

CONSTRUCTION SUMMARY

Red Oaks on Bayview - Trinimont Developments Inc.

PURCHASERS: ERIC KENG and MICHELLE CHRISTINE KONG

TEL:

LOT / PHASE 5 / 1	REG. PLAN # 65M-4737	HOUSE TYPE Hawthorn 3 Elev A		
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CABINETRY

1 - KITCHEN ISLAND - PROVISION FOR BAR FRIDGE (PLUG ORDERED SEPARATELY) **SEE SKETCH FOR LOCATION 06Oct22 Note:	
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CABINETRY ACCESSORIES

2 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - UPGRADE 2 06Oct22 Note: 48" FRIDGE	
1 - KITCHEN CABINETRY - BUILT-IN FRIDGE CABINET 06Oct22 Note:	
1 - KITCHEN CABINETRY BASE - BUILT-IN - MICROWAVE BASE CABINET WITH SINGLE POT DRAWER - 800MM WIDE - UPGRADE 2 06Oct22 Note: **SEE SKETCH FOR LOCATION ***AT ISLAND***	
1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - UPGRADE 2 06Oct22 Note: ADDITIONAL POT/PAN DRAWER UNIT REQUIRED BELOW COOKTOP FOR 48" WIDE COOKTOP	
1 - KITCHEN CABINETRY BASE - COOKTOP CABINET WITH POT DRAWERS (2 DRAWERS) - UPGRADE 2 06Oct22 Note:	
1 - KITCHEN CABINETRY - BUILT-IN DOUBLE OVEN - UPGRADE 2 *AT STOVE WALL AT END OF RUN - SEE SKETCH 06Oct22 Note:	

CONSTRUCTION

1 - BASEMENT WALK-OUT (PER AMENDMENT DATED OCTOBER 6/22). 06Feb23 Note:	
1 - KITCHEN - PROVISIONS FOR POT FILLER 06Oct22 Note:	
1 - PROVISION FOR SHAMPOO NICHE APPROX. 14" WIDE X 20" HIGH AS PER SKETCH - IF CONSTRUCTION PERMITS 06Oct22 Note: MASTER ENSUITE	
1 - ADD 12" TRANSOM ON TOP OF WINDOWS AND DOORS ON THE FIRST FLOOR 06Oct22 Note: SEE PURCHASER ALTERATION FORM	
1 - INCREASE ARCHWAY WIDTH FROM HALL INTO BREAKFAST ROOM APPROXIMATELY 7' -0" WIDE 06Oct22 Note: ***SEE PURCHASER ALTERATION FORM / SKETCH***	
1 - INCREASE CEILING HEIGHT TO 11' - FIRST FLOOR 06Oct22 Note: ***SEE PURCHASER ALTERATION FORM / SKETCH***	
1 - INCREASE BASEMENT CEILING HEIGHT TO 9FT - MEASURED FROM TOP OF FOOTING TO TOP OF FOUNDATION WALL 06Oct22 Note:	

COUNTER TOP

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LOT / PHASE 5 / 1	REG. PLAN # 65M-4737	HOUSE TYPE Hawthorn 3 Elev A		
1 - SHAMPOO NICHE 14" WIDE X 20" HIGH AS PER SKETCH – MARBLE, GRANITE OR QUARTZ – IF CONSTRUCTION PERMITS - REQUIRES PROVISION FROM CONSTRUCTION 06Oct22 Note: SUPPLY & INSTALL MASTER ENSUITE				

ELECTICAL

1 - PLUG – ROUGH-IN FOR ELECTRIC CAR PLUG IN GARAGE – FOR FUTURE ELECTRIC CAR – 240V / 40-50 AMPS 06Oct22 Note: SPECIFICATIONS REQUIRED	
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ELECTRICAL

1 - PLUG - ELECTRICAL PLUG 06Oct22 Note: FOR BUILT -IN BAR FRIDGE @ ISLAND -SEE SKETCH FOR LOCATION	
1 - PLUG - ELECTRICAL PLUG - FOR BUILT-IN MICROWAVE- 06Oct22 Note: **SEE SKETCH FOR LOCATION *** AT ISLAND ***	
1 - BUILT IN OVEN AND COOKTOP PROVISION - PROVISION ONLY - ELECTRICAL ONLY - 06Oct22 Note:	
1 - FAN - BATHROOM EXHAUST FAN - ENERGY STAR 80 CFM - IN LIEU OF STANDARD FAN 06Oct22 Note: MASTER ENSUITE	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 06Oct22 Note: GREAT ROOM	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 06Oct22 Note:	
1 - DELETE STANDARD LIGHT FIXTURE - DEN 06Oct22 Note:	
1 - DELETE STANDARD LIGHT FIXTURE - MAIN HALL 06Oct22 Note:	
1 - DELETE STANDARD LIGHT FIXTURE - FOYER 06Oct22 Note:	
10 - POT LIGHT - FIRST FLOOR INSTALLATION - (10 POTLIGHTS STANDARD FEATURE) - SEE SKETCH FOR LOCATION 06Oct22 Note: 2 @ FOYER *DELETE STANDARD LIGHT 1 @ LIVING RM 1 @ DINING ROOM -STANDARD LIGHT TO REMAIN CENTERED 2 @ MAIN HALL *DELETE STANDARD LIGHT 1 @ KITCHEN - STANDARD LIGHTS TO REMAIN ON SEPARATE SWITCHES. 1 @ BREAKFAST AREA ON SEPARATE SWITCH 1 @ GREAT ROOM - STANDARD LIGHT TO REMAIN CENTERED 1 @ DEN - *DELETE STANDARD LIGHT	
2 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING 06Oct22 Note: **SEE SKETCH FOR LOCATION - IF CONSTRUCTION PERMITS	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 06Oct22 Note:	
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5 / 1	65M-4737	Hawthorn 3 Elev A		

MISCELLANEOUS

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 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.	
06Oct22 Note:	
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 available or offered to the Purchaser.	
06Oct22 Note:	
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 - DELTA SHOWER KIT - ZURA - DF-KIT19 - CHROME	
06Oct22 Note: MASTER ENSUITE	
1 - KITCHEN – POT FILLER – DELTA CONTEMPORARY CHROME POT FILLER #1165LF	
06Oct22 Note:	
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY	
06Oct22 Note:	

PROMOTIONAL

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

EXTRAS AS PER OFFER

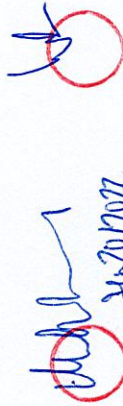
The Vendor agrees that notwithstanding any other term or provision in this Agreement included in the Purchase Price and in addition to those items detailed in Schedule GP to the Agreement of Purchase and Sale, the Purchaser is entitled to a credit of Ten Worksheet Note:	
EXTERIOR BRICK SELECTION: The 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 7 - Roayl Grey Worksheet Note:	
2nd Choice: Exterior Colour Scheme 9 - Crimson Worksheet Note:	
3rd Choice: Exterior Colour Scheme 2 -Westmont Worksheet Note:	

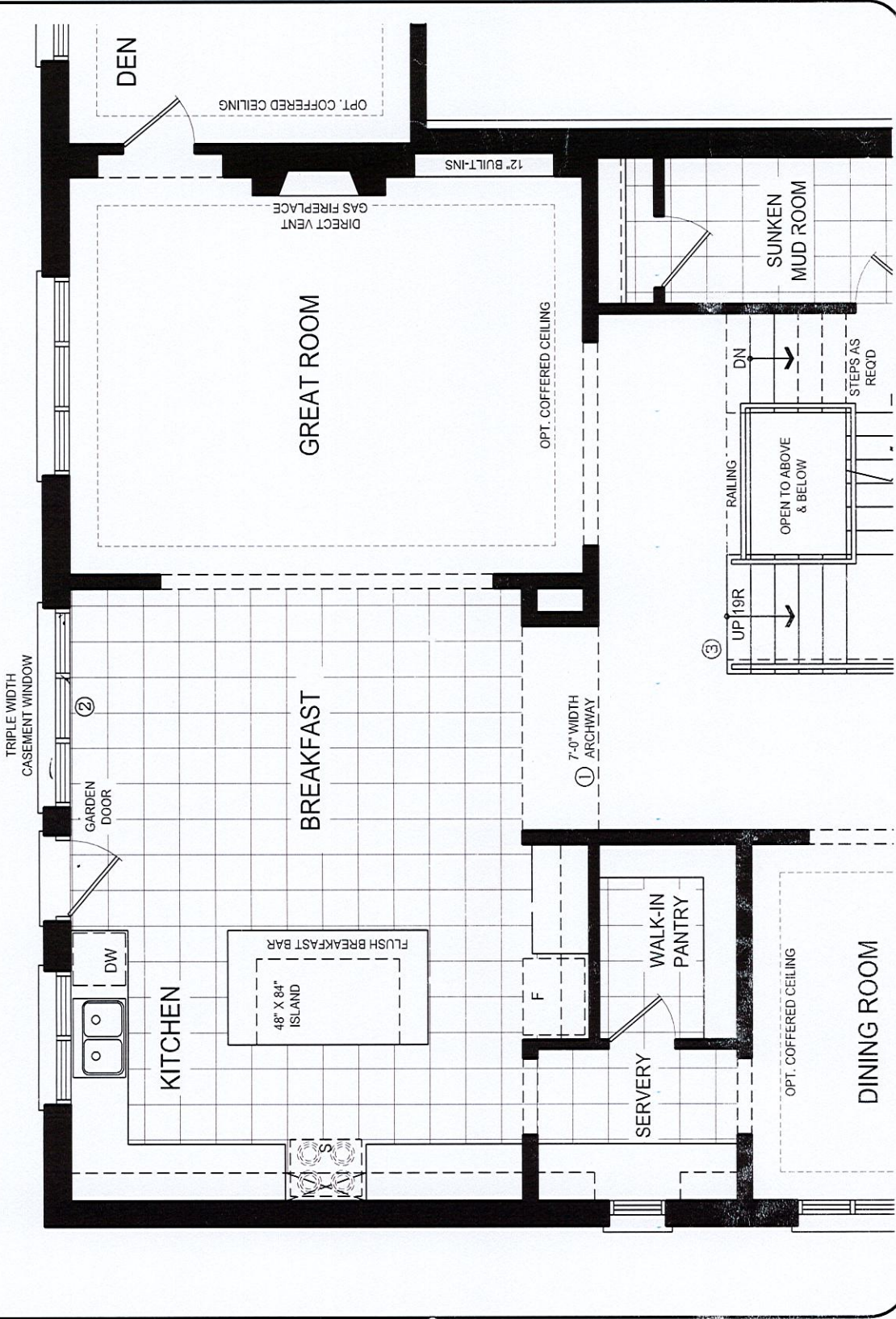
LOT 5
TRINIMONT DEV. INC.
RED OAKS ON BAYVIEW
RICHMOND HILL, ONTARIO

THE HAWTHORN 3
ELEVATION A

REVISIONS:

1. INCREASE ARCHWAY WIDTH FROM HALL INTO BREAKFAST ROOM.
2. INCREASE BREAKFAST ROOM WINDOW WIDTH TO TRIPLE CASEMENT.
3. ADD EXTRA RISER TO STAIRS DUE TO INCREASED CEILING HEIGHT.


26/20/2022



MAIN 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 PAGE NO. MB 1 OF 2

TRINITY POINT

LOT 5
TRINIMONT DEV. INC.
RED OAKS ON BAYVIEW
RICHMOND HILL, ONTARIO

THE HAWTHORN 3
ELEVATION A

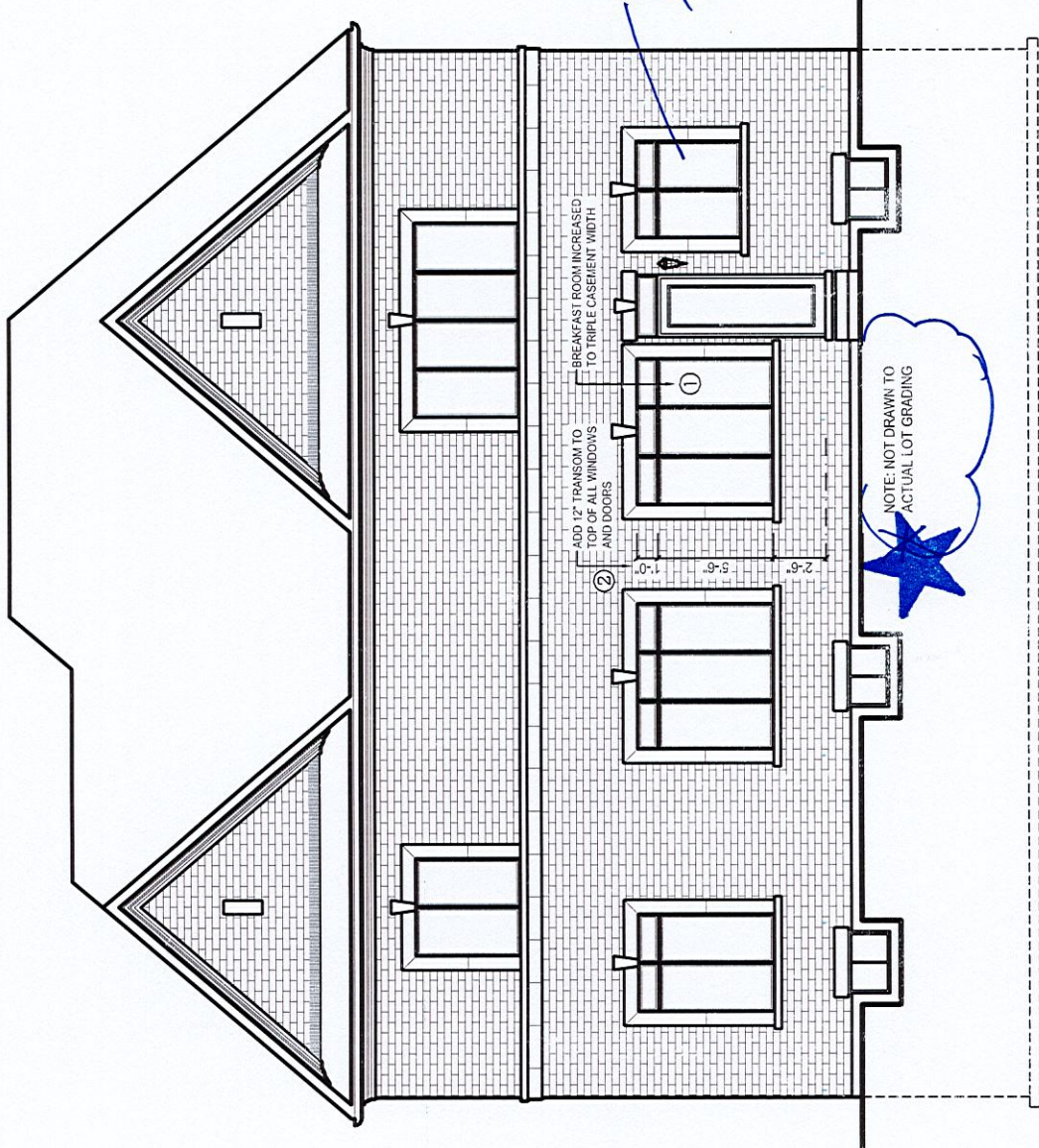
REVISIONS:

1. INCREASE BREAKFAST ROOM WINDOW WIDTH TO TRIPLE CASEMENT.
2. ADD 12" TRANSON TO TOP OF WINDOWS AND DOORS ON THE FIRST FLOOR.

[Signature]

Sep 20/2022

11 FT MAIN FLOOR
CEILING HEIGHT



REAR ELEVATION 'A'

sketch
for main
level only

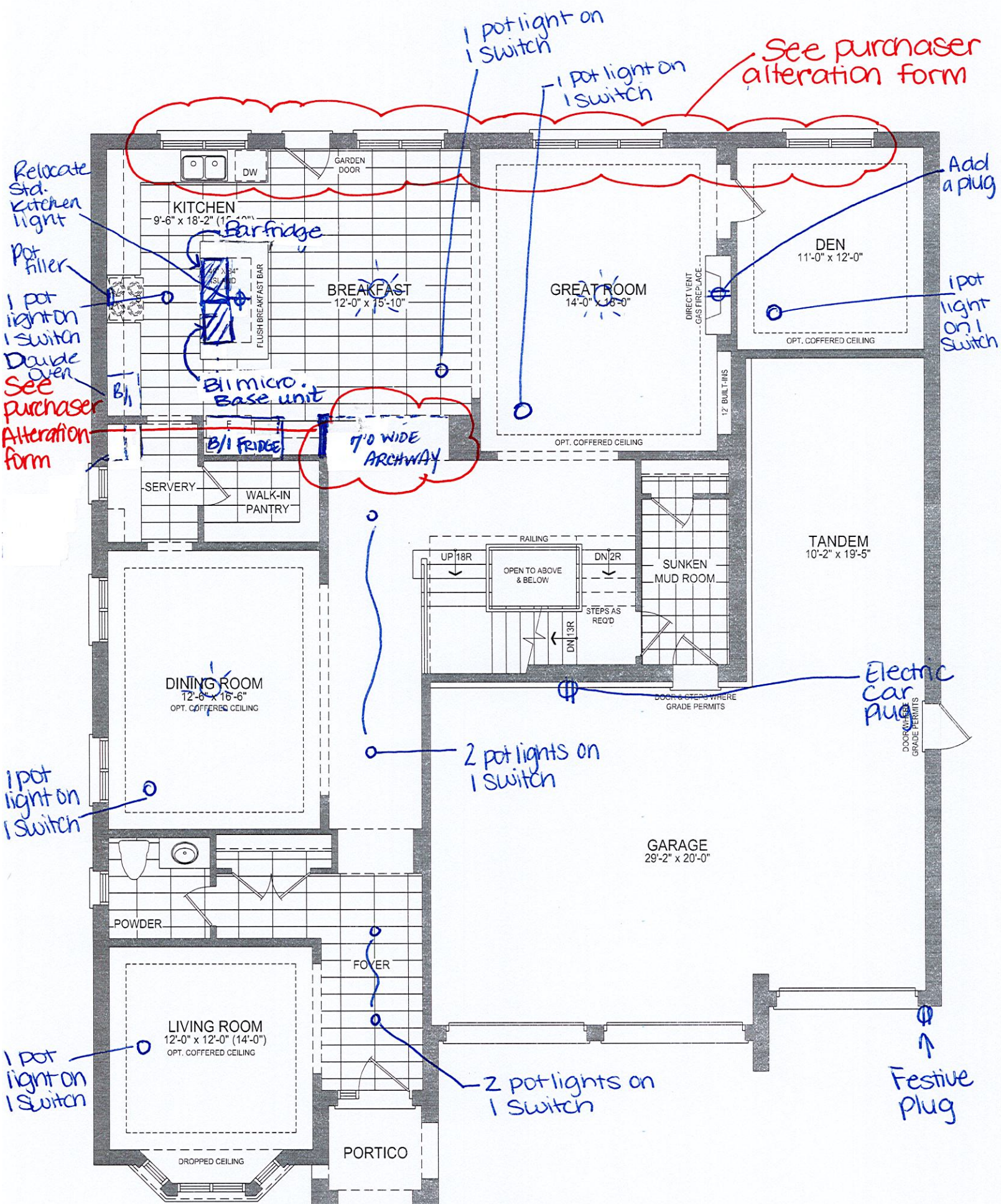
NOTE: NOT DRAWN TO
ACTUAL LOT GRADING

*BASEMENT WALK-OUT PER AMENDMENT (09-422)

ELEVATION

REGION DESIGN INC.		SCALE	N.T.S.	TRINITY POINT
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		MB	2 OF 2	

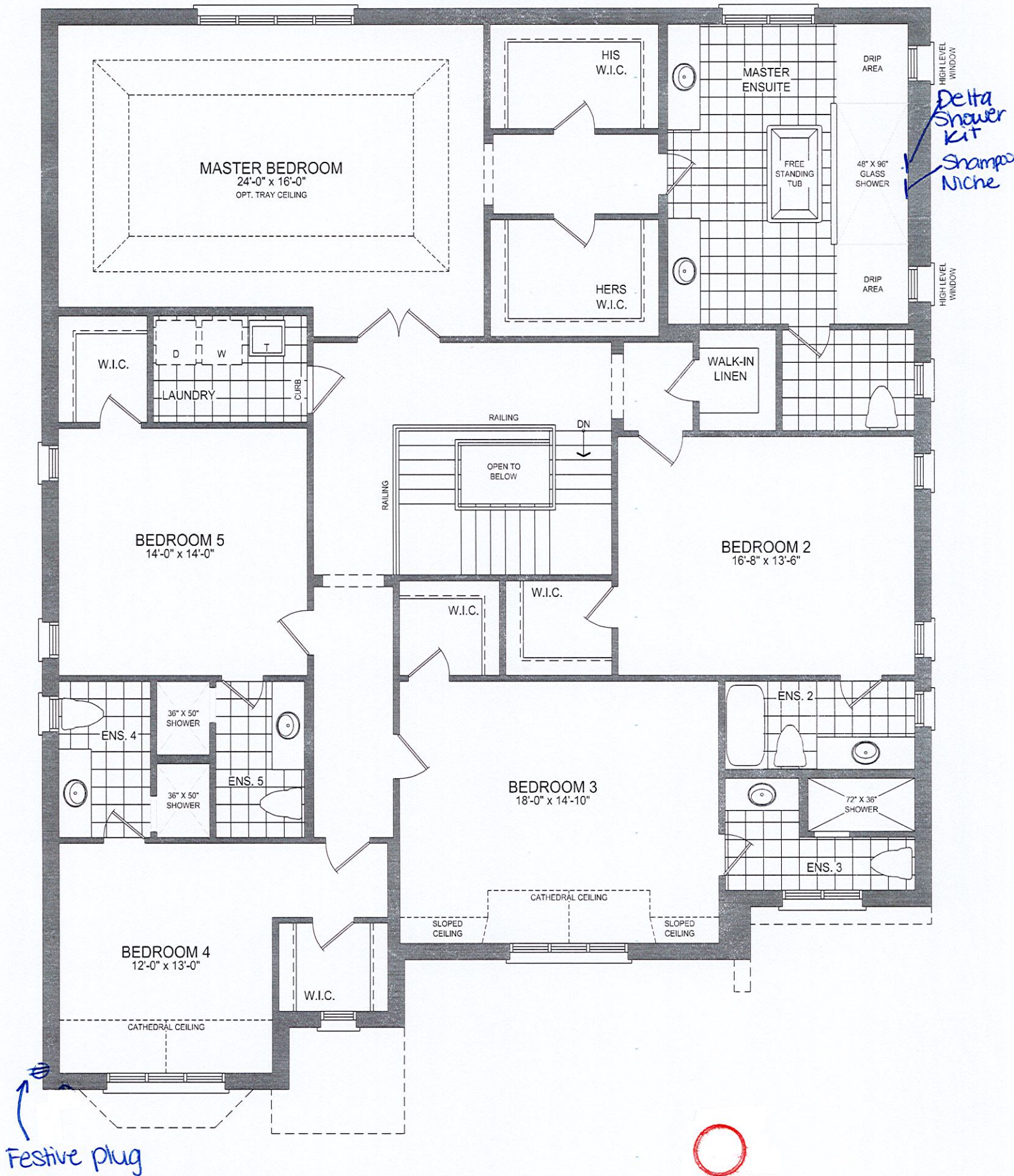
Trinimont Lot #5
Hawthorn 3 Elev A



60-3 GROUND FLOOR PLAN EL. A - ~~10~~ CEILING

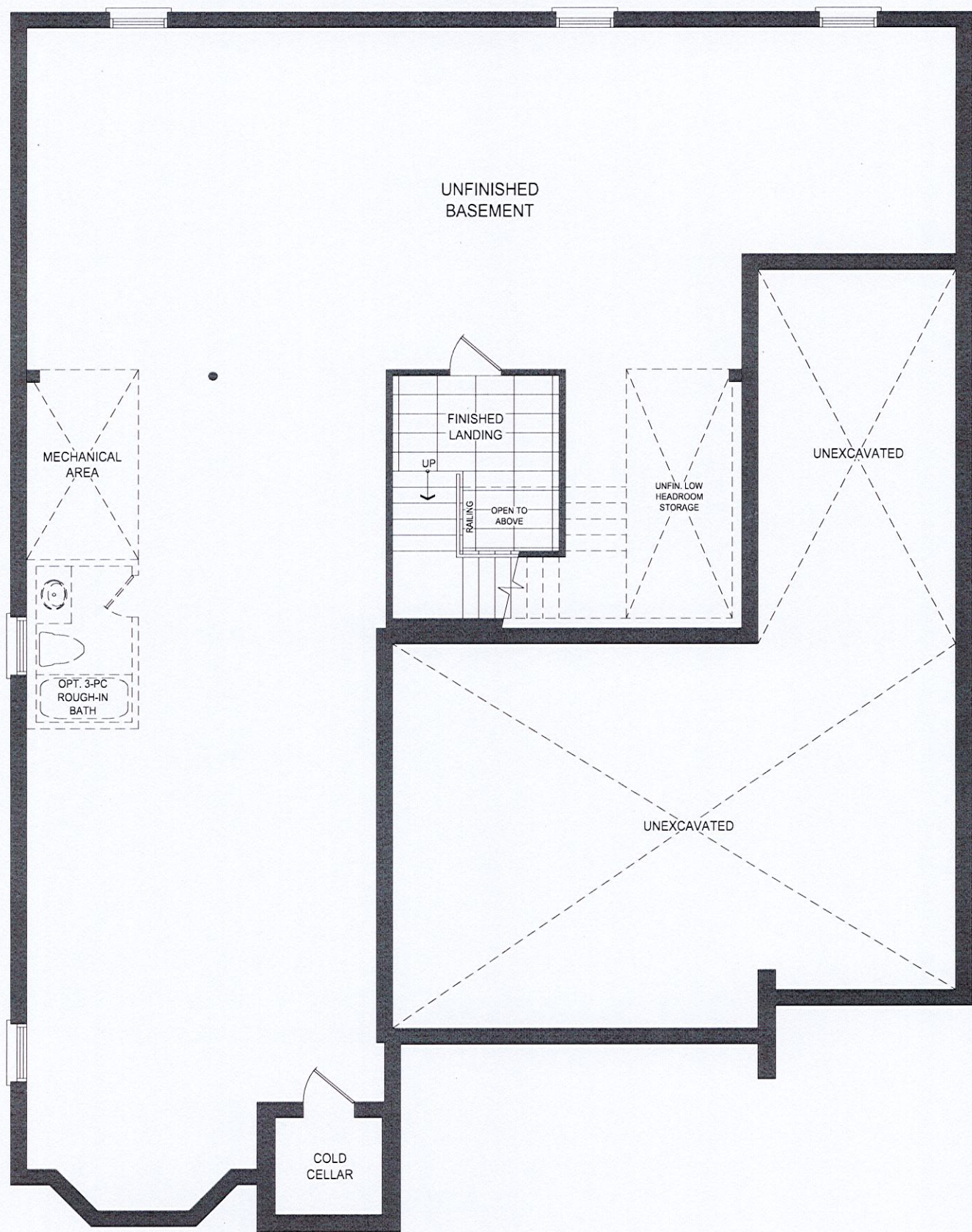
- * Gas line Rough-in for stove
- * Water line for fridge
- * increase ceiling height to 11' - first floor
- * add 12" transom on top of windows + doors on first floor

Trinimont Lot #5
Hawthorn 3 Elev A



60-3 SECOND FLOOR PLAN EL. A - 9' CEILING

LOT 5 TRINIMONT.



60-3 BASEMENT PLAN EL. A

* increase basement ceiling height to 9ft

Trinimart Lot #5
Hawthorn 3
Elev A

The Hawthorn 3

