

CONSTRUCTION SUMMARY				
Red Oaks on Bayview - Trinimont Developments Inc.				
PURCHASERS: ZIMING SONG and YINGYU ZHOU				TEL:
LOT / PHASE	REG. PLAN #	HOUSE TYPE		
152 / 1	65M-4737	Birch 2 Elev B		

CABINETRY

1 - CABINETRY PROVISION - PROVISION FOR PLUG ON ISLAND (PLUG EXTRA ORDERED SEPARATELY)	
SEE SKETCH 23Jun23 Note:	

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD LEVEL CABINETRY	
23Jun23 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS THAT HIS FUTURE FREESTANDING FRIDGE WILL PROTRUDE FROM THE FRIDGE CABINETRY.	

CERAMIC TILE

1 - GROUT COLOUR - UPGRADE GROUT COLOUR THROUGHOUT - FLAT FEE	
11Oct23 Note:	

CONSTRUCTION

1 - DELETE WALL SEPARATING THE KITCHEN AND DINING RM *NIB WALLS TO REMAIN*	
23Jun23 Note: The Purchaser(s) acknowledges and accepts the modification is subject to verification on site and may be adjusted to accommodate site conditions. Purchaser further accepts such modifications at Vendors sole discretion.	
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 - PLUG - ELECTRICAL PLUG - ADD TO ISLAND	
SEE SKETCH FOR APPROXIMATE LOCATION 23Jun23 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS THAT THE KITCHEN ISLAND WILL NO LONGER BE MOVEABLE DUE TO THE ADDITION OF THE ELECTRICAL PLUG.	
1 - PLUG - ELECTRICAL PLUG WITH GFI	
INSTALL NEXT TO TOILET - PRIMARY ENSUITE ONLY 23Jun23 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS PLUG LOCATION AT VENDORS SOLE DISCRETION.	
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE	
GREAT RM 23Jun23 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS THAT IT IS HIS SOLE RESPONSIBILITY TO CO-ORDINATE CABLE ROUGH-IN LOCATION WITH THE CABLE OUTLET SUPPLIER.	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND - CONSTRUCTION PERMITTING	
23Jun23 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 - ELECTRIC VEHICLE ROUGH-IN PROVISION ONLY FOR FUTURE ELECTRIC CAR (CONDUIT FROM BASEMENT INTO JUNCTION BOX IN GARAGE WITH PULL STRING. NO WIRE)	
23Jun23 Note:	

MIRRORS AND GLASS

1 - SHOWER DOOR HARDWARE - UPGRADE TO CHROME D-RING WITH TOWEL BAR COMBO	
PRIMARY ENSUITE 23Jun23 Note:	

MISCELLANEOUS

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PURCHASERS: ZIMING SONG and YINGYU ZHOU				TEL:
LOT / PHASE 152 / 1	REG. PLAN # 65M-4737	HOUSE TYPE Birch 2 Elev B		
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 11Oct23 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.				

PLUMBING

1 - HOT WATER VALVE NEXT TO TOILET - PRIMARY ENSUITE ONLY 11Oct23 Note: PURCHASER ACCEPTS LOCATION AT VENDORS SOLE DISCRETION*	
1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY 23Jun23 Note:	

PROMOTIONAL

1 - PURCHASER FORFEITS REMAINING CREDIT OF PROMOTIONAL PACKAGE 11Oct23 Note:	
1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 11Oct23 Note:	
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$3845.00 BALANCE FORWARD \$1155.00 TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$5000.00 AS PER SCHEDULE PE DATED MAY 4/23. 23Jun23 Note:	

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 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 ag Worksheet Note:	

This Document is Extremely Time Sensitive - Printed 23 Oct 23 at 12:09

Purchasers:ZIMING SONG & YINGYU ZHOU

Property: 152

Telephone Res. / Bus: /

Project: Trinimont Developments Inc.

Decor Advisor: Sabrina Carano

Model and Elevation: Birch 2 Elev B

Lock Date: 11-Oct-23

11-Oct-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	464 SA
Laundry Room	N/A (TUB ON LEGS)	N/A
Powder Room	MONACO 1048 FLAX	464 SA
Master Ensuite Bathroom	MONACO 1048 FLAX	464 SA
Ensuite Bath - Bedroom 2/3	MONACO 1048 FLAX	464 SA
Ensuite Bath - Bedroom 4	MONACO 1048 FLAX	464 SA
	N/A	N/A
	N/A	N/A
	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

STD OPENING

NOTE: If not specified, opening will be set to builder's standard opening of approximately 30" width

Fridge Opening

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

2. Counters

	Counter	Edge
Kitchen / Breakfast	GRIGIO SARDO GRANITE (STD)	#300
Laundry Room	N/A	
Powder Room	LAMINATE-FROSTY WHITE 1573-60	
Master Ensuite Bathroom	LAMINATE-FROSTY WHITE 1573-60	
Ensuite Bath - Bedroom 2/3	LAMINATE-FROSTY WHITE 1573-60	
Ensuite Bath - Bedroom 4	LAMINATE-FROSTY WHITE 1573-60	
	N/A	
	N/A	
	N/A	

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Plan #: 65M-4737

3. Ceramic Flooring

At a 45 Threshold-If App.

Entrance Vestibule	SN PASTELLO BIANCO 13X13- TITANIUM 50 GROUT	☐	Metal Strip Where Applic.
Main Hall	N/A	☐	
Kitchen / Breakfast	SN PASTELLO BIANCO 13X13- TITANIUM 50 GROUT	☐	STANDARD STACKED INSTALL
Laundry Room	SN PASTELLO BIANCO 13X13- TITANIUM 50 GROUT	☐	STANDARD STACKED INSTALL
Powder Room	SN PASTELLO BIANCO 13X13- TITANIUM 50 GROUT	☐	STANDARD STACKED INSTALL
Master Ensuite Bathroom	SN PASTELLO BIANCO 13X13- TITANIUM 50 GROUT	☐	STANDARD STACKED INSTALL
Master Ens. Shower Flr	2X2 WHITE TILE - TITANIUM 50 GROUT	☐	
Ensuite Bath - Bedroom 2/3	SN PASTELLO BIANCO 13X13- TITANIUM 50 GROUT	☐	STANDARD STACKED INSTALL
Ensuite Bath - Bedroom 4	SN PASTELLO BIANCO 13X13- TITANIUM 50 GROUT	☐	STANDARD STACKED INSTALL
	N/A	☐	
	N/A	☐	

** Refer to Construction Summary

4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall	N/A	
Tub Deck	N/A	
Tub Deck Skirt	N/A	
Shower Stall	BIANCO LUCIDO 8X16 - TITANIUM 50 GROUT	STD HORIZONTAL STACKED INSTALLATION
Bathtub Enclosure Walls	N/A	
Master Ens. Shower Flr	N/A	
Ensuite Bath - Bedroom 2/3	BIANCO LUCIDO 8X16 - TITANIUM 50 GROUT	STD HORIZONTAL STACKED INSTALLATION
Ensuite Bath - Bedroom 4	BIANCO LUCIDO 8X16 - TITANIUM 50 GROUT	STD HORIZONTAL STACKED INSTALLATION
	N/A	
	N/A	
Kitchen Backsplash	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

☐ Yes ☒ No

Dishwasher Rough-In

☒ Yes ☐ No

Waterline for Fridge

☒ Yes ☐ No

** Refer to Construction Summary
- WATERLINE FOR FRIDGE
- HOT WATER VALVE AT PRIMARY ENSUITE - LOCATION PER VENDORS DISCRETION

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

Initials: 

Purchasers:

ZIMING SONG & YINGYU ZHOU

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Telephone Res. / Bus: /

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Model and Elevation: Birch 2 Elev B

Lock Date: 11-Oct-23

11-Oct-23

Plan #: 65M-4737

7. Other Flooring		
Main Hall	HARDWOOD - VENDORS STANDARD 3 1/4" NATURAL RED OAK	
Living Room	N/A	
Dining Room	HARDWOOD - VENDORS STANDARD 3 1/4" NATURAL RED OAK	
Family Room	Great Rm-HARDWOOD - VENDORS STANDARD 3 1/4" NATURAL RED OAK	
Den / Library / Study	HARDWOOD - VENDORS STANDARD 3 1/4" NATURAL RED OAK	
Basement Landing(If Applies)	LAMINATE - VENDORS STANDARD NATURAL RED OAK LAMINATE FLOORING	
Lower Landing (If Applies)	HARDWOOD - VENDORS STANDARD 3 1/4" NATURAL RED OAK	
Upper Landing	HARDWOOD - VENDORS STANDARD 3 1/4" NATURAL RED OAK	
Upper Hall	LAMINATE - VENDORS STANDARD NATURAL RED OAK LAMINATE FLOORING	
Master Bedroom	LAMINATE - VENDORS STANDARD NATURAL RED OAK LAMINATE FLOORING	
Bedroom #2	LAMINATE - VENDORS STANDARD NATURAL RED OAK LAMINATE FLOORING	
Bedroom #3	LAMINATE - VENDORS STANDARD NATURAL RED OAK LAMINATE FLOORING	
Bedroom #4	LAMINATE - VENDORS STANDARD NATURAL RED OAK LAMINATE FLOORING	
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

AS PER CONSTRUCTION SPECIFICATIONS

Colour

NATURAL (STANDARD)

Picket Type

AS PER CONSTRUCTION SPECIFICATIONS

Colour

NATURAL (STANDARD)

Stringer / Riser

AS PER CONSTRUCTION SPECIFICATIO

Colour

NATURAL (STANDARD)

Treads

AS PER CONSTRUCTION SPECIFICATIO

Colour

NATURAL (STANDARD)

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

22 WARM GREY

Master Bedroom

22 WARM GREY

Living Room

N/A

Bedroom #2

22 WARM GREY

Dining Room

22 WARM GREY

Bedroom #3

22 WARM GREY

Kitchen / Breakfast

22 WARM GREY

Bedroom #4

22 WARM GREY

Family Room

Great Rm-22 WARM GREY

Bedroom #5

N/A

Powder Room

22 WARM GREY

Master Ensuite

22 WARM GREY

Laundry Room

22 WARM GREY

Ensuite Bath - Bedroom 2/3

22 WARM GREY

Den/Library

22 WARM GREY

Ensuite Bath - Bedroom 4

22 WARM GREY

Trim Paint-Semi Gloss

BIRCH WHITE

Bsmt Landing Area

N/A

N/A

22 WARM GREY

N/A

N/A

Smooth Ceilings First Floor

☐ Yes

☒ No

** Refer to Construction Summary

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152

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/

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Trinimont Developments Inc.

Decor Advisor:
Sabrina Carano

Model and Elevation:
Birch 2 Elev B

Lock Date:
11-Oct-23
11-Oct-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				
Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A
☐	☐	☒	☐	☒	☐	☐	☐	☒

Fireplace Type		As Per Construction Specifications	
Mantle Type		MANTLE M2-STANDARD	
Colour / Stain		BIRCH	
Surround		BIANCO	
Hearth		N/A	

** Refer to Construction Summary

12. Heating and Air Conditioning

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

Comment

** Refer to Construction Summary

13. Electrical

Plugs and Switches	☒ White	Standard	Above Kitchen Cabinet Light	☐ Yes	☒ No
Hood Fan	STANDARD WHITE		Below Kitchen Cabinet Light	☐ Yes	☒ No
Appliances	Built in Cooktop	Built in Oven	Gas Stove	Microwave	
	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes	☒ No
Dishwasher Rough-in	Yes				

** Refer to Construction Summary

14. General Comments

****REFER TO CONSTRUCTION SUMMARY AND ATTACHED SKETCHES FOR REVISIONS & MODIFICATIONS****

*Sunken foyer to accommodate garage man door
 *Basement walk-up stair (in offer)
 *Delete wall separating Dining Rm from Kitchen. Nib walls to remain.

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: 

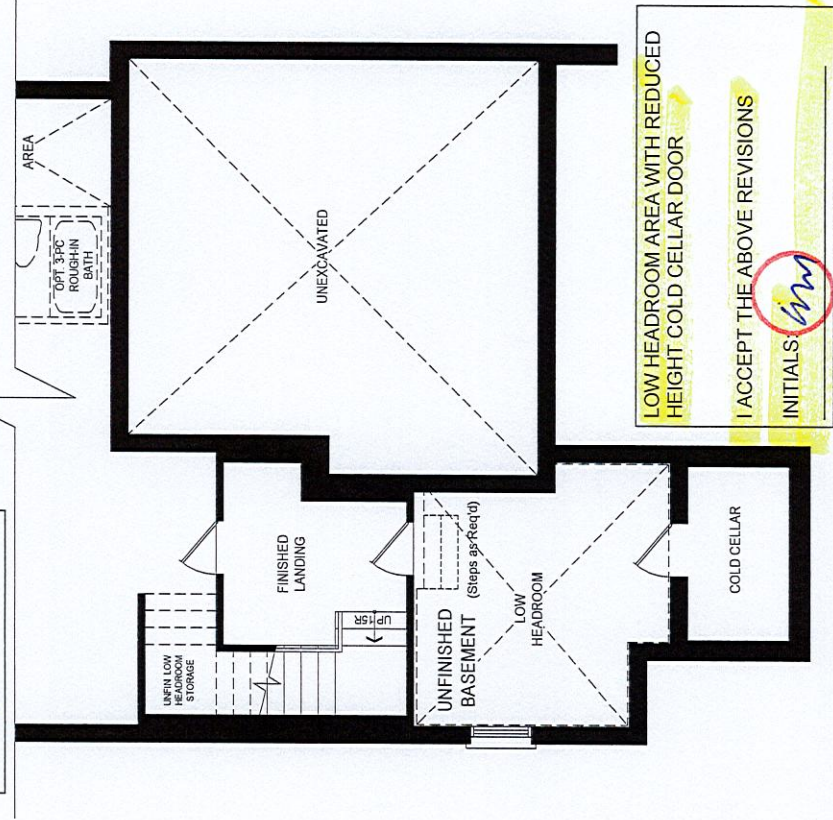
Date: 2023-10-11

Signature:

Date:

Purchaser Name: ZIMING SONG & YINGYU ZHOU

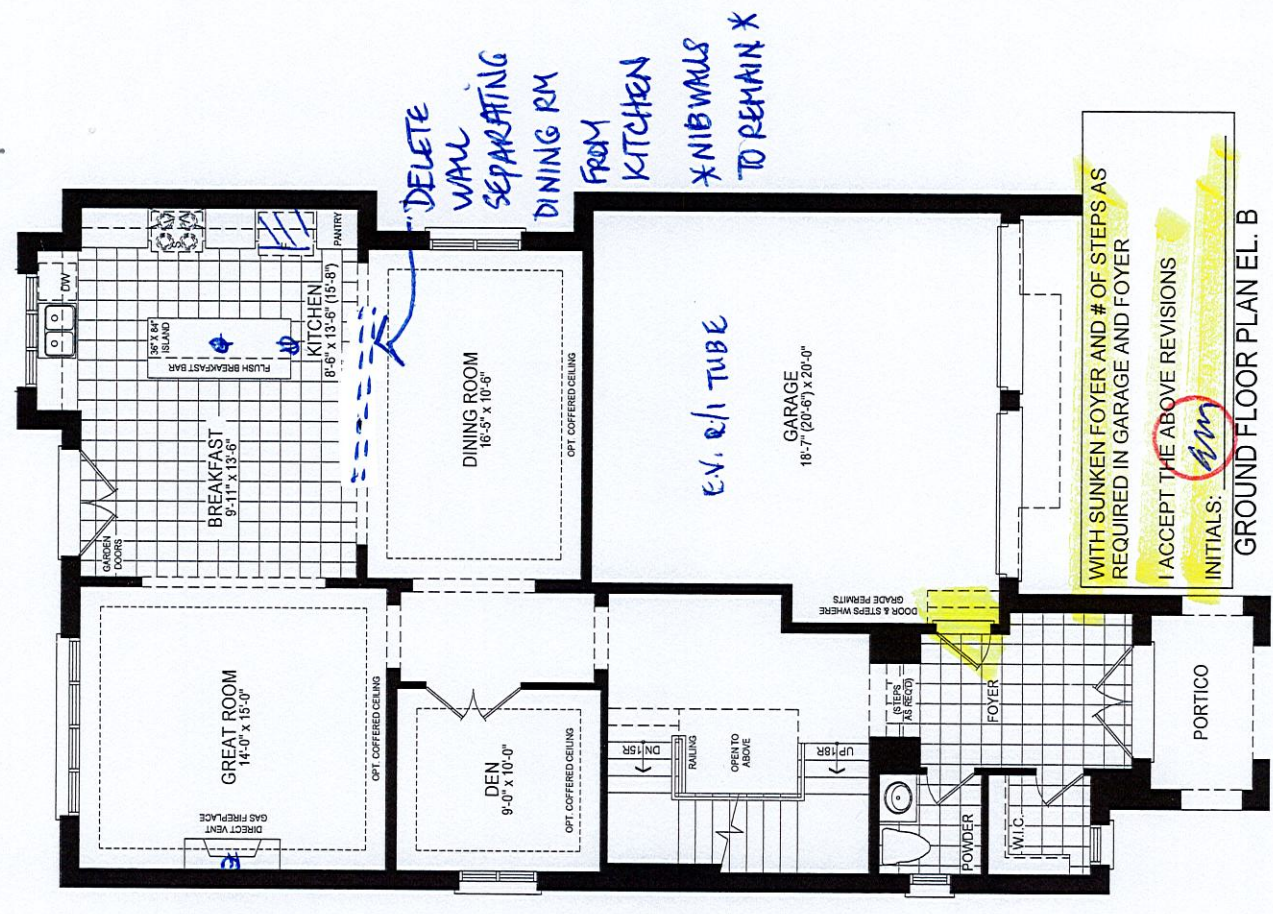
LOT #: 152 TRINIMONT



BASEMENT 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.



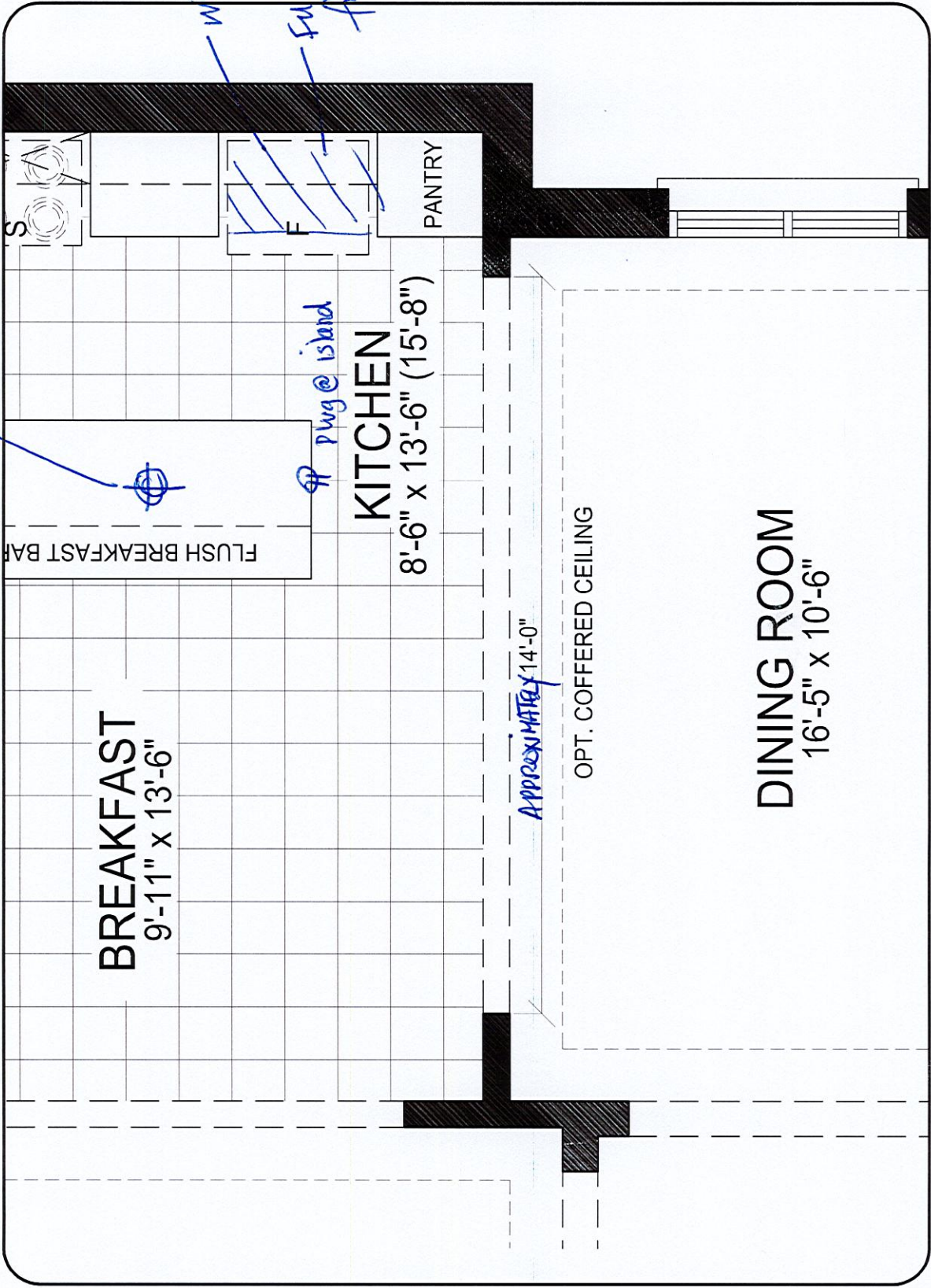
GROUND FLOOR PLAN EL. B

LOT 152
TRINIMONT DEV. INC.
RED OAKS ON BAYVIEW
RICHMOND HILL, ONTARIO

BIRCH 2
ELEVATION B

REVISIONS:

- I. KITCHEN & DINING ROOM -
REMOVE THE WALL BETWEEN
TWO ARCHWAYS TO MAKE IT
ONE APPROXIMATELY 14'0"
WIDE ARCHWAY AS PER
SKETCH



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
VG

N.T.S.
PAGE No.
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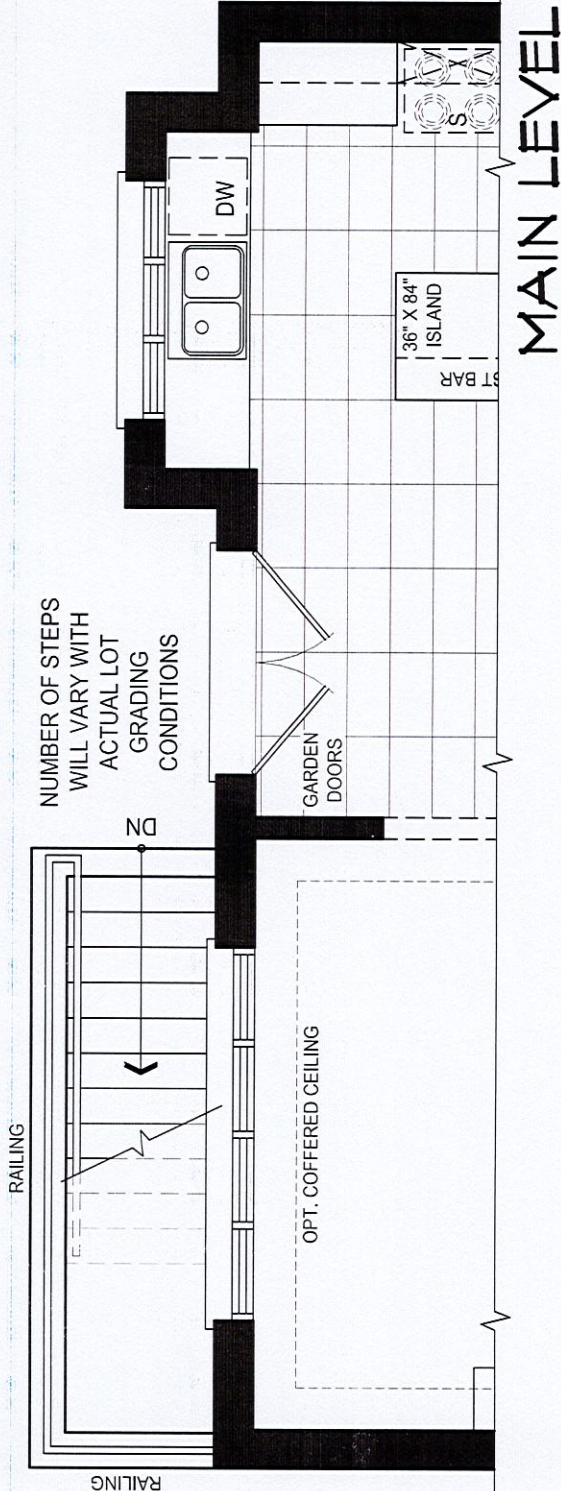
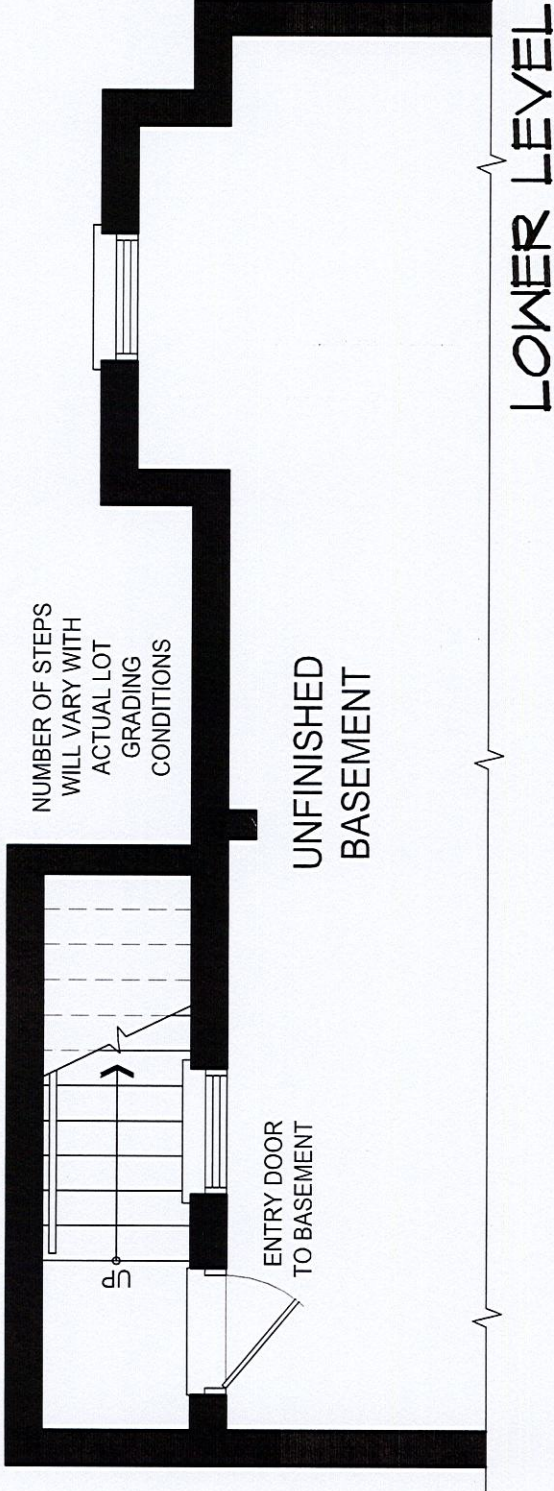
TRINITY POINT

LOT 152
TRINIMONT DEV. INC.
RED OAKS PHASE 2
RICHMOND HILL, ONTARIO

BIRCH 2
ELEVATION B.

REVISIONS:

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



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REGION
DESIGN
INC.

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

TRINITY POINT

LOT 152 TRINIMONT
BIRCH 2 ELEV B.

JUNE 23/23

PUG ABOVE
FIREPLACE

DELETE WALL SEPARATING
DINING ROOM FROM KITCHEN.
NIB WALLS TO REMAIN

Relocate + center
light above kitchen island
* construction permitting

pug @ island

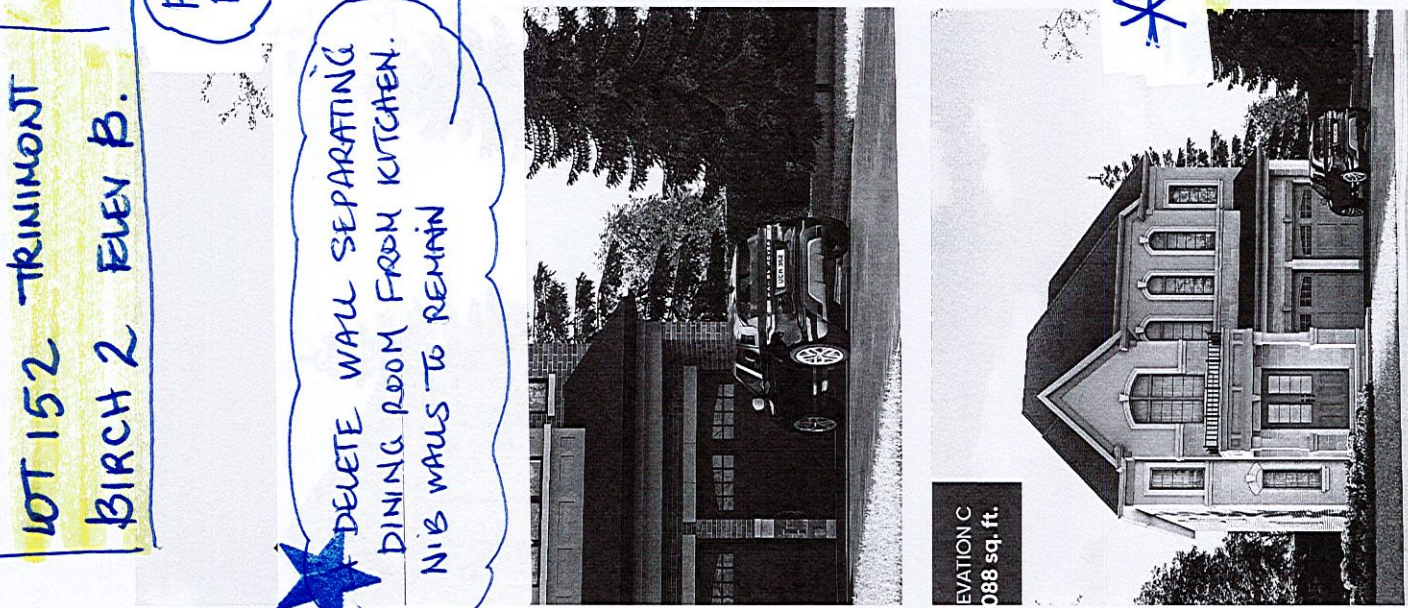
* BASEMENT WALK-UP STAIR
(IN OFFER).

Widen
Full depth
FRIDGE uppers

E.V. RAUGH-IN TUBE

PRIMARY ENSUITE; * CHROME DRING TOWEL BAR COMBO
* GFI PUG NEXT TO TOILET

HOT
WATER
V.M.V.E
OCT 11/23



* SEE REVISED PLAN
SUNKEN FOYER TO ACCOMMODATE
GARAGE MAIN DOOR

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

Stones and porches may vary at any exterior entrance ways due to

Orientation of home may be reversed and purchased area to accept the same. Stones and porches may vary at any exterior entrance ways due to

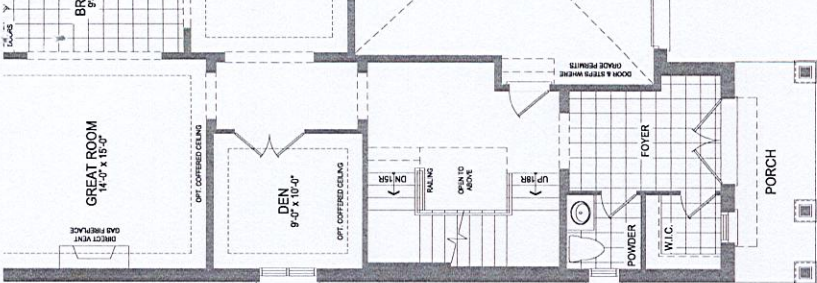
LOT 152 TRINIMONT
BIRCH 2 ELEV. B.

The Birch 2

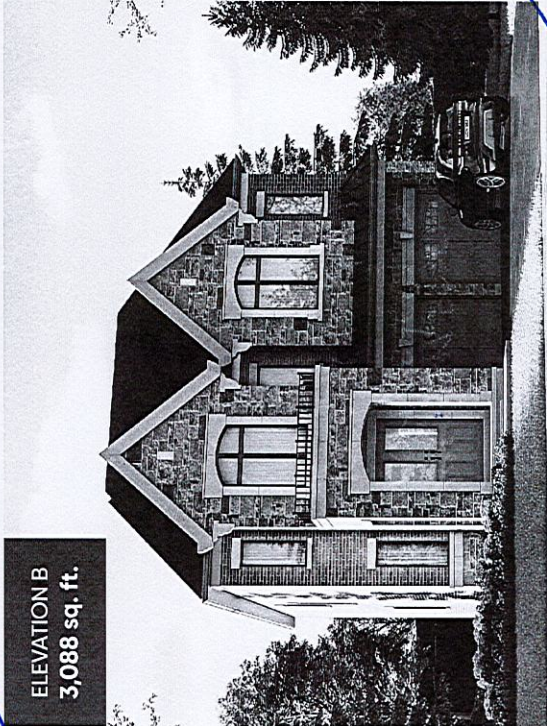
41' LOT



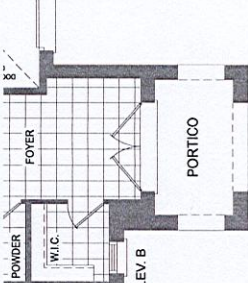
ELEVATION A
3,057 sq. ft.



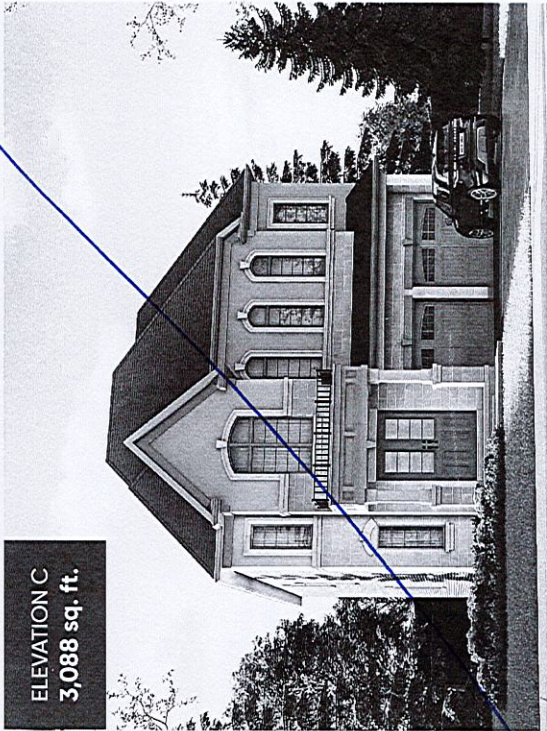
ELEV. A



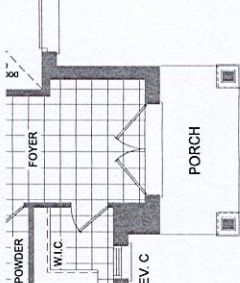
ELEVATION B
3,088 sq. ft.



ELEV. B

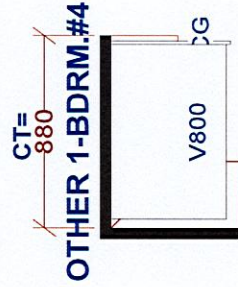
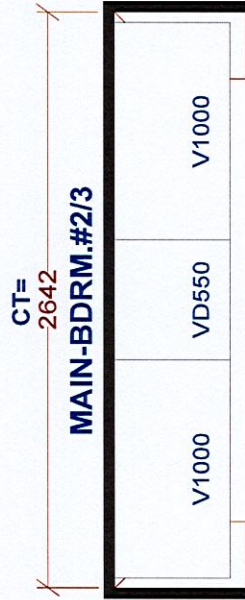
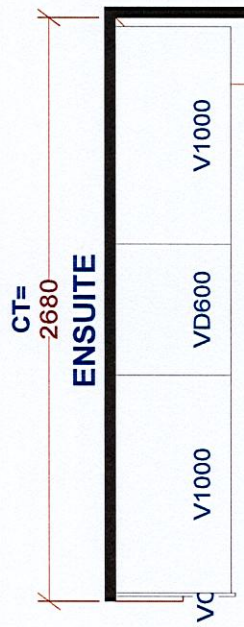
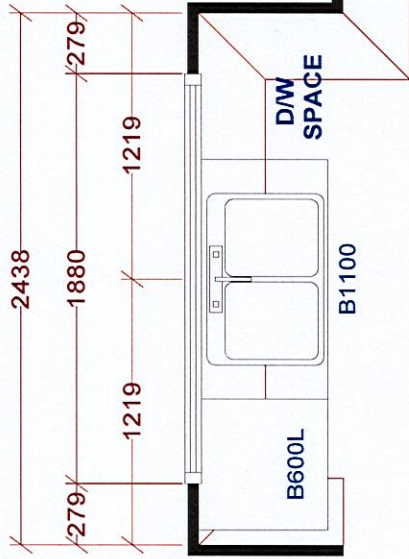


ELEVATION C
3,088 sq. ft.



ELEV. C

Trinimont Lot 152



Selba Industries				J #	
W WIDTH		W HGHT		W CNT	
THIS drawing is the intellectual property of SELBA INDUSTRIES INC. and is an original design which must not be released or copied unless applicable fee has been paid or job order placed.					
FLOOR HGHT		DOOR HGHT		JOB NUMBER:	
				BUILDER: TRINITY POINT DEV.	
				SITE: TRINIMONT DEV., Richmond Hill	
				MODEL: 41-2X BIRCH 2 EL A,B,C	
ST CNT		2X4		LOT #: 152	
		VENT BOX COVER		DESIGNER: KS	
				DATE: OCT 25 21	