

CONSTRUCTION SUMMARY

Red Oaks on Bayview - Trinimont Developments Inc.

PURCHASERS: MONIQUE MANG PUO MAK and ZAID RAAD YOUSUF YOUSUF

RECEIVED

MAR 29 2023

TEL:

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
101 / 1	65M-4737	Maple 3 Elev B		

CABINETRY

1 - KITCHEN CABINETRY - REDESIGN KITCHEN LAYOUT - FEE 19Aug22 Note: RELOCATE FRIDGE AND STOVE LOCATION // ROTATE KITCHEN ISLAND - SEE SKETCH	* SEE SKETCH
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CERAMIC TILE

1 - TILE - UPGRADE 2 FLOOR TILE - ENSUITE 2 - FLOOR 14Mar23 Note:	
1 - TILE - UPGRADE 2 FLOOR TILE - ENSUITE 3 - FLOOR 14Mar23 Note:	
1 - CONVERT ACRYLIC PAN TO 2X2 STANDARD TILE- ENSUITE 3 19Aug22 Note:	
1 - CONVERT ACRYLIC PAN TO 2X2 STANDARD TILE- ENSUITE 2 19Aug22 Note:	

CONSTRUCTION

1 - ***NOTE: CHANGES TO KITCHEN LAYOUT *SEE SKETCH. *REVISED STOVE / HOOD VENT LOCATION *REVISED FRIDGE LOCATION *ROTATE KITCHEN ISLAND 29Mar23 Note:	
1 - NOTE: 2X2 TILE AT SHOWER BASE (IN LIEU OF ACRYLIC PAN) AT ENSUITE BATH 2 2X2 TILE AT SHOWER BASE (IN LIEU OF ACRYLIC PAN) AT ENSUITE BATH 3 30Nov22 Note:	
REMOVED SHOWER WALL NEXT TO MASTER ENSUITE BATH 3 19Aug22 Note: CREDIT \$500.00	
REMOVED SHOWER WALL NEXT TO MASTER ENSUITE BATH 3 19Aug22 Note: CREDIT \$500.00	
REMOVED SHOWER WALL NEXT TO MASTER ENSUITE BATH 3 19Aug22 Note: CREDIT \$500.00	
REMOVED SHOWER WALL NEXT TO MASTER ENSUITE BATH 3 19Aug22 Note: CREDIT \$500.00	
1 - WAFFLE CEILING - GREAT ROOM 19Aug22 Note: TO INCLUDE SMOOTH CEILING DUE TO WAFFLE - GREAT RM ONLY	
1 - PROVISION FOR SHAMPOO NICHE APPROX. 14" WIDE X 20" HIGH AS PER SKETCH - MARBLE, GRANITE OR QUARTZ- IF CONSTRUCTION PERMITS- REQUIRES PROVISION FROM CONSTRUCTION 19Aug22 Note:	
MASTER ENSUITE	

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101 / 1	65M-4737	Maple 3 Elev B		

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 22Sep22 Note: SUPPLY & INSTALL PRICED SEPARATELY	

ELECTRICAL

1 - **DELETE** - BUILT IN OVEN AND COOKTOP PROVISION - PROVISION ONLY - ELECTRICAL ONLY DELETED. 14Mar23 Note:	
PURCHASER DELETED BUILT-IN PROVISIONS - CREDIT USED TOWARDS FURTHER UPGRADES	
1 - NOTE: REVISED FRIDGE AND STOVE LOCATION ***SEE SKETCH*** 30Nov22 Note:	
KITCHEN ISLAND ROTATED *SEE SKETCH	
1 - BUILT IN OVEN AND COOKTOP PROVISION - PROVISION ONLY - ELECTRICAL ONLY DELETED 19Aug22 Note:	
***DELETED	
1 - POT LIGHT - SHOWER POT LIGHT 19Aug22 Note: ENSUITE 4 POTLIGHT AT TUB/SHOWER	
1 - RELOCATE STANDARD DINING ROOM LIGHT - SEE SKETCH FOR LOCATION 19Aug22 Note: TO BE ON SAME SWITCH AS ADDITIONAL LIGHT IN DINING ROOM	
1 - LIGHT AND SWITCH - NO FIXTURE INCLUDED - DINING ROOM RELOCATED STANDARD LIGHT AND ADDITIONAL LIGHT TO BE ON THE SAME SWITCH - SEE SKETCH FOR LOCATION 19Aug22 Note:	
INSTALL LIGHTS APPROXIMATELY 3 1/2 FEET APART	
2 - ABOVE KITCHEN ISLAND - ADD LIGHT AND SWITCH - NO FIXTURE INCLUDED BOTH LIGHTS TO BE ON THE SAME SWITCH - SEE SKETCH FOR LOCATION (2 LIGHTS ON 1 SWITCH) 19Aug22 Note: STANDARD KITCHEN LIGHT TO REMAIN ON SEPARATE SWITCH - SEE SKETCH FOR APPROXIMATE LOCATION INSTALL LIGHTS APPROXIMATELY 3 FEET APART	
FIREPLACE AND ACCESSORIES	
1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 19Aug22 Note:	
SEE REVISED KITCHEN SKETCH - STOVE LOCATION REVISED	

HARDWOOD FLOORING

1 - KITCHEN/BREAKFAST/SERVERY - GROUP C 5 INCH HARDWOOD IN LIEU OF TILE 14Mar23 Note:	
INCLUDES WALK-IN PANTRY	
1 - LAMINATE – UPGRADE TO AVENUE SERIES IN LIEU OF STANDARD LAMINATE 14Mar23 Note:	
1 - HARDWOOD - GROUP C SERIES 5 INCH - UPPER HALL 14Mar23 Note:	
1 - HARDWOOD - GROUP C SERIES 5 INCH - IN LIEU OF 3 1/4 INCH NATURAL RED OAK - FIRST FLOOR IN STANDARD HARDWOOD AREAS 14Mar23 Note:	

HEATING AND AIR CONDITIONING

SEE NEXT PAGE

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TEL:

LOT / PHASE 101 / 1	REG. PLAN # 65M-4737	HOUSE TYPE Maple 3 Elev B		
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1 - REVISED STOVE / HOOD VENT LOCATION ***SEE SKETCH 30Nov22 Note:	- HEATING & VENTILATION	
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MIRRORS AND GLASS

1 - DO NOT SUPPLY OR INSTALL MIRRORS IN ALL BATHROOMS 14Mar23 Note:	
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PLUMBING

1 - NOTE *** KITCHEN ISLAND HAS BEEN ROTATED ***SEE SKETCH 29Mar23 Note: SEE SKETCH FOR KITCHEN SINK / DISHWASHER LOCATION.	
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PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 14Mar23 Note:	
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1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER - \$9,625.00 25Aug22 Note:	
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REDEEMED

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 19Aug22 Note: PROMO BALANCE \$8,625.00	
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STAIRS AND RAILINGS

2 - STAINED STAIRS – STANDARD STAIRCASE 14Mar23 Note:	
1 - PACKAGE 1 MODERN 14Mar23 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 Two 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. Worksheet Note:	
1st Choice: Exterior Colour Scheme 9 - Crimson Worksheet Note:	
2nd Choice: Exterior Colour Scheme 10 - Tohoe Worksheet Note:	

Purchasers:

MONIQUE MANG PUO MAK & ZAID RAAD YOU

Telephone Res. / Bus:

/

Decor Advisor:

Giulia Di Girolamo

Lock Date:

23-Mar-23

Property: 101

Project: Trinimont Developments Inc.

Model and Elevation: Maple 3 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 -K38 RIVERSIDE	464SA
Laundry Room	N/A (TUB ON LEGS)	N/A
Powder Room	DORAL -K38 RIVERSIDE	464SA
Master Ensuite Bathroom	DORAL -K38 RIVERSIDE	464SA
Ensuite Bath - Bedroom 2	DORAL - K43 SUMMIT WHITE	464SA
Ensuite Bath - Bedroom 3	DORAL - K43 SUMMIT WHITE	464SA
Ensuite Bath - Bedroom 4	DORAL - K43 SUMMIT WHITE	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	GRANITE-NERO IMPALA	#360 EDGE
Laundry Room	N/A	N/A
Powder Room	LAMINATE-BRONZITE 4971-52	
Master Ensuite Bathroom	LAMINATE-CALCUTTA MARBLE 4925K-07	
Ensuite Bath - Bedroom 2	LAMINATE-CALCUTTA MARBLE 4925K-07	
Ensuite Bath - Bedroom 3	LAMINATE-CALCUTTA MARBLE 4925K-07	
Ensuite Bath - Bedroom 4	LAMINATE-BRONZITE 4971-52	

** Refer to Construction Summary

**MASTER ENSUITE -SHAMPOO NICHE- QZITE: METROPOLIS GALAXY

Purchasers:MONIQUE MANG PUO MAK & ZAID RAAD YOU

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Decor Advisor: Giulia Di Girolamo

Model and Elevation: Maple 3 Elev B

Lock Date: 14-Mar-23

14-Mar-23

Plan #: 65M-4737

3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	TILE- E.B. PETRA CENDRA 12X12	☐	
Main Hall	HARDWOOD	☐	Metal Strip Where Applic.
Kitchen / Breakfast	HARDWOOD	☐	
Laundry Room	TILE-E.B. LOFT GRIS 12X12	☐	
Powder Room	TILE- E.B. PETRA CENDRA 12X12	☐	
Master Ensuite Bathroom	TILE-ESSENZE NERO 13X13	☐	
Master Ens Shower Floor	2x2 WHITE TILE - As per Construction Specifications	☐	
Ensuite Bath - Bedroom 2	TILE-MARMANI TORTORA 12X24	☐	2x2 White Shower Floor Tile
Ensuite Bath - Bedroom 3	TILE-MARMANI TORTORA 12X24	☐	2x2 White Shower Floor Tile
Ensuite Bath - Bedroom 4	TILE-E.B. LOFT GRIS 12X12	☐	
Mud Room	TILE- E.B. PETRA CENDRA 12X12	☐	

** Refer to Construction Summary

**MASTER ENSUITE/ ENSUITE 2 & ENSUITE 3 SHOWER FLOOR: 2x2 WHITE TILE -

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-EXTRA WHITE/GREY (722) 8X16	NICHE-QZITE:METROPOLIS GALAXY
Bathtub Enclosure Walls	N/A	Master Ensuite Shower Threshold: QUARTZ WHITE
Master Ens Shower Floor	N/A	
Ensuite Bath - Bedroom 2	TILE-EXTRA WHITE/GREY (722) 8X16	
Ensuite Bath - Bedroom 3	TILE-EXTRA WHITE/GREY (722) 8X16	
Ensuite Bath - Bedroom 4	TILE-EXTRA WHITE/GREY (722) 8X16	
Mud Room	N/A	
Kitchen Backsplash	N/A	

** Refer to Construction Summary - STANDARD GROUT THROUGHOUT UNLESS SPECIFIED

ALL SHOWER THRESHOLDS / JAMBS - QUARTZ WHITE (WHERE APPLICABLE AS PER PLAN)

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

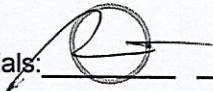
No

** 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

** Refer to Construction Summary

Initials: 

Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

MONIQUE MANG PUO MAK & ZAID RAAD YOU

/

Giulia Di Girolamo

14-Mar-23

Property: 101

Project: Trinimont Developments Inc.

Model and Elevation: Maple 3 Elev B

Plan #: 65M-4737

7. Outer Flooring

Main Hall	MIRAGE-SWEET MEMORIES-COLLECTION-HULA HOOP-WHITE OAK CHARACTER-5"-BRUSHED-DURAMATT
Living Room	N/A
Dining Room	MIRAGE-SWEET MEMORIES-COLLECTION-HULA HOOP-WHITE OAK CHARACTER-5"-BRUSHED-DURAMATT
Family Room	GREAT ROOM - SEE BELOW
Den / Library / Study	MIRAGE-SWEET MEMORIES-COLLECTION-HULA HOOP-WHITE OAK CHARACTER-5"-BRUSHED-DURAMATT
Basement Landing(If Applies)	LAMINATE - AVENUE - BEVERLEY OAK TL-AV 230 - PEFC
Lower Landing (If Applies)	MIRAGE-SWEET MEMORIES-COLLECTION-HULA HOOP-WHITE OAK CHARACTER-5"-BRUSHED-DURAMATT
Upper Landing	MIRAGE-SWEET MEMORIES-COLLECTION-HULA HOOP-WHITE OAK CHARACTER-5"-BRUSHED-DURAMATT
Upper Hall	MIRAGE-SWEET MEMORIES-COLLECTION-HULA HOOP-WHITE OAK CHARACTER-5"-BRUSHED-DURAMATT
Master Bedroom	LAMINATE - AVENUE - BEVERLEY OAK TL-AV 230 - PEFC
Bedroom #2	LAMINATE - AVENUE - BEVERLEY OAK TL-AV 230 - PEFC
Bedroom #3	LAMINATE - AVENUE - BEVERLEY OAK TL-AV 230 - PEFC
Bedroom #4	LAMINATE - AVENUE - BEVERLEY OAK TL-AV 230 - PEFC
Bedroom #5	N/A
Great Room	MIRAGE-SWEET MEMORIES-COLLECTION-HULA HOOP-WHITE OAK CHARACTER-5"-BRUSHED-DURAMATT
Kitchen	MIRAGE-SWEET MEMORIES-COLLECTION-HULA HOOP-WHITE OAK CHARACTER-5"-BRUSHED-DURAMATT
Underpad	TypeArea
	N/AN/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	MODERN PACKAGE	Colour	MIRAGE-WHITE OAK-HULA HOOP
Picket Type	MODERN PACKAGE	Colour	MIRAGE-WHITE OAK-HULA HOOP
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE-WHITE OAK-HULA HOOP
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE-WHITE OAK-HULA HOOP

Red Oak Stairs with Semi Gloss Finish

☒ Yes☐ No

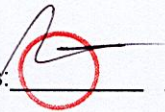
** Refer to Construction Summary THE STAIN COLOURS OR FINISH AVAILABLE ON RISERS, TREADS, PICKETS AND RAILS (STAIRCASES), WILL NOT BE AN EXACT MATCH TO PREFINISHED HARDWOOD OR LAMINATE FLOORS.

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	WARM GREY
Den/Library	WARM GREY	Ensuite Bath - Bedroom 3	WARM GREY
Trim Paint-Semi Gloss	BIRCH WHITE	Ensuite Bath - Bedroom 4	WARM GREY
		Mud Room	WARM GREY
		Basement LandingArea	WARM GREY

Smooth Ceilings First Floor ☐ Yes☒ No

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14-Mar-23

Plan #: 65M-4737

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			FLAT ON WALL
Mantle Type			MANTLE M2-STANDARD
Colour / Stain			BIRCH WHITE
Surround			GRIGIO CARNICO
Hearth			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: March 14/23

Signature:

Date:

LOT #101
TRINUMONT
MAPLE 3
ELEV B

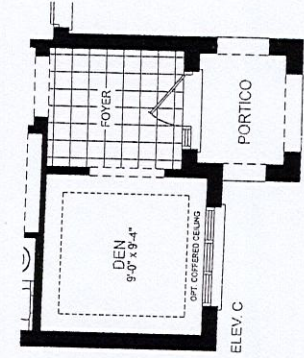
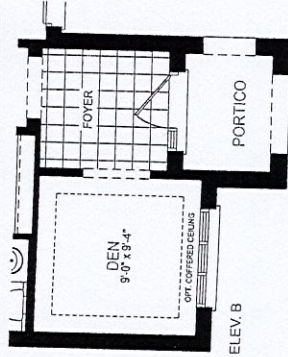
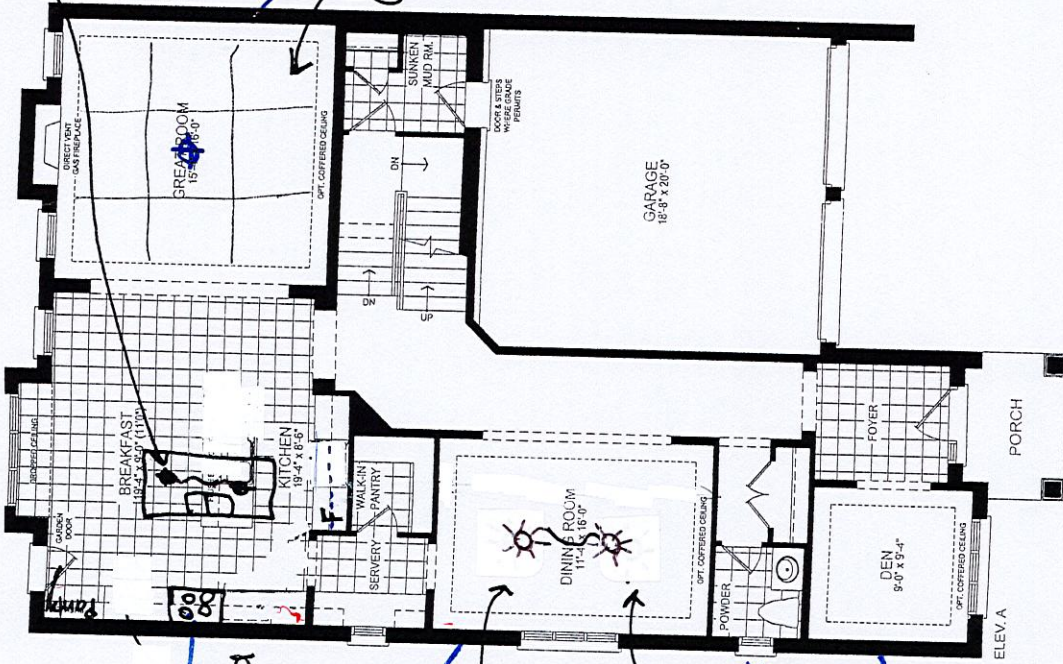
GAS LINE - STOVE
See attached
kitchen
plan for
redesigned
layout

*** STOVE & BRIDGE
RELOCATED**
*** ROTATE ISLAND**

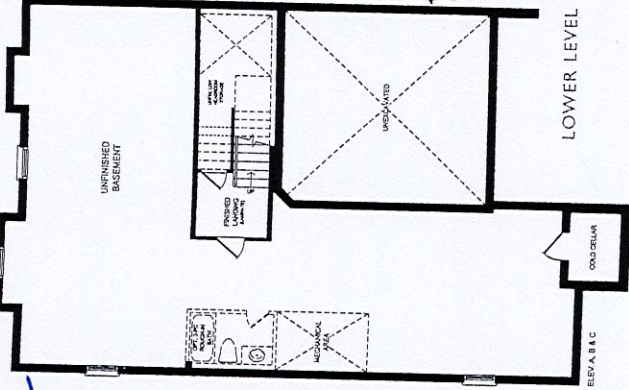
Relocate
std. dining
room light

Additional
dining room
light

*** Approx 3 1/2 ft
apart**
(same switch)



MAIN LEVEL



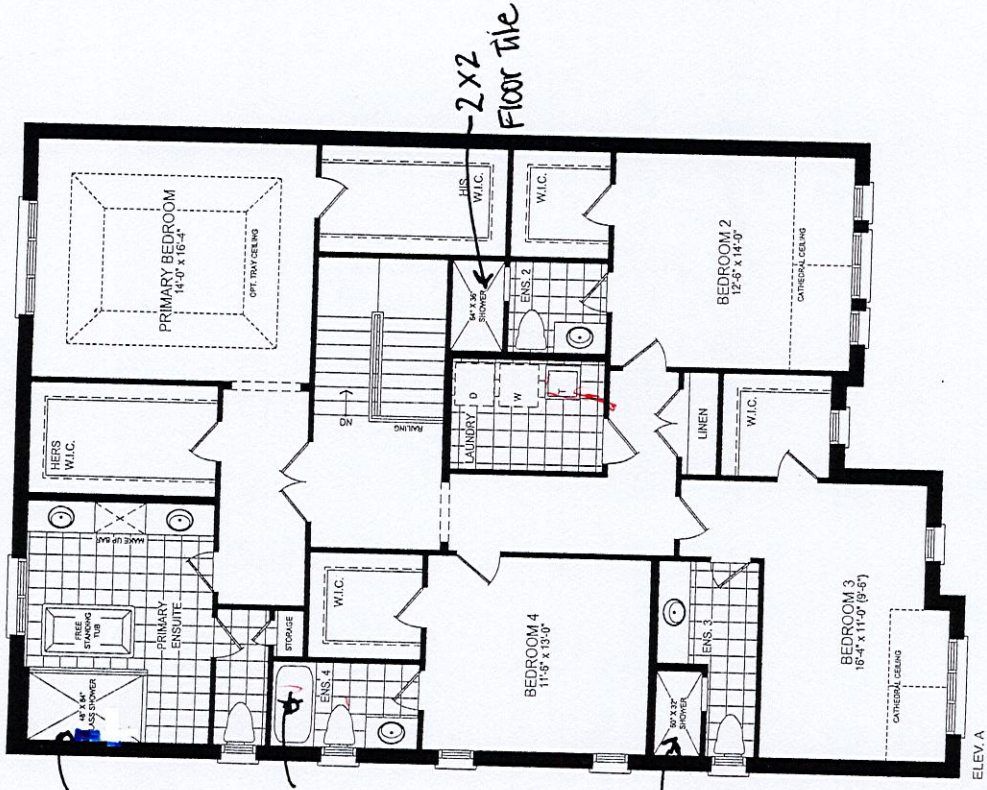
LOWER LEVEL

Shampoo
Niche

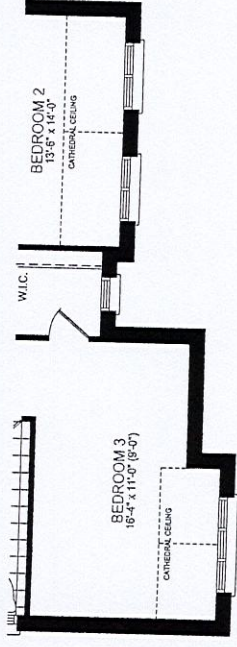
Add a
light

2 X 2
Floor tile

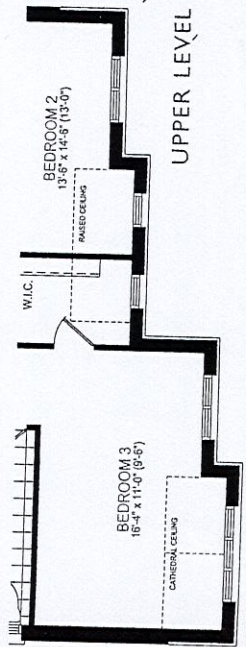
Add 2 lights
above kitchen island
• Std. kitchen light to
remain on separate switch
*** approx 3 ft apart
(same switch)**



ELEV. A



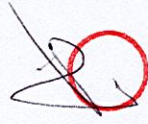
ELEV. B



ELEV. C

UPPER LEVEL

*** Gas line Rough-In for
Stove.**

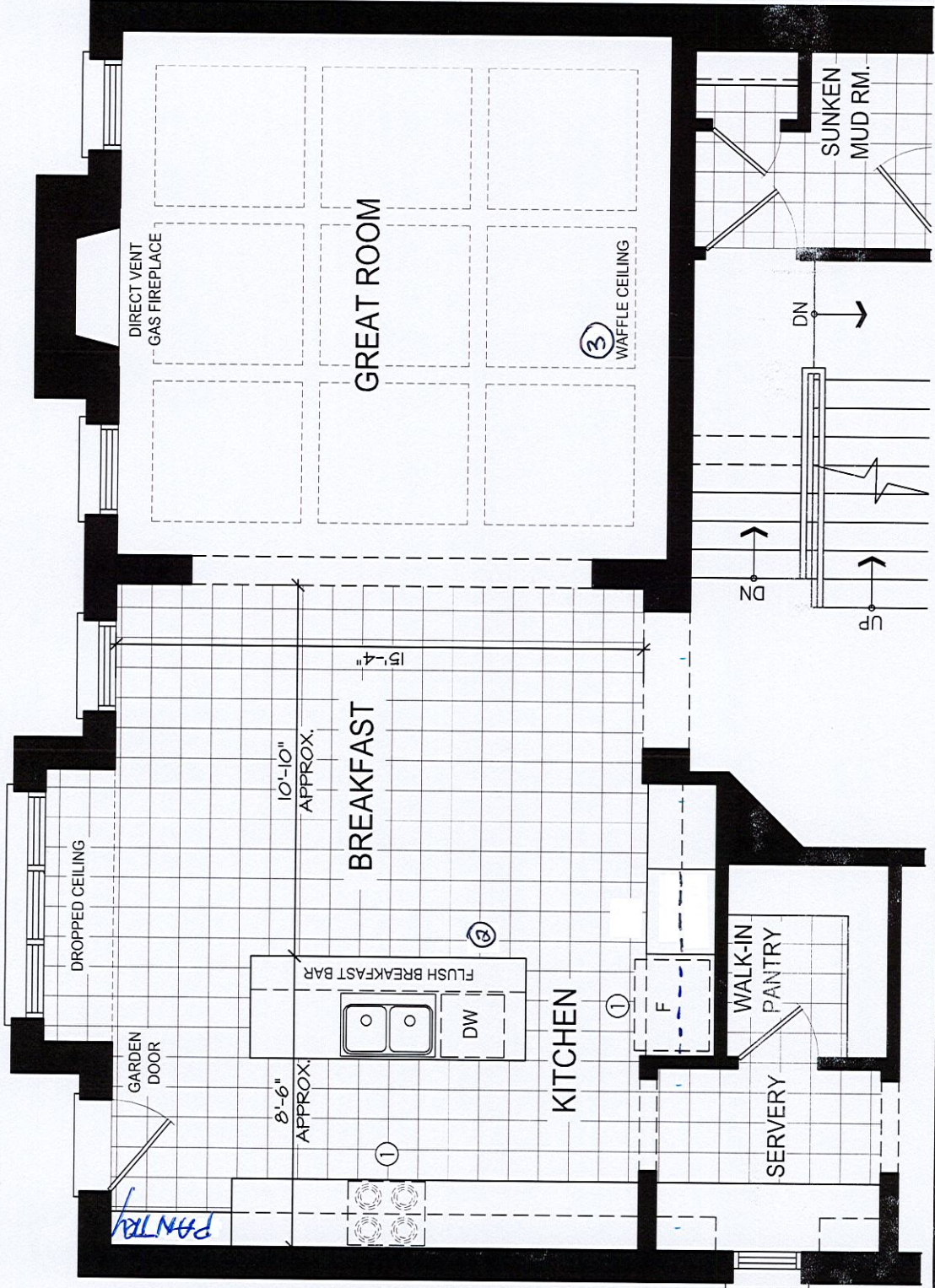


LOT 101
TRINIMONT DEV. INC.
RED OAKS ON BAYVIEW
RICHMOND HILL, ONTARIO

MAPLE 3
ELEVATION B

REVISIONS:

1. RELOCATE FRIDGE AND STOVE TO OPPOSITE LOCATIONS.
2. ROTATE KITCHEN ISLAND.
3. ADD WAFFLE CEILING TO GREAT ROOM.



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
BY MB

N.T.S.
PAGE No.
1 OF 3

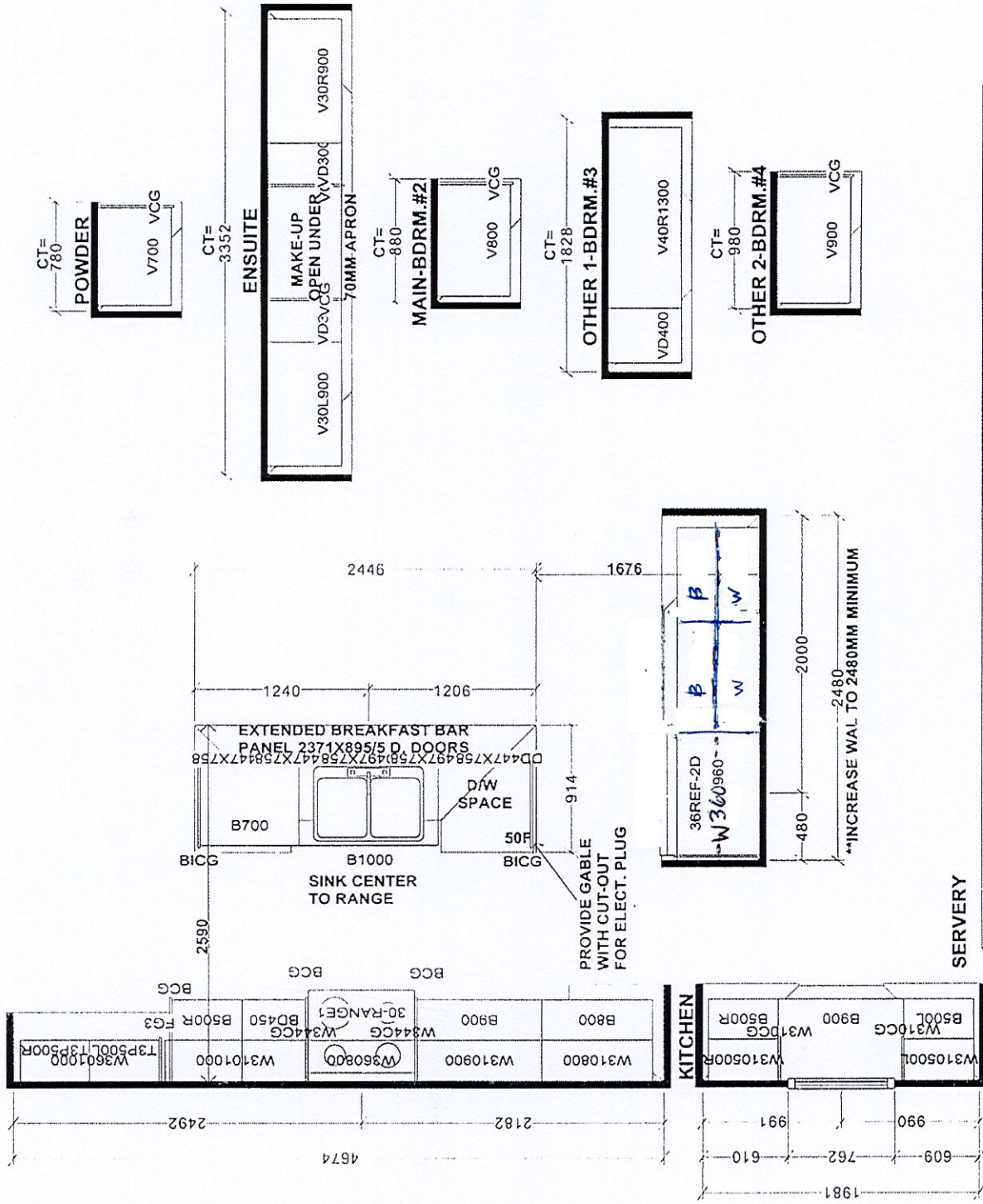
TRINITY POINT

LOT#101 - TRINIMONT
MAPLE 3-ELEV.B

KITCHEN REDESIGN
- Relocate fridge + stove.
- Rotate Kitchen Island

Fridge uppers : standard depth.

FILE NAME: LOT 101 TRINIMONT



Selba Industries J# _____

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 in job order placed.

W WIDTH _____ W HIGHT _____ W CNT _____ JOB NUMBER: _____
FLOOR HGHT _____ DOOR HGHT _____ BUILDER: TRINITY POINT DEV.
SITE: TRINIMONT DEV., Richmond Hill
MODEL: 45-3X MAPLE 3 EL A,B,C
ST CENT _____ 2X4 _____ VENT BOX COVER _____ LOT #: LOT#101-TRINIMONT
DESIGNER: KS DATE: OCT 25 21