



CONSTRUCTION SUMMARY

25 - 1 - The Rideau 4 (42-4) Elev C
BASEMENT WINDOW

Inv.111	3 - BASEMENT WINDOW - 30" X 30"- ALL THREE WINDOWS - AS PER SKETCH
Line1152	Note:
25Jun15 / 1Dec15	

CABINETRY

Inv.274	1 - DISBURSE KITCHEN BANK OF DRAWERS AS AN UPPER DRAWER ABOVE THE SPECIFIED BASE CABINETS AS PER SKETCH
Line4521	Note:
29Aug15 / 1Dec15	

Inv.274	1 - VANITY - ENSUITE BATHROOM - GROUP 3 VIKING 3
Line2668	Note:
29Aug15 / 1Dec15	

Inv.274	1 - VANITY - SHARED BATHROOM 2/3 - GROUP 3 VIKING 3
Line2669	Note:
29Aug15 / 1Dec15	

Inv.274	1 - VANITY - MAIN BATHROOM/E4 - GROUP 3 VIKING 3
Line2670	Note:
29Aug15 / 1Dec15	

CABINETRY - VANITY CABINETS

Inv.274	1 - VANITY CABINETS - VIKING - VANITY BANK OF DRAWERS - 55CM MAX - SHARED
Line4509	Note:
29Aug15 / 1Dec15	

Inv.274	1 - VANITY CABINETS - VIKING - VANITY BANK OF DRAWERS - 55CM MAX - MASTER
Line4503	Note:
29Aug15 / 1Dec15	

CEILINGS

Inv.3	1 - SMOOTH CEILINGS - MAIN FLOOR
Line62	Note:
12May15 / 19Nov15	

Inv.3	1 - SMOOTH CEILINGS - 2ND FLOOR
Line63	Note:
12May15 / 19Nov15	

Inv.3	1 - 10 FOOT CEILING ON MAIN FLOOR
Line401	Note:
12May15 / 19Nov15	

Inv.3	1 - 9 FOOT CEILING ON SECOND FLOOR
Line402	Note:
12May15 / 19Nov15	

CONSTRUCTION



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Inv.3	1 - RELOCATE FIREPLACE IN GREAT ROOM TO BE CENTERED IN BETWEEN WINDOWS ON THE SIDE OF HOUSE. AS PER SKETCH FIREPLACE TO BE RECESSED ON EXTERIOR OF HOUSE AS THIS IS A PREMIUM PIE SHAPED LOT -AS PER JUSTIN
Line90	Note:
12May15 / 19Nov15	
Inv.3	1 - INCREASE SIZE OF OPENING IN DINING ROOM BY FURTHER REDUCING THE WALLS TO BE 1' -0" ON EITHER SIDE AS PER SKETCH.
Line94	Note:
12May15 / 19Nov15	
Inv.3	1 - ***CANCEL- DO NOT DO THIS*** CLOSE OFF WALL BETWEEN KITCHEN AND DINING ROOM, AS PER SKETCH ***CANCEL- DO NOT DO THIS***
Line95	Note:
12May15 / 19Nov15	
Inv.3	1 - REMOVE AND CLOSE OFF DOOR TO BATHROOM FROM MEDIA LOFT, AS PER SKETCH.
Line96	Note:
12May15 / 19Nov15	
Inv.3	1 - REMOVE DOOR IN SHARED BATHROOM AND ENLARGE OPENING, AS PER SKETCH.- ONLY ON SIDE CAN BE REMOVED
Line98	Note:
12May15 / 19Nov15	
Inv.3	1 - CREATE 3'-0" LOW WALL WITH COLUMNS BETWEEN GREAT ROOM AND KITCHEN ON BOTH SIDES INSTEAD OF WALL IN CENTRE -LOW WALLS TO BE 30" HIGH - AS PER SKETCH
Line403	Note:
12May15 / 19Nov15	
Inv.111	1 - 3'-0" LOW WALLS WITH COLUMNS IN GREAT ROOM-THIS WAS PURCHASED ALREADY IN LAST INVOICE- PLEASE INSURE THAT THE LOW WALLS ARE 30" HIGH
Line1836	Note:
25Jun15 / 1Dec15	
Inv.111	1 - FINISH WALLS FROM MAIN FLOOR TO BASEMENT DOOR- AS PER SKETCH
Line1150	Note:
25Jun15 / 1Dec15	
Inv.111	1 - CHANGE HEIGHT OF LOW WALLS IN LIVING ROOM FROM 42" TO 30" HIGH
Line1410	Note:
25Jun15 / 1Dec15	
Inv.111	1 - CREATE AN OPEN STAIRCASE IN THE LIVING ROOM BY REMOVING WALL- AS PER SKETCH
Line1830	Note:
25Jun15 / 1Dec15	
Inv.111	1 - REMOVE DOOR LEADING INTO BASEMENT AND RELOCATE ON LOWER LANDING - AS PER SKETCH PURCHASER WOULD LIKE TO ENSURE DOOR IS AS PER SKETCH AND WILL BE THE SAME AS MODEL HOME #52 LEFT (SEDONA 4)
Line1948	Note:
25Jun15 / 1Dec15	
Inv.111	1 - ADD COLUMN TO LOW WALL IN LIVING ROOM - AS PER SKETCH
Line1945	Note:
25Jun15 / 1Dec15	



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Inv.111	1 - REMOVE WALL LEADING TO BASMENT AND ADD STANDARD OAK RAILING AS PER SKETCH
Line1977	Note:
25Jun15 / 1Dec15	

DO NOT INSTALL

Inv.274	4 - TOILET PAPER HOLDER - OR SOAP DISH - TOWEL RACKS- DO NOT INSTALL - IN ALL 4 BATHROOMS
Line2671	Note:
29Aug15 / 1Dec15	

HARDWOOD FLOORING

Inv.3	1 - HARDWOOD FLOORING ON LANDINGS - STANDARD LINE
Line77	Note:
12May15 / 19Nov15	
Inv.111	1 - HARDWOOD - STANDARD - 2¼ MERCIER SOLID OAK - STANDARD COLOURS - BASEMENT LANDING
Line1828	Note:
25Jun15 / 1Dec15	

PLUMBING

Inv.3	1 - ICE MAKER ROUGH IN - WATERLINE TO FRIDGE FOR ICEMAKER
Line83	Note:
12May15 / 19Nov15	

STAIRS AND RAILINGS / NOSINGS

Inv.111	1 - Stairs - To Basement NEW door- Oak
Line1946	Note:
25Jun15 / 1Dec15	

TILE

Inv.274	1 - TILE - MAIN BATH - UPGRADE 1
Line4511	Note:
29Aug15 / 1Dec15	
Inv.274	1 - TILE - MASTER ENSUITE - UPGRADE 1
Line4505	Note:
29Aug15 / 1Dec15	

TRIM CARPENTRY

Inv.274	1 - INTERIOR TRIM - UPGRADE 2 - 3INCH BACKBAND CASING - 7 1/4 MDF BASEBOARD
Line4506	Note:
29Aug15 / 1Dec15	



INTERIOR COLOUR SCHEME

Purchaser:

JULIA DIDICHENKO

Telephone Res. / Bus:

(905) 553-4214 /

Decor Advisor:

Monica Ceresna

Lock Date:

19-Nov-15

Property: 25

Project: Bradford Capital Holdings Inc.

Model and Elevation: The Rideau 4 (42-4) Elev C

Plan #: 51M-1063

18-Nov-15

Layout Changes: ☒ Yes ☐ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme: 1

1. Kitchen and Vanities

	Style and Colour	Hardware
Kitchen / Breakfast	CAMDEN OAK ESPRESSO CL	9677
Laundry Room	BELWOOD ONTARIO WHITE	186
Powder Room	N/A	
Master Ensuite Bathroom	MANCHESTER MAPLE SOAPSTONE CL	181
Shared Bath	MANCHESTER MAPLE SOAPSTONE CL	9677
Bath	CAMDEN MAPLE SHALE GREY CL	9677

Comment

1) Bank of Drawers 55cm - Master Ensuite
2) Bank of Drawers 55cm - Shared Bath
3) Disburse bank of drawers across kitchen as an upper drawer above base cabinet as per sketch

2. Counter Top

	Counter	Edge
Kitchen / Breakfast	WHITE CARRARA 4924-38	
Laundry Room	1573-60 FROSTY WHITE	
Powder Room	N/A	
Master Ensuite Bathroom	WHITE CARRARA 4924-38	
Shared Bath	WHITE CARRARA 4924-38	
Bath	WHITE CARRARA 4924-38	

Comment

3. Ceramic Flooring

	Selection	Threshold
Entrance Vestibule	46-164 MALENA ICE 13 X 13	
Main Hall	46-164 MALENA ICE 13 X 13	
Kitchen / Breakfast	46-164 MALENA ICE 13 X 13	
Laundry Room	MALENA ICE 46-164 13 X 13	
Powder Room	46-164 MALENA ICE 13 X 13	
Master Ensuite Bathroom	MONTECELIO ARGENTO HD PORCELINE 57-800 18 X 18 UPG 1	
Shared Bath	46-164 MALENA ICE 13 X 13	
Bath	CLASSIC HD CALACATTA PORCELINE 18 X 18 UPG 1	
Mud Room	46-164 MALENA ICE 13 X 13	

Comment



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4. Ceramic Wall Tile

	Selection	Describe
Master Ensuite Bathroom		
Tub Deck Wall	N/A	
Tub Deck	N/A	
Tub Deck Skirt	N/A	
Shower Stall	CINQ WHITE 52-170 8 X 10	
Shared Bath		
Tub/Shower	CINQ WHITE 52-170 8 X 10	
Bath		
Tub/Shower	CINQ WHITE 52-170 8 X 10	
Kitchen Backsplash		
Delete all Ceramic Accessories (Paper Holder;Towel Bar; Soap Dishes) <input checked="" type="radio"/> Yes <input type="radio"/> No		
Comment		
** Refer to Construction Summary - STANDARD GROUT THROUGHOUT UNLESS SPECIFIED		
DELETE CERAMIC ACCESSORIES IN ALL BATHROOMS		

5. Carpeting

Main Hall	N/A	
Living Room	N/A	
Dining Room	N/A	
Family Room	N/A	
Den / Library / Study	N/A	
Basement Landing(If Applies)	N/A	
Lower Landing (If Applies)	N/A	
Upper Landing	N/A	
Upper Hall	2369 SUN RIVER - 713 SILVER MAPLE	
Master Bedroom	2369 SUN RIVER - 713 SILVER MAPLE	
Bedroom #2	2369 SUN RIVER - 713 SILVER MAPLE	
Bedroom #3	2369 SUN RIVER - 713 SILVER MAPLE	
Bedroom #4	2369 SUN RIVER - 713 SILVER MAPLE	
Bedroom #5	N/A	
Underpad	Type	Area
	10MM (STANDARD)	ALL BEDROOMS
Carpet on Stairs	Capped	Runner - *Upgrade
Comment		
** Refer to Construction Summary		



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6. Hardwood

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

Comment

7. Plumbing Fixtures

Powder Room	BATH. SINK STANDARD-L4621
Master Ensuite Bathroom	BATH. SINK STANDARD-L4621
KITCHEN	KITCHEN STANDARD- 7545C
BATH	BATH. SINK STANDARD-L4621
SHARED BATH	BATH. SINK STANDARD-L4621

Waterline for Fridge ☒ Yes ☐ No

Comment

** Refer to Construction Summary



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8. Trim Carpentry

Interior Doors

STANDARD

Front Door Glass Inserts

NONE

Door Handles

3820

Interior Trim

UPGRADE 2

Comment

** Refer to Construction Summary

9. Electrical

Plugs and Switches

☒ White

Hood Fan

WHITE

Custom Fan Insert

Appliances

Built in Cooktop

Built in Oven

Gas Stove

Microwave

☐ Yes ☒ No

☐ Yes ☒ No

☐ Yes ☒ No

☐ Yes ☐ OTR ☒ No

Comment

** Refer to Construction Summary

10. Railings and Pickets

Railing Type

STANDARD OAK

SpindleType

STANDARD OAK

Stringer / Riser

OAK

Colour

NATURAL

Colour

NATURAL

Treads

NATURAL

Comment

Oak Stairs

☒ Yes ☐ No

** Refer to Construction Summary

PURCHASER ACKNOWLEDGES THAT STAIR STAIN AND HARDWOOD WILL NOT MATCH



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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	FLAT
Smooth Ceilings First Floor	<input checked="" type="radio"/> Yes <input type="radio"/> No
Comment	
** Refer to Construction Summary	
SMOOTH CEILINGS ON SECOND FLOOR	

13. Fireplace

	Living Room	Family Room	Other Room - Specify
	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		DV GAS FIREPLACE	
Mantle Type		M1 STANDARD	
Colour / Stain		WHITE	
Surround		NERO	
Hearth		N/A	
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

** 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: _____

remove fireplace
& foundation joist

GREAT ROOM
12'6"x16'0"

3'-0" \rightarrow
Low wall

BREAKFAST
10'5"x13'0"

GARDEN DOORS

KITCHEN
8'6"x15'0"

PANTRY

OPT. COFFERED CEILING

DINING
14'6"x12'0"

D.V. Gas fireplace

column

30" high
low walls

column

3'-0"
low wall

← 30" high
low walls

Finish walls

location
of door

← relocate door

- remove wall add railing.

column

Rolling open concept

hundred
post:

LIVING
11'0"x17'0"

SUNKEN
WIC

SUNKEN FOYER

MUD

DOOR WHERE
GRADE PERMITS

PWD

STORAGE
10'8"x9'6"

GARAGE
 18'4"x19'8"

Ground Floor Elevation A

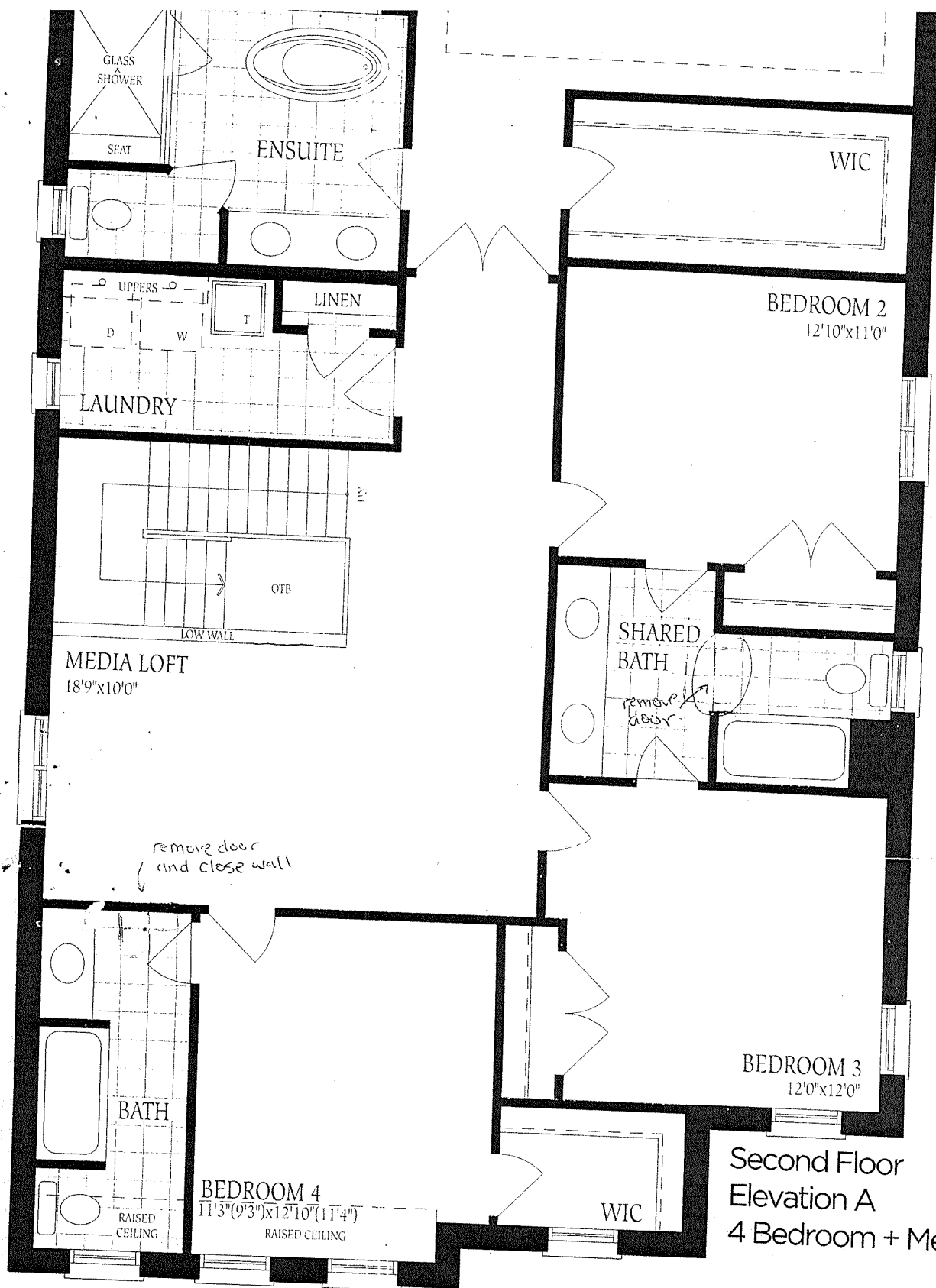
PORCH

UNFINISHED
BASEMENT

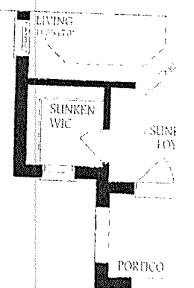
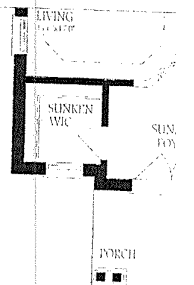
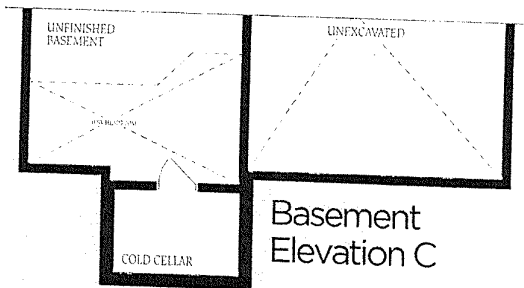
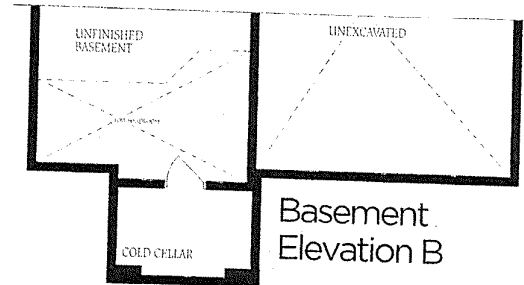
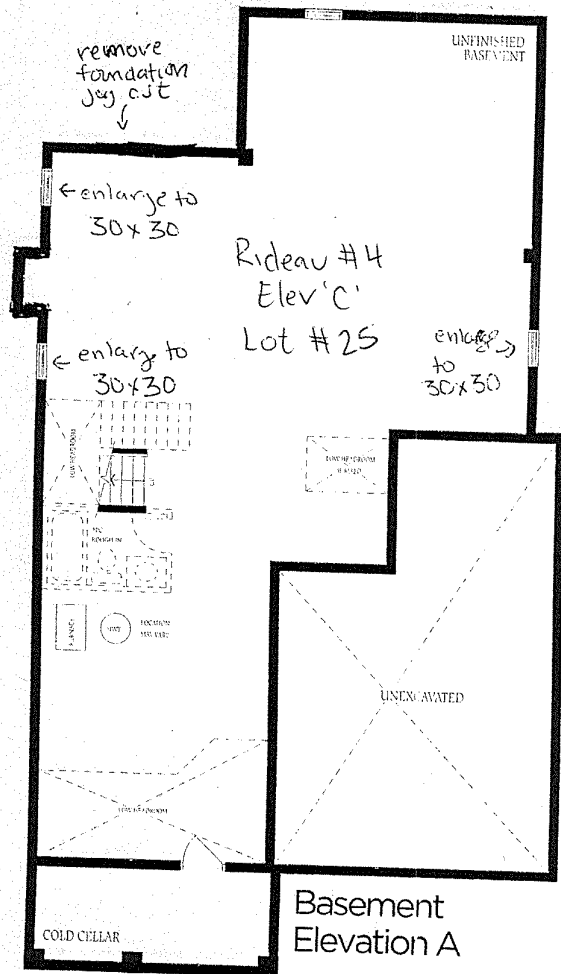
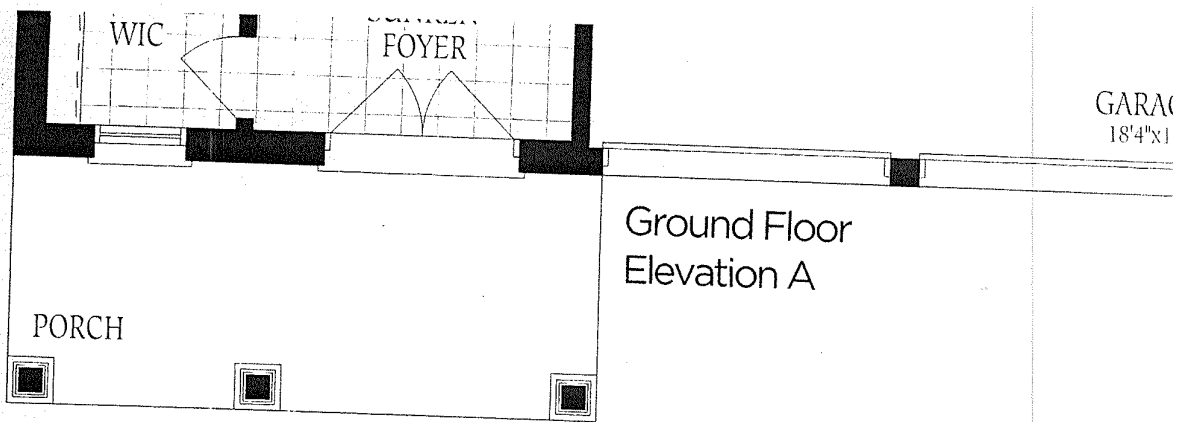
UNFINISHED
BASEMENT

UNEXCAVATED

LIVING
350



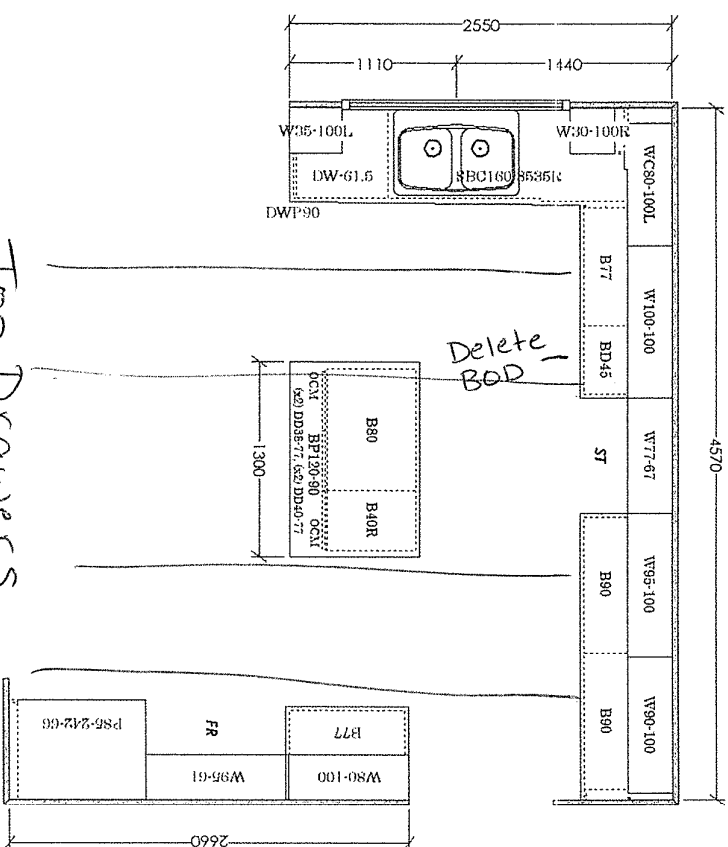
Second Floor
Elevation A
4 Bedroom + Media Loft





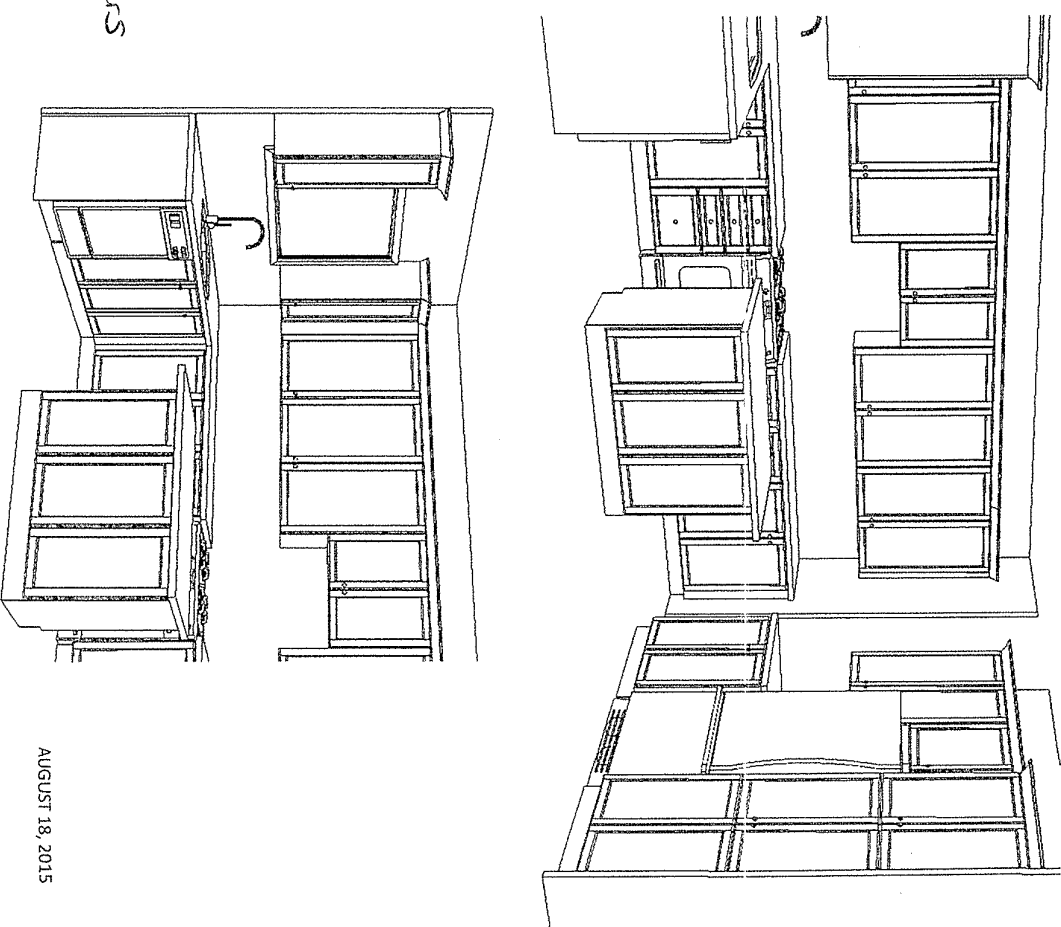
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BAYVIEW WELLINGTON
GREEN VALLEY ESTATES
S42-4 (RIDEAU 4)

Top
Drawers
above Cabinets
in lieu of Bank of Drawers



AUGUST 18, 2015