

CONSTRUCTION SUMMARY				
Red Oaks on Bayview - Trinimont Developments Inc.				
PURCHASER: GUANG YI CHEN			RECEIVED JUN 22 2023	TEL:
LOT / PHASE 160 / 1	REG. PLAN # 65M-4737	HOUSE TYPE Birch 2 Elev A		

CONSTRUCTION

I - PURCHASER HAS ELECTED TO HAVE THE VENDOR CONSTRUCT THE DWELLING UNIT BY INSTALLING THE GARAGE MAIN DOOR WITH ACCESS TO THE INTERIOR OF THE DWELLING UNIT IN ACCORDANCE WITH THE PLANS INITIALLED AND ATTACHED TO THIS AMENDMENT. 20Jun23 Note:	
I - INCREASE BASEMENT CEILING HEIGHT TO 9FT (Measured from top of footing to top of foundation wall). 19Jun23 Note: If the Purchaser has purchased or been provided with a 9ft basement concrete pour (being an increase from the Vendor's standard basement depth) 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.	

MISCELLANEOUS

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. 19Jun23 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.	
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PROMOTIONAL

I - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER PER PE DATED JUNE 1, 2023. 19Jun23 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 Hundred Dollars (\$500.00) for the purchase of the property. 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 2 - Manchester 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:	

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TRINITY
POINT

GUANG YI CHEN

This floor plan is for a 1000 sq. ft. house. The layout includes a front porch leading into a sunken foyer with a tiled floor. The foyer contains a coat closet (COAT C.), a powder room, and a bathroom. A central hallway provides access to a large great room (14'-0" x 15'-0") with a fireplace and a direct vent, a dining room (16'-5" x 10'-5") with an optional coffered ceiling, and a kitchen (8'-5" x 13'-5") featuring a breakfast bar, island, and pantry. A breakfast room (9'-11" x 13'-5") is also present. A large garage (18'-7" x 20'-0") is attached to the side. The back of the house features a den (9'-0" x 10'-0") with an optional coffered ceiling, a full bathroom, and a laundry room with a door and stairs leading to the basement. The plan also shows a front door, a back door, and a windowed door.

Room Details:

- GREAT ROOM:** 14'-0" x 15'-0" (includes fireplace, DIRECT VENT, and optional coffered ceiling)
- DINING ROOM:** 16'-5" x 10'-5" (includes optional coffered ceiling)
- KITCHEN:** 8'-5" x 13'-5" (includes breakfast bar, ISLAND, and PANTRY)
- BREAKFAST ROOM:** 9'-11" x 13'-5"
- DEN:** 9'-0" x 10'-0" (includes optional coffered ceiling)
- GARAGE:** 18'-7" x 20'-0"
- FOYER:** Sunken foyer with tiled floor, COAT C., and POWDER
- BATHROOMS:** Full bathroom and POWDER
- CLOSSETS:** COAT C., CLOSET
- ENTRY:** FRONT DOOR, WINDOWED DOOR, BACK DOOR
- LAUNDRY ROOM:** Includes DOOR & STAIRS W/ DOWN and optional coffered ceiling

Additional Features:

- OPTIONAL COFFERED CEILING (OPT. COFFERED CEILING)
- STAIRS UP TO ABOVE (OPEN TO ABOVE)
- STAIRS DOWN TO BASEMENT (DOWN & STAIRS W/ DOWN)
- STAIRS AS REQ'D
- STAIRS AS REQ'D

Overall Dimensions: 30'-0" x 30'-0"

Notes:

- WITH SUNKEN FOYER AND # OF STAIRS REQUIRED IN GARAGE AND FOYER
- I ACCEPT THE ABOVE REVISIONS
- INITIALS: _____

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.

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.

I ACCEPT THE ABOVE REVISIONS

INITIALS:

GROUND FLOOR PLAN EL. A

BASEMENT PLAN EL. A

I ACCEPT THE ABOVE REVISIONS

INITIALS:

LOW HEADROOM AREA WITH REDUCED HEIGHT COLD CELLAR DOOR

I ACCEPT THE ABOVE REVISIONS

INITIALS:

FINISHED
LANDING

UNFINISHED
BASEMENT

LOW HEADROOM

COLD CELLAR

UNEXCAVATED

OPT. 3-PC
ROUGH-IN
BATH

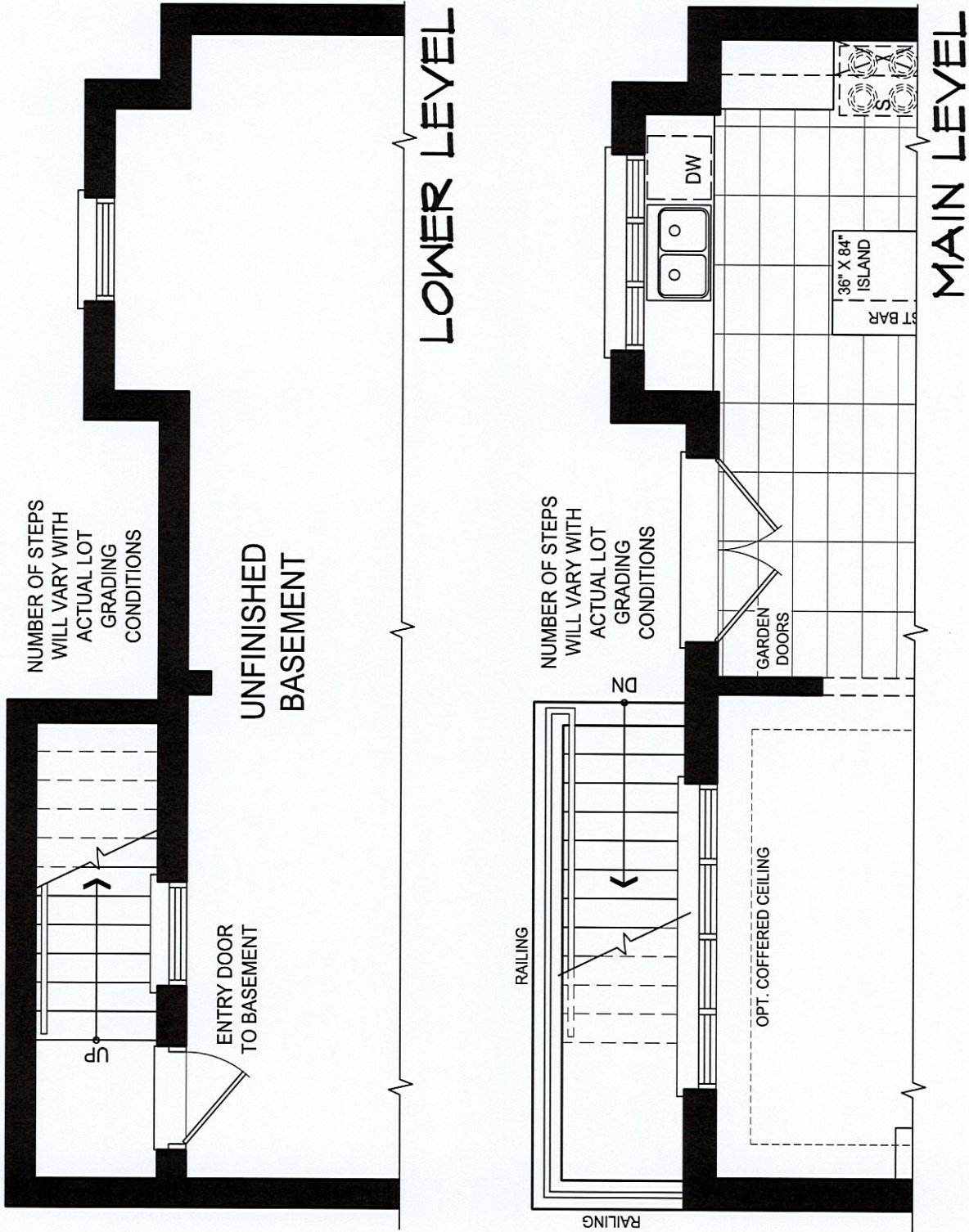
AREA,

LOT 160
TRINIMONT DEV. INC.
RED OAKS PHASE 2
RICHMOND HILL, ONTARIO

BIRCH 2
ELEVATION A

REVISIONS:

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



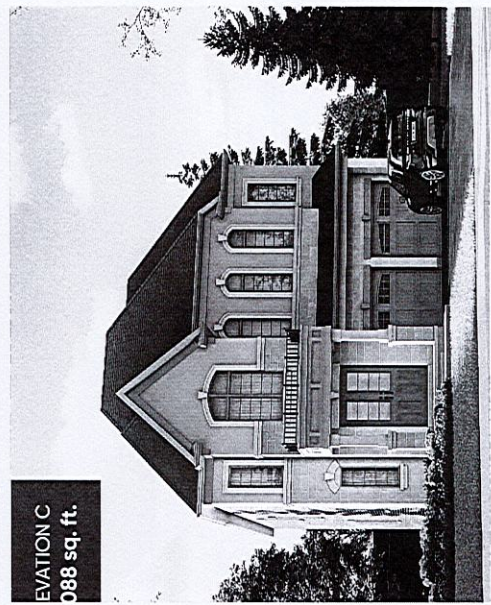
DISCLAIMERS: SKETCH NOT TO SCALE. DIMENSIONS, SPECIFICATIONS AND ARCHITECTURAL DETAILS SUBJECT TO MODIFICATION BY THE VENDOR. SKETCH IS ONLY FOR THE PURPOSE OF ILLUSTRATING REVISIONS REQUESTED BY THE PURCHASER AND ALL REVISIONS ARE SUBJECT TO VENDOR'S FINAL APPROVAL. ONLY REVISIONS ACCEPTED IN WRITING 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
PAGE No.
1 OF 1

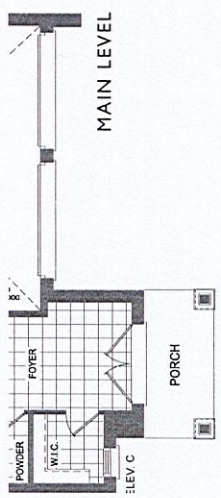
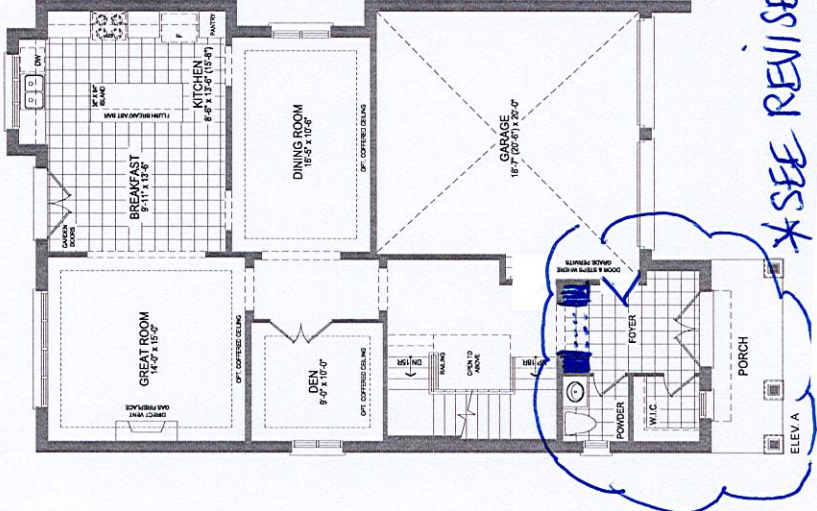
N.T.S.

LOT 160 TRINIKONT
BIRCH 2 ELEV A



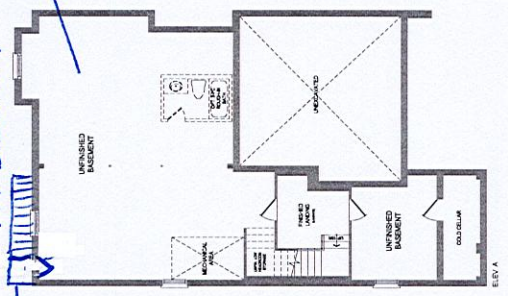
ELEVATION C
3,088 sq. ft.

Stone and masonry may vary at any exterior entrance ways due to



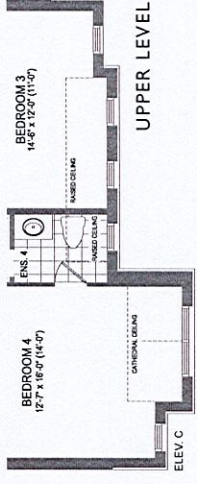
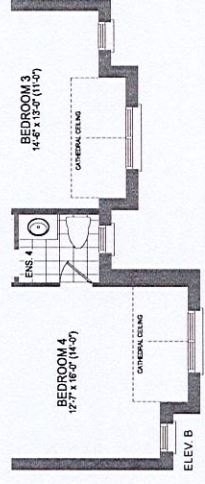
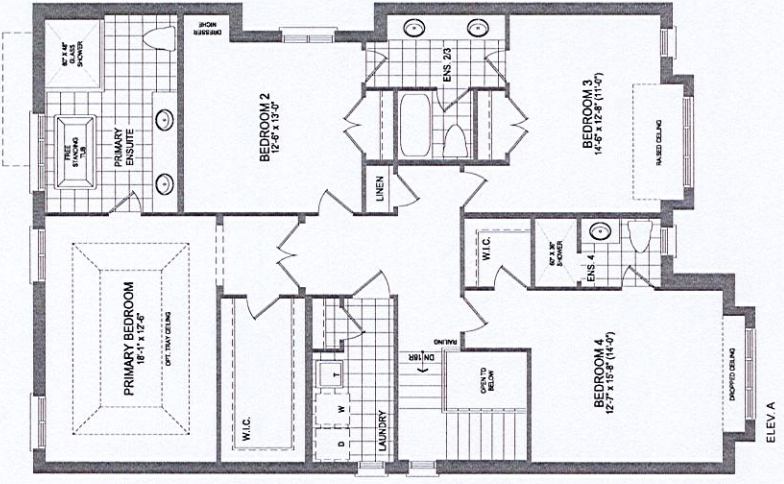
MAIN LEVEL

* BASEMENT WALK-UP (IN OFFER)
* 9 FT BASEMENT CEILING



* SEE REVISED
PLAN * SUNKEN FOYER
TO ACCOMMODATE GARAGE MAIN DOOR

LOWER LEVEL



UPPER LEVEL

The Birch 2 ELEV. A • 3,057 SQ.FT. | ELEV. B & C • 3,088 SQ.FT.
Includes 24 sq.ft. of open area and 86 sq.ft. of finished lower level area.

Orientation of home may be reversed and masonry areas to account the same. Stone and masonry may vary at any exterior entrance ways due to