

CONSTRUCTION SUMMARY				
Red Oaks on Bayview - Trinimont Developments Inc.				
PURCHASER: JIAN RONG ZHANG				TEL:
LOT / PHASE 21 / 1	REG. PLAN # 65M-4737	HOUSE TYPE Birch 1 Elev C		

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD LEVEL CABINETRY 07Mar23 Note:	
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CERAMIC TILE

1 - TILE - UPGRADE 1 FLOOR TILE - FOYER GARAGE ENTRANCE AND WIC 07Mar23 Note:	
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CONSTRUCTION

1 - PURCHASER HAS SELECTED 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. 02Feb23 Note:	
1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY 11Oct22 Note:	
1 - ADD BASEMENT WALK-UP 11Oct22 Note:	

COUNTER TOP

1 - UPGRADE QUARTZ COUNTER TOP - KITCHEN 07Mar23 Note:	
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ELECTICAL

1 - PLUG – ROUGH-IN FOR ELECTRIC CAR PLUG IN GARAGE – FOR FUTURE ELECTRIC CAR – 240V / 40-50 AMPS 11Oct22 Note: SPECIFICATIONS REQUIRED	
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ELECTRICAL

1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 11Oct22 Note:	
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FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 11Oct22 Note:	
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HARDWOOD FLOORING

1 - HARDWOOD - GROUP A SERIES 5 INCH - IN LIEU OF 3 1/4 INCH NATURAL RED OAK - FIRST FLOOR IN STANDARD HARDWOOD AREAS 07Mar23 Note:	
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PLUMBING

2 - TOE TESTER - ADD TOE TESTER TO SHOWER - MASTER ENSUITE AND BEDROOM 4 ENSUITE 11Oct22 Note:	
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PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 11Oct22 Note:	
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STAIRS AND RAILINGS

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1 - EUROLINE 1 BLACK PICKETS 07Mar23 Note:				
2 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 07Mar23 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 <i>Worksheet</i> 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 choice. <i>Worksheet</i> Note:	
1st Choice: Exterior Colour Scheme 7 - Royal Grey <i>Worksheet</i> Note:	
2nd Choice: Exterior Colour Scheme 10 - Tohoe <i>Worksheet</i> Note:	

This Document is Extremely Time Sensitive - Printed 7 Mar 23 at 15:44

Purchaser:

JIAN RONG ZHANG

Telephone Res. / Bus:

/

Decor Advisor:

Giulia Di Girolamo

Lock Date:

7-Mar-23

Property: 21

Project: Trinimont Developments Inc.

Model and Elevation: Birch 1 Elev C

Plan #: 65M-4737

Layout Changes:

☐ Yes ☒ No

Sketch Attached:

☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	SABRA - 823 DRIFTWOOD	464SA
Laundry Room	N/A (TUB ON LEGS)	N/A
Powder Room	SABRA - 823 DRIFTWOOD	464SA
Master Ensuite Bathroom	DORAL -K44 TITAN GREY	464SA
Ensuite Bath - Bedroom 2/3	DORAL -K44 TITAN GREY	464SA
Ensuite Bath - Bedroom 4	DORAL -K44 TITAN GREY	464SA

Appliances:

Built In Appliances

☐ Yes ☒ No

Dishwasher Cabinet

☐ Closed ☒ Open

41" Upper Cabinets

☒ Yes ☐ No

Please NOTE: Standard Cabinet Height is 30"

Stove Opening

STANDARD

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

Fridge Opening

STANDARD

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	QUARTZ-MISTRAL	#360 EDGE
Laundry Room	N/A	
Powder Room	LAMINATE-PALOMA POLAR 6698-46	
Master Ensuite Bathroom	LAMINATE-CALCUTTA MARBLE 4925K-07	
Ensuite Bath - Bedroom 2/3	LAMINATE-CALCUTTA MARBLE 4925K-07	
Ensuite Bath - Bedroom 4	LAMINATE-CALCUTTA MARBLE 4925K-07	

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3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	TILE-CARRARA MARMORE 12X24	☒	foyer, garage entry+wc
Main Hall	HARDWOOD	☐	Metal Strip Where Applic.
Kitchen / Breakfast	TILE-FRIGIA WHITE 13X13	☐	
Laundry Room	TILE-FRIGIA LIGHT GREY 13X13	☐	
Powder Room	TILE-FRIGIA WHITE 13X13	☐	
Master Ensuite Bathroom	TILE-FRIGIA LIGHT GREY 13X13	☐	
Master Ens Shower Floor	2x2 WHITE TILE - As per construction specifications	☐	
Ensuite Bath - Bedroom 2/3	TILE-FRIGIA LIGHT GREY 13X13	☐	
Ensuite Bath - Bedroom 4	TILE-FRIGIA LIGHT GREY 13X13	☐	
		☐	
		☐	

** Refer to Construction Summary

**Master Ensuite Shower Floor - 2x2 Standard White Tile - As Per Construction Specifications **

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-GROENLANDIA LUCIDO 8X16	
Bathtub Enclosure Walls	N/A	
Master Ens Shower Floor	N/A	N/A
Ensuite Bath - Bedroom 2/3	TILE-SILVIA WHITE 8X16	
Ensuite Bath - Bedroom 4	TILE-SILVIA WHITE 8X16	
Kitchen Backsplash	N/A	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	3" BB CASING WITH 5 1/4" BASEBOARD - COLONIAL
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

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7. Other Flooring

Main Hall	HARDWOOD-MIRAGE-ADMIRATION COLLECTION-PLATINUM -RED OAK- 5" - EXCLUSIVE - CASHMERE
Living Room	N/A
Dining Room	HARDWOOD-MIRAGE-ADMIRATION COLLECTION-PLATINUM -RED OAK- 5" - EXCLUSIVE - CASHMERE
Family Room	GREAT ROOM : SEE BELOW
Den / Library / Study	N/A
Basement Landing(If Applies)	LAMINATE-LEXINGTON-WALCOURT HICKORY-TL-LW1315
Lower Landing (If Applies)	HARDWOOD-MIRAGE-ADMIRATION COLLECTION-PLATINUM -RED OAK- 5" - EXCLUSIVE - CASHMERE
Upper Landing	HARDWOOD-MIRAGE-ADMIRATION COLLECTION-PLATINUM -RED OAK- 5" - EXCLUSIVE - CASHMERE
Upper Hall	LAMINATE-LEXINGTON-WALCOURT HICKORY-TL-LW1315
Master Bedroom	LAMINATE-LEXINGTON-WALCOURT HICKORY-TL-LW1315
Bedroom #2	LAMINATE-LEXINGTON-WALCOURT HICKORY-TL-LW1315
Bedroom #3	LAMINATE-LEXINGTON-WALCOURT HICKORY-TL-LW1315
Bedroom #4	LAMINATE-LEXINGTON-WALCOURT HICKORY-TL-LW1315
Bedroom #5	N/A
Great Room	HARDWOOD-MIRAGE-ADMIRATION COLLECTION-PLATINUM -RED OAK- 5" - EXCLUSIVE - CASHMERE

Underpad

Type

Area

N/A

N/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	MIRAGE -RED OAK - PLATINUM
Picket Type	EUROLINE 1	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE -RED OAK - PLATINUM
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE -RED OAK - PLATINUM

Red Oak Stairs with Semi Gloss Finish

☒ Yes

☐ 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	WARM GREY	Master Bedroom	WARM GREY
Living Room	N/A	Bedroom #2	WARM GREY
Dining Room	WARM GREY	Bedroom #3	WARM GREY
Kitchen / Breakfast	WARM GREY	Bedroom #4	WARM GREY
Family Room	GREAT ROOM -WARM GREY	Bedroom #5	N/A
Powder Room	WARM GREY	Master Ensuite	WARM GREY
Laundry Room	WARM GREY	Ensuite Bath - Bedroom 2/3	WARM GREY
Den/Library	N/A	Ensuite Bath - Bedroom 4	WARM GREY
Trim Paint-Semi Gloss	BIRCH WHITE		

Smooth Ceilings First Floor

☒ Yes

☐ No

BASEMENT LANDING AREA WARM GREY

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10. Plaster Mouldings and Medallions

Entrance Vestibule			Kitchen/Breakfast		
Main Hall			Den/Library		
Living Room			Lower Landing		
Dining Room					
Family Room					

** 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
Fireplace Type	☐	☐	☒	☐	☐	☒	☐	☒	☐
Mantle Type							FLAT ON WALL		
Colour / Stain							MANTLE M1-STANDARD		
Surround							BIRCH WHITE		
Hearth							NERO		
							NO		

** 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	☒ White	DECOR	Above Kitchen Cabinet Light	☐ Yes ☒ No
Hood Fan	STANDARD WHITE		Below Kitchen Cabinet Light	☐ Yes ☒ No
Appliances	Built in Cooktop	Built in Oven	Gas Stove	Microwave
	☐ Yes ☒ No	☐ Yes ☒ No	☒ Yes ☐ No	☐ Yes ☒ No
Dishwasher Rough-in	Yes			

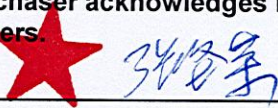
** Refer to Construction Summary

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: 07/03/2023

Birch 1

Lot 21
trinidad

* SMOOTH CEILING @ 1ST FLOOR

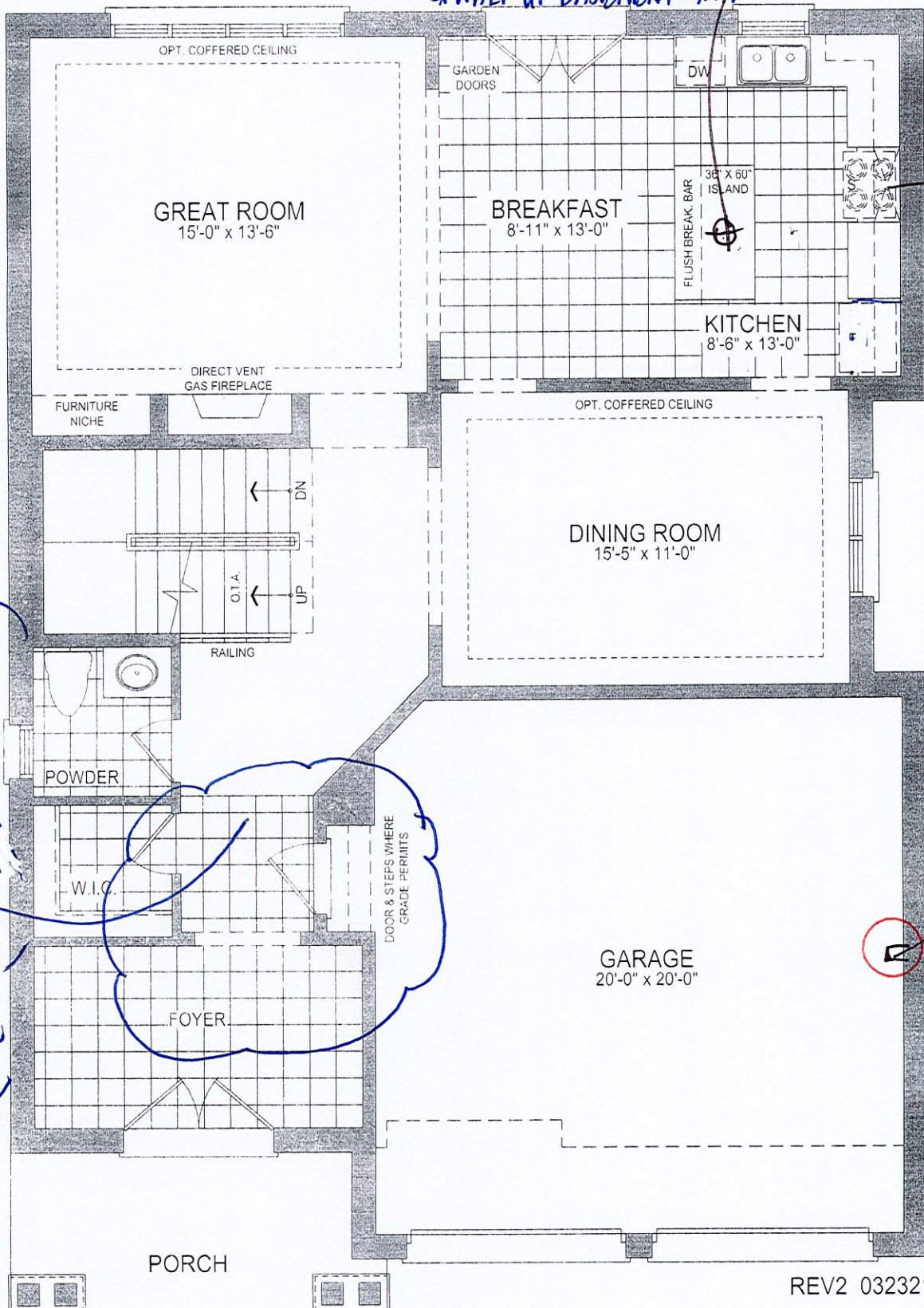
* WALK-UP BASEMENT STAIR

std light
centered over
island

Gasline
store

electric
car
outlet

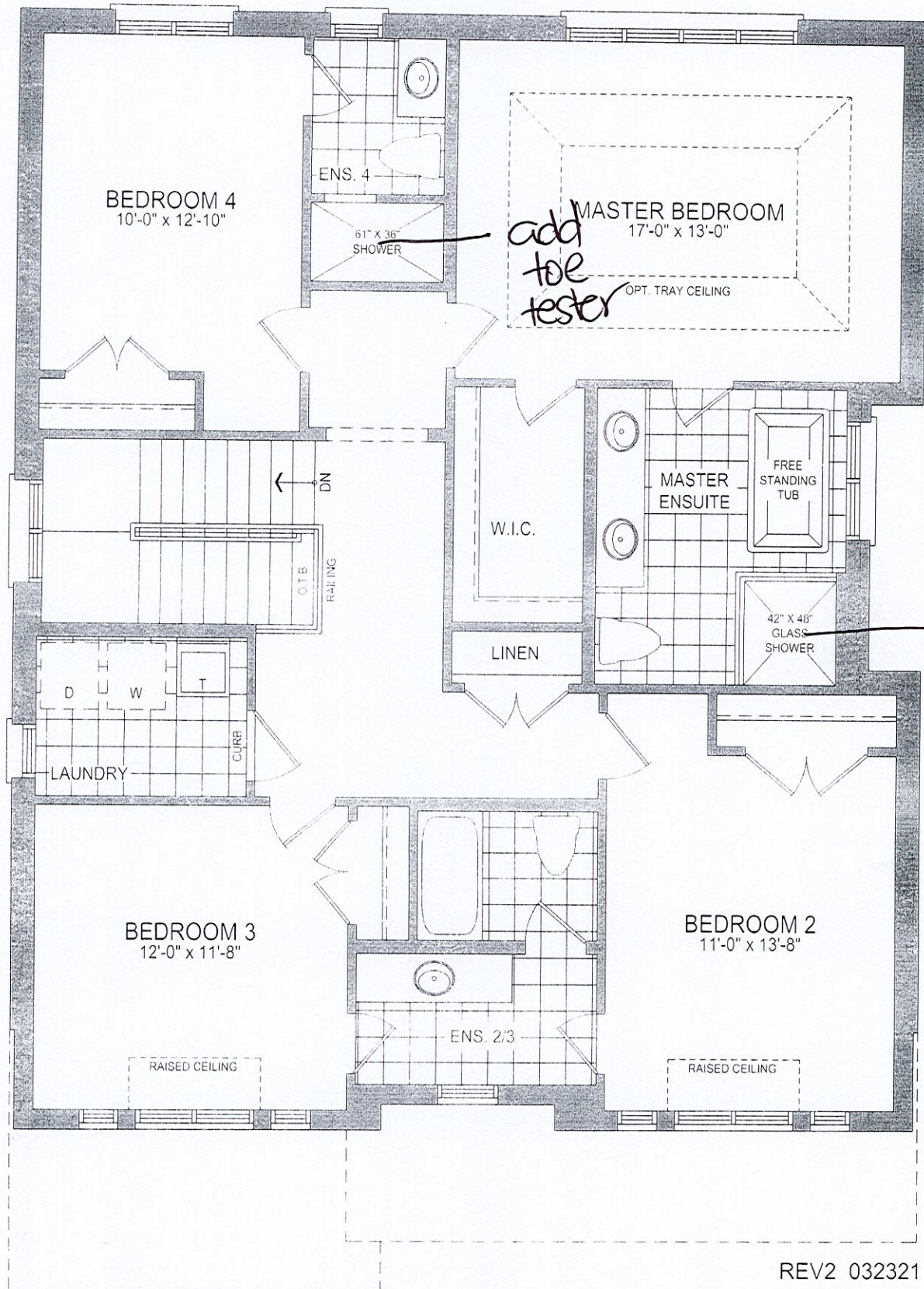
* See Revised
Layout *
* Sunken
foyer
AND
Paved
walk-in
closet



41-1 GROUND FLOOR PLAN EL. C - 10' CEILING

ELEV C

Lot 21
Trinimont

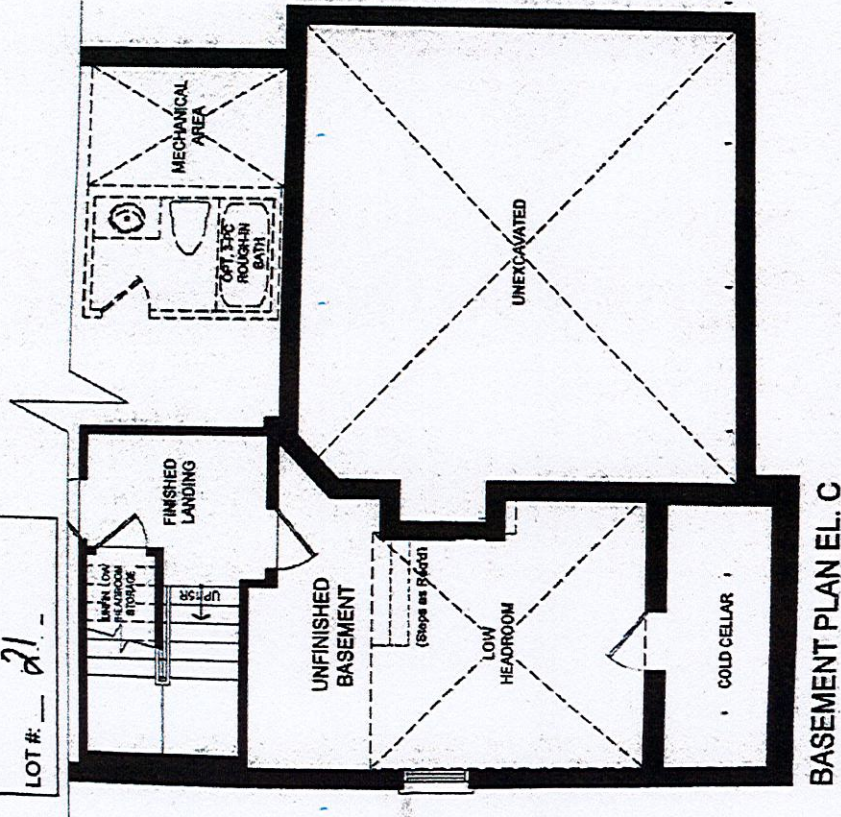


41-1 SECOND FLOOR PLAN EL. C - 9' CEILING

TRINITY
POINT

Purchaser Name: Jian Peng Zhang

LOT #: 21



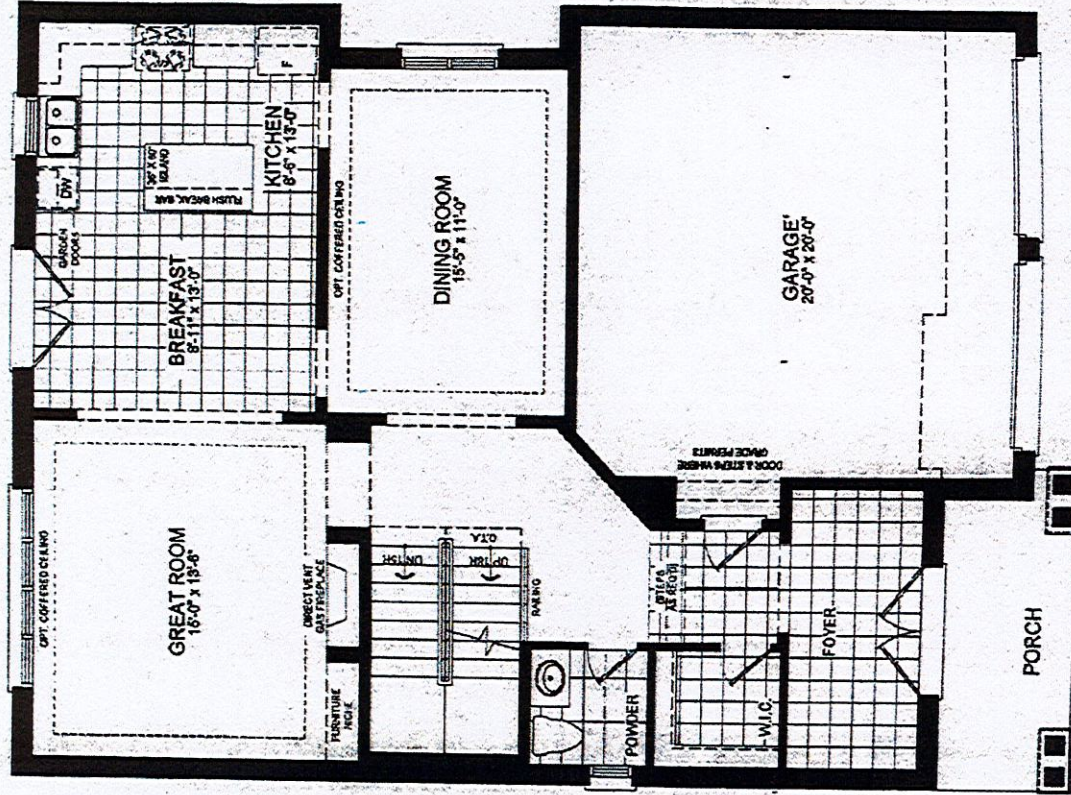
LOW HEADROOM AREA WITH REDUCED HEIGHT COLD CELLAR DOOR

I ACCEPT THE ABOVE REVISIONS

INITIALS: 02/02/2023

BIRCH 1-EL. C

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. C

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

I ACCEPT THE ABOVE REVISIONS

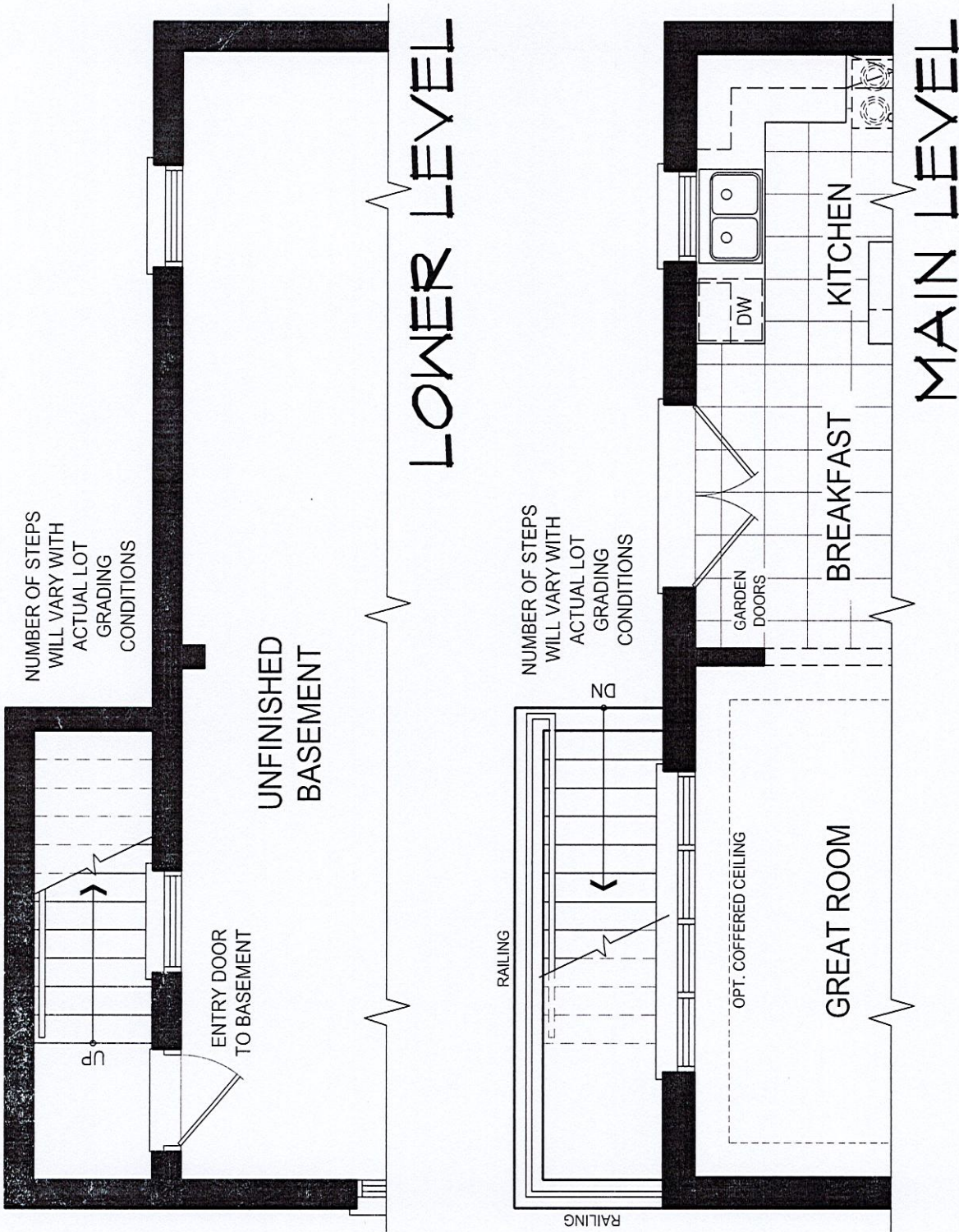
INITIALS: 02/07/2023

LOT 21
TRINIMONT DEV. INC.
RED OAKS ON BAYVIEW
RICHMOND HILL, ONTARIO

BIRCH I
ELEVATION C

REVISIONS:

- I. ADD EXTERIOR BASEMENT
WALK-UP STAIRS TO REAR
OF HOUSE.



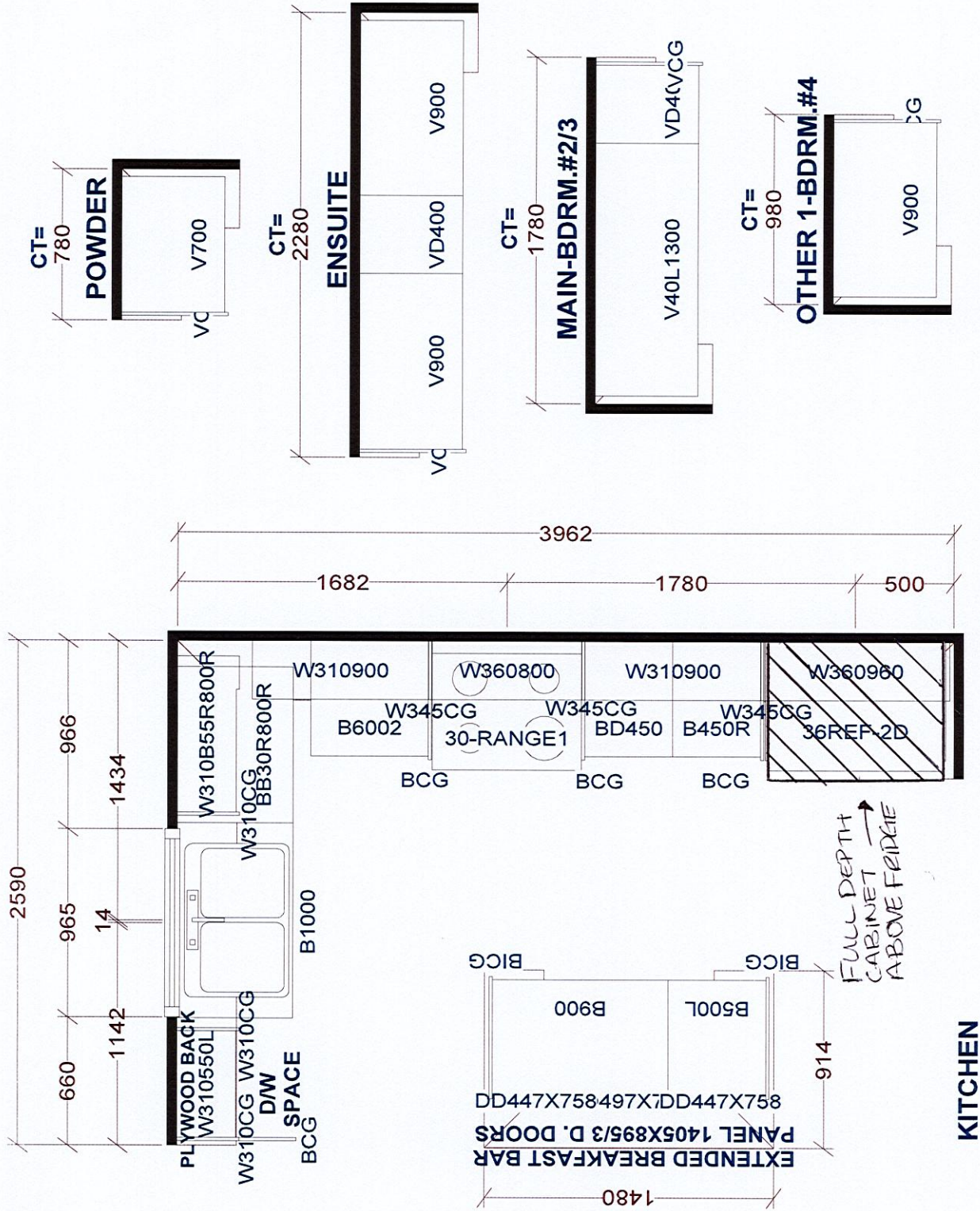
DISCLAIMERS: SKETCH NOT TO SCALE. DIMENSIONS, SPECIFICATIONS AND ARCHITECTURAL DETAILS SUBJECT TO MODIFICATION BY THE VENDOR. SKETCH IS ONLY FOR THE PURPOSE OF ILLUSTRATING REVISIONS REQUESTED BY THE PURCHASER AND ALL REVISIONS ARE SUBJECT TO VENDOR'S FINAL APPROVAL. ONLY REVISIONS ACCEPTED IN WRITING 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 MB
N.T.S.
PAGE No.
1 OF 1

TRINITY POINT

Trinimont Lot #21



Selba Industries				J #
W WDTH	W HGHT	W CNT	JOB NUMBER:	
FLOOR HGHT	DOOR HGHT		BUILDER: TRINITY POINT DEV.	
ST CENT	2X4	VENT BOX COVER	SITE: TRINIMONT DEV., Richmond Hill	
			MODEL: 41-1X BIRCH 1 EL A,B,C	
			LOT #: Lot #21 / Trinimont	
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: OCT 25 21	