

CONSTRUCTION SUMMARY

Red Oaks on Bayview - Trinimont Developments Inc.

RECEIVED

OCT 05 2023

PURCHASER: SHULAN DONG

TEL:

LOT / PHASE 148 / 1	REG. PLAN # 65M-4737	HOUSE TYPE Birch 2 Elev B		
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CABINETRY

1 - CABINETRY - KITCHEN - LIGHT VALANCE 28Jul23 Note:	
1 - FLUSH PROVISION FOR B/I MICRO CABINET AT KITCHEN ISLAND 28Jul23 Note:	
1 - BUILT-IN FRIDGE CABINET PROVISION ***REDUCE PANTRY UNIT NEXT TO FRIDGE TO A 1 DOOR PANTRY TO ACCOMMODATE 42" B/I FRIDGE*** 28Jul23 Note: SEE SPECS ATTACHED	
1 - KITCHEN - DELETE CABINETS ABOVE STOVE AND HOOD FAN - VENDOR WILL SUPPLY 6 INCH VENT AS PER CONSTRUCTION SPECIFICATIONS AND VENT MAY NOT BE IN THE APPROPRIATE LOCATION FOR INSTALLATION OF PURCHASER SUPPLIED FAN 28Jul23 Note: PURCHASER TO SUPPLY AND INSTALL OWN FAN AFTER CLOSING	
1 - CABINETRY PROVISION - PROVISION FOR PLUG ON ISLAND (PLUG EXTRA ORDERED SEPARATELY) 28Jul23 Note:	
FACING KITCHEN SINK	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY BASE - POT/PAN DRAWERS (CABINET) - STANDARD LEVEL CABINETRY AT KITCHEN ISLAND 28Jul23 Note: PRICE IS SUBJECT TO INCREASE DEPENDING ON LEVEL OF CABINETRY SELECTED. SEE SKETCH FOR LOCATION	
1 - FLUSH PROVISION - BAR FRIDGE CABINET AT KITCHEN ISLAND SEE SKETCH 28Jul23 Note:	
1 - KITCHEN BASE CABINET - BAR FRIDGE PROVISION (ELECTRICAL PLUG PRICED SEPARATELY). AT KITCHEN ISLAND 28Jul23 Note: SEE SKETCH FOR LOCATION	
1 - KITCHEN CABINETRY BASE - BUILT-IN - MICROWAVE BASE CABINET WITH SINGLE POT DRAWER - 800MM WIDE - PRICE IS EACH - STANDARD LEVEL CABINETRY AT KITCHEN ISLAND - SEE SKETCH 28Jul23 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS PRICES ARE SUBJECT TO INCREASE DEPENDING ON LEVEL OF CABINETRY SELECTED. SEE SKETCH FOR LOCATION	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD LEVEL CABINETRY 28Jul23 Note: B/I FRIDGE PROVISION - PRICED SEPARATELY.	
1 - FLUSH FRIDGE PROVISION FEE 28Jul23 Note:	

CERAMIC TILE

1 - GROUT COLOUR - UPGRADE GROUT COLOUR THROUGHOUT - FLAT FEE 29Sep23 Note: TITANIUM 50 GROUT	
1 - TILE - UPGRADE 1 WALL TILE - ENSUITE 4 - SHOWER 29Sep23 Note: STANDARD VERTICAL STACKED INSTALLATION TITANIUM 50 GROUT	

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1 - TILE - UPGRADE 1 FLOOR TILE - ENSUITE 4 - FLOOR 29Sep23 Note: STANDARD STACKED INSTALLATION - SEE ATTACHED SKETCH FOR TILE DIRECTION** TITANIUM 50 GROUT			
1 - TILE - UPGRADE 1 WALL TILE - ENSUITE 2/3 - TUB AREA 29Sep23 Note: STANDARD VERTICAL STACKED INSTALLATION TITANIUM 50 GROUT			
1 - TILE - UPGRADE 1 FLOOR TILE - ENSUITE 2/3 - FLOOR 29Sep23 Note: STANDARD STACKED INSTALLATION - SEE ATTACHED SKETCH FOR TILE DIRECTION** TITANIUM 50 GROUT			
1 - TILE - UPGRADE 1 SHOWER FLOOR TILE (12X24) - PRIMARY ENSUITE 29Sep23 Note: TITANIUM 50 GROUT C/W VENDORS STANDARD SHOWER DRAIN			
1 - TILE - UPGRADE 1 WALL TILE - PRIMARY ENSUITE WALL TILE - SHOWER 29Sep23 Note: STANDARD VERTICAL STACKED INSTALLATION TITANIUM 50 GROUT			
1 - TILE - UPGRADE 1 FLOOR TILE - PRIMARY ENSUITE - FLOOR 29Sep23 Note: STANDARD STACKED INSTALLATION - SEE ATTACHED SKETCH FOR TILE DIRECTION** TITANIUM 50 GROUT			
CONSTRUCTION			
1 - PROVIDE 42" HIGH CAPPED HALF WALL NEXT TO VANITY TO ACCOMMODATE FRAMELESS GLASS SHOWER DOOR AND SIDE PANEL AT CAPPED HALF WALL. ENSUITE BATH #4 28Jul23 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 INITIALED AND ATTACHED TO THIS AMENDMENT. 20Jun23 Note:			
ELECTRICAL			
1 - KITCHEN - VALANCE LIGHTING - LED LIGHTING 28Jul23 Note:			
(BELOW - UNDER CABINET LIGHTING)			
1 - PLUG - ELECTRICAL PLUG - FOR BAR FRIDGE AT KITCHEN ISLAND - SEE SKETCH FOR APPROXIMATE LOCATION 28Jul23 Note:			
1 - PLUG - ELECTRICAL PLUG - FOR BUILT-IN MICROWAVE AT KITCHEN ISLAND - SEE SKETCH 28Jul23 Note:			
SEE SKETCH FOR LOCATION			
1 - POT LIGHT - SHOWER POT LIGHT AT TUB/SHOWER CEILING ENSUITE 2/3 28Jul23 Note:			
1 - PLUG - ELECTRICAL PLUG - 5 FEET HIGH AND CENTERED ON WALL **SEE SKETCH FOR APPROXIMATE LOCATION. PRIMARY BEDROOM 28Jul23 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS THAT IT IS HIS SOLE RESPONSIBILITY TO CO-ORDINATE CABLE ROUGH-IN LOCATION WITH THE CABLE OUTLET SUPPLIER.			

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148 / 1	65M-4737	Birch 2 Elev B		

1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE

GREAT RM

28Jul23 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS THAT IT IS HIS SOLE RESPONSIBILITY TO CO-ORDINATE CABLE ROUGH-IN LOCATION WITH THE CABLE OUTLET SUPPLIER.

4 - PLUG - ELECTRICAL PLUG WITH GFI - INSTALL BY TOILET AREA *CONSTRUCTION PERMITTING

POWDER RM

PRIMARY ENSUITE

ENSUITE 2/3

ENSUITE 4

28Jul23 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS PLUG LOCATION AT VENDORS SOLE DISCRETION.

1 - ABOVE KITCHEN ISLAND - ADD LIGHT AND SWITCH - NO FIXTURE INCLUDED

CENTER ABOVE KITCHEN ISLAND *CONSTRUCTION PERMITTING

(STANDARD KITCHEN AREA LIGHT AND BREAKFAST AREA LIGHT TO REMAIN INSTALLED ON SEPARATE SWITCHES).

28Jul23 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS THAT LIGHT LOCATION CANNOT BE GUARANTEED DUE TO STUD AND MECHANICAL PLACEMENT. PURCHASER ACCEPTS LIGHT LOCATION AT VENDORS SOLE DISCRETION.

1 - PLUG - ELECTRICAL PLUG WITH GFI AND SWITCH - FOR FESTIVE LIGHTING

AT GARAGE SOFFIT --- SEE SKETCH FOR APPROXIMATE LOCATION.

28Jul23 Note: 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.

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)

28Jul23 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS LOCATION TO BE AT VENDORS DISCRETION

1 - PLUG - ELECTRICAL PLUG - ADD TO KITCHEN ISLAND

SEE SKETCH FOR APPROXIMATE LOCATION

28Jul23 Note:

FACING KITCHEN SINK

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR

28Jul23 Note:

1 - GAS LINE ROUGH-IN FOR BARBECUE - FIRST FLOOR

SEE SKETCH FOR APPROXIMATE LOCATION

28Jul23 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS THAT SHOULD PURCHASERS REQUESTED LOCATION NOT BE SUITABLE DUE TO ANY INTERFERENCES, THE PURCHASER ACCEPTS GAS LINE LOCATION AT VENDORS SOLE DISCRETION.

HARDWOOD FLOORING

1 - HARDWOOD - GROUP B SERIES 5 INCH - IN LIEU OF 3 1/4 INCH NATURAL RED OAK - FIRST FLOOR IN STANDARD HARDWOOD AREAS

29Sep23 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS THAT DIRECTION OF HARDWOOD FLOORING INSTALLED IN THE MAIN HALLWAY MAY DIFFER FROM THAT OF THE ADJACENT ROOMS DUE TO THE DIRECTION OF FLOOR JOISTS.

1 - HARDWOOD - GROUP B SERIES 5 INCH - UPPER HALL

29Sep23 Note:

MIRRORS AND GLASS

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148 / 1	65M-4737	Birch 2 Elev B		

1 - SHOWER DOOR HARDWARE - UPGRADE TO CHROME D-RING WITH TOWEL BAR COMBO

PRIMARY ENSUITE
28Jul23 Note:

1 - FRAMELESS GLASS SHOWER DOOR AND SIDE PANEL AT CAPPED HALF WALL - FOR 5 FOOT PAN (INCLUDES STANDARD CHROME KNOB HARDWARE AND CHROME HINGES)

ENSUITE BATH #4
28Jul23 Note:

MISCELLANEOUS

1 - Purchaser acknowledges that all Colour Selections and Finishes have been individually reviewed as documented. Purchaser further acknowledges that all selections, codes and descriptions are correct, and has instructed the Vendor

29Sep23 Note:

to proceed accordingly. The purchaser(s) hereby acknowledges, understands, and accepts that once this document has been signed and executed by all parties hereto, it will be Final. Absolutely no further requests for additions, changes, deletions and/or alterations, will be permitted or entertained, other than reselection due to unavailability.

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

28Jul23 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

28Jul23 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 - DELTA SHOWER KIT - DELTA CONTEMPORARY SQUARE CHROME - DF-KIT19

PRIMARY ENSUITE

28Jul23 Note: NO TOE TESTER

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY

28Jul23 Note:

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER MAY 9 /23.

28Jul23 Note:

STAIRS AND RAILINGS

2 - STAINED STAIRS - STANDARD STAIRCASE - PRICE IS PER SET

29Sep23 Note: PURCHASER ACKNOWLEDGES, UNDERSTANDS AND ACCEPTS THAT 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.

1 - V GROOVE HANDRAIL

29Sep23 Note:

1 - EUROLINE 2 BLACK PICKETS

29Sep23 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 Five 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. <i>Worksheet Note:</i>	
1st Choice: Exterior Colour Scheme 8 - Madison County <i>Worksheet Note:</i>	
2nd Choice: Exterior Colour Scheme 10 - Tohoe <i>Worksheet Note:</i>	
Walk-Up Basement Option - 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 Pur <i>Worksheet Note:</i>	

This Document is Extremely Time Sensitive - Printed 5 Oct 23 at 16:39

Purchaser: SHULAN DONG
Telephone Res. / Bus: /
Decor Advisor: Sabrina Carano
Lock Date: 29-Sep-23

Property: 148
Project: Trinimont Developments Inc.
Model and Elevation: Birch 2 Elev B
29-Sep-23
Plan #: 65M-4737

Layout Changes: ☒ Yes ☐ No
Sketch Attached: ☒ Yes ☐ No
Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	DORAL W500 WHITE	468 SA
Laundry Room	N/A (TUB ON LEGS)	
Powder Room	DORAL W500 WHITE	464 SA
Master Ensuite Bathroom	DORAL W500 WHITE	464 SA
Ensuite Bath - Bedroom 2/3	DORAL W500 WHITE	464 SA
Ensuite Bath - Bedroom 4	DORAL W500 WHITE	464 SA
	N/A	N/A
	N/A	N/A
	N/AN/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 30" Standard Opening
NOTE: If not specified, opening will be set to builder's standard opening of approximately 30" width

Fridge Opening 42" B/I FRIDGE
NOTE: If not specified, opening will be set to builder's standard opening of approximately 37" width x 74" height

** Refer to Construction Summary

SEE APPLIANCE SPECS ATTACHED.

2. Counters

	Counter	Edge
Kitchen / Breakfast	STD - NERO IMPALA GRANITE	#360
Laundry Room	N/A	
Powder Room	LAMINATE-CALCUTTA MARBLE 4925K-07	
Master Ensuite Bathroom	LAMINATE-CALCUTTA MARBLE 4925K-07	
Ensuite Bath - Bedroom 2/3	LAMINATE-CALCUTTA MARBLE 4925K-07	
Ensuite Bath - Bedroom 4	LAMINATE-CALCUTTA MARBLE 4925K-07	
	N/A	N/A
	N/A	N/A
	N/A	N/A

** Refer to Construction Summary

Property: 148

Project: Trinimont Developments Inc.

Model and Elevation: Birch 2 Elev B

29-Sep-23

Plan #: 65M-4737

3. Ceramic Flooring

3. Ceramic Flooring		At a 45	Threshold-If App.
Entrance Vestibule	CONCRETE WHITE 13 X 13 - TITANIUM 50 GROUT	<input type="checkbox"/>	Metal Strip Where Applic.
Main Hall	N/A	<input type="checkbox"/>	N/A
Kitchen / Breakfast	CONCRETE WHITE 13 X 13 - TITANIUM 50 GROUT	<input type="checkbox"/>	STD STACKED INSTALLATION
Laundry Room	CONCRETE WHITE 13 X 13 - TITANIUM 50 GROUT	<input type="checkbox"/>	STD STACKED INSTALLATION
Powder Room	CONCRETE WHITE 13 X 13 - TITANIUM 50 GROUT	<input type="checkbox"/>	STD STACKED INSTALLATION
Master Ensuite Bathroom	VIENNA BIANCO 12 X 24 - TITANIUM 50 GROUT	<input type="checkbox"/>	Std Stacked Install - See Sketch*
Master Ens. Shower Flr	VIENNA BIANCO 12 X 24 - TITANIUM 50 GROUT	<input type="checkbox"/>	
Ensuite Bath - Bedroom 2/3	VIENNA BIANCO 12 X 24 - TITANIUM 50 GROUT	<input type="checkbox"/>	Std Stacked Install - See Sketch*
Ensuite Bath - Bedroom 4	VIENNA BIANCO 12 X 24 - TITANIUM 50 GROUT	<input type="checkbox"/>	Std Stacked Install - See Sketch*
	N/A	<input type="checkbox"/>	N/A
	N/A	<input type="checkbox"/>	N/A

**** Refer to Construction Summary**

✓ SEE SKETCH FOR DIRECTION OF TIME

4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall	N/A	N/A
Tub Deck	N/A	N/A
Tub Deck Skirt	N/A	N/A
Shower Stall	CARRARA MARMORE 12 X 24 - TITANIUM 50 GROUT	STD VERTICAL STACKED INSTALLATION
Bathtub Enclosure Walls	N/A	
Master Ens. Shower Flr	N/A	
Ensuite Bath - Bedroom 2/3	CARRARA MARMORE 12 X 24 - TITANIUM 50 GROUT	STD VERTICAL STACKED INSTALLATION
Ensuite Bath - Bedroom 4	CARRARA MARMORE 12 X 24 - TITANIUM 50 GROUT	STD VERTICAL STACKED INSTALLATION
	N/A	N/A
	N/A	N/A
Kitchen Backsplash	N/A	N/A

**** Refer to Construction Summary - TITANIUM 50 GROUT THROUGHOUT****

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

5. Plumbing Fixtures

All Bathrooms	White	Whirlpool	<input type="text"/>	<input type="radio"/> Yes <input checked="" type="radio"/> No
	<input type="text"/>			
	<input type="text"/>			
	<input type="text"/>			
	<input type="text"/>			

**** 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**

Initial:

HL

Purchaser:SHULAN DONG

Property: 148

Telephone Res. / Bus: /

Project: Trinimont Developments Inc.

Decor Advisor: Sabrina Carano

Model and Elevation: Birch 2 Elev B

Lock Date: 29-Sep-23

29-Sep-23

Plan #: 65M-4737

7. Other Flooring

Main Hall	HARDWOOD- Mirage - Sweet Memories - Treasure Red Oak Character Brushed Duramatt 5"	
Living Room	N/A	
Dining Room	HARDWOOD- Mirage - Sweet Memories - Treasure Red Oak Character Brushed Duramatt 5"	
Family Room	Great Rm-HARDWOOD- Mirage - Sweet Memories - Treasure Red Oak Character Brushed Duramatt 5"	
Den / Library / Study	HARDWOOD- Mirage - Sweet Memories - Treasure Red Oak Character Brushed Duramatt 5"	
Basement Landing(If Applies)	LAMINATE - LEXINGTON-W - ROCHEFORT OAK TL-LW1317-PEFC	
Lower Landing (If Applies)	HARDWOOD- Mirage - Sweet Memories - Treasure Red Oak Character Brushed Duramatt 5"	
Upper Landing	HARDWOOD- Mirage - Sweet Memories - Treasure Red Oak Character Brushed Duramatt 5"	
Upper Hall	HARDWOOD- Mirage - Sweet Memories - Treasure Red Oak Character Brushed Duramatt 5"	
Master Bedroom	LAMINATE - LEXINGTON-W - ROCHEFORT OAK TL-LW1317-PEFC	
Bedroom #2	LAMINATE - LEXINGTON-W - ROCHEFORT OAK TL-LW1317-PEFC	
Bedroom #3	LAMINATE - LEXINGTON-W - ROCHEFORT OAK TL-LW1317-PEFC	
Bedroom #4	LAMINATE - LEXINGTON-W - ROCHEFORT OAK TL-LW1317-PEFC	
Bedroom #5	N/A	
	N/A	
	N/A	
	N/A	
Underpad	Type	Area
	N/A	N/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	Colour	TREASURE (MIRAGE)
Picket Type	EUROLINE 2	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	TREASURE (MIRAGE)
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	TREASURE (MIRAGE)

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	Great Rm-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	BIRCH WHITE		N/A
	N/A	Bsmt Landing Area	43 BIRCH WHITE
	N/A		N/A

Smooth Ceilings First Floor ☐ Yes ☒ No

** Refer to Construction Summary

Purchaser: SHULAN DONG

Property: 148

Telephone Res. / Bus: /

Project: Trinimont Developments Inc.

Decor Advisor: Sabrina Carano

Model and Elevation: Birch 2 Elev B

Lock Date: 29-Sep-23

29-Sep-23

Plan #: 65M-4737

10. Plaster Mouldings and Medallions

Entrance Vestibule	N/A	N/A	Kitchen/Breakfast	N/A	N/A
Main Hall	N/A	N/A	Den/Library	N/A	N/A
Living Room	N/A	N/A	Lower Landing	N/A	N/A
Dining Room	N/A	N/A		N/A	N/A
Family Room	N/A	N/A			

**** Refer to Construction Summary**
11. Fireplace

	Living Room			Family Room			Other Room - Specify			Great Rm
	Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A	
Fireplace Type	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	
Mantle Type										As Per Construction Specifications
Colour / Stain										MANTLE M1-STANDARD
Surround										BIRCH
Hearth										NERO
										N/A

**** Refer to Construction Summary**
12. Heating and Air Conditioning

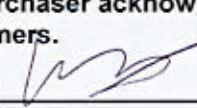
Air Conditioning	N/A	Gas Provisions Stove	YES
Gas Provisions Dryer	N/A	Gas Provisions Barbecue	YES
Comment			

**** Refer to Construction Summary**
13. Electrical

Plugs and Switches	<input checked="" type="radio"/> White	DECOR	Above Kitchen Cabinet Light	<input type="radio"/> Yes <input checked="" type="radio"/> No
Hood Fan			Below Kitchen Cabinet Light	<input checked="" type="radio"/> Yes <input type="radio"/> No
Appliances	Built in Cooktop	Built in Oven	Gas Stove	Microwave
	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No
Dishwasher Rough-in	Yes			

**** Refer to Construction Summary**
14. General Comments
**** Refer to Construction Summary** ~~WALK UP BASEMENT STAIRS (IN OFFER)~~ ~~42" HALF WALL @PRIMARY ENS. SHOWER~~
Disclaimers and Notes

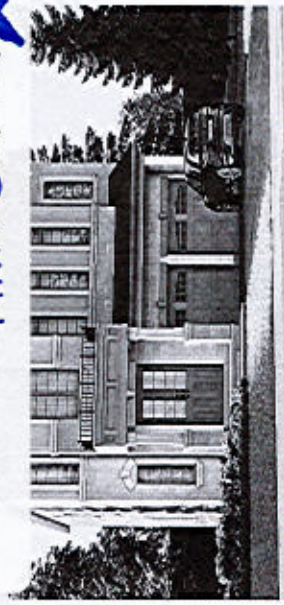
- Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.
- Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.
- The Purchaser agrees that this 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: 2023.9.29.

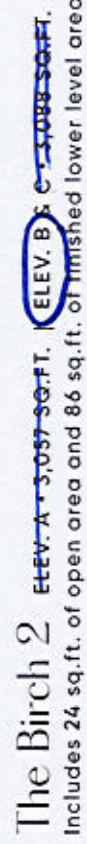
BIRCH 2 ELEV B. (HC)

GREAT RM
* PWD ABOVE
FIREPLACE

★ SEE REVISED PLAN
←
SUNKEN FOYER TO
ACCOMMODATE GARAGE
MAN DOOR ★



Stone and norethas may vary at any exterior entrance wave due to



Orientation of home may be reversed and purchaser anxious to accept the same. Signs and notches may vary at any exterior entrance issue due to

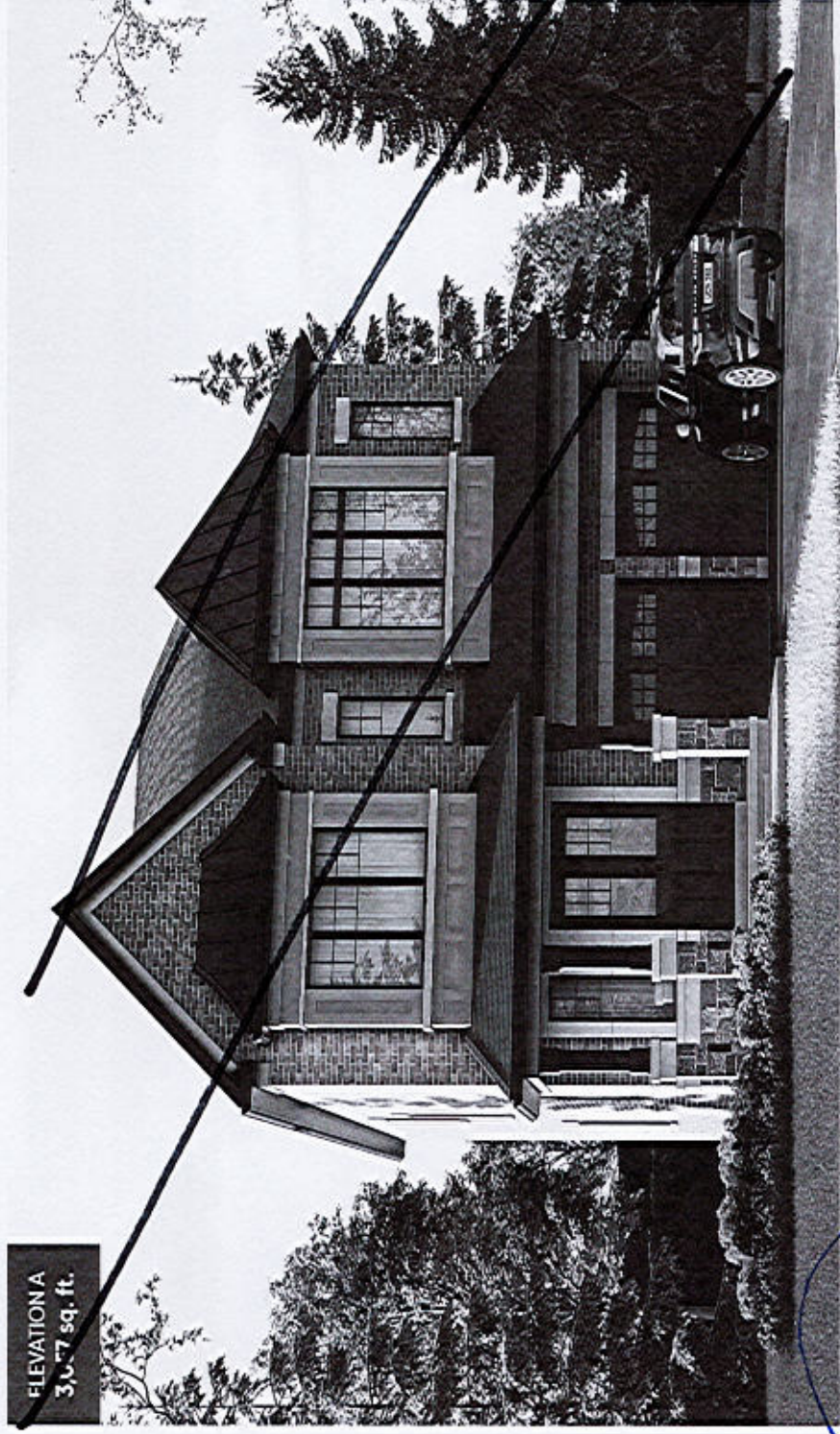
LOT 148
TRINIMONT.

HC

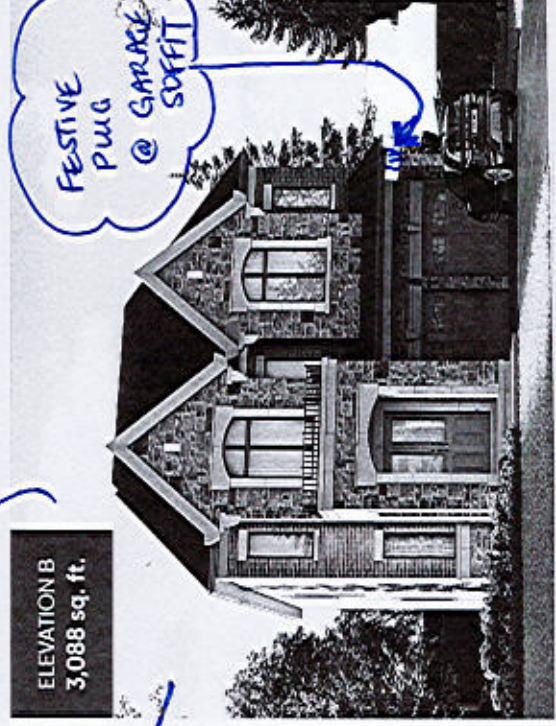
BIRCH 2 ELEV B.

The Birch 2

41' LOT

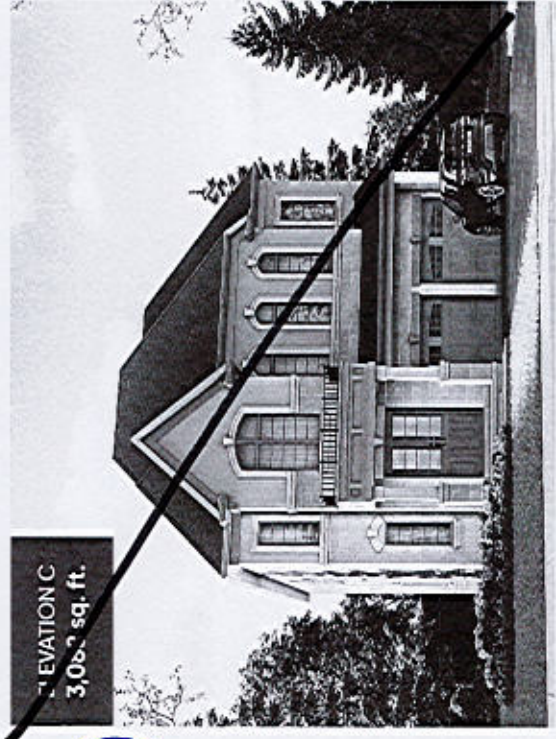


ELEVATION A
3,077 sq. ft.

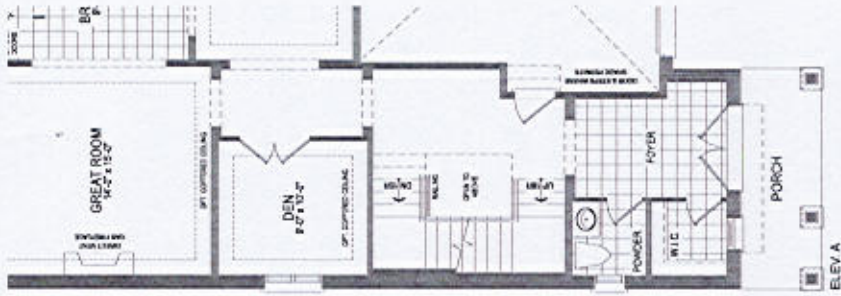


ELEVATION B
3,088 sq. ft.

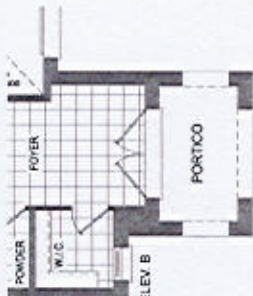
FESTIVE
PULL
@ GARAGE
SOFFIT



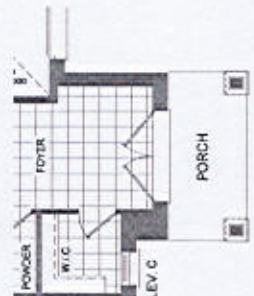
ELEVATION C
3,082 sq. ft.



ELEV A



ELEV B



ELEV C

The Birch 2 ELEV

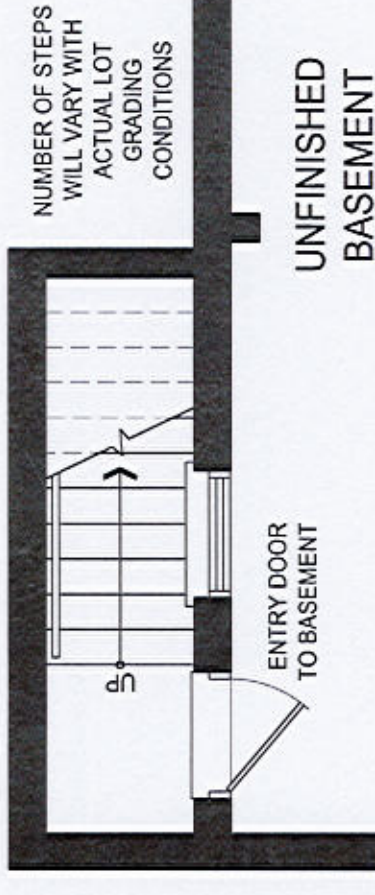
LOT 148
TRINIMONT DEV. INC.
RED OAKS PHASE 2
RICHMOND HILL, ONTARIO

BIRCH 2
ELEVATION B

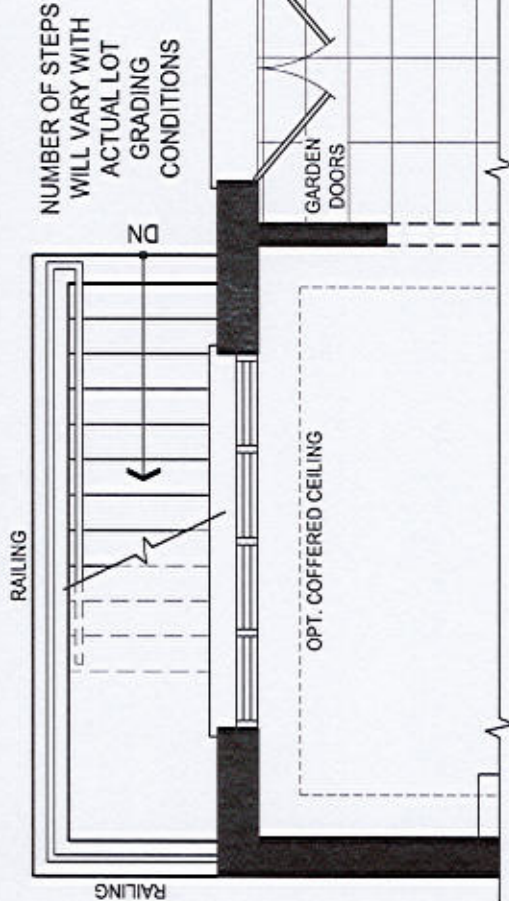
REVISIONS:

40

1. ADD EXTERIOR BASEMENT WALK-UP STAIRS TO REAR OF HOUSE.



LOWER LEVEL



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

TRINITY POINT

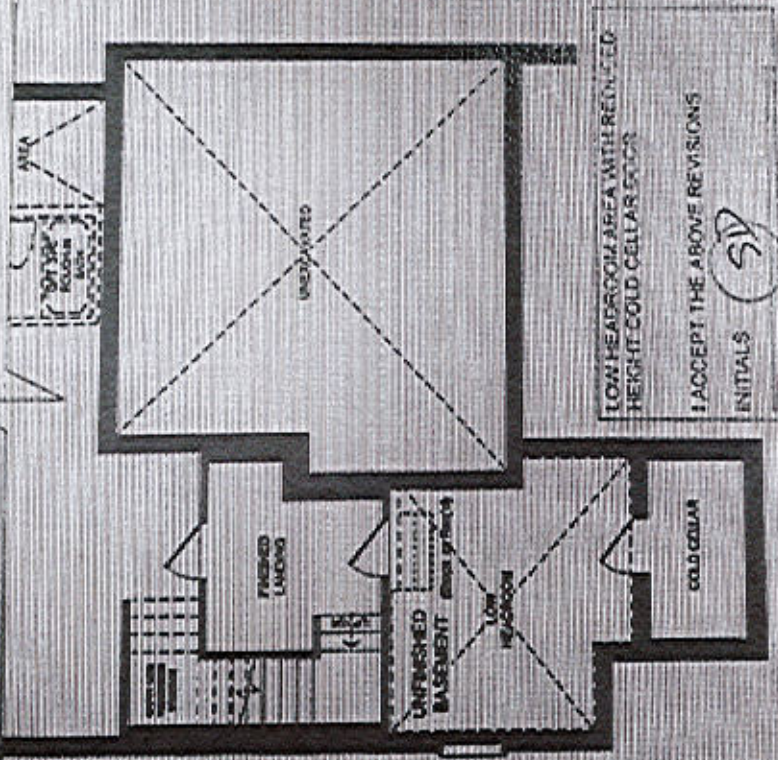
Shulan Dong

Core 148 Triniton

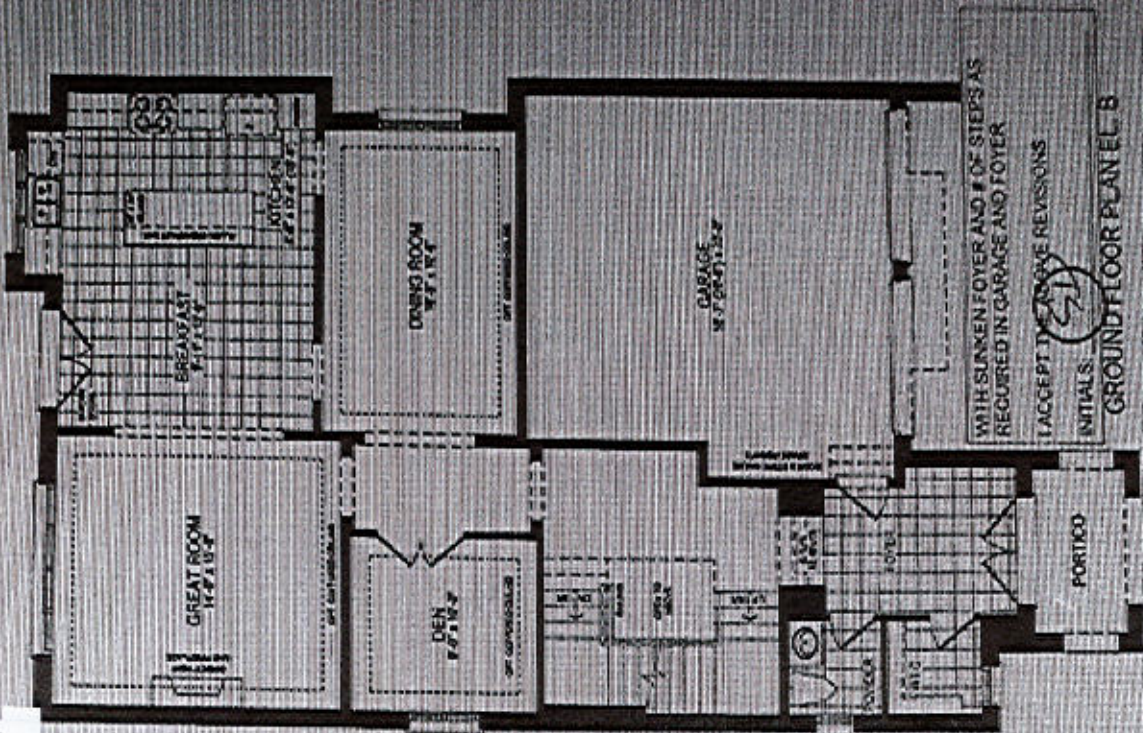
OPTION 2

MAN DOOR

lot 148
TRINIMONT



BASEMENT FLOOR PLAN EL. B

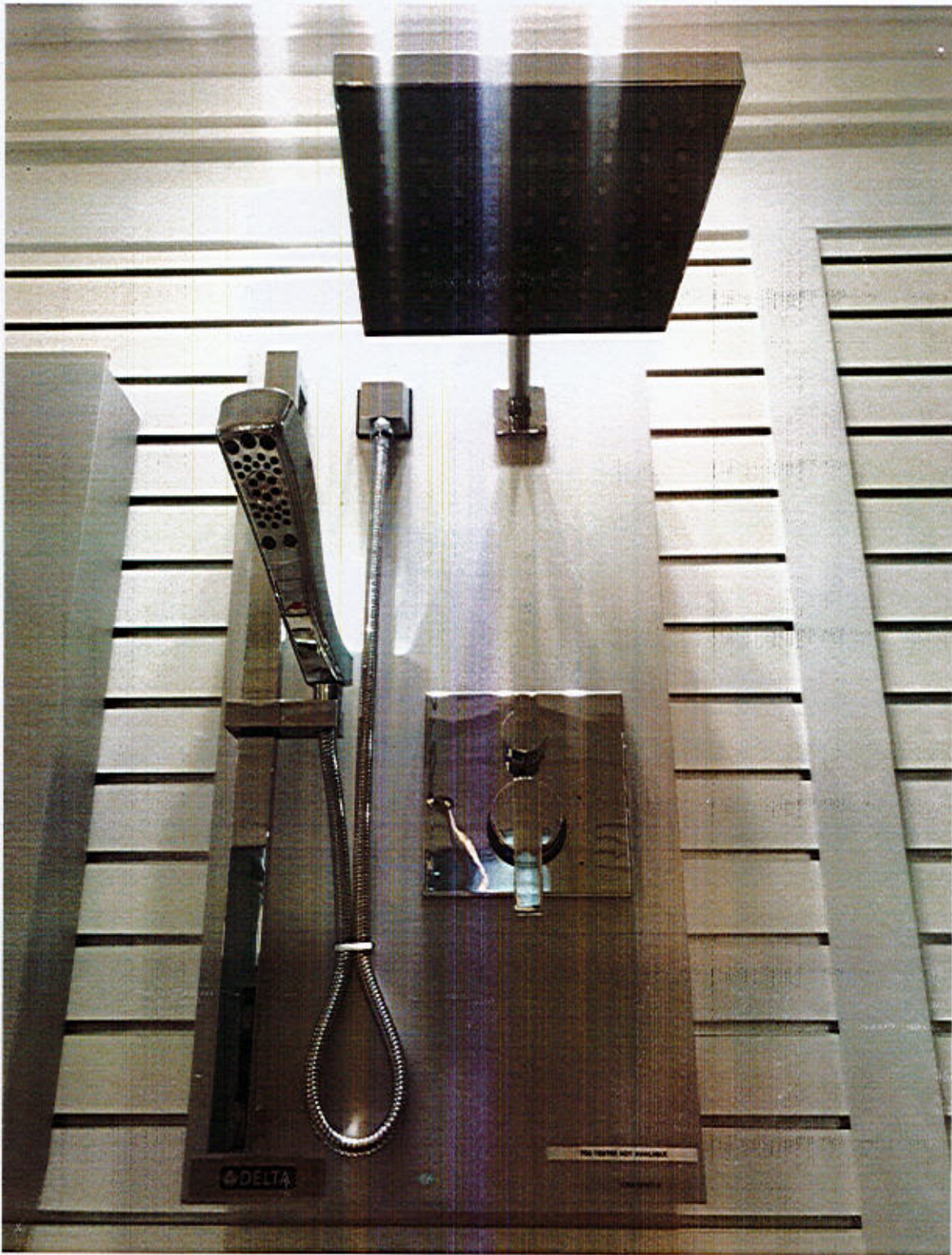


GROUND FLOOR PLAN EL B

BIRCH 2 - EL. B

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.

LOT 148. TRINIMONT ~~MC~~

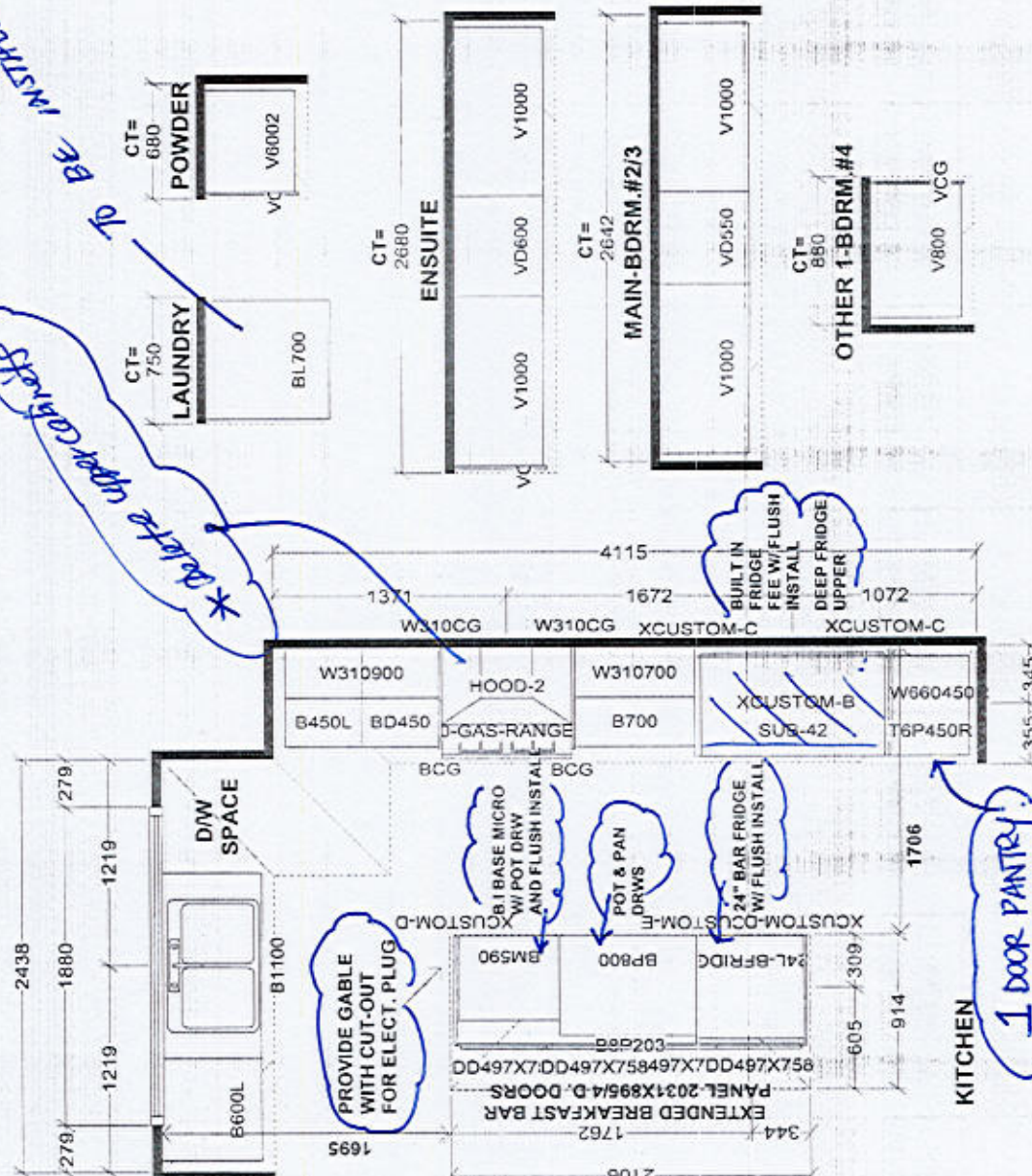


DF KIT 19. CHROME (NO TOE TESTER)
@ PRIMARY ENS SHOWER.

FILE NAME: TRINIMONT LOT 148 JULY 19 23
BIANCA
JULY 19 23

OR EXTRAS

* Water to water contact



* VALANCE
W/ UNDER
CABINET
LIGHTING

W WIDTH _____

FLOOR HIGHT _____

ST CENT _____

W HIGHT _____

DOOR HIGHT _____

2X4 _____

W CNT _____

VENT BOX COVER _____

JOB NUMBER: _____

BUILDER: TRINITY POINT DEV.

SITE: TRINIMONT DEV., Richmond Hill

MODEL: 41-2X BIRCH 2 ELA,B,C

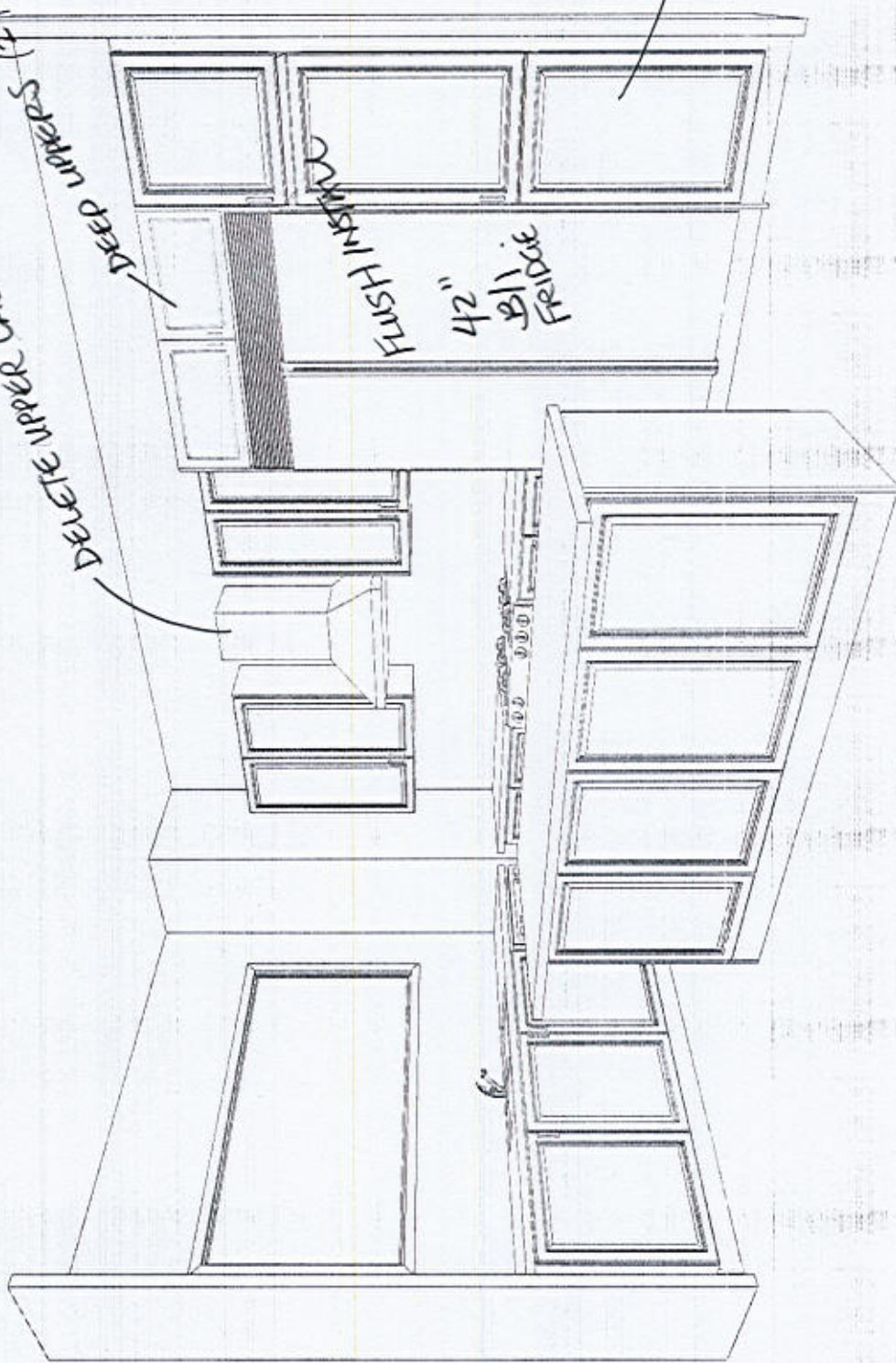
LOT #: 148

DESIGNER: KS

DATE: OCT 25 21UREVD JUN 26 25

elba Industries J#

DEEPER UPPER CABINET ABOVE STOVE
(24")



This drawing is the intellectual property of
SELBA INDUSTRIES INC. and is an
artistic
interpretation of the general
appearance of the design. It is
not meant to be an exact rendition.

Selba

Kitchen + Bath Designs

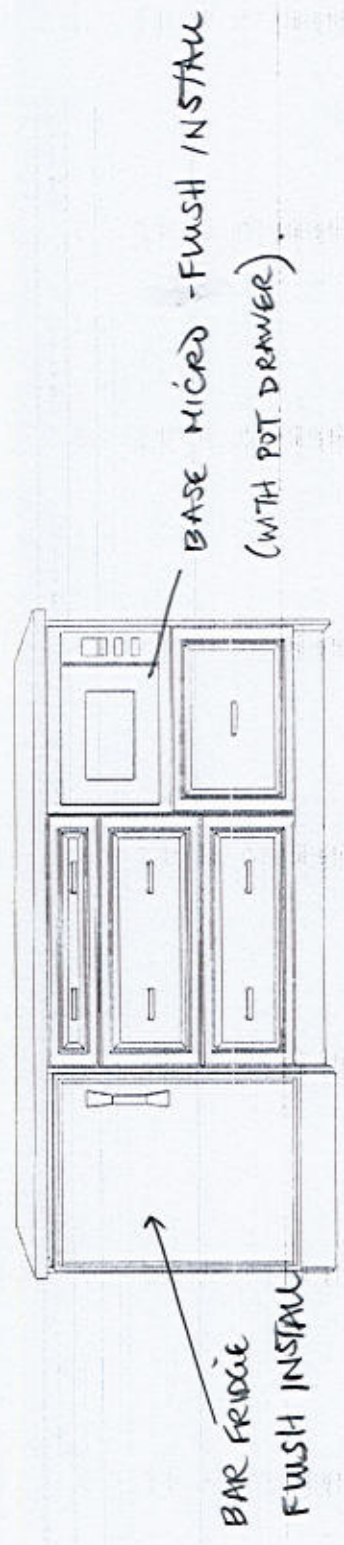
Designed: 7/19/2023
Printed: 7/19/2023


TRINIMONT LOT 148 JULY 19 23

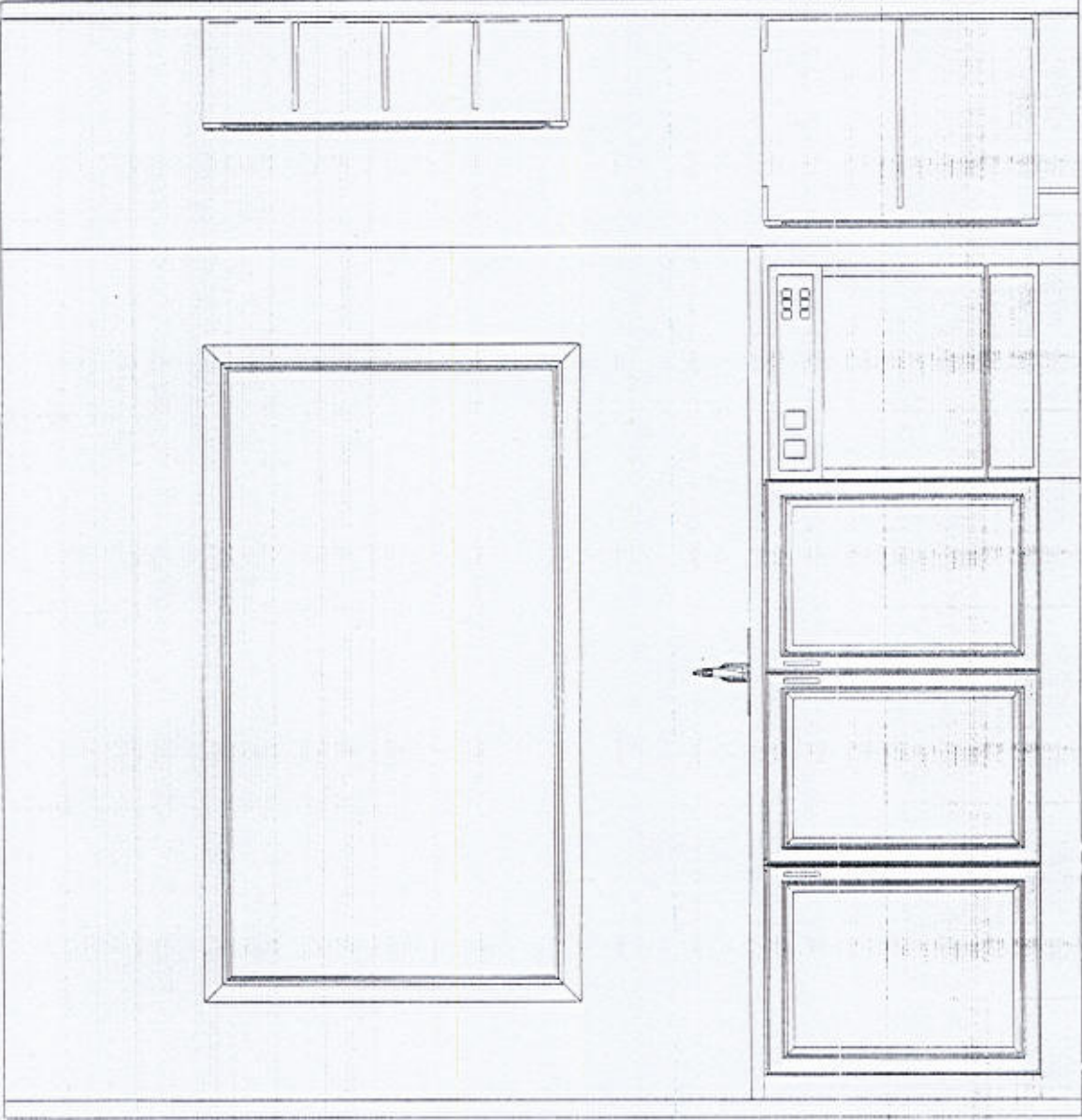
LAYOUT

Drawing #: 1

HC
July 29/23.



This drawing is the intellectual property of SELBA INDUSTRIES INC. and is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.	 Kitchen + Bath Designs	Designed: 7/19/2023 Printed: 7/19/2023
		LAYOUT Drawing #: 1

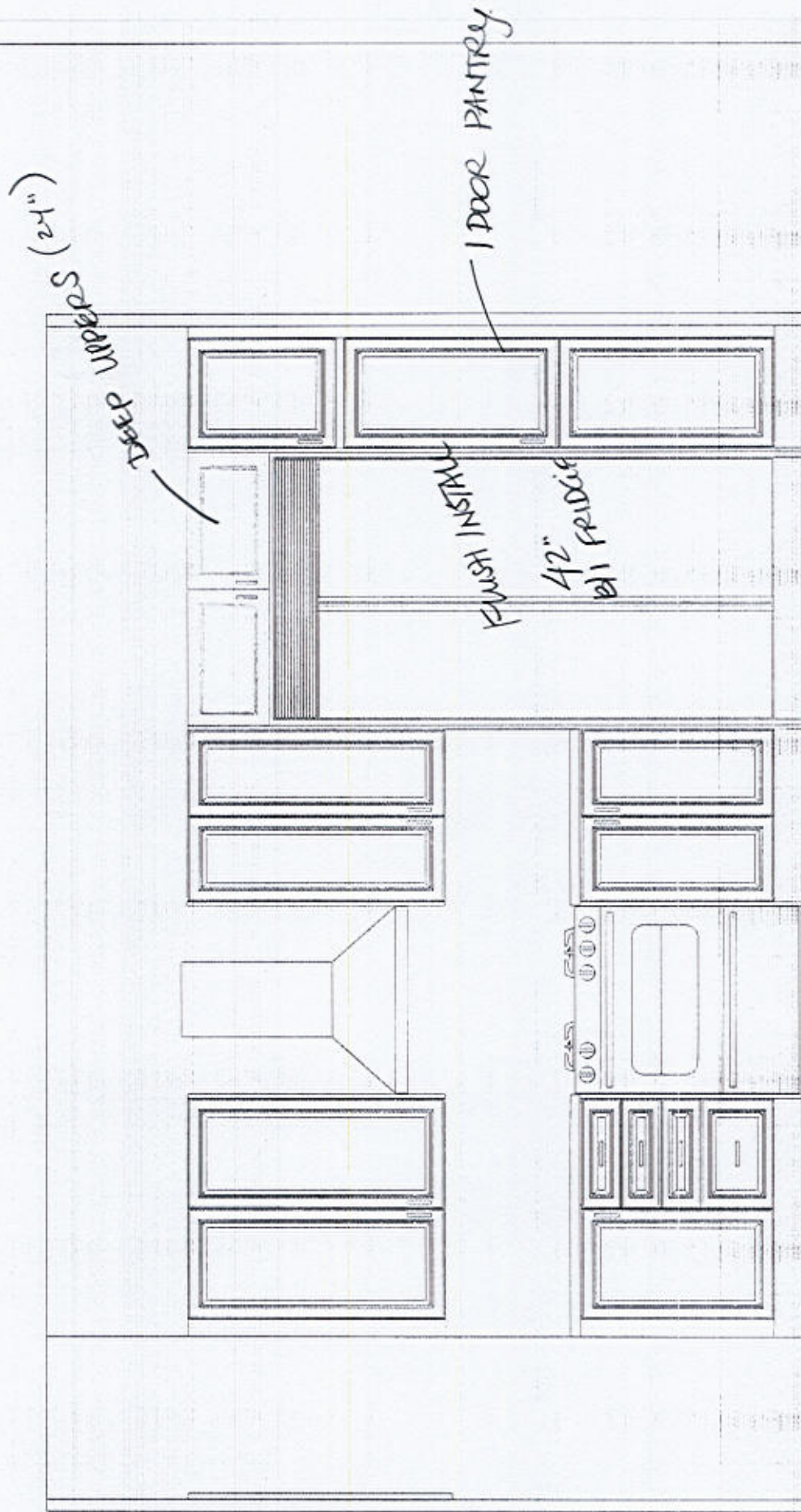


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interpretation of the general
appearance of the design. It is
not meant to be an exact rendition.



Kitchen + Bath Designs

Designed: 7/19/2023
Printed: 7/19/2023



<p>This drawing is the intellectual property of SELBA INDUSTRIES INC. and is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.</p>		<p>Designed: 7/19/2023 Printed: 7/21/2023</p>
	<p>TRINIMONT LOT 48 JULY 19 23</p>	<p>LAYOUT Drawing #: 1</p>

CL4250UFDID/O: Opening and Panel Specs, Flush Inset Installation, Stainless Panels, Pro Handles, Solid Stainless Grille

Specifications:

Specifications Summary

Front View

Side View

Top View

Top View Detail

Additional Requirements



CL4250UFDID/O
42" Classic French Door Refrigerator/Freezer with Internal Dispenser -
Panel Ready

Notes : Unit comes with a black kickplate.

42" B/I FRIDGE.

1/17

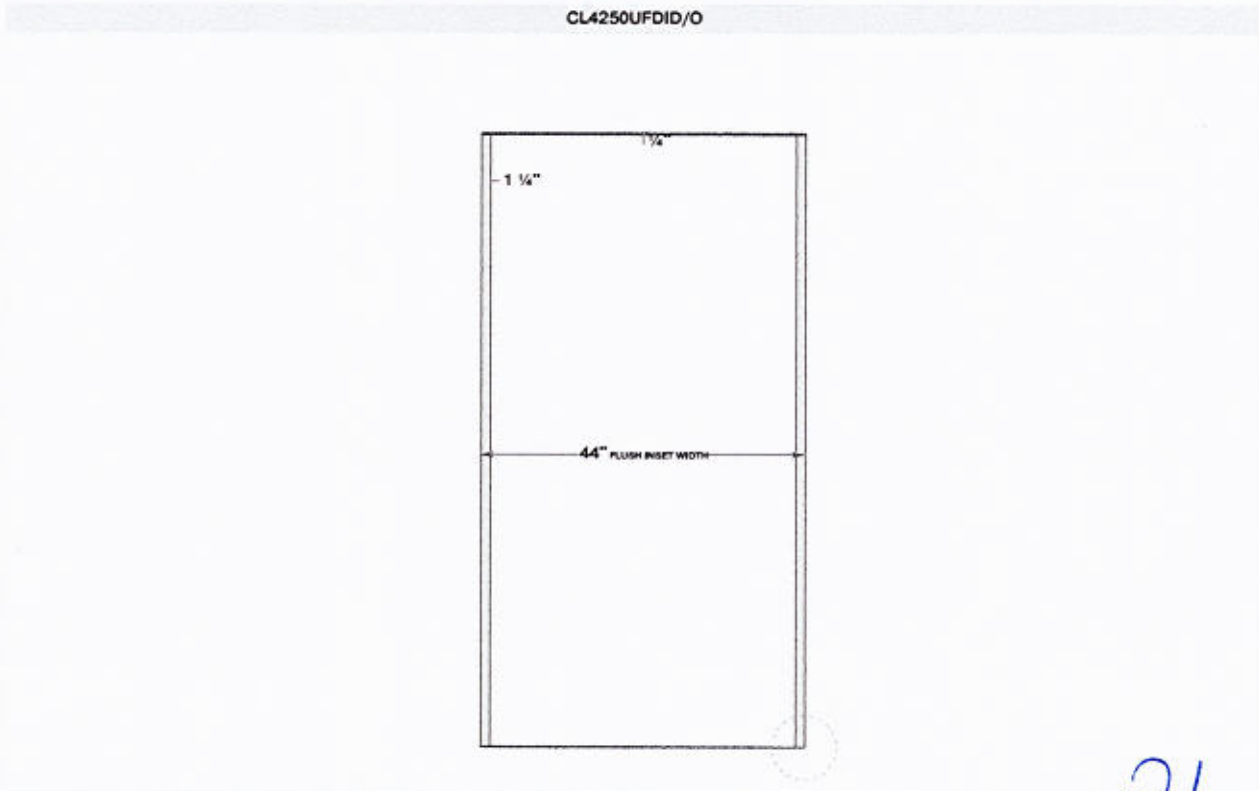
Specifications Summary

Single Model: CL4250UFDID/O

MODEL	OVERALL DIMENSIONS	WEIGHT	FLUSH INSET OPENING DIMENSIONS
CL4250UFDID/O - Model Detail	42" 	650 lbs	44" 
CAD Libraries: 3D Studio Max (3DS) 3D Studio Max (MAX)	84" 		84" 
2D AutoCad (DWG) Wavefront 3D (OBJ) 3D AutoCad (DWG)	24" 		26 ³ / ₁₆ " 
Revit Files (RFA) SketchUp (SKP) AutoCad (DXF)			
ArchiCad (GSM)			
User Guides: QR SHEET Subzero Design Guide			

Front View

Single Model: CL4250UFDID/O



2/17

Top View

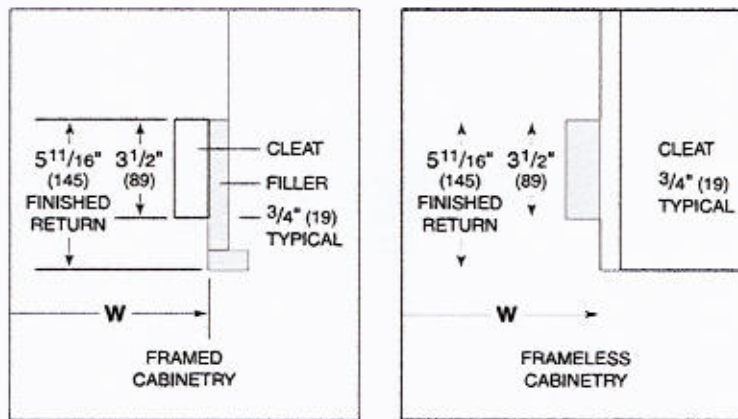
Single Model: CL4250UFDID/O

CL4250UFDID/O



Top View Detail

Single Model: CL4250UFDID/O



Shaded areas will be visible and should be finished to match cabinetry.

3/17

HC

REVEAL

LOT 148
TRINIMONT

42" B/I FRIDGE

4 of 17

WOLF

SUB-ZERO

COVE

Side View

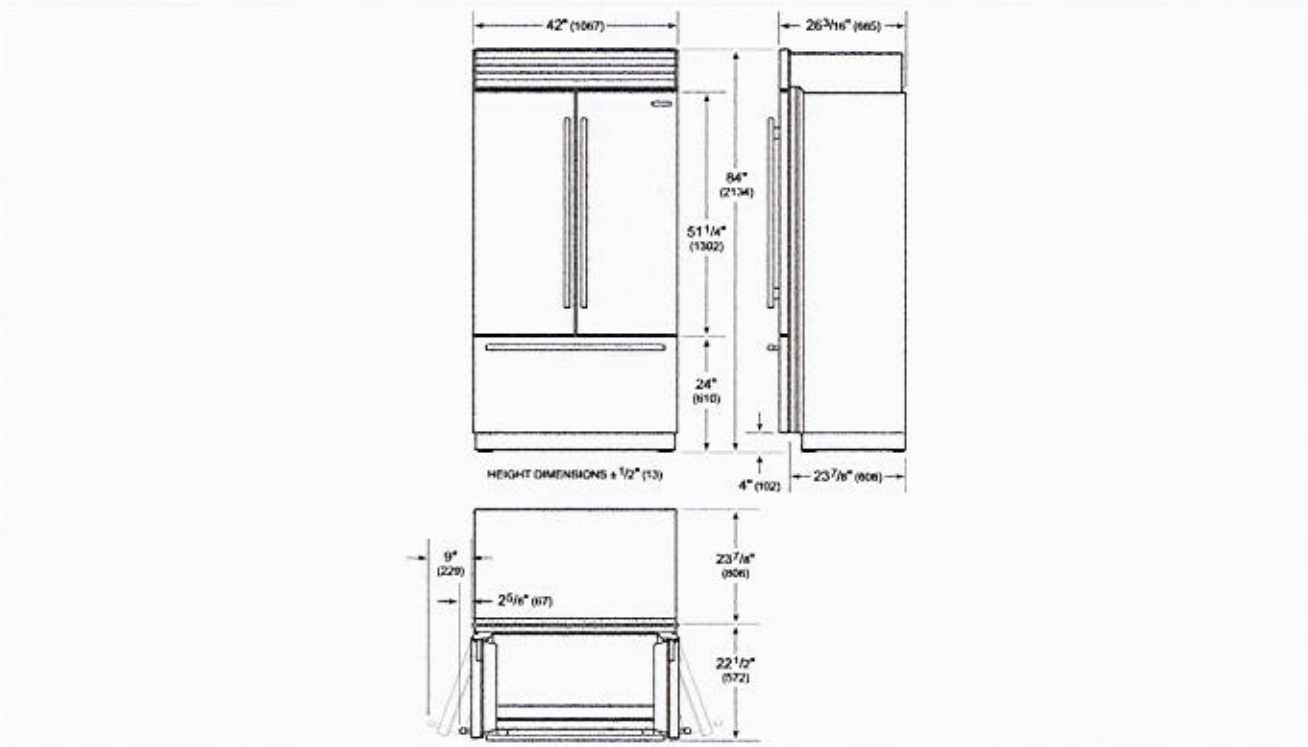
Single Model: CL4250UFDID/O



4/17

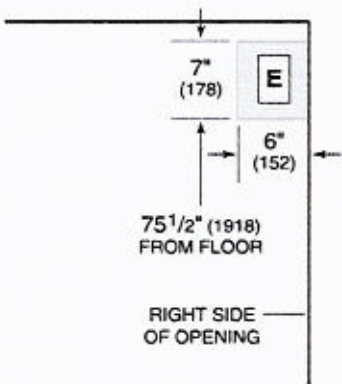
Overall Dimensions

Single Model: CL4250UFDID/O




Electrical

Single Model: CL4250UFDID/O



>

Electrical Supply	grounded, 115 VAC, 60 Hz
Electrical Service	15 amp dedicated circuit
Receptacle	3-prong grounding-type

**WARNING**

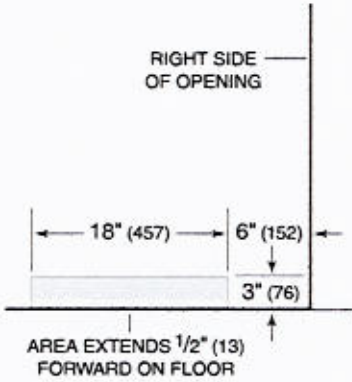
Installation must comply with all applicable electrical codes.

A separate circuit, servicing only this appliance is required. A ground fault circuit interrupter (GFCI) is not recommended and may cause interruption of operation. Installation must comply with all applicable electrical codes.

5/17

Plumbing

Single Model: CL4250UFDID/O



Excess Line For Connection 36"

The water supply line should be connected to the house supply with an easily accessible shut-off valve. Do not use self-piercing valves. The water supply line must not interfere with installation of the anti-tip brackets. A reverse osmosis system can be used provided there is constant water pressure of 35–120 psi (2.4–8.3 bar) supplied to the unit at all times. A copper line is not recommended for this application. Installation must comply with all applicable plumbing codes.

6/17

MC

LOT 148 TRINIMONT

7 of 17

SHARP | Simply Better Living

24" IoT Microwave Drawer™

SMD2489ESC

Bli MICRO

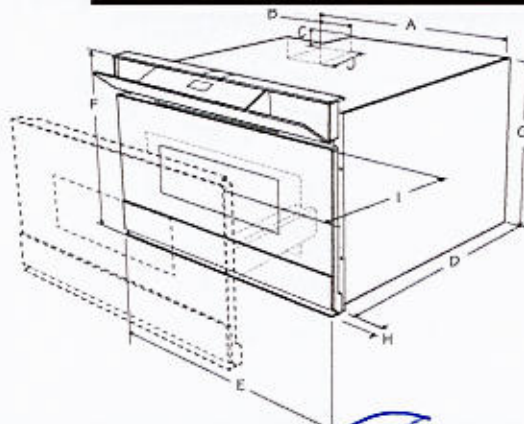
1.2
CU.FT.

950
WATTS

The following are measurements only. Do not use to install microwave drawer.

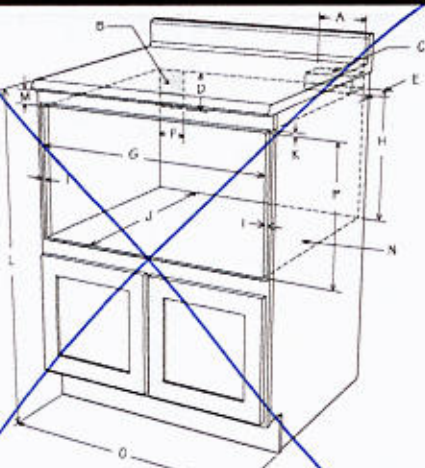
For detailed installation instructions, please refer to the installation manual

24" MICROWAVE DRAWER PRODUCT DIMENSIONS



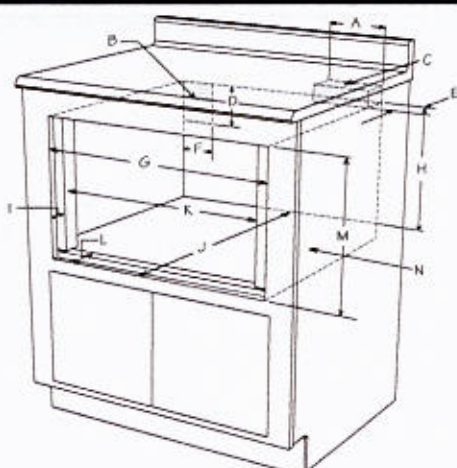
- A. 21-5/8" (549.28 mm)
- B. 4-11/16" (119.06 mm)
- C. 1-3/4" (44.45 mm)
- D. 21-7/8" (555.63 mm)
- E. 23-5/8" (600.07 mm)
- F. 16" (406.4 mm)
- G. 14-19/32" (370.68 mm)
- H. 1-17/32" (38.89 mm) door thickness
- I. 15" (381 mm) auto drawer opening
- J. 4" (101 mm)

24" MICROWAVE DRAWER STANDARD MOUNT MEASUREMENTS



- A. 6" (152.40 mm)
- B. Suggested electrical outlet location
- C. Anti-Tip block
- D. 5" (127 mm)
- E. 3-1/2" (88.90 mm)
- F. 4" (101.60 mm)
- G. 22-1/8" (561.97 mm) opening
- H. 14-13/16" (376.24 mm) to bottom of Anti-Tip block
- I. Allow 7/8" (22.22 mm) overlap
- J. 23-1/2" (596.90 mm) min. depth
- K. Allow 7/16" (11.11 mm) overlap
- L. 36" (914.40 mm) countertop height
- M. Allow 7/16" (11.11 mm) min. space
- N. Floor must support 100 lb/45.4 kg
- O. 24" (609.60 mm) cabinet min.
- P. 15-9/16" (395.29 mm) opening

24" MICROWAVE DRAWER FLUSH MOUNT MEASUREMENTS



- A. 6" (152.40 mm)
- B. Suggested electrical outlet location
- C. Anti-Tip block
- D. 5" (127 mm)
- E. 3-1/2" (88.90 mm)
- F. 4" (101.60 mm)
- G. 23-7/8" (606.43 mm)
- H. 14-13/16" (376.24 mm) to bottom of Anti-Tip block
- I. 1-17/32" (38.89 mm)
- J. 23-1/2" (596.90 mm) min. depth
- K. 22-1/8" (561.97 mm)
- L. 1-17/32" (38.89 mm) to front of shelf
- M. 16-1/4" (412.75 mm) opening
- N. Floor must support 100 lb (45.4 kg)

SIMPLY BETTER LIVING

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7/17

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Be Original.

HC

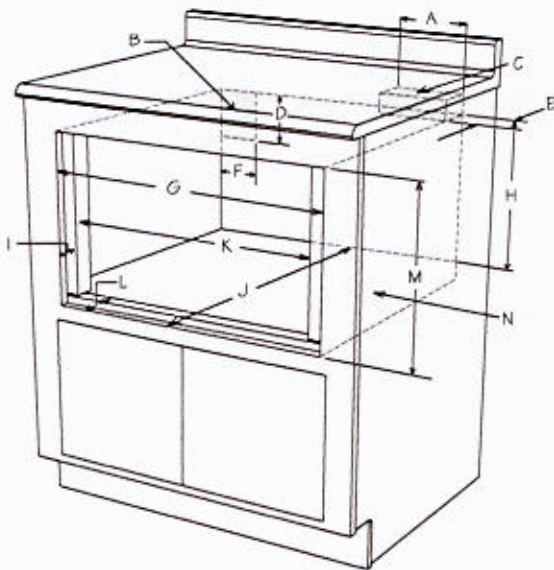
LOT 148
TRIMMONT

B/I MICRO

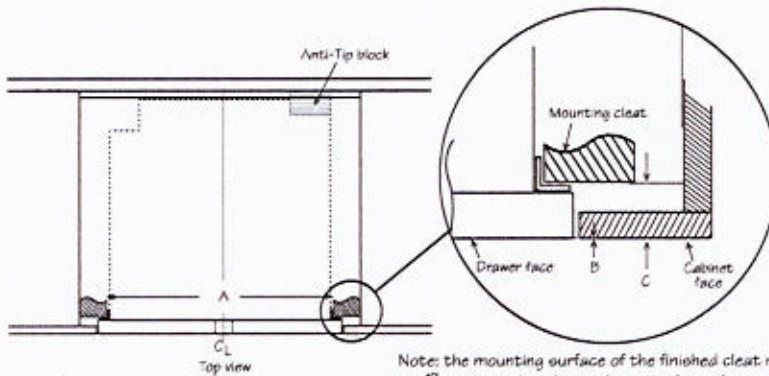
8 # 17

24" MICROWAVE DRAWER FLUSH MOUNT AND MEASUREMENTS

Prepare cabinet opening as shown in Figures 5, 6, 7

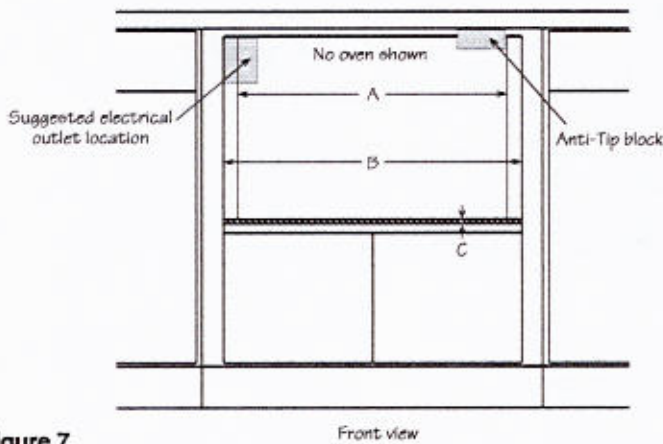
**Figure 5**

- A. 6" (152.40 mm)
- B. Suggested electrical outlet location
- C. Anti-Tip block
- D. 5" (127 mm)
- E. 3 1/2" (88.90 mm)
- F. 4" (101.60 mm)
- G. 23 7/8" (606.43 mm)
- H. 14 13/16" (376.24 mm) to bottom of Anti-Tip block
- I. 1 17/32" (38.89 mm)
- J. 23 1/2" (596.90 mm) minimum depth
- K. 22 1/8" (561.98 mm)
- L. 1 17/32" (38.89 mm) to front of shelf
- M. 16 1/4" (412.75 mm) opening
- N. Floor must support 100 lb (45.4 kg)

**Figure 6**

Note: the mounting surface of the finished cleat must sit 1 17/32" (38.89 mm) back from the face of the cabinet.

- A. 22 1/8" (596.98 mm) mounting cleat opening width
- B. 0" flush
- C. 1 17/32" (38.89 mm) front of cleat to cabinet face

**Figure 7**

- A. 22 1/8" (561.98 mm) mounting cleat opening width
- B. 23 7/8" (606.43 mm) flush opening width
- C. 1/8" (3.17 mm) from opening to top of shelf

8/17

MC

lot 148.
TRINIMONT

B/I MICRO

9 of 17

ANTI-TIP BLOCK

NORMAL INSTALLATION STEPS

ANTI-TIP BLOCK INSTALLATION INSTRUCTIONS

To reduce the risk of tipping of the drawer, the Anti-Tip block must be properly installed located $14\frac{13}{16}$ -inches above the floor on which the Microwave Drawer will sit. The 6-inch Anti-Tip block must be provided by the installer. See Figure 1. The Anti-Tip block prevents serious injury that might result from spilled hot liquids.

If the Microwave Drawer is ever moved to a different location, the Anti-Tip block must also be moved and installed. When installed to the wall, make sure that the screws completely penetrate the drywall and are secured in wood or metal so that the block is totally stable. When fastening, be sure that the screws do not penetrate electrical wiring or plumbing.

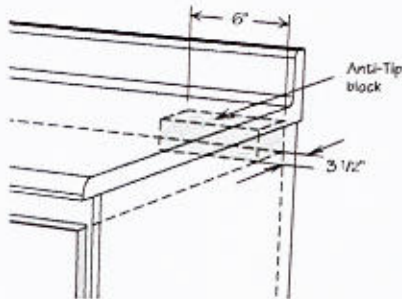


Figure 8

ELECTRICAL OUTLET

The electrical requirements are a 120 volt 60 Hz, AC only, 15 amp. or more protected electrical supply. It is recommended that a separate circuit serving only this appliance be provided.

The drawer is equipped with a 3-prong grounding plug. It must be plugged into a wall receptacle that is properly installed and grounded. Should you only have a 2-prong outlet, have a qualified electrician install a correct wall receptacle.

Note: If you have any questions about the grounding or electrical instructions, consult a qualified electrician or serviceperson.

* Can also be installed using an electrical outlet in an adjacent cabinet within the area where the provided electrical cord can reach.

Always check electrical codes for requirements.

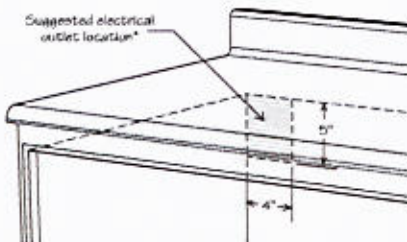


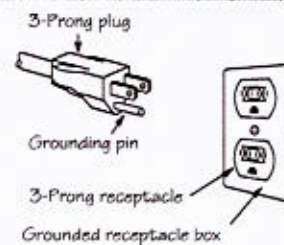
Figure 9

GROUNDING INSTRUCTIONS

This appliance must be grounded. The Microwave Drawer is equipped with a cord having a grounding wire with a grounding plug. It must be plugged into a wall receptacle that is properly installed and grounded in accordance with the National Electrical Code and local codes and ordinances. In the event of an electrical short circuit, grounding reduces risk of electric shock by providing an escape wire for the electric current.

WARNING – Improper use of the grounding plug can result in a risk of electric shock. **Do not use an extension cord. If the power supply cord is too short, have a qualified electrician or serviceman install an outlet near the appliance.**

Permanent and Correct Installation



DRAWER INSTALLATION

1. Place the drawer adjacent to the wall or cabinet opening. Plug the power supply cord into the electrical outlet.
2. Carefully guide the drawer into the prepared opening. Avoid pinching the cord between the oven and the wall.
3. Slide the drawer all the way until the mounting flange is flush with the face of the cabinet. See Figure 10.
4. Open the drawer. Using the 4 holes on the drawer as a template, pre-drill the cabinet using a $1/16$ " bit. See Figure 10.
5. Secure the drawer with the 4 screws supplied. See Figure 11.

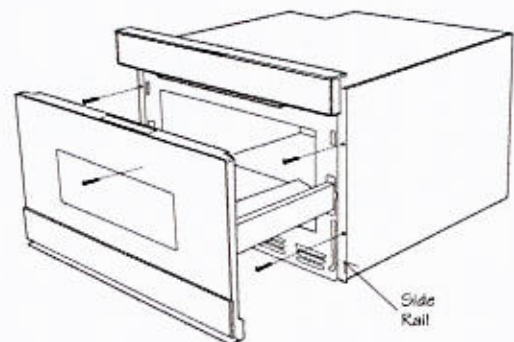


Figure 10

Parts supplied - 4 Screws



Figure 11

9/A

HL

WT 148. TRINIMONT

10 of 17

REVEAL

WOLF

SUB-ZERO

COVE

DEU2450BG: Opening and Panel Specs, Stainless Panels, Pro Handles, Left Hinge, No Lock

Specifications:

Specifications Summary

Front View

Side View

Top View

Top View Detail

Additional Requirements



DEU2450BG

24" Designer Undercounter Beverage Center - Panel Ready



9028514

Designer Series Undercounter Stainless Steel Glass Door Panel with Pro Handle - Left Hinge

Kick Plate/toe kick: 4 inch

BEVERAGE/BAR
FRIDGE

10/17

HL

LOT 148 TRINIMONT

11 of 17

REVEAL

WOLF

SUB•ZERO

COVE

Specifications Summary

BAR FRIDGE

Single Model: DEU2450BG

MODEL	OVERALL DIMENSIONS	WEIGHT	OPENING DIMENSIONS
DEU2450BG - Model Detail	24" <small>W</small>	0	24" <small>W</small>
CAD Libraries: 3D Studio Max (3DS) 2D AutoCad (DWG)	34 1/2" <small>H</small>		34 1/2" <small>H</small>
3D AutoCad (DWG) AutoCad (DXF) ArchiCad (GSM)	23 1/8" <small>D</small>		24" <small>D</small>
3D Studio Max (MAX) Wavefront 3D (OBJ) Revit Files (RFA)			
SketchUp (SKP)			
User Guides: QR SHEET Subzero Design Guide			

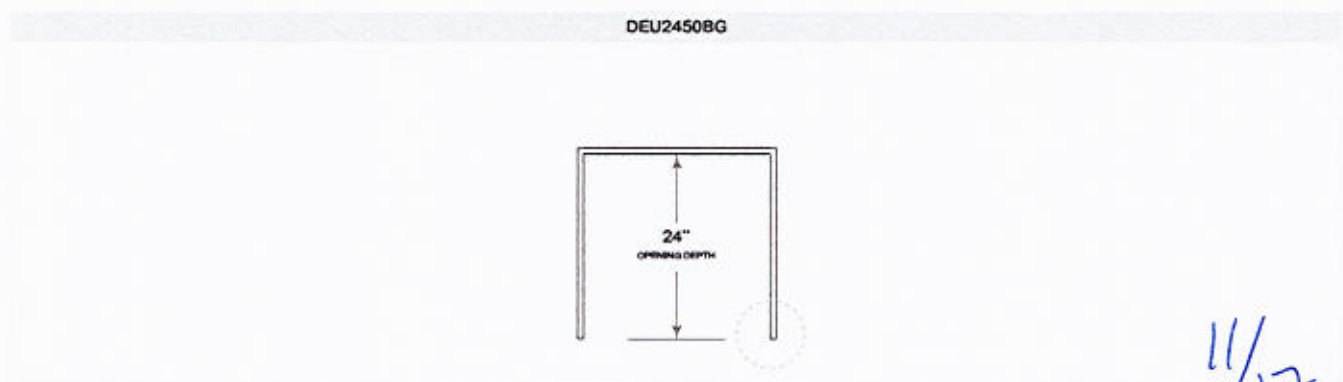
Front View

Single Model: DEU2450BG



Top View

Single Model: DEU2450BG



11/17

HC

Lot 148 TRINIKONT

12 of 17

REVEAL

WOLF

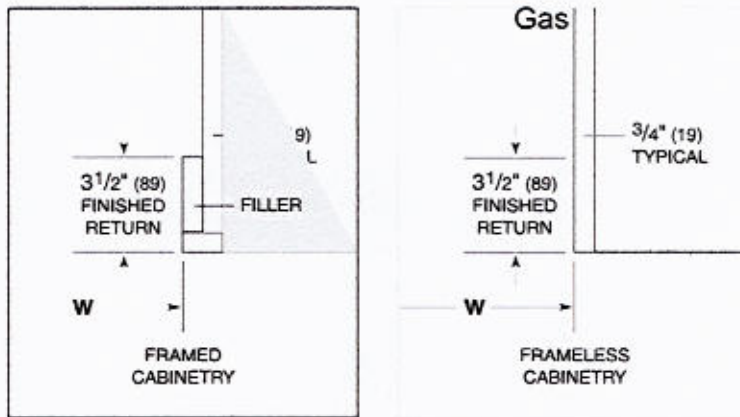
SUB-ZERO

COVE

BAR FRIDGE

Top View Detail

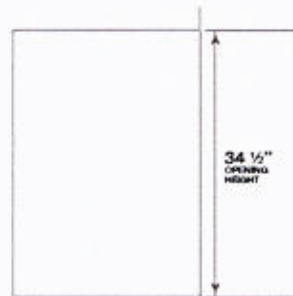
Single Model: DEU2450BG



The depth of each designer model is 23 1/8" (587). Allow for panel thickness when planning the finished opening depth. A minimum 3 1/2" (89) finished return is required on all sides of the opening. Framed cabinets will require additional finished filler material behind the face frame for a proper installation.

Side View

Single Model: DEU2450BG



12/17

HC

Lot 148 TRINIMONT

13 of 17

REVEAL

WOLF

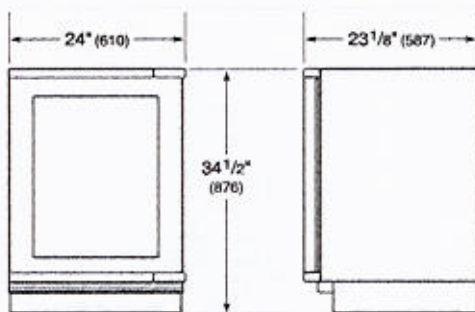
SUB-ZERO

COVE

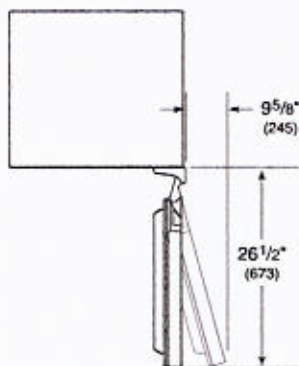
BAR FRIDGE

Overall Dimensions

Single Model: DEU2450BG

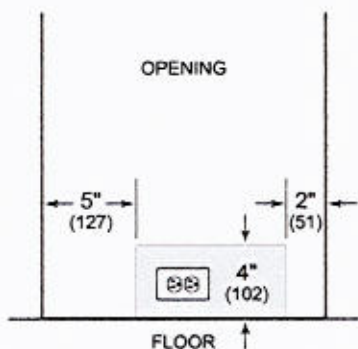


HEIGHT DIMENSIONS ± 1/2" (13)



Electrical

Single Model: DEU2450BG



>

Electrical Supply	grounded, 115 VAC, 60 Hz
Electrical Service	15 amp dedicated circuit
Receptacle	3-prong grounding-type



WARNING

Installation must comply with all applicable electrical codes.

A separate circuit, servicing only this appliance is required. A ground fault circuit interrupter (GFCI) is not recommended and may cause interruption of operation. Installation must comply with all applicable electrical codes.

13/17

HC

LOT 148, TRINIMONT.

14 of 17

REVEAL

WOLF

SUB-ZERO

COVE

GR304

30" FREESTANDING GAS RANGE.

Specifications:

Specifications Summary

Planning Notes

Views

Additional Requirements



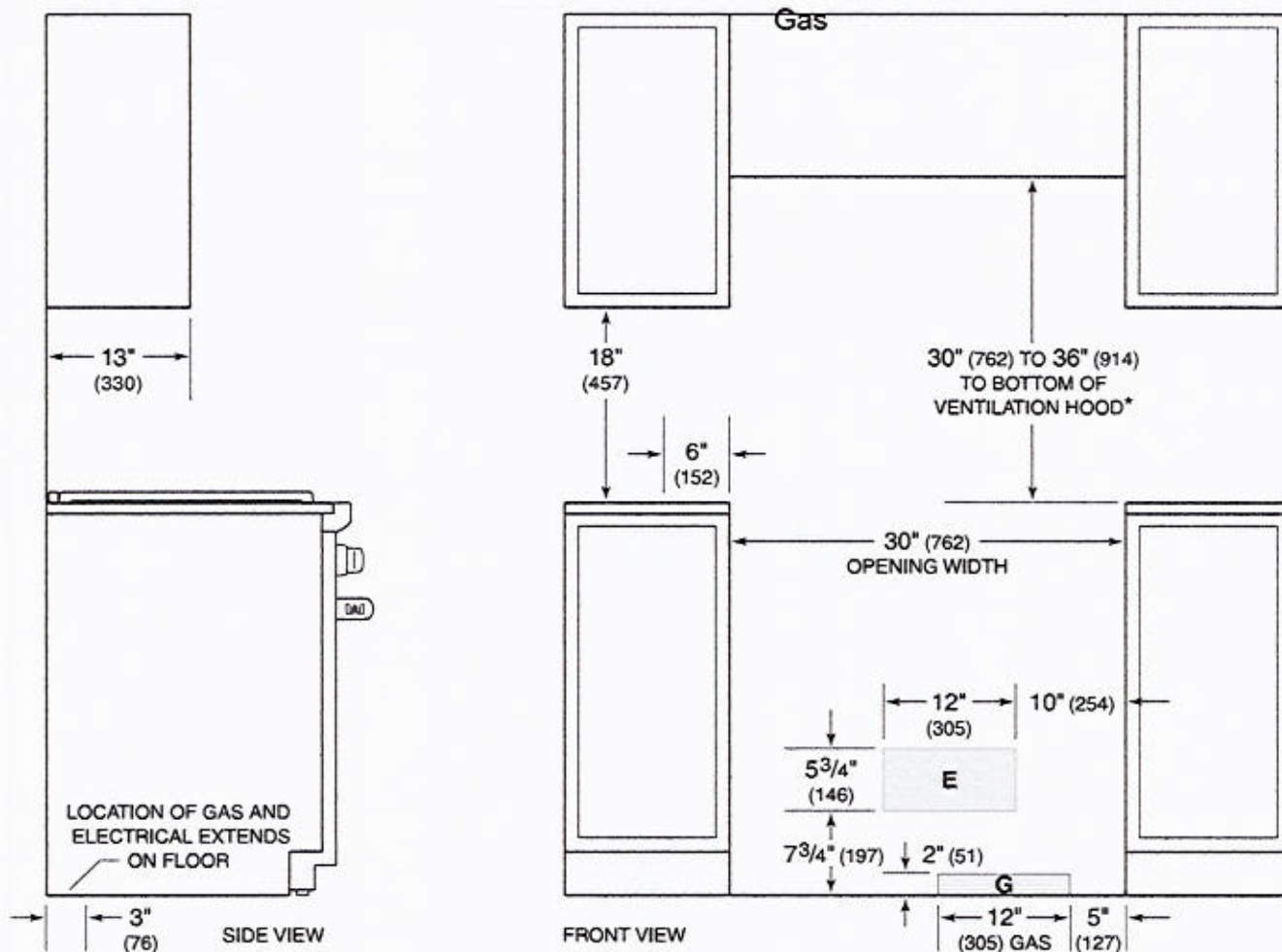
GR304
30" Gas Range

Notes : Additional accessories are available for this installation. Please ask your local retailer for more information.

14/17

Views

Single Model: GR304



*Without ventilation hood, 42" (1067) minimum clearance countertop to combustible materials, charbroiler and GR488 require non-combustible materials.

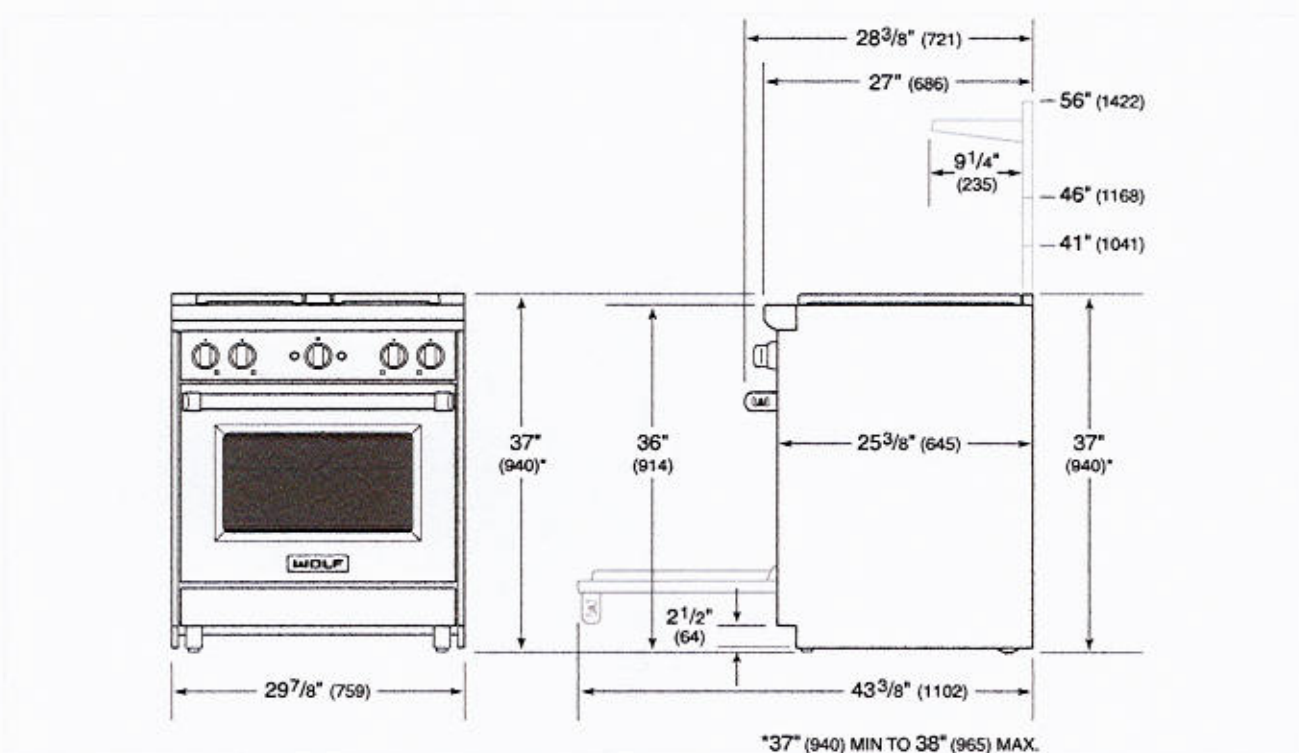
NOTE: Shaded area above countertop indicates minimum clearance to combustible surfaces, combustible materials cannot be located within this area.

For island installation, 12" (305) minimum clearance back of range to combustible rear wall above countertop.

15/17

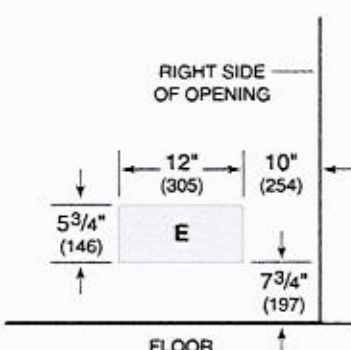
Overall Dimensions

Single Model: GR304



Electrical

Single Model: GR304



Electrical Supply	grounded, 110/120 VAC, 50/60 Hz
Electrical Service	15 amp dedicated circuit
Receptacle	3-prong grounding-type

WARNING

Installation must comply with all applicable electrical codes.

Locate the electrical supply flush with the wall or floor. A separate circuit, servicing only this appliance is required.

16/17

HC

LOT 148 TRINIMONT

17 of 17.

REVEAL

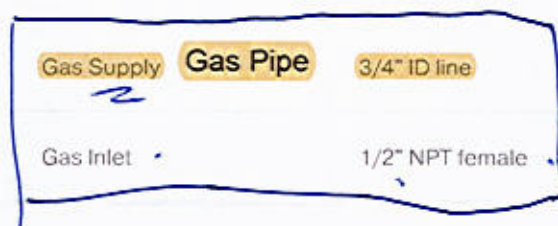
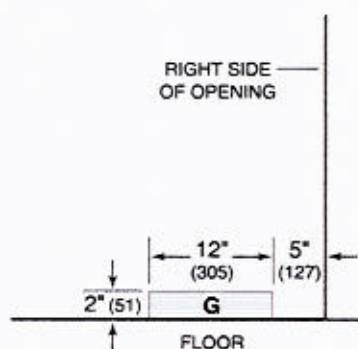
WOLF

SUB-ZERO

COVE

Gas

Single Model: GR304



A gas supply line of 3/4" (19) rigid pipe must be provided to the range. If local codes permit, a certified, 3' (.9 m) long, 1/2" (13) or 3/4" (19) ID flexible metal appliance connector is recommended to connect the units 1/2" NPT female inlet to the gas supply line.

Wolf natural gas ranges will function up to 8,600' (2621 m) in altitude without adjustment.

17/17

Mike B.
Rob Teti