



CONSTRUCTION SUMMARY

23 - 1 - The Rideau 2 (42-2) Elev C  
CABINETRY

Inv.327	1 - BRUSHSTROKE FINISH ON PERIMETER OF KITCHEN (EXCLUDES ISLAND)
Line2952	Note:
17Sep15 / 26Nov15	
Inv.327	1 - VANITY - ENSUITE BATHROOM 2 - GROUP 3 VIKING 3
Line2975	Note:
17Sep15 / 26Nov15	
Inv.327	1 - VANITY - SHARED BATHROOM - GROUP 3 VIKING 3
Line2976	Note:
17Sep15 / 26Nov15	
Inv.327	1 - CABINETRY - KITCHEN - GROUP 10 ROYAL PAINT
Line2951	Note:
17Sep15 / 26Nov15	

CABINETRY - ACCESSORIES

Inv.327	1 - LOWER LIGHT VALANCE (LV22T)
Line3371	Note:
17Sep15 / 26Nov15	
Inv.327	2 - UPPER WALL AND HUTCH CABINETS- ROYAL GLASS DOOR CLEAR- INTERIOR TO MATCH DOOR
Line2960	Note: SEE SKETCH
17Sep15 / 26Nov15	
Inv.327	1 - 66CM "COUNTER DEPTH" FRIDGE CABINET (1GABLE AND CABINET 59CM DEEP)
Line2955	Note:
17Sep15 / 26Nov15	
Inv.327	1 - PREMIER HOOD CABINET WITH 600 CFM FAN (N/A THERMOVISION) MAX 36" COOKTOP (N/A WITHOUT CROWN MOULDING ) ROYAL
Line2957	Note:
17Sep15 / 26Nov15	
Inv.327	2 - UPPER WALL AND HUTCH CABINET - ROYAL- GLASS DOOR CLEAR
Line2959	Note:
17Sep15 / 26Nov15	
Inv.327	1 - (K01) DIFFERENT COLOUR THAN KITCHEN COLOUR
Line3374	Note:
17Sep15 / 26Nov15	

CABINETRY - BASE CABINETS

Inv.327	1 - (B06)BASE PIE CUT CORNER WITH PIANO HINGE WITH LAZY SUSAN - ROYAL
Line2954	Note:
17Sep15 / 26Nov15	
Inv.327	1 - (B18)POTS & PANS DRAWER (MIN. 60CM / MAX 90CM, SIZE SUBJECT TO FLOOR PLAN - ROYAL
Line2956	Note:
17Sep15 / 26Nov15	
Inv.327	1 - (B01) ADD 3'-0" OF BASE CABINETRY ALONG STOVE WALL PRICE INCLUDES STANDARD COUNTERTOP - ROYAL
Line2963	Note:
17Sep15 / 26Nov15	



CONSTRUCTION SUMMARY

23 - 1 - The Rideau 2 (42-2) Elev C

CABINETRY - UPPER CABINETS

Inv.327	1 - (A01)ADD 4'-0" OF UPPER CABINETRY ALONG STOVE WALL - ROYAL
Line2962	Note:
17Sep15 / 26Nov15	
Inv.327	1 - (A02)UPPER ANGLE CORNER UNIT - ROYAL
Line2953	Note:
17Sep15 / 26Nov15	

CEILINGS

Inv.40	1 - SMOOTH CEILINGS - MAIN FLOOR
Line438	Note:
1Jun15 / 20Sep15	
Inv.40	1 - SMOOTH CEILINGS - 2ND FLOOR
Line439	Note:
1Jun15 / 20Sep15	

CONSTRUCTION

Inv.40	1 - DELETE CLOSET FRONT ENTRANCE CLOSET AND RELOCATE TO MUD ROOM- AS PER SKETCH
Line460	Note:
1Jun15 / 20Sep15	
Inv.40	1 - RELOCATE LAUNDRY ROOM TO BASEMENT AS PER SKETCH
Line461	Note:
1Jun15 / 20Sep15	
Inv.40	1 - REMOVE LIVING/DINING ROOM WALLS AS PER SKETCH (OWNER IS AWARE THE LIV/DIN ROOM IS A STEP UP)
Line462	Note:
1Jun15 / 20Sep15	
Inv.40	1 - REMOVE GREAT ROOM WALL AS PER SKETCH TO EXPOSE AT LEAST 4 STAIRS AS PER SKETCH
Line463	Note:
1Jun15 / 20Sep15	
Inv.40	1 - INCREASE MASTER WALKIN CLOSET BY TWO FEET BY DECREASING THE SIZE OF BEDROOM #4 . BEDROOM #4 WILL NOW BE APPROX 10' X 11.8'. AS PER SKETCH. PLEASE CENTER CLOSET DOOR OPENING ON THIS WALL
Line464	Note: Price includes drawings and material
1Jun15 / 20Sep15	
Inv.40	1 - RELOCATE FOYER STEPS TO BE FLUSH WITH LIV/DIN ROOM WALL AS PER SKETCH
Line1558	Note:
1Jun15 / 20Sep15	
Inv.40	1 - MASTER BATH WALL TO BE MADE FLUSH WITH WALKIN CLOSET WALL AS PER SKETCH
Line466	Note:
1Jun15 / 20Sep15	
Inv.141	1 - Delete Door in Master Bedroom walk in closet and keep as an opening without door or hinges.
Line1342	Note:
4Jul15 / 9Sep15	

COUNTER TOP



CONSTRUCTION SUMMARY

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Inv.327	1 - (F03)ADD 4'-0" STANDARD COUNTERTOP FOR KITCHEN EXTENSION EXTRA 1'-0" IS FOR BAR FRIDGE ALLOWANCE (OTHER 3'-0" PAID FOR IN BASE CABINETRY PRICE)
Line2964	Note:
17Sep15 / 26Nov15	

DO NOT INSTALL

Inv.327	4 - BATHROOM MIRROR - DO NOT INSTALL- ALL BATHROOMS
Line2982	Note:
17Sep15 / 26Nov15	

Inv.327	4 - TOILET PAPER HOLDER , SOAP HOLDER, TOWEL RACK - DO NOT INSTALL- ALL BATHROOMS
Line2983	Note:
17Sep15 / 26Nov15	

ELECTRICAL

Inv.40	1 - UPGRADE TO 200 AMP SERVICE -
Line445	Note:
1Jun15 / 20Sep15	

Inv.40	1 - CENTER LIGHT IN LIV/DINING ROOM
Line456	Note:
1Jun15 / 20Sep15	

Inv.40	1 - DELETE BULKHEADS ON MAIN FLOOR WHERE POSSIBLE
Line457	Note: Done on site wherever it is possible
1Jun15 / 20Sep15	

Inv.464	1 - PLUG ON SEPARATE CIRCUIT - FOR BAR FRIDGE
Line4457	Note:
17Nov15 / 26Nov15	

HARDWOOD FLOORING

Inv.327	1 - HARDWOOD FLOORING - UPGRADE 3B - 3 1/4 MERCIER MAPLE SOLID - FAMILY
Line2968	Note:
17Sep15 / 26Nov15	

Inv.327	1 - HARDWOOD FLOORING - UPGRADE 3B - 3 1/4 MERCIER MAPLE SOLID - MAIN HALL
Line2970	Note:
17Sep15 / 26Nov15	

Inv.327	1 - HARDWOOD FLOORING - UPGRADE 3B - 3 1/4 MERCIER MAPLE SOLID - UPPER HALL
Line2972	Note:
17Sep15 / 26Nov15	

Inv.327	1 - HARDWOOD FLOORING - UPGRADE 3B - 3 1/4 MERCIER MAPLE SOLID - LIVING AND DINING
Line2969	Note:
17Sep15 / 26Nov15	

Inv.327	1 - HARDWOOD FLOORING - UPGRADE 3B - 3 1/4 MERCIER MAPLE SOLID - LANDING
Line2971	Note:
17Sep15 / 26Nov15	



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Inv.40	1 - HARDWOOD - STANDARD - 2¼ MERCIER SOLID OAK - STANDARD COLOURS - LANDING
Line450	Note:
1Jun15 / 20Sep15	
Inv.40	1 - HARDWOOD - STANDARD - 2¼ MERCIER SOLID OAK - STANDARD COLOURS - UPPER HALL
Line451	Note:
1Jun15 / 20Sep15	
Inv.40	1 - HARDWOOD - STANDARD - 2¼ MERCIER SOLID OAK - STANDARD COLOURS - BASEMENT STAIRS LANDING
Line1557	Note:
1Jun15 / 20Sep15	

HEATING & VENTILATION

Inv.40	1 - GAS LINE - ROUGH IN GAS LINE -STOVE -
Line452	Note:
1Jun15 / 20Sep15	

MISCELLANEOUS

Inv.327	1 - PURCHASER RECIEVING CREDIT FOR LAUNDRY ROOM CABINETS AS WELL AS CABINET BEING REMOVED IN KITCHEN FOR PREMIER HOOD FAN PURCHASED
Line3407	Note:
17Sep15 / 26Nov15	

PAINT AND STAIN

Inv.327	1 - STAIN OAK RAILINGS AND STAIRS - RAILINGS - PICKETS - NEWEL POST - NOSING - STRINGERS - TREADS AND RISERS - WROUGHT IRON PICKETS - COMPLETE- STAIN OAK - STAIN TO MATCH HARDWOOD -CARBON
Line2973	Note:
17Sep15 / 26Nov15	

PLUMBING

Inv.40	1 - REPLACE DROP IN TUB WITH STANDARD FREESTANDING TUB
Line458	Note: Mirolin Brooke Free Stand and standard tile 6 ft tub
1Jun15 / 20Sep15	

STAIRS AND RAILINGS / NOSINGS

Inv.40	1 - UPGRADING BASEMENT STAIRS TO OAK (NATURAL FINISH) -
Line453	Note:
1Jun15 / 20Sep15	
Inv.40	1 - UPGRADE RAILING- UPGRADE 2, LEVEL 3 - GREY
Line454	Note:
1Jun15 / 20Sep15	



INTERIOR COLOUR SCHEME

Purchasers:

FABIAN IANNACCHINO & ALINA IANNACCHINO

Telephone Res. / Bus:

(416) 432-3604 /

Decor Advisor:

Monica Ceresna

Lock Date:

19-Jan-16

Property: 23

Project: Bradford Capital Holdings Inc.

Model and Elevation: The Rideau 2 (42-2) 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	MADRID PAINT MACADEMIA (CHOCOLATE BRUSHSTROKE)	196
Laundry Room	N/A	
Powder Room	N/A	
Master Ensuite Bathroom	TORONTO OAK - SHALE GREY STD	181
SHARED BATH	TORONTO MAPLE OYSTER CL -UPGRADE 1	151
ENS 2	TORONTO MAPLE OYSTER CL -UPGRADE 1	151
BREAKFAST BAR	MADRID MAPLE ESPRESSO CL- UPGRADE 4	196

Comment

66CM "COUNTER DEPTH" FRIDGE CABINET (1GABLE AND CABINET 59CM DEEP)  
PREMIER HOOD CABINET WITH 600 CFM FAN (N/A THERMOVISION) MAX 36" COOKTOP (N/A WITHOUT CROWN  
MOULDING ) ROYAL  
UPPER WALL AND HUTCH CABINET - ROYAL- GLASS DOOR CLEAR- WHITE CABINET INTERIOR  
UPPER WALL AND HUTCH CABINETS- ROYAL GLASS DOOR CLEAR- INTERIOR TO MATCH DOOR  
LOWER LIGHT VALANCE (LV22T), UPPER ANGLE CORNER UNIT - ROYAL  
\*\*\*\*\* SEE COMMENTS ON LAST PAGE FOR ALL KITCHEN UPGRADES \*\*\*\*\*

2. Counter Top

	Counter	Edge
Kitchen / Breakfast	WHITE CARRARA 4924-38	
Laundry Room	FROSTY WHITE 1573-60	
Powder Room	N/A	
Master Ensuite Bathroom	CALCUTTA MARBLE 4925K-07	
SHARED BATH	WHITE CARRARA 4924-38	
ENS 2	WHITE CARRARA 4924-38	
BREAKFAST BAR	WHITE CARRARA 4924-38	

Comment

3. Ceramic Flooring

	Selection	Threshold
Entrance Vestibule	PRATO WALNUT 46-130 13 X13	
Main Hall	SEE HARDWOOD DETAILS	
Kitchen / Breakfast	PRATO WALNUT 46-130 13 X13	
Laundry Room	PRATO WALNUT 46-130 13 X13	
Powder Room	PRATO WALNUT 46-130 13 X13	
Master Ensuite Bathroom	KEATON ICE 46-173 13X 13	
SHARED BATH	CINQ WHITE 46-145 13 X 13	
ENS 2	CINQ WHITE 46-145 13 X 13	

Comment



## INTERIOR COLOUR SCHEME

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<b>Decor Advisor:</b>	Monica Ceresna		<b>Model and Elevation:</b>	The Rideau 2 (42-2) Elev C
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#### 4. Ceramic Wall Tile

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	KEATON ICE 52-192 8 X 10		
SHARED BATH ENS 2	CINQ WHITE 52-170 8 X 10		
	CINQ WHITE 52-170 8 X 10		
Kitchen Backsplash	NO		

Delete all Ceramic Accessories (Paper Holder;Towel Bar; Soap Dishes) ☒ Yes ☐ No

### Comment

\*\*\*\* DELETE ALL CEREAMIC ACCESSORIES IN ALL BATHROOMS\*\*\*\*

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

## -5. Carpeting

Main Hall	SEE HARDWOOD DETAILS	
Living Room	SEE HARDWOOD DETAILS	
Dining Room	SEE HARDWOOD DETAILS	
Family Room	SEE HARDWOOD DETAILS	
Den / Library / Study	N/A	
Basement Landing(If Applies)	SEE HARDWOOD DETAILS	
Lower Landing (If Applies)	SEE HARDWOOD DETAILS	
Upper Landing	SEE HARDWOOD DETAILS	
Upper Hall	SEE HARDWOOD DETAILS	
Master Bedroom	2369 SUN RIVER 17 VALLEY OAK	
Bedroom #2	2369 SUN RIVER 17 VALLEY OAK	
Bedroom #3	2369 SUN RIVER 17 VALLEY OAK	
Bedroom #4	2369 SUN RIVER 17 VALLEY OAK	
Bedroom #5	N/A	
Underpad	Type	Area
	10MM STANDARD	ALL BEDROOMS
Carpet on Stairs	Capped	Runner - *Upgrade
Comment	NO	NO

\*\* Refer to Construction Summary

Initials: \_\_\_\_\_



INTERIOR COLOUR SCHEME

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6. Hardwood

Kitchen	SEE TILE DETAIL
Main Hall	ERABLE/MAPLE 3 1/4" CARBON UPGRADE 3
Living Room	ERABLE/MAPLE 3 1/4" CARBON UPGRADE 3
Dining Room	ERABLE/MAPLE 3 1/4" CARBON UPGRADE 3
Family Room	ERABLE/MAPLE 3 1/4" CARBON UPGRADE 3
Den / Library / Study	N/A
Basement Landing(If Applies)	ERABLE/MAPLE 3 1/4" CARBON UPGRADE 3
Lower Landing (If Applies)	ERABLE/MAPLE 3 1/4" CARBON UPGRADE 3
Upper Landing	ERABLE/MAPLE 3 1/4" CARBON UPGRADE 3
Upper Hall	ERABLE/MAPLE 3 1/4" CARBON UPGRADE 3
Master Bedroom	SEE CARPET DETAILS
Bedroom #2	SEE CARPET DETAILS
Bedroom #3	SEE CARPET DETAILS
Bedroom #4	SEE CARPET DETAILS
Bedroom #5	N/A

Comment

7. Plumbing Fixtures

Powder Room	STD-L4621
Master Ensuite Bathroom	STD-L4621
MSTER ENSUITE TUB DECK	4796/T994
MSTER ENS SHOWER	62320/TL183
SHARED BATH SINK	STD-L4621
SHARED BATH SHOWER	62320/TL183
KITCHEN SINK	STD- 7545C

Waterline for Fridge ☐ Yes ☒ No

Comment

ENS 2 SINK - STD-L4621  
ENS 2 SHOWER - 62320/TL183  
  
\*\* Refer to Construction Summary



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Lock Date:	19-Jan-16	8-Oct-15	Plan #: 51M-1063		

8. Trim Carpentry

Interior Doors	STANDARD	Front Door Glass Inserts	N/A	Door Handles	3820 STD
Interior Trim	STANDARD				

Comment

\*\* Refer to Construction Summary

9. Electrical

Plugs and Switches	<input checked="" type="radio"/> White			
Hood Fan	SEE COMMENT BELOW			
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 type="radio"/> Yes <input checked="" type="radio"/> No	<input type="radio"/> Yes <input type="radio"/> OTR <input checked="" type="radio"/> No

Comment

PREMIER HOOD CABINET WITH 600 CFM FAN (N/A THERMOVISION) MAX 36" COOKTOP (N/A WITHOUT CROWN MOULDING ) ROYAL

\*\* Refer to Construction Summary

10. Railings and Pickets

Railing Type	UPGRADE 2 LEVEL 3	Colour	STAIN TO MATCH HARDWOOD
SpindleType	WROUGHT IRON	Colour	GREY
Stringer / Riser	STAIN TO MATCH HARDWOOD	Treads	STAIN TO MATCH HARDWOOD
Comment	Oak Stairs <input checked="" type="radio"/> Yes <input type="radio"/> No		

STAIN BOTH FLIGHTS OF STAIRS TO MATCH: ERABLE/MAPLE 3 1/4" CARBON UPGRADE 3

STAIRS TO BASEMENT: OAK





INTERIOR COLOUR SCHEME

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Telephone Res. / Bus:

Decor Advisor:

Lock Date:

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11. Crown Mouldings

Entrance Vestibule

NONE

Main Hall

NONE

Living Room

NONE

Dining Room

NONE

Family Room

NONE

Kitchen/Breakfast

NONE

Den/Library

NONE

Lower Landing

NONE

Comment

\*\* Refer to Construction Summary

12. Wall Paint

Main Floor

GRNPRK WARM GREY

Second Floor

GRNPRK WARM GREY

Smooth Ceilings First Floor

Yes

No

Comment

\*\* Refer to Construction Summary

13. Fireplace

Living Room

Purchased

As Per Plan

N/A

Family Room

Purchased

As Per Plan

N/A

Other Room - Specify

Purchased

As Per Plan

N/A

Fireplace Type

D.V GAS

Mantle Type

M1 STANDARD

Colour / Stain

WHITE

Surround

PERLATTO SICILIA-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

(J09)66CM "COUNTER DEPTH" FRIDGE CABINET (1GABLE AND CABINET 59CM DEEP) (J13)PREMIER HOOD CABINET WITH 600 CFM FAN (N/A THERMOVISION) MAX 36" COOKTOP (N/A WITHOUT CROWN MOULDING ) ROYAL (A16) UPPER WALL AND HUTCH CABINET (X2)- ROYAL- GLASS DOOR CLEAR- WHITE CABINET INTERIOR (A21)UPPER WALL AND HUTCH CABINETS(X2)- ROYAL GLASS DOOR CLEAR- INTERIOR TO MATCH DOOR LOWER LIGHT VALANCE (LV22T), UPPER ANGLE CORNER UNIT - ROYAL (B06)BASE PIE CUT CORNER WITH PIANO HINGE WITH LAZY SUSAN - ROYAL (K01) DIFFERENT COLOUR THAN KITCHEN COLOUR (B18)POTS & PANS DRAWER (MIN. 60CM / MAX 90CM, SIZE SUBJECT TO FLOOR PLAN - ROYAL (B01)ADD 3'-0" OF BASE CABINETRY ALONG STOVE WALL PRICE INCLUDES STANDARD COUNTERTOP - ROYAL (A02) UPPER ANGLE CORNER UNIT - ROYAL (A01)ADD 4'-0" OF UPPER CABINETRY ALONG STOVE WALL - ROYAL ADD 4'-0" STANDARD COUNTERTOP FOR KITCHEN EXTENSION (F03)EXTRA 1'-0" IS FOR BAR FRIDGE ALLOWANCE (OTHER 3'-0" PAID FOR IN BASE CABINETRY PRICE) (K01) DIFFERENT COLOUR THAN KITCHEN COLOUR BRUSHSTROKE FINISH ON PERIMETER OF KITCHEN (EXCLUDES ISLAND)
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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: _____

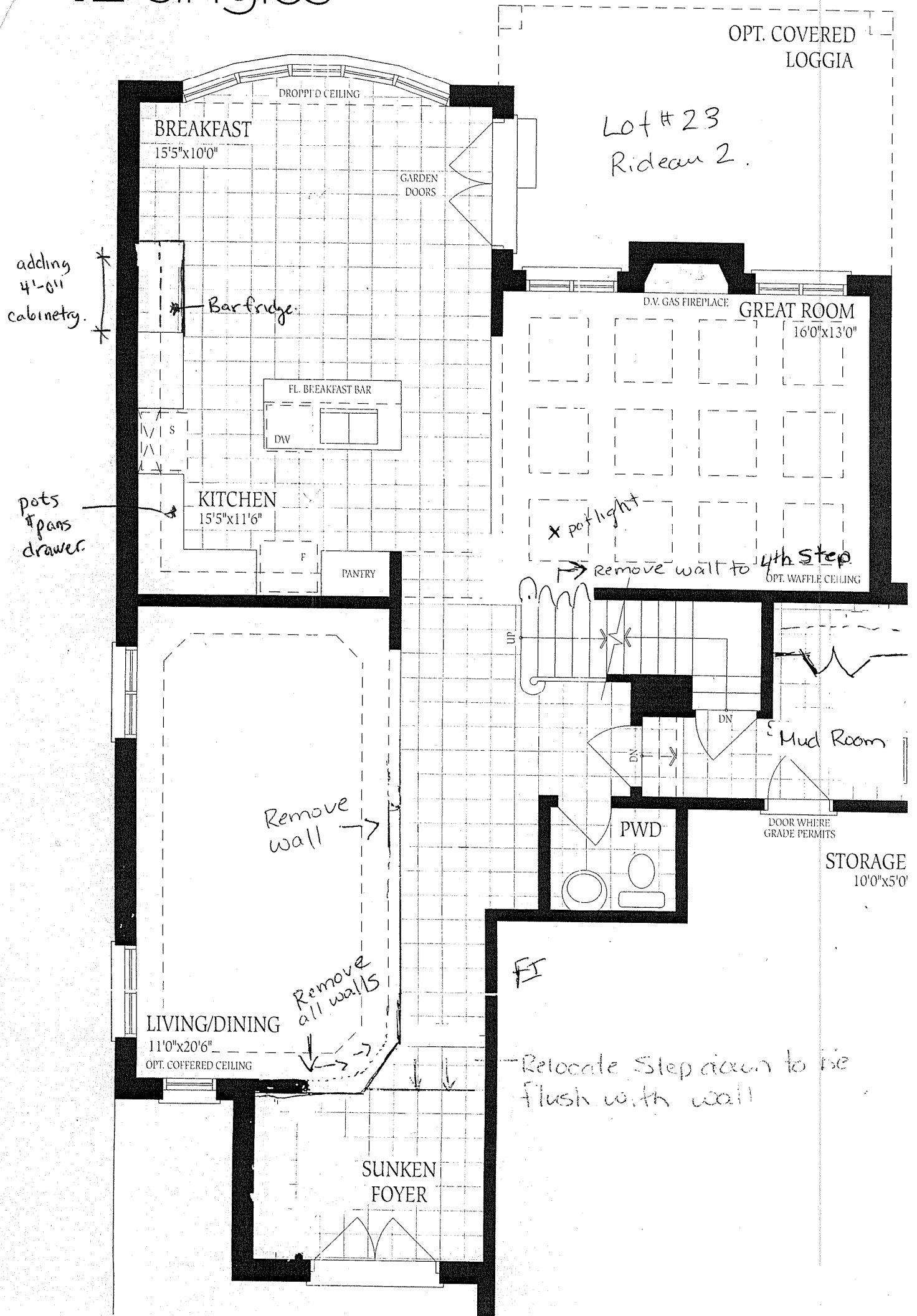


INTERIOR COLOUR SCHEME

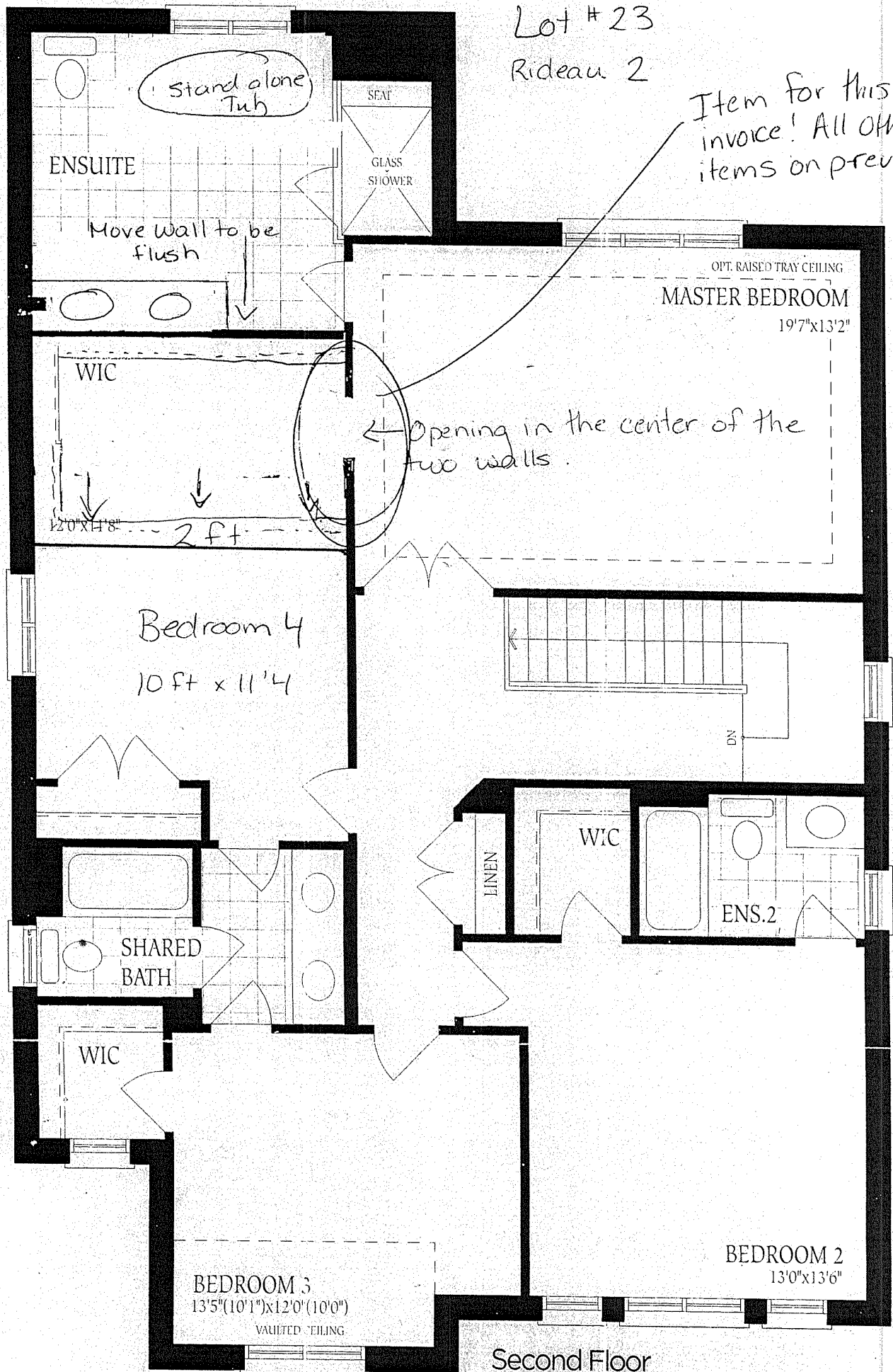
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<b>Telephone Res. / Bus:</b>	(416) 432-3604 /	<b>Project:</b>	Bradford Capital Holdings Inc.
<b>Decor Advisor:</b>	Monica Ceresna	<b>Model and Elevation:</b>	The Rideau 2 (42-2) Elev C
<b>Lock Date:</b>	19-Jan-16	8-Oct-15	<b>Plan #:</b> 51M-1063

# 42' singles

The



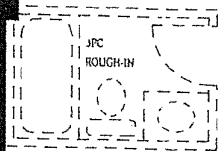
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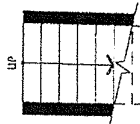
Second Floor  
Elevation A

12/01/11

Lot #23  
R-2



LOCATION  
MAY VARY



LOW HEADROOM  
IF REQD.

laundry

UNEXCAVATED

LOW HEADROOM

COLD CELLAR

UNEXCAVATED

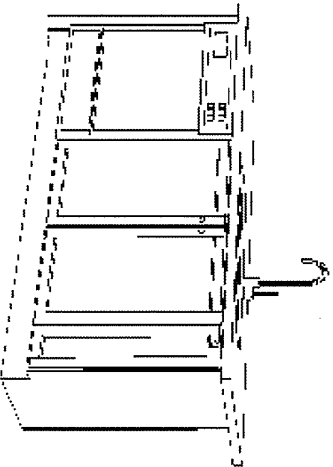
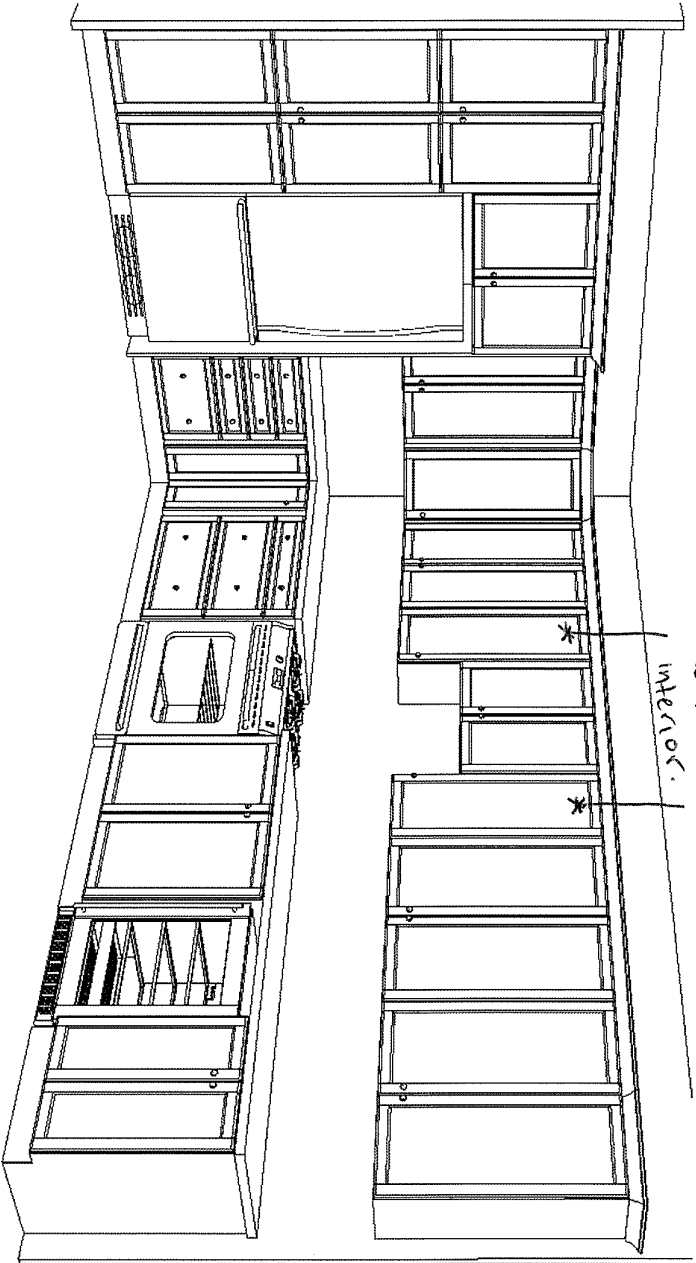
Basement  
Elevation A



F R E N D E L  
K I T C H E N L I N I N G S  
1305 27th Ave S, Suite 100, San Francisco, CA 94116

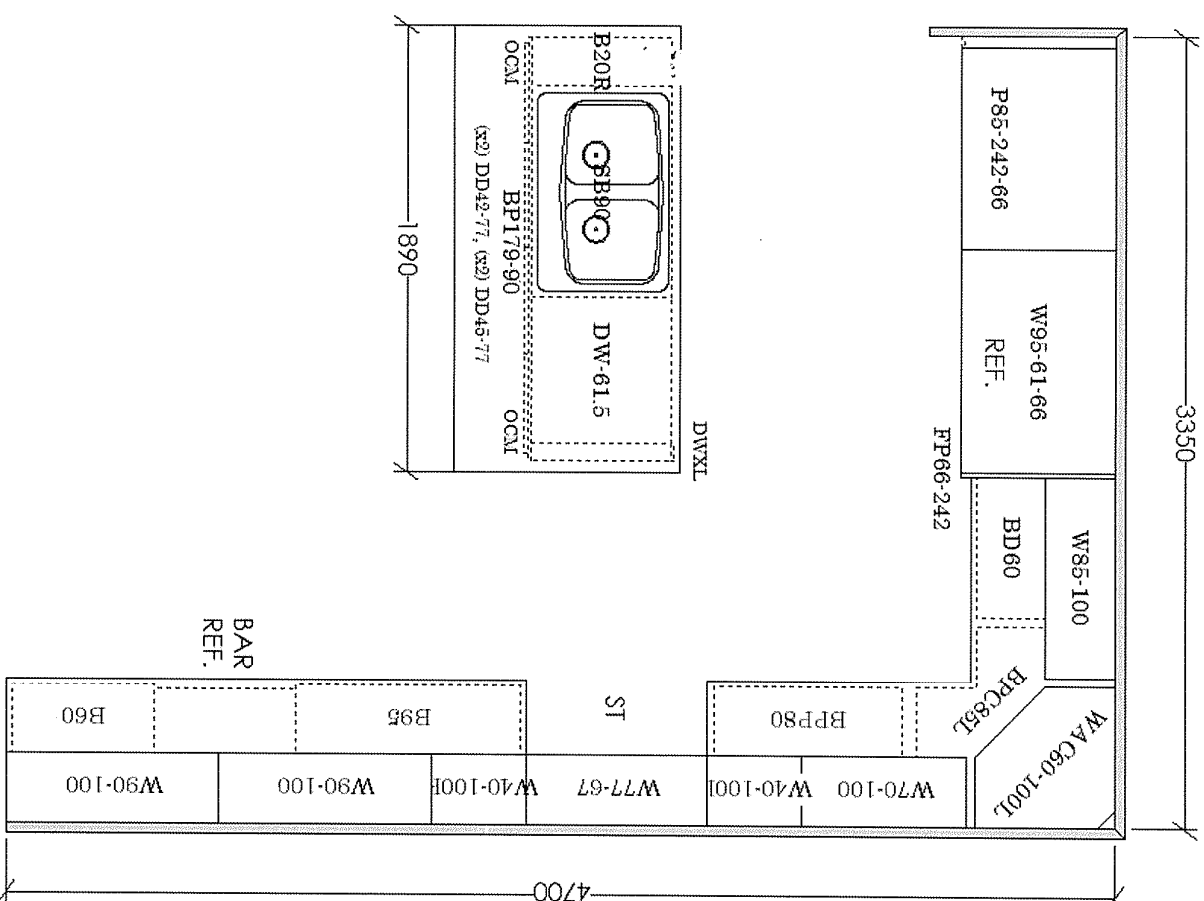
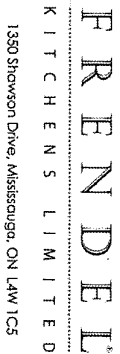
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glass inserts  
to matching  
interior.



BAYVIEW WELLINGTON  
GREEN VALLEY ESTATES  
LOT 23

SEPTEMBER 23, 2015



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LOT 23**

SEPTEMBER 23, 2015