

CONSTRUCTION SUMMARY			
Red Oaks on Bayview - Trinimont Developments Inc.			
PURCHASERS: YINGZHI ZHANG and YISHAN WAN ZHANG		RECEIVED MAR 31 2023	TEL:

LOT / PHASE 19 / 1	REG. PLAN # 65M-4737	HOUSE TYPE Birch 1 Elev A		
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CABINETRY

1 - CABINETRY - KITCHEN - LIGHT VALANCE 28Mar23 Note: NO ELECTRICAL	
1 - CABINETRY PROVISION - PROVISION FOR PLUG ON ISLAND (PLUG EXTRA ORDERED SEPARATELY) 09Aug22 Note: @ GABLE FACING KITCHEN SINK	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY BASE - ADD SHALLOW BASE CABINETS TO ISLAND (APPROXIMATELY 12 INCHES DEEP) - ADD TO BREAKFAST SIDE OF ISLAND SEE SKETCH - STANDARD LEVEL CABINETRY 28Mar23 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS THAT THERE WILL NO LONGER BE COUNTERTOP OVERHANG / NO BREAKFAST BAR REMAINING.	
2 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - STANDARD - AT ISLAND 28Mar23 Note:	
1 - KITCHEN CABINETRY BASE - PULLOUT WIRE SPICE RACK - PRICE IS EACH 28Mar23 Note: NEXT TO STOVE - ON SIDE CLOSEST TO KITCHEN SINK	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD CABINETRY 09Aug22 Note:	

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. 01Feb23 Note:	
1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY 09Aug22 Note:	

COUNTER TOP

1 - NOTE: NO BREAKFAST BAR / NO COUNTERTOP OVERHANG AT KITCHEN ISLAND. (PURCHASER ADDED BASE CABINETRY TO BACK SIDE OF ISLAND) 29Mar23 Note: Purchaser declined option to extend countertop.	
1 - UPGRADE COUNTER TOP TO QUARTZ IN LIEU OF VENDOR STANDARD - KITCHEN 28Mar23 Note:	

ELECTICAL

1 - PLUG – ROUGH-IN FOR ELECTRIC CAR PLUG IN GARAGE – FOR FUTURE ELECTRIC CAR – 240V / 40-50 AMPS 09Aug22 Note: SPECIFICATIONS REQUIRED	
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ELECTRICAL

1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 28Mar23 Note:	
1 - PLUG - ELECTRICAL PLUG - ADD TO ISLAND AT SIDE GABLE FACING KITCHEN SINK 09Aug22 Note:	

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1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND <i>09Aug22</i> Note:	
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HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 3 1/4 INCH NATURAL RED OAK - FIRST FLOOR IN STANDARD HARDWOOD AREAS <i>28Mar23</i> Note:	
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MIRRORS AND GLASS

1 - UPGRADE TO TOWEL BAR/HANDLE COMBO - CHROME FINISH (IN LIEU OF KNOB) MASTER ENSUITE <i>09Aug22</i> Note:	
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PROMOTIONAL

1 - LESS BALANCE OF CREDIT REMAINING FROM PURCHASER EXTRA SHEET IN OFFER <i>28Mar23</i> Note:	
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REDEEMED

1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$9283.00 BALANCE FORWARD TO BE USED AT A LATER DATE \$717.00- ORIGINAL PROMOTIONAL PACKAGE OF \$10,000.00 AS PER SCHEDULE PE DATED JUNE 15/22. <i>09Aug22</i> Note:	
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STAIRS AND RAILINGS

2 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET <i>28Mar23</i> Note:	
1 - V GROOVE HANDRAIL <i>28Mar23</i> 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 10 - Tohoe <i>Worksheet</i> Note:	
2nd Choice: Exterior Colour Scheme 7 - Royal Grey <i>Worksheet</i> Note:	

Purchasers:

YINGZHI ZHANG & YISHAN WAN ZHANG

Property: 19

Telephone Res. / Bus:

/

Project: Trinimont Developments Inc.

Decor Advisor:

Ida Viola

Model and Elevation: Birch 1 Elev A

Lock Date:

28-Mar-23

27-Mar-23

Plan #: 65M-4737

Layout Changes:

☒ Yes ☐ No

Sketch Attached:

☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	CONTINENTAL 350 PLATINUM SILVER	464SA
Laundry Room	N/A (TUB ON LEGS)	N/A
Powder Room	CONTINENTAL 350 PLATINUM SILVER	464SA
Master Ensuite Bathroom	CONTINENTAL 350 PLATINUM SILVER	464SA
Ensuite Bath - Bedroom 2/3	CONTINENTAL 350 PLATINUM SILVER	464SA
Ensuite Bath - Bedroom 4	CONTINENTAL 350 PLATINUM SILVER	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-WHITE CARRARA 4924-38	
Master Ensuite Bathroom	LAMINATE-WHITE CARRARA 4924-38	
Ensuite Bath - Bedroom 2/3	LAMINATE-PALOMA POLAR 6698-46	
Ensuite Bath - Bedroom 4	LAMINATE-PALOMA POLAR 6698-46	

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3. Ceramic Flooring

At a 45 Threshold-If App.

Entrance Vestibule	TILE-CONCRETE WHITE 13X13	☐	Metal Strip Where Applic.
Main Hall	STRIP	☐	
Kitchen / Breakfast	TILE-CONCRETE WHITE 13X13	☐	
Laundry Room	TILE-LUCIE GREY 12X12	☐	
Powder Room	TILE-CONCRETE WHITE 13X13	☐	
Master Ensuite Bathroom	TILE-ESSENZE BIANCO 13X13	☐	
Master Ens Shower Floor	2x2 WHITE TILE	☐	
Ensuite Bath - Bedroom 2/3	TILE-ESSENZE BIANCO 13X13	☐	
Ensuite Bath - Bedroom 4	TILE-ESSENZE BIANCO 13X13	☐	
Garage Entry/ W.I.C.	TILE-CONCRETE WHITE 13X13	☐	
		☐	

** Refer to Construction Summary

4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall		
Tub Deck		
Tub Deck Skirt		
Shower Stall	TILE-EXTRA WHITE /BEIGE 8X16	
Bathtub Enclosure Walls		
Master Ens Shower Floor	N/A	
Ensuite Bath - Bedroom 2/3	TILE-EXTRA WHITE /BEIGE 8X16	
Ensuite Bath - Bedroom 4	TILE-EXTRA WHITE /BEIGE 8X16	
Garage Entry/ W.I.C.	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

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

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7. Other Flooring

Main Hall	HARDWOOD-VINTAGE NORTHERN SOLID SAWN COLLECTION CHARACTER PEARL RED OAK 5" TITANIUM	
Living Room	N/A	
Dining Room	HARDWOOD-VINTAGE NORTHERN SOLID SAWN COLLECTION CHARACTER PEARL RED OAK 5" TITANIUM	
Family Room	GREAT RM - SEE BELOW	
Den / Library / Study	N/A	
Basement Landing(If Applies)	LAMINATE-LEXINGTON BRUSSELS OAK TL LW 1316 PEFC	
Lower Landing (If Applies)	HARDWOOD-VINTAGE NORTHERN SOLID SAWN COLLECTION CHARACTER PEARL RED OAK 5" TITANIUM	
Upper Landing	HARDWOOD-VINTAGE NORTHERN SOLID SAWN COLLECTION CHARACTER PEARL RED OAK 5" TITANIUM	
Upper Hall	LAMINATE-LEXINGTON BRUSSELS OAK TL LW 1316 PEFC	
Master Bedroom	LAMINATE-LEXINGTON BRUSSELS OAK TL LW 1316 PEFC	
Bedroom #2	LAMINATE-LEXINGTON BRUSSELS OAK TL LW 1316 PEFC	
Bedroom #3	LAMINATE-LEXINGTON BRUSSELS OAK TL LW 1316 PEFC	
Bedroom #4	LAMINATE-LEXINGTON BRUSSELS OAK TL LW 1316 PEFC	
Bedroom #5	N/A	
GREAT ROOM	HARDWOOD-VINTAGE NORTHERN SOLID SAWN COLLECTION CHARACTER PEARL RED OAK 5" TITANIUM	
Underpad	Type	Area
	N/A	N/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	Colour	VINTAGE RED OAK	TITANIUM
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	VINTAGE RED OAK	TITANIUM
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	VINTAGE RED OAK	TITANIUM
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	VINTAGE RED OAK	TITANIUM
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	43 BIRCH WHITE	Master Bedroom	43 BIRCH WHITE
Living Room	N/A	Bedroom #2	43 BIRCH WHITE
Dining Room	43 BIRCH WHITE	Bedroom #3	43 BIRCH WHITE
Kitchen / Breakfast	43 BIRCH WHITE	Bedroom #4	43 BIRCH WHITE
Family Room	N/A	Bedroom #5	N/A
Powder Room	43 BIRCH WHITE	Master Ensuite	43 BIRCH WHITE
Laundry Room	43 BIRCH WHITE	Ensuite Bath - Bedroom 2/3	43 BIRCH WHITE
Den/Library	N/A	Ensuite Bath - Bedroom 4	43 BIRCH WHITE
Trim Paint-Semi Gloss	BIRCH WHITE		
		Great Rm	43 BIRCH WHITE
		Basement LandingArea	43 BIRCH WHITE

Smooth Ceilings First Floor

☒ Yes

☐ No

** Refer to Construction Summary ***SMOOTH CEILINGS ON MAIN FLOOR ONLY***

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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
☐	☐	☒	☐	☐	☒	☐	☒	☐

Fireplace Type		As Per Construction Specifications
Mantle Type		MANTLE M1-STANDARD
Colour / Stain		AS PER CONSTRUCTION SPECIFICATIONS
Surround		GRIGIO CARNICO
Hearth		NO

** Refer to Construction Summary

12. Heating and Air Conditioning

Air Conditioning	NO	Gas Provisions Stove	NO
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

1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.

2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.

3) The Purchaser agrees that this colour selection is final and that no changes will be permitted, unless required by the Vendor.

4) The Purchaser acknowledges reading and accepting document which contains other miscellaneous disclaimers.

Signature: 

Date:

Signature:

Date:

LOT #19
BIRCH 1 ELEV A

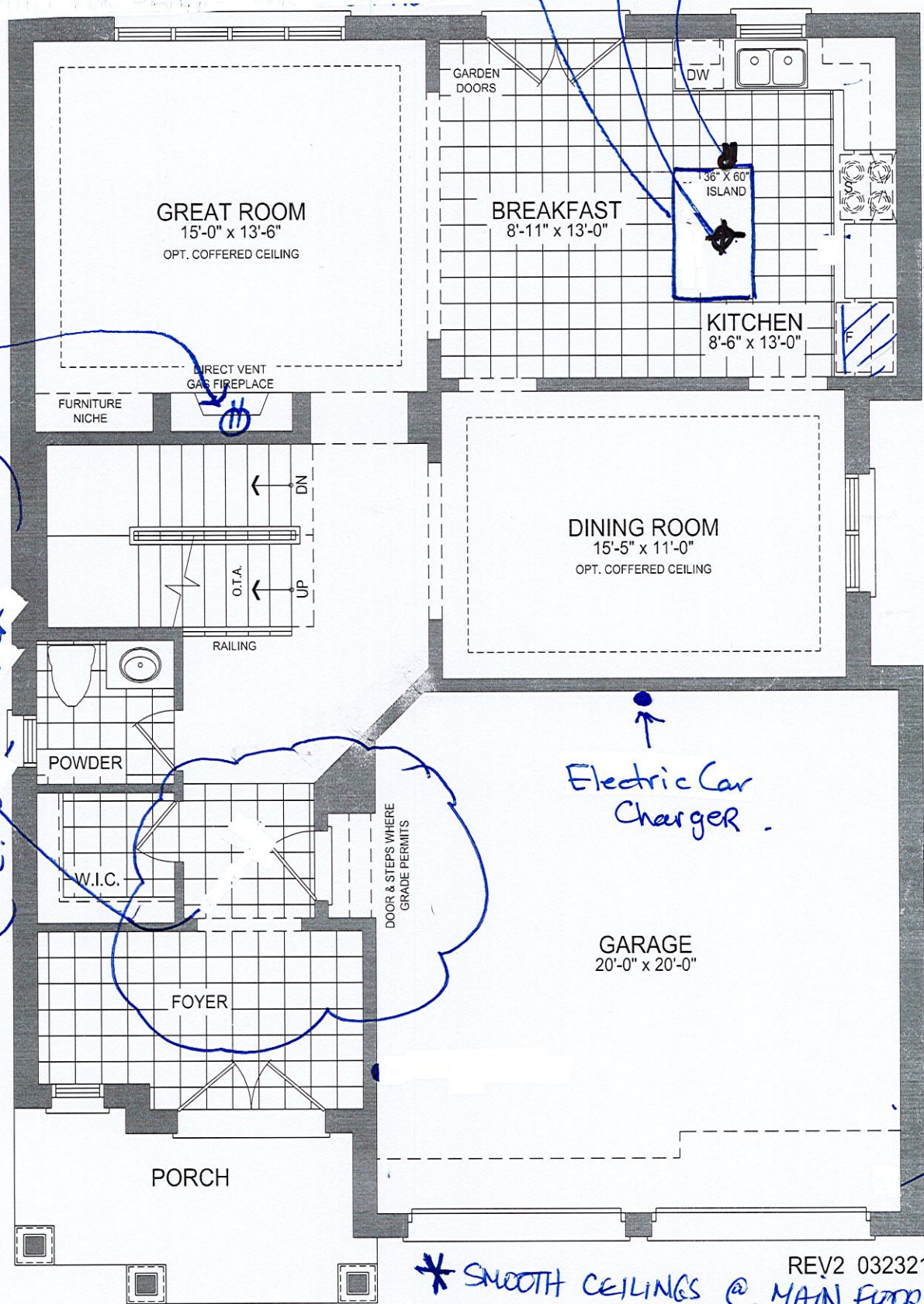
ADD SHALLOW BASE CABINETS @ ISLAND
* NO BREAKFAST BAR OR OVERHANG REMAINING.

* RELOCATE & CENTER LIGHT ABOVE ISLAND.
* PLUG

Great Rm:
Plug

See revised layout
* sunken foyer
* revised walk-in closet.

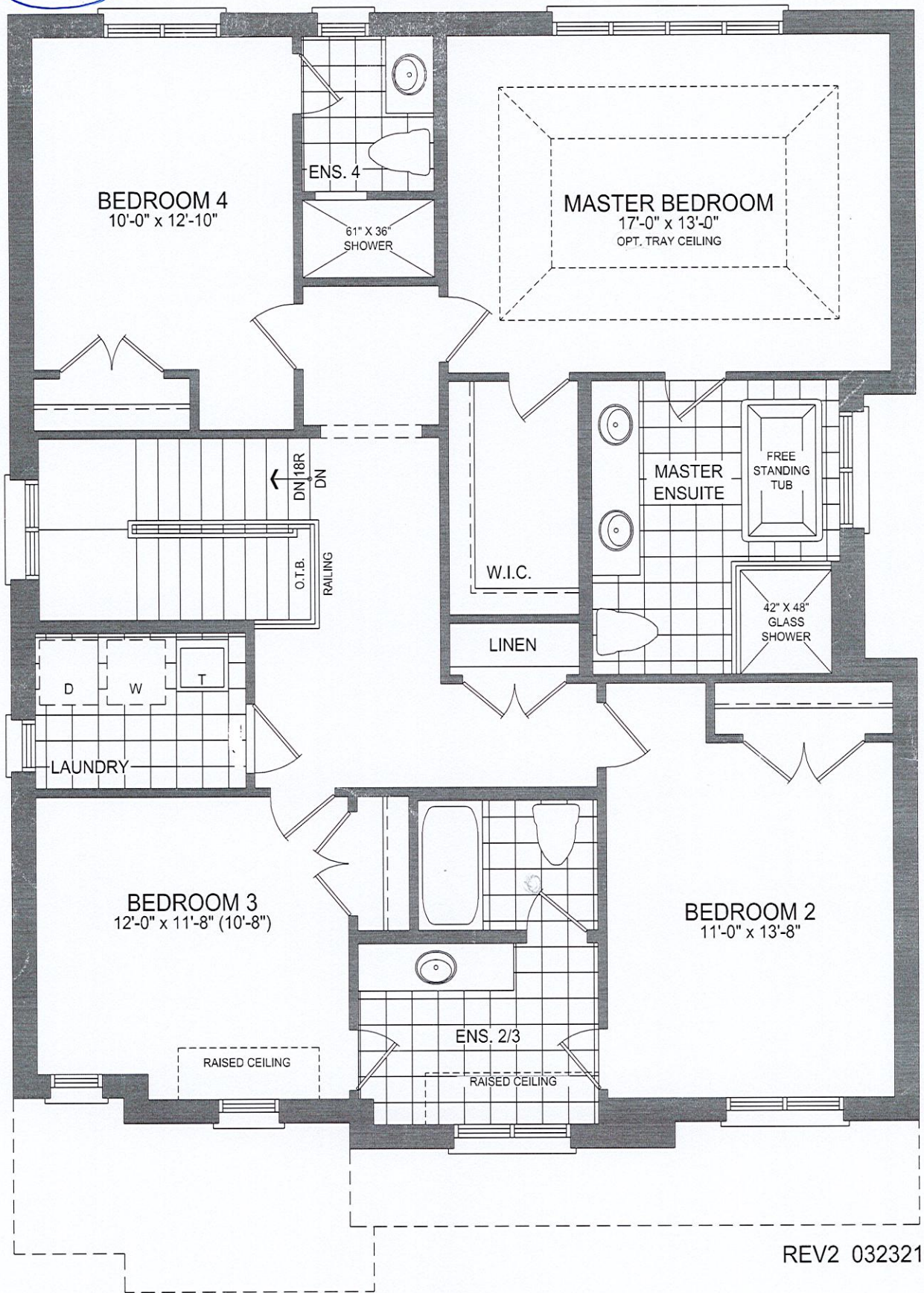
FULL DEPTH FRIDGE UPERS.



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

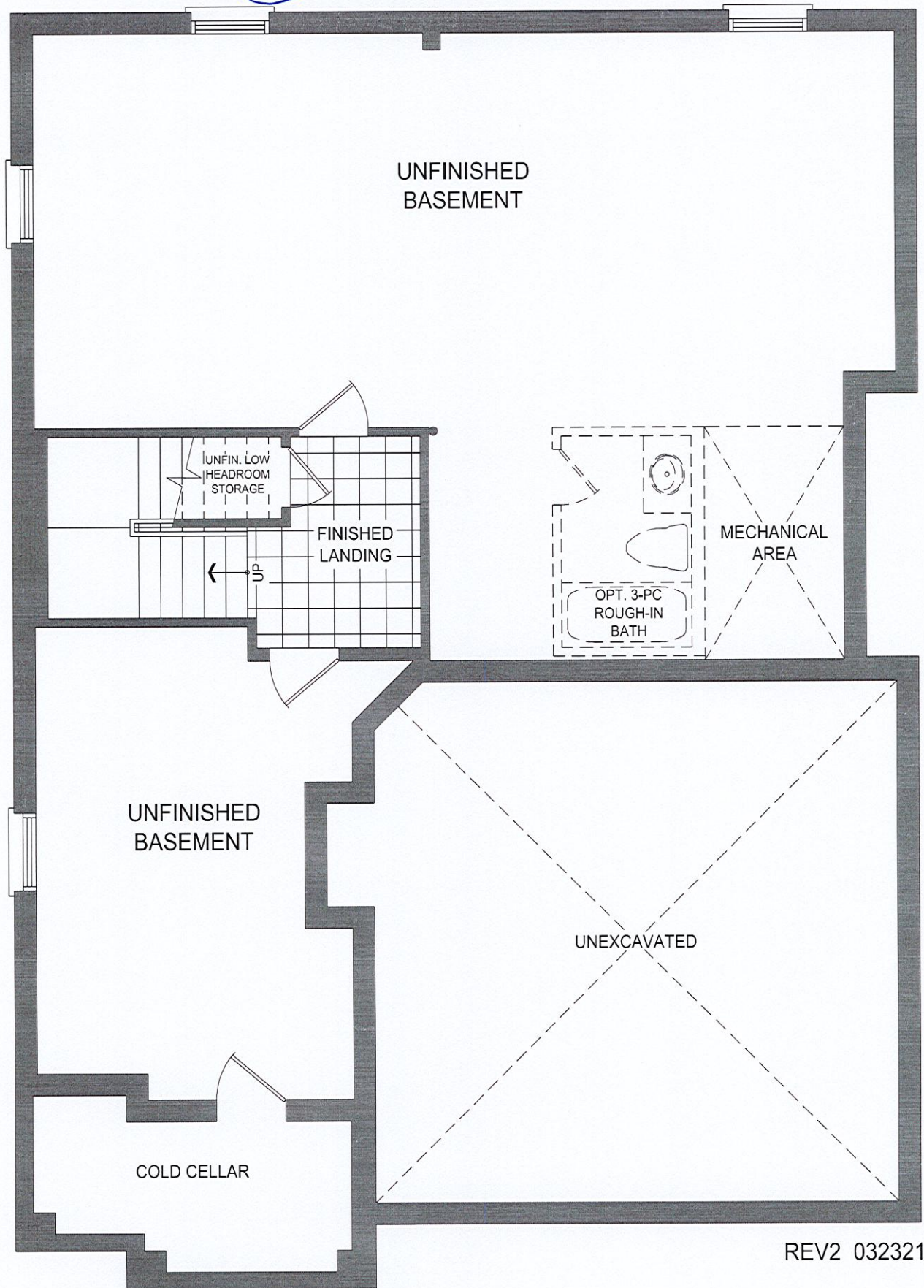
BIRCH 1 ELEV A LOT #19.

LOT 19
BIRCH 1 ELA A



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

LOT 19
(BIRCH / ELEV A)



41-1 BASEMENT PLAN EL. A

THIS LAYOUT CONTAINS EXTRAS
THAT ARE NOT PART OF CONTRACT

LOT #19 TRINIMONT

FILE NAME: TRINIMONT LOT 19 MARCH 28 23

BIANCA
MARCH 28 23

PROTOTYPE FOR EXTRAS

* Full DEPTH FRIDGE UPPERS

* VALENCE SHIELD

* GABLE WITH CUT-OUT FOR ELEC. PLUG

* ADD SHALLOW BASE
CABINETS TO ISLAND X 2

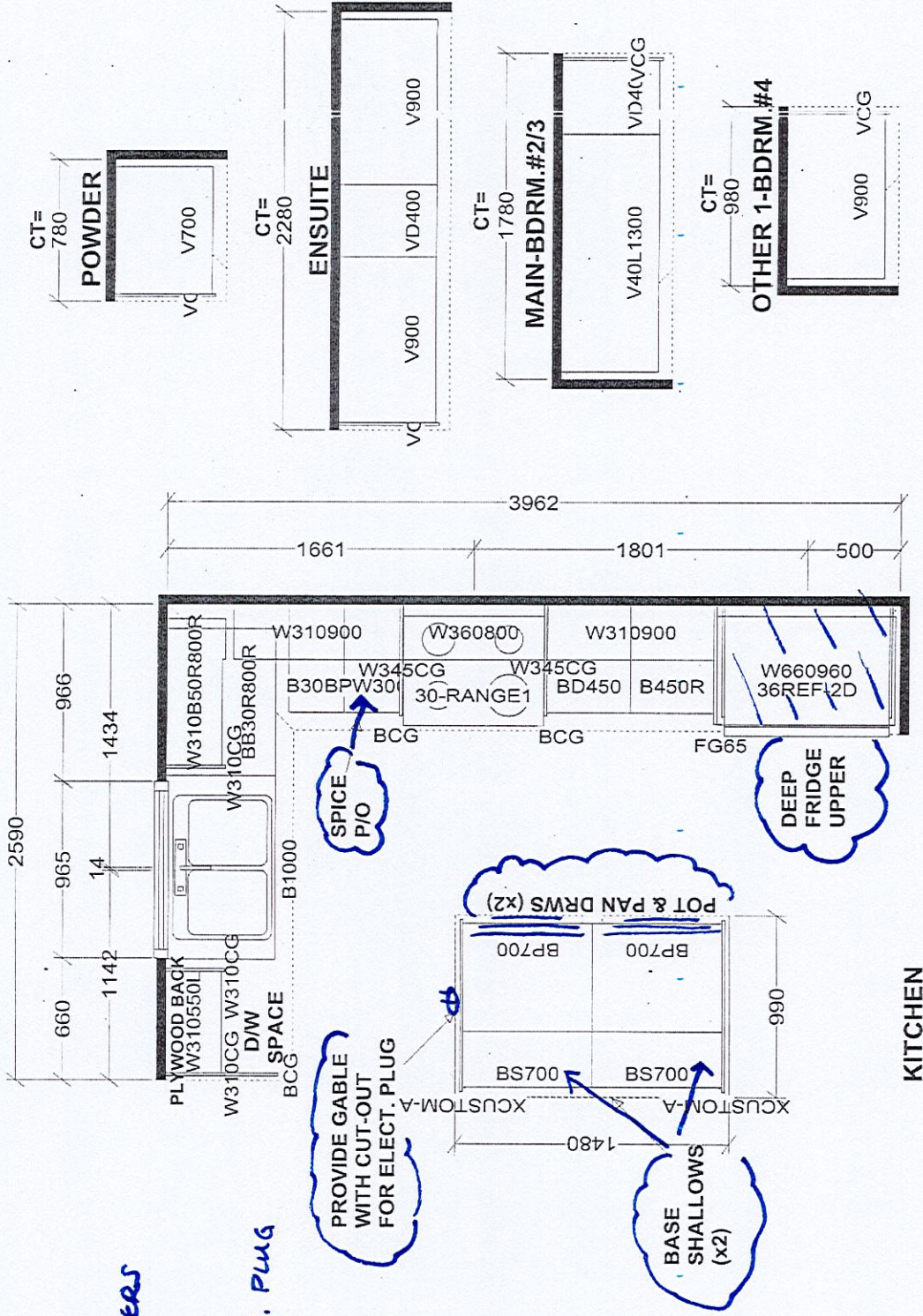
(* NO COUNTERTOP OVERHANG)
NO BREAKFAST BAR

* POT/PAN X 2

@ ISLAND

* SPICE P/O - next to stove

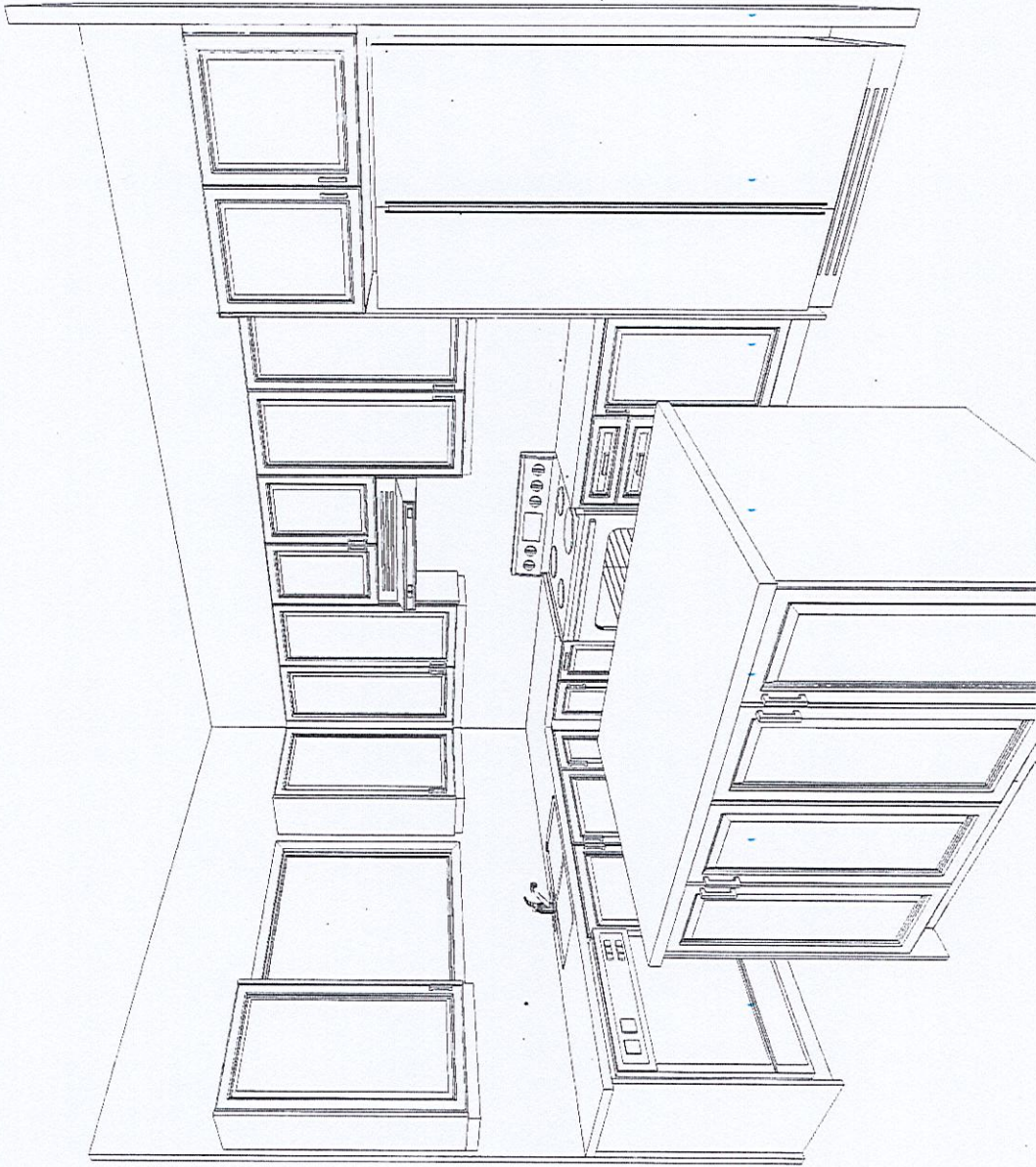
per sketch



Selba Industries		J#
W WIDTH	W HIGHT	W CNT
FLOOR HIGHT	DOOR HIGHT	
ST. CENT	2X4	VENT BOX COVER
DESIGNER: KS		DATE: OCT 25 21
JOB NUMBER:		BUILDER: TRINITY POINT DEV.
SITE: TRINIMONT DEV., Richmond Hill		MODEL: 41-1X BIRCH 1 EL A,B,C
LOT #: 19		

LOT 19 TRINIMONT

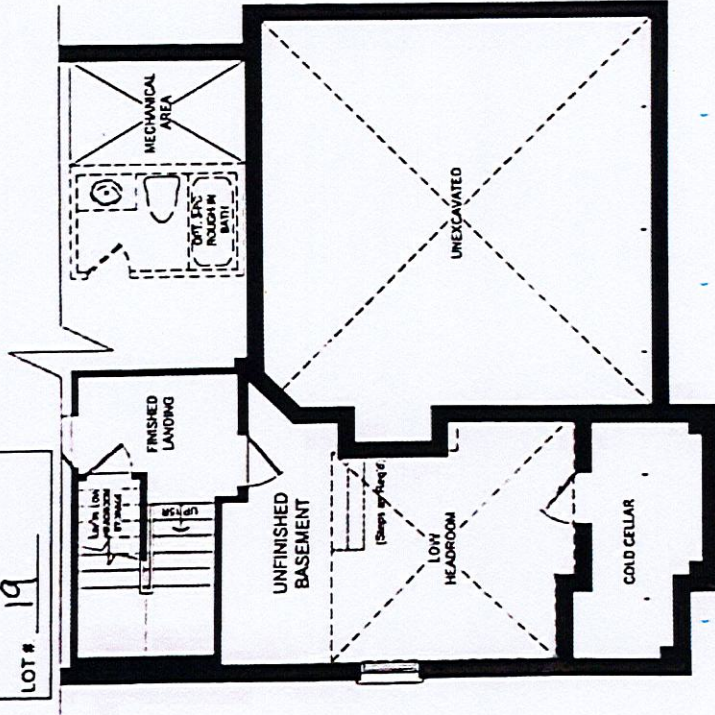
(NO COUNTERTOP OVERHANG
(- NO BREAKFAST BAR REMAINING)
@ ISLAND



This drawing is the intellectual property of SELBA INDUSTRIES INC. and is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.		Designed: 28/03/2023 Printed: 28/03/2023
		LAYOUT · Drawing #: 1

Purchaser Name: YingZhi Zhong & Yshan Wan Zhang

19



BASEMENT PLAN EL. A

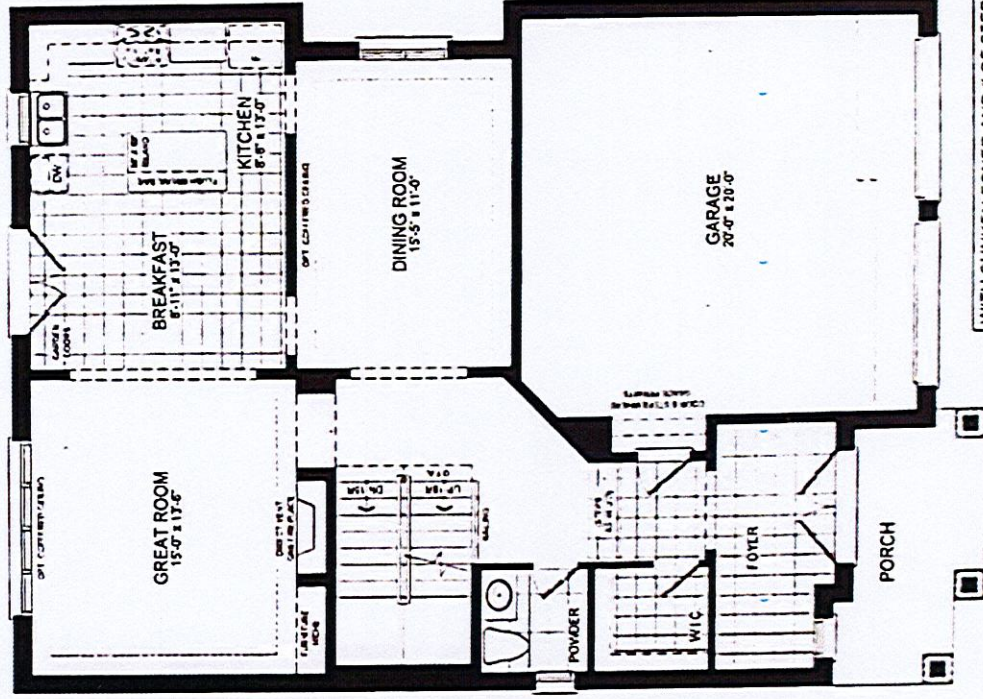
LOW HEADROOM AREA WITH REDUCED HEIGHT COLD CELLAR DOOR

I ACCEPT THE ABOVE REVISIONS

INITIALS:

BIRCH 1-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

Yours very truly,
Wm. West: shant