

CONSTRUCTION SUMMARY
Red Oaks on Bayview - Trinimont Developments Inc.

RECEIVED
JUL 11 2023

PURCHASER: YING ZHAO

TEL:

LOT / PHASE 129 / 1	REG. PLAN # 65M-4737	HOUSE TYPE Birch 2 Elev A		
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CABINETRY

1 - CABINETRY PROVISION - PROVISION FOR PLUG ON ISLAND (PLUG EXTRA ORDERED SEPARATELY) 04Jul23 Note:	
1 - CABINETRY - KITCHEN - LIGHT VALANCE 04Jul23 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD LEVEL CABINETRY 04Jul23 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS THAT HIS FUTURE FREESTANDING FRIDGE WILL PROTRUDE FROM THE CABINETRY.	
1 - KITCHEN CABINETRY BASE - BUILT-IN - MICROWAVE BASE CABINET WITH SINGLE POT DRAWER - 800MM WIDE - PRICE IS EACH - STANDARD LEVEL CABINETRY AT KITCHEN ISLAND 04Jul23 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS THAT PRICES ARE SUBJECT TO INCREASE DEPENDING ON LEVEL OF CABINETRY SELECTED.	
1 - KITCHEN CABINETRY BASE - COOKTOP CABINET WITH PANEL CUTOUT FOR BUILT IN OVEN BELOW - STANDARD LEVEL CABINETRY 04Jul23 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS THAT PRICES ARE SUBJECT TO INCREASE DEPENDING ON LEVEL OF CABINETRY SELECTED.	

CONSTRUCTION

1 - PROVISION FOR SHAMPOO NICHE APPROX. 14" WIDE X 20" HIGH AS PER SKETCH – IF CONSTRUCTION PERMITS PRIMARY ENSUITE 04Jul23 Note:	
1 - PURCHASER HAS ELECTED 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 INITIALLED AND ATTACHED TO THIS AMENDMENT. 19Jun23 Note:	

COUNTER TOP

1 - COUNTERTOP CUTOUT PROVISION FOR COOKTOP 04Jul23 Note:	
1 - SHAMPOO NICHE 14" WIDE X 20" HIGH AS PER SKETCH – MARBLE, GRANITE OR QUARTZ – IF CONSTRUCTION PERMITS - REQUIRES PROVISION FROM CONSTRUCTION PRIMARY ENSUITE 04Jul23 Note: SUPPLY & INSTALL	

ELECTRICAL

1 - KITCHEN - VALANCE LIGHTING - LED LIGHTING 04Jul23 Note:	
1 - PLUG - ELECTRICAL PLUG - FOR BUILT-IN MICROWAVE AT KITCHEN ISLAND 04Jul23 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS THAT PRICES ARE SUBJECT TO INCREASE DEPENDING ON LEVEL OF CABINETRY SELECTED.	
1 - BUILT IN OVEN AND COOKTOP PROVISION - PROVISION ONLY - ELECTRICAL ONLY 04Jul23 Note:	

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1 - PLUG - ELECTRICAL PLUG - ADD TO ISLAND SEE SKETCH FOR LOCATION 04Jul23 Note:	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 04Jul23 Note: <div>PURCHASER ACKNOWLEDGES AND ACCEPTS THAT IT IS HIS SOLE RESPONSIBILITY TO CO-ORDINATE CABLE ROUGH-IN LOCATION WITH THE CABLE OUTLET SUPPLIER.</div>	
1 - PLUG - ELECTRICAL PLUG WITH GFI - NEXT TO TOILET ON TOILET WALL PRIMARY ENSUITE ONLY 04Jul23 Note: PURCHASER ACCEPTS PLUG LOCATION AT VENDORS SOLE DISCRETION.	
1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING AT GARAGE SOFFIT - SEE SKETCH FOR APPROXIMATE LOCATION 04Jul23 Note: <div>PURCHASER ACKNOWLEDGES AND ACCEPTS PLUG LOCATION CANNOT BE GUARANTEED, SHOULD THERE BE ANY INTERFERENCES WITH REQUESTED LOCATION, PURCHASER ACCEPTS LOCATION OF PLUG AT VENDORS SOLE DISCRETION.</div>	
1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING AT FRONT PORCH *SEE SKETCH FOR APPROXIMATE LOCATION 04Jul23 Note: <div>PURCHASER ACKNOWLEDGES AND ACCEPTS PLUG LOCATION CANNOT BE GUARANTEED, SHOULD THERE BE ANY INTERFERENCES WITH REQUESTED LOCATION, PURCHASER ACCEPTS LOCATION OF PLUG AT VENDORS SOLE DISCRETION.</div>	
1 - CONDUIT TUBE ROUGH-IN PROVISION - FOR FUTURE ELECTRIC VEHICLE (CONDUIT TUBE ONLY - FROM BASEMENT INTO JUNCTION BOX IN GARAGE WITH PULL STRING, NO WIRE) 04Jul23 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS LOCATION TO BE AT VENDORS DISCRETION	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 04Jul23 Note:	
1 - GAS LINE ROUGH-IN FOR BARBECUE - FIRST FLOOR SEE SKETCH FOR APPROXIMATE LOCATION - CONSTRUCTION PERMITTING 04Jul23 Note: PURCHASER ACKOWLEDGES AND ACCEPTS THAT SHOULD PURCHASERS REQUESTED LOCATION NOT BE SUITABLE DUE TO ANY INTERFERENCES, THE PURCHASER ACCEPTS GAS LINE LOCATION AT VENDORS SOLE DISCRETION.	

HEATING AND AIR CONDITIONING

1 - HUMIDIFER 04Jul23 Note:	
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MIRRORS AND GLASS

1 - UPGRADE SHOWER DOOR HARDWARE - CHROME D-RING WITH TOWEL BAR COMBO AT PRIMARY ENSUITE 04Jul23 Note:	
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MISCELLANEOUS

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PURCHASER: YING ZHAO				TEL:
LOT / PHASE 129 / 1	REG. PLAN # 65M-4737	HOUSE TYPE Birch 2 Elev A		
1 - Failure by the Purchaser to do so, will result in all provisions and/or rough-ins as described above to be installed as per the Vendor's standard, and the Purchaser shall be responsible to accommodate any and all provisions at his own expense after 04Jul23 Note: closing. Purchaser further acknowledges and accepts that if the appliance specifications change from what was originally submitted, the Vendor will not be responsible or guarantee changes to width of stove openings, built in cut outs, electrical requirements, gas services, or plumbing. All appliance installations are the sole responsibility of the Purchaser and shall be completed at his own expense after closing.				
1 - Purchaser acknowledges that kitchen cabinet sizing and/or customizations to accommodate ranges/cooktops, built-in fridges, built in oven/microwaves may or may not include provisions for plumbing, electrical and or gas services, and will be fabricated as 04Jul23 Note: per the appliance specifications submitted by the Purchaser to the Vendor's Décor Representative. Any specifications or upgrades required for plumbing, electrical and or gas services, must be submitted to the Vendor's Décor Representative prior to finalizing the Colour Chart.				

PLUMBING

1 - NOTE: HUMIDIFIER 04Jul23 Note:	
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PROMOTIONAL

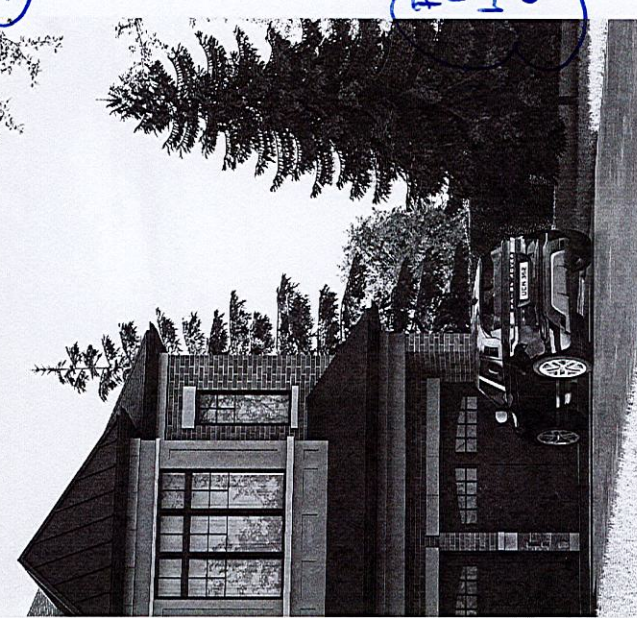
1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER - PER PE DATED MAY 4/23. 04Jul23 Note:	
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REDEEMED

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 Five thousand dollars (\$5,000.00) to be applied to the Purchase Price. Worksheet Note:	
Purchase Price includes a walk up from the basement to the rear of the dwelling unit, and the obligation to construct the house with the walk up is subject to the Vendor's approval, in its sole and unfettered discretion. The Purchaser acknowledges and agrees to the same. Worksheet Note:	
EXTERIOR BRICK SELECTION: The Purchaser(s) acknowledge that the Vendor will make every effort to accommodate the Purchaser's 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 8 - Madison County Worksheet Note:	
2nd Choice: Exterior Colour Scheme 10 - Tohono Worksheet Note:	

This Document is Extremely Time Sensitive - Printed 4 Jul 23 at 12:21

LOT 129 TRINIMONT
BIRCH 2 ELEV A.



★ REVISED FLOORPLAN
- SUNKEN FOYER -
TO ACCOMMODATE GARAGE MAIN DOOR

GAS LINE R/L FOR BBQ

plug island

GAS LINE R/L STOVE
B/L COOKTOP + BASE OVEN
valence lighting + shield

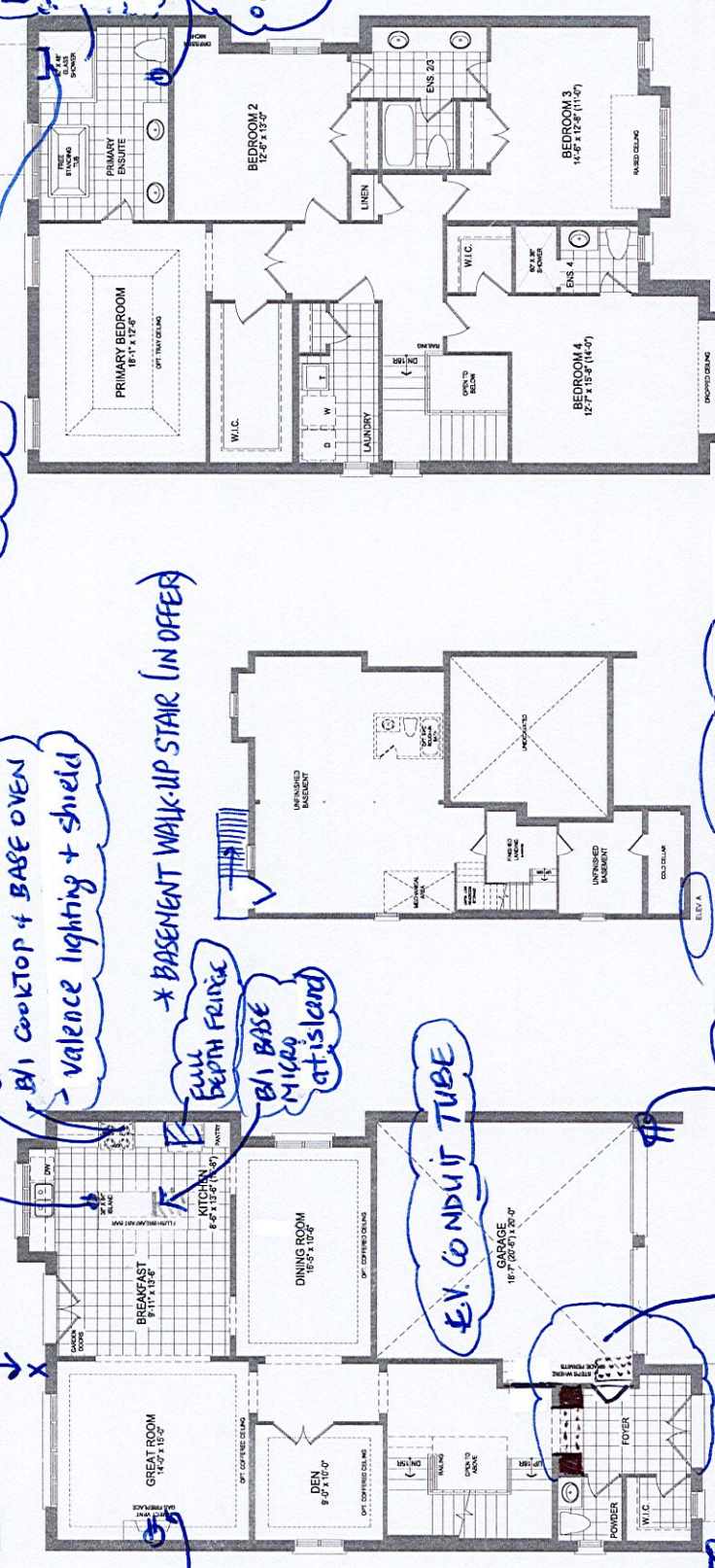
plug above fireplace

full depth fence
B/L BASE MICRO
at island

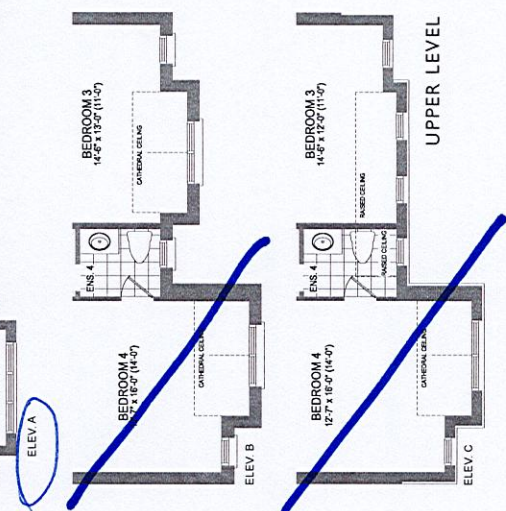
E.V. CONDUIT TUBE

plug for festive lighting
@ FRONT PORCH

plug for festive lighting
@ GARAGE SOFFIT.

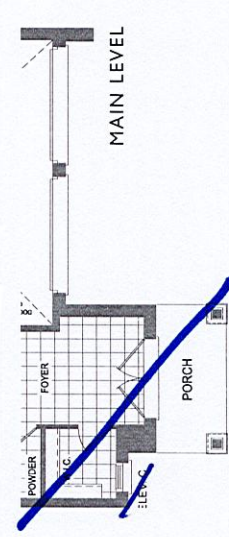


SHOWER NICHE
Hardware
UPGRADE
Towel Bar
handle comb
Chrome
GFI
plug
ON TOILET
WALL.



LOWER LEVEL

★ HUMIDIFIER



The Birch 2 ELEV. A • 3,057 SQ.FT. ELEV. B • 3,000 SQ.FT.
Includes 24 sq.ft. of open area and 86 sq.ft. of finished lower level area.

Stones and niches may vary at any exterior entrance ways due to Orientation of home may be reversed and purchaser agrees to accept the same. Signs and niches may vary at any exterior entrance ways due to

LOT 129 TRINIMONT
BIRCH 2 ELEV A

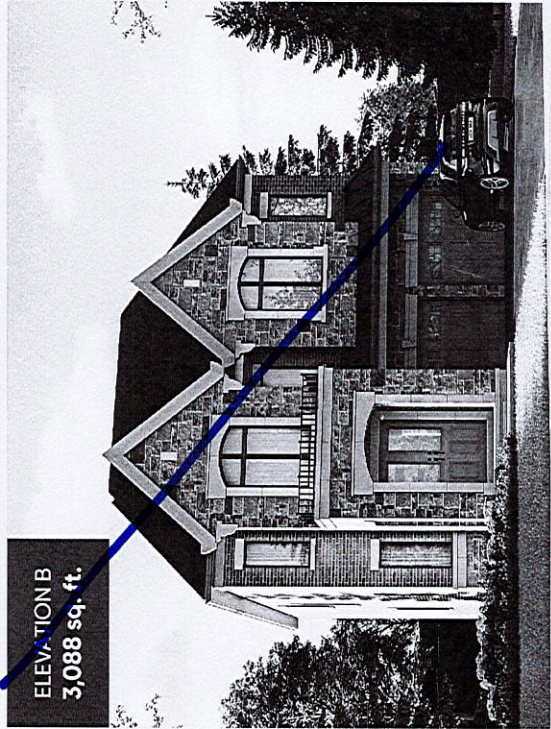
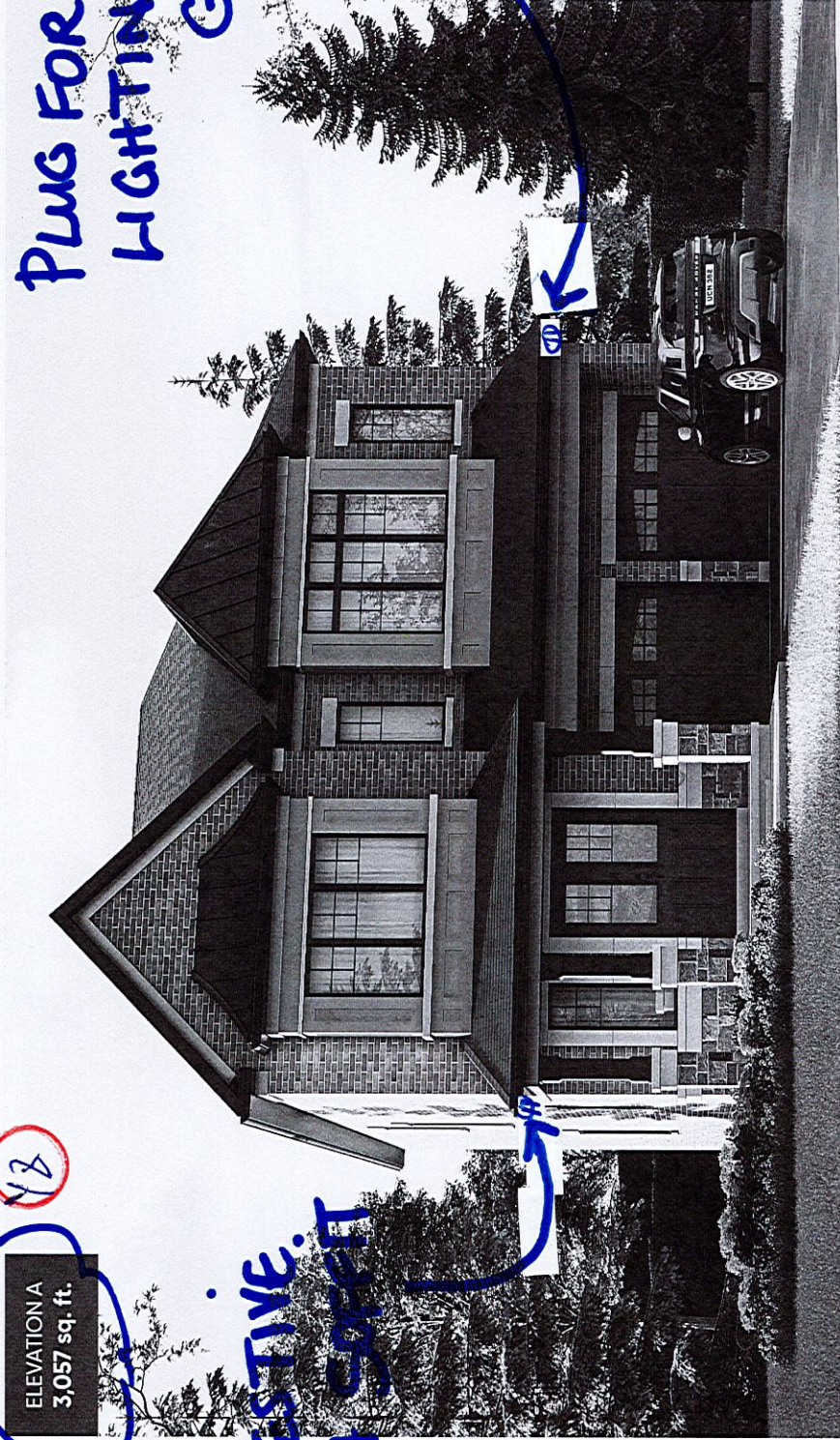
ELEVATION A
3,057 sq. ft.

PLUG FOR FESTIVE
LIGHTING @
GARAGE
SOFFIT

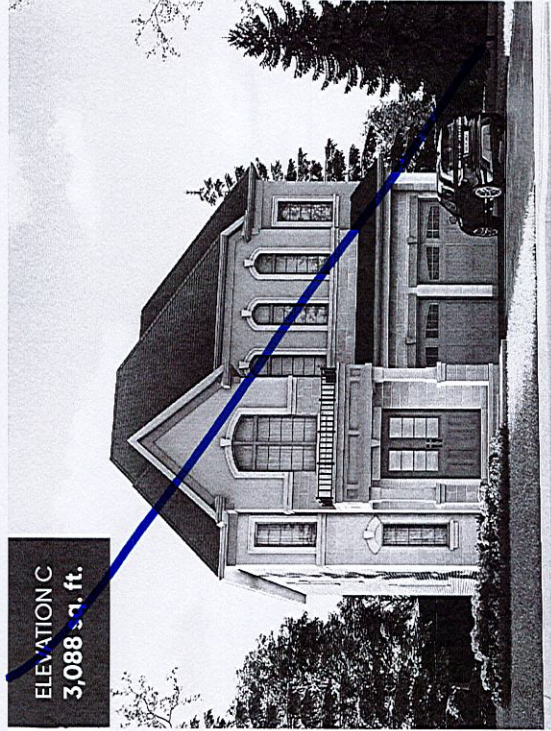
PLUG FOR FESTIVE
LIGHTING @ PORCH
SOFFIT

The Birch 2

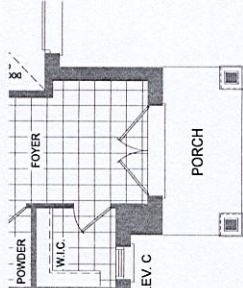
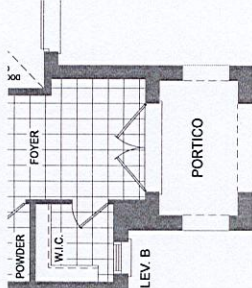
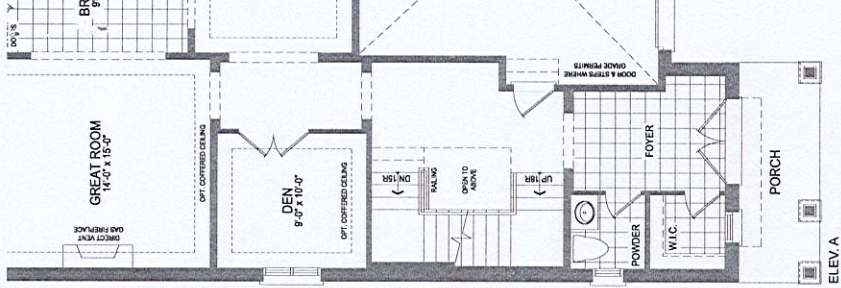
4' LOT



ELEVATION B
3,088 sq. ft.



ELEVATION C
3,088 sq. ft.



The Birch 2 ELEV

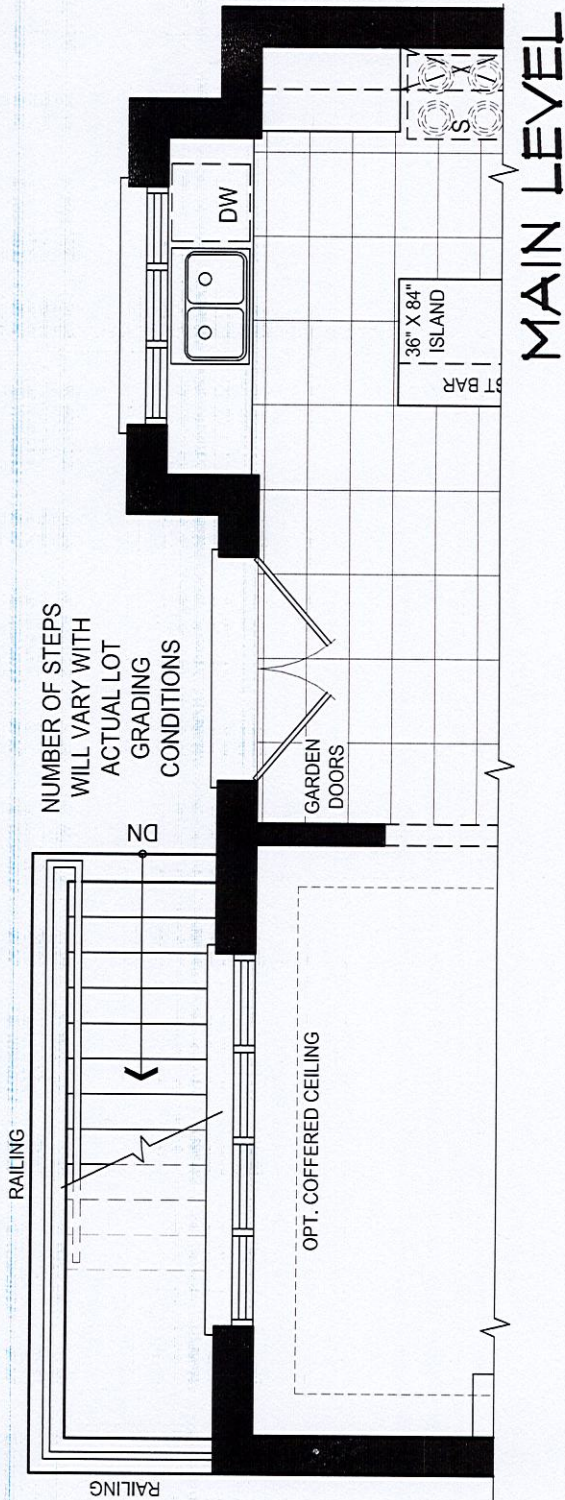
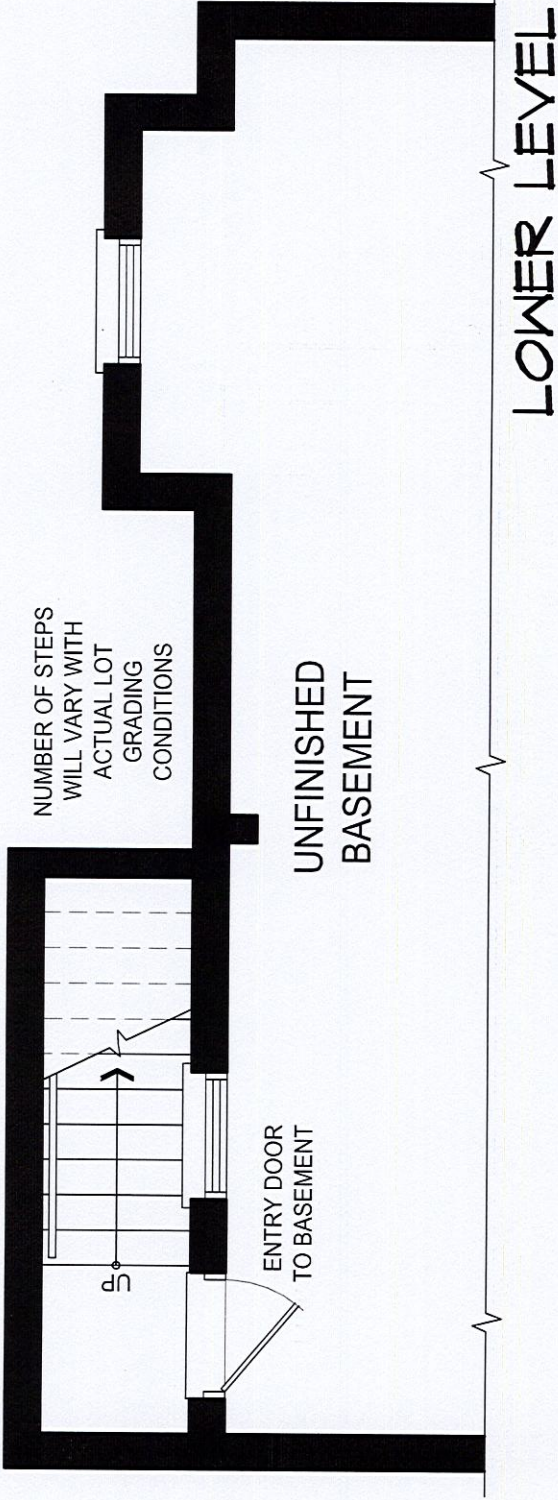
LOT 129
TRINIMONT DEV. INC.
RED OAKS PHASE 2
RICHMOND HILL, ONTARIO

BIRCH 2
ELEVATION A

REVISIONS:

VZ

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

PURCHASER NAME: JOY ZAO
LOT #: 129 Tinnimont

BASEMENT PLAN EL. A

UNFINISHED BASEMENT
LOW HEADROOM
COLD CELLAR
FINISHED LAUNDRY
ENTRY
STAIRS
AREA
UNDEVELOPED

LOW HEADROOM AREA WITH REDUCED HEIGHT COLD CELLAR DOOR

I ACCEPT THE ABOVE REVISIONS

INITIALS: Y3

BIRCH 2 - 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

GARAGE
18'-0" x 21'-0"
MAN DOOR
PORCH
BATH
HALL
STAIRS
DEN
14'-0" x 12'-0"
GREAT ROOM
14'-0" x 18'-0"
BREAKFAST
KITCHEN
DINING ROOM
18'-0" x 18'-0"
CLOSET

WITH SUNKEN FOYER AND # OF STEPS AS REQUIRED IN GARAGE AND FOYER

I ACCEPT THE ABOVE REVISIONS

INITIALS: Y3

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 60 E.