



CONSTRUCTION SUMMARY

26 - 1 - The Rideau 2 (42-2) Elev C  
CABINETRY

Inv.444	1 - CABINETRY - KITCHEN - GROUP 3 VIKING 3
Line4340	Note:
11Nov15 / 24Nov15	
Inv.444	1 - VANITY - ENSUITE BATHROOM - GROUP 3 VIKING 3
Line4341	Note:
11Nov15 / 24Nov15	
Inv.444	1 - VANITY - ENSUITE BATHROOM 2 - GROUP 4 - 6 CLASSIC VIKING PAINT
Line4342	Note:
11Nov15 / 24Nov15	
Inv.444	1 - UPPER ANGLED CORNER UNIT
Line4345	Note:
11Nov15 / 24Nov15	
Inv.444	1 - BASE PIE CUT CORNER WITH A PIANO HINGE DOOR
Line4346	Note:
11Nov15 / 24Nov15	
Inv.444	1 - 66CM "COUNTER DEPTH" FRIDGE CABINET (1 GABLE AND 59CM DEEP CABINET)
Line4347	Note:
11Nov15 / 24Nov15	
Inv.444	1 - BASE WASTE/RECYCLE CENTER PULL OUT DOOR
Line4349	Note:
11Nov15 / 24Nov15	
Inv.444	1 - UPGRADE #2 CABINET HARDWARE IN MASTER ENSUITE
Line4351	Note:
11Nov15 / 24Nov15	

CABINETRY - ACCESSORIES

Inv.444	1 - LOWER LIGHT VALANCE
Line4350	Note:
11Nov15 / 24Nov15	

CABINETRY - BASE CABINETS

Inv.444	1 - BASE CABINETS - VIKING - POTS AND PANS DRAWER - MIN. 60CM / MAX 90CM - SIZE SUBJECT TO FLOOR PLAN
Line4348	Note:
11Nov15 / 24Nov15	

CABINETRY - VANITY CABINETS

Inv.444	1 - VANITY CABINETS - VIKING - VANITY BANK OF DRAWERS - 55CM MAX - MASTER ENSUITE
Line4343	Note:
11Nov15 / 24Nov15	
Inv.444	1 - VANITY CABINETS - VIKING - VANITY BANK OF DRAWERS - 55CM MAX - SHARED
Line4344	Note:
11Nov15 / 24Nov15	

CEILINGS



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Inv.23	1 - SMOOTH CEILINGS - MAIN FLOOR
Line244	Note:
20May15 / 5Nov15	
Inv.23	1 - SMOOTH CEILINGS - 2ND FLOOR
Line245	Note:
20May15 / 5Nov15	

CONSTRUCTION

Inv.23	1 - REMOVE DOOR INTO SUNKEN LAUNDRY ROOM AS PER SKETCH
Line263	Note:
20May15 / 5Nov15	
Inv.23	1 - RELOCATE DOOR FROM GARAGE INTO HOUSE, AS PER SKETCH
Line264	Note:
20May15 / 5Nov15	
Inv.23	1 - REMOVE SINK AND DISHWASHER FROM THE KITCHEN ISLAND, AND RELOCATE . - REDESIGN KITCHEN LAYOUT - PURCHASER IS AWARE SINK WIL NOT HAVE A WINDOW ABOVE IT
Line266	Note:
20May15 / 5Nov15	
Inv.23	1 - REMOVE DOOR IN SHARED BATH AND LEAVE AS A FRAMED ENTRY WAY
Line268	Note:
20May15 / 5Nov15	

DO NOT INSTALL

Inv.23	1 - PURCHASER IS TO SUPPLY AND INSTALL OWN HARDWOOD FLOORING, TILE, COUNTERTOPS, PLUMBING FIXTURES AND SINKS.
Line3781	Note:
20May15 / 5Nov15	
Inv.444	4 - TOILET PAPER HOLDER, SOAP DISH, TOWEL RACK - DO NOT INSTALL
Line4356	Note:
11Nov15 / 24Nov15	

ELECTRICAL

Inv.23	1 - DO NOT INSTALL STANDARD LIGHT FIXTURES IN HALLWAYS AND GREAT ROOM.
Line1759	Note:
20May15 / 5Nov15	
Inv.23	1 - PLACE EXISTING KITCHEN AREA LIGHT OVER ISLAND BUT NOT CENTERED OVER ISLAND SEE SKETCH
Line1763	Note:
20May15 / 5Nov15	
Inv.23	3 - POT LIGHT - LED - 1ST FLOOR NON INSULATED CEILING - 1 x LIV/DIN, 1 x IN GREAT ROOM, 1 x IN HALLWAY AS PER SKETCH
Line247	Note:
20May15 / 5Nov15	
Inv.23	1 - CENTER LIGHT FIXTURE IN LIVING/DINING ROOM
Line260	Note:
20May15 / 5Nov15	

FIREPLACE AND ACCESSORIES



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Inv.23	1 - PURCHASER DOES NOT WISH TO HAVE A MANTLE INSTALLED FOR THE FIRELACE
Line261	Note:
20May15 / 5Nov15	

HARDWOOD FLOORING

Inv.23	1 - HARDWOOD - STANDARD - 2¼ MERCIER SOLID OAK - STANDARD COLOURS - LANDING
Line253	Note: *****DO NOT INSTALL THIS ITEM*****
20May15 / 5Nov15	

Inv.23	1 - HARDWOOD - STANDARD - 2¼ MERCIER SOLID OAK - STANDARD COLOURS - UPPER HALL
Line252	Note: *****DO NOT INSTALL THIS ITEM*****
20May15 / 5Nov15	

HEATING & VENTILATION

Inv.23	2 - GAS LINE - ROUGH IN GAS LINE - BBQ AND STOVE - (BBQ LOCATION TO BE AS PER SKETCH)
Line254	Note: INSTALL BBQ GAS LINE 2FT UP FROM THE GROUND
20May15 / 5Nov15	

STAIRS AND RAILING

Inv.301	1 - 3/4" NOSING ON LANDINGS AND UPPER HALLWAY
Line3094	Note:
8Sep15 / 5Nov15	

STAIRS AND RAILINGS / NOSINGS

Inv.23	1 - UPGRADE RAILING - UPGRADE 2 - LEVEL 1 - BLACK
Line258	Note:
20May15 / 5Nov15	

TILE

Inv.444	1 - CREDITS PROVIDED TO PURCHASER FOR ITEMS NOT INSTALLED
Line4357	Note:
11Nov15 / 24Nov15	

TRIM CARPENTRY

Inv.444	1 - INTERIOR TRIM - UPGRADE 1 - 3 INCH BACKBAND CASING - 5 1/4 BASEBOARD
Line4352	Note:
11Nov15 / 24Nov15	

Inv.444	1 - INTERIOR LEVERS - UPGRADE TO M3812 LEVER HARDWARE THROUGHOUT STANDARD PLAN
Line4354	Note:
11Nov15 / 24Nov15	



INTERIOR COLOUR SCHEME

Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

FERNANDO A LEITE & WIOLETTA DWORNIK-L  
(416) 294-0341 /  
Monica Ceresna  
16-Nov-15

Property: 26

Project: Bradford Capital Holdings Inc.

Model and Elevation: The Rideau 2 (42-2) Elev C

11-Nov-15

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	MANCHESTER MAPLE SHALE GREY	9677
Laundry Room	BELWOOD ONTARIO WHITE	171
Powder Room	N/A	
Master Ensuite Bathroom	MONTREAL MAPLE SHALE GREY CL	156
Shared Bath	SLAB PVC SUNFLOWER SEED	9671
Ensuite 2	CAMDEN PAINT WINTER WHITE	171

Comment

SEE LAST COMMENT BOX

DO NOT INSTALL CABINETS ABOVE STOVE

2. Counter Top

	Counter	Edge
Kitchen / Breakfast	DO NOT INSTALL	
Laundry Room	DO NOT INSTALL	
Powder Room	PEDISTAL	
Master Ensuite Bathroom	DO NOT INSTALL	
Shared Bath	DO NOT INSTALL	
Ensuite 2	DO NOT INSTALL	

Comment

CONTACT FERNANDO FROM ROLLING STONE GRANITE FOR ALL COUNTER TOP AND FAUCET INFO AND/OR DETAILS

3. Ceramic Flooring

	Selection	Threshold
Entrance Vestibule	PURCHASER TO INSTALL HIS OWN	
Main Hall	PURCHASER TO INSTALL HIS OWN	
Kitchen / Breakfast	PURCHASER TO INSTALL HIS OWN	
Laundry Room	PURCHASER TO INSTALL HIS OWN	
Powder Room	PURCHASER TO INSTALL HIS OWN	
Master Ensuite Bathroom	PURCHASER TO INSTALL HIS OWN	
Shared Bath	PURCHASER TO INSTALL HIS OWN	
Ensuite 2	PURCHASER TO INSTALL HIS OWN	

Comment



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4. Ceramic Wall Tile

Master Ensuite Bathroom

Tub Deck Wall

Tub Deck

Tub Deck Skirt

Shower Stall

Selection

PURCHASER TO INSTALL HIS OWN

PURCHASER TO INSTALL HIS OWN

PURCHASER TO INSTALL HIS OWN

PURCHASER TO INSTALL HIS OWN

Describe

Shared Bath

Tub/Shower Combo

Ensuite 2

Tub/Shower

Kitchen Backsplash

PURCHASER TO INSTALL HIS OWN

PURCHASER TO INSTALL HIS OWN

PURCHASER TO INSTALL HIS OWN

PURCHASER TO INSTALL HIS OWN

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

Yes

No

Comment

5. Carpeting

Main Hall

Living Room

Dining Room

Family Room

Den / Library / Study

Basement Landing(If Applies)

Lower Landing (If Applies)

Upper Landing

Upper Hall

Master Bedroom

Bedroom #2

Bedroom #3

Bedroom #4

Bedroom #5

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

N/A

Underpad

Carpet on Stairs

Comment

Type

Capped

Area

Runner - \*Upgrade

PURCHASER TO INSTALL OWN FLOORING



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**Project:**

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**Decor Advisor:**

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6. Hardwood

Kitchen	
Main Hall	
Living Room	PURCHASER TO INSTALL HIS OWN
Dining Room	PURCHASER TO INSTALL HIS OWN
Family Room	PURCHASER TO INSTALL HIS OWN
Den / Library / Study	
Basement Landing(If Applies)	
Lower Landing (If Applies)	
Upper Landing	
Upper Hall	
Master Bedroom	
Bedroom #2	
Bedroom #3	
Bedroom #4	
Bedroom #5	

Comment

PURCHASER TO SUPPLY AND INSTALL HIS/HER OWN FLOORS

7. Plumbing Fixtures

Powder Room	BATH. SINK STANDARD-L4621
Master Ensuite Bathroom	DO NOT INSTALL
SHRAED BATH	DO NOT INSTALL
ENSUITE 2	DP NOT INSTALL

Waterline for Fridge

☐ Yes ☒ No

Comment

PURCHASER IS INSTALLING HIS OWN COUNTER TOPS THEREFORE ALL SINK FAUCETS WILL BE PROVIDED AND INSTALLED BY PURCHASER

PEDISTAL SINK TO BE INSTALLED BY BUILDER WITH FAUCET



INTERIOR COLOUR SCHEME

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8. Trim Carpentry

Interior Doors	<input type="text" value="STD"/>	Front Door Glass Inserts	NONE	Door Handles	<input type="text" value="UPGRADE 1 - M3812"/>
Interior Trim	<input type="text" value="UPGRADE 1"/>				
Comment					

9. Electrical

Plugs and Switches	<input checked="" type="radio"/> White	<input type="text"/>		
Hood Fan	<input type="text" value="DO NOT INSTALL"/>			
Custom Fan Insert				
Appliances	<b>Built in Cooktop</b>	<b>Built in Oven</b>	<b>Gas Stove</b>	<b>Microwave</b>
	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes <input checked="" type="radio"/> No	<input checked="" type="radio"/> Yes <input type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> OTR <input checked="" type="radio"/> No
Comment				

PURCHASER TO SUPPLY OWN HOOD FAN

10. Railings and Pickets

Railing Type	<input type="text" value="OAK"/>	Colour	<input type="text" value="RAW AND UNFINISHED"/>
SpindleType	<input type="text" value="UPGRADE 2 LEVEL 1"/>	Colour	<input type="text" value="BLACK"/>
Stringer / Riser	<input type="text" value="RAW AND UNFINISHED"/>	Treads	<input type="text" value="RAW AND UNFINISHED"/>
Comment	Oak Stairs <input checked="" type="radio"/> Yes <input type="radio"/> No		

STAIRS TO BE LEFT RAW AND UNFINISHED AS PER BW



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11. Crown Mouldings

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

Comment

12. Wall Paint

Main Floor	GREEN PARK WARM GREY
Second Floor	7701

Smooth Ceilings First Floor ☒ Yes ☐ No

Comment

SMOOTH ON FIRST AND SECOND FLOOR

13. Fireplace

	<b>Living Room</b>	<b>Family Room</b>	<b>Other Room - Specify</b>
	PurchasedAs Per Plan N/A	PurchasedAs Per Plan N/A	PurchasedAs Per Plan N/A
	<input type="radio"/> <input type="radio"/> <input type="radio"/>	<input type="radio"/> <input checked="" type="radio"/> <input type="radio"/>	<input type="radio"/> <input type="radio"/> <input type="radio"/>
Fireplace Type		D.V GAS FIREPLACE	
Mantle Type		DO NOT INSTALL	
Colour / Stain		DO NOT INSTALL	
Surround		DO NOT INSTALL	
Hearth			

Comment

\*\*\*\* INSTALL FIREPLACE ONLY\*\*\*\*

NO MANTLE, NO SURROUND





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14. Heating and Air Conditioning

Air Conditioning	Gas Provisions Stove
Gas Provisions Dryer	Gas Provisions Barbecue
Comment	

15. General Comments

KITCHEN UPGRADES
1) Bank of Drawers in Master Ensuite
2) Bank of Drawers in Shared Bath
3) Upper Angle Corner Unit
4) Pot and Pans Drawers
5) Base Pie cut corner, lower piano hinge cabinet
6) 66cm " counter depth" fridge cabinet (1 gable and 59 cm deep cabinet)
7) Do not install cabinetry above stove, hood fan will be supplied by purchaser and installed by us as per BW

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: _____



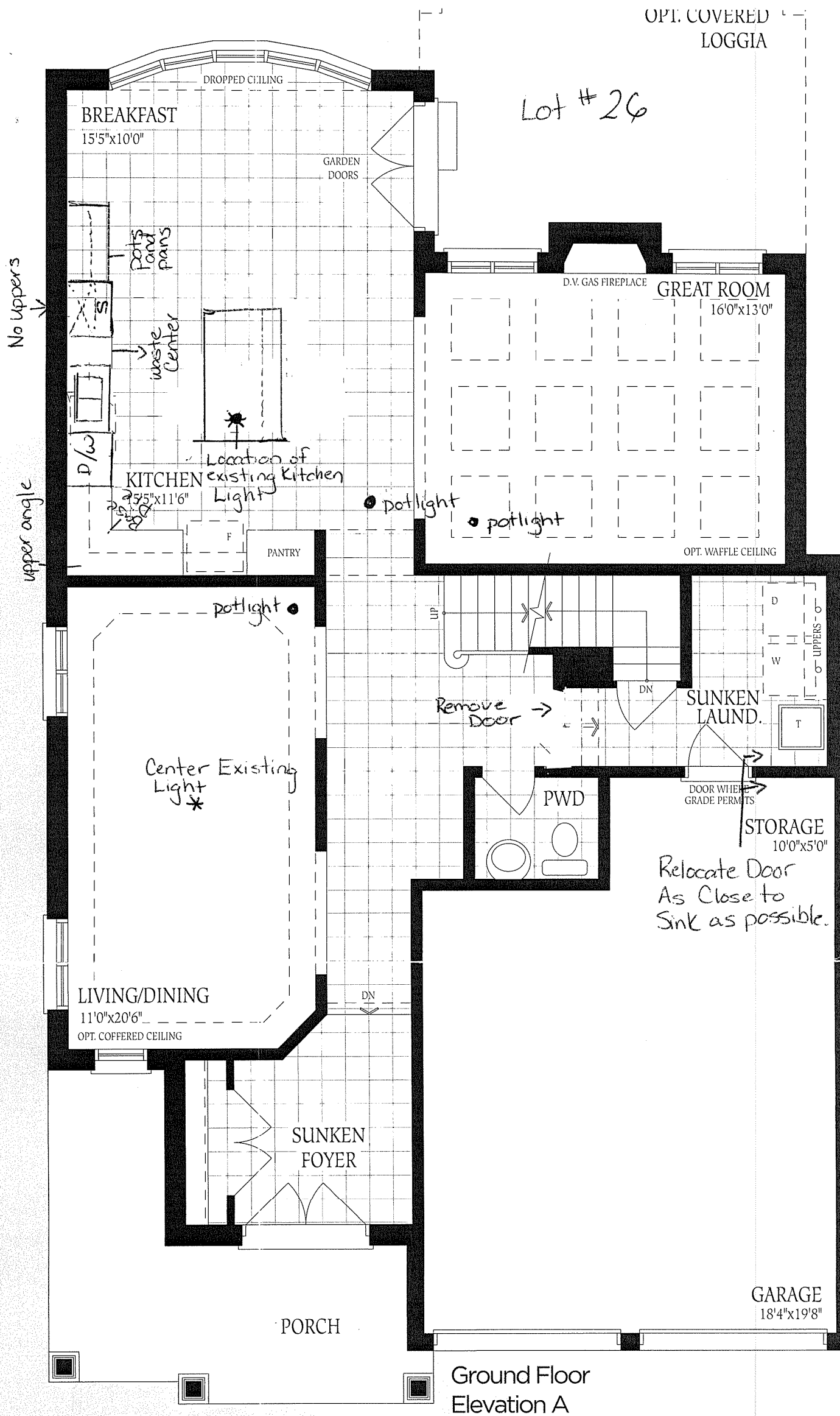
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OPT. COVERED LOGGIA

Lot #26

No uppers  
upper angle

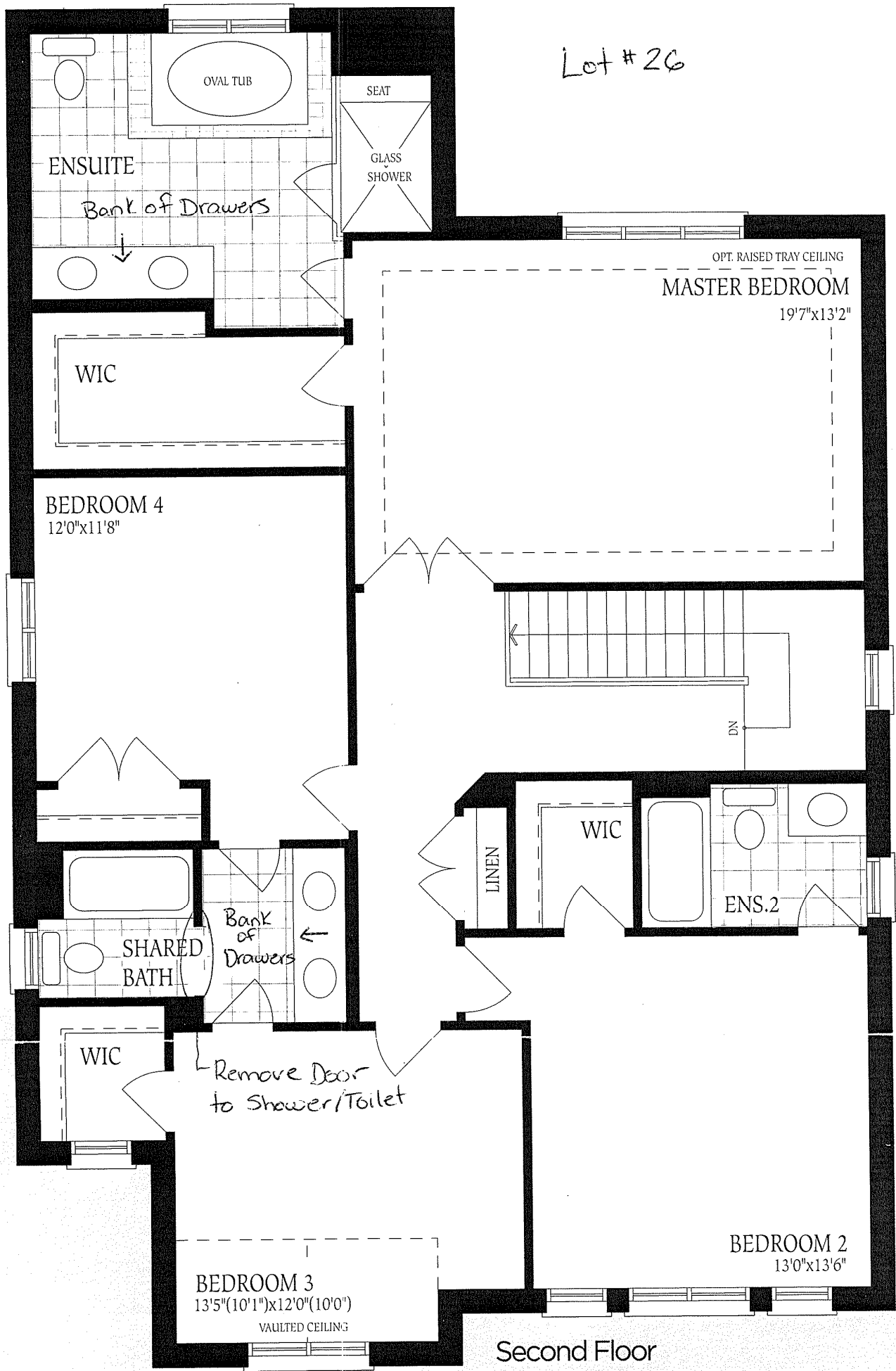
Remove Door →

Relocate Door  
As Close to  
Sink as possible.

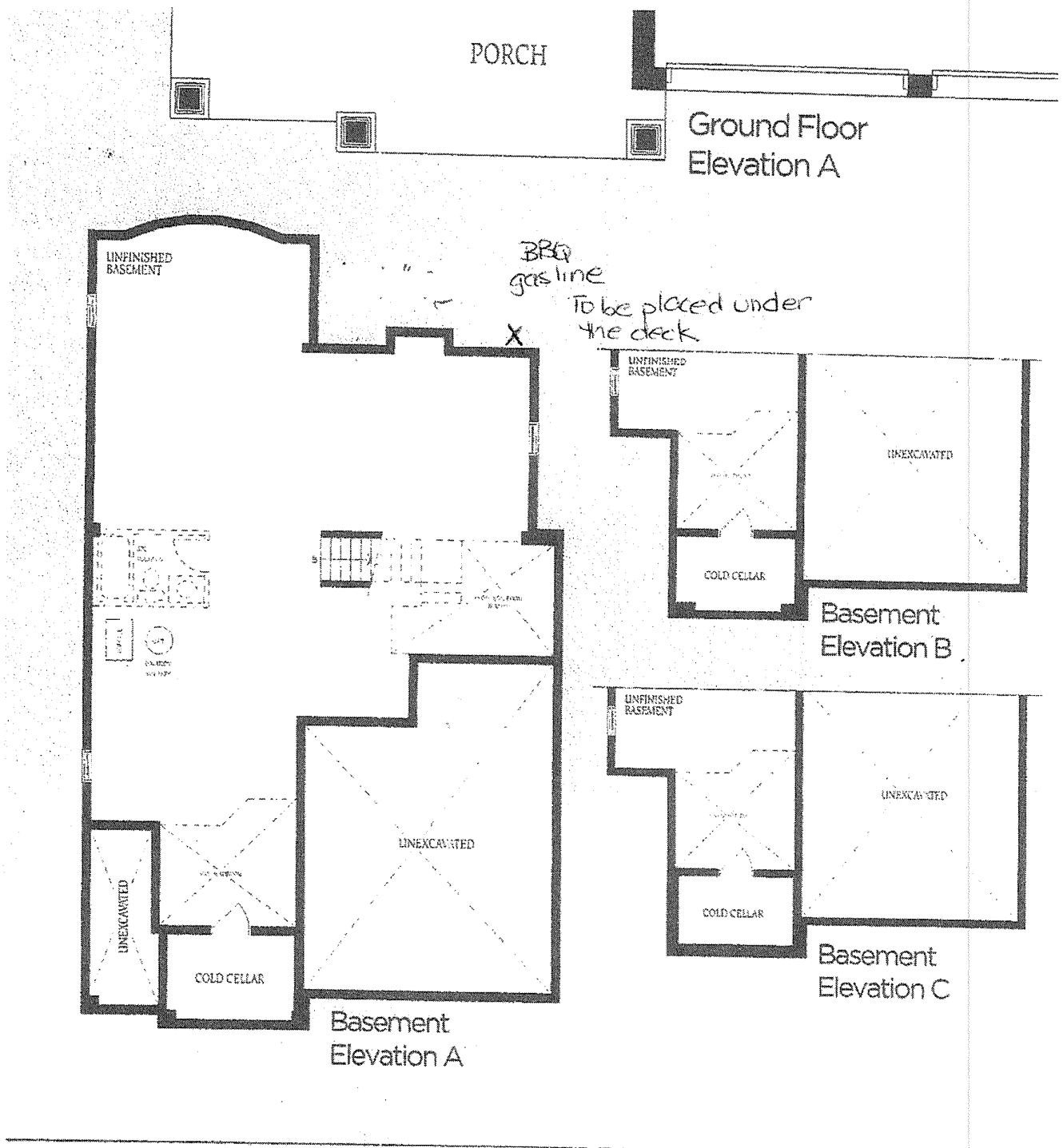
Ground Floor  
Elevation A

UNFINISHED  
BASEMENT

Lot #26



Second Floor  
Elevation A

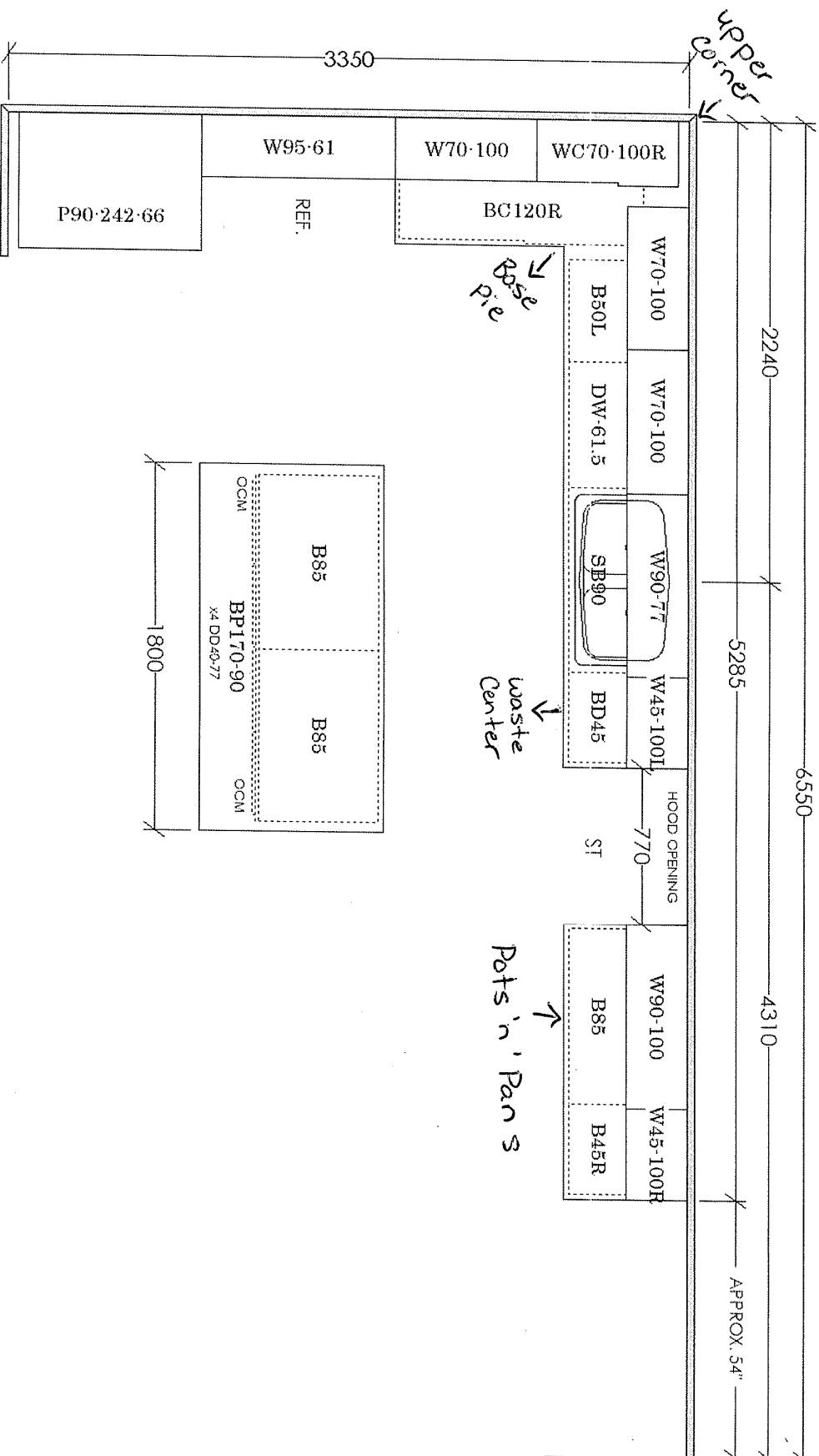


lot 26



F R E N D E L  
K I T C H E N S L I M I T E D  
1300 Sheldon Drive, Mississauga, ON L4W 1C3

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www.frendel.com



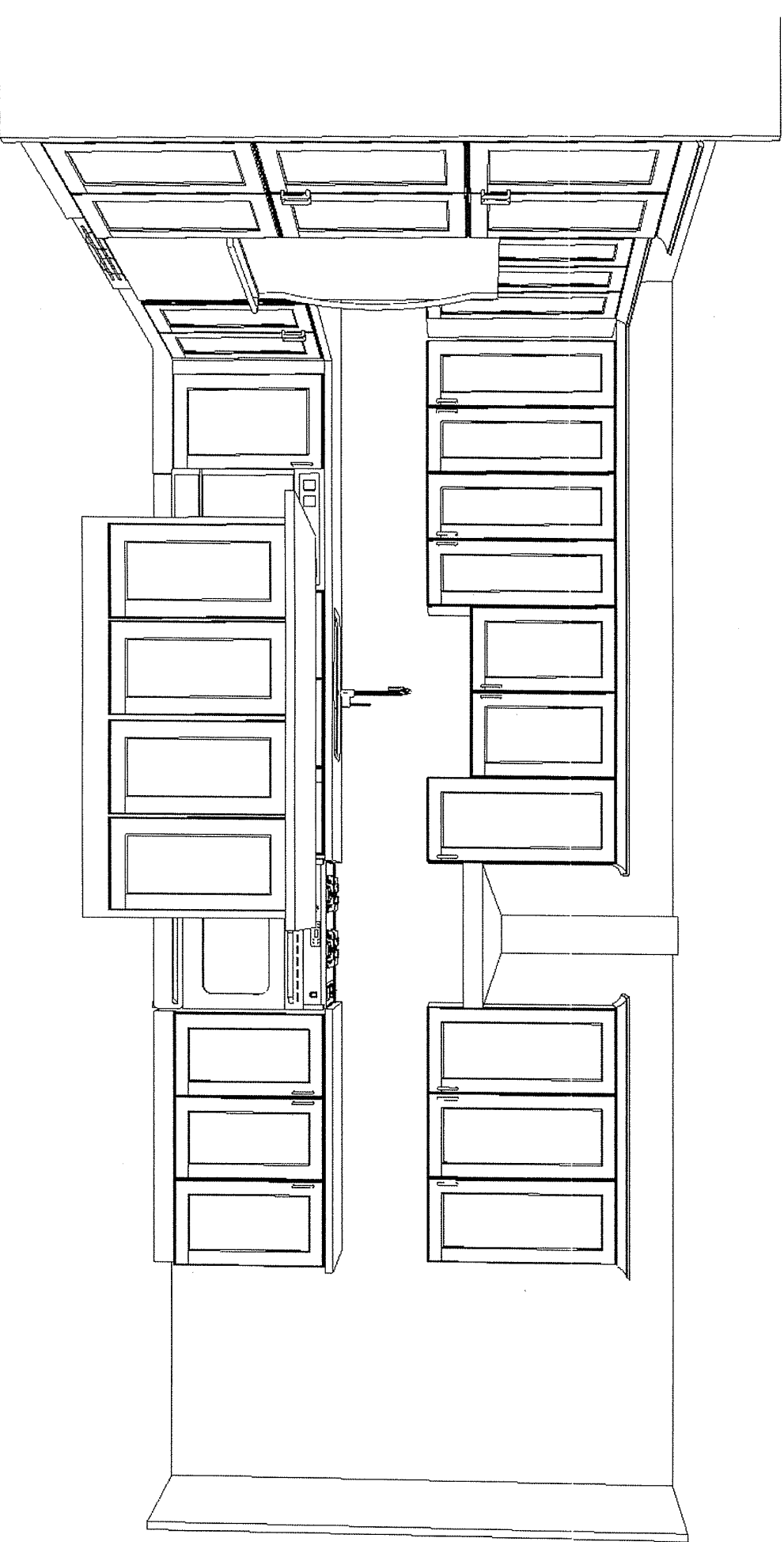
BAYVIEW WELLINGTON  
GREEN VALLEY ESTATES  
LOT 26

SEPTEMBER 3, 2015



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BAYVIEW WELLINGTON  
GREEN VALLEY ESTATES  
LOT 26

SEPTEMBER 3, 2015

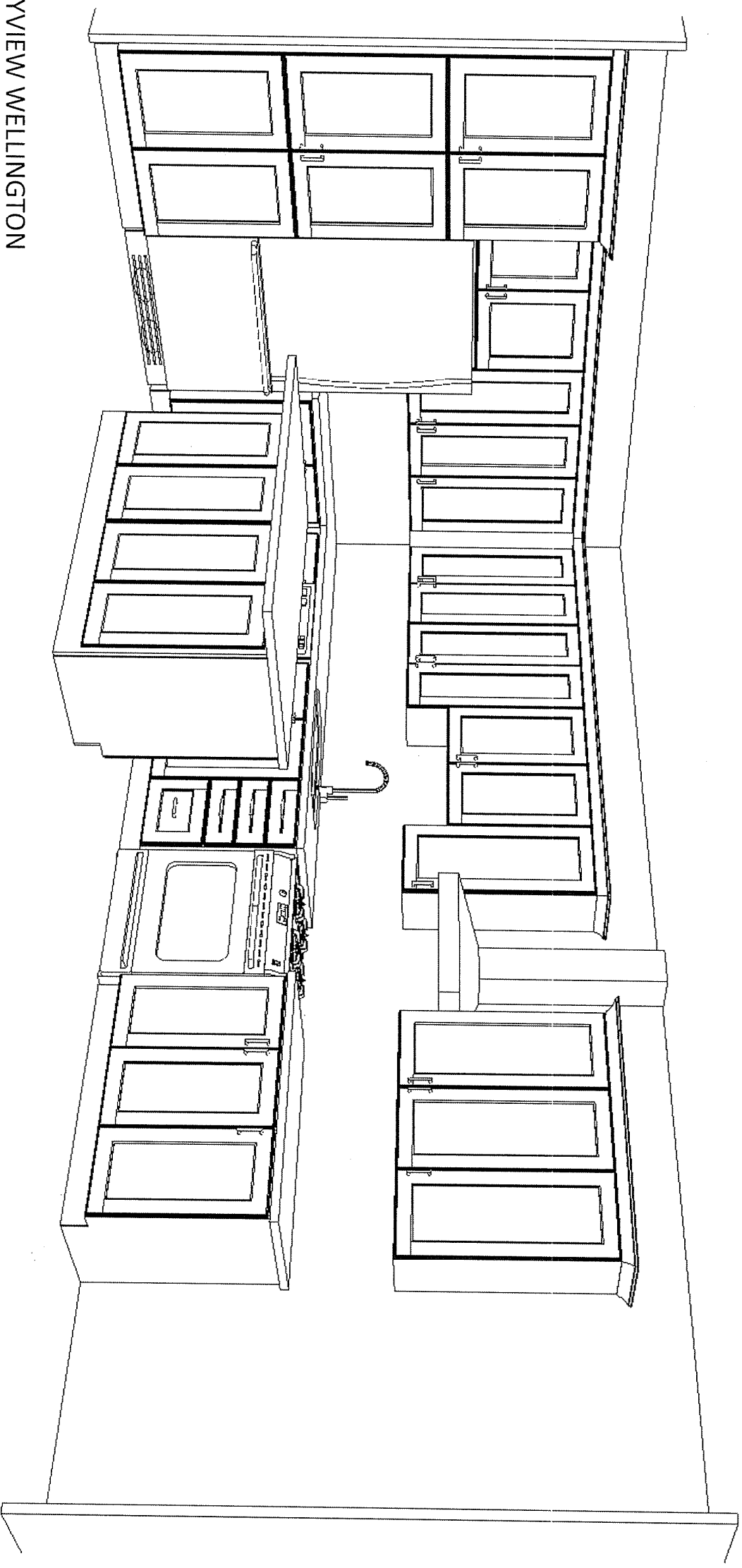




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KITCHENS LIMITED

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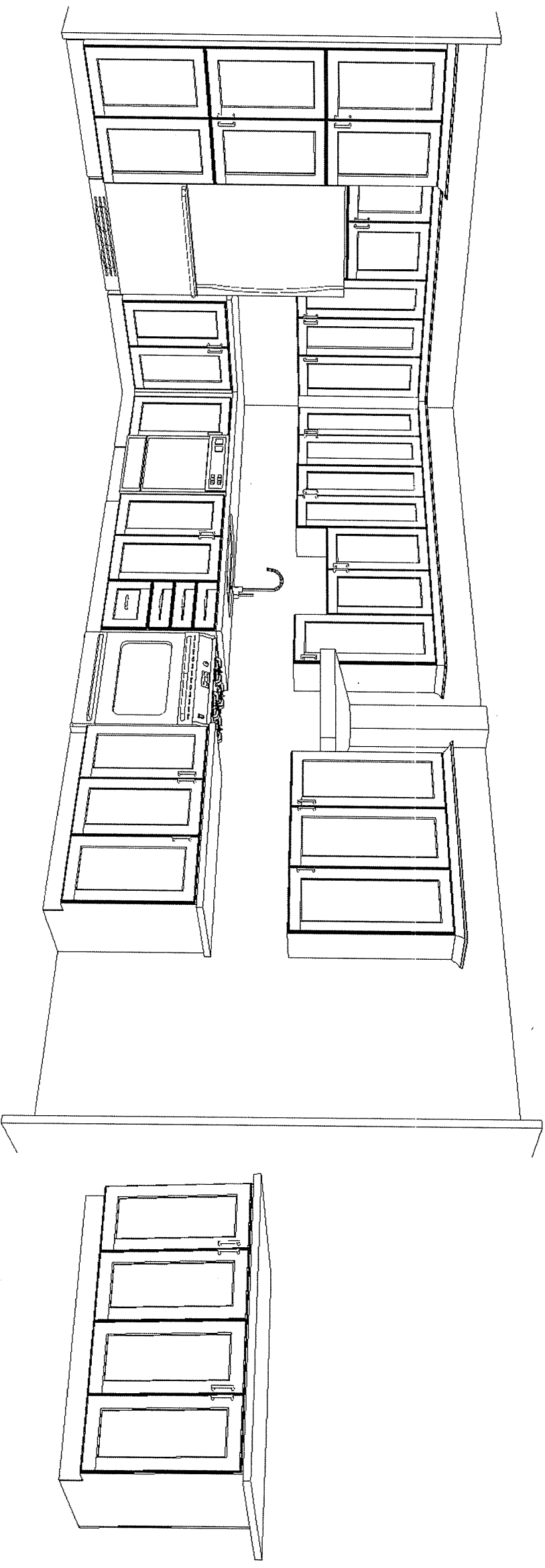
BAYVIEW WELLINGTON  
GREEN VALLEY ESTATES  
LOT 26

SEPTEMBER 3, 2015



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BAYVIEW WELLINGTON  
GREEN VALLEY ESTATES  
LOT 26

SEPTEMBER 3, 2015

## Lot #26 Appliance Specs

Stove

29" 7/8 w x 36" h