

CONSTRUCTION SUMMARY Red Oaks on Bayview - Trinimont Developments Inc.			RECEIVED MAY 17 2023		TEL:
PURCHASER: QINGYAN LI					
LOT / PHASE	REG. PLAN #	HOUSE TYPE			
15 / 1	65M-4737	Birch 1 Elev A			

CERAMIC TILE

1 - GROUT COLOUR - UPGRADE GROUT COLOUR THROUGHOUT - FLAT FEE 17May23 Note:	
--	--

ELECTRICAL

1 - PLUG - ELECTRICAL PLUG - TO BE INSTALLED OVER FIREPLACE 17May23 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS THAT IT IS THE RESPONISIBILITY OF THE PURCHASER TO COORDINATE CABLE LOCATION FOR T.V. WITH THIRD PARTY CABLE PROVIDER.	
1 - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND 17May23 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS THAT EXACT 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) 17May23 Note: PURCHASER ACCEPTS LOCATION AT VENDORS DISCRETION.	

FIREPLACE AND ACCESSORIES

1 - GAS LINE ROUGH-IN FOR BARBECUE - FIRST FLOOR SEE SKETCH FOR APPROXIMATE LOCATION IF CONSTRUCTION PERMITS 17May23 Note: TO BE LOCATED PER SKETCH IF CONSTRUCTION PERMITS. SHOULD PURCHASERS ORIGINAL LOCATION NOT BE SUITABLE, DUE TO ANY MECHANICAL INTERFERENCES AND/OR ON SITE JOB CONDITIONS, THE PURCHASER ACCEPTS LOCATION AT VENDORS DISCRETION.	
1 - GAS LINE ROUGH-IN FOR STOVE (INCLUDES ELECTRICAL OUTLET) - FIRST FLOOR 17May23 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 or third choice. Worksheet Note:	
1st Choice: Exterior Colour Scheme 10 - Tohoe Worksheet Note:	

This Document is Extremely Time Sensitive - Printed 17 May 23 at 11:12

Purchaser:QINGYAN LI

Telephone Res. / Bus: /

Decor Advisor:Julia Caivano

Lock Date:17-May-23

Property: 15

Project: Trinimont Developments Inc.

Model and Elevation: Birch 1 Elev A

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	464SA
Laundry Room	N/A (TUBS ON LEGS)	N/A
Powder Room	DORAL W500 WHITE	179SA
Master Ensuite Bathroom	DORAL W500 WHITE	179SA
Ensuite Bath - Bedroom 2/3	DORAL W500 WHITE	179SA
Ensuite Bath - Bedroom 4	DORAL W500 WHITE	179SA

Appliances:

Built In Appliances ☐ Yes ☒ No

Dishwasher Cabinet

☐ Closed ☒ Open

41" Upper Cabinets ☒ Yes ☐ No

Please NOTE: Standard Cabinet Height is 30"

Stove Opening

Vendors Std Opening

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

Fridge Opening

Vendors 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	GRANITE - GRIGIO SARDO	360 EDGE
Laundry Room	N/A	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	

** Refer to Construction Summary

Purchaser:QINGYAN LI

Telephone Res. / Bus: /

Decor Advisor:Julia Caivano

Lock Date:17-May-23

Property: 15

Project:Trinimont Developments Inc.

Model and Elevation: Birch 1 Elev A

17-May-23

Plan #: 65M-4737

3. Ceramic Flooring

		At a 45 Threshold-If App.
Entrance Vestibule	SN PASTELLO BIANCO 13X13	☐ #51 ARCTIC WHITE GROUT
Main Hall	HARDWOOD	☐
Kitchen / Breakfast	SN PASTELLO BIANCO 13X13	☐ #51 ARCTIC WHITE GROUT
Laundry Room	SN PASTELLO BIANCO 13X13	☐ #51 ARCTIC WHITE GROUT
Powder Room	SN PASTELLO BIANCO 13X13	☐ #51 ARCTIC WHITE GROUT
Master Ensuite Bathroom	SN PASTELLO BIANCO 13X13	☐ #51 ARCTIC WHITE GROUT
Master Ens Shower Floor	2x2 WHITE TILE	☐ #51 ARCTIC WHITE GROUT
Ensuite Bath - Bedroom 2/3	SN PASTELLO BIANCO 13X13	☐ #51 ARCTIC WHITE GROUT
Ensuite Bath - Bedroom 4	SN PASTELLO BIANCO 13X13	☐ #51 ARCTIC WHITE GROUT
		☐
Garage Entry /WIC	SN PASTELLO BIANCO 13X13	☐ #51 ARCTIC WHITE GROUT

** Refer to Construction Summary ***UPGRADED TO: 51 ARCTIC WHITE GROUT THROUGHOUT***

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 - WHITE MATTE 8X16	#51 ARCTIC WHITE GROUT
Bathtub Enclosure Walls	N/A	
Master Ens Shower Floor	N/A	
Ensuite Bath - Bedroom 2/3	TILE - WHITE MATTE 8X16	#51 ARCTIC WHITE GROUT
Ensuite Bath - Bedroom 4	TILE - WHITE MATTE 8X16	#51 ARCTIC WHITE GROUT
Garage Entry /WIC	N/A	
Kitchen Backsplash	N/A	

** Refer to Construction Summary - *** UPGRADED TO: #51 ARCTIC WHITE 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

6. Trim Carpentry

Interior Doors	CARRARA-SMOOTH
Interior Trim	As Per Construction Specifications
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

** Refer to Construction Summary

Initial: 

Purchaser:QINGYAN LI

Telephone Res. / Bus: /

Decor Advisor:Julia Caivano

Lock Date:17-May-23

Property:15

Project:Trinimont Developments Inc.

Model and Elevation: Birch 1 Elev A

17-May-23

Plan #:65M-4737

7. Other Flooring		
Main Hall	HARDWOOD - 3 1/4" NATURAL RED OAK (VENDORS STANDARD)	
Living Room	N/A	
Dining Room	HARDWOOD - 3 1/4" NATURAL RED OAK (VENDORS STANDARD)	
Family Room	SEE BELOW - GREAT RM	
Den / Library / Study	N/A	
Basement Landing(If Applies)	LAMINATE - MANHATTAN - RED OAK NATURAL TL15004	
Lower Landing (If Applies)	HARDWOOD - 3 1/4" NATURAL RED OAK (VENDORS STANDARD)	
Upper Landing	HARDWOOD - 3 1/4" NATURAL RED OAK (VENDORS STANDARD)	
Upper Hall	LAMINATE - MANHATTAN - RED OAK NATURAL TL15004	
Master Bedroom	LAMINATE - MANHATTAN - RED OAK NATURAL TL15004	
Bedroom #2	LAMINATE - MANHATTAN - RED OAK NATURAL TL15004	
Bedroom #3	LAMINATE - MANHATTAN - RED OAK NATURAL TL15004	
Bedroom #4	LAMINATE - MANHATTAN - RED OAK NATURAL TL15004	
Bedroom #5	N/A	
GREAT RM	HARDWOOD - 3 1/4" NATURAL RED OAK (VENDORS STANDARD)	
Underpad	Type	Area
	N/A	N/A

** Refer to Construction Summary

8. Railings and Pickets

Railing Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	NATURAL RED OAK
Picket Type	AS PER CONSTRUCTION SPECIFICATIONS	Colour	NATURAL RED OAK
Stringer / Riser	AS PER CONSTRUCTION SPECIFICATIO	Colour	NATURAL RED OAK
Treads	AS PER CONSTRUCTION SPECIFICATIO	Colour	NATURAL 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	GREAT RM- 43 BIRCH WHITE	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	N/A	Ensuite Bath - Bedroom 4	43 BIRCH WHITE
Trim Paint-Semi Gloss	BIRCH WHITE		
		Basement LandingArea	43 BIRCH WHITE

Smooth Ceilings First Floor ☐ Yes ☒ No

** Refer to Construction Summary

Initial: 

Purchaser:QINGYAN LI

Telephone Res. / Bus: /

Decor Advisor:Julia Caivano

Lock Date:17-May-23

Property: 15

Project: Trinimont Developments Inc.

Model and Elevation: Birch 1 Elev A

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 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				AS PER CONSTRUCTION SPECIFICATIONS				
Surround				GRIGIO CARNICO				
Hearth				N/A				

** Refer to Construction Summary

12. Heating and Air Conditioning

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

1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.

2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.

3) The Purchaser agrees that this colour selection is final and that no changes will be permitted, unless required by the Vendor.

4) The Purchaser acknowledges reading and accepting document which contains other miscellaneous disclaimers

Signature:  Qingyan Li

Date: May 17/23

Page 4 of 4

Printed 5/17/2023 10:45:26

LOT #15 TRINIMONT

*GAS LINE FOR BBQ

*GAS LINE FOR STOVE

*RELOCATE STANDARD KITCHEN LIGHT CENTERED ABOVE ISLAND.

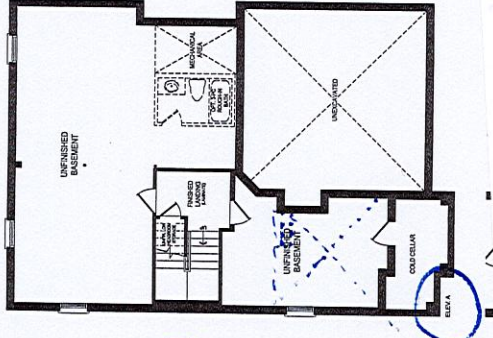
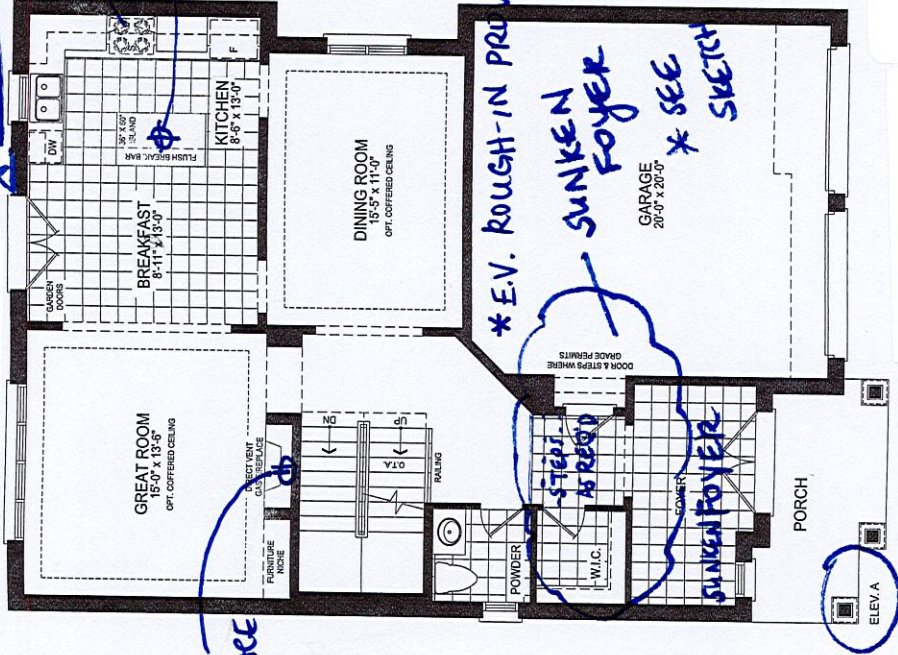
PLUG ABOVE FIREPLACE

*E.V. ROUGH-IN PROVISION

SUNKEN FOYER

*SEE SKETCH

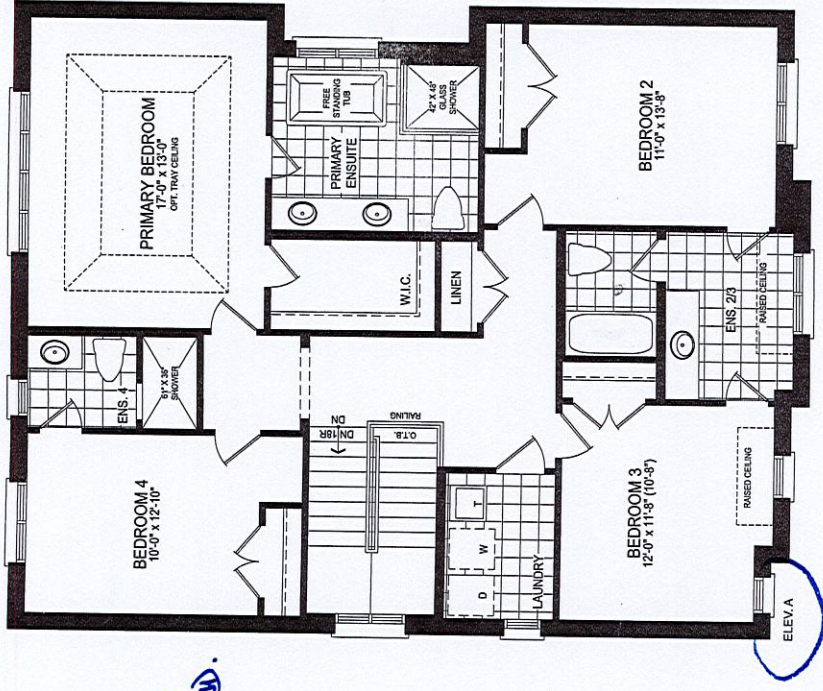
SUNKEN FOYER



LOWER LEVEL

MAIN LEVEL

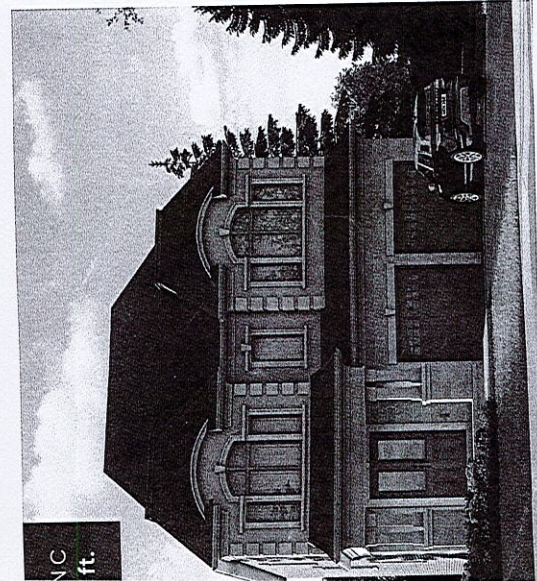
LOT 15. TRINIMONT



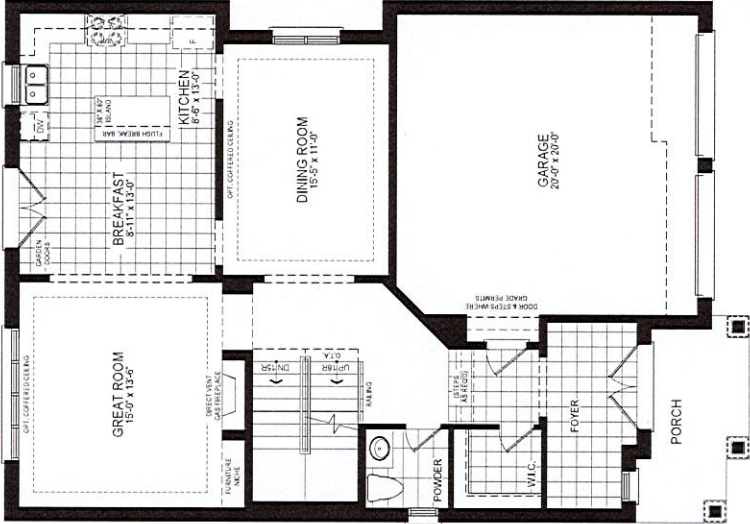
UPPER LEVEL

The Birch 1 (ELEV. A • 2,638 SQ.FT.) | ELEV. B • 2,608 SQ.FT. | ELEV. C • 2,619 SQ.FT. Includes 57 sq.ft. of finished lower level area.

Orientation of home may be reversed and purchaser agrees to accept the same. Stairs and porches may vary at any exterior entrance ways due to

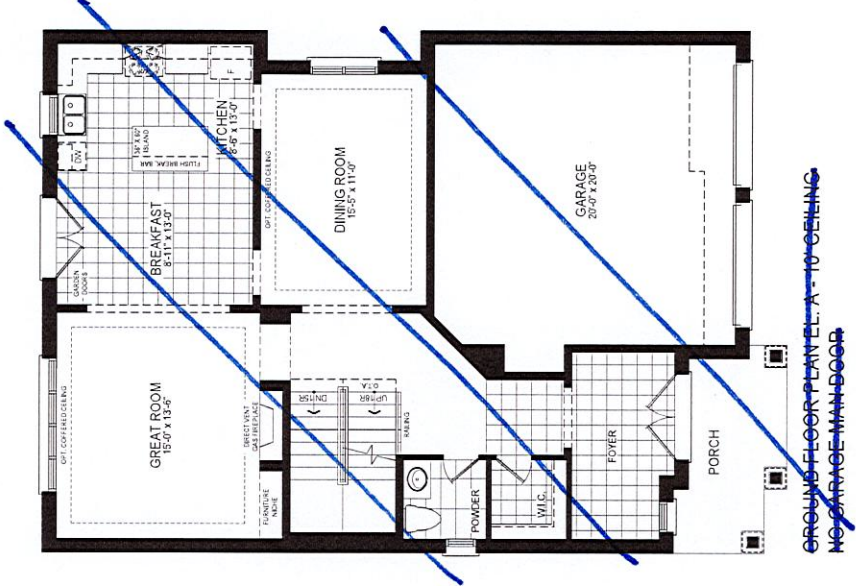


LOT* IS TRINIMONT.



GROUND FLOOR PLAN EL. A - 10' CEILING
W/ SUNKEN FOYER

may 17/23



GROUND FLOOR PLAN EL. A - 10' CEILING
NO GARAGE MAIN DOOR

CONTRISER
DESIGNS

20 RIVERVIEW ROAD, UNIT 101
CONCORD, ONTARIO
L4K 3N3
PHONE: (905) 665-2111
FAX: (905) 602-1163
WWW.CONTRISER.CA

CLIENT:
TRINITY POINT
DEVELOPMENTS

PROJECT:
PARKGATE
CITY OF RICHMOND HILL

REVISIONS		ISSUED FOR CLIENT REVIEW
1	JUL. 24/20	ISSUED FOR CLIENT REVIEW
2	AUG. 14/20	REVISED PER CLIENT COMMENTS
3	AUG. 24/20	REVISED PER CLIENT COMMENTS
4	AUG. 31/20	41-1, 41-2 ISSUED FOR REVIEW
5	SEPT. 04/20	41-1 REPLACED 41-2, 41-3, 41-5 FOR CLIENT REVIEW
6	SEPT. 15/20	FRONT ELEV. ISS. FOR REVIEW
7	SEPT. 29/20	FRONT ELEV. REVISED & REISS.
8	OCT. 19/20	ISSUED FOR CLIENT REVIEW
9	OCT. 05/20	REVISED PER A/C COMMENTS
10	JAN. 24/23	ISSUED FOR CLIENT REVIEW

MODEL:
41-1

AREA:
EL. A = 2636 sq. ft.
EL. B = 2608 sq. ft.
EL. C = 2617 sq. ft.

INCLUDING OPEN TO BELOW AREA

PROJECT
NUMBER:
20-14

DRAWN BY:
PS

SCALE:
1/8" = 1'-0"

DRAWING NO.:
2 OF 6

LOT #15 TRINIMONT

ONE

RISE

DESIGNS

20 RIVERMEDE ROAD, UNIT 101
CONCORD, ONTARIO
L4K 3N3
PHONE: (905) 882-2111
FAX: (905) 882-2112
WWW.ONERISE.CA

CLIENT:

TRINITY POINT DEVELOPMENTS

PROJECT:

PARKGATE
CITY OF RICHMOND HILL

REVISIONS	1	JUL. 24/20	ISSUED FOR CLIENT REVIEW
2	AUG. 14/20	REVISED PER CLIENT COMMENTS	
3	AUG. 24/20	REVISED PER CLIENT COMMENTS	
4	AUG. 31/20	41-1 & 41-5 ISSUED FOR REVIEW	
5	SEPT. 04/20	41-4 REPLACED 41-2, 41-5	
6	SEPT. 15/20	ABANDONED ALL MODELS ISSUED FOR CLIENT REVIEW	
7	SEPT. 29/20	FRONT ELEV. ISS. FOR REVIEW	
8	OCT. 19/20	FRONT ELEV. REVISED & RE-ISS.	
9	OCT. 05/20	ISSUED FOR CLIENT REVIEW	
10	JAN. 24/23	REVISED PER A/C COMMENTS	
		ISSUED FOR CLIENT REVIEW	

MODEL:

41-1

AREA:

EL. A = 2636 sq. ft.
EL. B = 2608 sq. ft.
EL. C = 2617 sq. ft.

PROJECT NUMBER:

20-14

DRAWN BY:

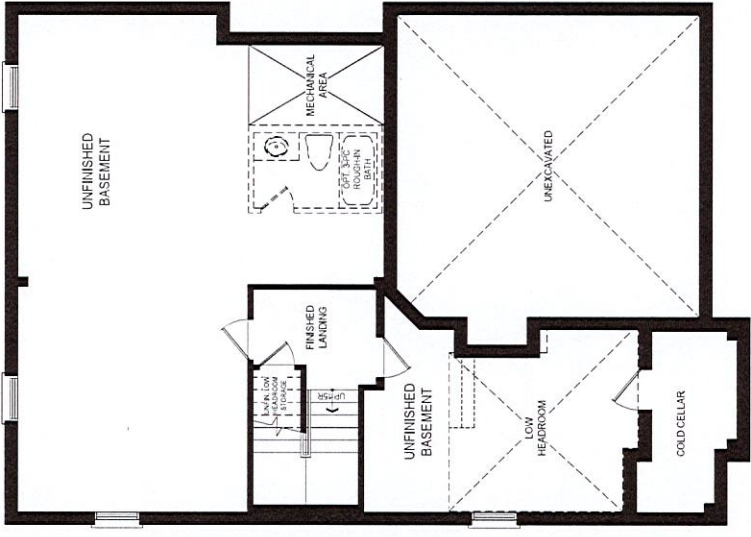
PS

SCALE:

1/8" = 1'-0"

DRAWING NO.:

1 OF 6



DL
May 17/23

No upgrades purchased.



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: 41-1X BIRCH 1 EL A,B,C LOT #: 15 TRINIMONT	
ST CENT	2X4	VENT BOX COVER	DESIGNER: KS DATE: OCT 25 21	