

CONSTRUCTION SUMMARY

Upside Towns - Firstgreen Corp

TEL: RES.: 905-660-3888

PURCHASER: VYACHESLAV SHELEPIN

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

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:	
---	--

CONSTRUCTION

1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY 29Jun20 Note:	
--	--

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:	
---	--

FIREPLACE AND ACCESSORIES

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

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 29Jun20 Note:	
--	--

RECEIVED
JUN 30 2020

CONSTRUCTION SUMMARY

Upside Towns - Firstgreen Corp

TEL: RES.: 905-660-3888

PURCHASER: VYACHESLAV SHELEPIN

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

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 Note:</i>	
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 Note:</i>	
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 Note:</i> FOR CONFIRMATION AS PER OFFER FRAMELESS GLASS SHOWER DOOR ----- REVISED AS PER SKETCH DATED JUNE 25, 2020	

This Document is Extremely Time Sensitive - Printed 30 Jun 20 at 11:05

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:

VYACHESLAV SHELEPIN

Telephone Res. / Bus:

(905) 660-3888 /

Decor Advisor:

Natalie Mancuso

Lock Date:

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

Selection

Describe

Master Ensuite Bathroom		
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

** Refer to Construction Summary

Initial: 

Purchaser:

VYACHESLAV SHELEPIN

Telephone Res. / Bus:

(905) 660-3888 /

Decor Advisor:

Natalie Mancuso

Lock Date:

29-Jun-20

Property:

Block 2 TH8

Project:

Firstgreen Corp

Model and Elevation:

The Tannery Elev 2

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

Picket Type

AS PER CONSTRUCTION SPECIFICATIONS

Stringer / Riser

AS PER CONSTRUCTION SPECIFICATIO

Treads

AS PER CONSTRUCTION SPECIFICATIO

Colour

TORLYS- VENICE OAK GREY

Colour

TORLYS VENICE OAK GREY

Colour

TORLYS VENICE OAK GREY

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

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

Bedroom #5

Master Ensuite

22 WARM GREY

Main Bathroom

22 WARM GREY

Powder Room 2

22 WARM GREY

Smooth Ceilings First Floor

Yes

No

** Refer to Construction Summary

SMOOTH CEILINGS THROUGHOUT

Initial: 

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 #:

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
<div>Purchased <input type="radio"/> As Per Plan <input type="radio"/> N/A <input type="radio"/></div>	<div>Purchased <input type="radio"/> As Per Plan <input type="radio"/> N/A <input checked="" type="radio"/></div>	<div>Purchased <input type="radio"/> As Per Plan <input type="radio"/> N/A <input type="radio"/></div>
Fireplace Type		
Mantle Type		
Colour / Stain		
Surround		
Hearth		

** Refer to Construction Summary

12. Heating and Air Conditioning

Air Conditioning

Gas Provisions Dryer

Comment

Gas Provisions Stove

Gas Provisions Barbecue

** Refer to Construction Summary

13. Electrical

Plugs and Switches ☒ White ☐ DECOR

Hood Fan

Appliances

Built in Cooktop ☐ Yes ☒ No

Built in Oven ☐ Yes ☒ No

Gas Stove ☒ Yes ☐ No

Microwave ☐ Yes ☒ No

Dishwasher Rough-in

** Refer to Construction Summary

14. General Comments

** Refer to Construction Summary

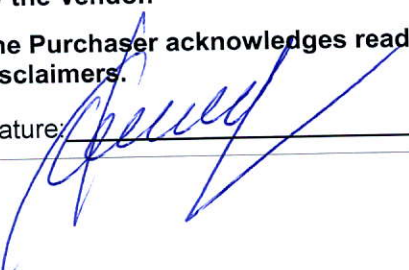
Disclaimers and Notes

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.

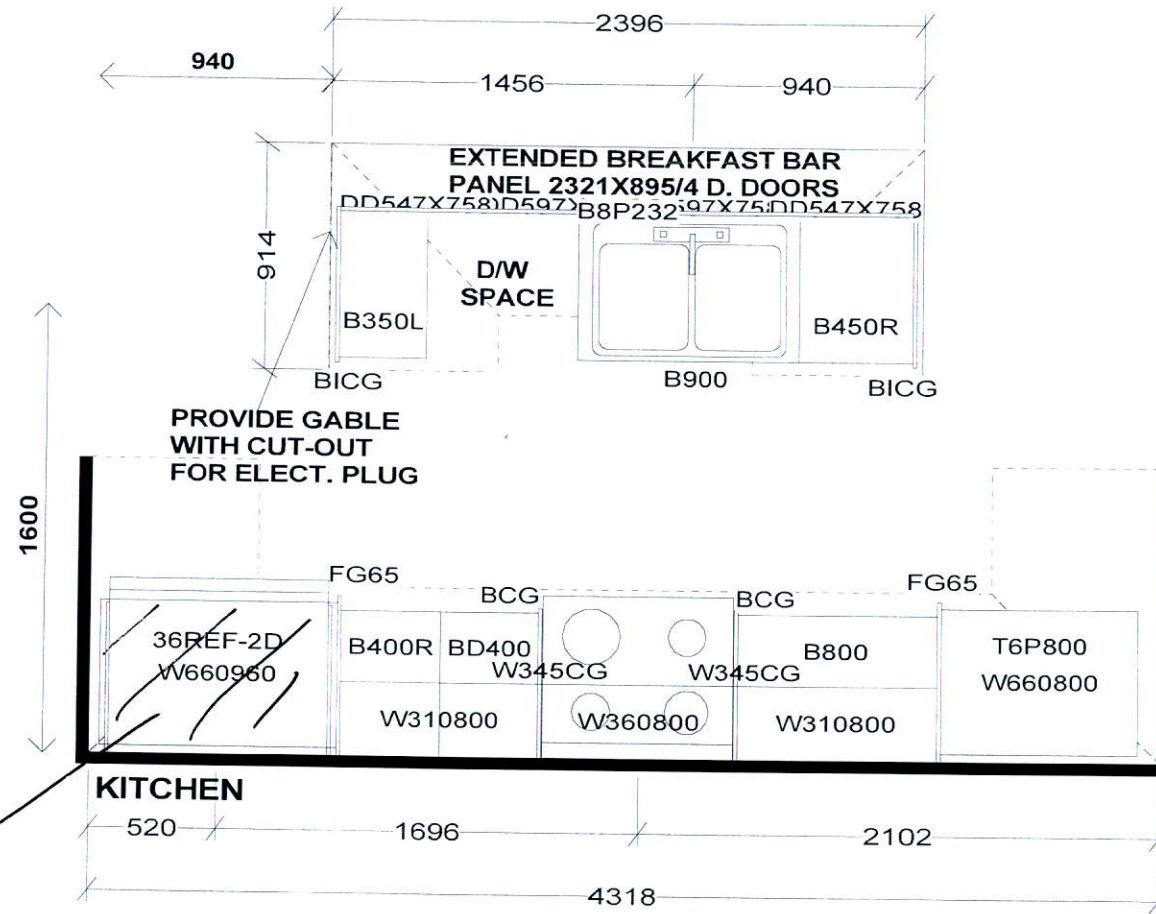
3) The Purchaser agrees that this colour selection is final and that no changes will be permitted, unless required by the Vendor.

4) The Purchaser acknowledges reading and accepting document which contains other miscellaneous disclaimers.

Signature: 

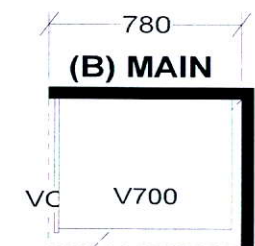
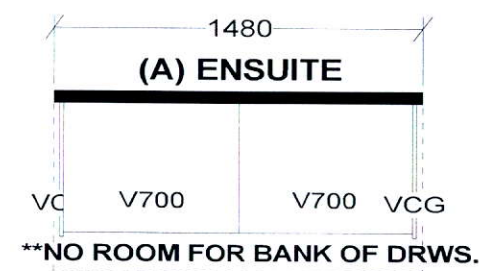
Date: _____

Page 4 of 4



Full Depth Fridge

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



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

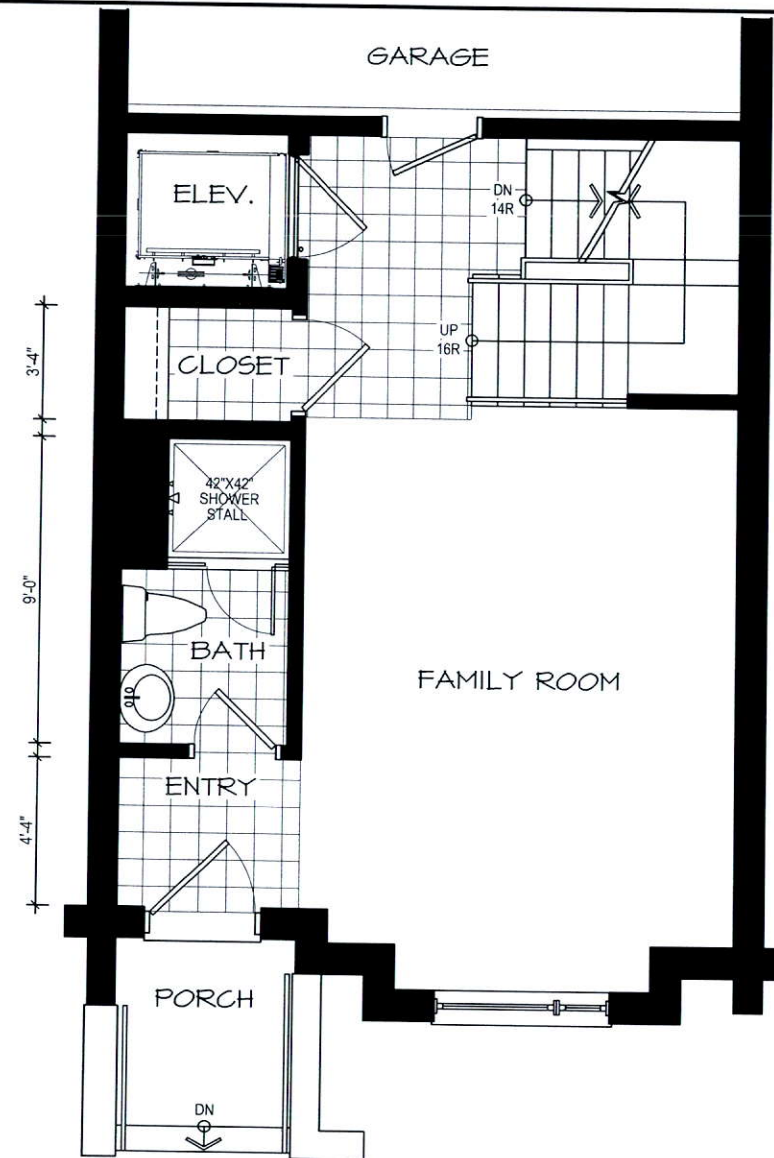
BLK-2 TH-8
FIRSTGREEN CORP
 UPSIDE TOWNS

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.

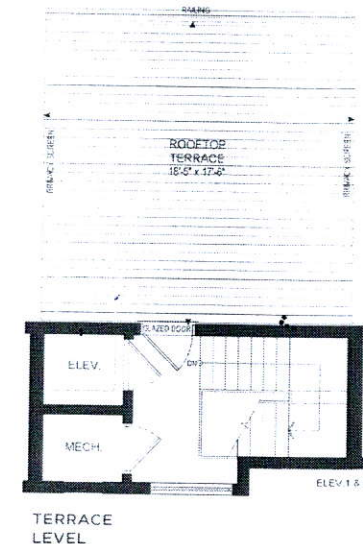
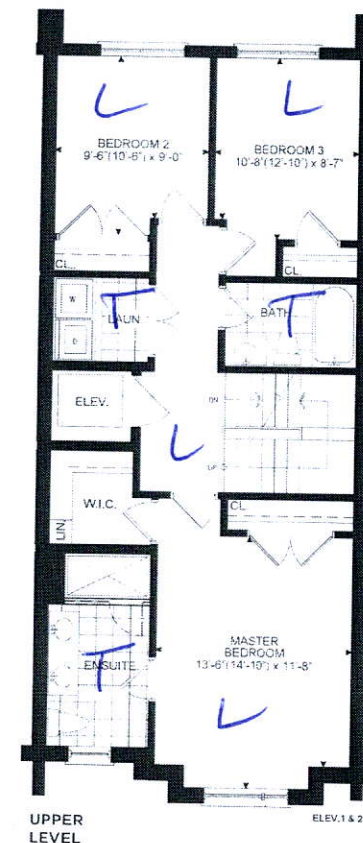
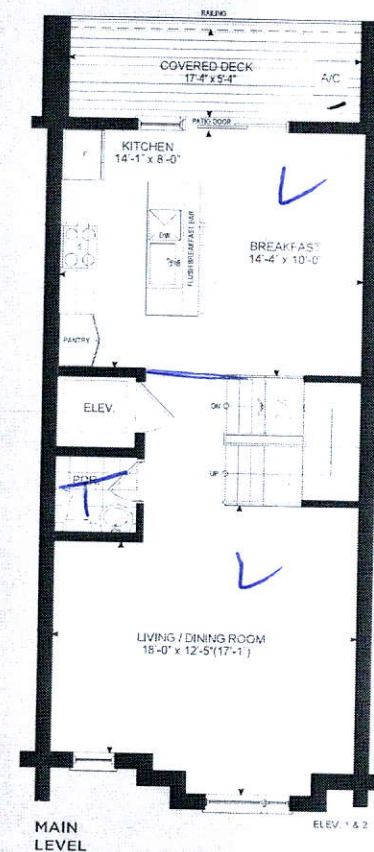
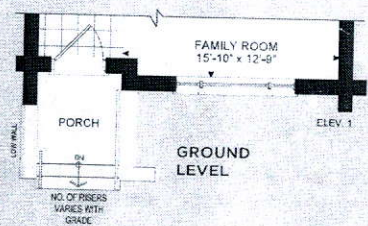
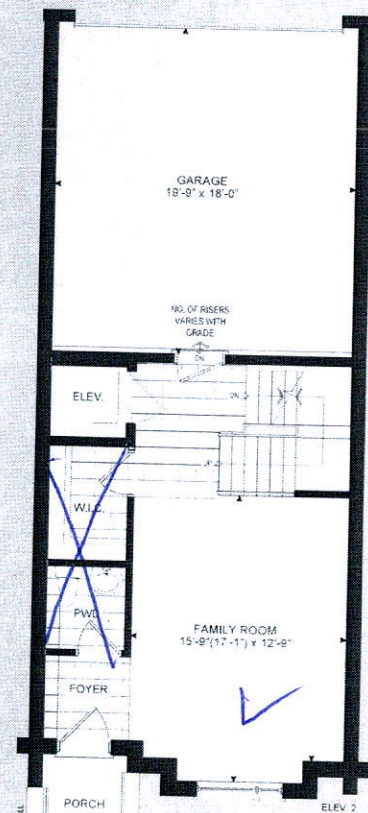
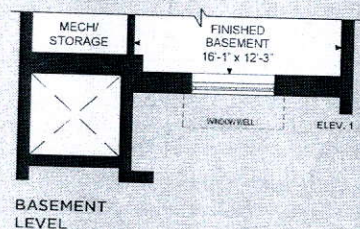
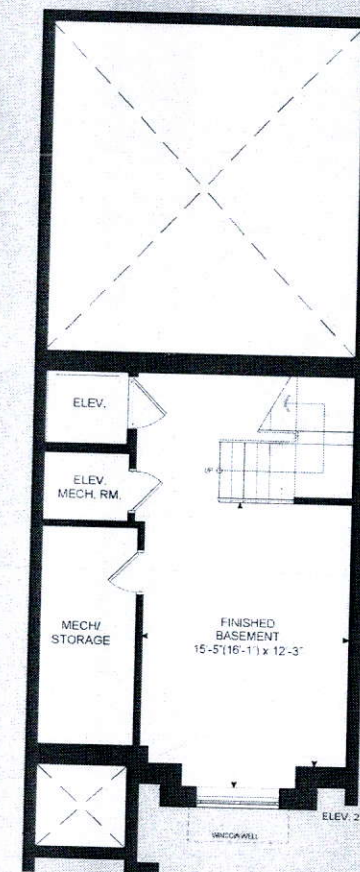
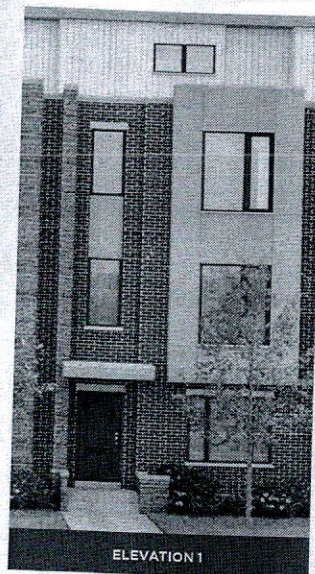
BY

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