



MAGNOLIA

2C1

2 BEDROOM | 2.5 BATH

1162 SQ FT

PLUS APPROXIMATELY
56 SQ FT
PATIO/BALCONY AREA

SUITE: 318

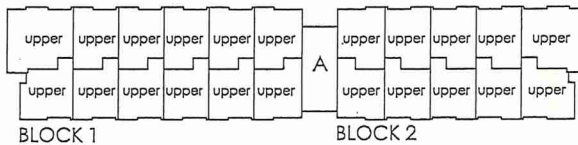
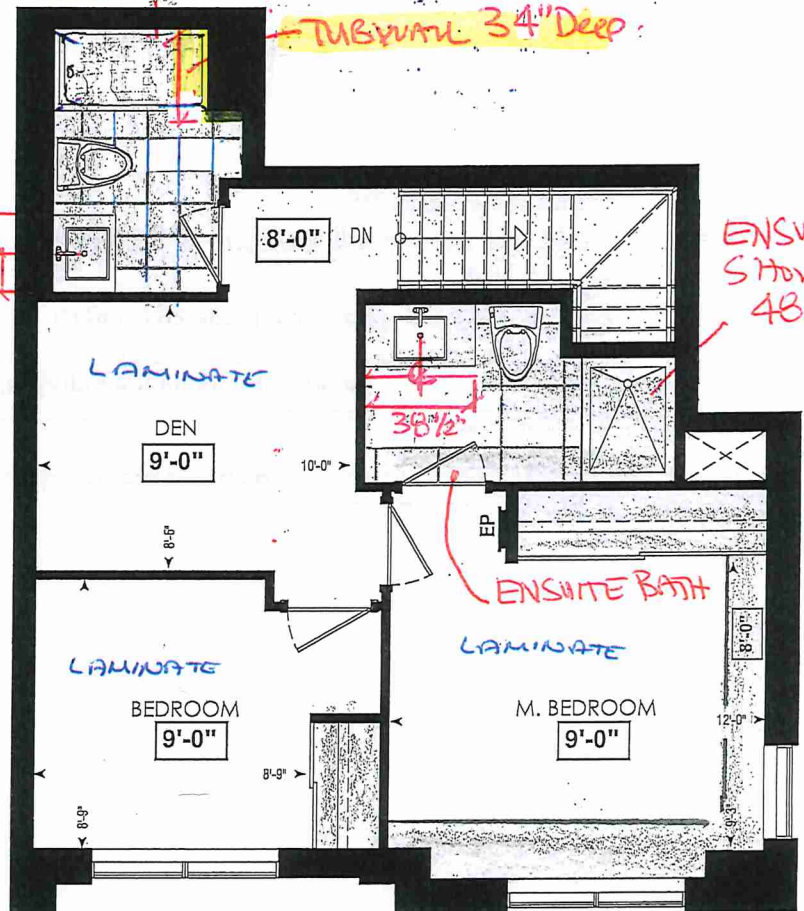
BUILDING A

MAIN BATH

TUBWALL 34" Deep

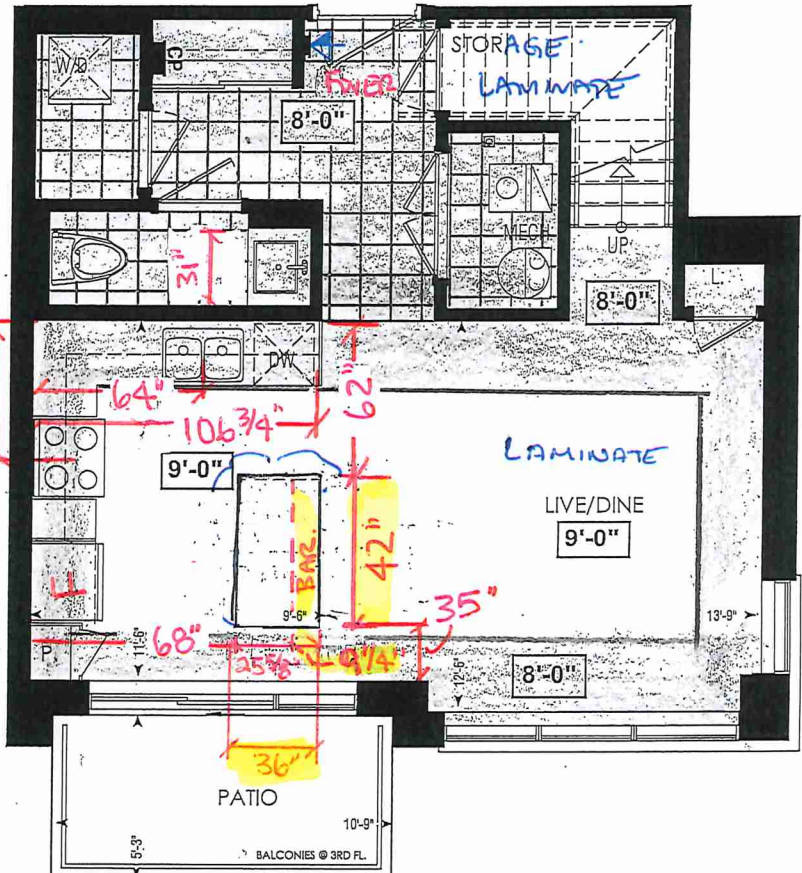
ENSUITE
SHOWER
48"x36"

35 1/2"
18 1/4"



FOURTH FL.

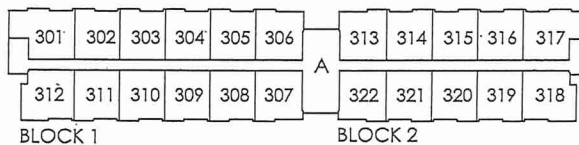
Powder Room
138" (140")
120 3/4"
52"



LOCATION OF
KITCHEN LIGHTS
REFER TO
KITCHEN DWG.

LEGEND:

- SECURITY PANEL
- EP ELECTRICAL PANEL
- CP COMMUNICATION PANEL
- WM WATER METER
- DROPPED AREA



THIRD FL.

RECEIVED
NOV 24 2021

Dimensions, specifications, layouts, window sizes, and materials are approximate only, may vary, and are subject to change as provided in the Agreement of Purchase & Sale. Plans may be reversed. Illustrations are artist's concept. E&O.E.



SITE COPY

CONSTRUCTION SUMMARY

Forestside Estates Inc.

PURCHASER: NICOLA FACCIUOLO

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
318 BLOCK 2	6-III	Magnolia 2C1*	13-Apr-23	

Date Added: 25-Feb-22

Invoice Number: 7731

<p>1 - APPLIANCE PACKAGE- Install the Standard Appliance Package. To be installed throughout the suite, where applicable (See Sketch)</p> <p>Note:</p>
<p>75 - FOYER - FLOORING- Install UPGRADE 1 FLOOR TILE (13X13 New Reeds Silver) throughout the foyer where applicable in lieu of the builder's standard floor tile. To be installed straight/stacked (See sketch)</p> <p>Note:</p>
<p>1 - KITCHEN & BATHROOMS - Purchaser has DECLINED All Upgrades offered during decor appointment at the decor centre for kitchen & bathroom cabinetry. Standard Kitchen Layout & Standard Bathroom Vanities to be installed as per standard plan. (See Sketch)</p> <p>Note:</p>
<p>1 - KITCHEN - CABINETRY - Install UPGRADE 2 CABINET DOORS (3101 Chantilly Lace) throughout the kitchen where applicable in lieu of the builder's standard. (See Sketch)</p> <p>Note:</p>
<p>1 - KITCHEN- CABINETRY - Install OPTIONAL ISLAND inside the Kitchen. (3101 Chantilly Lace) (ISLAND WITH ONE SET OF POT DRAWER (1SMALL, 2 DEEP) w/ PREMIUM SOFT CLOSE MOTION SLIDES AS PER DRAWINGS</p> <p>Note:</p>
<p>1 - KITCHEN - COUNTER - Install STONE COUNTERTOP on top of the OPTIONAL KITCHEN ISLAND. To install Emmerstone Maple White with the standard "A" Edge (See sketch)</p> <p>Note:</p>
<p>1 - KITCHEN - PLUMBING - Install the UPGRADED UNDERMOUNT sink in the kitchen- Install the BLANCO QUATRUS U1 SUPER SINGLE- Model # 401248. To include cut and polish</p> <p>Note:</p>
<p>1 - KITCHEN- PLUMBING - Kitchen Faucet STANDARD- DELTA Chrome Osler Pull Down Kitchen Faucet (Single Hole) - Model # 976 LF</p> <p>Note:</p>
<p>28 - POWDER ROOM- FLOORING- Install UPGRADE 1 FLOOR TILE (13X13 New Reeds Silver) throughout the Powder room where applicable in lieu of the builder's standard floor tile. To be installed straight/stacked (See sketch)</p> <p>Note:</p>
<p>1 - POWDER ROOM- CABINETRY - Install UPGRADE 2 CABINET DOORS (3101 Chantilly Lace) throughout the Powder Room where applicable in lieu of the builder's standard. (See Sketch)</p> <p>Note:</p>
<p>35 - MECHANICAL ROOM- FLOORING- Install UPGRADE 1 FLOOR TILE (13X13 New Reeds Silver) throughout the Mechanical Room where applicable in lieu of the builder's standard floor tile. To be installed straight/stacked (See sketch)</p> <p>Note:</p>
<p>28 - LAUNDRY- FLOORING- Install UPGRADE 1 FLOOR TILE (13X13 New Reeds Silver) throughout the Laundry Room where applicable in lieu of the builder's standard floor tile. To be installed straight/stacked (See sketch)</p> <p>Note:</p>
<p>1 - STAIRCASE VS FLOORING WOOD SPECIES DIFFERENCE: STAIRCASE - The purchaser was advised and therefore accepts and acknowledges that the wood species of the staircase and flooring chosen do not match. This difference may result in a stain colour varianc Note: The purchaser agrees that the vendor is to be exempt from any and all claims by the purchaser regarding this colour variance.</p>
<p>1 - STAIRCASE - STAIN - Stain Staircase Complete from main to second floor throughout where applicable. To be stained Vintage Red Oak Pewter. To include handrail, posts, treads. (See sketch) Note: Risers and Stringers to remain painted white</p>



SITE COPY

CONSTRUCTION SUMMARY

Forestside Estates Inc.

PURCHASER: NICOLA FACCIUOLO

TEL:

LOT NUMBER	PHASE	HOUSE TYPE	CLOSING DATE	
318 BLOCK 2	6-III	Magnolia 2C1*	13-Apr-23	

Date Added: 25-Feb-22 Invoice Number: 7731

<p>1 - STAIRCASE VS FLOORING STAINING DIFFERENCE: STAIRCASE - The purchaser was advised and therefore accepts and acknowledges that the stain of the staircase and flooring chosen do not match. This difference might result in an undesirable colour variance. Note: The purchaser agrees that the vendor is to be exempt from any and all claims by the purchaser regarding this colour variance.</p>
<p>1 - MAIN BATH- FLOORING - Purchaser accepts & acknowledges that the floor tiles on the Main Bath will be installed stacked NOT brick pattern. Note:</p>
<p>1 - POWDER ROOM /MASTER ENSUITE / MAIN BATH- Install the Standard 3" Splash throughout all bathroom vanity counter tops, where applicable. To include the Powder Room, Main Bath and the Master Ensuite Note:</p>
<p>1 - POWDER ROOM/ MASTER ENSUITE / MAIN BATH- Install the builders standard Plumbing Fixtures throughout all bathrooms, where applicable. To Include the Master Ensuite & Main Bath & Powder Room Note:</p>
<p>1 - KITCHEN / MAIN BATH/ MASTER ENSUITE / POWDER ROOM - Stone slabs vary in size & all seams are visible & the fabricator reserves the right to position the seams as necessary. Note:</p>
<p>50 - MASTER ENSUITE - FLOORING- Install UPGRADE 1 FLOOR TILE (13X13 New Reeds Silver) throughout the Master ensuite where applicable in lieu of the builder's standard floor tile. To be installed straight/stacked (See sketch) Note:</p>
<p>1 - MASTER ENSUITE- CABINETRY - Install UPGRADE 2 CABINET DOORS (3101 Chantilly Lace) throughout the Master ensuite where applicable in lieu of the builder's standard. (See Sketch) Note:</p>
<p>40 - MAIN BATH - FLOORING- Install UPGRADE 1 FLOOR TILE (13X13 New Reeds Silver) throughout the Main Bath where applicable in lieu of the builder's standard floor tile. To be installed straight/stacked (See sketch) Note:</p>
<p>35 - KITCHEN - WALL TILE - Install UPGRADE 1 BACKSPLASH (Glass tile, Twilight Coffee/Mocha Mosaic Sheets) throughout the Kitchen where applicable in lieu of the builder's standard backsplash. Does not include behind stove / behind fridge (see sketch) Note:</p>
<p>1 - MAIN BATH- CABINETRY - Install UPGRADE 2 CABINET DOORS (3101 Chantilly Lace) throughout the main bath where applicable in lieu of the builder's standard. (See Sketch) Note:</p>
<p>1 - MASTER BEDROOM - FLOORING - Install UPGRADED LAMINATE throughout the master bedroom where applicable in lieu of the builder's standard broadloom. Install 8" HIGHLAND ALDERSON OAK (EE-H-285) (See sketch) Note:</p>
<p>1 - BEDROOM #2 - FLOORING - Install UPGRADED LAMINATE throughout bedroom #2 where applicable in lieu of the builder's standard broadloom. Install 8" HIGHLAND ALDERSON OAK (EE-H-285) (See sketch) Note:</p>
<p>1 - PURCHASER AWARE AND ACCEPTS THAT ANY CHANGES MADE TO UPGRADES AFTER SIGNING THIS PURCHASERS EXTRA FORM ARE SUBJECT TO A MINIMUM ADMINISTRATION FEE OF \$1000 PLUS A 10% HOLDBACK FEE. Note:</p>
<p>1 - PURCHASER HAS ATTENDED A STRUCTURAL AND COLOR APPOINTMENT AT THE DECOR CENTRE AND HAS DECLINED ANY ADDITIONAL UPGRADES. Note:</p>



* INTERIOR COLOUR SCHEME *

DocuSign A

Purchaser	Decor Consultant	Model and Elevation	Telephone Res. / Bus	Project	Closing Date	Property
NICOLA FACCIUOLO	Denise Sue	Magnolia 2C1*	/	Forestside Estates Inc.	13/04/2023	318 BLOCK 2

Page 1 of 3

	Flooring				Wall Tile		Plumbing	
	Description	Main	Accent/Insert	Border / Listello	Pattern			
Master Ensuite	13x13 New Reads Silver (UPGRADE)	8X10 Calcatia Matte (STANDARD)	N/A	N/A	N/A		WHITE	
Main Bathroom	13x13 New Reads Silver (UPGRADE)	8X10 Calcatia Matte (STANDARD)	N/A	N/A	N/A		WHITE	
Powder Room	13x13 New Reads Silver (UPGRADE)	N/A						
Kitchen	8" Highland Alderson Oak EE-H-285 (STANDARD)	Twilight Mocha/Coffee Mosaic (UPG)	N/A	N/A	N/A		WHITE	
Laundry	13x13 New Reads Silver (UPGRADE)	N/A	N/A	N/A	N/A		See Notes	
Mechanical Room	13x13 New Reads Silver (UPGRADE)	N/A	N/A	N/A	N/A		N/A	
							N/A	

	Railings and Stairs				Cornice Moulding / Medalion	
	Railings	Pickets	Posts	Stringers	Foyer	
Foyer	(STD) OVAL RED OAK Pewter (UPG)	1/2" STEEL PLAIN SQ. FLAT BLACK (STD)	(STD) 3 1/2" Oak Sq. w/ Cap - Pewter (Upg)	PAINTED WHITE (STD)	Highland Alderson Oak EE-H-285 (STD)	N/A
Storage Room				RED OAK Vintage Pewter (UPGRADE)	Living Room	N/A
Living Room				PAINTED WHITE (STD)	Dining Room	N/A
Dining Room				N/A	Family Room	N/A
					Main Hall	N/A
					Kitchen	N/A
					2nd Floor Hall	N/A

	Trim				Notes	
	Baseboard & Casing	Front Door Glass	Interior Doors	Knobs	Hinges	Grip Set
2nd Floor Hall	STANDARD	N/A	STANDARD	STANDARD	STANDARD	STANDARD
Den						
Master Bedroom						
Bedroom 2						

Page 1 of 3

DocuSigned by:

Consultant: Denise Sue
Purchaser: NICOLA FACCIUOLO
Vendor: Forestside Estates Inc.

BUILDING A SUITE 318 BLK 2

BLANCO

Sink Specifications

Colour SKU
brushed finish 401248

Design and planning tips

- Min cabinet size: 36 in (915 mm)
- Bowl Depth: 9 in (230.0 mm)

Specifications:

Installation clips, Sink template, Installation instructions, 3 ½" (90 mm) stainless steel strainer

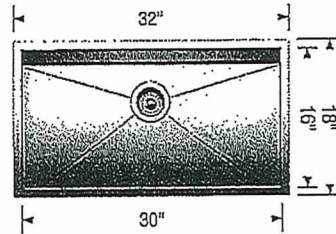
Depending on cabinet construction, a different cabinet size may be required. Consult the cabinet manufacturer.

Codes/Standards: ASME A112.19.3-2017/ CSA B45.4-17



QUATRUS U 1 SUPER SINGLE

Stainless steel brushed finish



*Install Builders Standard
Faucet*

Warranty

Limited lifetime warranty on all sinks and faucets. One-year warranty on all accessories and soap dispensers.

Code/Standards Compliance

BLANCO sinks and faucets are third-party tested and certified to CSA, cUPC, ANSI/ASME, IAPMO and NSF standards and listed by applicable certification bodies. For more information on individual product listings, contact our office or listing organization.



Need support? Learn more by watching our sink & faucet How-to videos:

<https://www.blanco.com/ca-en/support/how-to-videos/how-to-videos-for-sinks/>



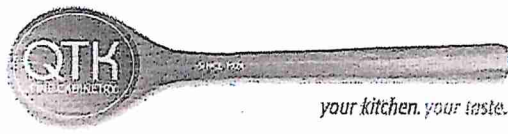
BLANCO Canada Inc
100 Corporation Drive
Brampton ON L6S 6B5

Tel & Fax:

Tel: 905-494-2400 Toll free: 1-877-425-2626

Fax: 905-494-2425 Toll free: 1-877-825-2626

While BLANCO strives to provide accurate information, all images and dimensions in this document are intended for reference only and are subject to change at any time without notice. This document is not intended for use as an installation guide. For technical installation details, refer to installation instructions provided with the product. BLANCO assumes no responsibility for the use of superseded or voided specifications.



80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca


CLIENT: ROYAL PINE HOMES	JOB NAME: 2C1 MAGNOLIA 20 REDD PINE	ROOM: KITCHEN	DRAWN BY: GS
SITE: FORESTSIDE ESTATES	DOOR STYLE: QTS 1022	DOOR HANDLE: __	SCALE: 1/2" = 1'-0"
PHONE: __	FINISH: __	DRW HANDLE: __	DATE: JUNE 12, 2020
EMAIL: __	SPECIES: LAMINATE	TOP: __	PAGE:

COMMENTS:

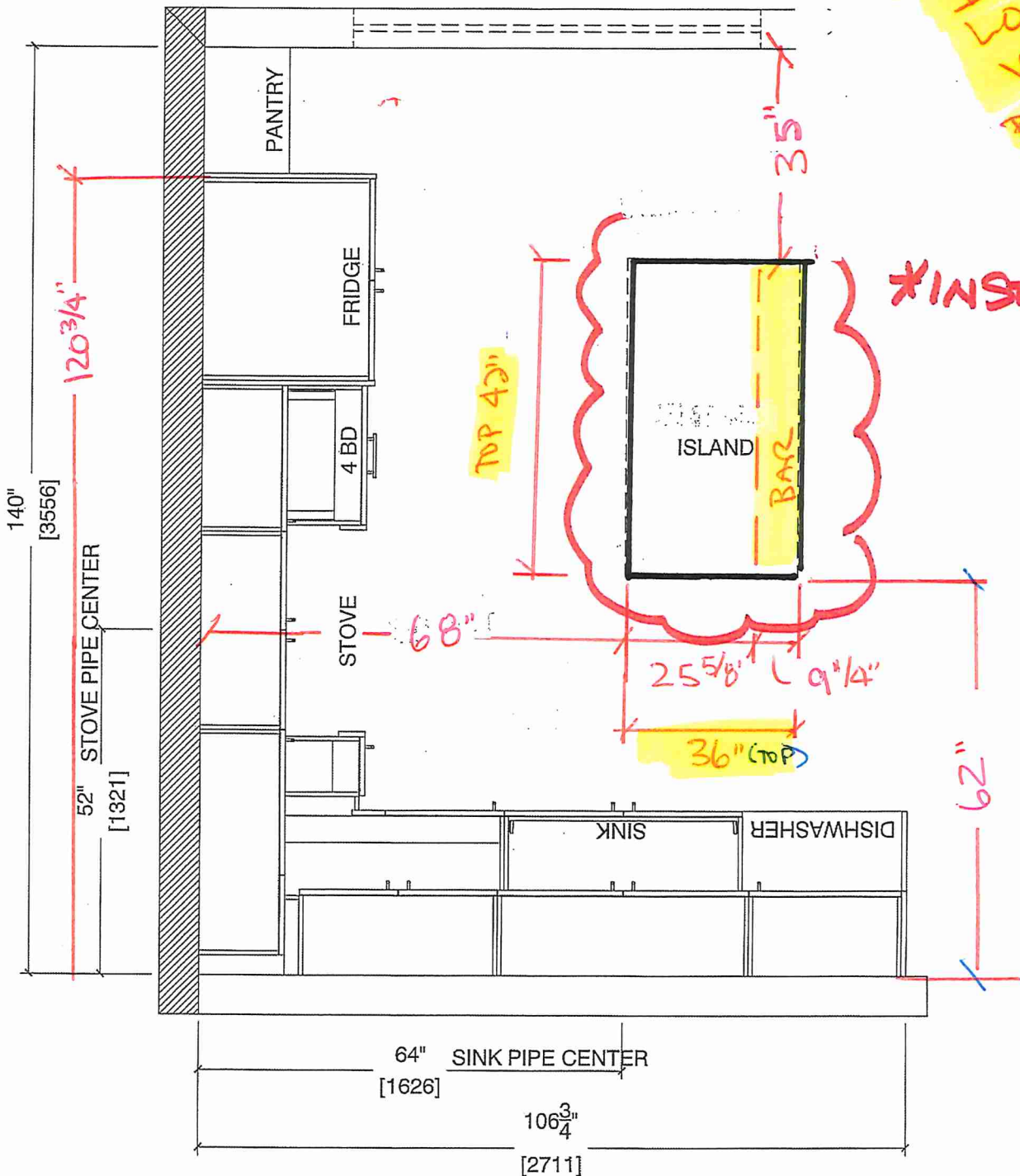
BUILDING A SUITE 318 BLK 2

Customer Agrees and Accepts the following conditions: 1. The Drawing is a representation only and the installed cabinetry may vary slightly in product size, measurements, handle appearance and location and other details. Although Quality Tops & Kitchens Ltd. (QTK) does it's best to manufacture exactly what is shown here outside factors may prevent that and some variance is to be expected and accepted by the customer. 2. These drawings represent the intellectual property of QTK and as such the customer understands and accepts that all deposits given by the customer to QTK are non-refundable after QTK has supplied drawings (either physically or electronically) to the customer. If the customer decides to cancel the order after QTK has submitted drawings to the customer, the deposit will then be considered a design fee and no money will be returned to the customer.

KITCHEN PLAN 2C1

2C1 : 8 nos. 

*** Reflect Island Location in Brochure ***





80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: 2C, 2Ca-UPG2 2C1	ROOM: KITCHEN	DRAWN BY: VGP
SITE: FOREST SIDE	DOOR STYLE:	DOOR HANDLE:	SCALE: 1/2" = 1'-0"
PHONE:	FINISH:	DRW HANDLE:	DATE: 05 th Oct 2021
EMAIL:	SPECIES:	TOP:	PAGE:

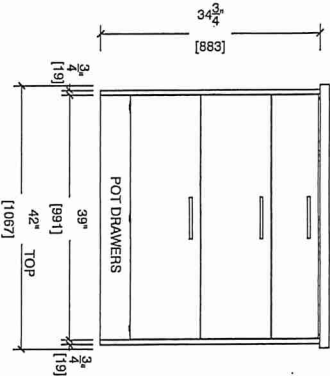
COMMENTS:

BUILDING A SUITE 318 BLK 2.

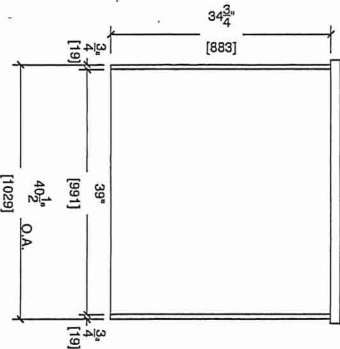
Customer Agrees and Accepts the following conditions: 1. The Drawing is a representation only and the installed cabinetry may vary slightly in product size, measurements, handle appearance and location and other details. Although Quality Tops & Kitchens Ltd. (QTK) does it's best to manufacture exactly what is shown here outside factors may prevent that and some variance is to be expected and accepted by the customer. 2. These drawings represent the intellectual property of QTK and as such the customer understands and accepts that all deposits given by the customer to QTK are non-refundable after QTK has supplied drawings (either physically or electronically) to the customer. If the customer decides to cancel the order after QTK has submitted drawings to the customer, the deposit will then be considered a design fee and no money will be returned to the customer.

OPTION 1

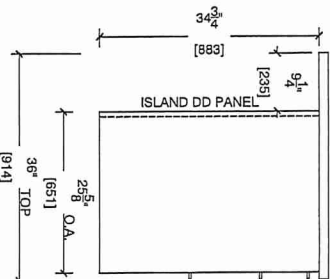
ISLAND FRONT ELEV



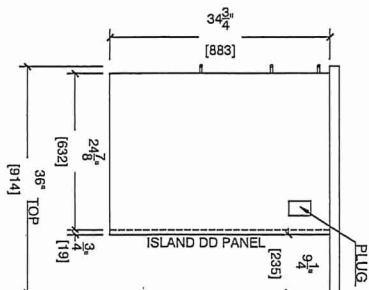
ISLAND BACK ELEV



ISLAND LEFT ELEV



ISLAND RIGHT ELEV





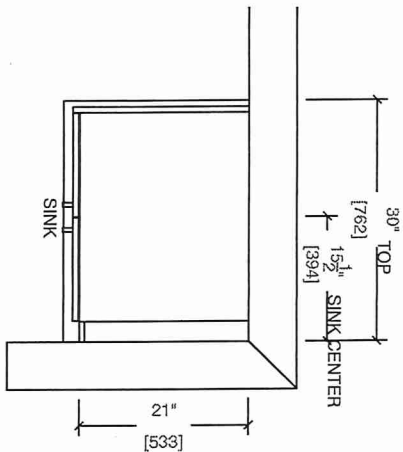
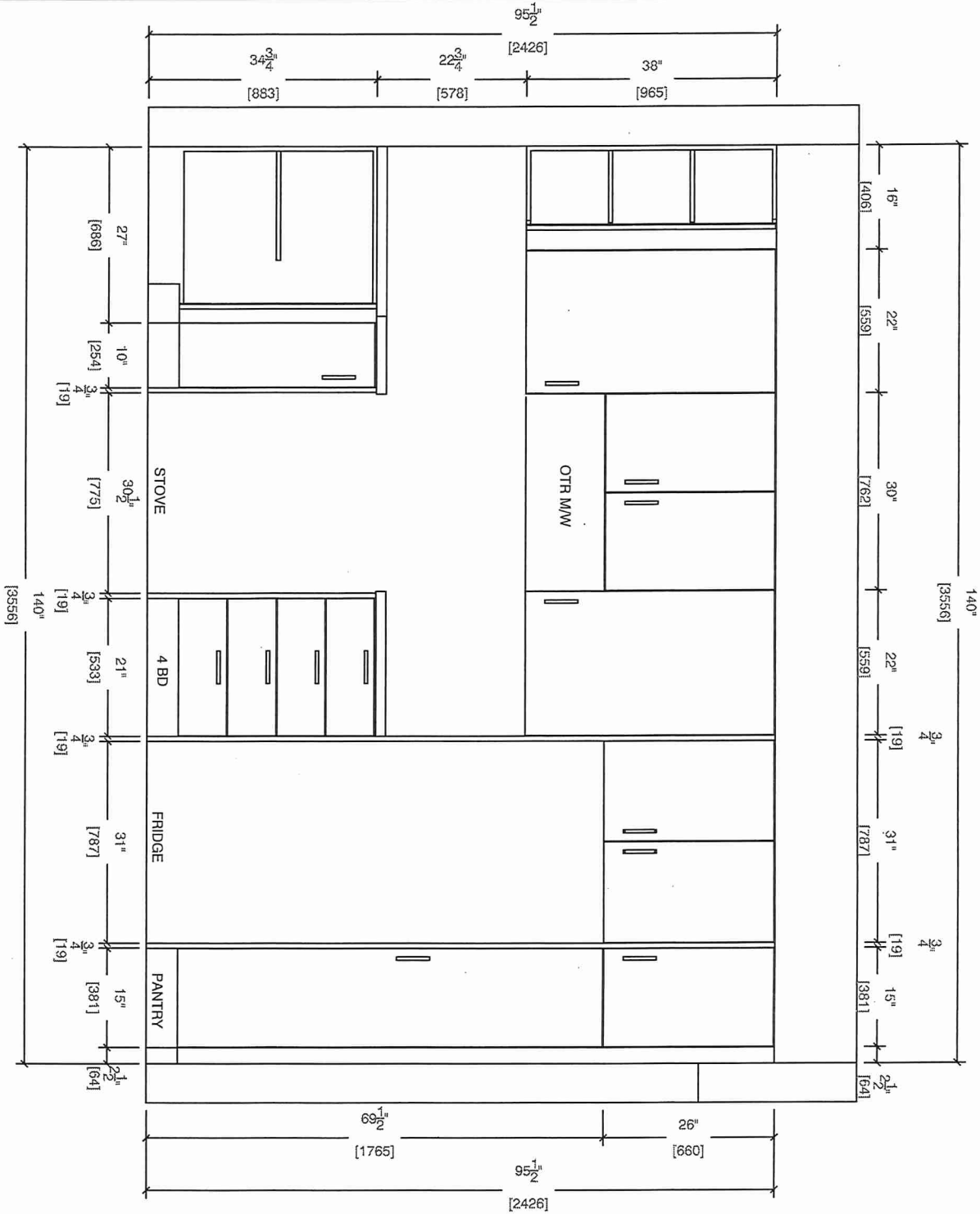
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: 2C1	ROOM: KITCHEN + VANITY	DRAWN BY: VGP
SITE: FOREST SIDE	DOOR STYLE: __	DOOR HANDLE: __	SCALE: 1/2" = 1'-0"
PHONE: __	FINISH: __	DRW HANDLE: __	DATE: 05 th Oct 2021
EMAIL: __	SPECIES: __	TOP: __	PAGE:

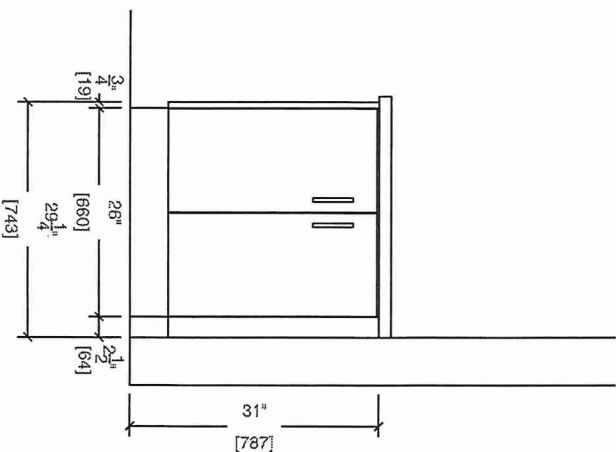
COMMENTS: *Building A Suite 318 Blk 2.*

Customer Agrees and Accepts the following conditions: 1. The Drawing is a representation only and the installed cabinetry may vary slightly in product size, measurements, handle appearance and location and other details. Although Quality Tops & Kitchens Ltd. (QTK) does it's best to manufacture exactly what is shown here outside factors may prevent that and some variance is to be expected and accepted by the customer. 2. These drawings represent the intellectual property of QTK and as such the customer understands and accepts that all deposits given by the customer to QTK are non-refundable after QTK has supplied drawings (either physically or electronically) to the customer. If the customer decides to cancel the order after QTK has submitted drawings to the customer, the deposit will then be considered a design fee and no money will be returned to the customer.

STOVE WALL ELEVATION



MAIN BATH (2ND FR)
4th Floor BATH





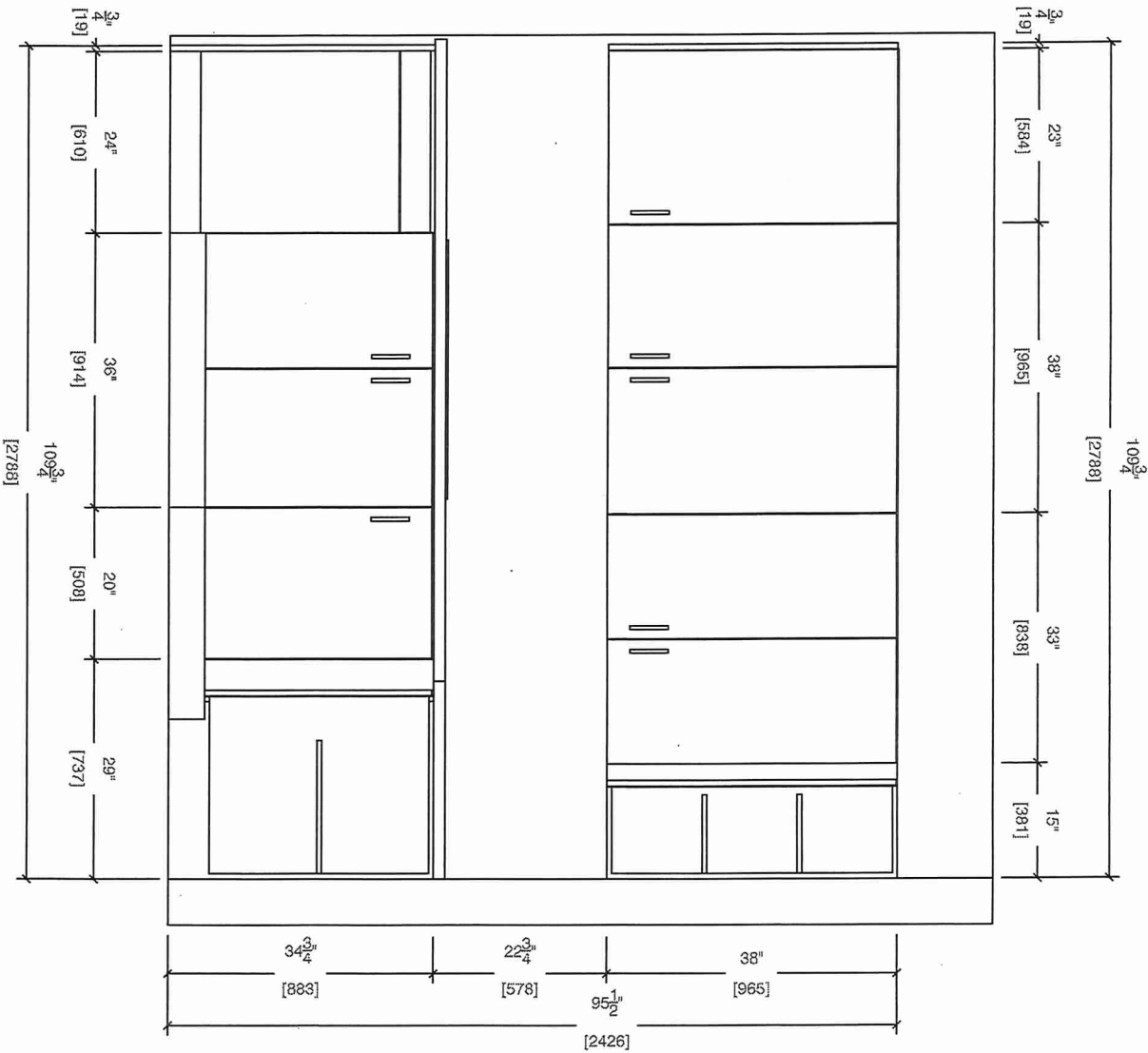
80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: 2C1	ROOM: KITCHEN + VANITY	DRAWN BY: VGP
SITE: FOREST SIDE	DOOR STYLE: __	DOOR HANDLE: __	SCALE: 1/2" = 1'-0"
PHONE: __	FINISH: __	DRW HANDLE: __	DATE: 05 th Oct 2021
EMAIL: __	SPECIES: __	TOP: __	PAGE:
COMMENTS:			

Building A Suite 318 BLK 2

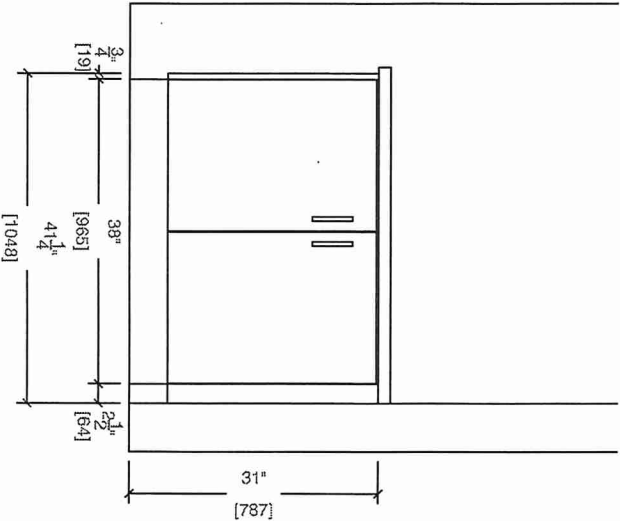
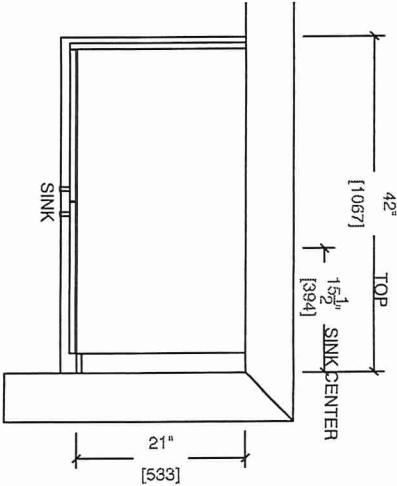
Customer Agrees and Accepts the following conditions: 1. The Drawing is a representation only and the installed cabinetry may vary slightly in product size, measurements, handle appearance and location and other details. Although Quality Tops & Kitchens Ltd. (QTK) does it's best to manufacture exactly what is shown here outside factors may prevent that and some variance is to be expected and accepted by the customer. 2. These drawings represent the intellectual property of QTK and as such the customer understands and accepts that all deposits given by the customer to QTK are non-refundable after QTK has supplied drawings (either physically or electronically) to the customer. If the customer decides to cancel the order after QTK has submitted drawings to the customer, the deposit will then be considered a design fee and no money will be returned to the customer.

SINK WALL ELEVATION



MASTER ENSUITE

4th FLOOR ENSUITE



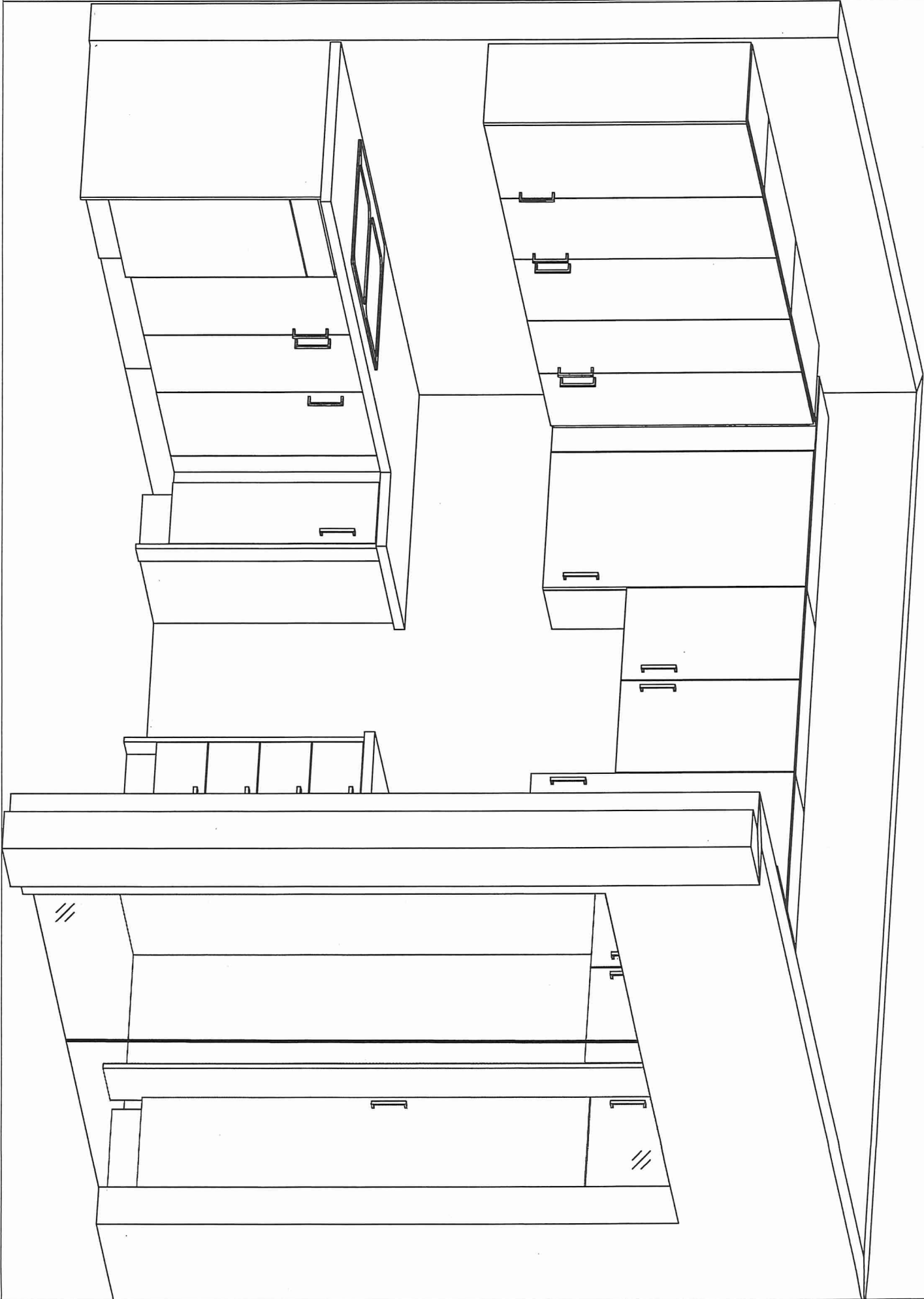


80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	JOB NAME: 2C1	ROOM: KITCHEN	DRAWN BY: VGP
SITE: FOREST SIDE	DOOR STYLE: __	DOOR HANDLE: __	SCALE: 1/2" = 1'-0"
PHONE: __	FINISH: __	DRW HANDLE: __	DATE: 05 th Oct 2021
EMAIL: __	SPECIES: __	TOP: __	PAGE:

COMMENTS: *Building A Suite 318 BLK 2.*

Customer Agrees and Accepts the following conditions: 1. The Drawing is a representation only and the installed cabinetry may vary slightly in product size, measurements, handle appearance and location and other details. Although Quality Tops & Kitchens Ltd. (QTK) does it's best to manufacture exactly what is shown here outside factors may prevent that and some variance is to be expected and accepted by the customer. 2. These drawings represent the intellectual property of QTK and as such the customer understands and accepts that all deposits given by the customer to QTK are non-refundable after QTK has supplied drawings (either physically or electronically) to the customer. If the customer decides to cancel the order after QTK has submitted drawings to the customer, the deposit will then be considered a design fee and no money will be returned to the customer.





80 Sante Drive, Vaughan, ON L4K 3C4
T 416.746.1811 F 905.761.5901
www.QTK.ca info@qtk.ca

CLIENT: ROYAL PINE HOMES	MODEL : 2C, 2Ca HOLLY, 2C1 MAGNOLIA 2D RED PINE, 2C1 WINTERGREEN	ROOM: VANITY	DRAWN BY: GS
SITE: FORESTSIDE ESTATES	DOOR STYLE: QTS 1022	DOOR HANDLE: __	SCALE: 1/2" = 1'-0"
PHONE: __	FINISH: __	DRW HANDLE: __	DATE: JUNE 12, 2020
EMAIL: __	SPECIES: LAMINATE	TOP: __	PAGE:

COMMENTS:
BUILDING A SUITE 318 BLK 2

Customer Agrees and Accepts the following conditions: 1. The Drawing is a representation only and the installed cabinetry may vary slightly in product size, measurements, handle appearance and location and other details. Although Quality Tops & Kitchens Ltd. (QTK) does it's best to manufacture exactly what is shown here outside factors may prevent that and some variance is to be expected and accepted by the customer. 2. These drawings represent the intellectual property of QTK and as such the customer understands and accepts that all deposits given by the customer to QTK are non-refundable after QTK has supplied drawings (either physically or electronically) to the customer. If the customer decides to cancel the order after QTK has submitted drawings to the customer, the deposit will then be considered a design fee and no money will be returned to the customer.

POWDER ROOM PLAN (~~2C~~, ~~2Ca~~, 2C1, ~~2D~~, ~~2D2~~)

- ~~2C~~

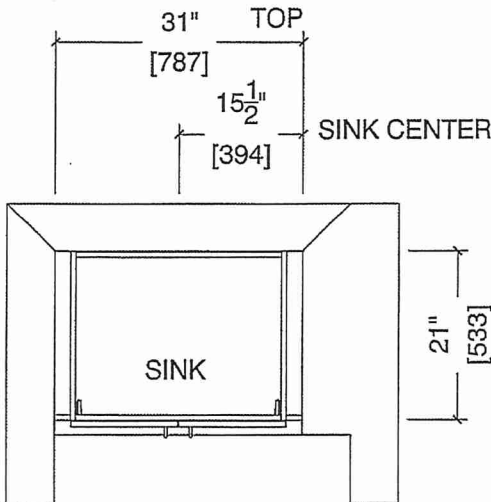
: 24 nos.
- ~~2Ca~~

: 4 nos.
- 2C1

: 8 nos.
- ~~2D~~

: 24 nos.
- ~~2D2~~

: 6 nos.



POWDER ROOM ELEVATION (~~2C~~, ~~2Ca~~, 2C1, ~~2D~~, ~~2D2~~)

