

CONSTRUCTION SUMMARY

Red Oaks on Bayview - Trinimont Developments Inc.

RECEIVED

MAR 31 2023

TEL:

PURCHASER: ZHENGNAN HU

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
104 / 1	65M-4737	Birch 3 Elev B		

CABINETRY

1 - CABINETRY - KITCHEN - UPGRADE 2

30Mar23 Note:

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY BASE - PULLOUT WIRE SPICE RACK - PRICE IS EACH

30Mar23 Note: NEXT TO STOVE - SEE SKETCH

1 - KITCHEN CABINETRY BASE - PULLOUT RECYCLE 2 BIN - PRICE IS EACH

30Mar23 Note: @ KITCHEN ISLAND - SEE SKETCH

1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - UPGRADE 2

30Mar23 Note: @ KITCHEN ISLAND - SEE SKETCH

1 - VANITY CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT -MASTER ENSUITE

30Mar23 Note:

CERAMIC TILE

1 - TILE - UPGRADE 4 WALL TILE - PRIMARY ENSUITE WALL TILE - SHOWER

30Mar23 Note:

1 - TILE - UPGRADE 4 FLOOR TILE - PRIMARY ENSUITE - FLOOR

30Mar23 Note:

CONSTRUCTION

1 - SMOOTH CEILINGS ON SECOND FLOOR ONLY -

22Sep22 Note:

1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY -

22Sep22 Note:

1 - If applicable, the Purchaser acknowledges and agrees that the location, dimension and configuration of the walk-up shall be determined by the Vendor in its sole and unfettered discretion.

22Sep22 Note: As a result of the installation of the walk-up, modifications to the main floor and basement floor plans may be required to allow for such walk-up to be installed, including but not limited to, modifications to the room layout, window and door locations and/or size and structural components of the dwelling unit and the Purchaser hereby accepts such modifications without any change in the purchase price. The walk-up is uncovered.

1 - ADD BASEMENT WALK-UP

22Sep22 Note:

COUNTER TOP

1 - UPGRADE COUNTER TOP - KITCHEN

30Mar23 Note:

ELECTICAL

1 - PLUG – ROUGH-IN FOR ELECTRIC CAR PLUG IN GARAGE – FOR FUTURE ELECTRIC CAR – 240V / 40-50 AMPS

22Sep22 Note: SPECIFICATIONS REQUIRED

ELECTRICAL

1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND

22Sep22 Note:

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FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 22Sep22 Note:	
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HARDWOOD FLOORING

1 - HARDWOOD - GROUP C SERIES 6 1/2 INCH - IN LIEU OF 3 1/4 INCH NATURAL RED OAK - FIRST FLOOR IN STANDARD HARDWOOD AREAS 30Mar23 Note:	
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MIRRORS AND GLASS

1 - SHOWER DOOR HANDLE - UPGRADE TO TOWEL BAR/ D-RING HANDLE -CHROME FINISH - IN LIEU OF KNOB 22Sep22 Note: MASTER ENSUITE	
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PLUMBING

1 - SINK - UNDERMOUNT SINK - BLANCO QUATRUS R15 U SUPER SINGLE #401518 30Mar23 Note: KITCHEN SINK	
3 - TOE TESTER - ADD TOE TESTER TO SHOWER 22Sep22 Note: MASTER ENSUITE ENSUITE 2/3 ENSUITE 4	
1 - 5 FOOT SHOWER WITH SLIDING GLASS CHROME DOORS IN LIEU OF TUB 22Sep22 Note: ENSUITE 2/3	

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 22Sep22 Note:	
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STAIRS AND RAILINGS

1 - EUROLINE 0 BLACK PICKETS 30Mar23 Note:	
2 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 30Mar23 Note:	

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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 or third choice. <i>Worksheet</i> Note:	
1st Choice: Exterior Colour Scheme 8 - Madison County <i>Worksheet</i> Note:	
2nd Choice: Exterior Colour Scheme 5 - Arnprior <i>Worksheet</i> Note:	
3rd Choice: Exterior Colour Scheme 9 - Crimson <i>Worksheet</i> Note:	

This Document is Extremely Time Sensitive - Printed 30 Mar 23 at 10:49

Purchaser:ZHENGNAN HU

Telephone Res. / Bus: /

Decor Advisor:Giulia Di Girolamo

Lock Date:30-Mar-23

Property: 104

Project: Trinimont Developments Inc.

Model and Elevation: Birch 3 Elev B

30-Mar-23

Plan #: 65M-4737

Layout Changes: ☐ Yes ☒ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	HAMPTON-820 MILK CHOCOLATE	465SA
Laundry Room	N/A (TUB ON LEGS)	
Powder Room	MONACO -352 WILD MUSHROOM	464SA
Master Ensuite Bathroom	MONACO -352 WILD MUSHROOM	464SA
Ensuite Bath - Bedroom 2/3	MONACO -352 WILD MUSHROOM	464SA
Ensuite Bath - Bedroom 4	MONACO -352 WILD MUSHROOM	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- ANTIQUE BROWN	#360 EDGE
Laundry Room	N/A	
Powder Room	LAMINATE-PEARL SOAPSTONE 4886-38	
Master Ensuite Bathroom	LAMINATE-PEARL SOAPSTONE 4886-38	
Ensuite Bath - Bedroom 2/3	LAMINATE-PEARL SOAPSTONE 4886-38	
Ensuite Bath - Bedroom 4	LAMINATE-PEARL SOAPSTONE 4886-38	

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104

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Birch 3 Elev B

Plan #:

65M-4737

3. Ceramic Flooring

At a 45 Threshold-If App.

Entrance Vestibule	TILE-LOFT CENDRA 13X13	<input type="checkbox"/>	
Main Hall	HARDWOOD	<input type="checkbox"/>	Metal Strip Where Applic.
Kitchen / Breakfast	TILE-LOFT CENDRA 13X13	<input type="checkbox"/>	
Laundry Room	TILE-LOFT CENDRA 13X13	<input type="checkbox"/>	
Powder Room	TILE-LOFT CENDRA 13X13	<input type="checkbox"/>	
Master Ensuite Bathroom	TILE-VARENNA CARRARA POLISHED 24X24	<input type="checkbox"/>	
Master Ens Shower Floor	2x2 WHITE TILE - As Per Construction Specifications	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	TILE-LOFT CENDRA 13X13	<input type="checkbox"/>	
Ensuite Bath - Bedroom 4	TILE-LOFT CENDRA 13X13	<input type="checkbox"/>	
Mud Room	TILE-LOFT CENDRA 13X13	<input type="checkbox"/>	
		<input type="checkbox"/>	

** 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	TILE-VARENNA CARRARA POLISHED 24X24	
Bathtub Enclosure Walls	N/A	
Master Ens Shower Floor	N/A	
Ensuite Bath - Bedroom 2/3	TILE-SILVIA WHITE 8X16	
Ensuite Bath - Bedroom 4	TILE-SILVIA WHITE 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

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7. Other Flooring		
Main Hall	HARDWOOD-VintageNORTHERN SOLID SAWN-WIRE BRUSHED-WHITE OAK CHARACTER 6 1/2"ATLANTIS-UVF	
Living Room	N/A	
Dining Room	HARDWOOD-VintageNORTHERN SOLID SAWN-WIRE BRUSHED-WHITE OAK CHARACTER 6 1/2"ATLANTIS-UVF	
Family Room	GREAT ROOM - SEE BELOW	
Den / Library / Study	HARDWOOD-VintageNORTHERN SOLID SAWN-WIRE BRUSHED-WHITE OAK CHARACTER 6 1/2"ATLANTIS-UVF	
Basement Landing(If Applies)	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316	
Lower Landing (If Applies)	HARDWOOD-VintageNORTHERN SOLID SAWN-WIRE BRUSHED-WHITE OAK CHARACTER 6 1/2"ATLANTIS-UVF	
Upper Landing	HARDWOOD-VintageNORTHERN SOLID SAWN-WIRE BRUSHED-WHITE OAK CHARACTER 6 1/2"ATLANTIS-UVF	
Upper Hall	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316	
Master Bedroom	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316	
Bedroom #2	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316	
Bedroom #3	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316	
Bedroom #4	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316	
Bedroom #5	N/A	
Great Room	HARDWOOD-VintageNORTHERN SOLID SAWN-WIRE BRUSHED-WHITE OAK CHARACTER 6 1/2"ATLANTIS-UVF	
Lookout	LAMINATE-LEXINGTON-BRUSSELS OAK-TL-LW1316	
Underpad	Type	Area
	N/A	N/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type

AS PER CONSTRUCTION SPECIFICATIONS

Colour

VINTAGE-WHITE OAK-ATLANTIS

Picket Type

EUROLINE 0

Colour

BLACK

Stringer / Riser

AS PER CONSTRUCTION SPECIFICATIO

Colour

VINTAGE-WHITE OAK-ATLANTIS

Treads

AS PER CONSTRUCTION SPECIFICATIO

Colour

VINTAGE-WHITE OAK-ATLANTIS

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	BIRCH WHITE	Master Bedroom	BIRCH WHITE
Living Room	N/A	Bedroom #2	BIRCH WHITE
Dining Room	BIRCH WHITE	Bedroom #3	BIRCH WHITE
Kitchen / Breakfast	BIRCH WHITE	Bedroom #4	BIRCH WHITE
Family Room	GREAT ROOM-BIRCH WHITE	Bedroom #5	N/A
Powder Room	BIRCH WHITE	Master Ensuite	BIRCH WHITE
Laundry Room	BIRCH WHITE	Ensuite Bath - Bedroom 2/3	BIRCH WHITE
Den/Library	BIRCH WHITE	Ensuite Bath - Bedroom 4	BIRCH WHITE
Trim Paint-Semi Gloss	BIRCH WHITE	Mud Room	BIRCH WHITE
Basement Landing	BIRCH WHITE	Lookout	BIRCH WHITE
Smooth Ceilings First Floor	<input checked="" type="radio"/> Yes	<input type="radio"/> No	

** Refer to Construction Summary ***SMOOTH CEILINGS AT 1ST AND 2ND FLOOR***

Initial:

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10. Plaster Mouldings and Medallions

Entrance Vestibule
Main Hall
Living Room
Dining Room
Family Room

Kitchen/Breakfast
Den/Library
Lower Landing

** Refer to Construction Summary

11. Fireplace

Living Room

Purchased
As Per Plan
N/A

☐
☐
☒

Family Room

Purchased
As Per Plan
N/A

☐
☐
☒

Other Room - Specify

Purchased
As Per Plan
N/A

☐
☒
☐

Great Rm

Fireplace Type

Mantle Type

Colour / Stain

Surround

Hearth

As Per Construction Specifications

MANTLE M1-STANDARD

BIRCH WHITE

BIANCO

NO

** Refer to Construction Summary

12. Heating and Air Conditioning

Air Conditioning
Gas Provisions Dryer
Comment

NO

NO

Gas Provisions Stove
Gas Provisions Barbecue

YES

NO

** Refer to Construction Summary

13. Electrical

Plugs and Switches
Hood Fan
Appliances
Dishwasher Rough-in

☒ White
☐ DECOR

STANDARD WHITE

Built in Cooktop

☐ Yes
☒ No

Built in Oven

☐ Yes
☒ No

Gas Stove

☒ Yes
☐ No

Microwave

☐ Yes
☒ No

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: 2023 March 30

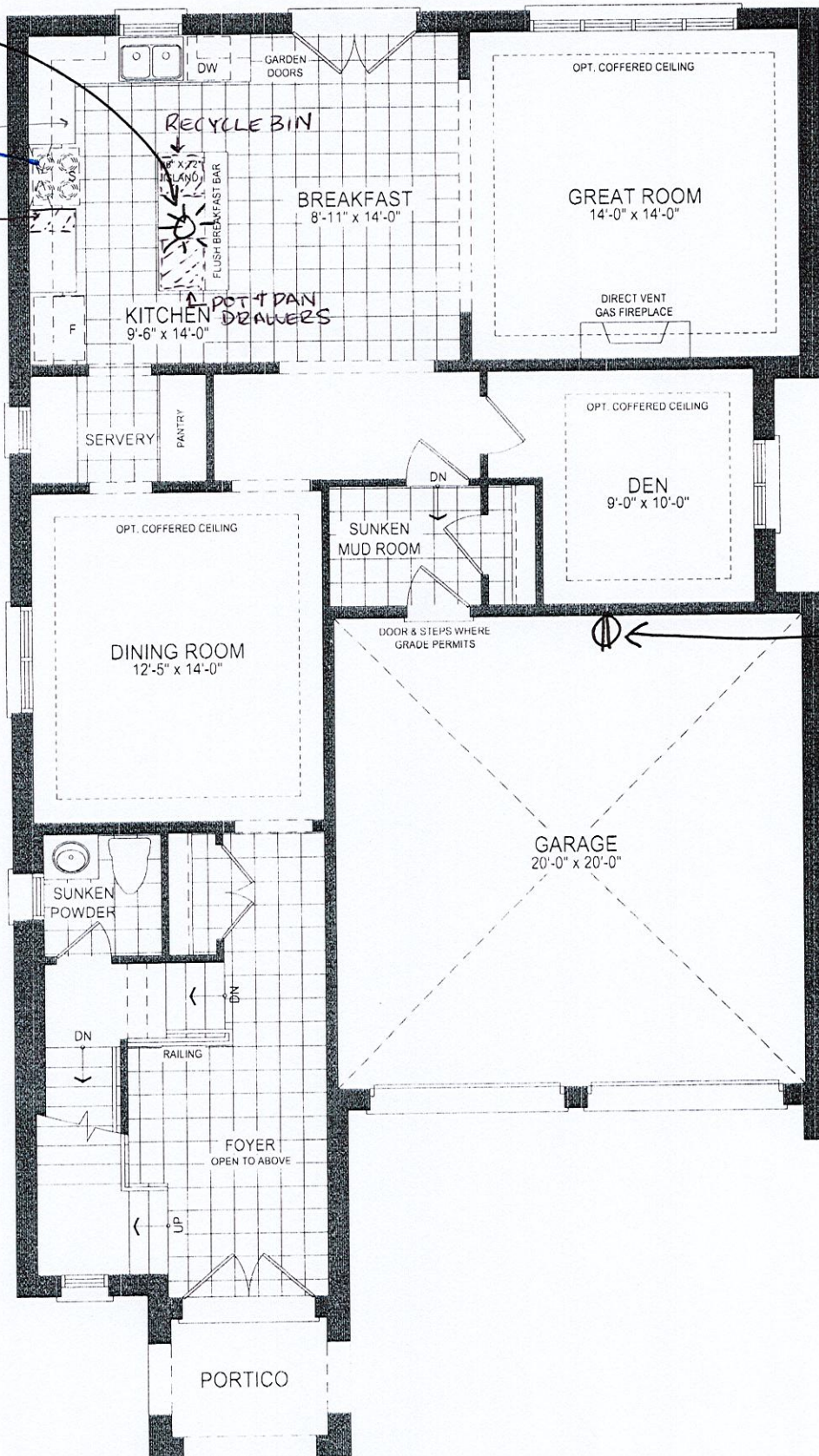
Trinimont Lot # 104
Birch 3 Elev B

Relocate
Std. Kitchen
light

BANK OF
DRAWERS

GAS LINE
FOR STOVE

SPICE
RACK



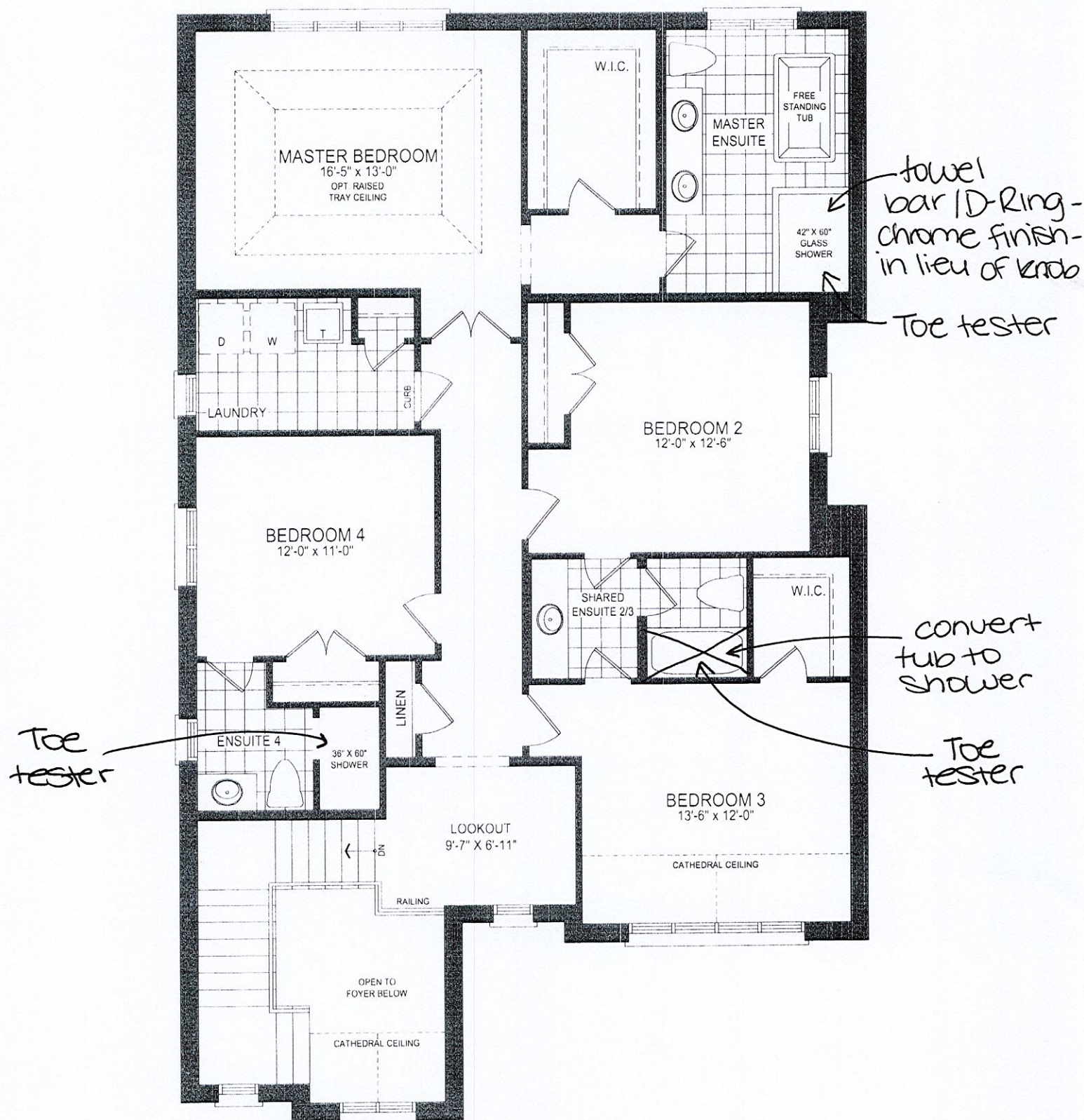
41-3 GROUND FLOOR PLAN EL. B - 10' CEILING

*Add Basement Walk-up

*Smooth ceilings first + Second floor

*Gas line for stove

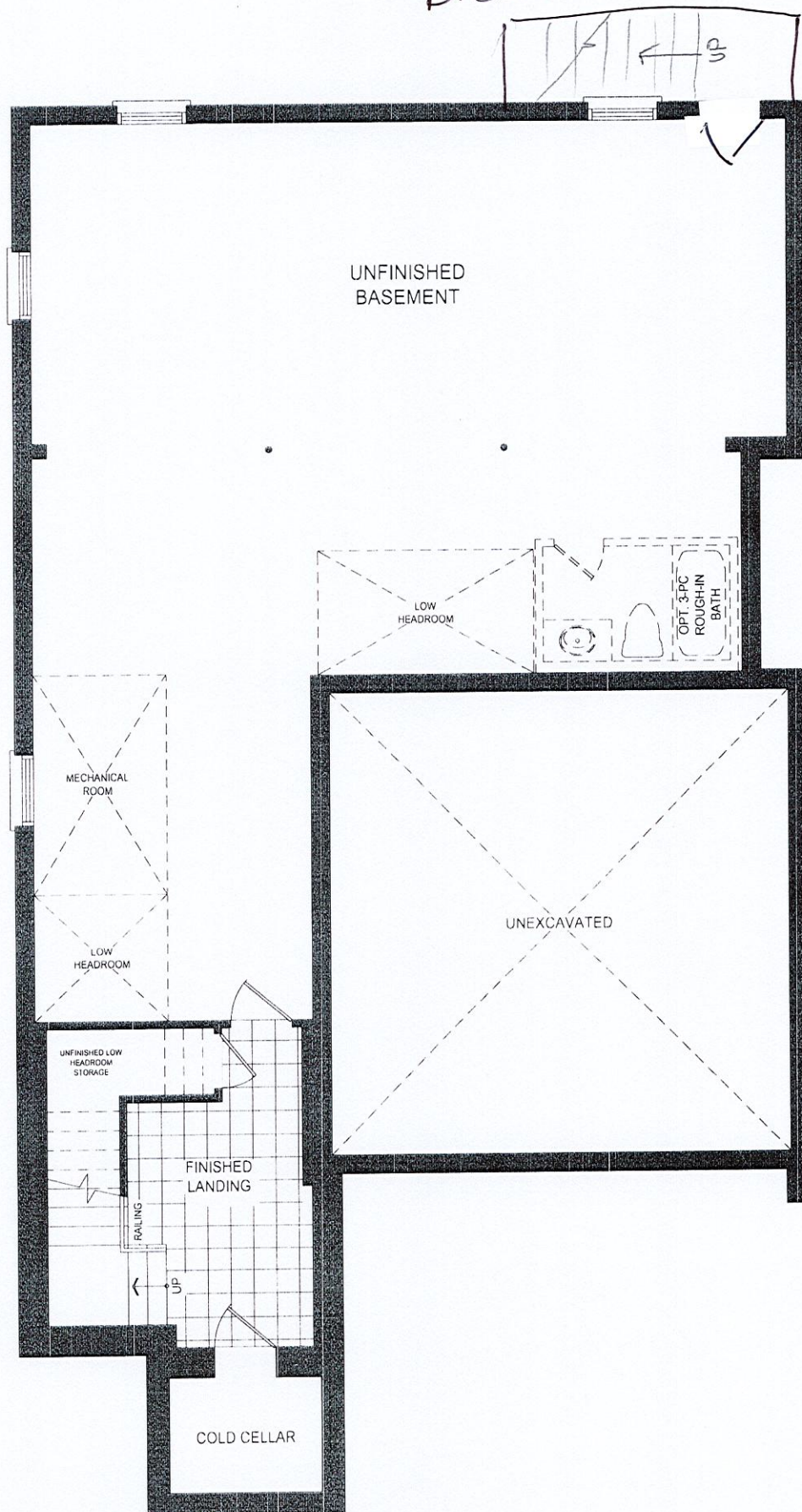
Trinimant Lot #104
Birch 3 Elev B



41-3 SECOND FLOOR PLAN EL. B - 9' CEILING

Trinimont Lot #104
Birch 3 Elev B

BASEMENT WALK-UP



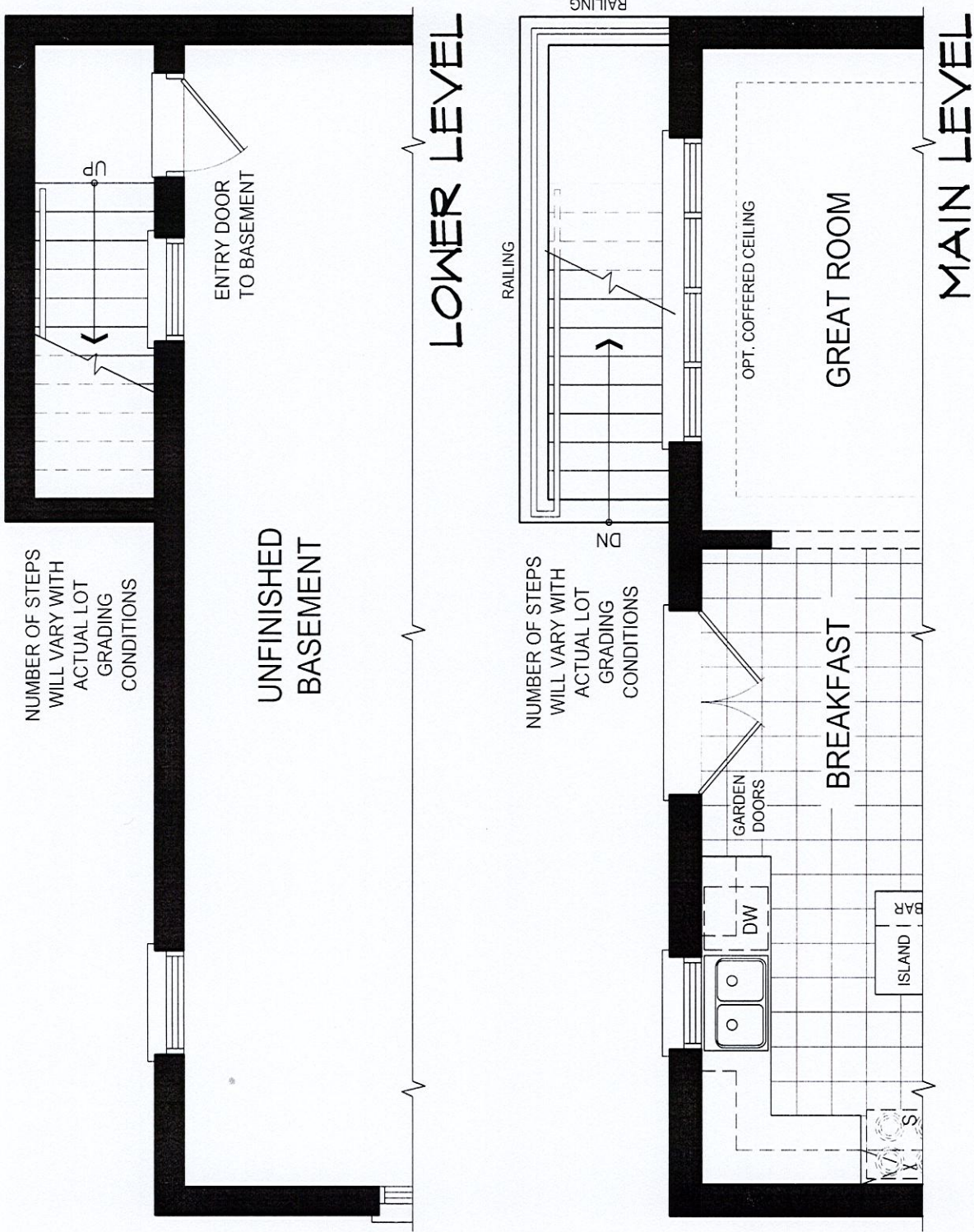
41-3 BASEMENT PLAN ELEV B

LOT 104
TRINIMONT DEV. INC.
RED OAKS ON BAYVIEW
RICHMOND HILL, ONTARIO

BIRCH 3
ELEVATION B

REVISIONS:

1. 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

Granite - Antique brown



Selba Industries				J #
W WIDTH	W HGT	W CNT	This drawing is the intellectual property of SELBA INDUSTRIES INC. and is an original design which must not be released or copied without Selba Industries Inc. has been paid or job order placed.	
FLOOR HGT	DOOR HGT	JOB NUMBER: _____ BUILDER: TRINITY POINT DEV. SITE: TRINIMONT DEV., Richmond Hill MODEL: 41-3X BIRCH 3 EL A (B)		
ST CNT	2X4	VENT BOX COVER	LOT #: <u>Trinimont lot #</u> DESIGNER: KS DATE: OCT 25 21	

LOT #: Trinimont Lot #104