

Lot 37
Phase caNorth42
Model -Westminister (42-10) Elev A
MICHAEL LIANG and SONIA ZARPELLON -LIANG

Colours Upgrade Report
Kings Ridge Print Date:04-Apr-16

PE With Agreement

- 1. PREMIUM LOT AND LOOK OUT BASEMENT - LARGER BASEMENT WINDOW AT REAR OF HOME AND 5 FOOT X 7 FOOT DECK (NO DECK AND NO STAIRS INCLUDED).
- 2. PURCHASER IS AWARE THEY ARE NOT ENTITLED TO ANY FURTHER PROMOTIONS BY THE BUILDER.
- 3. DELETE FRENCH DOOR IN BREAKFAST ROOM AND ADD GARDEN DOOR AS ATTACHED.
- 4. SOME LOTS CANNOT ACCOMMODATE LOGGIAS.

LATE CHANGES
18047, 18048, 18049, 18050
18070- CLARIFICATION.

* ALL OTHER ITEMS REMAIN THE SAME *

ID	Group	Description	Invoice	Date Ordered	
17481 ✓	INCLUDED IN OFFER	DELETE french door in breakfast room and ADD garden door at attached	3507		
17562 ✓	STRUCTURAL	PLUMBING SHIFT STANDARD 3 PCE ROUGH IN IN BASEMENT ALIGN TOILET ROUGH TO WINDOW SEE SKETCH	3532		
17563 ✓	STRUCTURAL	SQUARE OFF CORNERS OF HOME IN BASEMENT, MAIN FLOOR AND 2ND FLOOR DELETE STANDARD CORNER WINDOW IN KITCHEN AND MASTER ENSUITE SHIFT SINK AND DISHWASHER TO BE INSTALLED AT THE BACK OF THE HOME SEE SKETCH NOTE DOES NOT INCLUDE ANY ADDITIONAL KITCHEN CABINETS	3532		
17564 ✓	STRUCTURAL	MAIN FLOOR RAISED LIBRARY/MASTER BEDROOM SHIFT HALF IN RAISED LIBRARY TOWARDS THE GREAT ROOM BY APPROX 2 FEET NOTE THIS WILL BE A FULL WALL NOTE HALF WALL IN RAISED LIBRARY BY STAIRS CLOSE TO LANDING WILL REMAIN MASTER BEDROOM SHIFT WALL TOWARDS LIBRARY BY APPROX 2 FT . MASTER BEDROOM WILL BE APPROX 22FT 6IN X 17FT X (14FT) NOTE VOID OF APPROX 1 FT ABOVE LIBRARY TO ALIGN WITH HALF WALL AT THE TOP OF THE STAIRS NOTE NOW HALF WALL WILL BE A FULL WALL (NO RAILING TO BE CONFIRMED). NOTE THIS WILL CLOSE THE GAP BETWEEN UPSTAIRS AND DOWNSTAIRS NOTE INCLUDES ADDITIONAL HARDWOOD	3532		
17565 ✓	STRUCTURAL	ADD ONE SIDED STANDARD GAS FIREPLACE AND PAINT GRADE MANTLE WITH STANDARD MARBLE SURROUND IN MASTER BEDROOM SIDE ONLY NOTE FULL MANTLE WILL BE IN BEDROOM ONLY	3532		
17566 ✓	STRUCTURAL	MASTER ENSUITE SHOWER ADD NICHE APPROX 16 WIDE AND APPROX 14 HIGH AND APPROX 4 INCHES DEEP SEE SKETCH	3532		
17567 ✓	STRUCTURAL	MASTER BEDROOM ADJUST WINDOWS AT THE BACK OF THE HOME TO BE 2 SECTIONS OF 3 PANE WINDOWS. EACH SECTION WILL BE APPROX 54 X 72 INCHES IN LIEU OF FRENCH DOORS AND 4 PANE STANDARD WINDOW. NOTE FIRST SECTION OF 3 PANE WINDOW TO BE CENTERED ABOVE GREAT ROOM WINDOWS. 2ND SECTION OF 3 PANE WINDOW TO BE CENTERED ABOVE KITCHEN GARDEN DOORS. SEE SKETCH	3532		
17568 ✓	STRUCTURAL	ADD ROXUL INSULATION IN LAUNDRY ROOM 2ND FLOOR 1 WALL BACKING ON TO BEDROOM 4	3532		
17569 ✓	STRUCTURAL	ELECTRICAL REINFORCE STANDARD LIGHT ABOVE STAIRWELL ON THE 2ND FLOOR NOTE 2ND FLOOR STANDARD LIGHT TO BE CENTERED ABOVE STAIR LANDING	3532		
17570 ✓	STRUCTURAL	DELELTE (2) TRANSOM WINDOWS IN THE MASTER BEDROOM AND (2) TRANSOM WINDOWS IN THE GREAT ROOM (NO CREDIT)	3532		
17571 ✓	STRUCTURAL	DELETE STANDARD TRAY CEILING IN MASTER BEDROOM NOTE NO CREDIT	3532		
17572 ✓	STRUCTURAL	DESIGN FEE FOR ALL CHANGES	3532		

17711 ✓	ELECTRICAL EXTRA	Electrical - Great/Family Room - 5.5ft electrical outlet over fireplace Master Bedroom - 5.5ft electrical outlet next to cable (see sketch) Paid at Smart Tech	3561		
17712 ✓	COLOURS	UPGRADE KITCHEN EXTRAS DATED SEPTEMBER 28, 2015	3562		
17713 ✓	COLOURS	UPGRADE TILES AND COUNTER TOP EXTRAS DATED NOTE NO BACKPLASH NO CRDIT	3562		
17714 ✓	COLOURS	UPGRADE TRIM 1 B STEP	3562		
17715 ✓	COLOURS	PLUMBING UPGRADE KITCHEN SINK BLANCO QUATRUS U2 (401247) 9DEEP	3562		
17716 ✓	COLOURS	HARDWOOD UPGRADE # 6 HANDSCRAPED HICKORY MOOREA PEARL	3562		
17717 ✓	COLOURS	ELECTRICAL LED POTLIGHTS 7-KITCHEN ON SAME SWITCH DELETE STANDARD LIGHT, IN COOKING AREA KEEP STANDARD LIGHT IN THE BREAKFAST AREA 1 SERVERY ON SAME SWITCH DELETE STANDARD LIGHT 6-GREAT ROOM ON SAME SWITCH DELETE STANDARD LIGHT 6- MAIN FLOOR HALLWAY ON SAME SWITCH DELETE STANDARD LIGHT 8- UPPERHALLWAY ON SAME SWITCH DELETE STANDARD LIGHT 4-2ND FLOOR LIBRARY ON SAME SWITCH DELETE STANDARD LIGHT	3562		
17718 ✓	COLOURS	ELECTRICAL ADD CAPPED LIGHTS 1- ABOVE MASTER ENSUITE TUB ON SEPARATE SWITCH 1- ABOVE KITCHEN ISLAND ON SEPARATE SWITCH 1- POWDER ROOM IN THE CENTRE OF THE CEILING DELETE LIGHT OVER SINK	3562		
17719 ✓	COLOURS	ELECTRICAL ADD 1 PLUG ON KITCHEN ISLAND	3562		
17720 ✓	COLOURS	ELECTRICAL WALL OVEN 240V MICROWAVE ELECTRICAL	3562		
17721 ✓	COLOURS	HVAC UPGRADE EXHAUST VENT TO 8 INCH IN LIEU OF STANDARD	3562		
17722 ✓	COLOURS	ELECTRICAL ADD LED STRIP LIGHTING BELOW UPPERS IN KITCHEN AND SERVERY ON SEPARATE SWITCH	3562		
17723 ✓	COLOURS	RAILING UP# 4 SINGLE COLLAR/ SPOON WITH ALT PLAIN PICKET PATTERN 0101 BLACK IRON	3562		
17724 ✓	COLOURS	ELECTRICAL ADD (6) PUCK LIGHTS IN GLASS UPPER CABINETS IN KITCHEN ON SEPARATE SWITCH SEE KITCHEN PLAN	3562		
17746 ✓	COLOURS	ELECTRICAL ADD PLUG FOR BAR FRIDGE IN SERVERY	3562		
17747 ✓	COLOURS	UPGRADE FRONT EXTERIOR DOOR (FIBERGLASS) TO THE SAME AS THE 50 FT LOTS INCLUDES MULTIPOINT LOCKING SYSTEM	3562		
17750		CHARGE FOR UPGRADES IN KITCHEN QTK EXTRAS \$33,875.00 CHARGED \$ 33,750.00 ADDITIONAL CHARGE OF \$ 225.00	3566		

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18047	LATE CHANGE	ELECTRICAL ADD 3 LED POTLIGHTS IN THE CEILING OF THE MASTER ENSUITE ABOVE VANITY ONE ABOVE EACH SINK AND ONE ABOVE MAKE UP DESK ON SAME SWITCH DELELTE STANDARD LIGHT	3594		
18048	RESELECTION TILES	AV CLASSIC SEE RESELECT FLOOR TILES THAT WERE DISONCONTINED SEE REVISED COLOUR CHART	3594		
18049	RESELECTION TILES	UPGRADE TILES DATED MARCH 18, 2016 SEE REVISED COLOUR CHART	3594		
18050	RESELECTION COUNTERTOPS	COUNTER TOPS UPGRADE #2 FOR TWIN BATH AND 2ND ENUSITE BATH SEE REVISED COLOUR CHART	3594		
18070	CLARIFICATION	CLARIFICATION - RAISED LIBRARY ***SEE FLOOR PLAN - RAILING IN LIEU OF HALF WALL, LOCATION AS PER SKETCH	3594		

ZANCOR HOMES COLOUR CHART

Revised March 16

CABINETRY / COUNTERTOPS

	DOOR STYLE	HARDWARE	COUNTERTOP	EDGE
Kitchen/Servery	QT 4401 OXFORD WHITE FIBERBOARD	SEE EXTRA	CMP CARRERA	F
Kitchen Island	QT 3401 HAZELNUT W/BLACK LINEN GLAZE	SEE EXTRA	CMP CARRERA	F
Master Ensuite	QT 2501 CHESTNUT FLAT CUT MAPLE	0855 96SC	CMP GLACIER	H
Twin Bath	QT 2501 CHESTNUT FLAT CUT MAPLE	0855 96SC		
2nd Ensuite	QT 2501 CHESTNUT FLAT CUT MAPLE	0855 96SC		
Walk in Closet	QT 1021 WHITE MEL	NA		
Laundry	QT 1021 WHITE MEL	NA		
Powder Room	QT 1021 WHITE MEL	200 SC	949 -58 WHITE	

TILES

		INSERTS	THRESHOLD
Kitchen Floor			
Breakfast Floor			
Kitchen Bk.Splash			
Main Foyer/Cloak			
Main Hall			
Powder Room			
Laundry			
Mud Room			
Basement Foyer			
Mstr Ensuite Floor			
Mstr Ensuite Shower			
Mstr Ensuite Tub Wall			
Mstr Ensuite Tub Deck			
Master Shower Floor			
Master En Shower Jamb			
Twin Bath Floor			
Twin Bath Tub Wall			
2nd Ensuite Floor			
2nd Ensuite Tub Wall			
Master En Shower Niche			

HARDWOOD / CARPET

Living Room	VINTAGE SOLID SAWN 5" HANDSCRAPED HICKORY MOOREA PEARL UP# 6
Dining Room	VINTAGE SOLID SAWN 5" HANDSCRAPED HICKORY MOOREA PEARL UP# 6
Great Room	VINTAGE SOLID SAWN 5" HANDSCRAPED HICKORY MOOREA PEARL UP# 6
Library	VINTAGE SOLID SAWN 5" HANDSCRAPED HICKORY MOOREA PEARL UP# 6
Kitchen *(Waiver)	NA
Main Foyer *(Waiver)	NA
Main Hall	VINTAGE SOLID SAWN 5" HANDSCRAPED HICKORY MOOREA PEARL UP# 6
Upper Hall	VINTAGE SOLID SAWN 5" HANDSCRAPED HICKORY MOOREA PEARL UP# 6
Master Bedroom	VINTAGE SOLID SAWN 5" HANDSCRAPED HICKORY MOOREA PEARL UP# 6
Bedroom 2	VINTAGE SOLID SAWN 5" HANDSCRAPED HICKORY MOOREA PEARL UP# 6
Bedroom 3	VINTAGE SOLID SAWN 5" HANDSCRAPED HICKORY MOOREA PEARL UP# 6
Bedroom 4	VINTAGE SOLID SAWN 5" HANDSCRAPED HICKORY MOOREA PEARL UP# 6
Carpet Underpad	NA
Basement Foyer	NA
Other	NA

FIRPLACES

LOCATION	FAMILY ROOM & MASTER BEDROOM	MANTLE	NF8
INSERT & SURROUND	CREMA MARFIL	HEARTH	NA

MIRRORS & ACCESSORIES

	STANDARD	Crown Moulding	PLASTER MOULDING
Mirrors			
Bathroom Accessories	STANDARD	location	102

Purchaser has reviewed the colour chart

LOT / SITE

FOR TRADE USE

Any upgrades in the colour chart must be accompanied with a PES. It is the responsibility of all Trades to inform the builder of any discrepancies on sketches, PES and/or colour charts PRIOR to installation.

** PAGE 1 OF 2 **

Purchaser Initial

Vendor

MAR 3 1 2016

ZANCOR HOMES COLOUR CHART

STAIRS, RAILING & PICKETS & STAIR STAIN

Stair Stain / Species:	STAIN AS CLOSE AS POSSIBLE TO HARDWOOD MOOREA
Main to 2nd Railing Details:	Single collar Spoon w/Alt Plain (0101) R6 (3") Grooved handrail 3 1/2" champhered Oak posts
Main to Basement Railing Details:	Single collar Spoon w/Alt Plain (0101) R6 (3") Grooved handrail 3 1/2" champhered Oak posts
WHITE Paint Req'd & Where:	NA

Casing/Baseboards	TRIM	1 B STEP
Interior Doors	STANDARD	
Interior Door Hardware	STANDARD	
Exterior Door Hardware	STANDARD	
SAME AS 50 FT LOTS FIBERGLASS WITH MULTIPONT		

PAINT			
Kitchen/Breakfast	OC 31 FOGMIST	Master Bedroom	OC31 FOGMIST
Living Room	OC 31 FOGMIST	Bedroom 2	OC31 FOGMIST
Dining Room	OC 31 FOGMIST	Bedroom 3	OC31 FOGMIST
Family/Great room	OC 31 FOGMIST	Bedroom 4	OC31 FOGMIST
Den/Study	OC 31 FOGMIST	Ensuite	OC31 FOGMIST
Main/Upper Hall	OC 31 FOGMIST	Main/Twin	OC31 FOGMIST
Laundry	OC 31 FOGMIST	2nd Ensuite	OC31 FOGMIST
Powder Room	OC 31 FOGMIST		

PLUMBING			
	FIXTURES	FAUCETS	NOTES
Kitchen	UPGRADE	STANDARD	BLANCO QUATRUS U2 (401247) 9" DEEP
Powder Room	STANDARD	STANDARD	
Master Ensuite	STANDARD	STANDARD	
Main/Twin	UPGRADE	STANDARD	over underneath
2nd Ensuite	UPGRADE	STANDARD	
BASEMENT	NA		
Other	NA		

ZANCOR APPLIANCE REQUIREMENTS

Appliance Package received in 'Schedule E'			
	UPG (SEE PES)	DECLINED	NOTES
GAS LINE	STD		
WATERLINE to Fridge	STD		
STOVE Venting SIZE	8"		
ELECTRICAL for Built-in Oven	YES		
ELECTRICAL for Built-in Micro	YES		
ELECTRICAL for Gas Stove / Cooktop	STD		
ELECTRICAL for Bar Fridge	YES		

DISCLAIMER

Colours of all materials are as close as possible to Builders selection but not necessarily identical. Due to the variance in manufacturing/manufacturers. Due to construction progress some items may have been pre-selected or installed. In the event the selection must be accepted by the purchaser

Any changes to the colour chart after signing are subject to a \$5000 administration fee plus costs

Purchaser has checked and acknowledged accuracy of colour and selections before signing.

SITE:	CASTLES	LOT: 37	
PURCHASER(S):	Michael Liang & Sonia Zarpellon-Liang		
HOME #:			
CELL #:	416-706-7523		
EMAIL:			

FOR TRADE USE

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Purchaser Signature

Date

NOV 11 2015

*** PAGE 2 OF 2 ***

Vendor Signature

Date

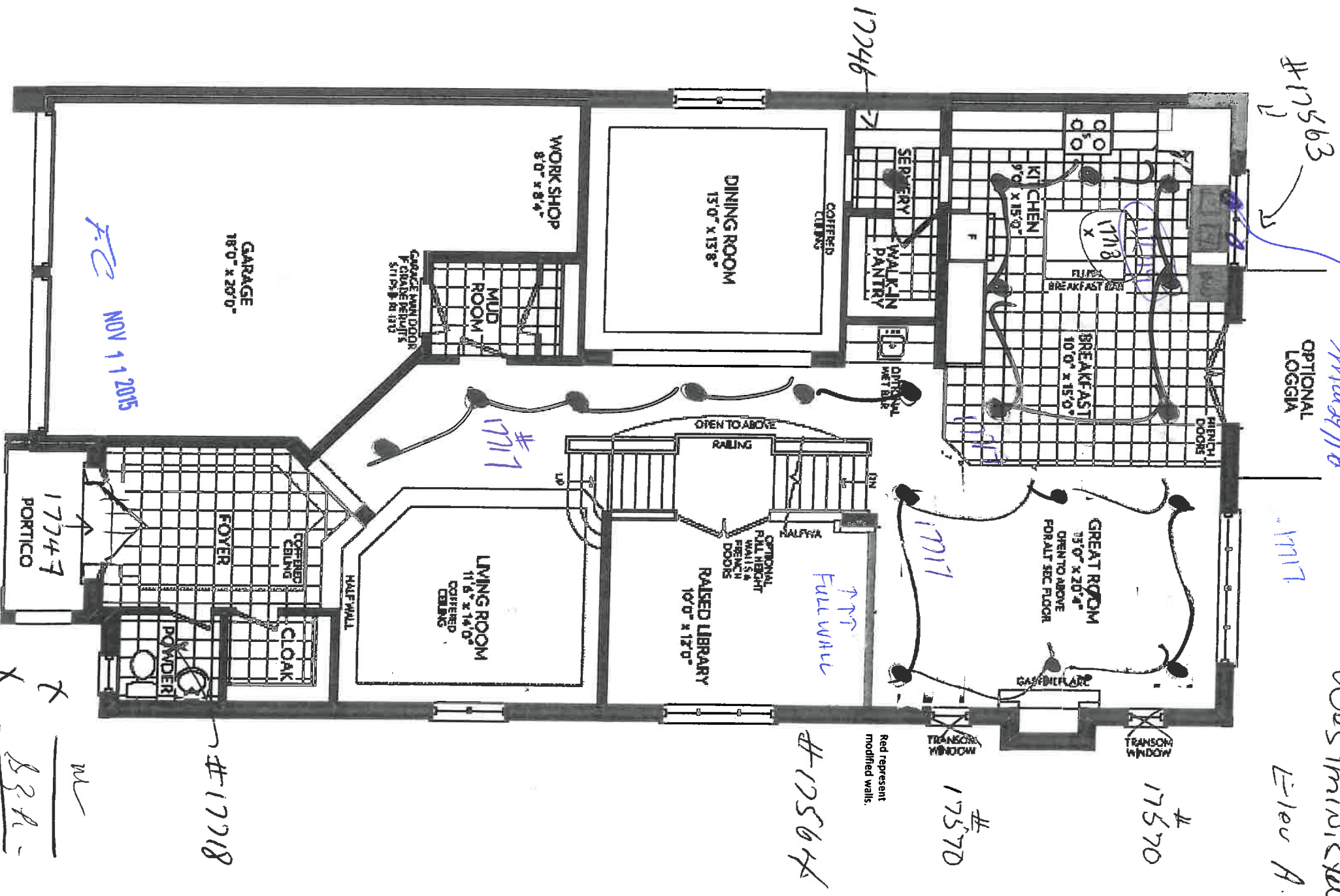
Oct 20/15

Aug 2-11/15

Lot 37. N

42-10

Washminster
Elev A.



w
8.3-8

Sketch For Electrical
+ Front Door in Nov 20/15

6/6/20/15

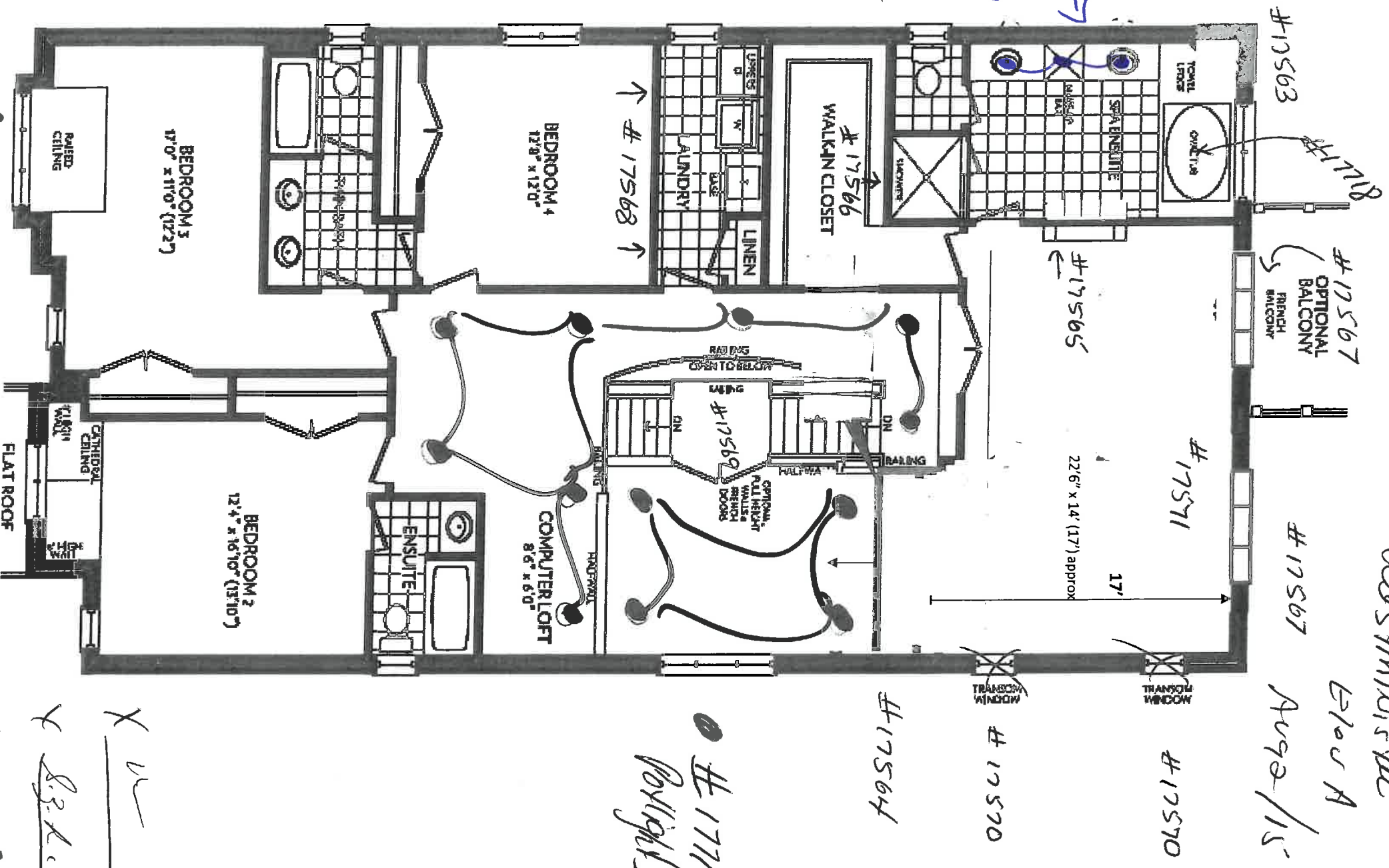
206370

42-10

Westminster

Block A

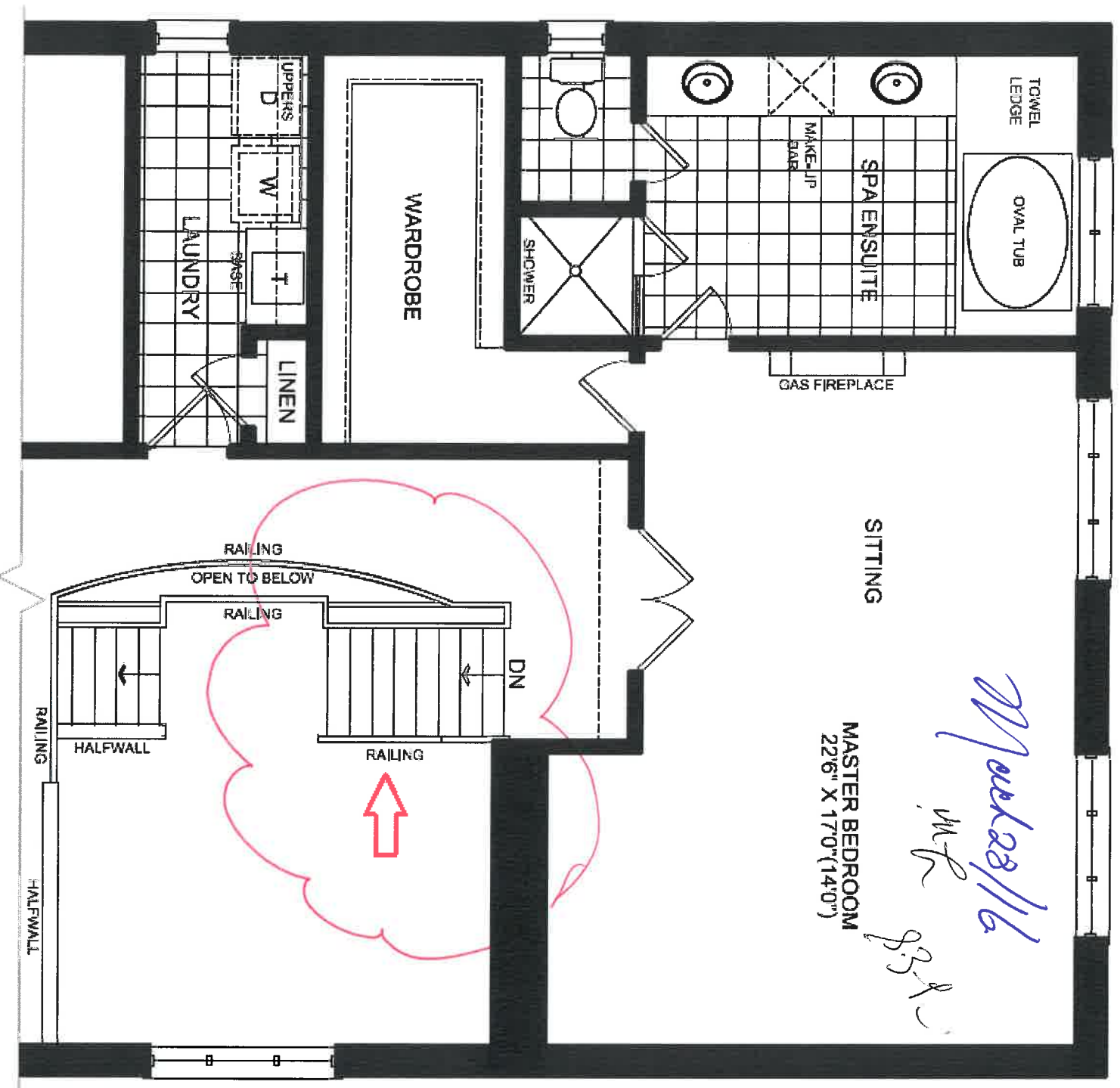
#17567 Aug 2/15



#17177
Portraits

X
B.S.R.

Sketch for Electrical
work only



PARTIAL SECOND FLOOR ELEV. 'A' - LOT 37 *CASTLES*

ZANCOR
HOMES

Virginia Di Vita, B. Arch.
Project Manager

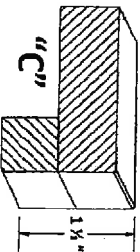
137 Bowes Road, Concord, Ontario L4K 1H3
Tel (905) 738 7010 Fax (905) 738 5948
www.zancorhomes.com

ITEM # 18070
CLARIFICATION

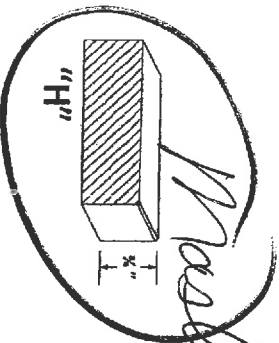
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ZANCOR HOMES EDGE PROFILES (INTERSTONE / REDSTONE)

STANDARD

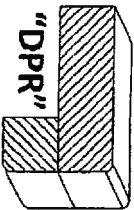


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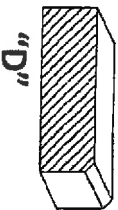


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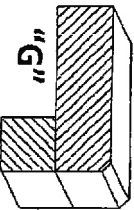
Match
two.



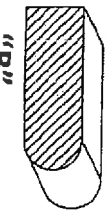
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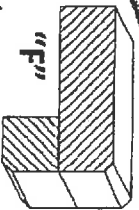
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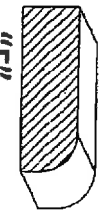
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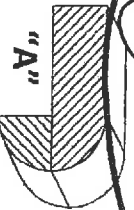
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"F"



"E"

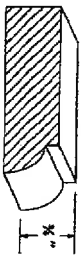


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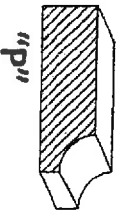
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Handwritten notes: 'w 8-3-4' and '2nd Ensure'.

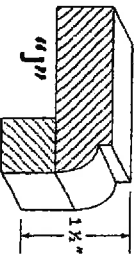
UPGRADES



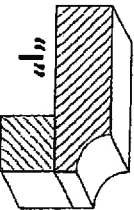
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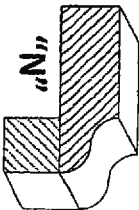
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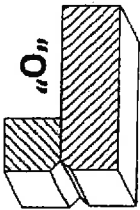
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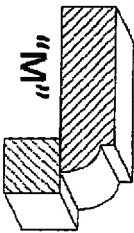
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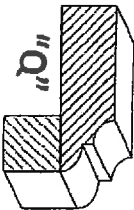
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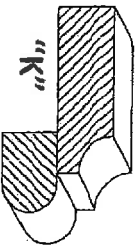
"O"



"M"



"Q"



"K"

37 06/20/15
LOT / SITE

PURCHASER SIGNATURE
Handwritten signature: *Beni Zouali*

APPOINTMENT: FRIDAY, MARCH 18, 2016 - 9:00 AM

RESELECTING
12X24 PLANKS
WHITE

ZANCOR HOMES
CASTLES (NORTH) 42'
QUOTE / COLOUR SELECTIONS

S. Menick
March 18/2016

PURCHASERS: MICHAEL LIANG / SONIA ZARPELLO 416-706-7633/905-773-5502

LOT #: 37

MODEL: WESTMINISTER (42-10) ELEVATION A

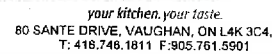
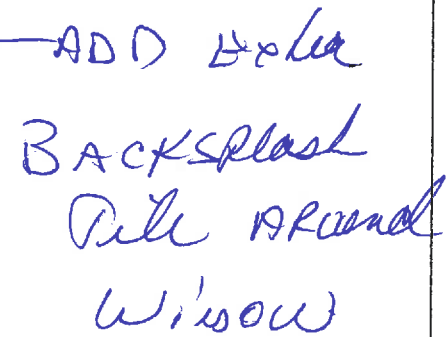
AREA	TILE SELECTION	UPGRADE LEVEL	QUOTE
Kitchen/Pantry/ Servery	anyway Simplicity White.		
Foyer/Cloak	anyway Simplicity White.		
Basement Foyer	12x24 Silkstone white Berg	4th	Reselectiord of 12x24
Powder Room	anyway Simplicity White		Plank White.
Mud Room	12x24 Silkstone. white Berg		
Laundry Room			
Ensuite Bath Floor			
Ensuite Bath Tub Deck/Face			
Ensuite Bath Tub Wall			
Ensuite Bath Shower Walls			
Ensuite Bath Shower Floor			
Ensuite Bath Shower Frame	White Quartz		
2nd Ensuite Floor			
2nd Ensuite Tub Wall			
Twin Bath Floor			
Twin Bath Tub Wall	Install Around Kitchen window		
Kitchen Backsplash	anyway Iceberg Random stripes		1220.
ADDITIONAL EXTRAS / INSTRUCTIONS			
Kitchen Backsplash	3x6 Flat white (stocked)		
	if installed Brck		
Shower			
Micro Surround	White Quartz		
TOTAL FOR TILE UP			

PURCHASER'S SIGNATURES: Purchaser will Finalize with Katherine @
DATE: Mar 18/16
A.V. CLASSIC REPRESENTATIVE: Zancor/

Purchaser(s) acknowledges that all pricing and/or selections are not final until reviewed, approved and accepted by the Builder _____

Michael Liang
Sonia Zarpellon

March 28/16



CLIENT: ZANCOR HOMES	JOB NAME: LOT 37 CKC-42	ROOM: KITCHEN	DRAWN BY: RP	COMMENTS: SINK WALL ELEVATION
SITE: CASTLES OF KING CITY	DOOR STYLE: ____	DOOR HANDLE: ____	SCALE: 1/2" = 1'-0"	
PHONE: ____	FINISH: ____	DRW HANDLE: ____	DATE: SEP 9, 2015	
EMAIL: ____	SPECIES: ____	TOP: NONE	PAGE: 2/5	