

CONSTRUCTION SUMMARY				
Red Oaks on Bayview - Trinimont Developments Inc.				
PURCHASERS: DAVID WING SHING CHIU and MICHELLE DU				TEL:
LOT / PHASE	REG. PLAN #	HOUSE TYPE		
146 / 1	65M-4737	Elm 2 Elev B		

CONSTRUCTION

I - PROVIDE 1 LARGE WINDOW IN LIEU OF 3 INDIVIDUAL WINDOWS AT FAMILY ROOM 16Aug23 Note: SIZE AND AND LOCATION TO BE DETERMINED AT VENDORS SOLE DISCRETION* SEE ATTACHED SKETCH	
I - PROVIDE SLIDING DOOR IN LIEU OF GARDEN DOOR 16Aug23 Note: SEE ATTACHED SKETCH	
I - PROVISIONS FORE STACKABLE WASHER/DRYER AND LAUNDRY TUB ON LEGS AT 2ND FLOOR 16Aug23 Note: PURCHASER ACKNOWLEDGES, UNDERSTANDS AND ACCEPTS THAT BEDROOM 2 HAS BEEN REDUCED IN SIZE AND STANDARD SIZE CLOSET WILL BE PROVIDED IN LIEU OF WALK IN CLOSET TO ACCOMMODATE* SEE ATTACHED SKETCH *INCLUDES VENTING & FLOOR DRAIN AT 2ND FLOOR -- ***DO NOT INSTALL LAUNDRY PROVISIONS AT MAIN FLOOR	
I - DELETE WALLS, ARCHWAYS, NIB WALLS BETWEEN FAMILY ROOM AND DINING ROOM AND 2 SIDED FIREPLACE IN IT'S ENTIRETY TO CREATE ONE LARGE FAMILY ROOM AND DINING ROOM 16Aug23 Note: SEE ATTACHED SKETCH	
I - INCREASE BASEMENT CEILING HEIGHT TO 9FT- MEASURED FROM TOP OF FOOTING TO TOP OF FOUNDATION WALL. If the Purchaser has purchased or been provided with an 8-foot 6-inch basement concrete pour (being an increase from the Vendor's standard basement depth) 18May23 Note: the depth is measured from the top of footing to the top of foundation wall. The increased depth will result in increased ceiling height in various areas of the basement however, the Vendor makes no representation as to the ceiling height in the basement and the ceiling height will not be uniform.	

ELECTRICAL

I - LAUNDRY PROVISIONS RELOCATED TO 2ND FLOOR --- SEE SKETCH FOR LOCATION 17Aug23 Note: DO NOT INSTALL LAUNDRY PROVISIONS AT MAIN FLOOR LEVEL (LAUNDRY CONNECTIONS DELETED AT ORIGINAL MAIN FLOOR LOCATION).	
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FIREPLACE AND ACCESSORIES

I - PROVIDE DIRECT VENT GAS FIREPLACE IN FAMILY ROOM IN LIEU OF 2-SIDED FIREPLACE 16Aug23 Note: CENTER FIREPLACE BETWEEN DINING ROOM WINDOW AND REAR WALL - REFER TO ATTACHED SKETCH	
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HEATING AND AIR CONDITIONING

I - NOTE: LAUNDRY PROVISIONS RELOCATED TO 2ND FLOOR --- SEE SKETCH FOR LOCATION 17Aug23 Note: DO NOT INSTALL LAUNDRY PROVISIONS AT MAIN FLOOR LEVEL (LAUNDRY CONNECTIONS DELETED AT ORIGINAL MAIN FLOOR LOCATION).	
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MISCELLANEOUS

I - PURCHASER ACKNOWLEDGES AND ACCEPTS THAT ONCE THIS DOCUMENT HAS BEEN SIGNED AND EXECUTED BY ALL PARTIES HERETO, IT WILL BE FINAL. NO REQUESTS FOR CHANGES, DELETIONS, ALTERATIONS AND /OR 16Aug23 Note: SUBSTITUTIONS TO WILL BE PERMITTED OR ENTERTAINED BY VENDOR – PER PE DATED AUG 16/23.	
I - The Purchaser acknowledges that mechanical, electrical and other systems will require bulkheads and dropped ceilings in various locations in the basement if and when the Purchaser elects to finish the basement. 18May23 Note: The Purchaser(s) acknowledge that all measurements and locations are approximate only and are subject to verification on site and may be adjusted to accommodate site conditions.	

PLUMBING — SEE NEXT PAGE

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LOT / PHASE	REG. PLAN #	HOUSE TYPE		
146 / 1	65M-4737	Elm 2 Elev B		
1 - LAUNDRY PROVISIONS RELOCATED TO 2ND FLOOR ***SEE SKETCH FOR LOCATION. INSTALL PROVISIONS FOR STACKABLE WASHER/DRYER AND TUB ON LEGS / FLOOR DRAIN 17Aug23 Note: DO NOT INSTALL LAUNDRY PROVISIONS AT MAIN FLOOR LEVEL (LAUNDRY CONNECTIONS DELETED AT ORIGINAL MAIN FLOOR LOCATION).				

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER PER PE DATED MAY 4/23. 18May23 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 Fiv Worksheet Note: REDEEMED	
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 7 - Royal Grey Worksheet Note:	
2nd Choice: Exterior Colour Scheme 10 - Tohoe Worksheet Note:	

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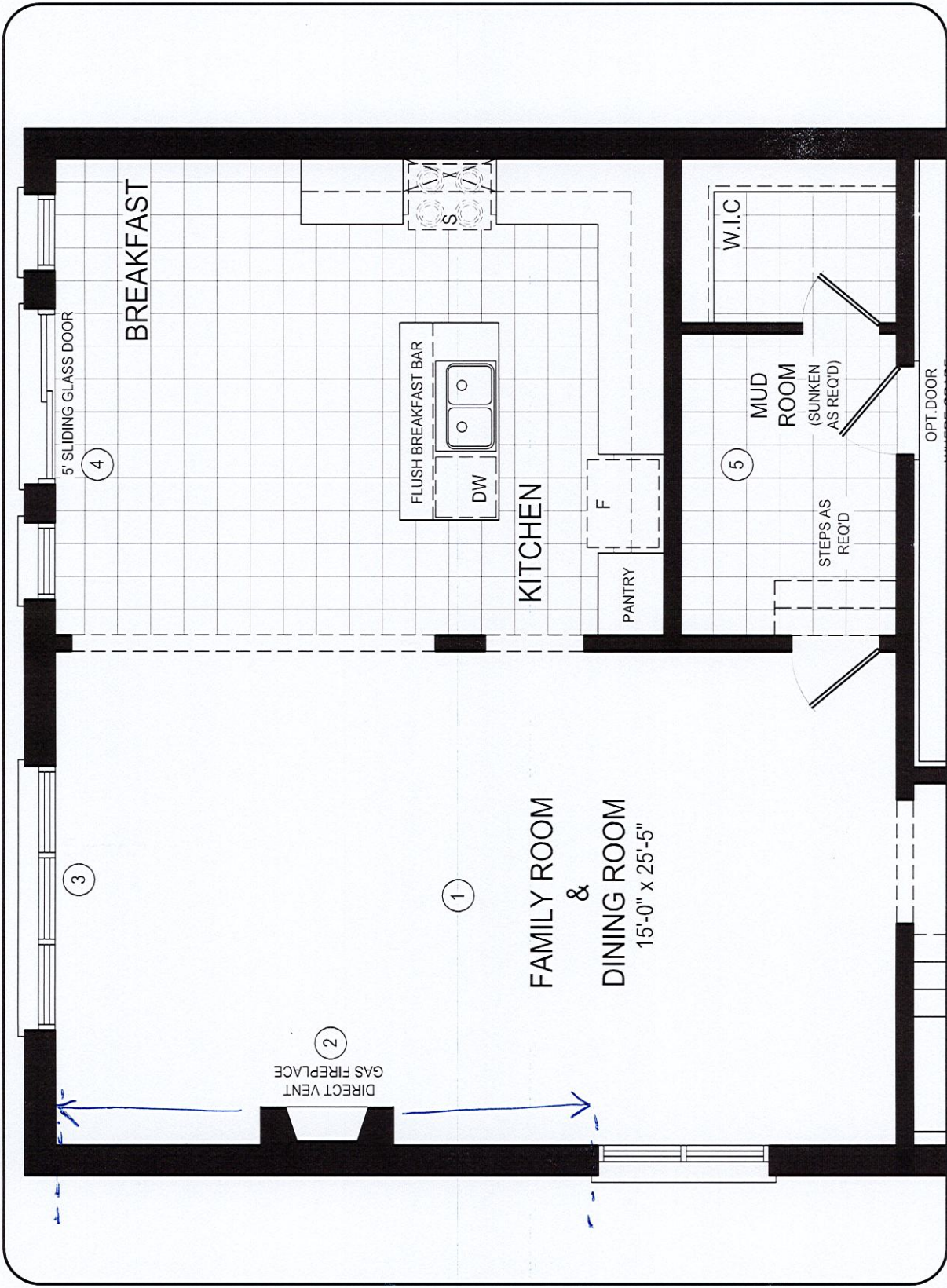
LOT 146
TRINIMONT DEV. INC.
RED OAKS PHASE 2
RICHMOND HILL, ONTARIO

ELM 2
ELEVATION B

REVISIONS:

MD

1. DELETE WALLS AND 2 SIDED FIREPLACE BETWEEN FAMILY ROOM AND DINING ROOM TO MAKE ONE LARGE ROOM.
2. PROVIDE DIRECT VENT GAS FIREPLACE ON OUTSIDE WALL CENTERED BETWEEN DINING ROOM WINDOW AND REAR WALL.
3. REVISE FAMILY ROOM REAR WINDOWS FROM SEPARATE WINDOWS TO ONE LARGE JOINED WINDOW.
4. REPLACE BREAKFAST GARDEN DOORS WITH SLIDING GLASS DOORS.
5. RELOCATE LAUNDRY TO UPPER LEVEL AND MAKE MUD ROOM.



* 9 FT BASEMENT CEILING HEIGHT

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
BY MB

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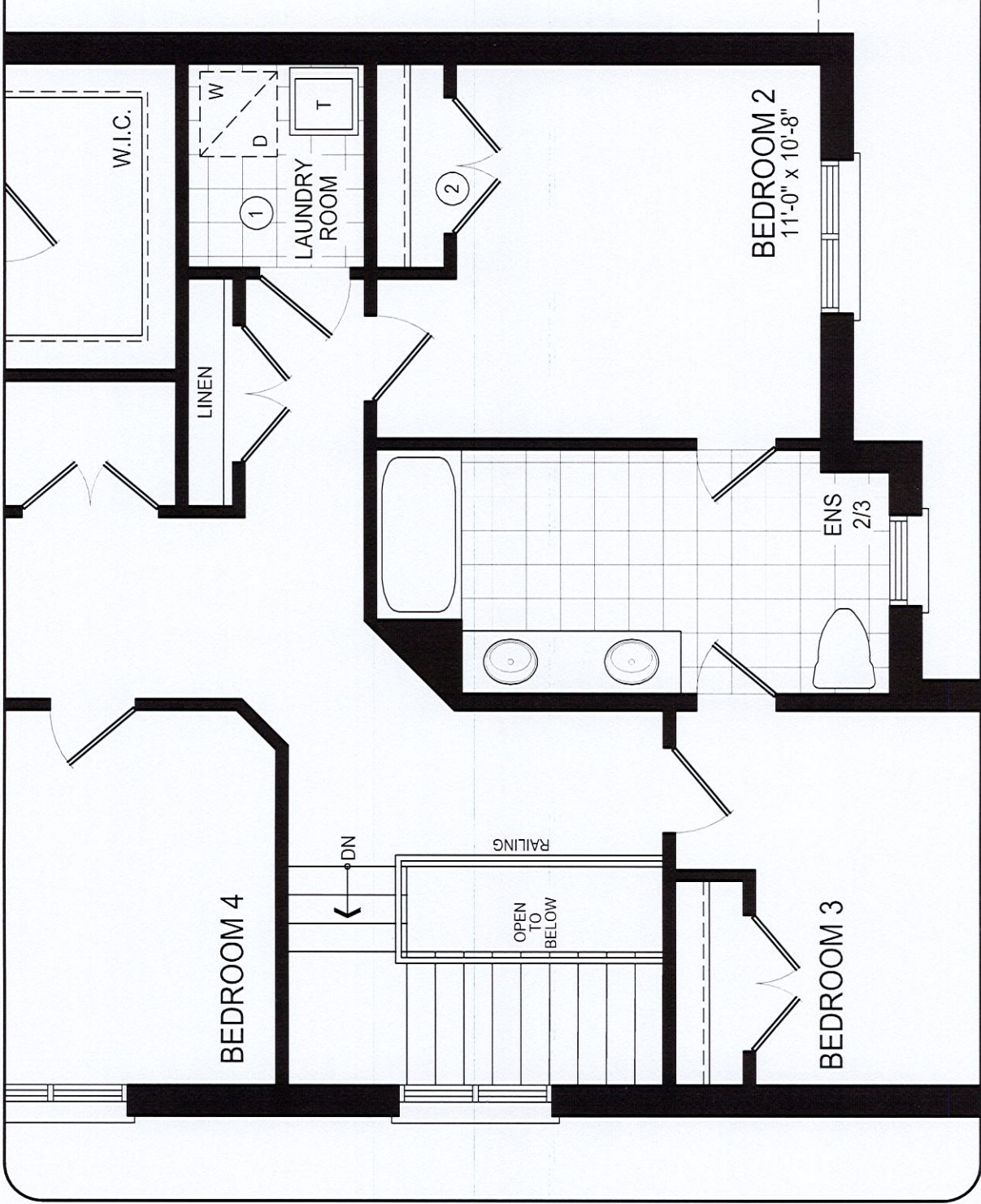
TRINITY POINT

LOT 146
TRINIMONT DEV. INC.
RED OAKS PHASE 2
RICHMOND HILL, ONTARIO

ELM 2
ELEVATION B

REVISIONS:

1. REVISE BEDROOM 2 WALK-IN CLOSET INTO LAUNDRY ROOM FROM HALL WITH STACKABLE WASHER/DRYER AND LAUNDRY TUB.
2. ADD NEW STANDARD CLOSET TO BEDROOM 2, REDUCING ROOM SIZE TO ACCOMMODATE.



UPPER LEVEL

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REGION
DESIGN
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SCALE
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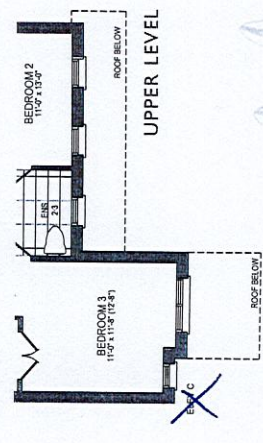
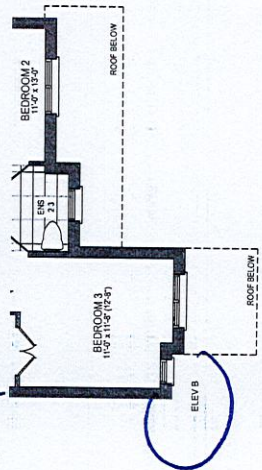
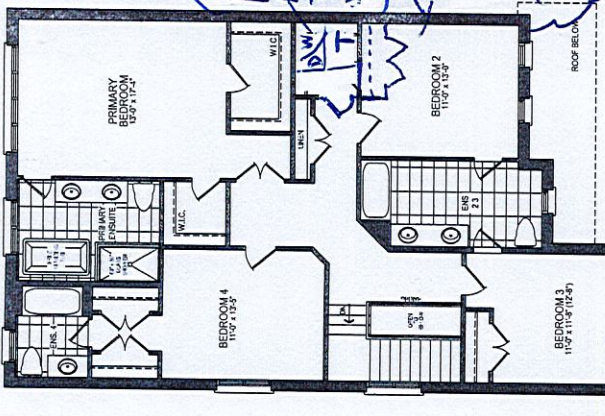
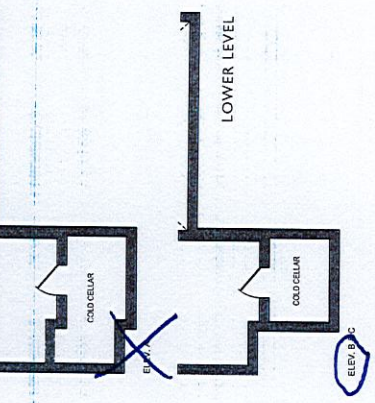
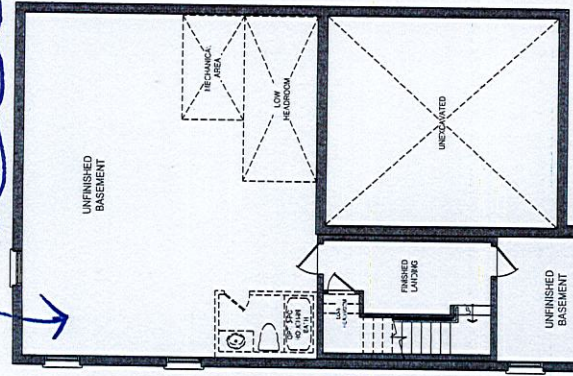
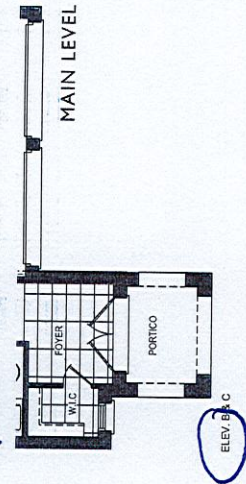
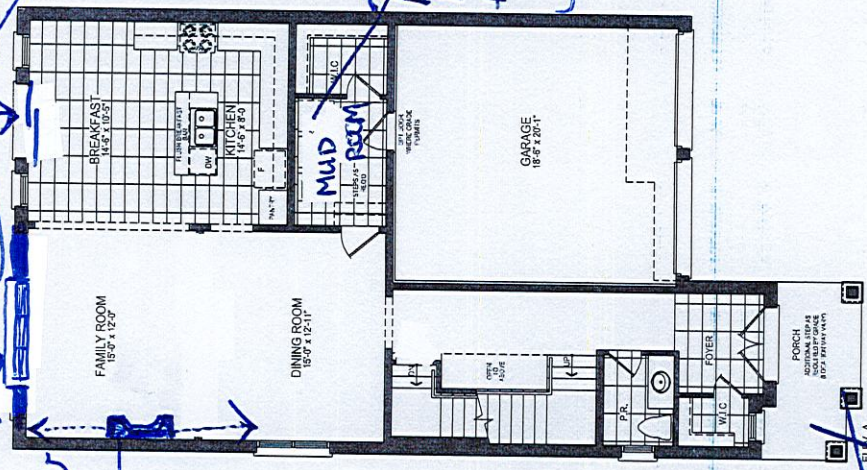
TRINITY POINT

LOT # 146 TRINIMONT
(Du/chiu) ELM 2 ELEV B.

* DIRECT VENT GAS FIREPLACE CENTERED BETWEEN DINING RM WINDOW AND REAR WALL *SEE PAF

* ONE LARGE WINDOW *SEE PAF

* SLIDING DOORS (IN LIEU OF GARDEN DOORS)



LOT 146 TRINIMONT
The Elm 2 ~~ELEV A - 2,858 SQ.FT.~~ **ELEV. B • 2,858 SQ.FT.** ~~ELEV. C - 2,858 SQ.FT.~~

Orientation of home may be reversed and purchaser agrees to accept the same. Stairs and porches may vary at any exterior entrance ways due to grading variance. Actual usable floor space may vary from the stated floor areas. All renderings are artist's concept. Dimensions, specifications and architectural details subject to modifications. Roofline and addition model home may vary due to climate. E & O F June 2012