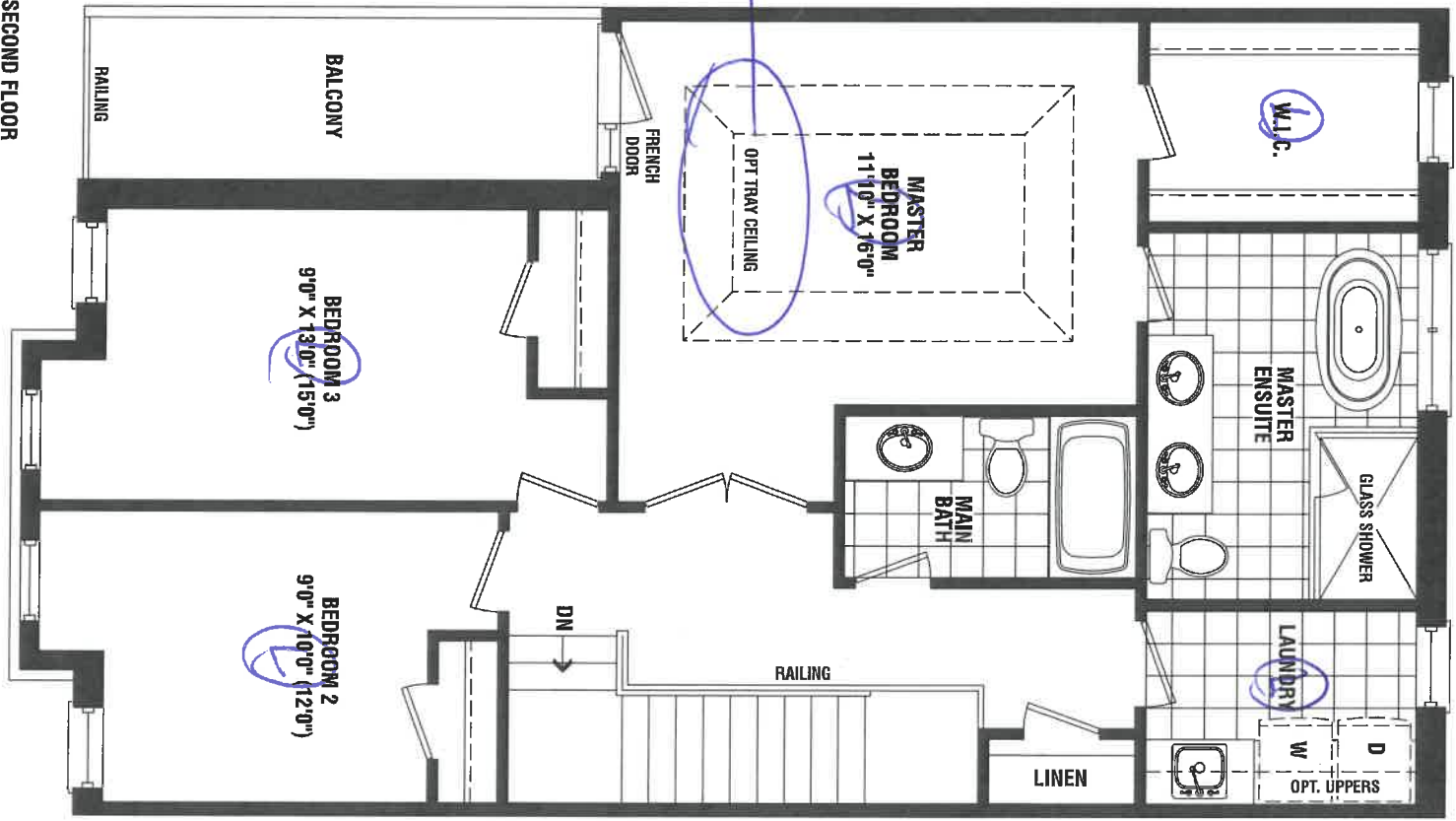
Hardwood
In kitchen/Breakfast



TH-1

1-4
5-6

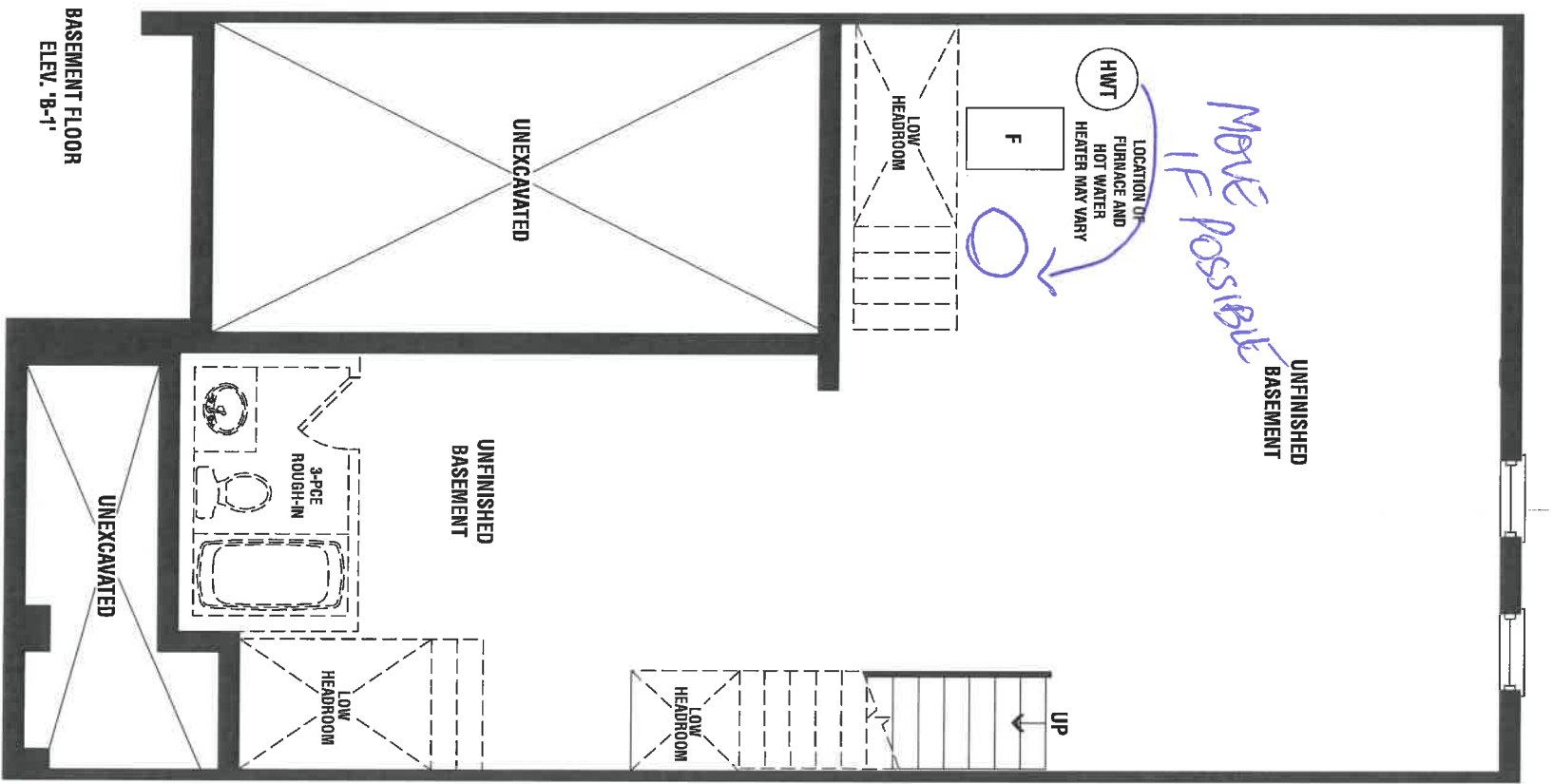
Handwritten initials or mark.



SECOND FLOOR
ELEV. 'B-1'

TH-1

Handwritten '1-4' and 'S-C'.



BASEMENT FLOOR
ELEV. 'B-1'

TH-1

S.C
14



QUALITY TOPS &
KITCHENS

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

CLIENT: ZANCOR HOMES

SITE: VILLAGE AT KINGS RIDGE

ROOM: KITCHEN

JOB NAME
TH-01

DATE: JAN 7, 2020

LOT #: TH-01

MODEL: TAKE OFF

DOOR STYLE

DOOR PANEL

SPECIES

FINISH

TOP:

LAYOUT
DONE BY:

DOOR HANDLE:

DRW HANDLE:

CT P.O.#

GLASS P.O.#

DIRECTION:

LOCATION:

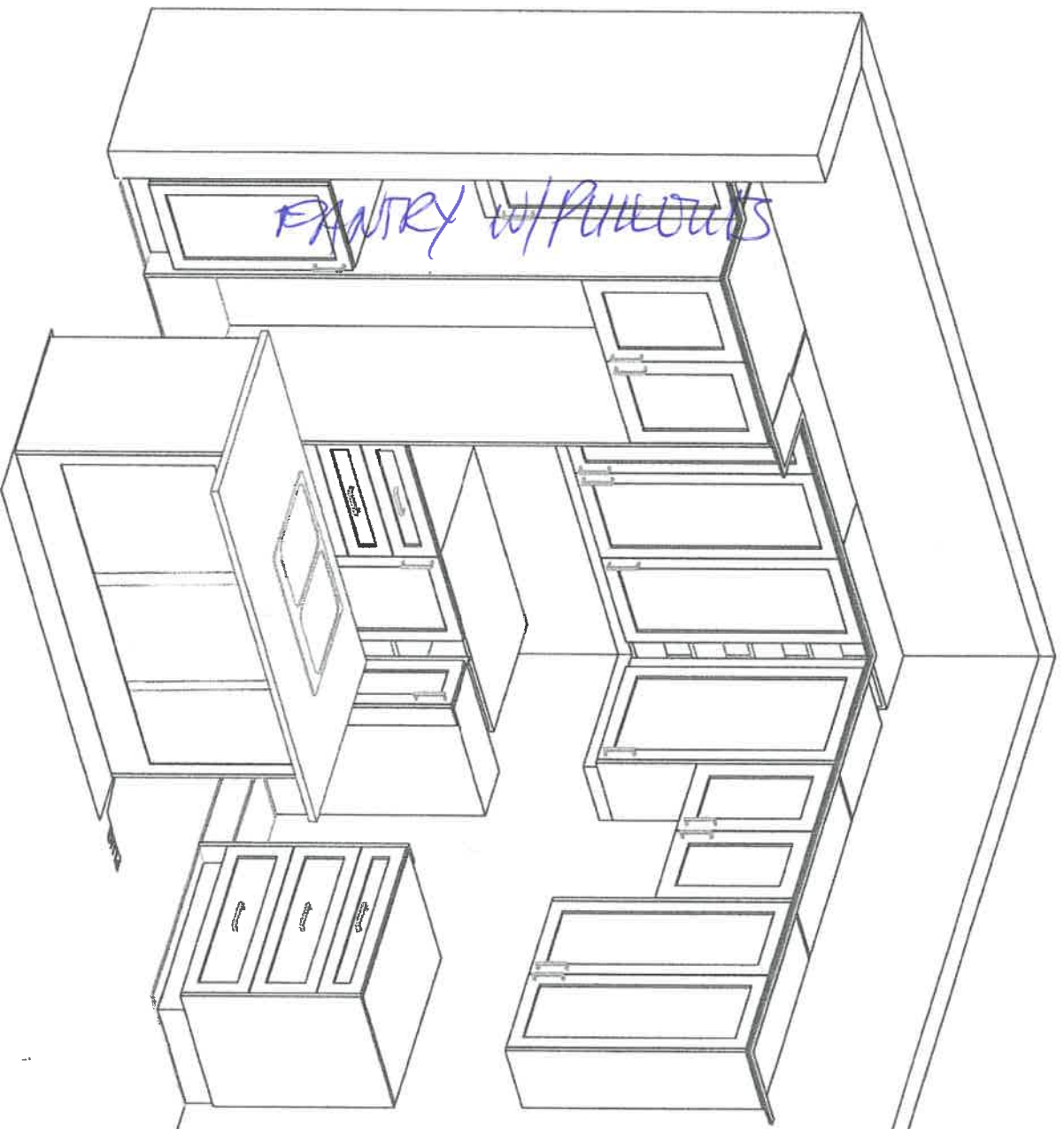
HINGE TYPE:

CABINET LIGHTING TYPE:

DIAMETER:

MOUNTING HEIGHT: 95 1/2"

KITCHEN PLAN



1-4

S.C



QUALITY TOPS &
KITCHENS

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CLIENT: ZANCOR HOMES

SITE: VILLAGE AT KINGS RIDGE

JOB NAME

DATE: JAN 7, 2020

ROOM: KITCHEN

TH-01

LOT #: TH-01

MODEL: TAKE OFF

DOOR STYLE

DOOR PANEL

SPECIES

FINISH

TOP:

LAYOUT
DONE BY:

DOOR HANDLE:

DRW HANDLE:

CT P.O.#

GLASS P.O.#

DIRECTION:

LOCATION:

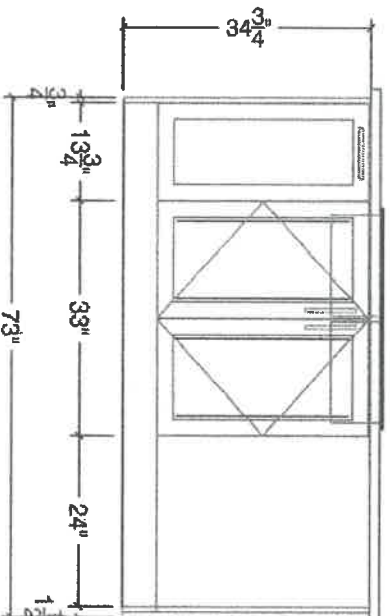
HINGE TYPE:

CABINET LIGHTING TYPE:

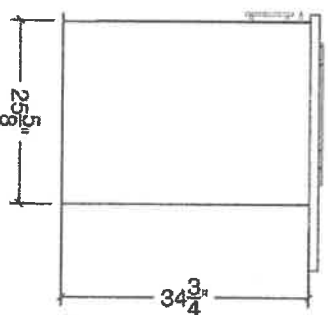
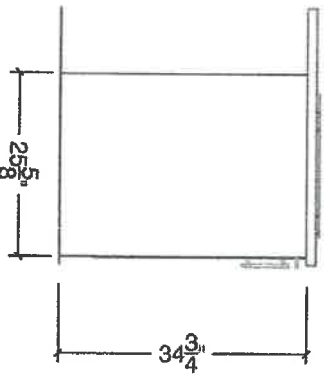
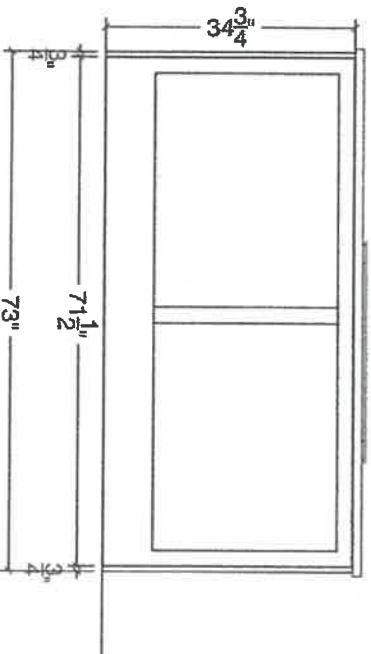
DIAMETER:

ISLAND FRONT

MOUNTING HEIGHT:



ISLAND REAR



14

S.C



QUALITY TOPS &
KITCHENS

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T 416.746.1811 F 905.761.5901
www.qtk.ca info@qtk.ca

CLIENT: ZANCOR HOMES

SITE: VILLAGE AT KINGS RIDGE

ROOM: LAUNDRY

JOB NAME
TH-01

DATE: JAN 7, 2020

LOT #: TH-01

MODEL: TAKE OFF

DOOR STYLE

DOOR PANEL

SPECIES

FINISH

TOP:

LAYOUT
DONE BY :

DOOR HANDLE:
DIRECTION:

DRW HANDLE:
LOCATION:

CT P.O.#

GLASS P.O.#

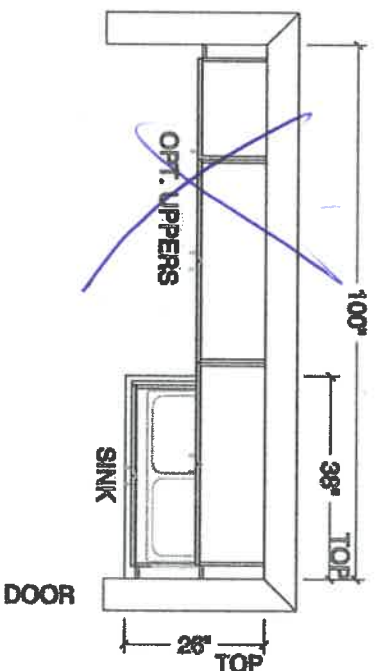
HINGE TYPE:

CABINET LIGHTING TYPE:

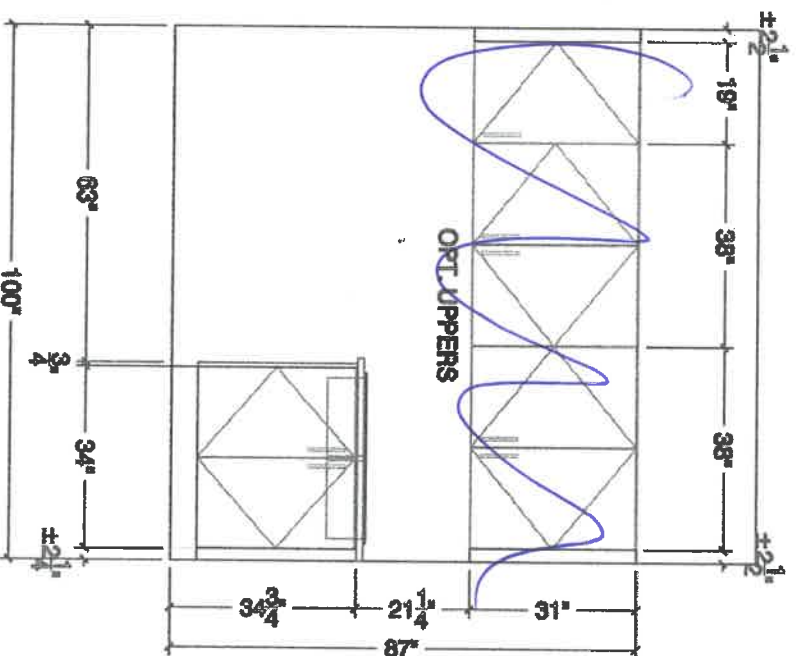
DIAMETER:

MOUNTING HEIGHT: 87"

LAUNDRY PLAN



LAUNDRY ELEVATION



1-4

S.C.



QUALITY TOPS & KITCHENS

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T 416.746.1811 F 905.761.5901
www.qtk.ca info@qtk.ca

CLIENT: ZANCOR HOMES

SITE: VILLAGE AT KINGS RIDGE

ROOM: VANITIES

JOB NAME
TH-01

DATE: JAN 7, 2020

LOT #: TH-01

MODEL: TAKE OFF

DOOR STYLE DOOR PANEL

SPECIES

FINISH

TOP: LAYOUT DONE BY:

DOOR HANDLE:

DRW HANDLE:

CT P.O.#

GLASS P.O.#

DIRECTION:

LOCATION:

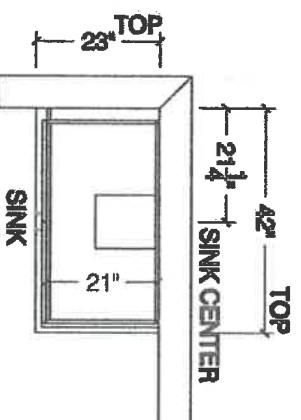
HINGE TYPE:

CABINET LIGHTING TYPE:

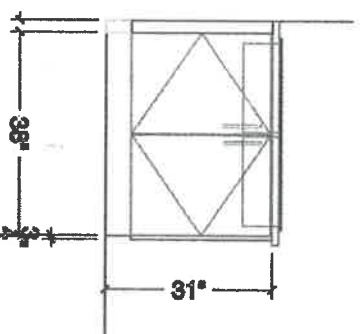
DIAMETER:

MAIN BATH PLAN

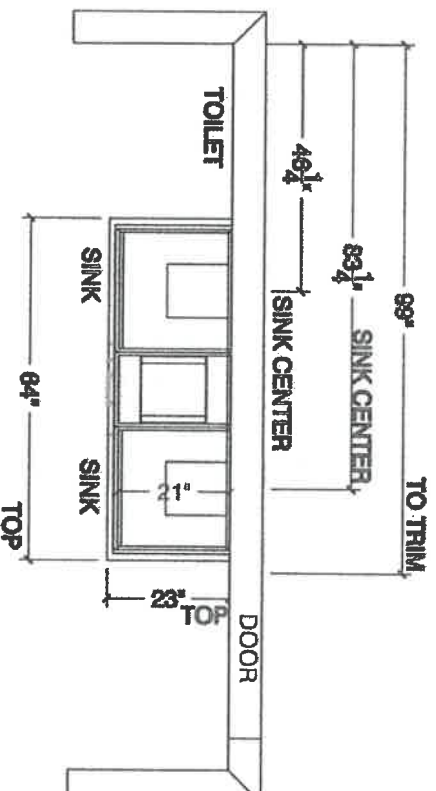
MOUNTING HEIGHT:



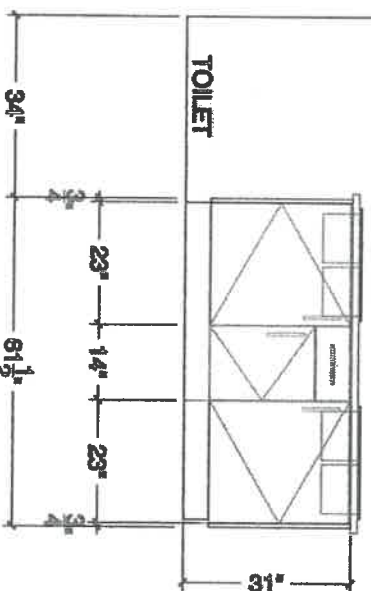
MAIN BATH ELEV



ENSUITE PLAN



ENSUITE ELEV.



1-41
22

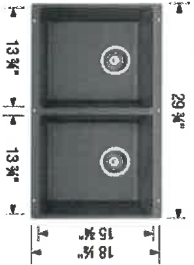
Product Specification Sheet

BLANCO PRECIS U 2

SILGRANIT®



PRODUCT DIMENSIONS










BLANCO PRECIS U 2	Colour Finish	Model No.
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FEATURES / SPECIFICATIONS

- Made in Canada and Germany
- SILGRANIT® - natural granite composite material
- Exceptional resistance to heat, scratches and impact
- Repellent material – does not absorb any liquids, acids or stains
- Non-porous surface does not require use of any harsh chemicals
- Includes Hygienic+Plus surface protection formula against bacteria
- Rear-positioned and centred drain hole maximizes usable bowl and cabinet storage
- Virtually flat sink bottom prevents glassware from tipping over
- Limited Lifetime Warranty

DESIGN AND PLANNING TIPS

Cabinet Size: 33" (840 mm)
Bowl depth: 8" (205 mm) / 8" (205 mm)
Depending on cabinet construction, a different cabinet size may be required.
Consult the cabinet manufacturer.

	White	401705
	Truffle	401179
	Metallic-gray	401681
	Cinder	401415
	Café	400581
	Biscuit	401818
	Anthracite	400580

WARRANTY

Limited Lifetime warranty

Code/Standards Compliance

BLANCO sinks and faucets are third-party tested and certified to CSA, cUPC, ANSI/ASME and NSF standards and listed by applicable certification bodies. For more information on individual product listings, contact our office or listing organization.

BLANCO CANADA
100 Corporation Drive
Brampton, ON L6S 6B5

Tel: 905 494 2400
Fax: 905 494 2425
www.blancocanada.com

Toll Free: 1 877 425 2626
Toll Free: 1 877 825 2626

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TRUFFLE 401179

1-4

SC

CALVIN
1 9/16" OVAL UNDERMOUNT SINK

☐ 4220CFY Undermount Sink

Product Specs:

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

Overall Dimensions (W x D x H):

(OD): 490mm(19 1/2") x 410mm(16 1/2") x 195mm(7 7/8")
(ID): 430mm(17") x 350mm(13 3/4") x 145mm(5 7/8")

Compliance Certifications:

Meets or exceeds the following:

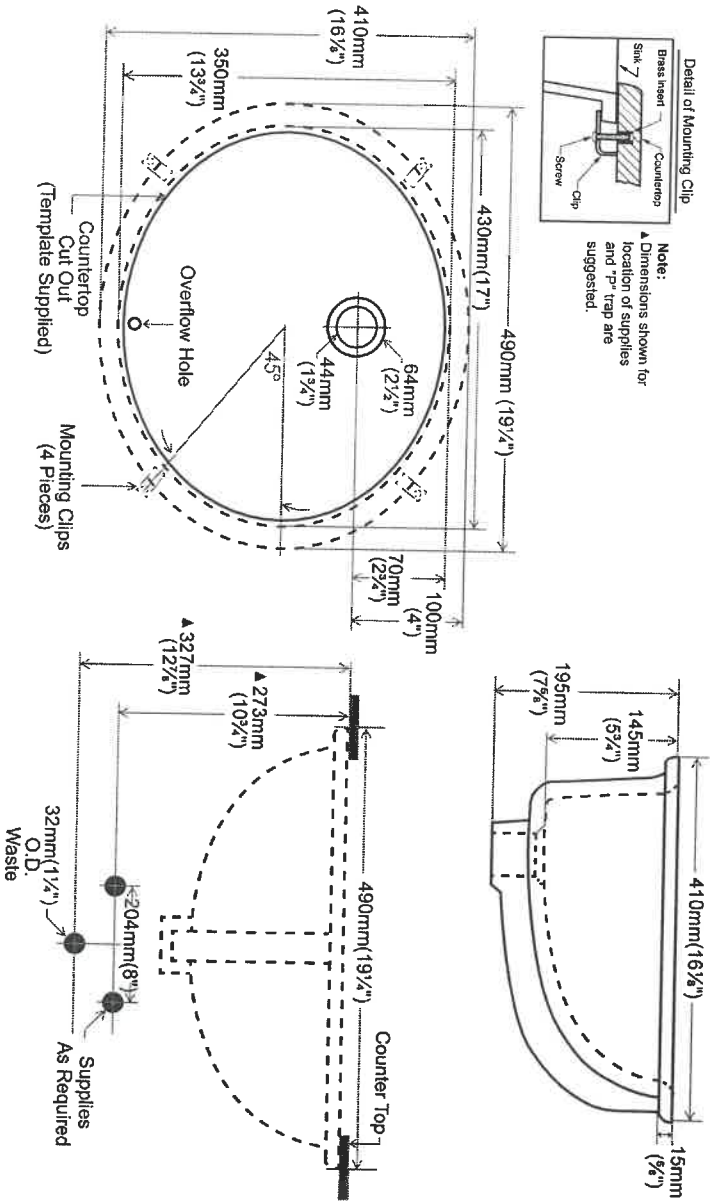
- IAPMO cUPC
- ASME A112.19.2 / CSA B45.1-2013

Shipping:

Cube 1.53
GW 19 lbs



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 (CIF) only.



contrac®

5970 Chedworth Way, Unit A, Mississauga, ON, Canada L5R 3V5
www.contrac.ca

Revised: January 2016

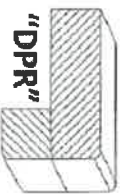
1-4
King Village

THE
GALLERY
BY ZANCOR

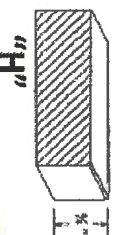
Stone Countertop Edge Profiles

Where applicable as per site specifications

Standard Countertop
Edge in Kitchen

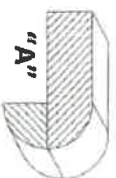
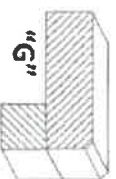
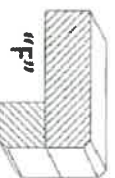
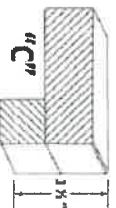


Standard Countertop
Edge in Vanity

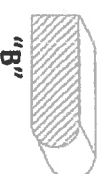


Option 1 – Countertop Edges

Optional Edge in
Kitchen

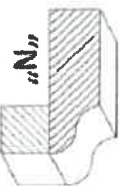
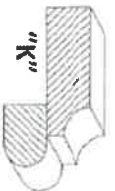
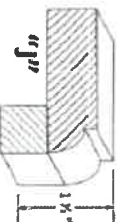
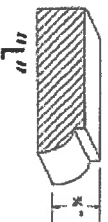


Optional Edge in
Vanity

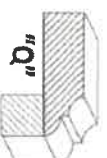
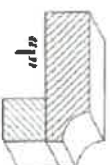
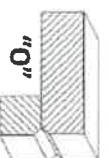
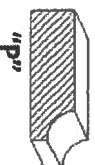


Option 2 – Countertop Edges

Option 2 Edge in
Kitchen – Custom \$\$



Optional 2 Edge in
Vanity – Custom \$\$



DATE Mar 2/2020

SITE klr

LOT 1-4

Homeowner(s) Initials

S-C

ZANCOR

221 North Rivermede Road, Concord, Ontario L4K 3N7 * T: (905) 738.7010 F: (905) 738.5948

THE
GALLERY

BY ZANCOR

APPLIANCE ACKNOWLEDGEMENT



CONTACT: Steve Miller @ Appliance Canada (905) 660-2424 / 8401 Jane Street, Unit #1, Vaughan

- ▶ NOTE: Any upgraded appliances are to be paid by the Purchaser, directly to the appliances company.
- ▶ Additional charges to the Purchaser may apply for cabinetry, electrical and plumbing in order to accommodate the specs given by the homeowner.
- ▶ It is the Purchaser's responsibility to provide Zancor Homes with the correct specification for each appliance where it exceeds the standard openings. Zancor Homes will not be responsible for appliances not fitting due to late changes.
- ▶ It is the Purchaser's responsibility to coordinate delivery, installation and hook up of appliances and to ensure they are installed as per Manufacturers specifications after closing.
- ▶ Standard appliance openings are approximate and the minimum required. Sizes may vary due to onsite condition and/or when modifications have been made to the cabinetry.

STANDARD OPENINGS ACCEPTED BY PURCHASER:

X- S-C
HOMEOWNER INITIALS

Fridge Opening	▶ 36" (+/-) x 74" (+/-)	**Space above the fridge is required due to proper air flow
Stove Opening	▶ 30"	Hood Fan Opening ▶ 30"
Dishwasher Opening	▶ 24"	Hood Fan Vent ▶ 6"

Appliance Specs are DUE 2 WEEKS FROM SIGNED DATE (if not received during appointment)

Specs that require changes/modifications after this date will not be accepted

UPGRADE APPLIANCE OPENING REQUIREMENTS:

X- S-C
HOMEOWNER INITIALS

FRIDGE

☐ Built-In
☐ Paneled / Integrated

☐ Flush Inset
☒ Water Line Required

RANGE

☐ 36"
☐ 48"
☐ Gas
☒ Induction

☐ Cooktop (Apron front)
☐ Cooktop (Dropin)

**Countertop Cut-out charge required for cooktop

HOOD FAN &

VENT

☒ Under Cabinet (Standard)
☐ Chimney (centre vent)
☐ Insert / Liner

☒ 6 Inch (Standard)
☐ 8 Inch
☐ 10 Inch

WALL OVEN &

MICRO

☐ Single Oven
☐ Double Oven
☐ Steam Oven

☐ Warming Drawer
☐ Over the Range Microwave
☐ Built-in Microwave (*trim kit required)

DATE *March 2020*

SITE *live*

LOT *1-4*

** Any upgrades checked in this appliance form must be accompanied with specs provided by the Purchaser.

**It is the responsibility of the trade to inform the Builder of any discrepancies with specs, sketches, extras and/or colour chart PRIOR to production/installation.

ZANCOR

221 North Rivermede Road, Concord, Ontario L4K 3N7 * T: (905) 738.7010 F: (905) 738.5948

THE
GALLERY
BY ZANCOR

INTERIOR FINISHES ACKNOWLEDGEMENT / 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.

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.**

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 tops are sealed at time of installation and should never be cleaned with lemon oil or vinegar. Stones are porous materials, therefore any spilled substance require immediate attention. Stone countertops require regular seal re-application as part of home maintenance. Purchaser acknowledges colour and product variations as well as natural imperfections 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 / LAMINATE FLOORING: Due to the properties of wood and laminate, many variables can affect the overall look of the finished product. Variations include but not limited to wood type or laminate finish, 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 / LAMINATE 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, mosaic 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

DATE Mar 2/202

SITE 1122

LOT 1-4

ZANCOR