

CONSTRUCTION SUMMARY

Red Oaks on Bayview - Trinimont Developments Inc.

PURCHASER: HUAN JIANG

RECEIVED

MAR 29 2023

TEL:

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
94 / 1	65M-4737	Birch 2 Elev C		

CABINETRY ACCESSORIES

1 - KITCHEN CABINETRY UPPER - FULL DEPTH ABOVE FRIDGE - WITH GABLES - 600MM - PRICE IS EACH - STANDARD CABINETRY 10Aug22 Note:	
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CONSTRUCTION

1 - Purchaser has selected 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. 31Jan23 Note:	
1 - SMOOTH CEILINGS ON 2ND FLOOR - DET 10Aug22 Note:	
1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - DET 10Aug22 Note:	
1 - ADD BASEMENT WALK-UP 10Aug22 Note:	

COUNTER TOP

1 - UPGRADE COUNTER TOP - KITCHEN 28Mar23 Note:	
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ELECTRICAL

4 - POT LIGHT - LED - SECOND FLOOR INSTALLATION - SEE SKETCH FOR APPROXIMATE LOCATION UPPER HALL - 4 POTLIGHTS ON 1 SWITCH 10Aug22 Note: ***STANDARD UPPER HALL LIGHT BY STAIRCASE TO REMAIN ON A SEPARATE SWITCH.	
7 - POT LIGHT - LED - SECOND FLOOR INSTALLATION - SEE SKETCH FOR APPROXIMATE LOCATION. MASTER BEDROOM - 7 POTLIGHTS ON 1 SWITCH ***STANDARD LIGHT TO REMAIN INSTALLED CENTERED ON A SEPARATE SWITCH. 10Aug22 Note:	
6 - POT LIGHT - LED - FIRST FLOOR INSTALLATION DINING RM - 6 POTLIGHTS ON 1 SWITCH. ***STANDARD LIGHT TO REMAIN CENTERED ON A SEPARATE SWITCH. 10Aug22 Note:	
5 - POT LIGHT - LED - FIRST FLOOR INSTALLATION MAIN HALL - 5 POTLIGHTS ON 1 SWITCH ***DELETE STANDARD REGULAR VOLTAGE LIGHTS AT MAIN HALL*** 10Aug22 Note:	
6 - POT LIGHT - LED - FIRST FLOOR INSTALLATION GREAT RM - 6 POTLIGHTS ON 1 SWITCH. ***STANDARD LIGHT TO REMAIN CENTERED ON A SEPARATE SWITCH. 10Aug22 Note:	

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LOT / PHASE 94 / 1	REG. PLAN # 65M-4737	HOUSE TYPE Birch 2 Elev C		
7 - POT LIGHT - LED - FIRST FLOOR INSTALLATION				
KITCHEN / BREAKFAST - 7 POTLIGHTS ON 1 SWITCH *SEE SKETCH FOR APPROXIMATE LOCATIONS.				
(STANDARD LIGHT TO BE RELOCATED ABOVE KITCHEN ISLAND - SEPARATE SWITCH)				
10Aug22 Note:				
1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE				
GREAT RM				
10Aug22 Note:				
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND				
10Aug22 Note:				

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	
28Mar23 Note:	
1 - HARDWOOD - GROUP B SERIES 5 INCH - UPPER HALL	
28Mar23 Note:	

PLUMBING

1 - WATER LINE FOR FRIDGE - ROUGH-IN ONLY	
10Aug22 Note:	

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER PER PE DATED JUNE 15/22.	
10Aug22 Note:	

STAIRS AND RAILINGS

1 - EUROLINE 1 BLACK PICKETS	
28Mar23 Note:	
2 - STAINED STAIRS – STANDARD STAIRCASE - PRICE IS PER SET	
28Mar23 Note:	
1 - V GROOVE HANDRAIL	
28Mar23 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 Ten	
Worksheet Note:	
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 10 - Tohoe	
Worksheet Note:	
2nd Choice: Exterior Colour Scheme 7 - Royal Grey	
Worksheet Note:	

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This Document is Extremely Time Sensitive - Printed 28 Mar 23 at 11:04

Purchaser:HUAN JIANG

Property: 94

Telephone Res. / Bus: /

Project: Trinimont Developments Inc.

Decor Advisor: Ida Viola

Model and Elevation: Birch 2 Elev C

Lock Date: 28-Mar-23

28-Mar-23

Plan #: 65M-4737

Layout Changes: ☒ Yes ☐ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	DORAL K38 RIVERSIDE	467SA
Laundry Room	N/A (TUB ON LEGS)	N/A
Powder Room	DORAL H3078 HACIENDA WHITE	468SA
Master Ensuite Bathroom	DORAL H3078 HACIENDA WHITE	468SA
Ensuite Bath - Bedroom 2/3	DORAL H3078 HACIENDA WHITE	468SA
Ensuite Bath - Bedroom 4	DORAL H3078 HACIENDA WHITE	468SA

Appliances:

Built In Appliances ☐ Yes ☒ No

Dishwasher Cabinet

☐ Closed ☒ Open

41" Upper Cabinets ☒ Yes ☐ No

Please NOTE: Standard Cabinet Height is 30"

Stove Opening

Standard

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-MISTRAL	#360 EDGE
Laundry Room	N/A	
Powder Room	LAMINATE-PALOMA POLAR 6698-46	
Master Ensuite Bathroom	LAMINATE-PALOMA POLAR 6698-46	
Ensuite Bath - Bedroom 2/3	LAMINATE-PALOMA POLAR 6698-46	
Ensuite Bath - Bedroom 4	LAMINATE-PALOMA POLAR 6698-46	

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3. Ceramic Flooring

Entrance Vestibule

TILE-LUCIE GREY 12X12

☐
Metal Strip Where Applic.

Main Hall

N/A - HARDWOOD

☐

Kitchen / Breakfast

TILE-LUCIE GREY 12X12

☐

Laundry Room

TILE-LUCIE GREY 12X12

☐

Powder Room

TILE-LUCIE GREY 12X12

☐

Master Ensuite Bathroom

TILE-LUCIE GREY 12X12

☐

Master Ens Shower Floor

2x2 WHITE TILE

☐

Ensuite Bath - Bedroom 2/3

TILE-LUCIE GREY 12X12

☐

Ensuite Bath - Bedroom 4

TILE-LUCIE GREY 12X12

☐

Garage Entry / W.I.C.

TILE-LUCIE GREY 12X12

☐

☐

** Refer to Construction Summary

4. Ceramic Wall Tile

Master Ensuite Bathroom

Selection

Describe

Tub Deck Wall

Tub Deck

Tub Deck Skirt

Shower Stall

TILE-SILVIA WHITE 8X16

Bathtub Enclosure Walls

Master Ens Shower Floor

N/A

N/A

Ensuite Bath - Bedroom 2/3

TILE-SILVIA WHITE 8X16

Ensuite Bath - Bedroom 4

TILE-SILVIA WHITE 8X16

Garage Entry / W.I.C.

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

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

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HUAN JIANG

Property:

94

Telephone Res. / Bus:

/

Project:

Trinimont Developments Inc.

Decor Advisor:

Ida Viola

Model and Elevation:

Birch 2 Elev C

Lock Date:

29-Mar-23

28-Mar-23

Plan #:

65M-4737

7. Other Flooring

Main Hall	HARDWOOD- MIRAGE DRIFTWOOD RED OAK CHARACTER CORK 5" DURAMATT	
Living Room	N/A	
Dining Room	HARDWOOD- MIRAGE DRIFTWOOD RED OAK CHARACTER CORK 5" DURAMATT	
Family Room	GREAT RM - SEE BELOW	
Den / Library / Study	HARDWOOD- MIRAGE DRIFTWOOD RED OAK CHARACTER CORK 5" DURAMATT	
Basement Landing(If Applies)	LAMINATE-LEXINGTON ROCHEFORT OAK TL LW1317 PEFC	
Lower Landing (If Applies)	HARDWOOD- MIRAGE DRIFTWOOD RED OAK CHARACTER CORK 5" DURAMATT	
Upper Landing	HARDWOOD- MIRAGE DRIFTWOOD RED OAK CHARACTER CORK 5" DURAMATT	
Upper Hall	HARDWOOD- MIRAGE DRIFTWOOD RED OAK CHARACTER CORK 5" DURAMATT	
Master Bedroom	LAMINATE-LEXINGTON ROCHEFORT OAK TL LW1317 PEFC	
Bedroom #2	LAMINATE-LEXINGTON ROCHEFORT OAK TL LW1317 PEFC	
Bedroom #3	LAMINATE-LEXINGTON ROCHEFORT OAK TL LW1317 PEFC	
Bedroom #4	LAMINATE-LEXINGTON ROCHEFORT OAK TL LW1317 PEFC	
Bedroom #5	N/A	
GREAT RM	HARDWOOD- MIRAGE DRIFTWOOD RED OAK CHARACTER CORK 5" DURAMATT	
Underpad	Type	Area
	N/A	N/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	V-GROOVE	Colour	MIRAGE DRIFTWOOD RED OAK
Picket Type	EUROLINE 1	Colour	BLACK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE DRIFTWOOD RED OAK
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	MIRAGE DRIFTWOOD RED OAK
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	N/A	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	43 BIRCH WHITE		
Great Room	43 BIRCH WHITE		
		Basement LandingArea	43 BIRCH WHITE

Smooth Ceilings First Floor ☒ Yes ☐ No

** Refer to Construction Summary ***SMOOTH CEILINGS ON 1ST AND 2ND FLOOR***

Initial: 

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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
	☐	☐	☒	☐	☐	☒	☐	☒	☐
Fireplace Type							As Per Construction Specifications		
Mantle Type							MANTLE M1-STANDARD		
Colour / Stain							AS PER CONSTRUCTION SPECIFICATIONS		
Surround							NERO		
Hearth							N/A		

** Refer to Construction Summary

12. Heating and Air Conditioning

Air Conditioning	NO	Gas Provisions Stove	NO
Gas Provisions Dryer	NO	Gas Provisions Barbecue	NO
Comment			

** Refer to Construction Summary

13. Electrical

Plugs and Switches	☒ White	DECOR	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			

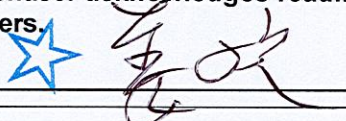
** Refer to Construction Summary

14. General Comments

** Refer to Construction Summary

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: Mar 28, 2023

LOT #94
TRINIMONT

BIRCH 2
ELEV C.

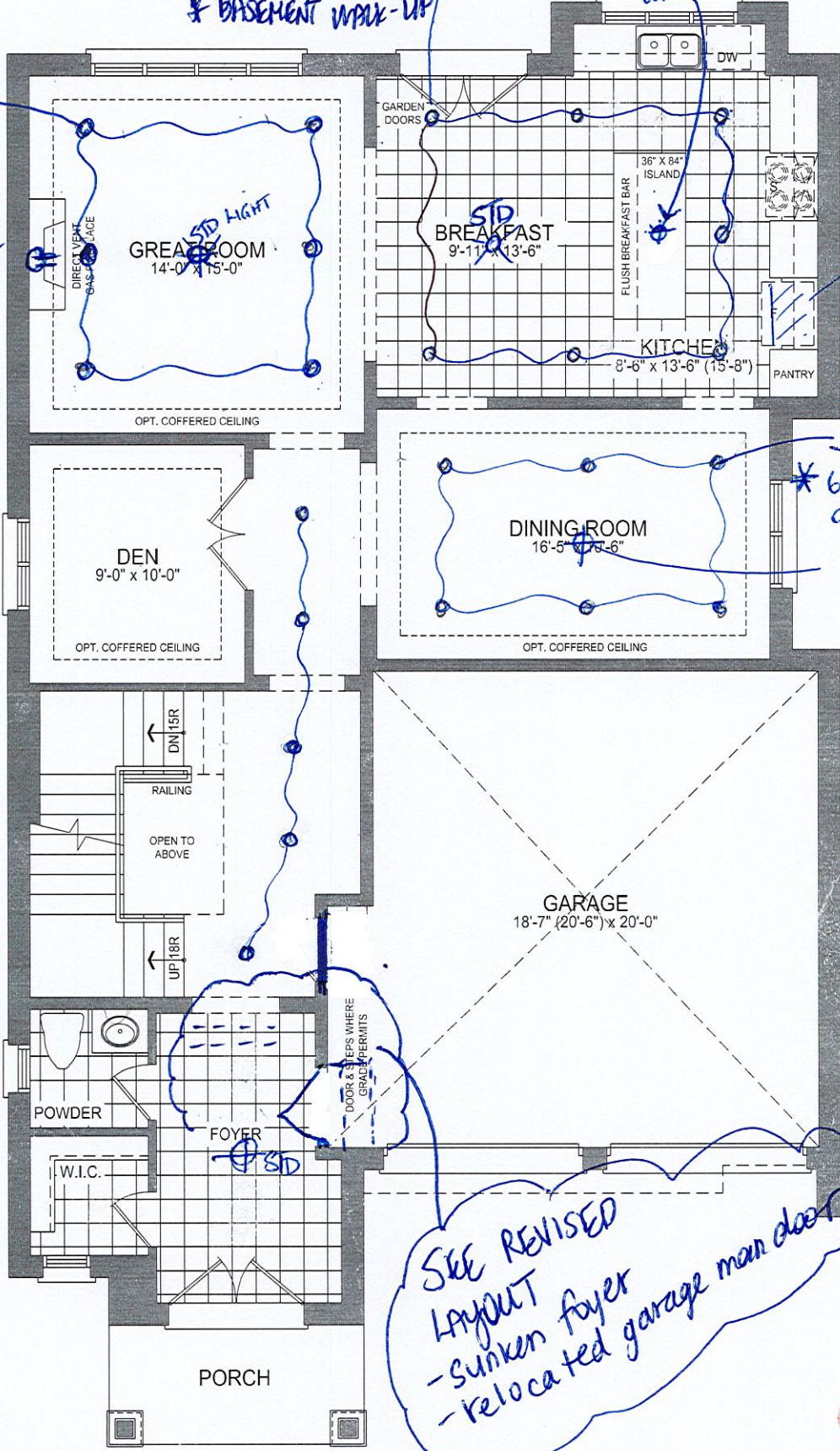
KITCHEN

* 7 POTLIGHTS ON 1 SWITCH

* Relocate light
+ center
above island

* BASEMENT WALK-UP

FAMILY RM
* 6 potlights
1 switch
* std light to
remain
* plug above fireplace



FULL DEPTH
FRIDGE UPPER

DINING

* 6 POTLIGHTS
ON 1 SWITCH

STANDARD
LIGHT TO
REMAIN

MAIN HALL
* 5 POTLIGHTS
ON 1 SWITCH
* delete standard
reg. voltage lights
in main hall.

SEE REVISED
LAYOUT
- sunken foyer
- relocated garage main door



41-2 GROUND FLOOR PLAN EL. C - 10' CEILING

* SMOOTH CEILING (MAIN FLOOR
+ 2ND FLOOR)

★ BASEMENT WALK-UP.

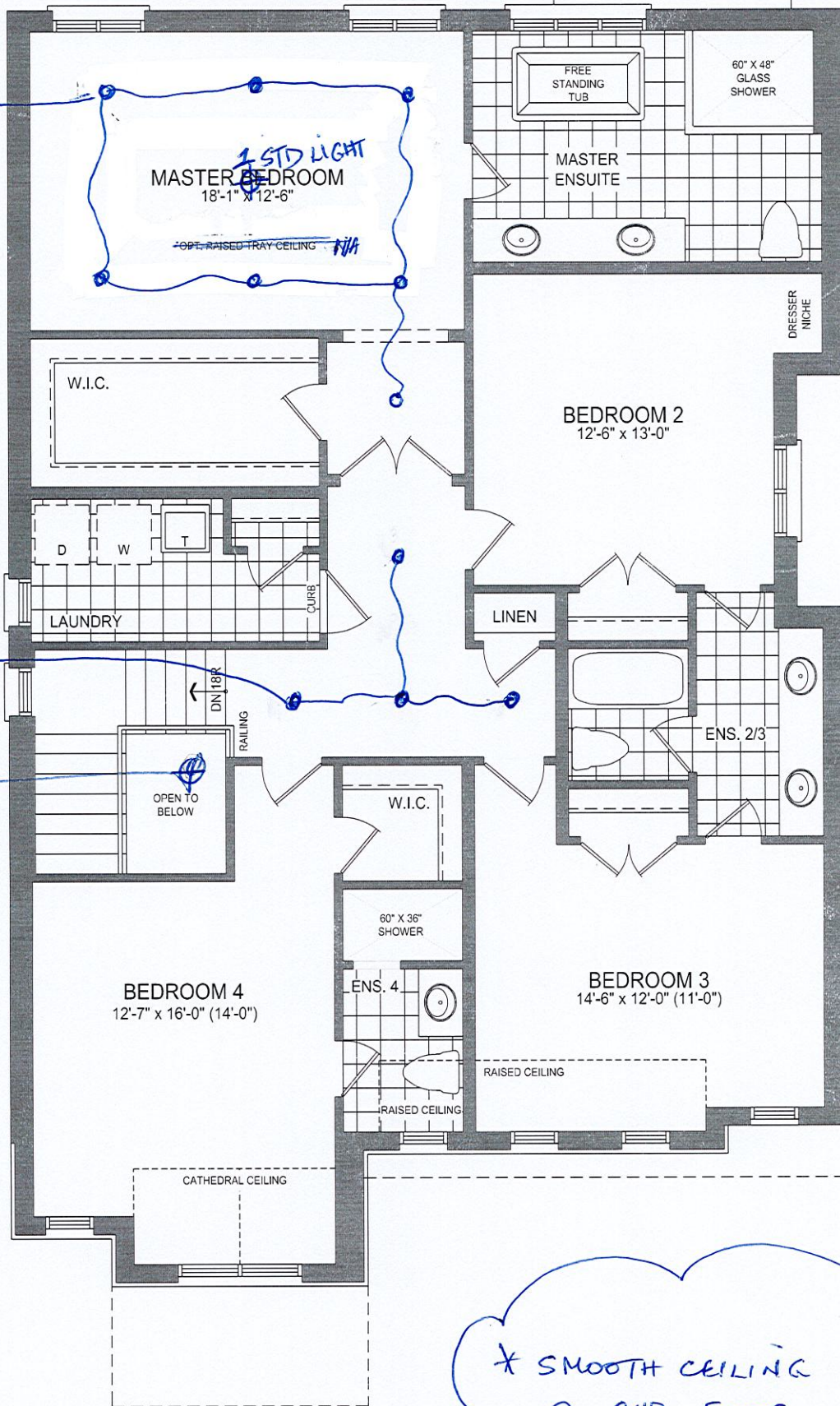
LOT 94
TRINIMONT.

BIRCH 2
ELEV C

MASTER BEDROOM

* 7 POTLIGHTS ON 1 SWITCH

* INSTALL ONE STANDARD LIGHT ON SEPARATE SWITCH



UPPER HALL

4 POTLIGHTS
ON 1 SWITCH

STD
LIGHT
TO REMAIN
ON
SEPARATE
SWITCH

* SMOOTH CEILING
@ 2ND FLOOR

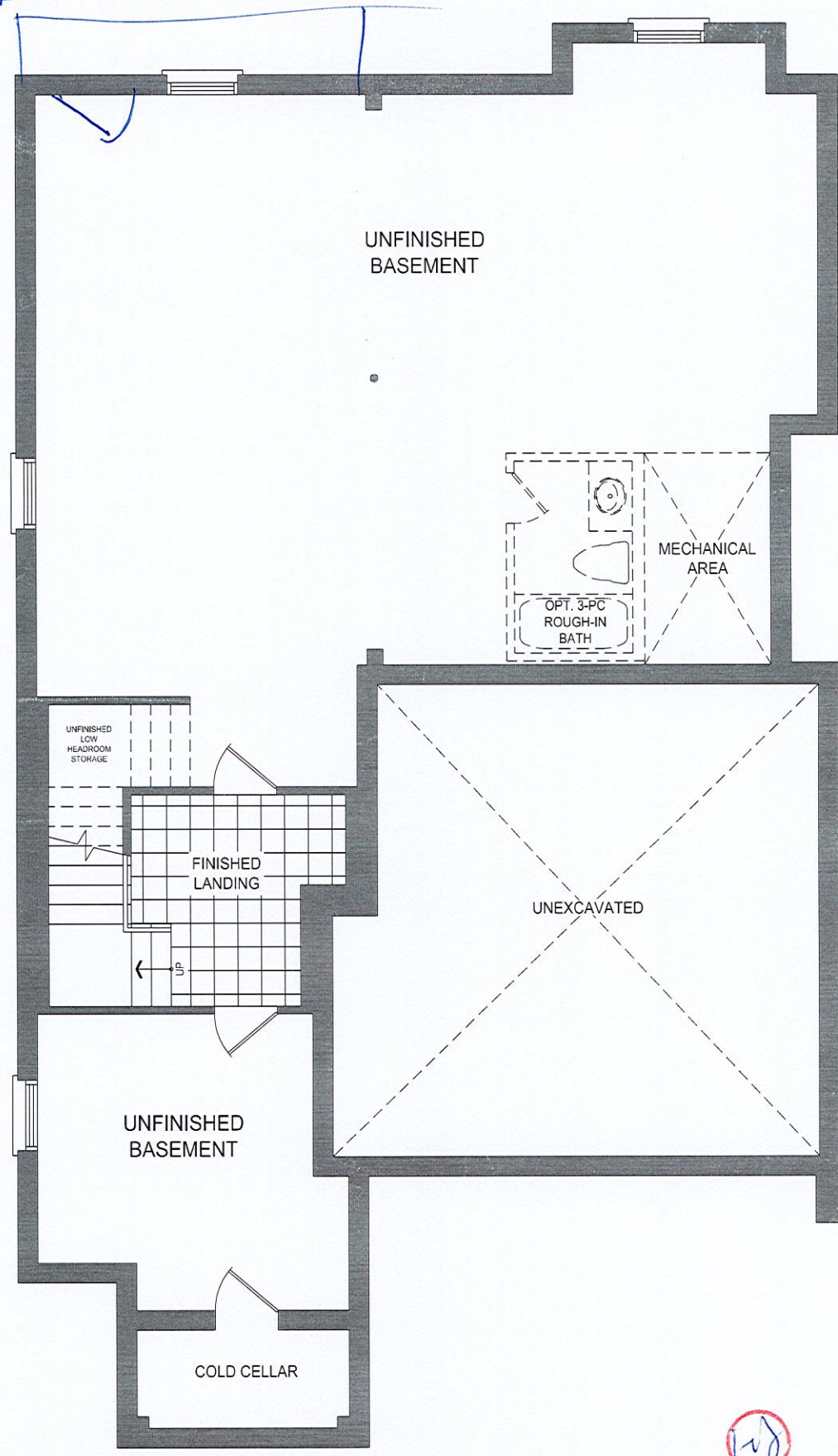
41-2 SECOND FLOOR PLAN EL. C - 9' CEILING

W

LOT 94
TRINIMONT

BIRCH 2
FLEN C

* BASEMENT WALK-UP



41-2 BASEMENT PLAN EL. C

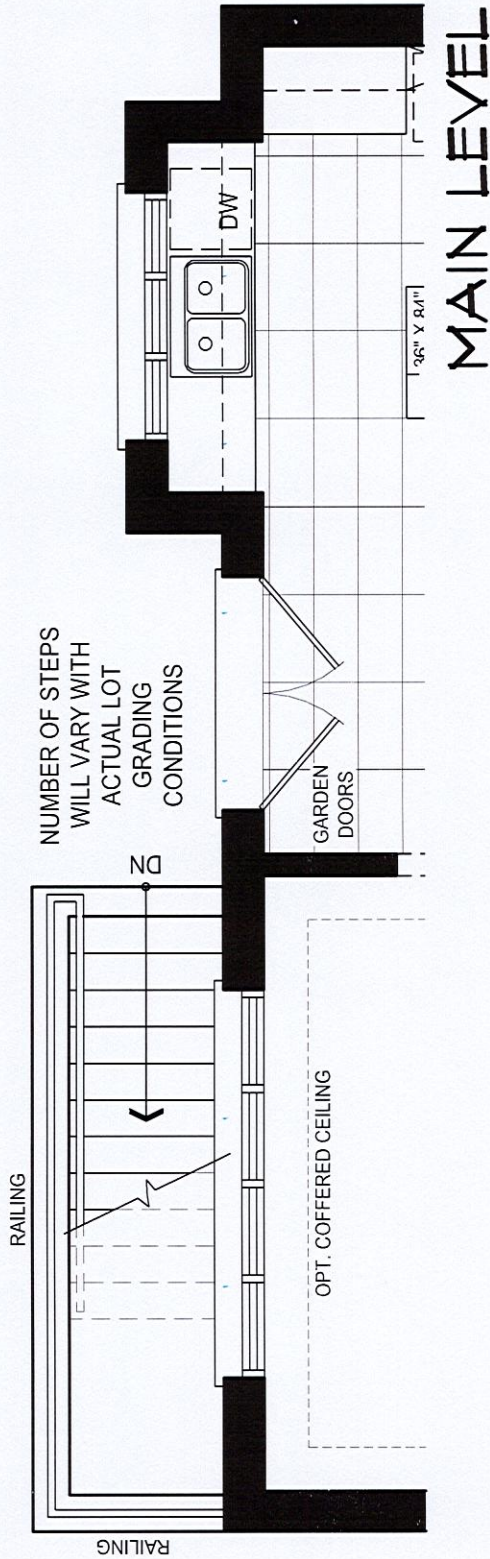
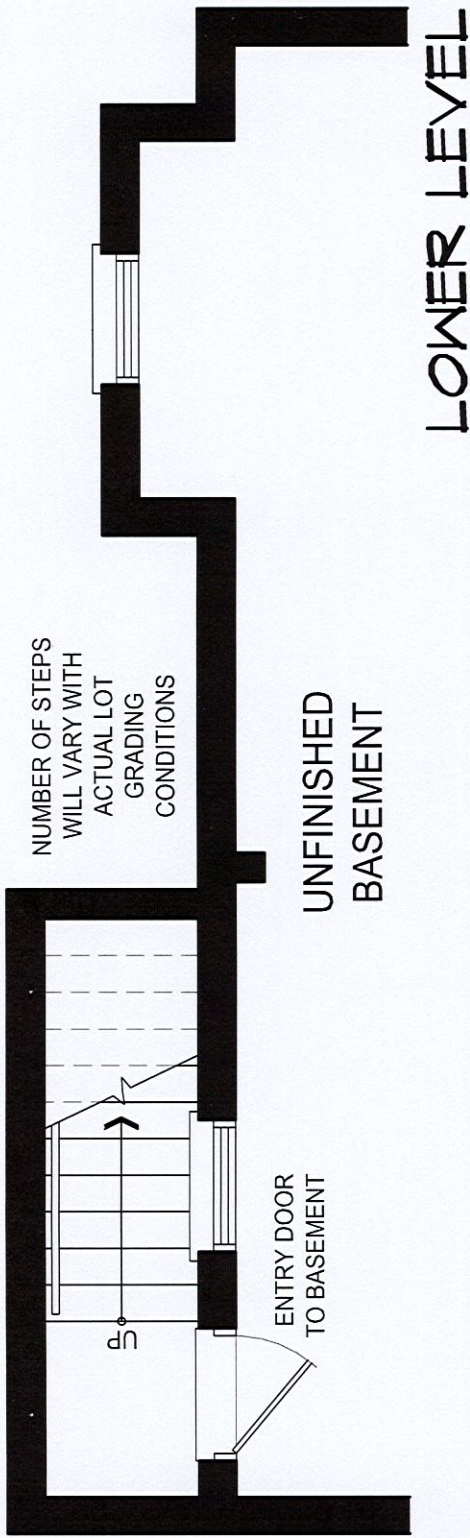
LOT 94
TRINIMONT DEV. INC.
RED OAKS ON BAYVIEW
RICHMOND HILL, ONTARIO

BIRCH 2
ELEVATION C

REVISIONS:

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

100



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.

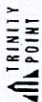
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TRINITY POINT

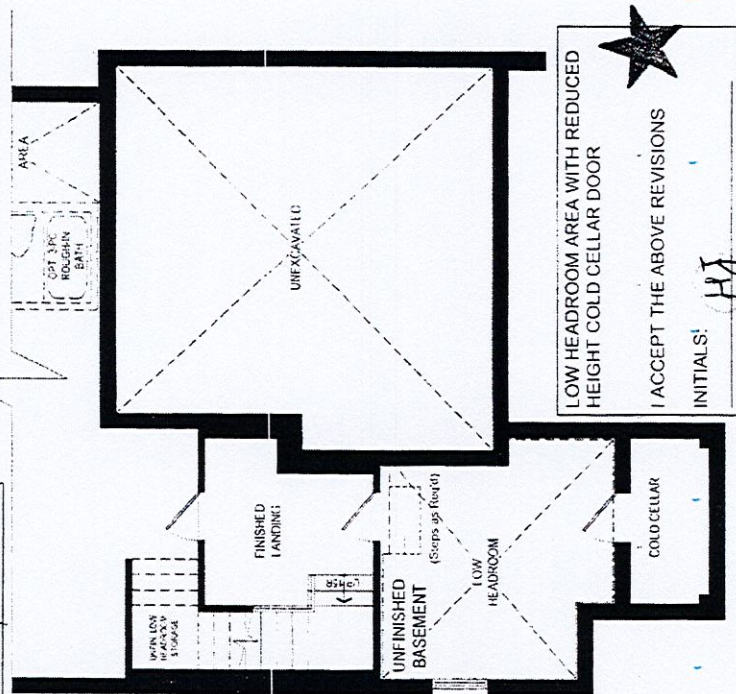
submitted through
portal Sept 15/22.

11:03:33AM PROJECTS\TRINIMONT - TRINITY POINT\LOT 94 BIRCH 2 -PAF.DWG

September 15, 2022



Purchaser Name:
Huan Jiang
LOT # 94

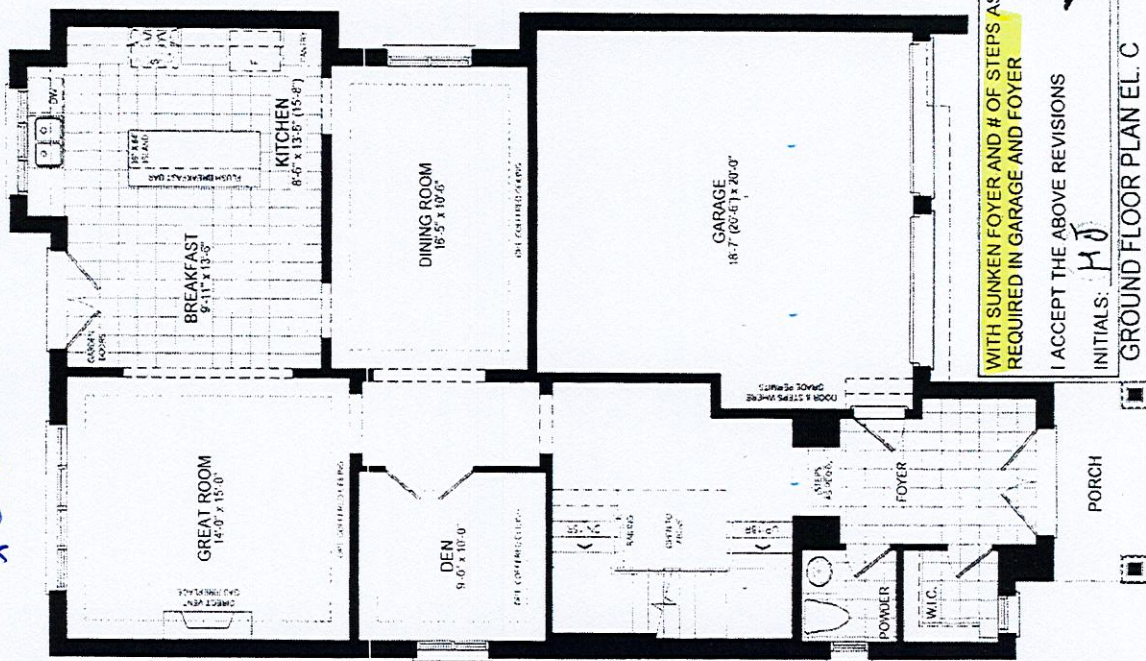


BASEMENT PLAN EL. C

BIRCH 2 - EL. C

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.

*BASEMENT WALK UP



WITH SUNKEN FOYER AND # OF STEPS AS
REQUIRED IN GARAGE AND FOYER

I ACCEPT THE ABOVE REVISIONS

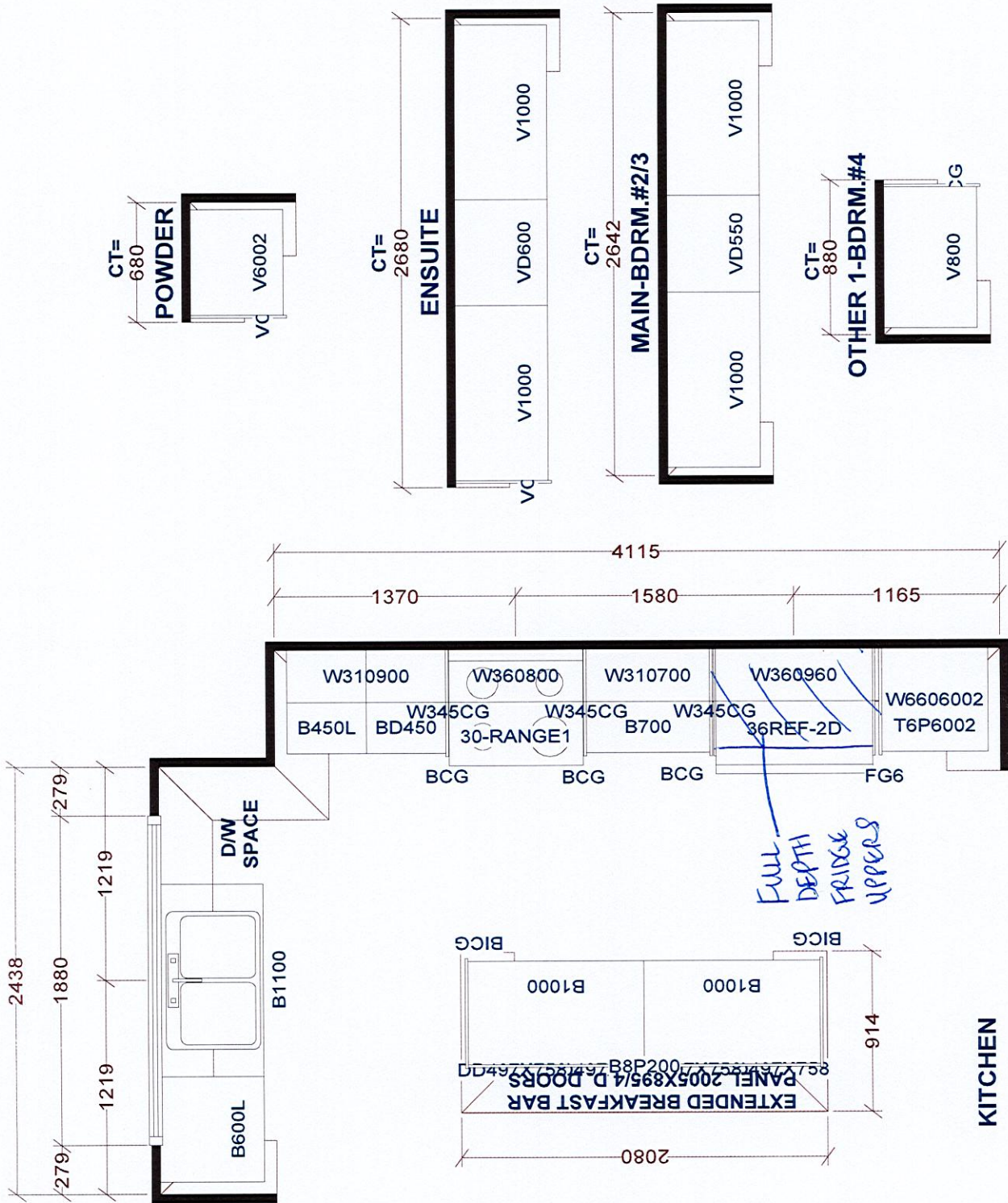
INITIALS: HJ

GROUND FLOOR PLAN EL. C

SUNKEN FOYER

RELOCATED GARAGE MAIN DOOR.

LOT 94
TRINIMONT



Selba Industries		J #	
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.			
W WIDTH		W HGT	
FLOOR HGT		DOOR HGT	
ST CENT		2X4	
VENT BOX COVER		DATE: OCT 25 21	
DESIGNER: KS		LOT #:	
JOB NUMBER:		BUILDER: TRINITY POINT DEV.	
SITE: TRINIMONT DEV., Richmond Hill		MODEL: 41-2X BIRCH 2 EL A,B,C	