

CONSTRUCTION SUMMARY

Mountainview Heights 3 (G) - Russell Gardens Building Ltd.

RECEIVED
JUL 27 2021

PURCHASER: Nafisa ARSHAD

TEL:

LOT / PHASE 300 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Valleycreek Four Elev 1		
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CABINETRY

1 - KITCHEN - DELETE CABINETS ABOVE STOVE - VENDOR WILL SUPPLY 6 INCH VENT AS PER CONSTRUCTION SPECIFICATIONS AND VENT MAY NOT BE IN THE APPROPRIATE LOCATION FOR INSTALLATION OF PURCHASER SUPPLIED VENT - PURCHASER TO SUPPLY OWN FAN AFTER CLOSING 29Jun21 Note: TEMPORARY HOOD FAN MAY BE PROVIDED	8
1 - CABINETRY - KITCHEN - HARDWARE UPGRADE 2 29Jun21 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY UPPER - GLASS DOOR - GLK340 CORD GLASS - FINISHED INTERIOR - FITS TALL UPPER CABINETS ONLY - PRICE IS PER DOOR - STANDARD 29Jun21 Note:	1
1 - KITCHEN CABINETRY UPPER - ANGLED CORNER CABINET - FITS TALL UPPER CABINETS - PER UNIT - STANDARD 29Jun21 Note:	1
1 - KITCHEN CABINETRY BASE - PULLOUT RECYCLE 2 BIN - PRICE IS EACH 29Jun21 Note:	2
1 - KITCHEN CABINETRY BASE - PIE CUT CORNER CABINET - BASE CABINETRY - STANDARD 29Jun21 Note:	3
1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - STANDARD 29Jun21 Note:	4
1 - KITCHEN CABINETRY BASE - PULLOUT WIRE SPICE RACK - PRICE IS EACH 29Jun21 Note:	5
1 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - STANDARD 29Jun21 Note:	6
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 29Jun21 Note:	7

CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 29Jun21 Note:	
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CONSTRUCTION

1 - MASTER ENSUITE - FRAMELESS GLASS SHOWER ENCLOSURE - INCLUDES CHROME KNOB AND HINGES 12Aug20 Note: IF CONSTRUCTION PERMITS	
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DOORS AND TRIM

1 - LIBRARY - FROSTED GLASS IN LIEU OF CLEAR GLASS 29Jun21 Note:	
1 - TRIM - UPGRADE 2- 7-1/4" BASEBOARD AND 3" CASING 29Jun21 Note:	

ELECTRICAL

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300 / 3	62M-1266	Valleycreek Four Elev 1		
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 29Jun21 Note:				
1 - ABOVE KITCHEN ISLAND - ADD LIGHT AND SWITCH - NO FIXTURE INCLUDED 29Jun21 Note:				
1 - LIGHT AND SWITCH - NO FIXTURE INCLUDED - LIVING ROOM 29Jun21 Note:				
1 - 200 AMP ELECTRICAL SERVICE 12Aug20 Note:				

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR BARBECUE - FIRST FLOOR 29Jun21 Note:	
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HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL 29Jun21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM 29Jun21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 29Jun21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM 29Jun21 Note:	

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 29Jun21 Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$4,365.00 BALANCE (\$7,635.00) FORWARD TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$12,000.00 AS PER SCHEDULE PE DATED 07/12/2020. 12Aug20 Note:	

STAIRS AND RAILINGS

1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 29Jun21 Note:	
1 - STAIRCASE - EUROLINE 3 - IRON PICKETS - BLACK 29Jun21 Note:	

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EXTRAS AS PER OFFER

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:	
WALK-UP BASEMENT. <i>Worksheet</i> Note:	
3 LARGER BASEMENT WINDOWS. <i>Worksheet</i> Note:	
PURCHASER(S) ACKNOWLEDGES THAT THE PURCHASE PRICE IS INCLUSIVE OF ALL CREDITS AND PROMOTIONAL PACKAGES AVAILABLE AT TIME OF PURCHASE. <i>Worksheet</i> Note:	
lower level and main level to be as per engineering sketch dated august 19, 2020. <i>Worksheet</i> Note:	

This Document is Extremely Time Sensitive - Printed 29 Jun 21 at 13:27

Purchaser: Nafisa ARSHAD
Telephone Res. / Bus: /
Decor Advisor: Candace Forza
Lock Date: 29-Jun-21

Property: 300
Project: Russell Gardens Building Ltd.
Model and Elevation: Valleycreek Four Elev 1
Plan #: 62M-1266

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

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	CONTINENTAL 350 PLATINUM SILVER	722SC
Laundry Room	ELISSE	Standard
Powder Room	CONTINENTAL 823 DRIFT WOOD	113SB
Master Ensuite Bathroom	CONTINENTAL 350 PLATINUM SILVER	113SB
Ensuite Bath - Bedroom 2/3	CONTINENTAL 814 DARK CHOCOLATE	113SB
Ensuite Bath - Bedroom 4	CONTINENTAL 814 DARK CHOCOLATE	113SB
	N/A	N/A
	N/A	N/A
	N/A	N/A

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	LAMINATE-WHITE CARRARA 4924-38	
Laundry Room	N/A	
Powder Room	LAMINATE-PALOMA POLAR 6698-46	
Master Ensuite Bathroom	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 2/3	LAMINATE-CALCUTTA MARBLE 4925K-07	
Ensuite Bath - Bedroom 4	LAMINATE-CALCUTTA MARBLE 4925K-07	
	N/A	
	N/A	
	N/A	

** Refer to Construction Summary

Initial: 

Purchaser:

Nafisa ARSHAD

Property: 300

Telephone Res. / Bus: /

Project: Russell Gardens Building Ltd.

Decor Advisor: Candace Forza

Model and Elevation: Valleycreek Four Elev 1

Lock Date: 29-Jun-21

29-Jun-21

Plan #: 62M-1266

3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	TILE-GARDA GREY-13X13	<input type="checkbox"/>	metal strip where applicable
Main Hall	STRIP	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-GARDA GREY-13X13	<input type="checkbox"/>	
Laundry Room	TILE-RAINBOW WHITE-13X13	<input type="checkbox"/>	
Powder Room	TILE-GARDA GREY-13X13	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-ESSENZE GRIGIO-13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-RAINBOW WHITE-13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4	TILE-RAINBOW WHITE-13X13	<input type="checkbox"/>	
SIDE/GARAGE ENTRY	TILE-GARDA GREY-13X13	<input type="checkbox"/>	
	N/A	<input type="checkbox"/>	
	N/A	<input type="checkbox"/>	

** Refer to Construction Summary

4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
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-EXTRA WHITE/GREY-8X16	
Ensuite Bath - Bedroom 4	TILE-EXTRA WHITE/GREY-8X16	
SIDE/GARAGE ENTRY	N/A	
	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

N/A

N/A

N/A

N/A

N/A

Whirlpool

N/A

☐ 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	3" BB CASING WITH 7 1/4" BASEBOARD - COLONIAL
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

** Refer to Construction Summary

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Telephone Res. / Bus:

/

Decor Advisor:

Candace Forza

Lock Date:

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7. Other Flooring		
Main Hall	STRIP-MIRAGE-IMAGINE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-5"	
Living Room	STRIP-MIRAGE-IMAGINE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-5"	
Dining Room	STRIP-MIRAGE-IMAGINE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-5"	
Family Room	STRIP-MIRAGE-IMAGINE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-5"	
Den / Library / Study	STRIP-MIRAGE-IMAGINE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-5"	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	STRIP-MIRAGE-IMAGINE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-5"	
Upper Landing	STRIP-MIRAGE-IMAGINE-CHARACTER-CORK-RED OAK-DURAMATT-DRIFTWOOD-5"	
Upper Hall	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313	
Master Bedroom	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313	
Bedroom #2	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313	
Bedroom #3	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313	
Bedroom #4	LAMINATE-LEXINGTON-BEAUMONT OAK-TL-LW1313	
Bedroom #5	N/A	
	N/A	
	N/A	
	N/A	
Underpad	Type	Area
	N/A	N/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type

V-GROOVE

Picket Type

EUROLINE 3

Stringer / Riser

AS PER CONSTRUCTION SPECIFICATIO

Treads

AS PER CONSTRUCTION SPECIFICATIO

Colour

MIRAGE DRIFTWOOD RED OAK

Colour

BLACK

Colour

MIRAGE DRIFTWOOD RED OAK

Colour

MIRAGE DRIFTWOOD RED OAK

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

Living Room

22 WARM GREY

Dining Room

22 WARM GREY

Kitchen / Breakfast

22 WARM GREY

Family Room

22 WARM GREY

Powder Room

22 WARM GREY

Laundry Room

22 WARM GREY

Den/Library

22 WARM GREY

Trim Paint-Semi Gloss

BIRCH WHITE

N/A

N/A

Master Bedroom

22 WARM GREY

Bedroom #2

22 WARM GREY

Bedroom #3

22 WARM GREY

Bedroom #4

22 WARM GREY

Bedroom #5

N/A

Master Ensuite

22 WARM GREY

Ensuite Bath - Bedroom 2/3

22 WARM GREY

Ensuite Bath - Bedroom 4

22 WARM GREY

N/A

N/A

N/A

Smooth Ceilings First Floor

☐ Yes

☒ No

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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			

** 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
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Fireplace Type	N/A		FLAT ON WALL			N/A		
Mantle Type	N/A		MANTLE M2-STANDARD			N/A		
Colour / Stain	N/A		AS PER CONSTRUCTION SPECIFICATIONS			N/A		
Surround	N/A		GRIGIO CARNICO			N/A		
Hearth	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	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 WHITE TEMP.		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 type="radio"/> Yes <input checked="" 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: _____

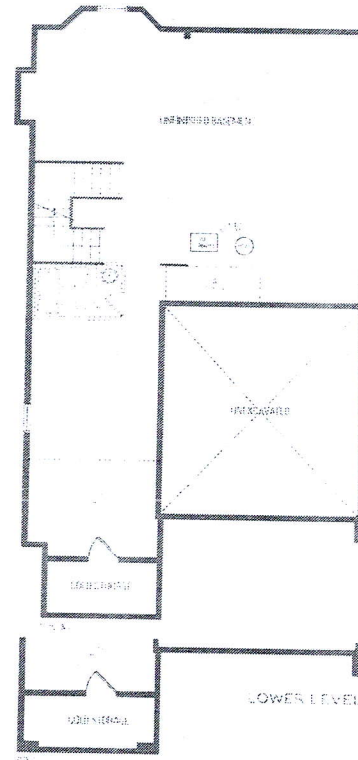
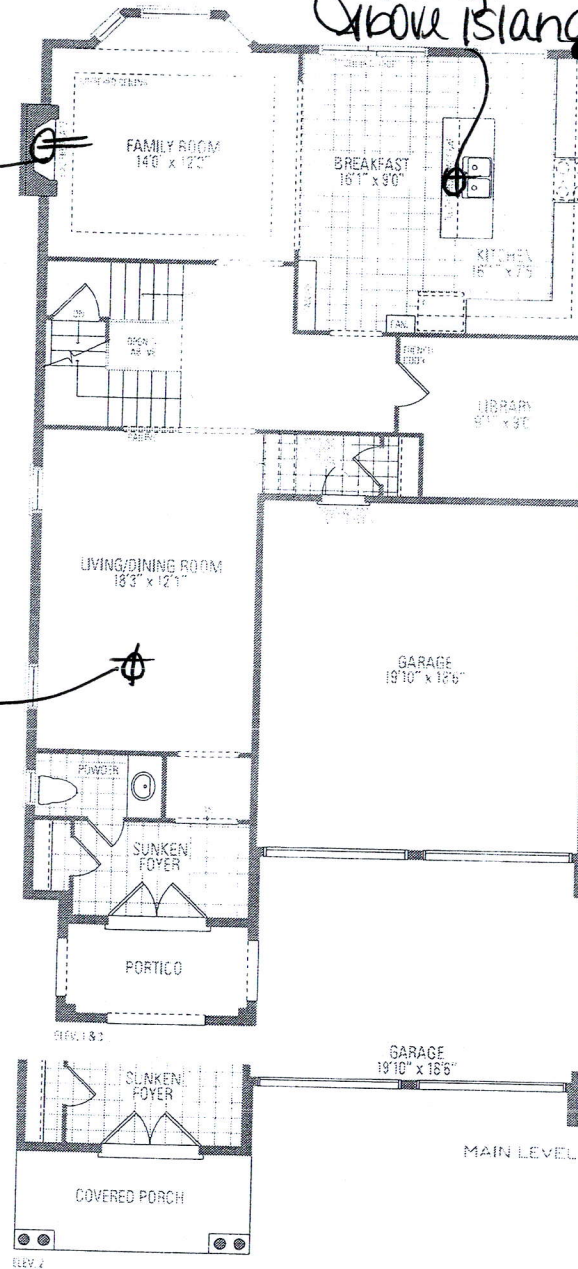
Add Plug
Above
Fireplace

Add Light
Above Island

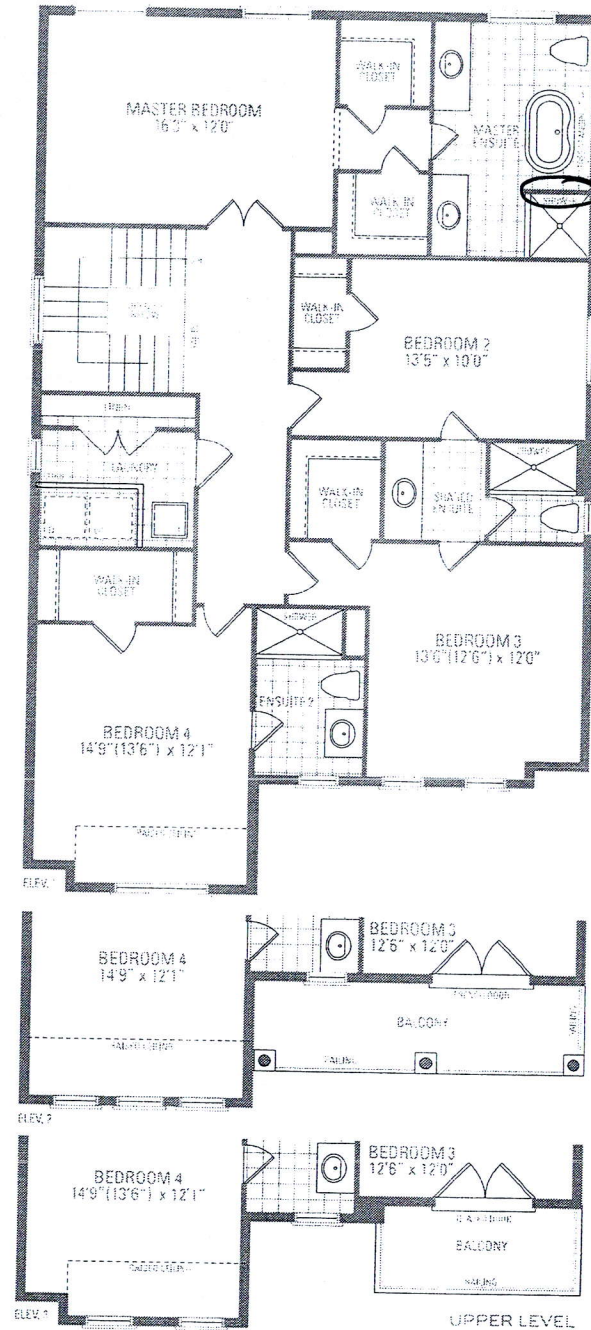
Has Line
R-1 for BBQ.

Larger Basement Windows
Walk-up

Add Light



200 AMP



Frameless Glass
Shower Enclosure

Lot 300 Russell Gardens III
VALLEYCREEK FOUR

ELEV. 1 • 2,814 sq.ft. | ELEV. 2 • 2,805 sq.ft. | ELEV. 3 • 2,816 sq.ft.

Or entrance of home may be reversed and purchaser agrees to accept the same. Steps and porches may vary at any exterior entrance ways due to grading variance. Actual usable floor space may vary from the stated floor areas. All renderings are artist's concept. Dimensions, specifications and architectural detailing subject to modifications. Roofline and adjoining model types may vary due to siting. E. & O. E. May 2020

PURCHASER ALTERATION FORM

LOT 300
RUSSELL GARDENS
PHASE 3
MOUNTAINVIEW HEIGHTS

VALLEYCREEK 4
ELEV. 1

REVISION:

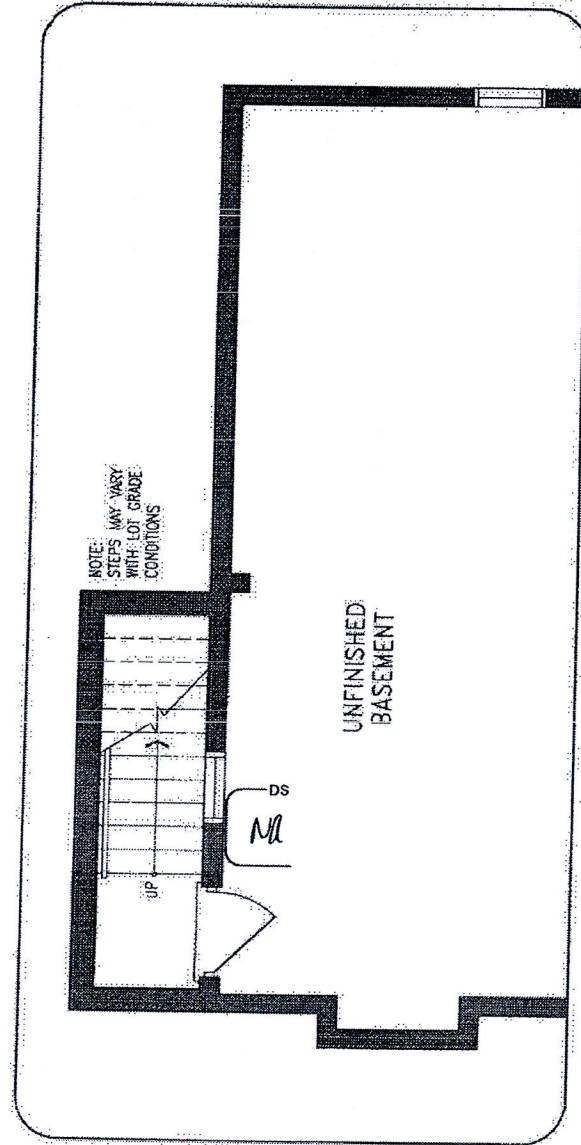
1. ADD EXTERIOR BASEMENT WALK-UP STEPS
2. FAMILY ROOM - REMOVE BAY WALL AND STRAIGHTEN THE WALL TO ACCOMMODATE WALK UP STEPS AS PER SKETCH

DocuSigned by:

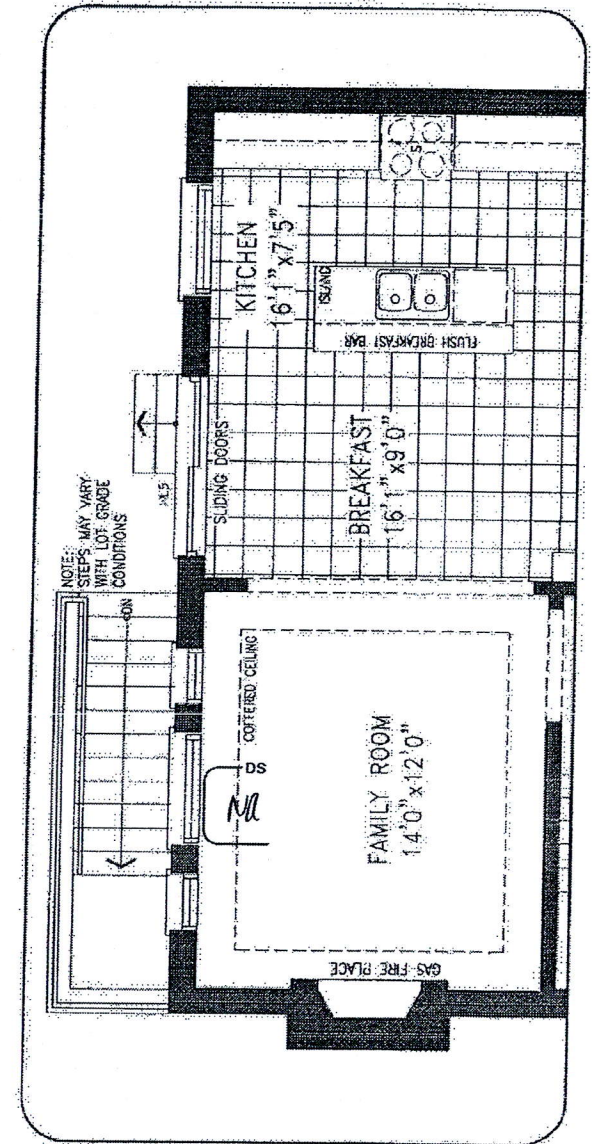
Nafisa Arshad

0CA54B8799E5400...

25-Aug-20



LOWER LEVEL



MAIN 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
VC

PAGE No.
1 OF 1

Greenpark

KVWB600DSS

KitchenAid®

30" Wall-Mount, 3-Speed Canopy Hood

<http://www.kitchenaid.com>



Key Features:

- 600 CFM/65K BTU Threshold
- Perimeter Ventilation
- Auto Speed Setting
- LED Task Lights
- Halogen Night Lights
- 3-Speed Electronic Glass Touch Control with Boost Function (10 Min.)
- Whisper Quiet® System @ 49 dBA (1.5 sones) at Low Speed
- Dishwasher Safe Grease Filters
- Easy In-line Conversion

Product Dimensions:

Height: 24 5/8

Width: 30

Depth: 19 11/16

Electrical Requirements:

15.

Additional Information:

[Use And Care Guide](#)

[Dimension Guide](#)

[Installation Guide](#)

[Warranty Certificate](#)

Available in:

Black Stainless

● Stainless Steel

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All other trademarks are owned by their respective companies.

Because Whirlpool Corporation policy includes a continuous commitment to improve our products, we reserve the right to change materials and specifications without notice. We also reserve the right to discontinue or transition products without notice.

Manufacturer's Suggested Retail Price (MSRP) and Minimum Advertised Price (MAP) provided for reference purposes only. Dealer alone determines advertised and retail prices.

Created On: Monday, March 06, 2017 19:59:05

FOR THE WAY IT'S MADE.®

PRODUCT MODEL NUMBERS

KVWB600D

KVWB606D

VENTING METHODS

A 6" (15.2 cm) round vent system is needed for installation (not included). The hood exhaust opening is 6" (15.2 cm) round.

Vent system can terminate either through the roof or wall. To vent through a wall, a 90° elbow is needed.

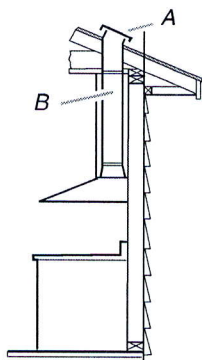
Rear Discharge

A 90° elbow may be installed immediately above the hood.

For Non-Vented (Recirculating) Installations

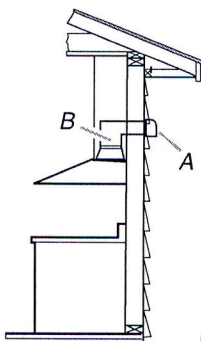
If it is not possible to vent cooking fumes and vapors to the outside, the hood can be used in the non-vented (recirculating) version, using a Recirculation Kit (which includes charcoal filters and a deflector). To order, see the "Assistance or Service" section.

Roof Venting



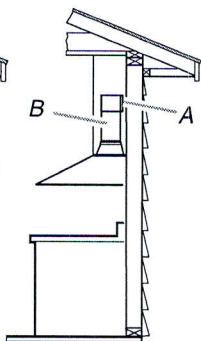
A. Roof cap
B. 6" (15.2 cm)
round vent

Wall Venting



A. Wall cap
B. 6" (15.2 cm)
round vent

Non-Vented (Recirculating)





A. Diverter
B. 6" (15.2 cm)
round vent

Calculating Vent System Length

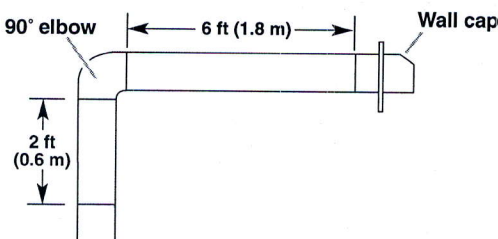
To calculate the length of the system you need, add the equivalent feet (meters) for each vent piece used in the system.

Vent System

Vent Piece		6" (15.2 cm) Round
45° elbow	2.5 ft (0.8 m)	
90° elbow	5.0 ft (1.5 m)	

Maximum equivalent vent length is 35 ft (10.7 m).

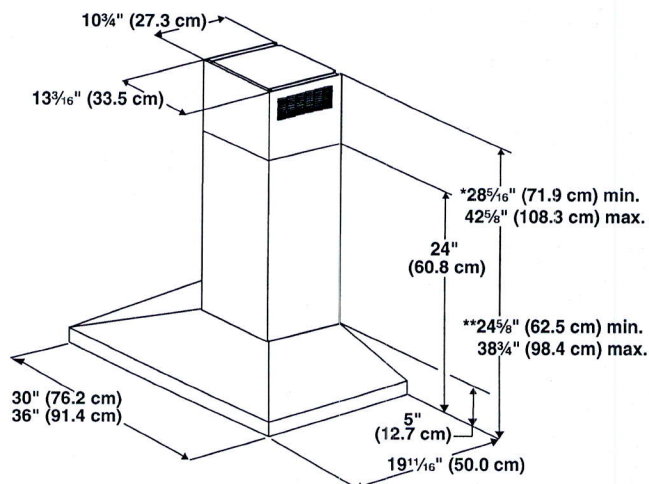
Example Vent System



The following example falls within the maximum recommended vent length of 35 ft (10.7 m).

1 - 90° elbow	= 5.0 ft (1.5 m)
1 - wall cap	= 0.0 ft (0.0 m)
8 ft (2.4 m) straight	= 8.0 ft (2.4 m)
Length of system	= 13.0 ft (3.9 m)

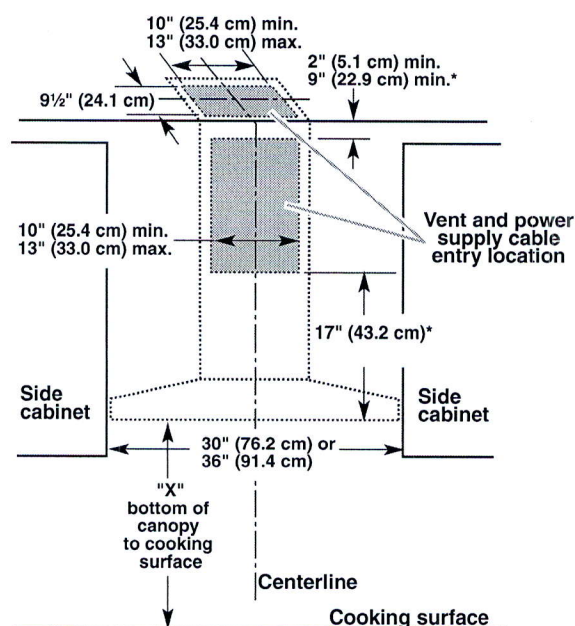
PRODUCT DIMENSIONS



*For non-vented (recirculating) installations

****For vented installations**

CABINET DIMENSIONS



*For non-vented (recirculating) installations

IMPORTANT:

Minimum distance "X": 24" (61.0 cm) from electric cooking surface.

Minimum distance "X": 27" (68.6 cm) from gas cooking surfaces.

Suggested maximum distance "X": 36" (91.4 cm)

The chimneys can be adjusted for different ceiling heights. See the following chart.

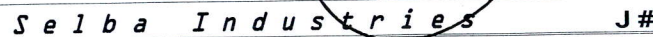
Vented Installations		
	Min. ceiling height	Max. ceiling height
Electric cooking surface	7' 1" (2.16 m)	9' 2" (2.79 m)
Gas cooking surface	7' 4" (2.23 m)	9' 2" (2.79 m)

Non-vented (recirculating) Installations		
	Min. ceiling height	Max. ceiling height
Electric cooking surface	7' 1" (2.16 m)	9' 6" (2.9 m)
Gas cooking surface	7' 4" (2.23 m)	9' 6" (2.9 m)

***NOTE:** The range hood chimneys are adjustable and designed to meet varying ceiling or soffit heights depending on the distance “X” between the bottom of the range hood and the cooking surface. For higher ceilings, a Chimney Extension Kit is available from your dealer or an authorized parts distributor. The chimney extension replaces the chimney shipped with the range hood. To order, see the “Assistance or Service” section.

Kitchen

- upg 2 hardware



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.



DESIGNER: KS
DATE: MAY 13 20

JOB NUMBER:

BUILDER: GREENPARK

SITE: RUSSELL GARDENS PH.3

MODEL: MOUNTAINASH 4X EL 1,2,3

LOT #: