

CONSTRUCTION SUMMARY Red Oaks on Bayview - Trinimont Developments Inc. PURCHASER: YING LU					RECEIVED OCT 12 2023 TEL:		
LOT / PHASE		REG. PLAN #		HOUSE TYPE			
149 / 1		65M-4737		Birch 2 Elev C			

CABINETRY

1 - PROVIDE 36" STOVE OPENING AND 36" WIDE UPPER CABINET							
03Oct23 Note: PURCHASER ACKNOWLEDGES THAT VENDORS STANDARD 30" HOOD FAN AND 6" DUCT WILL BE INSTALLED.							

CERAMIC TILE

1 - GROUT COLOUR - UPGRADE GROUT COLOUR THROUGHOUT - FLAT FEE							
03Oct23 Note: TITANIUM 50 GROUT							

CONSTRUCTION

1 - PURCHASER HAS ELECTED 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 INITIALLED AND ATTACHED TO THIS AMENDMENT.							
20.Jun23 Note:							

DOORS AND TRIM

1 - TRIM - UPGRADE 5 - 3 1/4" MDF STEP BEVEL BACKBAND CASING & 7 1/4" MDF STEP BEVEL BASEBOARD							
03Oct23 Note:							
1 - DOORS INTERIOR - FOR 10 FOOT CEILING MAIN FLOOR/ 9 FOOT CEILING 2ND FLOOR - LOGAN SMOOTH HALLOW IN LIEU OF STANDARD SERIES							
03Oct23 Note:							

ELECTRICAL

1 - ABOVE KITCHEN ISLAND - ADD LIGHT AND SWITCH - NO FIXTURE INCLUDED							
CENTER ABOVE KITCHEN ISLAND *CONSTRUCTION PERMITTING							
(STANDARD KITCHEN AREA LIGHT AND BREAKFAST AREA LIGHT TO REMAIN ON SEPARATE SWITCHES).							
05Jul23 Note:							
PURCHASER ACKNOWLEDGES AND ACCEPTS THAT LIGHT LOCATION CANNOT BE GUARANTEED DUE TO STUD AND MECHANICAL PLACEMENT. PURCHASER ACCEPTS LIGHT LOCATION AT VENDORS SOLE DISCRETION.							
1 - CONDUIT TUBE ROUGH-IN PROVISION - FOR FUTURE ELECTRIC VEHICLE (CONDUIT TUBE ONLY - FROM BASEMENT INTO JUNCTION BOX IN GARAGE WITH PULL STRING, NO WIRE)							
05Jul23 Note: PURCHASER ACKNOWLEDGES AND ACCEPTS CONDUIT TUBE ROUGH-IN LOCATION TO BE AT VENDORS DISCRETION							

MIRRORS AND GLASS

1 - SHOWER DOOR HARDWARE - UPGRADE TO CHROME D-RING WITH TOWEL BAR COMBO							
PRIMARY ENSUITE							
05Jul23 Note:							

MISCELLANEOUS

1 - Purchaser acknowledges that all Colour Selections and Finishes have been individually reviewed as documented. Purchaser further acknowledges that all selections, codes and descriptions are correct, and has instructed the Vendor							
03Oct23 Note:							
to proceed accordingly. The purchaser(s) hereby acknowledges, understands, and accepts that once this document has been signed and executed by all parties hereto, it will be Final. Absolutely no further requests for additions, changes, deletions and/or alterations, will be permitted or entertained, other than reselection due to unavailability.							

PROMOTIONAL

1 - LESS BALANCE OF CREDIT FROM PURCHASER EXTRA SHEET IN OFFER							
03Oct23 Note:							

CONSTRUCTION SUMMARY Red Oaks on Bayview - Trinimont Developments Inc.				
PURCHASER: YING LU			TEL:	
LOT / PHASE 149 / 1	REG. PLAN # 65M-4737	HOUSE TYPE Birch 2 Elev C		
1 - PARTIAL REDEMPTION OF PROMOTIONAL PACKAGE \$1075.00 BALANCE FORWARD \$3925.00 TO BE USED AT A LATER DATE. ORIGINAL PROMOTIONAL PACKAGE OF \$5000.00 AS PER SCHEDULE PE DATED MAY 4/23. <i>05Jul23</i> <i>Note:</i>				

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 Fiv <i>Worksheet</i> <i>Note:</i>	
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> <i>Note:</i>	
1st Choice: Exterior Colour Scheme 4 - Westmont <i>Worksheet</i> <i>Note:</i>	
2nd Choice: Exterior Colour Scheme 3 - Churchill <i>Worksheet</i> <i>Note:</i>	

This Document is Extremely Time Sensitive - Printed 3 Oct 23 at 11:46

Purchaser:YING LU

Property: 149

Telephone Res. / Bus: /

Project: Trinimont Developments Inc.

Decor Advisor: Sabrina Carano

Model and Elevation: Birch 2 Elev C

Lock Date: 3-Oct-23

3-Oct-23

Plan #: 65M-4737

Layout Changes: ☒ Yes ☐ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme:

1. Cabinetry

	Style and Colour	Hardware
Kitchen / Breakfast	SABRA 823 DRIFTWOOD	179 SA
Laundry Room	N/A (TUB ON LEGS)	
Powder Room	SABRA 291 CLEAR	631 SB
Master Ensuite Bathroom	CONTINENTAL 352 WILD MUSHROOM	225 SA
Ensuite Bath - Bedroom 2/3	SABRA 291 CLEAR	631 SB
Ensuite Bath - Bedroom 4	SABRA 291 CLEAR	631 SB
	N/A	
	N/AN/A	
	N/A	

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" OPENING

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

Fridge Opening

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	STD - GRIGIO SARDO GRANITE	#360
Laundry Room	N/A	
Powder Room	LAMINATE-CALCUTTA MARBLE 4925K-07	
Master Ensuite Bathroom	LAMINATE-CALCUTTA MARBLE 4925K-07	
Ensuite Bath - Bedroom 2/3	LAMINATE-CALCUTTA MARBLE 4925K-07	
Ensuite Bath - Bedroom 4	LAMINATE-CALCUTTA MARBLE 4925K-07	
	N/A	
	N/A	
	N/A	

** Refer to Construction Summary

Purchaser:

YING LU

Telephone Res. / Bus:

/

Decor Advisor:

Sabrina Carano

Lock Date:

3-Oct-23

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Plan #: 65M-4737

3. Ceramic Flooring

At a 45 Threshold-If App.

Entrance Vestibule	E.B. PETRA CENDRA 12.5 X 12.5 - TITANIUM 50 GROUT	☐	Metal Strip Where Applic.
Main Hall	N/A	☐	
Kitchen / Breakfast	E.B. PETRA CENDRA 12.5 X 12.5 - TITANIUM 50 GROUT	☐	STD STACKED INSTALLATION
Laundry Room	FORM LIGHT GREY 12 X 12 - TITANIUM 50 GROUT	☐	STD STACKED INSTALLATION
Powder Room	E.B. PETRA CENDRA 12.5 X 12.5 - TITANIUM 50 GROUT	☐	STD STACKED INSTALLATION
Master Ensuite Bathroom	FORM LIGHT GREY 12 X 12 - TITANIUM 50 GROUT	☐	STD STACKED INSTALLATION
Master Ens. Shower Flr	2x2 WHITE TILE - TITANIUM 50 GROUT	☐	
Ensuite Bath - Bedroom 2/3	FORM LIGHT GREY 12 X 12 - TITANIUM 50 GROUT	☐	STD STACKED INSTALLATION
Ensuite Bath - Bedroom 4	FORM LIGHT GREY 12 X 12 - TITANIUM 50 GROUT	☐	STD STACKED INSTALLATION
	N/A	☐	
	N/A	☐	

** 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	BIANCO MATTE 8X16 - TITANIUM 50 GROUT	STD HORIZONTAL STACKED INSTALLATION
Bathtub Enclosure Walls	N/A	
Master Ens. Shower Flr	N/A	
Ensuite Bath - Bedroom 2/3	BIANCO MATTE 8X16 - TITANIUM 50 GROUT	STD HORIZONTAL STACKED INSTALLATION
Ensuite Bath - Bedroom 4	BIANCO MATTE 8X16 - TITANIUM 50 GROUT	STD HORIZONTAL STACKED INSTALLATION
	N/A	
	N/A	
Kitchen Backsplash	N/A	N/A

** Refer to Construction Summary - TITANIUM 50 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	* LOGAN-SMOOTH (upgrade).
Interior Trim	* 3 1/4" MDF STEP BEVEL BB CASING & 7 1/4" MDF STEP BEVEL BASEBOARD.
Door Handles	As Per Construction Specifications
Exterior Front Door Handle	As Per Construction Specifications

** Refer to Construction Summary

Purchaser:

YING LU

Telephone Res. / Bus:

/

Decor Advisor:

Sabrina Carano

Lock Date:

3-Oct-23

Property: 149

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Model and Elevation: Birch 2 Elev C

Plan #: 65M-4737

7. Other Flooring

Main Hall	HARDWOOD - VENDORS STANDARD 3 1/4" NATURAL OAK PLANK FLOORING	
Living Room	N/A	
Dining Room	HARDWOOD - VENDORS STANDARD 3 1/4" NATURAL OAK PLANK FLOORING	
Family Room	Great Room-HARDWOOD - VENDORS STANDARD 3 1/4" NATURAL OAK PLANK FLOORING	
Den / Library / Study	HARDWOOD - VENDORS STANDARD 3 1/4" NATURAL OAK PLANK FLOORING	
Basement Landing(If Applies)	LAMINATE- VENDORS STANDARD NATURAL OAK LAMINATE FLOORING	
Lower Landing (If Applies)	HARDWOOD - VENDORS STANDARD 3 1/4" NATURAL OAK PLANK FLOORING	
Upper Landing	HARDWOOD - VENDORS STANDARD 3 1/4" NATURAL OAK PLANK FLOORING	
Upper Hall	LAMINATE- VENDORS STANDARD NATURAL OAK LAMINATE FLOORING	
Master Bedroom	LAMINATE- VENDORS STANDARD NATURAL OAK LAMINATE FLOORING	
Bedroom #2	LAMINATE- VENDORS STANDARD NATURAL OAK LAMINATE FLOORING	
Bedroom #3	LAMINATE- VENDORS STANDARD NATURAL OAK LAMINATE FLOORING	
Bedroom #4	LAMINATE- VENDORS STANDARD NATURAL OAK LAMINATE FLOORING	
Bedroom #5	N/A	
	N/A	
	N/A	
	N/A	
Underpad	Type	Area
	N/A	N/A

** Refer to Construction Summary

8. Railings and Pickets

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

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	22 WARM GREY	Master Bedroom	22 WARM GREY
Living Room	N/A	Bedroom #2	22 WARM GREY
Dining Room	22 WARM GREY	Bedroom #3	22 WARM GREY
Kitchen / Breakfast	22 WARM GREY	Bedroom #4	22 WARM GREY
Family Room	Great Rm-22 WARM GREY	Bedroom #5	N/A
Powder Room	22 WARM GREY	Master Ensuite	22 WARM GREY
Laundry Room	22 WARM GREY	Ensuite Bath - Bedroom 2/3	22 WARM GREY
Den/Library	22 WARM GREY	Ensuite Bath - Bedroom 4	22 WARM GREY
Trim Paint-Semi Gloss	BIRCH WHITE		N/A
		Bsmt Landing Area	22 WARM GREY
			N/A

Smooth Ceilings First Floor

☐ Yes ☒ No

** Refer to Construction Summary

Purchaser:	YING LU	Property:	149
Telephone Res. / Bus:	/	Project:	Trinimont Developments Inc.
Decor Advisor:	Sabrina Carano	Model and Elevation:	Birch 2 Elev C
Lock Date:	3-Oct-23	3-Oct-23	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			BIRCH
Surround			BIANCO
Hearth			N/A

**** Refer to Construction Summary**

12. Heating and Air Conditioning

Air Conditioning	N/A	Gas Provisions Stove	N/A
Gas Provisions Dryer	N/A	Gas Provisions Barbecue	N/A
Comment			
** Refer to Construction Summary			

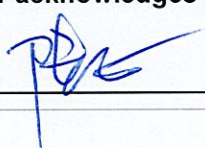
13. Electrical

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 ☐ Yes ☒ No	Built in Oven ☐ Yes ☒ No	Gas Stove ☐ Yes ☒ No	Microwave ☐ Yes ☒ No
Dishwasher Rough-in	Yes			
** Refer to Construction Summary				

14. General Comments

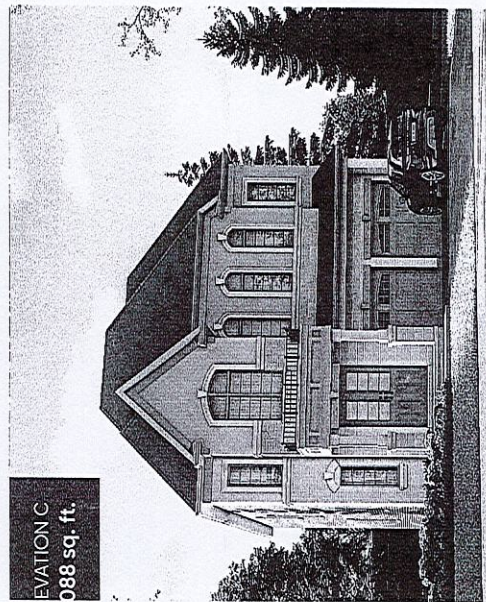
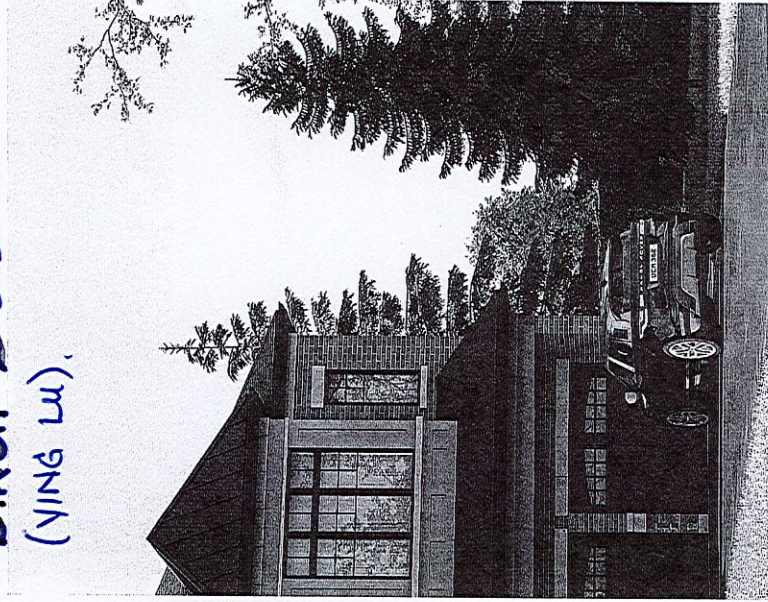
**** Refer to Construction Summary **GARAGE MAN DOOR W/ SUNKEN FOYER****

Disclaimers and Notes

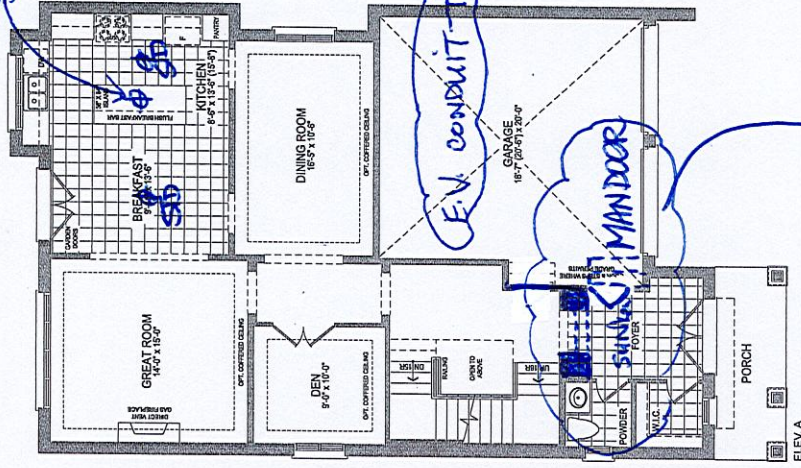
- Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.
 - Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.
 - The Purchaser agrees that 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: 01.10.23.1023

LOT 149 TRINIMONT
 BIRCH 2 ELEV C.
 (YING LU).

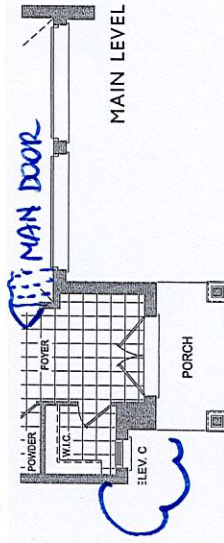
July 5/23



Stones and narches may vary at any exterior entrance ways due to



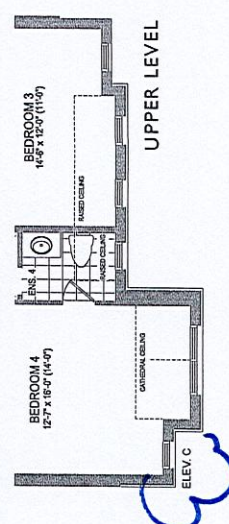
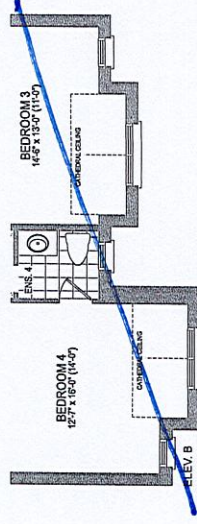
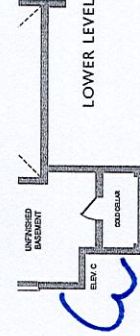
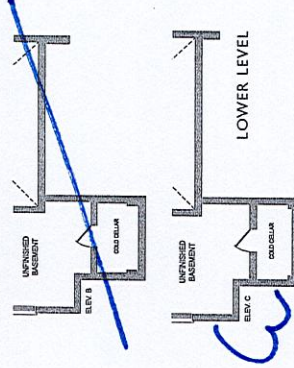
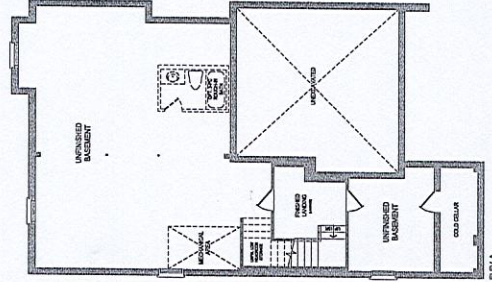
★ REVISED LAYOUT
 SUNKEN FOYER TO ACCOMMODATE
 GARAGE MAN DOOR.



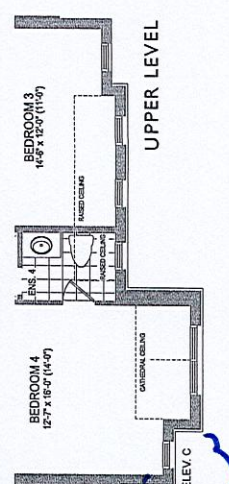
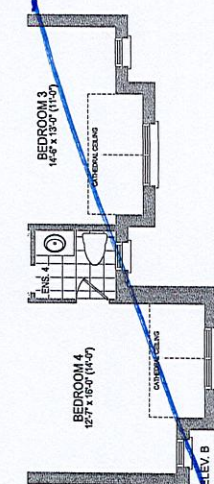
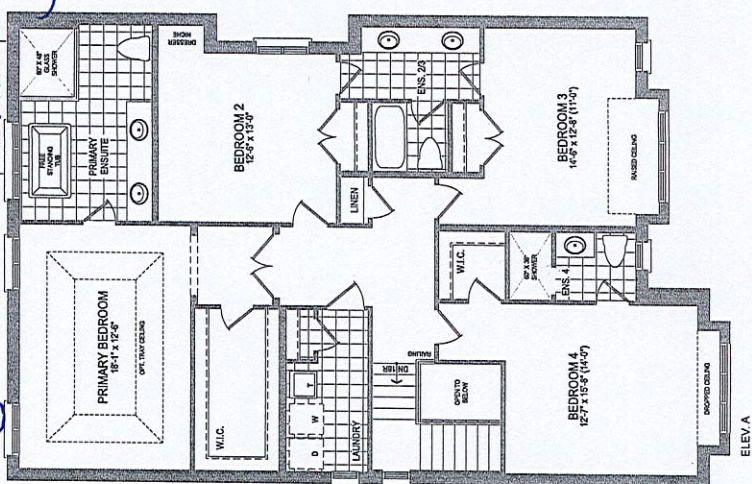
The Birch 2 ELEV. A: 3,057 SQ. FT. + ELEV. B & C: 3,088 SQ. FT.
 Includes 24 sq. ft. of open area and 86 sq. ft. of finished lower level area.

Orientation of home may be reversed and narches may vary at any exterior entrance ways due to

ADDITIONAL LIGHT & SWITCH
 center above island



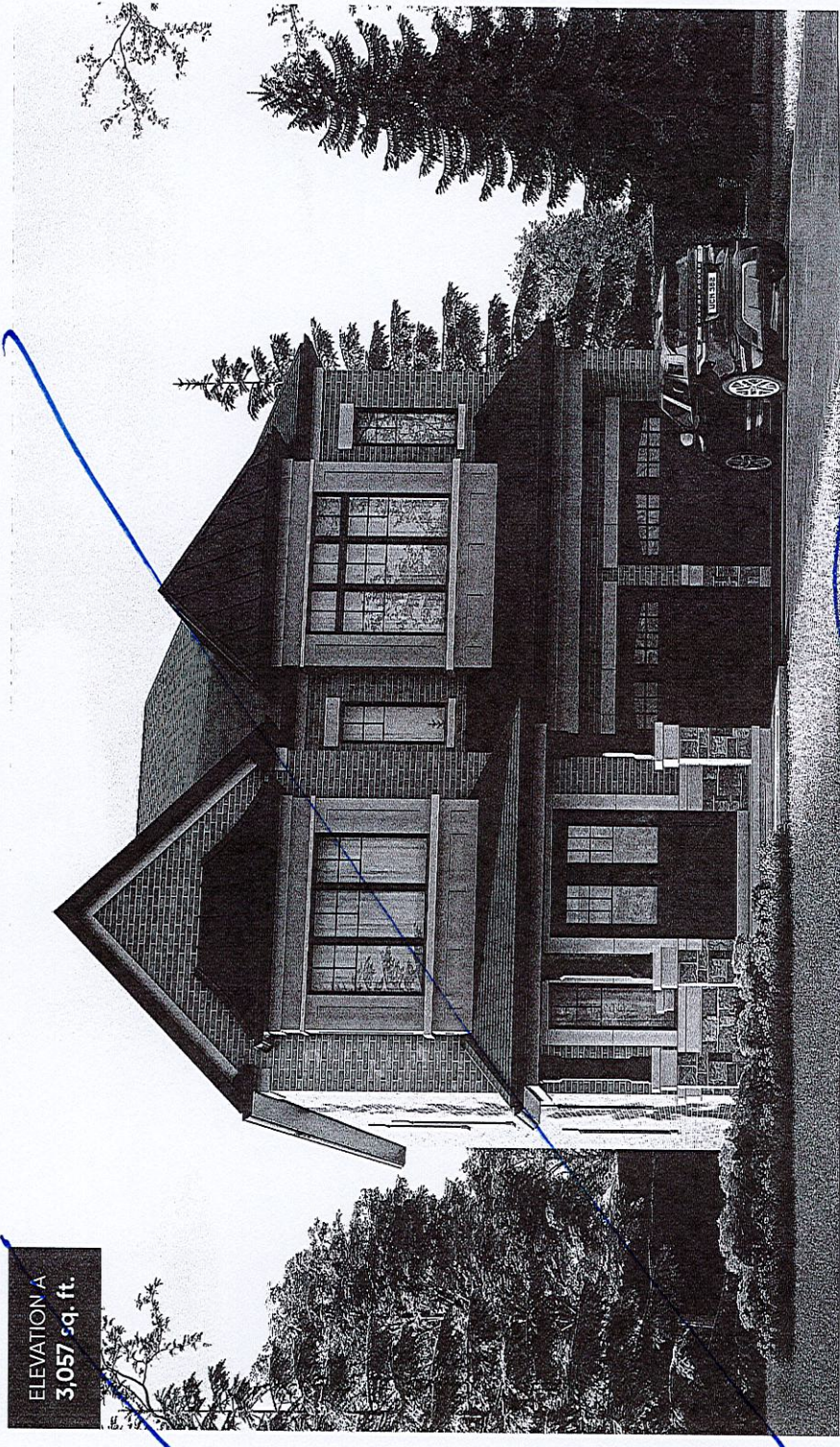
PRIMARY ENS.:
 SHOWER DOOR - TOWEL BAR HANDLE
 COMBO - CHROME



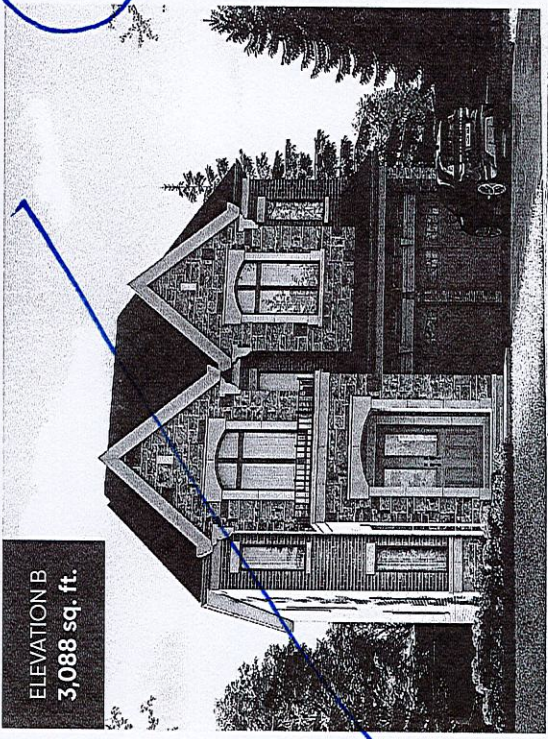
LOT 149
TRINIMONT
BIRCH 2 ELEV C.
(YING LU)

The Birch 2

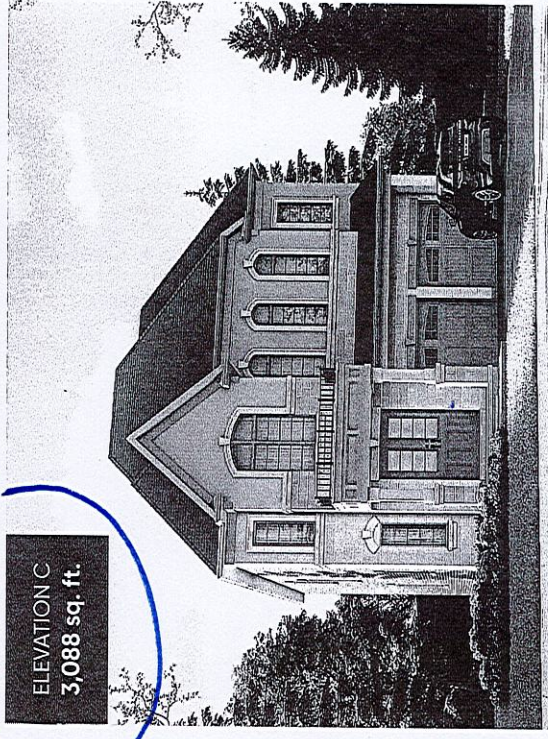
41' LOT



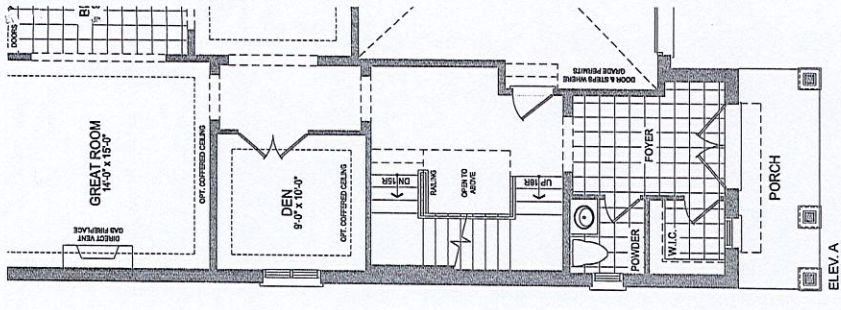
ELEVATION A
3,057 sq. ft.



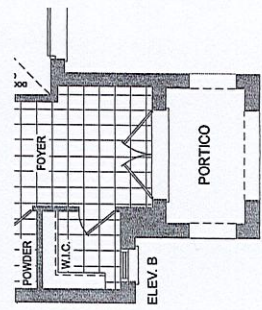
ELEVATION B
3,088 sq. ft.



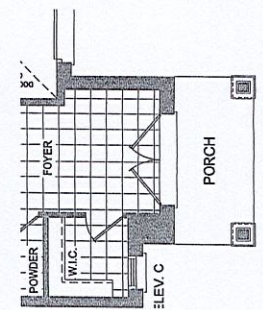
ELEVATION C
3,088 sq. ft.



ELEV. A



ELEV. B



ELEV. C

POWDER
CT= 680
VC V6002

ENSUITE
CT= 2680
V1000 VD600 V1000
VC

MAIN-BDRM.#2/3
CT= 2642
V1000 VD550 V1000

OTHER 1-BDRM.#4
CT= 880
V800

KITCHEN
2080
914
B1000 B1000
B600L B1100
D/W SPACE
W310900 W345CG W360800 W310700 W360960 W6606002
B450L BD450 30-RANGE1 B700 36REF-2D T6P6002
BCG BCG BCG FG6
36" OPENING

Dimensions: 2438, 1880, 1219, 1219, 279, 279, 1370, 1580, 1165, 4115

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

671

LOT 149 TRINIMONT.

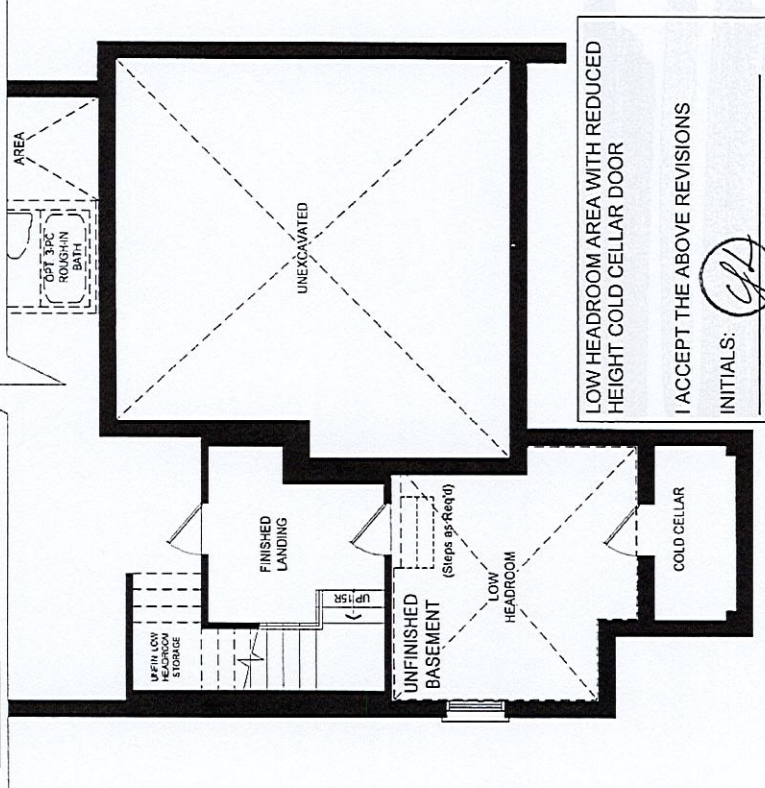
option 2



Purchaser Name: YNCLC

LOT #:

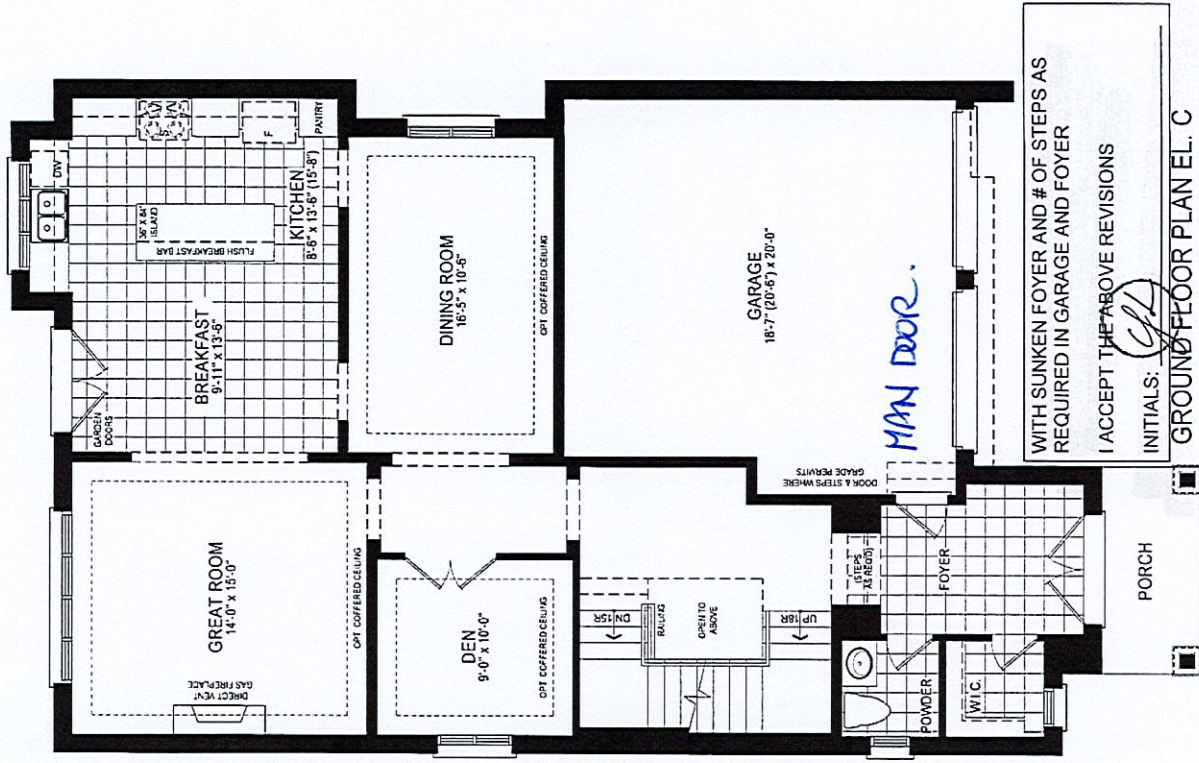
149 TRINIMONT



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.



GROUND FLOOR PLAN EL. C