



SITE COPY

CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASER: LAI FONG YIM

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
20 Block 58	1	LAWSON Elev B	15-Nov-22	

Date Added: 08-Feb-22

Invoice Number: 7744

1 - Install Standard Cable Rough-Ins (x2) and Install Standard Telephone Rough-Ins (x2) (See Sketch)

Note:

1 - GREAT ROOM - Delete builders standard ceiling light, Install EIGHT (8) LED POT LIGHTS with ONE (1) Switch at great room (See Sketch)

Note: **TEN (10) Pot Lights with ONE (1) Switch Included in Standard Features and Finishes**

1 - KITCHEN - In addition to builder standard ceiling light, Install TWO (2) LED POT LIGHTS with ONE (1) Separate Switch - To be installed at kitchen above sink area in peninsula (See Sketch)

Note: **TEN (10) Pot Lights with ONE (1) Switch Included in Standard Features and Finishes** - Purchaser Paying for Additional Switch Only

1 - DINETTE - In addition to builders standard ceiling light, Install FOUR (4) LED POT LIGHTS with ONE (1) Separate Switch at dinette area (See Sketch)

Note:

1 - MAIN HALL - Delete builders standard ceiling lights, Install FIVE (5) LED POT LIGHTS with ONE (1) Switch - To be installed at main hall (See Sketch)

Note:

1 - EXTERIOR - GARAGE DOOR - Supply and Install UPGRADE Garage Door Opener - Install the LIFT MASTER 8355W 1/2 HP BELT To Include; Wireless Key Pad and Additional Remote.

Note: **Please Note - Install T-Handle Lock**

1 - CLARIFICATION - FIREPLACE UNIT;

GREAT ROOM - Purchaser has requested to have the Fireplace Unit to be Installed APPROX 20" AFF (above finished floor) at great room

Mantle to be Installed based on the unit being installed 20" AFF

Note: **FIREPLACE UNIT Purchased During Structural Appointment - Refer to PE #7549**

1 - GREAT ROOM - Install FLOATING WALL MOUNT PAINT GRADE TRIM MANTLE for fireplace unit at great room (See Sketch)

Note:

1 - GREAT ROOM - Install Standard Conduit Pipe at Great Room above fireplace mantle APPROX. 60" AFF (above finished floor) - To accommodate future installation of Wall Mount TV above the fireplace (See Sketch)

Note:

1 - GREAT ROOM - Install ONE (1) ELECTRICAL PLUG at Great Room above fireplace mantle APPROX. 60" AFF (above finished floor) - To accommodate future installation of Wall Mount TV above the fireplace (See Sketch)

Note:

1 - MAIN FLOOR - KITCHEN/DINETTE - FLOORING - Install LAMINATE FLOORING - 7 1/2" TORLEYS HIGHLAND WATSON NATURAL OAK EEH-292 - To be installed throughout kitchen/dinette area in lieu of builders standard tiles (See Sketch)

Note:

1 - SECOND FLOOR - UPPER HALL - FLOORING - Install LAMINATE FLOORING - 7 1/2" TORLEYS HIGHLAND WATSON NATURAL OAK EEH-292 - To be installed throughout Upper Hall Only, in lieu of builders broadloom (See Sketch)

Note:

1 - STAIRCASE VS FLOORING

WOOD SPECIES DIFFERENCE:

STAIRCASE - The purchaser was advised and therefore accepts and acknowledges that the wood species of the staircase and flooring chosen do not match. This difference may result in a stain 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.

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.



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<p>1 - KITCHEN & BATHROOMS - Purchaser has DECLINED All Upgrades offered during decor appointment at the decor centre for kitchen & bathroom cabinetry. Standard Kitchen Layout & Standard Bathroom Vanities to be installed as per standard plan. (See Sketch)</p> <p>Note:</p>
<p>1 - DISCLAIMER - THERMOFOIL CABINETRY; KITCHEN- Purchasers accept & acknowledge that they were advised by vendor to NOT install thermofoil cabinets in kitchen. Due to the vapor & moisture from the stove & dishwasher, the cabinets may result in peeling.</p> <p>Note: The vendor will be exempt.</p>
<p>1 - KITCHEN - COUNTERTOP - Install Builders Standard Stone Countertop - EMMERSTONE VANILLA WHITE with STANDARD " A " EDGE PROFILE - To be installed throughout kitchen, where applicable (does not include stone backsplash) (See Sketch)</p> <p>Note:</p>
<p>1 - DISCLAIMER - STONE COUNTERTOP; KITCHEN - Stone slabs vary in size & all seams are visible & the fabricator reserves the right to position the seams as necessary.</p> <p>Note:</p>
<p>1 - KITCHEN - KITCHEN SINK - Install Builders Standard Undermount Sink - Blanco Horizon U2 (7" Deep) Undermount Sink - Model #401022</p> <p>Note:</p>
<p>1 - KITCHEN - KITCHEN FAUCET - Install Builders Standard Faucet - MOEN Method Single Handle Pull-Out (Single Hole) Kitchen Faucet - Model # 7585 - Chrome</p> <p>Note:</p>
<p>1 - APPLIANCES - Install STANDARD APPLIANCE PACKAGE - To be installed throughout suite, where applicable (See Sketch)</p> <p>Note:</p>
<p>1 - POWDER ROOM - COUNTERTOP - Install Builders Standard Stone Countertop - EMMERSTONE GREY GALAXY with STANDARD " A " EDGE PROFILE - To be installed throughout powder room vanity, where applicable (Includes 3" Splash) (See Sketch)</p> <p>Note:</p>
<p>1 - MASTER ENSUITE - COUNTERTOP - Install Builders Standard Stone Countertop - EMMERSTONE GREY GALAXY with STANDARD " A " EDGE PROFILE - To be installed throughout master ensuite vanity, where applicable (Includes 3" Splash) (See Sketch)</p> <p>Note:</p>
<p>1 - MAIN BATH - COUNTERTOP - Install Builders Standard Stone Countertop - EMMERSTONE GREY GALAXY with STANDARD " A " EDGE PROFILE - To be installed throughout main bath vanity, where applicable (Includes 3" Splash) (See Sketch)</p> <p>Note:</p>
<p>1 - DISCLAIMER - STONE COUNTERTOP; POWDER ROOM, MASTER ENSUITE & MAIN BATH - Stone slabs vary in size & all seams are visible & the fabricator reserves the right to position the seams as necessary.</p> <p>Note:</p>
<p>1 - MASTER ENSUITE - SHOWER STALL - Install Upgrade Shower Plumbing - MOEN -CHATEAU - Posi-Temp Tub/Shower Faucet with 4 Function Hand Shower - Model # TL2359EP / 62320 - Chrome (See Sketch)</p> <p>Note: Purchaser Requested Model with Toe Tester</p>
<p>1 - BONUS PACKAGE - REFER TO PE #7549 ITEM #4 - PURCHASER HAS APPLIED REMAINING \$2,511.05 (Incudes Taxes) WORTH OF UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE OF DECOR UPGRADES COMPLETED AT THE DECOR CENTRE</p> <p>Note:</p>
<p>1 - PURCHASER HAS ATTENDED A COLOR APPOINTMENT AT THE DECOR CENTRE AND HAS DECLINED ANY ADDITIONAL UPGRADES.Purchaser accepts & acknowledges that there will be no further changes/additions/deletions to be made upon signing on FEBRUARY 4,2022</p> <p>Note:</p>



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20 Block 58	1	LAWSON Elev B	15-Nov-22	

Date Added: 08-Feb-22

Invoice Number: 7744

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: 04-Nov-21

Invoice Number: 7549

1 - BASEMENT - Install UPGRADE 200 AMP Service, in lieu of builders standard 100 Amp Service (See Sketch)

Note:

1 - SECOND FLOOR - UPPER HALL - Install Upgrade SMOOTH CEILINGS Throughout UPPER HALL Only, (Includes open to below areas), where applicable (See Sketch) - TOWNHOMES

Note:

1 - GREAT ROOM - Install OPTIONAL ELECTRIC FIREPLACE - MODEL # NEFL42CHD- (Includes Applicable Electrical) - To be installed at great room (See Sketch)

Note: **Mantle/Finishes for Fireplace Unit to be Confirmed During Decor Appointment**

1 - BONUS PACKAGE - PURCHASER HAS APPLIED \$7,500.00 (Includes Taxes) WORTH OF UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE OF STRUCTURAL UPGRADES COMPLETED AT THE DECOR CENTRE

Note: **Remaining Bonus Package of \$2,511.05 (Includes Taxes) will be applied to upgrades completed during decor appointment**

1 - PURCHASER HAS ATTENDED A STRUCTURAL APPOINTMENT AT THE DECOR CENTRE AND HAS DECLINED ANY ADDITIONAL UPGRADES. Purchaser accepts & acknowledges that there will be no further structural changes/additions/deletions to be made upon signing on OCTOBER 26,2021

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 \$500. PLUS A 10% HOLDBACK FEE.

Note:

This Document is Extremely Time Sensitive - Printed 14 Feb 22 at 9:42



* INTERIOR COLOUR SCHEME *

Purchaser	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
LAI FONG YIM	Melissa Di Marino	LAWSON Elev B	/	Grovetrail Developments Inc.	15/11/2022	20 Block 58

Page 1 of 3

	Flooring	Wall Tile		Plumbing		
	Description	Main	Accent/Insert	Border / Listello	Pattern	
Master Ensuite	✓ 13x13 NEW REEDS SILVER (STD)	8x10 NEW REEDS SILVER (STD)	N/A	N/A	NONE	WHITE
Main Bath	✓ 13x13 NEW REEDS SILVER (STD)	8x10 NEW REEDS SILVER (STD)	N/A	N/A	NONE	WHITE
Laundry (2nd Floor)	✓ 13x13 NEW REEDS SILVER (STD)	N/A	N/A	N/A	NONE	STD
Powder Room	✓ 13x13 NEW REEDS SILVER (STD)	N/A	N/A	N/A	NONE	WHITE
Mud Room	✓ 13x13 NEW REEDS SILVER (STD)	N/A	N/A	N/A	NONE	N/A
Kitchen/Dinette	✓ 7 1/2" Highland Watson Natural Oak EEH-292 (Upg)	3x6 C&D Arcic White Bright (Straight) (STD)	N/A	N/A	NONE	STD
Foyer	✓ 13x13 NEW REEDS SILVER (STD)	<div>Cornice Moulding / Medallion</div> <div>Foyer</div> <div>NONE</div> <div>Living Room</div> <div>NONE</div> <div>Dining Room</div> <div>NONE</div> <div>Family Room</div> <div>NONE</div> <div>Main Hall</div> <div>NONE</div> <div>Kitchen</div> <div>NONE</div> <div>2nd Floor Hall</div> <div>NONE</div>				
Main Hall	✓ 7 1/2" Highland Watson Natural Oak EEH-292 (STD)					
Great Room	✓ 7 1/2" Highland Watson Natural Oak EEH-292 (STD)					
Upper Hall	✓ 7 1/2" Highland Watson Natural Oak EEH-292 (Upg)					
Master Bedroom	✓ BROADLOOM - Opening Night 4002-20 (STD)	<div>Notes</div> <div>✓ MASTER ENSUITE - INSTALL 2x2 GREY MOSAIC FLOOR TILES with 6" WHITE QUARTZ CURB</div>				
Bedroom 2	✓ BROADLOOM - Opening Night 4002-20 (STD)					
Bedroom 3	✓ BROADLOOM - Opening Night 4002-20 (STD)					

Page 1 of 3

Page 1 of 3

Consultant:

Purchaser:

Vendor:



INTERIOR COLOUR SCHEME *

Purchaser	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
LAI FONG YIM	Melissa Di Marino	LAWSON Elev B	/	Grovetrail Developments Inc.	15/11/2022	20 Block 58

Page 2 of 3

Interior Paint

	Description
Master Ensuite	STANDARD - SILVER BIRCH
Main Bath	STANDARD - SILVER BIRCH
Laundry (2nd Floor)	STANDARD - SILVER BIRCH
Powder Room	STANDARD - SILVER BIRCH
Mud Room	STANDARD - SILVER BIRCH
Kitchen/Dinette	STANDARD - SILVER BIRCH
Foyer	STANDARD - SILVER BIRCH
Main Hall	STANDARD - SILVER BIRCH
Great Room	STANDARD - SILVER BIRCH
Upper Hall	STANDARD - SILVER BIRCH
Master Bedroom	STANDARD - SILVER BIRCH
Bedroom 2	STANDARD - SILVER BIRCH
Bedroom 3	STANDARD - SILVER BIRCH

Cabinet

Style	Countertop	Counter Edge	Handle / Knob
NY THERMOFOIL - WHITE - (STD)	<input checked="" type="checkbox"/> Emmerstone Grey Galaxy (STD)	<input checked="" type="checkbox"/> A* EDGE (STD)	930396-DBK
NY THERMOFOIL - WHITE - (STD)	<input checked="" type="checkbox"/> Emmerstone Grey Galaxy (STD)	<input checked="" type="checkbox"/> A* EDGE (STD)	930396-DBK
N/A	N/A	N/A	N/A
NY THERMOFOIL - WHITE - (STD)	<input checked="" type="checkbox"/> Emmerstone Grey Galaxy (STD)	<input checked="" type="checkbox"/> A* EDGE (STD)	930396-DBK
N/A	N/A	N/A	N/A
NY THERMOFOIL - WHITE - (STD)	<input checked="" type="checkbox"/> Emmerstone Vanilla White (STD)	<input checked="" type="checkbox"/> A* EDGE (STD)	930396-DBK

Appliance Opening/Dimension

Fridge Size	STANDARD	Range	STANDARD
Built-Ins	None	Microwave	None
Hood Fan	STANDARD	Exhaust Opening	<input checked="" type="radio"/> 6" <input type="radio"/> 8"
Dishwasher Cabinet	Std 24in Opening		

Notes

APPLIANCES - INSTALL STANDARD APPLIANCE PACKAGE THOROUGHOUT HOUSE, WHERE APPLICABLE

KITCHEN - INSTALL STANDARD STAINLESS STEEL HOOD FAN AT KITCHEN

Fireplace

Fireplace	<input checked="" type="checkbox"/> GREAT ROOM	Fireplace	N/A
Location Flooring	<input checked="" type="checkbox"/> 1/2" LAMINATE	Location Flooring	N/A
Style	<input checked="" type="checkbox"/> FLOATING	Style	N/A
Finish	<input checked="" type="checkbox"/> WHITE PAINT GRADE	Finish	N/A
Marble	N/A	Marble	N/A
Hearth	N/A	Hearth	N/A

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Decor Consultant:

Purchaser:

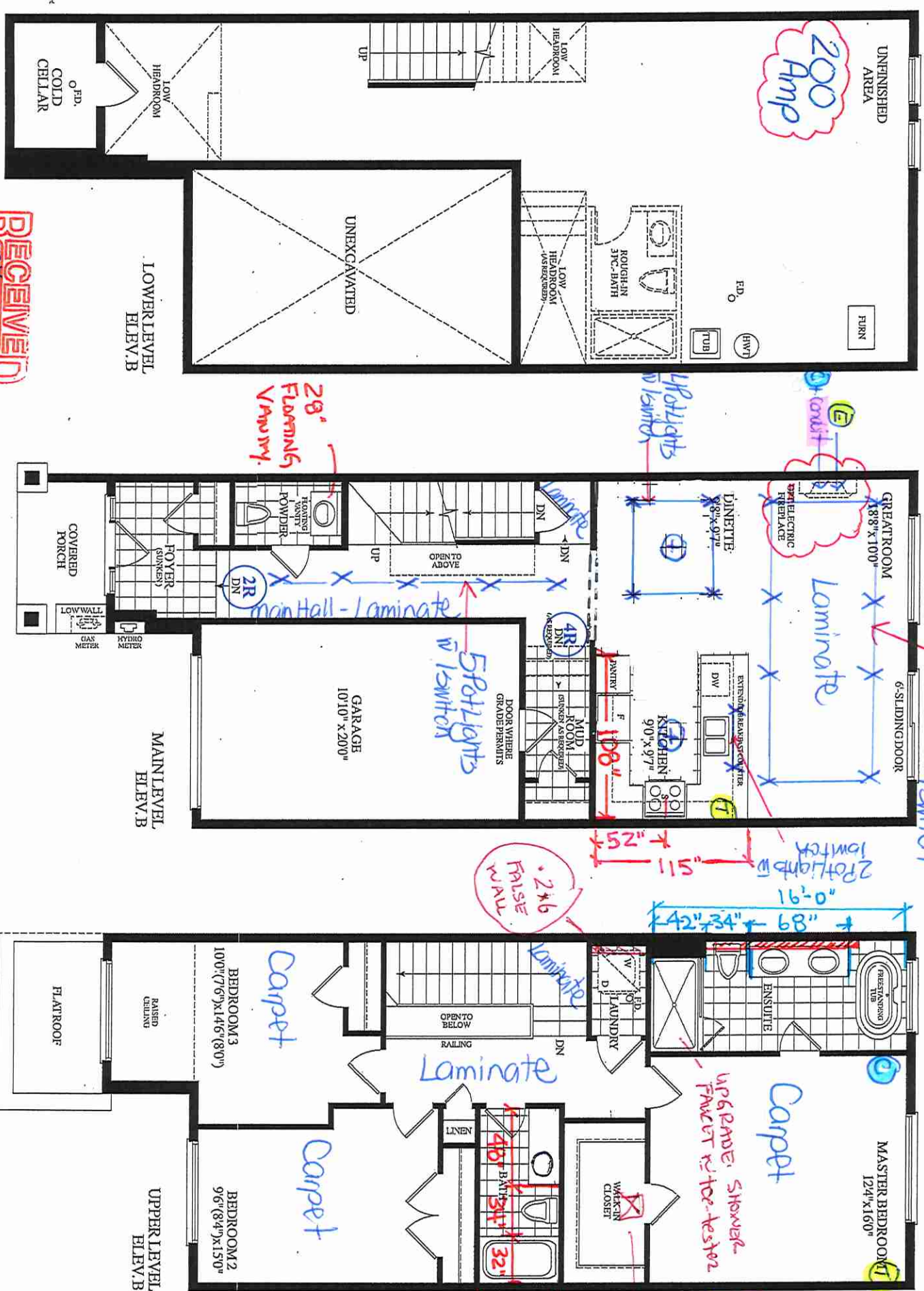
Vendor:

* Second Floor - Smooth Ceiling +
Throughput

cable - (x2)
 Telephone - (x2)
 Conduit (x1)
 Electrical - (x1)

Amc 1 arch

BLK 58 TH 20
20-08 ELEV. "B"



ELEVATION B
1690
SQUARE FEET

RECEIVED
10-1-24

09/11/24 2:23:01



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email: designstudio@villakitchens.ca
www.villakitchens.ca

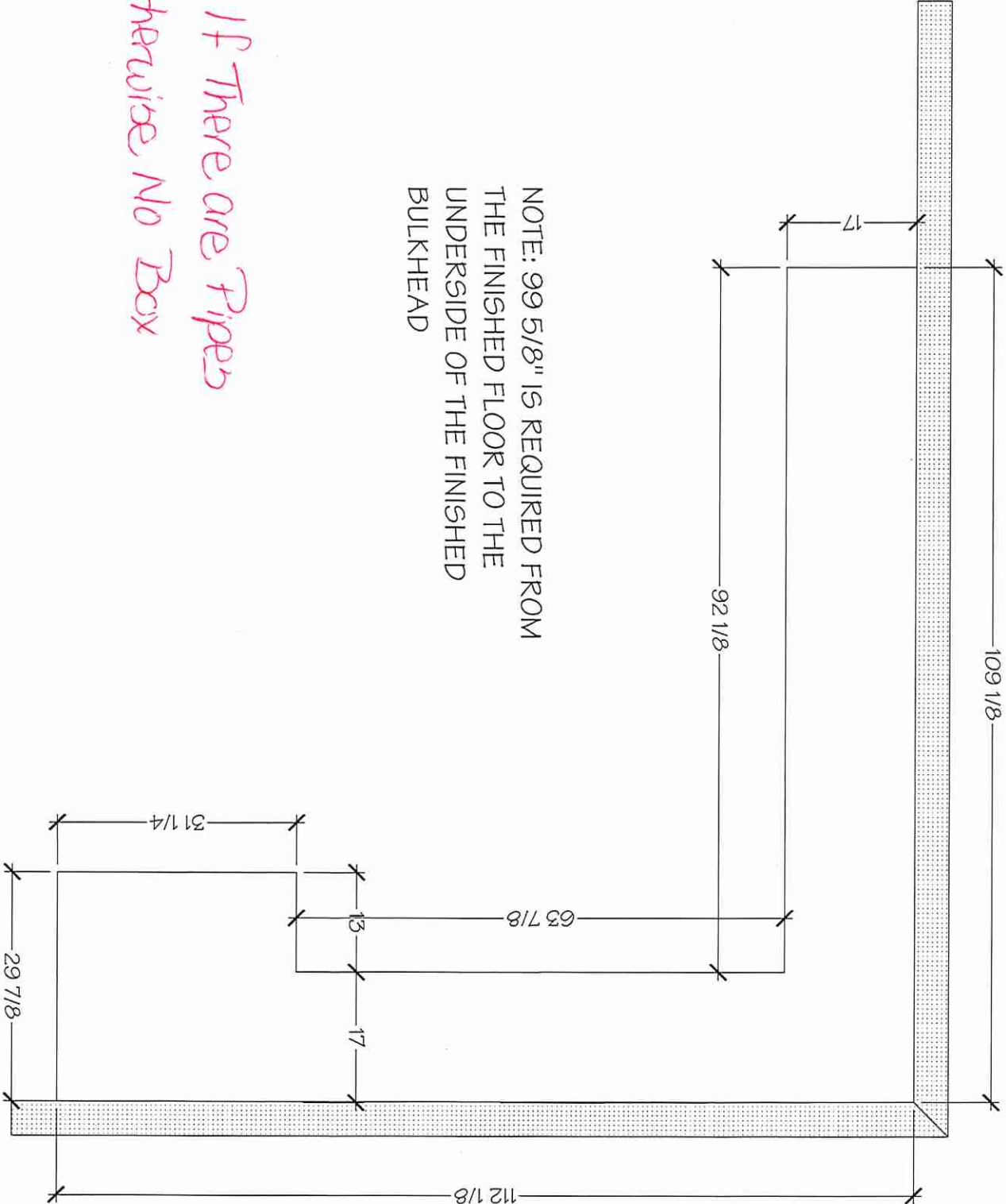
CLIENT: ROYAL PINE HOMES
PROJECT: CENTERFIELD
ADDRESS: RP-CE-MASTER
MODEL: LAWSON 2008
KITCHEN

NOTE: BULKHEAD
BASED ON A STANDARD
PROFILED CROWN

Lot 20/BK58

NOTE: 99 5/8" IS REQUIRED FROM
THE FINISHED FLOOR TO THE
UNDERSIDE OF THE FINISHED
BULKHEAD

* Only If There are Pipes
Otherwise No Box





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www.villakitchens.ca

CLIENT: ROYAL PINE HOMES
PROJECT: CENTERFIELD
ADDRESS: RP-CE-MASTER
MODEL: LAWSON 2008

KITCHEN

NOTE: THIS SITE GETS STD-CROWN

Lot 20/B1K58

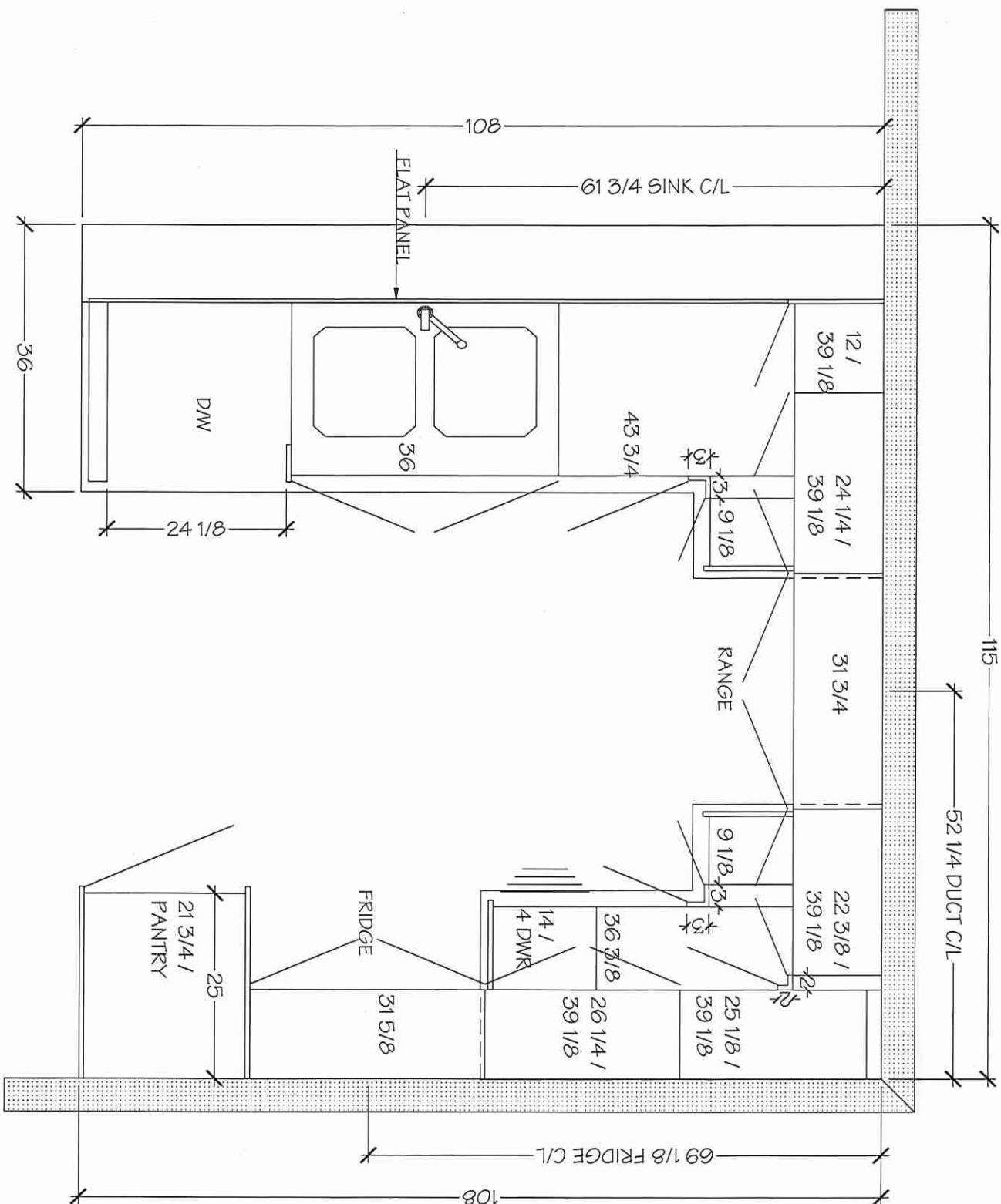


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DATE: JUNE 19/2021

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NOTE MEASURES ARE BASED ON FINISHED DRYWALL



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KITCHEN

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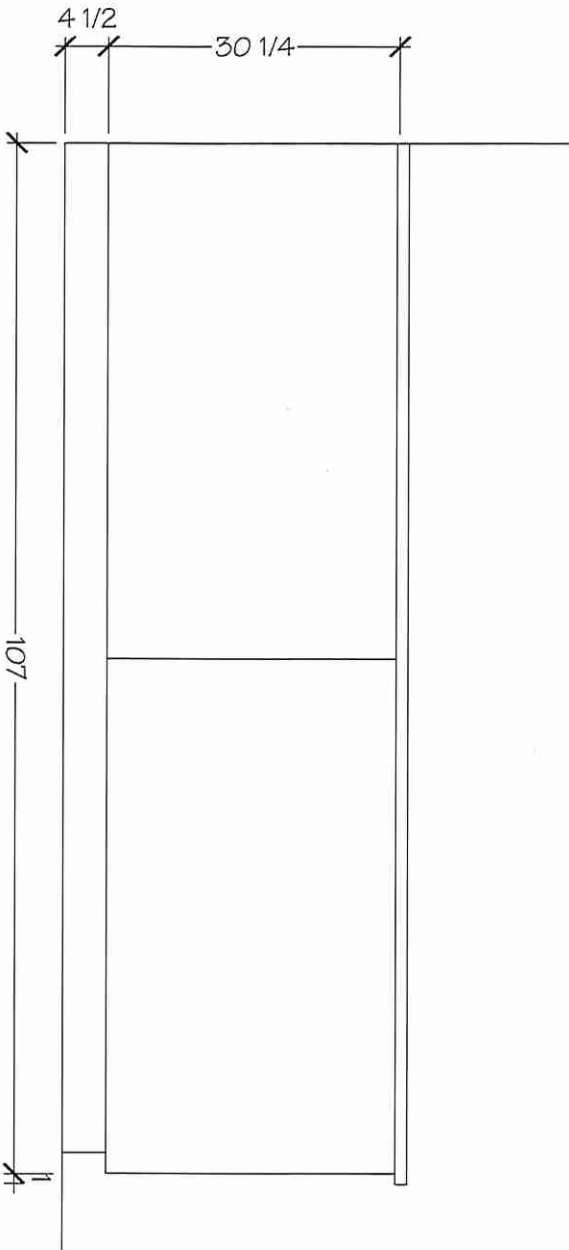
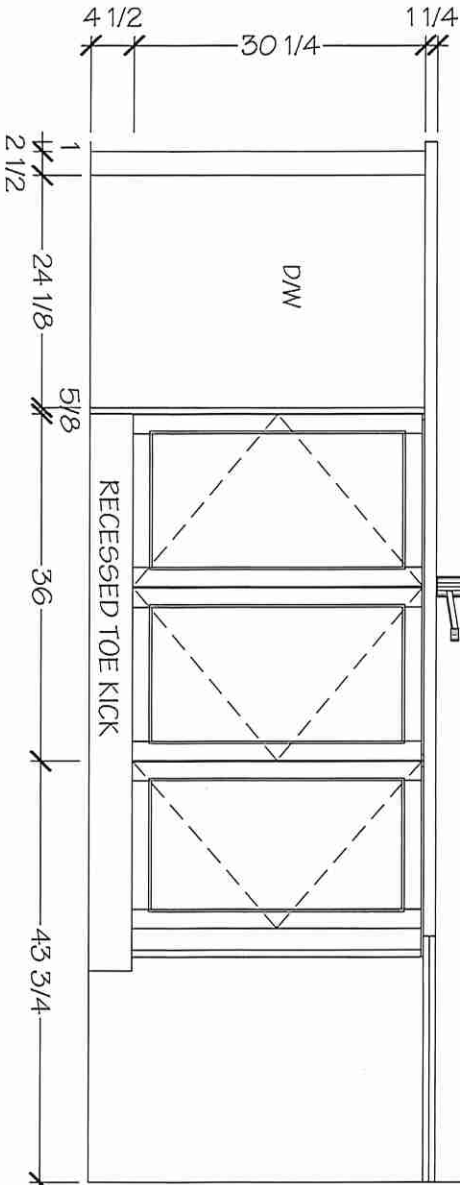


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MODEL: LAWSON 2008

KITCHEN

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Lot 20 / BIK 58

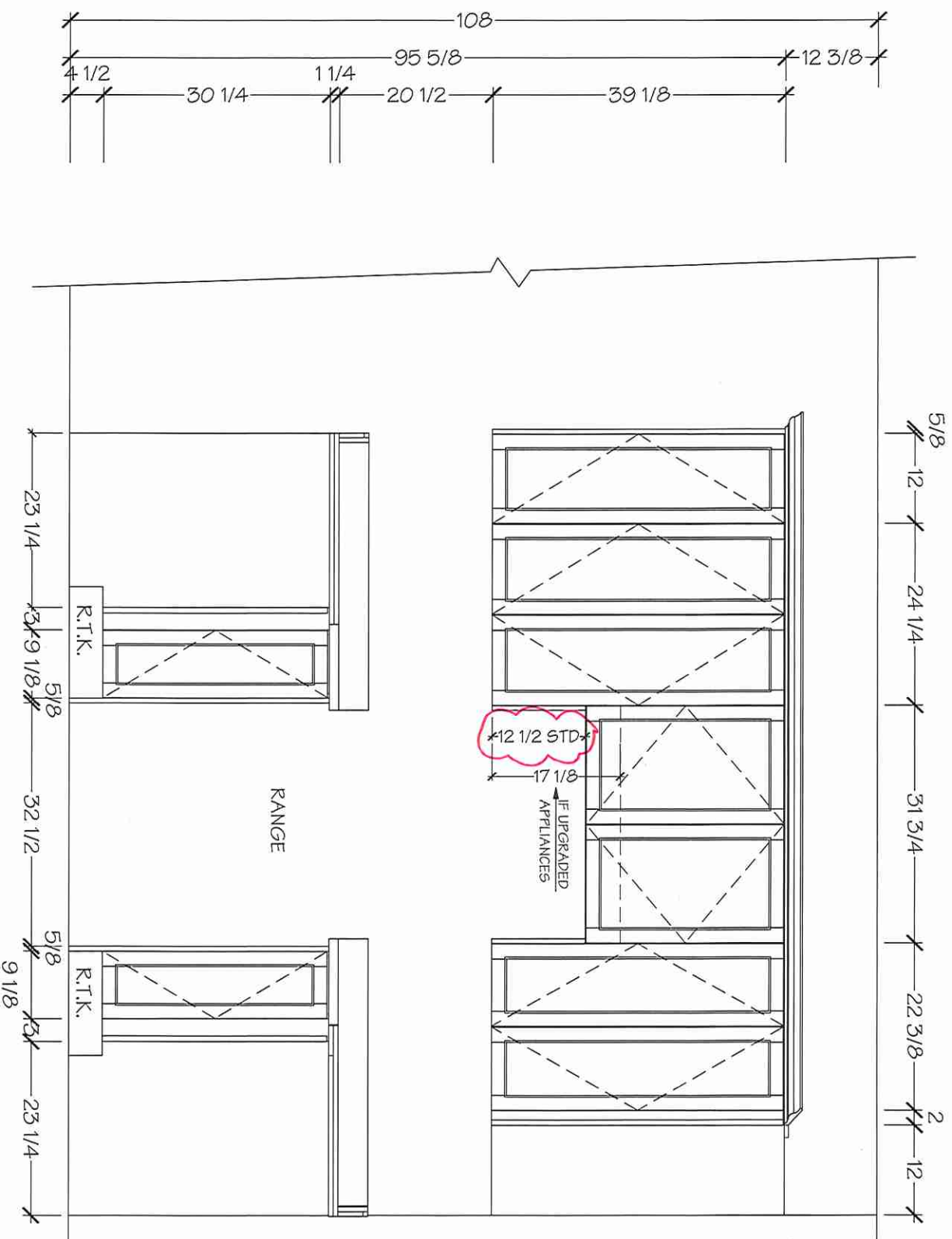


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KITCHEN

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Lot 20/B1158

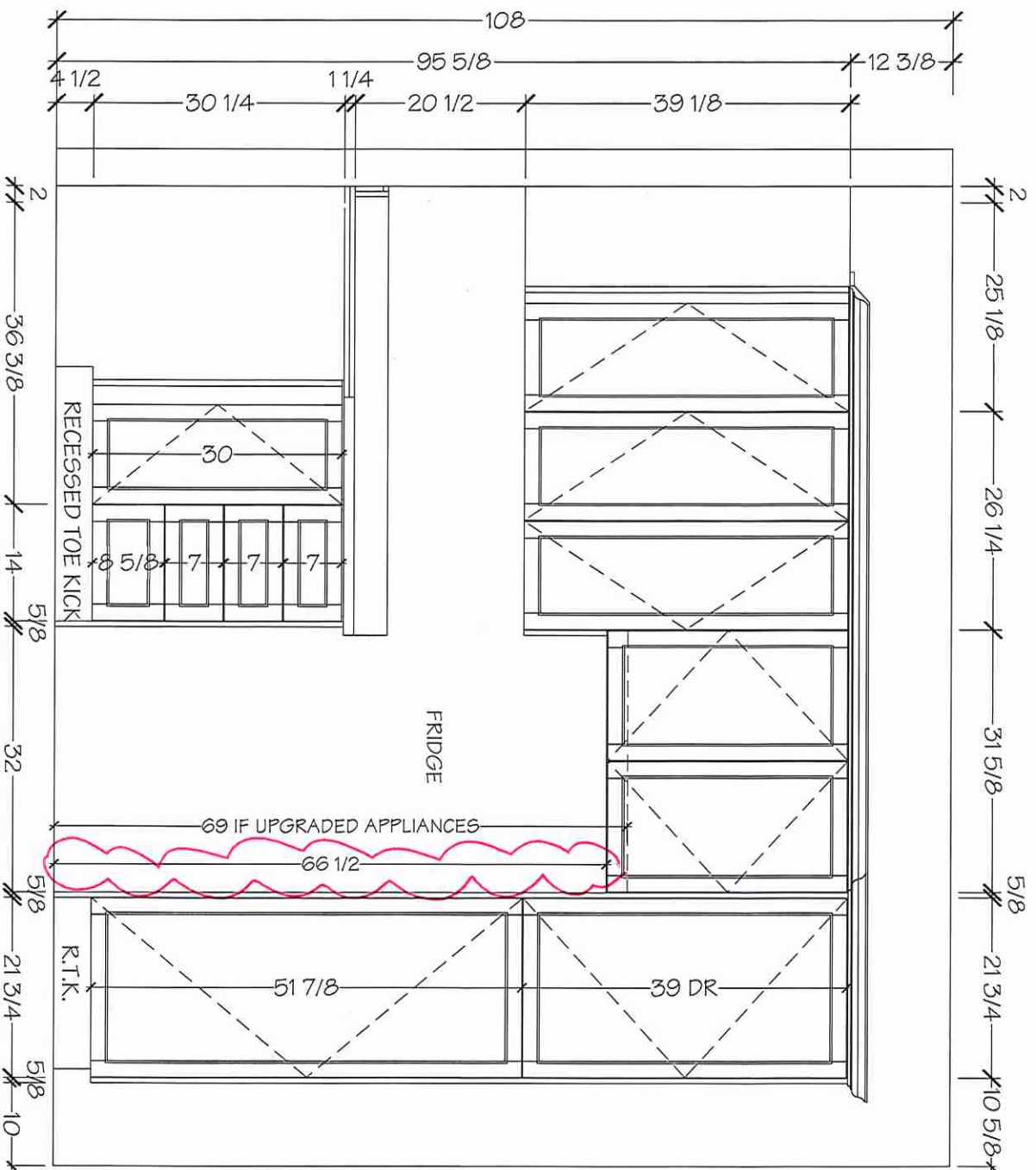


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POWDER ROOM

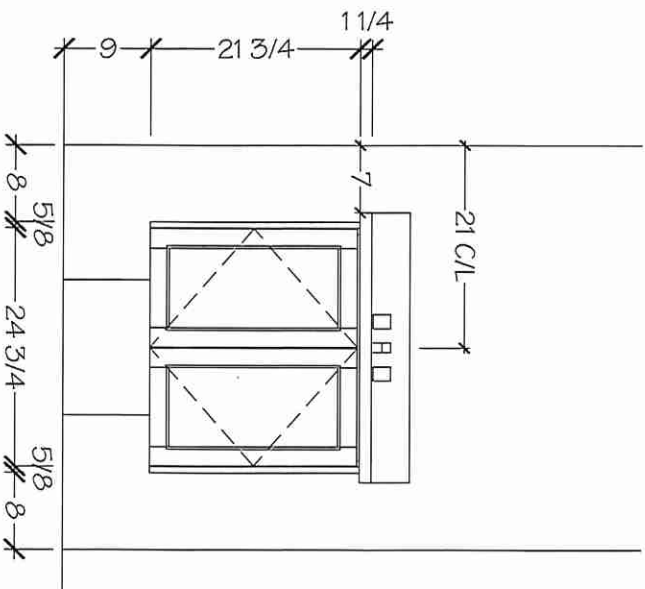
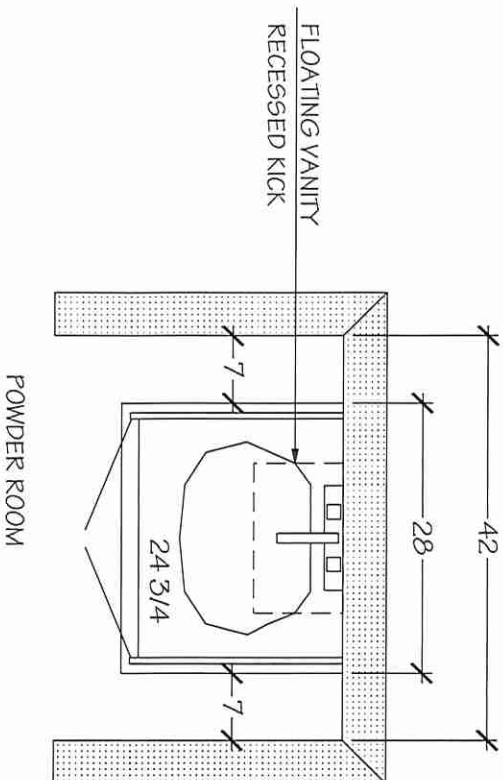
Lot 20/BK58



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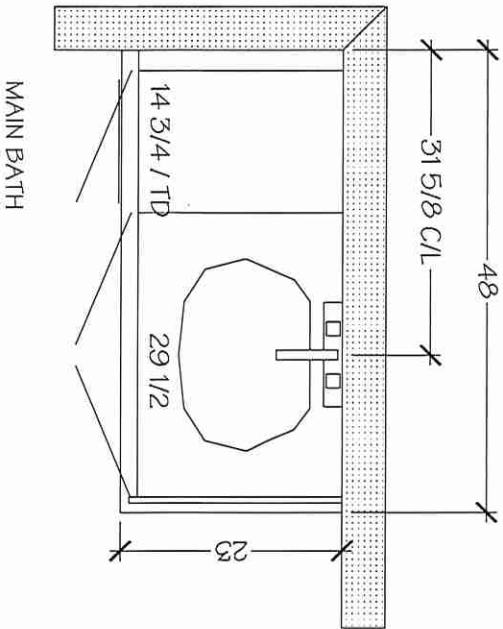


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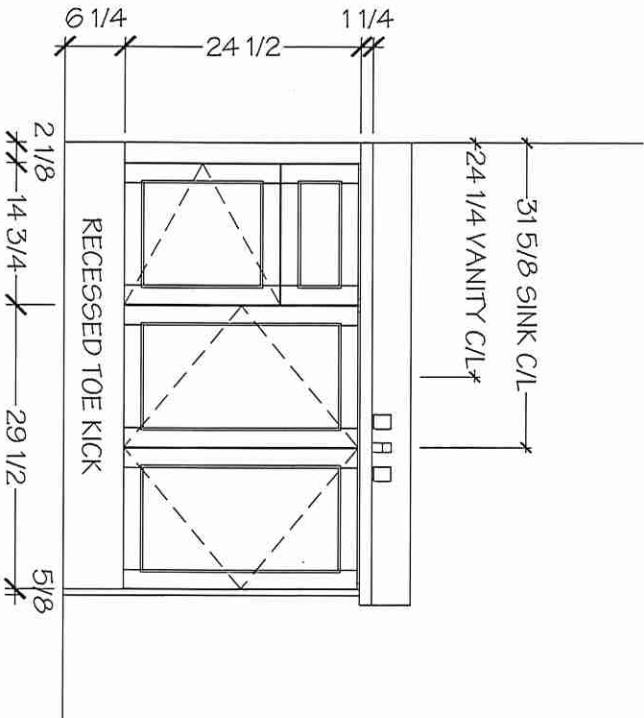
CLIENT: ROYAL PINE HOMES
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MAIN BATH

Lot 20/Bik 58



MAIN BATH



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MASTER ENSUITE

Lot 20/Bik 58

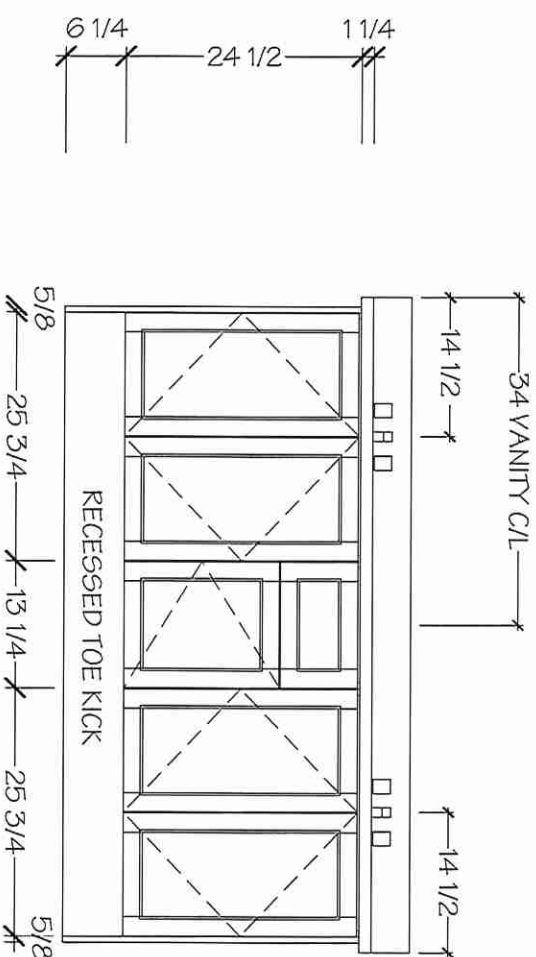
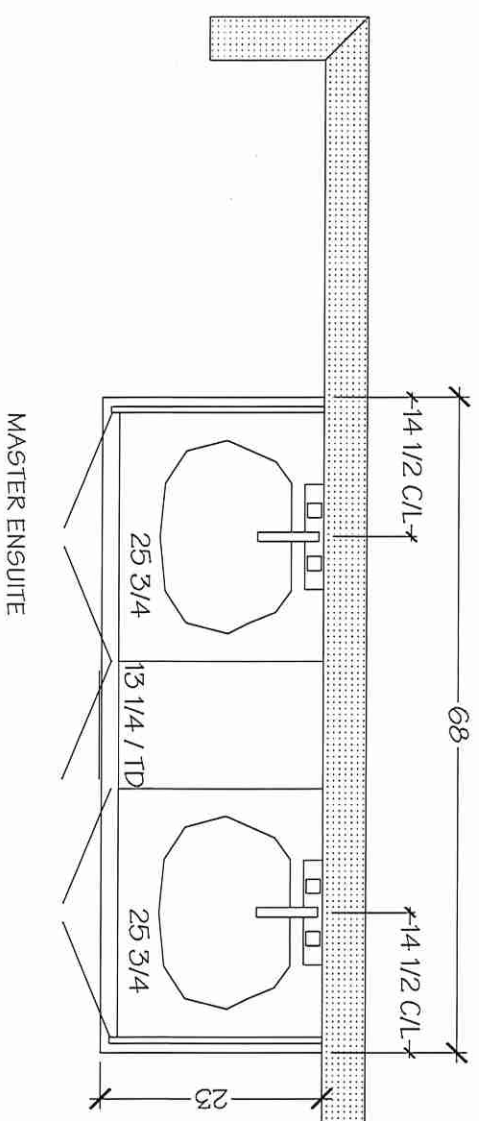


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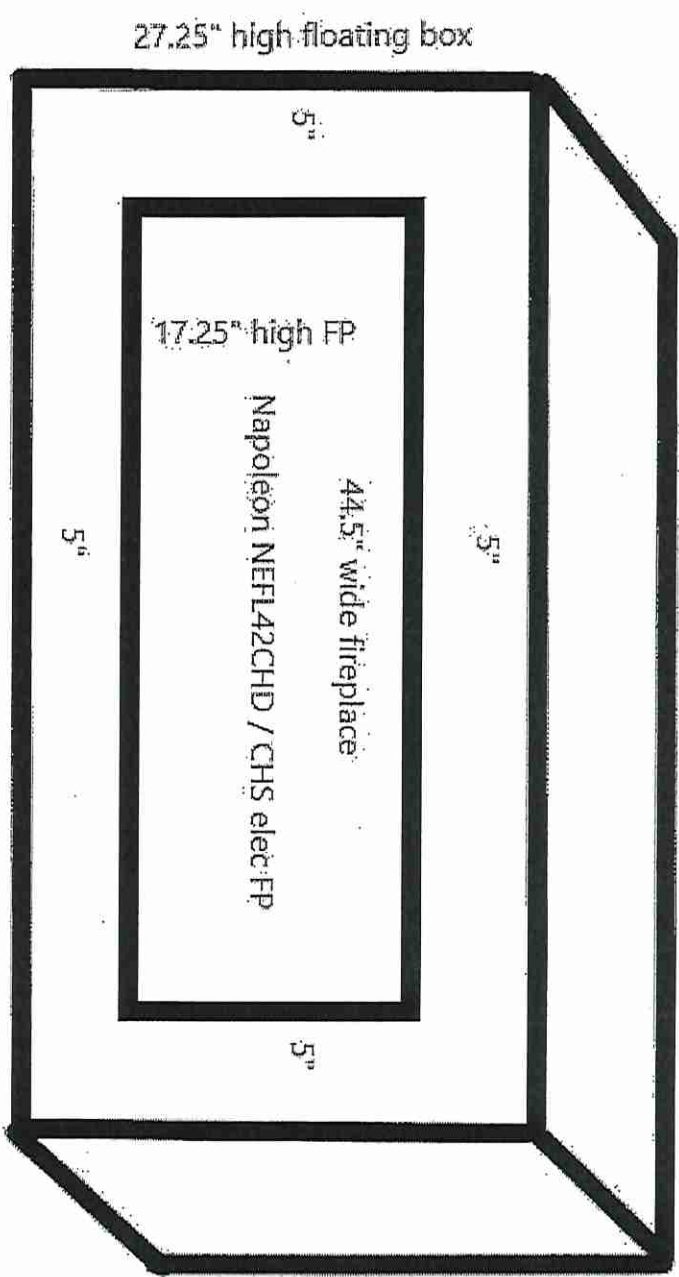
PAGE: 6 OF 8



NOTE MEASURES ARE BASED ON FINISHED DRYWALL

LOT 20 BLK 58

box depth
+/- 6.5 dpppe for deep unit
+/- 5" deep for slim unit



GREAT ROOM

20" A.F.F

LOT 20 BLK 58

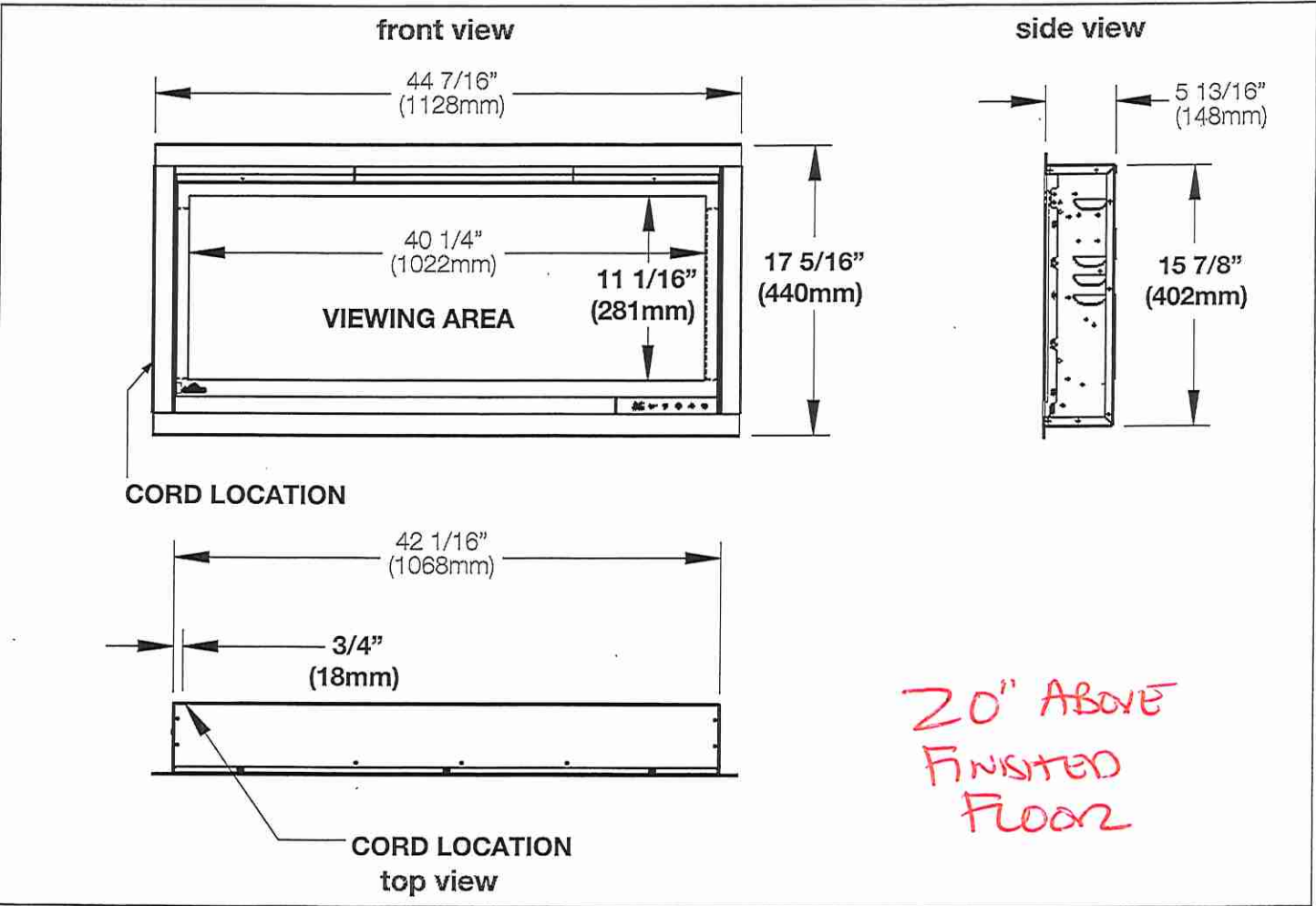
ALLURAVISION™ DEEP 42" ELECTRIC FIREPLACE



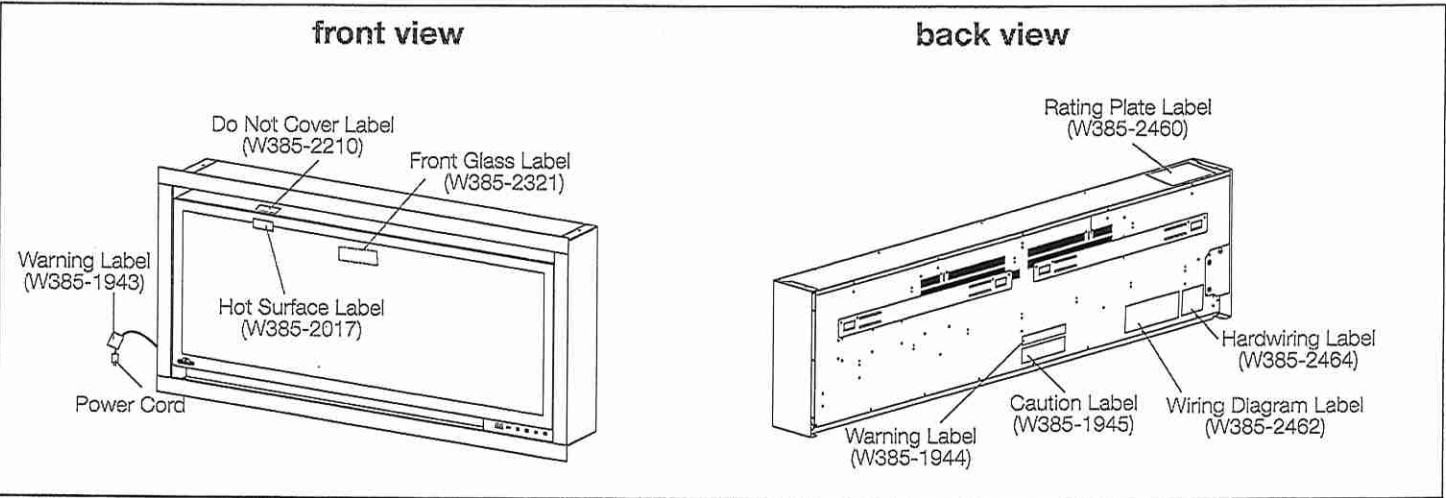
Specifications

Model	BTU	Width		Height		Depth		Viewing Area (H x W)
		Actual	Framing	Actual	Framing	Actual	Framing	
NEFL42CHD-1	5000 / 9000	44 7/16	42 9/16	17 5/16	16 1/8	5 13/16	6 1/16	11 1/16 x 40 1/4

Dimensions



Label Location



W415-2876 / 03.20.20

LOT 20 BLK 58

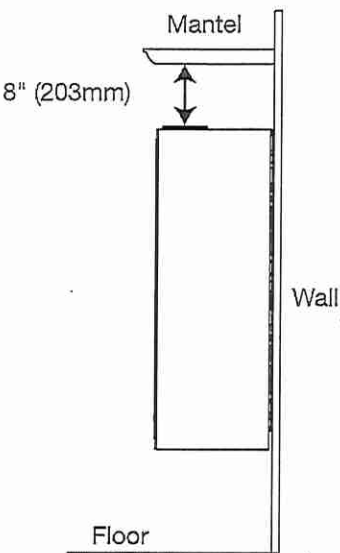
ALLURAVISION™ DEEP 42" ELECTRIC FIREPLACE



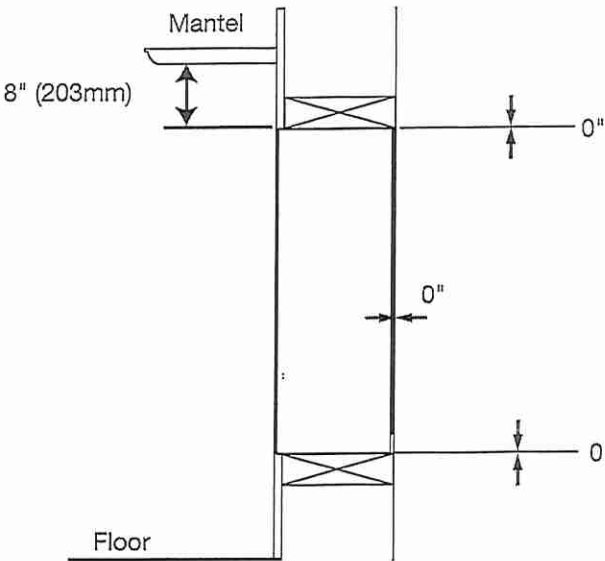
Clearances
Minimum Mantel Clearances

WARNING

- When using paint or lacquer to finish the mantel, the paint or lacquer must be heat resistant to prevent discolouration.

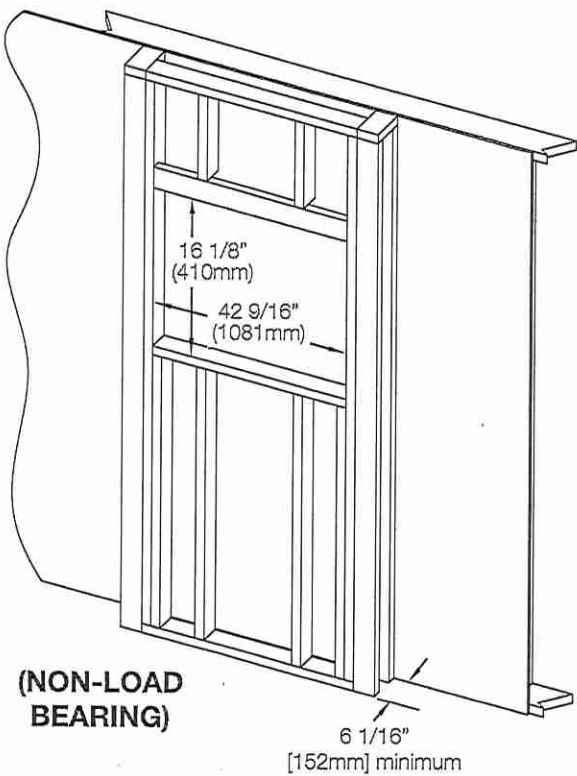


Side View (Wall Mount)



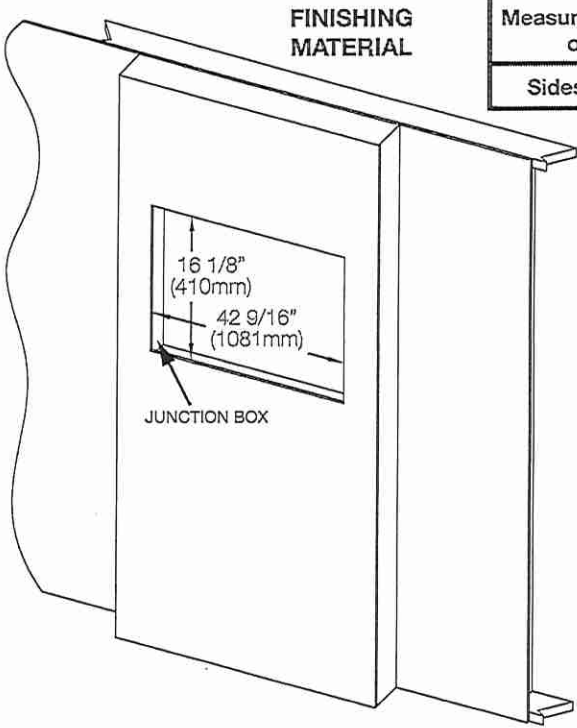
Side View (recessed into a wall)

Framing



(NON-LOAD
BEARING)

6 1/16"
[152mm] minimum



FINISHING
MATERIAL

Measurements from body
of appliance:

Sides, Back, Top 0"

Product information provided is not complete and is subject to change without notice. Please consult the installation manual for the most up to date installation information.

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* Master Ensuite Shower Stall



C BC

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To order, combine the model number with one of these finish letter(s):
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