



Genesis Homes  
BUILDING RELATIONSHIPS

LYRICWHITBY.COM

Siteplans and renderings are artist's concept. Map is not to scale.  
Dimensions and specifications are subject to change without notice. E.&O.E. August 2026.

Lyric  
BY  
LYNDE  
CREEK

Commercial  
Unit



COMMERCIAL AREA • 915 SQ. FT.

# Features and Finishes

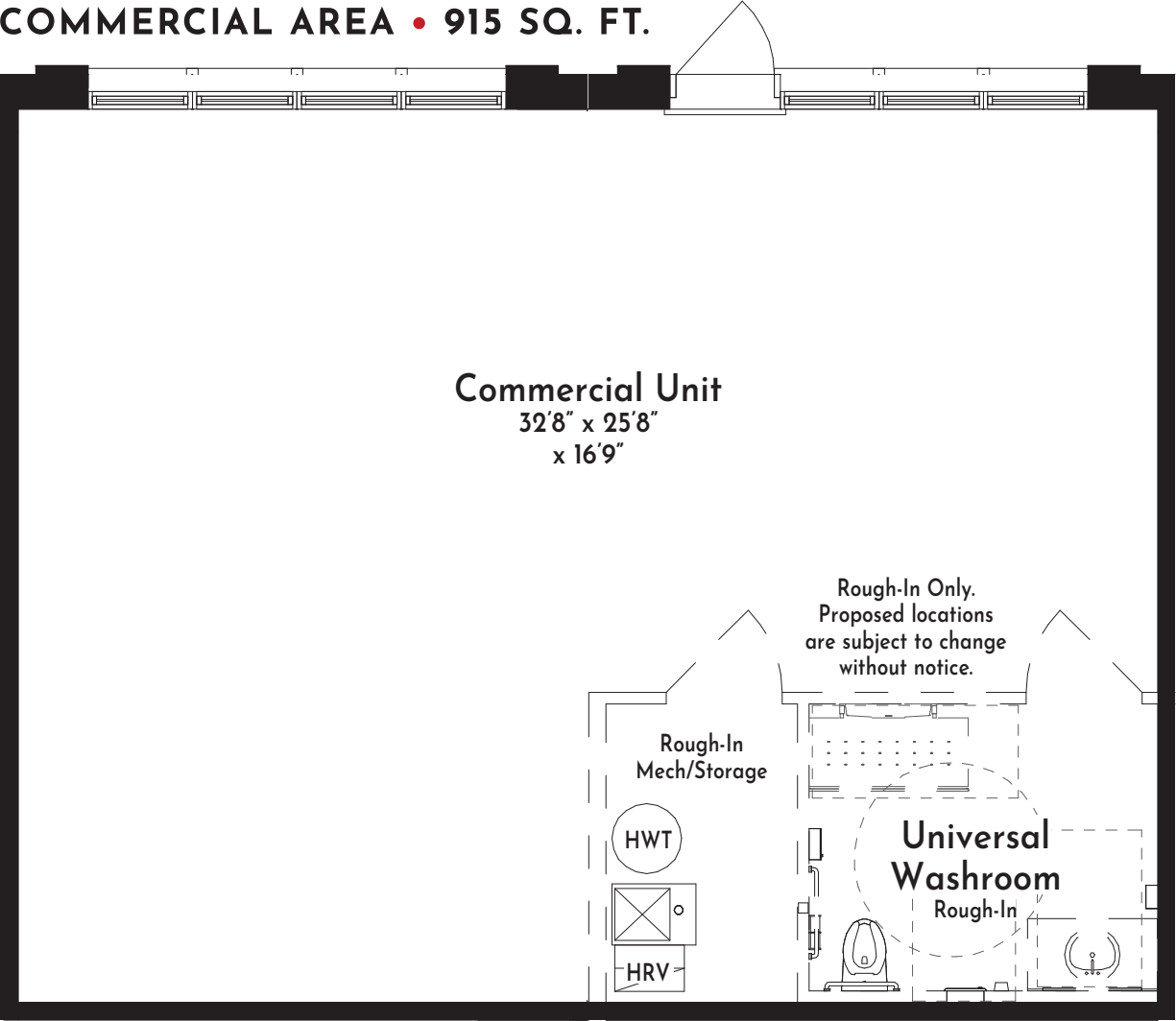
## FEATURES AND FINISHES FOR COMMERCIAL UNIT

Only the items enumerated below shall be provided and installed by the Vendor in accordance with the Agreement of Purchase and Sale. The Vendor is not required to provide any material or to do any work to or in respect of the Unit, except the work and materials listed in this Schedule “A” (the “Vendor ‘s Work”) and the Vendor’s Work will be performed in accordance with the Vendor’s choice of materials.

### BUILDING

A building shell enclosed with an exterior generally of clay brick, glass, stucco and precast stone. Fire-rated demising walls with a rear exit door, if applicable. All interior demising walls will have gypsum board which shall be taped and sanded to a height of approximately 9 feet from the concrete floor slab to the underside of the floor above.

## COMMERCIAL AREA • 915 SQ. FT.



## INTERIOR FINISHES

Concrete slab shall be a single plane to take the Purchaser’s floor covering. Demising walls shall be of gypsum board on metal or wood studs, except where structural conditions dictate; the Vendor may, at its option erect block-walls. Notwithstanding the foregoing, Purchaser’s are advised that the Vendor shall not provide any abatement or rebate to the Purchaser in the event that the Purchaser elects to not require demising walls between commercial Units. In such event, the Purchaser shall be obligated at its own cost and expense to install demising walls in accordance with the requirements of the Town of Caledon, the Ontario Building Code and the Fire Protection and Prevention Act. An acoustical dropped ceiling, will be installed by the Purchaser, at the Purchasers expense, as per acoustical report requirements. Rear walls may be exposed unpainted concrete or masonry. The Vendor may, at its sole discretion, treat the rear wall as if it is a demising wall as per the finishes above. Unit may contain plumbing, heating and ventilating ducts, sprinkler and/or fire protection servicing other units or common areas.

## PLUMBING

The Vendor shall provide a separately metered water supply and sanitary drain piping to the Unit with (i) one (1) 25 mm incoming potable water line, valved and capped within the Unit, (ii) one (1) 50 mm diameter vent line, (iii) one (1) 100mm diameter sanitary drain capped immediately below the floor of the Unit, all in locations determined by Vendor. One Rough in two-piece washroom with floor drain, in a location determined by the Vendor. Purchaser responsible for washroom partition, fixtures, water supply and any other related items other than those indicated above. Any underground plumbing installation or work required by the Purchaser must firstly be approved by the Vendor and in addition, must be completed by the Vendor’s contractors at the Purchaser’s sole cost and expense.

## SPRINKLER

If required by the Ontario Building Code, the Vendor shall provide a wet type sprinkler system based on an open ceiling design. The system will include alarm annunciator devices, distributing piping, and upright bronze heads, all in accordance with NFPA 13 standards and local codes. Sprinkler system zones will be coordinated with fire alarm zones. Any modifications required to suit the Purchaser’s use or interior layout to the sprinkler system will be performed by the Vendor’s sprinkler contractor at the Purchaser’s expense of \$550.00 per drop plus HST.

## HVAC

Where required by the municipal authority for occupancy of the residential units above, the Builder may be required to install a heat source (including a furnace and/or main trunk) in the commercial unit(s). In such an event, the installation and provision of the required equipment shall be adjusted with the Purchaser(s) of the commercial unit(s) at the time of Final Closing.

## HEATING AND AIR CONDITIONING

Electrical connection of the heating and cooling unit shall be provided by the Vendor. Capped fresh air and exhaust duct for future use.

## ELECTRICAL

The Vendor shall provide a 100AMP/600 Volt/3Phase electrical service, within a 53 mm conduit, to an unfused disconnect switch located in the Unit, as per the final approved electrical plans. Any upgrades to the electrical service shall be performed by the Vendor at the cost of the Purchaser. Purchaser responsible for commissioning any related permits and inspections for work performed within the Unit. All other distribution equipment shall be completed by the Purchaser.

## STORE FRONT

Vendor shall provide double glazed windows and doors in accordance with municipally approved elevations. There shall be a single entrance door to each Unit.

## TELEPHONE

The Vendor will provide One (1) 25 mm empty conduits at a location determined by the Vendor for communication wiring.

## FIRE ALARM

Where applicable in accordance with NFPA standards and local codes a pull station will be wall mounted with horn and strobe device, by the Vendor at exits. Any additional requirements and system verifications to the fire alarm system, as a result of modifications performed by the Purchaser, shall be performed by the Vendor’s contractors at the Purchaser’s expense.

## SIGN PANEL

Vendor shall install a sign panel across a portion of the front of the purchased Unit in accordance with municipally approved elevations. Purchaser shall be responsible to provide signage plans as per the Vendor’s requirements, approval and disclosure material. Upon the Vendor’s and Municipal approval. Purchaser shall be responsible to affix logos and letters to sign panel.