



SITE COPY

CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASERS: KEVIN,Y TRAN and TIFFANY,SIN,TO YIP // NGAN-SUNG YIP // T

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
49	1	DUNCAN-OPT Main/4 Bedroom Elev A-SIDE	10-May-22

Date Added: 08-Apr-22 Invoice Number: 7784

1 - Install Standard Cable Rough-Ins (x2) and Install Standard Telephone Rough-Ins (x2) (See Sketch) Note:
1 - BEDROOM #2 - Install ONE (1) ADDITIONAL CABLE (CAT 6 DATA) ROUGH-IN at Bedroom #2 (See Sketch) Note:
1 - KITCHEN - Relocate builders standard ceiling light at kitchen. To be installed above kitchen island (See Sketch) Note:
1 - KITCHEN - In addition to builders standard ceiling light above kitchen island, Install ONE (1) ADDITIONAL CEILING LIGHT (finished with Fixture) installed above kitchen island. Both ceiling lights to be controlled by ONE (1) Switch (See Sketch) Note:
1 - KITCHEN - In addition to ceiling lights above kitchen island, Install SIX (6) LED POT LIGHTS with ONE (1) Seperate Switch at kitchen (See Sketch) Note: **TEN (10) Pot Lights with ONE (1) Switch Included in Standard Features and Finishes**
1 - GREAT ROOM - In addition to builders standard ceiling light, Install FOUR (4) LED POT LIGHTS with ONE (1) Seperate Switch at great room (See Sketch) Note: **TEN (10) Pot Lights with ONE (1) Switch Included in Standard Features and Finishes** - Purchaser Paying for Additional Switch Only
1 - MASTER ENSUITE - In addition to builders standard strip vanity light, Install ONE (1) CEILING LIGHT (complete with fixture) on ONE (1) Seperate Switch. To be installed centred above free standing tub at master ensuite (See Sketch) Note:
1 - CLARIFICATION; GREAT ROOM - Close Opening between Great Room and Kitchen (facing main staircase) (See Sketch) Note: As per Fonzie C.
1 - CLARIFICATION; UPPER HALL / STAIRCASE - Delete the Niche/Jog at upper hall staircase landing area. Master Bedroom size to increase (See Sketch) - As per Fonzie C. Note:
1 - CLARIFICATION; MASTER ENSUITE - Master Ensuite Shower Stall will have FRAMELESS GLASS SURROUND (See Sketch) Note: As per Fonzie
1 - MAIN FLOOR & UPPER HALL - FLOORING - Install Upgrade Hardwood - 5"x3/4" VINTAGE WHITE OAK NAUTILUS (Character Pearl) in lieu of builders standard hardwood flooring. To be installed throughout main floor and upper hall, where applicable Note: To Include; Den, Main Hall, Dinnig Room, Great Room, Applicable Landings, and Upper Hall (See Sketch)
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.
1 - GREAT ROOM - MANTLE - Install UPGRADE STONE HEARTH (1.25" Bevelled) - To be installed at family room fireplace standard mantle (See Sketch) Note:



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Date Added: 08-Apr-22

Invoice Number: 7784

1 - CLARIFICATION;
EXTERIOR - GARAGE DOORS - Install STANDARD Exterior Handle with Lock on Garage Doors
Note:

605 - KITCHEN/DINETTE & MUD ROOM/W.I.C. - FLOORING - TILES - Install UPGRADE #4 - PORCELAIN TILES - 24x24 ALABASTRO BIANCO- To be installed throughout Kitchen/Dinette, Mud Room/W.I.C ONLY, where applicable (To be Installed Straight) (See Sketch)
Note: **Install Standard Tiles at; Foyer and Powder Room**

1 - KITCHEN/BATHROOMS/LAUNDRY ROOM - SEE QUALITY TOPS & KITCHENS FOR ALL KITCHEN /BATHROOMS / LAUNDRY ROOM UPGRADES / LAYOUTS (See Attached QTK Paperwork)
Note: **SEE ROTATION OF ISLAND**

1 - KITCHEN - Delete the builders standard upper cabinets above the stove (See QTK)
Accommodate Applicable Electrical for Chimney Style Exhaust Fan that will be installed by purchaser after closing.
Note: **Price is Subject to Change, Once the Specifications have been Submitted and Reviewed**

Purchaser Accepts & Acknowledges the vendor will be exempt from any possible damages created by installing their own chiney style exhaust fan after closing

1 - KITCHEN - Install ADDITIONAL 20 AMP ELECTRICAL ROUGH-IN to accommodate Double Fridge/Freezer Drawers at kitchen island (See Sketch)

Purchaser Declined Water Line to Accommoate Ice Maker
Note: **Price is Subject to Change, Once the Specifications have been Submitted and Reviewed**

1 - KITCHEN - Install ONE (1) ADDITIONAL ELECTRICAL PLUG on Dedicated Line. To be installed on other side of kitchen island (See QTK Layout)
Note: **NOTE: Kitchen Island to have TWO (2) Electrical Outlets**

1 - KITCHEN - CABINETRY - Purchaser DECLINED Upgrade of LED Lighting with Switch Below Upper Kitchen Cabinetry (Vendor is Exempt) (See QTK Layout)
Note:

1 - KITCHEN - COUNTERTOP - Install Upgrade #2 Stone Countertop - EMMERSTONE BORGHINI ARABESCATO - To be installed throughout kitchen, where applicable (does not include stone backsplash) (See Sketch)
Note:

1 - KITCHEN - COUNTERTOP EDGE - Install UPGRADE " L " EDGE PROFILE - To be installed throughout kitchen countertop, where applicable (See Sketch)
Note:

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.
Note:

1 - KITCHEN - KITCHEN BACKSPLASH - Install UPGRADE # 2 Backsplash Tile - 3x12 MARLOW MIST GLOSSY - To be installed throughout kitchen backsplash, where applicable.(does not include behind the fridge or stove) (See Sketch)
Note: **SEE BELOW ITEM FOR INSTALLATION PATTERN**

1 - KITCHEN - KITCHEN BACKSPLASH - Install ADDITIONAL UPGRADE #2 Backsplash Tile - 3x12 MARLOW MIST GLOSSY- To be installed above stove area, to continue up behind chimney hood fan (See Sketch)
Note: Priced as per Fil at AV

SEE BELOW ITEM FOR INSTALLATION PATTERN

1 - KITCHEN - KITCHEN BACKSPLASH - Install Upgrade Backsplash Tile (3x12 Marlow Mist Glossy) in UPGRADE BRICK PATTERN - To be installed throughout kitchen, where applicable (does not include behind the fridge or stove)
Note: (Includes Additional Backsplash Behind Chimney Hood Fan)

1 - KITCHEN - KITCHEN SINK - Install Upgrade Undermount Sink - BLANCO Quatrus R15 U2 Undermount Sink - Model # 401519 (See Sketch)
Note:



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49	1	DUNCAN-OPT Main/4 Bedroom Elev A-SIDE	10-May-22	

Date Added: 08-Apr-22

Invoice Number: 7784

1 - KITCHEN - KITCHEN FAUCET - Install Builders Standard Faucet - DELTA Osler Single Handle Pull-Down (Single Hole) Kitchen Faucet - Model # 976LF - Chrome Note:
1 - KITCHEN - ISLAND - Install ROUGH-IN PLUMBING for Additional Sink at Kitchen Island (See Sketch) Note:
1 - KITCHEN - ISLAND - Install Upgrade Undermount Sink - BLANCO Quatrus U Undermount Sink - Model #402259 (See Sketch) Note:
1 - KITCHEN - ISLAND - Install Additional Faucet at Kitchen Island - DELTA Osler Single Handle Pull-Down (Single Hole) Kitchen Faucet - Model # 976LF - Chrome (See Sketch) Note:
125 - MASTER ENSUITE - FLOORING - Install UPGRADE #1 - PORCELAIN TILES - 12x24 CEMENTINE GRIGIO - To be installed throughout master ensuite floor, where applicable (See Sketch) Note:
1 - MASTER ENSUITE - FLOORING - Install Upgrade Floor tiles (12x24 Cementine Grigio) in UPGRADE BRICK PATTERN - To be installed throughout master ensuite floor, where applicable (See Sketch) Note:
1 - MASTER ENSUITE FLOOR - BRICK PATTERN WAIVER: PURCHASERS ACCEPT AND ACKNOWLEDGE THAT THE VENDOR ADVISED AGAINST LAYING THEIR TILE IN A BRICK PATTERN. TILE MAY RESULT IN A BOWING EFFECT WHEN LAID IN A BRICK PATTERN. THE VENDOR IS EXEMPT. Note:
1 - MASTER ENSUITE - SHOWER WALLS - Install UPGRADE #2 Tiles - 4x12 PICCADILLY BIANCO - To be installed throughout master ensuite shower walls, where applicable (To be Installed Horizontally / Stacked) (See Sketch) Note: Priced as per Fil at AV
1 - MASTER ENSUITE - SHOWER FLOOR - Install UPGRADE Shower Floor Mosaics - SIMPOLO STATUARIO MATTE HEx in lieu of builders standard 2x2 shower floor mosaics (See Sketch) Note: Priced as per Fil at AV
1 - ENSUITE #2 - SHOWER WALLS - Install UPGRADE #2 Tiles - 4x12 GESSO DIAMONTE - To be installed throughout ensuite #2 shower walls, where applicable (To be Installed Horizontally / Stacked) (See Sketch) Note: Priced as per Fil at AV
1 - POWDER ROOM - VANITY SINK - Install Upgrade Undermount Sink - CONTRAC CAMDEN Undermount Sink - Model #4210-CHY - WHITE (x1 Sink) (See Sketch) Note: **To Be Installed with Builders Standard Faucet**
2 - MASTER ENSUITE - VANITY SINK - Install Upgrade Undermount Sink - CONTRAC CAMDEN Undermount Sink - Model #4210-CHY - WHITE (x2 Sink) (See Sketch) Note: **To Be Installed with Builders Standard Faucets**
2 - TWIN BATH 3/4 - VANITY SINK - Install Upgrade Undermount Sink - CONTRAC CAMDEN Undermount Sink - Model #4210-CHY - WHITE (x2 Sink) (See Sketch) Note: **To Be Installed with Builders Standard Faucets**
1 - ENSUITE #2 - VANITY SINK - Install Upgrade Undermount Sink - CONTRAC CAMDEN Undermount Sink - Model #4210-CHY - WHITE (x1 Sink) (See Sketch) Note: **To Be Installed with Builders Standard Faucet**
1 - PURCHASER HAS ATTENDED A COLOR APPOINTMENT AT THE DECOR CENTRE AND HAS DECLINED ANY ADDITIONAL UPGRADES.Purchaser accepts and acknowledges that there will be no further changes/additions/deletions to be made upon signing on APRIL 7,2022 Note:



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CONSTRUCTION SUMMARY

Grovetrail Developments Inc.

PURCHASERS: KEVIN,Y TRAN and TIFFANY,SIN,TO YIP // NGAN-SUNG YIP // T

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
49	1	DUNCAN-OPT Main/4 Bedroom Elev A-SIDE	10-May-22

Date Added: 08-Apr-22

Invoice Number: 7784

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: 16-Sep-21

Invoice Number: 7512

1 - FRONT EXTENDED DOUBLE DOOR- Due to the possible shortage of the original standard 3/4 glass pane front door. Purchaser has selected the UPGRADE of SOLID Fibreglass DOORS (No Glass), with Required Pepe Hole for the extended double door entry.

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: 30-Aug-21

Invoice Number: 7478

1 - FRONT EXTERIOR - DOORS - Install EXTENDED HEIGHT DOUBLE FRONT DOORS (Delete Transom Window Above) in lieu of standard height double front doors (See Sketch)

Note:

19 - 2ND FLOOR - INTERIOR DOORS - Install EXTENDED HEIGHT INTERIOR DOORS (Door Height Approx. 92") (Stabdard Door Only) - To be installed throughout enitre 2nd floor, where applicable (x19 Doors) (See Sketch)

Note:

1 - GARAGE - Re-Locate Central Vac Trunk Rough-In to Garage in lieu of Basement
Vendor to Determine Location

Note:

1 - ENSUITE #2 - Install SHOWER STALL in lieu of builders standard tub/shower enclosure at ensuite #2. (To Include; 2x2 Mosaic Floor, 6" Curb w/Stone, shower pot light and FRAMELESS GLASS ENCLOSURE) (See Sketch)

Note: **Color of Mosaics and Stone for Curb to be Determing During Decor Appointment**

1 - MASTER ENSUITE - Delete Full Wall and Interior Door and Toilet area of master ensuite **No Water Closet at Toilet Area**(See Sketch)

Note:

1 - MASTER ENSUITE - Delete Full Wall and Delete Void Space beside shower stall. Install FRAMELESS GLASS SHOWER ENCLOSURE. Shower Door to be installed centred with glass panels on either side. (To Include; 2x2 Mosaics,6" Curb w/Stone) (See Sketch)

Note: **Color of Mosaics and Stone for Curb to be Determing During Decor Appointment**

Priced as per Steve C.

1 - 2ND FLOOR - CEILINGS - Install SMOOTH CEILINGS throughout 2nd floor, where applicable. To Include; UPPER HALL AND BEDROOMS (Master Bedroom, Bedroom #2, Bedroom #3, and Bedroom #4) where applicable (See Sketch)

Note:

1 - KITCHEN - Install GAS LINE ROUGH-IN FOR STOVE (INCLUDES APPLICABLE ELECTRICAL OUTLET) at kitchen (See Sketch)

Note:

1 - BONUS PACKAGE - PURCHASER HAS APPLIED \$20,000.00 (Includes Taxes) WORTH OF UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE OF STRUCTURAL UPGRADES COMPLETED AT THE DECOR CENTRE

Note:

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 AUGUST 18,2021

Note:

	Purchasers KEVIN, Y TRAN & TIFFANY, SIN, TO YIP // NGAN-SUNG YIP // T	Decor Consultant Melissa Di Marino	Model and Elevation DUNCAN-OPT Main/4 Bedroom Elev A-SIDE	Telephone Res. / Bus /	Project Grovetrail Developments Inc.	Closing Date 10/05/2022	Property 49
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Twin Bath 3/4

Laundry (2nd Floor)

Powder Room

Mud Room/W.I.C

Kitchen/Dinette

Foyer

Main Hall

Great Room

Dining Room

Den

Upper Hall

Master Bedroom

Bedroom 2

Bedroom 3

Bedroom 4

Page 1 of 3

Consultant

Melissa Di Marino

Purchaser:

KEVIN Y TRAN

Purchaser:

FTIA45671Z4D740
TIFFANY SIN TO YIP H NEAN SLING YIP

Vendor:

Gravelly Bayou, Gravelly Bayou, Gravelly Bayou

Printed Apr 07, 2022 2:59 pm

Lot: 49 Project: Grovetrail Developments Inc. Model: DUNCAN-OPT Main/4 Bedroom Elev A-SIDE

DocuSigned by:

==F1A4557124D740

DocuSigned by:

054380A0F2594

* INTERIOR COLOUR SCHEME *

Purchasers	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
KEVIN, Y TRAN & TIFFANY, SIN, TO YIP // NGAN-SUNG YIP // T	Melissa Di Marino	DUNCAN-OPT Main/4 Bedroom Elev A-SIDE	/	Grovetrail Developments Inc.	10/05/2022	49

Page 2 of 3	Interior Paint	Cabinet	Countertop	Counter Edge	Handle / Knob
Master Ensuite	STANDARD - SILVER BIRCH	**SEE ATTACHED QTK PAPERWORK**	✓ Emmerstone Maple White (STD)	✓ A " EDGE (STD)	*SEE QTK*
Ensuite #2	STANDARD - SILVER BIRCH	**SEE ATTACHED QTK PAPERWORK**	✓ Emmerstone Maple White (STD)	✓ A " EDGE (STD)	*SEE QTK*
Twin Bath 3/4	STANDARD - SILVER BIRCH	**SEE ATTACHED QTK PAPERWORK**	✓ Emmerstone Maple White (STD)	✓ A " EDGE (STD)	*SEE QTK*
Laundry (2nd Floor)	STANDARD - SILVER BIRCH	**SEE ATTACHED QTK PAPERWORK**	SEE QTK PAPERWORK	SEE QTK PAPERWORK	*SEE QTK*
Powder Room	STANDARD - SILVER BIRCH	**SEE ATTACHED QTK PAPERWORK**	✓ Emmerstone Maple White (STD)	✓ A " EDGE (STD)	*SEE QTK*
Mud Room/W.I.C	STANDARD - SILVER BIRCH	N/A	N/A	N/A	N/A
Kitchen/Dinette	STANDARD - SILVER BIRCH	**SEE ATTACHED QTK PAPERWORK**	✓ Emmerstone Borghini Arabescato (Upg)	✓ L " EDGE (UPG)	*SEE QTK*
Foyer	STANDARD - SILVER BIRCH	Appliance Opening/Dimension Fridge Size SEE QTK LAYOUT Range SEE QTK LAYOUT Built-Ins None Microwave None Hood Fan SEE QTK LAYOUT Exhaust Opening 6" 8" Dishwasher Cabinet Std 24in Opening Notes ✓ KITCHEN-Kitchen Sink-Upgrade-Blanco Quatrus R15 U2 Undermount Sink-Model #401519 ✓ KITCHEN-Kitchen Faucet-Standard Delta Oster SingleHandle(SingleHole) PullDown-Model #976LF-Chrome ✓ KITCHEN-ISLANDSink-Blanco Quatrus U UndermountSink-Model #402259 ✓ KITCHEN-ISLANDFaucet-Delta Oster SingleHandle(SingleHole) PullDown-Model #976LF-Chrome			
Main Hall	STANDARD - SILVER BIRCH				
Great Room	STANDARD - SILVER BIRCH				
Dining Room	STANDARD - SILVER BIRCH				
Den/Study	STANDARD - SILVER BIRCH				
Upper Hall	STANDARD - SILVER BIRCH	Fireplace	Fireplace	Fireplace GREAT ROOM Location Flooring 5" HARDWOOD Style VILLA NOVA Finish STONE Marble N/A Hearth UPG-1.25" BEVELLED	
Master Bedroom	STANDARD - SILVER BIRCH	Location Flooring	Location Flooring		
Bedroom 2	STANDARD - SILVER BIRCH	Style	Style		
Bedroom 3	STANDARD - SILVER BIRCH	Finish	Finish		
Bedroom 4	STANDARD - SILVER BIRCH	Marble	Marble		



Addition

PURCHASER'S EXTRAS QUOTATION

Oak Ridge Meadows - Phase 1

Grovetrail Dev. Inc.

PURCHASERS: KEVIN,Y TRAN and TIFFANY,SIN,TO YIP // NGAN-SUNG YIP // T

TEL:

LOT NUMBER	PHASE	HOUSE TYPE
49	1	DUNCAN-OPT Main/4 Bedroom Elev A-SIDE

ITEM	EXTRA / CHANGE	QTY	UNIT PRICE	EXTENDED
1	REFER TO PE #7784, ITEM #17 DELETE - KITCHEN/BATHROOMS/LAUNDRY ROOM - SEE QUALITY TOPS & KITCHENS FOR ALL KITCHEN/BATHROOMS/LAUNDRY ROOM UPGRADES / LAYOUTS (See Attached QTK Paperwork)	1		
212189	**SEE ROTATION OF ISLAND**			
2	INSTALL - KITCHEN/BATHROOMS/LAUNDRY ROOM - SEE QUALITY TOPS & KITCHENS FOR ALL KITCHEN/BATHROOMS/LAUNDRY ROOM UPGRADES / LAYOUTS (See Attached QTK Paperwork)	1		
212191	**ADDITION OF RAISED VANITY HEIGHTS** **SEE ROTATION OF ISLAND**			
*3 13331 212194	ADMINISTRATION FEE - PURCHASERS EXTRA CHANGE - To Accommodate Additional Upgrades made to QTK Paperwork and Layouts	1		
*4 13386 212193	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.	1		



	Sub Total
	HST
	Total

1. In the event the work on the house has progressed beyond the point where the items covered by this extra cannot be installed without entailing any unusual expense, then this order is to be cancelled and any deposit paid in connection with the same is to be refunded to the Purchaser.
2. The Vendor will undertake to incorporate the work covered by the sales extra in the construction of the house but will not be liable to the purchaser in any way, if for any reason the work covered by the extra is not carried out. In that event, any monies paid in connection with the same shall be returned to the Purchaser.
3. It is understood and agreed that if for any reason whatsoever the transaction of Purchase and Sale is not completed, the total cost of extras ordered are not refundable to the Purchaser(s).
4. Extras or changes will not be processed unless signed by the Vendor.
5. These extras may not be amended without the written consent of Grovetrail Developments Inc..
6. The Purchaser(s) and the Vendor acknowledge and agree that this form shall not be deemed to be part of the Agreement of Purchase and Sale entered into between them, nor an addendum thereto.
7. No Estimates or orders will be accepted once construction has commenced.
8. Prices are estimates only and guaranteed for a period of 5 days only.
9. Any cancellations to this order, providing they can be cancelled, are subject to a \$500 minimum administration charge and a 10% cancellation charge for the total amount being cancelled.
10. For Visa, Mastercard and Debit payments, transactions are identified on you statement as "SHERWAY CONSTRUCTION LTD", an Authorized Visa /Mastercard/Debit Merchant and authorized Royal Pine Homes company.

Payment Summary

Paid By	Amount
Amendment	
Total Payment:	

Bonus Summary

Bonus Package offering (includes taxes) from Royal Pine Homes Décor Centre is being applied to this order.

Any remaining balance(s) will be applied accordingly to extras purchased.

Bonus Package Offering

Invoice Number	Date	Amount
7478	30-Aug-21	
Total Bonus Used:		
Remaining Balance:		

DS M DS TS4

DS RT DS MY

Initials:

TAX#:1

PREPARED BY: Melissa Di Marino
PRINTED: 24-May-22 at 1:01 pm
RoyInvoiceSQL.rpt 07aug20

CONSTRUCTION SCHEDULING APPROVAL

PER: _____

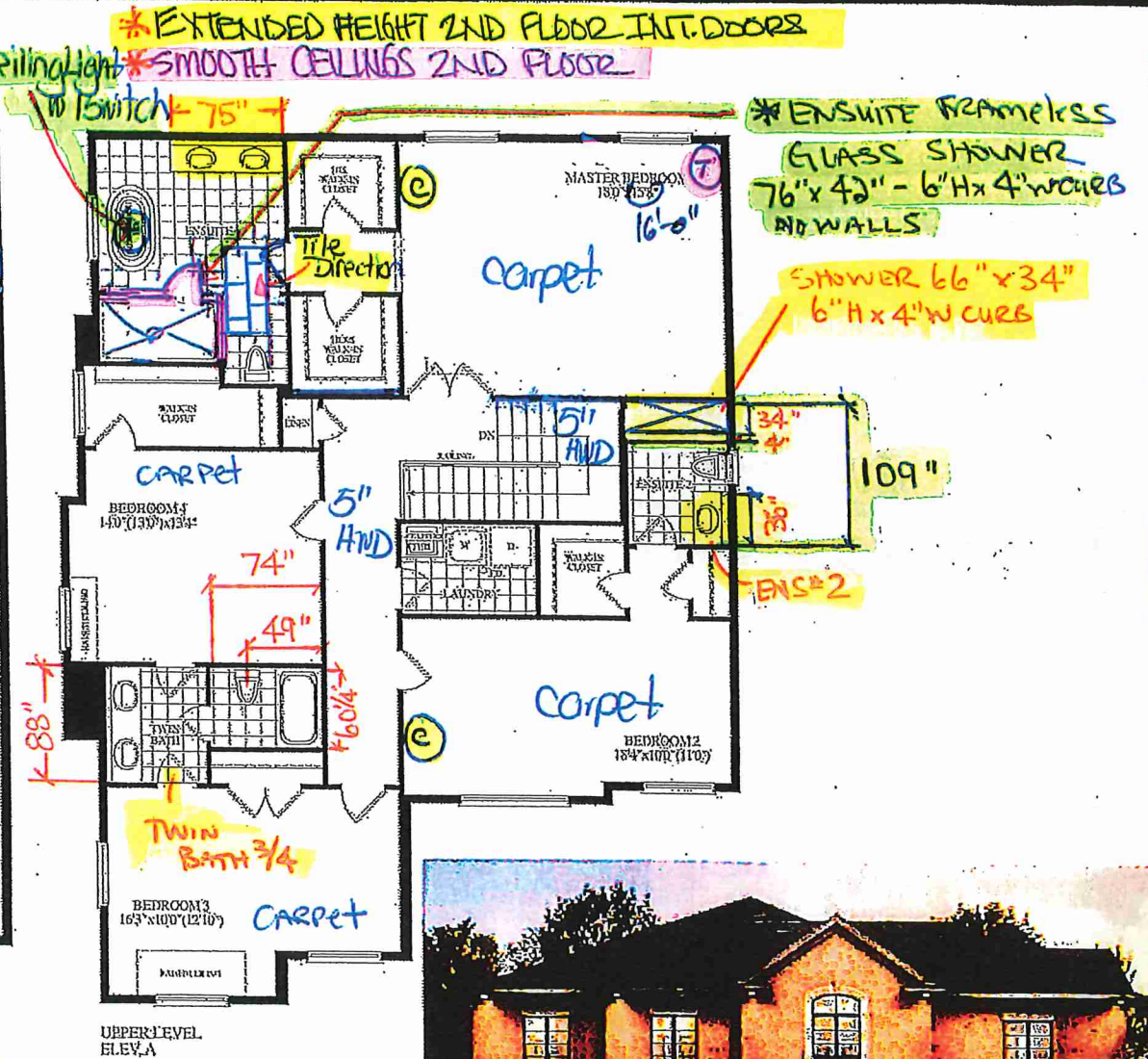
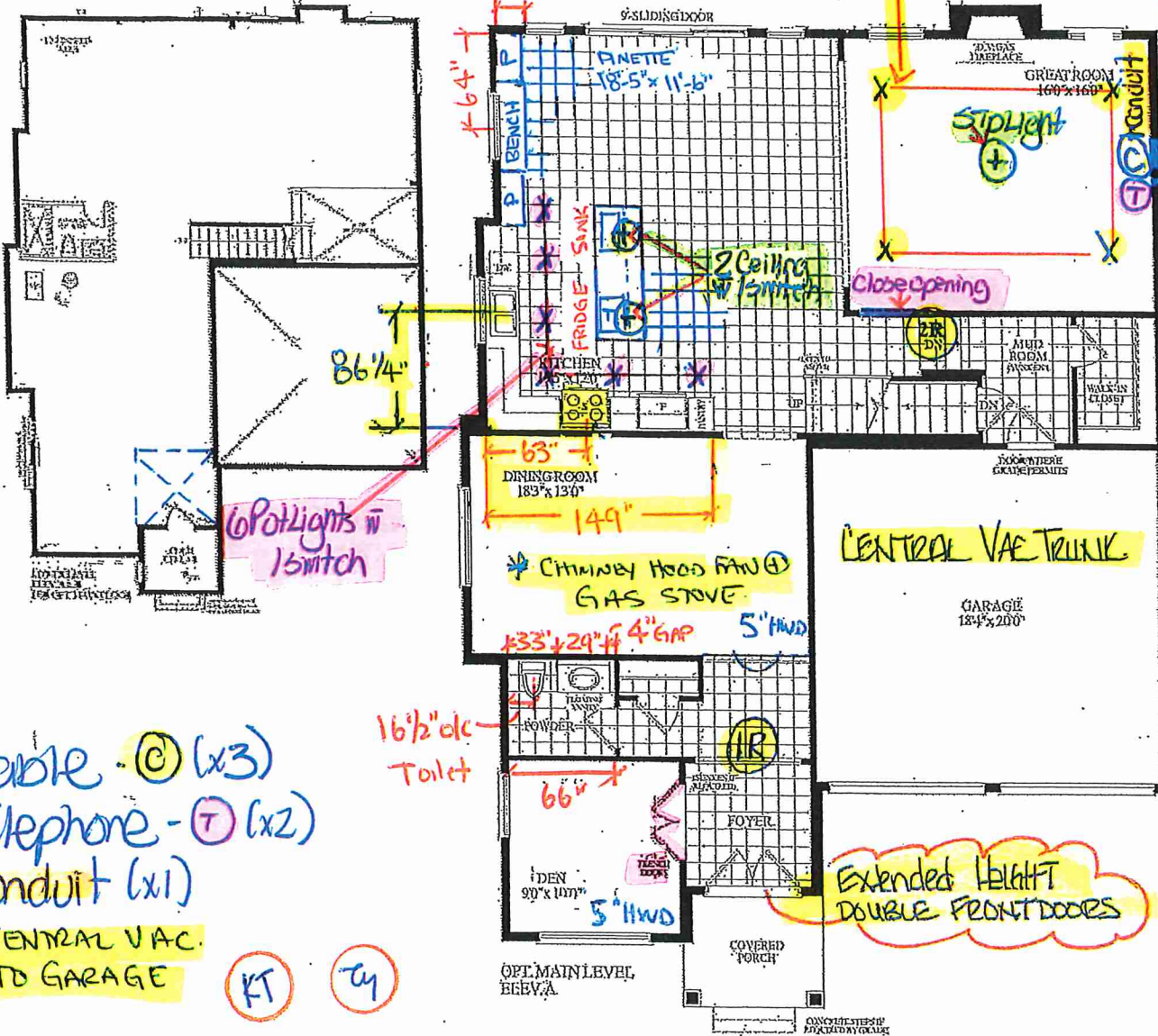
DATE: _____



45' LOTS

THE DUNCAN (45-04 SIDE UPGRADE)
OPTIONAL LAYOUT

Lot 49



- * RAISED VANITY HEIGHT
- * TWIN BATH 3/4
- * ENSUITE #2
- * MASTER ENSUITE



3310
QUARTER LOTS

Lot 49 45-04 Elev. A

OPT. MAIN LEVEL 4BDRM - SIDE UPGRADE

Cable - (C) (x3)
Telephone - (T) (x2)
Conduit (x1)

CENTRAL VAC. TO GARAGE

(KT) (TY)

RECEIVED
AUG 3 2001

Dimensions, specifications, layouts, window sizes in the Agreement of Purchase. Plans are approximate only, may vary and are subject to change as provided may be reversed. Illustrations are artist's concept. E&O.E.



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

PURCHASE AGREEMENT FORM

PURCHASER:	KEVIN TRAN TIFFANY YIP	CONTRACTOR:	Grovetrail Developments Inc.
ADDRESS:		SITE:	CENTERFIELD
EMAIL:		MODEL TYPE:	DUNCAN (45-04A-04-S) ELEV A OPT MAIN 4 BED
PHONE #:		LOT #:	49 CTF
PHONE #:		DATE:	May 20, 2022 Q9031

The purchaser agrees to buy and Quality Tops & Kitchens Ltd. (QTK) agrees to sell and provide for the purchaser the following articles listed herein and with attached drawing in accordance to the terms and conditions described on the reverse of this agreement form.

ROOM	DESCRIPTION	CATEGORY
KITCHEN	DOOR STYLE: QT 1501 NONE FINISH: IVORY SPECIES: FIBERBOARD DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Category 2

ITEM #	QTY	DESCRIPTION	PRICE
UDCC-12	1	UPPER DIAGONAL CORNER CABINET 24" x 24" - 12-1/4" DEEP	
TCS1296	*	STRAIGHT PANTRY CABINET - 12"D x 95-1/2"H (STANDALONE)	\$
LV	*	LIGHT VALANCE BELOW UPPER CABINETS -	
TP-DRW-UP	2	1 TOP DRAWER ABOVE EACH DOOR w/ BLUM ANTARO WHITE	
CUST-2	1	TWO TONE ISLAND (QTC 2501 - SLATE)	
CUST-3	1	OPENING FOR UNDERCOUNTER FREEZER DRAWER	
CUST-4	1	1 SET OF POT DRAWERS w/ PREMIUM MOTION SLIDES	\$
CUST-5	1	EXTENDED 56" HIGH STACKED UPPER CABINETS w/ 'Y' CROWN (1 PIECE) 10" MOULDING TO THE CEILING - 120" OVERALL	\$
CUST-6	1	ROTATE ISLAND AND EXTEND BASE CABINET BY 1'	
CUST-7	1	REAR ISLAND CABINETS 17" DEEP	\$
CUST-8	2	1 1/2" THICK ISLAND GABLES - 54" D (COUNTER TOP BY OTHERS)	\$
CUST-9	1	CONVERT DOUBLE DOOR CABINET TO ACCOMODATE SINK IN ISLAND	
CUST-10	1	UPGRADE TO CATEGORY 2 DOORSTYLE : QTF 2501 : IVORY (FIBERBOARD)	\$
CUST-11	1	UPGRADE TO CATEGORY 3 HARDWARE: DH07870	
CUST-12	1	BENCH w/ CLOSED DRAWER STORAGE UNDER - 3/4" GABLES & TOP	\$
CUST-13	1	DUMMY DOOR PANEL FOR BROOM CLOSET ON SIDE INLINE WITH FRIDGE	\$
CUST-14	1	ADD PLUG CUTOUT ON OTHER SIDE OF ISLAND	
CUST-15	1	30"D FRIDGE ENCLOSURE w/ 2 GABLES	\$
ROOM SUMMARY:			\$

ROOM	DESCRIPTION	CATEGORY
ENSUITE VANITY	DOOR STYLE: QT 3901 NONE FINISH: MINERAL ALLOY SPECIES: FIBERBOARD DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Category 5

ITEM #	QTY	DESCRIPTION	PRICE
VB-RAISE8	1	RAISE VANITY HEIGHT TO 34-1/2" - PER VANITY (>61" LONG)	\$
CUST-2	1	CONVERT TOP DRW TO SET OF VANITY BANK OF DRAWERS w/ PREMIUM MOTION SLIDES	\$
CUST-3	1	UPGRADE TO CATEGORY 3 HARDWARE : DH09320	\$
CUST-4	1	UPGRADE TO CATEGORY 5 DOORSTYLE : QTH 3901 - MINERAL ALLOY	\$
ROOM SUMMARY:			\$

DS
[Signature]

DS
[Signature]



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

PURCHASE AGREEMENT FORM

PURCHASER:	KEVIN TRAN TIFFANY YIP	CONTRACTOR:	Grovetrail Developments Inc.
ADDRESS:		SITE:	CENTERFIELD
EMAIL:		MODEL TYPE:	DUNCAN (45-04A-04-S) ELEV A OPT MAIN 4 BED
PHONE #:		LOT #:	49 CTF
PHONE #:		DATE:	May 20, 2022 Q9031

ROOM	DESCRIPTION	CATEGORY
ENSUITE # 2 VANITY	DOOR STYLE: QT 1022 NONE FINISH: GINGER ROOT SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Category 2

ITEM #	QTY	DESCRIPTION	PRICE
VB-RAISE4	1	RAISE VANITY HEIGHT TO 34-1/2" - PER VANITY (<60" LONG)	\$
CUST-2	1	CATEGORY 1 HARDWARE: DH01320	
CUST-3	1	UPGRADE TO CATEGORY 2 DOORSTYLE: QTS 1022 GINGER ROOT	\$
ROOM SUMMARY:			\$

ROOM	DESCRIPTION	CATEGORY
Twin Bath 3/4 VANITY	DOOR STYLE: QT 1022 NONE FINISH: GINGER ROOT SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Category 2

ITEM #	QTY	DESCRIPTION	PRICE
VB-RAISE8	1	RAISE VANITY HEIGHT TO 34-1/2" - PER VANITY (>61" LONG)	
CUST-2	1	CONVERT TOP DRW TO 1 SET OF VANITY BANK OF DRAWERS w/ PREMIUM MOTION SLIDES	
CUST-3	1	CATEGORY 1 HARDWARE : DH01320	
CUST-4	1	UPGRADE TO CATEGORY 2 DOORSTYLE: QTS1022 GINGER ROOT	
ROOM SUMMARY:			\$

ROOM	DESCRIPTION	CATEGORY
POWDER ROOM VANITY	DOOR STYLE: QT 1501 NONE FINISH: TAUS TAUPE SPECIES: FIBERBOARD DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Counter Top by Others	Category 3

ITEM #	QTY	DESCRIPTION	PRICE
CUST-2	1	UPGRADE TO CATEGORY 3 HARDWARE: DH09320	
CUST-3	1	UPGRADE TO CATEGORY 3 DOORSTYLE & FINISH : QTF 2501 - TAUS TAUPE	\$
ROOM SUMMARY:			\$

ROOM	DESCRIPTION	CATEGORY
LAUNDRY ROOM	DOOR STYLE: QT 1022 NONE FINISH: WILLOW GREY SUPERMATTE SPECIES: LP LAMINATE DOOR HARDWARE: DRW HARDWARE: COUNTER TOP: Laminate Top by QTK D354-60	Category 1

ITEM #	QTY	DESCRIPTION	PRICE
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DS
[Signature]

DS
[Signature]



Quality Tops & Kitchens Ltd.
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PURCHASE AGREEMENT FORM

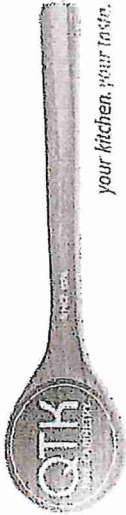
PURCHASER:	KEVIN TRAN TIFFANY YIP	CONTRACTOR:	Grovetrail Developments Inc.
ADDRESS:		SITE:	CENTERFIELD
EMAIL:		MODEL TYPE:	DUNCAN (45-04A-04-S) ELEV A OPT MAIN 4 BED
PHONE #:		LOT #:	49 CTF
PHONE #:		DATE:	May 20, 2022 Q9031

ITEM #	QTY	DESCRIPTION	PRICE
CUST-2	1	CATEGORY 1 HARDWARE : DH00010	\$
ROOM SUMMARY:			

EXPECTED DELIVERY DATE	TBD	SUB-TOTAL:	\$
Customers please note all garbage bins, spice baskets, magic corner baskets and other accessories will only be delivered AFTER you move in the house. Please call us to request delivery of these items after you move in. Thank you. ALL CHANGES FINAL UPON SIGNING PLEASE READ ALL THE TERMS AND CONDITIONS ON THE ACCOMPANYING QTK TERMS & CONDITIONS DOCUMENT. BY SIGNING BELOW YOU AGREE TO RECEIVE THE ITEMS LISTED HEREIN AND PAY (ACCORDING TO QTK'S PAYMENT POLICY), AND HAVE READ AND UNDERSTOOD THE TERMS & CONDITIONS AS OUTLINED IN THE QTK TERMS & CONDITIONS DOCUMENT.		TOTAL:	\$
		HST	\$
		GRAND TOTAL:	\$
		DEPOSIT 1 DATE:	DEPOSIT 1:
DEPOSIT 2 DATE:	DEPOSIT 2:		

BALANCE TO BE PAID IN FULL BY DUE DATE:	DocuSigned by: _____	CUSTOMER INITIAL(S): _____
---	----------------------	----------------------------

CUSTOMER SIGNATURE: _____	DocuSigned by: _____	DATE: _____
CUSTOMER SIGNATURE: _____	DocuSigned by: _____	DATE: _____
SALES REP NAME: _____	QTK AUTHORIZED SIGNATURE: _____	

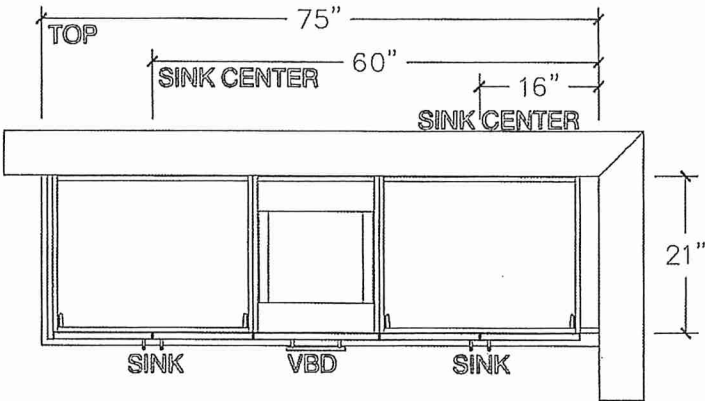


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T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 49 CTF	ROOM: VANITY	DRAWN BY: GJ
SITE: CENTERFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: MARCH 23, 2022
EMAIL: —	SPECIES: —	TOP: —	PAGE:
COMMENTS:	DS [Signature]	DS [Signature]	DS [Signature]

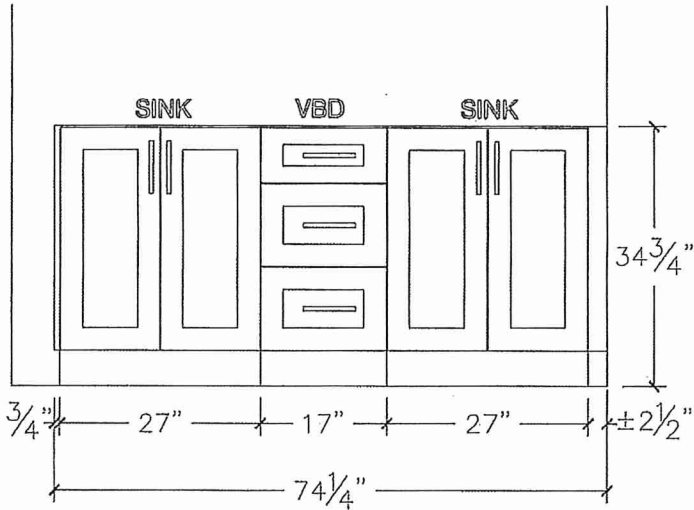
Customer Agrees and Accepts the following conditions: 1. The Drawing is a representation of the installed cabinetry may vary slightly in product size, measurements, handle appearance and location and other details. Although Quality Tops & Kitchens Ltd. (QTK) does it's best to manufacture exactly what 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.

MASTER ENSUITE - PLAN

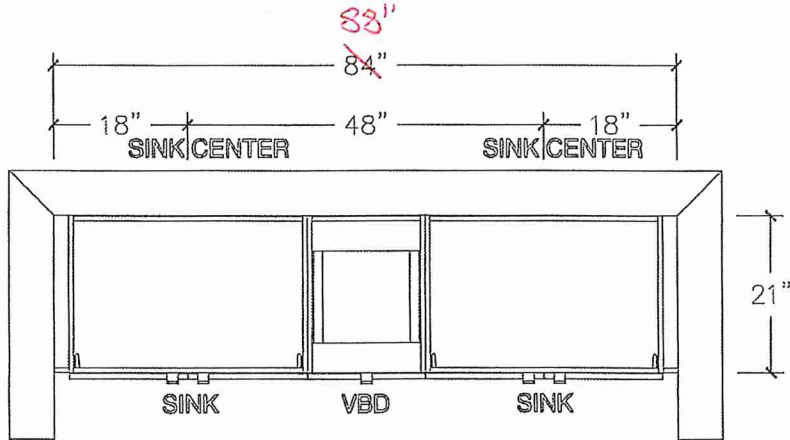


* RAISED HEIGHT VANITY *

MASTER ENSUITE - ELEVATION

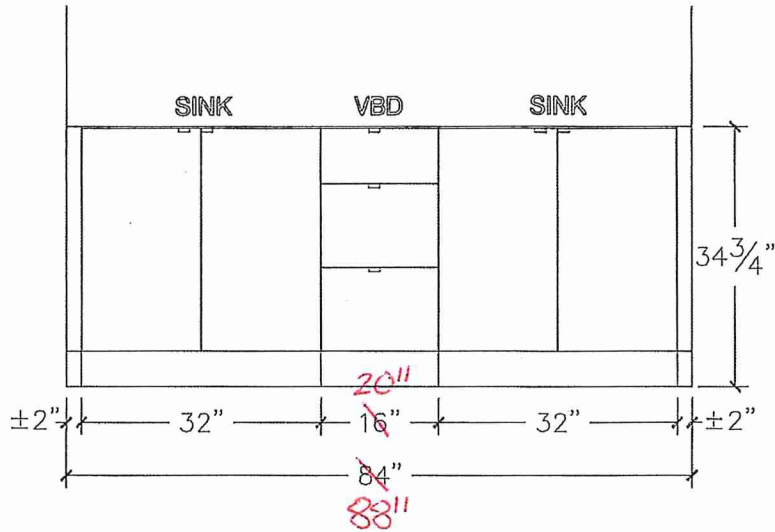


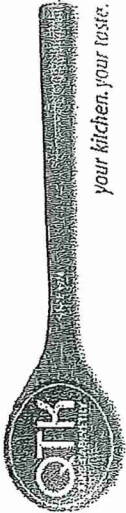
Twin BATH 3/4 - PLAN



* RAISED HEIGHT VANITY *

Twin BATH 3/4 - ELEVATION



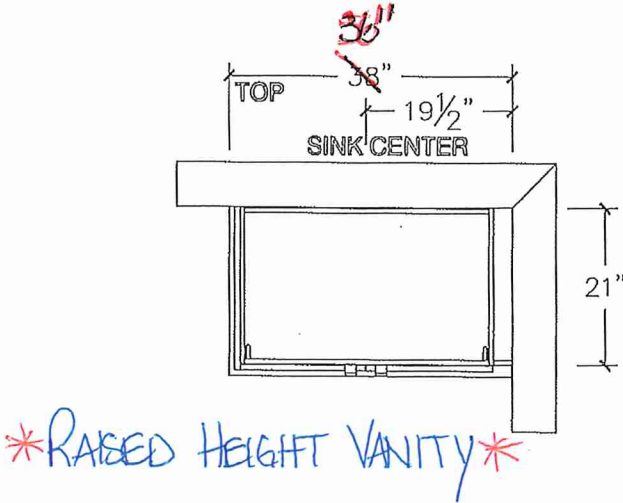


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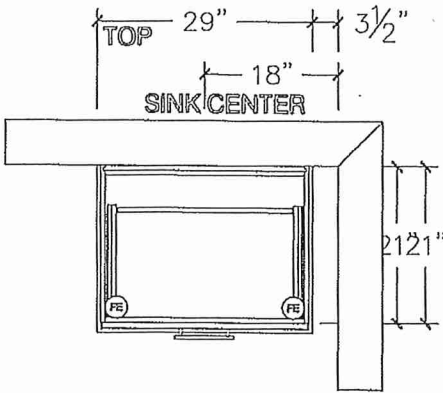
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SITE: CENTERFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: MARCH 23, 2022
EMAIL: —	SPECIES: —	TOP: —	PAGE:
COMMENTS: DS [Signature] DS [Signature] DS [Signature] TSU			

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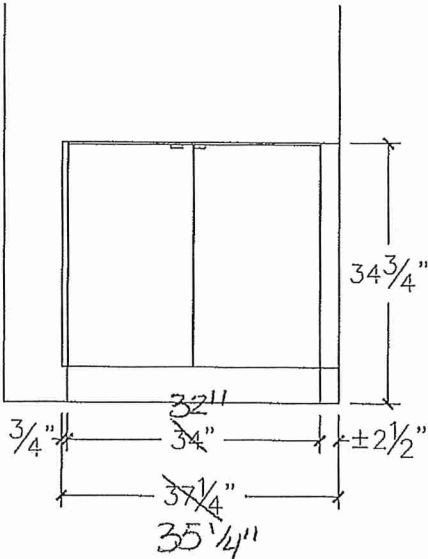
ENSUITE 2 - PLAN



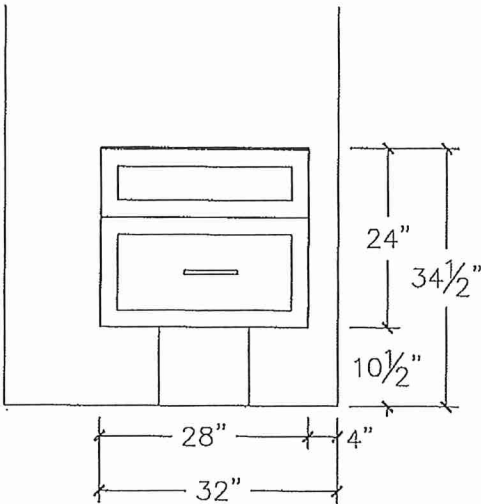
POWDER - PLAN

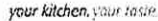


ENSUITE 2 - ELEVATION



POWDER - ELEVATION



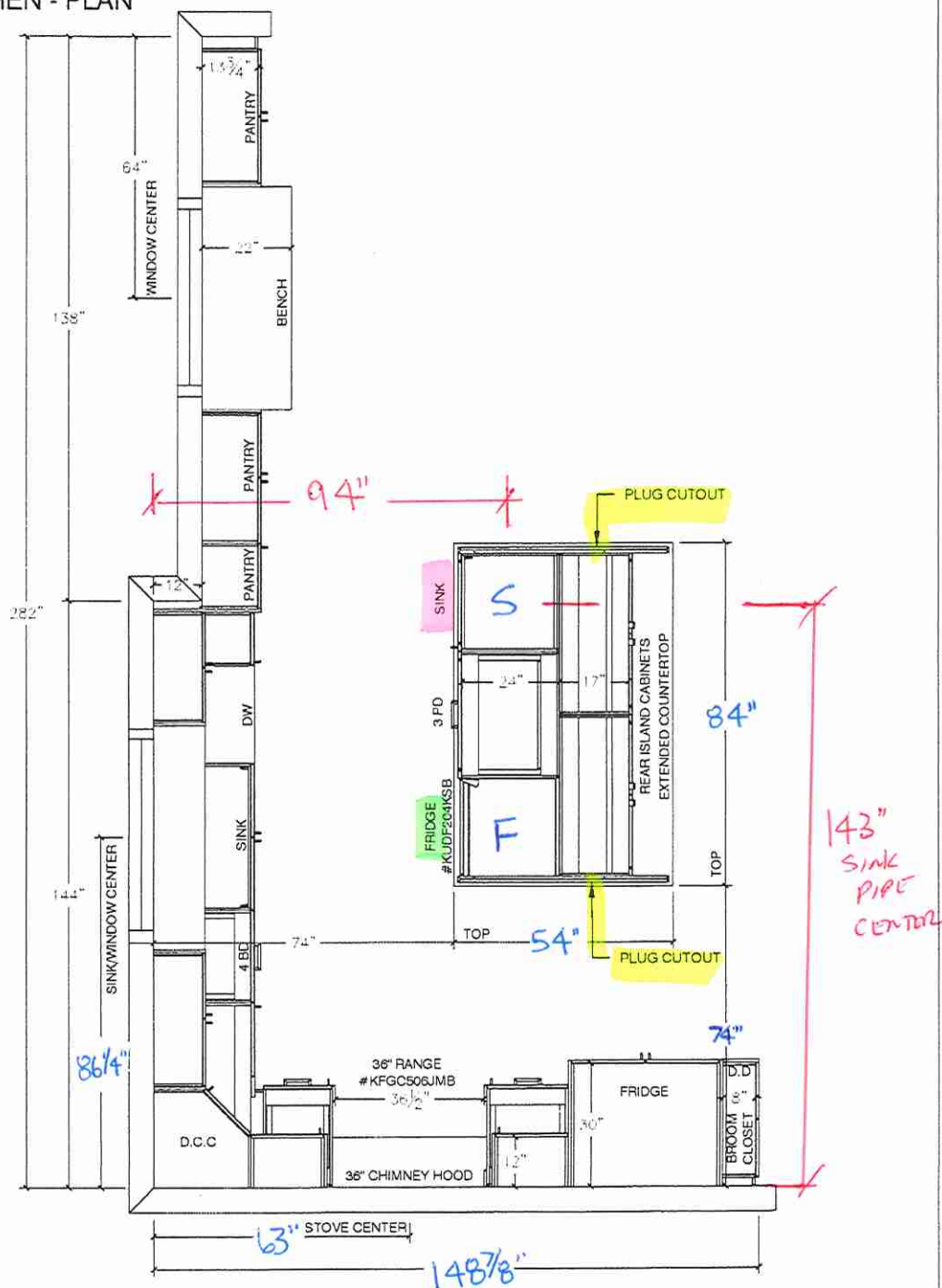


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COMMENTS:

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KITCHEN - PLAN

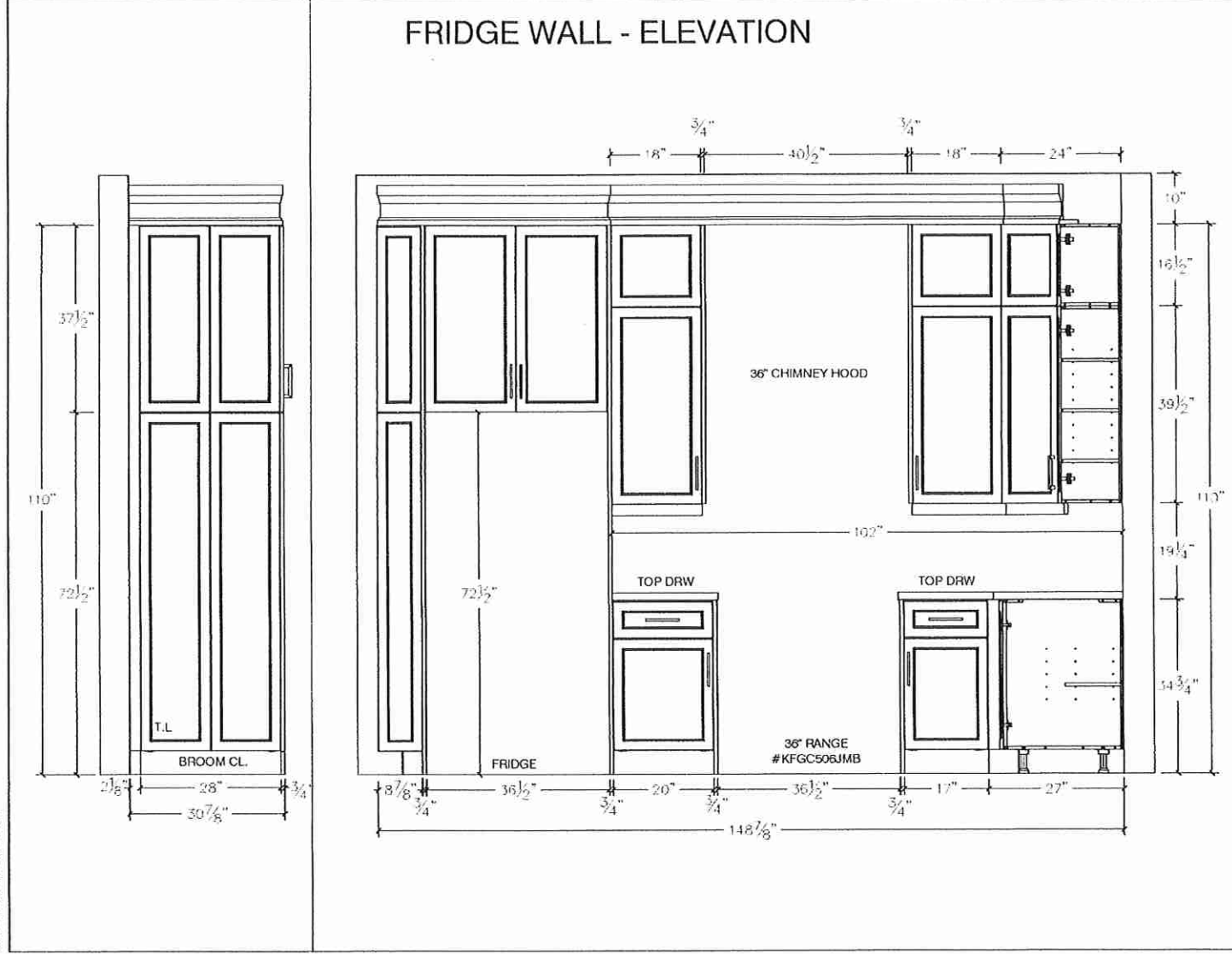




80 Sante Drive, Vaughan, ON L4K 3C4
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www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 49 QTK	ROOM: KITCHEN	DRAWN BY: GJ
SITE: CENTERFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: MARCH 23, 2022
EMAIL: —	SPECIES: —	TOP: —	PAGE: —
COMMENTS:			

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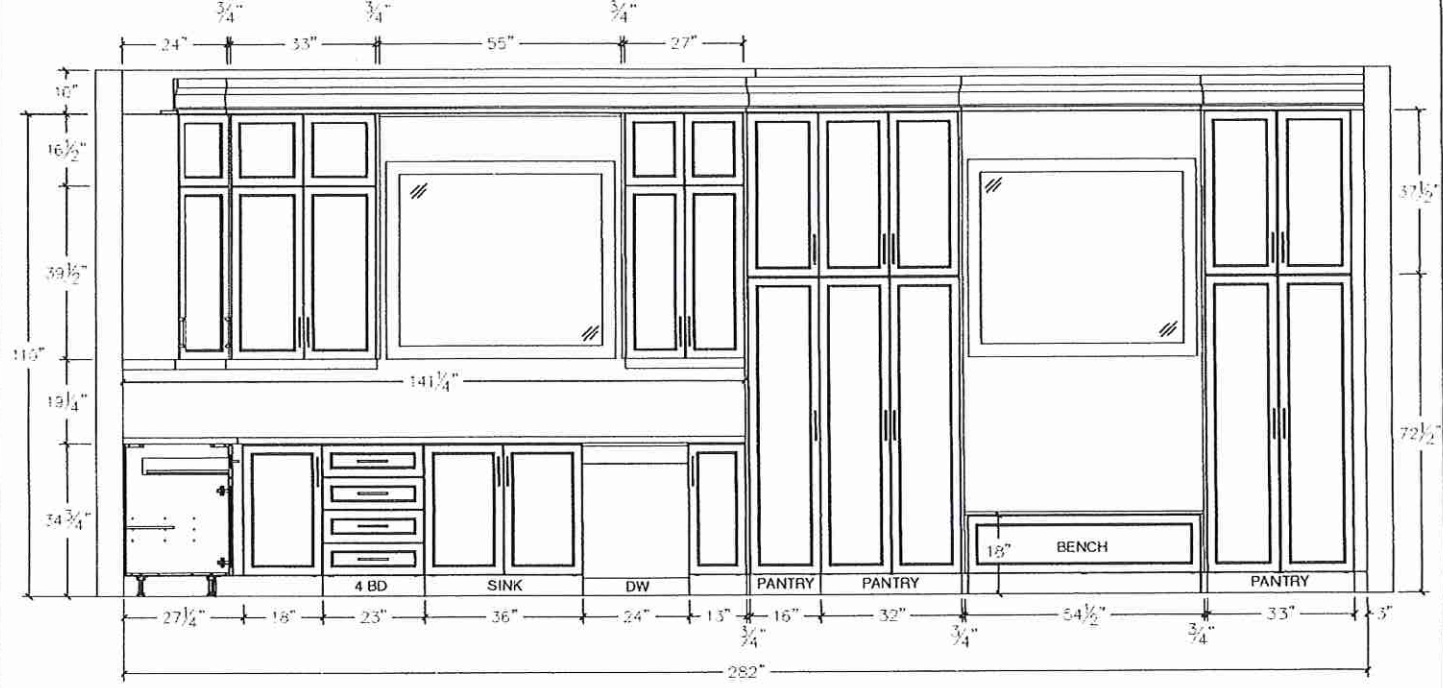
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www.QTK.ca info@qtk.ca

your kitchen, your way.

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 45 CTF	ROOM: KITCHEN	DRAWN BY: GJ
SITE: CENTERFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: MARCH 23, 2022
EMAIL: —	SPECIES: —	TOP: —	PAGE:
COMMENTS			

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SINK WALL - ELEVATION



① ③ ④ ⑤

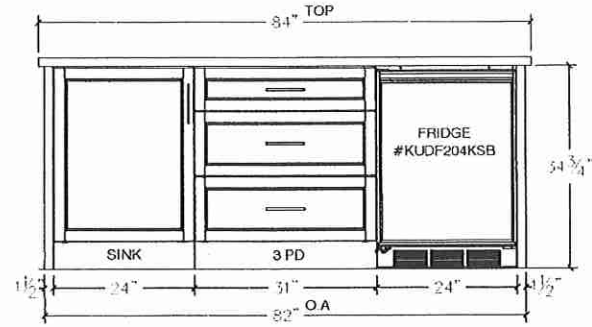


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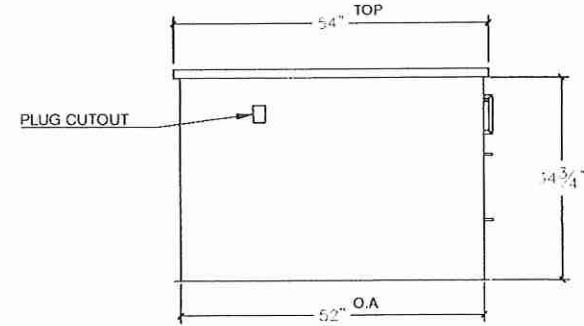
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SITE: CENTERFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: MARCH 23, 2022
EMAIL: —	SPECIES: —	TOP: —	PAGE: —
COMMENTS:			

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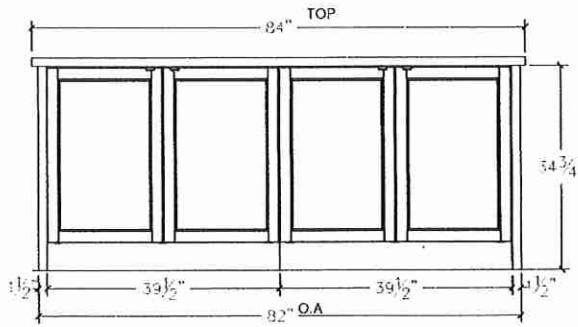
ISLAND FRONT - ELEVATION



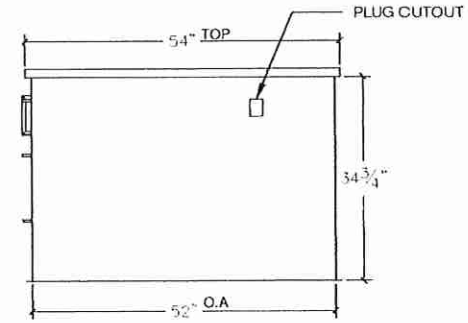
ISLAND SIDE - ELEVATION



ISLAND REAR - ELEVATION



ISLAND SIDE - ELEVATION



Handwritten notes: 11, 15, and a signature.

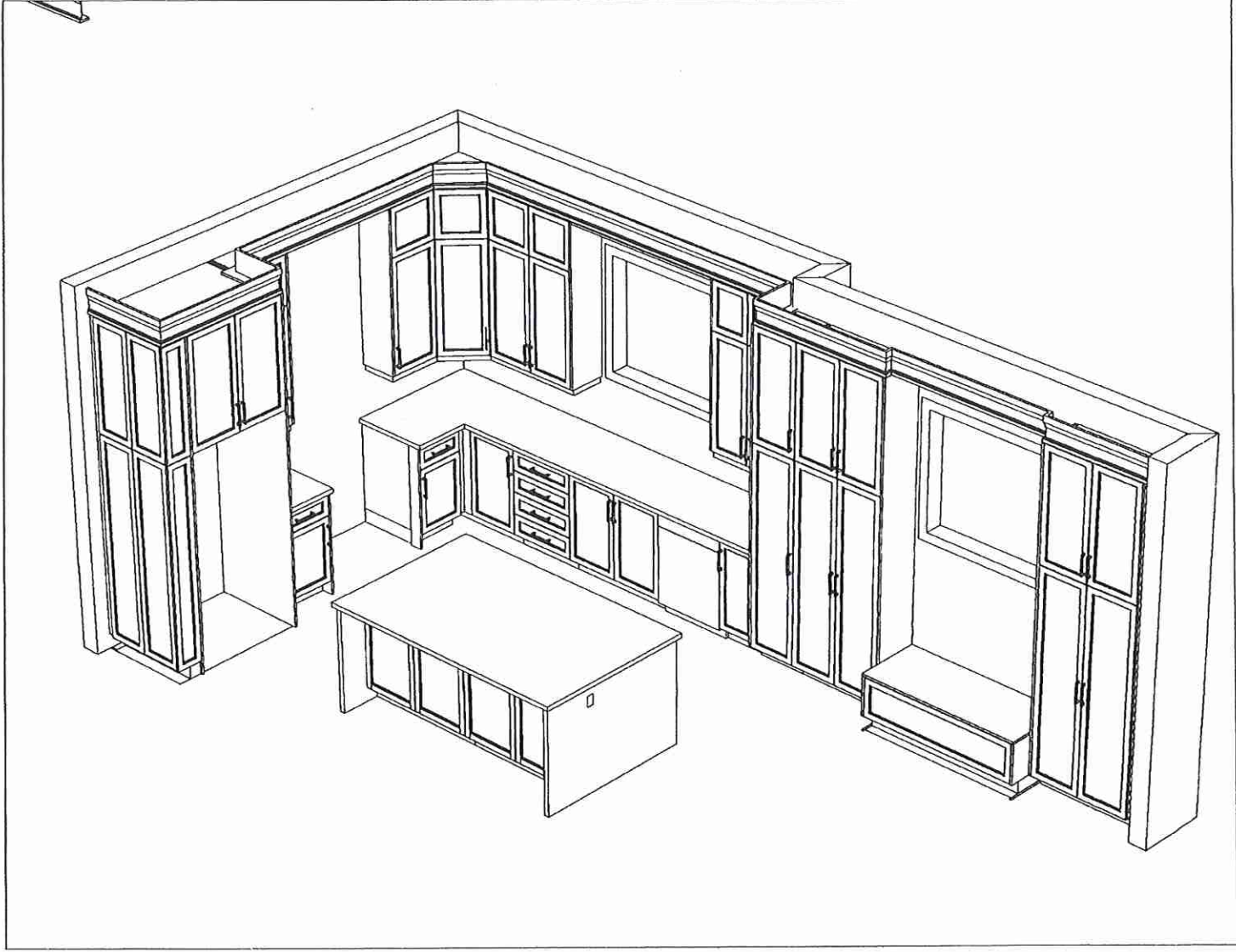


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www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: LOT 49 CTF	ROOM: KITCHEN	DRAWN BY: GJ
SITE: CENTERFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: MARCH 23, 2022
EMAIL: —	SPECIES: —	TOP: —	PAGE:

COMMENTS

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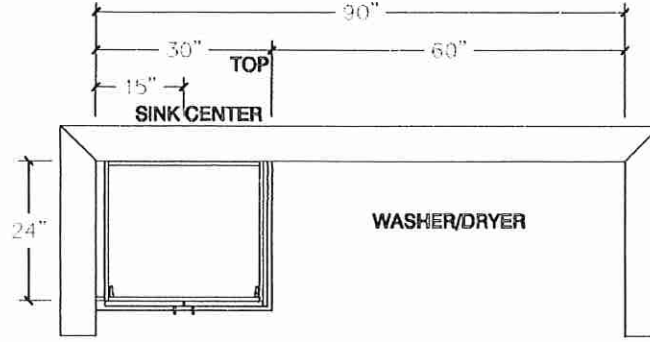


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www.QTK.ca info@qtk.ca

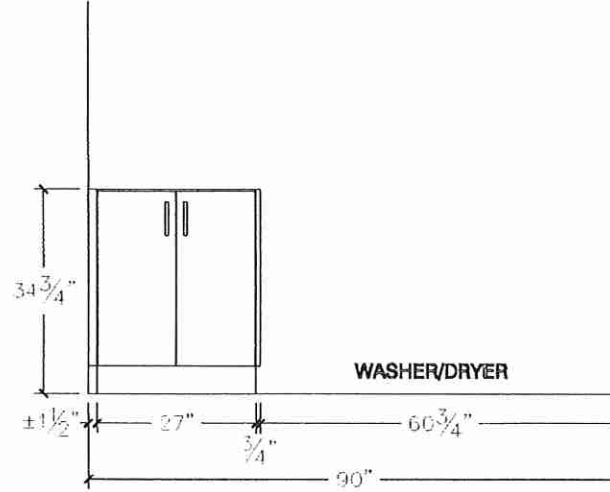
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SITE: CENTERFIELD	DOOR STYLE: —	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW/HANDLE: —	DATE: MARCH 23, 2022
EMAIL: —	SPECIES: —	TOP: —	PAGE: —
COMMENTS			

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LAUNDRY - PLAN

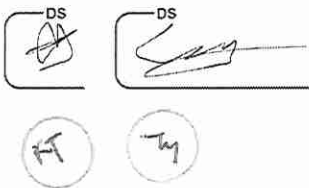


LAUNDRY - ELEVATION



Handwritten signatures and initials:
3/23/22
GJ
info@qtk.ca
3/23/22

Lot 49 OakRidge



BLANCO

Sink Specifications

Colour SKU
brushed finish 401519

Design and planning tips

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

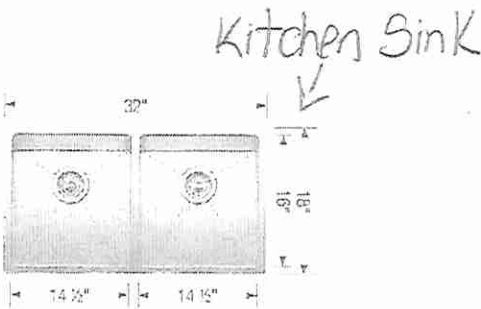
Specifications:
Sink template, Mounting clips, Installation instructions, 3 ½" (90 mm) stainless steel strainers

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

Ash Cutting Board 406345
CapFlow Strainer Cover 517666
Sink Grid 406454

QUATRUS R15 U 2
Stainless steel brushed finish



* Install w Standard
Faucet

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

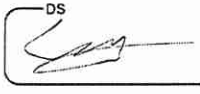
Code/Standards Compliance
BLANCO sinks and faucets are third-party tested and certified to CSA, cUPC, ANSI/ASME, IAPMO and NSF standards and listed by applicable certification bodies. For more information on individual product listings, contact our office or listing organization.

 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/>

 BLANCO Canada Inc
100 Corporation Drive
Brampton ON L6S 6B5
Tel & Fax
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Fax: 905-494-2425 Toll free: 1-877-825-2626

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 49 Oak Ridge



BLANCO

Sink Specifications

Colour	SKU
brushed finish	402259

QUATRUS U
Stainless steel brushed finish

Kitchen Island Sink

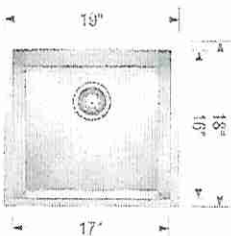
Design and planning tips

- Min cabinet size: 21 in (535 mm)
- Bowl Depth: 9 in (230.0 mm)

Specifications:
Installation clips, Sink template, Installation instructions, 3 ½" (90 mm) stainless steel strainer

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

Ash Cutting Board	406345
CapFlow Strainer Cover	517666
Sink Grid	402123

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.

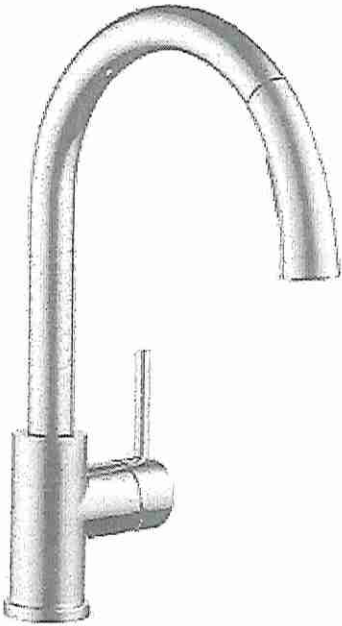
Need support? Learn more by watching our sink & faucet How-to videos:
<https://www.blanco.com/ca-en/support/how-to-videos/how-to-videos-for-sinks/>

	BLANCO Canada Inc	Tel & Fax
	100 Corporation Drive	Tel: 905-494-2400 Toll free: 1-877-425-2626
	Brampton ON L6S 6B5	Fax: 905-494-2425 Toll free: 1-877-825-2626

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OSLER

Lot 49 Oak Ridge



SINGLE HANDLE KITCHEN FAUCET

976LF
976LF-SS

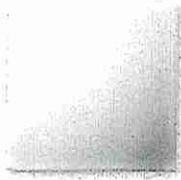
HF 29

DS

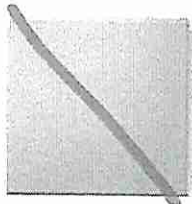
DS

Kitchen Island
Faucet

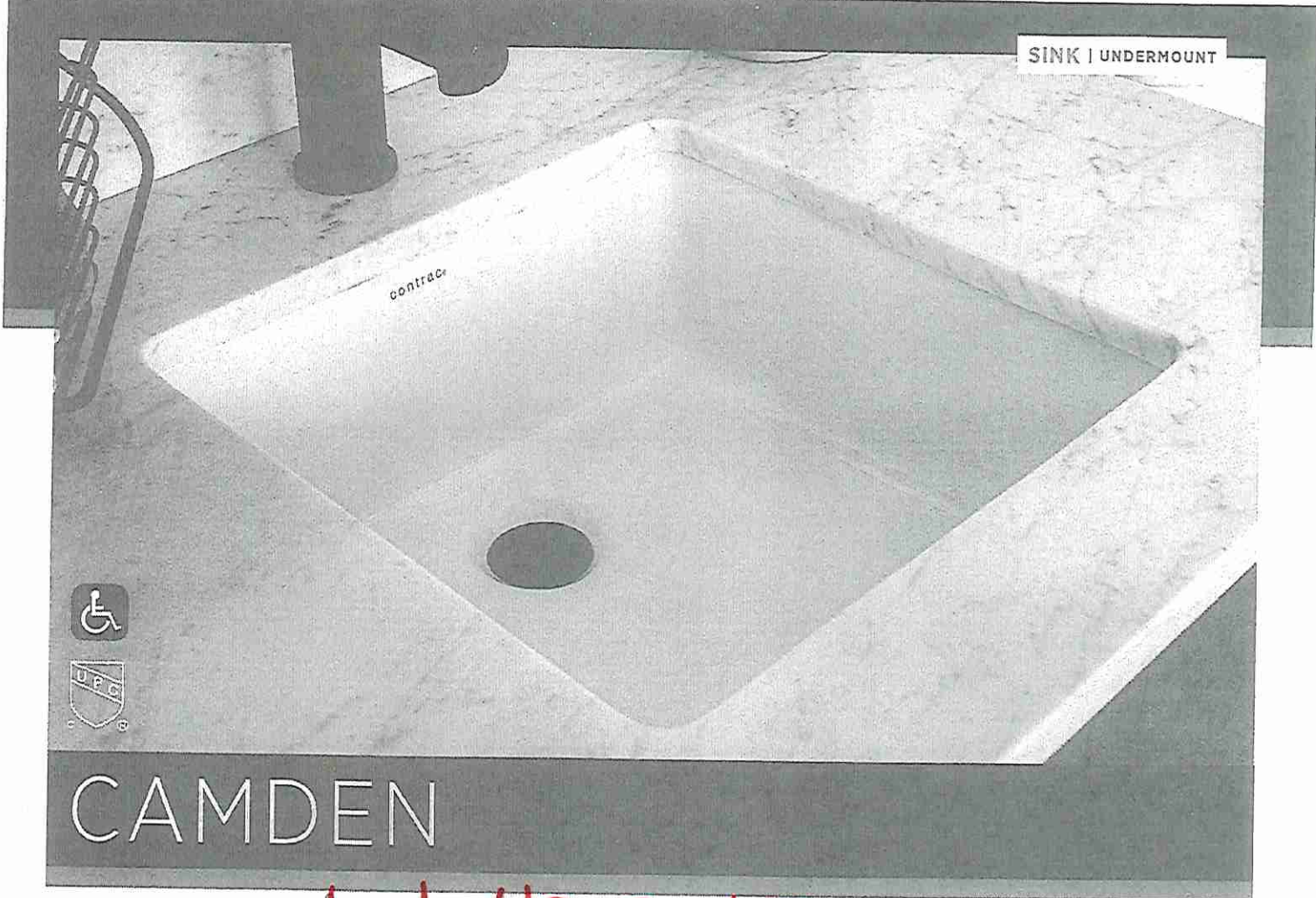
Shown in Chrome



CHROME



BRILLIANCE
STAINLESS



CAMDEN

ITEM DETAILS

OUTER DIMENSIONS 16" W x 16" D x 7½" H

INNER DIMENSIONS 14" W x 14" D x 5½" H

MATERIAL Vitreous china COLOUR Soft white

Square undermount sink | Front overflow hole | Template supplied | Faucet not included

* Installed w Standard Faucet

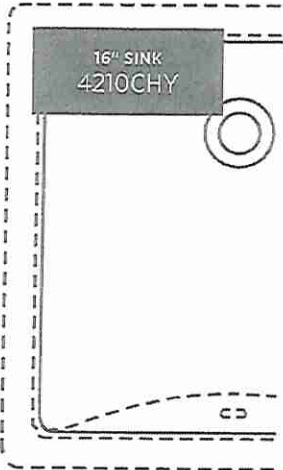
Lot 49 Oak Ridge

* Powder Room (x1)

* Master Ensuite (x2)

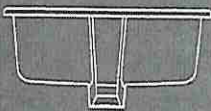
* Ensuite #2 (x1)

* Twin Bath 3/4 (x2)



CERTIFICATIONS

- IAPMO cUPC
- ASME A112.19.2 / CSA B45.1
- CSA B651 Standard and OBC section 3.8 barrier free design



NOTE: Products are designed to comply CSA B651 Standard and OBC barrier-free requirements. It shall be the responsibility of the installer to comply with the local disability codes and standards prior to installing the product.



ISSUED MAY 2020

contrac

CONTRAC.CA
CONTRAC.US

2020 CONTRAC DECOR BOOK

Lot 49 Oak Ridge

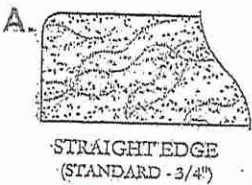
CONNOLLY Marble & Granite Ltd.

EDGE
DETAILS

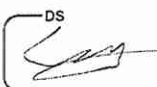
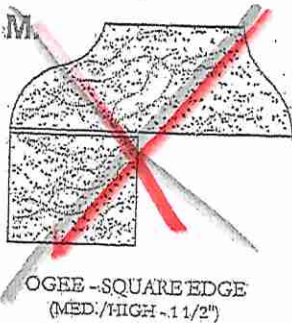
004

Powder Room
Master Ensuite

Ensuite #2
Twin Bath 3/4



Kitchen

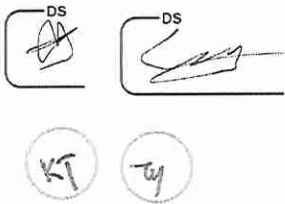


EDGING UP-GRADE OPTIONS

RECEIVED
OCT 5 11 17

Lot 49
Oak Ridge

KitchenAid® Bottom Mount Refrigerator
FOR THE WAY IT'S MADE.™



PRODUCT MODEL NUMBERS

- ~~KBFS20EC~~
- ~~KBFS22EC~~
- ~~KBFS25EC~~
- ~~KRFF300E~~
- KRFF305E**

Electrical: A 115-volt, 60-Hz, AC-only, 15- or 20-amp fused, grounded electrical supply is required. It is recommended that a separate circuit serving only your refrigerator be provided. Use an outlet that cannot be turned off by a switch. Do not use an extension cord.

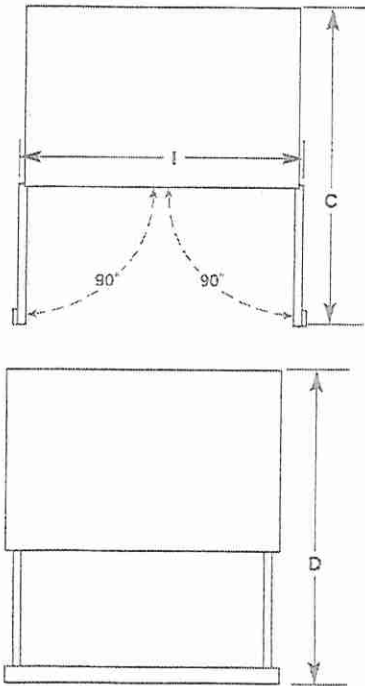
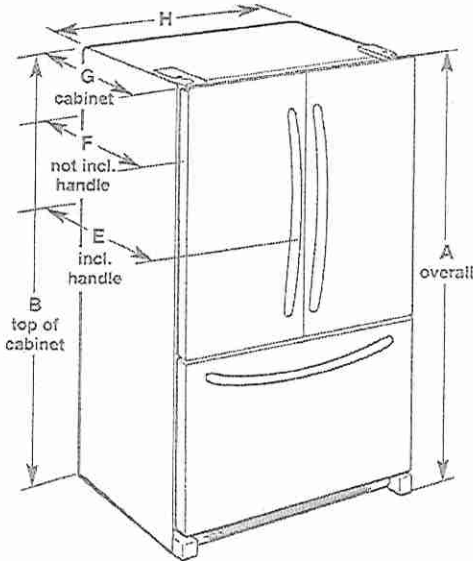
NOTE: Before performing any type of installation, cleaning, or removing a light bulb, turn the control (Thermostat, Refrigerator or Freezer Control depending on the model) to OFF and then disconnect the refrigerator from the electrical source. When you are finished, reconnect the refrigerator to the electrical source and reset the control (Thermostat, Refrigerator or Freezer Control depending on the model) to the desired setting. See "Using the Controls."

Water: A cold water supply with water pressure between 35 and 120 psi (241 and 827 kPa) is required to operate the ice maker and water dispenser. If you have questions about your water pressure, call a licensed, qualified plumber.

IMPORTANT: The pressure of the water coming out of a reverse osmosis system going to the water inlet valve of the refrigerator needs to be between 35 and 120 psi (241 and 827 kPa).

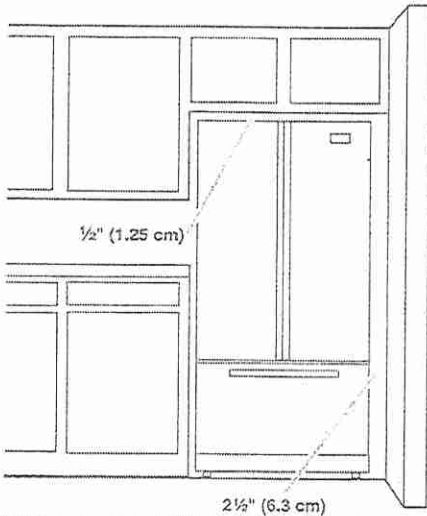
Reverse Osmosis Water Supply: If a reverse osmosis water filtration system is connected to your cold water supply, the water pressure to the reverse osmosis system needs to be a minimum of 40 to 60 psi (276 to 414 kPa).

PRODUCT DIMENSIONS



Model Number/Size	Height - Overall "A"	Height - Top of Cabinet "B"	Depth - Doors Open 90° "C"	Depth - Drawer Open "D"	Depth - With Handles "E"	Depth - Without Handles "F"	Depth - Cabinet Only "G"	Width - Cabinet "H"
KBFS20EC (20.0 cu. ft.)	70 1/8" (178.1 cm)	68 1/2" (174.0 cm)	43" (109.2 cm)	44 1/2" (113 cm)	29 1/2" (74.6 cm)	28" (71.1 cm)	24 1/2" (61.3 cm)	35 1/4" (90.5 cm)
KBFS22EC (21.7 cu. ft.)	70 1/8" (178.1 cm)	68 1/2" (174.6 cm)	47 1/8" (119.5 cm)	52 1/8" (132.2 cm)	34 7/8" (87.5 cm)	31 1/8" (78.1 cm)	28 1/8" (71.4 cm)	32 1/4" (82.9 cm)
KBFS25EC (24.6 cu. ft.)	70 1/8" (178.1 cm)	68 1/2" (174.8 cm)	48 1/8" (122.1 cm)	53 1/8" (135 cm)	35 3/4" (90 cm)	32 1/8" (83.7 cm)	29 1/8" (74 cm)	35 1/4" (90.5 cm)
KRFF300E (20 cu. ft.)	70 1/8" (178.1 cm)	68 1/2" (174.8 cm)	43 1/8" (109.5 cm)	48 1/8" (122.2 cm)	35 1/2" (77.5 cm)	28" (71.1 cm)	24 1/8" (61.3 cm)	35 1/4" (90.5 cm)
KRFF305E (25.2 cu. ft.)	70 1/8" (178.1 cm)	68 1/2" (174.9 cm)	48 1/8" (122.2 cm)	53 1/8" (134.9 cm)	35 1/2" (90.2 cm)	33" (83.8 cm)	29 1/8" (74 cm)	35 1/4" (91.1 cm)

LOCATION REQUIREMENTS

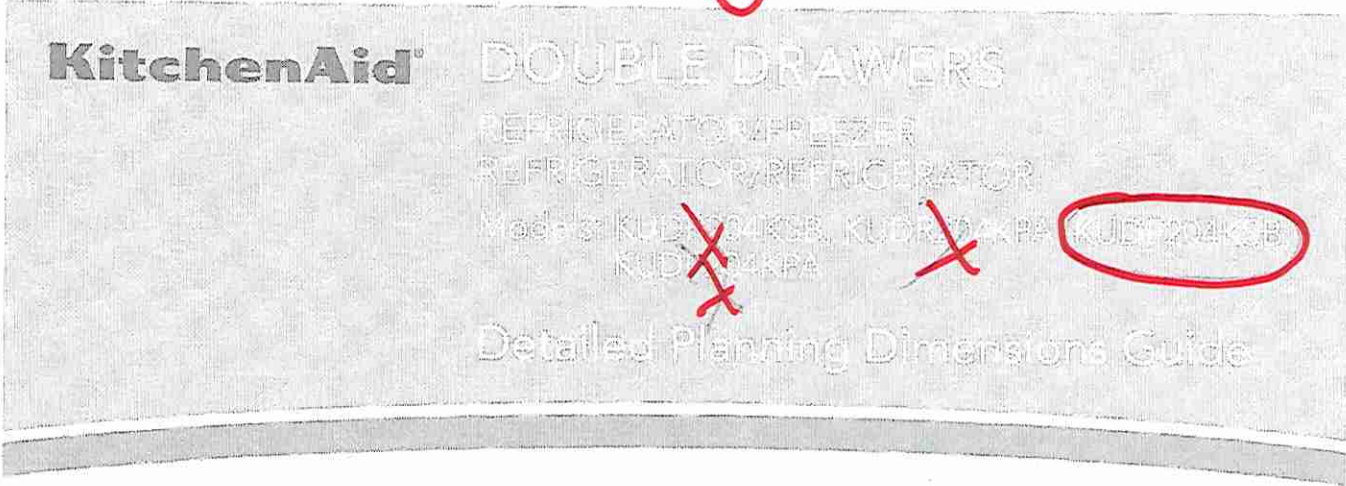
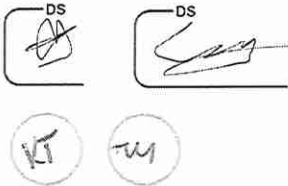


To ensure proper ventilation for your refrigerator, allow for a 1/2" (1.25 cm) space on each side and at the top. Allow for 1" (2.54 cm) of space behind the refrigerator. If your refrigerator has an ice maker, make sure you leave some extra space at the back for the water line connections.

If you are installing your refrigerator next to a fixed wall, leave 2 1/2" (6.3 cm) minimum on the hinge side (some models require more) to allow for the door to swing open.

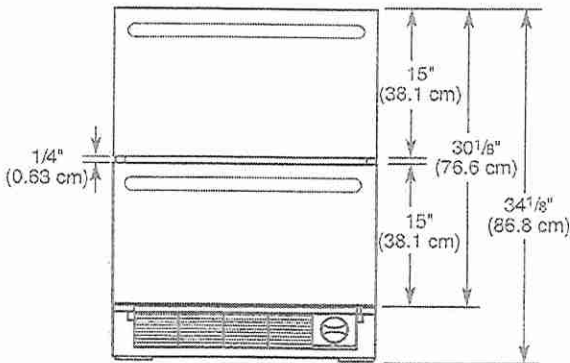
NOTE: This refrigerator is intended for use in a location where the temperature ranges from a minimum of 55°F (13°C) to a maximum of 110°F (43°C). The preferred room temperature range for optimum performance, which reduces electricity usage and provides superior cooling, is between 60°F (15°C) and 90°F (32°C). It is recommended that you do not install the refrigerator near a heat source, such as an oven or radiator.

Lot 49
Oak Ridge

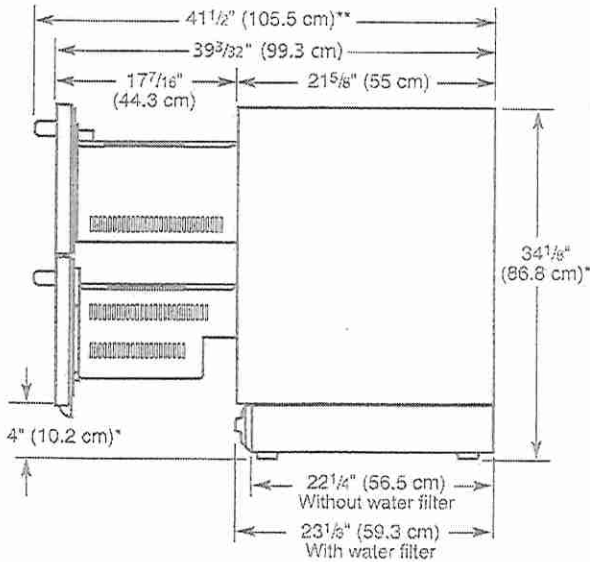


Product Dimensions

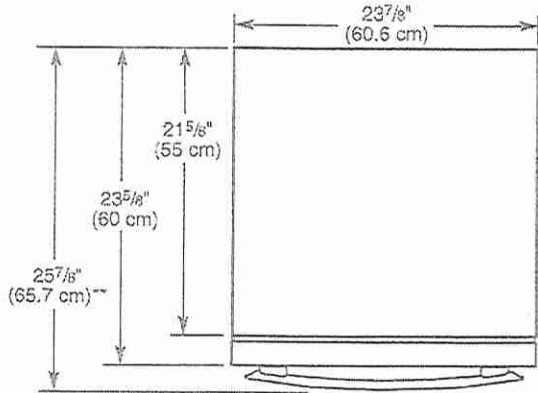
Style 1- Stainless steel (front view)



Style 1 - Stainless steel (side view)



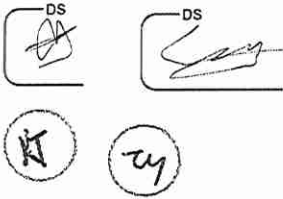
Style 1- Stainless steel (top view)



* Add 3/4" (1.9 cm) to the height dimension when leveling legs are fully extended.
** For custom panel models, this will vary.

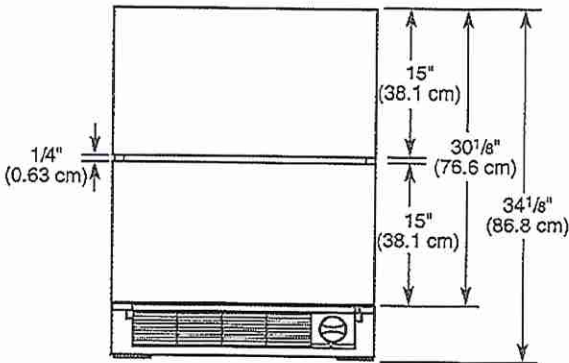
Because Whirlpool Corporation policy includes a continuous commitment to improve our products, we reserve the right to change materials and specifications without notice.
Dimensions are for planning purposes only. For complete details, see Installation Instructions packed with product.
Specifications subject to change without notice.

Lot 49
OakRidge

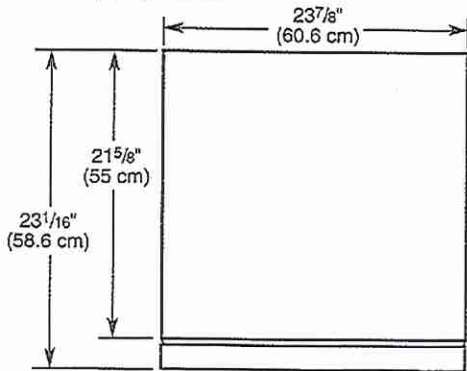


Product Dimensions

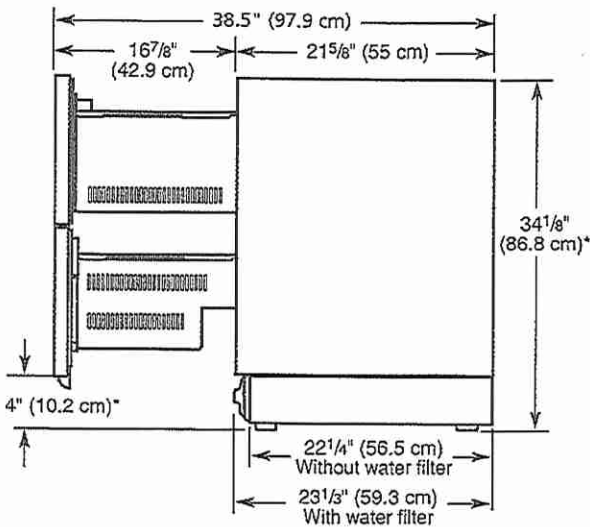
Style 2 - Overlay (front view)



Style 2- Overlay (top view)



Style 2 - Overlay (side view)

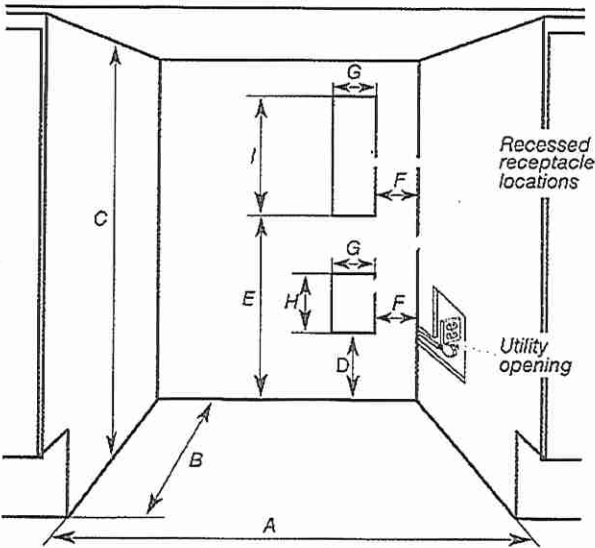


- * Add 3/4" (1.9 cm) to the height dimension when leveling legs are fully extended.
- ** For custom panel models, this will vary.

Opening Dimensions

Opening dimensions:

- Height dimensions are shown with the leveling legs extended to the minimum height.
- NOTE:** When leveling legs are fully extended, add 5/8" (1.58 cm) to the height dimensions. See "Product Dimensions."
- If the floor of the opening is not level with the kitchen floor, shim the opening to make it level with the kitchen floor.



Opening and utility location dimensions	
Opening width - A	24" (60.96 cm) min.
Opening depth - B	24" (60.96 cm) min.
Opening height - C	34 1/2" (87.6 cm) min. 35" (88.9 cm) max.
Dimension - D	12 1/16" (30.64 cm)
Dimension - E	21 3/4" (55.24 cm)
Dimension - F	1 3/4" (4.44 cm)
Dimension - G	3" (7.62 cm)
Dimension - H	4 1/2" (11.43 cm)
Dimension - I	9 1/4" (23.49 cm)

Because Whirlpool Corporation policy includes a continuous commitment to improve our products, we reserve the right to change materials and specifications without notice.
Dimensions are for planning purposes only. For complete details, see Installation Instructions packed with product.
Specifications subject to change without notice.

Lot 49
OakRidge



Electrical Requirements

⚠ WARNING

Electrical Shock Hazard

Plug into a grounded 3 prong outlet.

Do not remove ground prong.

Do not use an adapter.

Do not use an extension cord.

Failure to follow these instructions can result in death, fire, or electrical shock.

A 115 V, 60 Hz, AC only, 15 A or 20 A fused, grounded electrical supply is required. It is recommended that a separate circuit serving only your refrigerator be provided. Use an outlet that cannot be turned off by a switch. Do not use an extension cord.

Location Requirements

⚠ WARNING

Explosion Hazard

Keep flammable materials and vapors, such as gasoline, away from refrigerator.

Failure to do so can result in death, explosion, or fire.

For the refrigerator to be flush with the front of the base cabinets, remove any baseboards or moldings from the rear of the opening.

Flooring under product must be at the same level as the room. If the floor of the opening is not level with the kitchen floor, shim the opening to make it level with the kitchen floor.

Because Whirlpool Corporation policy includes a continuous commitment to improve our products, we reserve the right to change materials and specifications without notice.

Dimensions are for planning purposes only. For complete details, see Installation Instructions packed with product. Specifications subject to change without notice.

Water Supply Requirements

A cold water supply with water pressure of between 30 psi and 120 psi (207 kPa and 827 kPa) is required to operate ice maker. If you have questions about your water pressure, call a licensed, qualified plumber.

IMPORTANT:

Connect to potable water supply only.

Reverse Osmosis Water Supply

IMPORTANT:

The pressure of the water supply coming out of a reverse osmosis system going to the water inlet valve of the refrigerator needs to be between 30 psi and 120 psi (207 kPa and 827 kPa).

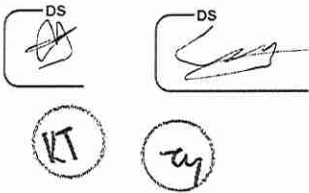
If a reverse osmosis water filtration system is connected to your cold water supply, the water pressure to the reverse osmosis system needs to be a minimum of 40 psi to 60 psi (276 kPa to 414 kPa).

If the water pressure to the reverse osmosis system is less than 40 psi to 60 psi (276 kPa to 414 kPa):

- Check to see whether the sediment filter in the reverse osmosis system is blocked. Replace the filter if necessary.
- Allow the storage tank on the reverse osmosis system to refill after heavy usage.

If you have questions about your water pressure, call a licensed, qualified plumber

Lot 49
OakRidge



Wood Panel Guide

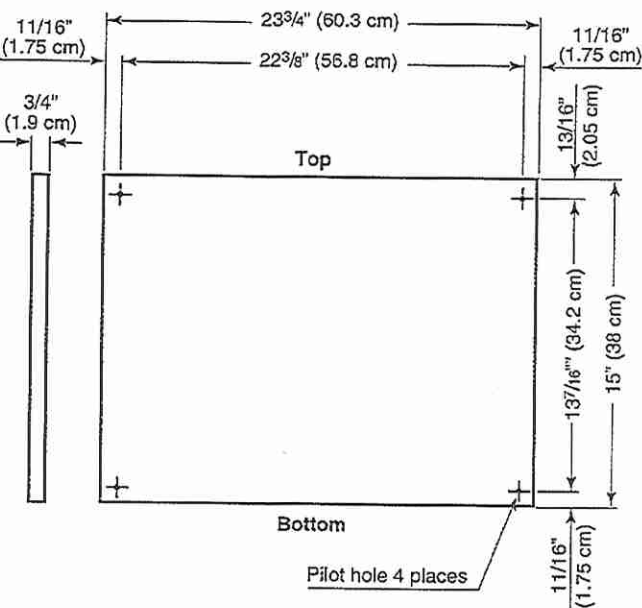
CAUTION: Installation of door panels with less than a 3/8" (0.95 cm) gap between the door panel and the adjacent cabinet increases the risk of potential pinching.

IMPORTANT:

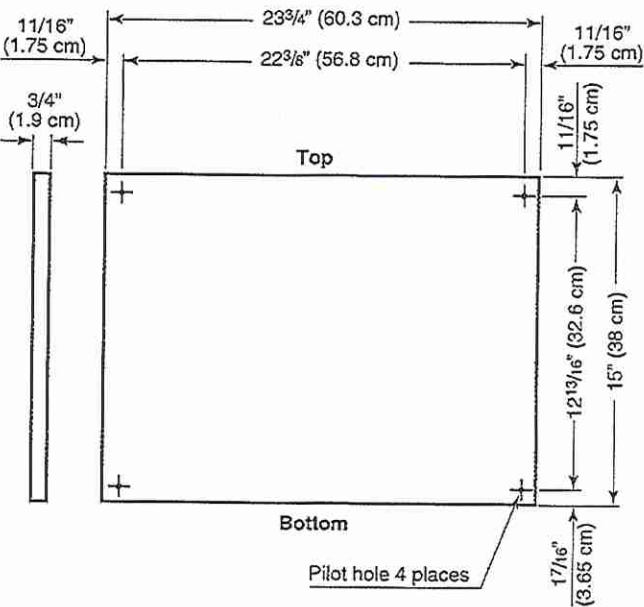
- Panel dimensions shown are the minimum size to cover the appliance door. Panels can be made taller/ wider to match surrounding cabinetry.
- The recommended thickness of the overlay panel is 3/4" (1.9 cm).
- Custom glass door overlay panel must not weigh more than 10 lb (4.54 kg).
- Overlay panels weighing more than recommended may cause damage to your appliance.

Top and bottom overlay drawer panel dimensions:

Upper Door



Lower Door



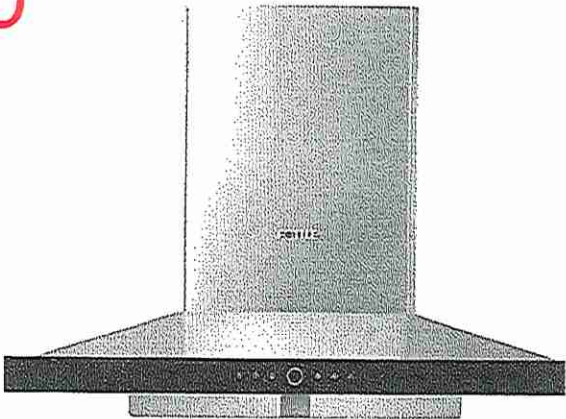
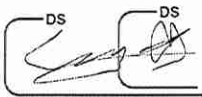
Perimeter Series Range Hoods

EMS9018 Spec Sheet

Lot 49 Oak Ridge

FOTILE

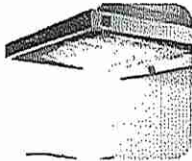
A BREATH OF FRESH ENGINEERING®



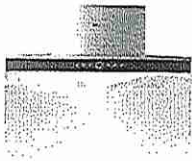
FOTILE EMS9018 Perimeter Vent Range hood is powerful and has a modern canopy design. Wall mountable, this powerful certified Range Hood offers superior smoke, grease, and odor extraction due to its large Capture Shield and M Shape Canopy. Best of all, this powerful range hood not only offers excellent venting performance, it is also exceptionally quiet so you can have a casual conversation as you are preparing a meal. Available in Stainless Steel.



Key Features



Capture Shield Technology to Actively Absorb Smoke



Auto Turbo Mode for Quick Extra Power



97% Odor Reduction Rate & 92% Grease Separation Rate



Covers 7.2 ft² of Cooking Area (5-6 Burners)

Secondary Features

- Auto Delay Shutoff
 - Extracts Lingering Odors After You Are Done Cooking
- Powerful LED Light
 - Lights Up Your Cooktop
- Large Oil Collection Cup
 - Detachable and Easy to Clean
- Detachable Capture Shield
 - Easy to Clean

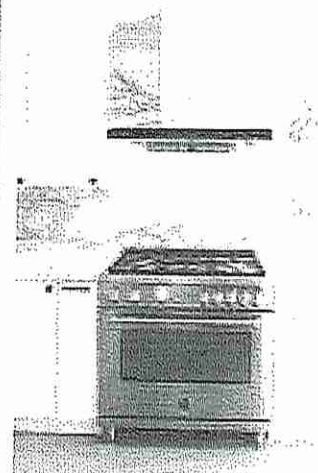
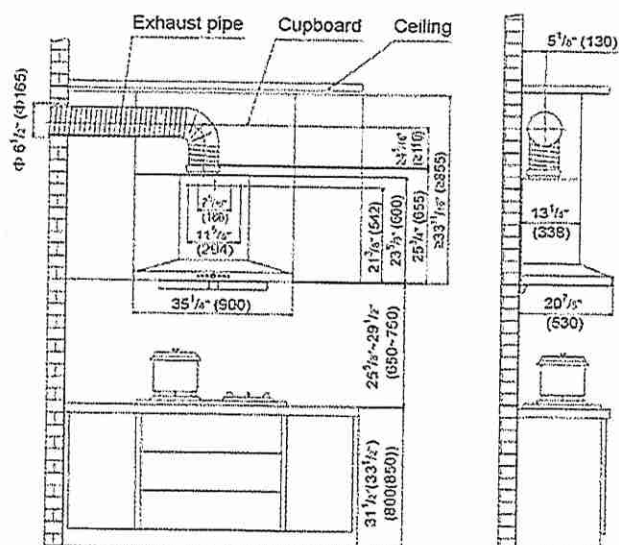
FOTILE

A BREATH OF FRESH ENGINEERING®

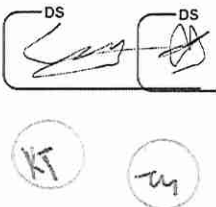


Labor: 2 Years
Parts: 5 Years(Limited)
Motors: Lifetime Limited Warranty

Installation Examples



Lot 49
OakRidge

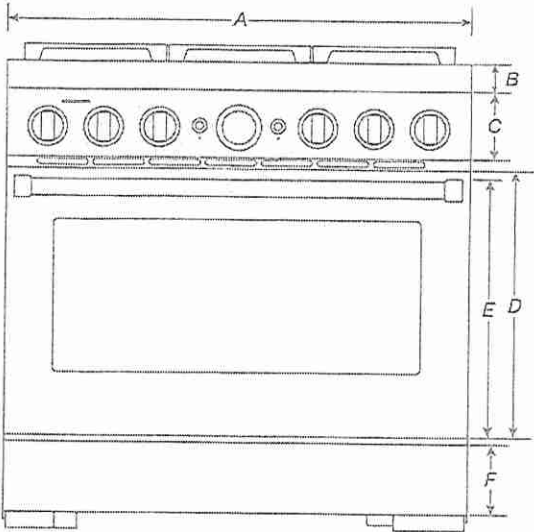


DIMENSIONS

COMMERCIAL-STYLE RANGES

PRODUCT DIMENSIONS

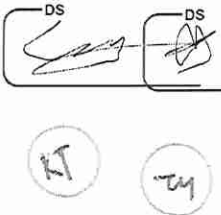
MODEL #	30" (76.2 cm) RANGES DUAL-FUEL/GAS KFDG500J/KFGC500J		36" (91.4 cm) RANGES DUAL-FUEL/GAS KFDG600J/KFGC600J	
	IN	CM	IN	CM
Overall Width (A)	29⁷/₈	75.9	35 ⁷ / ₈	91.1
Bullnose Height (B)	2 ³ / ₁₆	5.6	2 ³ / ₁₆	5.6
Control Panel Height (C)	5 ⁵ / ₁₆	13.5	5 ⁵ / ₁₆	13.5
Door Height (D)	20 ¹ / ₁₆	52.6	20 ¹ / ₁₆	52.6
Door Bottom to Handle Top (E)	20	50.8	20	50.8
Toe-Kick Height (F)	5 ¹ / ₂	14	5 ¹ / ₂	14



FRONT VIEW

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 KitchenAid® appliances are appropriately UL, CUL or CSA approved.

Lot 49
OakRidge

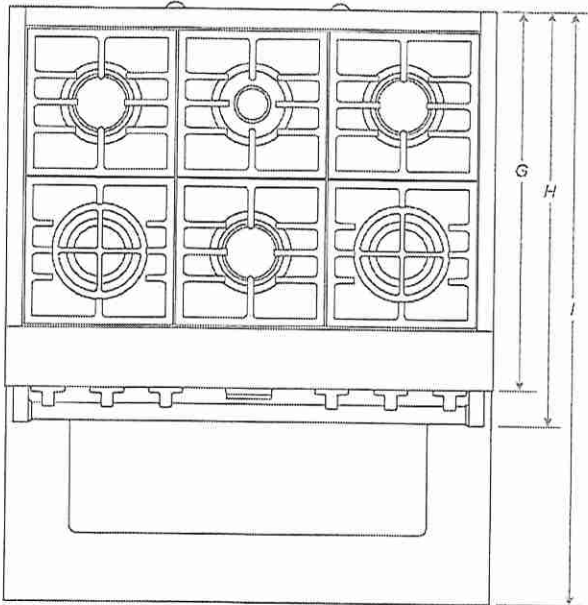


DIMENSIONS

COMMERCIAL-STYLE RANGES

PRODUCT DIMENSIONS

MODEL #	30" (76.2 cm) RANGES DUAL-FUEL/GAS KEDC500J / KEGC500J		36" (91.4 cm) RANGES DUAL-FUEL/GAS KEFC600J / KEGC600J	
	in	cm	in	cm
Depth with Control Panel Overhang (G)	27³/₄	70.5	27 ³ / ₄	70.5
Depth with Handle (H)	30¹/₄	76.9	30 ¹ / ₄	76.9
Depth with Door Fully Open (I)	46¹/₂	118.1	46 ¹ / ₂	118.1

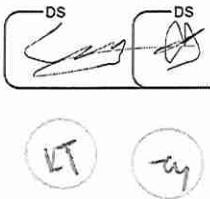


TOP VIEW

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KitchenAid®

Lot 49
Oak Ridge



DIMENSIONS

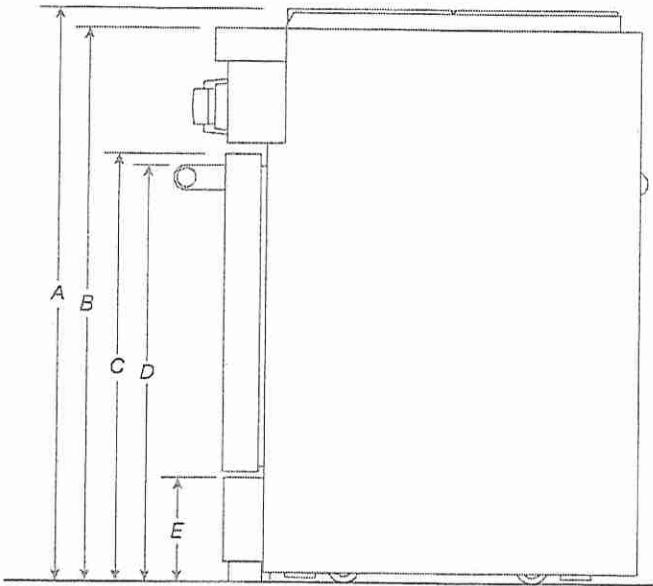
5 of 30

COMMERCIAL-STYLE RANGES

PRODUCT DIMENSIONS

MODEL #	30" (76.2 cm) RANGES DUAL-FUEL/GAS EDC500J/KFGC500J		36" (91.4 cm) RANGES DUAL-FUEL/GAS EDC550J/KFGC550J		48" (121.9 cm) RANGES DUAL-FUEL/GAS EDC558J/KFGC558J	
	in	cm	in	cm	in	cm
Grates Top Height (A)	37³/₁₆	94.5	37³/₁₆	94.5	37³/₁₆	94.5
Cooking Surface Top Height (B)	36	91.4	36	91.4	36	91.4
Door Top Height (C)	27¹/₈	70.8	27¹/₈	70.8	27¹/₈	70.8
Handle Top Height (D)	27¹/₈	68.9	27¹/₈	68.9	27¹/₈	68.9
Toe-Kick Height (E)	6⁵/₁₆	16.9	6⁵/₁₆	16.9	6⁵/₁₆	16.9
OTHER DIMENSIONS						
Maximum Feet Extension Height*	1¹/₂	3.8	1¹/₂	3.8	1¹/₂	3.8

* IMPORTANT: Minimum height dimensions are at the lowest point of the height adjustment range. When the leveling legs are fully extended, all heights have 1 1/2" (3.8 cm) of added height.



SIDE VIEW

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KitchenAid®

Lot 49
OakRidge

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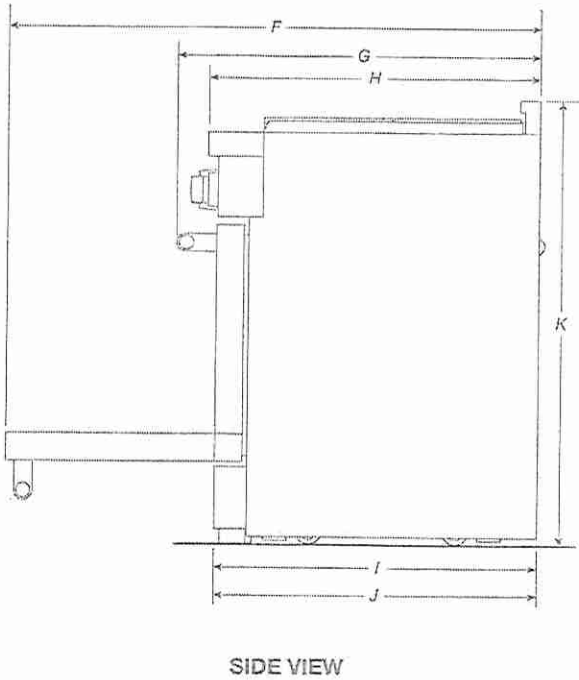
DIMENSIONS

COMMERCIAL-STYLE RANGES

PRODUCT DIMENSIONS

MODEL #	30" (76.2 cm) RANGES DUAL-FUEL/GAS KFGC500J/KFGC506J		36" (91.4 cm) RANGES DUAL-FUEL/GAS KFGC506J		48" (121.9 cm) RANGES DUAL-FUEL/GAS KFGC558J/KFGC558J	
	in	cm	in	cm	in	cm
Depth with Door Fully Open (F)	46½	118.1	46½	118.1	46½	118.1
Depth with Handle (G)	30¼	76.9	30¼	76.9	30¼	76.9
Depth with Control Panel Overhang (H)	27¾	70.5	27¾	70.5	27¾	70.5
Depth to Toe-Kick with Door (I)	27	68.6	27	68.6	27	68.6
Depth with Door (J)	27	68.6	27	68.6	27	68.6
OTHER DIMENSIONS						
Gas Vent Height (K)*	39	99.1	39	99.1	39	99.1

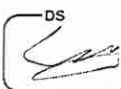
*Gas Units only: KFGC500J, KFGC506J and KFGC558J.



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KitchenAid®

Lot 49
Oak Ridge



DIMENSIONS

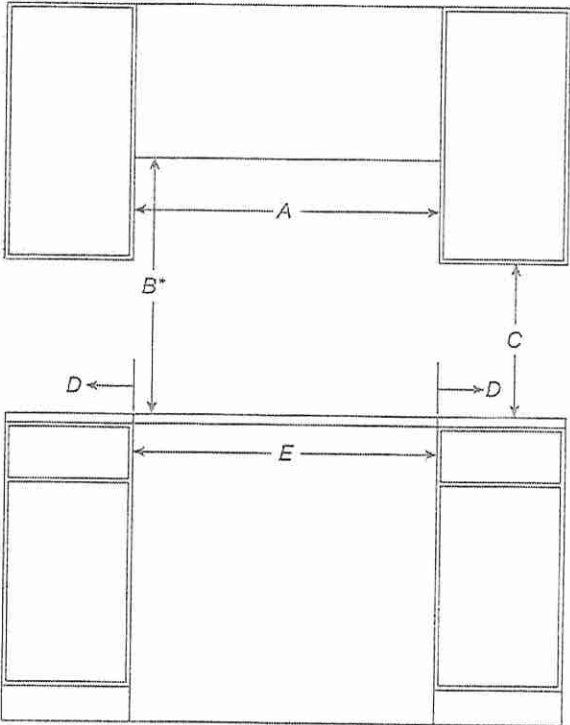
7 of 30

COMMERCIAL-STYLE RANGES

OPENING/CLEARANCE DIMENSIONS

MODEL #	30" (76.2 cm) RANGES DUAL-FUEL/GAS KFGC500J/KFGC510J		36" (91.4 cm) RANGES DUAL-FUEL/GAS KFGC508J		48" (121.9 cm) RANGES DUAL-FUEL/GAS KFGC558J/KFGC568J	
	in	cm	in	cm	in	cm
Combustible Area above Cooking Surface Width (min.) (A)	30	76.2	36	91.4	48	121.9
Bottom of Cabinet Height above Cooking Surface (min.) (B)*	42	106.7	58	147.3	58	147.3
Bottom of Cabinet Height above Countertop (min.) (C)	18	45.7	18	45.7	18	45.7
Distance to Fixed Wall or Combustible Material (min.) (D)	12	30.5	12	30.5	12	30.5
Opening Width (min.) (E)	30	76.2	36	91.4	48	121.9

* If installing a hood or hood liner above the range, follow the hood or hood liner instructions for dimensional clearances above the cooking surface.



FRONT VIEW

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KitchenAid®

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Lot 49

Oak Ridge

DIMENSIONS

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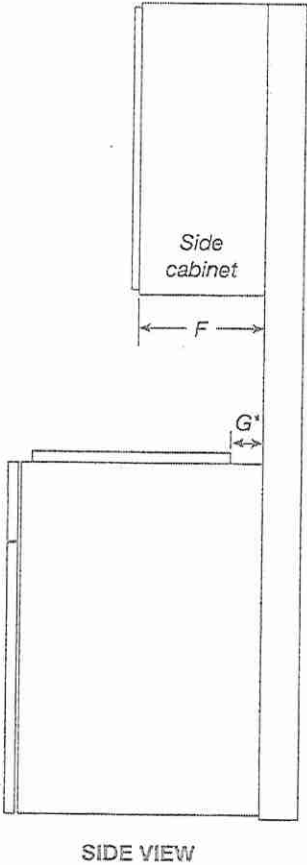
COMMERCIAL-STYLE RANGES

OPENING/CLEARANCE DIMENSIONS

MODEL #	30" (76.2 cm) RANGES DUAL-FUEL/GAS KFDG500J/KFEGC500J		36" (91.4 cm) RANGES DUAL-FUEL/GAS KFDG550J/KFEGC550J		48" (121.9 cm) RANGES DUAL-FUEL/GAS KFDG550J/KFEGC550J	
	in	cm	in	cm	in	cm
Upper Cabinet Depth (max.) (F)	13	33	13	33	13	33
Depth from Wall to Grates (G)*	1 1/2	3.9	1 1/2	3.9	1 1/2	3.9
Depth from Wall to back of Unit**	0	0	0	0	0	0

* If the back wall is constructed of a combustible material and a backsplash is not installed a 7 1/2" (19.1 cm) minimum clearance is required.

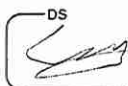
** If the back wall is constructed of a combustible material and a backsplash is not installed a 6" (15.2 cm) minimum clearance is required.



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 KitchenAid® appliances are appropriately UL, CUL or CSA approved.

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Lot 49
Oak Ridge



DIMENSIONS

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COMMERCIAL-STYLE RANGES

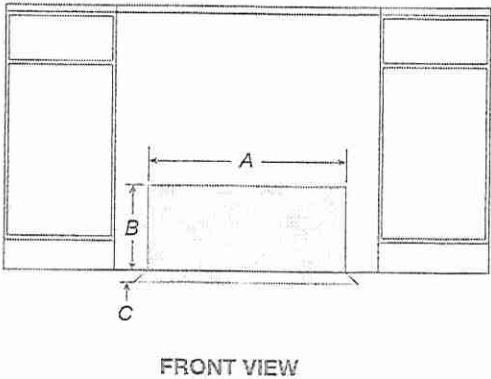
ELECTRICAL REQUIREMENTS

MODEL #	30" (76.2 cm) RANGES DUAL-FUEL/GAS KFDG500J/KFGB500J		36" (91.4 cm) RANGES DUAL-FUEL/GAS KFGG506J		48" (121.9 cm) RANGES DUAL-FUEL/GAS KFCG558J/KFGG555J	
	in	cm	in	cm	in	cm
Electrical Zone Width (A)	22	55.9	28	71.1	40	101.6
Electrical Zone Height (B)	15	38.1	15	38.1	15	38.1
Electrical Zone Depth (C)	5	12.7	5	12.7	5	12.7

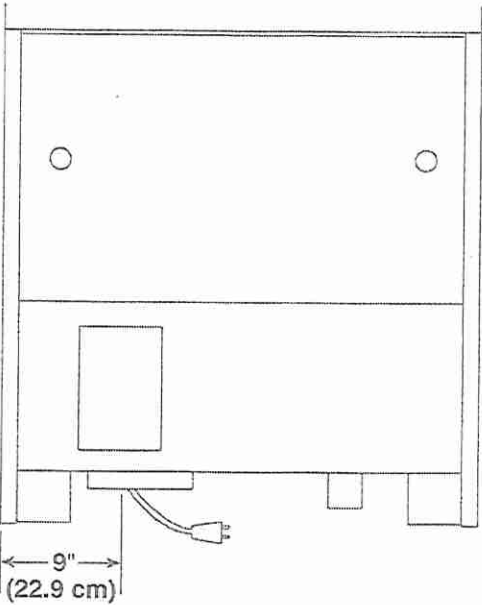
ELECTRIC REQUIREMENTS CHECKLIST

- ☐ A 240 V, 60 Hz, fused, grounded circuit is required.
- ☐ For 30" (76.2 cm) and 36" (91.4 cm) ranges, use a 40 A circuit.
- ☐ For 48" (121.9 cm) ranges, use a 50 A circuit.
- ☐ A dedicated circuit is recommended.

RECOMMENDED ELECTRICAL ZONE



WIDTH TO ELECTRICAL CONDUIT



NOTE: If you have questions about your electrical supply, call a licenced, qualified electrician.

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KitchenAid®

Lot 49
Oak Ridge

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DIMENSIONS

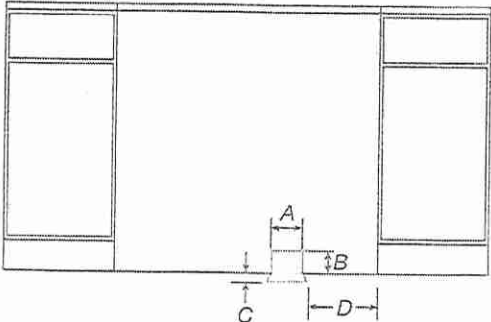
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COMMERCIAL-STYLE RANGES

GAS REQUIREMENTS

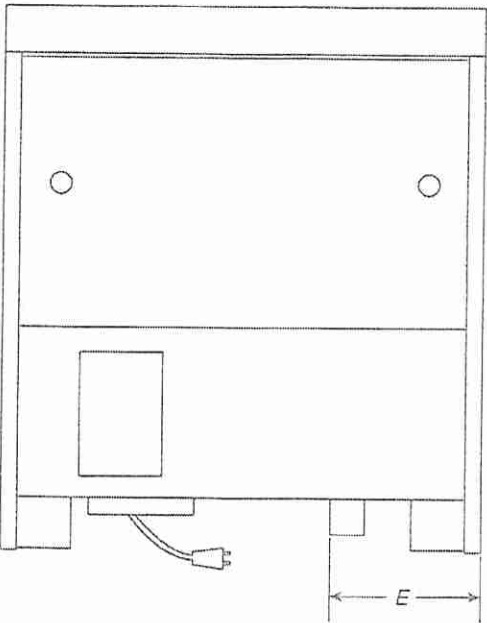
MODEL #	30" (76.2 cm) RANGES DUAL-FUEL/GAS FDC500J/KFG501J		36" (91.4 cm) RANGES DUAL-FUEL/GAS FDC500J/KFG501J		48" (121.9 cm) RANGES DUAL-FUEL/GAS KFGC558J/KFGC581J	
	in	cm	in	cm	in	cm
Gas Opening Width (A)	6	15.2	14	35.6	24	61
Gas Opening Height (B)	3	7.6	3	7.6	3	7.6
Gas Opening Depth (C)	5	12.7	5	12.7	5	12.7
Distance from Side Cabinet to Gas Opening (D)	9	22.9	9	22.9	9	22.9
Width to Gas Inlet (E)	12 ³ / ₄	32.4	12 ³ / ₄	32.4	12 ³ / ₄	32.4

RECOMMENDED GAS ZONE



FRONT VIEW

WIDTH TO GAS INLET



BACK VIEW

NOTE: If you have questions about your gas supply, call a licenced, qualified service technician.

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