

CONSTRUCTION SUMMARY

Red Oaks on Bayview - Trinimont Developments Inc.

RECEIVED
NOV 09 2023

TEL:

PURCHASER: MEIFEN XU

LOT / PHASE 150 / 1	REG. PLAN # 65M-4737	HOUSE TYPE Birch 2 Elev A		
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CABINETRY

1 - VANITY - POWDER ROOM - UPGRADE 1 03Nov23 Note:	
1 - VANITY - ENSUITE 4 - UPGRADE 1 03Nov23 Note:	
1 - VANITY - SHARED ENSUITE 2/3 - UPGRADE 1 03Nov23 Note:	
1 - VANITY - PRIMARY ENSUITE - UPGRADE 1 03Nov23 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD 30Oct23 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS THAT HIS FUTURE FREESTANDING FRIDGE WILL PROTRUDE FROM THE CABINETRY.	
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CERAMIC TILE

1 - GROUT COLOUR - UPGRADE GROUT COLOUR THROUGHOUT - FLAT FEE 30Oct23 Note:	
1 - TILE - UPGRADE 2 FLOOR TILE - POWDER ROOM 30Oct23 Note: STANDARD STACKED INSTALLATION TITANIUM 50 GROUT	
1 - TILE - UPGRADE 2 FLOOR TILE - KITCHEN/BREAKFAST 30Oct23 Note: STANDARD STACKED INSTALLATION TITANIUM 50 GROUT	
1 - TILE - UPGRADE 2 FLOOR TILE - FOYER 30Oct23 Note: STANDARD STACKED INSTALLATION TITANIUM 50 GROUT	

CONSTRUCTION

1 - PURCHASER HAS ELECTED TO HAVE THE VENDOR CONSTRUCT THE DWELLING UNIT BY INSTALLING THE GARAGE MAN DOOR WITH ACCESS TO THE INTERIOR OF THE DWELLING UNIT IN ACCORDANCE WITH THE PLANS INITIALED AND ATTACHED TO THIS AMENDMENT. 22Jun23 Note:	
1 - INCREASE BASEMENT CEILING HEIGHT TO 9FT- MEASURED FROM TOP OF FOOTING TO TOP OF FOUNDATION WALL. If the Purchaser has purchased or been provided with an 8-foot 6-inch basement concrete pour (being an increase from the Vendor's standard basement depth) 17May23 Note: the depth is measured from the top of footing to the top of foundation wall. 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.	

COUNTER TOP

1 - UPGRADE COUNTER TOP - KITCHEN STD EDGE #360 30Oct23 Note: COMBINED WITH VENDORS STANDARD UNDERMOUNT KITCHEN SINK AND VENDORS STANDARD SINGLE LEVER FAUCET	
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ELECTRICAL

<div>CONSTRUCTION SUMMARY</div> <div>Red Oaks on Bayview - Trinimont Developments Inc.</div>				
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LOT / PHASE	REG. PLAN #	HOUSE TYPE		
150 / 1	65M-4737	Birch 2 Elev A		

<div>1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND - CONSTRUCTION PERMITTING</div> <div>03Aug23 Note:</div> <div>PURCHASER ACKNOWLEDGES AND ACCEPTS THAT LIGHT LOCATION CANNOT BE GUARANTEED DUE TO STUD AND MECHANICAL PLACEMENT. PURCHASER ACCEPTS LIGHT LOCATION AT VENDORS SOLE DISCRETION.</div>	
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HARDWOOD FLOORING

<div>1 - LAMINATE – UPGRADE TO PARKLANE SERIES IN LIEU OF STANDARD LAMINATE</div> <div>30Oct23 Note:</div>	
<div>1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 3 1/4 INCH NATURAL RED OAK - FIRST FLOOR IN STANDARD HARDWOOD AREAS</div> <div>30Oct23 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS THAT DIRECTION OF HARDWOOD FLOORING INSTALLED IN THE MAIN HALLWAY MAY DIFFER FROM THAT OF THE ADJACENT ROOMS DUE TO THE DIRECTION OF FLOOR JOISTS.</div>	

MIRRORS AND GLASS

<div>1 - SHOWER DOOR HARDWARE - UPGRADE TO CHROME D-RING HANDLE HARDWARE</div> <div>PRIMARY ENSUITE SHOWER</div> <div>03Aug23 Note:</div>	
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MISCELLANEOUS

<div>1 - PURCHASER ACKNOWLEDGES AND ACCEPTS THAT ONCE THIS DOCUMENT HAS BEEN SIGNED AND EXECUTED BY ALL PARTIES HERETO, IT WILL BE FINAL. NO REQUESTS FOR CHANGES, DELETIONS,</div> <div>03Nov23 Note: ALTERATIONS AND /OR SUBSTITUTIONS TO WILL BE PERMITTED OR ENTERTAINED BY VENDOR – PER PE DATED NOV 3/23</div>	
<div>1 - Purchaser acknowledges that all Colour Selections and Finishes have been individually reviewed as documented. Purchaser further acknowledges that all selections, codes and descriptions are correct, and has instructed the Vendor</div> <div>30Oct23 Note:</div> <div>to proceed accordingly. The purchaser(s) hereby acknowledges, understands, and accepts that once this document has been signed and executed by all parties hereto, it will be Final. Absolutely no further requests for additions, changes, deletions and/or alterations, will be permitted or entertained, other than reselection due to unavailability.</div>	
<div>1 - PURCHASER ACKNOWLEDGES & ACCEPTS THAT ONCE THIS DOCUMENT HAS BEEN SIGNED AND EXECUTED BY ALL PARTIES HERETO, IT WILL BE FINAL. NO REQUESTS FOR CHANGES, DELETIONS, ALTERATIONS AND /OR SUBSTITUTIONS WILL BE PERMITTED OR ENTERTAINED BY VENDOR.</div> <div>03Aug23 Note: PER PE DATED AUGUST 3/23.</div>	
<div>1 - 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.</div> <div>17May23 Note: 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.</div>	

PROMOTIONAL

<div>1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER PER PE DATED MAY 10/23.</div> <div>17May23 Note:</div>	
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STAIRS AND RAILINGS

<div>2 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET</div> <div>30Oct23 Note: PURCHASER ACKNOWLEDGES, UNDERSTANDS AND ACCEPTS THAT 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.</div>	
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LOT / PHASE 150 / 1	REG. PLAN # 65M-4737	HOUSE TYPE Birch 2 Elev A		

EXTRAS AS PER OFFER

<div>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 Five Worksheet Note:</div> <div>REDEEEMED</div>	
<div>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:</div>	
<div>1st Choice: Exterior Colour Scheme 7 - Royal Grey Worksheet Note:</div>	
<div>2nd Choice: Exterior Colour Scheme 6 - Old Chicago Worksheet Note:</div>	

This Document is Extremely Time Sensitive - Printed 8 Nov 23 at 12:18

Purchaser:

MEIFEN XU

Telephone Res. / Bus:

/

Decor Advisor:

Sabrina Carano

Lock Date:

3-Nov-23

Property: 150

Project: Trinimont Developments Inc.

Model and Elevation: Birch 2 Elev A

Plan #: 65M-4737

Layout Changes:

☒ Yes ☐ No

Sketch Attached:

☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	DORAL K43 SUMMIT WHITE	468 SA
Laundry Room	N/A (TUB ON LEGS)	
Powder Room	RICHMOND 1048 FLAX	425 SA
Master Ensuite Bathroom	RICHMOND 1048 FLAX	425 SA
Ensuite Bath - Bedroom 2/3	RICHMOND 1048 FLAX	425 SA
Ensuite Bath - Bedroom 4	RICHMOND 1048 FLAX	425 SA
	N/A	
	N/A	
	N/A	

Appliances:

Built In Appliances

☐ Yes ☒ No

Dishwasher Cabinet

☐ Closed ☒ Open

41" Upper Cabinets

☒ Yes ☐ No

Please NOTE:

Standard Cabinet Height is 30"

Stove Opening

STD OPENING

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

Fridge Opening

STD 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	TAJ MAHAL QUARTZITE	#360
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-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 4	LAMINATE-CALCUTTA MARBLE 4925K-07	
	N/A	

** Refer to Construction Summary

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Model and Elevation: Birch 2 Elev A

30-Oct-23

Plan #: 65M-4737

3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	REMIX MARBRE (CALAC.) MATTE 24X24-TITANIUM 50	<input type="checkbox"/>	Metal Strip Where Applic.
Main Hall	N/A	<input type="checkbox"/>	
Kitchen / Breakfast	REMIX MARBRE (CALAC.) MATTE 24X24-TITANIUM 50	<input type="checkbox"/>	Standard Stacked Installation
Laundry Room	CONCRETE BEIGE 13X13 - Irish Cream 21	<input type="checkbox"/>	Standard Stacked Installation
Powder Room	REMIX MARBRE (CALAC.) MATTE 24X24-TITANIUM 50	<input type="checkbox"/>	Standard Stacked Installation
Master Ensuite Bathroom	KALMA BLANCO GLOSSY 12.5 X 12.5 - TITANIUM 50	<input type="checkbox"/>	Standard Stacked Installation
Master Ens. Shower Flr.	2x2 WHITE TILE -TITANIUM 50	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	KALMA BLANCO GLOSSY 12.5 X 12.5 - TITANIUM 50	<input type="checkbox"/>	Standard Stacked Installation
Ensuite Bath - Bedroom 4	E.B. PETRA CENDRA 12.5X12.5 - TITANIUM 50	<input type="checkbox"/>	Standard Stacked Installation
	N/A	<input type="checkbox"/>	N/A
	N/A	<input type="checkbox"/>	N/A

** 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	SILVIA WHITE 8X16 - TITANIUM 50	STANDARD HORIZONTAL STACKED INSTALLATIO
Bathtub Enclosure Walls	N/A	
Master Ens. Shower Flr.	N/A	
Ensuite Bath - Bedroom 2/3	SILVIA WHITE 8X16 - TITANIUM 50	STANDARD HORIZONTAL STACKED INSTALLATIO
Ensuite Bath - Bedroom 4	GROENLANDIA BLANC LUC. 8X16 - TITANIUM 50	STANDARD HORIZONTAL STACKED INSTALLATIO
	N/A	
	N/A	
Kitchen Backsplash	N/A	

** Refer to Construction Summary - TITANIUM 50 GROUT THROUGHOUT, UNLESS SPECIFIED
*** ALL SHOWER THRESHOLDS/JAMBS - QUARTZ WHITE (WHERE APPLICABLE AS PER PLAN).

5. Plumbing Fixtures

All Bathrooms

White

Whirlpool

☐ Yes ☒ No

Dishwasher Rough-In

☒ Yes ☐ No

Waterline for Fridge

☐ Yes ☒ No

** Refer to Construction Summary

6. Trim Carpentry

Interior Doors	As Per Construction Specifications
Interior Trim	As Per Construction Specifications
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

** Refer to Construction Summary

Initial: 

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Telephone Res. / Bus: /

Project: Trinimont Developments Inc.

Decor Advisor: Sabrina Carano

Model and Elevation: Birch 2 Elev A

Lock Date: 3-Nov-23

30-Oct-23

Plan #: 65M-4737

7. Outer Flooring		
Main Hall	HARDWOOD- Mirage - Admiration - Savanna Red Oak Exclusive Cashmere 5"	
Living Room	N/A	
Dining Room	HARDWOOD- Mirage - Admiration - Savanna Red Oak Exclusive Cashmere 5"	
Family Room	Great Rm-HARDWOOD- Mirage - Admiration - Savanna Red Oak Exclusive Cashmere 5"	
Den / Library / Study	HARDWOOD- Mirage - Admiration - Savanna Red Oak Exclusive Cashmere 5"	
Basement Landing(If Applies)	LAMINATE- Torlys - Parklane - Old Oak Matt Oiled TL-EL312	
Lower Landing (If Applies)	HARDWOOD- Mirage - Admiration - Savanna Red Oak Exclusive Cashmere 5"	
Upper Landing	HARDWOOD- Mirage - Admiration - Savanna Red Oak Exclusive Cashmere 5"	
Upper Hall	LAMINATE- Torlys - Parklane - Old Oak Matt Oiled TL-EL312	
Master Bedroom	LAMINATE- Torlys - Parklane - Old Oak Matt Oiled TL-EL312	
Bedroom #2	LAMINATE- Torlys - Parklane - Old Oak Matt Oiled TL-EL312	
Bedroom #3	LAMINATE- Torlys - Parklane - Old Oak Matt Oiled TL-EL312	
Bedroom #4	LAMINATE- Torlys - Parklane - Old Oak Matt Oiled TL-EL312	
Bedroom #5	N/A	
	N/A	
	N/A	
	N/A	
Underpad	Type	Area
	N/A	N/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	SAVANNA (MIRAGE)
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	SAVANNA (MIRAGE)
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	SAVANNA (MIRAGE)
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	SAVANNA (MIRAGE)
Red Oak Stairs with Semi Gloss Finish		<input checked="" type="radio"/> Yes <input type="radio"/> No	

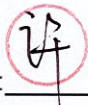
** Refer to Construction Summary THE STAIN COLOURS OR FINISH AVAILABLE ON RISERS, TREADS, PICKETS AND RAILS (STAIRCASES), WILL NOT BE AN EXACT MATCH TO PREFINISHED HARDWOOD OR LAMINATE FLOORS.

9. Wall Paint Flat Finish

Main & Upper Hall	22 WARM GREY	Master Bedroom	22 WARM GREY
Living Room	N/A	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	Great Rm-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 2/3	22 WARM GREY
Den/Library	22 WARM GREY	Ensuite Bath - Bedroom 4	22 WARM GREY
Trim Paint-Semi Gloss	BIRCH WHITE		N/A
	N/A		
	N/A	Bsmt Landing Area	22 WARM GREY
Smooth Ceilings First Floor			N/A
<input type="radio"/> Yes		<input checked="" type="radio"/> No	

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Initial:



Purchaser: MEIFEN XU
Telephone Res. / Bus: /
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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			

** Refer to Construction Summary

11. Fireplace

	Living Room			Family Room			Other Room - Specify			Great Rm
	Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A	
	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	
Fireplace Type							As Per Construction Specifications			
Mantle Type							MANTLE M1-STANDARD			
Colour / Stain							BIRCH WHITE			
Surround							GRIGIO CARNICO			
Hearth							N/A			

** Refer to Construction Summary

12. Heating and Air Conditioning

Air Conditioning	N/A	Gas Provisions Stove	N/A
Gas Provisions Dryer	N/A	Gas Provisions Barbecue	N/A
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 type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes	<input checked="" type="radio"/> No
Dishwasher Rough-in	Yes				

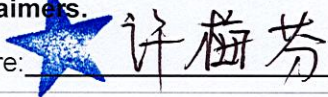
** Refer to Construction Summary

14. General Comments

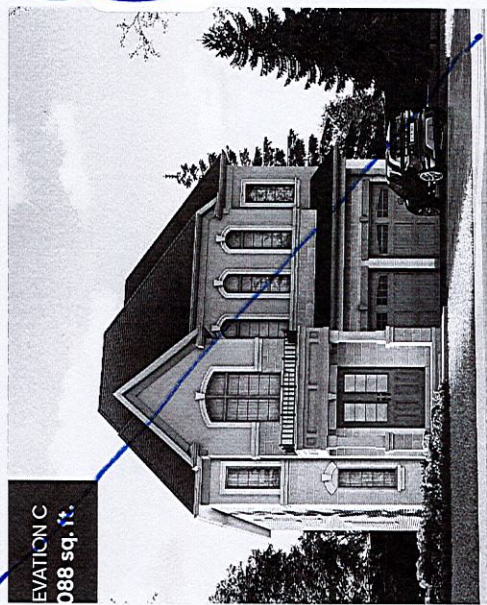
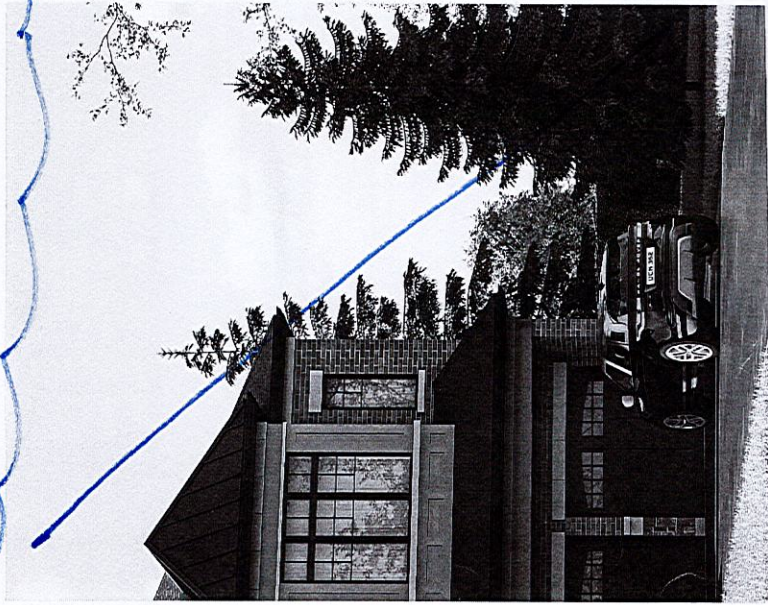
** Refer to Construction Summary *9FT BASEMENT CEILING HEIGHT* *SUNKEN FOYER W/ GARAGE MAN DOOR*

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: 11.03.2023

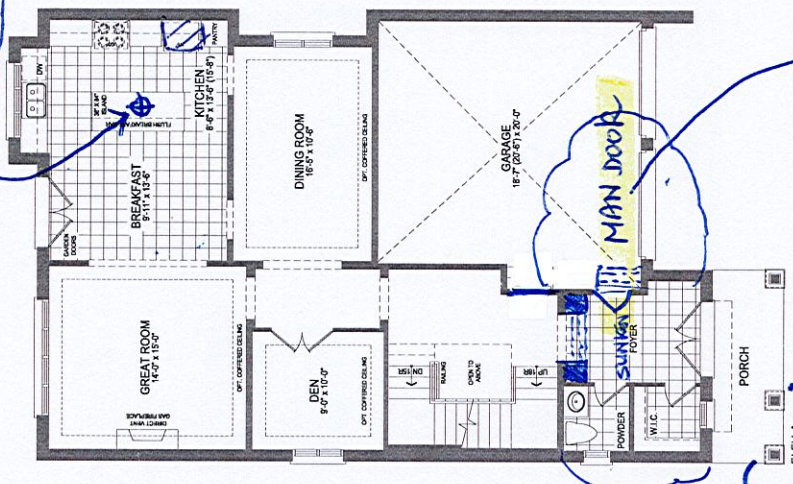
BIRCH 2 ELEV A. - LOT 150 TRINIMONT



ELEVATION C
3,088 sq. ft.

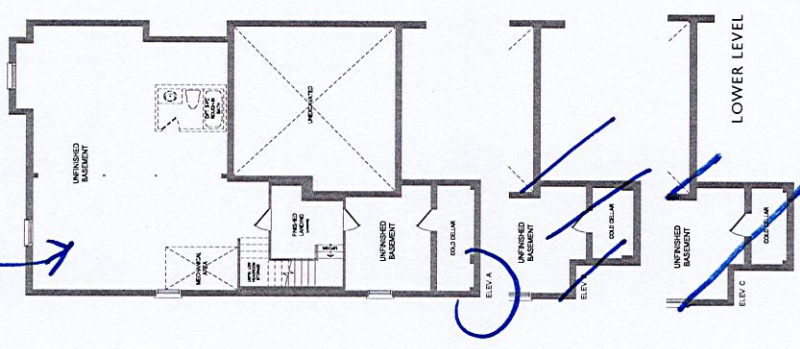
Stones and porches may vary at any exterior entrance ways due to

RELOCATE + CENTER LIGHT
ABOVE KITCHEN ISLAND

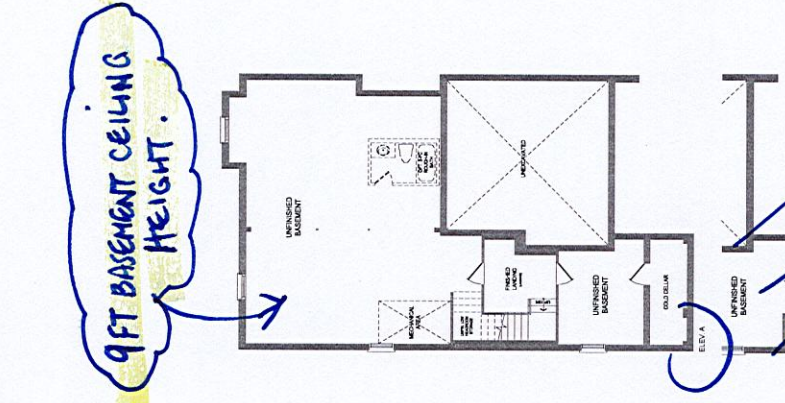


★ REVISED FLOORPLAN
SUNKEN FOYER TO ACCOMMODATE
GARAGE MAN DOOR

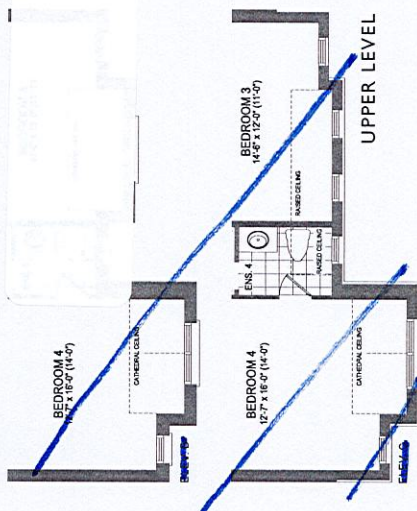
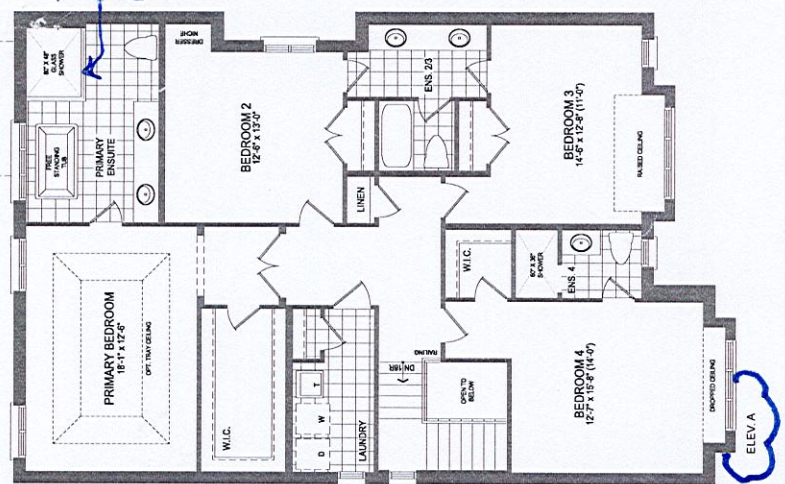
9FT BASEMENT CEILING
HEIGHT.



RELOCATE + CENTER LIGHT
ABOVE KITCHEN ISLAND



PRIMARY ENS =
D-RING
HANDLE
-Chrome



if

OCT 30/23

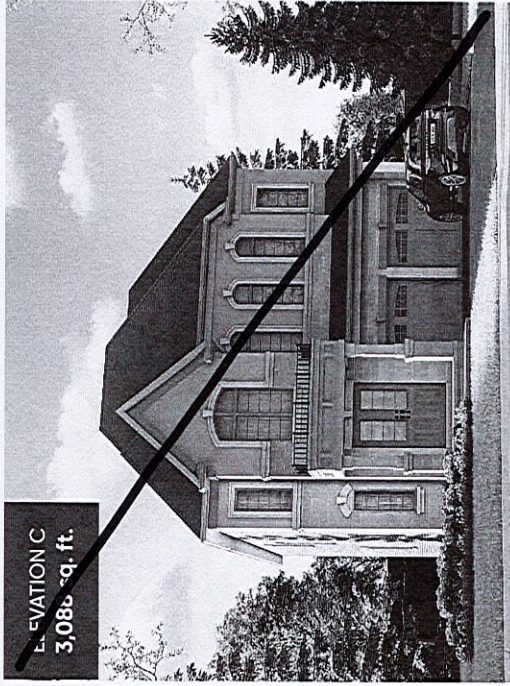
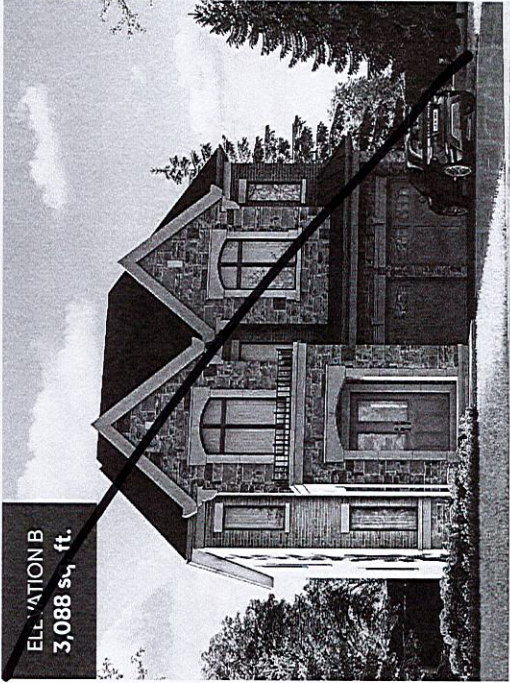
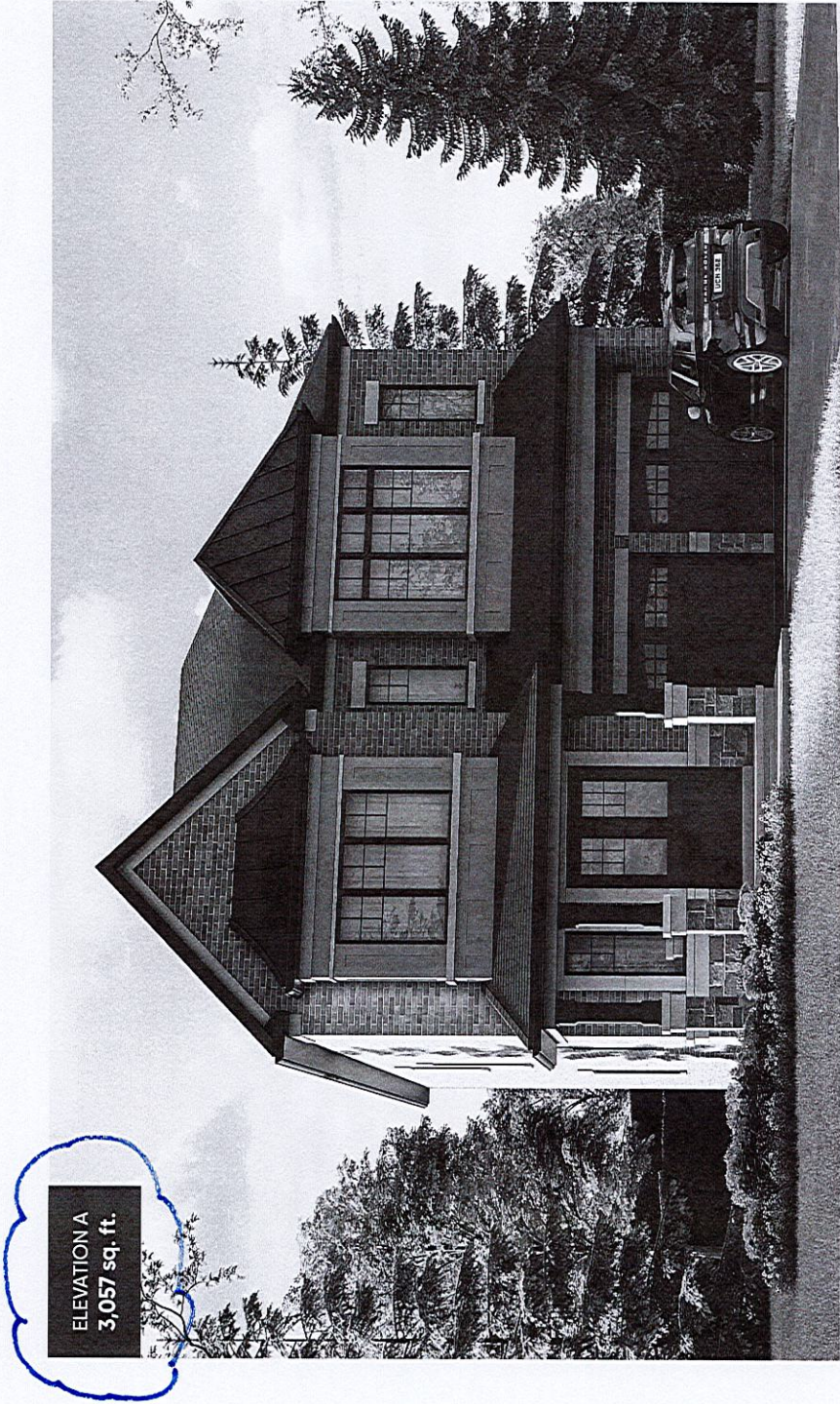
The Birch 2 ELEV. A • 3,057 SQ.FT. | ELEV. B & C • 3,088 SQ.FT.
Includes 24 sq.ft. of open area and 66 sq.ft. of finished lower level area.

Orientation of home may be reversed and mirror image appears to account the same. Stones and porches may vary at any exterior entrance ways due to

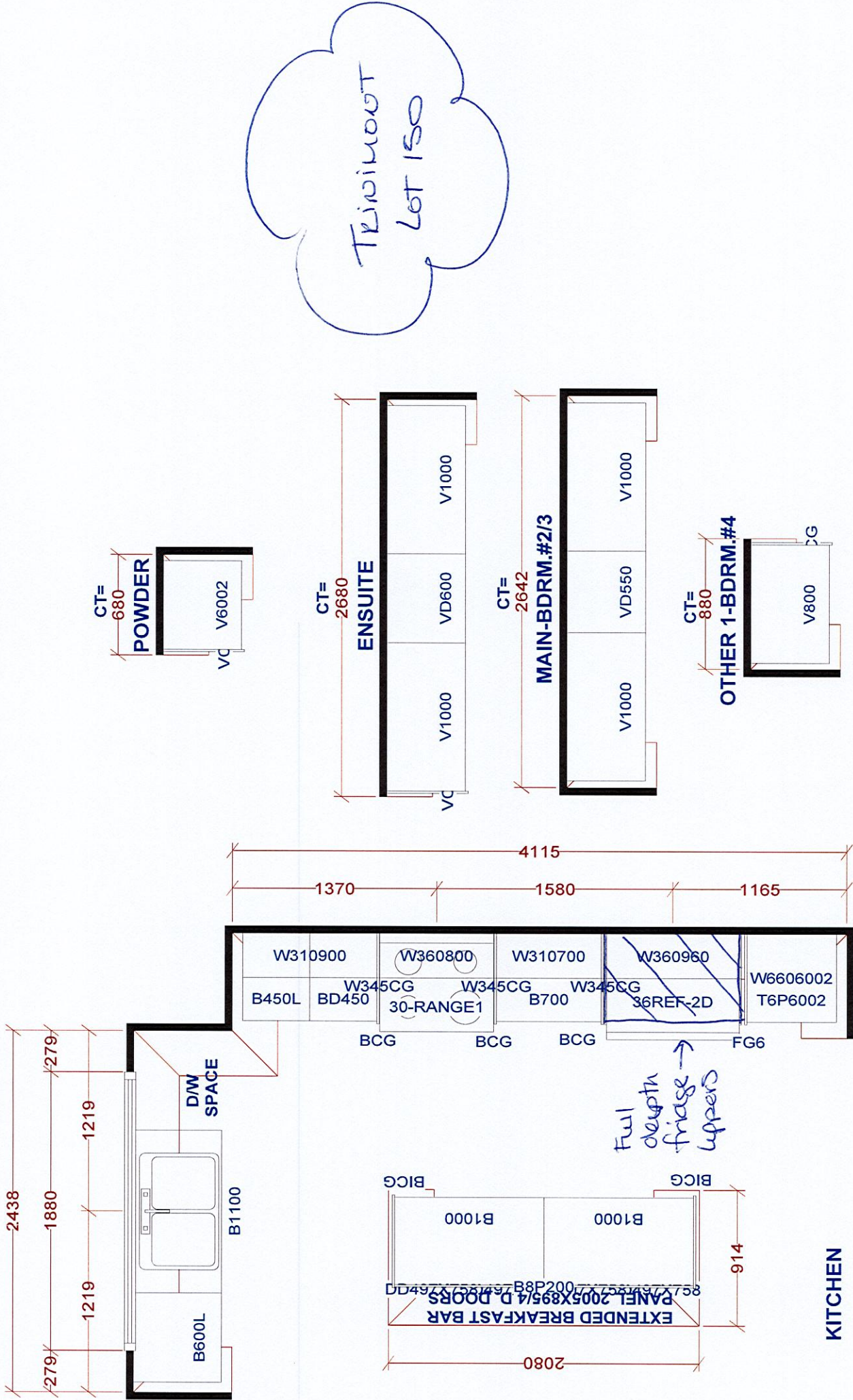
LOT 150 TRINIMONT
BIRCH 2, ELEV A.

The Birch 2

41' LOT



Orientation of home may be reversed 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. Roofline and adjoining model types may vary due to siting. E. & O. E. June 2022.



Selba Industries				J #
W WIDTH	W HGT	W CNT	JOB NUMBER:	
FLOOR HGT	DOOR HGT	DOOR HGT	BUILDER: TRINITY POINT DEV.	
ST CNT	2X4	VENT BOX COVER	SITE: TRINIMONT DEV., Richmond Hill	
			MODEL: 41-2X BIRCH 2 EL	
			LOT #: 150	
			DESIGNER: KS	
			DATE: OCT 25 21	

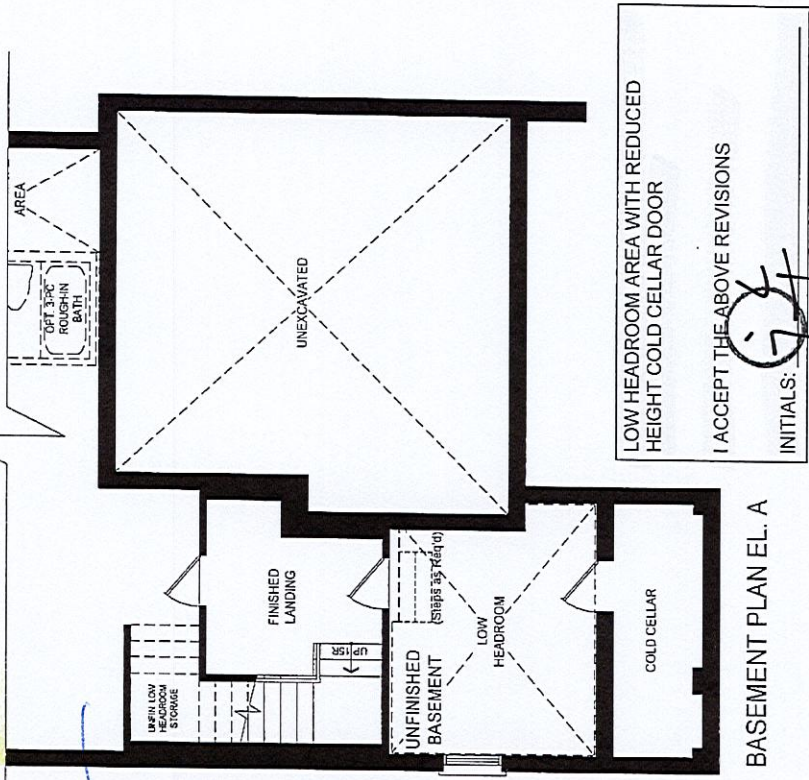
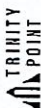
This drawing is the intellectual property of SELBA INDUSTRIES INC. and is an original design which must not be released or copied unless applicable fee has been paid or job order placed.

LOT 150

OPTION # 2

Purchaser Name: Haifan Xu

LOT #: 150 TRINITY MONT.



BASEMENT PLAN EL. A

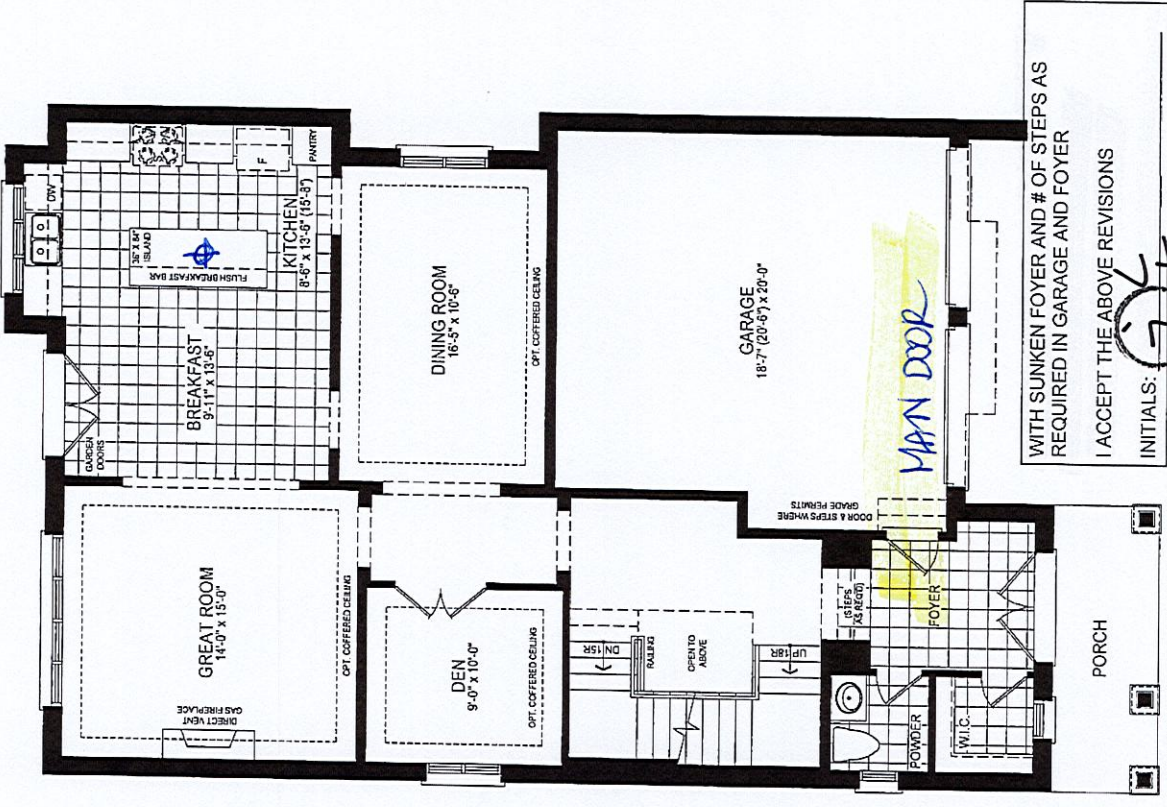
LOW HEADROOM AREA WITH REDUCED HEIGHT COLD CELLAR DOOR

I ACCEPT THE ABOVE REVISIONS

INITIALS: gjh

BIRCH 2 - EL. A

Plan not to scale. Dimensions, specifications and architectural details subject to modification by the Vendor. Purpose of plan is to show the revisions to the plan as noted. E & O.E.



GROUND FLOOR PLAN EL. A

WITH SUNKEN FOYER AND # OF STEPS AS REQUIRED IN GARAGE AND FOYER

I ACCEPT THE ABOVE REVISIONS

INITIALS: gjh