

CONSTRUCTION SUMMARY

Red Oaks on Bayview - Trinimont Developments Inc.

RECEIVED

APR 19 2023

PURCHASER: TO HUNG LAI

TEL:

LOT / PHASE 103 / 1	REG. PLAN # 65M-4737	HOUSE TYPE Maple 2 Elev C		
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CONSTRUCTION

1 - REMOVE GREAT ROOM REAR WALL PROJECTION AND MAKE WALL FLAT TO ACCOMMODATE EXTERIOR WALK-UP STAIRS. (WINDOWS TO REMAIN SAME SIZE) ADD EXTERIOR WALK-UP STAIRS TO BASEMENT. <i>15Sep22</i> Note: SEE ATTACHED PURCHASER ALTERATION FORM - SEE SKETCH	
1 - SMOOTH CEILINGS ON SECOND FLOOR ONLY - <i>08Sep22</i> Note:	
1 - SMOOTH CEILINGS ON FIRST FLOOR ONLY - <i>08Sep22</i> Note:	
1 - ADD BASEMENT WALK-UP <i>08Sep22</i> Note: SEE SKETCH	

PROMOTIONAL

1 - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER <i>08Sep22</i> 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 Ten <i>Worksheet</i> 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 or third choice. <i>Worksheet</i> Note:	
1st Choice: Exterior Colour Scheme 4 - Westmont <i>Worksheet</i> Note:	
2nd Choice: Exterior Colour Scheme 2 - Manchester <i>Worksheet</i> Note:	
3rd Choice: Exterior Colour Scheme 7 - Royal Grey <i>Worksheet</i> Note:	

This Document is Extremely Time Sensitive - Printed 18 Apr 23 at 9:55

Purchaser:

TO HUNG LAI

Telephone Res. / Bus:

/

Decor Advisor:

Giulia Di Girolamo

Lock Date:

18-Apr-23

Property: 103

Project: Trinimont Developments Inc.

Model and Elevation: Maple 2 Elev C

Plan #: 65M-4737

Layout Changes:

☒ Yes ☐ No

Sketch Attached:

☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast / <i>Serv</i>	MONACO -350 PLATINUM SILVER	465SA
Laundry Room	N/A (TUB ON LEGS)	N/A
Powder Room	MONACO -350 PLATINUM SILVER	465SA
Master Ensuite Bathroom	MONACO -350 PLATINUM SILVER	465SA
Ensuite Bath - Bedroom 2	MONACO -350 PLATINUM SILVER	465SA
Ensuite Bath - Bedroom 3	MONACO -350 PLATINUM SILVER	465SA
Ensuite Bath - Bedroom 4	MONACO -350 PLATINUM SILVER	465SA

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

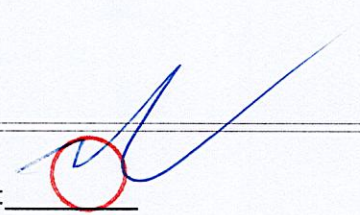
NOTE: If not specified, opening will be set to builder's standard opening of approximately 37" width x 74" height

** Refer to Construction Summary

2. Counters

	Counter	Edge
Kitchen / Breakfast / <i>Serv</i>	GRANITE-GRIGIO SARDO	#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	LAMINATE-PALOMA POLAR 6698-46	
Ensuite Bath - Bedroom 3	LAMINATE-PALOMA POLAR 6698-46	
Ensuite Bath - Bedroom 4	LAMINATE-PALOMA POLAR 6698-46	

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3. Ceramic Flooring

		At a 45	Threshold-If App.
Entrance Vestibule	TILE-LOFT GRIS 12.5X12.5	☐	
Main Hall	HARDWOOD	☐	Metal Strip Where Applic.
Kitchen / Breakfast / Serven	TILE-LOFT GRIS 12.5X12.5	☐	
Laundry Room	TILE-LOFT GRIS 12.5X12.5	☐	
Powder Room	TILE-LOFT GRIS 12.5X12.5	☐	
Master Ensuite Bathroom	TILE-LOFT GRIS 12.5X12.5	☐	
Master Ens.Shower Floor	2x2 WHITE TILE- As Per Construction Specifications	☐	
Ensuite Bath - Bedroom 2	TILE-LOFT GRIS 12.5X12.5	☐	
Ensuite Bath - Bedroom 3	TILE-LOFT GRIS 12.5X12.5	☐	
Ensuite Bath - Bedroom 4	TILE-LOFT GRIS 12.5X12.5	☐	
Mud Room	TILE-LOFT GRIS 12.5X12.5	☐	

** 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	TILE-CONCEPT PLUS (011)DARK GREY 8X16	
Bathtub Enclosure Walls	N/A	
Master Ens.Shower Floor	N/A	
Ensuite Bath - Bedroom 2	TILE-CONCEPT PLUS (011)DARK GREY 8X16	
Ensuite Bath - Bedroom 3	TILE-CONCEPT PLUS (011)DARK GREY 8X16	
Ensuite Bath - Bedroom 4	TILE-CONCEPT PLUS (011)DARK GREY 8X16	
Mud Room	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
	N/A	☐ N/A ☐ Yes ☒ No
	N/A	
	N/A	
	N/A	
	N/A	
		Dishwasher Rough-In ☒ Yes ☐ No
		Waterline for Fridge ☐ Yes ☒ No

** Refer to Construction Summary

6. Trim Carpentry

Interior Doors	CARRARA-SMOOTH
Interior Trim	3" BB CASING WITH 5 1/4" BASEBOARD - COLONIAL
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

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7. Other Flooring

Main Hall	HARDWOOD – BUILDER STANDARD- 3 ¼ RED OAK- NATURAL
Living Room	N/A
Dining Room	HARDWOOD – BUILDER STANDARD- 3 ¼ RED OAK- NATURAL
Family Room	GREAT ROOM- SEE BELOW
Den / Library / Study	HARDWOOD – BUILDER STANDARD- 3 ¼ RED OAK- NATURAL
Basement Landing(If Applies)	LAMINATE-MANHATTAN-RED OAK NATURAL-TL-15004
Lower Landing (If Applies)	HARDWOOD – BUILDER STANDARD- 3 ¼ RED OAK- NATURAL
Upper Landing	HARDWOOD – BUILDER STANDARD- 3 ¼ RED OAK- NATURAL
Upper Hall	LAMINATE-MANHATTAN-RED OAK NATURAL-TL-15004
Master Bedroom	LAMINATE-MANHATTAN-RED OAK NATURAL-TL-15004
Bedroom #2	LAMINATE-MANHATTAN-RED OAK NATURAL-TL-15004
Bedroom #3	LAMINATE-MANHATTAN-RED OAK NATURAL-TL-15004
Bedroom #4	LAMINATE-MANHATTAN-RED OAK NATURAL-TL-15004
Bedroom #5	N/A
Great Room	HARDWOOD – BUILDER STANDARD- 3 ¼ RED OAK- NATURAL

Underpad

Type

Area

N/A

N/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	NATURAL
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	NATURAL
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	NATURAL
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	NATURAL

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	BIRCH WHITE	Master Bedroom	BIRCH WHITE
Living Room	N/A	Bedroom #2	BIRCH WHITE
Dining Room	BIRCH WHITE	Bedroom #3	BIRCH WHITE
Kitchen / Breakfast	BIRCH WHITE	Bedroom #4	BIRCH WHITE
Family Room	Great Room-BIRCH WHITE	Bedroom #5	N/A
Powder Room	BIRCH WHITE	Master Ensuite	BIRCH WHITE
Laundry Room	BIRCH WHITE	Ensuite Bath - Bedroom 2	BIRCH WHITE
Den/Library	BIRCH WHITE	Ensuite Bath - Bedroom 3	BIRCH WHITE
Trim Paint-Semi Gloss	BIRCH WHITE	Ensuite Bath - Bedroom 4	BIRCH WHITE
Basement Landing	BIRCH WHITE	Mud Room	BIRCH WHITE

Smooth Ceilings First Floor

☒ Yes

☐ No

** Refer to Construction Summary

**SMOOTH CEILINGS @ FIRST AND SECOND FLOOR

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Plan #:
65M-4737

10. Plaster Mouldings and Medallions

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

** 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 M2-STANDARD			
Colour / Stain							BIRCH WHITE			
Surround							GRIGIO CARNICO			
Hearth							NO			

** 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				

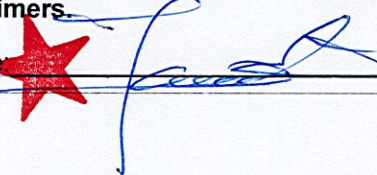
** Refer to Construction Summary

14. General Comments

** Refer to Construction Summary

Disclaimers and Notes

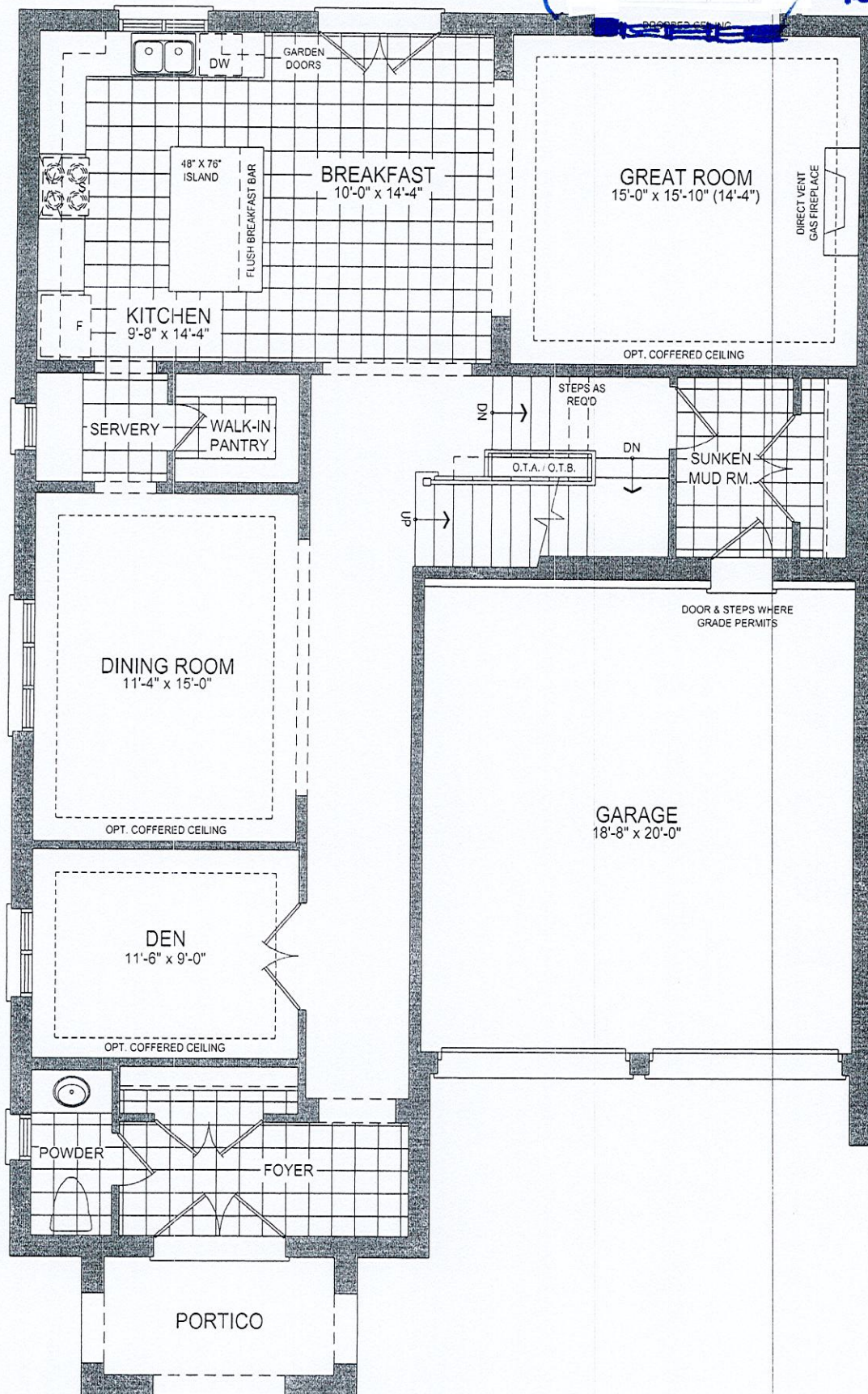
- Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.
- Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.
- The Purchaser agrees that this 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: April 18 2023

LOT #103 Trinimont
Maple 2 Elev C

* SEE ATTACHED PURCHASER
ALTERATION FORM *

* Remove
great room
rear wall
projection

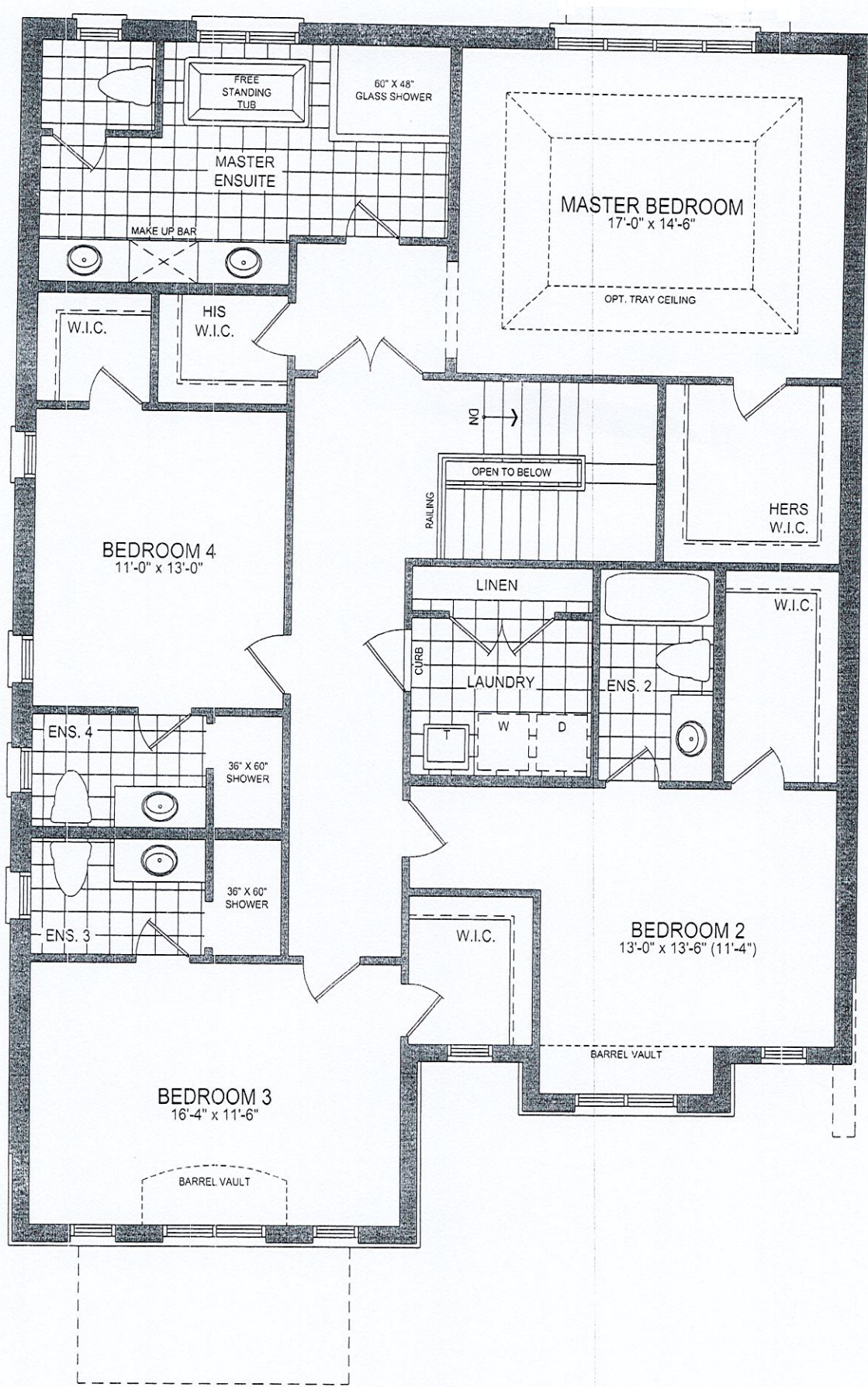


45-2 GROUND FLOOR PLAN EL. C - 10' CEILING

* Basement Walk-up

* Smooth Ceilings First + Second Floor

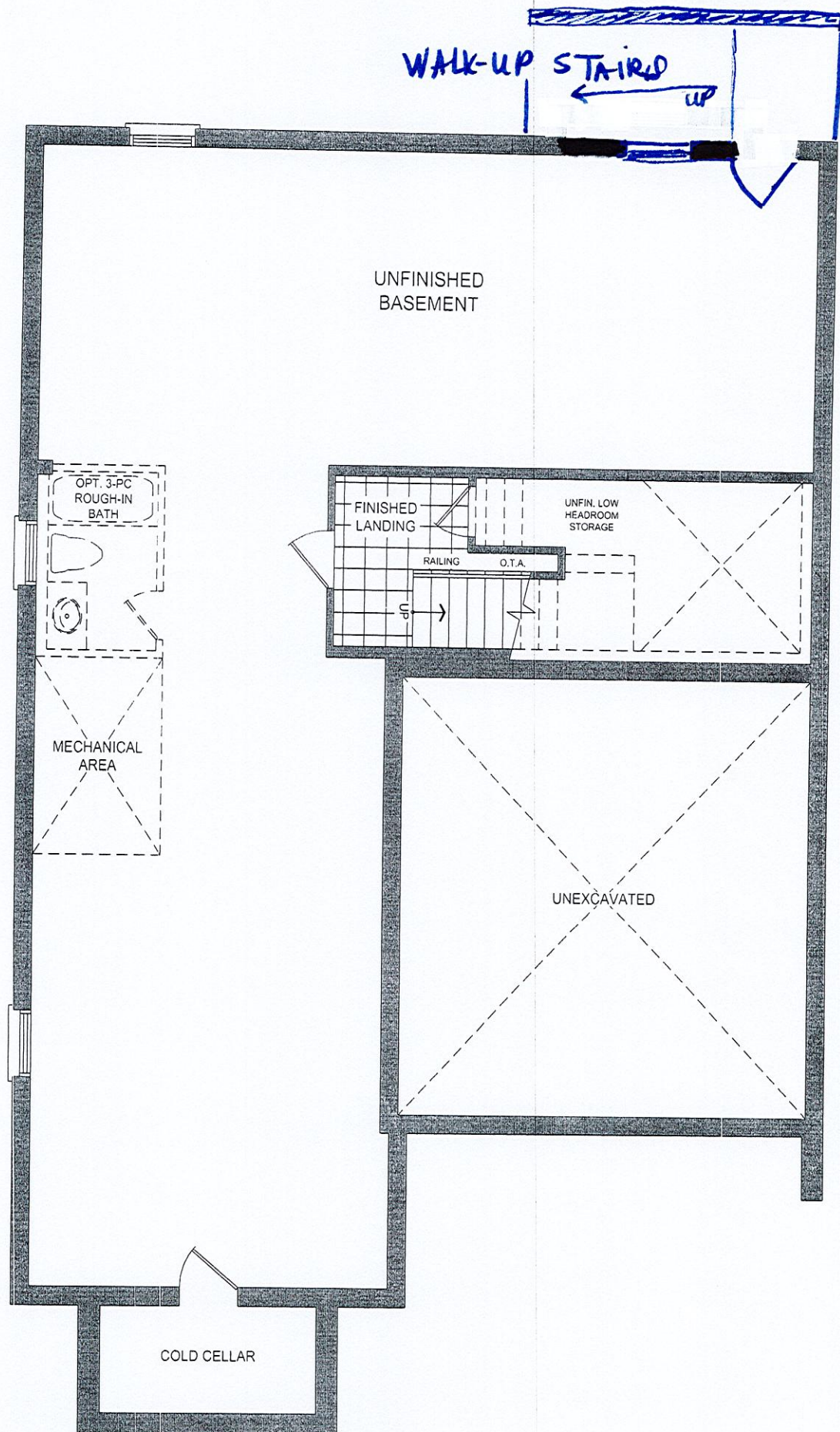
Lot # 103 - Trinitmont
Maple 2 Elev C



45-2 SECOND FLOOR PLAN EL. C - 9' CEILING

Lot #103-Trinimont
Maple 2 Elev C.

SEE PURCHASER
ALTERATION FORM (remove
Rear wall
projection)



45-2 BASEMENT PLAN EL. C

LOT 103
TRINIMONT DEV. INC.
RED OAKS ON BAYVIEW
RICHMOND HILL, ONTARIO

MAPLE 2
ELEVATION C

REVISIONS:

1. REMOVE GREAT ROOM REAR WALL PROJECTION AND MAKE WALL FLAT TO ACCOMMODATE EXTERIOR WALK-UP STAIRS. (WINDOWS TO REMAIN SAME SIZE)
2. ADD EXTERIOR WALK-UP STAIRS TO BASEMENT.

NUMBER OF STEPS
WILL VARY WITH
ACTUAL LOT
GRADING
CONDITIONS

UNFINISHED
BASEMENT

LOWER LEVEL

NUMBER OF STEPS
WILL VARY WITH
ACTUAL LOT
GRADING
CONDITIONS

BREAKFAST

GREAT ROOM
15'-0" x 14'-4"

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

TRINITY POINT

[illegible]

POWDER
V1000
CT= 1066

ENSUITE
CT= 3352
V30L900
V30R900
MAKE-UP
OPEN UNDER
70MM APRON
VVD30C
VC

MAIN-BDRM#2
V1100
CT= 1180
VC

OTHER 1-BDRM#3
V30R900
VVD30C
CT= 1280

OTHER 2-BDRM#4
V30L900
VVD30C
CT= 1280

Selba Industries		J #	
WWW W D T H _____ W H G H T _____ W C N T _____		This drawing is the intellectual property of SELBA INDUSTRIES INC. and is an unpatented design. It is not to be released or copied unless applicant has been paid or job order placed.	
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2 X 4 _____ V E N T B O X C O V E R _____		D E S I G N E R: KS D A T E: OCT 25 21	

Lot #103-Trinimont