



CONSTRUCTION SUMMARY

Saddle Ridge (G) - Lecco Ridge Developments Inc.

PURCHASERS: Nabeel ILYAS and Samra ALTAF

TEL:

LOT / PHASE Block 327 TH 7 / 1	REG. PLAN # 20M-1184	HOUSE TYPE Ivy 4 Elev 2		
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CABINETRY ACCESSORIES

1 - OVEN CABINET - BUILT-IN - MICROWAVE COMBO - PRICE IS EACH - STANDARD 18Jun19 Note: Specs. Attached	
1 - KITCHEN CABINETRY BASE - COOKTOP CABINET WITH 2 POT AND PAN DRAWERS BELOW - STANDARD 18Jun19 Note: Specs. Attached	
1 - KITCHEN CABINETRY BASE - PIE CUT CORNER CABINET - BASE CABINETRY - STANDARD 18Jun19 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 18Jun19 Note:	

CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 18Jun19 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - SIDE HALL 18Jun19 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - SIDE ENTRANCE 18Jun19 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - POWDER ROOM 18Jun19 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - KITCHEN 18Jun19 Note:	
1 - TILE - UPGRADE 1 FLOOR TILE - - FOYER 18Jun19 Note:	

DOORS AND TRIM

1 - THROUGHOUT - INTERIOR DOORS & INTERIOR OF EXTERIOR DOORS -WEISER WINSTON LEVERS 18Jun19 Note:	
17 - THROUGHOUT - FIRST AND SECOND FLOOR - DOORS INTERIOR - FOR 8 OR 9 FOOT CEILING - LOGAN SMOOTH HALLOW IN LIEU OF STANDARD SERIES - PRICE IS PER DOOR 18Jun19 Note:	
1 - TRIM - UPGRADE 1 - 5-1/4" ONE STEP BASEBOARD AND CASING WITH BB 18Jun19 Note:	

ELECTRICAL

1 - BUILT IN OVEN AND COOKTOP PROVISION - PROVISION ONLY - ELECTRICAL ONLY 18Jun19 Note:	
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HARDWOOD FLOORING

1 - LAMINATE - LEXINGTON SERIES - - UPPER HALL 18Jun19 Note:	
1 - LAMINATE -UPGRADE TO LEXINGTON SERIES IN LIEU OF STANDARD LAMINATE 18Jun19 Note:	

PLUMBING

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 18Jun19 Note:	
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LOT / PHASE	REG. PLAN #	HOUSE TYPE		
Block 327 TH 7 / 1	20M-1184	Ivy 4 Elev 2		
3 - MOEN BATHROOM ACCESSORIES - MASON CHROME - TOWEL RING #YB8086 - PRICE IS EACH 18Jun19 Note: ALL BATHROOMS				
2 - MOEN BATHROOM ACCESSORIES - MASON CHROME - TOWEL BAR 24" #YB8094/YB8000 - PRICE IS EACH 18Jun19 Note: MAIN & MASTER ENSUITE BATHROOM ONLY				
3 - MOEN BATHROOM ACCESSORIES - MASON CHROME - PAPER HOLDER #YB8099/YB8000 - PRICE IS EACH 18Jun19 Note: ALL BATHROOMS				

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 18Jun19 Note:	
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STAIRS AND RAILINGS

1 - STAINED HANDRAIL, TREADS, RISERS AND STRINGER EXCLUDING PICKETS (FOR IRON PICKETS) - STANDARD STAIRCASE - PRICE IS PER SET 18Jun19 Note:	
1 - STAIRCASE - EUROLINE 1 IRON PICKETS - BLACK 18Jun19 Note:	

EXTRAS AS PER OFFER

Five (5) White Appliances as per PE Appliances Worksheet Note:	
The Vendor agrees that notwithstanding any other term or provision in this Agreement included in the Purchase Price and in addition to those items detailed in Schedule GP to the Agreement of Purchase and Sale, the Purchaser is entitled to a credit of Ten Worksheet Note:	
The Purchaser acknowledges that the Purchase Price is inclusive of all credits and promotional packages available at the time of purchase. Worksheet Note:	

This Document is Extremely Time Sensitive - Printed 18 Jun 19 at 11:02

Purchasers: Nabeel ILYAS & Samra ALTAF

Property: Block 327 TH 7

Telephone Res. / Bus: /

Project: Lecco Ridge Developments Inc.

Decor Advisor: Candace Forza

Model and Elevation: Ivy 4 Elev 2

Lock Date: 18-Jun-19

18-Jun-19

Plan #: 20M-1184

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	EVEREST WHITE	431SA
Laundry Room	ELISSE	Standard
Powder Room	CONTINENTAL 823 DRIFTWOOD	447SA
Master Ensuite Bathroom	MONACO W821XZ4	412SB
Main Bathroom	MONACO W823XZ4	412SB
	N/A	N/A
	N/A	N/A
	N/A	N/A
	N/A	N/A

Appliances:

Built In Appliances ☒ Yes ☐ No

Slide In Stove ☐ Yes ☒ No

Dishwasher Cabinet

☐ Closed ☒ Open

41" Upper Cabinets ☒ Yes ☐ No

Please NOTE: Standard Cabinet Height is 30"

Stove Opening

NOTE: If not specified, opening will be set to builder's standard opening of approximately 30" width

Fridge Opening

NOTE: If not specified, opening will be set to builder's standard opening of approximately 37" width x 74" height

** Refer to Construction Summary

2. Counters

	Counter	Edge
Kitchen / Breakfast	LAMINATE-CARRARA BIANCO 6696-46	
Laundry Room	N/A	
Powder Room	LAMINATE-WHITE CARRARA 4924-38	
Master Ensuite Bathroom	LAMINATE-CALCUTTA MARBLE 4925K-07	
Main Bathroom	LAMINATE-PALOMA POLAR 6698-46	
	N/A	
	N/A	
	N/A	
	N/A	

** Refer to Construction Summary

Initials:

N2

SA

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20M-1184

3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	TILE-STONE WHITE-12 1/4X24 1/4"	<input type="checkbox"/>	metal strip where applicable
Main Hall	LAMINATE	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-STONE WHITE-12 1/4X24 1/4"	<input type="checkbox"/>	
Laundry Room	TILE-RAINBOW WHITE-13X13	<input type="checkbox"/>	
Powder Room	TILE-STONE WHITE-12 1/4X24 1/4"	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-RAINBOW LIGHT GREY-13X13	<input type="checkbox"/>	
Main Bathroom	TILE-RAINBOW WHITE-13X13	<input type="checkbox"/>	
GARAGE ENTRY	TILE-STONE WHITE-12 1/4X24 1/4"	<input type="checkbox"/>	
SIDE HALL	TILE-STONE WHITE-12 1/4X24 1/4"	<input type="checkbox"/>	
	N/A	<input type="checkbox"/>	
	N/A	<input type="checkbox"/>	

** Refer to Construction Summary

4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall	TILE-NATURALE GRIGIO-8X10	***LAID HORIZONTALLY***
Tub Deck	N/A	
Tub Deck Skirt	N/A	
Shower Stall	TILE-NATURALE GRIGIO-8X10	***LAID HORIZONTALLY***
Bathtub Enclosure Walls	N/A	
	N/A	
	TILE-GLOSSY WHITE-8X10	***LAID HORIZONTALLY***
	N/A	
	N/A	
	N/A	
	N/A	
Kitchen Backsplash	N/A	

** Refer to Construction Summary - STANDARD GROUT THROUGHOUT UNLESS SPECIFIED

5. Plumbing Fixtures

All Bathrooms

White

N/A

N/A

N/A

N/A

N/A

Whirlpool

N/A

Yes

No

Dishwasher Rough-In

Yes

No

Waterline for Fridge

Yes

No

** Refer to Construction Summary

6. Trim Carpentry

Interior Doors	LOGAN-SMOOTH
Interior Trim	BB CASING WITH 5 1/4" BASEBOARD - ONE STEP
Door Handles	WEISER WINSTON LEVER
Exterior Front Door Handle	As Per Construction Specifications

** Refer to Construction Summary

7. Other Flooring

Purchasers:

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Property:

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/

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Model and Elevation:

Ivy 4 Elev 2

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7. Other Flooring

Main Hall	LAMINATE-LEXINGTON - HAZELWOOD OAK TL-21016-M	
Living Room	LAMINATE-LEXINGTON - HAZELWOOD OAK TL-21016-M	
Dining Room	LAMINATE-LEXINGTON - HAZELWOOD OAK TL-21016-M	
Family Room	LAMINATE-LEXINGTON - HAZELWOOD OAK TL-21016-M	
Den / Library / Study	N/A	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	N/A	
Upper Landing	N/A	
Upper Hall	LAMINATE-LEXINGTON - HAZELWOOD OAK TL-21016-M	
Master Bedroom	CARPET-BEAULIEU - A4447 WEBSTER SDN - PEARL GREY 84195	
Bedroom #2	CARPET-BEAULIEU - A4447 WEBSTER SDN - PEARL GREY 84195	
Bedroom #3	CARPET-BEAULIEU - A4447 WEBSTER SDN - PEARL GREY 84195	
Bedroom #4	N/A	
Bedroom #5	N/A	
	N/A	
	N/A	
	N/A	
	N/A	
Underpad	Type	Area
	STANDARD	BEDROOMS ONLY

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORLYS HAZELWOOD OAK
Picket Type	EUROLINE 1	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	TORLYS HAZELWOOD OAK
Treads	AS PER CONSTRUCTION SPECS	Colour	TORLYS HAZELWOOD OAK
Red Oak Stairs with Semi Gloss Finish		<input checked="" type="radio"/> Yes <input type="radio"/> No	

** Refer to Construction Summary

9. Wall Paint Flat Finish

Main & Upper Hall	22 WARM GREY	Master Bedroom	22 WARM GREY
Living Room	22 WARM GREY	Bedroom #2	22 WARM GREY
Dining Room	22 WARM GREY	Bedroom #3	22 WARM GREY
Kitchen / Breakfast	22 WARM GREY	Bedroom #4	N/A
Family Room	22 WARM GREY	Bedroom #5	N/A
Powder Room	22 WARM GREY	Master Ensuite	22 WARM GREY
Laundry Room	22 WARM GREY	Main Bathroom	22 WARM GREY
Den/Library	N/A		N/A
Trim Paint-Semi Gloss	BIRCH WHITE		N/A
	N/A		N/A
	N/A		N/A

Smooth Ceilings First Floor ☐ Yes ☒ No

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10. Plaster Mouldings and Medallions

Entrance Vestibule	N/A	N/A	Kitchen/Breakfast	N/A	N/A
Main Hall	N/A	N/A	Den/Library	N/A	N/A
Living Room	N/A	N/A	Lower Landing	N/A	N/A
Dining Room	N/A	N/A		N/A	N/A
Family Room	N/A	N/A			

** Refer to Construction Summary

11. Fireplace

	Living Room			Family Room			Other Room - Specify		
	Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A
	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Fireplace Type	N/A			N/A			N/A		
Mantle Type	N/A			N/A			N/A		
Colour / Stain	N/A			N/A			N/A		
Surround	N/A			N/A			N/A		
Hearth	N/A			N/A			N/A		

** Refer to Construction Summary

12. Heating and Air Conditioning

Air Conditioning NO

Gas Provisions Dryer NO

Comment

Gas Provisions Stove NO

Gas Provisions Barbecue NO

** Refer to Construction Summary

13. Electrical

Plugs and Switches ☒ White DECOR

Hood Fan

Appliances

Built in Cooktop ☒ Yes ☐ No

Built in Oven ☒ Yes ☐ No

Gas Stove ☐ Yes ☒ No

Microwave ☒ Yes ☐ No

Dishwasher Rough-in Yes

Above Kitchen Cabinet Light ☐ Yes ☒ No

Below Kitchen Cabinet Light ☐ Yes ☒ No

** Refer to Construction Summary

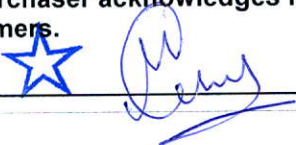
14. General Comments

** Refer to Construction Summary

Disclaimers and Notes

- Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.
- Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.
- The Purchaser agrees that this colour selection is final and that no changes will be permitted, unless required by the Vendor.
- The Purchaser acknowledges reading and accepting document which contains other miscellaneous disclaimers.

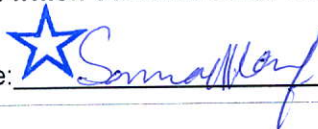
Signature:



Date:

June 18th, 2019

Signature:



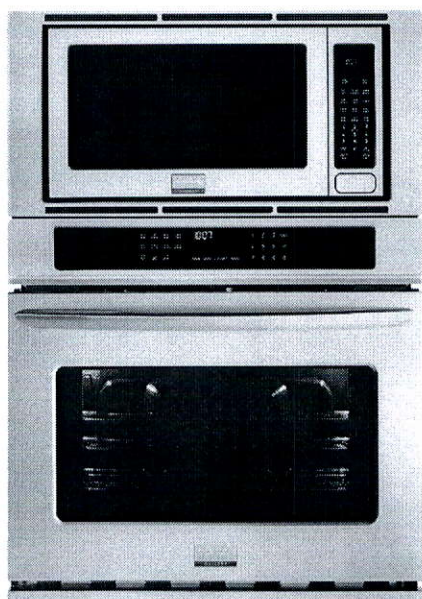
Date:

June 18th, 2019

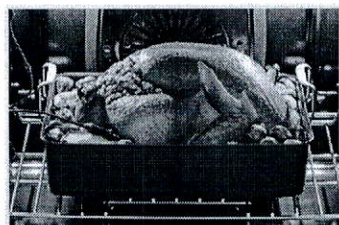
FRIGIDAIRE GALLERY

Microwave Combination Oven

FGMC3065PF

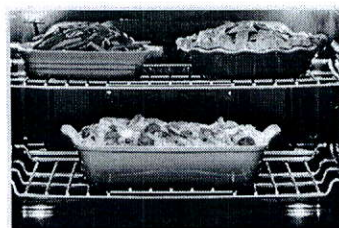


Signature Features



Effortless™ Convection

Takes the guesswork out of convection cooking — our oven automatically adjusts standard baking temperatures to convection temperatures for consistent results.



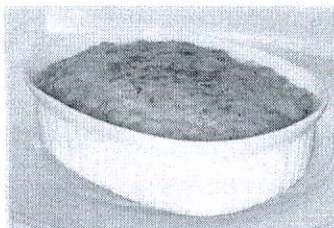
True Convection

Single convection fan circulates hot air throughout the oven for faster and more even multi-rack baking



Quick Preheat

Preheat in just a few minutes.¹



Fits-More™ Microwave Oven
Extra-large microwave provides 2.0 cu. ft. of cooking space.

Product Dimensions

Height	42-3/4"
Width	30"
Depth	24-1/2"

More Easy-To-Use Features

One-Touch™ Keep Warm Setting

Just one touch of a button keeps food warm until everything — and everyone — is ready.

Express-Select® Controls

Easily set cooking temperature or choose one-touch cooking options.

Even Baking Technology

Our Even Baking Technology ensures even baking every time.

Effortless™ Reheat

Reheat almost anything at the touch of a button.

Quick Clean

For a quick, light oven cleaning.

Delay Start

Set your oven to begin cooking on your schedule. It can be programmed from one to 24 hours.

Auto Oven Shut-Off

As an extra safety measure, the oven will automatically shut off after six hours.

Sabbath Mode (Star-K® Certified)

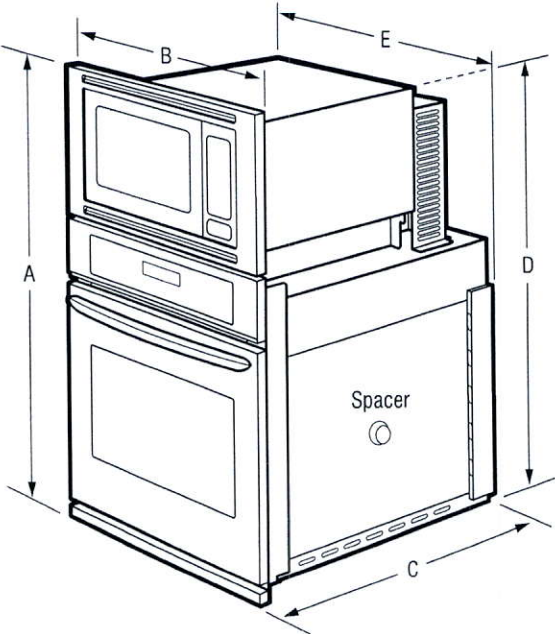
Available in:



Stainless
(F)

¹Based on single rack cooking performance, not set temperature, using Quick Preheat.

Features	
Control/Timing System	Express-Select®
Exterior Door Finish	Smudge-Proof™ Stainless Steel
Handle Design	Stainless Steel
Microwave Features	
Microwave Capacity (Cu.Ft.)	2.0
Watts (IEC-705 Test Procedure)	1,200
Window	Large
Interior Light	Yes
Interior Colour	White
Turntable Diameter	16"
Turntable On/Off	
Control Lock/Clock	Yes/Yes
Touch Pad Buttons/Power Levels	28/10
Microwave Control Options	
Popcorn Button	Yes
Chicken Nugget Button	Yes
Baked Potato Button	Yes
Reheat Button/Snack Button	Yes/Yes
Auto Melt/Soften Options	4
Auto Reheat Options	3
Snack Menu Options	3
Auto Cook Options	3
Auto Defrost Options	6
Keep Warm/Add-30-Seconds	Yes/Yes
Sensor Cooking Options	5
Vegetable Cook Sensor	Yes
Delay Start/User Preferences	Yes/Yes
Oven Features	
Oven Capacity (Cu.Ft.)	4.6
Oven Window	Extra-Large
Oven Lights	2 Halogen
Hidden Bake Element	Yes
Convection System	True Convection
Baking System	Even Baking Technology
Broiling System	Vari-Broil™
Quick Preheat	Yes
Bake/Broil Element (Watts)	2,000/4,000
Oven Rack Configuration	2 Heavy Duty, 1 Offset Rack
Oven Cleaning System	Self Clean/Steam Clean
Oven Controls	
Convection Conversion	Effortless™
My Favourite/Slow Cook	
Effortless™ Temperature Probe	Yes
Chicken Nugget Button/Pizza Button	
Keep Warm/Add-a-Minute	Yes/No
Optional Accessories	
3"-High Bottom Trim-Stainless Steel	PN # 318259/07
10'-Long Armoured Power Cable	PN # 903056-9010
Certifications	
Sabbath Mode (Star-K® Certified)	Yes
Specifications	
Microwave Oven Interior (HxWxD)	10-1/2" x 17-3/8" x 18-5/8"
Oven Interior (HxWxD)	17-1/2" x 24-1/8" x 18-3/4"
Power Supply Connection Location	Left Bottom Rear
Voltage Rating	240V/208V/60Hz
Connected Load (kW Rating) @ 240/208 Volts¹	7.5/5.6
Amps @ 240/208 Volts	31.3/26.9
Minimum Circuit Required (Amps)	30
Shipping Weight (Approx.)	250 Lbs.



NOTE: For planning purposes only. Always consult local and national electric codes. Refer to Product Installation Guide for detailed installation instructions on the web at frigidaire.ca.



Product Dimensions	
A - Height	42-3/4"
B - Width	30"
C - Depth	24-1/2"
D - Height (Wrapper)	40-15/16"
E - Width (Wrapper)	28-1/4"
Depth with Door Open 90°	45-1/2"

Cutout Dimensions	
Height (Min.)/(Max.)	41-1/8"/41-1/4"
Width (Min.)/(Max.)	28-1/2"/29"
Depth (Min.)	23-1/2"

¹Single phase 3- or 4-wire cable, 120/240 or 120/208 Volt, 60 Hertz AC only electrical supply with ground required on separate circuit fused on both sides of line.

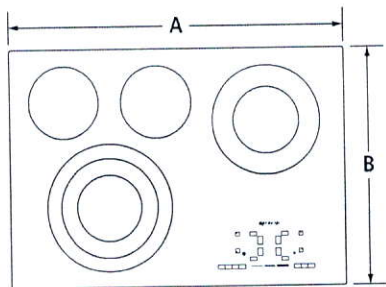
Accessories information available on the web at frigidaire.ca

JENN-AIR® DETAILED PLANNING DIMENSIONS

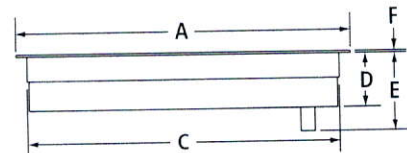
30" ELECTRIC RADIANT COOKTOP WITH ELECTRONIC TOUCH CONTROL

JEC4430BS – 31" x 5⁵/₁₆" x 22³/₁₆"
JEC4430BB – 30⁷/₈" x 5⁵/₁₆" x 21¹¹/₁₆"

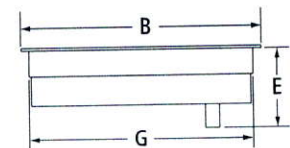
PRODUCT DIMENSIONS



TOP VIEW



FRONT VIEW



SIDE VIEW

MODEL #		JEC4430B	
		in	cm
A	Overall width		
	Euro-Style Stainless (including trim)	31	78.7
	Floating Glass	30 ⁷ / ₈	78.4
B	Overall depth		
	Euro-Style Stainless (including trim)	22 ³ / ₁₆	56.4
	Floating Glass	21 ¹¹ / ₁₆	55.1
C	Width of recessed cooktop	28 ⁵ / ₁₆	73.5
D	Height of recessed cooktop	3 ¹ / ₄	9.6
E	Height of recessed cooktop including conduit	5 ⁵ / ₁₆	13.5
F	Height of cooking surface		
	Euro-Style Stainless	⁵ / ₁₆	0.8
	Floating Glass	¹ / ₄	0.6
G	Depth of recessed cooktop	20 ¹ / ₄	51.5

IMPORTANT: Dimensional specifications are provided for planning purposes only.
Do not make any cutouts based on this information. Refer to the Installation Guide before selecting cabinetry, verifying electrical/gas connections, making cutouts or beginning installation.
All Jenn-Air® appliances are appropriately UL, CUL or CSA approved.

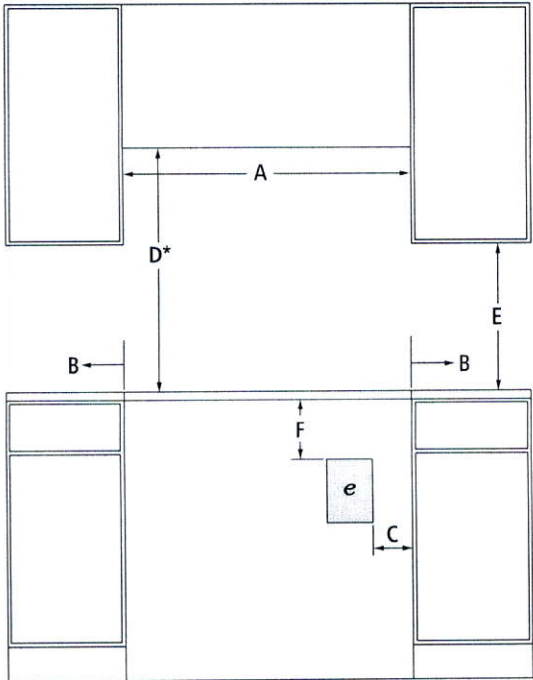


JENN-AIR® DETAILED PLANNING DIMENSIONS

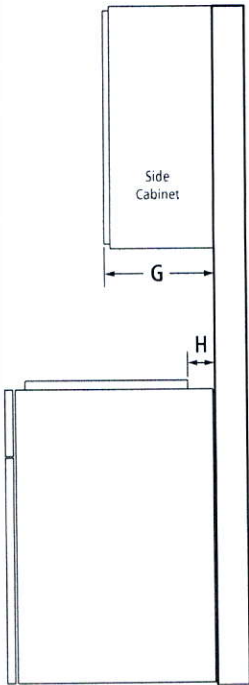
30" ELECTRIC RADIANT COOKTOP WITH ELECTRONIC TOUCH CONTROL

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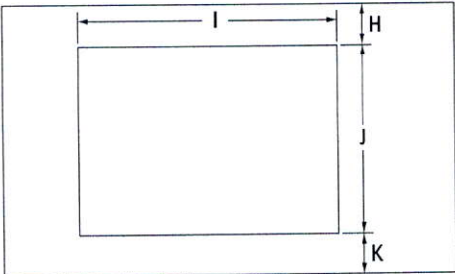
OPENING/CLEARANCE DIMENSIONS



FRONT VIEW



SIDE VIEW



TOP VIEW

MODEL #		JEC4430B	
		in	cm
A	Width of combustible area above cooking surface (min.)	30	76.2
B	Width from cooktop to fixed wall or other combustible material (min.)	1	2.5
C	Width to outer edge of outlet (max.)	9	23.0
D*	Height to bottom of uncovered wood or metal cabinet above cooking surface (min.)	30	76.2
E	Height to bottom of uncovered wood or metal cabinet (min.)	18	45.7
F	Height to top edge of outlet (min.)	7	17.8
G	Depth of upper cabinet	13	33.0
H	Depth from cutout to wall (min.)	1	2.5
I	Width of cutout (recommended)	29½	74.9
J	Depth of cutout (recommended)	20½	52.0
K	Depth from cutout to front of countertop	2½	6.7
e	Recommended electrical access location		

*Dimension can be reduced by 6" (15.2 cm) when bottom of wood or metal cabinet is covered by not less than ¼" (0.6 cm) flame retardant millboard covered with not less than No. 28 MSG sheet metal, 0.015" (0.4 mm) stainless steel, 0.024" (0.6 mm) aluminum or 0.020" (0.5 mm) copper.
If installing a hood or microwave hood combination above the cooktop, follow the hood or microwave hood combination instructions for dimensional clearances above the cooking surface.

ELECTRICAL REQUIREMENTS

A 3-wire or 4-wire, single phase, 120/240 volt, 60 Hz., AC only electrical supply is required on a separate, 40-amp circuit fused on both sides of the line. 48" (121.9 cm) of ½" (1.3 cm) I.D. flexible cable is provided.

LOCATION REQUIREMENTS

- To ensure cooktop base clearance, cabinet side walls need to be wider than the cutout.
- If cabinet has a drawer, allow a 5½" (14.0 cm) minimum clearance between countertop and top of drawer.

COOKTOP OVER SINGLE WALL OVEN INSTALLATION REQUIREMENTS

- For approved model number combinations, refer to the under counter label on the bottom of the cooktop burner box.
- To install a cooktop over a single wall oven, refer to page 3.

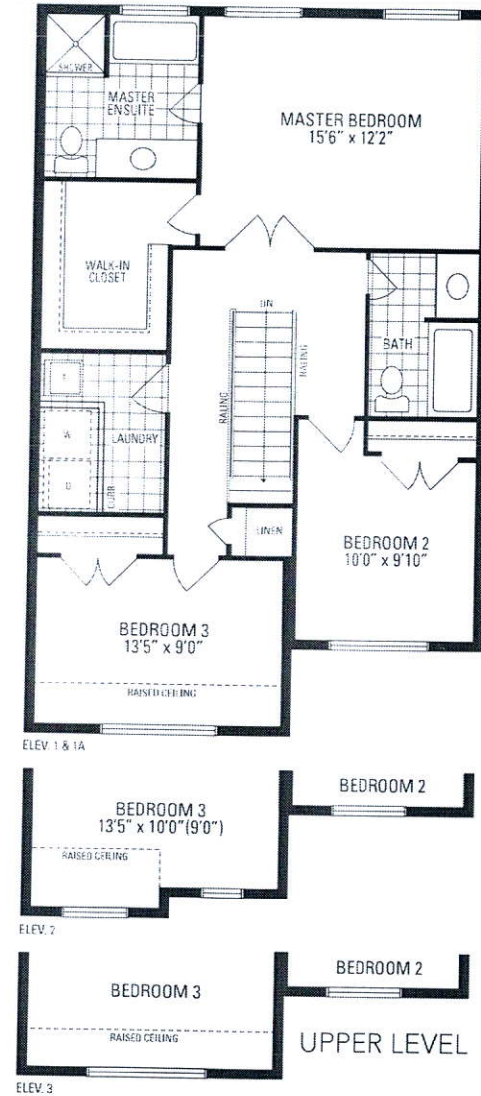
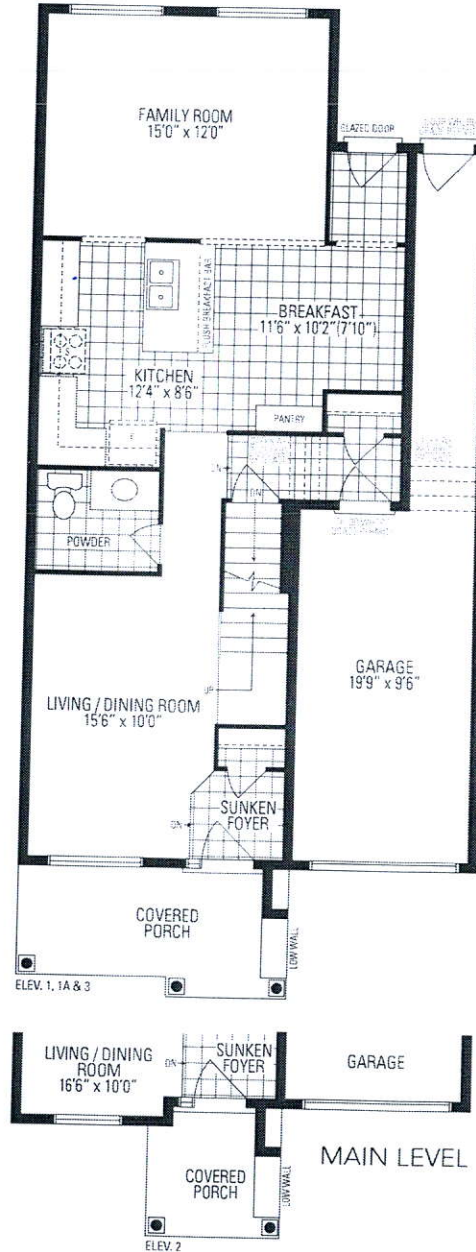
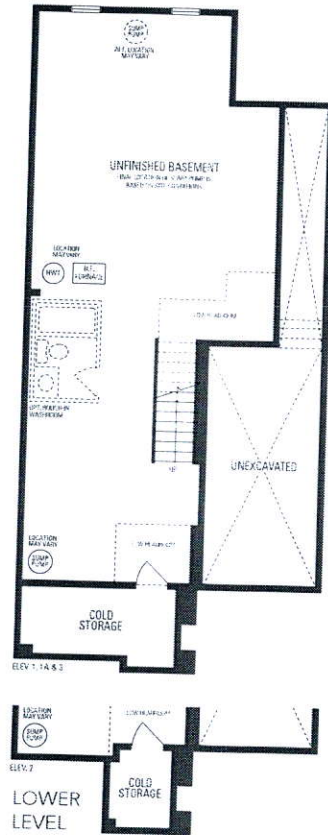
IMPORTANT: Dimensional specifications are provided for planning purposes only.
Do not make any cutouts based on this information. Refer to the Installation Guide *before* selecting cabinetry, verifying electrical/gas connections, making cutouts or beginning installation.
All Jenn-Air® appliances are appropriately UL, CUL or CSA approved.



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IVY 4 1,846 SQ.FT.

AVAILABLE IN BLOCK: 323, 326, 327, 328, 330, 331, 333, 336, 337, 343, 344, 345, 346, 348 & 349



N2 SA