

CONSTRUCTION SUMMARY

Upside Towns - Firstgreen Corp

PURCHASER: VYACHESLAV SHELEPIN

TEL: RES.: 905-660-3888

LOT / PHASE Block 2 TH8 / 1	REG. PLAN #	HOUSE TYPE The Tannery Elev 2		
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CABINETRY

1 - MASTER ENSUITE CABINETRY UPGRADE 1 HARDWARE 29Jun20 Note:	
1 - MAIN BATH CABINETRY UPGRADE 1 HARDWARE 29Jun20 Note:	
1 - KITCHEN CABINETRY UPGRADE 1 HARDWARE 29Jun20 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 29Jun20 Note:	
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CONSTRUCTION

1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY 29Jun20 Note:	
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SMOOTH CEININGS THROUGHOUT- ALL FLOORS * RECEIVED AUG 1 0 2020 For Confirmation

COUNTER TOP

1 - MASTER ENSUITE COUNTERTOP UPGRADE TO HIGH QUARTZ IN LIEU OF VENDOR STANDARD 29Jun20 Note:	
1 - MAIN BATH COUNTERTOP UPGRADE TO HIGH QUARTZ IN LIEU OF VENDOR STANDARD 29Jun20 Note:	
1 - KITCHEN COUNTERTOP UPGRADE TO HIGH QUARTZ IN LIEU OF VENDOR STANDARD 29Jun20 Note:	

DOORS AND TRIM

24 - DOORS INTERIOR - - CARRARA SMOOTH HALLOW IN LIEU OF STANDARD SERIES - PRICE IS PER DOOR 29Jun20 Note:	
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FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - SECOND FLOOR 29Jun20 Note:	
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PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 29Jun20 Note:	
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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. <i>Worksheet</i> 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 Two <i>Worksheet</i> Note:	
Ground Level Modification as per Sketch . Attached Close door from entry to Powder room. Re-align door to open on Family room side. Enlarge Powder Room by reducing Walk-In closet as required to include 3 Pc. with Shower with Shower Seat. Glass Enclosure <i>Worksheet</i> Note: FOR CONFIRMATION AS PER OFFER FRAMELESS GLASS SHOWER DOOR ----- REVISED AS PER SKETCH DATED JUNE 25, 2020	

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Purchaser: VYACHESLAV SHELEPIN

Property: Block 2 TH8

Telephone Res. / Bus: (905) 660-3888 /

Project: Firstgreen Corp

Decor Advisor: Natalie Mancuso

Model and Elevation: The Tannery Elev 2

Lock Date: 29-Jun-20

29-Jun-20

Plan #:

Layout Changes: ☐ Yes ☐ No

Sketch Attached: ☐ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	MODENA WHITE	428SB
Laundry Room		
Powder Room M.L.	PEDESTAL	
Master Ensuite Bathroom	MODENA WHITE	428SB
Main Bathroom	MODENA WHITE	428SB
POWDER ROOM 2 G.L.	PEDESTAL	

Appliances:

Built In Appliances ☐ Yes ☒ No

Slide In Stove ☐ Yes ☒ No

Dishwasher Cabinet

☐ Closed ☒ Open

41" Upper Cabinets ☒ Yes ☐ No

Please NOTE: Standard Cabinet Height is 30"

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

	Counter	Edge
Kitchen / Breakfast	QUARTZ-MISTARAL	#360 EDGE
Laundry Room		
Powder Room M.L.	PEDESTAL;	
Master Ensuite Bathroom	QUARTZITE-CALACATTA QUARTZITE	#360 EDGE
Main Bathroom	QUARTZITE-CALACATTA QUARTZITE	#360 EDGE
POWDER ROOM 2 G.L.	PEDESTAL	

** Refer to Construction Summary

Purchaser:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

VYACHESLAV SHELEPIN

(905) 660-3888 /

Natalie Mancuso

29-Jun-20

Property: Block 2 TH8

Project: Firstgreen Corp

Model and Elevation: The Tannery Elev 2

Plan #:

3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	TILE-MARMORA CARRARA 12X24	<input type="checkbox"/>	METAL STRIP
Main Hall	TILE-MARMORA CARRARA 12X24	<input type="checkbox"/>	
Kitchen / Breakfast	LAMINATE-	<input type="checkbox"/>	
Laundry Room	TILE-S.N.PASTELLO BIANCO	<input type="checkbox"/>	
Powder Room M.L.	TILE-ARGENTO ALFREDO 12X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-MARMORA CARRARA 12X24	<input type="checkbox"/>	
Main Bathroom	TILE-MARMORA CARRARA 12X24	<input type="checkbox"/>	
Powder Room 2 G.L.	TILE-MARMORA CARRARA 12X24	<input type="checkbox"/>	
		<input type="checkbox"/>	
		<input type="checkbox"/>	
		<input type="checkbox"/>	

** Refer to Construction Summary

4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall		
Tub Deck		
Tub Deck Skirt		
Shower Stall	TILE-GLOSSY WHITE 4X16	
Bathtub Enclosure Walls		
Main Bathroom	TILE- GLOSSY WHITE 4X16	
Powder Room 2 G.L.	TILE-GLOSSY WHITE 4X16	
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	CARRARA-SMOOTH
Interior Trim	As Per Construction Specifications
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

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29-Jun-20

Plan #:

7. Other Flooring

Main Hall		
Living Room	LAMINATE-PARK LANE - VENICE OAK GREY TL-EL3906	
Dining Room	LAMINATE-PARK LANE - VENICE OAK GREY TL-EL3906	
Family Room	LAMINATE-PARK LANE - VENICE OAK GREY TL-EL3906	
Den / Library / Study		
Basement Landing(If Applies)	LAMINATE-PARK LANE - VENICE OAK GREY TL-EL3906	
Lower Landing (If Applies)	LAMINATE-PARK LANE - VENICE OAK GREY TL-EL3906	
Upper Landing	LAMINATE-PARK LANE - VENICE OAK GREY TL-EL3906	
Upper Hall	LAMINATE-PARK LANE - VENICE OAK GREY TL-EL3906	
Master Bedroom	LAMINATE-PARK LANE - VENICE OAK GREY TL-EL3906	
Bedroom #2	LAMINATE-PARK LANE - VENICE OAK GREY TL-EL3906	
Bedroom #3	LAMINATE-PARK LANE - VENICE OAK GREY TL-EL3906	
Bedroom #4		
Bedroom #5		
KITCHEN	LAMINATE-PARK LANE - VENICE OAK GREY TL-EL3906	
BASEMENT / Terrace	LAMINATE-PARK LANE - VENICE OAK GREY TL-EL3906	
Underpad	Type	Area

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORLYS- VENICE OAK GREY
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	TORLYS VENICE OAK GREY
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	TORLYS VENICE OAK GREY
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	TORLYS VENICE OAK GREY

Red Oak Stairs with Semi Gloss Finish

☒ Yes ☐ No

** Refer to Construction Summary

THE STAIN COLOURS OR FINISH AVAILABLE ON RISERS, TREADS, PICKETS AND RAILS (STAIRCASES), WILL NOT BE AN EXACT MATCH TO PREFINISHED HARDWOOD OR LAMINATE FLOORS.

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	
Family Room	22 WARM GREY	Bedroom #5	
Powder Room	22 WARM GREY	Master Ensuite	22 WARM GREY
Laundry Room	22 WARM GREY	Main Bathroom	22 WARM GREY
Den/Library		Powder Room 2	22 WARM GREY
Trim Paint-Semi Gloss	BIRCH WHITE		

Smooth Ceilings First Floor ☒ Yes ☐ No

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SMOOTH CEILINGS THROUGHOUT

Initial: 

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Plan #:

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		
	Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A
Fireplace Type	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Mantle Type									
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	NO
Comment			

** Refer to Construction Summary

13. Electrical

Plugs and Switches	<input checked="" type="radio"/> White	DECOR	Above Kitchen Cabinet Light	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Hood Fan	STANDARD AS PER APPLIANCE SPECS		Below Kitchen Cabinet Light	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Appliances	Built in Cooktop	Built in Oven	Gas Stove	Microwave	
	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No	
Dishwasher Rough-in	Yes				

** Refer to Construction Summary

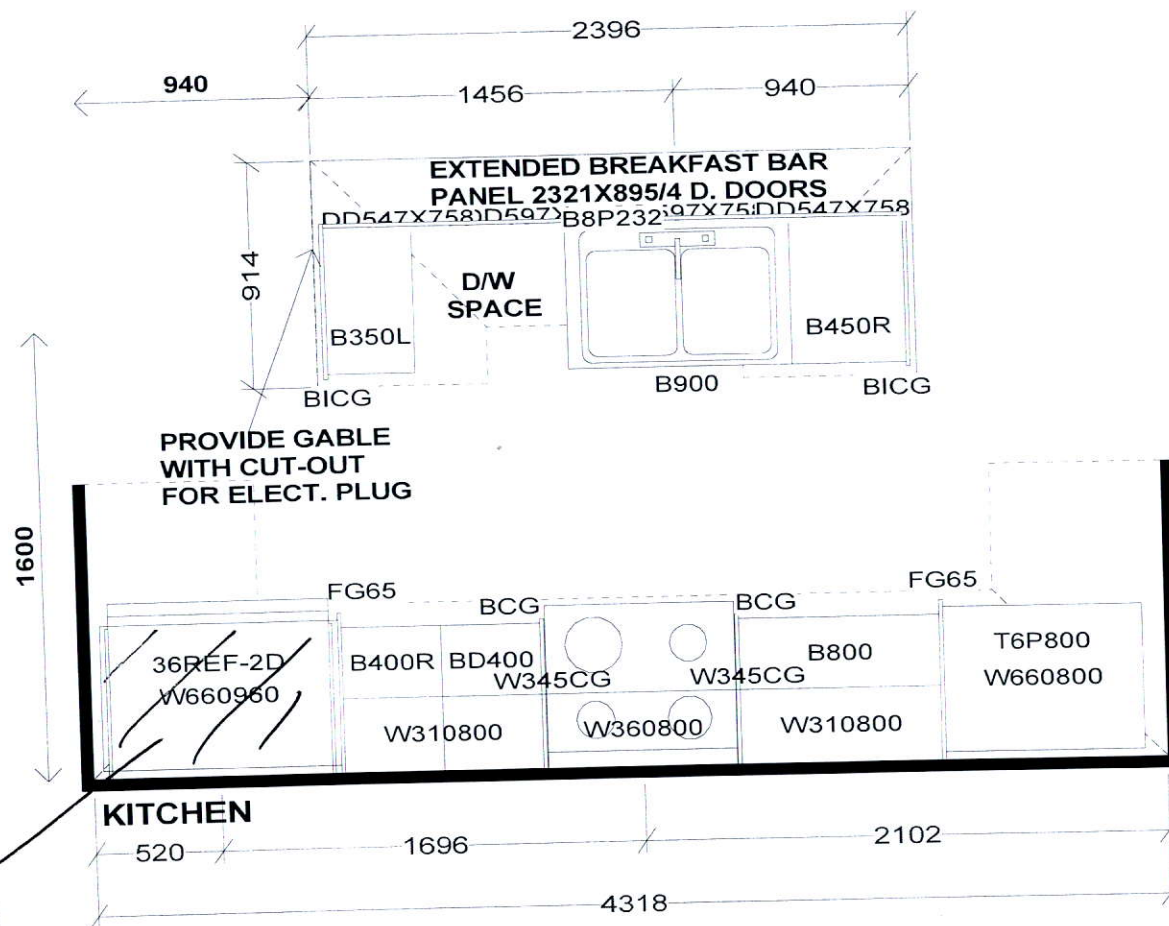
14. General Comments

** Refer to Construction Summary

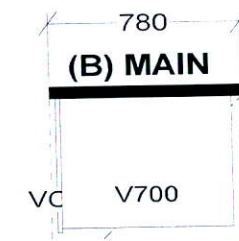
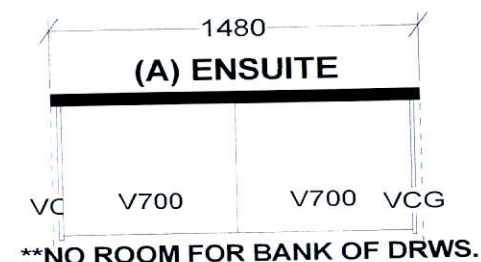
Disclaimers and Notes

- 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: _____



PEDESTAL SINKS IN
GROUND AND 2ND LEVEL
POWDER ROOMS BY OTHERS



Full Depth
Fridge

Selba Industries				J#
W WIDTH	W HGHT	W CNT	<p>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.</p> <p>DESIGNER: KS DATE: FEB 12 19 Rev'd May 9 19 REV'D MAR 10 20</p>	
FLOOR HGHT	DOOR HGHT			
ST CENT	2X4	VENT BOX COVER		
<p>JOB NUMBER: BUILDER: GREENPARK SITE: FIRST GREEN CAPITAL MODEL 1-BX TANNERY LOT #:</p>				

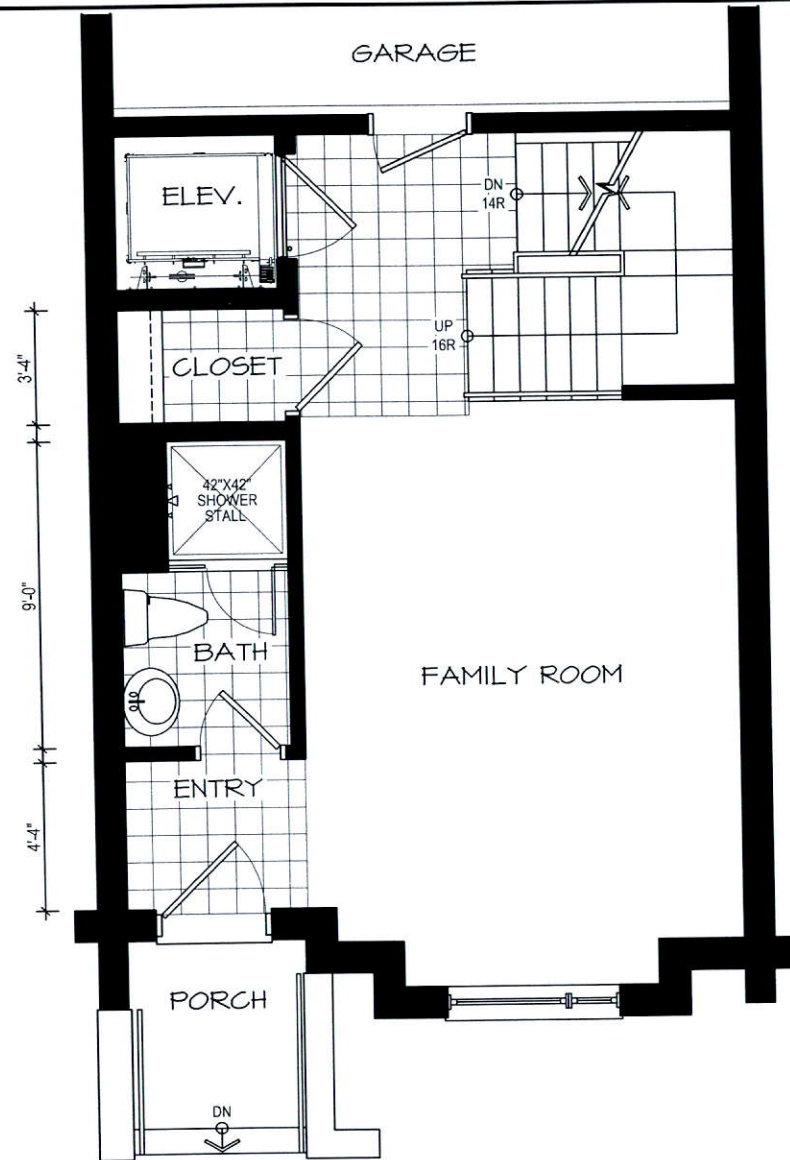
BLK-2 TH-8
FIRSTGREEN CORP
 UPSIDE TOWNS

THE TANNERY
 ELEV.2

REVISIONS:

1. REDUCE WALK-IN CLOSET SIZE AND ADD SHOWER STALL WITH FRAMELESS GLASS DOOR.

NOTE: JUNE 26, 2020
 BATHROOM DOOR MUST BE
 RELOCATED ON FOYER SIDE AND
 SHOWER SEAT REMOVED DUE TO
 HVAC REQUIREMENTS IN WALLS.



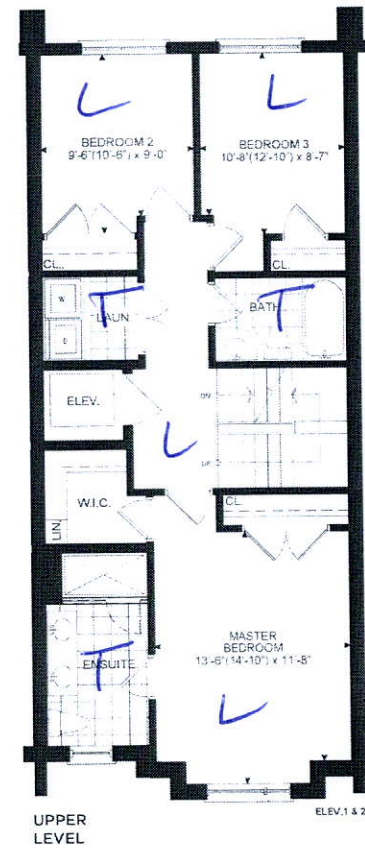
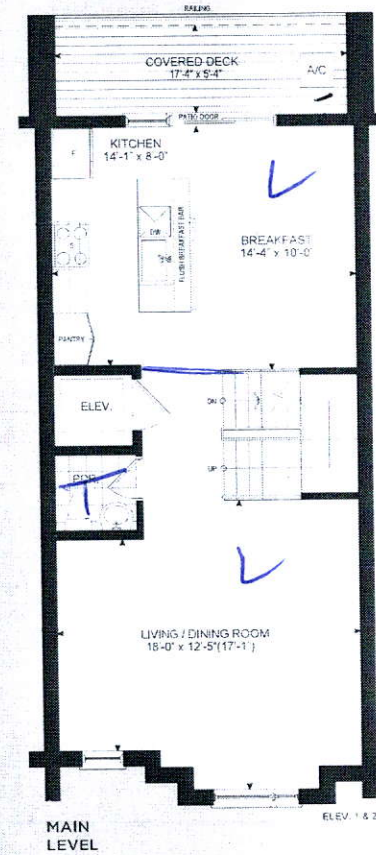
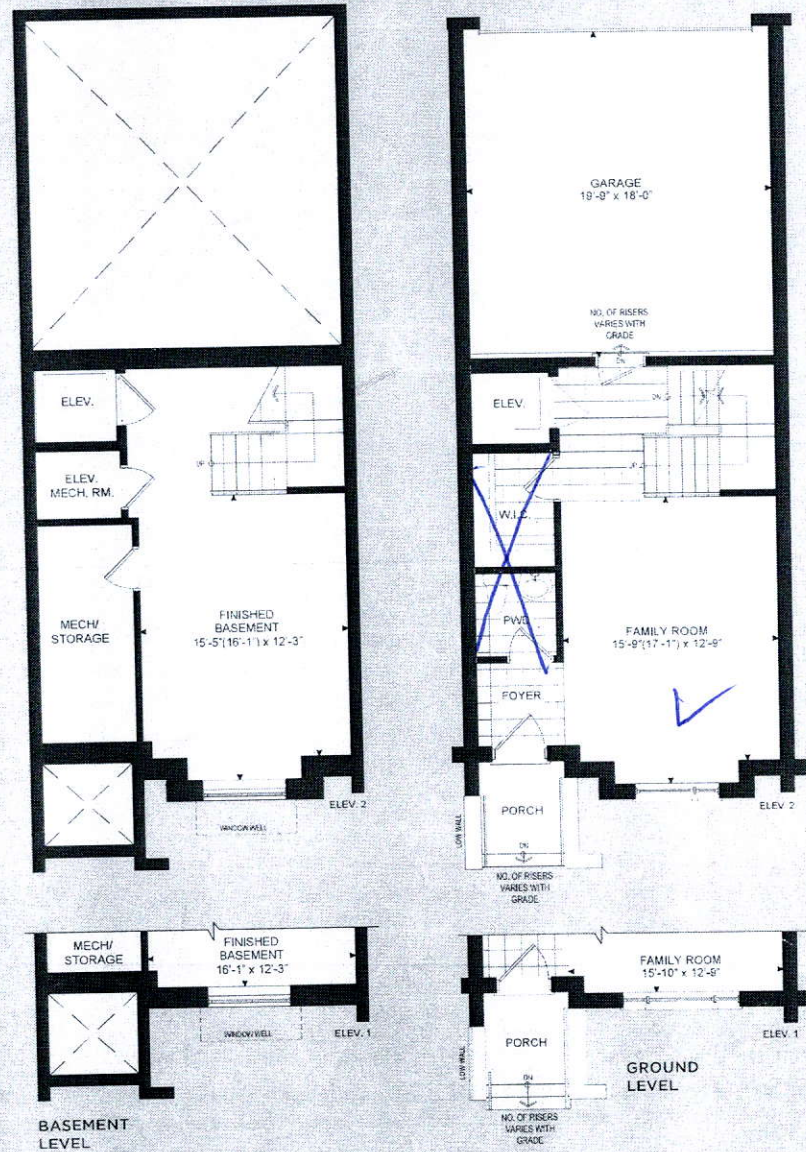
GROUND LEVEL

DISCLAIMERS: SKETCH NOT TO SCALE. DIMENSIONS, SPECIFICATIONS AND ARCHITECTURAL DETAILS SUBJECT TO MODIFICATION BY THE VENDOR. SKETCH IS ONLY FOR THE PURPOSE OF ILLUSTRATING REVISIONS REQUESTED BY THE PURCHASER AND ALL REVISIONS ARE SUBJECT TO VENDOR'S FINAL APPROVAL. ONLY REVISIONS ACCEPTED IN WRITING BY THE PURCHASER AND VENDOR ON A PURCHASER'S EXTRA SHEET WILL BE INCORPORATED INTO THE PLANS FILED WITH THE MUNICIPALITY. E. & O.E.

**REGION
 DESIGN
 INC.**

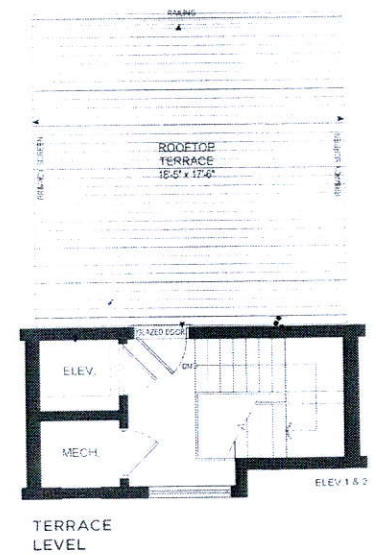
SCALE		N.T.S.
BY	PAGE No.	
MB	1 OF 1	





THE TANNERY

ELEVATION 1 - 2,518 SQ.FT.
ELEVATION 2 - 2,540 SQ. FT.
 Elev. 1 -Includes 310 sq.ft.
 of Finished Basement Area
 Elev. 2 -Includes 319 sq.ft.
 of Finished Basement Area



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