

Lot 39
Phase RC
Model -Cumberland (42-06) Elev B
JOYCE AMADIO and VICTOR AMADIO

Colours Upgrade Report
Kings Ridge Print Date:21-Nov-12

PE With Agreement

- 9 ft. basements, 10 ft. main floor (with 8 ft. hollow core doors, taller windows and taller arches) and 9 ft. second floors
 - 1ST UPGRADE 3 1/4 INCH X 3/4 INCH OAK STAINED HARDWOOD TO APPLICABLE AREAS (EXCEPT TILED AREAS)
 - STAIN STAIRCASE FROM FIRST TO SECOND FLOOR
- \$1,500.00 TO SPEND AT COLOR CHART TIME
MOVE DOOR IN GARAGE TO OTHER SIDE AS SHOWN ←
PURCHASER TO PAY \$1,500.00 PLUS HST FOR LOGGIA WITH CANTINA UNDERNEATH DOOR AND DRAIN AT STRUCTURAL TIME
CATINA SAME SIZE AS LOGGIA.
APPLIANCE PACKAGE 30 INCH SUB ZERO FRIDGE/30 INCH WOLF GAS RANGE 24 INCH FRIGIDAIRE DISHWASHER/ AIR KING RANGE HOOD/SAMSUNG 7.3 DRYER/SAMSUNG 4.0 WASHER
PURCHASER IS AWARE THEY ARE NOT ENTITLED TO ANY FURTHER PROMOTIONS BY THE BUILDER

ID	Description	Invoice	Date Ordered	
6295 ✓	HVAC - KITCHEN: Gas line to stove *Required as per Appliance Package in Schedule E	1256		
6296 ✓	PLUMBING - KITCHEN: Waterline to fridge *Required as per Appliance Package in Schedule E	1256		
6297 ✗	LOGGIA: Concrete loggia with Cantina underneath door, includes drain. Loggia to width as shown. Depth approx 10 feet deep. Also, roof of loggia is to be shingled. *Cantina same size as loggia	1256		
6298 ✓	FRAMING - GARAGE: Garage man door to be moved to other side. Purchaser to be informed if location changes	1256		
6299 ✓	FRAMING - GARAGE: Ceiling height inside garage to be minimum of 10 feet clearance	1256		
6300 ✓	INTERIOR TRIM: Height of interior main floor doors to be 8 ft higher / higher windows / higher arches.	1256		
6301 ✓	EXTERIOR FRONT DOOR: Front entry to be 8 feet high	1256		
7051 ✓	CEILING - MASTER ENSUITE: Upgrade tray ceiling in master baedroom to be 11 feet	1256		
7052 ✓	FRAMING - KITCHEN / FAMILY RM: Make (18) eighteen panel waffle ceiling in family room and kitchen similar to Buckingham. *See sketch from QTK	1256		
7055 ✗	LOGGIA: Add loggia to rear of house (as per agreement) with cantina underneath / door / drain / width as shown. Depth approx 10 feet. Roog shingled cantina to be same size as loggia.	1256		
7057 ✓	FIREPLACE - MASTER BEDROOM: Additional gas fireplace with 4 pce marble surround in bedroom between windows	1256		
7058 ✓	SMART-TECH: Conduit from electrical panel in basement to attic	1256		
7059 ✗	SMART-TECH: Conduit - one at front and one at back of basement to attic	1256		
7060 ✓	HVAC - KITCHEN: 10 inch vent for hood fan	1256		
7145 ✗	WINDOWS: Add operable additional windows to Master Bedroom, Family Room, Dining Room, Living Room *one on each side of room	1256		

Lot 39
Phase RC
Model -Cumberland (42-06) Elev B

Colours Upgrade Report
Kings Ridge Print Date:21-Nov-12

JOYCE AMADIO and VICTOR AMADIO

7146	✓ FRAMING MASTER ENSUITE: Remove door and wall to ensuite shower and add full frameless glass to side of shower	1256		
7148	✓ FRAMING KITCHEN: Move fridge wall back 27inches into dining room, wall beside pantry to remain because there is a structural post. Made a 34 inch wide opening (straight) from kitchen to dining room. Shift the window and french doors (shifting of patio doors shift tight against point load towards family room)	1256		
7149	✓ FRAMING - GARAGE: Garage to be framed as high as possible in front of tandem (for future lift)	1256		
7151	✓ NOTE - CABINETRY: Additional cabinetry required for revised layout is not included. Additional costs to be paid by the Purchaser	1256		



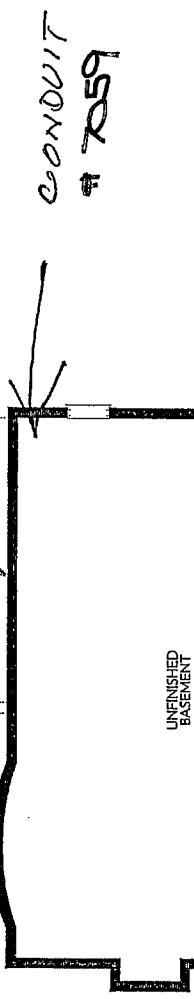
ROYAL COLLECTION

AT KEELE & KING ↗

CUMBERLAND
ELEVATION A - 2833 SQ. FT.
ELEVATION B - 2833 SQ. FT.

6298/7055
CANTINA SAME
SIZE AS
LOGGIA.

LINE OF FOUNDATION FOR OPTIONALLY LOGGIA ABOVE



LOCATION OF FURNACE
AND HOT WATER HEATER
MAY VARY

H

F

H

F

UNEXCAVATED

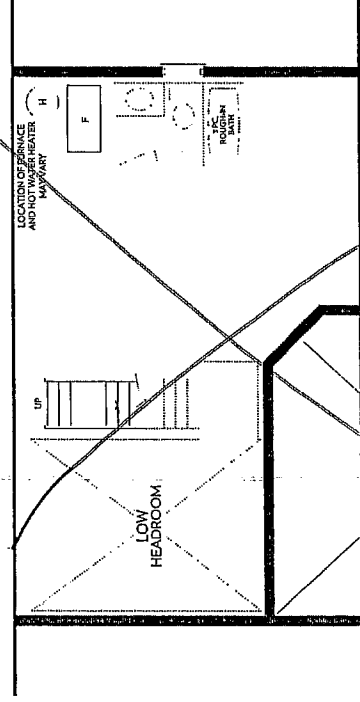
UNEXCAVATED

CANTINA

(WHERE GRADE PERMITS)

Colov. "B"
With and down
Lot 39

BASEMENT
ELEVATION A



LOCATION OF FURNACE
AND HOT WATER HEATER
MAY VARY

H

F

H

F

LOW
HEADROOM

BASEMENT PARTIAL WITH DEN
ELEVATION A & B

N.D. 2
ZANCOR
HOMES



ROYAL COLLECTION

AT KEELE & KING

CUMBERLAND

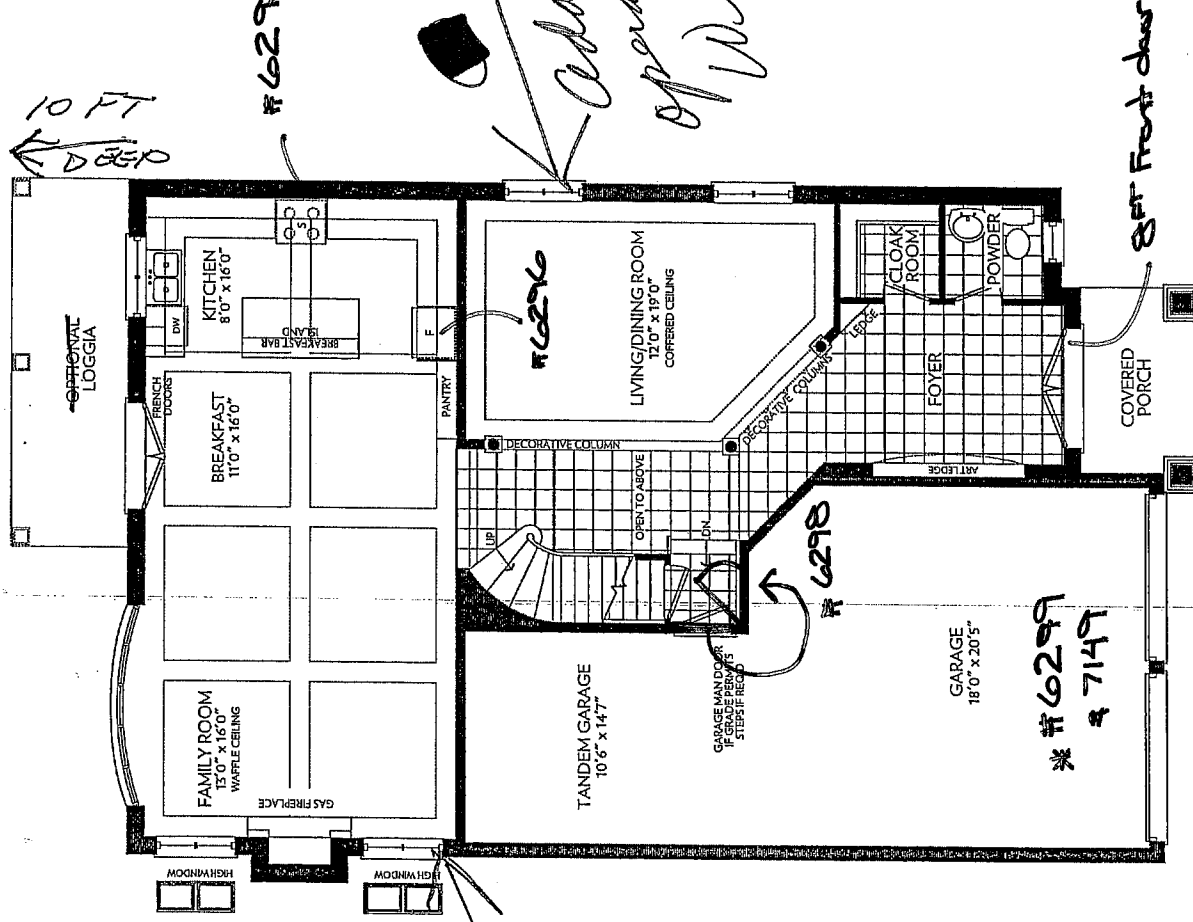
ELEVATION A - 2833 SQ. FT.

ELEVATION B - 2833 SQ. FT.

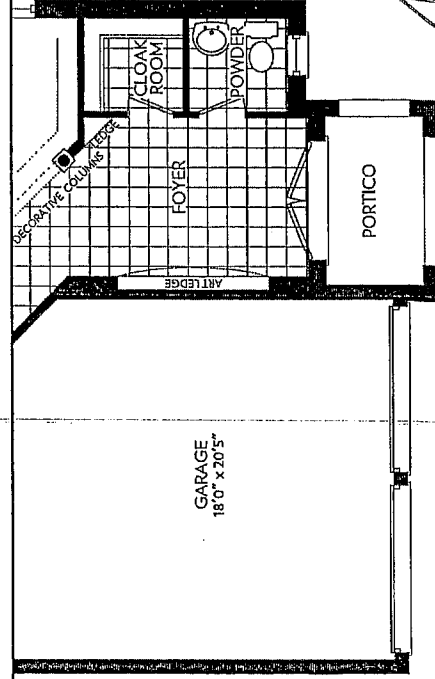
6297/7055

LOGGIA SAME WIDTH X

10 FT. DEEP



GROUND FLOOR WITH TANDEM 3 CAR GARAGE
ELEVATION A

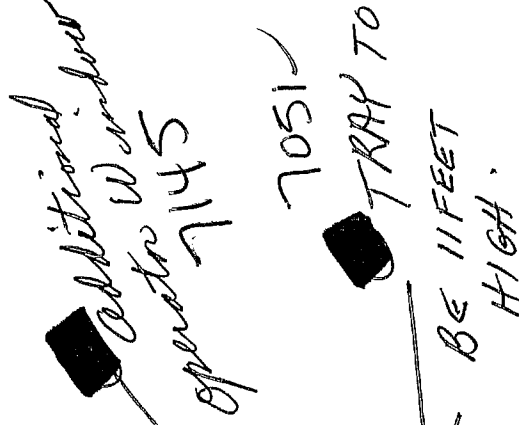


GROUND FLOOR PARTIAL
ELEVATION B

ZANCOR HOMES



CUMBERLAND
ELEVATION A - 2833 SQ. FT.
ELEVATION B - 2833 SQ. FT.

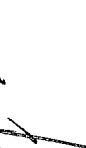


[Handwritten signature]

2839

Col. B. with 1 andrew

Floor plan of a two-bedroom flat. The plan shows a living area with a fireplace and TV, a kitchen with a sink and stove, a dining area, and a large lounge. There are two bedrooms: Bedroom 1 (11'10" x 12'6") with a raised ceiling and Bedroom 2 (14'0" x 12'0" (11'0")) with a flat roof. The bathroom is a twin bath. There are two wardrobes (W.I.C.) and a flat roof area.

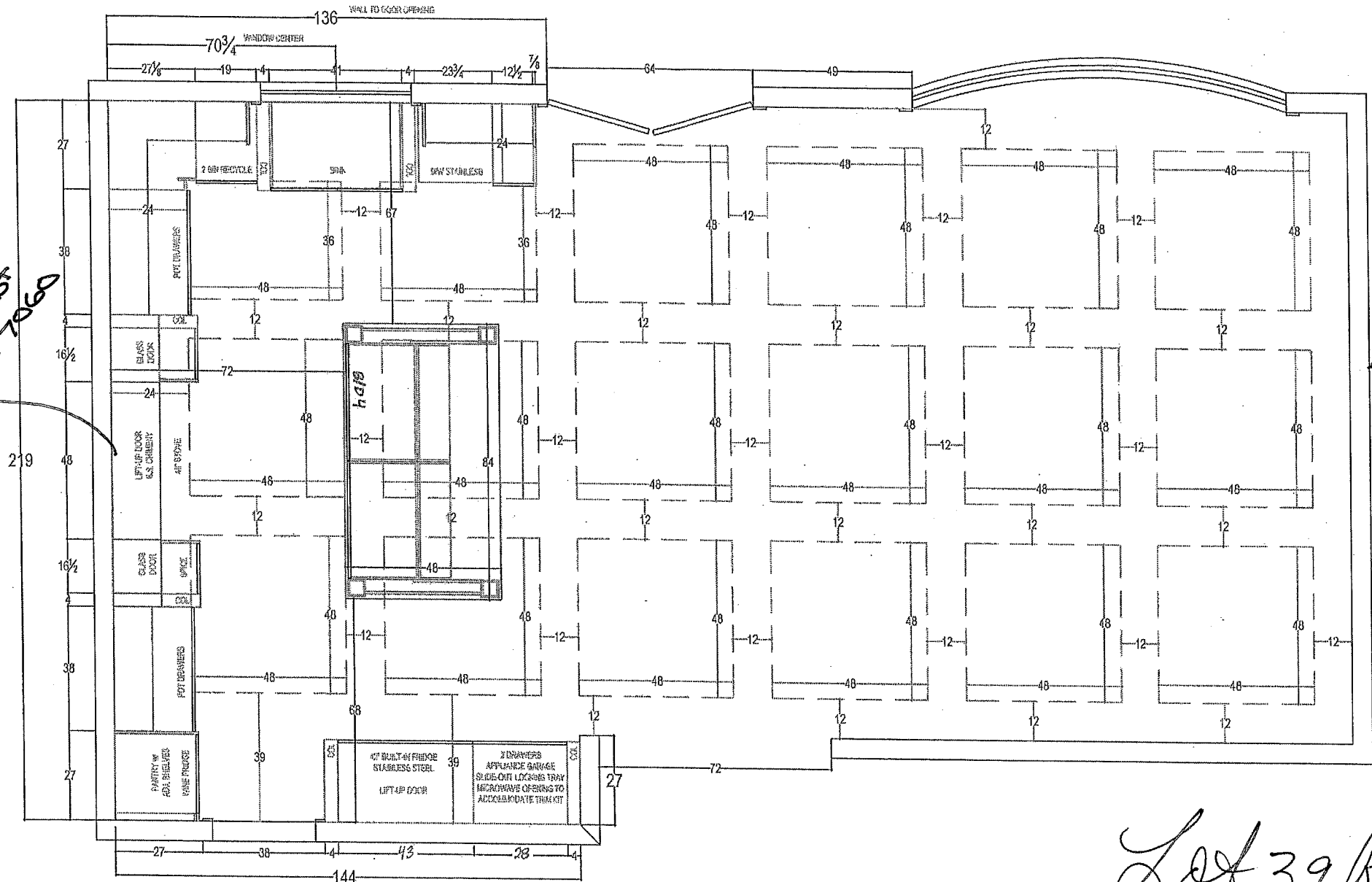

 N. A. N.
 ZANCOR


ZANCOR
HOMES

10" offset
7060

②
WAFFLE
CEILING
← # T552

Lot 39 Royal
Collection



80 SANTE DRIVE, VAUGHAN, ON L4K 3C4,
T: 416.746.1811 F: 905.761.6901

CLIENT: VICTOR & JOYCE AMADIO

SITE: ROYAL COLLECTION

PHONE: 647.289.5808

EMAIL: victor.a@nextlight.com

JOB NAME: LOT 39 RC

DOOR STYLE: TBD

FINISH: TBD

SPECIES: MAPLE

ROOM: KITCHEN

DOOR HANDLE: _

DRW HANDLE: _

TOP:

DRAWN BY: GT

SCALE: 3/8" = 1'-0"

DATE: OCT 28, 2012

PAGE: 1

COMMENTS:

FLOOR PLAN

N.A. /



ZANCOR
HOMES

BRICK SELECTION REQUEST*

To be completed at time of Structural

LOT #: 39

IN THE CITY OF: King, Royal CRESTION

MODEL TYPE: CUMBERLAND ELEVATION: B

BETWEEN:

as VENDOR

Victor Amadio AND Joyce Amadio
as PURCHASERS

*IT IS HEREBY UNDERSTOOD AND AGREED BY THE PURCHASER THAT THE FOLLOWING IS A REQUEST ONLY AND THAT THE VENDOR DOES NOT GUARANTEE ANY OF THE BRICK SELECTIONS AS LISTED BELOW. THE PURCHASER ACKNOWLEDGES THAT NO GUARANTEE IS WRITTEN OR IMPLIED. ALL SELECTIONS ARE SUBJECT TO ARCHITECTURAL CONTROL.

FIRST CHOICE: 6 ✓

SECOND CHOICE: 2

THIRD CHOICE: 5

Dated at King City this 23RD day of August 2012
(Day) (Month) (Year)

[Signature]
Witness

[Signature]
Witness

[Signature]
Purchaser

[Signature]
Purchaser

STRUCTURAL REQUIREMENTS*

ZANCOR
HOMES

Purchaser(s): Victor Amadio & Joyce Amadio
Subdivision: Mile City Royal Collection

Lot No.	House Type	Elevation	Date
39	CUMBERLAND	B	August 23 rd 2002

STRUCTURAL ITEMS	YES/NO Please Circle One	DESCRIPTION / NOTES	INITIAL
• Larger Basement Windows	Y / (N)		1/A JS
• Additional Basement Windows	Y / (N)		1/A JS
• Upgraded Windows	Y / (N)		1/A JS
• 9' Basement	(Y) / N	as per S.N.C. agreement	1/A JS
• 10' Main Floor	(Y) / N		1/A JS
• 9' 2nd Floor	(Y) / N		1/A JS
• Extra Window or Door Changes	(Y) / N		1/A JS
• Upgraded Window Grills	Y / (N)		1/A JS
• Optional Loggia	(Y) / N		1/A JS
• Optional Balcony	Y / (N)		1/A JS
• Skylights (location subject to trusses, engineering and architectural control)	Y / (N)		1/A JS
• Brick Colour & Exterior Package	(Y) / N	Pkg # <u>0</u>	1/A JS
• Additional Fireplaces	(Y) / N	10 MASTER BEDROOM	1/A JS
• Gas/Electric	(Y) / N		1/A JS
• Stair Upgrades (Maple)	Y / (N)		1/A JS
• Open Stairs to Basement	Y / (N)		1/A JS
• Open Riser Staircase	Y / (N)		1/A JS
• Hot Water Tank Information/Upgrades	Y / (N)		1/A JS
• Appliance Specification required from purchaser for time of kitchen selection	(Y) / N	Date of Appointment: _____	1/A JS
• Appointment with Kitchen manufacturer completed? (for Structural/Layout Changes)	(Y) / N	Date of Appointment: _____	1/A JS
• Is water line for fridge required?	(Y) / N	1/NCL	1/A JS
• Is gas line for stove required?	(Y) / N	1/NCL	1/A JS
• Are smooth ceilings required?	(Y) / N	1/NCL	1/A JS
• Plumbing Changes	(Y) / N		1/A JS
• Bathtubs - Changes to Style/Size/Location	Y / (N)		1/A JS
• Frameless Glass Shower	(Y) / N	EXCUTE 1/NCL	1/A JS
• Mirrors, Towel Racks to be installed?	(Y) / N		1/A JS
• Ensure Purchaser is aware of all ceiling designs in each room:			1/A JS
• Cathedral Ceilings	Y / (N)		1/A JS
• Coffered Ceilings	(Y) / N		1/A JS
• High Ceilings	Y / (N)		1/A JS
• Water Heater/Furnace Upgrades	Y / (N)		1/A JS
• Energy Star Upgrades / Increase Insulation	Y / (N)		1/A JS
• Noise Insulation	Y / (N)		1/A JS
• Plywood Subfloors	(Y) / N	1/NCL	1/A JS
• Upgrade to 200 amp electrical service	Y / N	1/NCL	1/A JS

*Please Note: This sheet is meant to be used as a check list; mainly for siting purposes. In no way does it replace a Purchaser Request for Extras Form.