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Structural

CONSTRUCTION SUMMARY
2185715 Ontario Inc.

PURCHASERS: GURDIP PABLA and KAMALJEET,KAUR PABLA

TEL: RES.: 416-543-6496

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
011	1	JOHANNA-STD MAIN-4 BEDROOM-ELEVATION A	

Date Added: 17-Jun-22

Invoice Number: 8255

1 - PLAN CHANGE GENERAL CHARGE: 3 AREAS: A. KITCHEN, B. MUD ROOM, C. RELOCATE POWDER AND FRONT CLOSET (SEE PLAN) Note:
1 - ENTRY: ***RELOCATE POWDER ROOM AND ENTRY CLOSET*** DELETE ARCH BETWEEN DINING AND ENTRY HALL. CREATING A LARGE OPEN SPACE FOR DINING/LIVING ROOM COMBO Note:
1 - MUD ROOM WIC: ***DELETE WIRE SHELVING AT WIC*** RELOCATE POWDER ROOM INTO WIC WITH VANITY LEFT OF THE DOOR AND TOILET RIGHT (SEE PLAN) Note:
1 - MUD ROOM: INSTALL SIDE DOOR ENTRY DOOR IN NEW LOCATION (SEE PLAN) CLOSE TO GARAGE DOOR **DELETE MUD ROOM CLOSET BESIDE GARAGE*** Note:
1 - MUD ROOM: **DELETE 'L' SHAPED SERVICE STAIR. INSTALL NEW SERVICE STAIR RUNING STRAIGHT ALONG EXTERIOR SIDE WALL. Note:
1 - MUD ROOM: NEW FLOOR JOISTS, STRUCTURAL TO SUPPORT UPPER LANDING, PLYWOOD SUBFLOOR, TILE WORK. ADD DOUBLE DOOR COAT CLOSET/ CASING/DOOR HARDWARE BETWEEN NEW POWDER AND SERVICE STAIR LOCATION (SEE PLAN) Note:
1 - KITCHEN: ADD A SERVERY ROOM AND PANTRY ROOM. INCLUDES STANDARD DOOR, HARDWARE AND TRIM. TWO OPEN ARCHWAYS. (SEE PLAN) Note:
1 - KITCHEN - ELECTRICAL: ADD ABOVE COUNTER OUTLET \$300.00. ADD STANDARD OUTLET WALK IN PANTRY \$300.00. ADD TWO STANDARD LIGHT FIXTURES (AT WALK IN PANTRY AND AT SERVERY \$250.00 EA). SEE PLAN Note:
1 - KITCHEN - RELOCATE ELECTRICAL FOR FRIDGE. ADD ELECTRICAL FOR FREEZER. PANTRY CUPBOARD ADJACENT TO FREEZER - LOCATED AT WALL BESIDE WALK IN PANTRY Note:
1 - KITCHEN: ELECTRICAL: ADD ROUGH IN FOR MICROWAVE DRAWER (SEE PLAN) Note:
1 - KITCHEN - UPGRADE TO 8 INCH EXHAUST DUCTING Note:
1 - KITCHEN - RELOCATE SINK AND DISHWASHER (due to ISLAND moving location on the plan, REMAINS IN ISLAND - SEE PLAN) Note:
1 - KITCHEN : CABINETS REVISED. INCLUDES;P/O SPICE, P/O OIL E/S OF STOVE. UPPERS TO GO TO COUNTER TOP. PROFESSIONAL SERIES FRIDGES. MICRO WITH DRAWER BELOW. ADDITIONAL ISLAND CUPBOARDS. ADD'L BASE & UPPER. 36" W PNTRY beside fridge (SEE PLAN) Note: note: walk in pantry shelving not included
1 - KITCHEN - ADD POT LIGHT; ONE (1) POT LIGHT IN KITCHEN \$240 EA. ELEVEN (11) IN KITCHEN - TOTAL 11 POTS AND 10 GIFTED - THEREFORE ONE AT \$240.00. (SEE PLAN) Note:
2 - KITCHEN: MOVE TWO STANDARD PENDANTS (ONE OVER NEW ISLAND LOCATION, ONE OVER NEW DINETTE TABLE) \$250 EA Note:



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1 - KITCHEN: CENTRAL VACCUM - ADD AN EXTRA ROUGH IN AT KICK UNDER ISLAND (FUTURE SWEEP VAC OUTLET)
Note:

1 - KITCHEN : ROUGH IN WATER LINE TO FRIDGE
Note:

1 - DEN: ROUGH IN DRAIN + WATERLINE FOR FUTURE SINK - COMING OUT OF DINING ROOM/LIVING ROOM WALL
Note:

1 - LIVING/DINING ROOM: ADD COAT CABINETS WITH THICK GABLES, OPEN SHELF ABOVE WITH LED LIGHT (TOTAL TWO LED) & WOOD PANEL FOR FIREPLACE UNIT - SEE SKETCH
Note: NOTE: NO COFFER ABOVE, UNIT GOES TO CEILING

1 - LIVING ROOM/DINING ROOM: ADD FRAMING FOR FIREPLACE. SEE SKETCH
Note:

2 - LIVING/DINING: ADD ELECTRICAL - TO LED STRIP LIGHTS (ELECTRICAL LINE, SWITCH, INSTALL CONNECTIOF OF DRIVER AND LED RIBBON LIGHTS)
Note:

1 - LIVING/DINING ROOM: INSTALL ELECTRIC FIREPLACE XLF50 IN NEW MILLWORK UNIT (SEE PLAN AND SKETCH)
Note:

1 - LIVING/DINING ROOM - ADD ELECTRICAL FOR FIREPLACE
Note:

1 - EXTERIOR FRONT DOOR - DOUBLE - EXTENDED HEIGHT FRONT DOORS **DELETE TRANSOME ABOVE DOOR**
Note:

5 - WINDOW - BASEMENT - TO ENLARGE 5 (five) STANDARD 30 IN (W) X 16 IN (H) TO 36 IN (W) X 24 IN (H) EA. **DELETE 5 STANDARD BASEMENT WINDOWS - SEE PLAN
Note:

1 - MAIN FLOOR TO SECOND FLOOR: ** DELETE RED OAK STAIRS** INSTALL WHITE OAK STAIR (NATURAL FINISH) IN LIEU OF RED OAK FROM FIRST TO 2ND LEVEL, ,INCLUDES ADDITIONAL RISERS TO MUD ROOM AS REQUIRED (*NOTE: ADD'L RISER HERE AT SIDE DOOR)
Note: NOTE: HANDRAIL, POSTS, NOSINGS TO BE SELECTED/CHARGED AT TIME OF COLOUR CHARTS

1 - GARAGE: CENTRAL VACCUM - RELOCATE CENTRAL VAC TRUNK TO GARAGE - IN LIEU OF BASEMENT
Note:

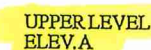
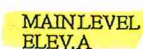
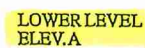
1 - MASTER ENSUITE: EXTEND SHOWER INCLUDES 2 IN X 2 IN MOSAIC FLOOR TILES, 6 IN CURB IN WHITE QUARTZ PLUS SHOWER POT LIGHT \$1500.00 PLUS GLASS EXTENSION 21 TO 24" \$900.00
Note:

1 - MASTER ENSUITE: ROUGH IN FOR TOE TESTER IN SHOWER
Note:

1 - MASTER ENSUITE SHOWER - INCLUDE FLOATING BENCH SEAT WHITE QUARTZ SLABS
Note:

1 - POWDER ROOM: RELOCATE LIGHT - CEILING - INCLUDING SWITCH
Note:

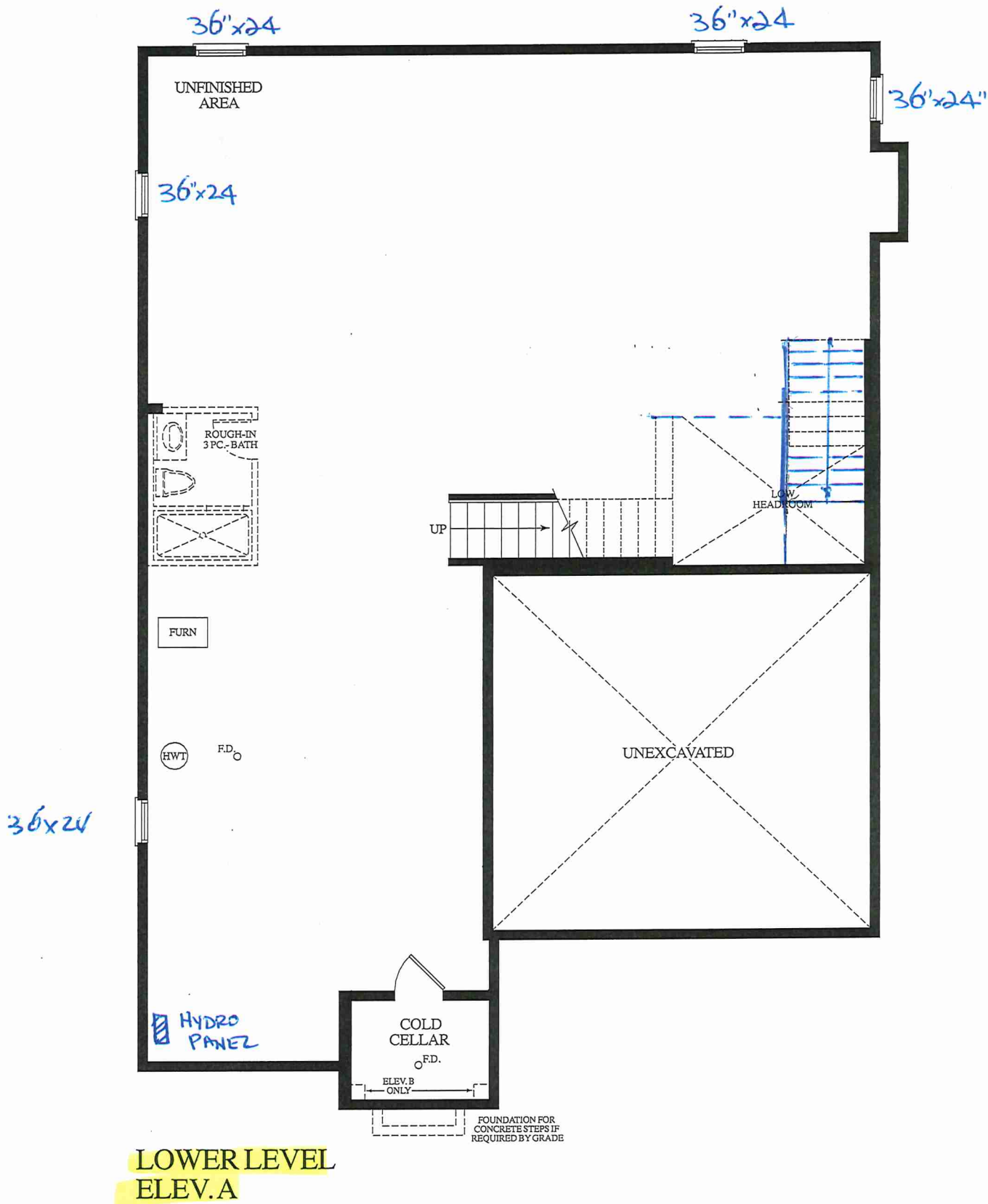
— LED Strip.



LOOK AT ↑ INDIVIDUAL FLOOR PLANS

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Materials, specifications and floor plans are subject to change without notice. All renderings are artist's concept. All floor plans are approximate dimensions. Actual usable floor space may vary from the stated floor area. E&OE.



. LOT 11 . Johanna . 45-04 . STANDARD MAIN 4 BEDROOMS

3530 SQ. FT.
ELEV. A

MAIN LEVEL ELEV. A

Rooms and Dimensions:

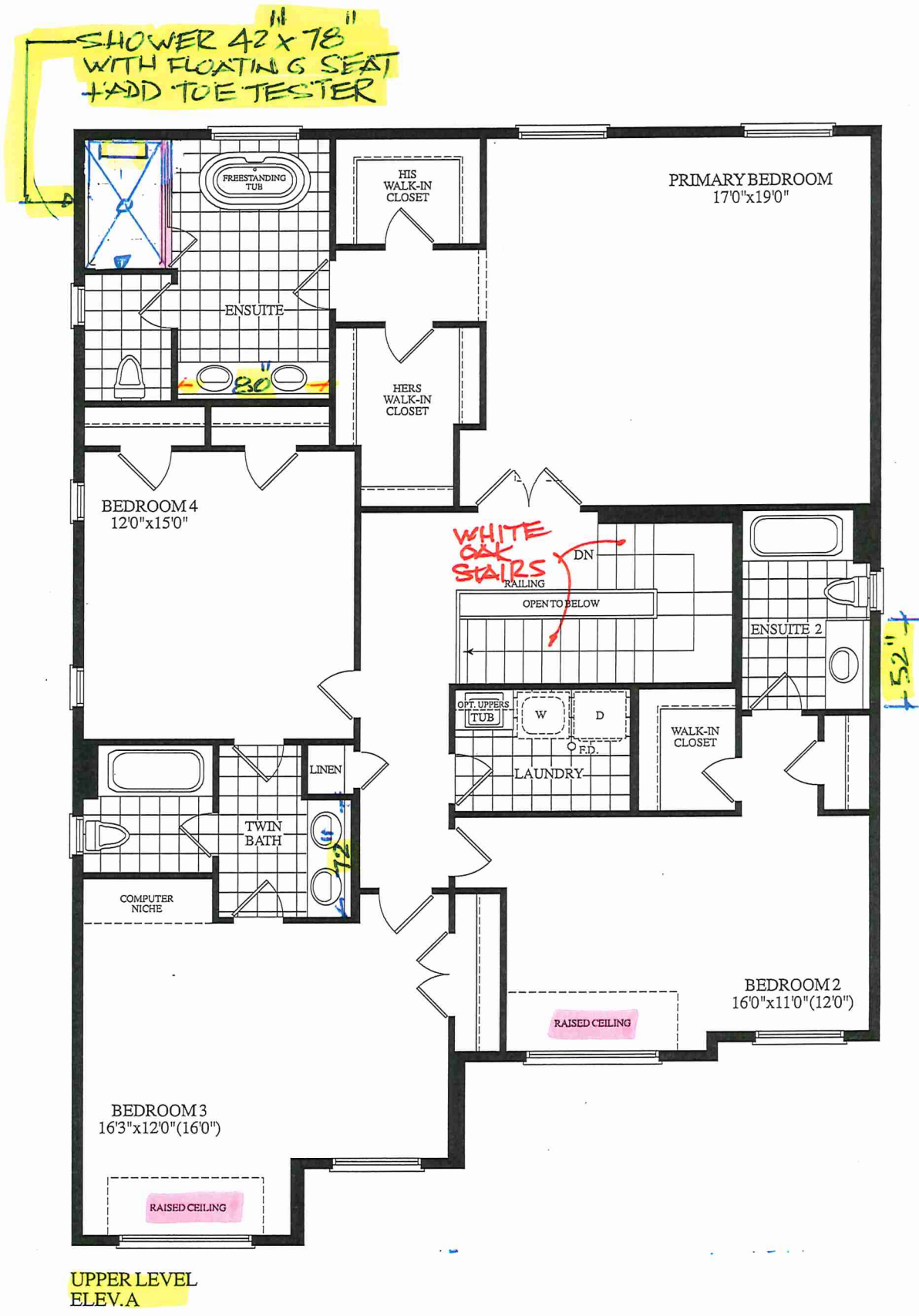
- GREAT ROOM:** 16'5" x 15'10" (Features a fireplace, a door where grade permits, and a central vac.)
- DINING ROOM:** 16'3" x 21'10" (Features a server, a water line, and a door to the kitchen.)
- KITCHEN:** Includes a pantry, a water line, and a door to the dining room.
- DEN:** 9'6" x 9'0" (Features a door to the foyer.)
- FOYER:** Features a French door and a covered porch.
- GARAGE:** 18'4" x 20'0" (Features an electric fireplace with 2 wall units, a central vac, and a door where grade permits.)

Handwritten Annotations:

- Dimensions:** 18'-0", 28", 18'-0", 14'-0", 6", 30", 42", 57", 72x68, 24x48, 9'-6" x 9'-0", 11'-0".
- Room Labels:** DINETTE, MICRO, FA, F, F, PNT, PANTRY, DINING ROOM, DEN, FOYER, COVERED PORCH, GREAT ROOM, GARAGE.
- Notes:** NO SHELVING, EXTENDED HEIGHT DOUBLE FRONT DOORS, CONCRETE STEPS IF REQUIRED BY GRADE, WHITE OAK STAIRS MAIN TO 2ND FLOOR, SIDE DOOR, 2R DN, 1R, OPEN TO ABOVE, UP, DN, DOOR WHERE GRADE PERMITS, ELEC. FIREPLACE W/ 2 WALL UNITS (XLFSO), CENTRAL VAC, DRAIN WATER LINE FUTURE 4K, 72x68, 24x48, 9'-6" x 9'-0", 11'-0", 18'-0", 28", 18'-0", 14'-0", 6", 30", 42", 57", 72x68, 24x48.



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LOT 11, Johanna, 45-04, STANDARD MAIN 4 BEDROOMS

3530 SQ. FT. ELEV. A

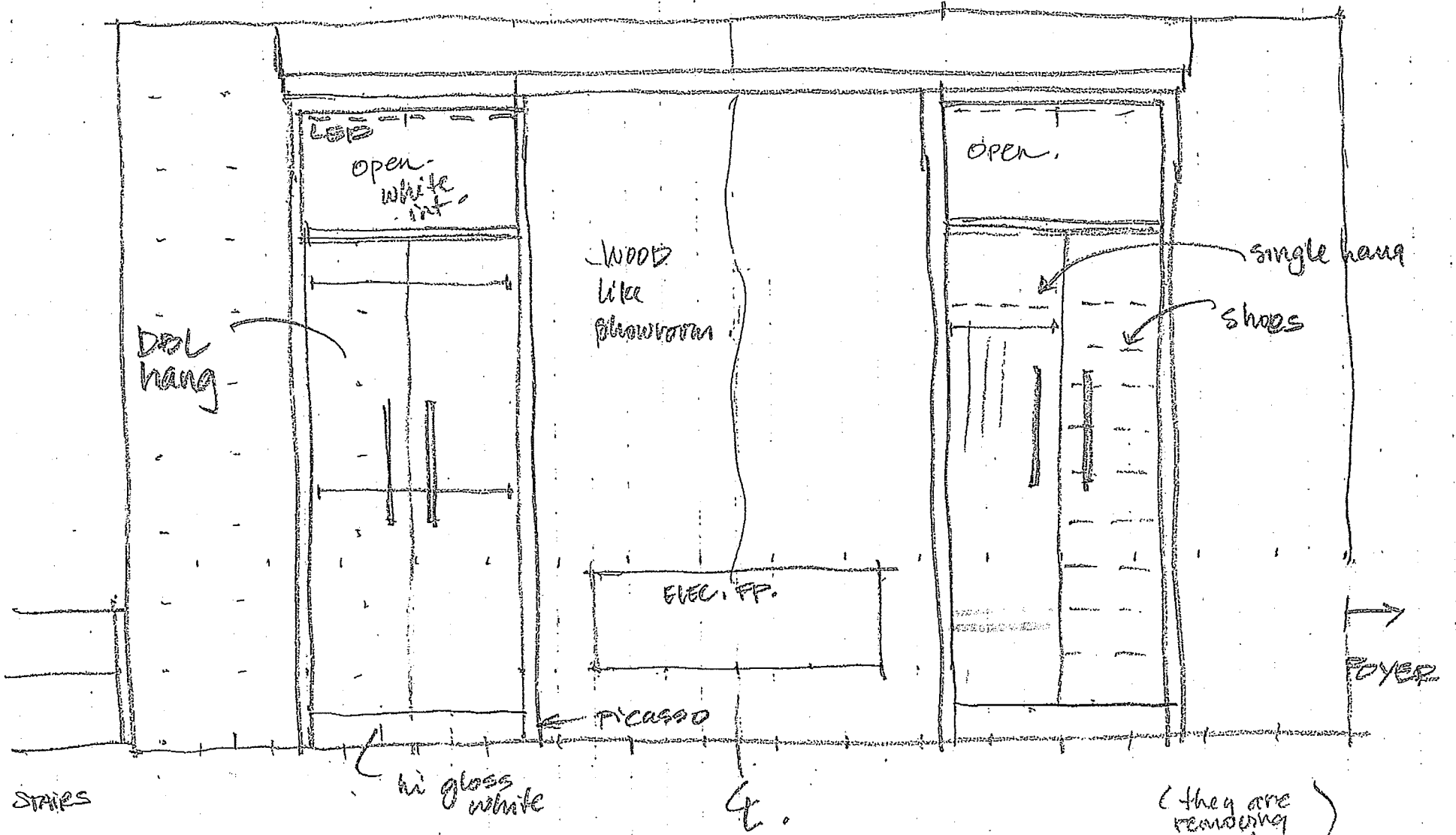
DS
179

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179

LOT 11 IN DINING / LIVING ROOM.

10'-0"

* revised to 10' Jun 13.22.
material is 9'



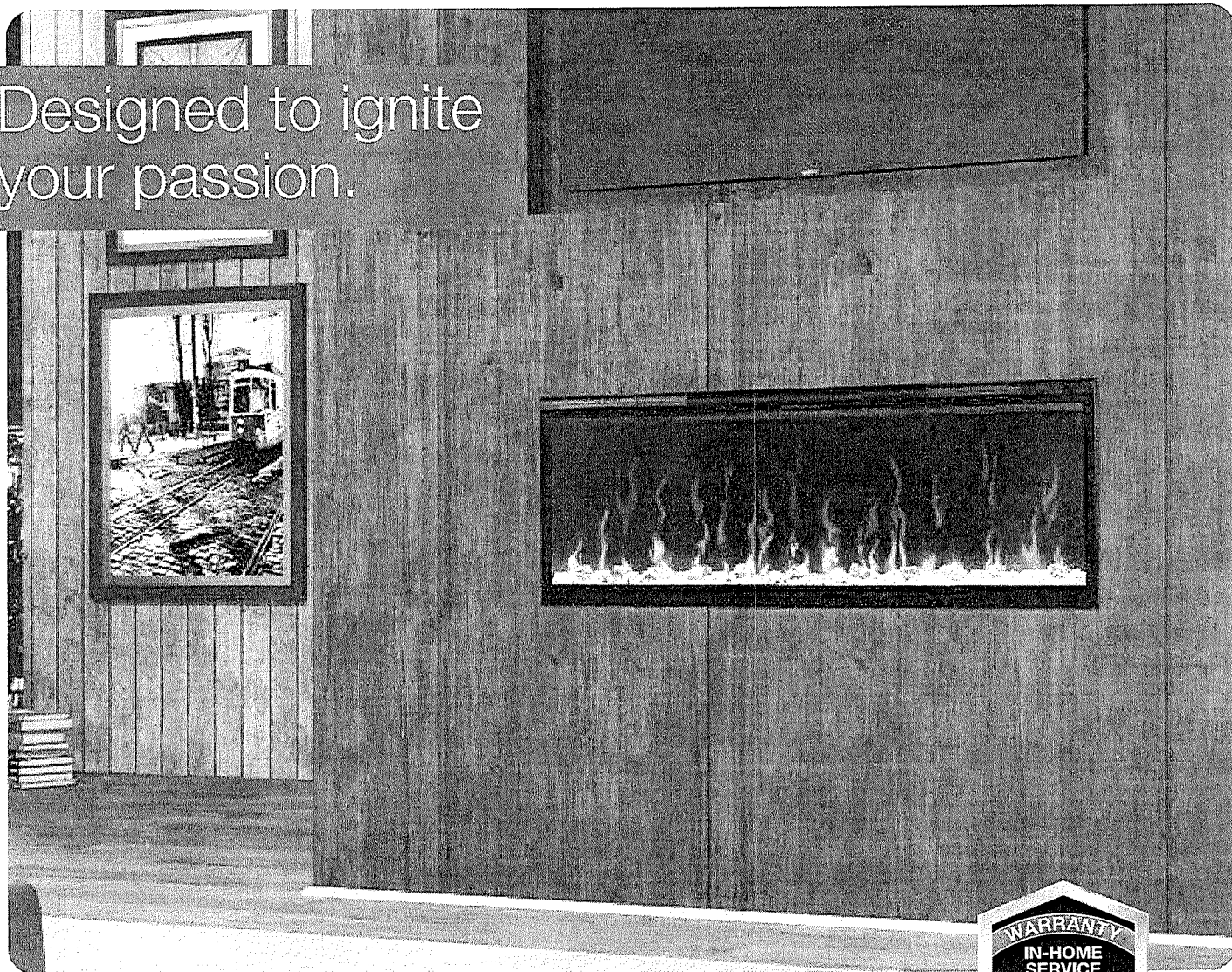


IgniteXL®

50" Linear Electric Fireplace

XLF50

Designed to ignite
your passion.



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.

IGNITE XL

LOT 11
WKY

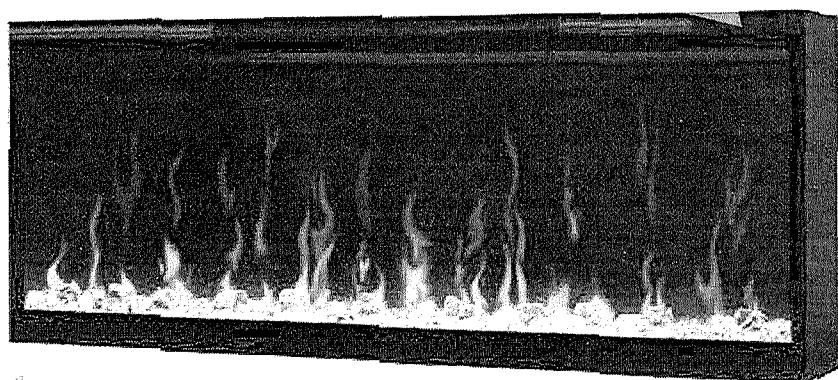
IgniteXL®

50" Linear Electric Fireplace

XLF50



Built-in display and touch controls



15-5/8"
39.6 cm

50-1/4"
127.5 cm

5-7/8"
14.7 cm

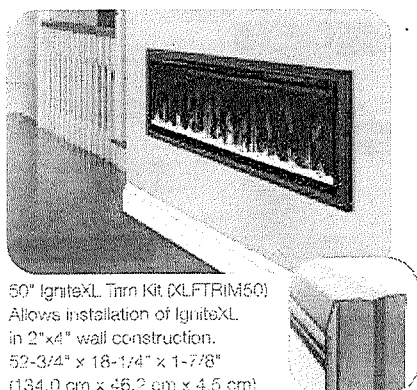
Color Themes



Accessories



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



50" IgniteXL Trim Kit (XLTRIM50)
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	Efficiency	UL-6	Life	Ventilation Requirements (1/2" Dia.)		Clearance	
					Front	Side	Top	Bottom
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

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.
-  **ComfortSaver® 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 flames 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 Remote**
Customize the light color and intensity for a fireplace that reflects your personality.
-  **Seamless Installation**
Low-profile design fully recesses in 2" x 5" wall construction and 2" x 4" with optional trim. Hardware using 120V or 240V for powerful heating.
-  **Hardware or Plug-in**
Includes 120V plug-in cord kit or hardware to 120V / 240V power supply.
-  **Cool-touch Glass**
Glass remains cool making it safe for children and pets in any location.

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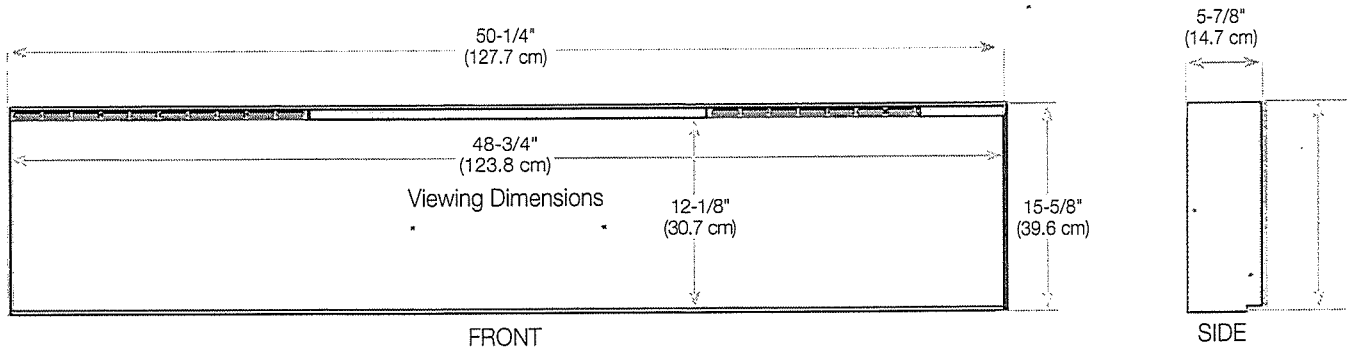
LOT 11
WRE

IgniteXL[®]

50" Linear Electric Fireplace

XLF50

Product Dimensions:

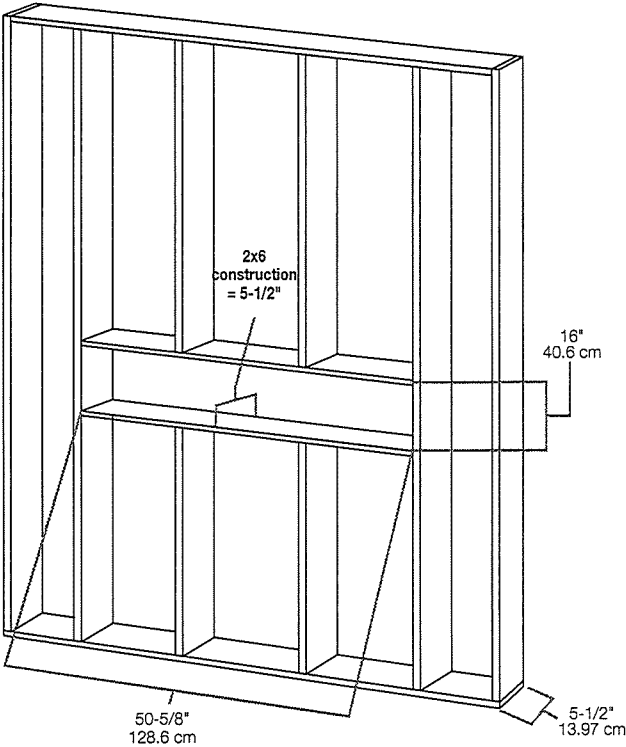


Framing Dimensions

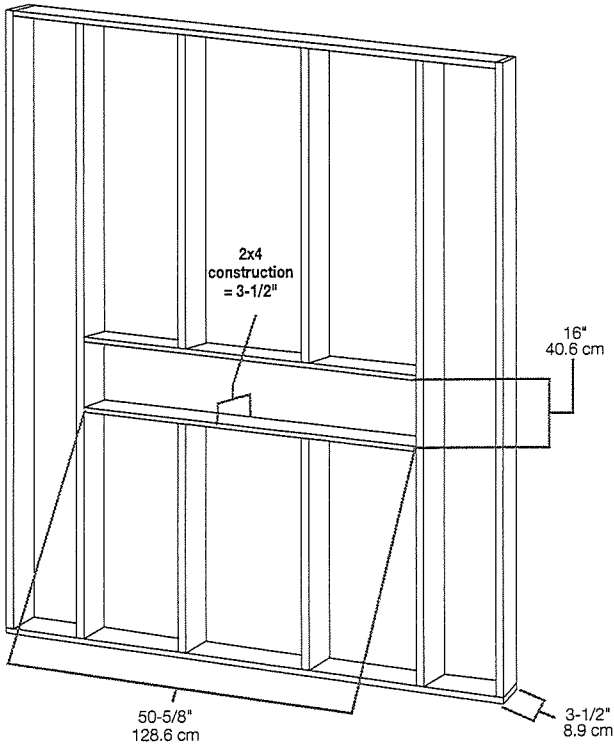
NOTE: The bottom sill needs to be a minimum of 3-1/2" (8.9 cm) deep. The sill can be constructed to support the front of the unit to allow the power supply wires to easily be run behind or flush with the back of the unit and a pass through hole drilled for electrical wire routing.

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 11
11/11/24