



CONSTRUCTION SUMMARY
2185715 Ontario Inc.

PURCHASERS: POONAM SHARMA and RAJAN SHARMA TEL: RES.: 647-975-2149

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
057	1	JOHANNA REVISED-ELEVATION A		

Date Added: 13-Jun-22 Invoice Number: 8256

1 - GENERAL: PLAN CHANGE minimum charge for any plan change to structure/floor plan Note:
1 - EXTERIOR FRONT DOOR - INSTALL SINGLE EXTENDED HEIGHT FRONT DOOR AND SIDELIGHT. **DELETE TRANSOM ABOVE DOOR** Note:
5 - BASEMENT -WINDOWS - TO ENLARGE FIVE (5) STANDARD 30 IN (W) X 16 IN (H) TO 36 IN (W) X 24 IN (H) EA. **DELETE STANDARD BUILDER WINDOWS*** Note:
1 - MUD ROOM - ADD SIDE DOOR FROM EXTERIOR TO MUD ROOM - includes applicable coach light Note:
1 - EXTERIOR: ADDITIONAL STONE WORK required due to deletion of dinette window (was a longer window) - replaced with kitchen window at sink (shorter in height, therefore stone cap and stone must be raised at side and rear. Note:
1 - KITCHEN: EXTEND UPPER & LOWER CABINETS TO BACK EXTERIOR WALL, ADD MICRO/WALL OVEN TOWER -AS PER SKETCH, AS PER VENDORS STANDARD SAMPLES Note: 48 inch pro series fridge, additional uppers and base, wine fridge opening
1 - KITCHEN: RELOCATE SINK AND DISHWASHER UNDER WINDOW (IN DINETTE AREA). SEE PLAN Note:
1 - KITCHEN: ADD ELECTRICAL OUTLET AT ISLAND FOR NEW WINE FRIDGE. SEE PLAN Note:
1 - KITCHEN: ELECTRICAL - ROUGH IN ELECTRICAL FOR NEW WALL OVEN MICROWAVE OVEN ADJACENT TO FRIDGE. SEE PLAN Note:
1 - KITCHEN: WINDOW - *DELETE EXISTING DINETTE WINDOW** REPLACE WITH 48 X 52 WINDOW TO ACCOMMODATE KITCHEN CABINETS Note:
1 - KITCHEN: ROUGH IN FOR POT FILLER *FIXTURE NOT INCLUDED* AT STOVE Note:
1 - KITCHEN: EXHAUST DUCTING - UPGRADE TO 8 INCH EXHAUST IN LIEU OF 6 INCH Note:
1 - KITCHEN: COUNTERTOP TO BE SELECTED CHARGED AT TIME OF COLOUR CHARTS *ALTERATIONS TO KITCHEN COUNTERS NOT INCLUDED AT STRUCTURALS** - INFO ONLY Note:
1 - GREAT ROOM: ADD COFFERED CEILING. SEE PLAN Note:
1 - GREAT ROOM: ADD WAFFLE CEILING (SIX SQUARE) IN TIC-164 \$2840 PLUS PAINT \$1000 USE 6 OUT OF 10 GIFTED POT LIGHTS Note:
1 - GREAT ROOM: **DELETE BUILDERS STANDARD FIREPLACE AND MANTLE** UPGRADE TO ELECTRIC FIREPLACE XLF50 \$2610, PLUS ELEC TO FP\$350 Note:



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1 - GREAT ROOM: RAISE TV OUTLET TO 60" AFF ABOVE FP. RAISE CONDUIT PIPE ROUGH-IN FROM TO TO BASEMENT. ADDITIONAL STANDARD HEIGHT PLUG TO THE RIGHT OF THE FIREPLACE WITH CONDUIT TO BASEMENT. Note:
1 - GREAT ROOM: FIREPLACE SURROUND TO BE WOOD LAMINATE (AS PER VENDORS SHOWROOM DISPLAY OR EQUAL TO) WITH FINISHED SIDES IN MATCHING LAMINATE. TWO LOWER UNITS EITHER SIDE (TOP DRAWER WITH CUPBAORD BELOW) NO LIGHTIN. NO BOOKCASES. SEE SKETCH Note:
1 - GREAT ROOM: ROUGHT CARPENTRY: FRAMING FOR FIREPLACE Note:
1 - DEN: ADD COFFERED CEILING. USE FOUR (4) OUT OF THE 10 GIFTED POT LIGHTS. GIFTED POTS NOW COPLETE. Note:
2 - ENSUITE2 & ENSUITE3: CONVERT TUB TO SHOWER INCLUDES 2 IN X 2 IN WHITE FLOOR TILES, 6 IN WHITE QUARTZ CURB PLUS SHOWER POT LIGHT AND FRAMELESS GLASS ENCLOSURE WITH FRAMELESS GLASS DOOR Note:
2 - ENSUITE2/ENSUITE3: ADD SHAMPOO NICHE IN WHITE QUARTZ APPRX. 10 X 14 IN Note:
2 - MASTER BEDROOM: *DELETE WINDOW AT SIDE WALL* INSTALL TWO (2) NEW WINDOWS 24 in x 56 in Note:
1 - CONDUIT PIPE ROUGH-IN FROM BASEMENT TO ATTIC 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 \$1000. PLUS A 10% HOLDBACK FEE. Note:
1 - PURCHASER HAS ATTENDED A STRUCTURAL APPOINTMENT AT THE DECOR CENTRE AND HAS DECLINED ANY ADDITIONAL UPGRADES. Note:
1 - BONUS PACKAGE - PURCHASER HAS APPLIED \$20,000 UPGRADE PROMOTIONAL PACKAGE TOWARDS THE PURCHASE PURCHASE OF UPGRADES IN THIS AGREEMENT. Note:

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REAR & SIDEUPGRADE ELEVATIONS

* New window 48x52
DELETE PREVIOUS WINDOW

Relocate Sink & DW.

R.I. pot filler

ADDITIONAL STONE WORK

36x24

36x24

36x24

61
H4

* CONDUIT TO ATTIC

HYDRO PANEL

SWIT

LOWER LEVEL ELEV.A

* RELOCATE OPT. LAUNDRY

36"x24"

9'-SLIDING DOOR

PETITE "x11'0"

ADD COFFER

GREATROOM 16'5"x15'10"

6 WAFFLES (see plan)
6 pots

XLFS5 ELEC. 60' CH

New 24x56

New 24x56

PRIMARY BEDROOM 17'8"x13'0"

* ENSUITE SHOWER 48"x42" INSIDE x INSIDE

BEDROOM2 11'0"x17'4"

* ENS#2 * REVISED 40" VANITY

* FRAMELESS SHOWER 34"x60" INSIDE w/ SOAP NICHE

ADD DOOR

BEDROOM5 13'0"x12'0" (11'-10")

RAILING

OPEN TO BELOW

OPT. UPFERS TUB

W D

ORD

LAUNDRY

ENSUITE 3

* ENS#3 = SHOWER 36"x60" INSIDE x INSIDE w/ SOAP NICHE FRAMELESS GLASS

INSIDE x SOAP NICHE

FRAMELESS GLASS

NICHE

WALK-IN CLOSET

RAISED CEILING

BEDROOM3 12'0"x13'6"

RAISED CEILING

BEDROOM4 15'3"x12'4" (8'0") (12'-2")

RAISED CEILING

UPPER LEVEL ELEV.A

DININGROOM 16'3"x15'6"

68"

28"

4" GAP @ WALL

POWDER

FLOATING VANITY

DEN 9'6" (9'0") x 11'0"

FOYER

BENCH DOOR

COVERED PORCH

EXTENDED HEIGHT FRONT DOOR & SIDELIGHT (Delete transom)

CONCRETE STEPS IF REQUIRED BY GRADE

ADD COFFER

MAIN LEVEL ELEV.A

GARAGE 18'4"x21'6"

DOOR WHERE GRADE PERMITS

UP

DN

2R DN

MUD ROOM (SUNKEN)

WALK-IN CLOSET

ISLAND

EXTENDED BREAKFAST COUNTER

WINE FR

KITCHEN 17'0"x12'0" (8'6")

PANTRY

OV MIC 48"

9'-SLIDING DOOR

9'-SLIDING DOOR

9'-SLIDING DOOR

9'-SLIDING DOOR

9'-SLIDING DOOR

9'-SLIDING DOOR

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3475 SQ. FT. ELEV.A

LOT 57 - Johanna Revised. 45-04 REV.



16'-5"

13'-1" F.A.

15'-10"

GREAT ROOM
16'5" x 15'10"

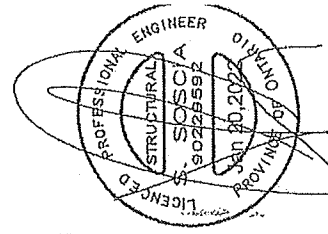
COFFERED CEILING

LOT 57

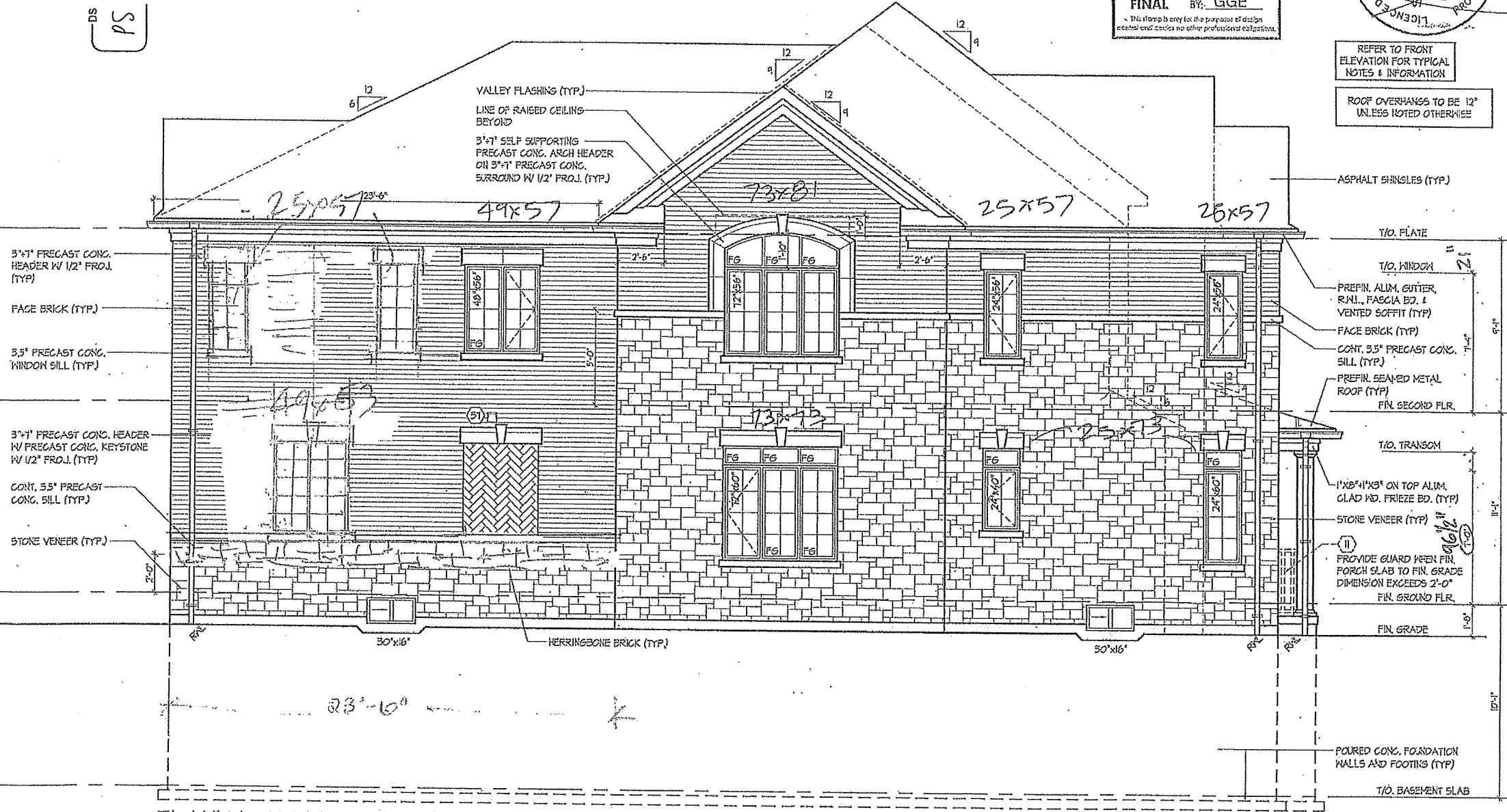
LOT 57

DS
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W Architect Inc.
DESIGN CONTROL REVIEW
JANUARY 21, 2022
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REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION
ROOF OVERHANGS TO BE 12"
UNLESS NOTED OTHERWISE



FLANKAGE ELEVATION 'A' - LOT 57

LEFT SIDE ELEVATIONS 'A'

ROYAL PINE HOMES - 220053
UNIT 4504 - LOT 57
VALUE OF HUNTER NORTH, BRAMPTON, ON.
REV. 2022.01.21

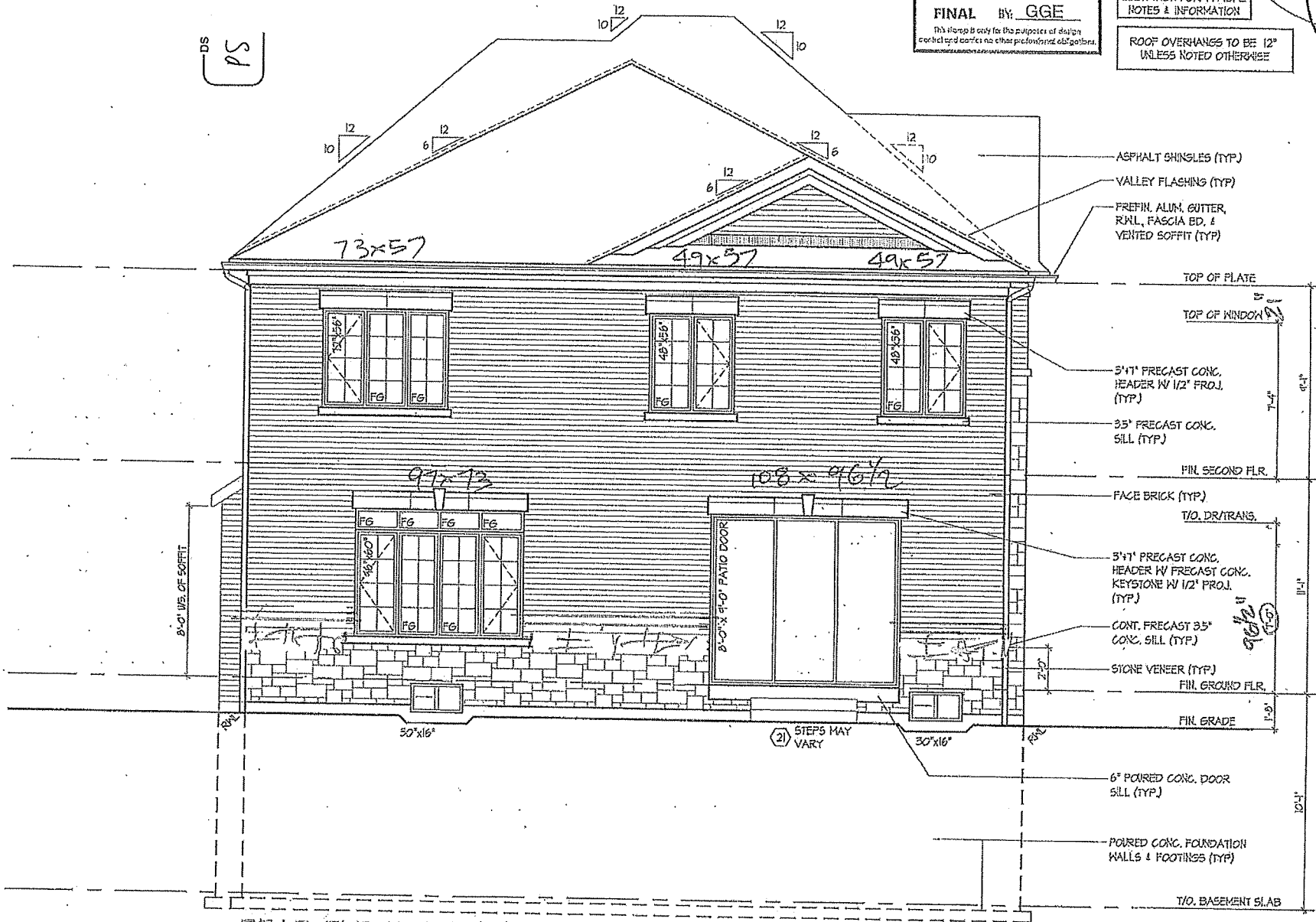
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THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THE
DESIGN AND CONSTRUCTION OF THE PROJECT AND CERTIFIES THAT THE
DESIGN AND CONSTRUCTION OF THE PROJECT COMPLY WITH ALL
RELEVANT REGULATIONS AND STANDARDS.
Date: 1/21/2022
Signature: [Signature]
Name: David R. Santos
Title: Designer
Registration Number: 37305
Year: 1995

Attest: I am a duly qualified and licensed Professional Engineer in the Province of Ontario and I hereby certify that the above is a true and correct copy of the original drawing as submitted to me for review and approval.

1995

6 of 1



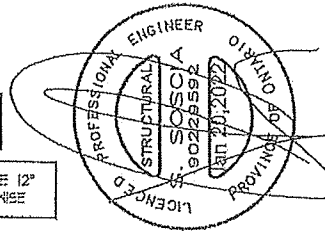
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REFER TO FRONT
ELEVATION FOR TYPICAL
NOTES & INFORMATION

ROOF OVERHANGS TO BE 12"
UNLESS NOTED OTHERWISE



REAR ELEVATIONS 'A'

UNIT 4504 - LOT 57

REV. 2022.01.20

8 of 11

ROYAL PINE HOMES - 220053

VALUE OF HUNTER NORTH, BRAMPTON, ON.

220053WS4504-L0T57

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37803

1995

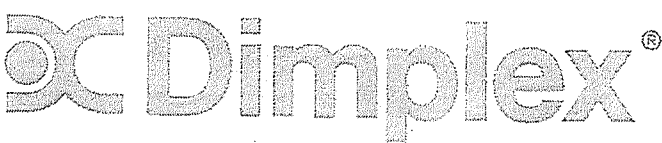
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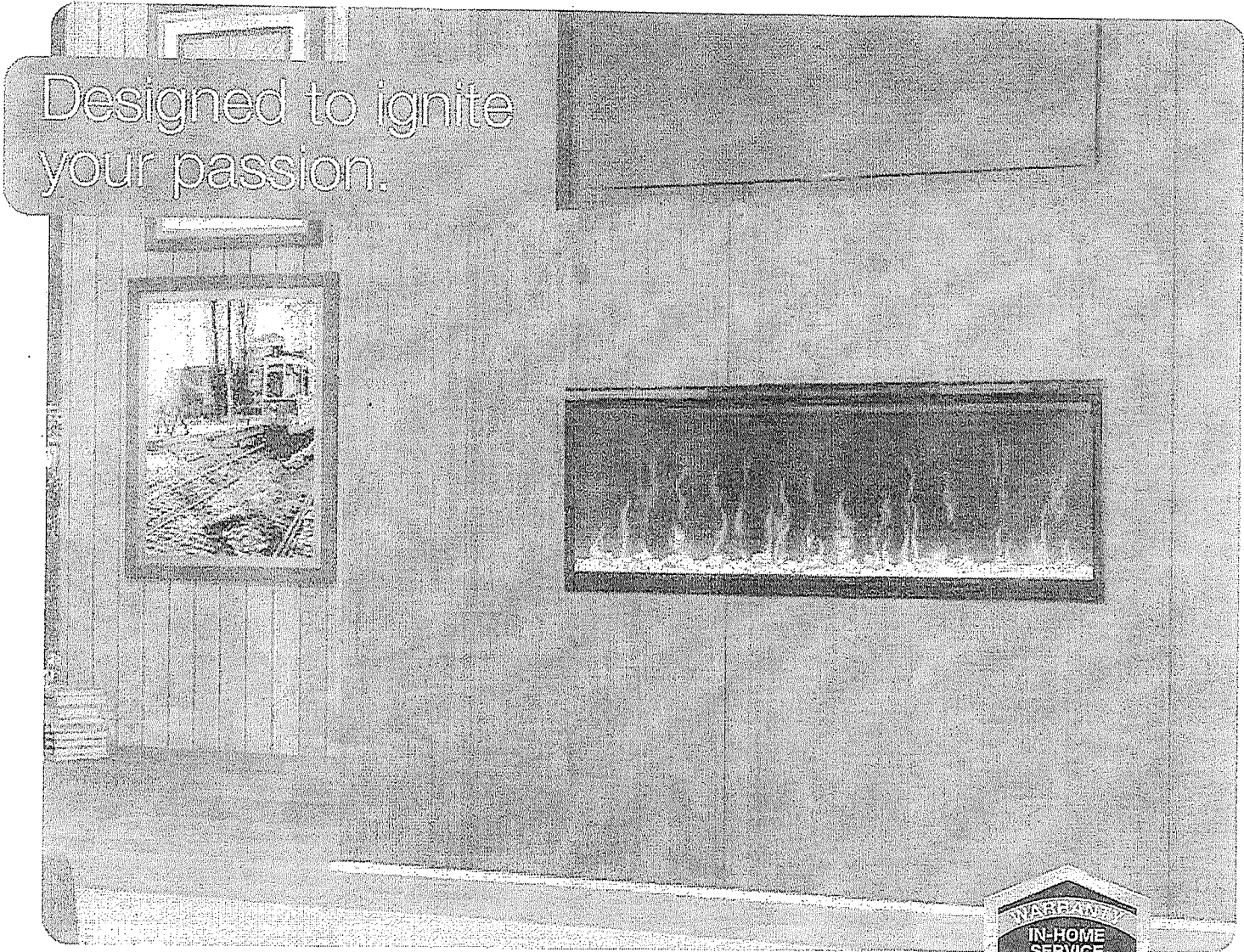
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DS
PS

IgniteXL®
50" Linear Electric Fireplace

XLF50



IgniteXL® stands apart as more lifelike and visually stunning than anything that came before it. With new, patented flame and heat technology, IgniteXL transforms the look and feel of any room. Installation is simpler and more flexible than ever, making the possibilities almost endless. Enjoy flawless panoramic views that ignite the senses from any angle.



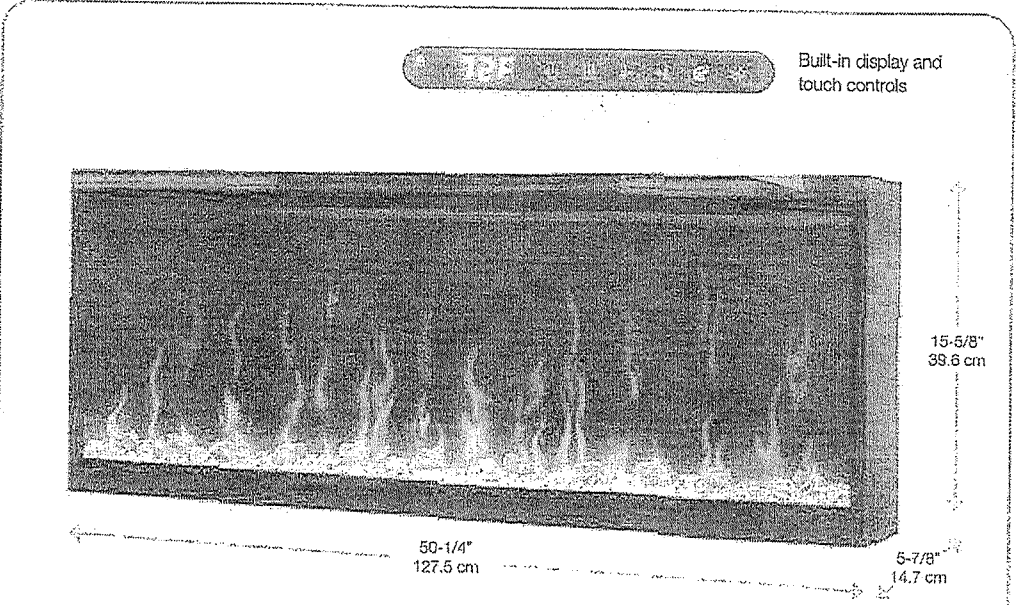
LOT 57



IgniteXL[®]
50" Linear Electric Fireplace



XLF50



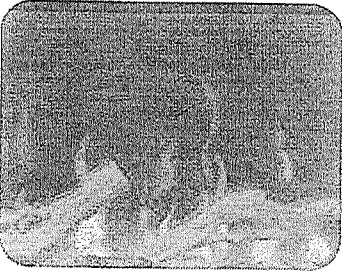
Features

- Multi-Fire XD[®] Flame Effect**
Vivid flames that are brighter and more lifelike day or night.
- Less Frame, More Flame**
Clean front face with minimal trim makes the dazzling flames the focal point.
- ComfortBaver[®] Heating System**
Safe ceramic heat, plus 11% energy savings, warms up to 1,000 sq. ft.
- Media Accent Colors**
Choose from a variety of brilliant color themes or cycle through a range of colors using the custom mode, freezing on the hue of your choice.
- Edgeless Design**
Installs without trim to stone, brick and other solid finish materials; includes trim for drywall and tile surfaces.
- Precision Thermostat**
Electronic thermostat maintains room temperature within 1/2°C (1°F) for perfect comfort and increased energy efficiency.
- Built-in Touch Controls**
Settings and temperature display are hidden when not in use.
- Heat Boost**
Quickly warms a room by delivering maximum heat output for a pre-determined amount of time.
- Mood-maker Remotes**
Customize the light color and intensity for a fireplace that reflects your personality.
- Seamless Installation**
Low-profile design fully recesses in 2" x 6" wall construction and 2" x 4" with optional trim. Hardwire using 120V or 240V for powerful heating.
- Hardwire or Plug-in**
Includes 120V plug-in cord kit or hardwire to 120V / 240V power supply.
- Cool-touch Glass**
Glass remains cool making it safe for children and pets in any location.

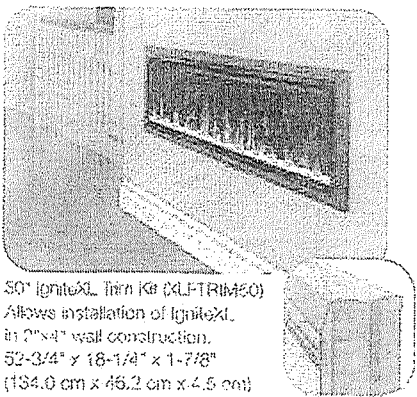
Color Themes



Accessories



50" Driftwood and River Rock Accessory Package (LF50DWS-KIT)



50" IgniteXL Trim Kit (XLFTRIM50)
Allows installation of IgniteXL in 2"x4" wall construction.
52-3/4" x 18-1/4" x 1-7/8"
(134.0 cm x 46.2 cm x 4.5 cm)

120 Volts | 1,500 Watts | 5,118 BTU
240 Volts | 2,500 Watts | 8,530 BTU

Model #	Description	Listing	UPC	Warranty	Overall Dimensions (H x W x D)	Net Weight	Gross Weight
XLF50	50" IgniteXL Linear Electric Fireplace	73.4 / 33.3	781052 098725	5 yr.	56-3/8 x 21-1/4 x 12	143.2 x 54.0 x 30.5	8.3 0.2
LF50DWS-KIT	50" Driftwood and River Rock Accessory Package	7.0 / 3.17	781052 102842		34-1/4 x 5-7/8 x 8-1/8	87.2 x 14.98 x 20.57	0.94 0.02
XLFTRIM50	50" IgniteXL Linear Electric Fireplace Trim Kit	7.7 / 3.5	781052 107953	1 yr.	56-3/4 x 3-3/4 x 6-7/8	144.0 x 9.3 x 17.5	0.83 0.02

Specifications, finishes and dimensions are subject to change. *Limited warranty. ©2020 Glen Dimplex Americas

SE-017-R07-022420

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LOT 57

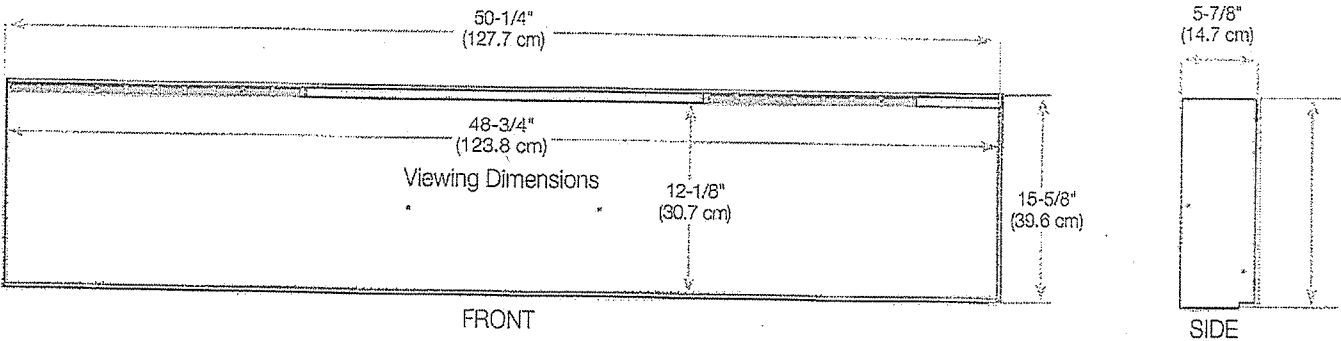


IgniteXL[®]
50" Linear Electric Fireplace



XLF50

Product Dimensions:

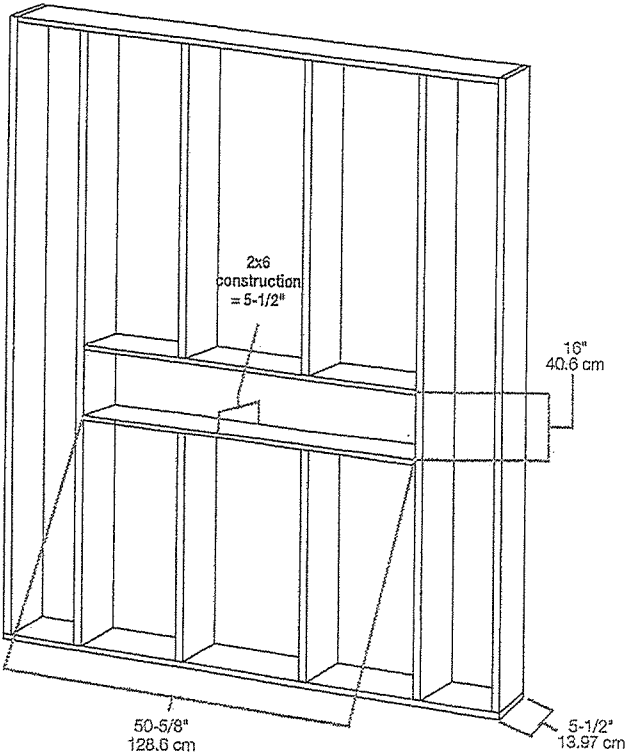


Framing
Dimensions

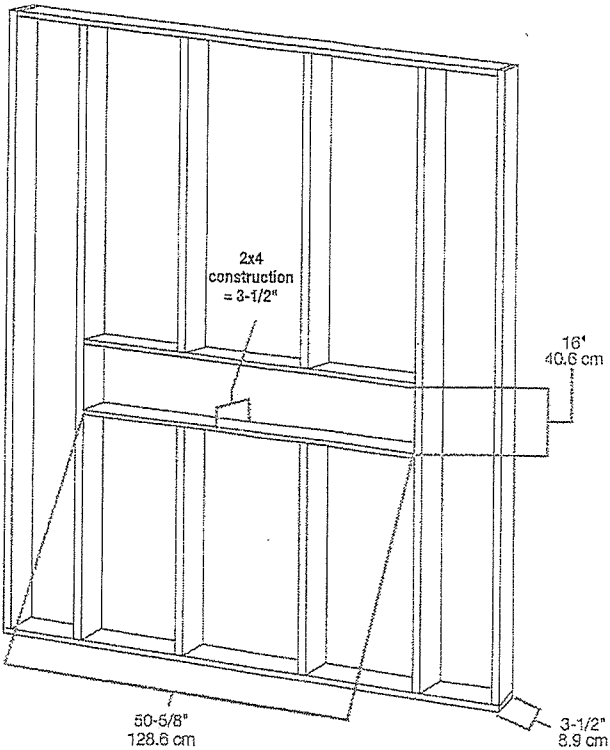
NOTE: The bottom sill needs to be a minimum of 3-1/2" (8.9 cm) deep. The sill can be constructed to support the front of the unit to allow the power supply wires to easily be run behind or flush with the back of the unit and a pass through hole drilled for electrical wire routing.

It is recommended that the bottom of the unit be mounted between 30" (76.2 cm) and 40" (102 cm) from the ground to maintain an optimized viewing angle of the flame.

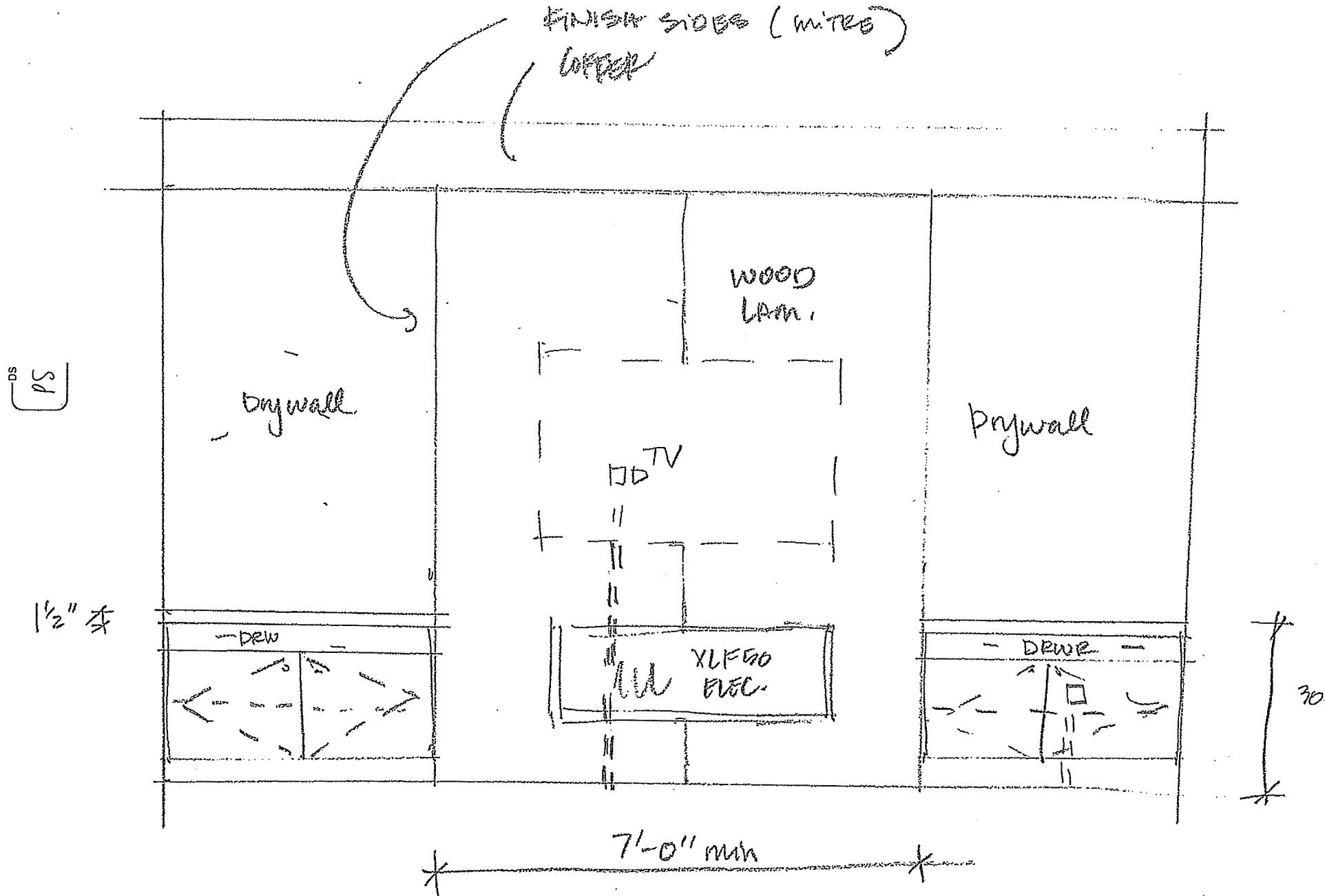
2x6 framing



2x4 framing



LOT 57



LOT 57