

CONSTRUCTION SUMMARY

Sharon Village 2 - Secondo Vales Estates Inc.

RECEIVED

DATE: ~~AUG 02 2019~~

PURCHASER: MICHAEL R DI IULIO

TEL:

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
12 / 2	65M-4626	Glenway 12A Elev 2		

CABINETRY

1 - ENSUITE 4 UPGRADE 2 CAB INETS 25Mar19 Note:	
1 - MASTER ENSUITE UPGRADE 2 CABINETS 25Mar19 Note:	
1 - KITCHEN ADD LIGHT VALANCE- 25Mar19 Note:	
1 - UPGRADE 5 KITCHEN CABINETS IN LIU OF UPGRADE 4 AS PER OFFER 25Mar19 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - 02Aug19 Note:	RECEIVED AUG 02 2019	
1 - KITCHEN HOOD CABINETS - FLAT FRONT WOOD HOOD 800-1000 WIDE - UPGRADE 5 25Mar19 Note:		
1 - KITCHEN CABINETRY UPPER - GLASS DOOR - BEVELED - FINISHED INTERIOR - FITS TALL UPPER CABINETS - PRICE IS PER DOOR - UPGRADE 5 25Mar19 Note:		
1 - KITCHEN CABINETRY UPPER - ANGLED CORNER CABINET - FITS TALL UPPER CABINETS - PER UNIT - UPGRADE 5 25Mar19 Note:		
1 - MASTER ENSUITE CABINETS UPGRADED HARDWARE- 25Mar19 Note:		
1 - KITCHEN - UPGRADED HARDWARE- 526MC 25Mar19 Note:		

CERAMIC TILE

1 - MASTER ENSUITE UPGRADED TILES- UPGRADE 3 25Mar19 Note:	
1 - FIRST FLOOR TILES LAID AT A 45 DEGREE 25Mar19 Note:	
1 - FOYER, POWDER ROOM , SIDE ENTRANCE AND KITCHEN UPGRADED 4 TILES 24X24 25Mar19 Note:	

CONSTRUCTION

1 - SHOWER BASE TO HAVE MOSAIC TILE IN LIEU OF PAN - ALL SHOWERS 17May19 Note:	
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DOORS AND TRIM

1 - UPGRADED DOOR TO 7 FT LOGAN 25Mar19 Note:	
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HARDWOOD FLOORING

1 - SECOND FLOOR UPGRADED TO 5" HARDWOOD IN LIU OF LAMINATE- 25Mar19 Note:	
1 - FIRST FLOOR UPGRADED HARDWOOD FROM STANDARD 2 1/4 NATURAL TO 5" STAINED MIRAGE 25Mar19 Note:	

MIRRORS AND GLASS

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1 - FRAMELESS GLASS SHOWER DOORS IN MASTER ENSUITE	
25Mar19 Note:	

PLUMBING

1 - FREESTANDING TUB - TUBCO CIRRUS SR 22 IN LIEU OF STANDARD FREE STANDARD TUB	
25Mar19 Note:	
2 - SINK - UNDERMOUNT SINK - AVENUE RECTANGULAR 14-031A-W	
25Mar19 Note: master ensuite	
1 - SINK - UNDERMOUNT SINK - CONTRAC COLLETTE #4220CIY	
25Mar19 Note: bed 4 ensuite	
0 - SINK - UNDERMOUNT SINK - CONTRAC CALVIN #4220CFY	
25Mar19 Note: bed 2/3 ensuite- AS PER OFFER	
1 - SINK - UNDERMOUNT SINK - BLANCO QUATRUS R15 U2 #401519	
25Mar19 Note: kitchen	

STAIRS AND RAILINGS

1 - PAINT GRADE PICKETS-	
25Mar19 Note:	
1 - PRINCESS POST OR 4X4 POSTS	
25Mar19 Note:	
1 - V GROOVE HANDRAIL	
25Mar19 Note:	
1 - STAINED HANDRAIL, TREADS, RISERS AND STRINGER WITH PAINTED PICKETS - STANDARD STAIRCASE - PRICE IS PER SET	
25Mar19 Note:	



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EXTRAS AS PER OFFER

INSULATED 8 FEET GARAGE DOORS (2) <i>Worksheet</i> Note:	
UPGRADE #4 KITCHEN CABINETS <i>Worksheet</i> Note:	
COMPLETE CENTRAL AIR <i>Worksheet</i> Note:	
INTERIOR DORS TO BE 7 FEET BOTH FLOORS <i>Worksheet</i> Note:	
FRONT DOOR TO BE A SINGLE 36 INCHES WIDE <i>Worksheet</i> Note:	
BASEMENT FOUNDATION TO BE 8 FEET 6 INCHES POURED <i>Worksheet</i> Note:	
LARGER BASEMENT WINDOWS <i>Worksheet</i> Note:	
200 AMP SERVICE <i>Worksheet</i> Note:	
GRANITE COINTER TOPS WITH UNDERMOUNT SINKS IN KITCHEN AND ALL BATROOMS <i>Worksheet</i> Note:	
GAS LINE FOR STOVE AND BBQ <i>Worksheet</i> Note:	
NO HOT WATER TANK, PYURCHASER TO SUPPLY AND INSTAL AT HIS OWN EXPENSE <i>Worksheet</i> Note:	

This Document is Extremely Time Sensitive - Printed 2 Aug 19 at 14:50

INTERIOR COLOUR SCHEME

Purchaser: MICHAEL R DI IULIO

Property: 12

Telephone Res. / Bus: /

Project: Secondo Vales Estates Inc.

Decor Advisor: Anne Federico

Model and Elevation: Glenway 12A Elev 2

Lock Date: 25-Mar-19

25-Mar-19

Plan #: 65M-4626

Layout Changes: ☐ Yes ☐ No Sketch Attached: ☐ Yes ☐ No Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	MISSION L701XZ4	526MC
Laundry Room	ELISSE	—
Powder Room	n/a	—
Master Ensuite Bathroom	ARUBA 689 METALICA	1435B
Ensuite Bath - Bedroom 2/3	MONACO 823XZ4	1001
Ensuite Bath - Bedroom 4	ARUBA 689 METALICA	1001
Basement Bath	EVEREST WHITE	1001

Appliances:	Built In Appliances ☐ Yes ☒ No	Slide In Stove ☐ Yes ☒ No
Dishwasher Cabinet	☐ Closed ☒ Open	41" Upper Cabinets ☒ Yes ☐ No
Stove Opening		NOTE: If not specified, opening will be set to builder's standard opening of approximately 30" width
Fridge Opening		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

2. Counters		
	Counter	Edge
Kitchen / Breakfast	QUARTZ-FROSTY CARRARA	#360 EDGE
Laundry Room	N/A	
Powder Room	N/A	
Master Ensuite Bathroom	CRYSTAL ONYX ABSOLUTE	#360 EDGE
Ensuite Bath - Bedroom 2/3	CALACATTA SM Q.	#360 EDGE
Ensuite Bath - Bedroom 4	SUPER WHITE Q.	#360 EDGE
Basement Bath	LYKSAMM Q.	#360 EDGE

**** Refer to Construction Summary**

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Telephone Res. / Bus:	/	Project:	Secondo Vales Estates Inc.
Decor Advisor:	Anne Federico	Model and Elevation:	Glenway 12A Elev 2
Lock Date:	25-Mar-19	25-Mar-19	Plan #: 65M-4626

3. Ceramic Flooring

		At a 45° Threshold-If App.	
Entrance Vestibule	TILE-CALCATTÀ CA 6082P-POLISHED 24X24 @45	☒	
Main Hall		☐	
Kitchen / Breakfast	TILE-CALCATTÀ CA 6082P-POLISHED 24X24 @45	☒	
Laundry Room	TILE-RAINBOW LIGHT GREY 13X13	☐	
Powder Room	TILE-CALCATTÀ CA 6082P-POLISHED 24X24 @45	☒	
Master Ensuite Bathroom	TILE-SUPERGRES MELODY WHITE 10X30	☐	
SIDE ENTRANCE	TILE-CALCATTÀ CA 6082P-POLISHED 24X24 @45	☒	
Ensuite Bath - Bedroom 2/3	TILE-BEACH LIGHT GREY 13X13	☐	
Ensuite Bath - Bedroom 4	TILE-GHAIA GRIGIO 13X13	☐	
Basement Bath	TILE-RAINBOW LIGHT GREY 13X13	☐	
		☐	

4. Ceramic Wall Tile

	Selection	Describe
Master Ensuite Bathroom		
Tub Deck Wall		
Tub Deck		
Tub Deck Skirt		
Shower Stall	TILE-RMD CARRARA BRILL 10X30-	
Bathtub Enclosure Walls		
SIDE ENTRANCE		
Ensuite Bath - Bedroom 2/3	TILE-GROGLANDIA LUC 8X16	
Ensuite Bath - Bedroom 4	TILE-GROGLANDIA LUC 8X16	
Basement Bath	TILE-GROGLANDIA LUC 8X16	
Kitchen Backsplash		

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

5. Plumbing Fixtures

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

** Refer to Construction Summary

6. Trim Carpentry

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

** Refer to Construction Summary



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25-Mar-19

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7. Other Flooring

Main Hall	MIRAGE- 5" HOPSCOTCH RED OAK CHARACTER CASHMERE
Living Room	MIRAGE- 5" HOPSCOTCH RED OAK CHARACTER CASHMERE
Dining Room	MIRAGE- 5" HOPSCOTCH RED OAK CHARACTER CASHMERE
Family Room	MIRAGE- 5" HOPSCOTCH RED OAK CHARACTER CASHMERE
Den / Library / Study	MIRAGE- 5" HOPSCOTCH RED OAK CHARACTER CASHMERE
Basement Landing(If Applies)	
Lower Landing (If Applies)	
Upper Landing	MIRAGE- 5" HOPSCOTCH RED OAK CHARACTER CASHMERE
Upper Hall	MIRAGE- 5" HOPSCOTCH RED OAK CHARACTER CASHMERE
Master Bedroom	MIRAGE- 5" HOPSCOTCH RED OAK CHARACTER CASHMERE
Bedroom #2	MIRAGE- 5" HOPSCOTCH RED OAK CHARACTER CASHMERE
Bedroom #3	MIRAGE- 5" HOPSCOTCH RED OAK CHARACTER CASHMERE
Bedroom #4	MIRAGE- 5" HOPSCOTCH RED OAK CHARACTER CASHMERE
Bedroom #5	

Underpad

Type

Area

** Refer to Construction Summary

8. Railings and Pickets

Railing Type

V-GROOVE

Colour

MIRAGE HOPSCOTCH

Picket Type

1 3/4" SQUARE PICKETS

Colour

WHITE

Stringer / Riser

AS PER CONSTRUCTION SPECIFICATIO

Colour

MIRAGE HOPSCOTCH

Treads

AS PER CONSTRUCTION SPECIFICATIO

Colour

MIRAGE HOPSCOTCH

Red Oak Stairs with Semi Gloss Finish

☒ Yes

☐ No

** Refer to Construction Summary-UPGRADED POSTS--- *

9. Wall Paint Flat Finish

Main & Upper Hall	22 WARM GREY	Master Bedroom	22 WARM GREY
Living Room	22 WARM GREY	Bedroom #2	22 WARM GREY
Dining Room	22 WARM GREY	Bedroom #3	22 WARM GREY
Kitchen / Breakfast	22 WARM GREY	Bedroom #4	22 WARM GREY
Family Room	22 WARM GREY	Bedroom #5	
Powder Room	22 WARM GREY	Master Ensuite	22 WARM GREY
Laundry Room		Ensuite Bath - Bedroom 2/3	22 WARM GREY
Den/Library	22 WARM GREY	Ensuite Bath - Bedroom 4	22 WARM GREY
Trim Paint-Semi Gloss	BIRCH WHITE	Basement Bath	

Smooth Ceilings First Floor

☐ Yes

☒ No

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25-Mar-19

Plan #: 65M-4626

10. Plaster Mouldings and Medallions

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

** Refer to Construction Summary

11. Fireplace

Living Room	Family Room	Other Room - Specify
PurchasedAs Per PlanN/A	PurchasedAs Per PlanN/A	PurchasedAs Per PlanN/A
☐ ☐ ☐	☐ ☒ ☐	☐ ☐ ☐

Fireplace Type		
Mantle Type	2 SIDED AS PER DRAWINGS	
Colour / Stain		
Surround		
Hearth		

** Refer to Construction Summary

12. Heating and Air Conditioning

Air Conditioning	YES	Gas Provisions Stove	YES
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	TO FOLLOW		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

1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.

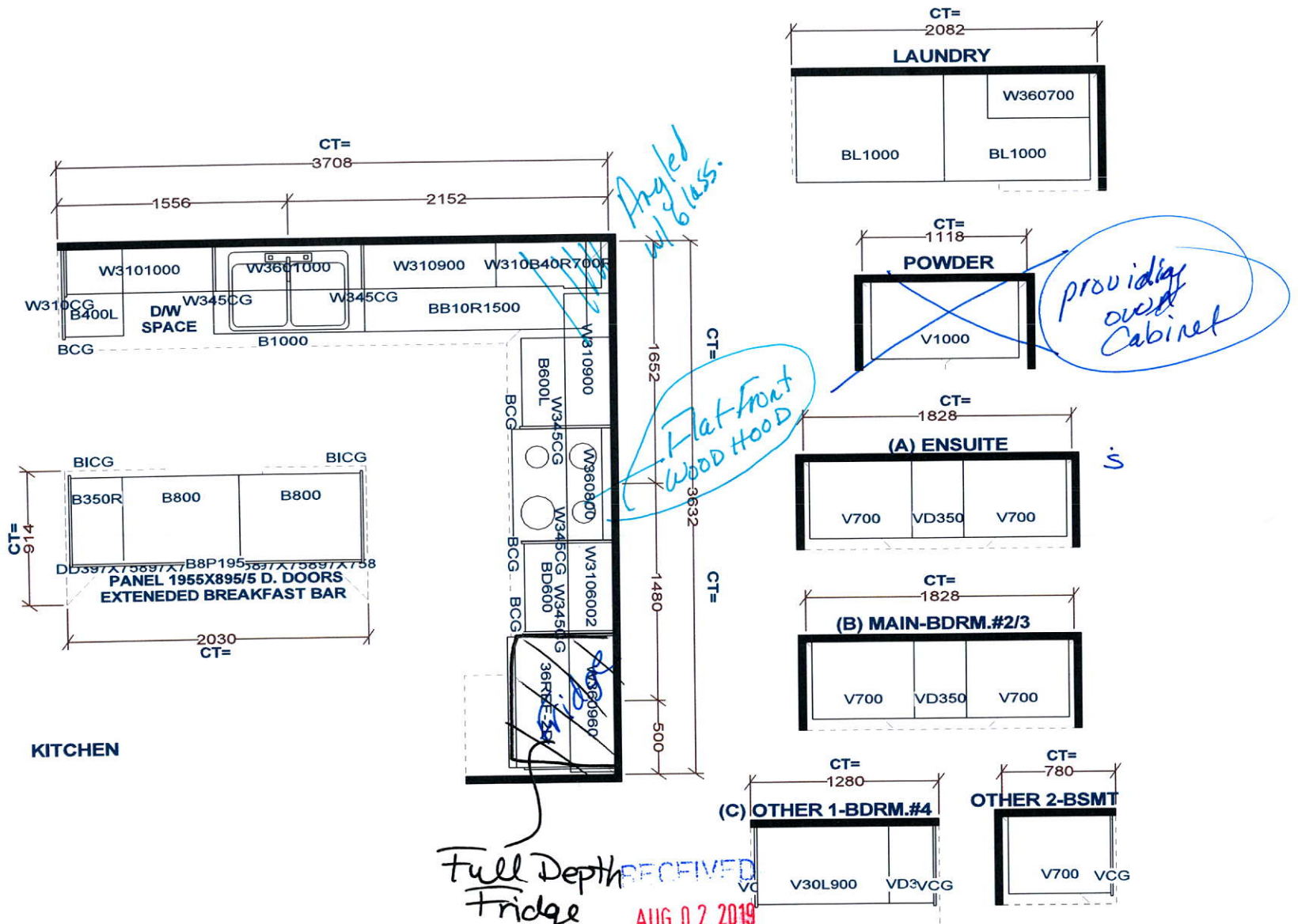
2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.

3) The Purchaser agrees that this colour selection is final and that no changes will be permitted, unless required by the Vendor.

4) The Purchaser acknowledges reading and accepting document which contains other miscellaneous disclaimers.

Signature: _____ Date: _____

Lot 12
Secondo.



W WIDTH	W HGHT	W CNT	FL HGHT	DWY H	ST CENT	2X4	VENT BOX COVER
STANDARD FEATURES:							
1040MM HIGH UPPER CABINETS LAMINATE KITCHEN & VANITY TOPS DISHWASHER SPACE DUMMY DOORS ON EXPOSED BACKS				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.			
				JOB NUMBER: BUILDER: GREENPARK SITE NAME: SECONDO VALES MODEL: GLENWAY 12AX ELEV 1.2 LOT #: 12 DESIGNER: KS DATE: NOV 1 18			

[illegible]

GROUND FLOOR PLAN - ELEV. 2

INTERIOR DOORS:
ALL INTERIOR DOORS TO BE
7'0" TALL.

OCT 26 2018

GLENWAY 12A-12
ENERGY STAR

It is the builder's complete responsibility to ensure that all plans submitted for a proposed 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 Town of EAST OAKMILLBURY.

13				13				
17				17				
16				16				
15				15				
12				12	6	CUSTOM PLAN FOR LOT 12 PER PURCHASER	OCT 25/18	ON
11				11	5	ISSUED FOR PERMIT	AUG 23/17	MT
10				10	4	SLOPE OVER OTB CHANGED TO 8:12	OCT 04/17	GW
9				9	3	REV. FOR CLIENT COMMENTS	SEP 05/17	GW
8				8	2	REVISED AS PER CLIENT COMMENTS	AUG 30/17	WT
7				7	1	ISSUED FOR CLIENT REVIEW	AUG 14/17	MT
6	description		Area	Per				

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.

qualifications information

Richard Vink	244
name	
registration information	signature
VAS Design Inc.	428

Contractor must verify all dimensions on the job and report any discrepancy to the Designer before proceeding with the work. All drawings and specifications are instruments of service and the property of the Designer which must be returned at the completion of the work.

VA3
DESIGN
255 Consumers Rd Suite 120
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.4782
va3design.com

Greenpark.

project name SECONDO VALES ESTATES INC.		project no. 17030	
town of Town of East Gwillimbury		drawing no. 17030-OLDWAY-12A-12	
date NOV. 2017	checked by DN	scale 3/16" = 1'-0"	sheet no. 12A-12

All drawings specifications, related documents and design are the copyright property of WJS DESIGN. Reproduction of this property in whole or in part is strictly prohibited without WJS DESIGN's written permission.

INTERIOR DOORS:
ALL INTERIOR DOORS TO BE
7'0" TALL.

GLENWAY 12A-12
ENERGY STAR

STRUDET INC
FOR STRUCTURE ONLY

This is to certify that these plans comply with the applicable Architectural Design Guidelines approved by the Town of EAST GUILDFORD.

11			8		The undersigned has reviewed these items responsibility for this design and the quantities and creates the measurements set by the Division Rules shall be the Contractor's obligation to obtain all necessary verification information.	
12			9			
13			10		CUSTOM PLAN FOR LOT 12 PER PURCHASER.	OCT. 25/18 GW
14			11		ISSUED FOR PERMIT.	NOV. 27/17 GW
15			12		A ROOF SLOPE OVER CUBS CHANGED TO 8:12.	OCT. 06/17 GW
16			13		REV. PER CLIENT COMMENTS.	SEP. 05/17 GW
17			14		REVISD AS PER CLIENT COMMENTS.	AUG. 30/17 GW
18			15		ISSUED FOR CLIENT REVIEW.	AUG. 14/17 GW
19			16			
20	description	date	by			

**VA3
DESIGN**
255 Consumers Rd Suite
Toronto ON M2J 1R4
t 416.630.2255 f 416.630.
v3design.com

Greenpark.

project name
SECOND VOLES ESTATES INC.

Town of EAST GWILLIMBURY

second floor plan - elev. 2

date
AUG. 2017

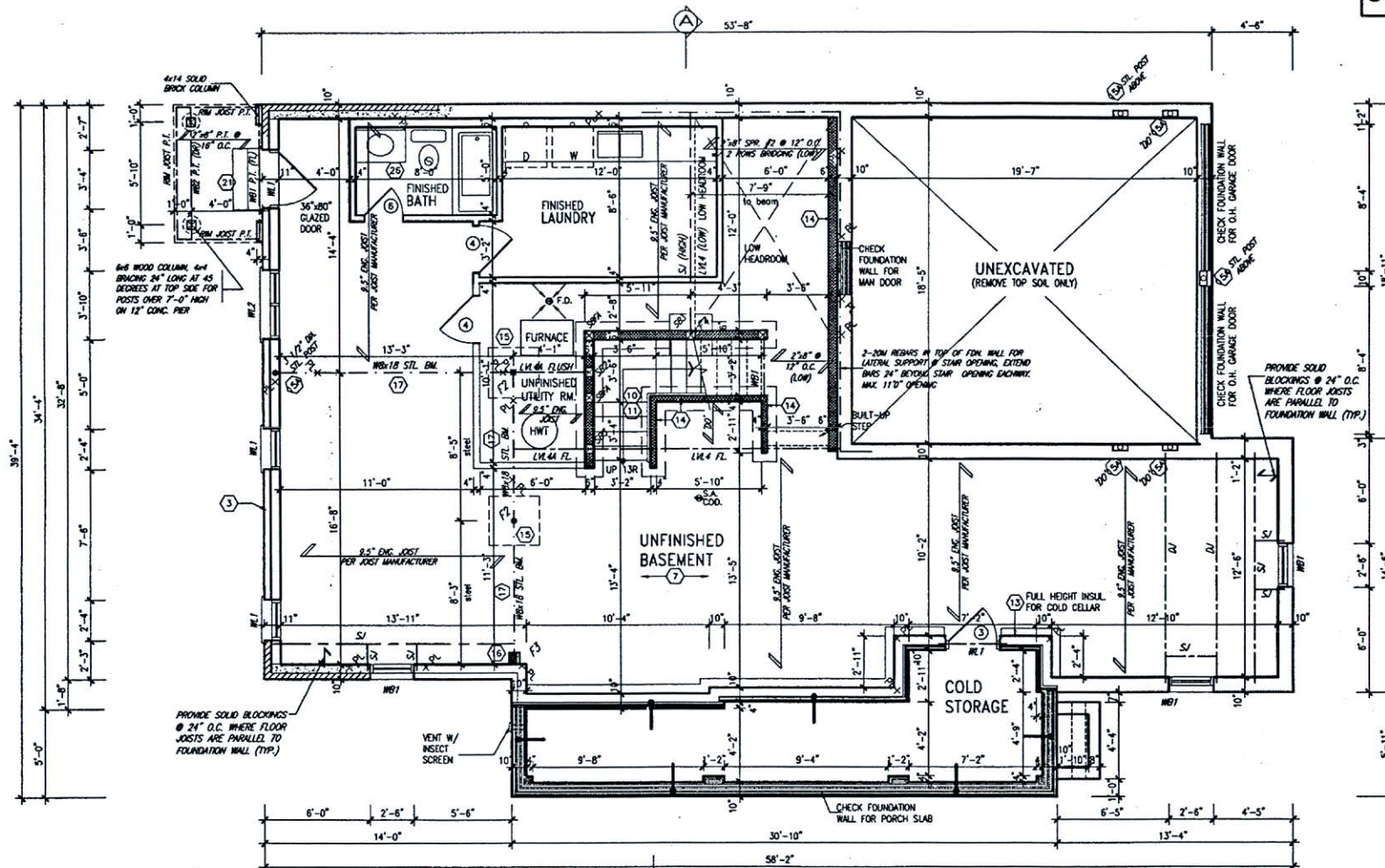
drawn by
checked by
scale
3/16" = 1'-0"

17030-GLOWAT-12A-12

A3a

... ..

3042 SF.



BASEMENT PLAN - ELEV. 2

GOLD STORAGE SLAB
5" REINFORCED CONCRETE SLAB
WITH 10M BARS @ 7 7/8" o.c.
EACH WAY WITH MIN. 1 1/4"
CONC. COVER AND 10M BENT
(24"x24") DOWELS SPACED NOT
MORE THAN 23 5/8" o.c.

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 Town of EAST GUILDFORD.



STRUDET INC.
FOR STRUCTURE ONLY

OCT 26 2018

GLENWAY 12A-12
ENERGY STAR

GLENWAY 12A

Greenpark.

project name	municipality	project no.
SECONDO VALES ESTATES INC.	Town of EAST GWILLIMBURY	17030

date AUG. 2017 BASEMENT PLAN - ELEV. 2

Drawn by _____ checked by _____ north
CW - 3/16" = 1'-0" 17030-GLDWAY-12A-12 A1d

CMT: X:\ARCHIVE\WORKING\DWG\17030-GLDWAY\CLADDING\17030-GLDWAY-CW-12.dwg - Thu - Oct 25 2018 - 9:48 AM

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