



**BELLAIRE PROPERTIES INC. (CARSON'S CREEK)
PURCHASER EXTRAS**

LOT 016 P.E #002 – Model - BUCKHORN - 1800 - PHASE 5

Attention Trades...

The following items below are Purchaser Extras, please make sure that they are done on time and properly complete. Any outstanding items will be Back Charged. If you have any questions please call Roberto Ruiz. Make sure that you review ALL of the items on the Purchaser Extras.

Please be advised that Purchase Orders will come at a later date.

******Also, it is very important to speak to Roberto Ruiz before starting on site *****

TRADE:

ITEMS TO BE COMPLETED

All-Tronic	#1, #3, #10
Internazionale Electric	#2, #5, #6, #7, #8, #9, 310, #15, #20, #24, #25, #26
Basecrete	#4
Allstar Carpentry	#4, #12, #21, #22
Kingswood	#11, #15
Brown Window	#12, #13
Altwood Garage	#12
Cpl Aluminum	#14
Liberty	#15, #16, #17, #20, #25, #26
Maple Drywall	#18, #19, #21, #22
Miranda Painting	#18, #19
Advance Marble	#20
North York Tile	#21, #22
Pipecon	#23

Date: Mar.-30-2022
From: Lormel Homes
Site Clerk: Jai Fitzgerald
Site Tel: 905-775-3633
Site Fax: 905-775-9083

NOTE: If more information is needed please call Roberto Ruiz cell-416-688-9324
If more information needed on quotes or changes, please call Zachary 905-832-2023 ext. 224



Schedule B-3 – Purchaser's Extras

forming part of the Agreement of Purchase and Sale



VENDOR:

BELLAIRE PROPERTIES INC.

PURCHASER(S): Andrew Romeo Irmva
LOT NUMBER: 016 **PHASE:** 5
MODEL: 1800 Buckhorn
P.E.#: 002

It is understood and agreed that no requests for changes, additions or deletions will be accepted by the Vendor for the above extras after the date of acceptance of this order

No.	DESCRIPTION	PRICE
1.	Provide and install *conduit - only* from basement to attic.	
2.	Provide and install *conduit - only* in garage for future electric car charger.	
3.	Provide and install Complete Hide-A-Way Hose Vacuum System. *(Includes two (2) Hide-A-Way hose vac inlets, two (2) hoses, one (1) Deluxe tool set, one (1) Vacuum handle, one (1) regular garage inlet, one (1) garage hose and tool set, one (1) machine). *Note, this item can only be done at framing stage, otherwise considered too late.	
4.	Provide and install one (1) additional basement window - standard size 30x20, standard white window frame, as per sketch. *Size of window cannot be increased.	
5.	Provide and install one (1) additional exterior coach light (price reflected is per light) at front elevation, as per sketch.	
6.	Provide and install complete valance lighting below upper cabinets in the kitchen area. *Up to 6 fixtures; *Includes rough-in and switch. *Note: Price includes LED light fixtures and does not include kitchen valance moulding/light shield.	
7.	Provide and install one (1) rough-in light with capped enclosure (on separate switch), in the great room, as per sketch. Price reflects per item.	
8.	Provide and install one (1) interior ceiling light with Vendor's standard fixture installed, in the primary ensuite bathroom, as per sketch. Price reflects per light.	
9.	Provide and install one (1) interior ceiling light with Vendor's standard fixture installed, in the main bathroom, as per sketch. Price reflects per light.	
10.	Provide provisions for wall mount TV above fireplace in the great room. *(Includes: dedicated electrical, conduit for future Tech cable to floor level receptacle and/or to end beside the fireplace. *This does not include any brackets or mounting for TV.	
	Net upgrades continued on page 2	
Extra's Subtotal:		
H.S.T.		
New Total:		
Less Bonus Package (if Applicable)		
TOTAL:		
Net upgrades continued on page 2		
TOTAL		

The above extras and upgrades are to be included during the construction of the above house for the above named purchaser subject to the following terms and conditions:

- The Vendor will undertake to install the above extras but will not be liable to the purchaser if for any reason the work covered by the extra is not carried out. In that event, the price of the extra shall be refunded to the purchaser without any interest.
- It is understood and agreed that if the transaction of Purchase and Sale is not completed for any reason whatsoever, the total cost of this extra is not refundable.

PAID:

A IRMYA

A IRMYA (Nov 18, 2021 16:16 EST)

PURCHASER

PURCHASER

File Copy for
 Construction
 Office

(Original verified at Head Office)



Schedule B-3 – Purchaser's Extras

forming part of the Agreement of Purchase and Sale



VENDOR:

BELLAIRE PROPERTIES INC.

PURCHASER(S): Andrew Romeo Irmya

LOT NUMBER: 016 PHASE: 5

MODEL: 1800 Buckhorn

P.E.#: 002

It is understood and agreed that no requests for changes, additions or deletions will be accepted by the Vendor for the above extras after the date of acceptance of this order

No.	DESCRIPTION	PRICE
	Net upgrades continued from page 1	
11.	Provide and install gas line for future BBQ at rear plus the cost to increase gas pipe. *Note: Location to be specified by Purchaser, see attached sketch.	
12.	Provide 8'ft garage door (increased height) in lieu of standard door height - Double Door or Oversized Single Door. **Door style to remain standard, frame to be painted the same colour as garage door. *Not all models can accommodate this upgrade.	
13.	Provide and install Black/Iron Ore Window Frames throughout the main and second floor, in lieu of white. *Includes front door frame and patio doors. *Basement windows must remain white. *Price is based on standard height for front door, patio sliders and windows. *Note: *Based on brick package selected Purchaser to receive either Black coloured windows or Iron Ore coloured windows.	
14.	Provide and install Black Exterior Railing at front elevation in lieu of standard. *Based on standard elevation. *Note, due to lot grading some elevations may not require any railing at stairs or porch, in the event that railing is not required purchaser will be credited back amount charged.	
15.	Provide provisions to cabinetry to accommodate future chimney hood fan/exhaust fan above future stove/range in kitchen area. *Note: Not all models can accommodate this change. *Builder will try to accommodate centering the vent as best as possible. Purchaser must provide all specifications for future Chimney Style Hood fan/Exhaust Fan as soon as possible. This item must be decided prior to framing stage, otherwise may be considered too late.	
16.	Provide and install one (1) base corner folding cabinet door between fridge space and stove space, not all models can accommodate this upgrade.	
17.	Provide and install one (1) upper corner folding cabinet door between fridge space and stove space, not all models can accommodate this upgrade.	
18.	Provide smooth ceilings in lieu of stippled ceilings throughout the main floor.	
19.	Provide smooth ceilings in lieu of stippled ceilings throughout the second floor	
	Net upgrades continued on page 3	
Extra's Subtotal:		
H.S.T.		
New Total:		
Less Bonus Package (if Applicable)		
TOTAL:		
Net upgrades continued on page 3		
TOTAL		

The above extras and upgrades are to be included during the construction of the above house for the above named purchaser subject to the following terms and conditions:

- The Vendor will undertake to install the above extras but will not be liable to the purchaser if for any reason the work covered by the extra is not carried out. In that event, the price of the extra shall be refunded to the purchaser without any interest.
- It is understood and agreed that if the transaction of Purchase and Sale is not completed for any reason whatsoever, the total cost of this extra is not refundable.

PAID:

A IRMYA
A IRMYA (Nov 18, 2021 16:16 EST)

PURCHASER

PURCHASER

TERMS: CASH OR CHEQUE IN ADVANCE
BELLAIRE PROPERTIES INC.
File Copy for
Construction
Office
Revised - Additional PE Form - 04/30/15



forming part of the Agreement of Purchase and Sale

BELLAIRE PROPERTIES INC.

P.E.#: 002

[illegible]

• The Vendor will undertake to install the above extras but will not be liable to the purchaser if for any reason the vendor is unable to do so. In that event, the price of the extra shall be refunded to the purchaser without any interest.

• It is understood and agreed that if the transaction of Purchase and Sale is not completed for any reason whatsoever, the total cost of this extra is not refundable.

PURCHASER

File Copy for Construction Office

38'
DESIGNS

The Buckhorn / Elev. A & B
1800 sq.ft.

Conduit with electrical
and tech cable



FIRST FLOOR
ELEVATION A & B

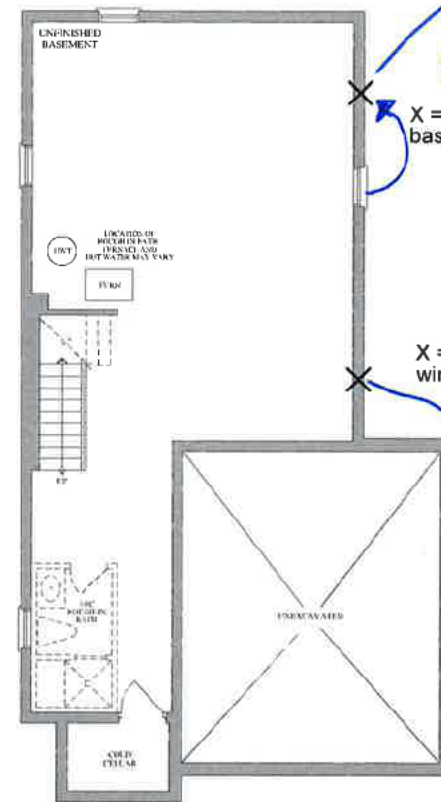
Purchaser's Initial: AL



SECOND FLOOR
ELEVATION A



SECOND FLOOR
ELEVATION B



BASEMENT
ELEVATION A & B

Location
4 ft FROM
REAR WALL

X = Relocate standard
basement window

X = Add one (1) basement
window

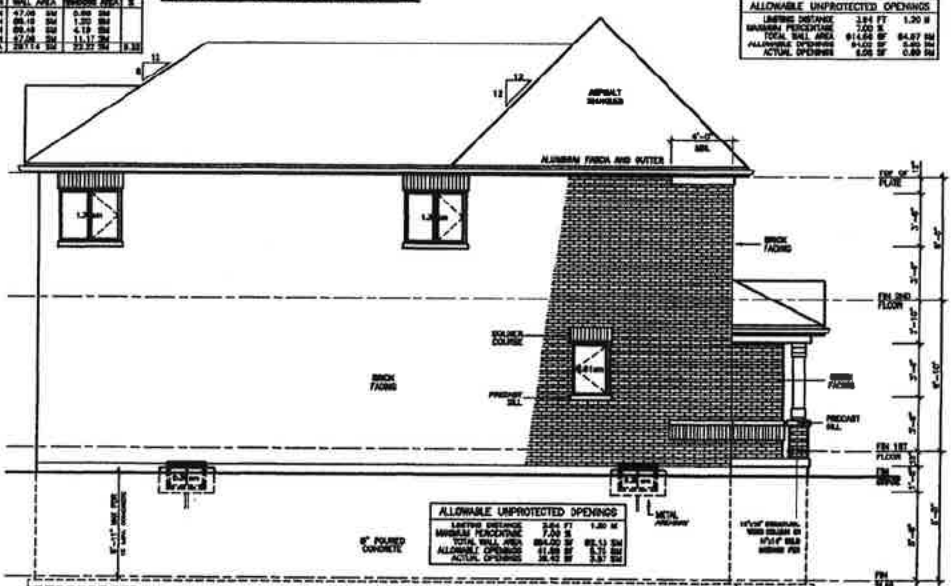
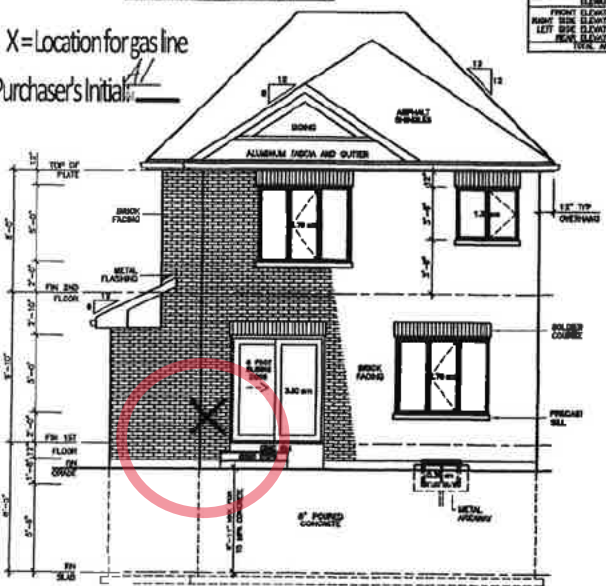
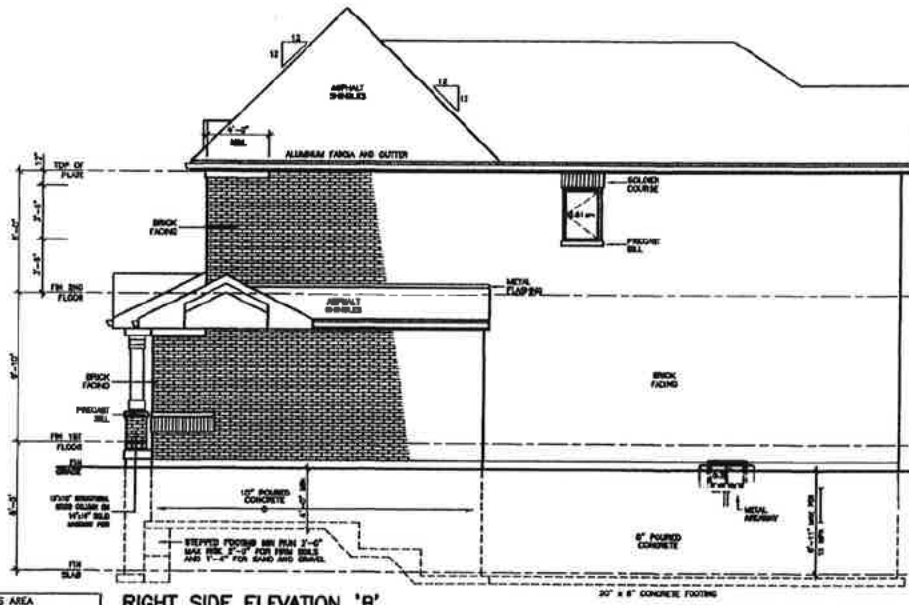
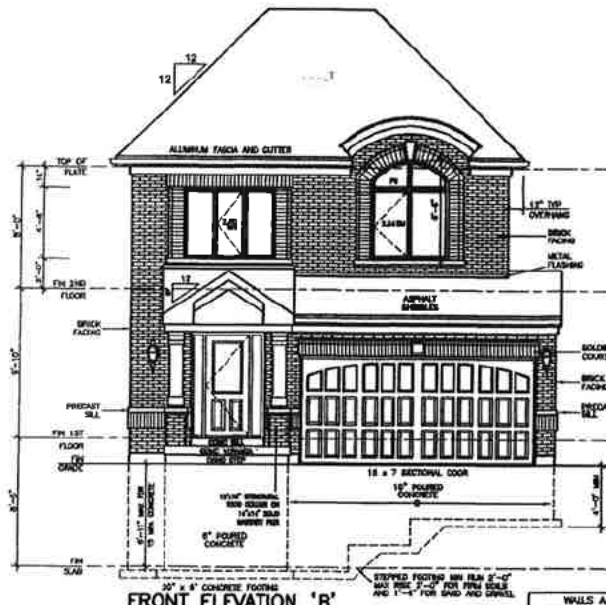
FOUR
FEET
FROM
CORNER

LOT 5-16, INNISFIL,
SKETCH, PE002



Plans and specifications are subject to change without notice. E., A & B. All dimensions are shown in feet and inches. All renderings are artist's conceptions.

LOT 5-16, INNISFIL, SKETCH, PE002



WALLS AND WINDOWS AREA			
ELEVATION	WALL AREA	WINDOW AREA	
FRONT ELEVATION	47.00	1.00	0.00
RIGHT SIDE ELEVATION	88.10	1.00	0.00
LEFT SIDE ELEVATION	88.10	1.00	0.00
REAR ELEVATION	47.00	1.00	0.00
TOTAL AREA	280.20	4.00	0.00

ALLOWABLE UNPROTECTED OPENINGS			
MINIMUM DISTANCE	2.00 FT	1.00 M	
MINIMUM PERCENTAGE	1.00 %		
TOTAL WALL AREA	914.00 SF	84.87 M ²	
ALLOWABLE OPENINGS	9.14 SF	0.85 M ²	
ACTUAL OPENINGS	0.00 SF	0.00 M ²	

ALLOWABLE UNPROTECTED OPENINGS			
MINIMUM DISTANCE	2.00 FT	1.00 M	
MINIMUM PERCENTAGE	1.00 %		
TOTAL WALL AREA	84.87 SF	8.11 M ²	
ALLOWABLE OPENINGS	0.85 SF	0.08 M ²	
ACTUAL OPENINGS	0.00 SF	0.00 M ²	

REVISIONS	
NO.	DATE

Lornel
HOMES

ORDINARY ASSOCIATION
OF
ARCHITECTS
100 JEFFERSON
STREET
SUITE 100
ANN ARBOR, MI 48106
734/769-1234
FAX 734/769-1235
WWW.LORNELHOMES.COM

ARCHITECTURAL
DESIGN INC.

BUCKHORN
MODEL 1800

38' LOT