

CONSTRUCTION SUMMARY

Upside Towns - Firstgreen Corp

PURCHASERS: 2710990 ONTARIO INC. and Roozbeh Takhayorie

TEL: RES.: 416-505-0739

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
Block 3 TH18 / 1		The Weldrick Elev 1		

CABINETRY

1 - KITCHEN CABINETRY LIGHT VALANCE 24Feb20 Note:	
1 - KITCHEN CABINETRY UPGRADE 2 HARDWARE 24Feb20 Note:	
1 - KITCHEN CABINETRY UPGRADE 2 24Feb20 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - UPGRADE 2 24Feb20 Note:	
--	--

CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 24Feb20 Note:	
1 - UPGRADE 2 FLOOR TILE - LAUNDRY ROOM 24Feb20 Note:	
1 - UPGRADE 2 WALL TILE - TUB ENCLOSURE 24Feb20 Note:	
1 - UPGRADE 2 WALL TILE - 5 FOOT SHOWER 24Feb20 Note:	

COUNTER TOP

1 - MAIN BATH COUNTERTOP UPGRADE TO HIGH QUARTZ IN LIEU OF VENDOR STANDARD 24Feb20 Note:	
1 - MASTER ENSUITE COUNTERTOP UPGRADE TO HIGH QUARTZ IN LIEU OF VENDOR STANDARD 24Feb20 Note:	
1 - KITCHEN BACKSPASH - HIGH QUARTZ MATERIAL - STANDARD AREA 24Feb20 Note:	
1 - KITCHEN COUNTERTOP UPGRADE TO HIGH QUARTZ IN LIEU OF VENDOR STANDARD 24Feb20 Note:	

DOORS AND TRIM

1 - DOORS INTERIOR - FOR 8 OR 9 FOOT CEILING - LINCON SMOOTH HALLOW IN LIEU OF STANDARD SERIES - 24Feb20 Note:	
---	--

ELECTRICAL

1 - KITCHEN - VALANCE LIGHTING - FLORESCENT LIGHTING 24Feb20 Note:	
---	--

HARDWOOD FLOORING

1 - FOYER, GARAGE ENTRANCE WITH WALK IN CLOSET- LAMINATE IN LIEU OF STANDARD TILE 24Feb20 Note:	
1 - LAMINATE -UPGRADE TO FJORD SERIES IN LIEU OF STANDARD LAMINATE 24Feb20 Note:	

PLUMBING

RECEIVED

FEB 28 2020

CONSTRUCTION SUMMARY

Upside Towns - Firstgreen Corp

PURCHASERS: 2710990 ONTARIO INC. and Roozbeh Takhayorie

TEL: RES.: 416-505-0739

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
Block 3 TH18 / 1		The Weldrick Elev 1		

4 - VIEIRA 2 PC TOILET #4792BOV/4791BOVU (UNLINED TANK) WITH SMOOTH CLOSE TOILET SEAT- ALL BATHROOMS
24Feb20 Note:

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER

24Feb20 Note:

STAIRS AND RAILINGS

1 - V-GROOVE HANDRAIL

24Feb20 Note:

1 - EUROLINE CONTEMPORARY BLACK IRON PICKETS

24Feb20 Note:

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
Worksheet Note:

This Document is Extremely Time Sensitive - Printed 24 Feb 20 at 15:01

Purchasers:2710990 ONTARIO INC. & Roozbeh Takhayorie

Property: Block 3 TH18

Telephone Res. / Bus: (416) 505-0739 /

Project: Firstgreen Corp

Decor Advisor: Natalie Mancuso

Model and Elevation: The Weldrick Elev 1

Lock Date: 24-Feb-20

24-Feb-20

Plan #:

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	HAMPTON W823XZ4	722SC
Laundry Room	N/A	N/A
Powder Room	PEDESTAL	N/A
Master Ensuite Bathroom	MONACO W823XZ4	411SB
Main Bathroom	MONACO W823XZ4	411SB
Powder Room 2	PEDESTAL	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	QUARTZ- MISTRAL AQ1	#360
Laundry Room	N/A	
Powder Room	N/A	
Master Ensuite Bathroom	QUARTZ- MISTRAL AQ1	#360
Main Bathroom	QUARTZ- MISTRAL AQ1	#360
Powder Room 2	N/A	

** Refer to Construction Summary

Kitchen Backsplash- Quartz-
Full MISTRAL
Same as countertop

Initials: 

Purchasers: 2710990 ONTARIO INC. & Roozbeh Takhayorie Property: Block 3 TH18
Telephone Res. / Bus: (416) 505-0739 / Project: Firstgreen Corp
Decor Advisor: Natalie Mancuso Model and Elevation: The Weldrick Elev 1
Lock Date: 24-Feb-20 24-Feb-20 Plan #:

3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	LAMINATE	<input type="checkbox"/>	Metal Strip Where Applic.
Main Hall	LAMINATE	<input type="checkbox"/>	
Kitchen / Breakfast	LAMINATE	<input type="checkbox"/>	
Laundry Room	TILE- MARMANI BIANCO 12X24	<input type="checkbox"/>	
Powder Room	TILE- MARMANI BIANCO 12X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE- MARMANI BIANCO 12X24	<input type="checkbox"/>	
Main Bathroom	TILE- MARMANI BIANCO 12X24	<input type="checkbox"/>	
GARAGE ENT/CLOSET	LAMINATE	<input type="checkbox"/>	
Powder Room 2	TILE- MARMANI BIANCO 12X24	<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- MARMANI BIANCO 12X24	
Bathtub Enclosure Walls		
Main Bathroom	TILE- MARMANI BIANCO 12X24	
GARAGE ENT/CLOSET		
Powder Room 2		
Kitchen Backsplash	Quartz - SEE PAGE 1	

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

5. Plumbing Fixtures

All Bathrooms	White	Whirlpool
		<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
		Dishwasher Rough-In <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
		Waterline for Fridge <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

** Refer to Construction Summary

6. Trim Carpentry

Interior Doors	LINCON-SMOOTH
Interior Trim	As Per Construction Specifications
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

** Refer to Construction Summary

Initials:

Page 2 of 4

Purchasers: 2710990 ONTARIO INC. & Roozbeh Takhayorie Property: Block 3 TH18
Telephone Res. / Bus: (416) 505-0739 / Project: Firstgreen Corp
Decor Advisor: Natalie Mancuso Model and Elevation: The Weldrick Elev 1
Lock Date: 24-Feb-20 24-Feb-20 Plan #:

7. Other Flooring

Main Hall	LAMINATE- TORLYS- FJORD- ASTRID OAK- TL- NEUM06
Living Room	LAMINATE- TORLYS- FJORD- ASTRID OAK- TL- NEUM06
Dining Room	LAMINATE- TORLYS- FJORD- ASTRID OAK- TL- NEUM06
Family Room	LAMINATE- TORLYS- FJORD- ASTRID OAK- TL- NEUM06
Den / Library / Study	
Basement Landing(If Applies)	LAMINATE- TORLYS- FJORD- ASTRID OAK- TL- NEUM06
Lower Landing (If Applies)	LAMINATE- TORLYS- FJORD- ASTRID OAK- TL- NEUM06
Upper Landing	LAMINATE- TORLYS- FJORD- ASTRID OAK- TL- NEUM06
Upper Hall	LAMINATE- TORLYS- FJORD- ASTRID OAK- TL- NEUM06
Master Bedroom	LAMINATE- TORLYS- FJORD- ASTRID OAK- TL- NEUM06
Bedroom #2	LAMINATE- TORLYS- FJORD- ASTRID OAK- TL- NEUM06
Bedroom #3	LAMINATE- TORLYS- FJORD- ASTRID OAK- TL- NEUM06
Bedroom #4	
Bedroom #5	
FOYER/GARAGE ENT/WIC	LAMINATE- TORLYS- FJORD- ASTRID OAK- TL- NEUM06
FINISHED BASEMENT	LAMINATE- TORLYS- FJORD- ASTRID OAK- TL- NEUM06
TERRACE LEVEL	LAMINATE- TORLYS- FJORD- ASTRID OAK- TL- NEUM06
Underpad	Type Area

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	Colour	TORLYS- ASTRID OAK
Picket Type	EUROLINE CONTEMPORARY	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	TORLYS- ASTRID OAK
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	TORLYS- ASTRID OAK
Red Oak Stairs with Semi Gloss Finish		<input checked="" type="radio"/> Yes <input type="radio"/> 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		BASEMENT	22 WARM GREY
Trim Paint-Semi Gloss	BIRCH WHITE	TERRACE LEVEL	22 WARM GREY

Smooth Ceilings First Floor ☒ Yes☐ No

** Refer to Construction Summary

Initials: 

Purchasers: 2710990 ONTARIO INC. & Roozbeh Takhayorie Property: Block 3 TH18
 Telephone Res. / Bus: (416) 505-0739 / Project: Firstgreen Corp
 Decor Advisor: Natalie Mancuso Model and Elevation: The Weldrick Elev 1
 Lock Date: 24-Feb-20 24-Feb-20 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 checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Mantle Type									
Colour / Stain									
Surround									
Hearth									

** Refer to Construction Summary

12. Heating and Air Conditioning

Air Conditioning	YES	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	30" STAINLESS STEEL		Below Kitchen Cabinet Light	<input checked="" type="radio"/> Yes <input 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

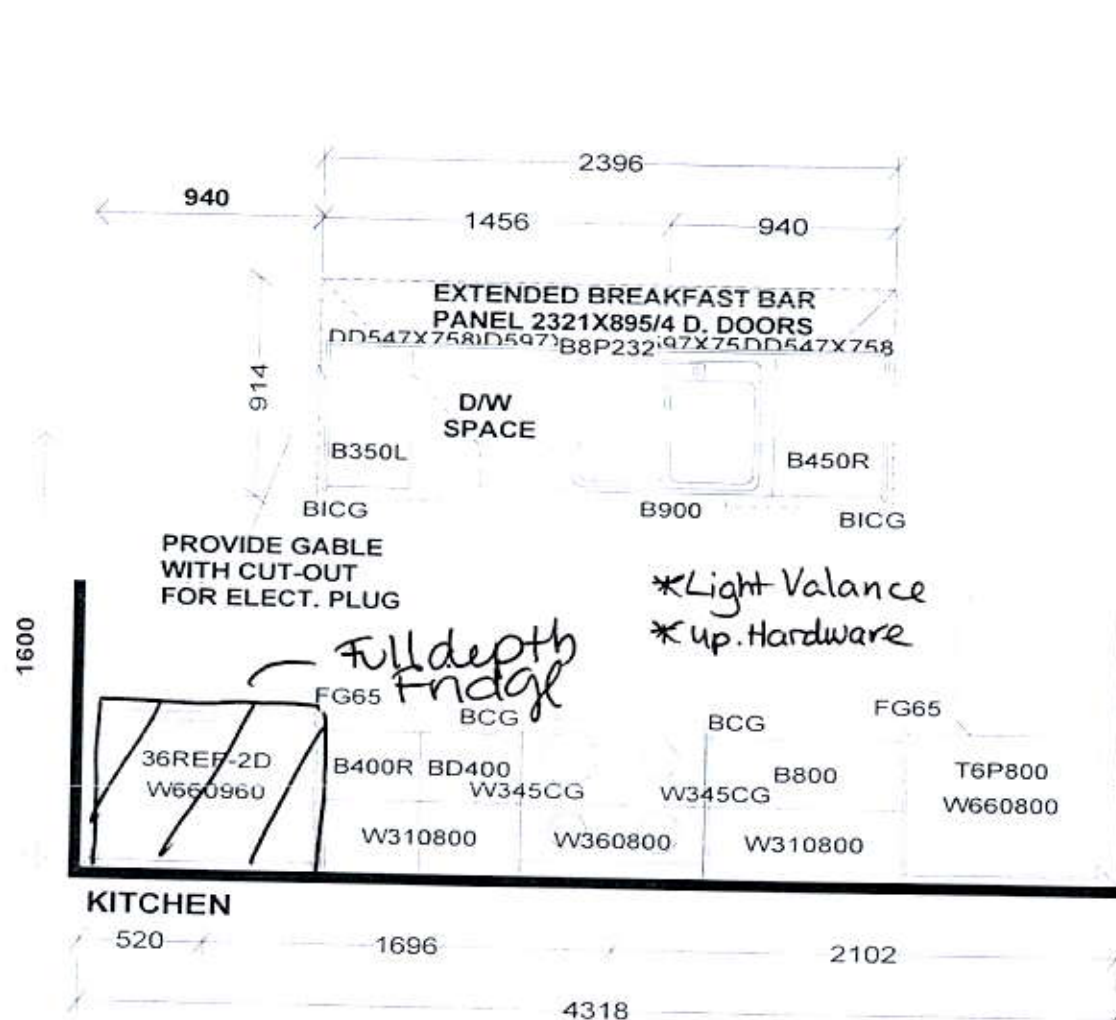
14. General Comments

** Refer to Construction Summary

Disclaimers and Notes

- Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.
- Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.
- The Purchaser agrees that this colour selection is final and that no changes will be permitted, unless required by the Vendor.
- The Purchaser acknowledges reading and accepting document which contains other miscellaneous disclaimers.

Signature:  Date: Feb 24, 2020 Signature: _____ Date: _____



CT= 750

LAUNDRY

W360700

BL700

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

1480

(A) ENSUITE

VC V700 V700 VCG

**NO ROOM FOR BANK OF DRWS.

780

(B) MAIN

VC V700

Selba Industries

J#

W WDT _____ W HGHT _____ W CNT _____

FLOOR HGHT _____ DOOR HGHT _____

ST CENT _____ 2X4 _____ VENT BOX COVER _____

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.



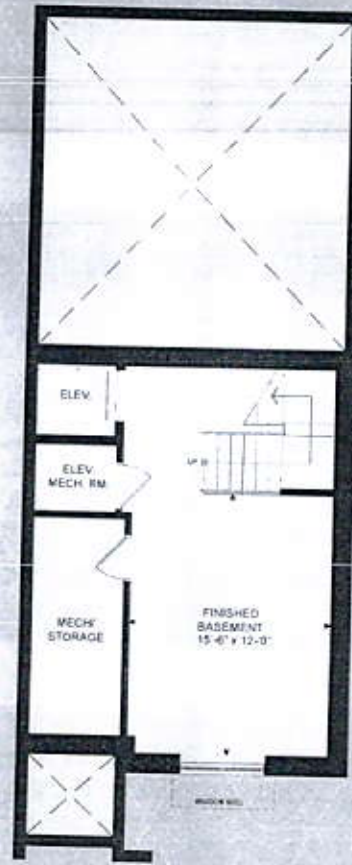
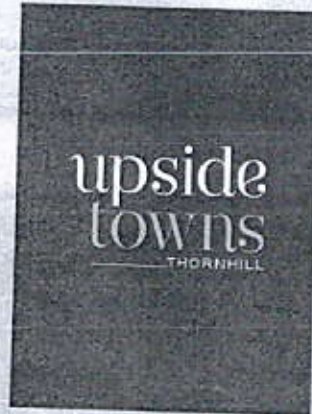
DESIGNER: KS
DATE: FEB 12 19
Rev'd May 9 19

JOB NUMBER:
BUILDER: GREENPARK
SITE: FIRST GREEN CAPITAL
MODEL 1-BEX
LOT #:

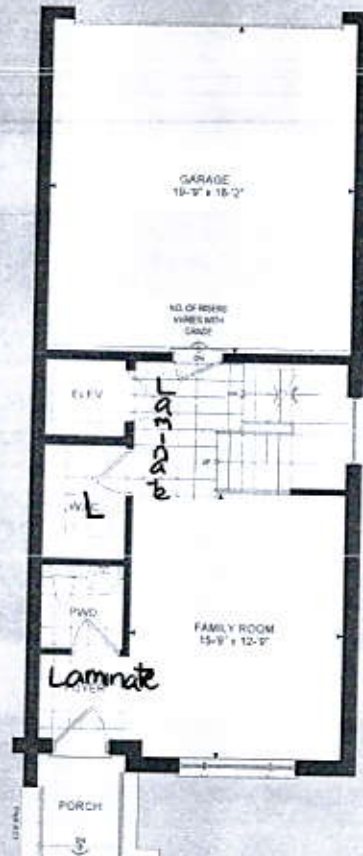
BLK 3 TH 18



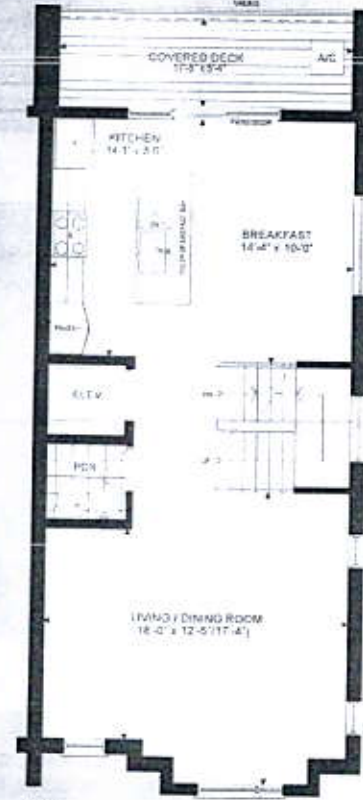
ELEVATION 1



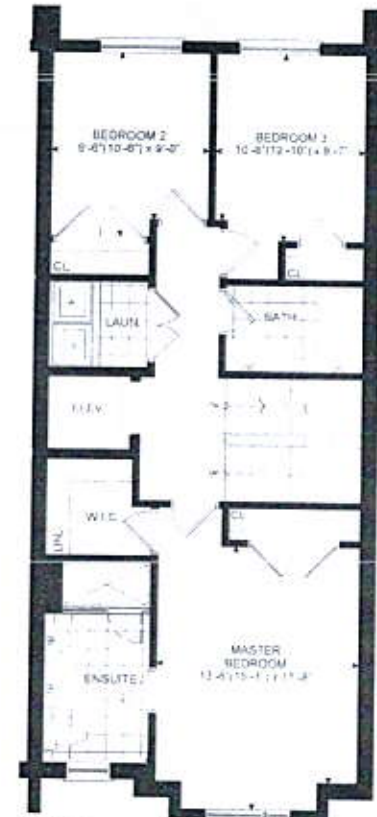
BASEMENT LEVEL



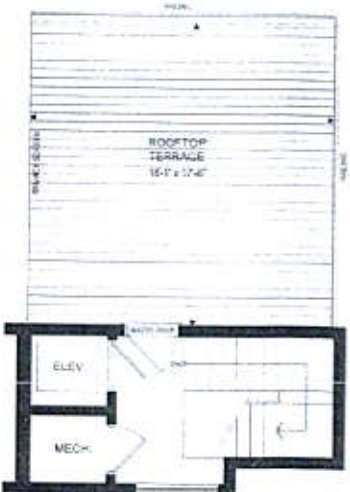
GROUND LEVEL



MAIN LEVEL



UPPER LEVEL



TERRACE LEVEL

THE WELDRICK

ELEVATION 1 - 2,568 SQ.FT.
Includes 303 sq.ft.
of Finished Basement Area

Copyright © 2018 by The Weldrick Group, Inc. All rights reserved. This document is the property of The Weldrick Group, Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of The Weldrick Group, Inc. The information contained herein is for informational purposes only and does not constitute an offer of insurance or any other financial product. The information contained herein is not intended to be used as a basis for any investment decision. The information contained herein is not intended to be used as a basis for any investment decision. The information contained herein is not intended to be used as a basis for any investment decision.

The information contained herein is for informational purposes only and does not constitute an offer of insurance or any other financial product. The information contained herein is not intended to be used as a basis for any investment decision. The information contained herein is not intended to be used as a basis for any investment decision. The information contained herein is not intended to be used as a basis for any investment decision.