



HOLLY

2C

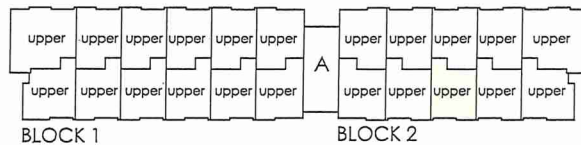
2 BEDROOM | 2.5 BATH

1028-1065 SQ FT

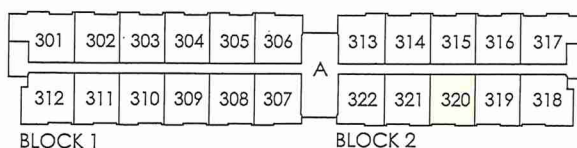
PLUS APPROXIMATELY 56 SQ FT
PATIO/BALCONY AREA

SUITE: 320

Building A



FOURTH FL.



THIRD FL.

LOCATION OF
KITCHEN LIGHTS
REFER TO
KITCHEN DWG.

LEGEND:



SECURITY PANEL

EP

ELECTRICAL PANEL

CP

COMMUNICATION PANEL

WM

WATER METER



DROPPED AREA

RECEIVED
NOV 24 12

Dimensions, specifications, layouts, window sizes, and materials are approximate only, may vary, and are subject to change as provided in the Agreement of Purchase & Sale. Plans may be reversed. Illustrations are artist's concept. E.&O.E.



SITE COPY

CONSTRUCTION SUMMARY

Forestside Estates Inc.

PURCHASER: TONYA L LUBY

TEL: RES.: 416-889-9123

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
320 BLOCK 2	6-III	Holly 2C	13-Apr-23	

Date Added: 11-Feb-22

Invoice Number: 7708

1 - APPLIANCE PACKAGE- Install the Standard Appliance Package To be supplied ONLY for the home, where applicable. Note:
1 - KITCHEN & BATHROOMS - Purchaser has DECLINED All Upgrades offered during decor appointment at the decor centre for kitchen & bathroom cabinetry. Standard Kitchen Layout & Standard Bathroom Vanities to be installed as per standard plan. (See Sketch) Note:
1 - KITCHEN- PLUMBING -Kitchen Faucet STANDARD- DELTA Chrome Osler Pull Down Kitchen Faucet (Single Hole) - Model # 976 LF Note:
1 - KITCHEN- PLUMBING - Install the UPGRADED UNDEROUNT SINK in the kitchen- Install the BLANCO QUATRUS R15 U2 - Model # 401519 in lieu of the builder's standard kitchen sink. To include cut and polish (see sketch) Note:
1 - KITCHEN / MAIN BATH/ MASTER ENSUITE - Stone slabs vary in size & all seams are visible & the fabricator reserves the right to position the seams as necessary. Note:
1 - STAIRCASE - RAILING - Install UPGRADE RAILING PACKAGE #4 from main to second floor throughout where applicable in lieu of the builder's standard. Install: Handrail: Mod Rectangle Pickets: Steel 1/2" Square, Plain/PTM-1S/Plain, with Modern Shoes Note: Posts: 3 1/2" Square IRP-13 No Cap
1 - STAIRCASE - STAIN - STAIN STAIRCASE COMPLETE throughout where applicable from main to second floor. To be stained Red Oak Mirage Drift Wood. To include handrail, treads, and posts. Note: Stringers and risers to remain painted white
1 - STAIRCASE VS FLOORING WOOD SPECIES DIFFERENCE: STAIRCASE - The purchaser was advised and therefore accepts and acknowledges that the wood species of the staircase and flooring chosen do not match. This difference may result in a stain colour variance. Note: The purchaser agrees that the vendor is to be exempt from any and all claims by the purchaser regarding this colour variance.
1 - STAIRCASE VS FLOORING STAINING DIFFERENCE: STAIRCASE - The purchaser was advised and therefore accepts and acknowledges that the stain of the staircase and flooring chosen do not match. This difference might result in an undesirable colour variance. Note: The purchaser agrees that the vendor is to be exempt from any and all claims by the purchaser regarding this colour variance.
1 - MASTER ENSUITE / MAIN BATH / POWDER ROOM- Install the Standard 3" Splash throughout all bathroom vanity counter tops, where applicable. To include the Powder Room, Main Bath and the Master Ensuite Note:
1 - MASTER ENSUITE / MAIN BATH / POWDER ROOM- PLUMBING - Install the builders standard Plumbing Fixtures throughout all bathrooms, where applicable. To Include the Powder Room, Master Ensuite & Main Bath Note:
1 - MAIN BATH- Purchaser accepts & acknowledges that the floor tiles on the Main Bath will be installed stacked NOT brick pattern. Note:
1 - MASTER BEDROOM - FLOORING - Install LAMINATE throughout the master bedroom where applicable in lieu of the builder's standard broadloom. Install 8" Highland Watson Natural Oak EE-H-292 (see sketch) Note:



SITE COPY

CONSTRUCTION SUMMARY

Forestside Estates Inc.

PURCHASER: TONYA L LUBY

TEL: RES.: 416-889-9123

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE
320 BLOCK 2	6-III	Holly 2C	13-Apr-23

Date Added: 11-Feb-22 Invoice Number: 7708

1 - BEDROOM #2 - FLOORING - Install LAMINATE throughout bedroom #2 where applicable in lieu of the builder's standard broadloom. Install 8" Highland Watson Natural Oak EE-H-292 (see sketch)
Note:

1 - INTERIOR - HARDWARE - Install UPGRADED INTERIOR DOOR HANDLES throughout where applicable in lieu of the builder's standard. To install 1ST UPGRADE MODERN LEVER (See sketch)
Note: Install MORGAN Modern Lever in Satin Nickel

1 - Purchaser has recieved a futhre discount of \$497 (before taxes).
Discount has been applied to the decor upgrades completed at the decor center - Approved as per Steve C.
Note:

1 - PURCHASER AWARE AND ACCEPTS THAT ANY CHANGES MADE TO UPGRADES AFTER SIGNING THIS PURCHASERS EXTRA FORM ARE SUBJECT TO A MINIMUM ADMINISTRATION FEE OF \$1000 PLUS A 10% HOLDBACK FEE.
Note:

1 - PURCHASER HAS ATTENDED A STRUCTURAL AND COLOR APPOINTMENT AT THE DECOR CENTRE AND HAS DECLINED ANY ADDITIONAL UPGRADES.
Note:

Date Added: 25-Oct-21 Invoice Number: 7536

1 - PURCHASER HAS DECLINED ANY STRUCTURAL CHANGES THAT WERE OFFERED THROUGH EMAIL WITH THE DECOR CENTRE. Purchaser accepts & acknowledges that there will be no further structural changes/additions/deletions to be made OCTOBER 12,2021
Note:

1 - PURCHASER AWARE AND ACCEPTS THAT ANY CHANGES MADE TO UPGRADES AFTER SIGNING THIS PURCHASERS EXTRA FORM ARE SUBJECT TO A MINIMUM ADMINISTRATION FEE OF \$1,000 PLUS A 10% HOLDBACK FEE.
Note:

This Document is Extremely Time Sensitive - Printed 25 Feb 22 at 16:24

BUILDING A

Page 2 of 3Printed Jan 27, 2022 3:44 pm

REVISED MARCH 14/22

* INTERIOR COLOUR SCHEME *

BUILDING A

	Purchaser TONYA L LUBY	Decor Consultant Melissa Di Marino	Model and Elevation Holly 2C	Telephone Res. / Bus (416) 889-9123 /	Project Forestside Estates Inc.	Closing Date 13/04/2023	Property 320 BLOCK 2
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Page 1 of 3

	Flooring	Wall Tile	Plumbing			
	Description	Main	Accent/Insert	Border / Listello	Pattern	
Master Ensuite	✓ 13x13 Rustic Grey (STANDARD)	8x10 Carrara Marble (STD)	N/A	N/A	NONE	WHITE
Main Bathroom	✓ 13x13 Rustic Grey (STANDARD)	8x10 Carrara Marble (STD)	N/A	N/A	NONE	WHITE
Powder Room	✓ 13x13 Rustic Grey (STANDARD)	N/A	N/A	N/A	NONE	WHITE
Mech. Room	✓ 13x13 Rustic Grey (STANDARD)	N/A	N/A	N/A	NONE	N/A
Laundry Room	✓ 13x13 Rustic Grey (STANDARD)	N/A	N/A	N/A	NONE	N/A
Kitchen	✓ 8" Highland Watson Natural Oak EE-H-292 (STD)	3X6 Black Glossy (STD) <i>Stacked</i>	N/A	N/A	NONE	See Notes
Foyer	✓ 13x13 Rustic Grey (STANDARD)					
Storage	✓ 8" Highland Watson Natural Oak EE-H-292 (STD)					
Living Room	✓ 8" Highland Watson Natural Oak EE-H-292 (STD)					
Dining Room	✓ 8" Highland Watson Natural Oak EE-H-292 (STD)					
Upper Hall	✓ 8" Highland Watson Natural Oak EE-H-292 (STD)					
Master Bedroom	✓ 8" Highland Watson Natural Oak EE-H-292 (UPG)					
Bedroom 2	✓ 8" Highland Watson Natural Oak EE-H-292 (UPG)					

Railings and Stairs

Railings	✓ Mod Rectangle R.O Drift Wood (UPG)	Landing - Upper	✓ Highland Watson Natural Oak
Pickets	✓ N/A	Landing - Lower	N/A
Posts	✓ 3 1/2" SQ IRP-13 No Cap	Ledge - Upper	N/A
Stringers	✓ STANDARD - PAINTED WHITE	Ledge - Lower	N/A
Treads	✓ Mirage Red Oak Drift Wood (UPG)		
Risers	✓ STANDARD - PAINTED WHITE		
Runner	✓ N/A		

Trim

Baseboard & Casing	STANDARD	Knobs	✓ UPGRADE - Morgan Modern Lever
Front Door Glass	N/A	Hinges	✓ STANDARD
Interior Doors	STANDARD	Grip Set	STANDARD

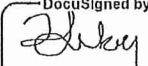
Notes

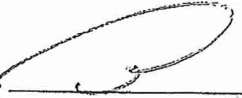
* Kitchen - Install an UPGRADE Undermount Sink - ZIANCO Onyx RFS U2 Model # 401519

* Kitchen - Install Builders Standard Sink

Cornice Moulding / Medallion

Foyer	N/A
Living Room	N/A
Dining Room	N/A
Family Room	N/A
Main Hall	N/A
Kitchen	N/A
2nd Floor Hall	N/A

Consultant:  Purchaser: 
Melissa Di Marino TONYA L LUBY

Vendor: 
Forestside Estates Inc.
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BUILDING A SUITE 320 BUK 2

BLANCO

Sink Specifications

Colour SKU
brushed finish 401519

Design and planning tips

- Min cabinet size: 36 in (915 mm)
- Bowl Depth: 9 in (230.0 mm)

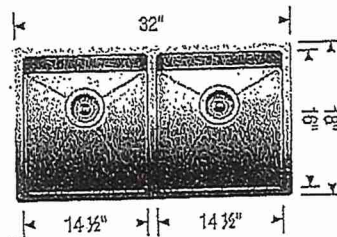
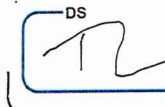
Specifications:

Sink template, Mounting clips, Installation instructions, 3 1/2" (90 mm) stainless steel strainers

Depending on cabinet construction, a different cabinet size may be required. Consult the cabinet manufacturer.

Codes/Standards: ASME A112.19.3-2017/ CSA B45.4-17

QUATRUS R15 U 2
Stainless steel brushed finish



Install Standard Faucet

Warranty

Limited lifetime warranty on all sinks and faucets. One-year warranty on all accessories and soap dispensers.

Code/Standards Compliance

BLANCO sinks and faucets are third-party tested and certified to CSA, cUPC, ANSI/ASME, IAPMO and NSF standards and listed by applicable certification bodies. For more information on individual product listings, contact our office or listing organization.



Need support? Learn more by watching our sink & faucet How-to videos:
<https://www.blanco.com/ca-en/support/how-to-videos/how-to-videos-for-sinks/>



BLANCO Canada Inc
100 Corporation Drive
Brampton ON L6S 6B5

Tel & Fax
Tel: 905-494-2400 Toll free: 1-877-425-2626
Fax: 905-494-2425 Toll free: 1-877-825-2626

While BLANCO strives to provide accurate information, all images and dimensions in this document are intended for reference only and are subject to change at any time without notice. This document is not intended for use as an installation guide. For technical installation details, refer to installation instructions provided with the product. BLANCO assumes no responsibility for the use of superseded or voided specifications.



80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: 2C, 2Ca HOLLY, 2D-REDBPINE	ROOM: KITCHEN	DRAWN BY: GS
SITE: FORESTSIDE ESTATES	DOOR STYLE: QTS 1022	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JUNE 12, 2020
EMAIL: —	SPECIES: LAMINATE	TOP: —	PAGE:

COMMENTS:
BUILDING A SUITE 320 BLK 2

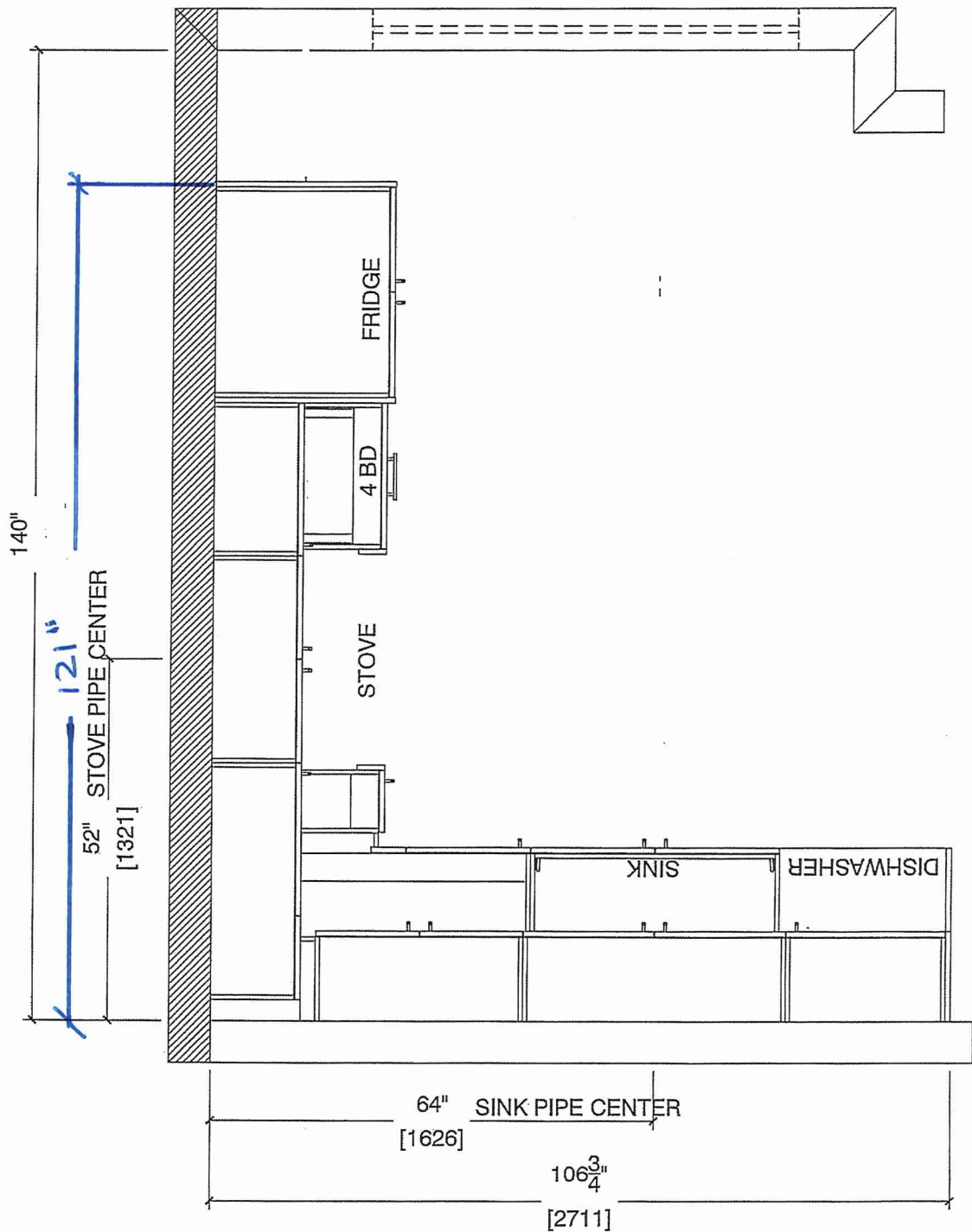
Customer Agrees and Accepts the following conditions: 1. The Drawing is a representation only and the installed cabinetry may vary slightly in product size, measurements, handle appearance and location and other details. Although Quality Tops & Kitchens Ltd. (QTK) does it's best to manufacture exactly what is shown here outside factors may prevent that and some variance is to be expected and accepted by the customer. 2. These drawings represent the intellectual property of QTK and as such the customer understands and accepts that all deposits given by the customer to QTK are non-refundable after QTK has supplied drawings (either physically or electronically) to the customer. If the customer decides to cancel the order after QTK has submitted drawings to the customer, the deposit will then be considered a design fee and no money will be returned to the customer.

KITCHEN PLAN 2C, 2Ca, 2D

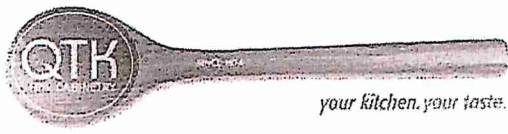
Note : Model-type 2D cannot have an optional pantry due to window configuration

2C : 24 nos.
2Ca : 4 nos.
2D : 24 nos.

DS



Note : Model-type 2D cannot have an optional pantry due to window configuration



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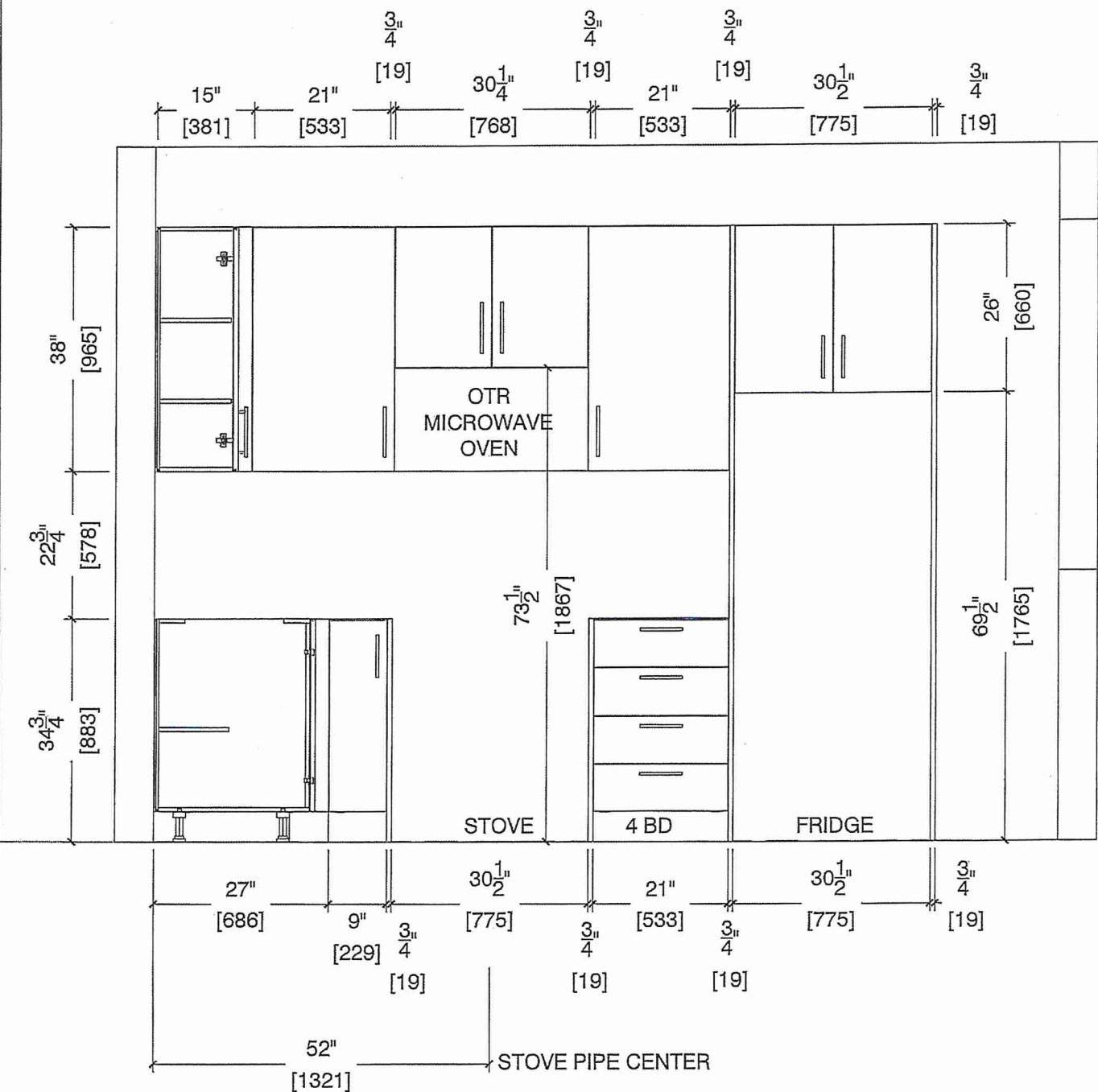
CLIENT: ROYAL PINE HOMES	JOB NAME: 2C, 2Ca HOLLY, 2C1 MAGNOLIA, 2D REDPINE	ROOM: KITCHEN	DRAWN BY: GS
SITE: FORESTSIDE ESTATES	DOOR STYLE: QTS 1022	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JUNE 5, 2020
EMAIL: —	SPECIES: LAMINATE	TOP: —	PAGE:

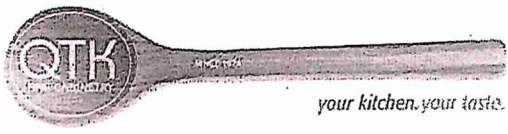
COMMENTS:

BUILDING A SUITE 320 BLK 2

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STOVE WALL ELEVATION 2C, 2C1, 2Ca, 2D





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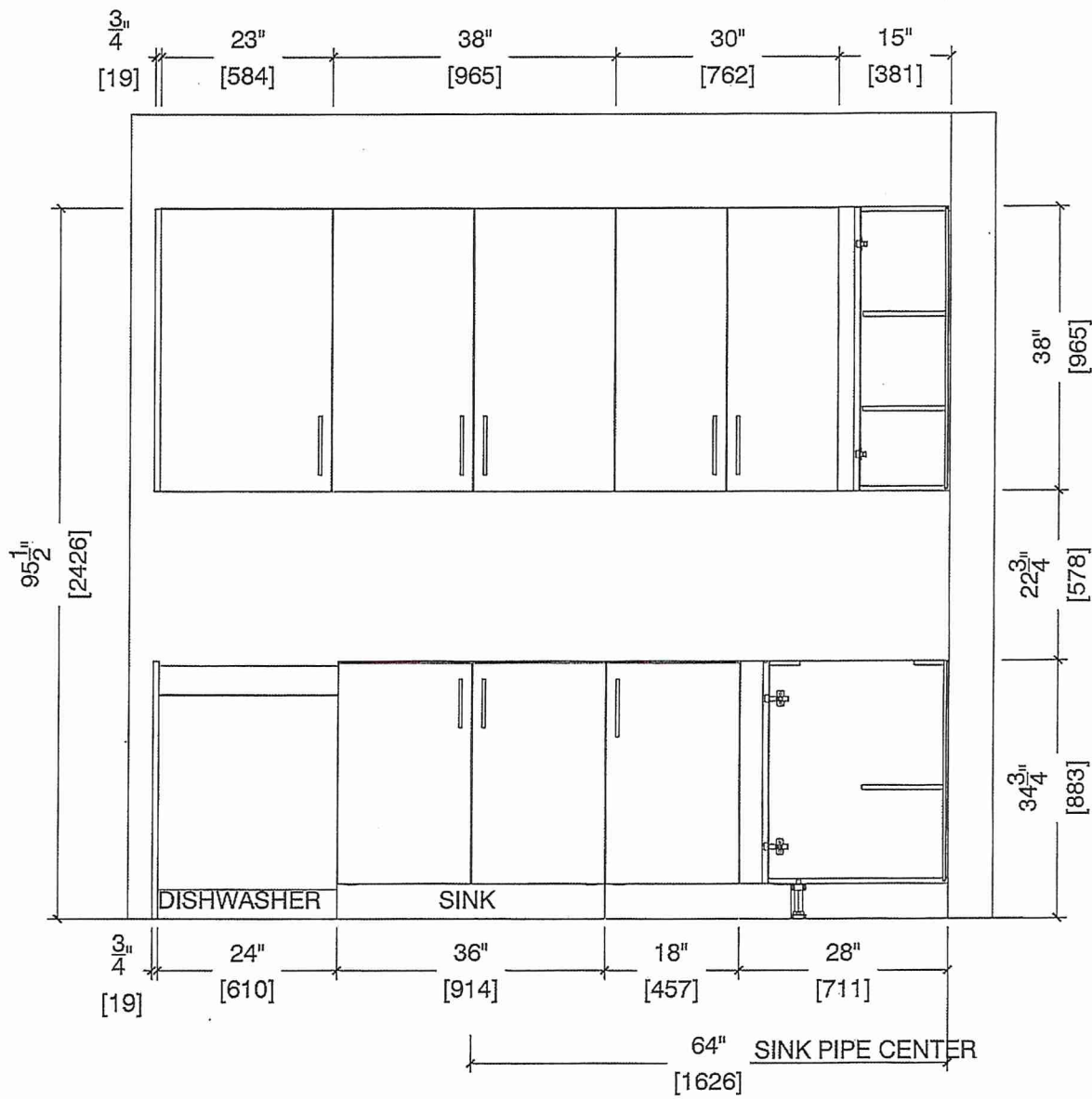
CLIENT: ROYAL PINE HOMES	JOB NAME: 2C, 2Ca HOLLY, 2C1 MAGNOLIA, 2D REDPINE	ROOM: KITCHEN	DRAWN BY: GS
SITE: FORESTSIDE ESTATES	DOOR STYLE: QTS 1022	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JUNE 5, 2020
EMAIL: —	SPECIES: LAMINATE	TOP: —	PAGE:

COMMENTS:

BUILDING A SUITE 320 BLK 2

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SINK WALL ELEVATION 2C, ~~2Ca~~, ~~2D~~





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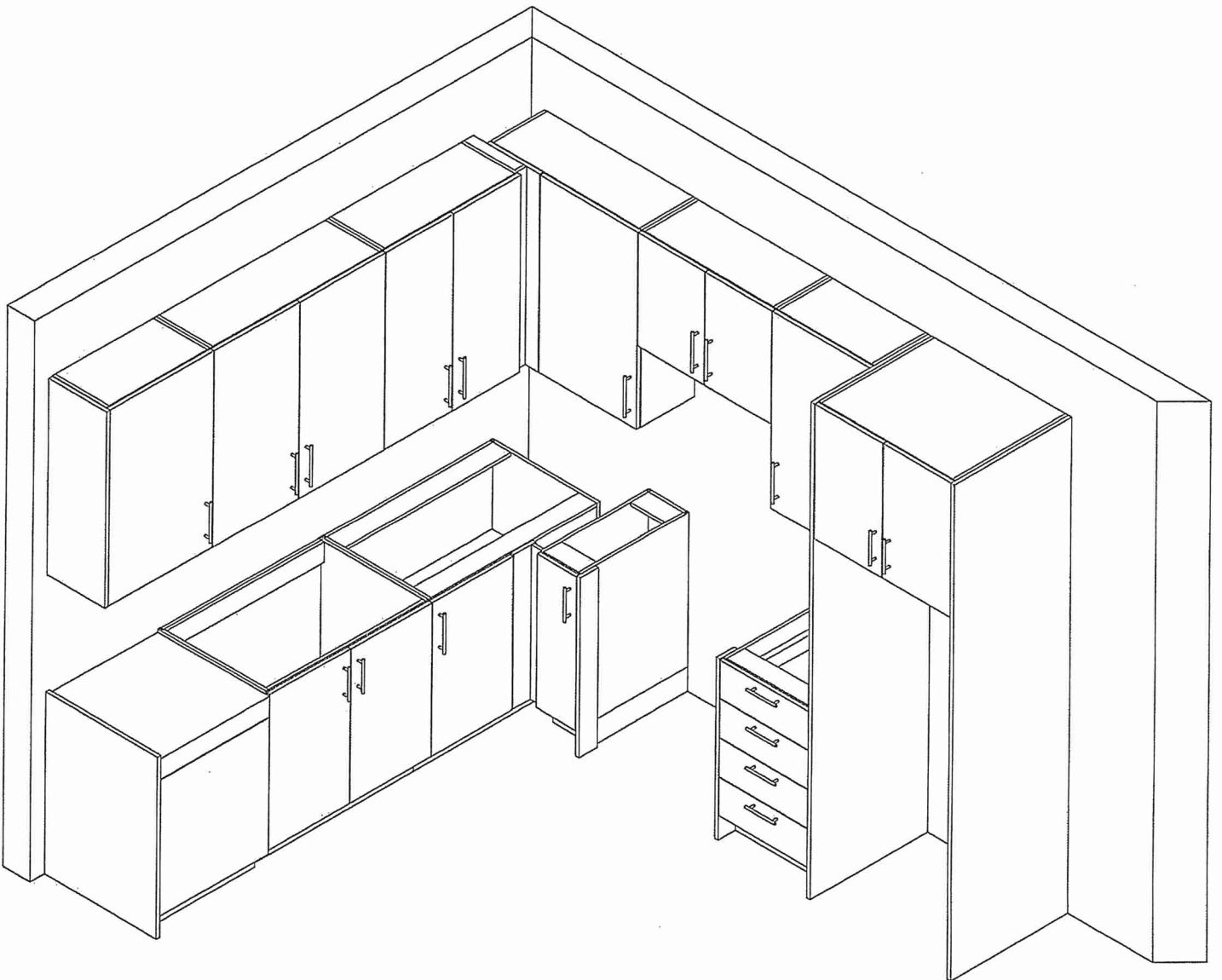
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SITE: FORESTSIDE ESTATES	DOOR STYLE: QTS 1022	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JUNE 12, 2020
EMAIL: —	SPECIES: LAMINATE	TOP: —	PAGE:

COMMENTS:

BUILDING A SUITE 320 BLK 2

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DS
TR





80 Sante Drive, Vaughan, ON L4K 3C4
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CLIENT: ROYAL PINE HOMES	MODEL : 2C, 2Ca-HOLLY, 2C1 MAGNOLIA 2D RED PINE, 2C1 WINTERGREEN	ROOM: VANITY	DRAWN BY: GS
SITE: FORESTSIDE ESTATES	DOOR STYLE: QTS 1022	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JUNE 12, 2020
EMAIL: —	SPECIES: LAMINATE	TOP: —	PAGE:

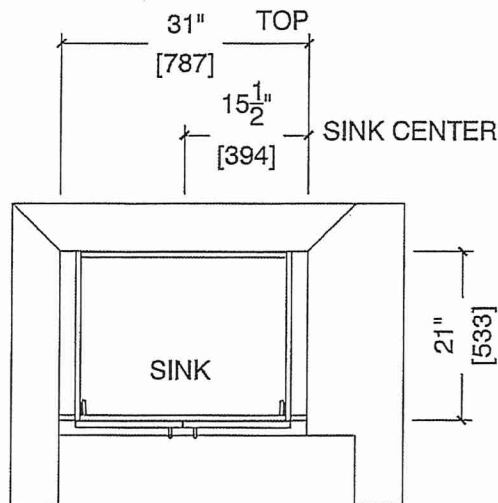
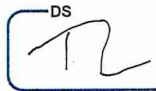
COMMENTS:

BUILDING A SUITE 320 BUK 2

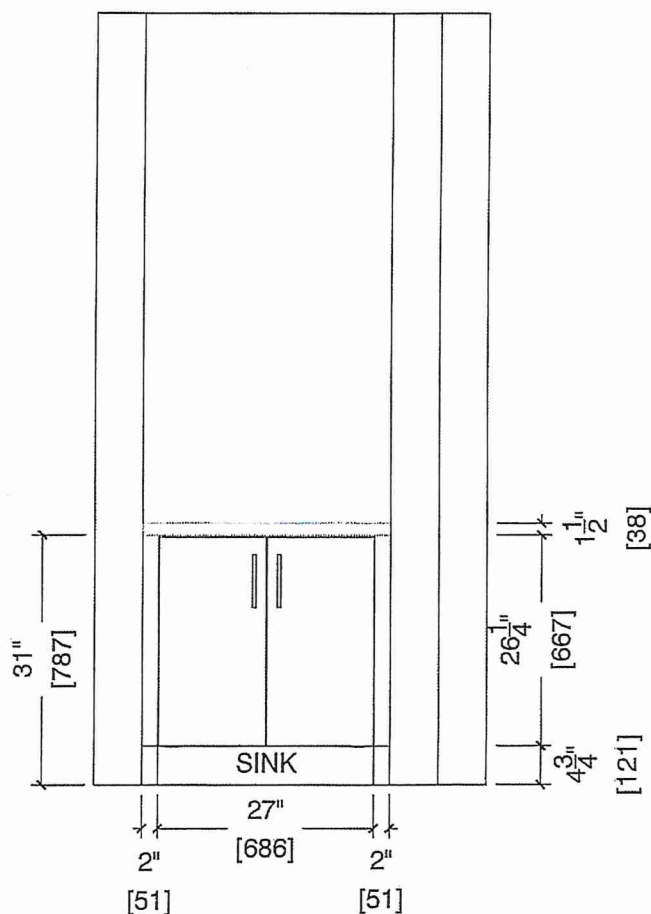
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POWDER ROOM PLAN (2C, 2Ca, 2C1, 2D, 2D2)

2C : 24 nos.
2Ca : 4 nos.
2C1 : 8 nos.
2D : 24 nos.
2D2 : 6 nos.



POWDER ROOM ELEVATION (2C, 2Ca, 2C1, 2D, 2D2)





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T 416.746.1811 F 905.761.5901
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CLIENT: ROYAL PINE HOMES	MODEL : 2C, 2G(a) , 2C(b) -HOLLY-	ROOM: VANITY	DRAWN BY: GS
SITE: FORESTSIDE ESTATES	DOOR STYLE: QTS 1022	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JUNE 12, 2020
EMAIL: —	SPECIES: LAMINATE	TOP: —	PAGE:

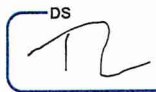
COMMENTS:

BUILDING A SUITE 320 BUK 2

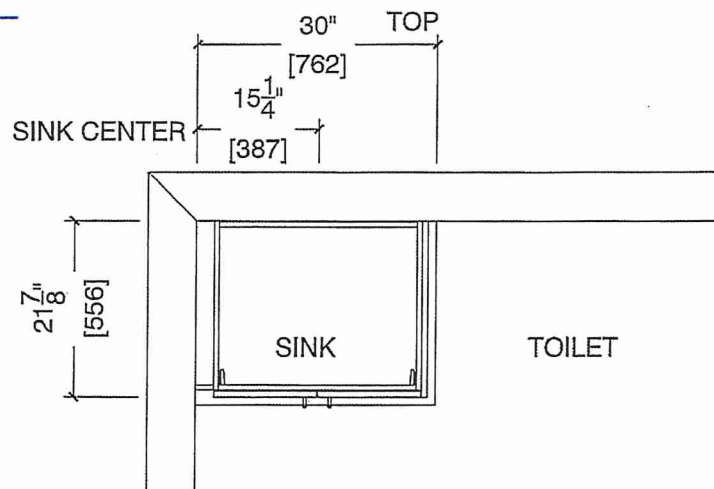
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BATH PLAN (~~2Cb~~, ~~2Ca~~, 2C)

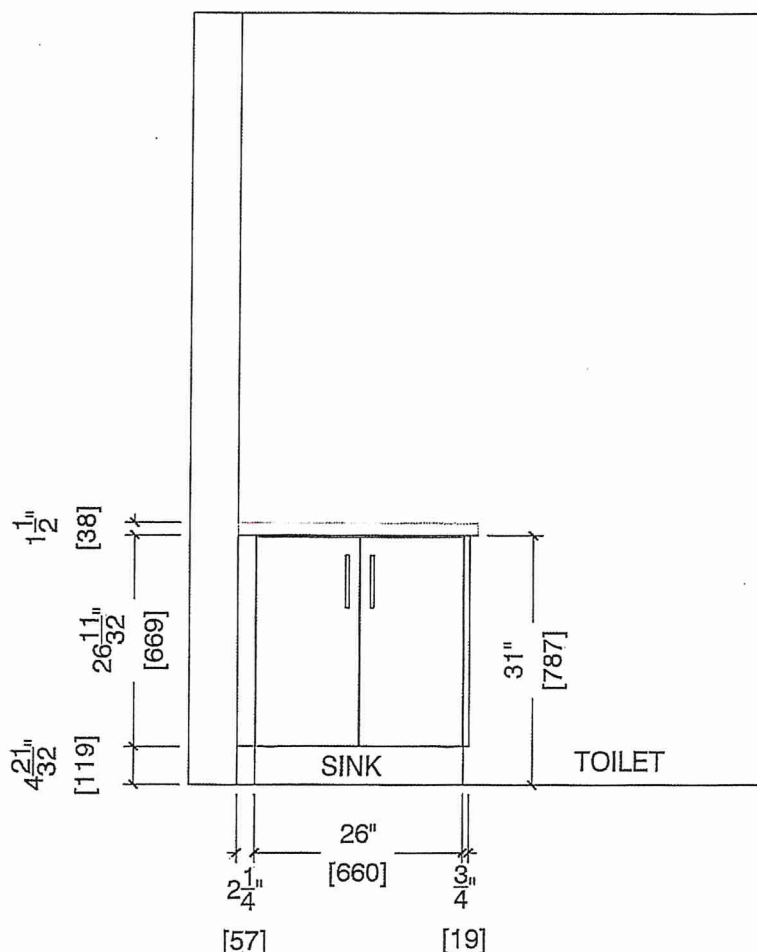
2Cb : 4 nos.
2Ca : 4 nos.
2C : 24 nos.



MAIN BATH



BATH ELEVATION (~~2Cb~~, ~~2Ca~~, 2C)





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CLIENT: ROYAL PINE HOMES	MODEL : 2C,2C(a),2C(b) HOLLY	ROOM: VANITY	DRAWN BY: GS
SITE: FORESTSIDE ESTATES	DOOR STYLE: QTS 1022	DOOR HANDLE: —	SCALE: 1/2" = 1'-0"
PHONE: —	FINISH: —	DRW HANDLE: —	DATE: JUNE 12, 2020
EMAIL: —	SPECIES: LAMINATE	TOP: —	PAGE:

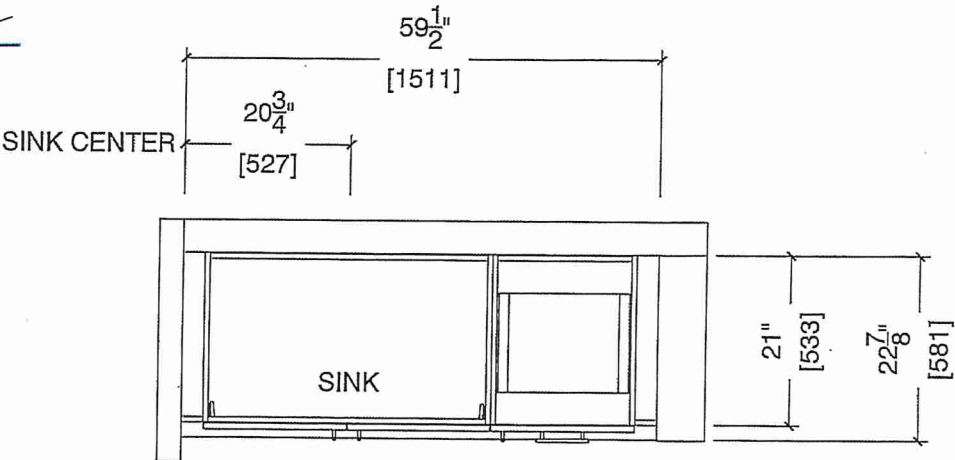
COMMENTS:

BUILDING A SUITE 320 BLK 2

Customer Agrees and Accepts the following conditions: 1. The Drawing is a representation only and the installed cabinetry may vary slightly in product size, measurements handle appearance and location and other details. Although Quality Tops & Kitchens Ltd. (QTK) does it's best to manufacture exactly what is shown here outside factors may prevent that and some variance is to be expected and accepted by the customer. 2. These drawings represent the intellectual property of QTK and as such the customer understands and accepts that all deposits given by the customer to QTK are non-refundable after QTK has supplied drawings (either physically or electronically) to the customer. If the customer decides to cancel the order after QTK has submitted drawings to the customer, the deposit will then be considered a design fee and no money will be returned to the customer.

MASTER ENSUITE PLAN (2Cb, 2Ca, 2C)

2Cb : 4 nos.
2Ca : 4 nos.
2C : 24 nos.



MASTER ENSUITE ELEVATION (2Cb, 2Ca, 2C)

