

CONSTRUCTION SUMMARY

RECEIVED

Mountainview Heights 3 (G) - Russell Gardens Building Ltd.

APR 28 2021

PURCHASERS: SHEETALKUMAR K SHAH and HETAL SHEETALKU SHAH

TEL: RES.: 416-829-4720

LOT / PHASE 265 / 3	REG. PLAN # 62M-1266	HOUSE TYPE Mountainash Four (4 Bedroom) Elev 3		
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CERAMIC TILE

1 - DELETE ALL CERAMIC BATHROOM ACCESSORIES - DELETE TOWEL BAR, PAPER HOLDER & SOAP DISH THROUGHOUT 20Apr21 Note:	
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CONSTRUCTION

1 - DELETE BULK HEADS IN KITCHEN IF CONSTRUCTION PERMITS 20Apr21 Note:	
1 - MASTER ENSUITE BATHROOM - DELETE WALLS AND RELOCATE SHOWER SEAT AS PER SKETCH 22Mar21 Note:	
1 - KITCHEN - RELOCATE SINK & DISHWASHER TO STOVE WALL AS PER SKETCH 22Jul20 Note:	
3 - ENLARGE BASEMENT WINDOWS (MAY REQUIRE WINDOW WELLS) - WINDOW IS 30 INCHES X 24 INCHES 22Jul20 Note: IF CONSTRUCTION PERMITS	

DOORS AND TRIM

1 - TRIM - UPGRADE - 5 1/4" ONE STEP BASEBOARD AND BB ONE STEP CASING 20Apr21 Note:	
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ELECTRICAL

1 - ABOVE KITCHEN ISLAND - ADD LIGHT AND SWITCH - NO FIXTURE INCLUDED 20Apr21 Note:	
1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 20Apr21 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 20Apr21 Note:	
1 - LIGHT AND SWITCH - NO FIXTURE INCLUDED - LIVING ROOM 20Apr21 Note:	
1 - 200 AMP ELECTRICAL SERVICE 22Jul20 Note:	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 20Apr21 Note:	
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HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - MAIN HALL 20Apr21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIVING AND DINING ROOM 20Apr21 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - LIBRARY/DEN 20Apr21 Note:	

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1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 2 1/4 INCH NATURAL RED OAK - - FAMILY ROOM
20Apr21 Note:

MIRRORS AND GLASS

1 - SHOWER DOOR HANDLE - CHROME D-RING WITH TOWEL RING - MASTER ENSUITE BATHROOM
20Apr21 Note:

1 - MASTER ENSUITE – FRAMELESS GLASS SHOWER ENCLOSURE – INCLUDES CHROME KNOB AND HINGES
22Mar21 Note:

PLUMBING

2 - TOE TESTER - ADD TOE TESTER TO SHOWER - ALL SHOWERS
22Jul20 Note:

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER
20Apr21 Note:

1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$3500.00 BALANCE FORWARD (\$5380.00) TO BE USED AT A LATER DATE.
22Mar21 Note:

1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$3,120.00 BALANCE (\$8,880.00) FORWARD TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$12,000.00 AS PER SCHEDULE PE DATED 07/06/2020.
22Jul20 Note:

STAIRS AND RAILINGS

1 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET
20Apr21 Note:

1 - STAIRCASE - V GROOVE HANDRAIL
20Apr21 Note:

1 - STAIRCASE - EUROLINE R6-3 IRON PICKETS - BLACK
20Apr21 Note:

EXTRAS AS PER OFFER

(1) 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
Worksheet Note:

This Document is Extremely Time Sensitive - Printed 20 Apr 21 at 13:26

Purchasers: SHEETALKUMAR K SHAH & HETAL SHEETALK

Property: 265

Telephone Res. / Bus: (416) 829-4720 /

Project: Russell Gardens Building Ltd.

Decor Advisor: Candace Forza

Model and Elevation: Mountainash Four (4 Bedroom) Elev 3

Lock Date: 20-Apr-21

20-Apr-21

Plan #: 62M-1266

Layout Changes: ☒ Yes ☐ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	DORAL H3078 HACIENDA WHITE	412SB
Laundry Room	ELISSE	Standard
Powder Room	MONACO 1048 FLAX	431SA
Master Ensuite Bathroom	MONACO 823 DRIFT WOOD	431SA
Ensuite Bath - Bedroom 2/3	DORAL H3453 LAVA GREY FLEETWOOD	431SA
Ensuite Bath - Bedroom 4	MONACO 350 PLATINUM SILVER	412SB
	N/A	N/A
	N/A	N/A
	N/A	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	LAMINATE-WHITE TIGRIS 4783-60	
Laundry Room	N/A	
Powder Room	LAMINATE-WHITE CARRARA 4924-38	
Master Ensuite Bathroom	LAMINATE-CARRARA BIANCO 6696-46	
Ensuite Bath - Bedroom 2/3	LAMINATE-PALOMA POLAR 6698-46	
Ensuite Bath - Bedroom 4	LAMINATE-WHITE CARRARA 4924-38	
	N/A	
	N/A	
	N/A	

** Refer to Construction Summary

Initials: GS HS

Purchasers: SHEETALKUMAR K SHAH & HETAL SHEETALK

Telephone Res. / Bus: (416) 829-4720 /

Decor Advisor: Candace Forza

Lock Date: 20-Apr-21

Property: 265

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Model and Elevation: Mountainash Four (4 Bedroom) Elev 3

Plan #: 62M-1266

3. Ceramic Flooring

Entrance Vestibule	TILE-RAINBOW WHITE-13X13	<input type="checkbox"/>	At a 45 Threshold-If App.
Main Hall	STRIP	<input type="checkbox"/>	metal strip where applicable
Kitchen / Breakfast	TILE-RAINBOW WHITE-13X13	<input type="checkbox"/>	
Laundry Room	TILE-ESSENZE BIANCO-13X13	<input type="checkbox"/>	
Powder Room	TILE-RAINBOW WHITE-13X13	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-STRATA GRIGIO-13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-ESSENZE GRIGIO-13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4	TILE-ESSENZE BIANCO-13X13	<input type="checkbox"/>	
SIDE / GARAGE ENTRY	TILE-RAINBOW WHITE-13X13	<input type="checkbox"/>	
	N/A	<input type="checkbox"/>	
	N/A	<input type="checkbox"/>	

** Refer to Construction Summary

4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall	N/A	
Tub Deck	N/A	
Tub Deck Skirt	N/A	
Shower Stall	TILE-LUC BLANC GROENLANDIA-8X16	
Bathtub Enclosure Walls	N/A	
Ensuite Bath - Bedroom 2/3	TILE-LUC BLANC GROENLANDIA-8X16	
Ensuite Bath - Bedroom 4	TILE-EXTRA WHITE/GREY-8X16	
SIDE / GARAGE ENTRY	N/A	
	N/A	
	N/A	
Kitchen Backsplash	N/A	

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

5. Plumbing Fixtures

All Bathrooms

White

N/A

N/A

N/A

N/A

N/A

Whirlpool

N/A

☐ 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	BB CASING WITH 5 1/4" BASEBOARD - ONE STEP
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

** Refer to Construction Summary

Initials: SS HS

Purchasers: SHEETALKUMAR K SHAH & HETAL SHEETALK

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7. Other Flooring

Main Hall	STRIP-MIRAGE-SWEET MEMORIES-TRUBALANCE-BRUSHED-CHARACTER-RED OAK-DURAMATT-CHATEAU-5"	
Living Room	STRIP-MIRAGE-SWEET MEMORIES-TRUBALANCE-BRUSHED-CHARACTER-RED OAK-DURAMATT-CHATEAU-5"	
Dining Room	STRIP-MIRAGE-SWEET MEMORIES-TRUBALANCE-BRUSHED-CHARACTER-RED OAK-DURAMATT-CHATEAU-5"	
Family Room	STRIP-MIRAGE-SWEET MEMORIES-TRUBALANCE-BRUSHED-CHARACTER-RED OAK-DURAMATT-CHATEAU-5"	
Den / Library / Study	STRIP-MIRAGE-SWEET MEMORIES-TRUBALANCE-BRUSHED-CHARACTER-RED OAK-DURAMATT-CHATEAU-5"	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	N/A	
Upper Landing	STRIP-MIRAGE-SWEET MEMORIES-TRUBALANCE-BRUSHED-CHARACTER-RED OAK-DURAMATT-CHATEAU-5"	
Upper Hall	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316	
Master Bedroom	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316	
Bedroom #2	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316	
Bedroom #3	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316	
Bedroom #4	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316	
Bedroom #5	N/A	
FLEX ROOM	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316	
	N/A	
	N/A	
Underpad	Type	Area
	N/A	N/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	Colour	MIRAGE CHATEAU RED OAK
Picket Type	PICKETS R-6-3	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE CHATEAU RED OAK
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE CHATEAU RED 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	22 WARM GREY
Family Room	22 WARM GREY	Bedroom #5	N/A
Powder Room	22 WARM GREY	Master Ensuite	22 WARM GREY
Laundry Room	22 WARM GREY	Ensuite Bath - Bedroom 2	22 WARM GREY
Den/Library	22 WARM GREY	Ensuite Bath - Bedroom 3/4	22 WARM GREY
Trim Paint-Semi Gloss	BIRCH WHITE	SIDE / GARAGE ENTRY	22 WARM GREY
	N/A		N/A
	N/A		N/A

Smooth Ceilings First Floor ☐ Yes ☒ No

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Lock Date: 20-Apr-21 20-Apr-21 Plan #: 62M-1266

10. Plaster Mouldings and Medallions

Entrance Vestibule	N/A	N/A	Kitchen/Breakfast	N/A	N/A
Main Hall	N/A	N/A	Den/Library	N/A	N/A
Living Room	N/A	N/A	Lower Landing	N/A	N/A
Dining Room	N/A	N/A		N/A	N/A
Family Room	N/A	N/A		N/A	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 checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
Mantle Type	N/A			FLAT ON WALL			N/A		
Colour / Stain	N/A			MANTLE M1-STANDARD			N/A		
Surround	N/A			AS PER CONSTRUCTION SPECIFICATIONS			N/A		
Hearth	N/A			NERO			N/A		
				NO			N/A		

**** Refer to Construction Summary****12. Heating and Air Conditioning**

Air Conditioning	NO	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 WHITE		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 checked="" type="radio"/> Yes <input 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: 20/04/21 Signature:  Date: 17/04/2021

Add Plug
Above fireplace

Add Light
Above
Island

Larger Basement
Windows

Revised
See sketch

Frameless
Glass
Enclosure
Relocate
Seat

200 AMP

Festive
Plug

MOUNTAINASH FOUR ELEV. 1 • 3,189 sq.ft. | ELEV. 2 • 3,191 sq.ft. | ELEV. 3 • 3,196 sq.ft.

Organization of home may be revised 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. Pictorial and rendering model types may vary due to siting. E. & D. E. May 2020

LOT 265
RUSSELL GARDENS
 PHASE 3
 MOUNTAINVIEW HEIGHTS

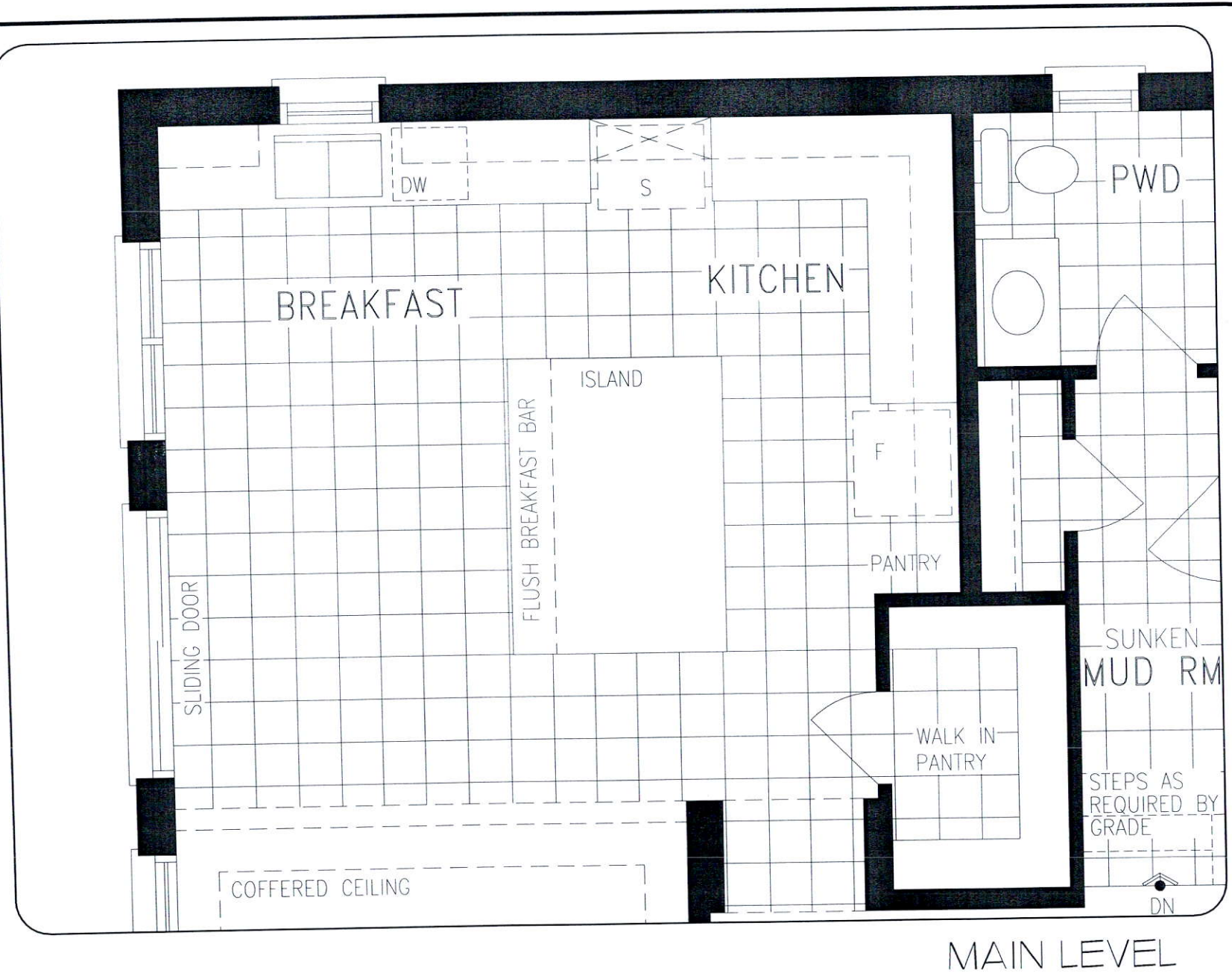
MOUNTAINASH 4
 ELEV. **3**

REVISION:

1. ALTERNATE KITCHEN LAYOUT,
 RELOCATED SINK UNDER
 WINDOW AS PER SKETCH

68

W



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

BY
 VG

N.T.S.
 PAGE No.
 1 OF 1

Greenpark

FILE NAME:
MOUNTAIN ASH 4X-REV SINK LOCATION

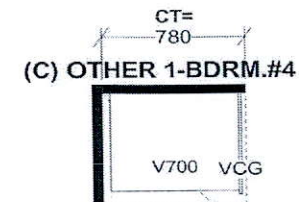
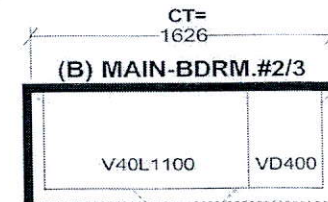
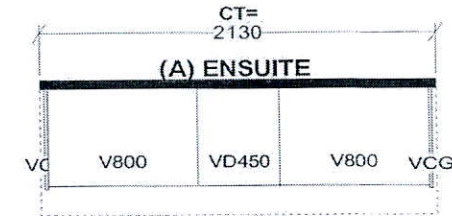
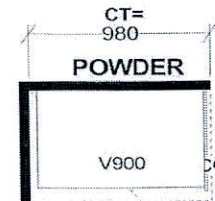
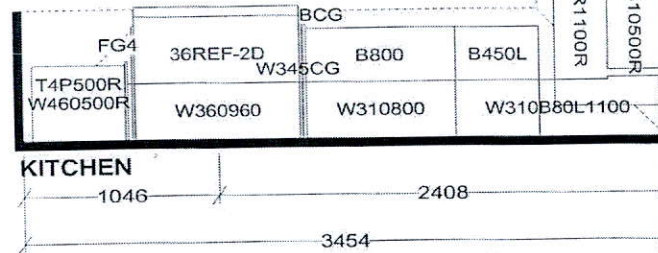
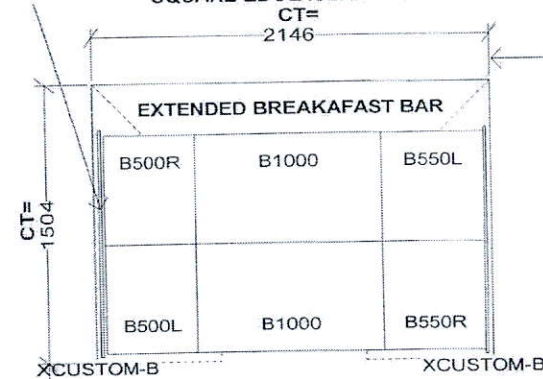
PAULINE
JUL 21 20

PROTOTYPE FOR EXTRAS
THIS LAYOUT CONTAINS EXTRAS
THAT ARE NOT PART OF CONTRACT

RELOCATE SINK
E! DW TO STUE WALL

PROVIDE GABLE
WITH CUT-OUT
FOR ELECT. PLUG

SQUARE EDGE ISLAND TOP



SS

HD

Selba Industries

J#

WWIDTH _____ 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: MAY 13 20

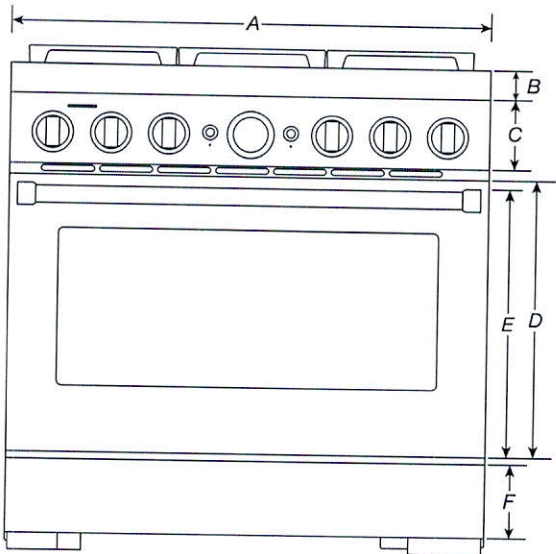
JOB NUMBER:
BUILDER: GREENPARK
SITE: RUSSELL GARDENS PH.3
MODEL: MOUNTAINASH 4X EL 1,2,3
LOT #:

DIMENSIONS

COMMERCIAL-STYLE RANGES

PRODUCT DIMENSIONS

MODEL #	30" (76.2 cm) RANGES DUAL-FUEL/GAS KFDC500J/KFGC500J		36" (91.4 cm) RANGES DUAL-FUEL/GAS KFDC506J/KFGC506J	
	in	cm	in	cm
Overall Width (A)	29 ⁷ / ₈	75.9	35 ⁷ / ₈	91.1
Bullnose Height (B)	2 ³ / ₁₆	5.6	2 ³ / ₁₆	5.6
Control Panel Height (C)	5 ⁵ / ₁₆	13.5	5 ⁵ / ₁₆	13.5
Door Height (D)	20 ¹¹ / ₁₆	52.6	20 ¹¹ / ₁₆	52.6
Door Bottom to Handle Top (E)	20	50.8	20	50.8
Toe-Kick Height (F)	5 ¹ / ₂	14	5 ¹ / ₂	14



FRONT VIEW

IMPORTANT: Dimensional specifications are provided for planning purposes only.
Do not make any cutouts based on this information. Refer to the Installation Guide before selecting cabinetry, verifying electrical/gas connections, making cutouts or beginning installation. All KitchenAid® appliances are appropriately UL, CUL or CSA approved.

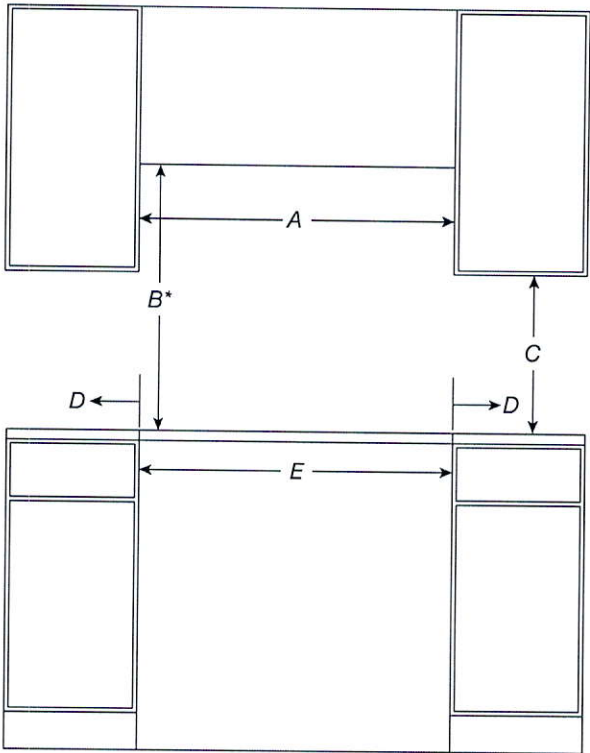
DIMENSIONS

COMMERCIAL-STYLE RANGES

OPENING/CLEARANCE DIMENSIONS

MODEL #	30" (76.2 cm) RANGES DUAL-FUEL/GAS KFDC500J/KFGC500J		36" (91.4 cm) RANGES DUAL-FUEL/GAS KFDC506J/KFGC506J		48" (121.9 cm) RANGES DUAL-FUEL/GAS KFDC558J/KFGC558J	
Unit of Measurement	in	cm	in	cm	in	cm
Combustible Area above Cooking Surface Width (min.) (A)	30	76.2	36	91.4	48	121.9
Bottom of Cabinet Height above Cooking Surface (min.) (B)*	42	106.7	58	147.3	58	147.3
Bottom of Cabinet Height above Countertop (min.) (C)	18	45.7	18	45.7	18	45.7
Distance to Fixed Wall or Combustible Material (min.) (D)	12	30.5	12	30.5	12	30.5
Opening Width (min.) (E)	30	76.2	36	91.4	48	121.9

* If installing a hood or hood liner above the range, follow the hood or hood liner instructions for dimensional clearances above the cooking surface.



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