

Lot 34  
Phase North  
Model Manor (50-14) Elev A  
LAURA TARZIA and RUBENS TARZIA

(5 BED)

Colours Upgrade Report  
The Castles of King City Print Date:16-Sep-16

PE With Agreement

- Rear Upgrade
  - 1.UPGRADE 5 ( 5 INCH HANDSCRAPED HARDWOOD) FAMILYROOM/SOCIAL PUB/KITCHEN/BREAKFAST/DININGROOM/LIBRARY/MAIN HALL/UPPER HALL/FOYER/BASEMENT FOYER/MASTER BEDROOM/BED 2/BED 3/BED 4/BED 5/BED, PANTRY, AND SERVERY.
  - 2.UPGRADE #2....TRIM THROUGHOUT ...3 1/2 INCH CASINGS X 7 1/4 INCH BASEBOARDS.
  - 3 PLAN CHANGED AS PER SKETCH ATTACHED (5 BEDROOM PLAN)
  - 4.CHANGE WINDOW IN BREAKFAST AREA TO (2 8 FT. DOUBLE DOORS WITH TRANSOM) AND WALK OUT BASEMENT DOORS TO 2 DOUBLE DOORS.AA

LOGGIA STAIRS #4705

\* all other items remain the same

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ID	Group	Description	Invoice	Date Ordered	
3063 ✓	STRUCTURAL	Plug for future tv/security screen in kitchen - see sketch	598		
3064 ✓	STRUCTURAL	kitchen - 1. 36 inch full fridge and 36 inch full freezer to be located on new wall **Electrical for fridge relocated to new location **ADD plug for freezer	598		
3065 ✓	STRUCTURAL	Add venting for future heater in garage ***NEED SPEC TO DETERMINE REQUIREMENTS	598		
3066 ✓	STRUCTURAL	Optional sink in Social pub area **Blanco 401029 w/Grohe Concetto Faucet 32.665.000	598		
3068 ✓	STRUCTURAL	Kitchen sink - Bar sink - ***TBD	598		
3069 ✓	STRUCTURAL	Reinforce wall above fireplace for future wall mounted television	598		
3071 ✓	STRUCTURAL	Add GAS LINE in garage for future heater **includes electrical outlet	598		
3072 ✓	STRUCTURAL	Garage door height - (2x) 9 foot high in lieu of 8 x 8 feet	598		
3073 ✓	STRUCTURAL	DELETE 1. curve in railings at upper hall/open to below area and upper library balcony **Railings to be installed in straight line 2. ALL curved arches to be FLAT **see sketch	598		
3074 ✓	STRUCTURAL	Insulate Laundry room	598		
3075 ✓	STRUCTURAL	Solid Doors throughout (standard style)	598		
3076 ✓	STRUCTURAL	1. Frameless 10mm glass shower in Ensuite 3 2. Frameless 10mm glass shower in Ensuite 4 in lieu of tub - includes light 3. ADD complete bathroom in bedroom 5 complete with frameless glass shower, standard finishes	598		
3077 ✓	STRUCTURAL	Larger basement windows **rear side elevation - 3 windows to be 24 x 40 inches each in lieu of standard **2 front side windows to remain as 30 x 24 due to grade	598		
3079 ✓	STRUCTURAL	Multipoint lock on garden doors on second floor, main floor and basement (x3) **DOORS ARE TO SWING IN	598		
3081 ✓	STRUCTURAL	Servery - 1. Add plumbing roughin and electrical for future dishwasher 2. Add plumbing roughin for future sink	598		
3082 ✓	STRUCTURAL	Adjust cabinets to accomodate two (2) 36 inche stoves **includes additional gas line and electrical	598		
3083 ✓	STRUCTURAL	Electrical for builtin oven and microwave	598		
3084 ✓	STRUCTURAL	10 inch VENT above stove	598		
3085 ✓	STRUCTURAL	BASEMENT - 2 inch insulation with wire mesh under concrete slab for entire basement	598		

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3087	STRUCTURAL	POTLIGHTS - 15 LED potlights **homeowner to confirm locations	598		
3092	STRUCTURAL	Purchaser requests NO GRILLS on any windows **confirmed as per FC - NO GRILLS ON WINDOWS	598		
3093	STRUCTURAL	Open Riser staircase from main to second and main to basement **Increased tread thickness (included in price) to 1-3/4 inch	598		
3095	STRUCTURAL	Fully insulated garage walls (batt)	598		
3096	STRUCTURAL	TANDEM area of garage - **minimum 10 feet	598		
3097	STRUCTURAL	Relocate garage man door **door to be as tight to corner as possible (approx 6-8 inches from end -see sketch) **mud room may have to be sunken (1 riser minimum) to eliminate deck in garage	598		
3098	STRUCTURAL	Delete nib walls at back of garage where tandem area is	598		
3102	STRUCTURAL	Master Ensuite - Add another standard shower system **two independantly run systems in shower	598		
3103	STRUCTURAL	Master Ensuite - INFINITY DRAIN in centre of shower	598		
3104	STRUCTURAL	Master Ensuite - Linear shower niche on back wall APPROX 48w x 12h	598		
3107	STRUCTURAL	Build up subfloor with plywood for FLUSH TRANSITIONS between hardwood and tiles *flush transitions to main floor and second floor excluding laundry due to tile application becuae of the required drain.	598		
3108	STRUCTURAL	No Curve on bar at social pub area	598		
3109	STRUCTURAL	Add wall at social pub area in order to create straight line for tiles in breakfast and kitchen area.	598		
3175	STRUCTURAL	CUSTOM LOGGIA 1. Construct a two level loggia with basement addition. 2. Basement addition to be approx 13 feet by 18 feet. Space to remain unfinished and to include waterproofing insulcation, 3 piece roughin for future bathroom, windows and doors to exterior 3. Concrete slab off basement level for the remaining width of house and to include over basement addition. 4. Reinforced concrete slab off of ground floor to run the full width of house and to include over baesment addition 5. Reinforced concrete slab off second floor to be approx 13 feet by 18 feet (no roof) 6. Includes all foundation work, concrete slab, aluminum railings, windows, doors, electrical, stucco exterior concrete ceilings, rough in gas line to future fireplace location. ***does not include fireplace; stairs to grade sold separately 7. Columns will have a brick base and precast cap which the fibreglass column sits on it	598		* 3 PCE NOW ON DRAWING
3277	STRUCTURAL	LOGGIA STAIRS - concrete stairs and aluminum railings from main floor loggia to grade	598		
3278	STRUCTURAL	12 INCH O.C. JOISTS THROUGHOUT HOUSE ***Joist thickness is 11-7/8 inches throughout entire house (this is the next size from the standard 9-5/8)	598		
3566	STRUCTURAL	PLUMBING - Increase horizontal and vertical risers to 1 INCH in lieu of the standard with branches to remain 1/2 inch to fixtures	598		

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3567	STRUCTURAL	Builder Discount	598		
3617	STRUCTURAL	Furance to be on stand	598		
3640	STRUCTURAL	Purchaser to sign off on final blackline drawings	598		
3742	STRUCTURAL	MAIN FLOOR BREAKFAST - ADD standard size window to match familoy room ***see sketch	598		
3743	STRUCTURAL	MAIN FLOOR & BASEMENT EXTERIOR DOORS - ADDITIONAL Coach light (one on either side of doors)	598		
3781	INCLUDED IN OFFER	HARDWOD - Upgraded hardwood throughout in lieu of standard *as per Schedule E	697		
3782	INCLUDED IN OFFER	TRIM - Upgraded trim (casing & baseboards) throughout *as per schedule E	697		
3783	INCLUDED IN OFFER	PLAN CHANGE - 5 bedroom plan *as per schedule E	697		
3784	INCLUDED IN OFFER	WINDOW - 1. Change window in breakfast area to (2x) 8 foot double doors with transom 2. Change window in basement area to (2x) 8 foot double doors with transom *as per schedule E	697		
4162	SIGNED LOT SPECIFIC BLACKLINES	PURCHASER SIGNED & ACCEPTED LOT SPECIFIC BLACKLINES	766		
4163	GARAGE DOOR CLARIFICATION	GARAGE DOOR CLARIFICATION - ***HIGH LIFT TRACKS REQUIRED. TO BE INSTALLED AS TIGHT TO THE CEILING AS POSSIBLE	766		
4234	CANTINA CLARIFICATION	CANTINA CLARIFICATION - NOTE LOCATION OF DOOR FROM BASEMENT TO CANTINA LOCATED UNDER THE LOGGIA	766		
4325	ACKNOWLEDGEMENT	PURCHASER ACCEPTS: 1. PARTIAL MUDROOM AT GARAGE MAN DOOR AREA WILL BE SUNKEN WITH LOW HEADROOM IN THE BASEMENT IN ORDER FOR GMD TO BE INSTALLED 2. WINDOW WILL BE ADDED TO ENSUITE 2 BATHROOM	779		
4326	COLOURS	PARIS KITCHENS QUOTE	779		
4705	CLARIFICATION	1. Landing 1 to remain constructed as built and will be approximately 7-1/2 lower than the loggia slab 2. Landing 2 to be constructed to be appoximately the same width and length dimensions as landing 1 3. Landing 1 and 2 will be constructed with poured in place steps with approximately 12 inch treads and 6-1/2 inch risers 4. Steps from landing to grade (poured in place) will be constructed the same width as landing 2 and stairs will have approximately 12 inch treads and 6-1/2 inch risers 5. Drawing not to scale. Risers may vary as required. Landings with remain the same.	830		

\* NOTE - LAYOUT OF MAIN BATH HAS BEEN REVISED  
MASTER BED DOOR LOCATION  
STAIRS IN UPPER HALL LOCATION

A hand-drawn floor plan of a building. The plan shows a long rectangular structure with several rooms. A yellow highlight covers a large portion of the right side of the plan. Handwritten in red ink is a large cloud-like shape that encompasses the yellow-highlighted area. To the right of the plan, the text "#4705" is written vertically. At the top left, there is a small diagram of a building with the text "4th Floor" and "4th Floor" written next to it. Below this, the text "4th Floor" is written again. At the bottom left, the text "4th Floor" is written. The plan includes various rooms, corridors, and a staircase. A red circle with a diagonal line through it is drawn over a room in the yellow-highlighted area. The text "4th Floor" is written in the bottom left corner.



34 Loggia stairs