

## CONSTRUCTION SUMMARY

Red Oaks on Bayview - Trinimont Developments Inc.

PURCHASER: YUANYAN ZHU

RECEIVED

MAR 22 2023

TEL:

LOT / PHASE 17 / 1	REG. PLAN # 65M-4737	HOUSE TYPE Birch 1 Elev B		
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### CABINETRY

1 - KITCHEN - PROVISION FOR ELECTRICAL PLUG ON ISLAND 16Aug22 Note:	
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### CERAMIC TILE

1 - PRICE IS FOR LABOUR ONLY - INSTALL TILE AT HERRINGBONE PATTERN ENSUITE 2/3 - TUB WALL AREA AND TUB CEILING 21Mar23 Note:	
1 - TILE - UPGRADE 1 WALL TILE - ENSUITE 2/3 - TUB WALL AREA AND TUB CEILING 21Mar23 Note: #50 TITANIUM GROUT (PRICED SEPARATELY)	
1 - GROUT COLOUR - UPGRADE GROUT COLOUR - FLAT FEE 21Mar23 Note: SEE COLOUR CHART FOR UPGRADE GROUT COLOURS SELECTED	
1 - PRIMARY ENSUITE SHOWER FLOOR TILE - UPGRADE TO MOSAIC THASSOS WHITE (MB067B3-AP HEX 2" MOSAIC TILE) 21Mar23 Note: #50 TITANIUM GROUT (PRICED SEPARATELY)	
1 - TILE - UPGRADE 6 WALL TILE - PRIMARY ENSUITE WALL TILE - SHOWER 21Mar23 Note: #51 ARCTIC WHITE GROUT (PRICED SEPARATELY)	

### 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. 31Jan23 Note:	
1 - DELETE WALL NEXT TO TOILET AT STANDING SHOWER - ENSUITE 4 FRAMELESS GLASS SHOWER DOOR FOR 5FT PAN TO BE INSTALLED. 30Nov22 Note:	

### DOORS AND TRIM

1 - DOORS INTERIOR - LOGAN SMOOTH HOLLOW IN LIEU OF STANDARD SERIES - THROUGHOUT INTERIOR DOORS WHERE CONSTRUCTION PERMITS 21Mar23 Note:	
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### ELECTICAL

1 - PLUG - ROUGH-IN FOR ELECTRIC CAR PLUG IN GARAGE - FOR FUTURE ELECTRIC CAR - 240V / 40-50 AMPS 16Aug22 Note: SPECIFICATIONS REQUIRED	
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### ELECTRICAL

1 - ADD ELECTRICAL PLUG OVER FIREPLACE 16Aug22 Note:	
1 - KITCHEN - ADD ELECTRICAL PLUG TO ISLAND 16Aug22 Note:	
1 - KITCHEN - ADD LIGHT ABOVE KITCHEN ISLAND 16Aug22 Note:	

### FIREPLACE AND ACCESSORIES



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1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR

16Aug22 Note:

MIRRORS AND GLASS

1 - ~~1 - FRAMELESS GLASS SHOWER DOOR FOR 5 FOOT PAN - INCLUDES CHROME KNOB & HINGES~~

~~MASTER ENSUITE~~

21Mar23 Note: CREDIT TOWARDS FURTHER UPGRADES.

1 - BEDROOM 4 ENSUITE - ADD CHROME D RING HANDLE

16Aug22 Note:

@ SHOWER DOOR

1 - BEDROOM 4 ENSITE - FRAMELESS GLASS SHOWER DOOR FOR 5 FOOT PAN

16Aug22 Note:

1 - MASTER ENSUITE - ADD CHROME D RING HANDLE

16Aug22 Note:

@SHOWER DOOR

1 - ~~MASTER ENSUITE - FRAMELESS GLASS SHOWER DOOR FOR 5 FOOT PAN~~

16Aug22 Note:

PROMOTIONAL

1 - PROMO AS PER OFFER

16Aug22 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 choice.  
Worksheet Note:

1st Choice: Exterior Colour Scheme 2 - Manchester

Worksheet Note:

2nd Choice: Exterior Colour Scheme 7 - Royal Grey

Worksheet Note:

This Document is Extremely Time Sensitive - Printed 21 Mar 23 at 11:11



Purchaser:

YUANYAN ZHU

Telephone Res. / Bus:

/

Decor Advisor:

Ida Viola

Lock Date:

21-Mar-23

Property: 17

Project: Trinimont Developments Inc.

Model and Elevation: Birch 1 Elev B

Plan #: 65M-4737

Layout Changes:

☒ Yes ☐ No

Sketch Attached:

☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	DORAL W500	179SA
Laundry Room	N/A (TUB ON LEGS)	N/A
Powder Room	DORAL W500	631SB
Master Ensuite Bathroom	DORAL W500	631SB
Ensuite Bath - Bedroom 2/3	DORAL W500	631SB
Ensuite Bath - Bedroom 4	DORAL W500	631SB

Appliances:

Built In Appliances

☐ Yes ☒ No

Dishwasher Cabinet

☐ Closed ☒ Open

Stove Opening

Standard opening

Fridge Opening

Standard opening

41" Upper Cabinets

☒ Yes ☐ No

Please NOTE: Standard Cabinet Height is 30"

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

NOTE: If not specified, opening will be set to builder's standard opening of approximately 37" width x 74" height

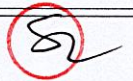
\*\* Refer to Construction Summary

2. Counters

	Counter	Edge
Kitchen / Breakfast	GRANITE- NERO IMPALA	#360 EDGE
Laundry Room	N/A	N/A
Powder Room	LAMINATE-WHITE CARRARA 4924-38	
Master Ensuite Bathroom	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 2/3	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 4	LAMINATE-WHITE CARRARA 4924-38	

\*\* Refer to Construction Summary

Initial:





Purchaser:YUANYAN ZHU

Property: 17

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Lock Date: 21-Mar-23

21-Mar-23

Plan #: 65M-4737

3. Ceramic Flooring

		At a 45 Threshold-If App.	
Entrance Vestibule	TILE-S.N.PASTELLO BIANCO 13X13	<input type="checkbox"/>	*ARCTIC WHITE GROUT (#51)
Main Hall	HARDWOOD	<input type="checkbox"/>	Metal Strip Where Applic.
Kitchen / Breakfast	TILE-S.N. PASTELLO BIANCO 13X13	<input type="checkbox"/>	*ARCTIC WHITE GROUT (#51)
Laundry Room	TILE-S.N.PASTELLO BIANCO 13X13	<input type="checkbox"/>	*ARCTIC WHITE GROUT (#51)
Powder Room	TILE-S.N.PASTELLO BIANCO 13X13	<input type="checkbox"/>	*ARCTIC WHITE GROUT (#51)
Master Ensuite Bathroom	TILE-S.N.PASTELLO BIANCO 13X13	<input type="checkbox"/>	*ARCTIC WHITE GROUT (#51)
Master Ens Shower Floor	THASSOS WHITE MB067B3-AP HEX 2" MOSAIC TILE	<input type="checkbox"/>	*** #50 TITANIUM GROUT
Ensuite Bath - Bedroom 2/3	TILE-S.N.PASTELLO BIANCO 13X13	<input type="checkbox"/>	*ARCTIC WHITE GROUT (#51)
Ensuite Bath - Bedroom 4	TILE-S.N.PASTELLO BIANCO 13X13	<input type="checkbox"/>	*ARCTIC WHITE GROUT (#51)
Garage Entry / WIC	TILE-S.N.PASTELLO BIANCO 13X13	<input type="checkbox"/>	*ARCTIC WHITE GROUT (#51)
		<input type="checkbox"/>	

\*\* Refer to Construction Summary \*\*\*ARCTIC WHITE GROUT FOR 13X13 FLOOR TILE  
\*\*\*TITANIUM #50 GROUT - AT MASTER ENSUITE SHOWER FLOOR FOR MOSAIC TILE

4. Ceramic Wall Tile

Master Ensuite Bathroom		Selection	Describe
Tub Deck Wall			
Tub Deck			
Tub Deck Skirt			
Shower Stall		TILE-BRECCIA CAPRAIA LUX 30X30	*ARCTIC WHITE GROUT (#51)
Bathtub Enclosure Walls			
Master Ens Shower Floor		N/A	N/A
Ensuite Bath - Bedroom 2/3		TILE #4500 GLOSSY WHITE (OTO11) 4X16 /#50 Titanium	*HERRING BONE AT TUB WALL & TUB CEILING*
Ensuite Bath - Bedroom 4		TILE-CONCEPT PLUS 10 GREY 8X16	ARCTIC WHITE GROUT (#51)
Garage Entry / WIC		N/A	
Kitchen Backsplash		N/A	

\*\* Refer to Construction Summary - \*\*\*UPGRADED GROUT #50 TITANIUM AT ENS 2/3 FOR TILE WITH HERRINGBONE.  
UPGRADE GROUT AT MASTER ENSUITE SHOWER WALLS - #51 ARCTIC WHITE.  
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	LOGAN-SMOOTH
Interior Trim	As Per Construction Specifications
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

\*\* Refer to Construction Summary



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Plan #: 65M-4737

7. Other Flooring

Main Hall
Living Room
Dining Room
Family Room
Den / Library / Study
Basement Landing(If Applies)
Lower Landing (If Applies)
Upper Landing
Upper Hall
Master Bedroom
Bedroom #2
Bedroom #3
Bedroom #4
Bedroom #5
Great Room

HARDWOOD -3 1/4" NATURAL RED OAK (VENDORS STANDARD)
N/A
HARDWOOD -3 1/4" NATURAL RED OAK (VENDORS STANDARD)
GREAT RM - SEE BELOW
N/A
LAMINATE-MANHATTAN RED OAK NATURAL TL 15004
HARDWOOD -3 1/4" NATURAL RED OAK (VENDORS STANDARD)
HARDWOOD -3 1/4" NATURAL RED OAK (VENDORS STANDARD)
LAMINATE-MANHATTAN RED OAK NATURAL TL 15004
LAMINATE-MANHATTAN RED OAK NATURAL TL 15004
LAMINATE-MANHATTAN RED OAK NATURAL TL 15004
LAMINATE-MANHATTAN RED OAK NATURAL TL 15004
N/A
HARDWOOD -3 1/4" NATURAL RED OAK (VENDORS STANDARD)

Underpad

Type

Area

N/A

N/A

\*\* Refer to Construction Summary

8. Railings and Pickets

Railing Type
Picket Type
Stringer / Riser
Treads

AS PER CONSTRUCTION SPECIFICATIONS
AS PER CONSTRUCTION SPECIFICATIONS
AS PER CONSTRUCTION SPECIFICATIO
AS PER CONSTRUCTION SPECIFICATIO

Colour

Colour

Colour

Colour

NATURAL RED OAK
NATURAL RED OAK
NATURAL RED OAK
NATURAL RED OAK

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
Living Room
Dining Room
Kitchen / Breakfast
Family Room
Powder Room
Laundry Room
Den/Library
Trim Paint-Semi Gloss

22 WARM GREY
N/A
22 WARM GREY
22 WARM GREY
GREAT RM- 22 WARM GREY
22 WARM GREY
22 WARM GREY
N/A
BIRCH WHITE

Master Bedroom
Bedroom #2
Bedroom #3
Bedroom #4
Bedroom #5
Master Ensuite
Ensuite Bath - Bedroom 2/3
Ensuite Bath - Bedroom 4

22 WARM GREY
22 WARM GREY
22 WARM GREY
22 WARM GREY
N/A
22 WARM GREY
22 WARM GREY
22 WARM GREY

Smooth Ceilings First Floor

☐ Yes
☒ No

\*\* Refer to Construction Summary

Initial:

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Printed 3/21/2023 11:00:00



<b>Purchaser:</b>	YUANYAN ZHU	<b>Property:</b>	17
<b>Telephone Res. / Bus:</b>	/	<b>Project:</b>	Trinimont Developments Inc.
<b>Decor Advisor:</b>	Ida Viola	<b>Model and Elevation:</b>	Birch 1 Elev B
<b>Lock Date:</b>	21-Mar-23	21-Mar-23	<b>Plan #:</b> 65M-4737

**10. Plaster Mouldings and Medallions**

Entrance Vestibule	N/A		Kitchen/Breakfast	N/A	
Main Hall	N/A		Den/Library	N/A	
Living Room	N/A		Lower Landing	N/A	
Dining Room	N/A				
Family Room	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 M2-STANDARD			
Colour / Stain							AS PER CONSTRUCTION SPECIFICATIONS			
Surround							BIANCO			
Hearth							NO			

**\*\* Refer to Construction Summary - OTHER ROOM REFERS TO "GREAT RM"**

**12. Heating and Air Conditioning**

Air Conditioning	NO	Gas Provisions Stove	YES
Gas Provisions Dryer	NO	Gas Provisions Barbecue	NO
<b>Comment</b>			

**\*\* 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 checked="" type="radio"/> Yes <input 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**

**Disclaimers and Notes**

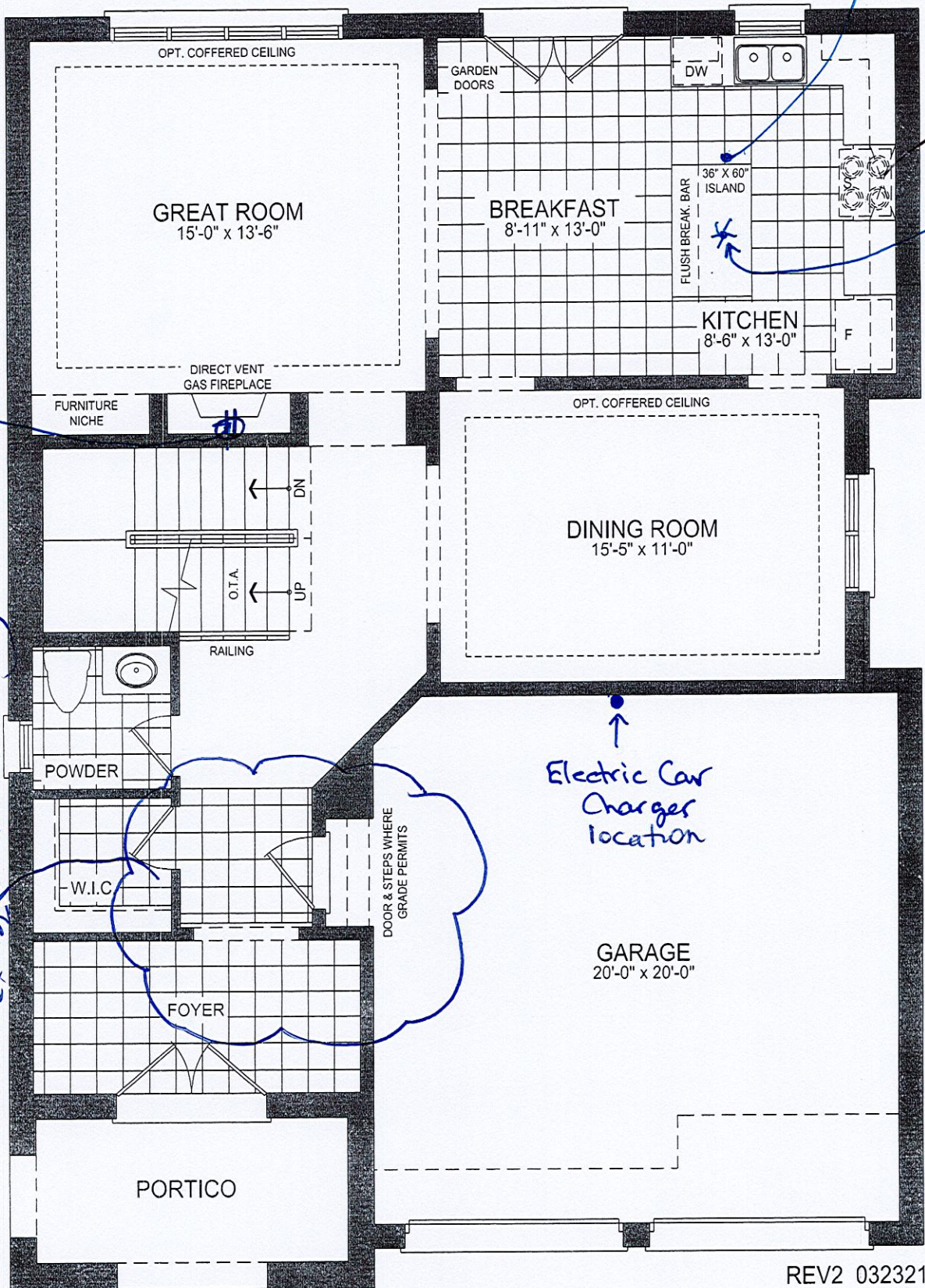
- Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.
- Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.
- The Purchaser agrees that this 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: March 21, 2023



LOT #17  
TRINIMONT

Birch  
1



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



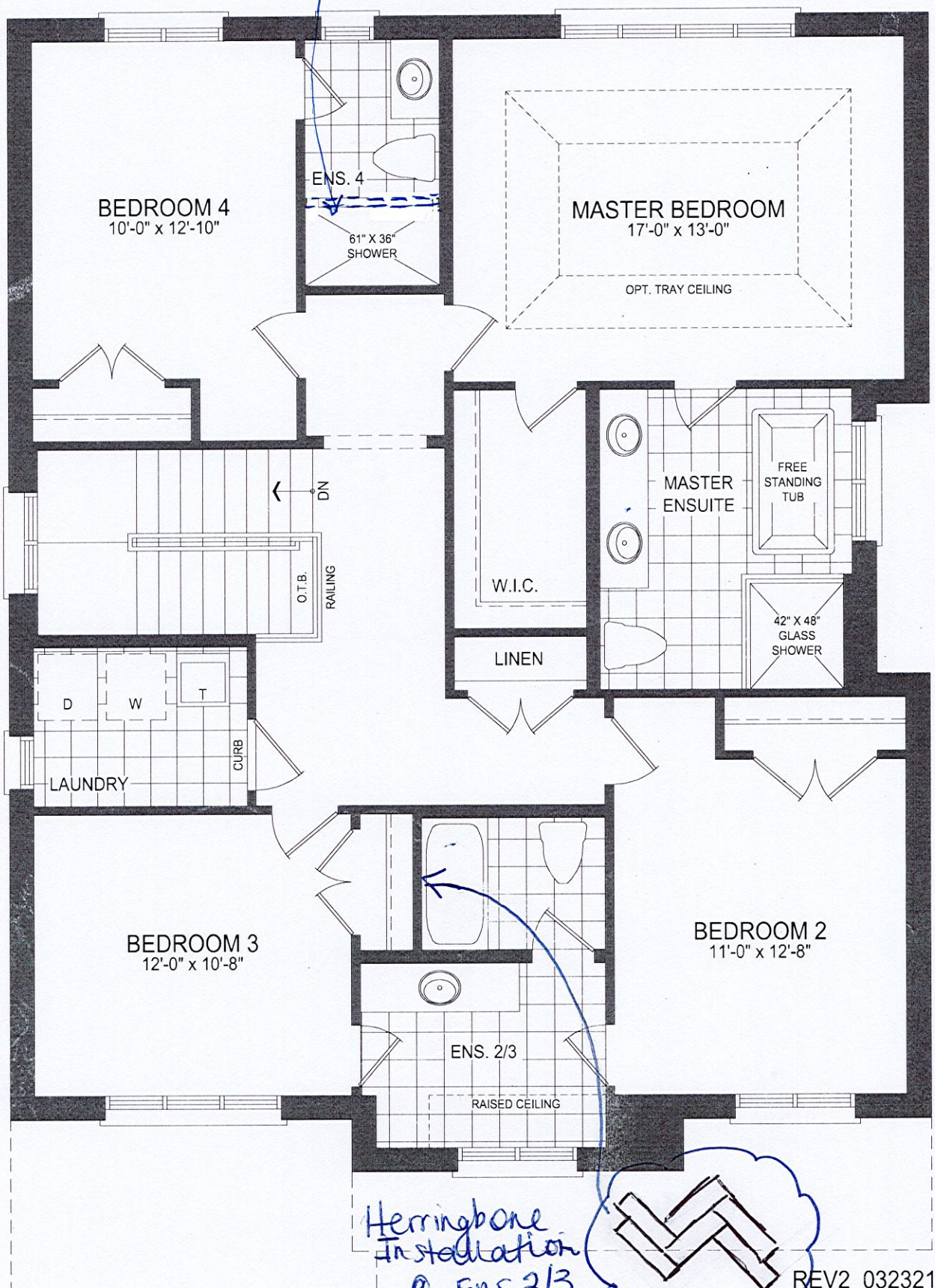
Birch 1

ENS 4

Lot #17  
Trinimont

\* Delete wall next to toilet

\* Frameless Glass shower door  
for 5 ft shower.



BIRCH 1 - ELEV B.

Herringbone  
Installation  
@ Ens 2/3  
tub wall  
& tub ceiling.

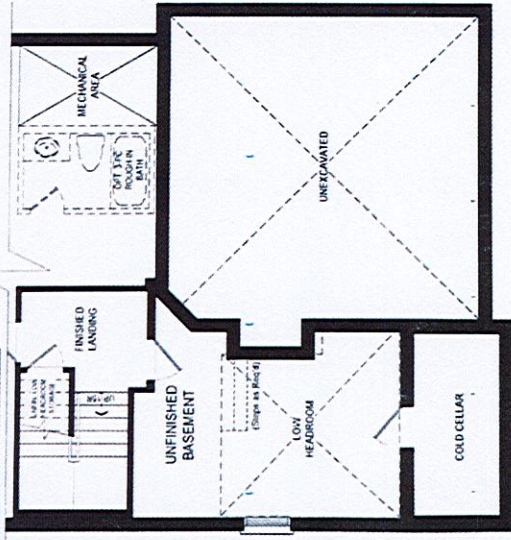
SECOND FLOOR PLAN EL. B - 9' CEILING



LOT #17



Purchaser Name  
**YuanYan Zhu**  
LOT # **17**



BASEMENT PLAN EL. B

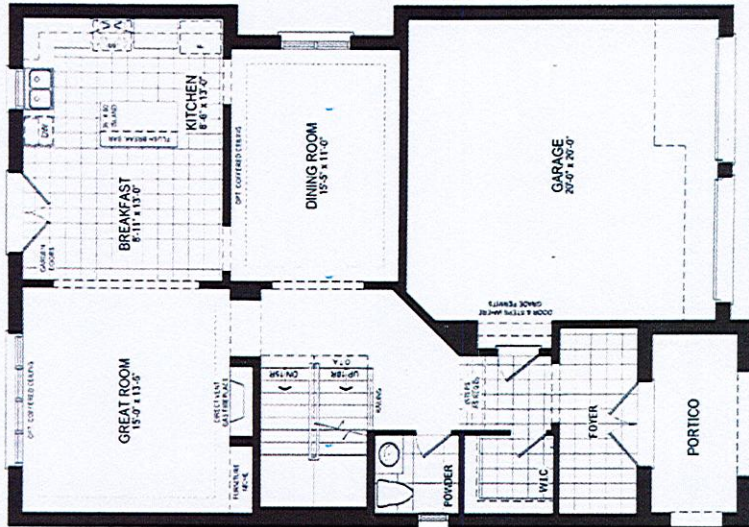
LOW HEADROOM AREA WITH REDUCED HEIGHT COLD CELLAR DOOR

I ACCEPT THE ABOVE REVISIONS

INITIALS **YV**

**BIRCH 1- EL. B**

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. B

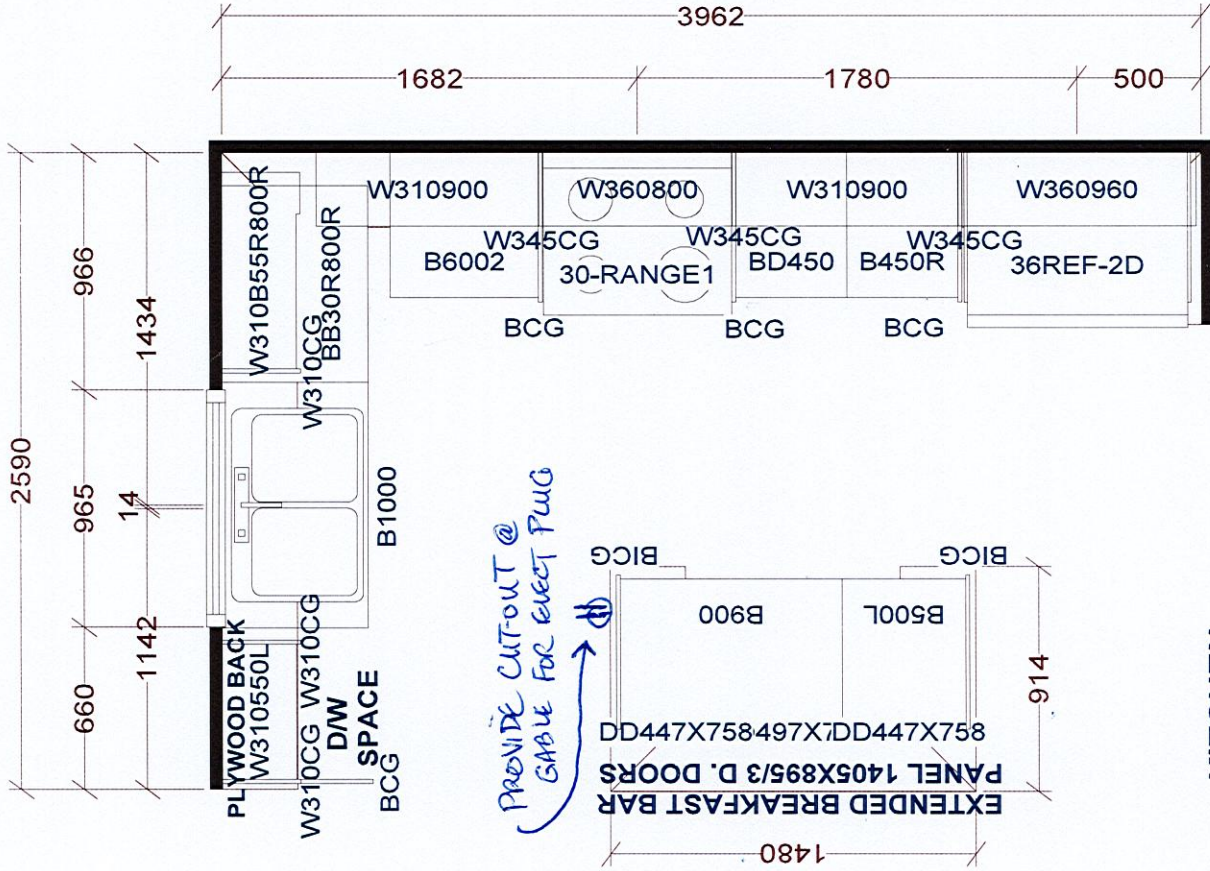
WITH SUNKEN FOYER AND # OF STEPS AS REQUIRED IN GARAGE AND FOYER

I ACCEPT THE ABOVE REVISIONS

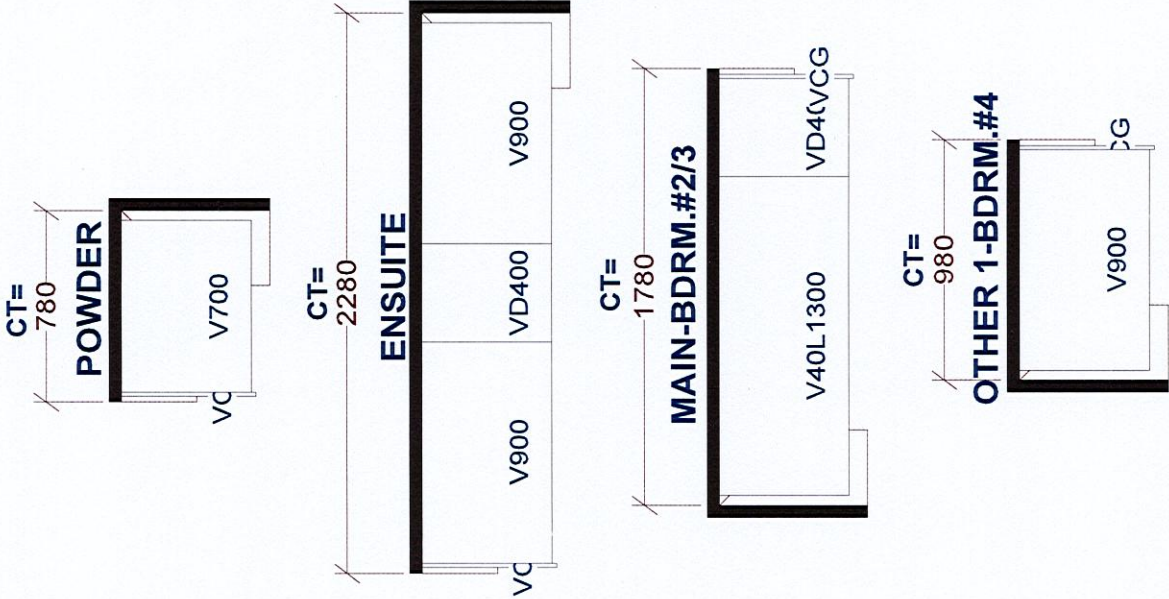
INITIALS **YV**



LOT 17  
TRINIMONT



PROVIDE CUT-OUT @  
GABLE FOR EVERY FLOOR



## KITCHEN

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

17 Trinimont