

**CONSTRUCTION SUMMARY**

Red Oaks on Bayview - Trinimont Developments Inc.

**RECEIVED**
**PURCHASERS:** YU QIN NIE and WING FAI YIP

**MAR 28 2023**

TEL:

LOT / PHASE 11 / 1	REG. PLAN # 65M-4737	HOUSE TYPE Maple 1 Elev A		
-----------------------	-------------------------	------------------------------	--	--

**CABINETRY**

1 - NOTE: BAR SINK AT ISLAND ***SEE SKETCH 24Mar23 Note:	
1 - VANITY - PRIMARY ENSUITE - UPGRADE 1 22Mar23 Note:	
1 PROVIDE 36" STOVE OPENING 22Mar23 Note: SEE BUILT-IN APPLIANCE SPECIFICATIONS 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 22Mar23 Note: PURCHASER TO SUPPLY AND INSTALL OWN FAN AFTER CLOSING	

**CABINETRY ACCESSORIES**

1 - KITCHEN CABINETRY - BUILT-IN MICROWAVE/OVEN COMBO - STANDARD LEVEL CABINETRY INSTALL NEXT TO FRIDGE 22Mar23 Note: SHIFT PANTRY AND FRIDGE [REDACTED] TO ACCOMMODATE B/I TOWER - <u>SEE SKETCH</u>	
1 - KITCHEN CABINETRY BASE - COOKTOP CABINET WITH POT DRAWERS (2 DRAWERS) - STANDARD 22Mar23 Note: <b>36 INCH COOKTOP</b>	
1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD CABINETRY 22Mar23 Note:	

**CERAMIC TILE**

1 - GROUT COLOUR - UPGRADE GROUT COLOUR - FLAT FEE 22Mar23 Note: #5 BLACK GROUT AT FOYER / POWDER RM AREA ***SEE COLOUR CHART	
1 - FOYER AND POWDER ROOM - INSTALL TILES AT 45 DEGREES IN CHECKERBOARD PATTERN (ALTERNATING COLOURS) ***SEE SKETCH 22Mar23 Note: STANDARD LEVEL TILES.  #5 BLACK GROUT *PRICED SEPARATELY	
1 - TILE - UPGRADE 4 FLOOR TILE - KITCHEN/BREAKFAST/SERVERY  ***INCLUDES TILED AREA NEXT TO SERVERY AND CLOSET AREA ***SEE SKETCH 22Mar23 Note: STANDARD LEVEL TILE TO REMAIN AT SUNKEN AREA ONLY. -- SEE SKETCH.	

**CONSTRUCTION**

1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 22Mar23 Note:	
1 - DELETE SINGLE DOOR AND ADD DOUBLE FRENCH DOORS FROM FOYER TO DEN ***SEE PURCHASER ALTERATION FORM*** 22Mar23 Note:	
1 - DELETE WALL FROM GREAT ROOM 15Jul22 Note:  ***ADD 9 FOOT WIDE ARCHWAY BETWEEN GREAT RM AND DINING RM ***SEE PURCHASER ALTERATION FORM	



CONSTRUCTION SUMMARY

Red Oaks on Bayview - Trinimont Developments Inc.

PURCHASERS: YU QIN NIE and WING FAI YIP

TEL:

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
11 / 1	65M-4737	Maple 1 Elev A		

2 - DINING AND GREAT ROOMS ADD COFFERED CEILINGS  
15Jul22 Note:

COUNTER TOP

1 - UPGRADE COUNTER TOP VANITY - PRIMARY ENSUITE  
22Mar23 Note:

1 - UPGRADE COUNTER TOP VANITY - POWDER ROOM  
22Mar23 Note:

1 - KITCHEN UPGRADED COUNTERTOP  
15Jul22 Note:

DOORS AND TRIM

2 - 2 FRENCH DOORS WITH MULLIONS #205 -15 LITE (FLAT CLEAR GLASS)  
\* AT DEN  
22Mar23 Note: SEE PURCHASER ALTERATION FORM / SKETCH

1 - MASTER ENSUITE WATER CLOSET-ADD PLAIN SINGLE PANEL GLASS DOOR - SINGLE DOOR / FROSTED GLASS IN LIEU OF STANDARD DOOR  
15Jul22 Note:  
1 LITE FRENCH DOOR - FROSTED GLASS  
~~2 - DEN - ADD 2 PLAIN SINGLE PANEL DOUBLE DOOR / CLEAR GLASS~~  
15Jul22 Note:  
FOR CONFIRMATION: \*REVISED TO 2 FRENCH DOORS WITH WOOD MULLIONS #205 -15 LITE (FLAT CLEAR GLASS) AT DEN

ELECTRICAL

1 - BUILT IN OVEN AND COOKTOP PROVISION - PROVISION ONLY - ELECTRICAL ONLY  
15Jul22 Note:  
\*\*\* SEE SKETCH FOR LOCATION // FRIDGE LOCATION SHIFTED TO ACCOMMODATE B/I TOWER -- SEE SKETCH  
3 - POT LIGHT - LED - FIRST FLOOR INSTALLATION - PRICE IS EACH  
15Jul22 Note:  
\*REVISED LOCATION - \*1 POTLIGHT ABOVE KITCHEN SINK / 1 Potlight @ GREAT RM / 1 Potlight @ DINING RM- Std lights to remain  
1 - PLUG - ELECTRICAL PLUG - INSTALLED OVER FIREPLACE  
15Jul22 Note:  
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND  
15Jul22 Note:

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR  
15Jul22 Note:

HARDWOOD FLOORING

1 - HARDWOOD - GROUP A SERIES 5 INCH - UPPER HALL  
22Mar23 Note:  
1 - HARDWOOD - GROUP A SERIES 5 INCH - (IN LIEU OF 3 1/4 INCH NATURAL RED OAK) - AT FIRST FLOOR IN STANDARD HARDWOOD AREAS  
22Mar23 Note:



CONSTRUCTION SUMMARY				
Red Oaks on Bayview - Trinimont Developments Inc.				
PURCHASERS: YU QIN NIE and WING FAI YIP				TEL:
LOT / PHASE 11 / 1	REG. PLAN # 65M-4737	HOUSE TYPE Maple 1 Elev A		

### PLUMBING

2 - PRIMARY ENSUITE - SINK - UNDERMOUNT SINK - TECO BATH #4815 22Mar23 Note:	
1 - POWDER ROOM - SINK - UNDERMOUNT SINK - TECO BATH #4815 22Mar23 Note:	
1 - KITCHEN BAR SINK * FURTHER UPGRADED TO TECO #158 22Mar23 Note: KITCHEN BAR SINK FURTHER UPGRADED TO TECO #158 - (IN LIEU OF HORIZON #401251 PREVIOUSLY PURCHASED PER PE #27575). ***BAR SINK AT END OF ISLAND PER SKETCH ***	
1 - SINK - UNDERMOUNT SINK - TECO KITCHEN #170 22Mar23 Note:	
1 - KITCHEN - ADD A BAR SINK ON ISLAND- SEE SKETCH 22Aug22 Note: <del>SINK BLANCO HORIZON SKU #01251</del> * FAUCET-TRINSIC BAR PREP FAUCET- 9959-DST *** BAR SINK AT END OF ISLAND PER SKETCH *** SINK FURTHER UPGRADED TO TECO #158 (in lieu of Blanco Horizon #401251)	
1 - WATER LINE ROUGH-IN FOR FRIDGE - ROUGH-IN ONLY 15Jul22 Note:	
3 - TOE TESTER - ADD TOE TESTER TO SHOWER 15Jul22 Note:	
MASTER ENSUITE / ENSUITE 2 / ENSUITE 3	

### PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER 15Jul22 Note:	
----------------------------------------------------------------------	--

### STAIRS AND RAILINGS

2 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET 22Mar23 Note:	
1 - V GROOVE HANDRAIL 22Mar23 Note:	
1 - EUROLINE 0 BLACK PICKETS 22Mar23 Note:	

### EXTRAS AS PER OFFER

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 choice. Worksheet Note:	
1st Choice: Exterior Colour Scheme 9 - Crimson Worksheet Note:	
2nd Choice: Exterior Colour Scheme 10 - Tohoe Worksheet Note:	
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 Ten Worksheet Note:	



CONSTRUCTION SUMMARY

Red Oaks on Bayview - Trinimont Developments Inc.

PURCHASERS: YU QIN NIE and WING FAI YIP

TEL:

LOT / PHASE 11 / 1	REG. PLAN # 65M-4737	HOUSE TYPE Maple 1 Elev A		
-----------------------	-------------------------	------------------------------	--	--

This Document is Extremely Time Sensitive - Printed 24 Mar 23 at 16:51



Purchasers:YU QIN NIE & WING FAI YIP

Property: 11

Telephone Res. / Bus: /

Project: Trinimont Developments Inc.

Decor Advisor: Ida Viola

Model and Elevation: Maple 1 Elev A

Lock Date: 22-Mar-23

22-Mar-23

Plan #: 65M-4737

Layout Changes: ☒ Yes ☐ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	MONACO 350 PLATINUM SILVER	464SA
Laundry Room	N/A (TUB ON LEGS)	N/A
Powder Room	MONACO 350 PLATINUM SILVER	464SA
Master Ensuite Bathroom	DANA 350 PLATINUM SILVER	464SA
Ensuite Bath - Bedroom 2	DORAL K02 SESAME	464SA
Ensuite Bath - Bedroom 3	DORAL K02 SESAME	464SA
Ensuite Bath - Bedroom 4	DORAL K02 SESAME	464SA

Appliances:

Built In Appliances ☒ Yes ☐ No

Dishwasher Cabinet

☐ Closed ☒ Open

41" Upper Cabinets ☒ Yes ☐ No

Please NOTE: Standard Cabinet Height is 30"

Stove Opening

36" COOKTOP

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

Fridge Opening

STANDARD

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	QUARTZ-MATARAZZO	360
Laundry Room	N/A	N/A
Powder Room	QUARTZ-ARABESCATO NUOVO	360
Master Ensuite Bathroom	QUARTZ-ARABESCATO NUOVO	360
Ensuite Bath - Bedroom 2	LAMINATE-CALCUTTA MARBLE 4925K-07	
Ensuite Bath - Bedroom 3	LAMINATE-CALCUTTA MARBLE 4925K-07	
Ensuite Bath - Bedroom 4	LAMINATE-CALCUTTA MARBLE 4925K-07	

\*\* Refer to Construction Summary



Initials: \_\_\_\_\_



Purchasers: YU QIN NIE & WING FAI YIP  
Telephone Res. / Bus: /  
Decor Advisor: Ida Viola  
Lock Date: 22-Mar-23

Property: 11  
Project: Trinimont Developments Inc.  
Model and Elevation: Maple 1 Elev A  
Plan #: 65M-4737

3. Ceramic Flooring

		At a 45 Threshold-If App.
Entrance Vestibule	TILE- SEE BELOW	<input checked="" type="checkbox"/> *** #5 BLACK GROUT
Main Hall	N/A	<input type="checkbox"/> Metal Strip Where Applic.
Kitchen / Breakfast	MAINSTONE SILVER POLISHED 24X24 / Std grey grout	<input type="checkbox"/> ***Includes landing & closet area *SEE SKETCH
Laundry Room	TILE-PETRA GRIS 13X13	<input type="checkbox"/> STANDARD GREY GROUT
Powder Room	TILE- SEE BELOW	<input checked="" type="checkbox"/> *** #5 BLACK GROUT
Master Ensuite Bathroom	TILE-GARDA 570 DARK GREY 13X13	<input type="checkbox"/> STANDARD GREY GROUT
Master Ens Shower Floor	2X2 WHITE TILE	<input type="checkbox"/> STANDARD GREY GROUT
Ensuite 2	TILE-ESSENZE TAUPE 13X13	<input type="checkbox"/> STANDARD GREY GROUT
Ensuite 3	TILE-ESSENZE TAUPE 13X13	<input type="checkbox"/> STANDARD GREY GROUT
Ensuite 4	TILE-ESSENZE TAUPE 13X13	<input type="checkbox"/> STANDARD GREY GROUT
MUDROOM	TILE-PETRA GRIS 13X13 *AT SUNKEN AREA ONLY*	<input type="checkbox"/> STANDARD GREY GROUT

\*\* Refer to Construction Summary - FOYER & POWDER RM: ESSENZE BIANCO 13X13 & ESSENZE NERO 13X13 INSTALL AT 45 DEGREES IN CHECKERBOARD PATTERN (ALTERNATING COLOURS) \*\*\*#5 BLACK GROUT \*SEE SKETCH ATTACHED\*

4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall		
Tub Deck		
Tub Deck Skirt		
Shower Stall	TILE-SILVIA WHITE 8X16	STANDARD GREY GROUT
Bathtub Enclosure Walls		N/A
Master Ens Shower Floor	N/A	N/A
Ensuite 2	TILE-SILVIA WHITE 8X16	STANDARD GREY GROUT
Ensuite 3	TILE-SILVIA WHITE 8X16	STANDARD GREY GROUT
Ensuite 4	TILE-SILVIA WHITE 8X16	STANDARD GREY GROUT
MUDROOM	N/A	N/A
Kitchen Backsplash	N/A	

\*\* Refer to Construction Summary - STANDARD GROUT THROUGHOUT UNLESS SPECIFIED  
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

6. Trim Carpentry

Interior Doors	CARRARA SMOOTH ***SEE BELOW***
Interior Trim	As Per Construction Specifications
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

\*\* Refer to Construction Summary- \*\*\*DOUBLE DOORS AT DEN: #205-15 LITE FRENCH DOORS -FLAT CLEAR GLASS.  
\*\*\*MASTER ENSUITE WATER CLOSET DOOR: 1 LITE FRENCH DOOR WITH FROSTED GLASS

Initials: Yu



**Purchasers:** YU QIN NIE & WING FAI YIP
 **Property:** 11

**Telephone Res. / Bus:** /
 **Project:** Trinimont Developments Inc.

**Decor Advisor:** Ida Viola
 **Model and Elevation:** Maple 1 Elev A

**Lock Date:** 22-Mar-23
 22-Mar-23
 **Plan #:** 65M-4737

7. Other Flooring		
Main Hall	HARDWOOD - MIRAGE - RIO RED OAK EXCLUSIVE CASHMERE 5"	
Living Room	N/A	
Dining Room	HARDWOOD - MIRAGE - RIO RED OAK EXCLUSIVE CASHMERE 5"	
Family Room	GREAT RM - SEE BELOW	
Den / Library / Study	HARDWOOD - MIRAGE - RIO RED OAK EXCLUSIVE CASHMERE 5"	
Basement Landing(If Applies)	LAMINATE - LEXINGTON BRUSSELS OAK TL LW1316 PEFC	
Lower Landing (If Applies)	HARDWOOD - MIRAGE - RIO RED OAK EXCLUSIVE CASHMERE 5"	
Upper Landing	HARDWOOD - MIRAGE - RIO RED OAK EXCLUSIVE CASHMERE 5"	
Upper Hall	HARDWOOD - MIRAGE - RIO RED OAK EXCLUSIVE CASHMERE 5"	
Master Bedroom	LAMINATE - LEXINGTON BRUSSELS OAK TL LW1316 PEFC	
Bedroom #2	LAMINATE - LEXINGTON BRUSSELS OAK TL LW1316 PEFC	
Bedroom #3	LAMINATE - LEXINGTON BRUSSELS OAK TL LW1316 PEFC	
Bedroom #4	LAMINATE - LEXINGTON BRUSSELS OAK TL LW1316 PEFC	
Bedroom #5	N/A	
GREAT RM	HARDWOOD - MIRAGE - RIO RED OAK EXCLUSIVE CASHMERE 5"	
Underpad	Type	Area
	N/A	N/A

\*\* Refer to Construction Summary

**8. Railings and Pickets**

Railing Type
 V-GROOVE

Picket Type
 EUROLINE 0

Stringer / Riser
 AS PER CONSTRUCTION SPECIFICATIO

Treads
 AS PER CONSTRUCTION SPECIFICATIO

Red Oak Stairs with Semi Gloss Finish

Colour

MIRAGE RIO RED OAK

Colour

BLACK

Colour

MIRAGE RIO RED OAK

Colour

MIRAGE RIO RED OAK

☒ 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

Living Room
 N/A

Dining Room
 22 WARM GREY

Kitchen / Breakfast
 22 WARM GREY

Family Room
 GREAT RM - 22 WARM GREY

Powder Room
 22 WARM GREY

Laundry Room
 22 WARM GREY

Den/Library
 22 WARM GREY

Trim Paint-Semi Gloss
 BIRCH WHITE

Master Bedroom
 22 WARM GREY

Bedroom #2
 22 WARM GREY

Bedroom #3
 22 WARM GREY

Bedroom #4
 22 WARM GREY

Bedroom #5
 N/A

Master Ensuite
 22 WARM GREY

Ensuite Bath - Bedroom 2
 22 WARM GREY

Ensuite Bath - Bedroom 3
 22 WARM GREY

Ensuite Bath - Bedroom 4
 22 WARM GREY

Basement LandingArea
 22 WARM GREY

Smooth Ceilings First Floor
 ☒ Yes
 ☐ No

\*\* Refer to Construction Summary \*\*\*SMOOTH CEILINGS AT 1ST FLOOR ONLY\*\*\*

Initials:
 





Purchasers: YU QIN NIE & WING FAI YIP

Property: 11

Telephone Res. / Bus: /

Project: Trinimont Developments Inc.

Decor Advisor: Ida Viola

Model and Elevation: Maple 1 Elev A

Lock Date: 22-Mar-23

22-Mar-23

Plan #: 65M-4737

## 10. Plaster Mouldings and Medallions

Entrance Vestibule	N/A		Kitchen/Breakfast	N/A	
Main Hall	N/A		Den/Library	N/A	
Living Room	N/A		Lower Landing	N/A	
Dining Room	N/A				
Family Room	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	
<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	
Fireplace Type						As Per Construction Specifications			
Mantle Type						MANTLE M2-STANDARD			
Colour / Stain						AS PER CONSTRUCTION SPECIFICATIONS			
Surround						GRIGIO CARNICO			
Hearth						N/A			

\*\* Refer to Construction Summary - OTHER ROOM REFERS TO "GREAT RM"

## 12. Heating and Air Conditioning

Air Conditioning	N/A		Gas Provisions Stove	YES
Gas Provisions Dryer	N/A		Gas Provisions Barbecue	N/A
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	STANDARD WHITE TEMP.		Below Kitchen Cabinet Light	<input type="radio"/> Yes <input checked="" type="radio"/> No
Appliances	Built in Cooktop	Built in Oven	Gas Stove	Microwave
	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input checked="" type="radio"/> Yes <input 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

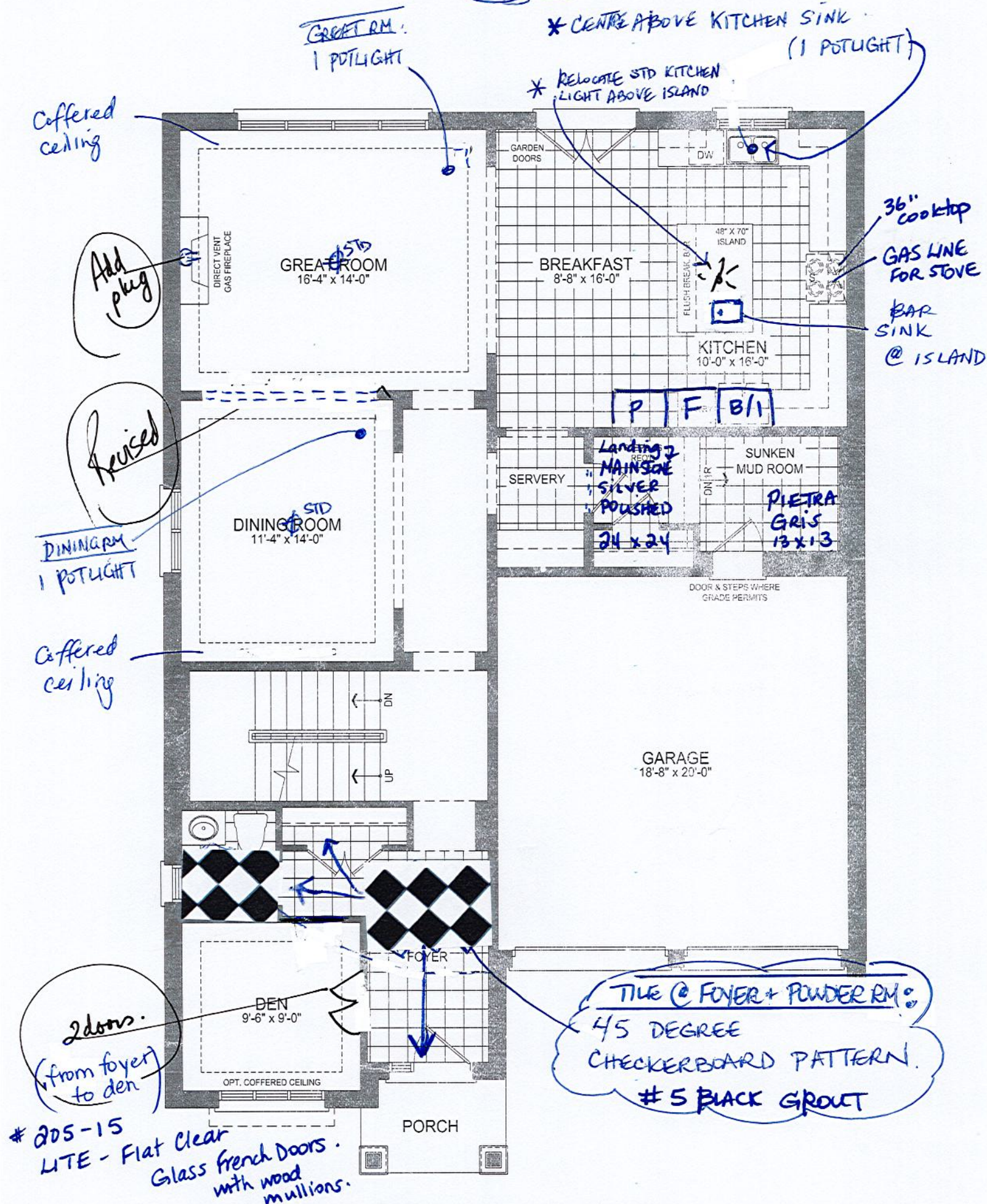
## Disclaimers and Notes

- 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: March 22/23 Signature: \_\_\_\_\_ Date: \_\_\_\_\_



LOT 11 TRINIMONT



MAPLE 1

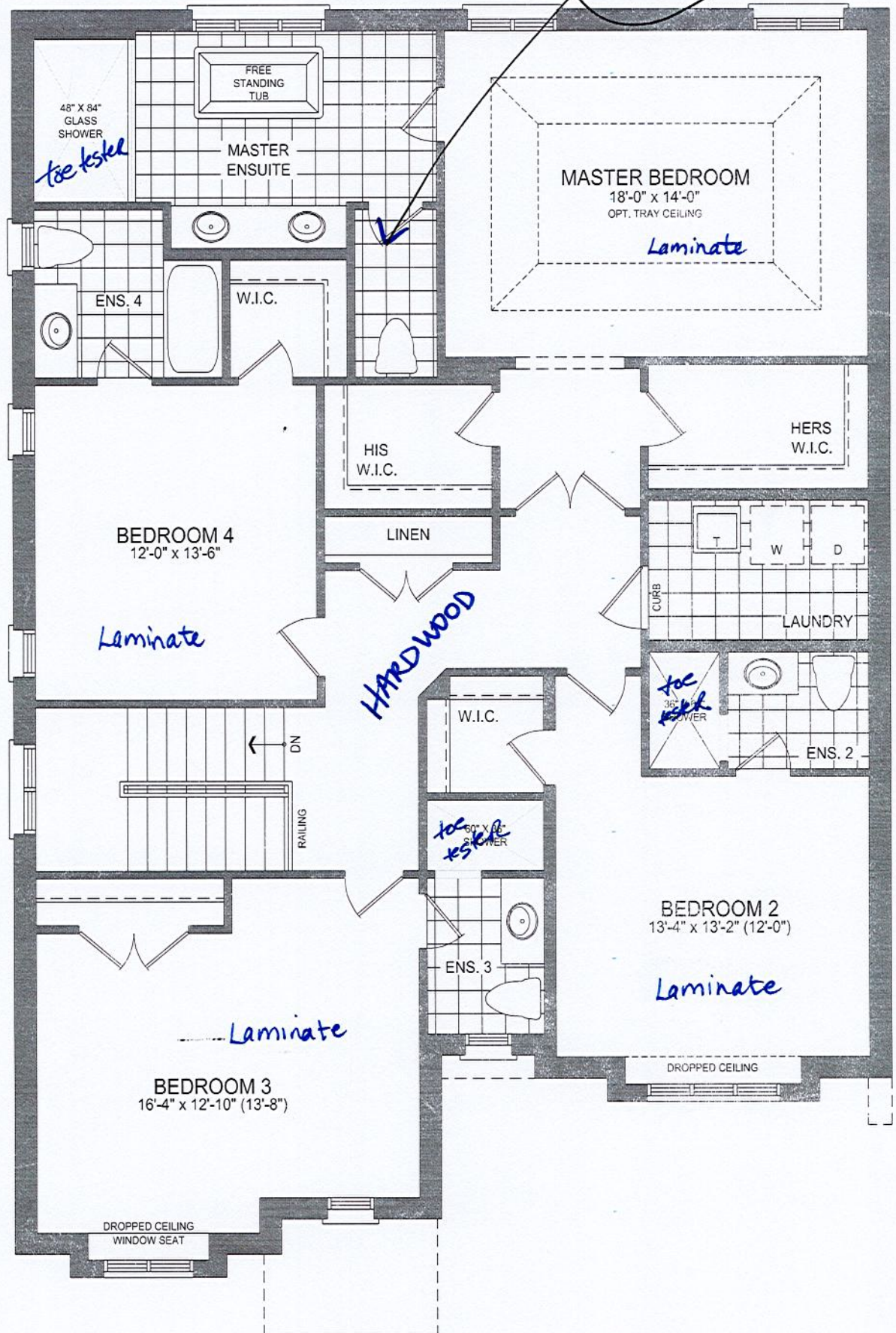




LOT 11 TRINIMONT

Frosted glass door

1 LITE FRENCH DOOR  
FROSTED GLASS



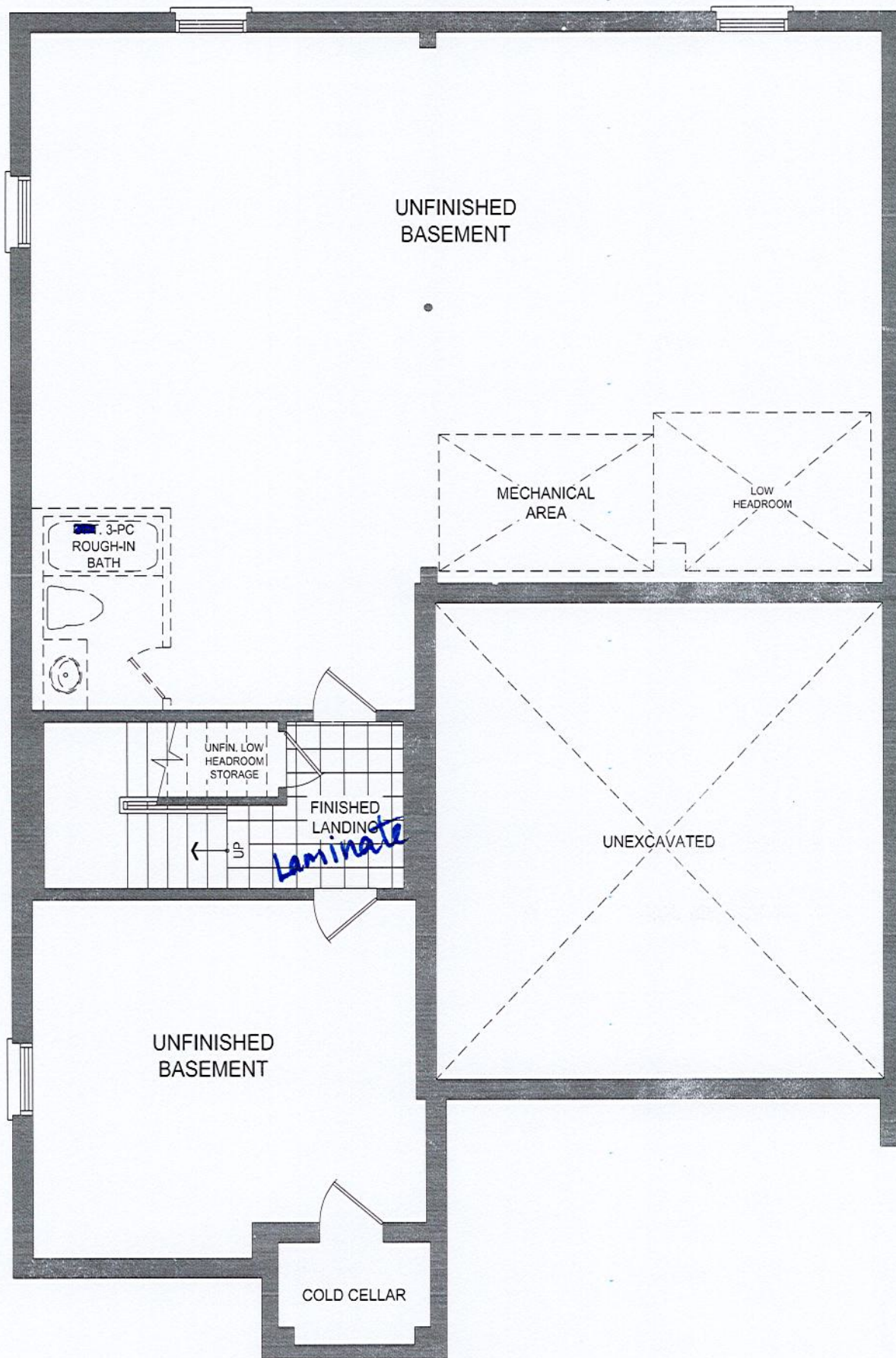
45-1 SECOND FLOOR PLAN EL. A - 9' CEILING

MAPLE 1





LOT 11 TRINIMONT



45-1 BASEMENT PLAN EL. A

MAPLE 1.



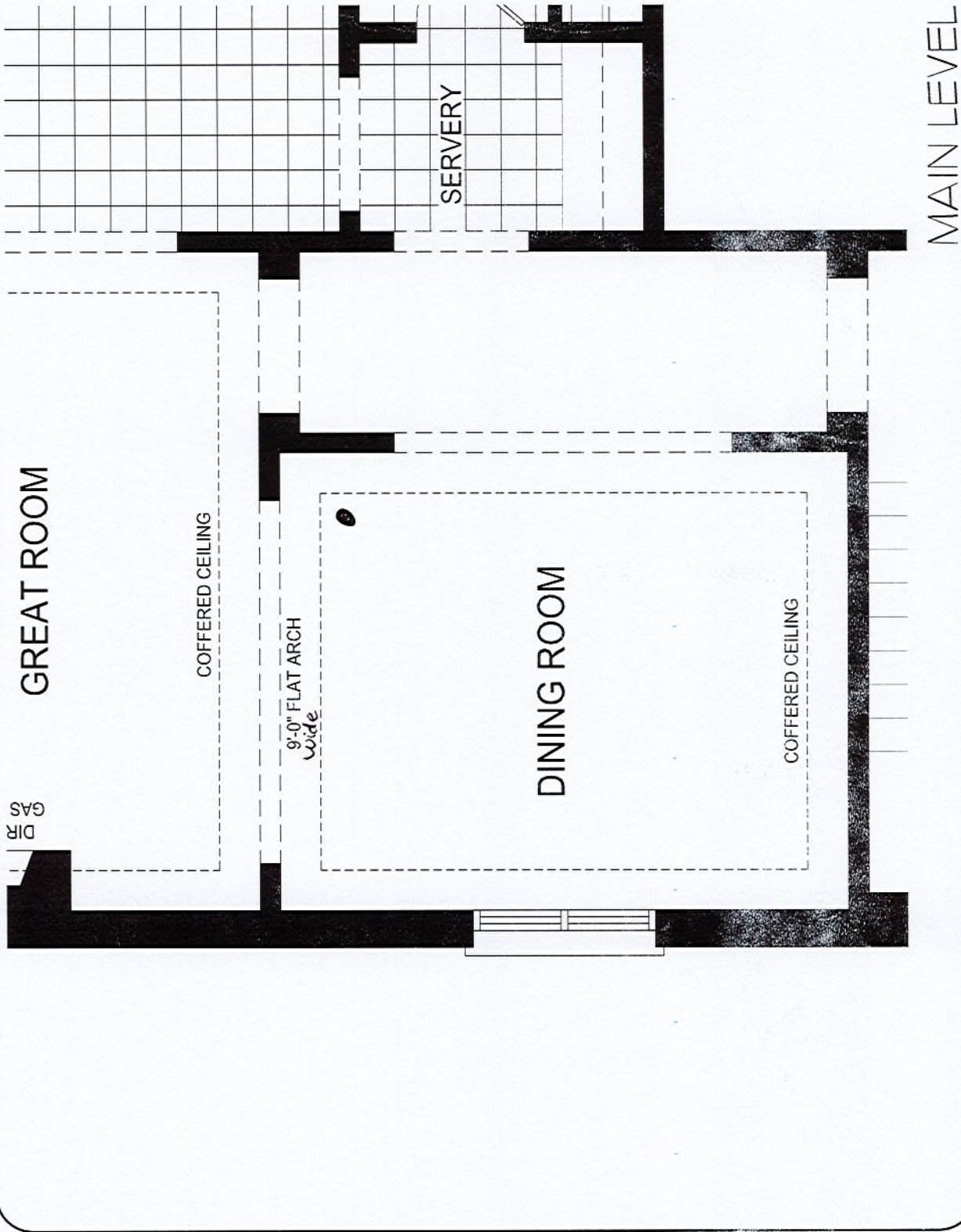


LOT 11  
TRINIMONT DEV. INC.  
RED OAKS ON BAYVIEW  
RICHMOND HILL

MAPLE 1  
ELEVATION A

REVISIONS:

- 1. ADD COFFERED  
CEILINGS TO DINING  
ROOM AND GREAT,  
ROOM.
- 2. ADD 9 FOOT <sup>wide</sup> ARCHWAY  
BETWEEN FAMILY ROOM  
AND DINING ROOM.



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  
1/8"

N.T.S.  
PAGE No.  
2 OF 2

TRINITY POINT



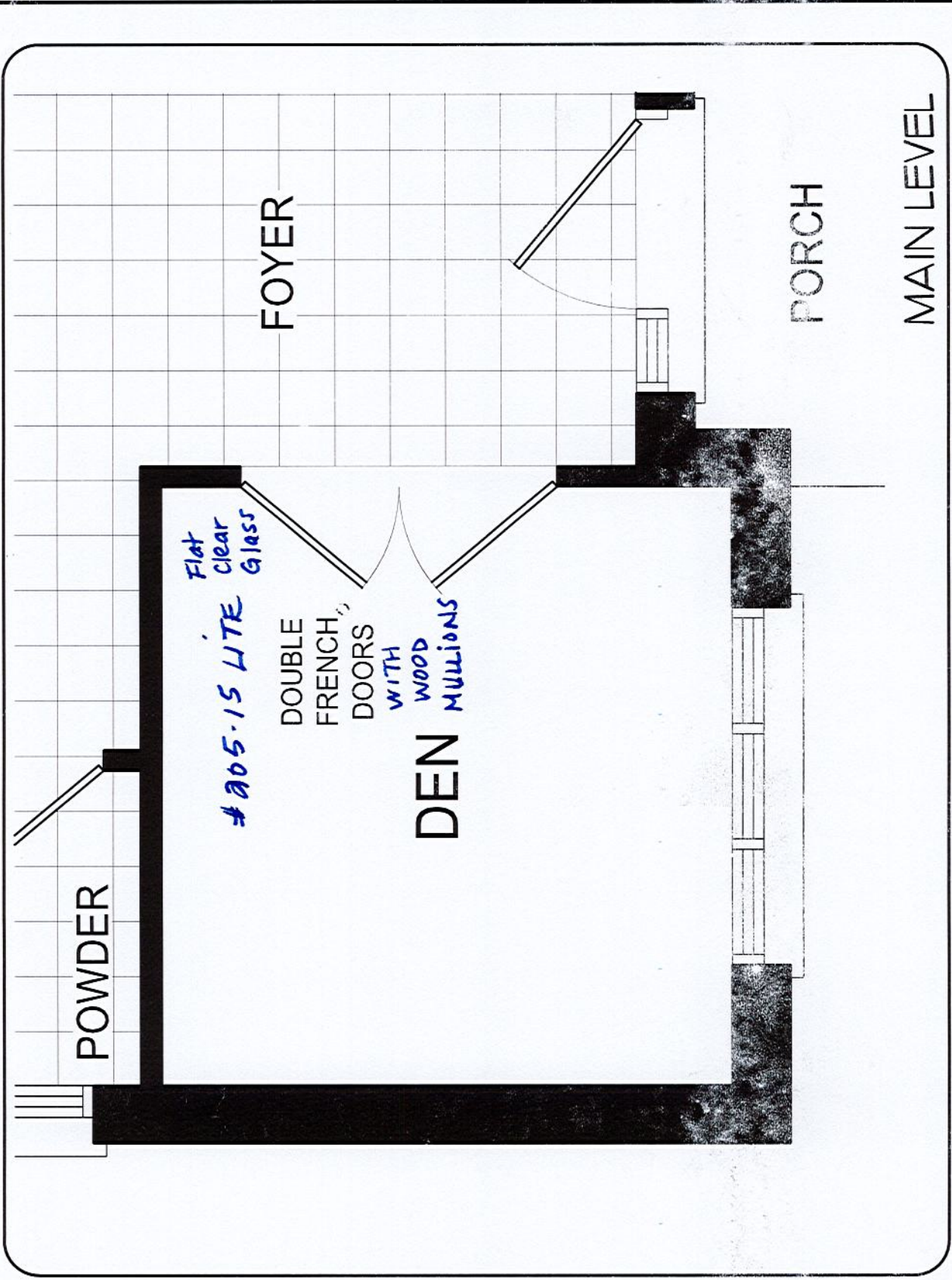
LOT 11  
TRINIMONT DEV. INC.  
RED OAKS ON BAYVIEW  
RICHMOND HILL

MAPLE 1  
ELEVATION A

REVISIONS:  

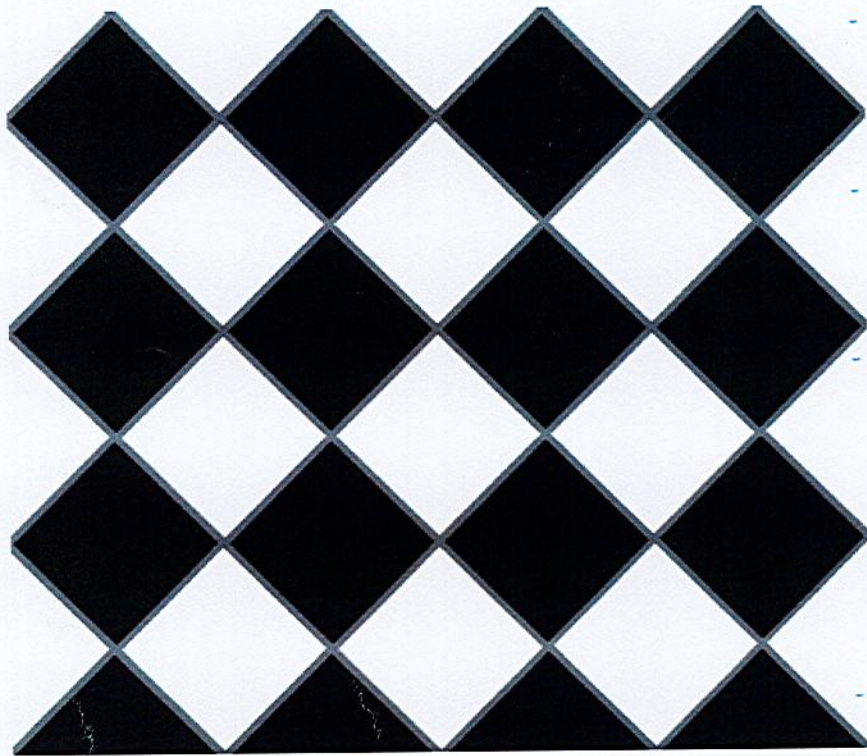
1. REMOVE SINGLE DOOR  
AND ADD DOUBLE  
FRENCH DOORS FROM  
FOYER TO DEN.

24





LOT 11 TRINIMONT



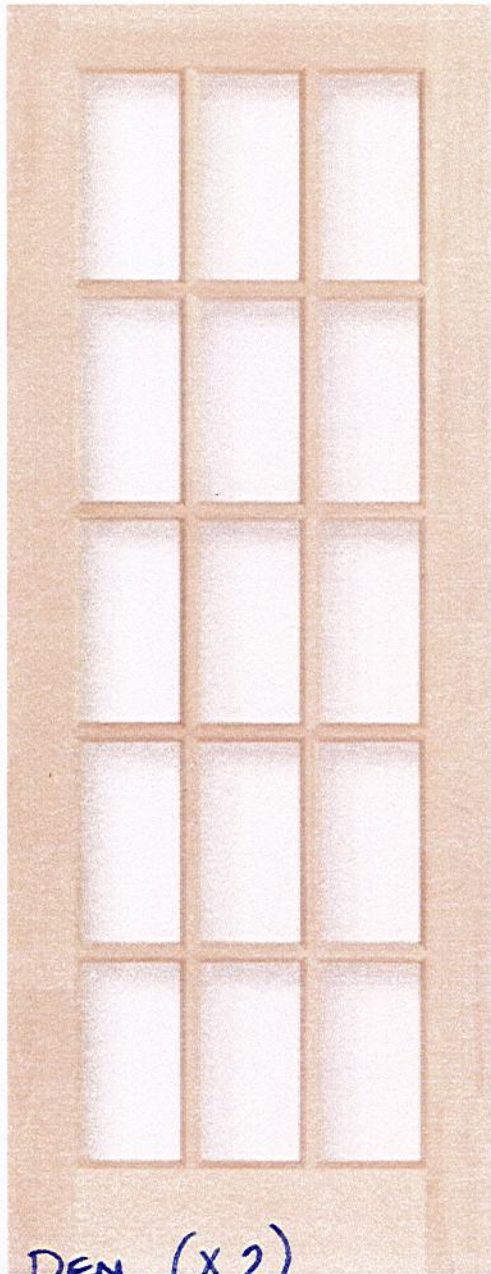
45 DEGREE  
CHECKERBOARD  
PATTERN.  
# 5 BLACK GROUT

- FOYER
- POWDER RM.

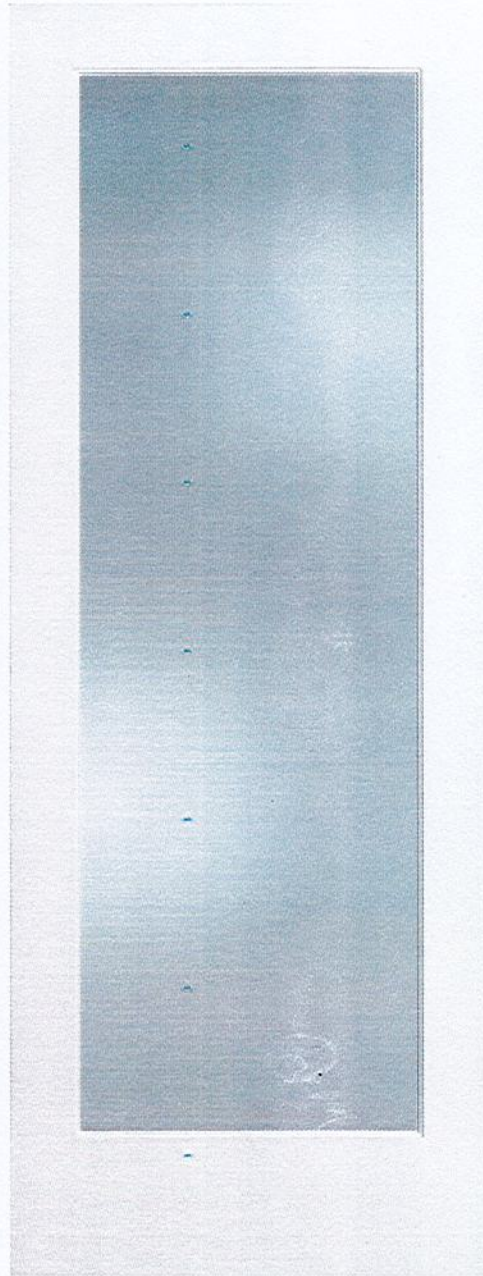




LOT 11 TRINIMONT.



DEN (x 2)  
French Doors  
with wood mullions  
# 205-15 LITE  
FLAT CLEAR GLASS



Master Ensuite- Water Closet.  
1 LITE FRENCH DOOR  
(FROSTED GLASS)



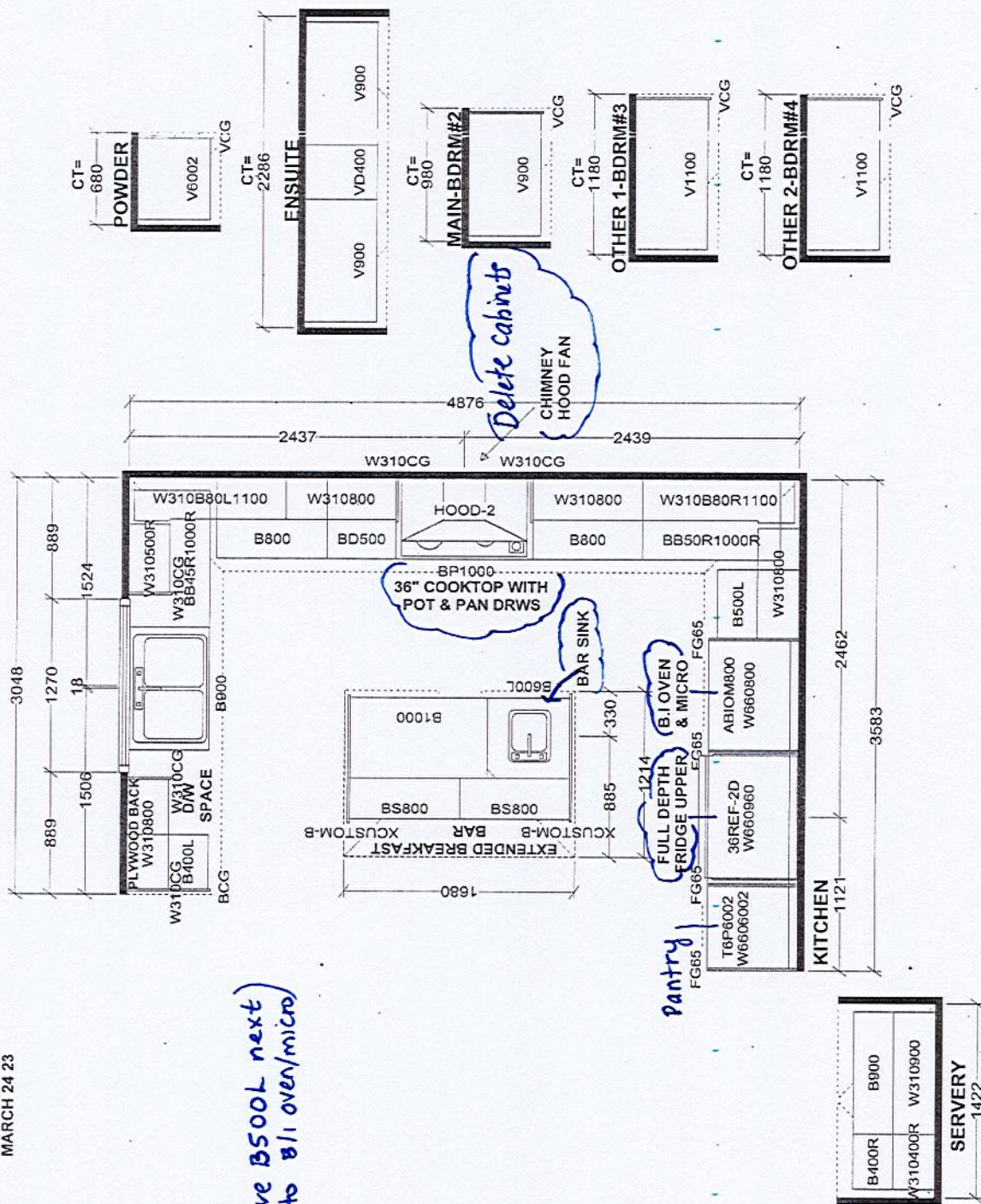


LOT 11 TRINIMONT

\*BAR SINK @ END OF ISLAND.

FILE NAME: TRINIMONT LOT 11 MARCH 24 23  
BIANCA  
MARCH 24 23

## PROTOTYPE FOR EXTRAS



**W WIDTH** \_\_\_\_\_ **W CNT** \_\_\_\_\_

**FLOOR HIGHT** \_\_\_\_\_ **DOOR HIGHT** \_\_\_\_\_

**1ST CENT** \_\_\_\_\_ **2X4** \_\_\_\_\_ **VENT BOX COVER** \_\_\_\_\_

**J #** \_\_\_\_\_

**JOB NUMBER:** \_\_\_\_\_

**BUILDER:** TRINITY POINT DEV.

**SITE:** TRINIMONT DEV., Richmond Hill

**MODEL:** 45-1X MAPLE 1 EL A

**LOT #:** 11

**DESIGNER:** KS

**DATE:** OCT 25/21



NA36N7755TS

36" Gas Cooktop

Stainless Steel  
(Shown)



Black Stainless Steel



#### Features

- Bluetooth Connected to Hood
- WiFi Connectivity
- Powerful Cooktop
  - Right Front: 13K BTU
  - Left Front: 9.5K BTU
  - Right Rear: 5K BTU
  - Left Rear: 9.5K BTU
  - Center: Dual, 22K BTU (Oval)
- Cast Iron 3-Piece Grates
- Sealed Burners
- Burner On/Off Monitoring

#### Convenience

- Wok Grate
- Dishwasher Safe Grates
- LP Conversion Kit



22K True Dual Power Burner



Cast Iron Griddle

#### Signature Features

##### 22K BTU True Dual Power Burner

- Two independent burners offer intense heat and precise control to quickly boil water or temper chocolate.

##### LED Illuminated Backlit Knobs

- Visually lets you know your cooktop is on, even at a distance.

##### Cast Iron Griddle

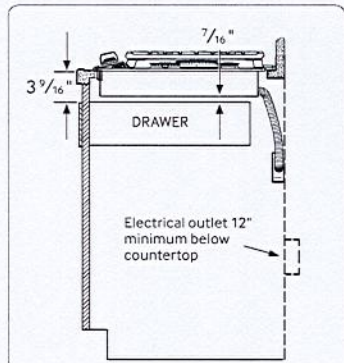
- Cook breakfast foods, grill sandwiches, or sauté vegetables on the griddle.

**SAMSUNG**



### Installing Your Cooktop

Can be installed over a single oven.

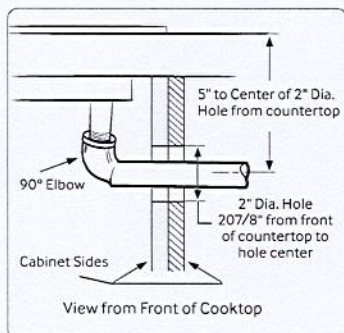
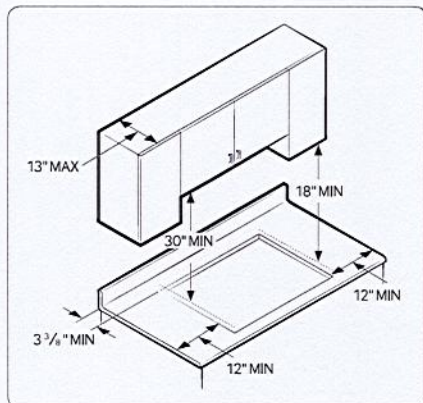


All horizontal clearances must be maintained for a minimum of 18" above the cooking surface.

Allow 7/16" minimum vertical clearance from the cooktop bottom (or 39/16") minimum depth from the countertop) to any combustible surfaces, including the upper edge of a drawer installed below the cooktop.

See built-in oven installation for complete installation instructions.

Maintain the following minimum clearance dimensions.



### Total Power (BTU)

- 59K

### Power Source

- 120V/60Hz

### Gas Cooktop (BTU)

- Right Front: 13K
- Left Front: 9.5K
- Right Rear: 5K Simmer
- Left Rear: 9.5K
- Center: 22K (Dual)

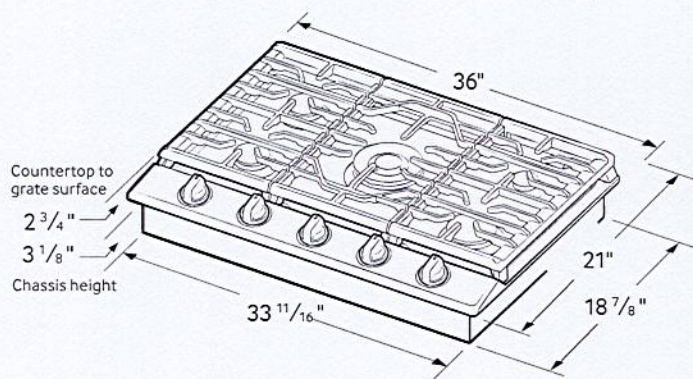
### Warranty

One (1) Year All Parts and Labour

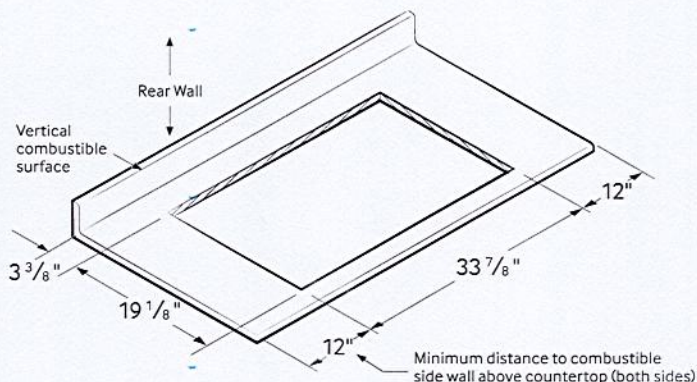
### Dimensions

#### Cooktop Dimensions

Refer to installation manual for more details.



#### Cut-out Dimensions of Countertop



COLOUR	MODEL #	UPC CODE
Stainless Steel	NA36N7755TS	887276183572

PLEASE VISIT [SAMSUNG.COM](http://SAMSUNG.COM) FOR OUR LATEST UPDATES.

Actual colour may vary. Design, specifications, and colour availability are subject to change without notice.

Non-metric weights and measurements are approximate.

© 2016 Samsung Electronics Canada Inc. All rights reserved. Samsung is a registered trademark of Samsung Electronics Co., Ltd., used with permission.

SAMSUNG



LWC3063\_

Combi Wall Oven

1.7 cu.ft. Microwave (Speed Oven)  
Infrared Heating™  
4.7 cu.ft. Oven  
Crisp Convection  
Self+EasyClean  
SmartThinQ® Technology



SmartThinQ®

Enjoy new ways to control your home with LG smart appliances

- Start or stop your Oven remotely
- Set your Monitor Status from your smartphone
- Works with the LG SmartThinQ® app



SUMMARY

Total Oven Capacity (cu. ft.)	6.4 (Upper & Lower)
Colors	Stainless Steel / Black Stainless Steel
UPPER OVEN FEATURES	
Capacity (cu.ft)	1.7
Interior(Cavity) - Upper MW0 / Lower Oven	Stainless / Enamel Coating
Microwave Power output	950W
Microwave mode power consumption	1650W
Convection Bake mode power consumption	1550W
Broil mode power consumption	1650W
Convection Element (W)	1500W (Sheath heater)
Broil Upper Element (W)	1200W + 700W (Miraclon heater) + 500W (Infrared Heating™)
Broil Lower Element (W)	375W (Miraclon heater)
Microwave	Yes
Convection Bake	Yes
Broil	Yes
Speed cook	Yes (TurboCook™)
- # of Defrost (4 Menu)	Meat / Poultry / Fish / Bread
- # of Sensor cook (9 Menu)	Beverage / Casserole / Chicken / Pasta / Pizza / Plate of food / Rice / Soup / Vegetable
- # of Auto cook (28 Menu)	Bacon (regular sliced) / Bagels (frozen) / Baked potatoes (7-9oz/ea) / Brownie / Cod filets (1 lb) / Corn dog (frozen) / Fresh vegetable / Frozen chicken wings / Frozen fries / Frozen chicken nuggets / Frozen pizza (regular crust) / Frozen soft pretzels / Frozen vegetable / Garlic bread (sliced, frozen) / Hamburger (1/2" thick) / Lamb chops (1/2" thick, 6-7oz) / Meat loaf (9" X 5") / Nachos / Oatmeal / Pork chops (1/2" thick, 6-7oz) / Quinoa / Rib eye steak (1" thick 14-15oz) / Rice / Salmon steak (1" thick) / Sausage / Sirloin steak (1" thick, 18-21oz) / Tenderloin / Vegetable-canned
- # of Soften (4 Menu)	Butter / Margarine / Cream Cheese / Ice Cream / Frozen Juice
- # of Melt (5 Menu)	Butter / Caramel / Cheese / Chocolate / Marshmallow
LOWER OVEN FEATURES	
Capacity (cu.ft)	4.7
EasyClean®	Yes
Self Clean	Yes (3,4,5 hours)
Variable cleaning time	Yes (3,4,5 hours)
Variable broil	Yes (Full,Center / High,Med,Low)
Broil element	2,500 watts inner / 1,500 watts outer
Bake element	2,500 watts
Bake element type	Hidden (8 pass)
# of rack position	5
12 hrs. shut-off	Yes
- # of light	3 (Halogen Lamp - 3 dimension lighting)
Convection conversion	Yes
-Convection element	Yes (2,000 watts Sheath heater)
Convection System/Mode/Cooking System	Conventional
Convection Fan	Dual Speed (High/Low)
Oven Cooking mode	Conv.Bake / Conv.Roast / Bake / Broil / Steam Bake / Steam Roast / Probe / more mode (Favorite/Warm/Proof)
Oven Control Features	Glass Touch (SmoothTouch™)
Door Lock	Yes

CONTROL

Oven Control Type	Glass Touch (SmoothTouch™)
Display	White VFD
Language	English / Spanish / French
Smart Function	Wi-Fi / Smart Buzzer
Clock	12 hr or 24 hr (option)
Kitchen Timer	Yes
Timed Cook	Yes
Temperature Unit of Measure	Fahrenheit / Celsius
Cooking Complete Reminder Volume	Beeper (1. Loud, 2. Low, 3. Mute)
APPEARANCE	
Available Colors	Stainless Steel / Black Stainless Steel
Handle/Knobs	Stainless Steel Finish (Aluminum) Black Stainless Steel Finish (Aluminum)
Oven Door Feature	WideView™ Window
Scratch-Resistant	Yes
PrintProof™ Finish	Yes (Only Black Stainless Steel)

SmartThinQ® SMART FEATURES

SmartDiagnosis™	Yes
Wi-Fi Connectivity	Yes
Works with	Google Assistant and Amazon Alexa
SmartThinQ® with Inniti and SideChef	Yes

DIMENSIONS/CLEARANCES/WEIGHT

Shipping Weight (lbs)	244 lbs
Product Weight (lbs)	194 lbs
Product (W x H x D)	29 3/4" x 43 13/16" x 24 1/2"
Cut-out (W x H x D)	28 1/2" x 43 8/19" x 23 1/2"
Overall Depth (in) - including handle	26 7/8"
Actual Depth with Door Open (Upper) (in):	37.1"
Actual Depth with Door Open (Lower) (in):	45.7"
Oven Interior Dimensions (Upper) (in) (W x H x D)	20 8/11" x 8 9/25" x 17 5/13"
Oven Interior Dimensions (Lower) (in) (W x H x D)	24 1/2" x 17 5/8" x 18 7/8"
Carton Dimensions (in) (W x H x D)	33" x 30" x 50"

POWER/RATINGS

Amp at 240V	32.5A
kW at 240V	7.8kW
Requirements	120 / 240 VAC, 120 / 208 VAC

ACCESSORIES

Glass Tray(Upper)	Yes
Metal Tray(Upper)	Yes
Rack(Upper)	Yes
Broiler pan & Grid	Yes
Gliding Rack	1
Heavy Duty Rack	2
Meat probe	Yes
Scouring Pad	Yes

WARRANTY

Parts & Labor	1 Year
---------------	--------

UPC CODES

LWC3063ST (Stainless Steel)	048231339810
<del>LWC3063BL (Black Stainless Steel)</del>	<del>048231339811</del>



# LWC3063\_

## Combi Wall Oven

PAGE 4 OF 4

## ELECTRICAL CONNECTIONS

### QUICK INSTALL & CLEARANCES

For full installation directions/clearances please refer to the corresponding User Manual and Installation Guide.

## DIMENSIONS / CLEARANCES / WEIGHT

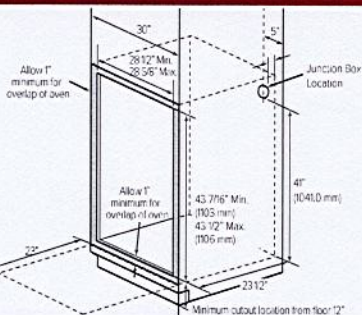
Product Dimensions (in) (W x H x D)	29 3/4" x 43 13/16" x 24 1/2"
Cut-out (W x H x D)	28 1/2" x 43 8/19" x 23 1/2"
Overall Depth (in) - including handle	26 7/8"
Actual Depth with Door Open (Upper) (in):	37.1"
Actual Depth with Door Open (Lower) (in):	45.7"
Oven Interior Dimensions (Upper) (in) (W x H x D)	20 8/11" x 8 9/25" x 17 5/13"
Oven Interior Dimensions (Lower) (in) (W x H x D)	24 1/2" x 17 5/8" x 18 7/8"
Carton Dimensions (in) (W x H x D)	33" x 30" x 50"
<b>POWER RATINGS</b>	
Amp at 240V	32.5A
kW at 240V	7.8kW
Requirements	120 / 240 VAC, 120 / 208 VAC

## INSTALLATION REQUIREMENTS

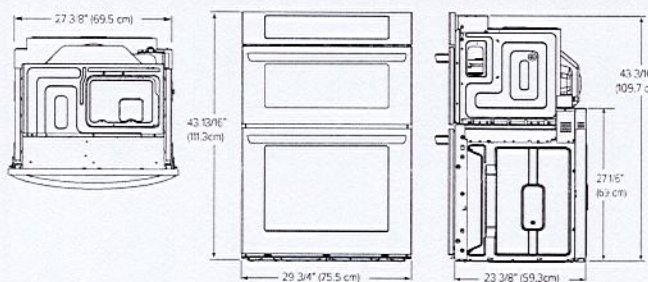
- The cabinet base platform must be able to support 202 lbs (91.65 kg) for a Microwave Combination Wall Oven. If the cabinet does not have a solid bottom, two braces or runners must be installed level with the bottom of the cutout to support the weight of the oven. Make sure the base is level and the front of the cabinet is square. If the cabinet base is not level, the oven racks will tend to slide out when opening the door.
- If marks, blemishes or the cutout opening are visible above the installed oven, it may be necessary to add wood shims under the runners and front trim until the marks or opening are covered.
- If the cabinet does not have a front frame and the sides are less than 3/4" (1.9 cm) thick, shim both sides equally to establish the cutout width.
- The junction box must be flush with the rear wall of the cabinet as shown below.
- Allow at least a 23" clearance for the door depth when it is open.
- Kitchen cabinets in contact with the oven must be heat resistant up to 194°F (90°C), and fronts of nearby units up to at least 158°F (70°C).

## CUTOUT DIMENSIONS

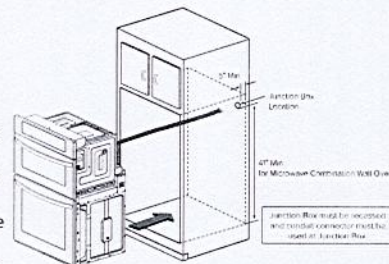
- Cabinet Width: 30" (762 mm)
- Recommended Minimum Cutout Location from Floor: 12" (304.8 mm)
- Cutout Depth: 23 1/2" Min. (596.9 mm)
- Cutout Width: 28 1/2" Min. (723.9 mm)  
28 5/8" Max. (727 mm)
- Cutout Height: 43 7/16" Min. (1103 mm)  
43 1/2" Max. (1106 mm)



## PRODUCT DIMENSIONS

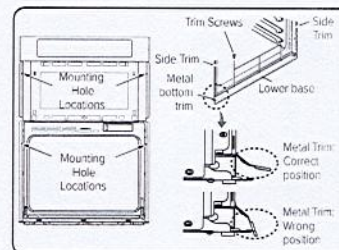


- Be sure the wall oven is installed and grounded properly by a qualified installer or service technician.
- This wall oven must be electrically grounded in accordance with local codes or, in their absence, with the National Electrical Code ANSI/NFPA No.70- latest edition in United States, or with CSA Standard C22.1-1982 and C22.2 No.01982 (or latest edition), Canadian Electrical Code, Part 1, and all local codes and ordinances.
- This wall oven must be supplied with the proper voltage and frequency, and connected to an individual, properly grounded branch circuit, protected by a circuit breaker or fuse. For the circuit breaker or fuse required by this model, see the rating plate to find the wattage consumption and refer to the table below to get the circuit breaker or fuse amperage.
- A Microwave Combination Wall Oven can consume up to 7,800 W at 240 VAC. A 50 Amp circuit breaker with wire gauge #8 AWG must be used.
- Do Not ground to a gas pipe.
- Do Not have a fuse in the neutral or grounding circuit.
- A U.L.-listed conduit connector must be provided at the junction box.
- Prepare the electrical connection as follows:**
  - Turn off the circuit breaker or remove fuses to the oven branch circuit.
  - With the oven positioned directly in front of the cabinet opening, connect the flexible conduit to the electrical junction box as shown below. Position the conduit in such a manner that it will lie on top of the oven in a natural loop when the oven is installed.
  - If local codes permit connection of the frame grounding conductor to the neutral(white) wire, follow the instructions for a 3-wire circuit connection.
  - If used in mobile homes or new construction, or a recreational vehicle, or local codes do not permit connection of the frame grounding conductor to the neutral(white) wire, follow the instructions for a 4-wire circuit connection.



## INSTALL THE OVEN

- Install the oven into the cabinet as follows:**
  - Slide the oven into the opening.
    - Loop (do not tie) a 36" (91 cm) string around the conduit before the oven is slid into place. Lay the string over the top of the oven and use it to keep the conduit from falling behind the oven.
    - Lift oven into cabinet cutout using the oven opening as a grip. Carefully push against the oven front frame. Do not push against outside edges.
    - While sliding the oven back, pull the string so that the conduit lies on the top of the oven in a natural loop.
    - When you are sure the conduit is out of the way, slide the oven 3/4 way back into the opening. Remove the string by pulling on one end of the loop.
  - Secure the oven.
    - Using the mounting holes on the oven side trim as a guide, drill pilot holes for screws provided. (For securing the Combi Oven, use a minimum of 4 screws, one on each side in both the upper and lower ovens.)
    - Secure the oven to the cabinet with screws provided. If the cabinet is particle board, you must use 3/4" particle board screws. These may be purchased at any hardware store.
- Install the metal bottom trim.
  - Place the metal bottom trim centered over the pre-drilled mounting holes on the lower base.
  - Using 3 screws provided, secure the bottom trim to the bottom edge of the cabinet.
- Reinstall the oven door.





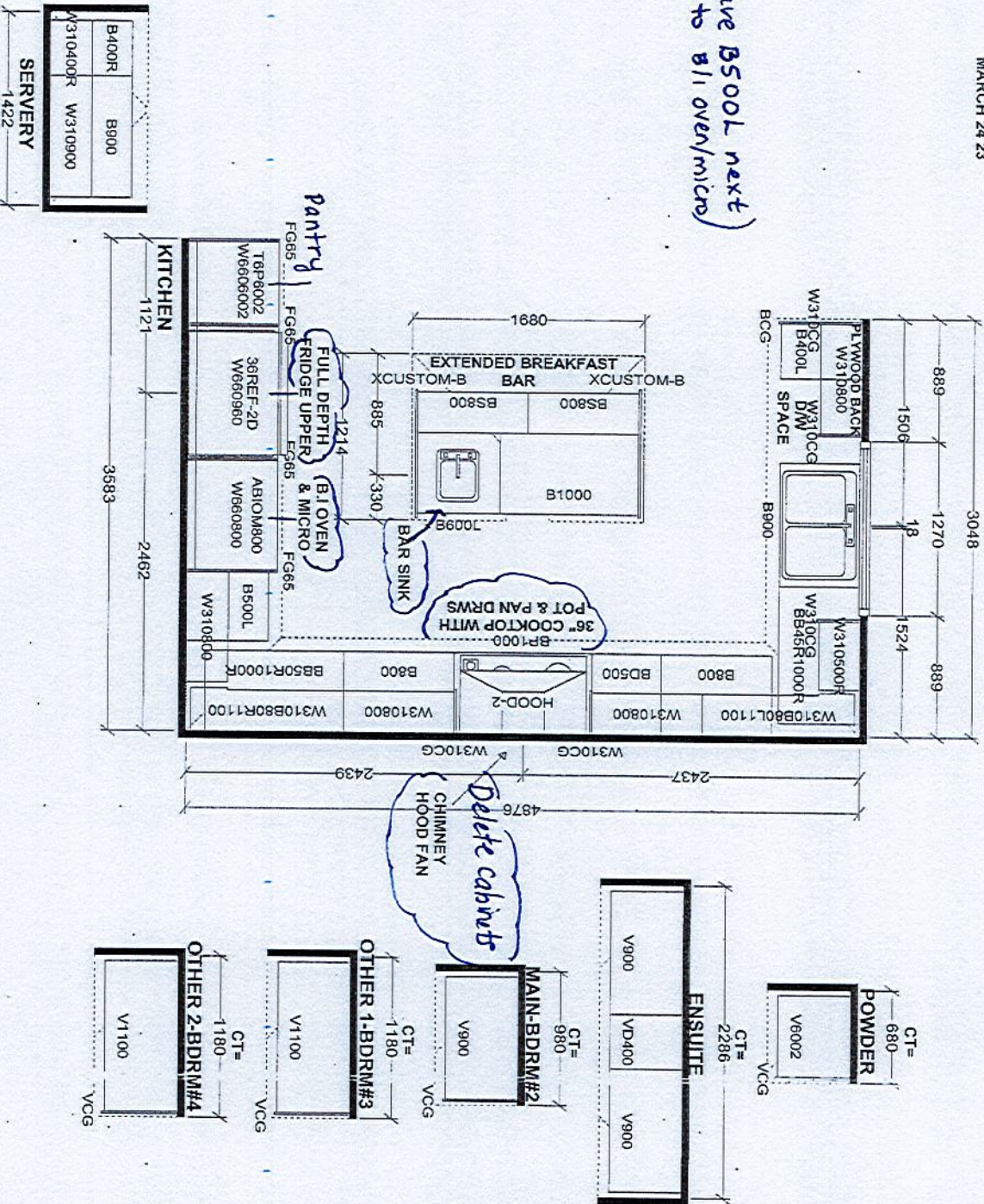
LOT 11 TRINIMONT

FILE NAME: TRINIMONT LOT 11 MARCH 24 23  
BIANCA  
MARCH 24 23

PROTOTYPE FOR EXTRAS

THIS LAYOUT CONTAINS EXTRAS  
THAT ARE NOT PART OF CONTRACT

- \* DELETE CABINETS ABOVE STOVE
- \* 36" COOKTOP WITH POT/PAN
- \* B/LI OVEN/MICRO TOWER.
- \* SHIFT FRIDGE / SHIFT PANTRY (leave BS00L next to B/LI oven/micro)
- \* BAR SINK @ END OF ISLAND.



**Selba Industries**

W WIDTH \_\_\_\_\_ W HIGHT \_\_\_\_\_ W CNT \_\_\_\_\_ W CNT \_\_\_\_\_

FLOOR HIGHT \_\_\_\_\_ DOOR HIGHT \_\_\_\_\_

ST CENT \_\_\_\_\_ 2X4 \_\_\_\_\_ VENT BOX COVER \_\_\_\_\_

DESIGNER: KS  
DATE: OCT 29 21

J# \_\_\_\_\_

BUILDER: TRINITY POINT DEV.  
SITE: TRINIMONT DEV., RICHMOND HILL  
MODEL: 45-1X MAPLE 1 ELA  
LOT #: 11

LOT 11 TRINIMONT