

CONSTRUCTION SUMMARY

Red Oaks on Bayview - Trinimont Developments Inc.

RECEIVED

FEB - 9 2023

TEL:

PURCHASERS: JOHN PHILLIP YANG and PEGGY PUI KEI LI

LOT / PHASE 7 / 1	REG. PLAN # 65M-4737	HOUSE TYPE Mahogany Elev A		
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CABINETRY

1 - NOTE: REVISED LAYOUT AT 2ND FLOOR - SEE SKETCH

SEPARATE ENSUITES AT BEDROOM ENSUITE #2 AND BEDROOM ENSUITE #3 (IN LIEU OF SHARED BATH).
08Feb23 Note:

1 - CABINETRY PROVISION - PROVISION FOR PLUG ON ISLAND (PLUG EXTRA ORDERED SEPARATELY)
13Oct22 Note:

CONSTRUCTION

1 - PROVISION FOR SHAMPOO NICHE APPROX. 14" WIDE X 20" HIGH AS PER SKETCH - IF CONSTRUCTION PERMITS
MASTER ENSUITE
13Oct22 Note:

1 - REVISE SHARED ENSUITE BETWEEN BEDROOM 2 AND 3 INTO TWO SEPARATE PRIVATE ENSUITES.

***SEE SKETCH
07Oct22 Note:

1 - INCREASE CEILING HEIGHT TO 11FT- FIRST FLOOR
06Oct22 Note: SEE SKETCH ATTACHED

1 - INCREASE BASEMENT CEILING HEIGHT TOT 9FT - MEASURED FROM TOP OF FOOTING TO TOP OF FOUNDATION WALL
06Oct22 Note:

COUNTER TOP

1 - SHAMPOO NICHE 14" WIDE X 20" HIGH AS PER SKETCH - MARBLE, GRANITE OR QUARTZ - IF CONSTRUCTION PERMITS -
REQUIRES PROVISION FROM CONSTRUCTION
MASTER ENSUITE
13Oct22 Note: SUPPLY & INSTALL

ELECTICAL

1 - PLUG - ROUGH-IN FOR ELECTRIC CAR PLUG IN GARAGE - FOR FUTURE ELECTRIC CAR - 240V / 40-50 AMPS
13Oct22 Note: SPECIFICATIONS REQUIRED

ELECTRICAL

1 - DELETE STANDARD SERVERY AND MAIN HALL LIGHT TO ACCOMODATE POTLIGHTS- SEE SKETCH
13Oct22 Note:

1 - FAN - BATHROOM EXHAUST FAN - ENERGY STAR 80 CFM - IN LIEU OF STANDARD FAN
MASTER ENSUITE
13Oct22 Note:

1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE
13Oct22 Note:

1 - PLUG - ELECTRICAL PLUG - ADD TO ISLAND
13Oct22 Note:

1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND
13Oct22 Note:

1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING
13Oct22 Note:

MISCELLANEOUS

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LOT / PHASE	REG. PLAN #	HOUSE TYPE		
7 / 1	65M-4737	Mahogany Elev A		

1 - PURCHASER DELIVERS HERewith A FURTHER DEPOSIT OF \$15,000.00 PAID BY AMEX AND TO BE APPLIED TO THE PURCHASE PRICE AS PER THE TERMS OF THE AGREEMENT OF PURCHASE AND SALE IN REFERENCE TO PE #27817 AND PE #27632
13Oct22 Note:

1 - If the Purchase selects an increased ceiling height over the Vendor's standard ceiling height, then the Purchaser acknowledges that as a result of the increased ceiling height various modifications to the interior and exterior of the dwelling unit may be
06Oct22 Note: made, including but not limited to, additional risers on the staircase(s), modifications to the layout, design, exterior elevation, door and window locations and size and/or structural components of the dwelling unit and the Purchaser hereby accepts such modifications which will be at the sole and unfettered discretion of the Vendor.

1 - The Purchaser(s) acknowledge that all measurements and locations are approximate only and are subject to verification on site and may be adjusted to accommodate site conditions. Purchaser acknowledges that not all of the above modifications were
06Oct22 Note: available or offered to the purchaser

1 - If the Purchaser has purchased or been provided with a 9 foot basement concrete pour (being an increase from the Vendor's standard basement depth) the depth is measured from the top of footing to the top of foundation wall.
06Oct22 Note: The increased depth will result in increased ceiling height in various areas of the basement however, the Vendor makes no representation as to the ceiling height in the basement and the ceiling height will not be uniform. The Purchaser acknowledges that mechanical, electrical and other systems will require bulkheads and dropped ceilings in various locations in the basement if and when the Purchaser elects to finish the basement.

PLUMBING

1 - NOTE: REVISED LAYOUT AT 2ND FLOOR

SEPARATE PRIVATE ENSUITES AT BEDROOM ENSUITE #2 AND BEDROOM ENSUITE #3 (IN LIEU OF SHARED BATH)
08Feb23 Note:

1 - DELTA SHOWER KIT - DELTA DRYDEN CHROME - DF-KIT10-WS- MASTER ENSUITE
13Oct22 Note:

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY
13Oct22 Note:

**1 - ADD SINK WITH FAUCET TO SERVERY- SINK BLANCO- HORIZON U1 8" #401251
FAUCET- DELTA TRINSIC BAR #9159-DST CHROME**
13Oct22 Note:

INSTALL SINK ON END CLOSEST TO DINING RM AS PER PURCHASERS DIRECT REQUEST* SEE SKETCH**

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER
06Oct22 Note:

EXTRAS AS PER OFFER

EXTERIOR BRICK SELECTION: The Purchaser(s) acknowledge that the Vendor will make every effort to accommodate the Purchasers first choice brick selection. ?In the event of a colour conflict, we will automatically proceed to your second or third choice.
Worksheet Note:

1st Choice: Exterior Colour Scheme 4 - Westmont
Worksheet Note:

2nd Choice: Exterior Colour Scheme 2 - Manchester
Worksheet Note:

3rd Choice: Exterior Colour Scheme 5 - Arnprior
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:

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TEL:

LOT / PHASE 7 / 1	REG. PLAN # 65M-4737	HOUSE TYPE Mahogany Elev A		
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ONERISER
DESIGNS

20 RIVERMEDE ROAD, UNIT 101
CONCORD, ONTARIO
L4K 3N3
PHONE: (905) 669-2111
FAX: (905) 602-1163
WWW.ONERISER.CA

CLIENT: TRINITY POINT DEVELOPMENTS

PROJECT: PARKGATE CITY OF RICHMOND HILL

REVISIONS	
1	AUG. 13/20 ISSUED FOR CLIENT REVIEW
2	AUG. 24/20 ISSUED FOR CLIENT REVIEW
3	SEPT. 10/20 REVISED PER CLIENT COMMENTS
4	OCT. 22/20 FRONT ELEV. ISS. FOR REVIEW
5	DEC. 11/20 ISSUED FOR CLIENT REVIEW
6	DEC. 15/20 ISSUED FOR A/C REVIEW
7	DEC. 21/20 REVISED PER A/C COMMENTS

LOT 7

AREA:
EL. A = 3852 sq. ft.

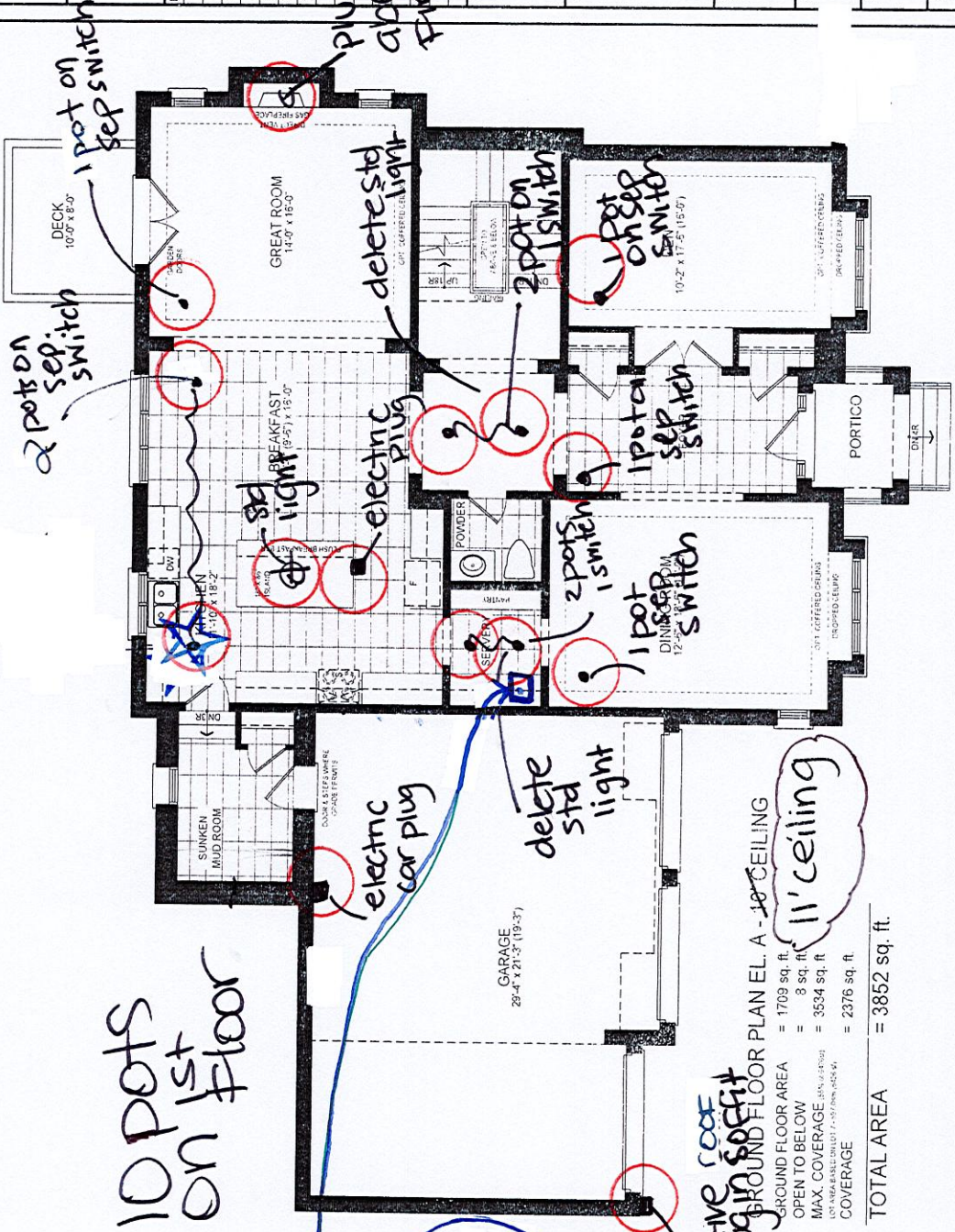
INCLUDING OPEN TO BELOW AREA

PROJECT NUMBER: 20-14

DRAWN BY: PS

SCALE: 1/8" = 1'-0"

DRAWING NO.: 2 OF 7



10 pots on 1st floor

Bar.
Add sink.
+ faucet
to servery.
★ Install sink on end
closest to
dining rm. (Jan 2023)

Testive roof
plug in specit
GROUND FLOOR PLAN EL. A - 10' CEILING
GROUND FLOOR AREA = 1703 sq. ft.
OPEN TO BELOW = 8 sq. ft.
MAX. COVERAGE (10' x 10' FLOOR) = 3534 sq. ft.
MAX. COVERAGE (10' x 10' FLOOR) = 2376 sq. ft.
TOTAL AREA = 3852 sq. ft.

LOT 7
TRINIMONT DEV. INC.
RED OAKS ON BAYVIEW
RICHMOND HILL, ONTARIO

MAHOGAN Y
ELEVATION A

REVISIONS:

1. REVISE SHARED ENSUITE
BETWEEN BEDROOM 2 AND 3
INTO TWO SEPARATE
PRIVATE ENSUITES.



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.

PAGE No.

1 OF 1

BY

MB

TRINITY POINT