

CONSTRUCTION

CONSTRUCTION SUMMARY

Red Oaks on Bayview - Trinimont Developments Inc.

RECEIVED

APR 19 2023

TEL:

PURCHASER: FENG QING HE

LOT / PHASE
106 / 1

REG. PLAN #
65M-4737

HOUSE TYPE
Birch 3 Elev C

CONSTRUCTION

1 - SMOOTH CEILINGS - 2ND FLOOR 20Sep22 Note:	
1 - SMOOTH CEILINGS - 1ST FLOOR 20Sep22 Note:	
1 - ADD BASEMENT WALK-UP 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. 20Sep22 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.	

ELECTICAL

1 - PLUG – ROUGH-IN FOR ELECTRIC CAR PLUG IN GARAGE – FOR FUTURE ELECTRIC CAR – 240V / 40-50 AMPS 20Sep22 Note: SPECIFICATIONS REQUIRED	
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PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 20Sep22 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 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 or third choice. Worksheet Note:	
1st Choice: Exterior Colour Scheme 2 - Manchester Worksheet Note:	
2nd Choice: Exterior Colour Scheme 7 - Royal Grey Worksheet Note:	
3rd Choice: Exterior Colour Scheme 4 - Westmont Worksheet Note:	

This Document is Extremely Time Sensitive - Printed 18 Apr 23 at 10:47

Purchaser:

FENG QING HE

Telephone Res. / Bus:

/

Decor Advisor:

Ida Viola

Lock Date:

18-Apr-23

Property: 106

Project: Trinimont Developments Inc.

Model and Elevation: Birch 3 Elev C

Plan #: 65M-4737

Layout Changes:

☐ Yes ☒ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast / <i>servery</i>	MONACO 350 PLATINUM SILVER	465SA
Laundry Room	N/A (TUB ON LEGS)	N/A
Powder Room	MONACO 350 PLATINUM SILVER	465SA
Master Ensuite Bathroom	MONACO 350 PLATINUM SILVER	465SA
Ensuite Bath - Bedroom 2/3	MONACO 350 PLATINUM SILVER	465SA
Ensuite Bath - Bedroom 4	MONACO 350 PLATINUM SILVER	465SA

Appliances:

Built In Appliances

☐ Yes ☒ No

Dishwasher Cabinet

☐ Closed ☒ Open

41" Upper Cabinets ☒ Yes ☐ No

Please NOTE: Standard Cabinet Height is 30"

Stove Opening

Vendors Std Opening

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

Fridge Opening

Vendors Std Opening

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 / <i>servery</i>	GRANITE-GRIGIO SARDO	#360 EDGE
Laundry Room	N/A	N/A
Powder Room	LAMINATE-PALOMA POLAR 6698-46	
Master Ensuite Bathroom	LAMINATE-PALOMA POLAR 6698-46	
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-LOFT GRIS 12.5X12.5	☐	Metal Strip Where Applic.
Main Hall	HARDWOOD	☐	
Kitchen / Breakfast / Servery	TILE-LOFT GRIS 12.5X12.5	☐	
Laundry Room	TILE-LOFT GRIS 12.5X12.5	☐	
Powder Room	TILE-LOFT GRIS 12.5X12.5	☐	
Master Ensuite Bathroom	TILE-LOFT GRIS 12.5X12.5	☐	
Master Ens Shower Floor	2x2 WHITE TILE	☐	
Ensuite Bath - Bedroom 2/3	TILE-LOFT GRIS 12.5X12.5	☐	
Ensuite Bath - Bedroom 4	TILE-LOFT GRIS 12.5X12.5	☐	
		☐	
MUD ROOM	TILE-LOFT GRIS 12.5X12.5	☐	

** Refer to Construction Summary

4. Ceramic Wall Tile

	Selection	Describe
Master Ensuite Bathroom		
Tub Deck Wall		
Tub Deck		
Tub Deck Skirt		
Shower Stall	TILE-CONCEPT PLUS (011) DARK GREY 8X16	
Bathtub Enclosure Walls		
Master Ens Shower Floor	N/A	N/A
Ensuite Bath - Bedroom 2/3	TILE-CONCEPT PLUS (011) DARK GREY 8X16	
Ensuite Bath - Bedroom 4	TILE-CONCEPT PLUS (011) DARK GREY 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

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

** Refer to Construction Summary

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7. Other Flooring

Main Hall	HARDWOOD-BUILDER STANDARD 3 1/4 RED OAK - NATURAL (REFERS TO HALL BY DEN)	
Living Room	N/A	
Dining Room	HARDWOOD-BUILDER STANDARD 3 1/4 RED OAK - NATURAL	
Family Room	SEE BELOW - GREAT RM	
Den / Library / Study	HARDWOOD-BUILDER STANDARD 3 1/4 RED OAK - NATURAL	
Basement Landing(If Applies)	LAMINATE-MANHATTAN RED OAK NATURAL TL 15004	
Lower Landing (If Applies)	HARDWOOD-BUILDER STANDARD 3 1/4 RED OAK - NATURAL	
Upper Landing	HARDWOOD-BUILDER STANDARD 3 1/4 RED OAK - NATURAL	
Upper Hall	LAMINATE-MANHATTAN RED OAK NATURAL TL 15004	
Master Bedroom	LAMINATE-MANHATTAN RED OAK NATURAL TL 15004	
Bedroom #2	LAMINATE-MANHATTAN RED OAK NATURAL TL 15004	
Bedroom #3	LAMINATE-MANHATTAN RED OAK NATURAL TL 15004	
Bedroom #4	LAMINATE-MANHATTAN RED OAK NATURAL TL 15004	
Bedroom #5	N/A	
GREAT RM	HARDWOOD-BUILDER STANDARD 3 1/4 RED OAK - NATURAL	
* LOOKOUT (upper level)	LAMINATE-MANHATTAN RED OAK NATURAL TL 15004	
Underpad	Type	Area
	N/A	N/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	NATURAL
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	NATURAL
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	NATURAL
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	NATURAL
	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	43 BIRCH WHITE	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	43 BIRCH WHITE	Ensuite Bath - Bedroom 4	43 BIRCH WHITE
Trim Paint-Semi Gloss	43 BIRCH WHITE	Mud Room	43 BIRCH WHITE
		Basement LandingArea	43 BIRCH WHITE

Smooth Ceilings First Floor

☒ Yes

☐ No

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SMOOTH CEILINGS AT 1ST AND 2ND FLOOR

Purchaser:	FENG QING HE	Property:	106
Telephone Res. / Bus:	/	Project:	Trinimont Developments Inc.
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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		
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 M2-STANDARD
Colour / Stain			BIRCH
Surround			GRIGIO CARNICO
Hearth			N/A

**** 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

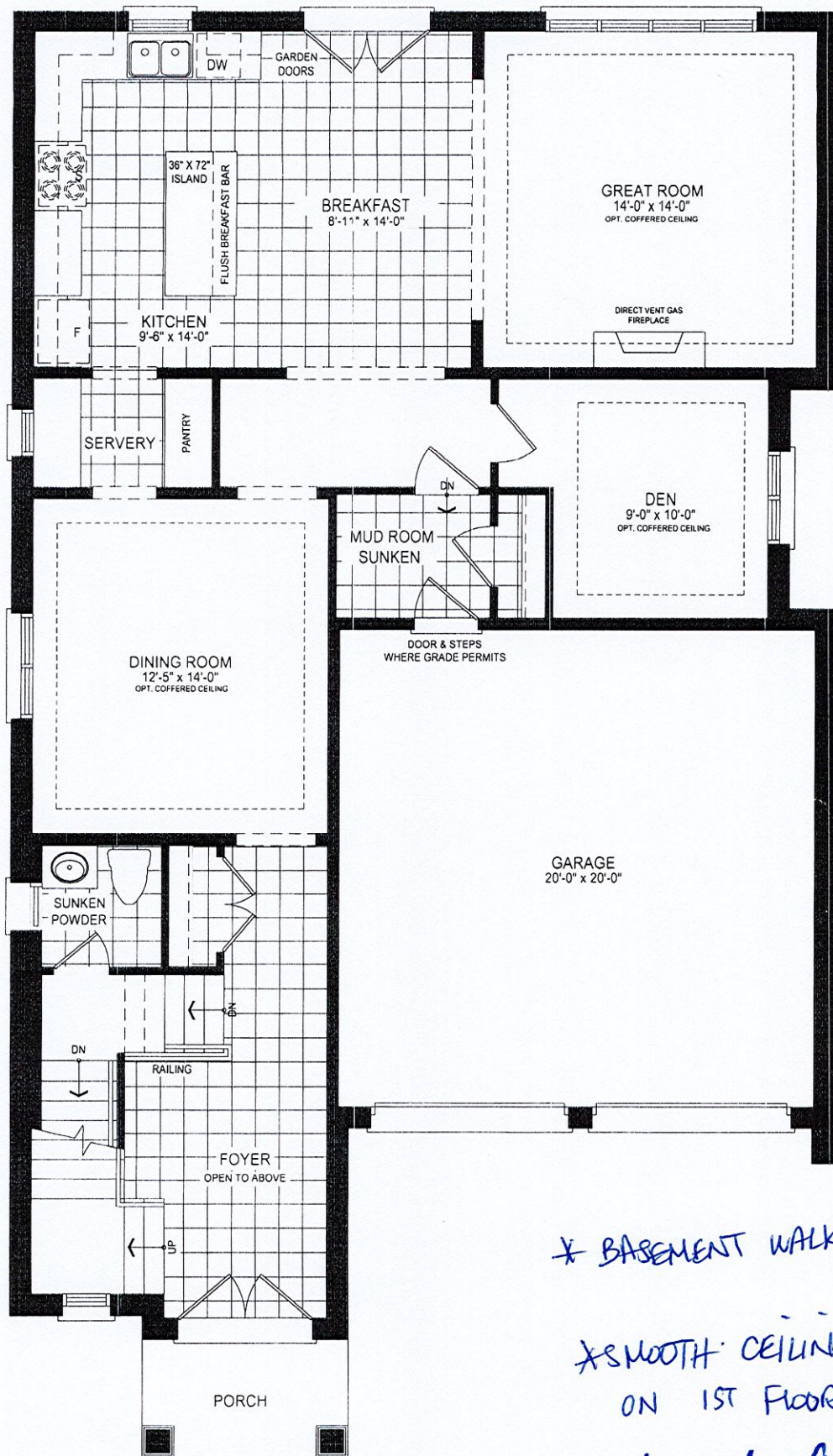
**** Refer to Construction Summary**

Disclaimers and Notes

- 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: Apr 18, 2023

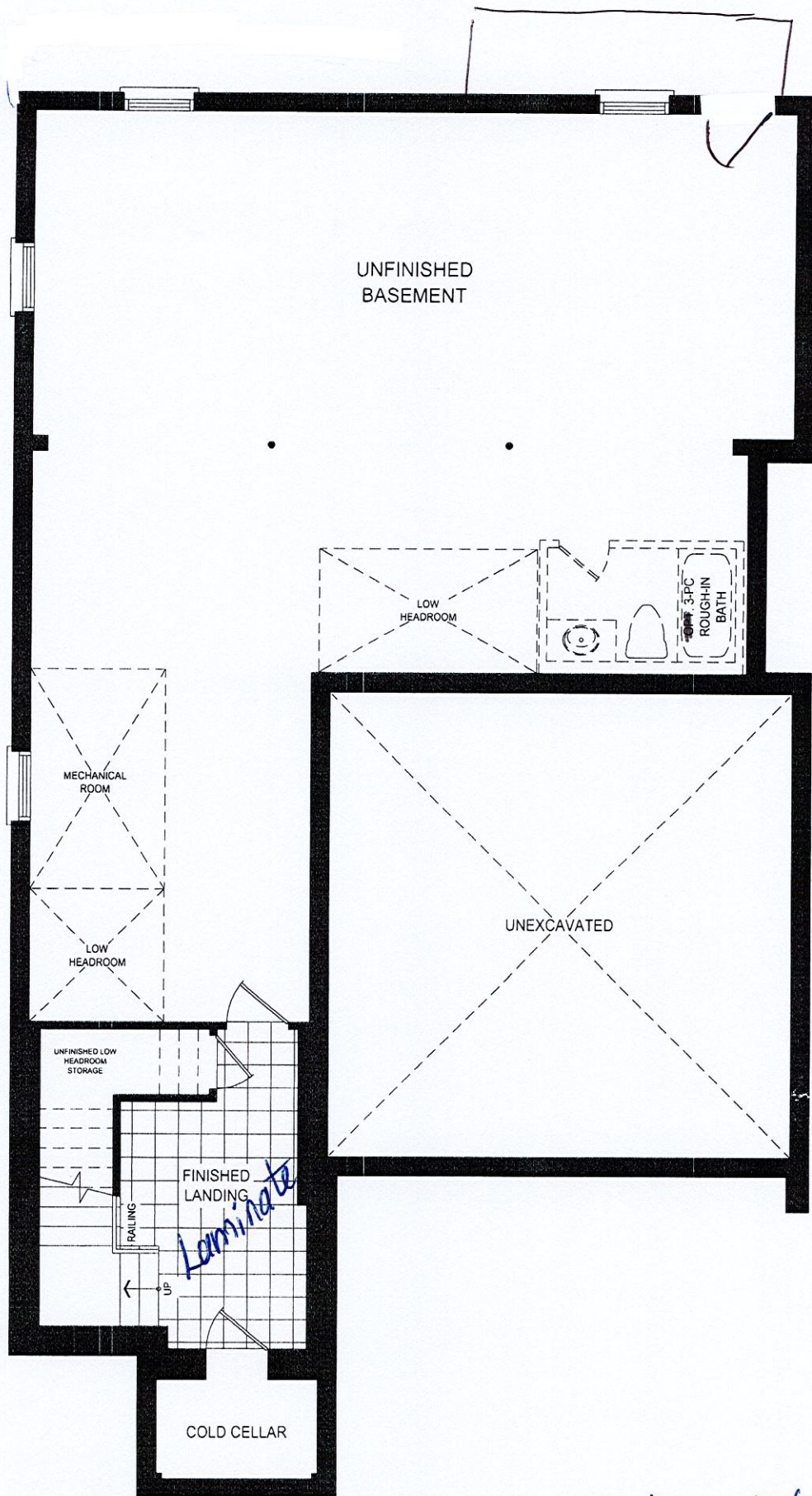
BIRCH 3 · ELEV C ·



* BASEMENT WALK-UP STAIR
* SMOOTH CEILING
ON 1ST FLOOR
+ 2nd floor

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

LOT 106
TRINIMONT



41-3 BASEMENT PLAN ELEV C

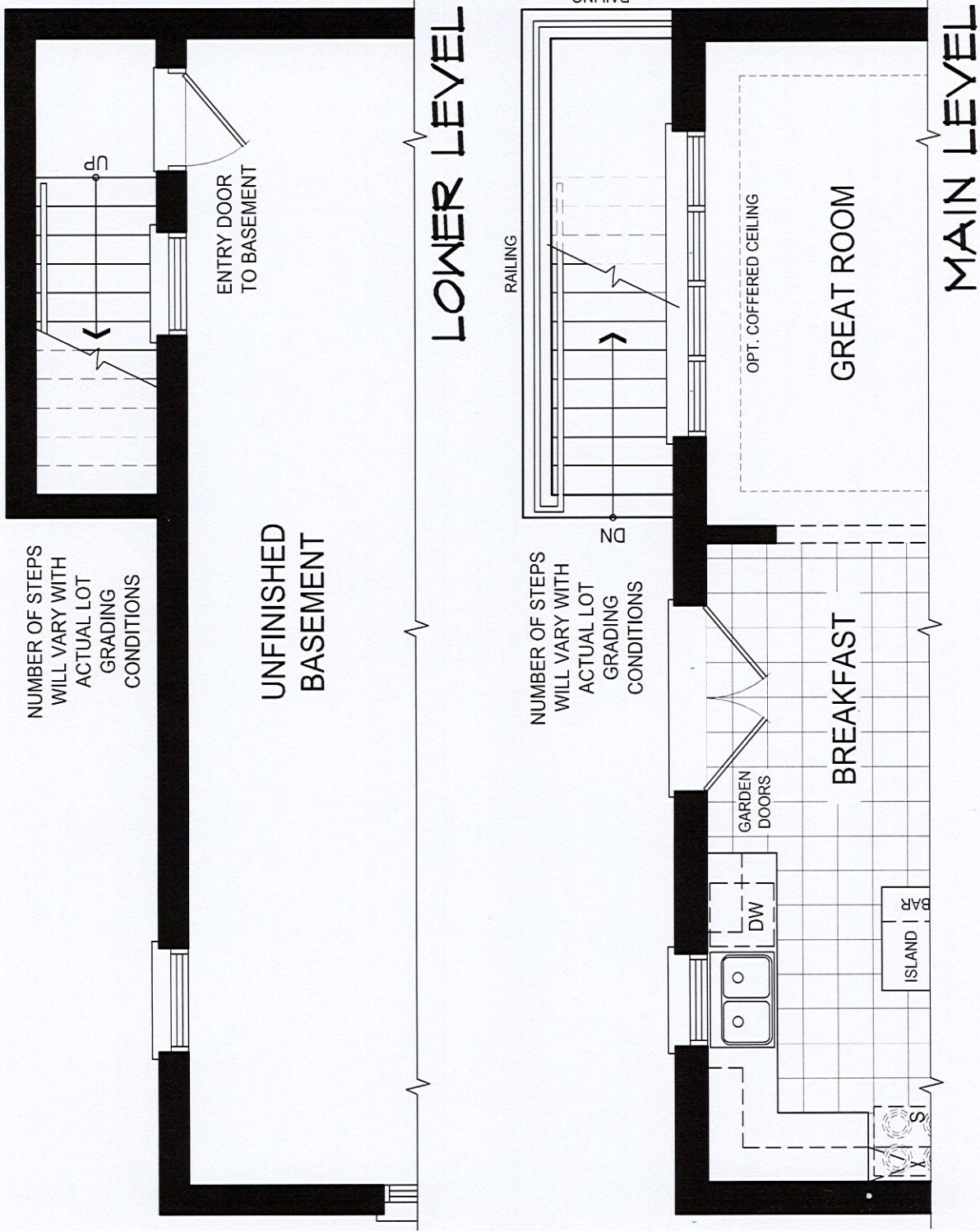
lot 106
TRINIMONT

LOT 106
TRINIMONT DEV. INC.
RED OAKS ON BAYVIEW
RICHMOND HILL, ONTARIO

BIRCH 3
ELEVATION C

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

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W WDH _____	W HGT _____	W CNT _____	This drawing is the Intellectual property of Selba Industries, Inc. and is not to be copied, reproduced, or otherwise used without the written consent of Selba Industries, Inc. or its authorized agents.
FLOOR HGT _____	DOOR HGT _____		
ST CNT _____	2X4 _____	VENT BOX COVER _____	
JOB NUMBER: _____ BUILDER: TRINITY POINT DEV. SITE: TRINIMONT DEV., Richmond Hill MODEL: 41-3X BIRCH 3 EL A,B,C LOT #: _____			
DESIGNER: KS DATE: OCT 26 21			