

CONSTRUCTION SUMMARY

Mountainview Heights (G) - Russell Gardens Building Ltd.

PURCHASERS: DORIN I BASARABA and MIOARA C BASARABA

TEL: RES.: 905-334-8261 BUS.: 905-257-0176

LOT / PHASE 174 / 2	REG. PLAN # 62M-1238	HOUSE TYPE Rosewood 2 Elev 3		
------------------------	-------------------------	---------------------------------	--	--

CABINETRY

1 - CABINETRY PROVISION - PROVISION FOR PLUG ON ISLAND (PLUG EXTRA ORDERED SEPARATELY) 20Mar19 Note:	
---	--

CERAMIC TILE

1 - TILE - UPGRADE 5 FLOOR TILE - - SIDE ENTRANCE 05Apr19 Note:	
1 - TILE - UPGRADE 5 FLOOR TILE - - POWDER ROOM 05Apr19 Note:	
1 - TILE - UPGRADE 5 FLOOR TILE - - FOYER 05Apr19 Note:	
1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 05Apr19 Note:	

ELECTRICAL

1 - LIGHT AND SWITCH - NO FIXTURE INCLUDED 20Mar19 Note: MASTER ENSUITE BATHROOM - INSTALLED ABOVE TUB	
1 - PLUG - ELECTRICAL PLUG - ADD TO ISLAND 20Mar19 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 20Mar19 Note:	
1 - ABOVE KITCHEN ISLAND - ADD LIGHT AND SWITCH - NO FIXTURE INCLUDED 20Mar19 Note:	
1 - STANDARD DINING ROOM LIGHT TO BE CENTERED BETWEEN LIVING AND DINING ROOM 20Mar19 Note:	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR BARBECUE - FIRST FLOOR 20Mar19 Note:	
---	--

HARDWOOD FLOORING

1 - LAMINATE -UPGRADE TO CLASSIC PLUS SERIES IN LIEU OF STANDARD LAMINATE 05Apr19 Note:	
1 - HARDWOOD – PROMO SERIES 4 7/16 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - KITCHEN 05Apr19 Note:	
1 - HARDWOOD – PROMO SERIES 4 7/16 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FIRST FLOOR COMPLETE 05Apr19 Note:	

PLUMBING

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 20Mar19 Note:	
--	--

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 05Apr19 Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$8395.00 BALANCE FORWARD TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$10,000.00 AS PER SCHEDULE PE. 20Mar19 Note:	

CONSTRUCTION SUMMARY

Mountainview Heights (G) - Russell Gardens Building Ltd.

PURCHASERS: DORIN I BASARABA and MIOARA C BASARABA

TEL: RES.: 905-334-8261 BUS.: 905-257-0176

LOT / PHASE 174 / 2	REG. PLAN # 62M-1238	HOUSE TYPE Rosewood 2 Elev 3		
------------------------	-------------------------	---------------------------------	--	--

STAIRS AND RAILINGS

1 - STAINED STAIRS, RAILING AND PICKETS – STANDARD STAIRCASE - PRICE IS PER SET 05Apr19 Note:	
--	--

EXTRAS AS PER OFFER

The Purchaser acknowledges that the Purchase Price is inclusive of all credits and promotional packages available at the time of purchase. Worksheet Note:	
Purchasers acknowledge that house is cut approx. 2 inches from overall length to fit lot Worksheet Note:	
The Vendor agrees that notwithstanding any other term or provision in this Agreement included in the Purchase Price and in addition to those items detailed in Schedule GP to the Agreement of Purchase and Sale, the Purchaser is entitled to a credit of Ten Worksheet Note:	

This Document is Extremely Time Sensitive - Printed 5 Apr 19 at 15:47

Purchasers: DORIN I BASARABA & MIOARA C BASARABA Property: 174
Telephone Res. / Bus: (905) 334-8261 / (905) 257-0176
Decor Advisor: Candace Forza Project: Russell Gardens Building Ltd.
Lock Date: 5-Apr-19 Model and Elevation: Rosewood 2 Elev 3
5-Apr-19 Plan #: 62M-1238

Layout Changes: ☐ Yes ☒ NoSketch Attached: ☒ Yes ☐ NoExterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	EVEREST WHITE	2002
Laundry Room	ELISSE	Standard
Powder Room	MODENA SILKEN	1001
Master Ensuite Bathroom	MODENA WHITE	1001
Ensuite Bath - Bedroom 2/3	MODENA WHITE	1001
Ensuite Bath - Bedroom 4	MODENA SILKEN	1001
	N/A	1001
	N/A	N/A
	N/A	N/A
	N/A	N/A

Appliances:

Dishwasher Cabinet

Stove Opening

Fridge Opening

Built In Appliances ☐ Yes ☒ No☐ Closed ☒ Open41" Upper Cabinets ☒ Yes ☐ NoSlide In Stove ☐ Yes ☒ No

Please NOTE: Standard Cabinet Height is 30"

NOTE: If not specified, opening will be set to builder's standard opening of approximately 30" width

NOTE: If not specified, opening will be set to builder's standard opening of approximately 37" width x 74" height

** Refer to Construction Summary

2. Counters

	Counter	Edge
Kitchen / Breakfast	LAMINATE-CARRARA BIANCO 6696-46	
Laundry Room	N/A	
Powder Room	LAMINATE-WHITE CARRARA 4924-38	
Master Ensuite Bathroom	LAMINATE-CALCUTTA MARBLE 4925K-07	
Ensuite Bath - Bedroom 2/3	LAMINATE-PALOMA DARK GREY 6366-46	
Ensuite Bath - Bedroom 4	LAMINATE-SUMMER CARNIVAL 1875K-52	
	N/A	
	N/A	
	N/A	

** Refer to Construction Summary

Initials: DB MZ

Purchasers: DORIN I BASARABA & MIOARA C BASARABA Property: 174
Telephone Res. / Bus: (905) 334-8261 / (905) 257-0176
Decor Advisor: Candace Forza Project: Russell Gardens Building Ltd.
Lock Date: 5-Apr-19 Model and Elevation: Rosewood 2 Elev 3
5-Apr-19 Plan #: 62M-1238

3. Ceramic Flooring

		At a 45° Threshold-If App.
Entrance Vestibule	TILE-TRAV. MEM GRIGIO POL-12X24	☐ metal strip where applicable
Main Hall	STRIP	☐
Kitchen / Breakfast	STRIP	☐
Laundry Room	TILE-RAINBOW WHITE-13X13	☐
Powder Room	TILE-TRAV. MEM GRIGIO POL-12X24	☐
Master Ensuite Bathroom	TILE-RAINBOW LIGHT GREY-13X13	☐
Ensuite Bath - Bedroom 2/3	TILE-RAINBOW WHITE-13X13	☐
Ensuite Bath - Bedroom 4	TILE-ESSENZE NERO-13X13	☐
GARAGE ENTRY	TILE-TRAV. MEM GRIGIO POL-12X24	☐
	N/A	☐
	N/A	☐

** Refer to Construction Summary

4. Ceramic Wall Tile

	Selection	Describe
Master Ensuite Bathroom		
Tub Deck Wall	N/A	
Tub Deck	N/A	
Tub Deck Skirt	N/A	
Shower Stall	TILE-LUC BLANC GROENLANDIA-8X16	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-BIANCO LUCIDO-8X16	
Ensuite Bath - Bedroom 4	TILE-LUC BEIGE AMERICA-8X16	
GARAGE ENTRY	N/A	
	N/A	
	N/A	
Kitchen Backsplash	N/A	

** Refer to Construction Summary - STANDARD GROUT THROUGHOUT UNLESS SPECIFIED

5. Plumbing Fixtures

All Bathrooms	White	Whirlpool N/A ☐ Yes ☒ No
		Dishwasher Rough-In ☒ Yes ☐ No
		Waterline for Fridge ☒ Yes ☐ No

** Refer to Construction Summary

6. Trim Carpentry

Interior Doors	CLASSIQUE
Interior Trim	As Per Construction Specifications
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

** Refer to Construction Summary

Initials: DB 43

Purchasers: DORIN I BASARABA & MIOARA C BASARABA

Property: 174

Telephone Res. / Bus: (905) 334-8261 / (905) 257-0176

Project: Russell Gardens Building Ltd.

Decor Advisor: Candace Forza

Model and Elevation: Rosewood 2 Elev 3

Lock Date: 5-Apr-19

5-Apr-19

Plan #: 62M-1238

7. Other Flooring

Main Hall	STRIP-MIRAGE-ADMIRATION-MAPLE-CASHMERE-RIO-4 7/16"
Living Room	STRIP-MIRAGE-ADMIRATION-MAPLE-CASHMERE-RIO-4 7/16"
Dining Room	STRIP-MIRAGE-ADMIRATION-MAPLE-CASHMERE-RIO-4 7/16"
Family Room	STRIP-MIRAGE-ADMIRATION-MAPLE-CASHMERE-RIO-4 7/16"
Den / Library / Study	N/A
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	N/A
Upper Landing	STRIP-MIRAGE-ADMIRATION-RED OAK-CASHMERE-RIO-4 7/16"
Upper Hall	LAMINATE-CLASSIC PLUS - MIDNIGHT OAK QS-UM 1488
Master Bedroom	LAMINATE-CLASSIC PLUS - MIDNIGHT OAK QS-UM 1488
Bedroom #2	LAMINATE-CLASSIC PLUS - MIDNIGHT OAK QS-UM 1488
Bedroom #3	LAMINATE-CLASSIC PLUS - MIDNIGHT OAK QS-UM 1488
Bedroom #4	LAMINATE-CLASSIC PLUS - MIDNIGHT OAK QS-UM 1488
Bedroom #5	N/A
KITCHEN	STRIP-MIRAGE-ADMIRATION-MAPLE-CASHMERE-RIO-4 7/16"
	N/A
	N/A
Underpad	Type Area
	N/A N/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	MIRAGE RIO
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	MIRAGE RIO
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE RIO
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE RIO
Red Oak Stairs with Semi Gloss Finish		☒ Yes ☐ No	

** Refer to Construction Summary

9. Wall Paint Flat Finish

Main & Upper Hall	25 OYSTER	Master Bedroom	25 OYSTER
Living Room	25 OYSTER	Bedroom #2	25 OYSTER
Dining Room	25 OYSTER	Bedroom #3	25 OYSTER
Kitchen / Breakfast	25 OYSTER	Bedroom #4	25 OYSTER
Family Room	25 OYSTER	Bedroom #5	N/A
Powder Room	25 OYSTER	Master Ensuite	25 OYSTER
Laundry Room	25 OYSTER	Ensuite Bath - Bedroom 2/3	25 OYSTER
Den/Library	N/A	Ensuite Bath - Bedroom 4	25 OYSTER
Trim Paint-Semi Gloss	BIRCH WHITE		N/A
	N/A		N/A
	N/A		N/A

Smooth Ceilings First Floor ☐ Yes ☒ No

** Refer to Construction Summary

Initials:

DB

MTS

Purchasers: DORIN I BASARABA & MIOARA C BASARABA Property: 174
Telephone Res. / Bus: (905) 334-8261 / (905) 257-0176 Project: Russell Gardens Building Ltd.
Decor Advisor: Candace Forza Model and Elevation: Rosewood 2 Elev 3
Lock Date: 5-Apr-19 5-Apr-19 Plan #: 62M-1238

10. Plaster Mouldings and Medallions

Entrance Vestibule	N/A	N/A	Kitchen/Breakfast	N/A	N/A
Main Hall	N/A	N/A	Den/Library	N/A	N/A
Living Room	N/A	N/A	Lower Landing	N/A	N/A
Dining Room	N/A	N/A		N/A	N/A
Family Room	N/A	N/A		N/A	N/A

**** Refer to Construction Summary****11. Fireplace**

	Living Room			Family Room			Other Room - Specify		
	Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A
Fireplace Type	☐	☐	☒	☐	☒	☐	☐	☐	☒
Mantle Type	N/A			FLAT ON WALL			N/A		
Colour / Stain	N/A			MANTLE M2-STANDARD			N/A		
Surround	N/A			AS PER CONSTRUCTION SPECIFICATIONS			N/A		
Hearth	N/A			BIANCO			N/A		
				NO			N/A		

**** Refer to Construction Summary****12. Heating and Air Conditioning**

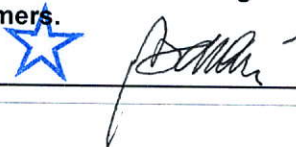
Air Conditioning	NO	Gas Provisions Stove	NO
Gas Provisions Dryer	NO	Gas Provisions Barbecue	YES
Comment			

**** Refer to Construction Summary****13. Electrical**

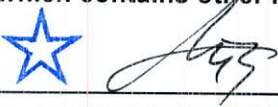
Plugs and Switches	☒ White	DECOR	Above Kitchen Cabinet Light	☐ Yes ☒ No
Hood Fan	STANDARD WHITE		Below Kitchen Cabinet Light	☐ Yes ☒ No
Appliances	Built in Cooktop	Built in Oven	Gas Stove	Microwave
	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No
Dishwasher Rough-in	Yes			

**** Refer to Construction Summary****14. General Comments****** Refer to Construction Summary****Disclaimers and Notes**

- Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.
- Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.
- The Purchaser agrees that this colour selection is final and that no changes will be permitted, unless required by the Vendor.
- The Purchaser acknowledges reading and accepting document which contains other miscellaneous disclaimers.

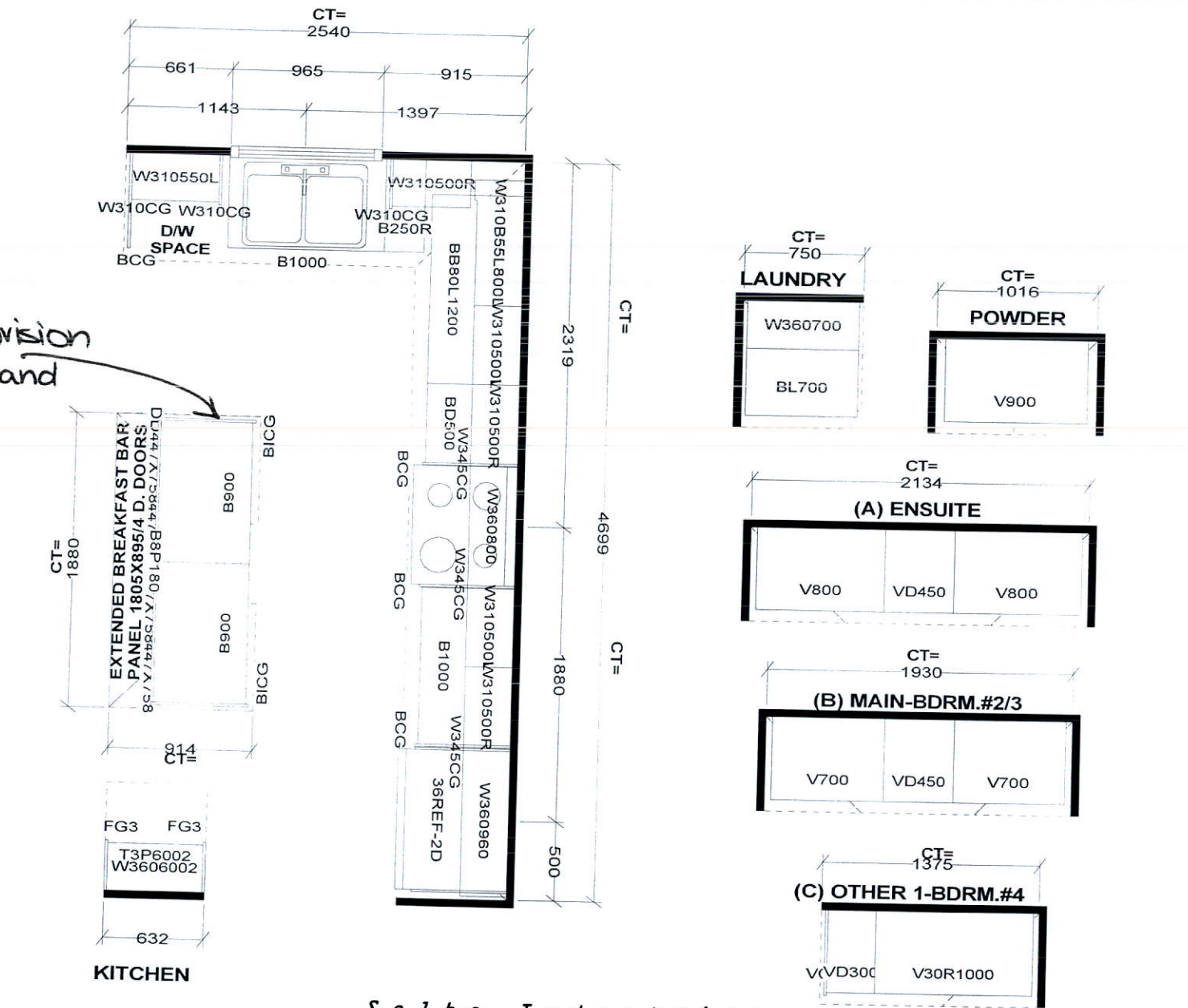
Signature: 

Date: April 5/19

Signature: 

Date: APR 5, 2019

Plug Provision
on Island



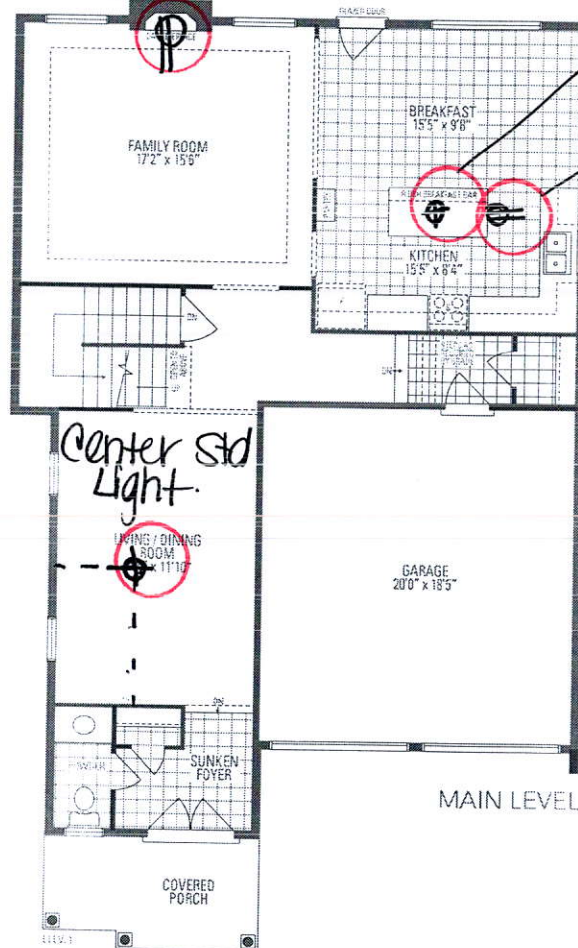
Selba Industries

W WDT	W HGHT	W CNT	FL HGHT	DWY H	ST CENT	2X4	VENT BOX COVER
STANDARD FEATURES:							
1040MM HIGH UPPERS (9' Ceiling-No D/C Box)							
DUMMY DOORS							
D/W SPACE							
LAMINATE KITCHEN & VANITY COUNTERTOPS							
This drawing is the intellectual property of SELBA INDUSTRIES INC. and is an original design which must not be released or copied unless applicable fee has been paid or job order placed.				G H A B F E D C		JOB NUMBER: BUILDER: GREENPARK SITE NAME: RUSSEL GARDENS MODEL: ROSEWOOD 2X ELEV 1,2,3 LOT #: DESIGNER: KS DATE: AUG 29 17	

Add Plug Above Fireplace

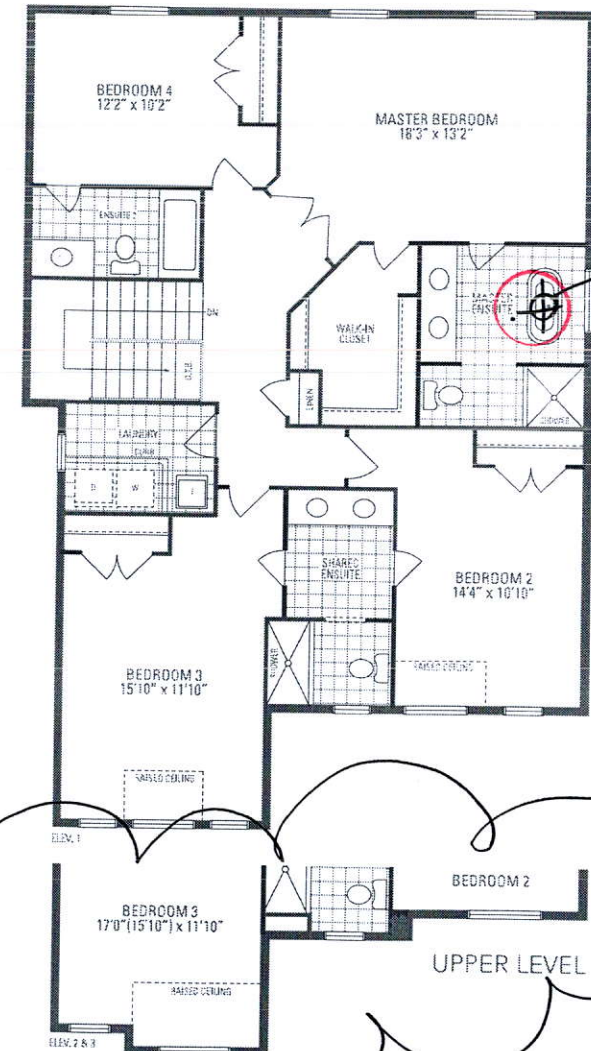
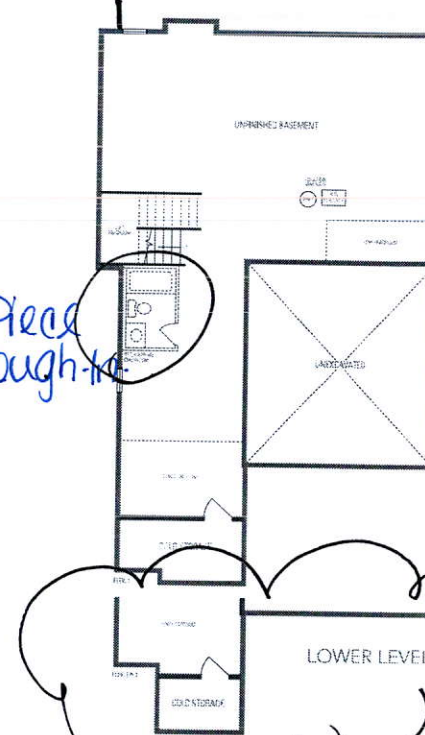
Add Light Above Island
Add Plug on Island

Gas Line R.1
for BBQ.



Center Std
Light

3-Piece
Rough-In

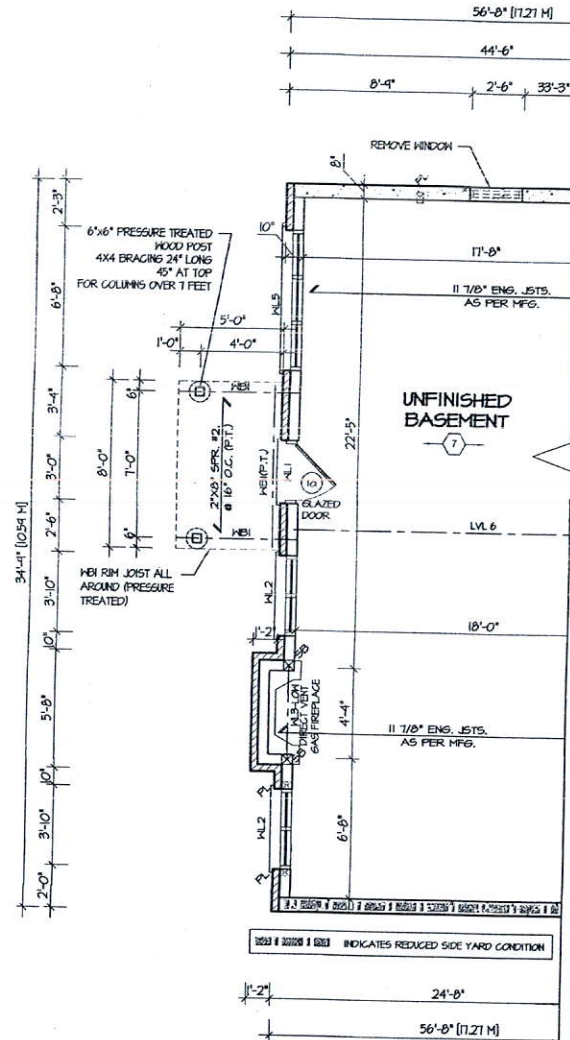


Add Light
Above
Tub

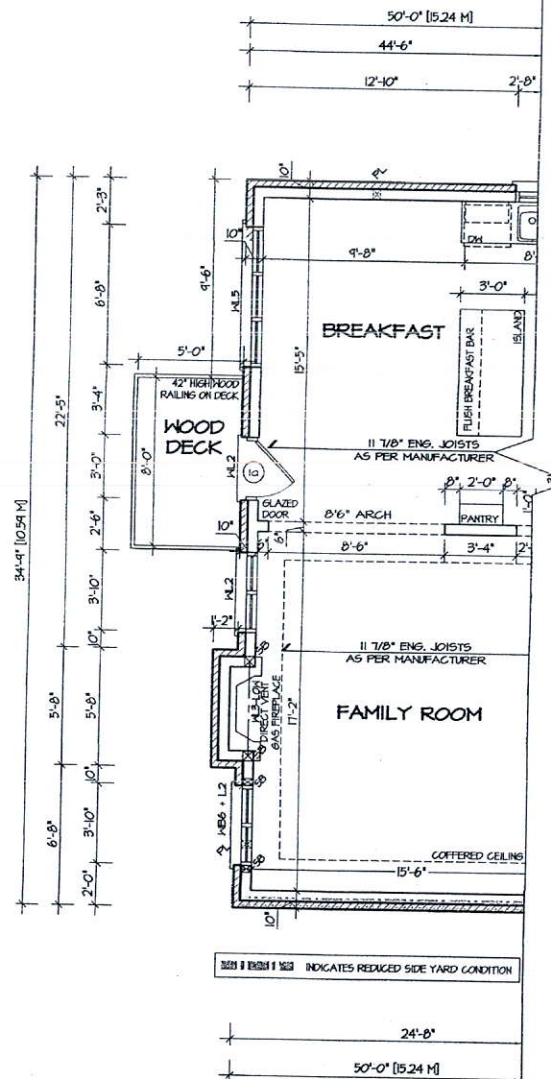
ROSEWOOD 2
2,728 sq.ft.

DB

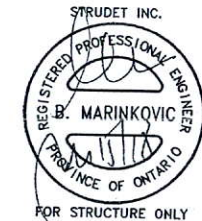
MB



PARTIAL BASEMENT PLAN
FOR WALK OUT BASEMENT
CONDITION



PARTIAL FIRST FLOOR PLAN
FOR WALK OUT CONDITION



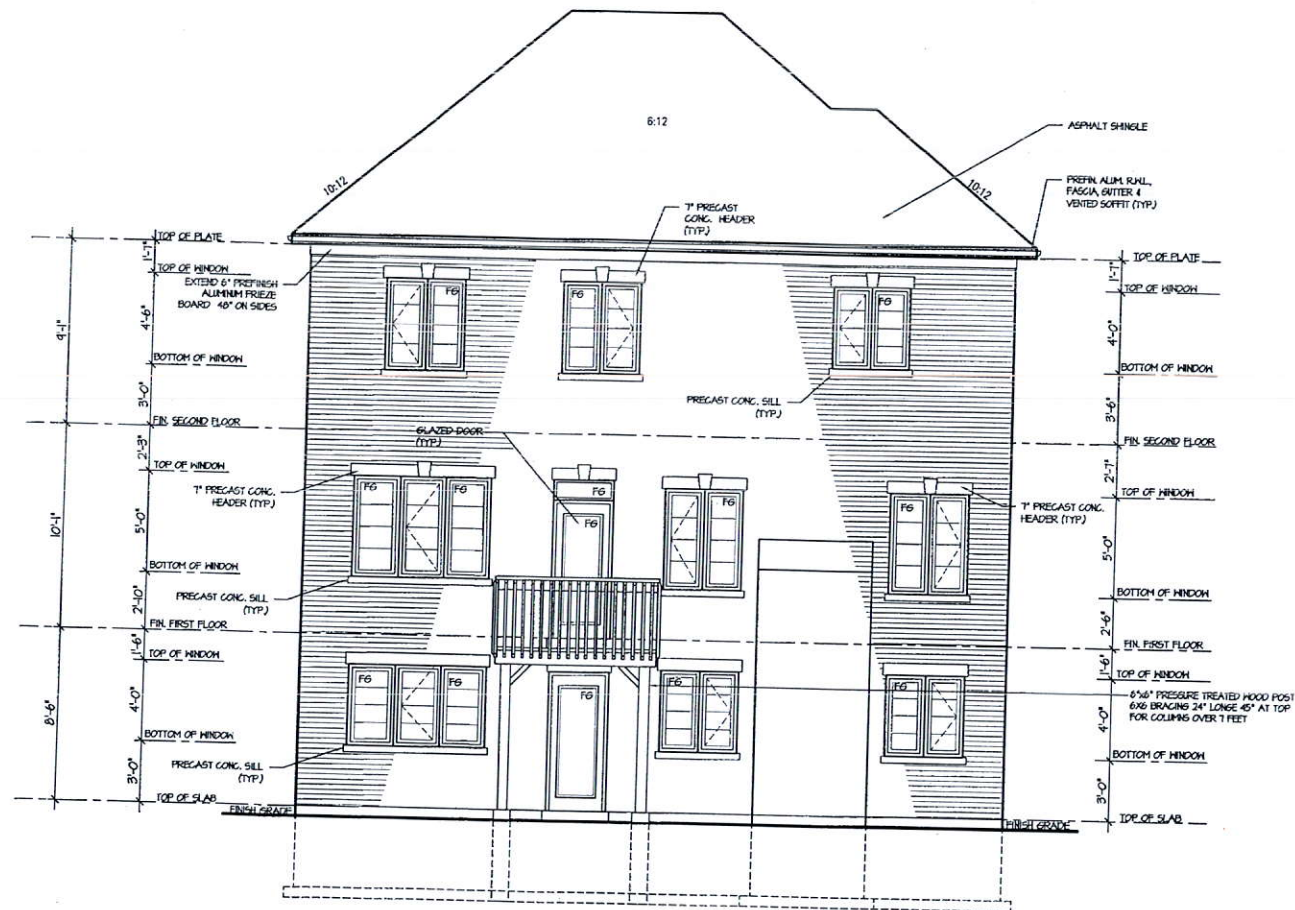
It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lotting) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

NOV 2 8 2018
ROSEWOOD 2
COMPLIANCE PACKAGE "A1"



5.		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code	REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4096 F (905) 660-0746	REGION DESIGN INC.	SHEET TITLE WALKOUT CONDITION LOT 175	CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED.	AREA 2725	PLCE No.
4.					BY B.K/VG			
3.					DATE FEB 2017		TYPE	PROJECT 03-13-04
2.								
1.	ISSUED FOR REVIEW	FEB 2017	VIKAS GAJJAR NAME	 SIGNATURE	28770 BCIN			PROJECT NAME RUSSEL GARDENS II
REVISIONS								



REAR UPGRADED ELEVATION 3
WITH WALK OUT CONDITION
LOT 174

It is the builder's complete responsibility to ensure that all plans submitted for approval fully comply with the Architectural Guidelines and all applicable regulations and requirements including zoning provisions and any provisions in the subdivision agreement. The Control Architect is not responsible in any way for examining or approving site (lot) plans or working drawings with respect to any zoning or building code or permit matter or that any house can be properly built or located on its lot.

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

ROSEWOOD 2
COMPLIANCE PACKAGE "A1"

Greenpark

PROJECT NAME
RUSSEL GARDENS II

5. _____ 4. _____ 3. _____ 2. _____ 1. ISSUED FOR REVIEW JUL 2016		The undersigned has reviewed and takes responsibility for this design, and has the qualifications and meets the requirements set out in the Ontario Building Code to be a designer. QUALIFICATION INFORMATION Required unless design is exempt under Division C, Subsection 3.2.5 of the building code VIKAS GAJJAR 28770 NAME SIGNATURE BCIN		REGION DESIGN INC. 8700 DUFFERIN ST. CONCORD, ONTARIO L4K 4S6 P (416) 736-4096 F (905) 660-0746		SHEET TITLE WALKOUT CONDITION LOT 174 SCALE: 3/16"=1'-0" DATE FEB 2017		BY B.K.VG TYPE PROJECT 03-13-04		CONTRACTOR SHALL CHECK ALL DIMENSIONS AND ELEVATIONS BEFORE COMMENCING WITH WORK AND REPORT ANY DISCREPANCIES TO THE DESIGNER. PRINTS ARE NOT TO BE SCALED. AREA 2725 PILE No. 10B	
---	--	--	--	---	--	--	--	---------------------------------------	--	--	--

DB 43