



CONSTRUCTION SUMMARY

17 - 1 - The Rideau 5 (42-5) Elev C
CABINETRY

Inv.348	1 - VANITY - MASTER ENSUITE BATHROOM - GROUP 3 VIKING 3
Line3379	Note:
1Oct15 / 20Nov15	
Inv.348	1 - CABINETRY - KITCHEN - GROUP 3 VIKING 3
Line3138	Note:
1Oct15 / 20Nov15	
Inv.348	1 - NO BACKSPLASH (F08)
Line3141	Note:
1Oct15 / 20Nov15	

CABINETRY - ACCESSORIES

Inv.348	2 - (A15) GLASS DOOR SMOKED (WHITE CABINET INTERIOR) ON EITHER SIDE OF STOVE - AS PER SKETCH
Line3383	Note:
1Oct15 / 20Nov15	
Inv.348	1 - LIGHT VALANCE -LOWERS -
Line3157	Note:
1Oct15 / 20Nov15	
Inv.348	1 - CABINET HARDWARE UPGRADE 2 DISPLAY BOARD KITCHEN CABINETS (12877)
Line3384	Note:
1Oct15 / 20Nov15	

CABINETRY - BASE CABINETS

Inv.348	1 - COOKTOP CABINET WITH FALSE TOP DRAWER AND DOORS BELOW (J34)
Line3140	Note: COOKTOP - 30"
1Oct15 / 20Nov15	
Inv.348	1 - (B18)POTS & PANS DRAWER (MIN.60CM/MAX 90CM, SIZE SUBJECT TO FLOOR PLAN)
Line3382	Note:
1Oct15 / 20Nov15	

CABINETRY - UPPER CABINETS

Inv.348	1 - BUILT IN DOUBLE APPLIANCE CABINET WITH DRAWER BELOW (J20)
Line3139	Note:
1Oct15 / 20Nov15	
Inv.348	1 - 66CM "COUNTER DEPTH" FRIDGE CABINET (1 GABLE AND CABINET) (J09)
Line3142	Note:
1Oct15 / 20Nov15	

CABINETRY - VANITY CABINETS

Inv.348	2 - (D12)- VANITY TOP DRAWER PRICE PER DRAWER (INCLUDES FALSE DRAWER)- BATH 2 DRAWERS
Line3381	Note:
1Oct15 / 20Nov15	
Inv.348	1 - VANITY CABINETS - VIKING - VANITY BANK OF DRAWERS - 55CM MAX - MASTER
Line3151	Note:
1Oct15 / 20Nov15	



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Inv.348	4 - (D12)- VANITY TOP DRAWER PRICE PER DRAWER (INCLUDES FALSE DRAWER)- SHARED BATH 2 DRAWERS PER VANITY
Line3380	Note:
1Oct15 / 20Nov15	

CONSTRUCTION

Inv.84	1 - PURCHASER REQUESTS NO STEPS DOWN IN LAUNDRY ROOM. PURCHASER ACKNOWLEDGES THAT THEY MAY NOT GET THE DOOR TO THE GARAGE, IF THIS MAY BE THE CASE PLEASE FRAME FOR A 35" DOOR FRAME.
Line905	Note:
16Jun15 / 19Oct15	
Inv.84	1 - RELOCATE LAUNDRY ROOM DOOR AS PER SKETCH.
Line906	Note:
16Jun15 / 19Oct15	
Inv.84	1 - RECONFIGURE LAUNDRY ROOM - AS PER SKETCH
Line908	Note:
16Jun15 / 19Oct15	
Inv.84	1 - RELOCATE STEP UP FROM MAIN HALLWAY TO FOYER AS PER SKETCH
Line919	Note:
16Jun15 / 19Oct15	

DO NOT INSTALL

Inv.348	4 - TOILET PAPER HOLDER, TOWEL RACK, SOAP DISH- DO NOT INSTALL IN ALL BATHROOMS
Line3156	Note:
1Oct15 / 20Nov15	

ELECTRICAL

Inv.84	1 - WALL OVEN ELECTRICAL - ELECTRICAL PROVISION ONLY
Line895	Note:
16Jun15 / 19Oct15	
Inv.84	1 - UPGRADE TO 200 AMP SERVICE
Line896	Note:
16Jun15 / 19Oct15	
Inv.84	1 - CEILING OUTLET - ON NEW SWITCH - EXTRA INTERIOR CEILING OUTLET ROUGH IN NO FIXTURE ON NEW SWITCH IN LIVING ROOM
Line897	Note:
16Jun15 / 19Oct15	
Inv.84	1 - CENTER STANDARD KITCHEN LIGHT OVER THE ISLAND
Line911	Note:
16Jun15 / 19Oct15	
Inv.84	1 - COACH LIGHT FLANKING FRONT DOOR OPPOSITE TO ONE THAT IS INCLUDED
Line912	Note:
16Jun15 / 19Oct15	
Inv.349	1 - PLUG ON SEPARATE CIRCUIT - FOR MICROWAVE - AS PER SKETCH
Line3158	Note:
1Oct15 / 1Oct15	

HARDWOOD FLOORING



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Inv.84	1 - HARDWOOD - STANDARD - 2¼ MERCIER SOLID OAK - STANDARD COLOURS - UPPER HALL- NOT INCLUDING MEDIA LOFT
Line1795	Note:
16Jun15 / 19Oct15	
Inv.84	1 - HARDWOOD - STANDARD - 2¼ MERCIER SOLID OAK - STANDARD COLOURS - LANDING
Line1794	Note:
16Jun15 / 19Oct15	

PAINT AND STAIN

Inv.348	1 - STAIN OAK RAILINGS AND STAIRS - RAILINGS - PICKETS - NEWEL POST - NOSING - STRINGERS - TREADS AND RISERS - WROUGHT IRON PICKETS - COMPLETE- STAIN OAK - PRICE IS PER SET
Line3137	Note:
1Oct15 / 20Nov15	

STAIRS AND RAILING

Inv.348	1 - CHANGE COLUR OF PICKETS TO BURNT PENNY
Line3385	Note:
1Oct15 / 20Nov15	

STAIRS AND RAILINGS / NOSINGS

Inv.84	1 - UPGRADE RAILING - UPGRADE 2 - LEVEL 1 - WROUGHT IRON- BURNT PENNY
Line918	Note:
16Jun15 / 19Oct15	



INTERIOR COLOUR SCHEME

Purchasers:

MANAVJOT KARWAL & MANDEEP S, KARWAL

Telephone Res. / Bus:

(905) 551-2227 /

Decor Advisor:

Jessica Boardman

Lock Date:

10-Oct-15

Property: 17

Project: Bradford Capital Holdings Inc.

Model and Elevation: The Rideau 5 (42-5) Elev C

Plan #: 51M-1063

Layout Changes:

☒ Yes ☐ No

Sketch Attached:

☒ Yes ☐ No

Exterior Colour Scheme:

10

1. Kitchen and Vanities

	Style and Colour	Hardware
Kitchen / Breakfast	CAMDEN MAPLE SOAPSTONE CL	12877
Laundry Room	MAITLAND - ONTARIO WHITE	9677
Powder Room	N/A	
Master Ensuite Bathroom	MANCHESTER MAPLE SHALE GREY CL	9677
Main Bath	RIDEAU COCONUT	9677
Shared Bath	TORONTO OAK - OYSTER CL	9671

Comment

1) NO BACKSPLASH (F08)
2) LOWER LIGHT VALANCE
3) COOKTOP CABINET WITH FALSE TOP DRAWER AND DOORS BELOW
4) BUILT IN DOUBLE APPLIANCE CABINET WITH DRAWERS BELOW
5) 66CM COUNTER DEPTH FRIDGE CABINET (1 GABLE & 59 CM DEEP CABINET)
6) BANK OF DRAWERS IN MASTER ENSUITE
***** SEE GENERAL COMMENTS FOR MORE KITCHEN EXTRAS*****

2. Counter Top

	Counter	Edge
Kitchen / Breakfast	MILANO QUARZT 4726K-52	
Laundry Room	1573-60 FROSTY WHITE	
Powder Room	N/A	
Master Ensuite Bathroom	MADURA PEARL 4922K-52	
Main Bath	GIRONA CAVERN 4897K-52	
Shared Bath	KALAHARI TOPAZ 4588K-07	

Comment

3. Ceramic Flooring

	Selection	Threshold
Entrance Vestibule	MALENA IVORY 46-168 13 X 13	
Main Hall	MALENA IVORY 46-168 13 X 13	
Kitchen / Breakfast	MALENA IVORY 46-168 13 X 13	
Laundry Room	MALENA IVORY 46-168 13 X 13	
Powder Room	MALENA IVORY 46-168 13 X 13	
Master Ensuite Bathroom	BALLINA GREY 46-140 13 X13	
Main Bath	MONTEVARCHI BEIGE 46-106 13 X 13	
Shared Bath	PRATO WALNUT 46-130 13 X13	

Comment



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4. Ceramic Wall Tile

Master Ensuite Bathroom

Tub Deck Wall

BELLINA GREY 52-166 8 X 10

Tub Deck

BELLINA GREY 52-166 8 X 10

Tub Deck Skirt

BELLINA GREY 52-166 8 X 10

Shower Stall

BELLINA GREY 52-166 8 X 10

Main Bath - Tub/Shower

MONTEVARCHI BEIGE 52-119 8 X 10

Shared Bath - Tub/Shower

PRATO WALNUT 52-160 8 X 10

Kitchen Backsplash

Delete all Ceramic Accessories (Paper Holder;Towel Bar; Soap Dishes)

☒ Yes

☐ No

Comment

****DELETE ALL CEREMAIC ACCESSORIES IN ALL BATHROOMS****

** Refer to Construction Summary - STANDARD GROUT THROUGHOUT UNLESS SPECIFIED

5. Carpeting

Main Hall

SEE CERAMIC DETAIL

Living Room

SEE HARDWOOD DETAIL

Dining Room

SEE HARDWOOD DETAIL

Family Room

SEE HARDWOOD DETAIL

Den / Library / Study

SEE HARDWOOD DETAIL

Basement Landing(If Applies)

N/A

Lower Landing (If Applies)

SEE HARDWOOD DETAIL

Upper Landing

SEE HARDWOOD DETAIL

Upper Hall

SEE HARDWOOD DETAIL

Master Bedroom

2369 SUNRIVER -736 SPANISH MOSS

Bedroom #2

2369 SUNRIVER -736 SPANISH MOSS

Bedroom #3

2369 SUNRIVER -736 SPANISH MOSS

Bedroom #4

2369 SUNRIVER -736 SPANISH MOSS

Bedroom #5

N/A

Underpad

Type

10MM STANDARD

Area

ALL BEDROOMS

Carpet on Stairs

Capped

Runner - *Upgrade

Comment

** Refer to Construction Summary



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Decor Advisor:	Jessica Boardman		Model and Elevation:		The Rideau 5 (42-5) Elev C
Lock Date:	10-Oct-15	8-Oct-15	Plan #:		51M-1063

6. Hardwood

Kitchen	N/A
Main Hall	SEE CERAMIC DETAIL
Living Room	2 1/4" ACORN BROWN
Dining Room	2 1/4" ACORN BROWN
Family Room	2 1/4" ACORN BROWN
Den / Library / Study	2 1/4" ACORN BROWN
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	2 1/4" ACORN BROWN
Upper Landing	2 1/4" ACORN BROWN
Upper Hall	2 1/4" ACORN BROWN
Master Bedroom	SEE CARPET DETAIL
Bedroom #2	SEE CARPET DETAIL
Bedroom #3	SEE CARPET DETAIL
Bedroom #4	SEE CARPET DETAIL
Bedroom #5	N/A

Comment

7. Plumbing Fixtures

Powder Room	BATH. SINK STANDARD-L4621
Master Ensuite Bathroom	BATH. SINK STANDARD-L4621
Main Bath	BATH. SINK STANDARD-L4621
Shared Bath	BATH. SINK STANDARD-L4621

Waterline for Fridge ☐ Yes ☒ No

Comment

ALL PLUMBING TO BE STANDARD

** Refer to Construction Summary



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8. Trim Carpentry

Interior Doors

STD

Front Door Glass Inserts

none

Door Handles

3820

Interior Trim

STANDARD

Comment

** Refer to Construction Summary

9. Electrical

Plugs and Switches

☒ White

Hood Fan

WHITE

Custom Fan Insert

Appliances

Built in Cooktop

☒ Yes ☐ No

Built in Oven

☒ Yes ☐ No

Gas Stove

☒ Yes ☐ No

Microwave

☒ Yes ☐ OTR ☐ No

Comment

MICROWAVE IN APPLIANCE WALL CABINETRY

** Refer to Construction Summary

10. Railings and Pickets

Railing Type

OAK

SpindleType

UPGRADE 2 LEVEL 1

Stringer / Riser

OAK

Comment

2 1/4" ACORN BROWN

Colour

STAIN TO MATCH HARDWOOD

Colour

BURNT PENNY

Treads

STAIN TO MATCH HARDWOOD

Oak Stairs

☒ Yes ☐ No

** Refer to Construction Summary



INTERIOR COLOUR SCHEME

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11. Crown Mouldings

Entrance Vestibule	NONE		Kitchen/Breakfast	NONE	
Main Hall	NONE		Den/Library	NONE	
Living Room	NONE		Lower Landing	NONE	
Dining Room	NONE				
Family Room	NONE				

Comment

** Refer to Construction Summary

12. Wall Paint

Main Floor	GREENPARK WARM GREY
Second Floor	GREENPARK WARM GREY

Smooth Ceilings First Floor ☐ Yes ☒ No

Comment

** Refer to Construction Summary

13. Fireplace

	Living Room	Family Room	Other Room - Specify
	PurchasedAs Per Plan N/A	PurchasedAs Per Plan N/A	PurchasedAs Per Plan N/A
	☐ ☐ ☒	☐ ☒ ☐	☐ ☐ ☒
Fireplace Type		D.V GAS FIREPLACE	
Mantle Type		M1 STANDARD	
Colour / Stain		WHITE	
Surround		NERO-MARBLE	
Hearth			

Comment

** Refer to Construction Summary



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14. Heating and Air Conditioning

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

15. General Comments

1) NO BACKSPLASH (F08)

2) LOWER LIGHT VALANCE

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5) 66CM COUNTER DEPTH FRIDGE CABINET (1 GABLE & 59 CM DEEP CABINET)

6) BANK OF DRAWERS IN MASTER ENSUITE

7)TOP DRAWERS IN VANITY BATH X2 & SHARED BATH X4

8)(A15) GLASS DOOR SMOKED (WHITE CABINET INTERIOR) ON EITHER SIDE OF STOVE -

9)CABINET HARDWARE UPGRADE 2 DISPLAY BOARD KITCHEN CABINETS (12877)

10)(B18)POTS & PANS DRAWER (MIN.60CM/MAX 90CM, SIZE SUBJECT TO FLOOR PLAN)

** Refer to Construction Summary

Disclaimers and Notes

Purchaser Initials	
	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 acknowledges that after Interior Colour Selection form is signed and dated, a \$250 admin fee will be applicable for changes, deletions or alterations other than re-selection due to unavailability.
	4) The Purchaser acknowledges reading and accepting the "Bayview Wellington Homes Decor Centre Disclaimers" form. This document contains other miscellaneous disclaimers.
This Interior Colour Selection is final and approved by:	
Signature:_____	Date: _____
Signature:_____	Date: _____

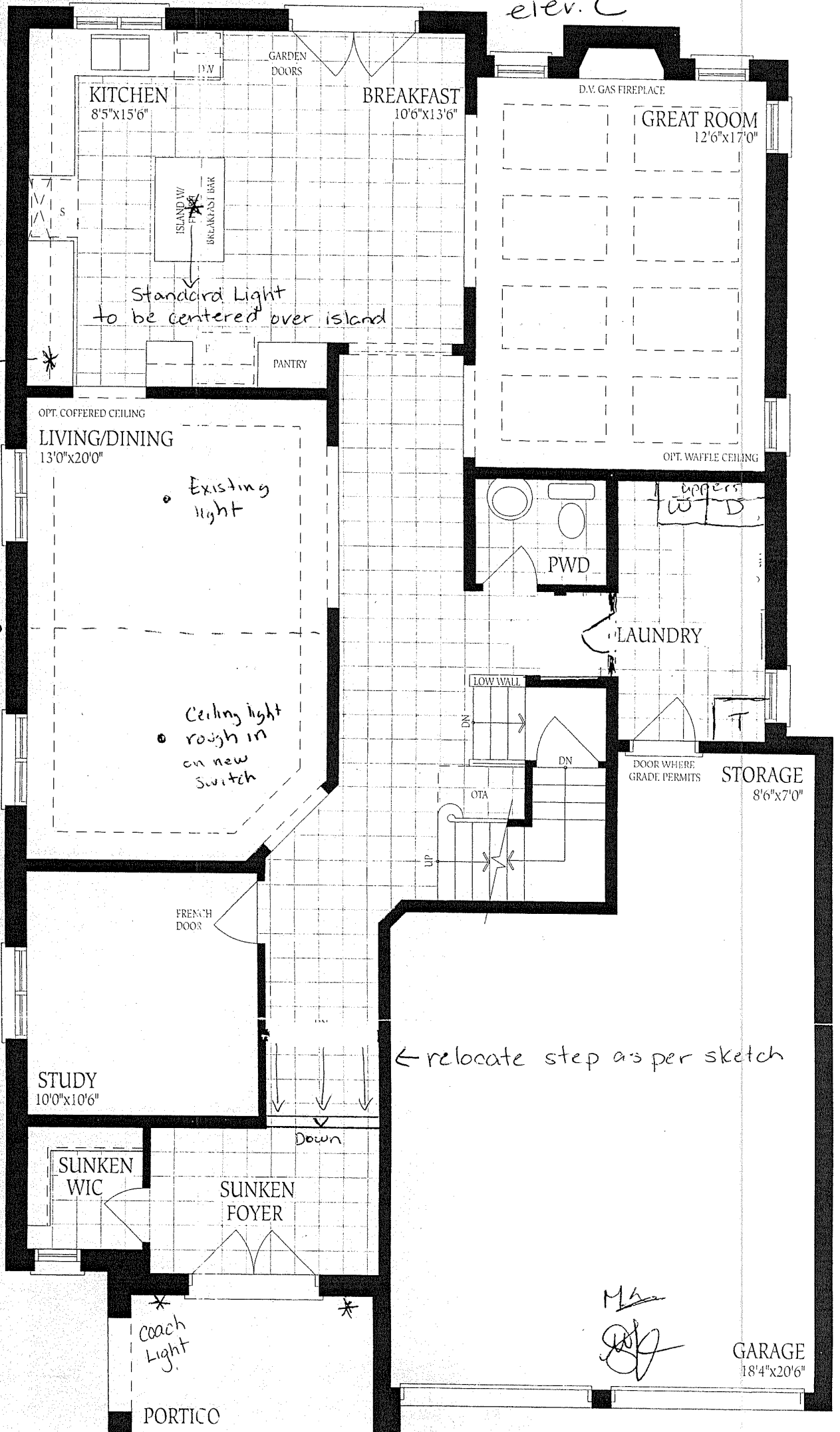


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42' singles

Lot #17
Rideau 5
elev. C



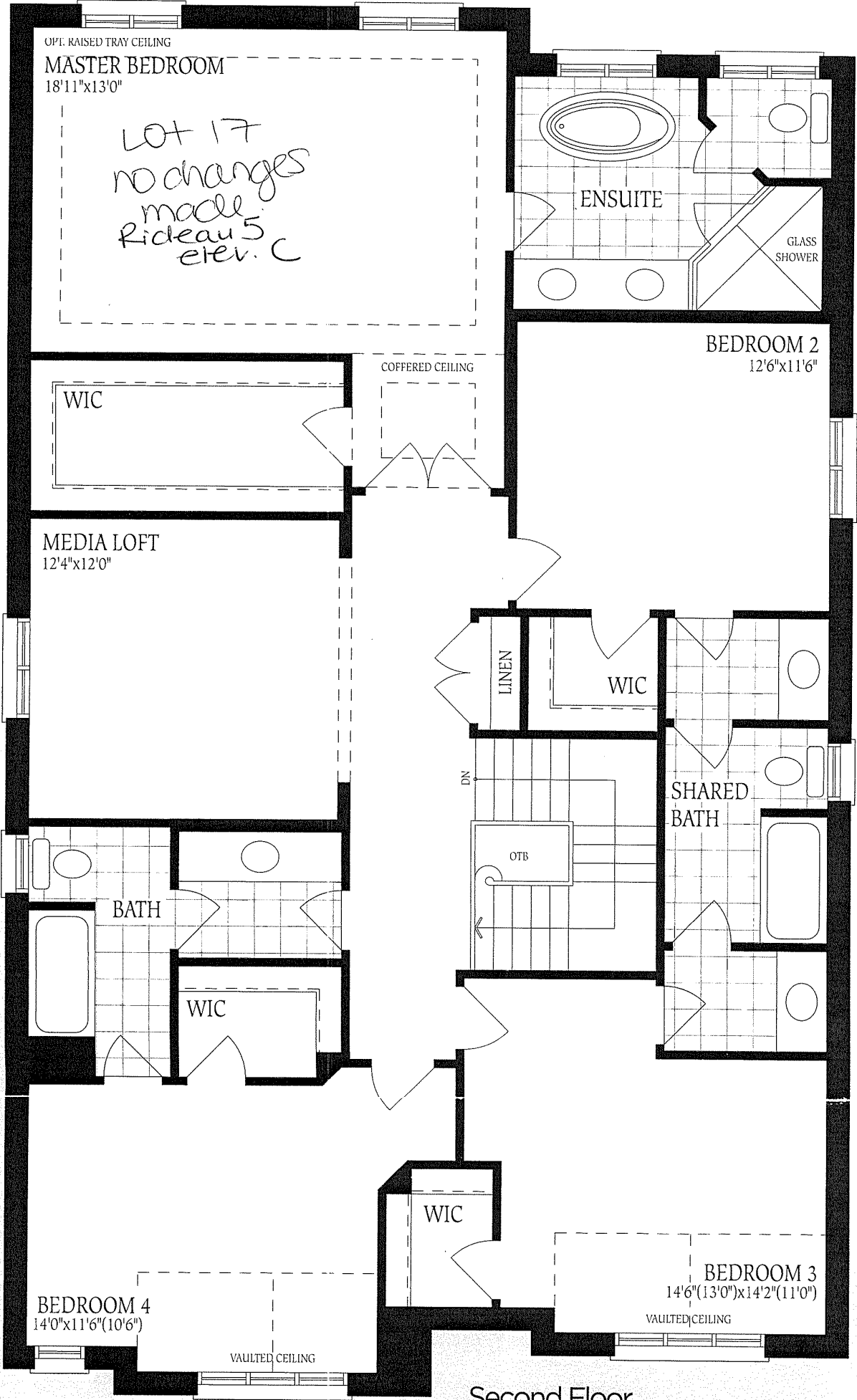
Rideau 5

ELEV. A
3380

ELEV. B
3375

ELEV. C
3395

SQ.FT.





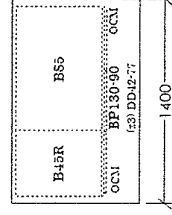
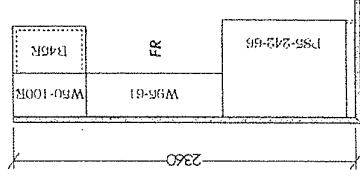
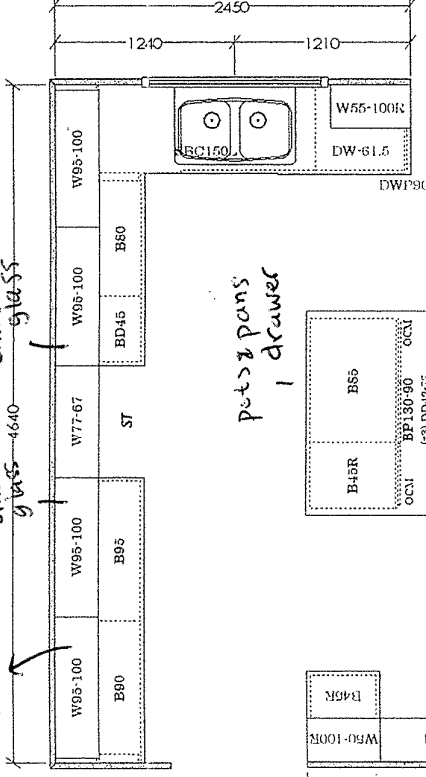
FRENDEL

KITCHENS LIMITED

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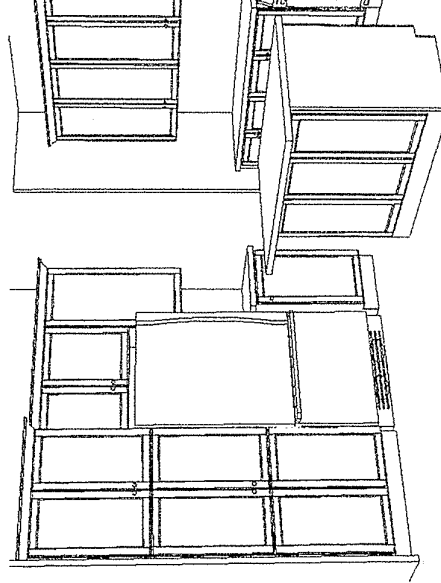
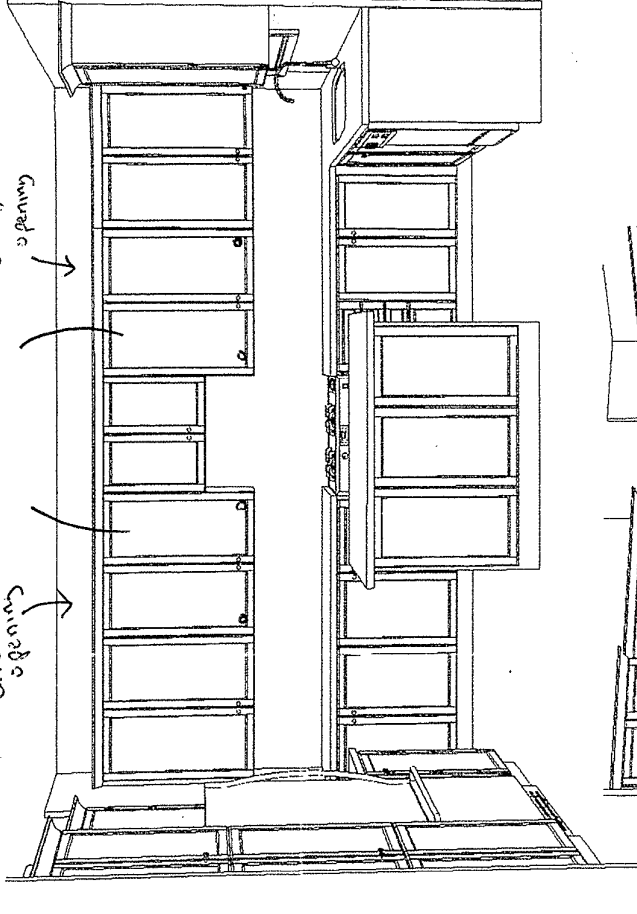
wall oven
smoked glass
smoked glass



(now 4 single doors
rather than double)

change direction
opening

change direction
opening



BAYVIEW WELLINGTON
GREEN VALLEY ESTATES
S42-5 (RIDEAU 5)

LOT 17

AUGUST 18, 2015