



CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASERS: PENG WANG, and YING ZHAO,

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
32	1	BELVEDERE Elev B	02-Mar-22

Date Added: 04-Jan-22 Invoice Number: 7671

1 - Standard Cable, Telephone and Conduit Rough (See Sketch) Note:
1 - GARAGE DOOR- Install the builders standard garage door handle with lock Note:
1 - DECLINED UPRADE QTK PACKAGE:KITCHEN & BATHROOMS - Purchaser has DECLINED an appointment with QTK & All Upgrades offered during decor appointment at the decor centre for kitchen & bathroom cabinetry. Note: Standard Kitchen Layout & Standard Bathroom Vanities to be installed as per standard plan. (See Sketch)
1 - KITCHEN- Install an upgraded undermount kitchen sink, in lieu of the builders standard. Install the Blanco FORMERA U2 Model # 402243 Note: **PLEASE NOTE**Install the builders standard Single Hole Faucet**
1 - KITCHEN- Install an upgraded edge for the kitchen, in lieu of the builders standard edge. Install the "M" Edge throughout the kitchen, where applicable Note:
1 - COUNTER TOPS Purchaser accepts & acknowledges that the Stone slabs vary in size & all seams are visible & the fabricator reserves the right to position the seams as necessary. Note:
1 - MASTER BEDROOM,BDRM #2, #3, & #4- Install Hardwood floors throughout all applicable bedrooms on teh second floor, in lieu of the builders standard carpet. Install the Vintage Red Oak 31/4"x3/4" ANGORA, throughout the Master Bedroom, Bedroom #2, #3,and #4 Note:
1 - STAIRCASE VS FLOORING STAINING DIFFERENCE: STAIRCASE - The purchaser was advised and therefore accepts and acknowledges that the stain of the staircase and flooring chosen do not match. This difference might result in an undesirable colour variance. Note: The purchaser agrees that the vendor is to be exempt from any and all claims by the purchaser regarding this colour variance.
90 - MASTER ENSUITE- Install a 1st Upgrade floor tile, throughout the Master Ensuite floor, in lieu of the builders standard floor tile. Install the 20X20 CALACATTA GRIS Note:
105 - MASTER ENSUITESHOWER STALL- Install a 2nd Upgrade Wall tile, throughout the Master Ensuite shower stall walls, in lieu of the builders standard wall tile. Install the 13x18 CALACATTA GRIS Note:
1 - CLARIFICATION-POWDER ROOM/ MASTER ENSUITE / ENSUITE #2/ TWIN BATH- Install the Standard 3" Splash throughout all bathroom vanity counter tops, where applicable. To include the Powder Room, Master Ensuite ,Twin Bath and Ensuite #2 Note:
1 - Purchaser to receive TEN (X10) Potlights on Main floor as per their Standard Features and Finishes List **SEE BELOW** Note:
1 - MAIN HALL- Delete the builders standard ceiling lights in the Main Hall, and Install SIX (X6) builders standrad potlights in the Main Hall. All SIX (6) Potlights to be on one single pole switch (see Sketch) Note:
1 - LIVING ROOM- In addition to the builders standard switch operated plugs, Install FOUR (X4) builders standard potlights in the Living Room. All FOUR (X4) Potlights to be on one single pole switch (See Sketch) Note: **PLEASE NOTE ** Location of Standard Dining Room Ceiling Light**



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32	1	BELVEDERE Elev B	02-Mar-22

Date Added: 04-Jan-22 Invoice Number: 7671

1 - PURCHASER HAS ATTENDED A STRUCTURAL AND COLOR APPOINTMENT AT THE DECOR CENTRE AND HAS DECLINED ANY ADDITIONAL UPGRADES.
Note:

1 - PURCHASER AWARE AND ACCEPTS THAT ANY CHANGES MADE TO UPGRADES AFTER SIGNING THIS PURCHASERS EXTRA FORM ARE SUBJECT TO A MINIMUM ADMINISTRATION FEE OF \$1,000 PLUS A 10% HOLDBACK FEE.
Note:

Date Added: 18-Aug-21 Invoice Number: 7464

1 - SECOND FLOOR- Install Smooth ceilings throughout all applicable Bedrooms on the second floor (See Sketch)
Note:

1 - MASTER ENSUITE- Delete the builders standard shower wall next to the free standing tub and install frameless glass. To include applicable curb with stone top, and framless glass (See Sketch)
Note: **Builders standard 2x2 mosaic colour to be at time of colour chart**

1 - PURCHASER HAS ATTENDED A STRUCTURAL APPOINTMENT AT THE DECOR CENTRE AND HAS DECLINED ANY ADDITIONAL STRUCTURAL UPGRADES.
Note:

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Note:

1 - BONUS PACKAGE - PURCHASER HAS APPLIED \$15,000 UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE OF UPGRADES IN THIS AGREEMENT.
Note: **Purchaser has a remaining Bonus Package of \$6,977 (Includes Tax) to be spent at the decor centre at time of colour chart appointment.**

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* INTERIOR COLOUR SCHEME *

Purchasers	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
PENG WANG, & YING ZHAO,	Laura Di Pede	BELVEDERE Elev B	/	Grovetrail Developments Inc.	02/03/2022	32

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	Flooring	Wall Tile	Plumbing
	<u>Description</u>	<u>Main</u> <u>Accent/Insert</u> <u>Border / Listello</u> <u>Pattern</u>	
Master Ensuite	20X20 CALACATTA GRIS (UPGD)	13X18 Calacatta GrisHorizontal/Stack-Upgd N/A	WHITE
Ensuite #2	13X13 MALENA CARBON (STD)	8X10 MALENA CARBON (STD) N/A	WHITE
Twin Bath	13X13 SERPENTINE WHITE (STD)	8X10 SERPENTINE WHITE (STD) N/A	WHITE
Powder Room	12X24 H.Stone Beige (STD) Stacked	N/A N/A	WHITE
Kitchen/Dinette	20X20 PULPIS GRIS (STD)	3X6 Biscuit Bone Glossy-Stacked N/A	SeeNotes
Laundry 2nd Floor	13X13 NEW REEDS SILVER (STD)	N/A N/A	STD
Foyer	12X24 H.Stone Beige (STD) Stacked		
Main Hall	VINTAGE RED OAK 31/4"X3/4" ANGORA(STD)	Railings and Stairs Railings (STD) VINTAGE RED OAK ANGORA Pickets (STD) PLAIN FLAT BLACK Posts (STD) VINTAGE RED OAK ANGORA Stringers (STD) VINTAGE RED OAK ANGORA Treads (STD) VINTAGE RED OAK ANGORA Risers (STD) VINTAGE RED OAK ANGORA Runner NO	Cornice Moulding / Medalion Foyer NO Living Room NO Dining Room NO Family Room NO Main Hall NO Kitchen NO 2nd Floor Hall NO
Family Room	VINTAGE RED OAK 31/4"X3/4" ANGORA(STD)	Landing - Upper Vintage RedOak Angora 31/4"(STD) Landing - Lower 12X24 H.Stone Beige(STD) Ledge - Upper N/A Ledge - Lower N/A	
Living Room	VINTAGE RED OAK 31/4"X3/4" ANGORA(STD)		
Dining Room	VINTAGE RED OAK 31/4"X3/4" ANGORA(STD)		
Upper Hall	VINTAGE RED OAK 31/4"X3/4" ANGORA(STD)	Trim Baseboard & Casing STD-51/2"Step Bevel 31/2" Casing Front Door Glass STANDARD Interior Doors STANDARD-Carrara Smooth Knobs STANDARD LEVER Hinges STANDARD Grip Set STANDARD	
Linen Closet	VINTAGE RED OAK 31/4"X3/4" ANGORA(STD)		
Master Bedroom	VINTAGE RED OAK 31/4"X3/4" ANGORA(Upgd)		
Bedroom 2	VINTAGE RED OAK 31/4"X3/4" ANGORA(Upgd)		
Bedroom 3	VINTAGE RED OAK 31/4"X3/4" ANGORA(Upgd)		
Bedroom 4	VINTAGE RED OAK 31/4"X3/4" ANGORA(Upgd)		

Notes

**MASTER ENSUITE- 2X2 WHITE SHOWER STALL FLOOR MOSAIC AND WHITE QUARTZ CURB TOP
**KITCHEN- UPGRADE ONLY TEH KITCHEN SINK-INSTALL BLANCO FORMERA U2 MODEL #402243
**KITCHEN- STANDARD SINGLE HOLE KITCHEN FAUCET

Page 1 of 3

Consultant:

Laura Di Pede

Purchaser:

PENG WANG.

Purchaser:

YING ZHAO.

Vendor:

Grovetrail Developments Inc.



* INTERIOR COLOUR SCHEME *

Purchasers	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
PENG WANG, & YING ZHAO,	Laura Di Pedo	BELVEDERE Elev B	/	Grovetrail Developments Inc.	02/03/2022	32

Page 2 of 3

	Interior Paint	Cabinet	Countertop	Counter Edge	Handle / Knob
Master Ensuite	(STD) SILVER BIRCH	CATEGORY 1 QTF 1201 WHITE FIBREBOARD (STD)	Emmerstone MAPLE WHITE (STD)	"A" EDGE (STD)	DH00010-Std
Ensuite #2	(STD) SILVER BIRCH	CATEGORY 1 QTF 1201 WHITE FIBREBOARD (STD)	Emmerstone MAPLE WHITE (STD)	"A" EDGE (STD)	DH00010-Std
Twin Bath	(STD) SILVER BIRCH	CATEGORY 1 QTF 1201 WHITE FIBREBOARD (STD)	Emmerstone MAPLE WHITE (STD)	"A" EDGE (STD)	DH00010-Std
Powder Room	(STD) SILVER BIRCH	CATEGORY 1 QTF 1201 WHITE FIBREBOARD (STD)	Emmerstone MAPLE WHITE (STD)	"A" EDGE (STD)	DH00010-Std
Kitchen/Dinette	(STD) SILVER BIRCH	CATEGORY 1 QTF 1201 WHITE FIBREBOARD (STD)	Emmerstone MAPLE WHITE (STD)	"M" EDGE (UPGD)	DH00010-Std
Laundry 2nd Floor	(STD) SILVER BIRCH	N/A	N/A	N/A	N/A
Foyer	(STD) SILVER BIRCH				
Main Hall	(STD) SILVER BIRCH				
Family Room	(STD) SILVER BIRCH				
Living Room	(STD) SILVER BIRCH				
Dining Room	(STD) SILVER BIRCH				
Upper Hall	(STD) SILVER BIRCH				
Linen Closet	(STD) SILVER BIRCH				
Master Bedroom	(STD) SILVER BIRCH				
Bedroom 2	(STD) SILVER BIRCH				
Bedroom 3	(STD) SILVER BIRCH				
Bedroom 4	(STD) SILVER BIRCH				

Appliance Opening/Dimension

Fridge Size Range

Built-Ins Microwave

Hood Fan Exhaust Opening ☒ 6" ☐ 8"

Dishwasher Cabinet

Fireplace

Fireplace	FAMILY ROOM	Fireplace	N/A
Location Flooring	<input <="" td="" type="text" value="HWD 3/4"/> <td>Location Flooring</td> <td> N/A </td>	Location Flooring	N/A
Style	VILLA NOVA (STD)	Style	N/A
Finish	STONE	Finish	N/A
Marble	NO	Marble	N/A
Hearth	NO	Hearth	N/A

Notes

STANDARD STAINLESS STEEL EXHAUST FAN

Decor Consultant:

Laura Di Pedo

Purchaser:

PENG WANG

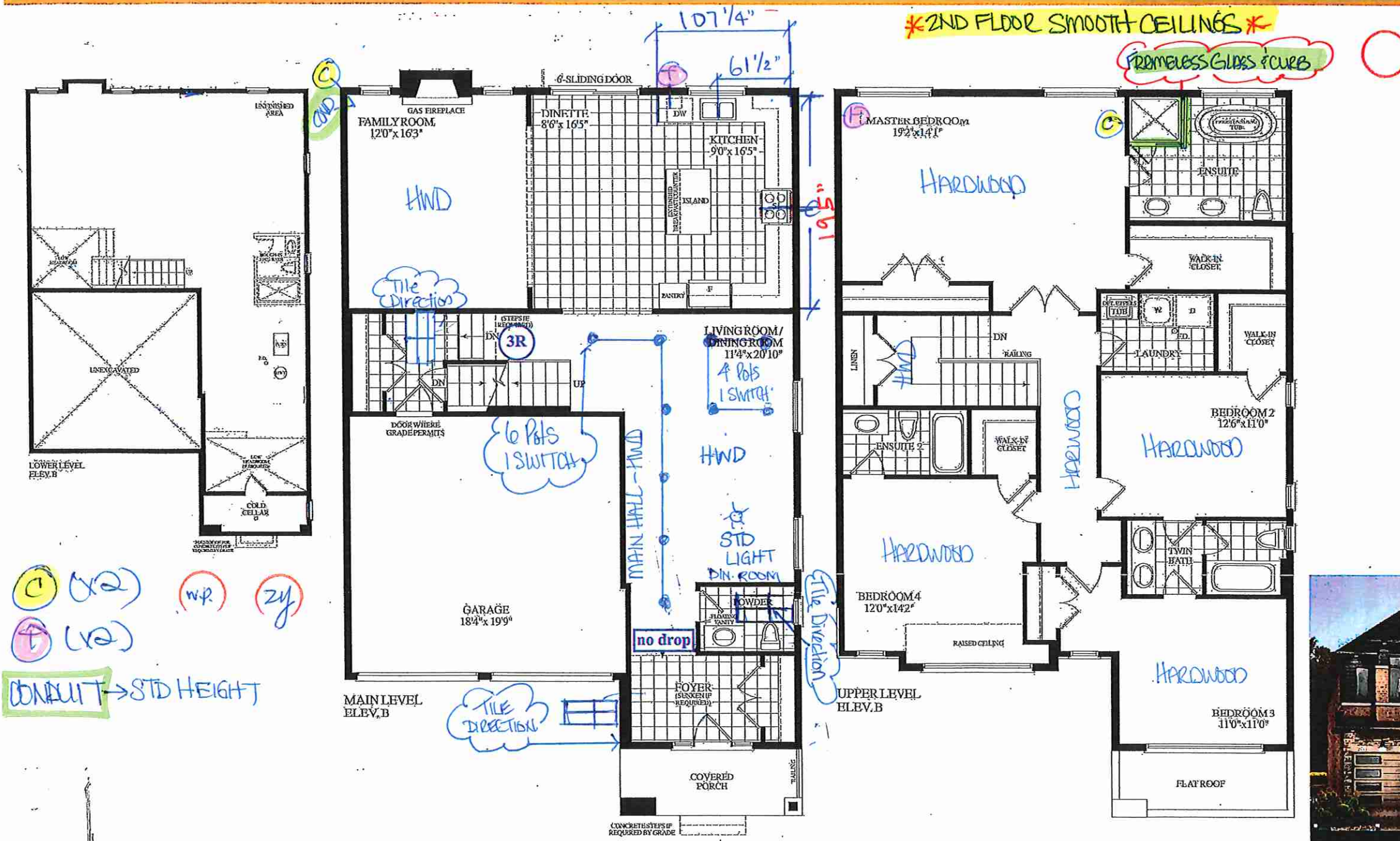
Purchaser:

YING ZHAO

Vendor:

Grovetrail Developments Inc.

Printed Jan 04, 2022 3:00 pm



38-11 ELEV "B"
LOT #32





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

your kitchen, your taste.

CLIENT: ROYAL PINE HOMES	JOB NAME: 38-11	ROOM: KITCHEN	DRAWN BY: AA
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JUNE 21 2021
EMAIL: —	SPECIES: —	TOP: —	PAGE:

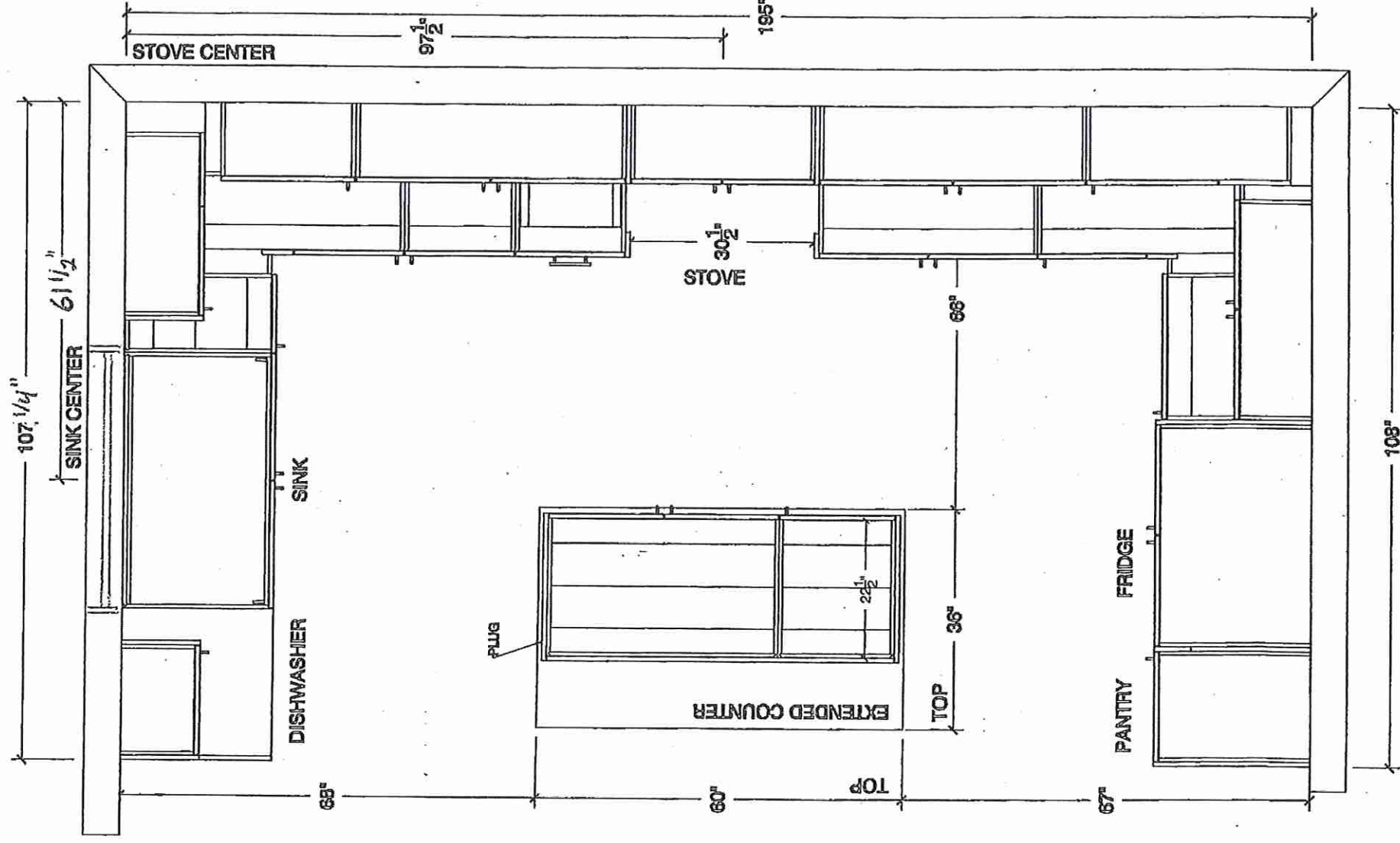
COMMENTS:

LOT 32 CTF

wp 24

Customer Agrees and Accepts the following conditions: 1. The Drawing is a representation only and the installed cabinetry may vary slightly in product size, measurements, handle appearance and location and other details. Although Quality Tops & Kitchens Ltd. (QTK) does it's best to manufacture exactly what is shown here outside factors may prevent that and some variance is to be expected and accepted by the customer. 2. These drawings represent the intellectual property of QTK and as such the customer understands and accepts that all deposits given by the customer to QTK are non-refundable after QTK has supplied drawings (either physically or electronically) to the customer. If the customer decides to cancel the order after QTK has submitted drawings to the customer, the deposit will then be considered a design fee and no money will be returned to the customer.

KITCHEN PLAN





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CLIENT: ROYAL PINE HOMES	JOB NAME: 38-11	ROOM: KITCHEN	DRAWN BY: AA
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 3/8" = 1'-0"
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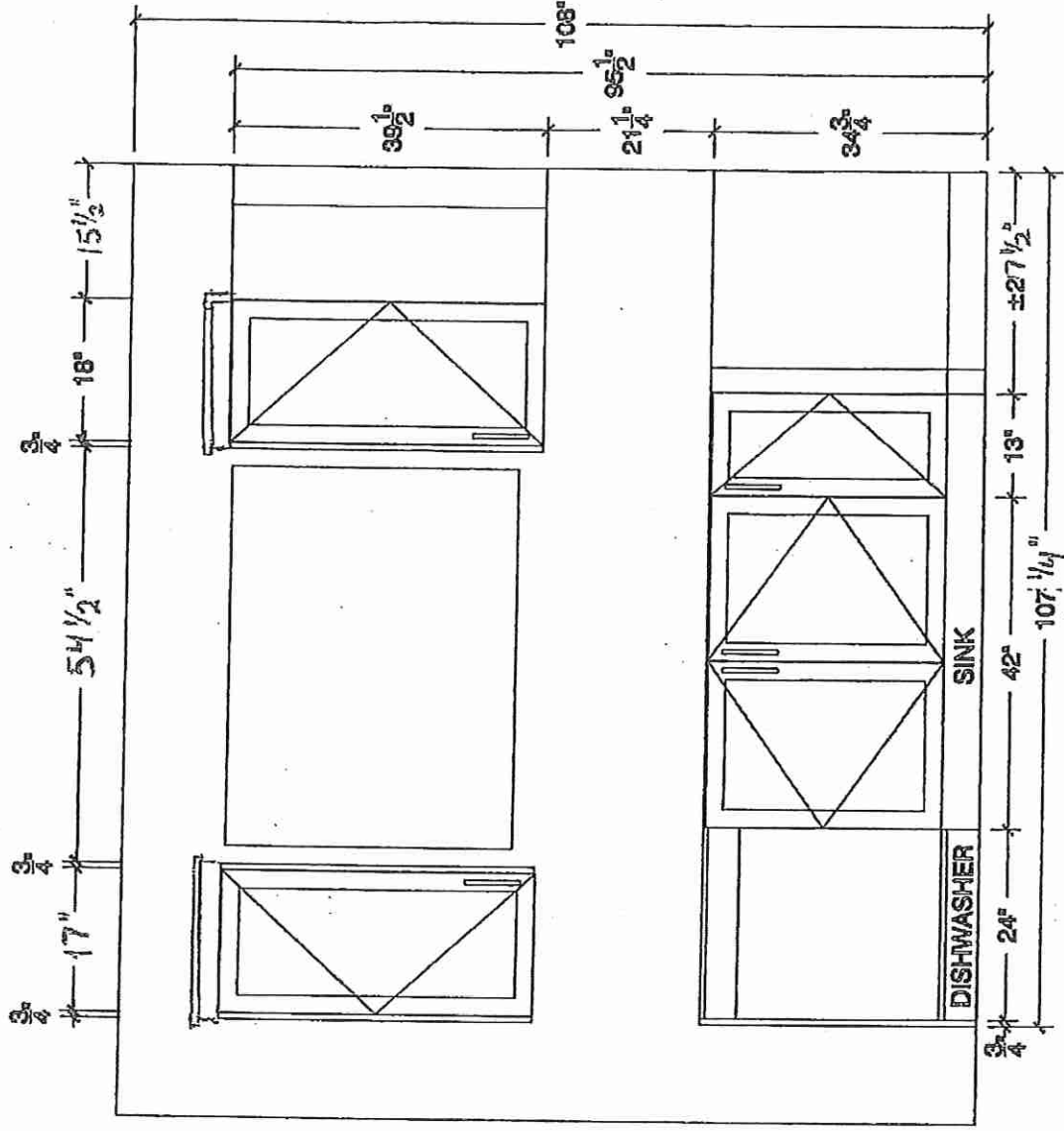
COMMENTS:

Lot 32

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WINDOW WALL ELEV





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CLIENT: ROYAL PINE HOMES	JOB NAME: 38-11	ROOM: KITCHEN	DRAWN BY: AA
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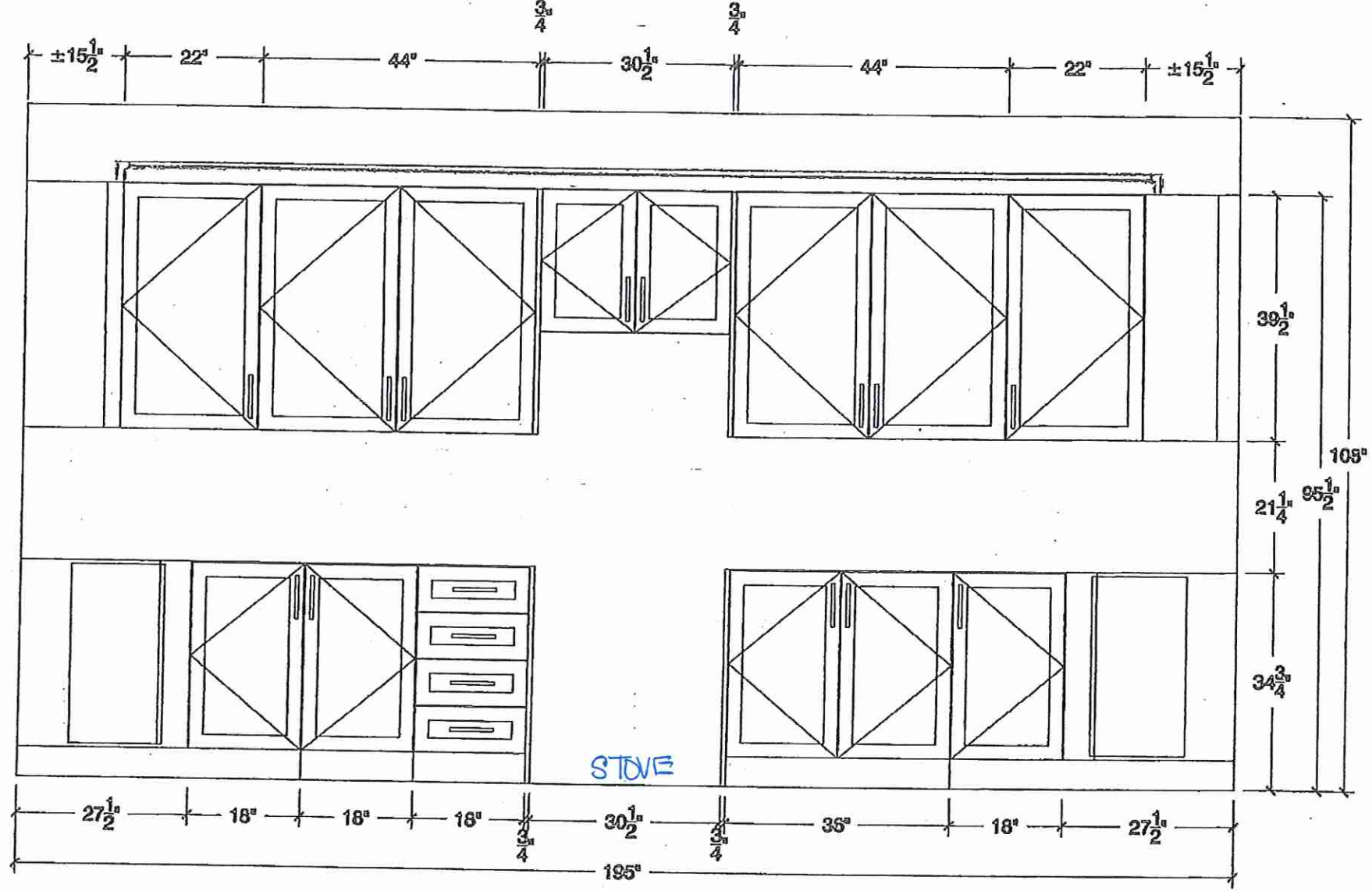
COMMENTS:

LOT 32

w.p. 24

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STOVE WALL ELEV





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CLIENT: ROYAL PINE HOMES	JOB NAME: 3B-11	ROOM: KITCHEN	DRAWN BY: AA
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 3/8" = 1'-0"
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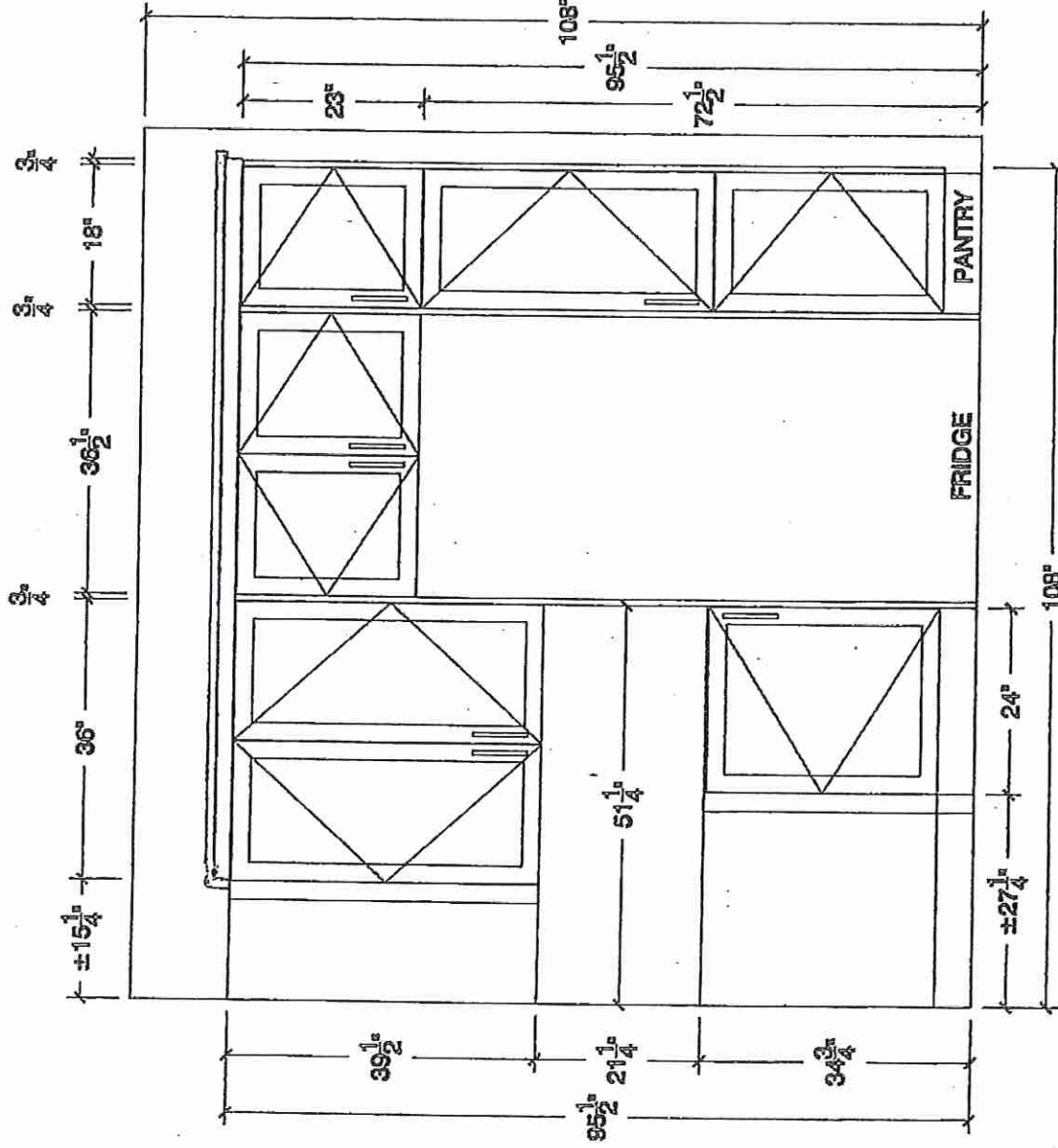
LOT 32

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FRIDGE WALL ELEV





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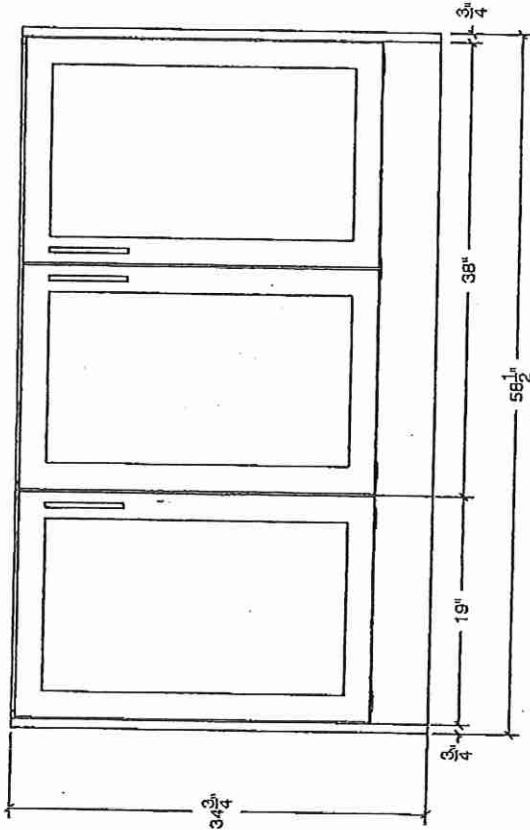
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LOT 32

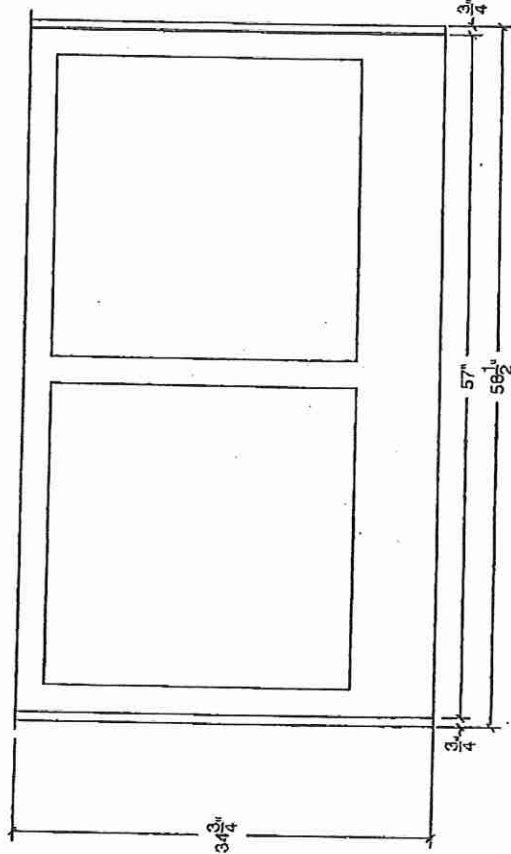
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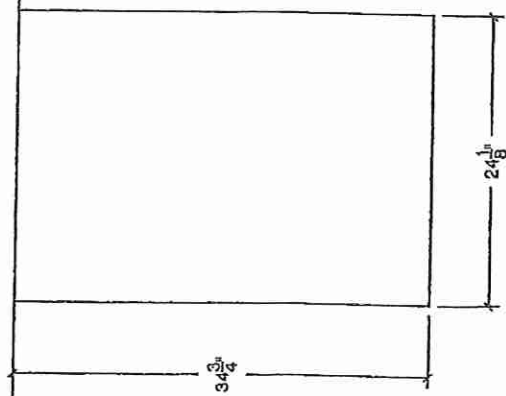
ISLAND FRONT



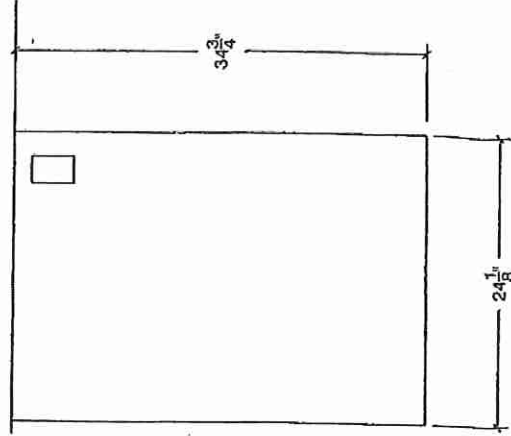
ISLAND REAR



ISLAND SIDE



PLUG CUT OUT



69



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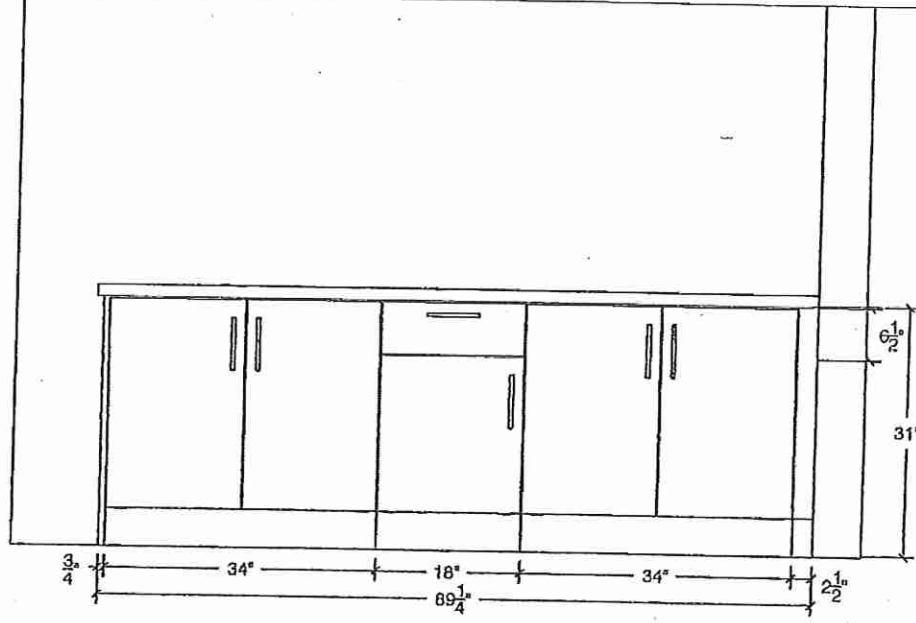
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LOT 32

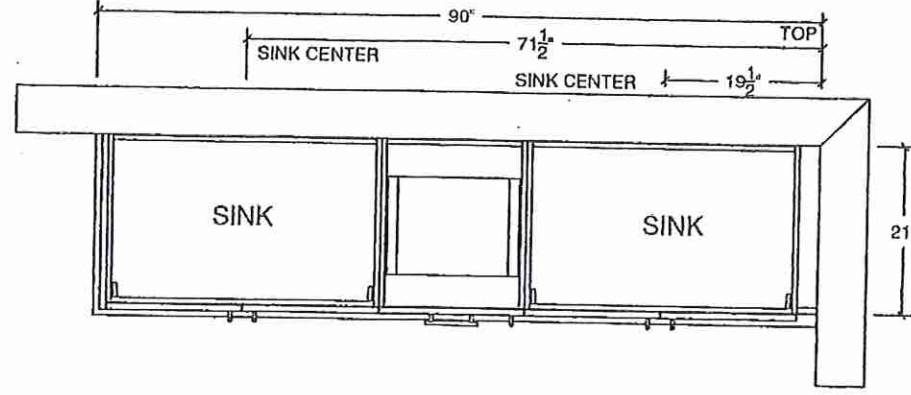
WP. 24

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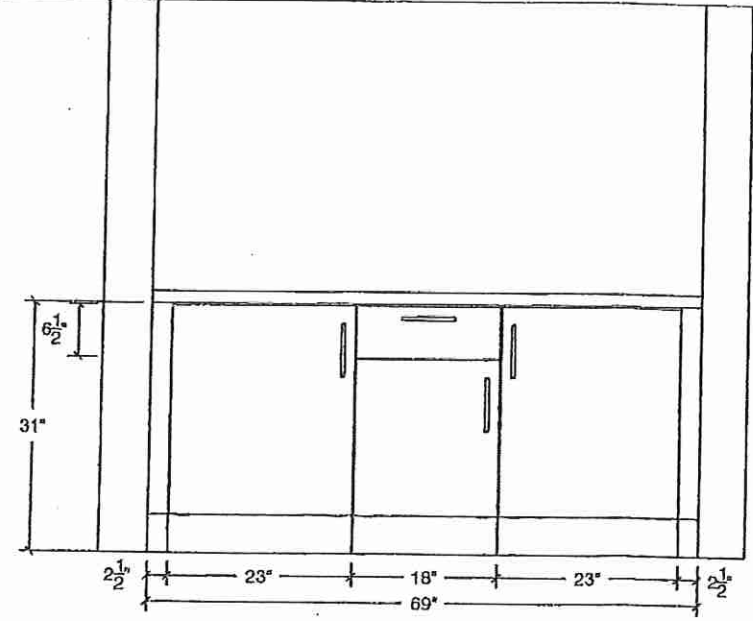
ENSUITE ELEV



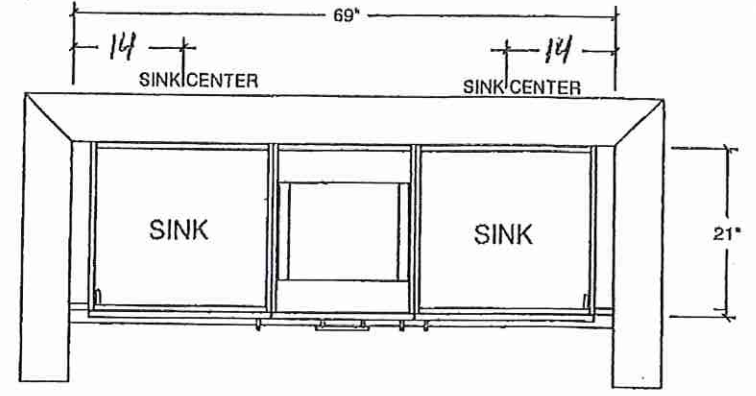
ENSUITE PLAN



TWIN BATH ELEV



TWIN BATH PLAN





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CLIENT: ROYAL PINE HOMES	JOB NAME: 38-11	ROOM: VANITY	DRAWN BY: NA
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
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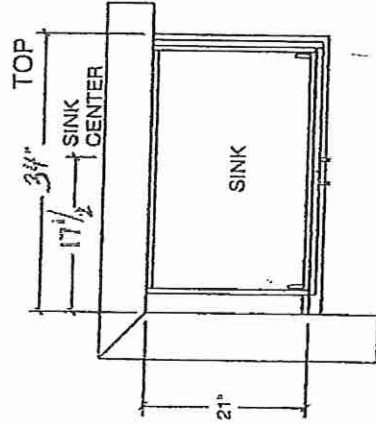
COMMENTS:

LOT 32

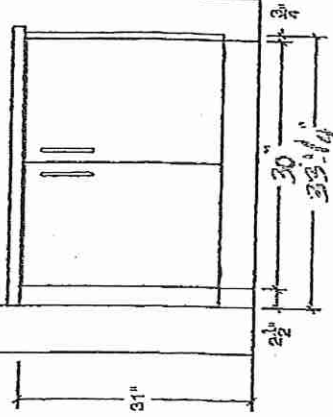
W.P. zy

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ENSUITE 2 PLAN



ENSUITE 2 ELEV



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CLIENT: ROYAL PINE HOMES	JOB NAME: 38-11	ROOM: VANITY	DRAWN BY: AA
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JUNE 21 2021
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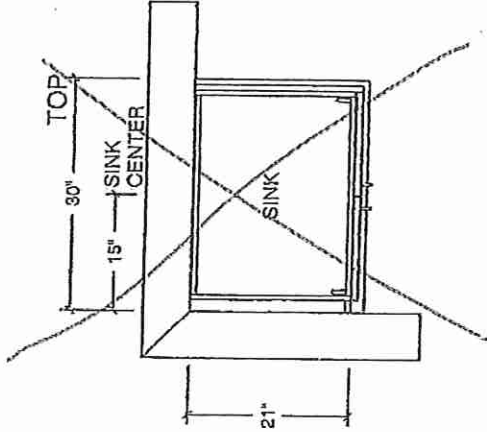
Lot 32

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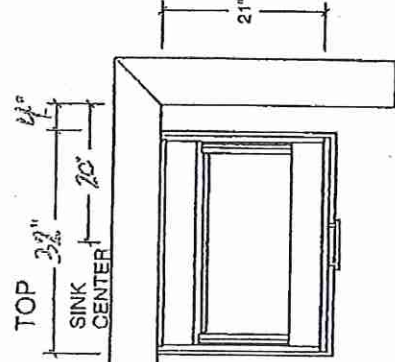
COMMENTS:

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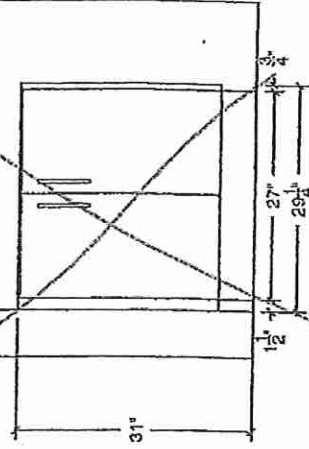
BASEMENT PLAN



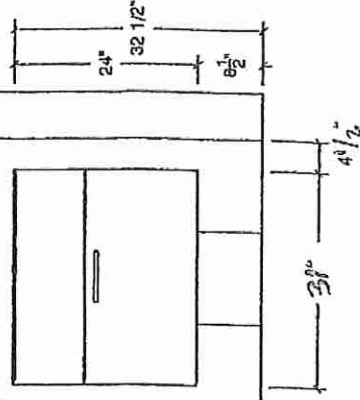
POWDER ROOM PLAN



BASEMENT ELEV



POWDER ROOM ELEV





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your kitchen your taste.

CLIENT: ROYAL PINE HOMES	JOB NAME: 38-11	ROOM: VANITY	DRAWN BY: AA
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JUNE 21 2021
EMAIL: —	SPECIES: —	TOP: —	PAGE:

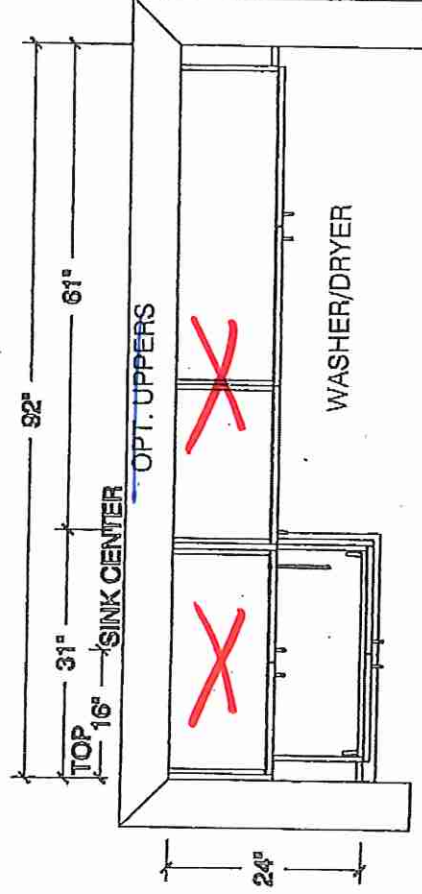
COMMENTS:

LOT 32

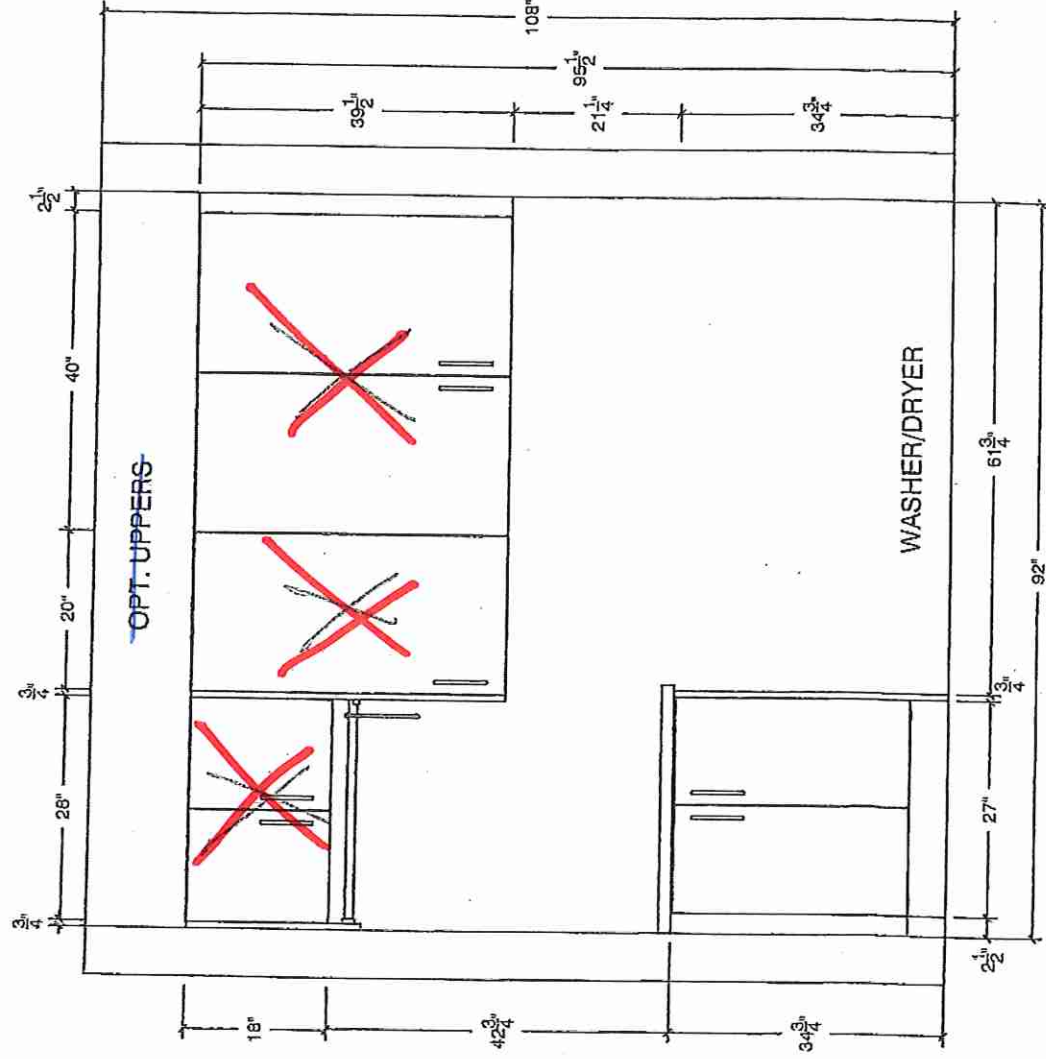
WFB 24

Customer Agrees and Accepts the following conditions: 1. The Drawing is a representation only and the installed cabinetry may vary slightly in product size, measurements, handle appearance and location and other details. Although Quality Tops & Kitchens Ltd. (QTK) does it's best to manufacture exactly what is shown here outside factors may prevent that and some variance is to be expected and accepted by the customer. 2. These drawings represent the intellectual property of QTK and as such the customer understands and accepts that all deposits given by the customer to QTK are non-refundable after QTK has supplied drawings (either physically or electronically) to the customer. If the customer decides to cancel the order after QTK has submitted drawings to the customer, the deposit will then be considered a design fee and no money will be returned to the customer.

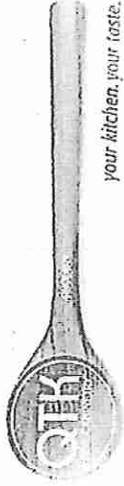
LAUNDRY PLAN



LAUNDRY ELEV



67



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

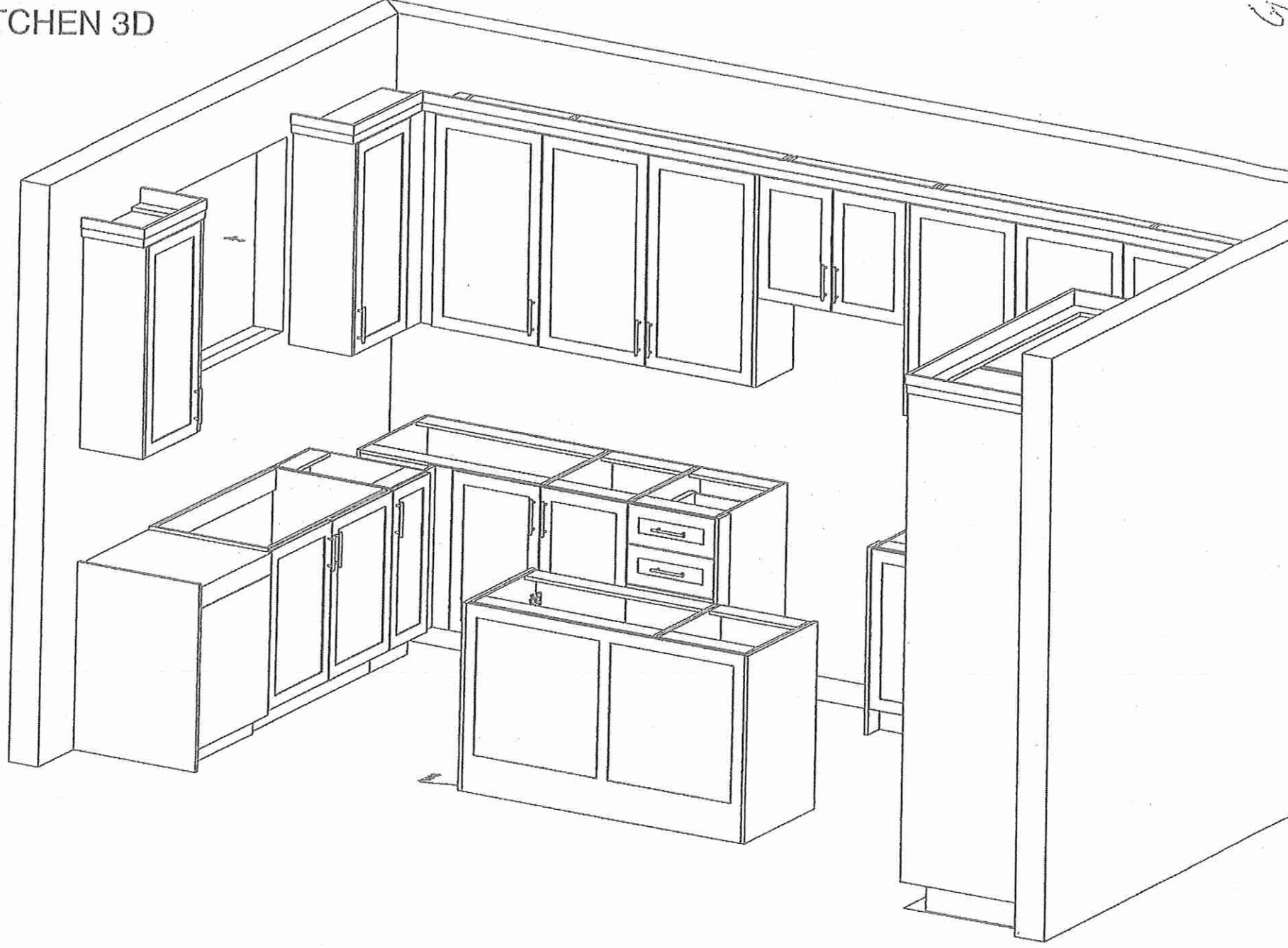
CLIENT: ROYAL PINE HOMES	JOB NAME: 38-11	ROOM: KITCHEN	DRAWN BY: AA
SITE: CENTREFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JUNE 21 2021
EMAIL: —	SPECIES: —	TOP: —	PAGE:

Lot 32

w.p. zy

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KITCHEN 3D



64



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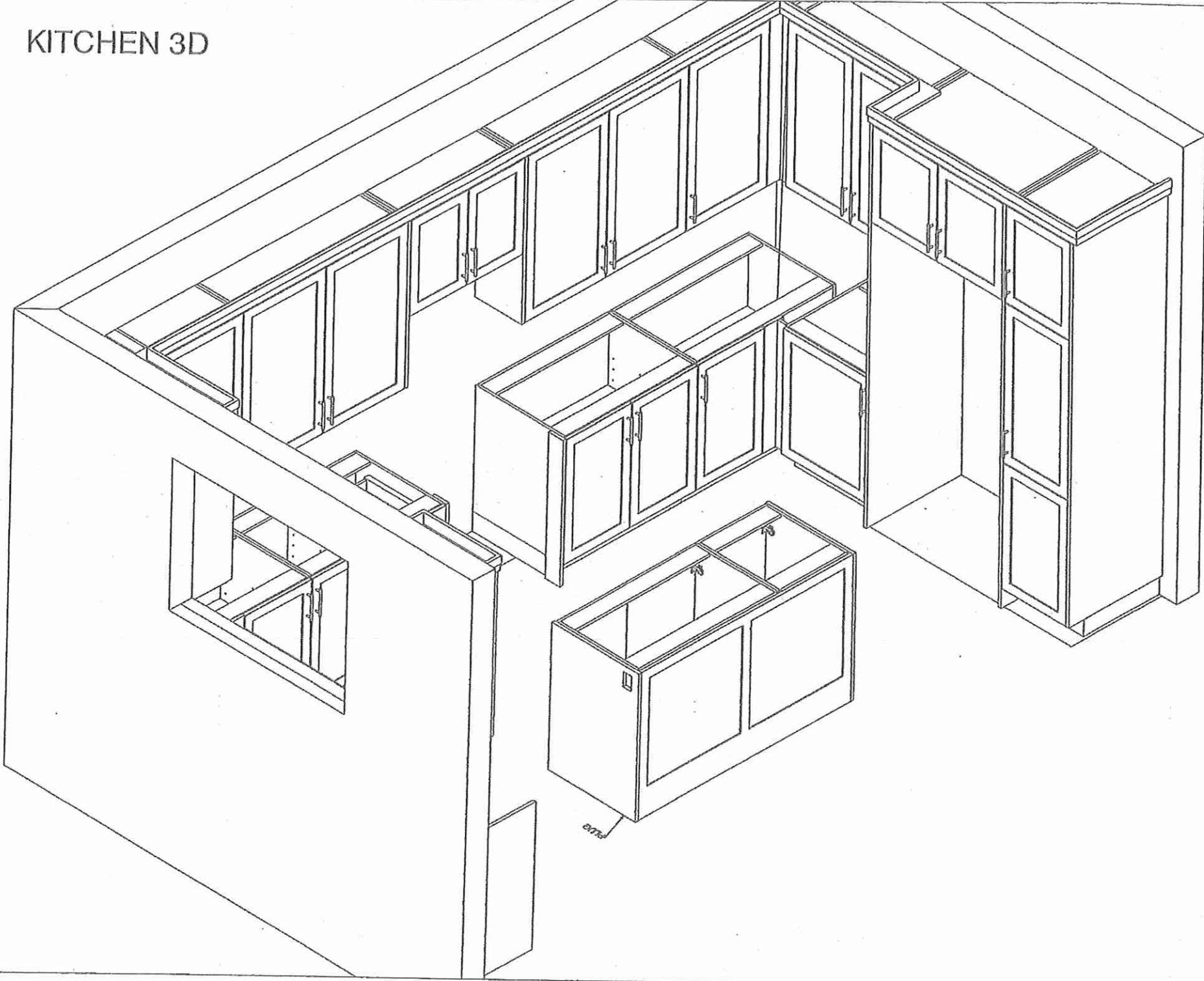
80 Sante Drive, Vaughan, ON L4K 3C4
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KITCHEN 3D



64

JAN 4, 2022

LOT 32

BLANCO

Sink Specifications

Colour

SKU

402243

FORMERA U 2
Stainless steel

WP 24

Design and planning tips

- Min cabinet size: 36 in (915 mm)
- Bowl Depth: 9 in (230.0 mm)

Specifications:

Sink template, Installation instructions, Clips, 3½" (90 mm) stainless steel strainer(s), Limited Lifetime Warranty

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

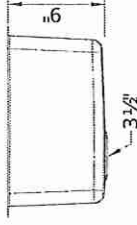
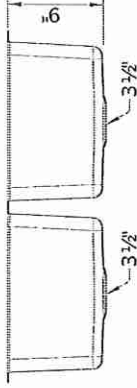
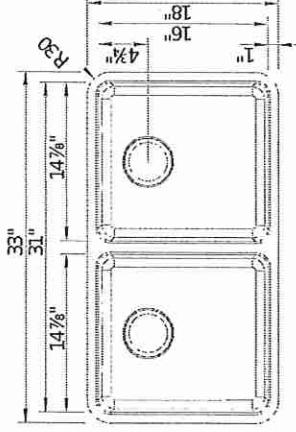
Codes/Standards: ASME A112.19.3-2017/ CSA B45.4-17

Optional Accessories

~~Sink Grid 402250~~

~~GapFlow Strainer Cover 517668~~

Standard Single Hk Faucet



Warranty

Limited lifetime warranty on all sinks and faucets. One-year warranty on all accessories and soap dispensers.

Code/Standards Compliance

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



Need support? Learn more by watching our sink & faucet How-to videos:
<https://www.blanco.com/ca-en/support/how-to-videos/how-to-videos-for-sinks/>



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While BLANCO strives to provide accurate information, all images and dimensions in this document are intended for reference only and are subject to change at any time without notice. This document is not intended for use as an installation guide. For technical installation details, refer to installation instructions provided with the product. BLANCO assumes no responsibility for the use of superseded or voided specifications.

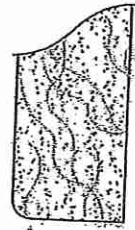
LOT 32

Jan 4th 2022

EDGE
DETAILS

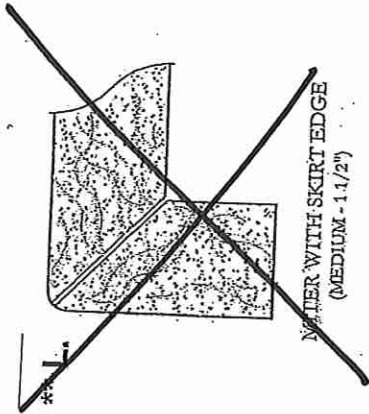
004

- * Powder Room
- * Master Ensuite
- * Ensuite #2
- * TWIN Bath



wp.

24



- * Kitchen



wp.

24

EDGING UP-GRADE OPTIONS

RECEIVED
Roc