

CONSTRUCTION SUMMARY

Red Oaks on Bayview - Trinimont Developments Inc.

preliminary

RECEIVED

JUN 22 2023

TEL:

PURCHASERS: QING QING LIN and ZHIBO YU

LOT / PHASE	REG. PLAN #	HOUSE TYPE		
130 / 1	65M-4737	Birch 1 Elev A		

CONSTRUCTION

I - INCREASE BASEMENT CEILING HEIGHT TO 9FT- MEASURED FROM TOP OF FOOTING TO TOP OF FOUNDATION WALL. If the Purchaser has purchased or been provided with a 9ft basement concrete pour (being an increase from the Vendor's standard basement depth) 23May23 Note: the depth is measured from the top of footing to the top of foundation wall. The increased depth will result in increased ceiling height in various areas of the basement however, the Vendor makes no representation as to the ceiling height in the basement and the ceiling height will not be uniform.	
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ELECTRICAL

I - RELOCATE STANDARD KITCHEN LIGHT TO BE CENTERED OVER ISLAND - CONSTRUCTION PERMITTING 19.Jun23 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS THAT LOCATION OF LIGHT CANNOT BE GUARANTEED DUE TO STUD AND MECHANICAL PLACEMENT. PURCHASER ACCEPTS LIGHT LOCATION AT VENDORS SOLE DISCRETION.	
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MISCELLANEOUS

I - The Purchaser acknowledges that mechanical, electrical and other systems will require bulkheads and dropped ceilings in various locations in the basement if and when the Purchaser elects to finish the basement. 23May23 Note: The Purchaser(s) acknowledge that all measurements and locations are approximate only and are subject to verification on site and may be adjusted to accommodate site conditions.	
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PROMOTIONAL

I - LESS CREDIT FROM PURCHASER EXTRA SHEET IN OFFER PER PE DATED MAY 8/23. 23May23 Note:	
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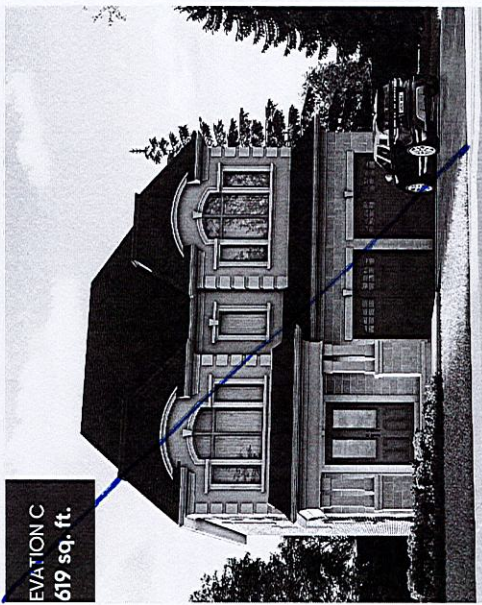
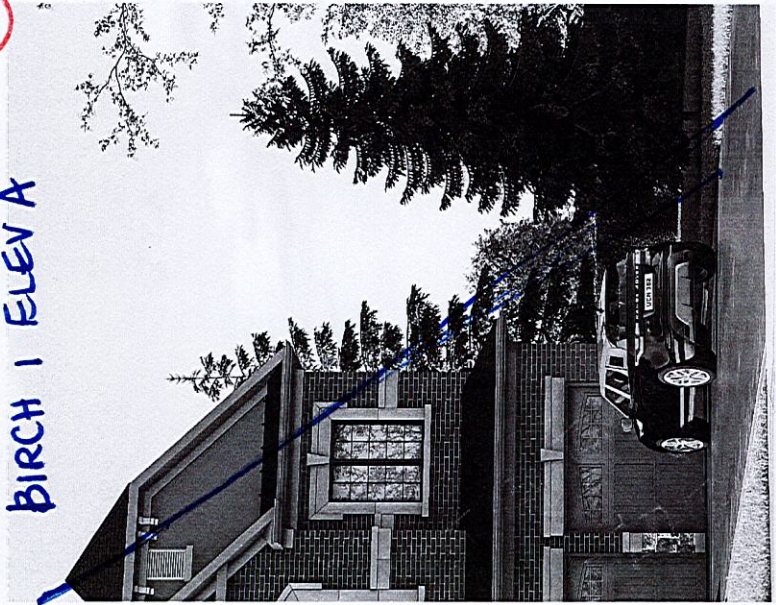
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EXTRAS AS PER OFFER

Walk-Up Basement Option - 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 Pur 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 Fiv 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 or third choice. Worksheet Note:	
1st Choice: Exterior Colour Scheme 3 - Churchill Worksheet Note:	
2nd Choice: Exterior Colour Scheme 1 - Old School Worksheet Note:	

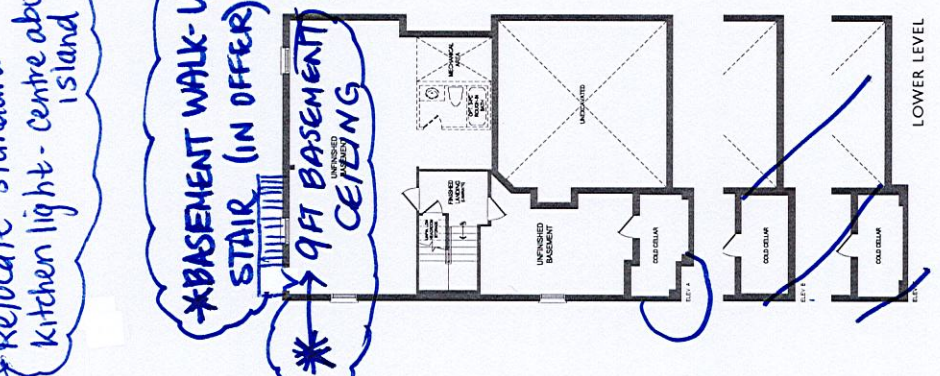
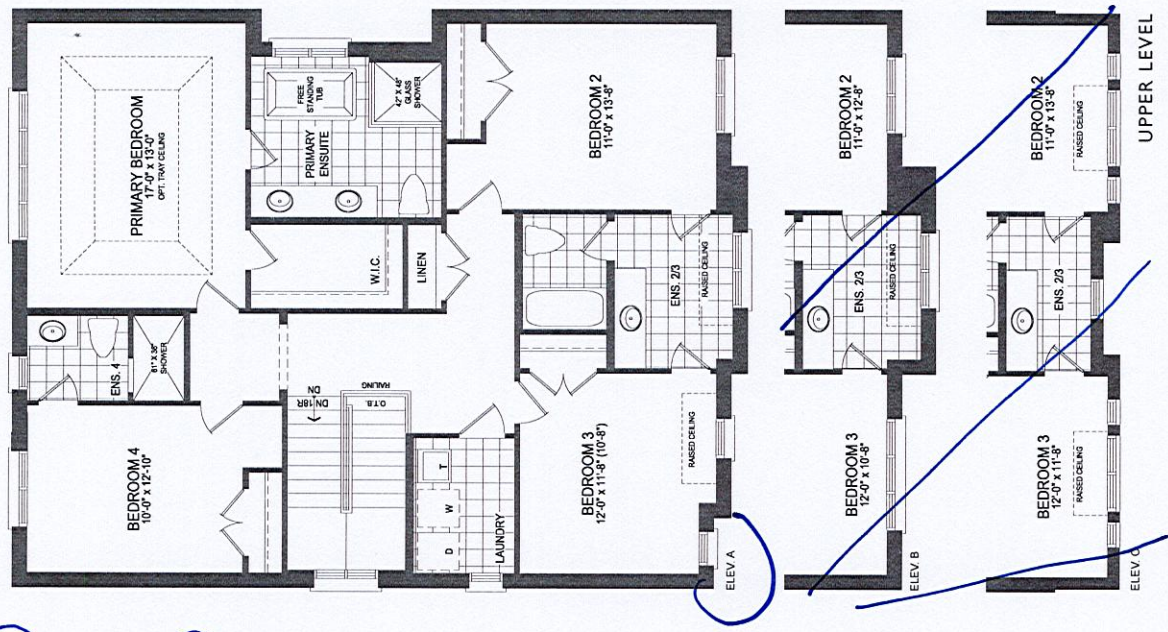
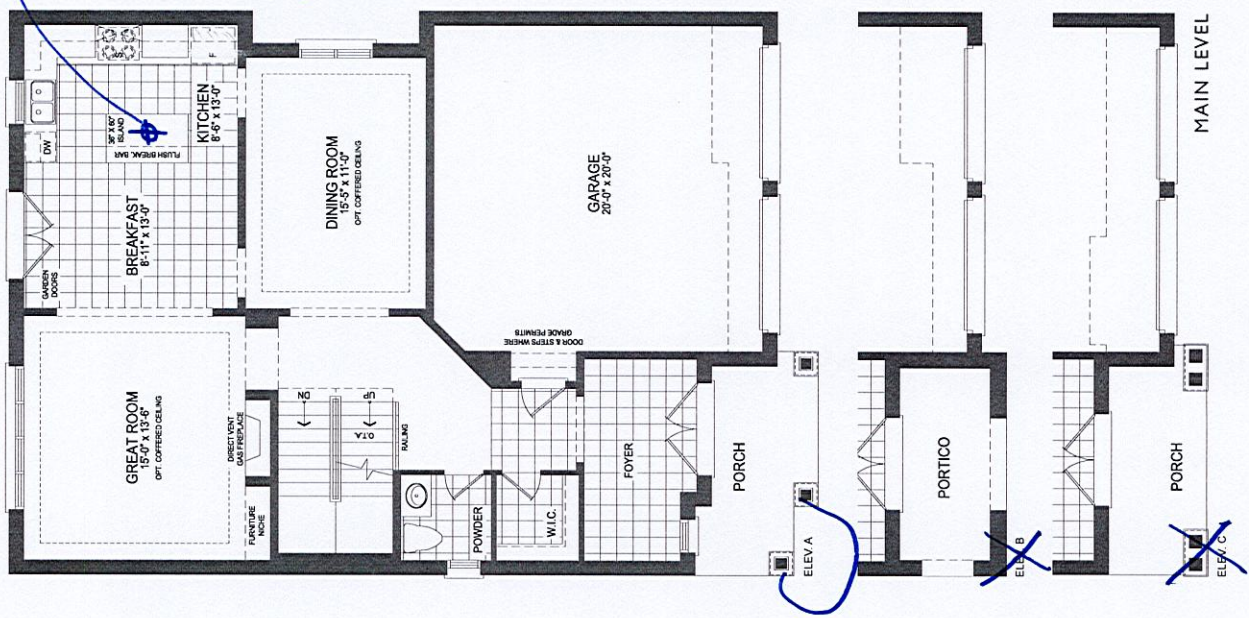
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LOT 130 TRINIMONT.
BIRCH 1 ELEV A
JUNE 19/23



ELEVATION C
619 sq. ft.

Steps and porches may vary at any exterior entrance ways due to . All renderings are artist's concept. Dimensions, specifications and s may vary due to siting. E. & O. E. June 2022.



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. Steps and porches may vary at any exterior entrance ways due to grading variance. Actual usable floor space may vary from the stated floor areas. All renderings are artist's concept. Dimensions, specifications and architectural detailing subject to modifications. Roofline and adjoining model types may vary due to siting. E. & O. E. June 2022.

LOT 130
TRINIMONT DEV. INC.
RED OAKS PHASE 2
RICHMOND HILL, ONTARIO

BIRCH |
ELEVATION A

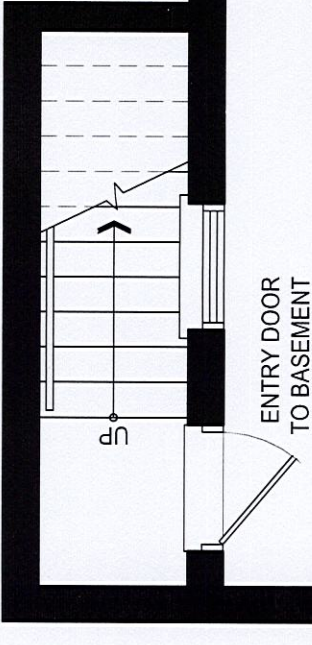
REVISIONS:

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

2. 9FT BASEMENT
CEILING HEIGHT

Q JUNE 19/23.

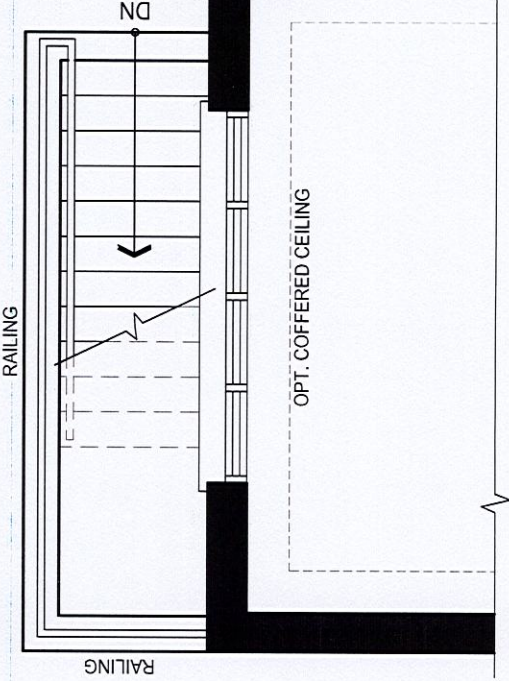
NUMBER OF STEPS
WILL VARY WITH
ACTUAL LOT
GRADING
CONDITIONS



UNFINISHED
BASEMENT

LOWER LEVEL

NUMBER OF STEPS
WILL VARY WITH
ACTUAL LOT
GRADING
CONDITIONS



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

TRINITY POINT