

Lot 27
Phase 2
Model Lusitano (42-4) Elev B ✓
CALVIN SMITH and JOYCE LAM

Colours Upgrade Report
Kings Ridge Print Date:08-Feb-13

PE With Agreement

- 1. STAIN TO STAIRS AND HANDRAILS.
- 2. UPGRADE #3 HANDRAILS WITH WROUGHT IRON PICKETS.
- 3. 1ST UPGRADE PRE FINISHED OAK STAINED HARDWOOD 3 1/4 X 3/4 TO: FAMILY ROOM, DINING ROOM, GREAT ROOM, MAIN FLOOR HALLWAY AND UPPER HALLWAY.
- 4. ALL STAIRS IN THE HOME WILL BE SATINED AND 3RD UPGRADE HANDRAILS THROUGHOUT.
- 5. PURCHASER IS AWARE THEY ARE NOT ENTITLED TO ANY FURTHER PROMOTIONS BY THE BUILDER.

ID	Group	Description	Invoice	Date Ordered	
8295	STRUCTURAL	GAS LINE to stove *Leave electrical stove outlet as well	1579		
8296	STRUCTURAL	MASTER ENSUITE: Frameless glass shower	1579		
8297	STRUCTURAL	PLYWOOD subfloors 3/4 inch to whole house	1579		
8298	STRUCTURAL	200 AMP service	1579		
8299	STRUCTURAL	WINDOWS: 2nd floor great room transom windows (x2) - approx 12 inch by 12 inch Install 6 feet 8 inches off floor to centre of window and align windows as shown	1579		
8300	STRUCTURAL	FAMILY RM: Square off coffered ceiling to family room on main floor - extend drop as shown on sketch	1579		
8301	STRUCTURAL	BASEMENT WINDOWS: Align 2 windows if possible in basement to bay window above	1579		
8302	STRUCTURAL	ELECTRICAL: Put another exterior coach light beside front door (there should be one light on either side of door)	1579		

STRUCTURALS

LUSITANO

Elev. A 2777 sq. ft.

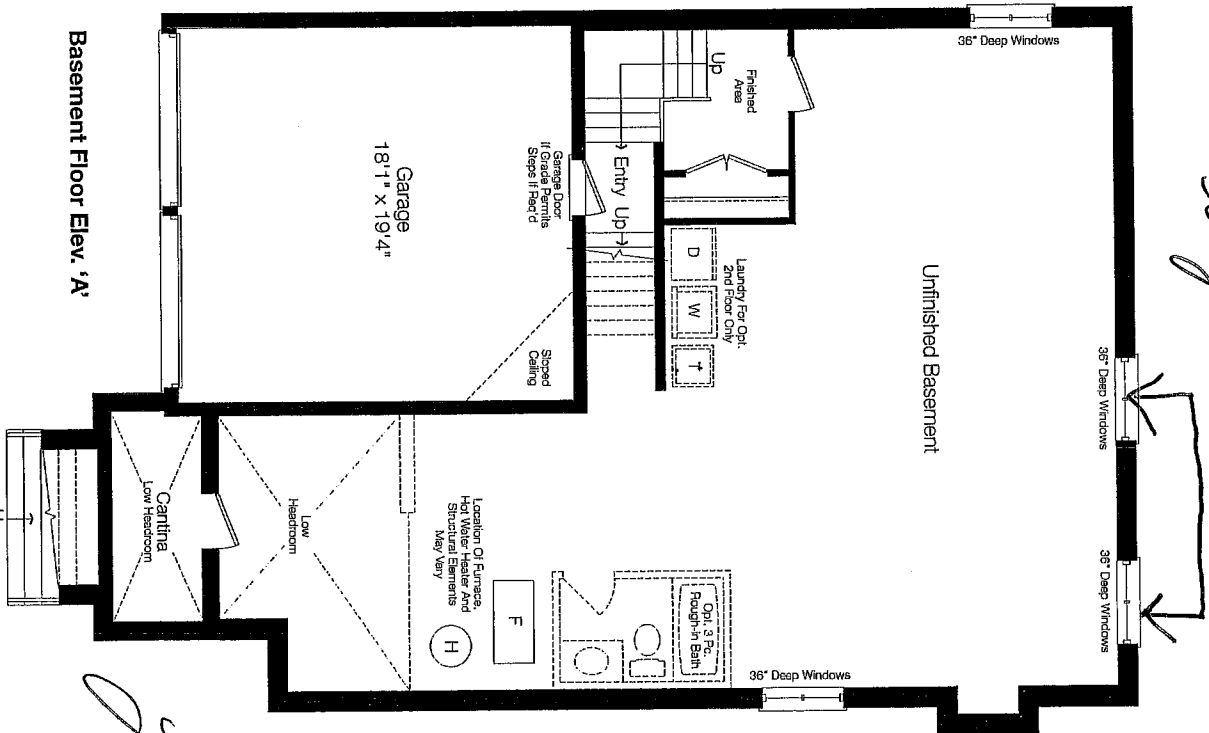
Elev. B 2768 sq. ft.

includes 58 sq. ft. fin. lower level

Elev. A opt. 4 bedroom 2777 sq. ft.

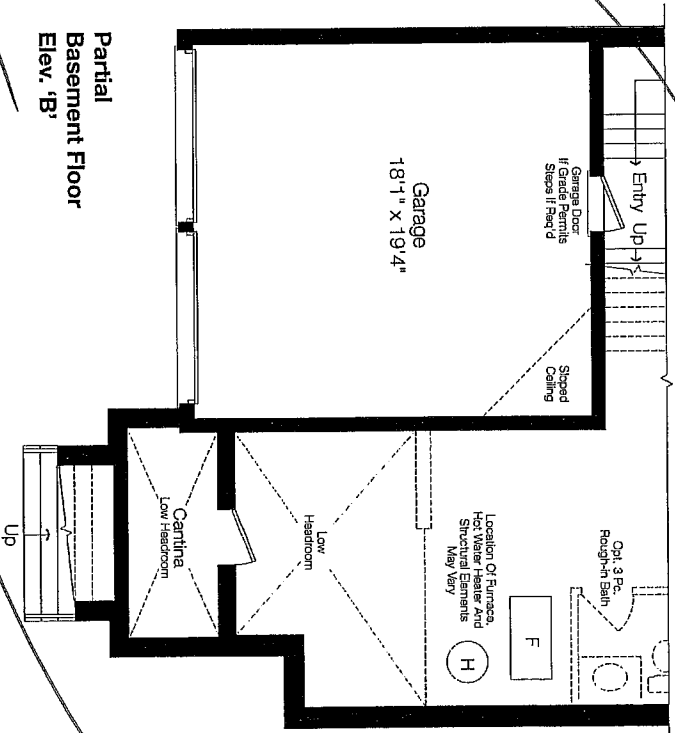
Elev. B opt. 4 bedroom 2768 sq. ft.

align these 2 windows to lay alone.



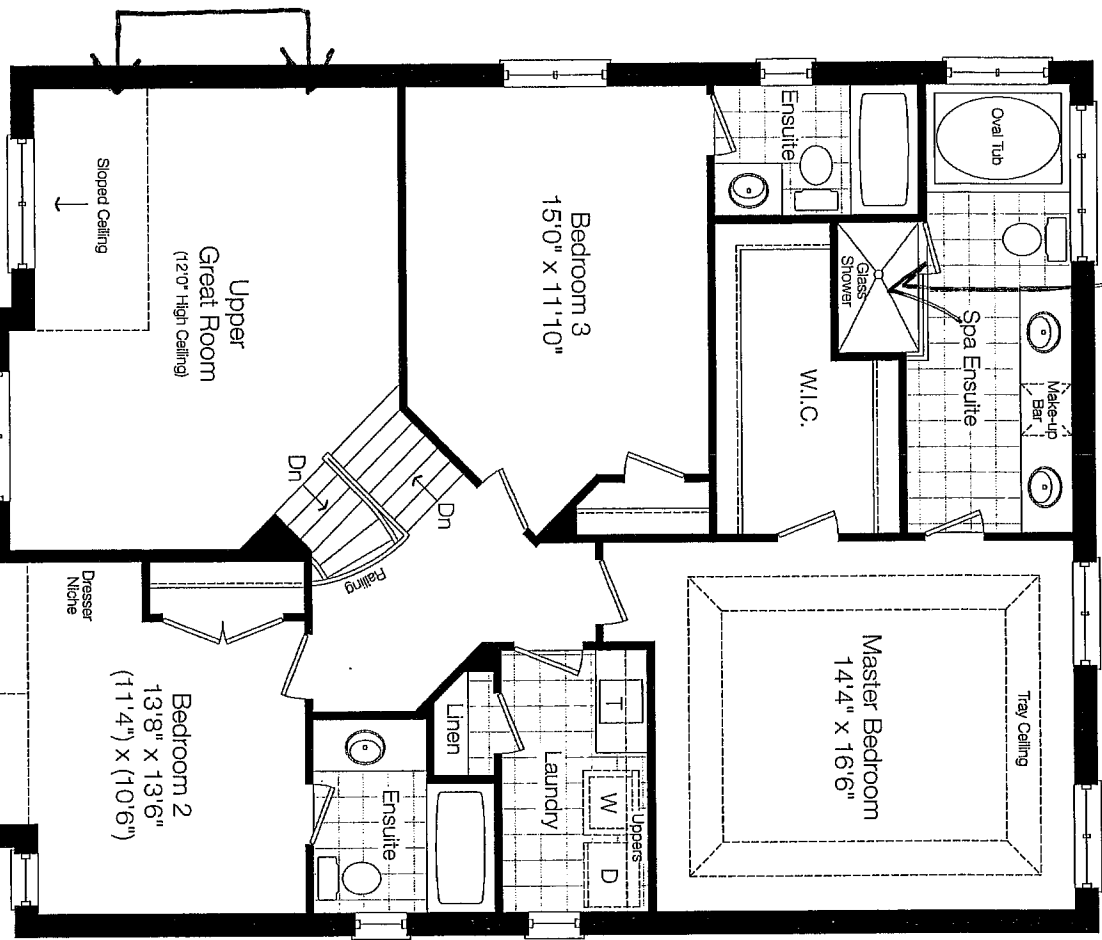
Basement Floor Elev. 'A'

CS 8/27
Edwards



Q296

FRAMELESS GLASS
SHOWER



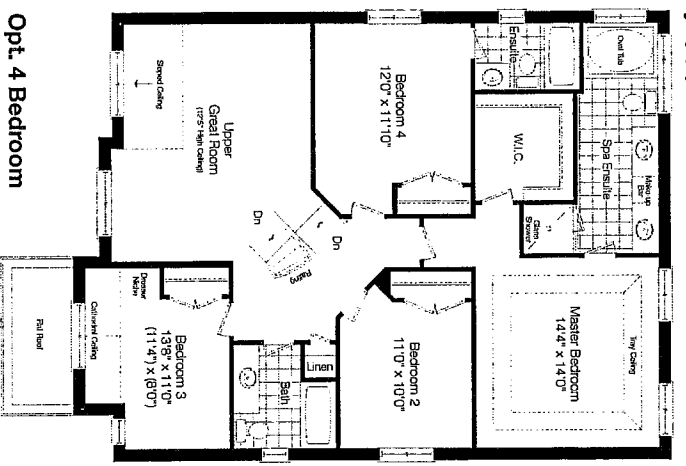
Q29A

2 TRANSON

WINDOWS APPROX.
12" X 12" 6 FT. 8 INCHES

OFF FLOOR

Opt. 4 Bedroom
Second Floor
Elev. 'A'



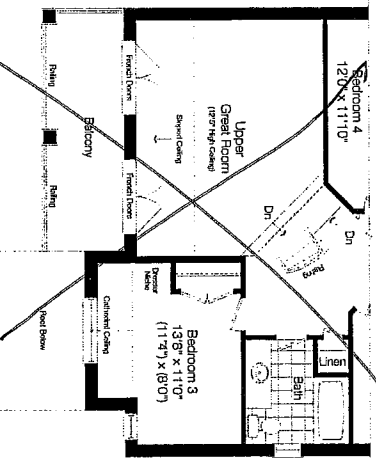
Handwritten signature/initials.

LUSITANO

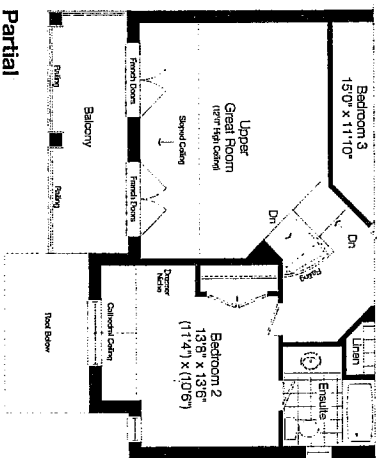
Elev. A 2777 sq. ft.
Elev. B 2768 sq. ft.
includes 58 sq. ft. fin. lower level
Elev. A opt. 4 bedroom 2777 sq. ft.
Elev. B opt. 4 bedroom 2768 sq. ft.

Handwritten notes: 28427, C.S., Q29A, B

Partial Opt. 4 Bedroom
Second Floor
Elev. 'B'



Partial
Second Floor
Elev. 'B'





**ZANCOR
HOMES**

**FINAL STRUCTURAL REQUEST
ACKNOWLEDGMENT**

LOT No.

27 King Ridge

PLAN No.

HOMEOWNER(S)

Colvin Smith & Joyce Sam

CIVIC ADDRESS

FINAL STRUCTURALS COMPLETED ON

Jan. 21/13

I, J. Sam, the purchaser for the above-mentioned property, hereby acknowledge that once my final structural appointment has been completed and signed off, that no further changes, requests or deletions for structural changes will be accommodated.

I understand that a "structural change" refers to, but is not limited to, all the items as they are listed on the *Structural Requirements* checklist which has been reviewed and explained to me by Zancor's Structural Consultant.

If construction on the above noted property has not commenced and Zancor accommodates a request for a structural change I requested have after my final structural appointment has been completed, I fully acknowledge that there will be a minimum administration fee of \$5,000 in addition to the cost of the requested change and that I must sign off on the Purchaser Request for Extras within 48 hours of receiving the quoted price from Zancor.

I acknowledge the facts as explained to me and agree to waive any claims against the vendor or trades in relation to this particular matter.

I read and understand the above terms and conditions.

Dated at King, this 21 day of Jan., 2013.

Purchaser

Colvin Smith

Witness

J. Cote

Purchaser

J. Sam

Witness

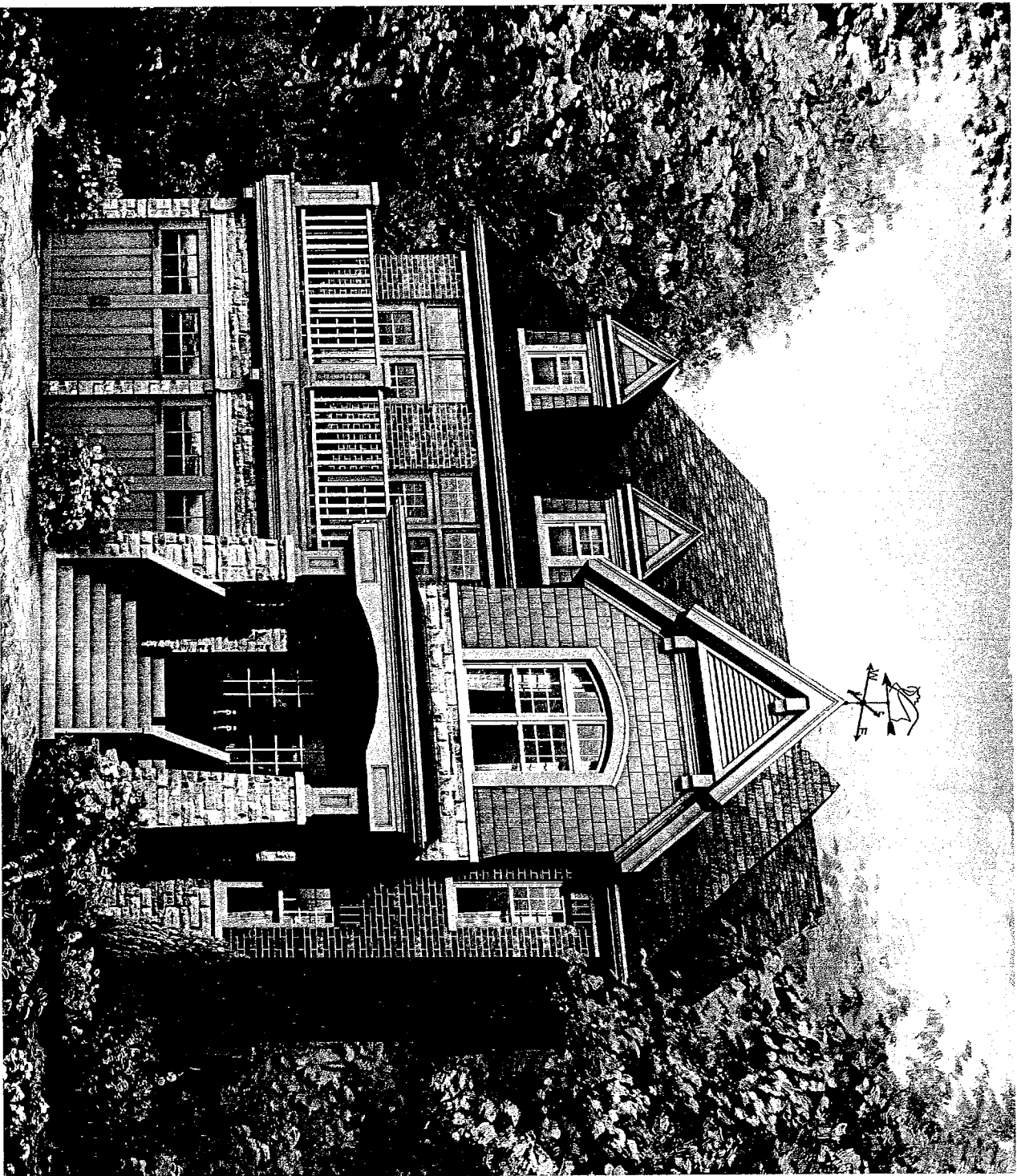
J. Cote

LUSITANO

Elev. B 2768 sq. ft.

includes 58 sq. ft. fin. lower level

Elev. B opt. 4 bedroom 2768 sq. ft.



Ref 27 Elev. B.

CS 85-

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Township of KING.



FOR KING SOUTH - LOT 27

12" x 12"
TRANSOMS

U/S OF SOFFIT

DECOR. GABLE BOXOUT (8" 12" PROJECTION) W/ DECOR. BRACKETS

TOP OF PLATE

TOP OF WINDOW

— METAL SEAMED ROOF

SmartSide PANEL & TRIM
PANELS

FIN. SECOND FL.

TOP OF TRANSOM

TOP OF WINDOW

— 4"X34" DECOR. BRACKET
(TYP.)

FIN. MAIN FLOOR

FIN. FOYER FLOOR

FIN. GRADE

TOP OF SLAB

ALLOWABLE UNPROTECTED OPENINGS		
TOTAL WALL AREA	1265.71	SF
LIMITING DISTANCE	4.0	FT
ALLOWABLE OPENINGS	88.59	SF
ACTUAL OPENINGS	72.86	SF

)+ 2 sq. ft. ✓ Limiting

DISTANCE O.K.
WITH ADDED
WINDOWS

MODEL

42-04

LUSITANO

CLIENT

ZANCOR HOMES
KING CITY
KING CITY, ONTARIO



RN design
Imagine • Inspire • Create

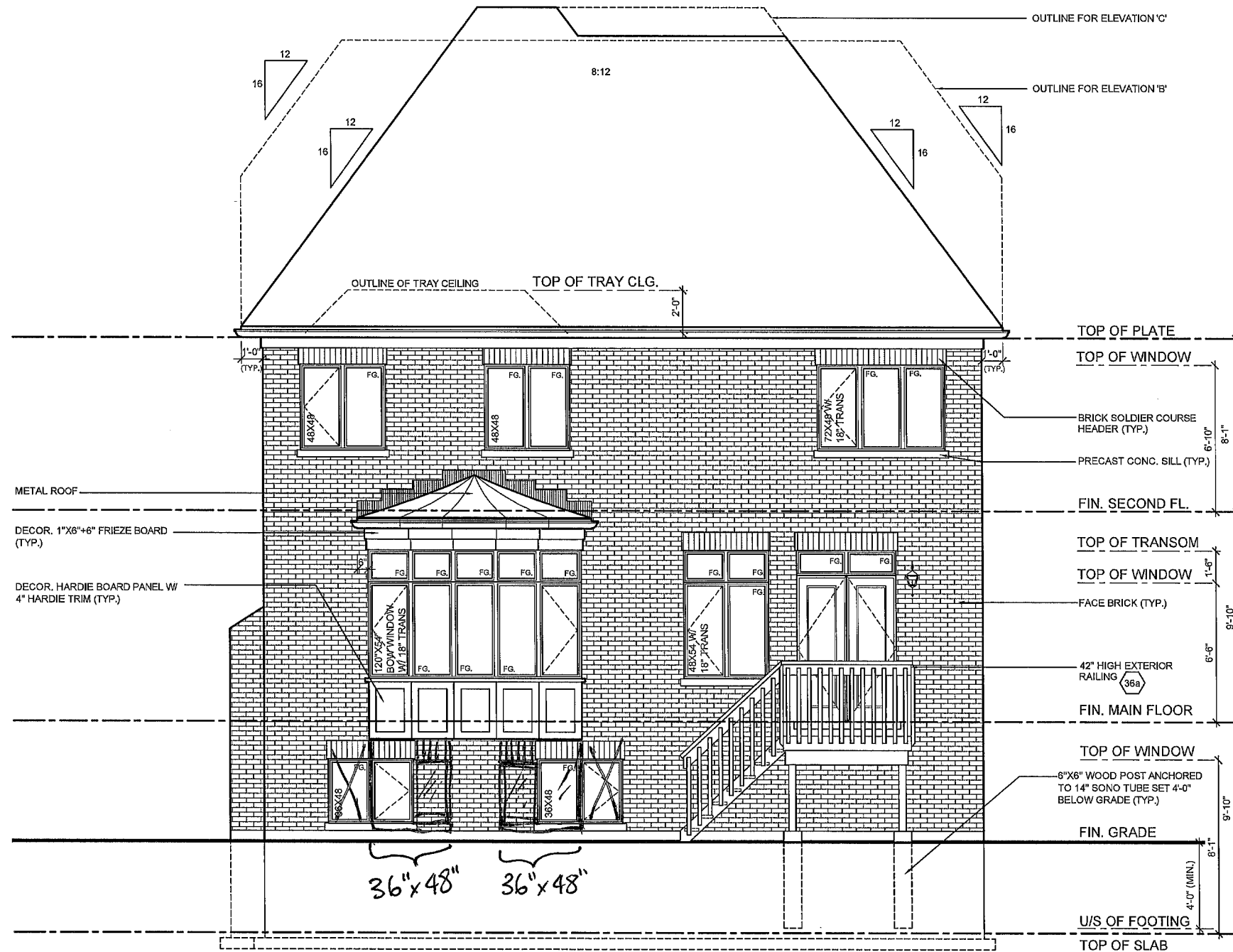
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FAX.(905)738-5449
DWG@RNDESIGN.COM

SCALE
3/16" = 1'0"

PROJECT NUMBER
09011

PAGE

A4



REAR ELEVATION 'A' & 'B' & 'C'