

CONSTRUCTION SUMMARY

Mountainview Heights (G) - Russell Gardens Building Ltd.

TEL: RES.: 647-988-4314

PURCHASERS: WING YIU CHUNG and SANDRA L CHUNG

LOT / PHASE 180 / 2	REG. PLAN # 62M-1238	HOUSE TYPE Rosewood 1 Elev 3		
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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 (TEMP. FAN MA 07Aug18 Note:	
1 - CABINETRY - KITCHEN - LIGHT VALENCE 07Aug18 Note:	
1 - KITCHEN AND BATHROOMS DELETE HARDWARE NO HOLES DRILLED 07Aug18 Note:	
1 - VANITY - POWDER ROOM - UPGRADE 1 07Aug18 Note:	
1 - VANITY - BEDROOM 3/4 ENSUITE BATHROOM - UPGRADE 1 07Aug18 Note:	
1 - VANITY - BEDROOM 2 ENSUITE BATHROOM - UPGRADE 1 07Aug18 Note:	
1 - VANITY - ENSUITE BATHROOM - UPGRADE 1 07Aug18 Note:	
1 - CABINETRY - KITCHEN - UPGRADE 1 07Aug18 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY BASE - PIE CUT CORNER CABINET - BASE CABINETRY - UPGRADE 1 07Aug18 Note:	
1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - UPGRADE 1 07Aug18 Note:	
2 - KITCHEN CABINETRY UPPER - ANGLED CORNER CABINET - FITS TALL UPPER CABINETS - PER UNIT - UPGRADE 1 07Aug18 Note:	
3 - PANTRY UNIT UPGRADE - TO GO FROM 300MM TO 600MM DEEP - PRICE IS PER FOOT - UPGRADE 1 07Aug18 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - UPGRADE 1 07Aug18 Note:	

CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 07Aug18 Note:	
1 - TILE - UPGRADE 2 FLOOR TILE - - KITCHEN 07Aug18 Note:	
1 - TILE - UPGRADE 2 FLOOR TILE - - FOYER 07Aug18 Note:	

COUNTER TOP

1 - KITCHEN AND ALL BATH VANITY COUNTERTOPS- TO BE CLEAN CUT COUNTERTOPS- NO BACKSPLASH 24Sep18 Note:	RECEIVED SEP 2 5 2018
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DOORS AND TRIM

1 - UPGRADE INTERIOR DOOR HANDLES TO WINSTON SATIN NICKEL LEVERS 07Aug18 Note:	
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ELECTRICAL

1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 05Jul18 Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 05Jul18 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 05Jul18 Note:	
1 - 200 AMP ELECTRICAL SERVICE 05Jul18 Note:	

HARDWOOD FLOORING

1 - LAMINATE -UPGRADE TO CLASSIC PLUS SERIES IN LIEU OF STANDARD LAMINATE 07Aug18 Note:	
1 - HARDWOOD – GROUP A SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FIRST FLOOR COMPLETE 07Aug18 Note:	

MIRRORS AND GLASS

1 - FRAMELESS GLASS SHOWER ENCLOSURE- MASTER ENSUITE- WITH CHROME KNOB 05Jul18 Note:	
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PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 07Aug18 Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$4,270 BALANCE FORWARD \$15,730 TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$20,000 AS PER SCHEDULE PE 05Jul18 Note:	

STAIRS AND RAILINGS

1 - STAINED HANDRAIL, TREADS, RISERS AND STRINGER EXCLUDING PICKETS (FOR IRON PICKETS) - STANDARD STAIRCASE - PRICE IS PER SET 07Aug18 Note:	
1 - EUROLINE 2- BLACK IRON PICKETS 07Aug18 Note:	
1 - V GROOVE HANDRAIL 07Aug18 Note:	

EXTRAS AS PER OFFER

WALKOUT BASEMENT 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 Two Worksheet Note:	
The Purchaser acknowledges that the Purchase Price is inclusive of all credits and promotional packages available at the time of purchase. Worksheet Note:	

Purchasers: WING YIU CHUNG & SANDRA L CHUNG

Property: 180

Telephone Res. / Bus: (647) 988-4314 /

Project: Russell Gardens Building Ltd.

Decor Advisor: Natalie Mancuso

Model and Elevation: Rosewood 1 Elev 3

Lock Date: 7-Aug-18

7-Aug-18

Plan #: 62M-1238

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☐ Yes ☒ No

Exterior Colour Scheme:

1. Cabinetry	Style and Colour	Hardware
Kitchen / Breakfast	RICHMOND W823XZ4	<input checked="" type="checkbox"/>
Laundry Room	ELISSE	<input checked="" type="checkbox"/>
Powder Room	RICHMOND W823XZ4	<input checked="" type="checkbox"/>
Master Ensuite Bathroom	RICHMOND W350XZ4	<input checked="" type="checkbox"/>
Ensuite Bath - Bedroom 2	RICHMOND W350XZ4	<input checked="" type="checkbox"/>
Ensuite Bath - Bedroom 3/4	RICHMOND W350XZ4	<input checked="" type="checkbox"/>

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-NO HARDWARE FOR KITCHEN AND ALL BATHS-

2. Counters

	Counter	Edge
Kitchen / Breakfast	LAMINATE-TERRA NOVA P-231CA	
Laundry Room		
Powder Room	LAMINATE-CONCRETE STONE 7267-58	
Master Ensuite Bathroom	LAMINATE-SMOKEY TOPAZ 4589K-07	
Ensuite Bath - Bedroom 2	LAMINATE-CONCRETE STONE 7267-58	
Ensuite Bath - Bedroom 3/4	LAMINATE-CONCRETE STONE 7267-58	

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3. Ceramic Flooring

At a 45 Threshold-If App.

Entrance Vestibule	TILE-IND.FORMED CONCRETE 12X24	<input type="checkbox"/>	METAL STRIP-WERE APPL.
Main Hall	STRIP-	<input type="checkbox"/>	
Kitchen / Breakfast	TILE-IND. VAL STONE 12X24	<input type="checkbox"/>	
Laundry Room	TILE-RAINBOW DARK GREY 13X13	<input type="checkbox"/>	
Powder Room	TILE-RAINBOW DARK GREY 13X13	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-RAINBOW DARK GREY 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2	TILE-RAINBOW LIGHT GREY 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 3/4	TILE- RAINBOW LIGHT GREY 13X13	<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-SAT 09 AFRICA 8X16	
Bathtub Enclosure Walls		
Ensuite Bath - Bedroom 2	TILE-SAT CONCEPT FERRO 8X16	
Ensuite Bath - Bedroom 3/4	TILE-SAT CONCEPT FERRO 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	CLASSIQUE
Interior Trim	As Per Construction Specifications
Door Handles	LEVERS - Winston
Exterior Front Door Handle	As Per Construction Specifications

** Refer to Construction Summary

Initials

SC

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7. Other Flooring

Main Hall
Living Room
Dining Room
Family Room
Den / Library / Study
Basement Landing (If Applies)
Lower Landing (If Applies)
Upper Landing
Upper Hall
Master Bedroom
Bedroom #2
Bedroom #3
Bedroom #4
Bedroom #5

MIRAGE-PLATINUM MAPLE 5" . CASHMERE
MIRAGE-PLATINUM MAPLE 5" . CASHMERE
MIRAGE-PLATINUM MAPLE 5" . CASHMERE
MIRAGE-PLATINUM MAPLE 5" . CASHMERE

Tile - Rain Dark Grey 13x13

MIRAGE-PLATINUM MAPLE 5" . CASHMERE
LAMINATE-CLASSIC PLUS - OLD OAK DARK QS-UM1383
LAMINATE-CLASSIC PLUS - OLD OAK DARK QS-UM1383
LAMINATE-CLASSIC PLUS - OLD OAK DARK QS-UM1383
LAMINATE-CLASSIC PLUS-OLD OAK DARK QS-UM1383
LAMINATE-CLASSIC PLUS - OLD OAK DARK QS-UM1383

Underpad

Type

Area

** Refer to Construction Summary

8. Railings and Pickets

Railing Type V-GROOVE
Picket Type EUROLINE 2
Stringer / Riser AS PER CONSTRUCTION SPECIFICATIO
Treads AS PER CONSTRUCTION SPECIFICATIO
Red Oak Stairs with Semi Gloss Finish

Colour MIRAGE- PLATINUM
Colour BLACK
Colour MIRAGE PLATINUM
Colour MIRAGE PLATINUM

☒ Yes ☐ No

** Refer to Construction Summary

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
Trim Paint-Semi Gloss BIRCH WHITE

Master Bedroom 22 WARM GREY
Bedroom #2 22 WARM GREY
Bedroom #3 22 WARM GREY
Bedroom #4 22 WARM GREY
Bedroom #5
Master Ensuite 22 WARM GREY
Ensuite Bath - Bedroom 2 22 WARM GREY
Ensuite Bath - Bedroom 3/4 22 WARM GREY

Smooth Ceilings First Floor ☐ Yes☒ No

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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 checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Mantle Type				As Per Construction Specifications					
Colour / Stain				MANTLE M1-STANDARD					
Surround				AS PER CONSTRUCTION SPECIFICATIONS					
Hearth				NERO					

** Refer to Construction Summary

12. Heating and Air Conditioning

Air Conditioning	<input checked="" type="checkbox"/>	Gas Provisions Stove	<input checked="" type="checkbox"/>
Gas Provisions Dryer	<input checked="" type="checkbox"/>	Gas Provisions Barbecue	<input checked="" type="checkbox"/>
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			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: _____

Signature:  Date: _____

A black and white photograph of a stone building with a gabled roof and a dark door, surrounded by trees and a lawn. The building is constructed from rough-hewn stone blocks. To the right of the building is a large, leafy tree. In the foreground, there is a paved area and a low stone wall. The background shows more trees and a clear sky.

A hand-drawn floor plan of a house, likely a duplex, with various rooms and handwritten annotations. The plan includes the following rooms and features:

- KITCHEN:** Located in the top left, measuring 13'2" x 8'3". It contains a sink, stove, and refrigerator. A blue 'X' is drawn over it.
- BATH:** Located in the top left, measuring 5'0" x 6'0". It contains a toilet and a bathtub. A blue 'X' is drawn over it.
- FAMILY ROOM:** Located in the top right, measuring 12'0" x 12'0". It contains a fireplace and a television. A blue 'X' is drawn over it.
- LIVING / DINING ROOM:** Located in the middle left, measuring 19'2" x 12'0". It contains a fireplace and a television. A blue 'X' is drawn over it.
- HALL:** Located in the middle right, measuring 20'0" x 15'2". It contains a staircase and a door. A blue 'X' is drawn over it.
- COVERED PORCH:** Located in the bottom left, measuring 14'0" x 12'0". It contains a door and a window. A blue 'X' is drawn over it.
- SCREENED PORCH:** Located in the bottom right, measuring 14'0" x 12'0". It contains a door and a window. A blue 'X' is drawn over it.

Handwritten annotations include blue 'X' marks in the Kitchen, Bath, Family Room, Living / Dining Room, Hall, and Covered Porch. There are also blue 'H' marks in the Living / Dining Room and Hall, and a blue 'T' mark in the Hall. The plan is labeled 'MAIN LEVEL' at the bottom right.

[illegible]

2,655 sq.ft. includes 12 sq. ft. of open area

[illegible]



REAR ELEVATION 1, 2&3
FOR WALK OUT BASEMENT
CONDITION

MAR 08 2018

ROSEWOOD 1
COMPLIANCE PACKAGE "A1"

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.

5. _____ 4. _____ 3. _____ 2. ISSUED FOR PERMIT JUNE 2017 1. ISSUED FOR REVIEW FEB 2017 REVISIONS		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 WALK OUT BASEMENT ELEVATION 1,2,&3 SCALE 3/16"=1'-0" DATE JUNE 2017 BY B.K. TYPE	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 2655 PAGE No. 9-6 PROJECT 03-13-03	PROJECT NAME RUSSEL GARDENS II
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 March 7, 2018