

Structural + Preliminary

CONSTRUCTION SUMMARY
Taywood Estates Burlington - Cinelli Homes Ltd.



PURCHASERS: SAURABH ARORA and JYOTI ARORA

TEL:

LOT / PHASE 9 / 1	REG. PLAN # 20M-1271	HOUSE TYPE Star Series 1C Elev A	CLOSING DATE 09-Sep-26
----------------------	-------------------------	-------------------------------------	---------------------------

Items from Agreement of Purchase and Sale

EXTERIOR BRICK SELECTION: The Purchaser(s) acknowledge that the Vendor will make every effort to accommodate the Purchasers first choice brick selection. ?In the event of a colour conflict, we will automatically proceed to your second or third choice. <i>Worksheet</i> Note:	
1st Choice: Exterior Colour Scheme 10 - Tohoe <i>Worksheet</i> Note:	
2nd Choice: Exterior Colour Scheme 4 - Westmont <i>Worksheet</i> Note:	
3rd Choice: Exterior Colour Scheme 2 - Manchester <i>Worksheet</i> Note:	

Taywood Estates Burlington - Cinelli Homes Ltd.

TEL:

LOT / PHASE	REG. PLAN #	HOUSE TYPE	CLOSING DATE
9 / 1	20M-1271	Star Series 1C Elev A	09-Sep-26

1 - PROVISION FOR POT FILLER IN KITCHEN - IF CONSTRUCTION PERMITS

21 Apr 25 Note:

1 - ENSUITE BATH #3/4:

-DELETE WALL & DOOR SEPARATING TOILET /SHOWER AREA,TO CREATE AN OPEN CONCEPT BATHROOM.

-INSTALL DROP-IN ACRYLIC SHOWER PAN (IN LIEU OF VENDORS STD SHOWER BASE) COMBINED WITH SHOWER CURB & VENDORS STANDARD WHITE QUARTZ CAP.

17Apr25 Note: FRAMELESS GLASS SHOWER ENCLOSURE FOR 5FT SHOWER - INCLUDES CHROME KNOB &

SEE PAF SKETCH ATTACHED

(SHOWER CURB COMBINED WITH VENDORS STANDARD WHITE QUARTZ CAP TO BE INSTALLED).

NOTE: SEE LAYOUT CHANGE TO ENSUITE BATH 3/4 – REFER TO PAF / SKETCH

1 - MAIN LEVEL LAYOUT REVISIONS (INCLUDES RE-DESIGN FEE)

REFER TO ATTACHED PURCHASER ALTERATION SKETCH

17Apr25 Note: RELOCATE POWDER ROOM & CLOSET TO HOME OFFICE AS PER ATTACHED SKETCH.

HOME OFFICE TO BE REMOVED/DELETED IN ITS ENTIRETY.

ENLARGE, SHIFT & EXTEND DINING ROOM DOWN TO ALLOW FOR SERVERY & WALK-IN PANTRY. RELOCATE WINDOW. ENLARGE OPENING.

RELOCATE DOOR FROM GARAGE TO MUD ROOM, REMOVE CLOSET.

2 - ENLARGED BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 36 INCHES X 24 INCHES

17Apr25 Note: The Purchaser acknowledges and agrees that the size and location of the enlarged basement windows will be determined by the Vendor in its sole and unfettered discretion. The enlarged basement windows may require window wells.

WALK OUT BASEMENT CONDITION

1 - INCREASE MAIN FLOOR AND UPPER LEVEL CEILING HEIGHTS.

MAIN LEVEL - INCREASE CEILING HEIGHT TO 10FT (FROM 9FT).

UPPER LEVEL - INCREASE CEILING HEIGHT TO 9FT (FROM 8FT).

17Apr25 Note:

10FT MAIN FLOOR CEILING HEIGHT INCLUDES - 8FT HIGH FRONT ENTRY DOORS, 8FT HIGH GARAGE DOORS, 8FT HIGH SLIDING DOOR AND 8FT HIGH INTERIOR DOORS AND FLAT TRIMMED ARCHWAYS -WHERE APPLICABLE.

*UPPER LEVEL - INCLUDES FURTHER UPGRADED 8FT HIGH INTERIOR DOORS AND FLAT TRIMMED ARCHWAYS.
(UPPER LEVEL WINDOWS ARE VENDOR'S STANDARD SIZE)

1 - LOWER LEVEL - INCREASE BASEMENT CEILING HEIGHT TO APPROXIMATELY 8FT 6 INCH CONCRETE POUR - MEASURED FROM TOP OF FOOTING TO TOP OF FOUNDATION WALL - IF CONSTRUCTION PERMITS

17Apr25 Note: The Purchaser acknowledges and accepts that the depth of the basement concrete pour is measured from the top of footing to the top of foundation wall. The Vendor makes no representation as to the ceiling height in the basement and the ceiling height will not be uniform. The Purchaser further acknowledges that mechanical, electrical and other systems will require bulkheads and dropped ceilings in various locations in the basement if and when the Purchaser elects to finish the basement.

1 - Preliminary Construction Summary Only. Interior Colour Selections to follow at a later date.

17Apr25 Note:

1 - NOTE: MAIN LEVEL LAYOUT REVISION (ADDITION OF SERVERY AND WALK-IN PANTRY).

SERVERY - INCLUDES UPPER CABINETS AND BASE CABINETS WITH COUNTERTOP - PRICED SEPARATELY.

***REFER TO ATTACHED PURCHASER ALTERATION REQUEST / SKETCH.

21 Apr 25 Note:

NOTE: COUNTERTOP TO BE SUPPLIED BY OTHERS.

1 - PROVIDE A 36 INCH WIDE STOVE OPENING AND 36 INCH WIDE UPPER CABINET ABOVE STOVE

17Apr25 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS THAT THE VENDORS STANDARD 30 INCH WIDE HOOD FAN AND 6 INCH EXHAUST DUCT WILL REMAIN INSTALLED

ConstructionSummaryMS.rpt 16Sep24

CONSTRUCTION SUMMARY

Taywood Estates Burlington - Cinelli Homes Ltd.

PURCHASERS: SAURABH ARORA and JYOTI ARORA

TEL:

LOT / PHASE 9 / 1	REG. PLAN # 20M-1271	HOUSE TYPE Star Series 1C Elev A	CLOSING DATE 09-Sep-26
----------------------	-------------------------	-------------------------------------	---------------------------

CERAMIC TILE

1 - NOTE: FRAMELESS GLASS SHOWER ENCLOSURE WITH DROP IN ACRYLIC PAN AND ***WHITE QUARTZ CAPPED SHOWER CURB *** AT ENSUITE BATH #3/4 21Apr25 Note: ***SEE ATTACHED LAYOUT CHANGES TO ENSUITE #3/4 BATH	
--	--

COUNTER TOP

1 - NOTE: MAIN LEVEL LAYOUT REVISION - (ADDITION OF SERVERY AND WALK-IN PANTRY). ***REFER TO ATTACHED PURCHASER ALTERATION REQUEST 21Apr25 Note:	
--	--

DOORS AND TRIM

1 - NOTE: MAIN LEVEL - UPGRADED TO 10FT CEILING HEIGHT. INCLUDES - 8FT HIGH FRONT ENTRY DOORS, 8FT HIGH GARAGE DOORS, 8FT HIGH SLIDING DOOR. 8FT HIGH INTERIOR DOORS AND FLAT TRIMMED ARCHWAYS --WHERE CONSTRUCTION AND PLAN PERMITS. 21Apr25 Note:	
1 - NOTE: UPPER LEVEL - INSTALL 8FT HIGH INTERIOR DOORS AND FLAT TRIMMED ARCHWAYS (UPPER LEVEL WINDOWS ARE VENDOR'S STANDARD SIZE) 21Apr25 Note: NOTE: CEILING HEIGHT UPGRADED TO 9FT AT UPPER LEVEL.	
1 - DOORS - EXTERIOR GARDEN DOOR IN PLACE OF SLIDING DOOR (CLEAR GLASS - DOES NOT INCLUDE GRILLS) -ONE OPERABLE DOOR PANEL WITH SLIDING SCREEN AND ONE DOOR PERMANENTLY FIXED IN PLACE. AT BASEMENT LEVEL ONLY*** WALK OUT BASEMENT CONDITION 17Apr25 Note: Purchaser acknowledges and accepts that the garden door will have only one single operable door panel which will be permanently fixed in place. Door swing to be determined on-site at Vendors sole discretion. Purchaser further acknowledges and understands this condition, and accepts same. BASEMENT CEILING UPGRADED TO 8FT 6 INCHES PURCHASER HAS DECLINED GARDEN DOOR AT MAIN LEVEL. VENDOR'S STANDARD SLIDING PATIO DOOR TO REMAIN AT MAIN LEVEL.	

ELECTRICAL

1 - PRIMARY ENSUITE STANDARD CEILING LIGHT ABOVE TUB TO BE INSTALLED ON SEPARATE SWITCH. 21Apr25 Note: 2 LIGHTS ON SEPARATE SWITCH - FOR CEILING LIGHTS ABOVE VANITY (PRICED SEPARATELY).	
1 - LIGHT AND SWITCH - NO FIXTURE INCLUDED TO BE INSTALLED ON CEILING CENTERED BETWEEN THE SHOWER DOOR AND WALL SHARED WITH BEDROOM 3 (BY TOILET) SEE ATTACHED SKETCH AT BEDROOM #3/4 ENSUITE 17Apr25 Note: EXACT LOCATION CANNOT BE GUARANTEED DUE TO STUD AND MECHANICAL PLACEMENT. PURCHASER ACCEPTS LIGHT LOCATION AT VENDORS SOLE DISCRETION. ***REVISED LAYOUT FOR #3/4 ENS BATH SEE PAF ATTACHED	
1 - ADDITIONAL LIGHT AND SWITCH - NO FIXTURE INCLUDED CENTER LIGHT ON CEILING AT BEDROOM #2 ENSUITE SEE SKETCH 17Apr25 Note: EXACT LOCATION CANNOT BE GUARANTEED DUE TO STUD AND MECHANICAL PLACEMENT. PURCHASER ACCEPTS LIGHT LOCATION AT VENDORS SOLE DISCRETION.	
1 - POT LIGHT - TUB/SHOWER POT LIGHT AT BEDROOM #2 ENSUITE TUB 17Apr25 Note:	

CONSTRUCTION SUMMARY

Taywood Estates Burlington - Cinelli Homes Ltd.

PURCHASERS: SAURABH ARORA and JYOTI ARORA

TEL:

LOT / PHASE 9 / 1	REG. PLAN # 20M-1271	HOUSE TYPE Star Series 1C Elev A	CLOSING DATE 09-Sep-26
----------------------	-------------------------	-------------------------------------	---------------------------

ELECTRICAL

<p>1 - RELOCATE STANDARD VANITY LIGHT - (SEE SKETCH)</p> <p>INSTALL LIGHT CENTERED ON CEILING ABOVE THE VANITY SINK - APPROXIMATELY 12 INCHES FROM MIRROR WALL. (ON ITS OWN SWITCH).</p> <p>BEDROOM # 2 ENSUITE</p> <p>17Apr25 Note: EXACT LOCATION CANNOT BE GUARANTEED DUE TO STUD AND MECHANICAL PLACEMENT. PURCHASER ACCEPTS LIGHT LOCATION AT VENDORS SOLE DISCRETION.</p>	
<p>1 - RELOCATE STANDARD VANITY LIGHT - CENTER ON CEILING ABOVE 1ST VANITY SINK (SEE SKETCH)</p> <p>AND ADD 1 ADDITIONAL LIGHT ON CEILING- CENTERED ABOVE SECOND SINK</p> <p>INSTALL TWO LIGHTS ON SAME SWITCH -APPROX. 12 INCHES FROM MIRROR WALL.</p> <p>BEDROOM #3/4 ENSUITE</p> <p>17Apr25 Note: EXACT LOCATION CANNOT BE GUARANTEED DUE TO STUD AND MECHANICAL PLACEMENT. PURCHASER ACCEPTS LIGHT LOCATION AT VENDORS SOLE DISCRETION.</p>	
<p>1 - RELOCATE STANDARD VANITY LIGHT - CENTER ON CEILING ABOVE 1ST VANITY SINK (SEE SKETCH)</p> <p>AND ADD 1 CEILING LIGHT CENTERED ABOVE SECOND SINK.</p> <p>INSTALL THE 2 LIGHTS ON SAME SWITCH - APPROX. 12 INCHES FROM MIRROR WALL.</p> <p>PRIMARY ENSUITE</p> <p>17Apr25 Note: EXACT LOCATION CANNOT BE GUARANTEED DUE TO STUD AND MECHANICAL PLACEMENT. PURCHASER ACCEPTS LIGHT LOCATION AT VENDORS SOLE DISCRETION.</p> <p>STANDARD CEILING LIGHT ABOVE TUB TO BE INSTALLED ON A SEPARATE SWITCH</p>	
<p>1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE (LOCATION AT VENDORS DISCRETION)</p> <p>GREAT ROOM</p> <p>17Apr25 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS THAT IT IS HIS SOLE RESPONSIBILITY TO CO-ORDINATE CABLE ROUGH-IN LOCATION WITH THE CABLE OUTLET SUPPLIER.</p>	
<p>1 - ADD VANITY LIGHT AND SWITCH - NO FIXTURE INCLUDED - POWDER ROOM</p> <p>VENDORS STANDARD CEILING LIGHT AT POWDER ROOM TO REMAIN INSTALLED, ON SEPARATE SWITCH.</p> <p>17Apr25 Note: EXACT LOCATION CANNOT BE GUARANTEED DUE TO STUD AND MECHANICAL PLACEMENT. PURCHASER ACCEPTS LIGHT LOCATION AT VENDORS SOLE DISCRETION.</p>	
<p>1 - RELOCATE STANDARD KITCHEN LIGHT - CENTER ON CEILING ABOVE KITCHEN ISLAND (SEE SKETCH)</p> <p>17Apr25 Note: EXACT LOCATION CANNOT BE GUARANTEED DUE TO STUD AND MECHANICAL PLACEMENT. PURCHASER ACCEPTS LIGHT LOCATION AT VENDORS SOLE DISCRETION.</p>	
<p>1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING</p> <p>17Apr25 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS PLUG LOCATION CANNOT BE GUARANTEED. SEE SKETCH FOR APPROXIMATE LOCATION. PURCHASER ACCEPTS LOCATION OF PLUG AT VENDORS SOLE DISCRETION.</p>	

FIREPLACE AND ACCESSORIES

<p>1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR</p> <p>17Apr25 Note:</p>	
---	--

HEATING AND AIR CONDITIONING

<p>1 - NOTE: MAIN FLOOR LAYOUT CHANGES</p> <p>SEE PURCHASER ALTERATION / SKETCH.</p> <p>21Apr25 Note:</p>	
--	--

MIRRORS AND GLASS

<p>1 - FRAMELESS GLASS SHOWER ENCLOSURE AT ENSUITE BATH #3/4 - INCLUDES CHROME KNOB AND HINGES. (PRICED SEPARATELY)</p> <p>***SEE ATTACHED LAYOUT CHANGES TO ENSUITE #3/4 BATH</p> <p>21Apr25 Note:</p>	
--	--

PLUMBING

CONSTRUCTION SUMMARY				
Taywood Estates Burlington - Cinelli Homes Ltd.				
PURCHASERS: SAURABH ARORA and JYOTI ARORA				TEL:
LOT / PHASE	REG. PLAN #	HOUSE TYPE		CLOSING DATE
9 / 1	20M-1271	Star Series 1C Elev A		09-Sep-26

PLUMBING

1 - NOTE: POWDER RM RELOCATED --- DUE TO MAIN LEVEL LAYOUT REVISIONS. ***REFER TO ATTACHED PURCHASER ALTERATION / SKETCH 21Apr25 Note:	
1 - NOTE: ENSUITE BATH #3/4 - CHANGE IN SHOWER BASE ***INSTALL 3060D - ACRYLIC DROP IN PAN (IN LIEU OF 6030SE). 21Apr25 Note: LAYOUT CHANGE - WALL AND DOOR DELETED. FRAMELESS GLASS SHOWER ENCLOSURE WITH DROP IN ACRYLIC PAN AND WHITE QUARTZ CAPPED SHOWER CURB TO BE INSTALLED AT ENS BATH #3/4***SEE SEKTCH.	
1 - NOTE: INCREASED CEILING HEIGHTS PURCHASED 21Apr25 Note: 8 FT 6 INCHES - LOWER LEVEL 10 FT - MAIN LEVEL 9 FT - UPPER LEVEL	
1 - HOSE BIB - EXTERIOR FROST FREE (IN LIEU OF VENDORS STANDARD) AT STANDARD REAR LOCATION ONLY (BASEMENT LEVEL)*** 17Apr25 Note: VENDORS STANDARD HOSE BIB TO REMAIN AT GARAGE LOCATION	
1 - HOSE BIB - ADD EXTERIOR FROST FREE HOT WATER HOSE BIB AT DECK (MAIN LEVEL) - LOCATION TO BE DETERMINED BY VENDOR. 17Apr25 Note: STANDARD HOSE BIB TO REMAIN AT STANDARD LOCATIONS PER VENDORS STANDARD PLAN.	
1 - MOEN KITCHEN POT FILLER MODERN TWO HANDLE POT FILLER FAUCET WITH DUAL SHUT OFFS #S665 CHROME 17Apr25 Note:	
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 17Apr25 Note:	

DISCLAIMER

1 - Purchaser acknowledges, understands and accepts that deleting the vanity wall light and relocating the light to the ceiling above one sink only at the primary ensuite, bedroom #2 ensuite and bedroom #3/4 ensuite, will cause a shadow. 17Apr25 Note: Purchaser will not hold Vendor responsible if unsatisfied following installation and accepts same.	
1 - If the Purchaser selects an increased ceiling height over the Vendor's standard ceiling height, then the Purchaser acknowledges that as a result of the increased ceiling height various modifications to the interior and exterior 17Apr25 Note: of the dwelling unit may be made, including but not limited to, additional risers on the staircase(s), modifications to the layout, design, exterior elevation, door and window locations and size and/or structural components of the dwelling unit and the Purchaser hereby accepts such modifications which will be at the sole and unfettered discretion of the Vendor.	
1 - PURCHASER ACKNOWLEDGES AND ACCEPTS THAT ONCE THIS DOCUMENT HAS BEEN SIGNED AND EXECUTED BY ALL PARTIES HERETO, IT WILL BE FINAL. NO REQUESTS FOR CHANGES, DELETIONS, ALTERATIONS AND /OR SUBSTITUTIONS WILL BE PERMITTED OR ENTERTAINED BY VENDOR 17Apr25 Note: PER PE DATED APRIL 17, 2025.	
1 - PURCHASER ACKNOWLEDGES THAT ALL MEASUREMENTS ARE APPROXIMATE. SIZE DESIGNATIONS GIVEN ARE SUBJECT TO VERIFICATION ON JOB SITE AND ADJUSTMENT TO FIT ON SITE CONDITIONS, AND ARE SUBJECT TO CHANGE WITHOUT NOTICE. 17Apr25 Note:	

CINELLI HOMES LTD.

TAYWOOD ESTATES
CITY OF BURLINGTON, ONT.

STAR 1C ELEVATION A

- POWDER ROOM – RELOCATE TO HOME OFFICE AS PER SKETCH, REMOVE WINDOW, PROVIDE WALK-IN CLOSET.
- HOME OFFICE – TO BE REMOVED
- DINING ROOM – SHIFT & EXTEND ROOM DOWN TO ALLOW FOR SERVERY ROOM AND WALK-IN PANTRY, RELOCATE WINDOW, ENLARGE THE HALL OPENING TO APPROX. 15'-10" WITH 6" END NIBS.
- MUD ROOM – RELOCATE DOOR FROM GARAGE TO MUD ROOM, REMOVE CLOSET.

MAIN LEVEL



CINELLI LOT#9

LOT 9
CINELLI HOMES LTD.
TAYWOOD ESTATES
CITY OF BURLINGTON, ONT.

STAR 1C
ELEVATION A

REVISIONS:

- SHARED ENSUITE 3/4: REMOVE WALL AND DOOR TO TOILET/SHOWER AREA. ADD FRAMELESS GLASS WALLS WITH CURB BASE TO SHOWER STALL. (Quartz CAPPED CURB)

Apr 17/25



BEDROOM 4

SHOWER
30" x 60"

ENSUITE
3 / 4

FRAMELESS
GLASS ON
CURB BASE

BEDROOM 3

UPPER LEVEL

DISCLAIMERS: SKETCH NOT TO SCALE. DIMENSIONS, SPECIFICATIONS AND ARCHITECTURAL DETAILS SUBJECT TO MODIFICATION BY THE VENDOR. SKETCH IS ONLY FOR THE PURPOSE OF ILLUSTRATING REVISIONS REQUESTED BY THE PURCHASER AND ALL REVISIONS ARE SUBJECT TO VENDOR'S FINAL APPROVAL. ONLY REVISIONS ACCEPTED IN WRITING BY THE PURCHASER AND VENDOR ON A PURCHASER'S EXTRA SHEET WILL BE INCORPORATED INTO THE PLANS FILED WITH THE MUNICIPALITY. E. & O.E.

REGION
DESIGN
INC.

SCALE
N.T.S.
BY
PAGE No.
1 OF 1



Star Series 1C

Elevation A 3,016 Sq.ft.

LOT 9, ARORA

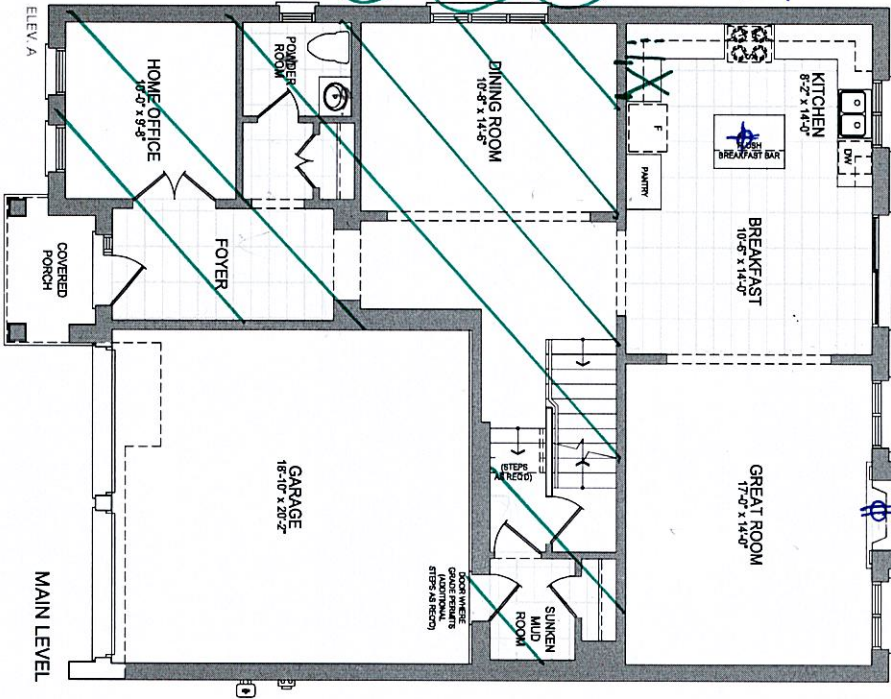
STAR 1C, ELEV. A

APR 17 2025

ADD
HOT WATER FEED FREE
HOSE BIB @ DECK

* 36" STONE AFM OPENING
* POT FILLER

* SEE ATTACHED
PAF FOR
MAIN LEVEL
LAYOUT
REVISIONS *

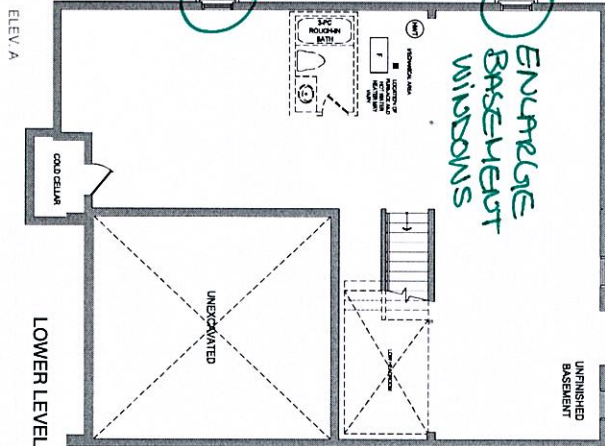


* 10' MAIN LEVEL CEILING HEIGHT

EXTERIOR FEED FREE
HOSE BIB @ BASEMENT LEVEL
(IN LIEU OF STANDARD)
EXTERIOR GARDEN
DOOR (IN LIEU OF SLIDING DOOR)
@ BASEMENT ONLY

ENLARGE
BASEMENT
WINDOWS

* 8'6" BASEMENT
CONCRETE POOR

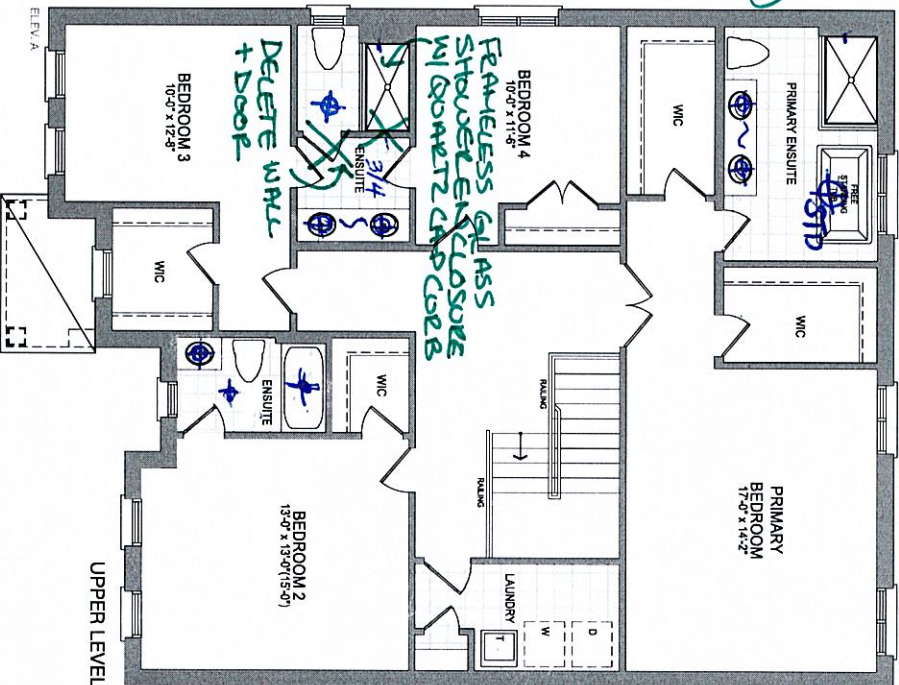


* WALK OUT BASEMENT *

Greenpark
GROUP

FEATURELESS GLASS
SHOWER ENCLOSURE
W/ GROUND AND CLOB

DELETE WALL
+ DOOR



* 9' UPPER LEVEL CEILING HEIGHT
* 8' HIGH DOORS + FLAT ARCHWAYS
@ UPPER LEVEL



Star Series 1C

50' MODEL / ELEVATION A 3,016 SQ.FT.

LOT 9, ARORA
STAR 1C, ELEV. A



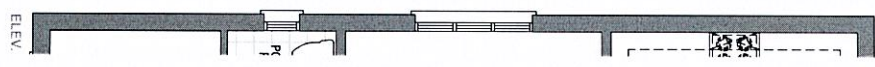
*Artist's concept

PLUG W/
GFI + SWITCH

~~APR 17/25~~

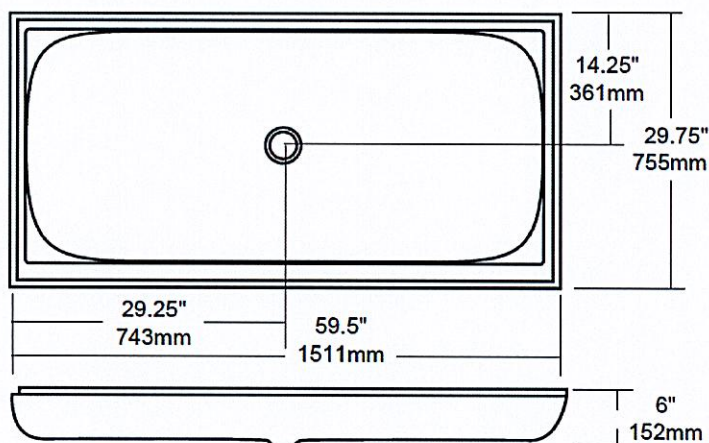
CINELLI LOT#9

Orientation of home may be reversed and purchaser agrees to accept the same. Steps and porches may vary at any exterior entrance ways due to grading variance. Actual usable floor space may vary from the stated floor areas. All renderings are artist's concept. Dimensions, specifications and architectural detailing subject to modifications. Roofline and adjoining model types may vary due to siting. E. & O. E. June 2024



Cinelli Lot#9

3060D @ ENSUITE #3/4 BATH



- DOUBLE-REINFORCED BASE
- SLIP-RESISTANT
- CSA APPROVED
- CAN/ULC-S102 TESTED

TEL: (905) 470-9066
FAX: (905) 470-9663
TOLL-FREE: +1 (800) 561-0187

TUBCO WHIRLPOOLS LTD.

2715 14th Avenue
Markham ON, L3R 0H9

tubco.com
marketing@tubco.com