



CONSTRUCTION SUMMARY

18 - 1 - The Rideau 2 (42-2) Elev A
CABINETRY

Inv.354	1 - (H09) BASE WASTE CENTER-ON ISLAND -AS PER SKETCH
Line4281	Note:
30Oct15 / 24Dec15	
Inv.354	1 - VANITY - SHARED BATHROOM - GROUP 3 VIKING 3
Line4277	Note:
30Oct15 / 24Dec15	
Inv.354	23 - (A01) UPPER CABINET -STACKED UPPERS IN KITCHEN
Line4279	Note:
30Oct15 / 24Dec15	
Inv.354	1 - CABINETRY - LAUNDRY ROOM - GROUP 4 - 6 CLASSIC VIKING PAINT
Line3738	Note:
30Oct15 / 24Dec15	
Inv.354	1 - NO CHARGE FOR DIFFERENT COLOUR ON ISLAND AND KITCHEN- AS PER FRENDEL
Line4290	Note:
30Oct15 / 24Dec15	
Inv.354	1 - VANITY - MASTER ENSUITE BATHROOM - GROUP 3 VIKING 3
Line3616	Note:
30Oct15 / 24Dec15	
Inv.354	1 - CABINETRY - KITCHEN - GROUP 7 CLASSIC PAINT
Line3620	Note:
30Oct15 / 24Dec15	
Inv.354	1 - (F05) ADDITIONAL FLUSH BREAKFAST BAR - ON ISLAND
Line4283	Note:
30Oct15 / 24Dec15	
Inv.354	1 - (J09) 66CM "COUNTER DEPTH" FRIDGE CABINET (1 GABLE & CABINET 59CM DEEP)
Line4400	Note:
30Oct15 / 24Dec15	
Inv.354	2 - (J07) 66 CM COUNTR DEPTH FRIDGE CABINET (ABOVE PANTRY AND FRIDGE)
Line4280	Note:
30Oct15 / 24Dec15	
Inv.354	1 - (B04)-1 FT BASE CABINET ADDED TO ISLAND-AS PER SKETCH
Line4282	Note:
30Oct15 / 24Dec15	
Inv.354	1 - (B18)POTS AND PANS DRAWER
Line4292	Note:
30Oct15 / 24Dec15	
Inv.354	1 - DO NOT INSTALL UPPER CABINETRY ABOVE STOVE - CHIMNEY HOOD FAN BEING PURCHASED FROM GOEMANS
Line5089	Note:
30Oct15 / 24Dec15	
Inv.536	1 - CREDIT FOR CABINET ABOVE STOVE BEING REMOVED FOR CHIMNEY HOOD FAN
Line5090	Note:
20Dec15 / 24Dec15	



CONSTRUCTION SUMMARY

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Inv.536	1 - REFUND FOR CABINETRY PURCHASED FOR EXTRA UPPER ABOVE KITCHEN STOVE - FROM PE 354
Line5091	Note:
20Dec15 / 24Dec15	
Inv.536	1 - *****DO NOT INSTALL CABINETRY ABOVE STOVE *****
Line5092	Note:
20Dec15 / 24Dec15	

CABINETRY - ACCESSORIES

Inv.354	1 - LIGHT VALANCE - LOWER
Line4278	Note:
30Oct15 / 24Dec15	

CABINETRY - UPPER CABINETS

Inv.354	1 - (J31)UPPER - WALL AND HUTCH CABINETS - CLASSIC - MICROWAVE CABINET WITH SHELF - OPENING 24"W X 13 3/4"H - SUPPLY SPECS
Line4362	Note:
30Oct15 / 24Dec15	

CABINETRY - VANITY CABINETS

Inv.354	1 - VANITY CABINETS - VIKING - VANITY BANK OF DRAWERS - 55CM MAX - MASTER ENSUITE
Line3735	Note:
30Oct15 / 24Dec15	

CEILINGS

Inv.52	1 - SMOOTH CEILINGS - 2ND FLOOR
Line696	Note:
7Jun15 / 9Sep15	
Inv.52	1 - SMOOTH CEILINGS - MAIN FLOOR
Line697	Note:
7Jun15 / 9Sep15	

CONSTRUCTION

Inv.162	1 - ADDING STONE TO FRONT OF HOME AS PER SKETCH, VIEW BOTH SKETCHES
Line1496	Note: TO BE APPROVED BY ARCHITECTURAL CONTROL
11Jul15 / 9Sep15	
Inv.354	1 - CONSTRUCTION HAS CONFIRMED THERE WILL BE NO BULKHEADS IN THE KITCHEN-*PURCHASER HAS PURCHASED CABINETS TO THE CEILING*
Line4284	Note:
30Oct15 / 24Dec15	

DO NOT INSTALL

Inv.354	4 - TOILET PAPER HOLDER, TOWEL RACK, SOAP DISH - DO NOT INSTALL
Line3629	Note:
30Oct15 / 24Dec15	

ELECTRICAL



CONSTRUCTION SUMMARY

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Inv.52	2 - SCONCE ROUGH - IN - ON EXISTING SWITCH - ROUGH IN WALL SCONE ON NEW SWITCH (ADDED BELOW) ON THE STAIRCASE LANDINGS 5 -6 FT OFF THE FLOOR AS PER SKETCH
Line700	Note:
7Jun15 / 9Sep15	
Inv.52	1 - - UPGRADE TO 200 AMP SERVICE
Line699	Note:
7Jun15 / 9Sep15	
Inv.52	1 - SCONCE ROUGH - IN - ON SEPARATE SWITCH - ROUGH IN WALL SCONE ON A SEPARATE SWITCH - PRICE IS EACH
Line701	Note:
7Jun15 / 9Sep15	
Inv.449	1 - PLUG ON SEPARATE CIRCUIT - MICROWAVE
Line4360	Note:
12Nov15 / 23Nov15	

HARDWOOD FLOORING

Inv.354	1 - HARDWOOD FLOORING - UPGRADE 2 - 3 1/4 MERCIER SOLID OAK - LIVING AND DINING
Line4287	Note:
30Oct15 / 24Dec15	
Inv.354	1 - HARDWOOD FLOORING - UPGRADE 2 - 3 1/4 MERCIER SOLID OAK - UPPER HALL
Line4289	Note:
30Oct15 / 24Dec15	
Inv.354	1 - HARDWOOD FLOORING - UPGRADE 2 - 3 1/4 MERCIER SOLID OAK - LANDING
Line4286	Note:
30Oct15 / 24Dec15	
Inv.354	1 - HARDWOOD FLOORING - UPGRADE 2 - 3 1/4 MERCIER SOLID OAK - MAIN HALL
Line4288	Note:
30Oct15 / 24Dec15	
Inv.354	1 - HARDWOOD FLOORING - UPGRADE 2 - 3 1/4 MERCIER SOLID OAK - FAMILY
Line4285	Note:
30Oct15 / 24Dec15	
Inv.52	1 - HARDWOOD - STANDARD - 2¼ MERCIER SOLID OAK - STANDARD COLOURS - UPPER HALL
Line703	Note:
7Jun15 / 9Sep15	
Inv.52	1 - HARDWOOD - STANDARD - 2¼ MERCIER SOLID OAK - STANDARD COLOURS - LANDING
Line704	Note:
7Jun15 / 9Sep15	

PAINT AND STAIN

Inv.354	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
Line3597	Note:
30Oct15 / 24Dec15	

PLUMBING



CONSTRUCTION SUMMARY

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Inv.52	1 - ICE MAKER ROUGH IN - WATERLINE TO FRIDGE FOR ICEMAKER
Line706	Note:
7Jun15 / 9Sep15	

STAIRS AND RAILINGS / NOSINGS

Inv.52	1 - BURNT PENNY COLOUR UPGRADE ON WROUGHT IRON RAILINGS
Line1476	Note:
7Jun15 / 9Sep15	

Inv.52	1 - UPGRADE RAILING - UPGRADE 2 - LEVEL 1 - WROUGHT IRON
Line710	Note: BUNRT PENNY COLOUR-SEE ITEM #11
7Jun15 / 9Sep15	

TILE

Inv.354	1 - TILE - KITCHEN AND BREAKFAST - UPGRADE 2
Line3593	Note:
30Oct15 / 24Dec15	

Inv.354	1 - TILE - POWDER - UPGRADE 2
Line3595	Note:
30Oct15 / 24Dec15	

Inv.354	1 - TILE - FOYER - UPGRADE 2
Line3594	Note:
30Oct15 / 24Dec15	

Inv.354	1 - TILE - UPGRADE 1 - SHOWER-MASTER ENSUITE
Line3625	Note:
30Oct15 / 24Dec15	

Inv.354	1 - TILE - MASTER ENSUITE - UPGRADE 1
Line3624	Note:
30Oct15 / 24Dec15	

Inv.354	1 - TILE - UPGRADE 1 - TUB 2 ROWS
Line3626	Note:
30Oct15 / 24Dec15	

Inv.354	1 - TILE - LAUNDRY - UPGRADE 2
Line3737	Note:
30Oct15 / 24Dec15	

TRIM CARPENTRY

Inv.354	1 - INTERIOR TRIM - UPGRADE 2 - 3INCH BACKBAND CASING - 7 1/4 MDF BASEBOARD
Line4293	Note:
30Oct15 / 24Dec15	

WINDOWS - BASEMENT

Inv.52	2 - BASEMENT WINDOW - 30 X 30 2 Windows on the side of the house, as per sketch
Line1313	Note:
7Jun15 / 9Sep15	



CONSTRUCTION SUMMARY

18 - 1 - The Rideau 2 (42-2) Elev A



INTERIOR COLOUR SCHEME

Purchasers:

MICHAEL ANGELO FIRMANI & TASHA MARIE C

Property: 18

Telephone Res. / Bus:

(416) 953-5936 /

Project: Bradford Capital Holdings Inc.

Decor Advisor:

Jessica Boardman

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

Lock Date:

20-Dec-15

12-Nov-15

Plan #:

51M-1063

Layout Changes: ☒ Yes ☐ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme: #5

1. Kitchen and Vanities

	Style and Colour	Hardware
Kitchen / Breakfast	KINGSTON PAINT WINTER WHITE CL-UPGRADE 3	181
Laundry Room	CAMDEN PAINT WINTER WHITE -UPGRADE 2	181
Powder Room	N/A	
Master Ensuite Bathroom	CAMDEN MAPLE SHALE GREY CL UPGRADE 1	181
Ensuite 2	BELWOOD ONTARIO WHITE	181
Shared Bath	CAMDEN MAPLE SHALE GREY CL UPGRADE 1	181
Kitchen Island	KINGSTON MAPLE SOAPSTONE CL-UPGRADE 2	181

Comment

*****SEE LAST PAGE FOR ALL KITCHEN UPGRADES *****

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	
Ensuite 2	INUKSHUK TAUPE P-345 LM	
Shared Bath	WHITE CARRARA 4924-38	
Kitchen Island	WHITE CARRARA 4924-38	

Comment

3. Ceramic Flooring

	Selection	Threshold
Entrance Vestibule	69-802 OTTOMANO ARGENTO HD POLISHED RECIFIED PORC 12x24	
Main Hall	SEE HARDWOOD DETAIL	
Kitchen / Breakfast	69-802 OTTOMANO ARGENTO HD POLISHED RECIFIED PORC 12x24	
Laundry Room	69-802 OTTOMANO ARGENTO HD POLISHED RECIFIED PORC 12x24	
Powder Room	69-802 OTTOMANO ARGENTO HD POLISHED RECIFIED PORC 12x24	
Master Ensuite Bathroom	EROMOSA ICE HD PORCELINE 69-178 12 X 24 UPG 1	
Ensuite 2	KEATON CARBON 46-175 13 X 13	
Shared Bath	KEATON ICE 46-173 13 X13	

Comment



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Decor Advisor:

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Jessica Boardman

20-Dec-15

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

12-Nov-15

Plan #: 51M-1063

4. Ceramic Wall Tile

Master Ensuite Bathroom

Tub Deck Wall

Tub Deck

Tub Deck Skirt

Shower Stall

EROMOSA ICE HD PORCELINE 69-178 12 X 24 UPG 1

EROMOSA ICE HD PORCELINE 69-178 12 X 24 UPG 1

EROMOSA ICE HD PORCELINE 69-178 12 X 24 UPG 1

EROMOSA ICE HD PORCELINE 69-178 12 X 24 UPG 1

Ensuite 2

Shared Bath

MALENA ICE 52-189 8 X 10

KEATON ICE 52-192 8 X 10

Kitchen Backsplash

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

Yes

No

Comment

*****DELETE ALL CERAMIC DETAILS IN ALL BATHROOMS*****

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

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

SEE HARDWOOD DETAILS

SEE HARDWOOD DETAILS

SEE HARDWOOD DETAILS

SEE HARDWOOD DETAILS

N/A

SEE HARDWOOD DETAILS

SEE HARDWOOD DETAILS

SEE HARDWOOD DETAILS

SEE HARDWOOD DETAILS

2369 SUN RIVER - 713 SILVER MAPLE

2369 SUN RIVER - 713 SILVER MAPLE

2369 SUN RIVER - 713 SILVER MAPLE

2369 SUN RIVER - 713 SILVER MAPLE

N/A

Underpad

Carpet on Stairs

Comment

Type

Capped

Area

Runner - *Upgrade

10MM STANDARD

ALL BEDROOMS

** Refer to Construction Summary



INTERIOR COLOUR SCHEME

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Telephone Res. / Bus:	(416) 953-5936 /		Project:	Bradford Capital Holdings Inc.	
Decor Advisor:	Jessica Boardman		Model and Elevation:	The Rideau 2 (42-2) Elev A	
Lock Date:	20-Dec-15	12-Nov-15	Plan #:	51M-1063	

6. Hardwood

Kitchen	SEE TILE DETAILS
Main Hall	CHENE ROUGE/RED OAK 3 1/4" CARBON UPGRADE 2
Living Room	CHENE ROUGE/RED OAK 3 1/4" CARBON UPGRADE 2
Dining Room	CHENE ROUGE/RED OAK 3 1/4" CARBON UPGRADE 2
Family Room	CHENE ROUGE/RED OAK 3 1/4" CARBON UPGRADE 2
Den / Library / Study	N/A
Basement Landing(If Applies)	SEE HARDWOOD DETAILS
Lower Landing (If Applies)	N/A
Upper Landing	CHENE ROUGE/RED OAK 3 1/4" CARBON UPGRADE 2
Upper Hall	CHENE ROUGE/RED OAK 3 1/4" CARBON UPGRADE 2
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	STD
Master Ensuite Bathroom	STD
Ensuite 2	STD
Shared Bath	STD
KITCHEN	STD

Waterline for Fridge ☒ Yes ☐ No

Comment

** Refer to Construction Summary



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Decor Advisor:	Jessica Boardman		Model and Elevation:	The Rideau 2 (42-2) Elev A	
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8. Trim Carpentry

Interior Doors	STD	Front Door Glass Inserts	STD	Door Handles	STD
Interior Trim	3INCH BACKBAND CASING - 7 1/4 MDF BASEBOARD UP2				

Comment

** Refer to Construction Summary

9. Electrical

Plugs and Switches	☒ White	
Hood Fan	CHIMNEY HOOD FAN	
Custom Fan Insert		

Appliances

Built in Cooktop	Built in Oven	Gas Stove	Microwave
☐ Yes ☒ No	☐ Yes ☒ No	☐ Yes ☒ No	☒ Yes ☐ OTR ☐ No

Comment

****CHIMNEY HOOD FAN PURCHASED FROM GOEMANS TO BE INSTALLED ***

** Refer to Construction Summary

10. Railings and Pickets

Railing Type	OAK	Colour	STAIN TO MATCH HARDWOOD
SpindleType	UPGRADE 2 LEVEL 1 WROUGHT IRON	Colour	BURNT PENNY
Stringer / Riser	OAK	Treads	STAIN TO MATCH HARDWOOD
Comment	Oak Stairs ☒ Yes ☐ No		

HARDWOOD-MERCIER CHENE ROUGE/RED OAK 3 1/4" CARBON UPGRADE 2

** Refer to Construction Summary



INTERIOR COLOUR SCHEME

Purchasers:

Telephone Res. / Bus:

Decor Advisor:

Lock Date:

MICHAEL ANGELO FIRMANI & TASHA MARIE

(416) 953-5936 /

Jessica Boardman

20-Dec-15

Property: 18

Project: Bradford Capital Holdings Inc.

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

12-Nov-15

Plan #: 51M-1063

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
	7701

Smooth Ceilings First Floor ☒ Yes ☐ No

Comment

** Refer to Construction Summary

13. Fireplace

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

Comment

** Refer to Construction Summary



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Decor Advisor:	Jessica Boardman	Model and Elevation:	The Rideau 2 (42-2) Elev A
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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) (B18)POTS AND PANS DRAWER
2) (F05) ADDITIONAL FLUSH BREAKFAST BAR - ON ISLAND
3) BANK OF DRAWERS IN MASTER ENSUITE
4)(A01) UPPER CABINET -STACKED UPPERS IN KITCHEN
5)(J07) 66 CM COUNTR DEPTH FRIDGE CABINET (ABOVE PANTRY AND FRIDGE)
6)(H09) BASE WASTE CENTER-ON ISLAND
7)(B04)-1 FT BASE CABINET ADDED TO ISLAND
8)OPTIONAL LIGHT VALANCE - LOWER

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: _____



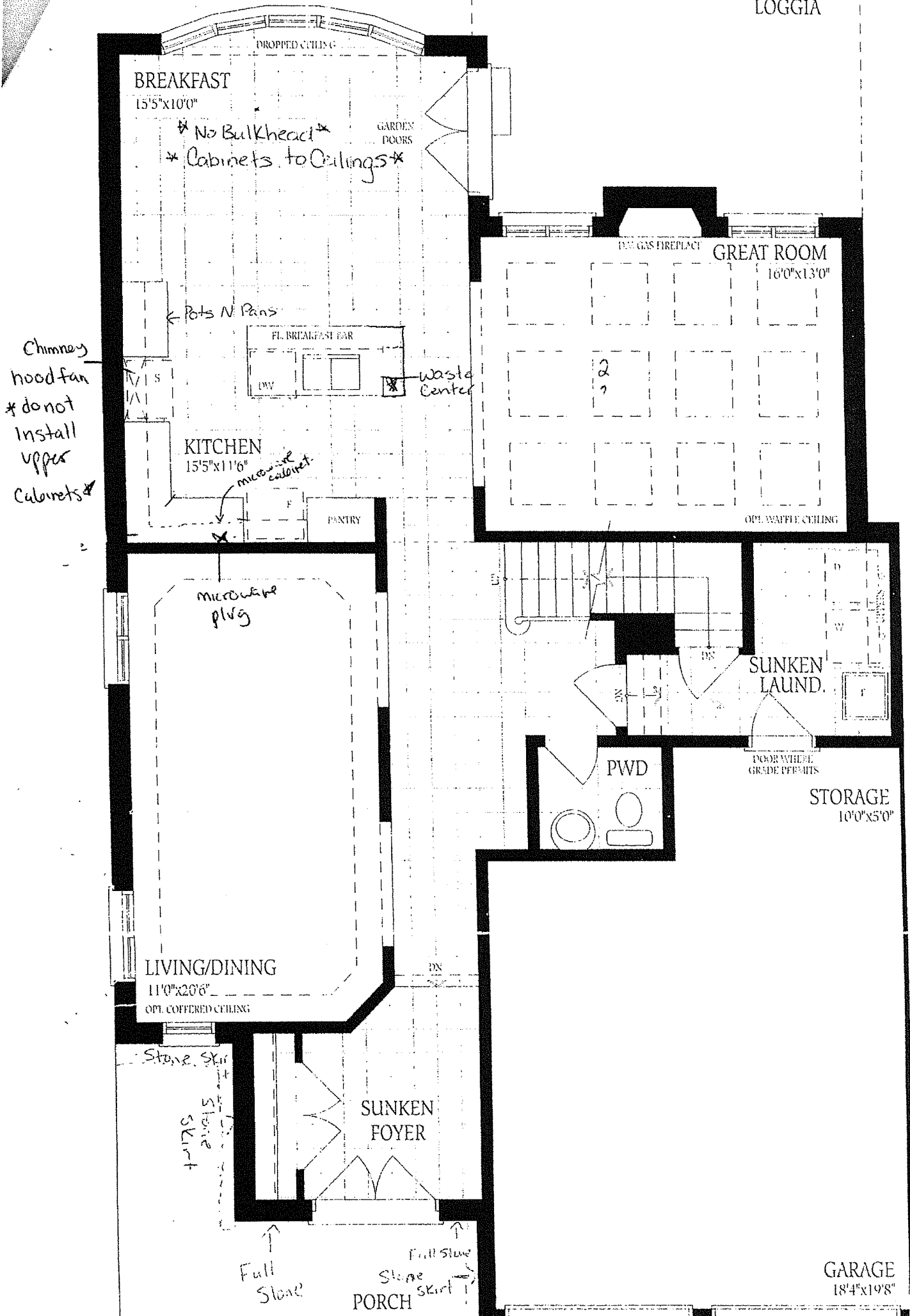
INTERIOR COLOUR SCHEME

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Telephone Res. / Bus:	(416) 953-5936 /	Project:	Bradford Capital Holdings Inc.
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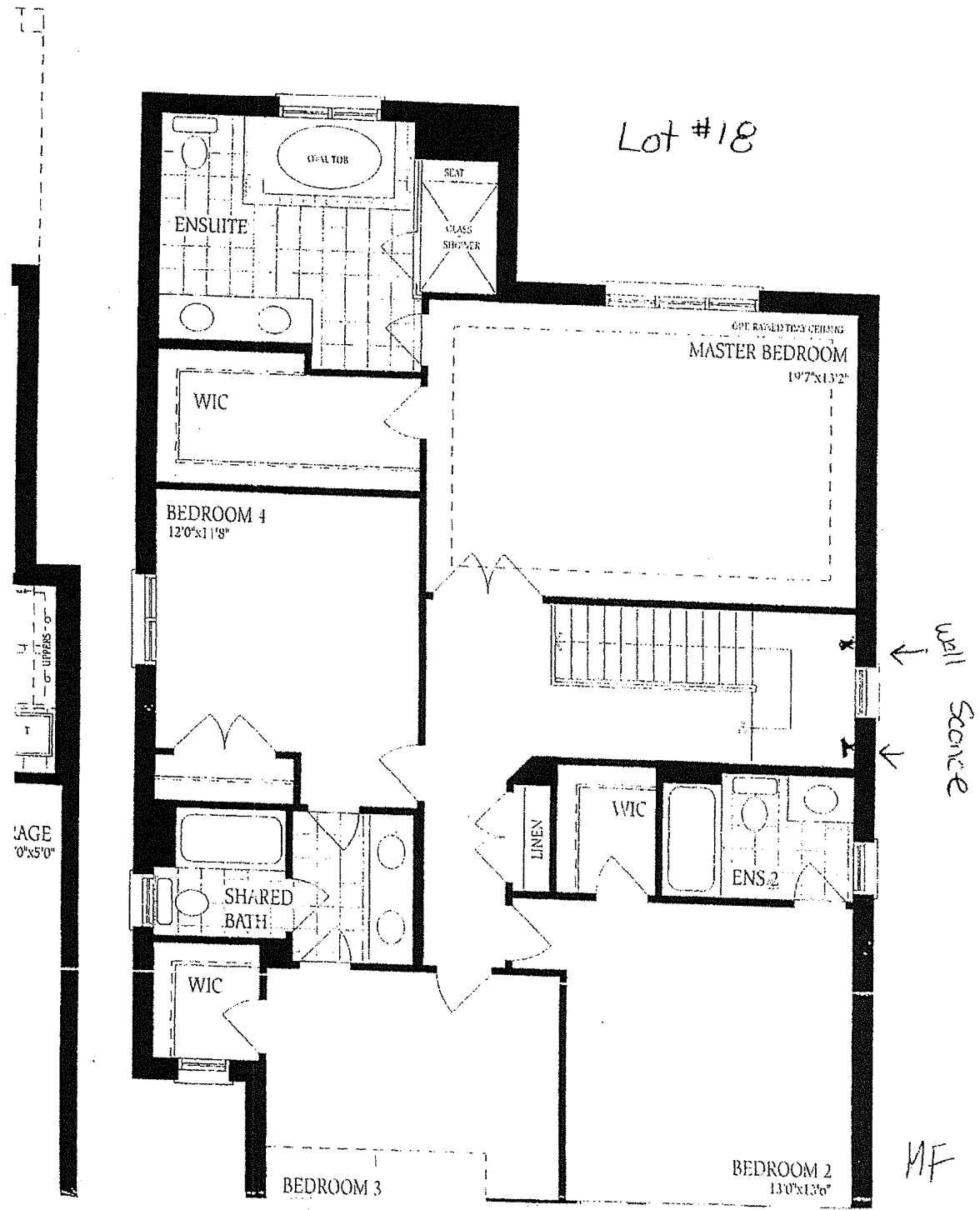
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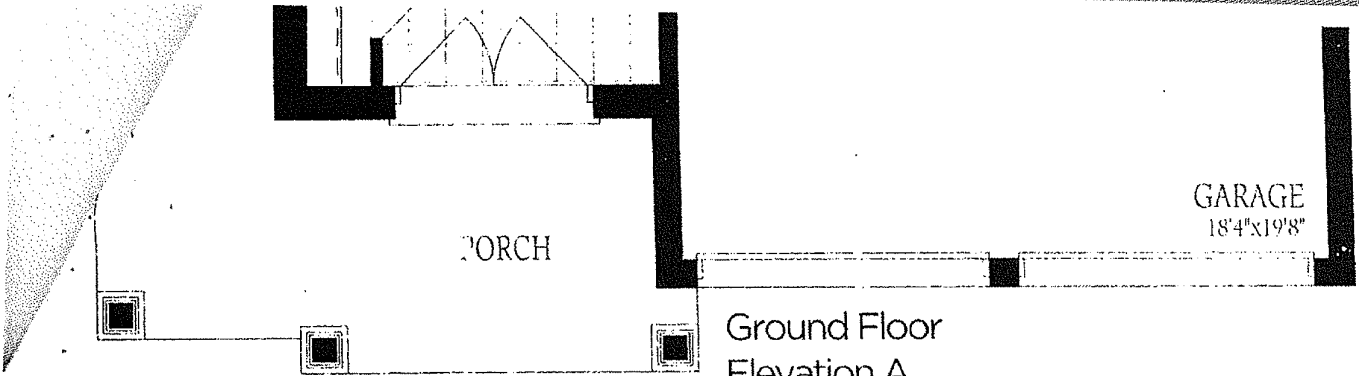
Lot #18

OPT. COVERED
LOGGIA

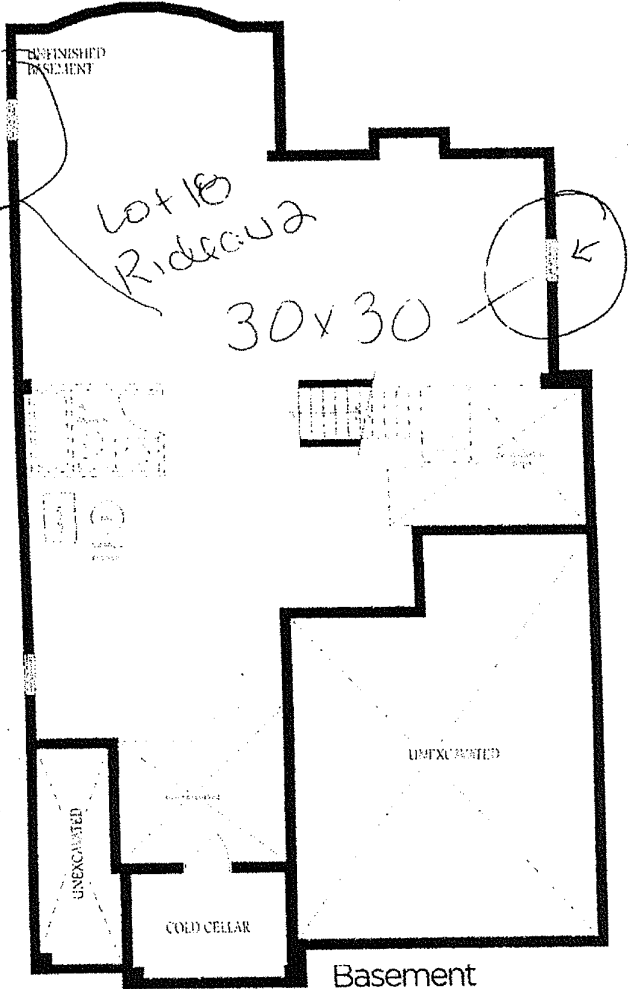


The Rideau 2 | ELEV. A | ELEV. B | ELEV. C | | |---------|---------|---------|-----| | 2910 | 2925 | 2935 | SQ. |

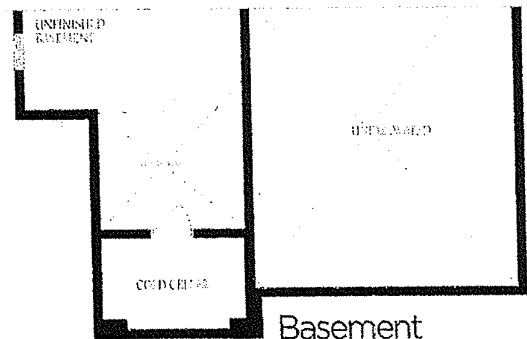




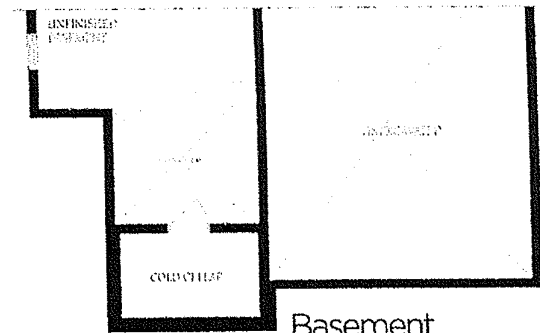
Ground Floor
Elevation A



Basement
Elevation A

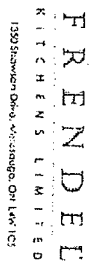


Basement
Elevation B

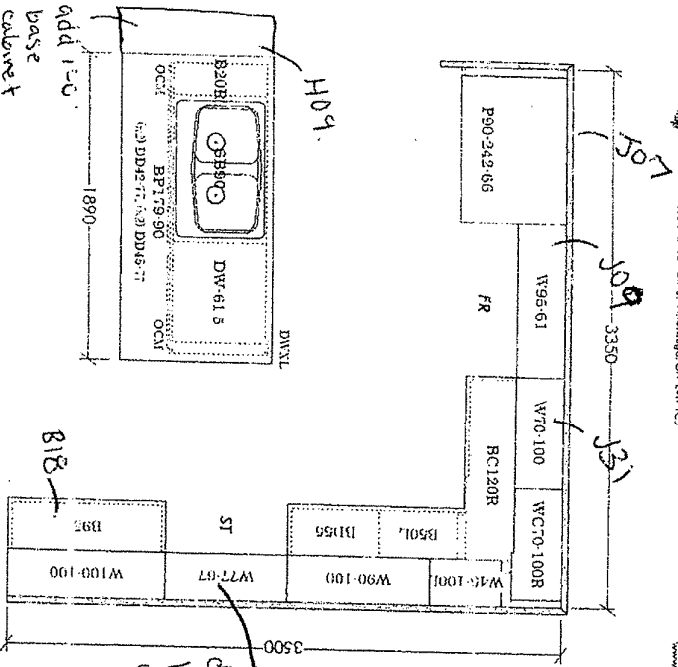


Basement
Elevation C

The floor
construction
of floor area
floor space



Tel: (905) 470-7896
Fax: (905) 470-1986
www.fec.ca.com



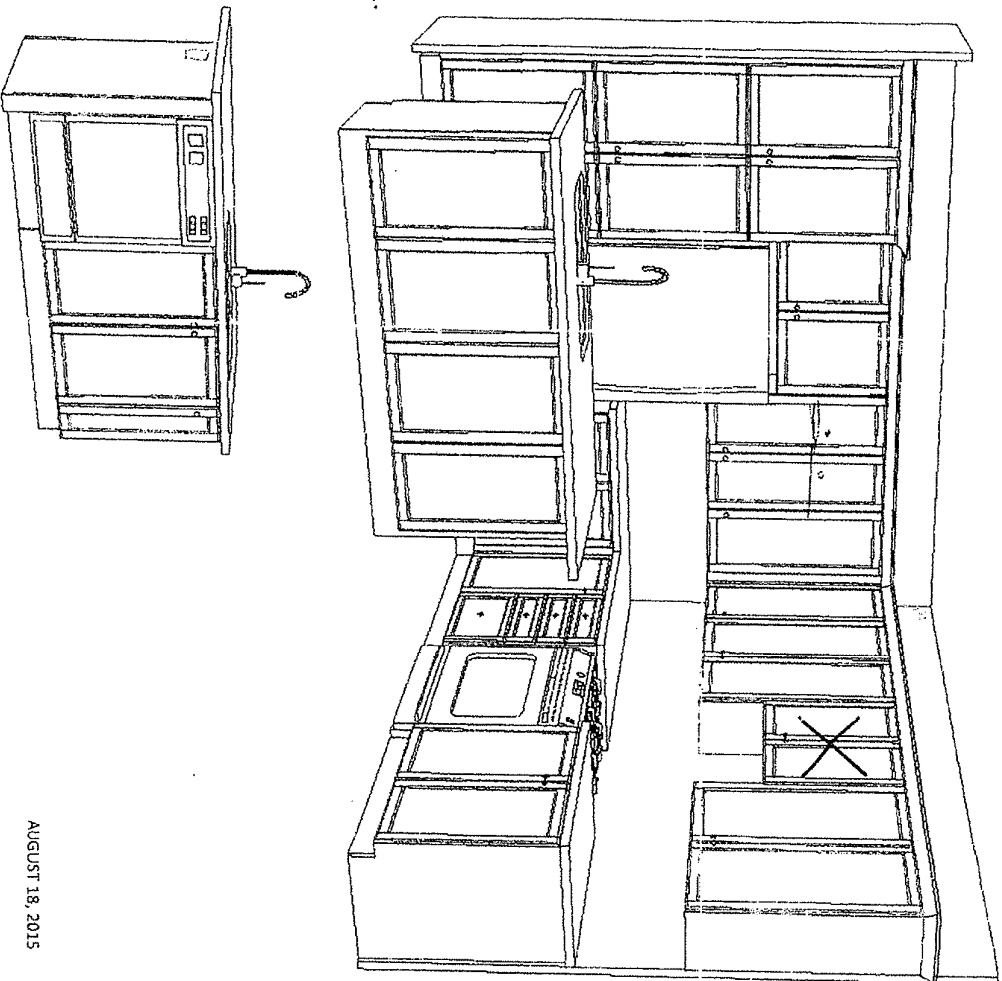
Chimney hood
- fan
do not
install
uppers.

add 1-0
base
cabinet
BOA + FOS

BAYVIEW WELLINGTON
GREEN VALLEY ESTATES
S42-2 (RIDEAU 2)

507-66

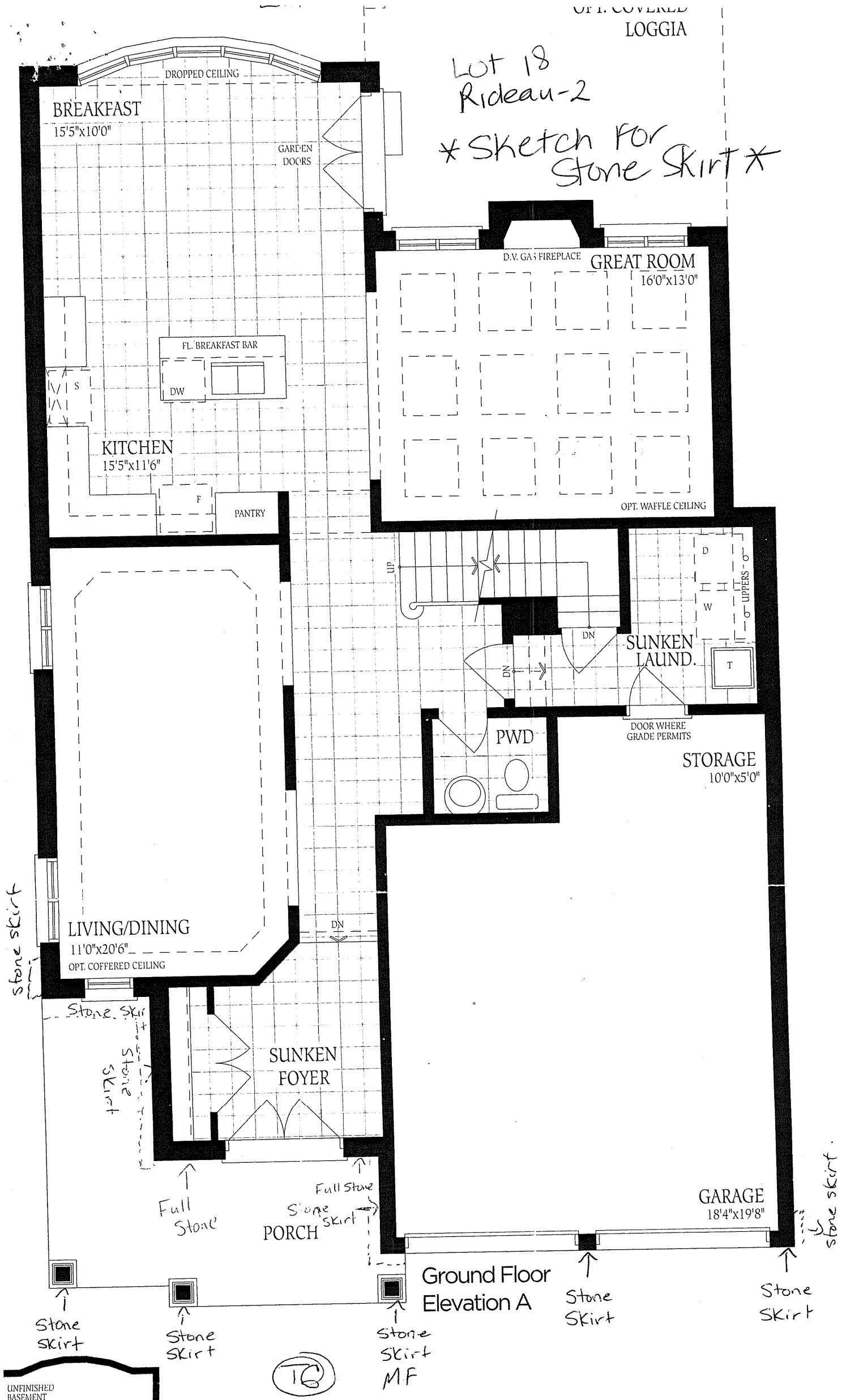
- Stacked uppers.
- adding optional light valance.



AUGUST 18, 2015

Lot 18
Rideau-2

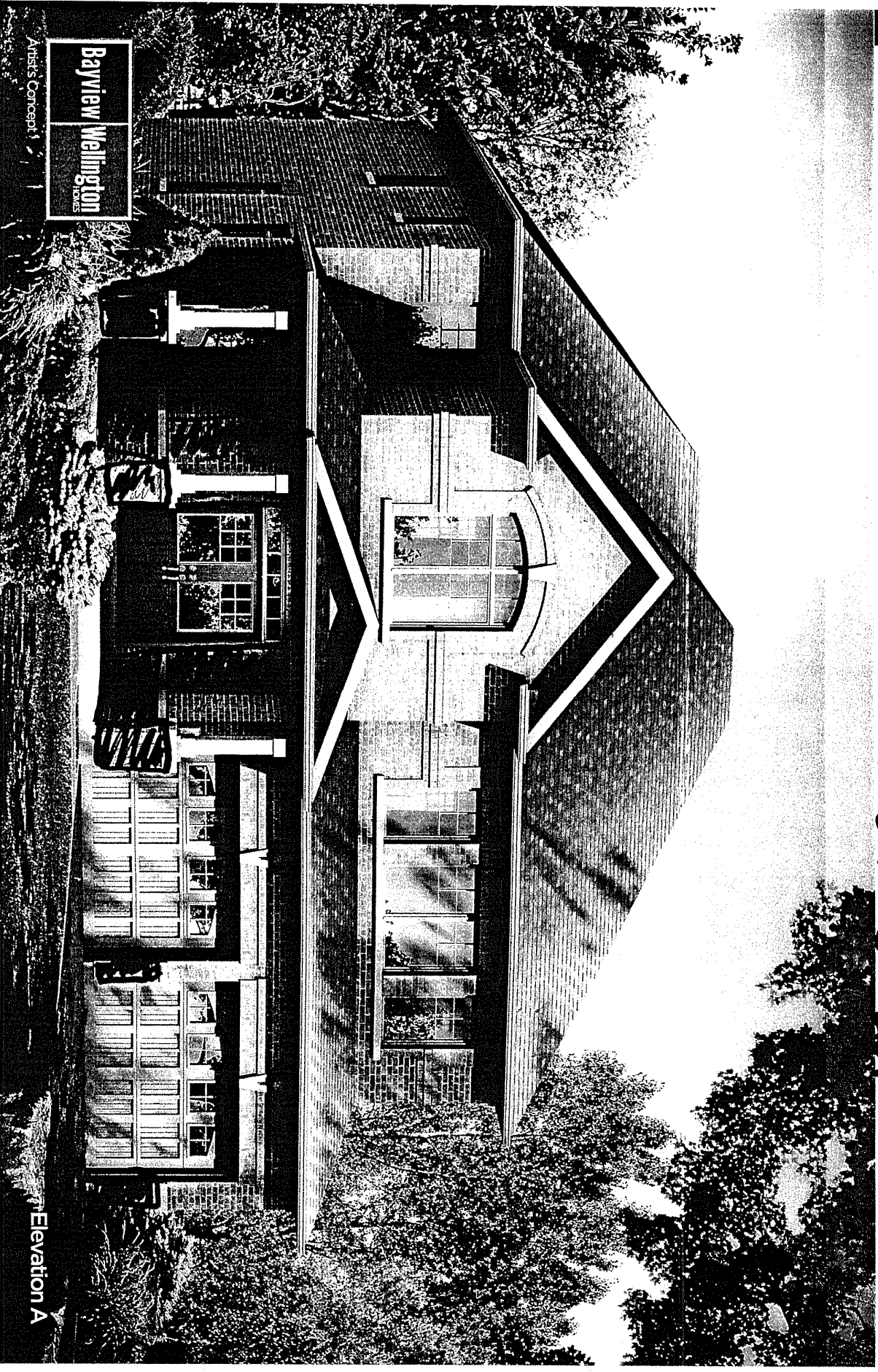
* Sketch for
Stone Skirt *



GreenValley
ESTATES

The Rideau 22
Stone Lot #16

16 MF



Artist's Concept

Bayview Wellington
HOMES

Elevation A