

CONSTRUCTION SUMMARY

Upside Towns - Firstgreen Corp

PURCHASERS: LIANGDE YU and DAN GAN

TEL:

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
Block 8 TH47 / 1		The Tannery Elev 2		

CABINETRY

1 - KITCHEN CABINETRY LIGHT VALANCE	
21Jul20 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY - BUILT-IN MICROWAVE/OVEN COMBO - STANDARD	
21Jul20 Note: Spec's to follow	
1 - KITCHEN CABINETRY BASE - COOKTOP CABINET WITH POT DRAWERS (2 DRAWERS) - STANDARD	
21Jul20 Note:	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD	
21Jul20 Note:	

CERAMIC TILE

1 - UPGRADE 3 FLOOR TILE - MAIN LEVEL POWDER ROOM	
21Jul20 Note:	
1 - UPGRADE 3 FLOOR TILE - GARAGE ENTRANCE WITH W.I.C (THE WELDRICK OR TANNERY)	
21Jul20 Note:	
1 - UPGRADE 3 FLOOR TILE - FOYER & GROUND POWDER ROOM (THE WELDRICK OR TANNERY)	
21Jul20 Note:	
1 - UPGRADE 3 WALL TILE - 5 FOOT SHOWER	
21Jul20 Note: Master Ensuite	
1 - UPGRADE 3 FLOOR TILE - MASTER ENSUITE (THE WELDRICK OR TANNERY)	
21Jul20 Note:	

CONSTRUCTION

1 - SMOOTH CEILINGS ON GROUND LEVEL- AND UPPER LEVEL	
21Jul20 Note:	

COUNTER TOP

1 - KITCHEN BACKSPLASH - HIGH QUARTZ MATERIAL - STANDARD AREA	
21Jul20 Note:	
1 - MASTER ENSUITE COUNTERTOP UPGRADE TO HIGH QUARTZ IN LIEU OF VENDOR STANDARD	
21Jul20 Note:	
1 - MAIN BATH COUNTERTOP UPGRADE TO HIGH QUARTZ IN LIEU OF VENDOR STANDARD	
21Jul20 Note:	
1 - KITCHEN COUNTERTOP UPGRADE TO HIGH QUARTZ IN LIEU OF VENDOR STANDARD	
21Jul20 Note:	

DOORS AND TRIM

1 - DOORS INTERIOR - -CARRARA-SMOOTH HALLOW IN LIEU OF STANDARD SERIES -	
21Jul20 Note:	

ELECTRICAL

RECEIVED

JUL 23 2020

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LOT / PHASE Block 8 TH47 / 1	REG. PLAN #	HOUSE TYPE The Tannery Elev 2		
1 - KITCHEN - VALANCE LIGHTING - FLORESCENT LIGHTING 21Jul20 Note:				
1 - BUILT IN OVEN AND COOKTOP PROVISION - PROVISION ONLY - ELECTRICAL ONLY 21Jul20 Note:				

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - SECOND FLOOR 21Jul20 Note:	
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HARDWOOD FLOORING

1 - HARDWOOD - FAMILY ROOM, MAIN LEVEL, UPPER LEVEL, TERRACE LEVEL AND LANDINGS (TANNERY & WELDRICK) - GROUP B - 5 INCH 21Jul20 Note:	
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PLUMBING

1 - SINK - UNDERMOUNT SINK - BLANCO QUATRUS R15 U2 #401519 21Jul20 Note: Kitchen	
2 - UPGRADE PEDESTAL SINKS IN BOTH POWDER ROOMS- VIEIRA 4390DHX/4349DHX 21Jul20 Note:	
4 - VIEIRA 2 PC TOILET #4792BOV/4791BOVU (UNLINED TANK) WITH SMOOTH CLOSE TOILET SEAT- ALL BATHROOMS 21Jul20 Note:	

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 21Jul20 Note:	
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STAIRS AND RAILINGS

1 - V-GROOVE HANDRAIL 21Jul20 Note:	
1 - EUROLINE 3 BLACK IRON PICKETS 21Jul20 Note:	

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:	
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 Ten Worksheet Note:	

Purchasers:
Telephone Res. / Bus:
Decor Advisor:
Lock Date:

LIANGDE YU & DAN GAN
/
Natalie Mancuso
21-Jul-20

Property: Block 8 TH47
Project: Firstgreen Corp
Model and Elevation: The Tannery Elev 2
Plan #:

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	MONACO 823 DRIFTWOOD	446SA
Laundry Room	N/A	N/A
Powder Room	PEDESTAL	N/A
Master Ensuite Bathroom	MONACO 823 DRIFTWOOD	446SA
Main Bathroom	MONACO 823 DRIFTWOOD	446SA
POWDER ROOM 2	PEDESTAL	N/A
	N/A	
	N/A	
	N/A	

Appliances:
Dishwasher Cabinet
Stove Opening
Fridge Opening

Built In Appliances ☒ Yes ☐ No

☐ Closed ☒ Open

41" Upper Cabinets ☒ Yes ☐ No

Slide In Stove ☐ Yes ☒ No

NOTE: If not specified, opening will be set to builder's standard opening of approximately 30" width

NOTE: If not specified, opening will be set to builder's standard opening of approximately 37" width x 74" height

Please NOTE: Standard Cabinet Height is 30"

** Refer to Construction Summary

2. Counters

	Counter	Edge
Kitchen / Breakfast	QUATZ-MISTRAL AQ1	360 EDGE
Laundry Room	N/A	
Powder Room	N/A	
Master Ensuite Bathroom	QUATZ-MISTRAL AQ1	360 EDGE
Main Bathroom	QUATZ-MISTRAL AQ1	360 EDGE
POWDER ROOM 2	N/A	
	N/A	
	N/A	
	N/A	

** Refer to Construction Summary

Purchasers: LIANGDE YU & DAN GAN
Telephone Res. / Bus: /
Decor Advisor: Natalie Mancuso
Lock Date: 21-Jul-20 21-Jul-20

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Plan #:

3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	TILE-LITIUM PEARL POL. 24X24	<input type="checkbox"/>	METAL STRIP WHERE APP
Main Hall	HARDWOOD	<input type="checkbox"/>	
Kitchen / Breakfast	HARDWOOD	<input type="checkbox"/>	
Laundry Room	TILE-ESSENSE GRIGIO 13X13	<input type="checkbox"/>	
Powder Room	TILE-LITIUM PEARL POL 24X24	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-LITIUM PEARL POL 12X24	<input type="checkbox"/>	
Main Bathroom	TILE-MARMORA BIANCO VENATO 12X24	<input type="checkbox"/>	
POWDER ROOM 2	TILE-LITIUM PEARL POL 24X24	<input type="checkbox"/>	
GARAGE ENTRANCE	TILE-LITIUM PEARL POL 24X24	<input type="checkbox"/>	
	N/A	<input type="checkbox"/>	
	N/A	<input type="checkbox"/>	

** Refer to Construction Summary

4. Ceramic Wall Tile

	Selection	Describe
Master Ensuite Bathroom		
Master Ensuite Bathroom		
Tub Deck Wall	N/A	
Tub Deck	N/A	
Tub Deck Skirt	N/A	
Shower Stall	TILE-LITIUM PEARL POL 12X24	
Bathtub Enclosure Walls	N/A	
Main Bathroom	TILE-GLOSSY WHITE 4X16	
POWDER ROOM 2	N/A	
GARAGE ENTRANCE	N/A	
	N/A	
	N/A	
Kitchen Backsplash	QUATZ-MISTRAL AQ1	

** 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

** 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

** Refer to Construction Summary

Initials: LYU GD

Purchasers: LIANGDE YU & DAN GAN

Property: Block 8 TH47

Telephone Res. / Bus: /

Project: Firstgreen Corp

Decor Advisor: Natalie Mancuso

Model and Elevation: The Tannery Elev 2

Lock Date: 21-Jul-20

21-Jul-20

Plan #:

7. Other Flooring

Main Hall	MIRAGE RED OAK 5" DRIFT WOOD CHARACTER DURAMATT
Living Room	MIRAGE RED OAK 5" DRIFT WOOD CHARACTER DURAMATT
Dining Room	MIRAGE RED OAK 5" DRIFT WOOD CHARACTER DURAMATT
Family Room	MIRAGE RED OAK 5" DRIFT WOOD CHARACTER DURAMATT
Den / Library / Study	N/A
Basement Landing(If Applies)	LAMINATE-PARK LANE - VENICE OAK GREY TL-EL3906
Lower Landing (If Applies)	MIRAGE RED OAK 5" DRIFT WOOD CHARACTER DURAMATT
Upper Landing	MIRAGE RED OAK 5" DRIFT WOOD CHARACTER DURAMATT
Upper Hall	MIRAGE RED OAK 5" DRIFT WOOD CHARACTER DURAMATT
Master Bedroom	MIRAGE RED OAK 5" DRIFT WOOD CHARACTER DURAMATT
Bedroom #2	MIRAGE RED OAK 5" DRIFT WOOD CHARACTER DURAMATT
Bedroom #3	MIRAGE RED OAK 5" DRIFT WOOD CHARACTER DURAMATT
Bedroom #4	N/A
Bedroom #5	N/A
KITCHEN/BREAKFAST	MIRAGE RED OAK 5" DRIFT WOOD CHARACTER DURAMATT
TERRACE LEVEL	MIRAGE RED OAK 5" DRIFT WOOD CHARACTER DURAMATT
BASEMENT LEVEL	LAMINATE-PARK LANE - VENICE OAK GREY TL-EL3906
Underpad	TypeArea

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	Colour	MIRAGE RED OAK DRIFTWOOD
Picket Type	EUROLINE 3	Colour	BLACK
Stringer / Riser	As Per Construction Specifications	Colour	MIRAGE RED OAK DRIFTWOOD
Treads	As Per Construction Specifications	Colour	MIRAGE RED OAK DRIFTWOOD
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	N/A
Family Room	22 WARM GREY	Bedroom #5	N/A
Powder Room	22 WARM GREY	Master Ensuite	22 WARM GREY
Laundry Room	22 WARM GREY	Main Bathroom	22 WARM GREY
Den/Library	N/A	BASEMENT LEVEL	22 WARM GREY
Trim Paint-Semi Gloss	BIRCH WHITE	TERRACE LEVEL	22 WARM GREY
	N/A	GROUND LEVEL	22 WARM GREY
	N/A		N/A
Smooth Ceilings First Floor		<input checked="" type="radio"/> Yes <input type="radio"/> No	

** Refer to Construction Summary SMOOTH CEILING FOR GROUND LEVEL, MAIN LEVEL & UPPER LEVEL

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21-Jul-20

Plan #:

10. Plaster Mouldings and Medallions

Entrance Vestibule	N/A		Kitchen/Breakfast	N/A	
Main Hall	N/A		Den/Library	N/A	
Living Room	N/A		Lower Landing	N/A	
Dining Room	N/A				
Family Room	N/A				

** 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	YES
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	STANDARD AS PER APPLIANCE SPECS		Below Kitchen Cabinet Light	<input checked="" type="radio"/> Yes	
Appliances	Built in Cooktop	Built in Oven	Gas Stove	Microwave	
	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	
Dishwasher Rough-in	Yes				

** Refer to Construction Summary

14. General Comments

** Refer to Construction Summary

Disclaimers and Notes

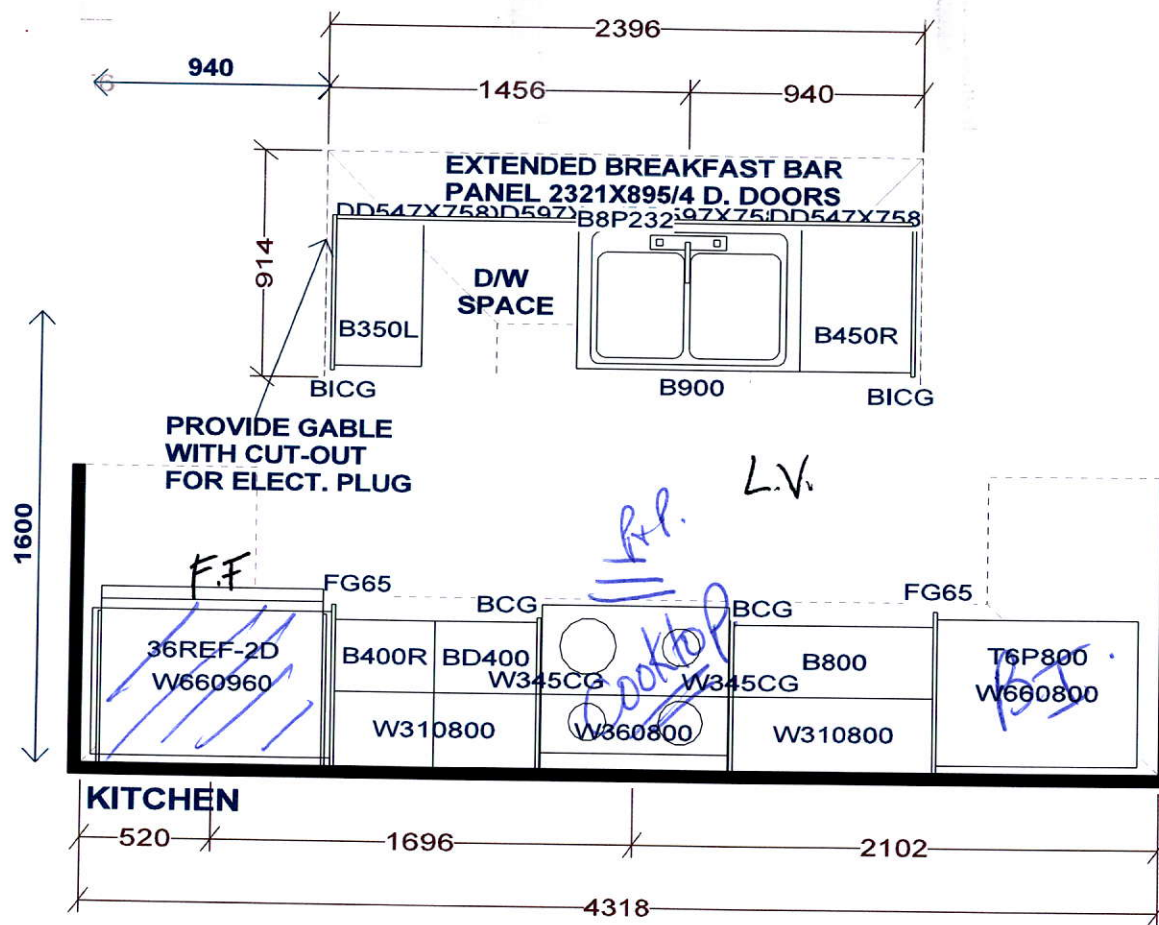
- Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.
- Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.
- The Purchaser agrees that this 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: 

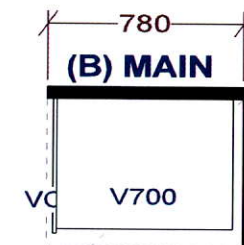
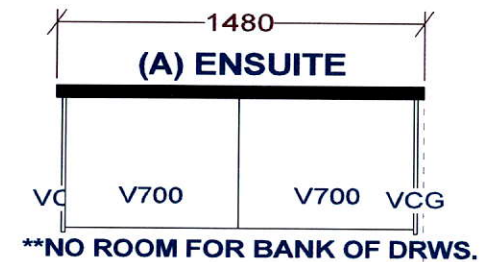
Date: 7.21.2020

Signature: 

Date: 2020.7.21



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 _____	
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 REV'D MAR 10 20



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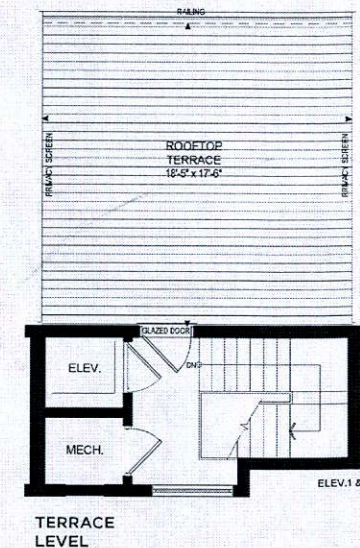
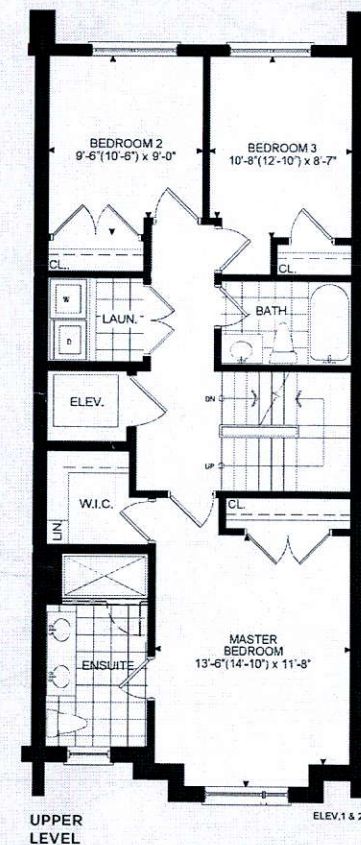
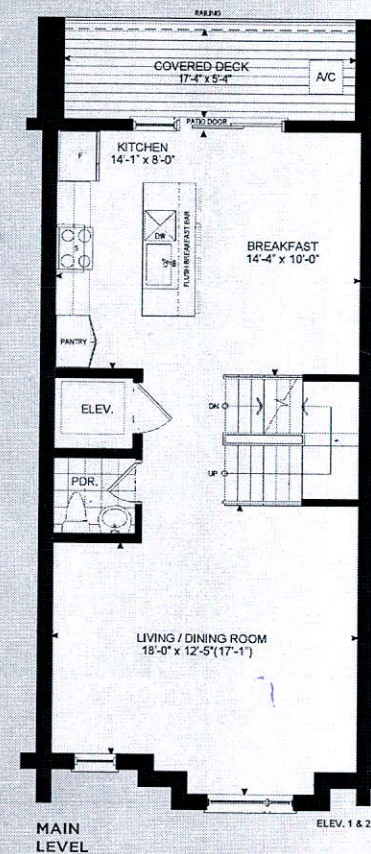
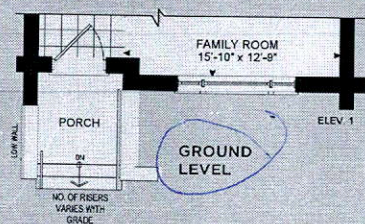
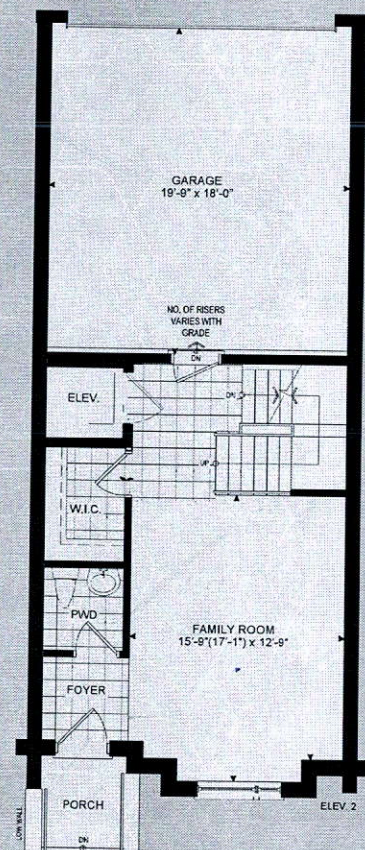
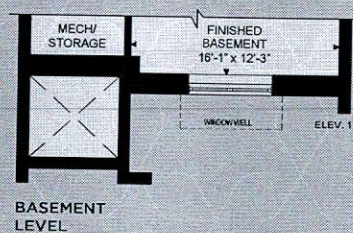
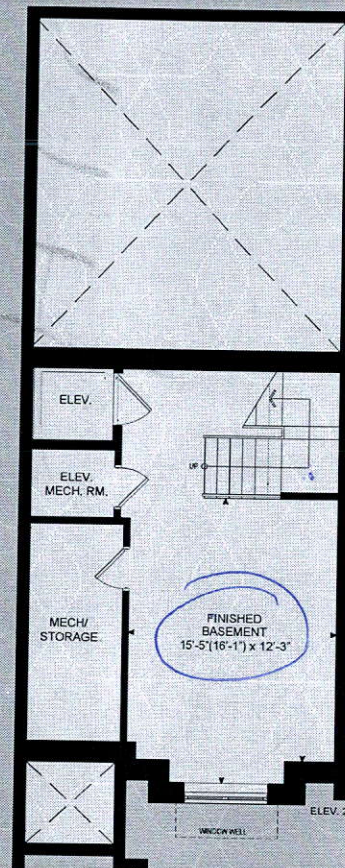
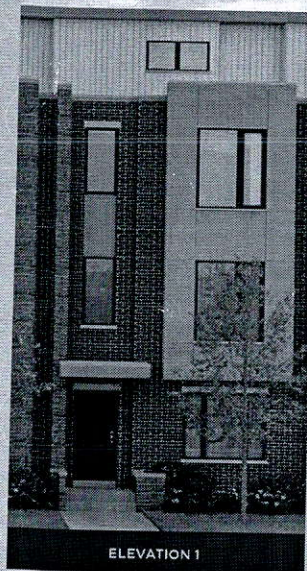
SELBA
Kitchen + Bath Designs

Designed: 7/14/2020
Printed: 7/14/2020

First Green-Tannery

All

Drawing #: 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

[illegible]

Ordnance is normally to be reversed and purchaser agrees to accept the same. Flaps and patches may vary at any external entrance ways due to grading variance. Actual usable floor space may vary from the stated floor area. All drawings are artist's concept. Dimensions, elevations and materials are detailing subject to modification. Rafterline and ceiling model types may vary due to being from stock and materials not included. © 2010 E. J. Allen