

CONSTRUCTION SUMMARY				
Red Oaks on Bayview - Trinimont Developments Inc.				
PURCHASERS: DEBBIE WING YAN FUNG and NHAN JASON LU				TEL:
LOT / PHASE	REG. PLAN #	HOUSE TYPE		
4 / 1	65M-4737	Hawthorn 2 Elev B		

CABINETRY

1 - DELETE BASE CABINETRY BELOW REAR KITCHEN WINDOW (IN ORDER TO ACCOMMODATE LARGER KITCHEN WINDOW) <i>+COUNTER</i> SEE SKETCH 31May23 Note:	
1 - DELETE UPPER CABINETRY FLANKING WINDOW IN KITCHEN (TO ACCOMMODATE LARGER WINDOW)  NOTE: KITCHEN SINK AND DISHWASHER RELOCATED TO KITCHEN ISLAND 25May23 Note:	

CABINETRY ACCESSORIES

1 - VANITY CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - ENSUITE 4 25May23 Note:	
1 - VANITY CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - ENSUITE 3 25May23 Note:	
1 - VANITY CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - ENSUITE 2 25May23 Note:	
1 - VANITY CABINETRY - RAISE VANITY TO 36" HIGH VANITY IN LIEU OF STANDARD HEIGHT - POWDER RM 25May23 Note:	
1 - DELETE AND DO NOT INSTALL CABINETRY HARDWARE AT POWDER RM, 2ND FLOOR BATHROOMS AND MASTER BEDROOM MORNING BAR AREA - PER PURCHASERS DIRECT REQUEST. 25May23 Note: CABINETRY HARDWARE TO BE INSTALLED AT KITCHEN/SERVERY ONLY.	

CERAMIC TILE

1 - NOTE: LAMINATE FLOORING IN LIEU OF TILE AT KITCHEN /BREAKFAST /SERVERY / WALK-THROUGH PANTRY PER PURCHASERS DIRECT REQUEST. 31May23 Note: <b>NOTE: REDUCED TILED AREA AT FOYER ***SEE SKETCH FOR PARAMETERS***</b>	
1 - TILE - UPGRADE 2 FLOOR TILE - ENSUITE 4 - FLOOR 25May23 Note:	
1 - TILE - UPGRADE 2 FLOOR TILE - ENSUITE 3 - FLOOR 25May23 Note:	
1 - TILE - UPGRADE 2 FLOOR TILE - ENSUITE 2 - FLOOR 25May23 Note:	
1 - GROUT COLOUR - UPGRADE GROUT COLOUR THROUGHOUT - FLAT FEE 25May23 Note: #50 TITANIUM THROUGHOUT	
1 - TILE - UPGRADE 4 FLOOR TILE - POWDER ROOM 25May23 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - MUD ROOM 25May23 Note:	
1 - TILE - UPGRADE 4 FLOOR TILE - FOYER (TILE AREA REDUCED AT FOYER)  ***SEE SKETCH FOR PARAMETERS*** 25May23 Note: <b>NOTE: ADDITIONAL HARDWOOD TO BE INSTALLED BETWEEN FOYER AND POWDER RM - PRICED SEPARATELY.</b>	

CONSTRUCTION



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4 / 1	65M-4737	Hawthorn 2 Elev B		
1 - ***REFER TO AMENDMENT DATED MAY 18/23 --- FURTHER LAYOUT CHANGES - WINDOW CHANGES ON MAIN FLOOR. 01Jun23    Note:   ALSO SEE "EXTRAS AS PER OFFER" ON CONSTRUCTION SUMMARY.				
1 - NOTE: KITCHEN SINK AND DISHWASHWER RELOCATED TO ISLAND - SEE SKETCH 31May23    Note:   UPPER AND BASE CABINETRY/COUNTERTOP DELETED AT REAR WALL OF KITCHEN TO ACCOMMODATE LARGE WINDOW AT KITCHEN. --- SEE SKETCH				
1 - ENLARGE WINDOW AT UPPER LEVEL PLAYROOM 08Dec22    Note:   *IF CONSTRUCTION PERMITS				
1 - ENSUITE BATH #2 AND ENSUITE BATH #3 --- REDUCE SHOWER SIZE TO 60X32 --- 3260D  (IN ORDER TO ACCOMMODATE GLASS SHOWER DOORS) 24Oct22    Note:   FRAMELESS GLASS SHOWER DOORS PRICED SEPERATELY.				
1 - MASTER ENSUITE - PROVISION FOR SHAMPOO NICHE APPROX. 14” WIDE X 20” HIGH AS PER SKETCH – IF CONSTRUCTION PERMITS 21Oct22    Note:				
1 - *ELIMINATE BEDROOM #5 & MAKE ALL NEW MASTER BEDROOM ACROSS REAR OF HOUSE.  *REMOVE ONE WINDOW ON REAR WALL & CENTER WINDOW IN MASTER ENSUITE & CLOSET AREA. (ALL OTHER WINDOWS UNCHANGED).  *MAKE OPEN PLAYGROUND AREA AT TOP OF STAIRS. 21Oct22    Note:   ***SEE ATTACHED PURCHASER ALTERATION FORM***				
1 - *REDUCE MAIN HALL CLOSET AND DINING ROOM TO LINE UP WITH LIVING ROOM WALL CREATING WIDER HALLWAY.  *REMOVE WALK-IN CLOSET IN MUD ROOM  *REVERSE DOOR SWING ON MUDROOM AND GARAGE ENTRY 21Oct22    Note:   ***SEE ATTACHED PURCHASER ALTERATION FORM***				

COUNTER TOP

1 - NOTE: REVISED KITCHEN LAYOUT ***SEE SKETCH 31May23    Note:   *KITCHEN SINK AND DISHWASHWER RELOCATED TO KITCHEN ISLAND. *BASE CABINETRY AND COUNTERTOP DELETED BELOW KITCHEN WINDOW. --- SEE SKETCH				
1 - UPGRADE QUARTZ COUNTER TOP IN LIEU OF VENDOR STANDARD GRANITE - ENSUITE 4 25May23    Note:				
1 - UPGRADE QUARTZ COUNTER TOP IN LIEU OF VENDOR STANDARD GRANITE - ENSUITE BATH #3 25May23    Note:				
1 - UPGRADE QUARTZ COUNTER TOP IN LIEU OF VENDOR STANDARD GRANITE - ENSUITE BATH 2 25May23    Note:				
1 - UPGRADE QUARTZ COUNTER TOP IN LIEU OF VENDOR STANDARD GRANITE - POWDER ROOM VANITY 25May23    Note:				
1 - MASTER ENSUITE - SHAMPOO NICHE 14” WIDE X 20” HIGH AS PER SKETCH – MARBLE, GRANITE OR QUARTZ – IF CONSTRUCTION PERMITS - REQUIRES PROVISION FROM CONSTRUCTION 21Oct22    Note:   SUPPLY & INSTALL				

DOORS AND TRIM

1 - INTERIOR DOORS - UPGRADE INTERIOR DOOR HINGE COLOUR TO MATTE BLACK IN LIEU OF STANDARD 25May23    Note:   PURCHASER ACKNOWLEDGES AND ACCEPTS THAT THE DOOR HINGES WILL NOT MATCH THE STANDARD INTERIOR DOOR LEVERS. VENDOR TO INSTALL STANDARD SATIN NICKEL LEVERS PER PURCHASERS DIRECT REQUEST.				
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4 / 1	65M-4737	Hawthorn 2 Elev B		

ELECTICAL

1 - PLUG – ROUGH-IN FOR ELECTRIC CAR PLUG IN GARAGE – FOR FUTURE ELECTRIC CAR – 240V / 40-50 AMPS 21Oct22 Note: SPECIFICATIONS REQUIRED	
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ELECTRICAL

1 - NOTE: DISHWASHER RELOCATED TO KITCHEN ISLAND - SEE SKETCH 31May23 Note:	
1 - MAIN FLOOR POTLIGHTS (10) AS PER VENDORS STANDARD FEATURE ***SEE SKETCH FOR LOCATIONS*** 28Oct22 Note: 4 @ LIVING RM 1 @ POWDER RM - DELETE STANDARD LIGHT 1 @ HALL BY CLOSET - DELETE STANDARD LIGHT 1 @ SERVERY - DELETE STANDARD LIGHT 1 @ WALK THROUGH PANTRY AREA - DELETE STANDARD LIGHT 2 @ SUNKEN MUDROOM - DELETE STANDARD LIGHT	
4 - PLUG - ELECTRICAL PLUG WITH GFI ON TOILET WALL - IF CONSTRUCTION PERMITS  -POWDER ROOM -MASTER ENSUITE -ENSUITE 2 -ENSUITE 3 21Oct22 Note:	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 21Oct22 Note:	
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HARDWOOD

1 - HARDWOOD - GROUP C SERIES 7 3/4 INCH AT 2ND FLOOR BEDROOMS  PRIMARY BEDROOM BEDROOM #2 BEDROOM #3 BEDROOM #4 25May23 Note:	
1 - HARDWOOD - GROUP C SERIES 7 3/4 INCH HARDWOOD IN LIEU OF TILE:  AT AREA BETWEEN FOYER AND POWDER RM (INCLUDES CLOSET AREA NEXT TO POWDER RM)-SEE SKETCH FOR PARAMETERS  ***SEE SKETCH FOR PARAMETERS 25May23 Note: *PURCHASER REQUESTS HARDWOOD TO BE LAID FROM FRONT TO BACK IF CONSTRUCTION PERMITS.*** * SEE SKETCH	
1 - DINING RM: INSTALL LAMINATE IN LIEU OF VENDORS STANDARD FLOORING. 25May23 Note: INSTALL LAMINATE IN LIEU OF VENDORS STANDARD FLOORING AT DINING RM PER PURCHASERS DIRECT REQUEST. PURCHASER ACKNOWLEDGES AND ACCEPTS THAT THERE SHALL BE NO REDUCTION IN THE PRICE OR CREDIT FOR ANY STANDARD FEATURE WHICH IS OMITTED AT THE PURCHASERS REQUEST.	
1 - KITCHEN / SERVERY / WALK-THROUGH PANTRY:  INSTALL LAMINATE IN LIEU OF VENDORS STANDARD TILE 25May23 Note: INSTALL LAMINATE IN LIEU OF TILE AT KITCHEN / SERVERY / WALK-THROUGH PANTRY PER PURCHASERS DIRECT REQUEST. PURCHASER ACKNOWLEDGES AND ACCEPTS THAT THERE SHALL BE NO REDUCTION IN THE PRICE OR CREDIT FOR ANY STANDARD FEATURE WHICH IS OMITTED AT THE PURCHASERS REQUEST.	

HARDWOOD FLOORING



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4 / 1	65M-4737	Hawthorn 2 Elev B		
1 - HARDWOOD - GROUP C SERIES 7 3/4 INCH - PLAYROOM 25May23 Note: REVISED 2ND FLOOR - SEE SKETCH				
1 - HARDWOOD - GROUP C SERIES 7 3/4 INCH - (IN LIEU OF 3 1/4 INCH) - UPPER HALL 25May23 Note: REVISED UPPER HALL AREA - SEE SKETCH				
1 - HARDWOOD - GROUP C SERIES INCH - 7 3/4 INCH FLOORING (IN LIEU OF 3 1/4)  LIVING RM DEN GREAT RM MAIN HALL AND STAIR LANDINGS 25May23 Note: EXCLUDES DINING RM. LAMINATE IN LIEU OF HARDWOOD AT DINING AREA PER PURCHASERS DIRECT REQUEST. *PURCHASER REQUESTS HARDWOOD TO BE LAID FROM FRONT TO BACK IF CONSTRUCTION PERMITS.** * SEE SKETCH				
MIRRORS AND GLASS				
<del>1 - SHOWER DOOR HANDLE - MATTE BLACK FINISH - SQUARE D-RING/TOWEL BAR COMBO #SQ6X18MBL</del> <del>25May23 Note: INCLUDES MATTE BLACK FINISH CLIPS</del>				
2 - SHOWER DOOR HANDLE - MATTE BLACK FINISH - SQUARE D-RING/TOWEL BAR COMBO #SQ6X18MBL  ENSUITE 2 ENSUITE 3 25May23 Note: INCLUDES MATTE BLACK FINISH CLIPS				
1 - ENSUITE 3 - FRAMELESS GLASS SHOWER DOOR FOR 5 FOOT PAN - <del>INCLUDES CHROME KNOB &amp; HINGES</del> 21Oct22 Note: HARDWARE FURTHER UPGRADED TO SQUARE D RING/TOWEL BAR COMBO - SQ6X18MBL - BLACK FINISH (INCLUDES HINGES)				
1 - ENSUITE 2 - FRAMELESS GLASS SHOWER DOOR FOR 5 FOOT PAN - <del>INCLUDES CHROME KNOB &amp; HINGES</del> 21Oct22 Note: HARDWARE FURTHER UPGRADED TO SQUARE D RING/TOWEL BAR COMBO - SQ6X18MBL - BLACK FINISH (INCLUDES HINGES)				
PAINTING				
1 - PAINT - WHITE PAINT PACKAGE FOR TRIM, INTERIOR DOORS & FIREPLACE MANTEL IN LIEU OF STANDARD BIRCH WHITE 25May23 Note:				
PLUMBING				
1 - RELOCATE KITCHEN SINK AND DISHWASHER TO ISLAND  ***SEE SKETCH 25May23 Note:  NOTE: *REVISED 2ND FLOOR LAYOUT / *ENS 2 & ENS 3 -SHOWER PAN REDUCED TO 60X32 (6032D)				
PROMOTIONAL				
1 - LESS FURTHER DECOR CREDIT PER AMENDMENT DATED MAY 18/23. 25May23 Note: REDEEMED				
1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 21Oct22 Note: REDEEMED				



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4 / 1	65M-4737	Hawthorn 2 Elev B		

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: <i>Redeemed.</i>	
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 4 - Westmont Worksheet Note:	
2nd Choice: Exterior Colour Scheme 2 - Manchester Worksheet Note:	
3rd Choice: Exterior Colour Scheme 7 - Royal Grey Worksheet Note:	
Walk-out basement Worksheet Note:	
The Purchaser acknowledges and agrees that there was a misdescription of the lot depth of the Property on the Sales Brochure and that the actual lot depth of the Property is approximately 28.6 meters and 29.4 meters as shown on the attached survey. The Worksheet Note:	
delete kitchen window and replace it with the Vendor?s standard window having a size of roughly 64 inches x 61 inches (with 3 sections). The Purchaser will provide Vendor its requested locaton of the kitchen window, such locaton request to be approved by Worksheet Note: <i>NEW - MAY 18/23</i>	
delete Dining Room window and replace it with the Vendor?s standard window having a size of approximately 43inches x 43 inches (with 2 sections). The Purchaser will provide Vendor its requested locaton of the Dining Room window, such locaton request to be Worksheet Note: <i>NEW - MAY 18/23</i>	
Delete pantry window Worksheet Note: <i>NEW - MAY 18/23</i>	
a further D?cor Centre credit in the amount of \$50,000 (including HST). The D?cor Centre credit has no cash value and if not used at the D?cor Centre shall be forfeited by the Purchaser. Worksheet Note: <i>Redeemed</i>	

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AMENDMENT TO AGREEMENT OF PURCHASE AND SALE

General

The undersigned Purchaser hereby agrees to and with the undersigned Vendor to the following amendments to the Agreement of Purchase and Sale. All other terms are confirmed and time shall continue to be of the essence.

Purchaser: DEBBIE WING YAN FUNG

Purchaser: NHAN JASON LU

Vendor: Trinimont Developments Inc. c.o.b. Trinity Point

Lot #: 4Phase: 1Plan No.: 65M-4737

Street: Prairie Rose Drive

in the : City of Richmond Hill

Date of Offer: Thursday June 23, 2022

DELETE:

INSERT:

The Purchaser acknowledges and agrees that there was a misdescription of the lot depth of the Property on the Sales Brochure and that the actual lot depth of the Property is approximately 28.6 meters and 29.4 meters as shown on the attached survey. The Purchaser accepts the following as full and final satisfaction of any claim that the Purchaser has or may have in respect of the lot depth measurements of the Property including any claims to the Tarion Warranty Corporation:

- a. delete kitchen window and replace it with the Vendor's standard window having a size of roughly 64 inches x 61 inches (with 3 sections). The Purchaser will provide Vendor its requested location of the kitchen window, such location request to be approved by the Vendor taking into consideration mechanical, structural and plumbing restrictions, request to be made no later than 12pm on Friday May 12, 2023, failing which said window will be located in approximately the same location of the current kitchen window;
- b. delete Dining Room window and replace it with the Vendor's standard window having a size of approximately 43 inches x 43 inches (with 2 sections). The Purchaser will provide Vendor its requested location of the Dining Room window, such location request to be approved by the Vendor taking into consideration mechanical, structural and plumbing restrictions, request to be made no later than 12pm on Friday May 12, 2023, failing which said window will be located in approximately the same location of the current dining room window;
- c. Delete pantry window; and
- d. a further Décor Centre credit in the amount of \$50,000 (including HST). The Décor Centre credit has no cash value and if not used at the Décor Centre shall be forfeited by the Purchaser.

Dated at this 18th day of day of May, 2023.

Witness (Sign & Print Name)

Witness (Sign & Print Name)

DocuSigned by:  
DEBBIE WING YAN FUNG  
0CEBE23F81484A0...

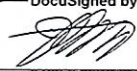
Purchaser - DEBBIE WING YAN FUNG

DocuSigned by:  
  
717E19956381456...

Purchaser - NHAN JASON LU

Accepted at this 18-May-23 day of May, 2023

Trinimont Developments Inc. c.o.b. Trinity Point

DocuSigned by:  


Per: 049375836C82455...

Authorized Signing Officer



TRINITY POINT

INTERIOR COLOUR SCHEME

Purchasers:

DEBBIE WING YAN FUNG & NHAN JASON LU

Property: 4

Telephone Res. / Bus: /

Project: Trinimont Developments Inc.

Decor Advisor: Ida Viola

Model and Elevation: Hawthorn 2 Elev B

Lock Date: 25-May-23

25-May-23

Plan #: 65M-4737

Layout Changes: ☒ Yes ☐ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	ARUBA 616 GALLERY	464SA
Laundry Room	ELISSE (BASE CABINET WITH DROP IN LAUNDRY TUB ONLY)	STD
Powder Room	ARUBA 616 GALLERY	N/A
Master Ensuite Bathroom	ARCADIA K60 CHIFFON	N/A
Ensuite Bath #2	ARUBA 616 GALLERY	N/A
Ensuite Bath #3	ARUBA 616 GALLERY	N/A
Ensuite Bath #4	ARUBA 616 GALLERY	N/A
Master Ens Morning Bar	ARUBA 616 GALLERY	N/A
	N/A	

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 \* KITCHEN REDESIGN + SEE SKETCH)

\*\*\*DELETE KITCHEN UPPER CABINETRY FLANKING WINDOW -KITCHEN (AND BASE CABINETRY + COUNTER BELOW KITCHEN WINDOW)

\*\*\*RELOCATE KITCHEN SINK AND DISHWASHER TO ISLAND

\*\*\*SEE CONSTRUCTION SUMMARY \*\*\*REVISED 2ND FLOOR LAYOUT\*\*\* SEE SKETCH

\*\*\*DELETE CABINETRY HARDWARE AT BATHROOMS AND MASTER BEDROOM MORNING BAR.

2. Counters

	Counter	Edge
Kitchen / Breakfast	GRANITE-GRIGIO SARDO	360
Laundry Room	LAMINATE - WHITE	
Powder Room	QUARTZ-TAJ MAHAL	360
Master Ensuite Bathroom	GRANITE- NEW CALEDONIA	360
Ensuite Bath #2	QUARTZ-METROPOLIS BEIGE	360
Ensuite Bath #3	QUARTZ-METROPOLIS BEIGE	360
Ensuite Bath #4	QUARTZ-METROPOLIS BEIGE	360
Master Ens Morning Bar	GRANITE - GRIGIO SARDO	360

\*\* Refer to Construction Summary \*\*\*REVISED 2ND FLOOR LAYOUT\*\*\* - SEE SKETCH

MASTER ENSUITE SHOWER NICHE: QUARTZ - METROPOLIS STEEL C16



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/

Decor Advisor:

Ida Viola

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25-May-23

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Plan #: 65M-4737

3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	*TILE -MAINSTONE SILVER NAT 24X24 * SEE SKETCH	<input type="checkbox"/>	#50 TITANIUM
Main Hall	HARDWOOD * SEE SKETCH FOR AREA	<input type="checkbox"/>	
Kitchen / Breakfast	LAMINATE (PER PURCHASERS DIRECT REQUEST)	<input type="checkbox"/>	
Laundry Room	TILE- STONE WHITE 12 1/4 X 24 1/4	<input type="checkbox"/>	#50 TITANIUM
Powder Room	*TILE- MAINSTONE SILVER NAT 24X24	<input type="checkbox"/>	#50 TITANIUM
Master Ensuite Bathroom	TILE- EXTRA GREY 12X24	<input type="checkbox"/>	#50 TITANIUM
Master Ens Shower Floor	2x2 WHITE TILE	<input type="checkbox"/>	#50 TITANIUM
Ensuite Bath - Bedroom 2	*TILE-STONE WHITE 12 1/4 X24 1/4	<input type="checkbox"/>	#50 TITANIUM GROUT
Ensuite Bath - Bedroom 3	*TILE-STONE WHITE 12 1/4 X24 1/4	<input type="checkbox"/>	#50 TITANIUM GROUT
Ensuite Bath - Bedroom 4	*TILE-STONE WHITE 12 1/4 X24 1/4	<input type="checkbox"/>	#50 TITANIUM GROUT
MUD ROOM	*TILE- MAINSTONE SILVER NAT 24X24	<input type="checkbox"/>	#50 TITANIUM

\*\* Refer to Construction Summary -- \*\*\*REVISED 2ND FLOOR LAYOUT -- SEE SKETCH\*\*

/ MAIN FLOOR \* SEE SKETCH

UPGRADE GROUT #50 TITANIUM THROUGHOUT.

4. Ceramic Wall Tile

	Selection	Describe
Master Ensuite Bathroom		
Tub Deck Wall		
Tub Deck		
Tub Deck Skirt		
Shower Stall	FORM GREY (697) 8X16	SHOWER NICHE: QUARTZ METROPOLIS STEEL C16
Bathtub Enclosure Walls		
Master Ens Shower Floor	N/A	
Ensuite Bath - Bedroom 2	TILE- FOX GREY 8X16	#50 TITANIUM GROUT
Ensuite Bath - Bedroom 3	TILE- FOX GREY 8X16	#50 TITANIUM GROUT
Ensuite Bath - Bedroom 4	TILE- FOX GREY 8X16	#50 TITANIUM GROUT
MUD ROOM	N/A	
Kitchen Backsplash	N/A	

\*\* Refer to Construction Summary - \*\*\* UPGRADE GROUT - #50 TITNIUM GROUT THROUGHOUT

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

5. Plumbing Fixtures

All Bathrooms

White

Whirlpool

N/A

☐ Yes ☒ No

Dishwasher Rough-In

☒ Yes ☐ No

Waterline for Fridge

☐ Yes ☒ No

\*\* Refer to Construction Summary

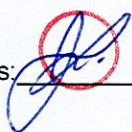
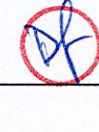
\* REVISED 2ND FLOOR LAYOUT. SEE SKETCH.

6. Trim Carpentry

Interior Doors	As Per Construction Specifications
Interior Trim	As Per Construction Specifications
Door Handles	As Per Construction Specifications **SEE BELOW
Exterior Front Door Handle	As Per Construction Specifications

\*\* Refer to Construction Summary

\*\*INTERIOR DOOR HINGES ONLY - BLACK FINISH\* (INTERIOR DOOR LEVERS: STANDARD SATIN NICKEL).

Initials:  



Purchasers:

DEBBIE WING YAN FUNG & NHAN JASON LU

Telephone Res. / Bus:

/

Decor Advisor:

Ida Viola

Lock Date:

25-May-23

Property: 4

Project: Trinimont Developments Inc.

Model and Elevation: Hawthorn 2 Elev B

Plan #: 65M-4737

7. Outer Flooring		
Main Hall	HARDWOOD-MIRAGE-FLAIR - STARDUST WHITE OAK CHARACTER BRUSHED DURAMATT 7 3/4 INCH	
Living Room	HARDWOOD-MIRAGE-FLAIR - STARDUST WHITE OAK CHARACTER BRUSHED DURAMATT 7 3/4 INCH	
Dining Room	LAMINATE- LEXINGTON - KORTEMARK OAK - TL LW1312 PEFC (PER PURCHASERS DIRECT REQUEST)	
Family Room	SEE BELOW - GREAT RM	
Den / Library / Study	HARDWOOD-MIRAGE-FLAIR - STARDUST WHITE OAK CHARACTER BRUSHED DURAMATT 7 3/4 INCH	
Basement Landing(If Applies)	LAMINATE- LEXINGTON - KORTEMARK OAK - TL LW1312 PEFC	
Lower Landing (If Applies)	HARDWOOD-MIRAGE-FLAIR - STARDUST WHITE OAK CHARACTER BRUSHED DURAMATT 7 3/4 INCH	
Upper Landing	HARDWOOD-MIRAGE-FLAIR - STARDUST WHITE OAK CHARACTER BRUSHED DURAMATT 7 3/4 INCH	
Upper Hall	HARDWOOD-MIRAGE-FLAIR - STARDUST WHITE OAK CHARACTER BRUSHED DURAMATT 7 3/4 INCH	
Master Bedroom	HARDWOOD-MIRAGE-FLAIR - STARDUST WHITE OAK CHARACTER BRUSHED DURAMATT 7 3/4 INCH	
Bedroom #2	HARDWOOD-MIRAGE-FLAIR - STARDUST WHITE OAK CHARACTER BRUSHED DURAMATT 7 3/4 INCH	
Bedroom #3	HARDWOOD-MIRAGE-FLAIR - STARDUST WHITE OAK CHARACTER BRUSHED DURAMATT 7 3/4 INCH	
Bedroom #4	HARDWOOD-MIRAGE-FLAIR - STARDUST WHITE OAK CHARACTER BRUSHED DURAMATT 7 3/4 INCH	
Bedroom #5	N/A (DELETED - SEE REVISED FLOORPLAN LAYOUT).	
PLAYROOM (2ND FLOOR)	HARDWOOD-MIRAGE-FLAIR - STARDUST WHITE OAK CHARACTER BRUSHED DURAMATT 7 3/4 INCH	
GREAT RM	HARDWOOD-MIRAGE-FLAIR - STARDUST WHITE OAK CHARACTER BRUSHED DURAMATT 7 3/4 INCH	
KITCHEN/BREAKFAST/SVRY	LAMINATE- LEXINGTON - KORTEMARK OAK - TL LW1312 PEFC (PER PURCHASERS DIRECT REQUEST)	
Underpad	Type	Area
	N/A	N/A

\*\* Refer to Construction Summary \*\*\*REVISED 2ND FLOOR LAYOUT\*\*\* - SEE SKETCH

\* PURCHASER REQUESTS DIRECTION OF HARDWOOD AT MAIN LEVEL TO BE INSTALLED FROM FRONT TO BACK IF CONSTRUCTION PERMITS \* SEE SKETCH

\* REVISED HARDWOOD AREA AT MAIN LEVEL \*

8. Railings and Pickets

Railing Type

V-GROOVE (VENDORS STANDARD)

Picket Type

EUROLINE 1 BLACK IRON (STANDARD)

Stringer / Riser

AS PER CONSTRUCTION SPECIFICATIO

Treads

AS PER CONSTRUCTION SPECIFICATIO

Red Oak Stairs with Semi Gloss Finish

Colour

MIRAGE-STARDUST WHITE OAK

Colour

BLACK

Colour

MIRAGE-STARDUST WHITE OAK

Colour

MIRAGE-STARDUST WHITE OAK

☒ 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

22 WARM GREY

Living Room

22 WARM GREY

Dining Room

22 WARM GREY

Kitchen / Breakfast

22 WARM GREY

Family Room

GREAT RM - 22 WARM GREY

Powder Room

22 WARM GREY

Laundry Room

22 WARM GREY

Den/Library

22 WARM GREY

Trim Paint-Semi Gloss

\*\*WHITE

Master Bedroom

22 WARM GREY

Bedroom #2

22 WARM GREY

Bedroom #3

22 WARM GREY

Bedroom #4

22 WARM GREY

Bedroom #5

N/A

Master Ensuite

22 WARM GREY

Ensuite Bath - Bedroom 2

22 WARM GREY

Ensuite Bath - Bedroom 3

22 WARM GREY

Ensuite Bath - Bedroom 4

22 WARM GREY

PLAYROOM



22 WARM GREY

MUDROOM

22 WARM GREY

Smooth Ceilings First Floor ☒ Yes ☐ No

\*\* Refer to Construction Summary \*\*\*SMOOTH CEILINGS AT 1ST AND 2ND FLOOR - STANDARD FEATURE\*\*\*

Initials:  

Page 3 of 4

Printed 5/25/2023 16:04:45



Purchasers:
DEBBIE WING YAN FUNG & NHAN JASON LU

Property: 4

Telephone Res. / Bus: /

Project: Trinimont Developments Inc.

Decor Advisor: Ida Viola

Model and Elevation: Hawthorn 2 Elev B

Lock Date: 25-May-23

25-May-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 <input type="radio"/> As Per Plan <input type="radio"/> N/A <input checked="" type="radio"/>	Purchased <input type="radio"/> As Per Plan <input type="radio"/> N/A <input checked="" type="radio"/>	Purchased <input type="radio"/> As Per Plan <input checked="" type="radio"/> N/A <input type="radio"/>	

Fireplace Type		As Per Construction Specifications
Mantle Type		MANTLE M2-STANDARD
Colour / Stain		**WHITE
Surround		GRIGIO CARNICO
Hearth		N/A

\*\* 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	<input checked="" type="radio"/> White <input type="radio"/> DECOR	Above Kitchen Cabinet Light	<input type="radio"/> Yes <input checked="" type="radio"/> No
Hood Fan	AS PER CONSTRUCTION SPECIFICATIONS	Below Kitchen Cabinet Light	<input type="radio"/> Yes <input checked="" type="radio"/> No

Appliances	Built in Cooktop <input type="radio"/> Yes <input checked="" type="radio"/> No	Built in Oven <input type="radio"/> Yes <input checked="" type="radio"/> No	Gas Stove <input checked="" type="radio"/> Yes <input type="radio"/> No	Microwave <input type="radio"/> Yes <input checked="" type="radio"/> No
------------	--	---	---	---

Dishwasher Rough-in
☐ Yes
☒ No

\*\* 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: May 25/2023

Signature:

Date: May 25/2023

Page 4 of 4



LOT 4

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

HAWTHORN 2  
ELEVATION B

REVISIONS:

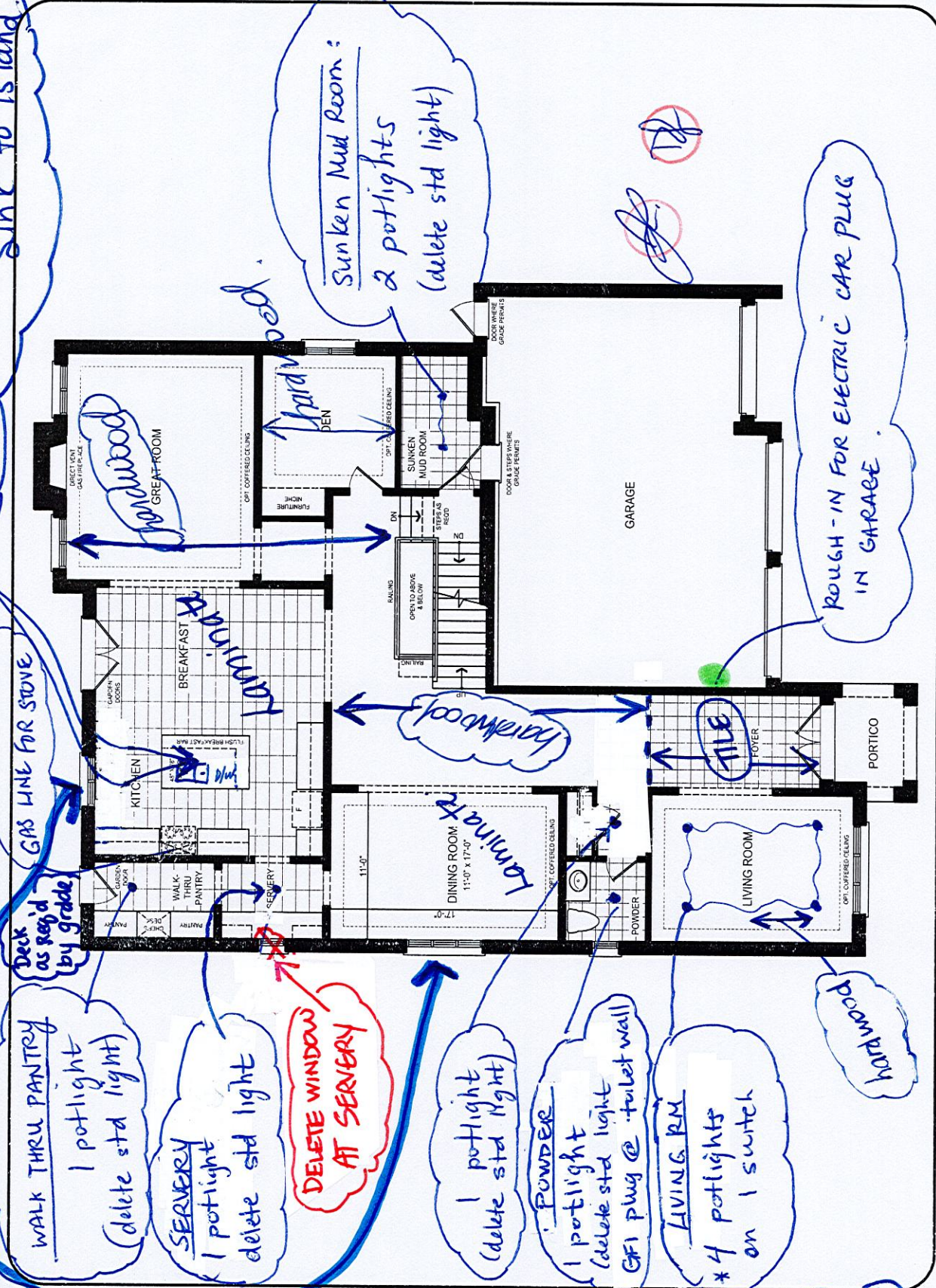
1. REDUCE MAIN HALL CLOSET AND DINING ROOM TO LINE UP WITH LIVING ROOM WALL CREATING WIDER HALLWAY.
2. REMOVE WALK-IN CLOSET IN MUD ROOM.
3. REVERSE DOOR SWING ON MUDROOM AND GARAGE ENTRANCE.

4. swap kitchen window + dining room window (May 10/23)

5. Delete window at Servery (May 10/23)

SWAP KITCHEN & DINING WINDOWS

\* Relocate Dishwasher & kitchen sink to Island



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 N.T.S.  
BY MB  
PAGE No. 1 OF 1

TRINITY POINT



**LOT 4**  
TRINIMONT DEV. INC.  
RED OAKS ON BAYVIEW  
RICHMOND HILL, ONTARIO

**HAWTHORN 2**  
ELEVATION B

REVISIONS:

1. ELIMINATE BEDROOM #5 AND MAKE ALL NEW MASTER BEDROOM ACROSS REAR OF HOUSE.
2. REMOVE ONE WINDOW ON REAR WALL AND CENTER WINDOW IN MASTER ENSUITE AND CLOSET AREA. (ALL OTHER WINDOWS UNCHANGED)
3. MAKE OPEN PLAYGROUND AREA AT TOP OF STAIRS.
4. REVISE CLOSETS IN ALL BEDROOMS.
5. MAKE SHOWERS IN ENSUITE 2 & 3. FRAMELESS GLASS FRONTS.

\* **SHOWER PAN REDUCED TO 60x32. (3260D)**

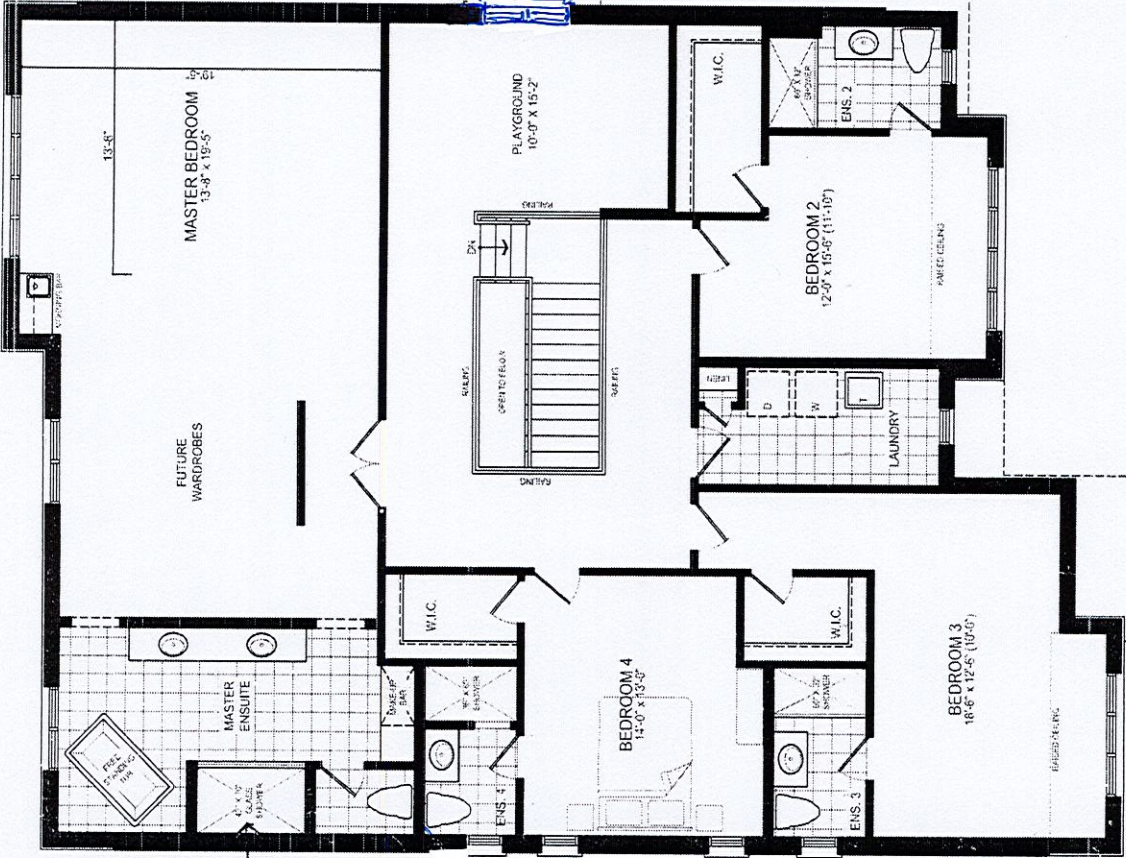
MASTER ENS:

- \* GF1 plug @ toilet wall
- \* SHAMPOO NICHE

~~24~~  
OCT 24/22

ENS 3:

- \* GF1 plug @ toilet wall
- \* frameless glass shower door



DEC 9/22  
window to be enlarged @ playroom  
\* See drawing from ONE RISER DESIGNS

ENS 2:

- \* GF1 plug @ toilet wall
- \* Frameless glass shower door

**UPPER 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.

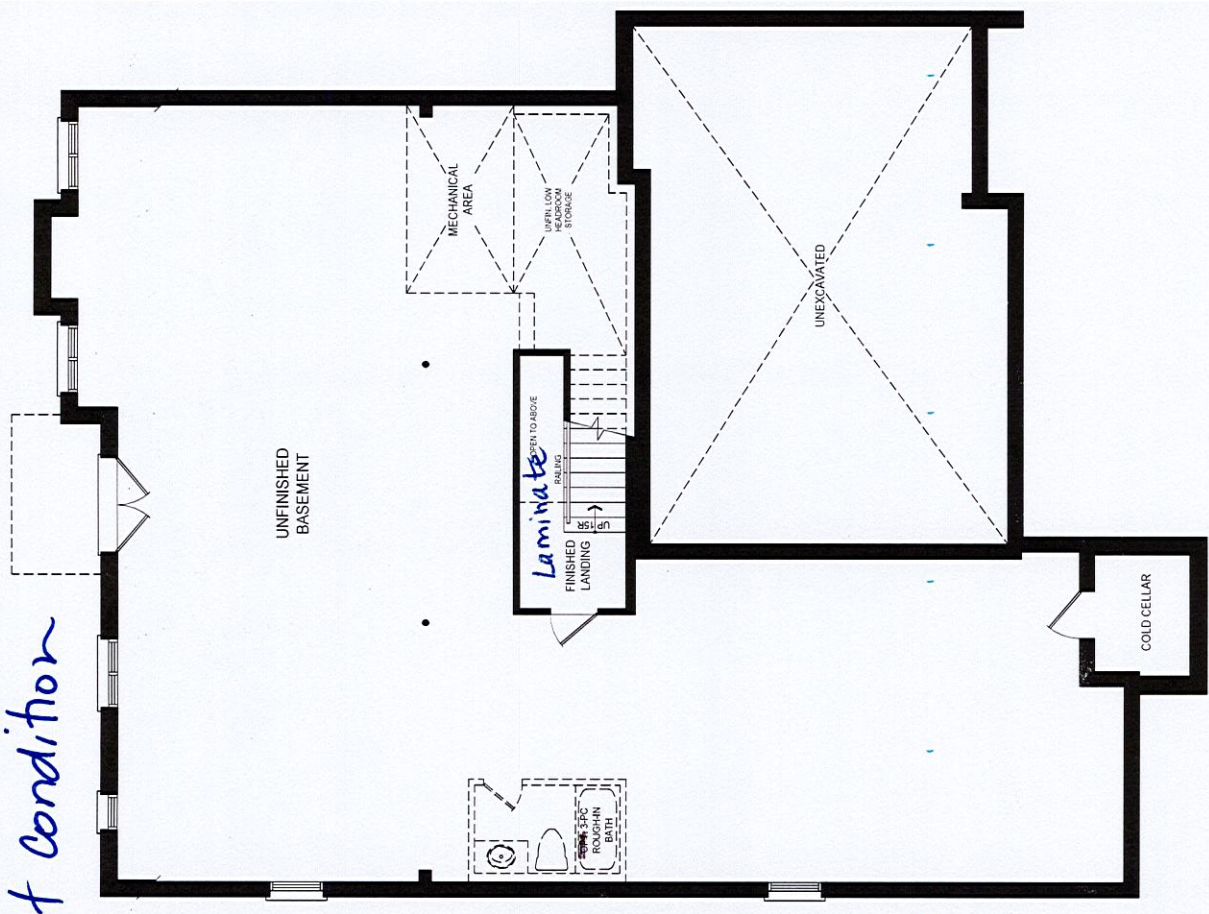
SCALE BY MB  
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**TRINITY POINT**



LOT 4

Walk-out condition



BASEMENT PLAN EL. B  
FINISHED FLOOR AREA = 61 sq. ft.



20 RIVERMEDE ROAD, UNIT 101  
CONCORD, ONTARIO  
L4K 3N1  
PHONE: (905) 889-2111  
FAX: (905) 882-1163  
WWW.ONRISER.CA

CLIENT:	TRINITY POINT DEVELOPMENTS
PROJECT:	PARKGATE CITY OF RICHMOND HILL
REVISIONS	1 AUG. 13/20 ISSUED FOR CLIENT REVIEW 2 AUG. 24/20 ISSUED FOR CLIENT REVIEW 3 SEPT. 10/20 REVISED PER CLIENT COMMENTS 4 OCT. 15/20 FRONT ELEV. ISS. FOR REVIEW 5 OCT. 21/20 REVISED PER CLIENT COMMENTS 6 NOV. 20/20 ISSUED FOR CLIENT REVIEW 7 DEC. 15/20 REVISED PER AC COMMENTS 8 NOV. 22/22 ISSUED FOR CLIENT REVIEW
MODEL:	LOT 4
AREA:	EL. B = 4504 sq. ft.
INCLUDING OPEN TO BELOW AREA	
PROJECT NUMBER:	20-14
DRAWN BY:	PS/PG
SCALE:	1/8" = 1'-0"
DRAWING NO.:	



LOT 4 TRINIMONT.

\* DELETE CABINETS  
HARDWARE AT ALL  
BATHROOMS ONLY  
+ MORNING BAR.

INSTALL CABINERY  
HARDWARE @ KITCHEN / SERVRY  
+ PANTRY ONLY.

WINDOW DELETED

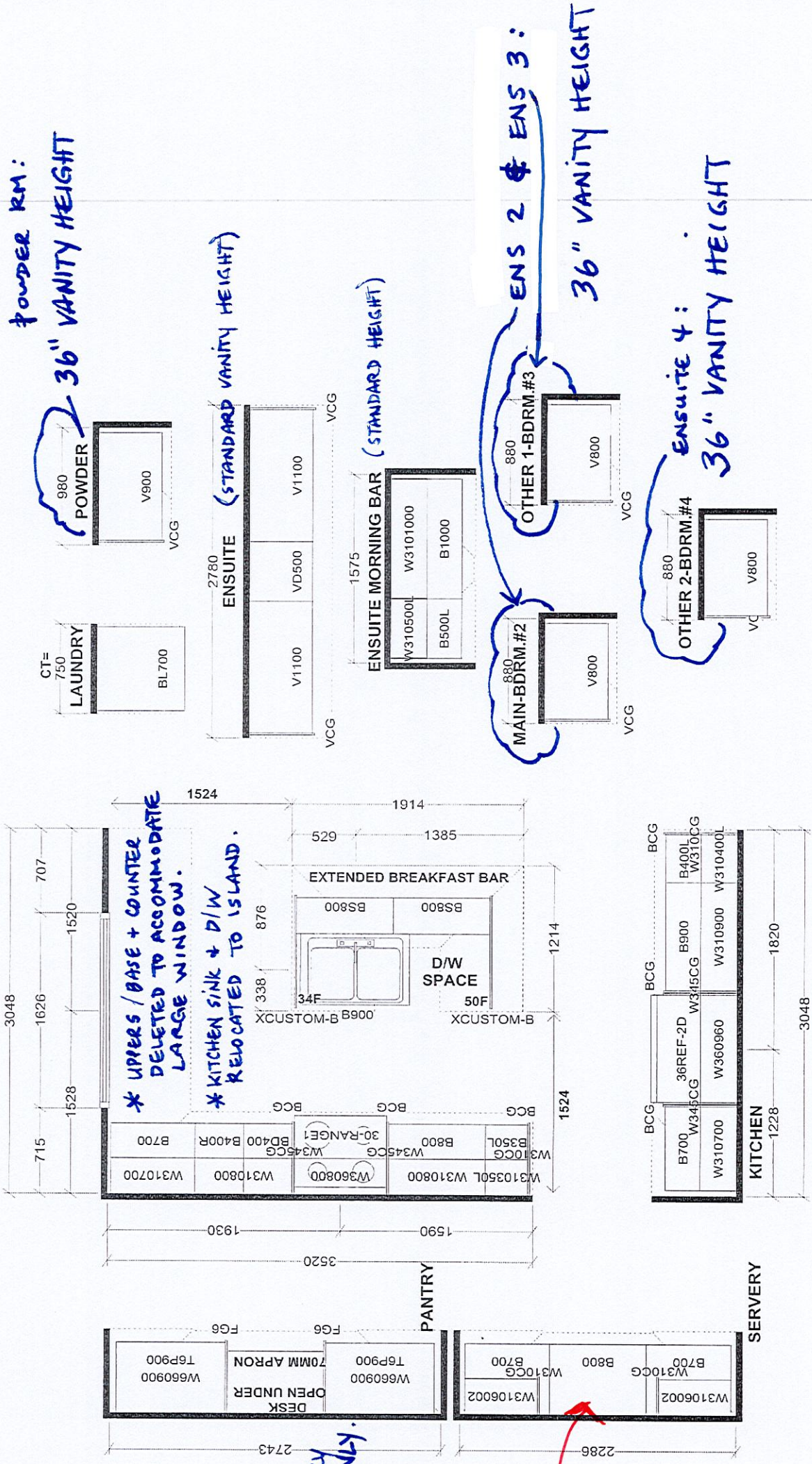
VOID SPACE TO REMAIN

(\* DO NOT INSTALL  
ADDITIONAL CABINETRY)

THIS LAYOUT CONTAINS EXTRAS  
THAT ARE NOT PART OF CONTRACT

FILE NAME: TRINIMONT LOT 4 MAY 31 23  
BIANCA  
MAY 31 23

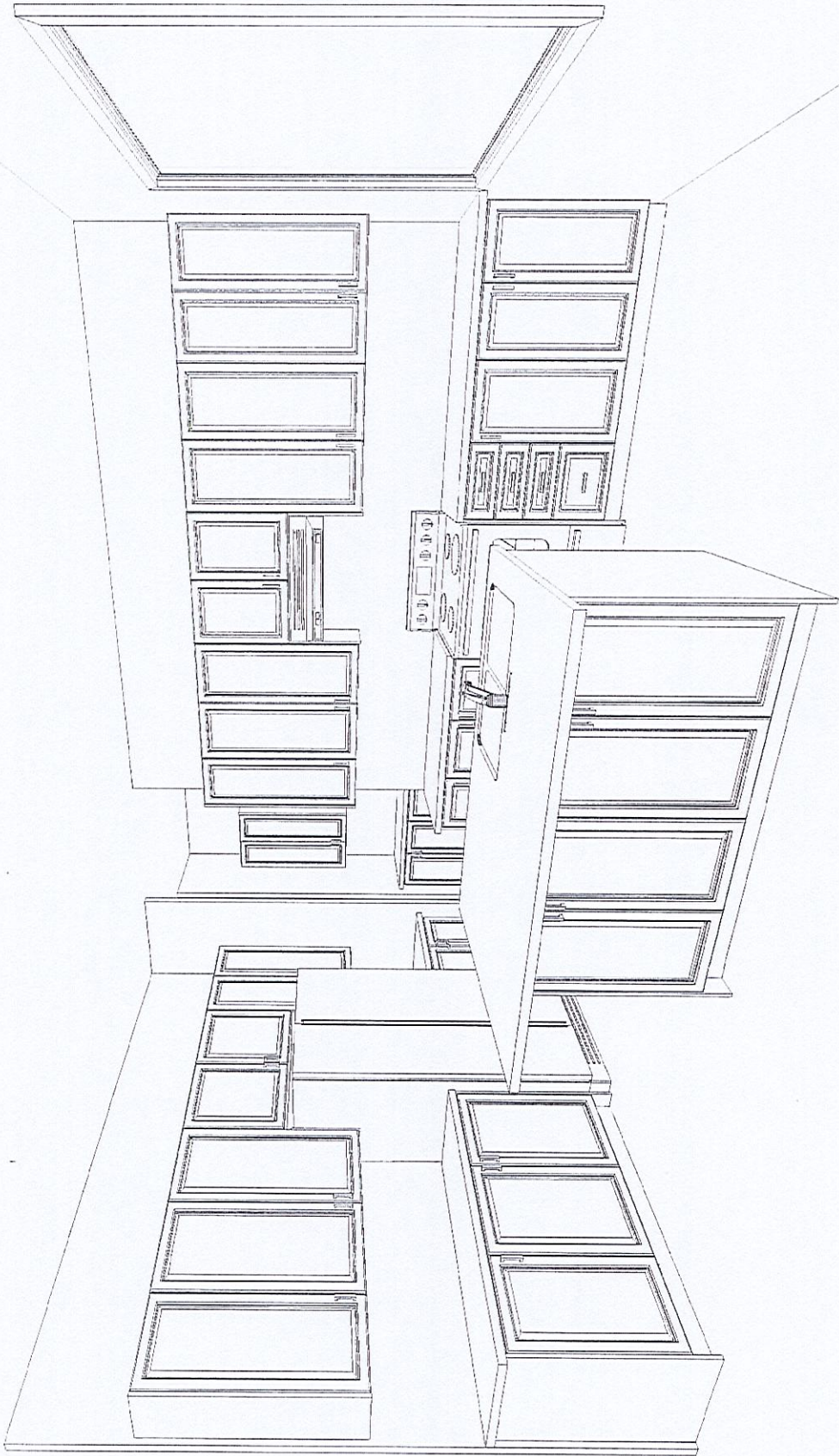
## PROTOTYPE FOR EXTRAS




<i>S e l b a  I n d u s t r i e s      J #</i>			
W WIDTH _____	W HGHT _____	W CNT _____	This drawing is the intellectual property of SELBA INDUSTRIES, INC. and an original design which is to be released or copied unless applicable fee has been paid or job order placed.  BUILDER: TRINITY POINT DEV. SITE: TRINIMONT DEV., Richmond Hill MODEL: 60-2X HAWTHORNE 2 EL A,B LOT #: 4  DESIGNER: KS DATE: OCT 25 21
FLOOR HGHT _____	DOOR HGHT _____		
ST CNT _____	2X4 _____	VENT BOX COVER _____	



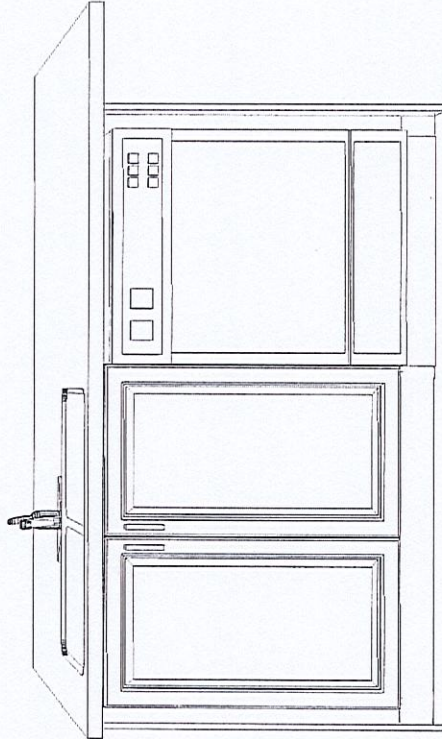
LOT 4 TRINIMONT




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		LAYOUT	Drawing #: 1
TRINIMONT LOT 4 MAY 29 23			



LOT 4 TRINIMONT

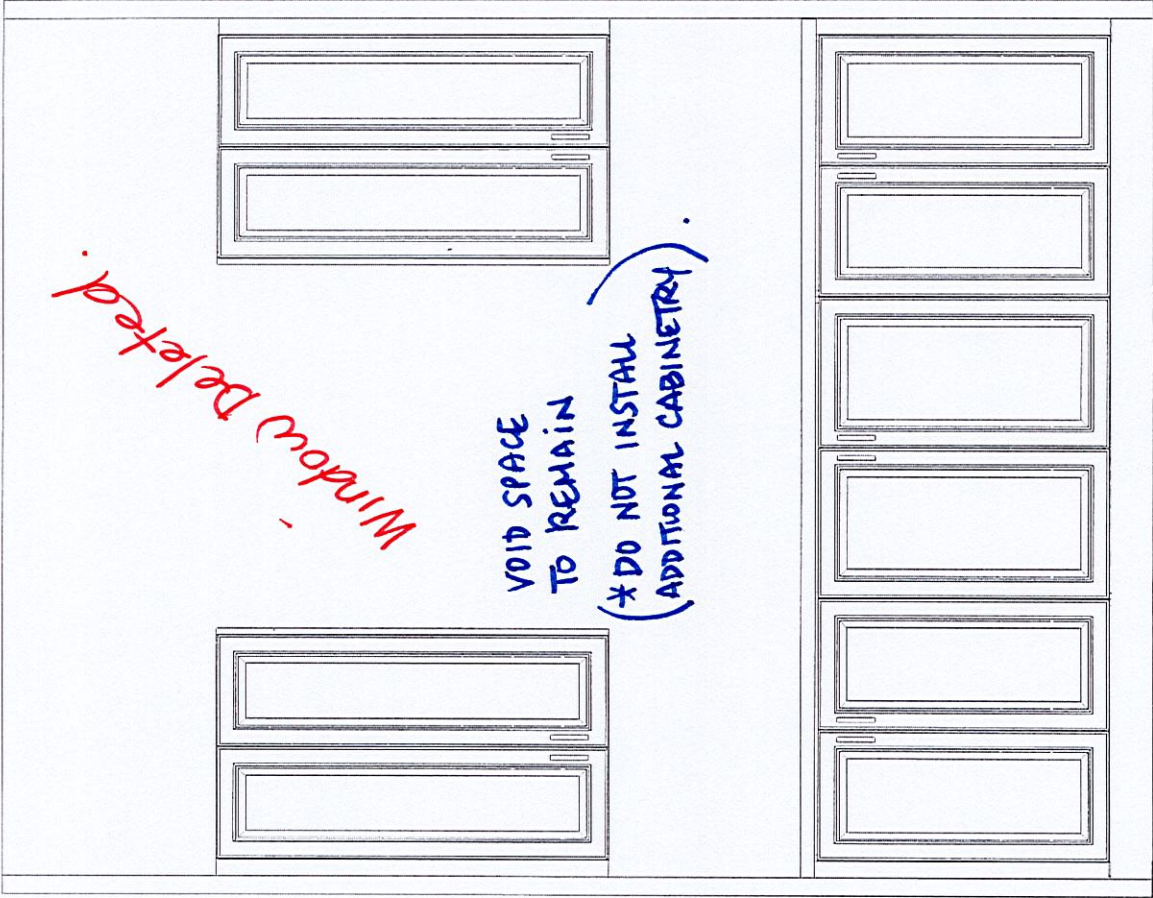



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TRINIMONT LOT 4 MAY 29 23	LAYOUT	Drawing #: 1



LOT 4 TRINIMONT

SERVERY.



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		SERVERY
	TRINIMONT LOT 4 MAY 29 23	LAYOUT