

Lot 128
Phase 2
Model Josephine (43-11) Elev A
DANA COOPER and RICHARD COOPER

Colours Upgrade Report
Brooklin Print Date:10-Dec-12

ID	Description	Invoice	Date Ordered	
1819	Laundry Room: move washer/dryer to new location as per attached sketch	331		
1820	Basement: upgrade to tankless hot water tank, plumbing only. *Client is aware tank will be rented from Reliance	331		
1821	Kitchen: upgrade to GAS STOVE rough in for future stove	331		
1822	Plumbing: Kitchen: upgrade waterline to fridge	331		
1823	Basment: 4 larger basement windows 30 x 24. See plan for details.	331		
1824	Family Room: Upgrade to CATHEDRAL CEILING with PALLADIUM WINDOW with smooth ceiling	331		
1825	Master Bedroom: Upgrade to optional TRAY CEILING with smooth ceiling	331		
1826	Dining Room: Upgrade to Coffered ceiling with smooth ceiling	331		
1827	Master Ensuite: Upgrade to frameless glass shower	331		
1828	Electrical: upgrade to 15 amp outlet above mantle. To be used for future tv.	331		
1829	Kitchen: Upgrading to standard cabinetry 2 door 60 cm pantry.	331		
1830	Kitchen: 60 cm deep uppers above fridge with 1 gable.	331		
1831	Kitchen: upgrading to upper angle corner cabinet	331		
1832	Window: Additional operable windows to be added. See plan for further details Family Room: add 1 Kitchen: add 1 Living Room: add 1 Bedroom 3: add 1 Master Bedroom: add 1	331		
1834	Smooth Ceiling for main and 2nd level. \$1500 discounted for having tray ceiling, cathedral ceiling and coffered ceiling upgrades	331		
1835	Client given \$10,000 credit as per schedule E to be used towards structurals	331		
1836	All bathrooms: Do not install Mirrors or bathroom ceramic accessories	331		
3556	3-1/4 inch x 3/4 inch Wickham Oak everywhere except bedrooms and tiled areas	490		
3557	Stain Staircase	490		
3558	Classic collar wrought iron pickets - Alpa #12 Handrail; Wrought Iron, posts 1/2 inch square single collar and plain picketsm, alternating, flat back, 3-1/2 square post with chamfered edges.	490		

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PE With Agreement

- HARDWOOD 2 1/4 IN. X 3/4 IN. PRE-FINISHED NATURAL OAK THROUGHOUT (EXCEPT TILED AREAS AND BEDROOMS)
- GAS FIREPLACE
- ADDITIONAL BONUS: PURCHASE REQUEST FOR EXTRAS DATED JANUARY 28TH 2012
- PURCHASER IS AWARE THAT THEY ARE NOT ENTITLED TO ANY FURTHER PROMOTIONS BY THE BUILDER.
- TEN THOUSAND DOLLARS (\$10,000) OF UPGRADES TO BE CHOSEN FROM BUILDERS SAMPLES AT TIME OF COLOUR SELECTION
- KOHLER PLUMBING FIXTURES THROUGHOUT
- ENERGY STAR QUALIFIED HOMES
- NO HIDDEN CLOSING COSTS

FLP

\$150k lot

Lot 128 C
Dev.

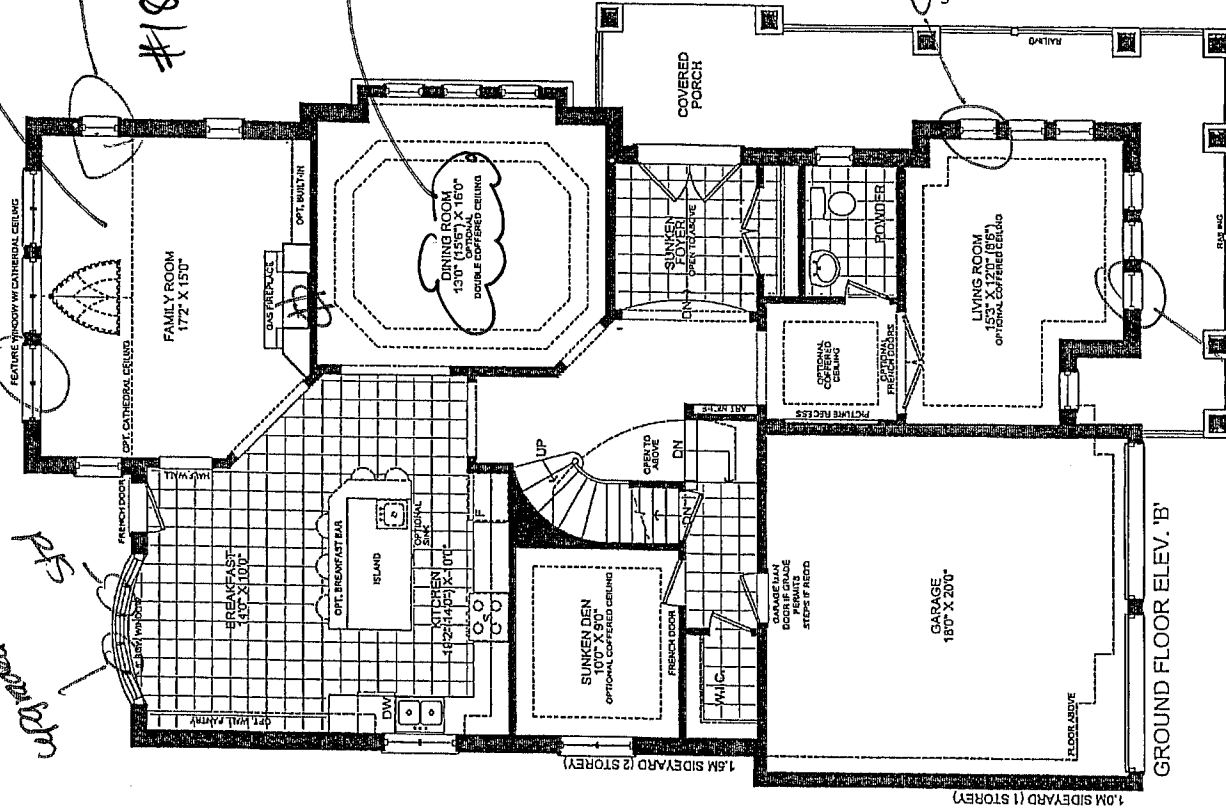
June 5/12

DC
RC

#1824 covered patio.
upgraded

#1832 upgrade

#1826 covered.



#1826 covered patio.
upgraded

RN design
Imagine • Inspire • Create



Project Number 09014		
Issued		
1	AUG-12-11	SMH
2	OCT-05-11	LL
Scale 1/8" = 1'-0"		
Client ZANCOR HOMES		
Project OLDE WINCHESTER PHASE 7 WHITBY, ONT		
Model 43-11		
Area (s.f.) C=3387 S.F. INCLUDES FINISHED BASEMENT DOES NOT INCLUDE OPEN TO BELOW		
Lot Coverage (max.)		
Page 2 OF 4		

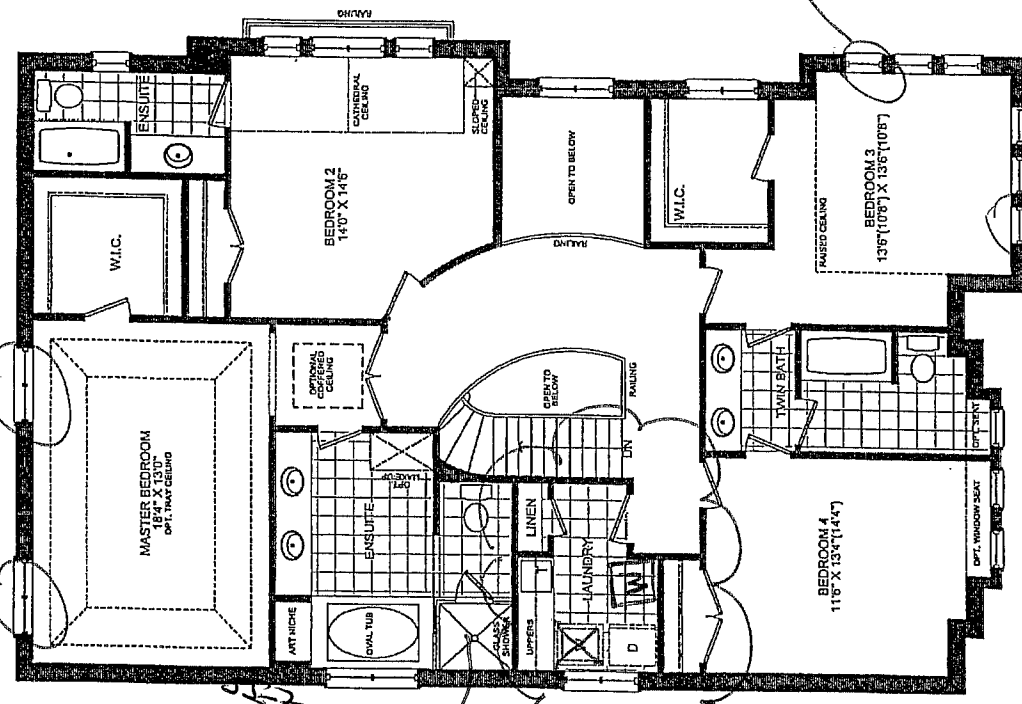
128 C
101
Per.

FLP

June 5/12

DU
RC

Stl operable
upgraded operable



Stl operable

upgraded operable

SECOND FLOOR ELEV. 'B'
FLOOR AREA: 1827 S.F.
DEDUCT D.I.R.: 82 S.F.
TOTAL: 1745 S.F.

#1827
#1827

#1819
Washer/dryer
location change.

RN design
Imagine • Inspire • Create



Project Number
09014

Issued		
1	AUG-12-11	SMH
2	JUN. 27/11	AL
3	OCT-05-11	LL

Scale
1/8" = 1'-0"

Client
ZANCOR HOMES

Project
OLDE WINCHESTER
PHASE 7
WHITBY, ONT

Model
43-11

Area (s.f.)
C=3387 S.F.
INCLUDES FINISHED BASEMENT
DOES NOT INCLUDE OPEN TO BELOW

Lot Coverage (max.)

Page
3 OF 4



Issued™		
1	AUG-12-11	SMH
2	OCT-05-11	LL

Client

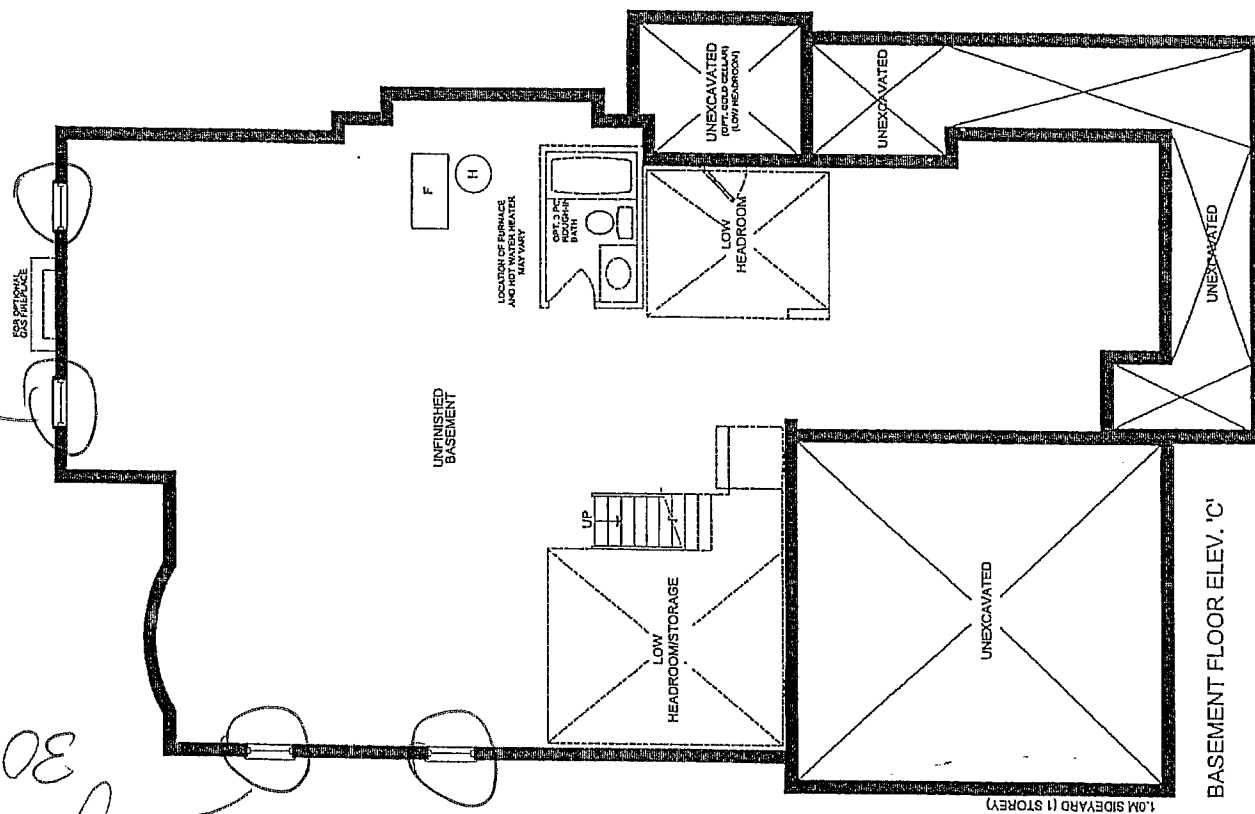
ZANCOR
HOMES

Model
43-11

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Elia: C:\acad\m... 2012 By: c/c

~~CONFIDENTIAL~~



FLP

FLP

[Handwritten notes:]

#1823
larger
 30×24

#1823
larger
 30×24

5/12
Jude

DC
RC

2

STRUCTURAL REQUIREMENTS*

Purchaser(s): Richard Capen / Dana Capen
Subdivision: Brooklin Forest

ZANCOR
HOMES

Lot No.	House Type	Elevation	Date
<u>128</u>	<u>Josephine 43-11</u>	<u>C</u>	<u>June 5/12</u>

STRUCTURAL ITEMS	YES/NO Please Circle One	DESCRIPTION / NOTES	INITIAL
• Larger Basement Windows	☒ Y / ☐ N		RL DC
• Additional Basement Windows	☒ Y / ☐ N		RL DC
• Upgraded Windows	☒ Y / ☐ N		RL DC
• 9' Basement	☒ Y / ☐ N		
• 10' Main Floor	☒ Y / ☐ N		RL DC
• 9' 2nd Floor	☒ Y / ☐ N		RL DC
• Extra Window or Door Changes	☒ Y / ☐ N		RL DC
• Upgraded Window Grills	☒ Y / ☐ N		RL DC
• Optional Loggia	☒ Y / ☐ N		RL DC
• Optional Balcony	☒ Y / ☐ N		RL DC
• Skylights (location subject to trusses, engineering and architectural control)	☒ Y / ☐ N		RL DC
• Brick Colour & Exterior Package	☒ Y / ☐ N	Pkg # <u>8, 1, 1, 6</u>	RL DC
• Additional Fireplaces	☒ Y / ☐ N		RL DC
• Gas/Electric	☒ Y / ☐ N	STONE	RL DC
• Stair Upgrades (Maple)	☒ Y / ☐ N		RL DC
• Open Stairs to Basement	☒ Y / ☐ N		RL DC
• Open Riser Staircase	☒ Y / ☐ N		RL DC
• Hot Water Tank Information/Upgrades	☒ Y / ☐ N	Tankless	RL DC
• Appliance Specification required from purchaser for time of kitchen selection	☒ Y / ☐ N	Date of Appointment: _____	RL DC
• Appointment with Kitchen manufacturer completed? (for Structural/Layout Changes)	☒ Y / ☐ N	Date of Appointment: _____	RL DC
• Is water line for fridge required?	☒ Y / ☐ N		RL DC
• Is gas line for stove required?	☒ Y / ☐ N		RL DC
• Are smooth ceilings required?	☒ Y / ☐ N		RL DC
• Plumbing Changes	☒ Y / ☐ N	Washer location	RL DC
• Bathtubs - Changes to Style/Size/Location	☒ Y / ☐ N		RL DC
• Frameless Glass Shower	☒ Y / ☐ N		RL DC
• Mirrors, Towel Racks to be installed?	☒ Y / ☐ N	DELETE ALL	RL DC
• Ensure Purchaser is aware of all ceiling designs in each room:			
• Cathedral Ceilings	☒ Y / ☐ N	RM RM	RL DC
• Coffered Ceilings	☒ Y / ☐ N	Dining	RL DC
• High Ceilings	☒ Y / ☐ N	Basement	RL DC
• Water Heater/Furnace Upgrades	☒ Y / ☐ N		RL DC
• Energy Star Upgrades / Increase Insulation	☒ Y / ☐ N		RL DC
• Noise Insulation	☒ Y / ☐ N		RL DC
• Upgrade to 200 amp electrical service	☒ Y / ☐ N		RL DC

*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