

CONSTRUCTION SUMMARY				
Upside Towns - Firstgreen Corp				
PURCHASER: YVETTE SNIDER			TEL: RES.: 416-543-0104	
LOT / PHASE	REG. PLAN #	HOUSE TYPE		
Block 1 TH5 / 1		The Tannery Elev 2		

CABINETRY

[REDACTED]	
[REDACTED]	
[REDACTED]	
[REDACTED]	
1 - MAIN BATH CABINETRY UPGRADE 1	
26Jun20 Note:	
1 - MASTER ENSUITE CABINETRY UPGRADE 1	
26Jun20 Note:	
1 - KITCHEN CABINETRY LIGHT VALANCE	
26Jun20 Note:	
1 - LAUNDRY ROOM UPPERS-30" ELISSE WHITE	
26Jun20 Note:	
1 - KITCHEN CABINETRY UPGRADE 2	
26Jun20 Note:	

CABINETRY ACCESSORIES

1 - DO NOT INSTALL ANY HARDWARE FOR ANY OF THE CABINETS	
02Jul20 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - UPGRADE 2	
26Jun20 Note:	
2 - KITCHEN ADD POT DRAWERS ON STOVE WALL-x2	
26Jun20 Note:	
1 - KITCHEN- SOFT CLOSE DRAWERS- for pot and pans and bank of drawers.	
26Jun20 Note:	

CERAMIC TILE

1 - MAIN BATH-UPGRADE 1 WALL TILE - TUB ENCLOSURE	
02Jul20 Note:	
[REDACTED]	
[REDACTED]	
[REDACTED]	
1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT-----	
-----EXCEPT FOR MAIN BATH PLEASE INSTALL -----	
26Jun20 Note:	
[REDACTED]	
[REDACTED]	
[REDACTED]	
[REDACTED]	
[REDACTED]	

RECEIVED  
JUL 08 2020

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1 - UPGRADE 3 WALL TILE - 5 FOOT SHOWER IN MASTER ENSUITE-				
26Jun20    Note:				
1 - UPGRADE 3 FLOOR TILE - MASTER ENSUITE				
26Jun20    Note:				

CONSTRUCTION

1 - DELETE -REVISIONS AS PER OFFER FOR POWDER ROOM AND WALKIN CLOSET-ON GROUND FLOOR--CONSTRUCT AS PER ORIGINAL BROCHURE	
26Jun20    Note:	
1 - SMOOTH CEILINGS THROUGHOUT-	
26Jun20    Note:	
1 - MASTER BEDROOM- FLIP DOOR SWING-SEE SKETCH	
03Jun20    Note:	

COUNTER TOP

1 - MAIN BATH COUNTERTOP UPGRADE TO HIGH QUARTZ IN LIEU OF VENDOR STANDARD	
26Jun20    Note:	
1 - MASTER ENSUITE COUNTERTOP UPGRADE TO HIGH QUARTZ IN LIEU OF VENDOR STANDARD	
26Jun20    Note:	
1 - KITCHEN BACKSPLASH - CAESAR STONE QUARTZ MATERIAL - STANDARD AREA	
26Jun20    Note:	
1 - KITCHEN COUNTERTOP UPGRADE TO CAESAR STONE QUARTZ IN LIEU OF VENDOR STANDARD	
26Jun20    Note:	

DOORS AND TRIM

1 - DOORS INTERIOR - CARRARA SMOOTH HALLOW IN LIEU OF STANDARD SERIES - THROUGHOUT WHERE POSSIBLE	
26Jun20    Note:	

ELECTRICAL

1 - ADD LIGHT AND SWITCH - NO FIXTURE INCLUDED-ABOVE MASTER ENSUITE VANITY-	
02Jul20    Note:	
FOR CONFIRMATION - 1 LIGHT ABOVE EACH VANITY SINK IN MASTER ENSUITE	
1 - STANDARD DINING ROOM LIGHT TO BE CENTERED BETWEEN LIVING AND DINING ROOM	
26Jun20    Note:	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND	
26Jun20    Note:	
SEE SKETCH FOR LOCATION OF BREAKFAST LIGHT & KITCHEN LIGHT	
1 - PLUG - ELECTRICAL PLUG-IN LAUNDRY ROOM	
26Jun20    Note:	
1 - KITCHEN - VALANCE LIGHTING - LED LIGHTING	
26Jun20    Note:	

MIRRORS AND GLASS



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1 - DELETE ALL MIRRORS IN ALL BATHROOMS----- 02Jul20 Note:				

PLUMBING

1 - KITCHEN- SOAP DISPENSER - DELTA RP1002 26Jun20 Note:	
CHROME FINISH -- INSTALL ON RIGHT SIDE OF FAUCET	
1 - MASTER ENSUITE- ADD UPGRADE FAUCET-TRINSIC DFKIT18 26Jun20 Note:	
1 - HOSE BIB - EXTERIOR FROST FREE - TERRACE 26Jun20 Note:	

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 26Jun20 Note:	
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STAIRS AND RAILINGS

1 - 1 3/4" SQUARE PICKETS - PAINTED BIRCH WHITE 26Jun20 Note:	
1 - V-GROOVE HANDRAIL 26Jun20 Note: WITH SQUARE POST (NO CHAMFER)	

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. Worksheet Note:	
Reverse position of W/In Closet and Powder Room on Ground Floor. see sketch attached Worksheet Note:	
CANCELLED - STANDARD BROCHURE LAYOUT FOR GROUND LEVEL	
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:	

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Purchaser: YVETTE SNIDER

Property: Block 1 TH5

Telephone Res. / Bus: (416) 543-0104 /

Project: Firstgreen Corp

Decor Advisor: Anne Federico

Model and Elevation: The Tannery Elev 2

Lock Date: 2-Jul-20

26-Jun-20

Plan #:

Layout Changes: ☐ Yes ☐ No

Sketch Attached: ☐ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	SONATA SATIN SNOW	See Below
Laundry Room	<del>ELISSE</del> ELISSE Uppers	
Powder Room	PEDESTAL	
Master Ensuite Bathroom	DORAL H3353 GREY CORTINA OAK	
Powder Room 2	PEDESTAL	
Main Bathroom	DORAL H3353 GREY CORTINA OAK	

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

DO NOT INSTALL ANY HARDWARE IN ANY CABINETRY-----

2. Counters

	Counter	Edge
Kitchen / Breakfast	QUARTZ-CEASERSTONE STATUARIO MAXIMUS	#360 EDGE
Laundry Room		
Powder Room	PEDESTAL	
Master Ensuite Bathroom	QUARTZ-MISTRAL	#360 EDGE
Powder Room 2	PEDESTAL	
Main Bathroom	QUARTZ-LYKSAM	#360 EDGE

\*\* Refer to Construction Summary

Initial: 



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Decor Advisor: Anne Federico  
Lock Date: 2-Jul-20

Property: Block 1 TH5  
Project: Firstgreen Corp  
Model and Elevation: The Tannery Elev 2  
Plan #:

3. Ceramic Flooring

Entrance Vestibule	TILE-VESUBIO GRECO IVORY 20X20
Main Hall	TILE-VESUBIO GRECO IVORY 20X20
Kitchen / Breakfast	LAMINATE-
Laundry Room	TILE-CEMENTI WHITE 13X13
Powder Room	TILE-VESUBIO GRECO IVORY 20X20
Master Ensuite Bathroom	TILE-LITIUM PEARL POLISHED 12X24
Powder Room 2	TILE-VESUBIO GRECO IVORY 20X20
Main Bathroom	TILE-AXIS BIANCO 12X24-NAT
garage entrance	TILE-VESUBIO GRECO IVORY 20X20

At a 45 Threshold-If App.

<input type="checkbox"/>	METAL STRIP
<input type="checkbox"/>	
<input type="checkbox"/>	
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<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-LITIUM PEARL POLISHED 12X24	
Bathtub Enclosure Walls		
Powder Room 2		
Main Bathroom	TILE-AXIS BIANCO 12X24 NAT	
garage entrance		

Kitchen Backsplash      CEASERSTONE-STATUARIO MAXIMUS-----

\*\* 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

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Decor Advisor: Anne Federico  
Lock Date: 2-Jul-20 26-Jun-20

Property: Block 1 TH5  
Project: Firstgreen Corp  
Model and Elevation: The Tannery Elev 2  
Plan #:

7. Other Flooring

Main Hall	
Living Room	LAMINATE-DRIFTWOOD OAK TL15020
Dining Room	LAMINATE-DRIFTWOOD OAK TL15020
Family Room	LAMINATE-DRIFTWOOD OAK TL15020
Den / Library / Study	
Basement Landing(If Applies)	LAMINATE-DRIFTWOOD OAK TL15020
Lower Landing (If Applies)	LAMINATE-DRIFTWOOD OAK TL15020
Upper Landing	LAMINATE-DRIFTWOOD OAK TL15020
Upper Hall	LAMINATE-DRIFTWOOD OAK TL15020
Master Bedroom	LAMINATE-DRIFTWOOD OAK TL15020
Bedroom #2	LAMINATE-DRIFTWOOD OAK TL15020
Bedroom #3	LAMINATE-DRIFTWOOD OAK TL15020
Bedroom #4	
Bedroom #5	
KITCHEN	LAMINATE-DRIFTWOOD OAK TL15020
BASEMENT / Terrace	LAMINATE-DRIFTWOOD OAK TL15020
Underpad	Type Area

\*\* Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE with Square Post (no chamfer)	Colour	TORLYS-DRIFTWOOD OAK
Picket Type	1 3/4" SQUARE PICKETS	Colour	BIRCH WHITE
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	TORLYS -DRIFTWOOD OAK
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	TORLYS-DRIFTWOOD 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	43 BIRCH WHITE	Master Bedroom	43 BIRCH WHITE
Living Room	43 BIRCH WHITE	Bedroom #2	43 BIRCH WHITE
Dining Room	43 BIRCH WHITE	Bedroom #3	43 BIRCH WHITE
Kitchen / Breakfast	43 BIRCH WHITE	Bedroom #4	
Family Room	43 BIRCH WHITE	Bedroom #5	
Powder Room	43 BIRCH WHITE	Master Ensuite	43 BIRCH WHITE
Laundry Room	43 BIRCH WHITE	Powder Room 2	43 BIRCH WHITE
Den/Library		Main Bathroom	43 BIRCH WHITE
Trim Paint-Semi Gloss	BIRCH WHITE	basement	43 BIRCH WHITE

Smooth Ceilings First Floor ☒ Yes ☐ No

\*\* Refer to Construction Summary-SMOOTH CEILINGS THROUGHOUT-----

Initial:



Purchaser:

YVETTE SNIDER

Telephone Res. / Bus:

(416) 543-0104 /

Decor Advisor:

Anne Federico

Lock Date:

2-Jul-20

Property:

Block 1 TH5

Project:

Firstgreen Corp

Model and Elevation:

The Tannery Elev 2

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
<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Fireplace Type

Mantle Type

Colour / Stain

Surround

Hearth

\*\* Refer to Construction Summary

12. Heating and Air Conditioning

Air Conditioning

YES

Gas Provisions Dryer

NO

Gas Provisions Stove

NO

Gas Provisions Barbecue

NO

Comment

\*\* Refer to Construction Summary

13. Electrical

Plugs and Switches

☒ White

DECOR

Hood Fan

AS PER APPLIANCE SPECS

Appliances

Built in Cooktop

☐ Yes ☒ No

Built in Oven

☐ Yes ☒ No

Above Kitchen Cabinet Light

☐ Yes ☒ No

Below Kitchen Cabinet Light

☒ Yes ☐ No

Gas Stove

☐ Yes ☒ No

Microwave

☐ Yes ☒ No

Dishwasher Rough-in

Yes

\*\* Refer to Construction Summary

14. General Comments

\*\* Refer to Construction Summary

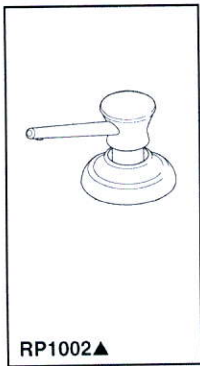
Disclaimers and Notes

- 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.

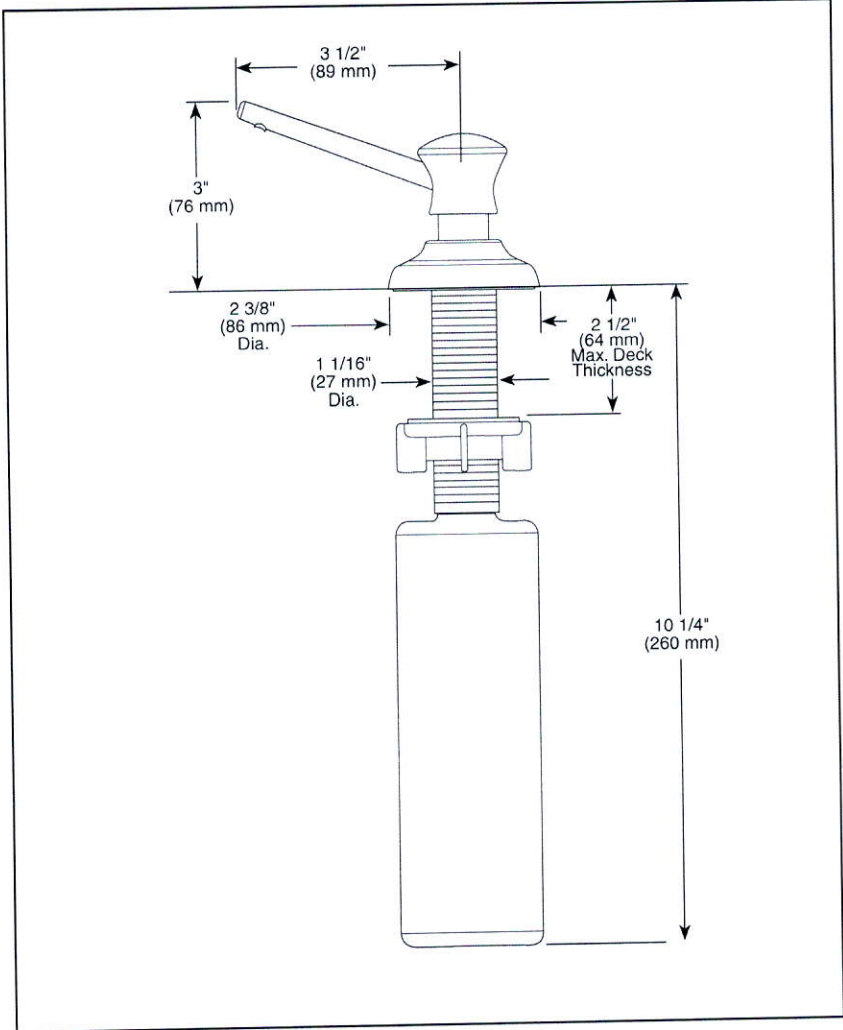
Signature: 

Date:

Kitchen



Submitted Model No.: \_\_\_\_\_  
Specific Features: \_\_\_\_\_



▲ Designate Proper Finish Suffix



**SOAP  
DISPENSER**

**STANDARD SPECIFICATIONS:**

- 13 ounce bottle.
- Refillable from above the deck.
- 2 1/2" max. deck thickness.
- Includes RP30395 refill funnel.

**WARRANTY**

- Lifetime Faucet and Finish Limited Warranty to the original consumer purchaser to be free from defects in material and workmanship.
- 5 Year Limited Warranty for usage in all industrial, commercial and business applications.

Delta reserves the right (1) to make changes in specifications and materials, and (2) to change or discontinue models, both without notice or obligation. Dimensions are for reference only. See current full-line price book or [www.specselect.com](http://www.specselect.com) for finish options and product availability.  
DSP-K-RP1002 Rev. A



55 E. 111th Street, Indianapolis, Indiana 46280  
395 Matheson Blvd. E., Mississauga, ON L4Z 2H2  
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Master Ensuite



*Delta Contemporary Round 14 Series Pressure Balance Kit  
Integrated Diverter Valve  
Includes both ceiling mount & wall mount shower arm*

**Model DF-KIT18**



**Model DF-KIT18-WS (With Stops)**



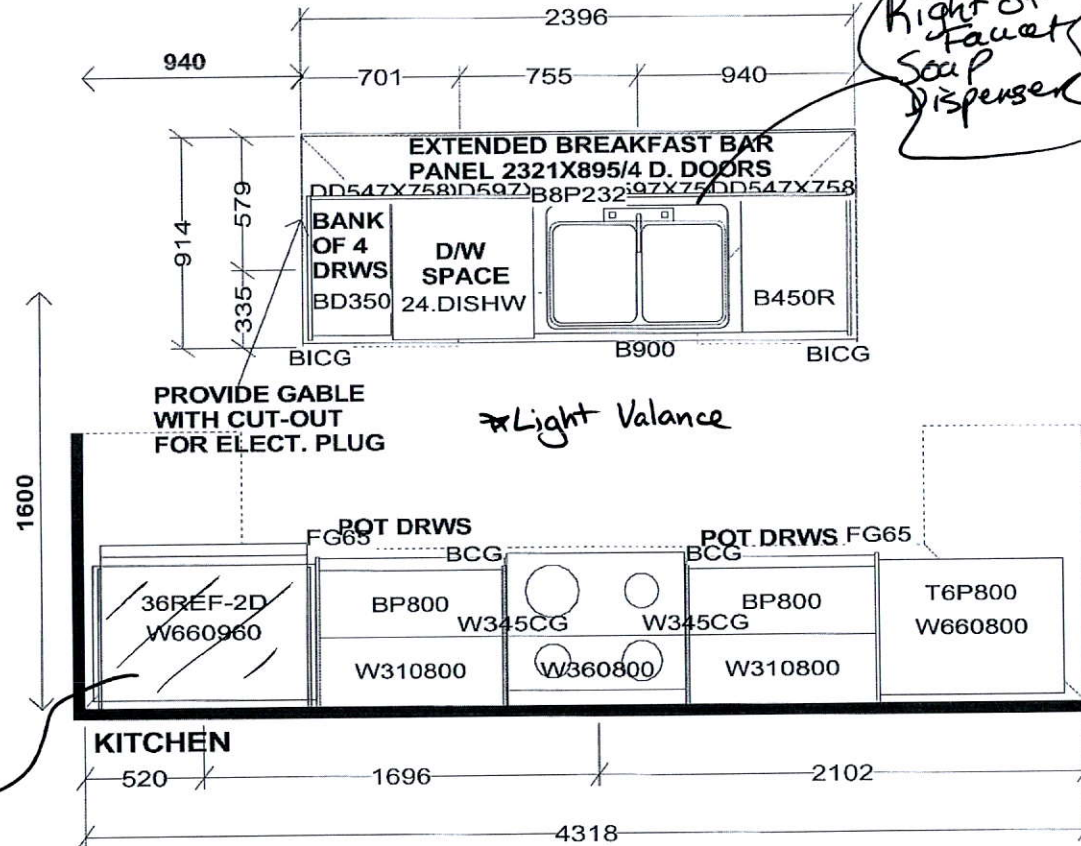
see what Delta can do™

2.0 GPM

FILE NAME:  
FIRST GREEN TH5 BLK1

THIS LAYOUT CONTAINS EXTRAS  
THAT ARE NOT PART OF CONTRACT

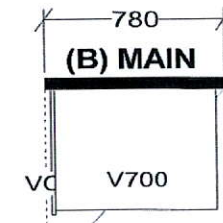
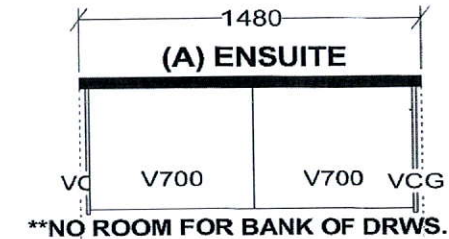
PROTOTYPE FOR  
EXTRAS



Right of  
Faucet  
Soap  
Dispenser

Laundry Upper Cabinets  
Above Washer & Dryer.

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



Full  
Depth  
Fridge.

Selba Industries

J#

W WDT H W HGT W CNT  
FLOOR HGT DOOR HGT  
ST CENT 2X4 VENT BOX COVER

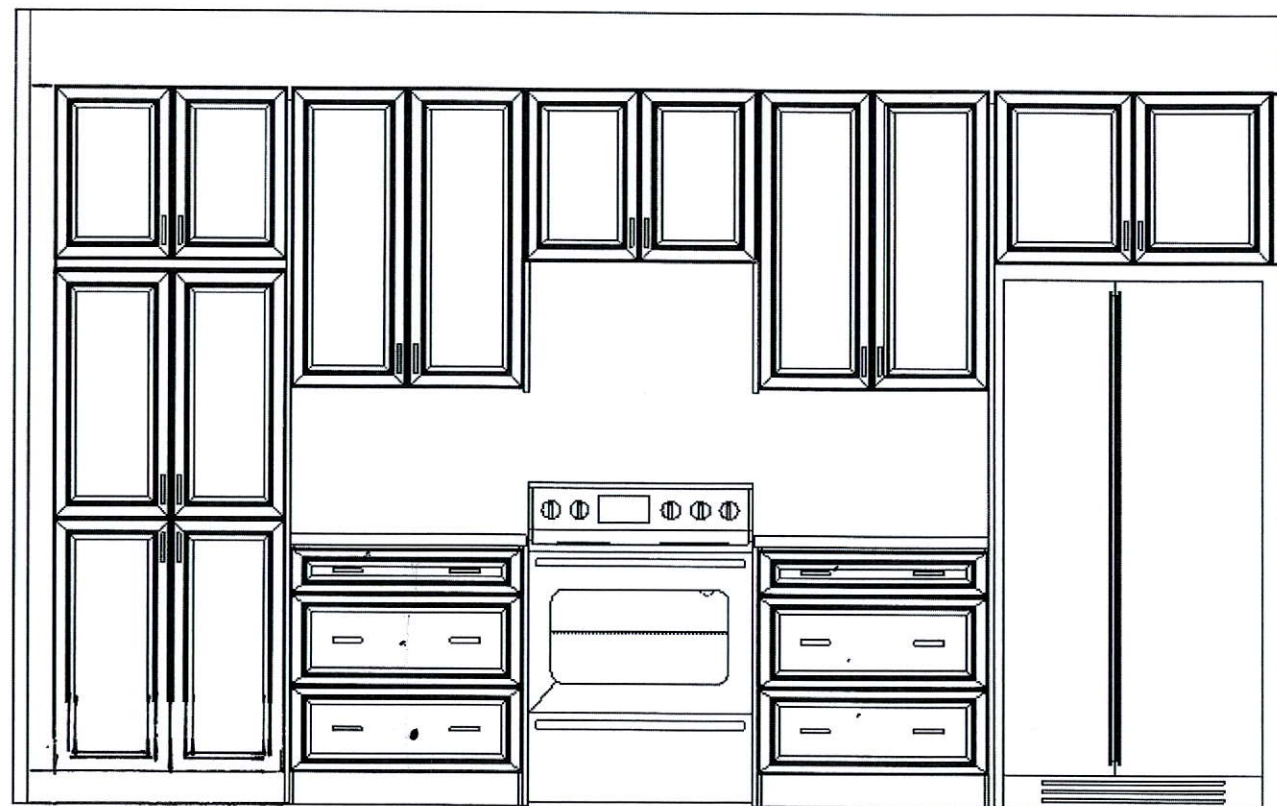
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SELBA INDUSTRIES INC. and is an  
original design which must not be released  
or copied unless applicable fee has been  
paid or job order placed.



DESIGNER: KS  
DATE: FEB 12 19  
Rev'd May 9 19  
REV'D MAR 10 20

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





↙ Pot Draw

↙ Pot Draw



This drawing is the intellectual property of SELBA INDUSTRIES INC. and is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

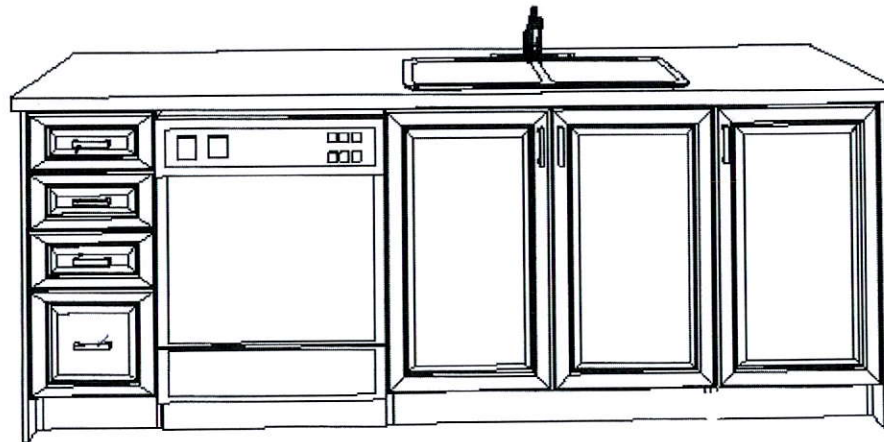
**Selba**  
Kitchen + Bath Designs

Designed: 3/11/2020  
Printed: 3/11/2020

FIRST GREEN TH5 BLK1

FIRST GREEN TH5 BLK1

Drawing #: 1



↑ B/D  
RELOCATED

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**Selba**  
Kitchen + Bath Designs

Designed: 3/11/2020  
Printed: 3/11/2020

FIRST GREEN TH5 BLK1

FIRST GREEN TH5 BLK1 Drawing #: 1

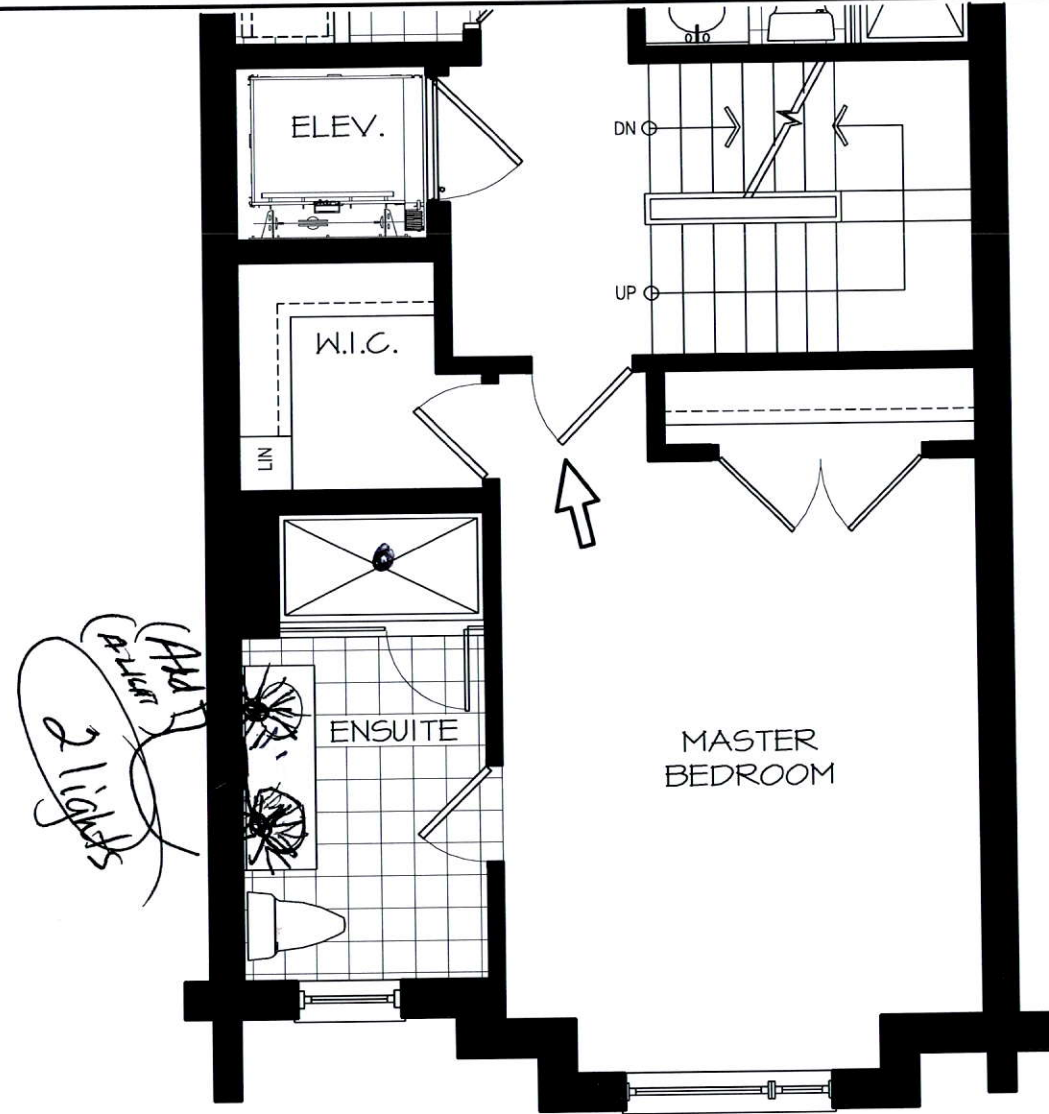


BLK-1 TH-5  
FIRSTGREEN CORP  
UPSIDE TOWNS

THE TANNERY  
ELEV.2

REVISIONS:

1. FLIP DOOR SWING TO MASTER BEDROOM.



UPPER 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 MB  
PAGE No.  
2 OF 2

Greenpark

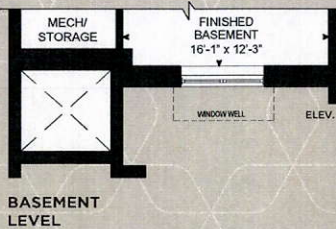
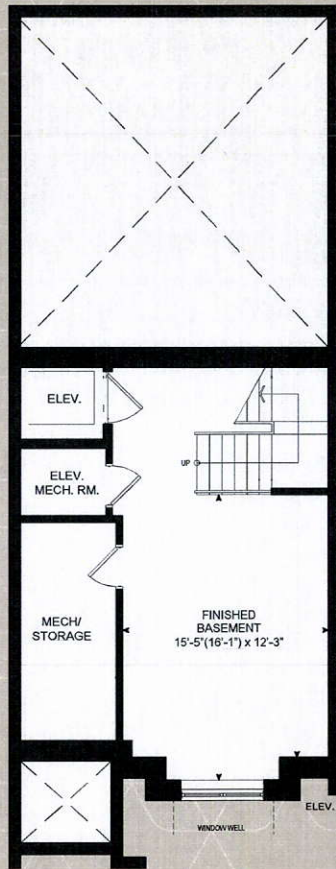




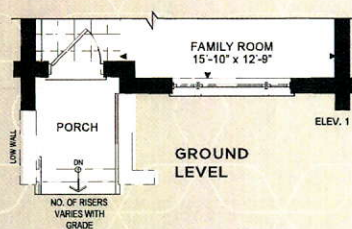
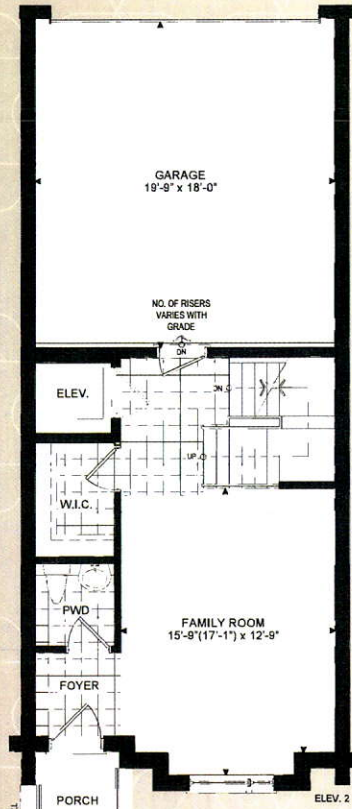
ELEVATION 1



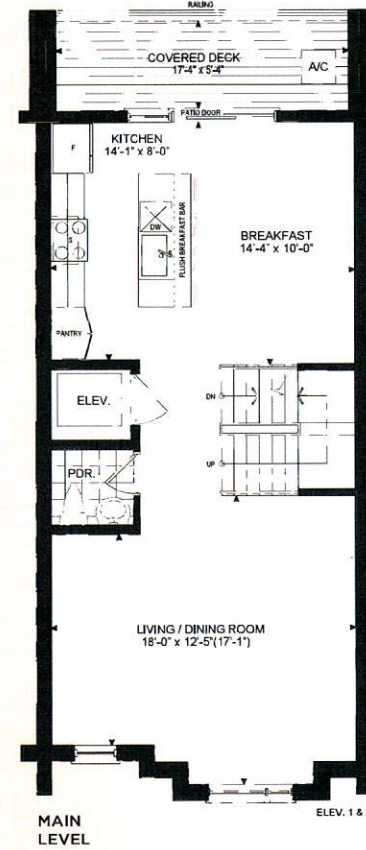
ELEVATION 2



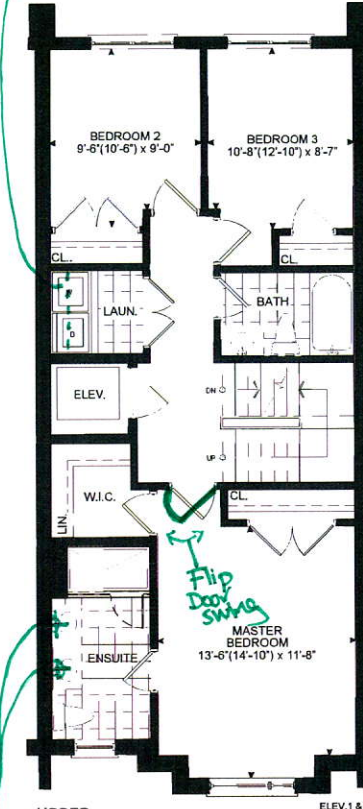
BASEMENT LEVEL



GROUND LEVEL



MAIN LEVEL

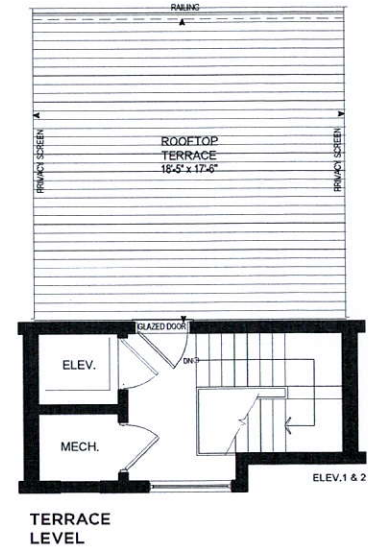


UPPER LEVEL

2 Light Above Vanity (1 standard, 1 upgraded)

# 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

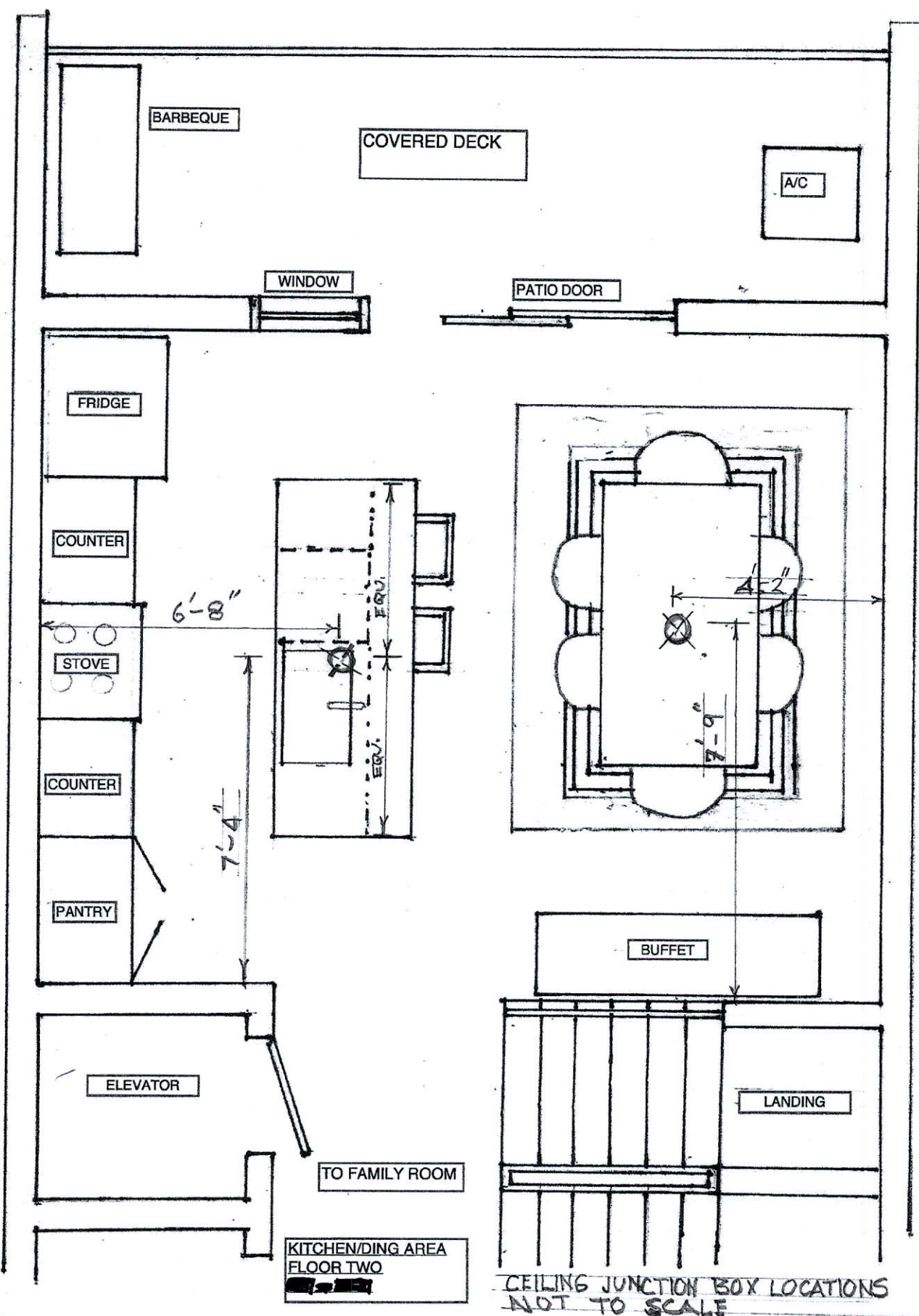


TERRACE LEVEL

Orientation 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. Furniture and furnishings not included. E. & O. E. April 2019

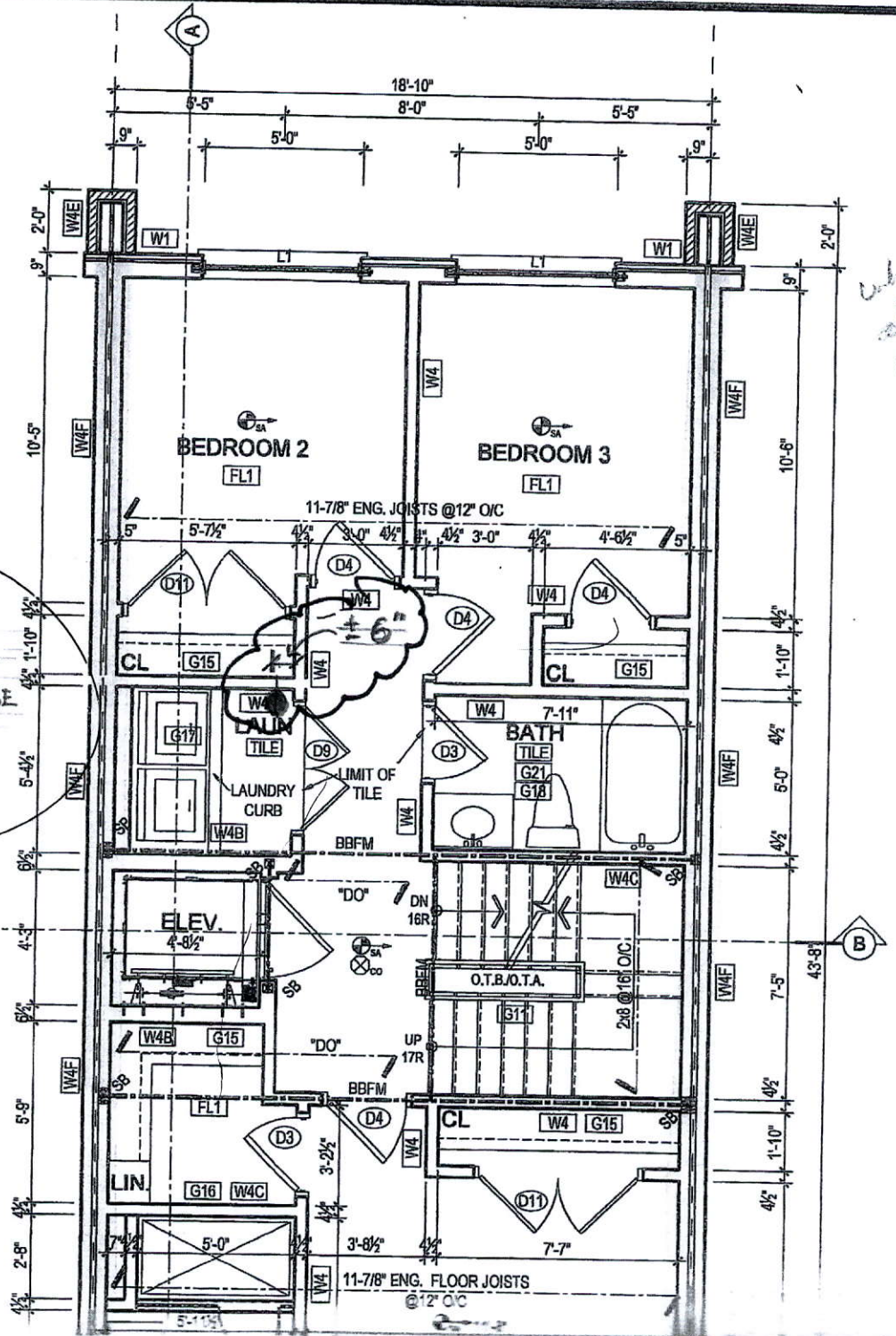
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# First Green BLK 1 TH5

NEW DUPLEX OUTLET  
ON EAST WALL, LAUNDRY  
ROOM, 54" A.F.F. AS CLOSE  
TO DOOR FRAME AS  
POSSIBLE



BLOCK 1, T.H 5, 77 ILAN RAMON