



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

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

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	



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INTERIOR COLOUR SCHEME

Purchasers:

MICHAEL ANGELO FIRMANI & TASHA MARIE C

Telephone Res. / Bus:

(416) 953-5936 /

Decor Advisor:

Monica Ceresna

Lock Date:

18-Apr-16

Property: 18

Project: Bradford Capital Holdings Inc.

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

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	Do Not Install
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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12-Nov-15

Plan #: 51M-1063

4. Ceramic Wall Tile

	Selection	Describe	
Master Ensuite Bathroom	Tub Deck Wall	EROMOSA ICE HD PORCELINE 69-178 12 X 24 UPG 1	
	Tub Deck	EROMOSA ICE HD PORCELINE 69-178 12 X 24 UPG 1	
	Tub Deck Skirt	EROMOSA ICE HD PORCELINE 69-178 12 X 24 UPG 1	
	Shower Stall	EROMOSA ICE HD PORCELINE 69-178 12 X 24 UPG 1	
Ensuite 2		MALENA ICE 52-189 8 X 10	
	Shared Bath	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	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 - 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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Decor Advisor:	Monica Ceresna	Model and Elevation:	The Rideau 2 (42-2) Elev A
Lock Date:	18-Apr-16	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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Property:

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Project:

Bradford Capital Holdings Inc.

Decor Advisor:

Monica Ceresna

Model and Elevation:

The Rideau 2 (42-2) Elev A

Lock Date:

18-Apr-16

12-Nov-15

Plan #:

51M-1063

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

☐ Yes ☒ No

Built in Oven

☐ Yes ☒ No

Gas Stove

☐ Yes ☒ No

Microwave

☒ 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



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Decor Advisor:

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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	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	
Mantle Type		M1 STANDARD	
Colour / Stain		WHITE	
Surround		PERLATTO SICILLIA 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) (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: _____



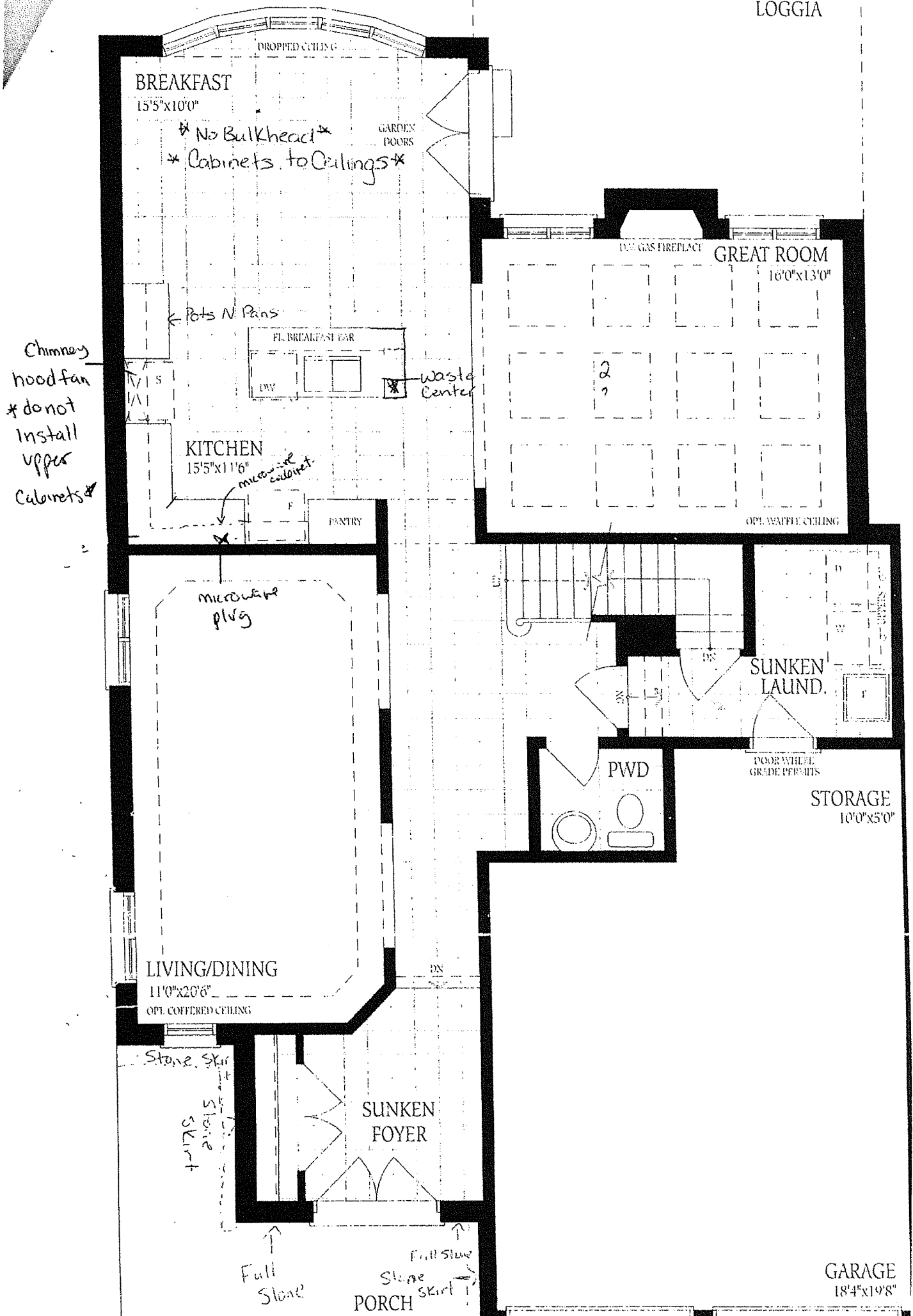
INTERIOR COLOUR SCHEME

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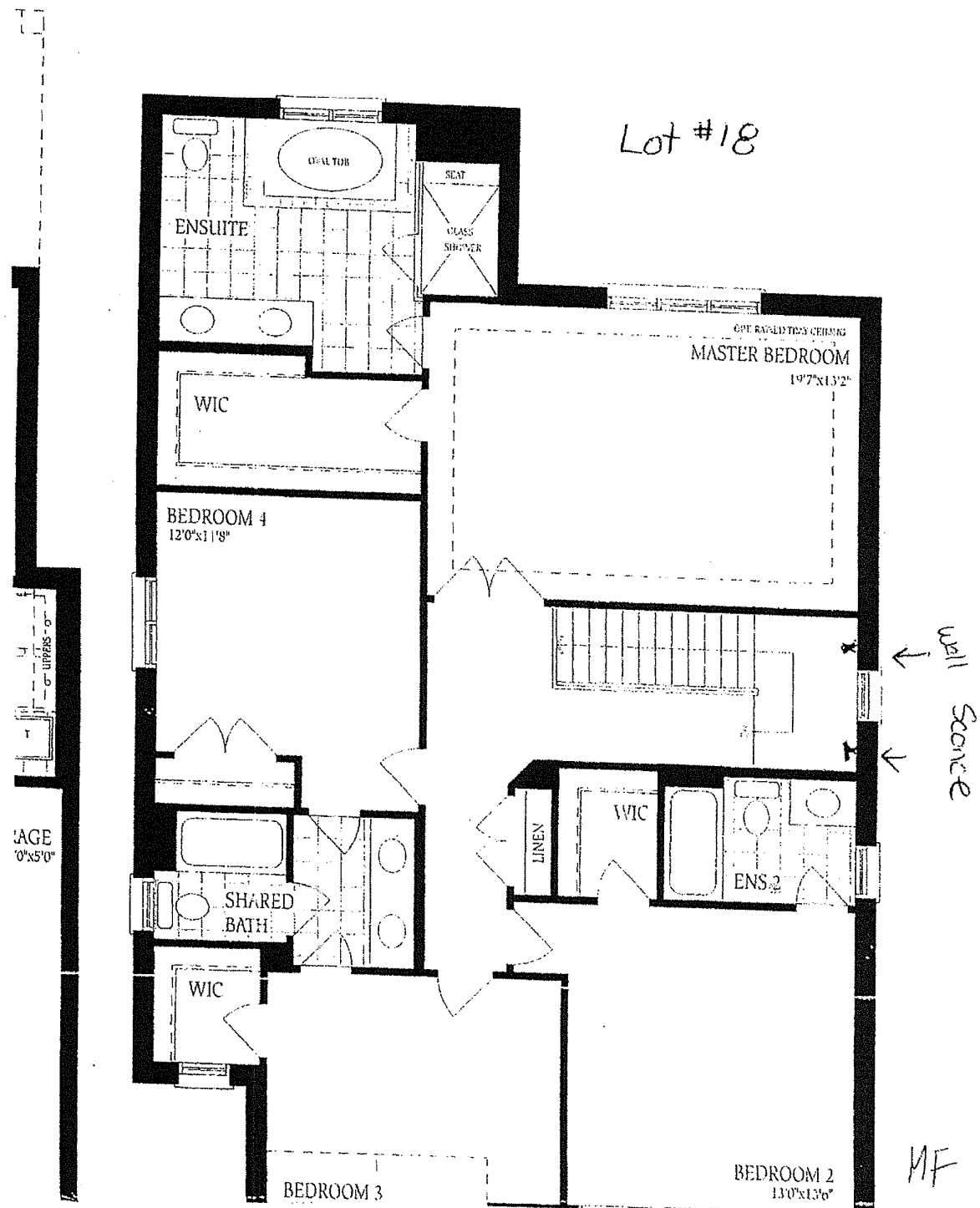
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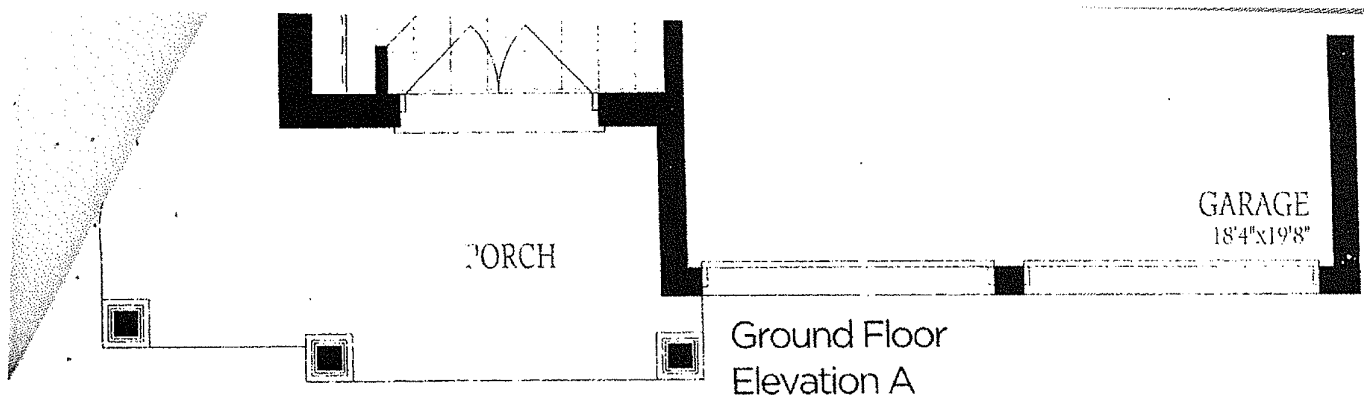
Lot #18

OPT. COVERED
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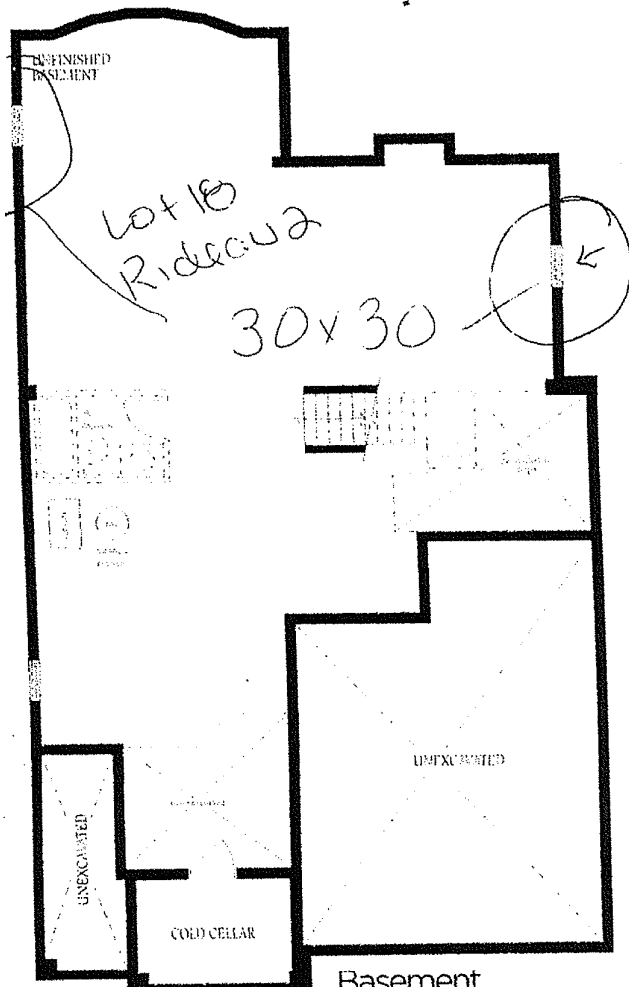


The Rideau 2 | ELEV. A | ELEV. B | ELEV. C | | |---------|---------|---------|-----| | 2910 | 2925 | 2935 | SQ. |

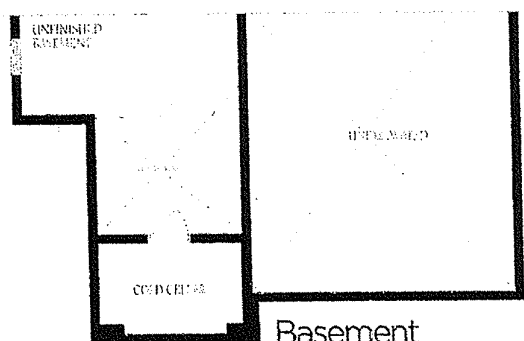




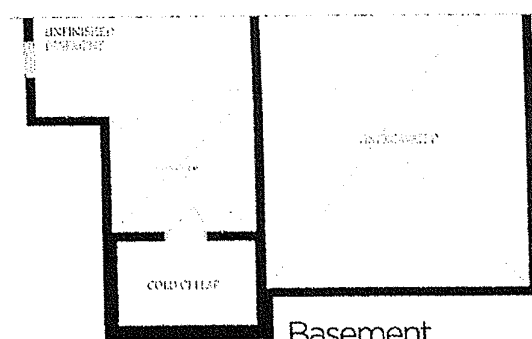
Ground Floor
Elevation A



Basement
Elevation A

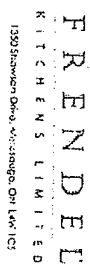


Basement
Elevation B



Basement
Elevation C

The floor
construction
of floor and
floor space

[illegible]

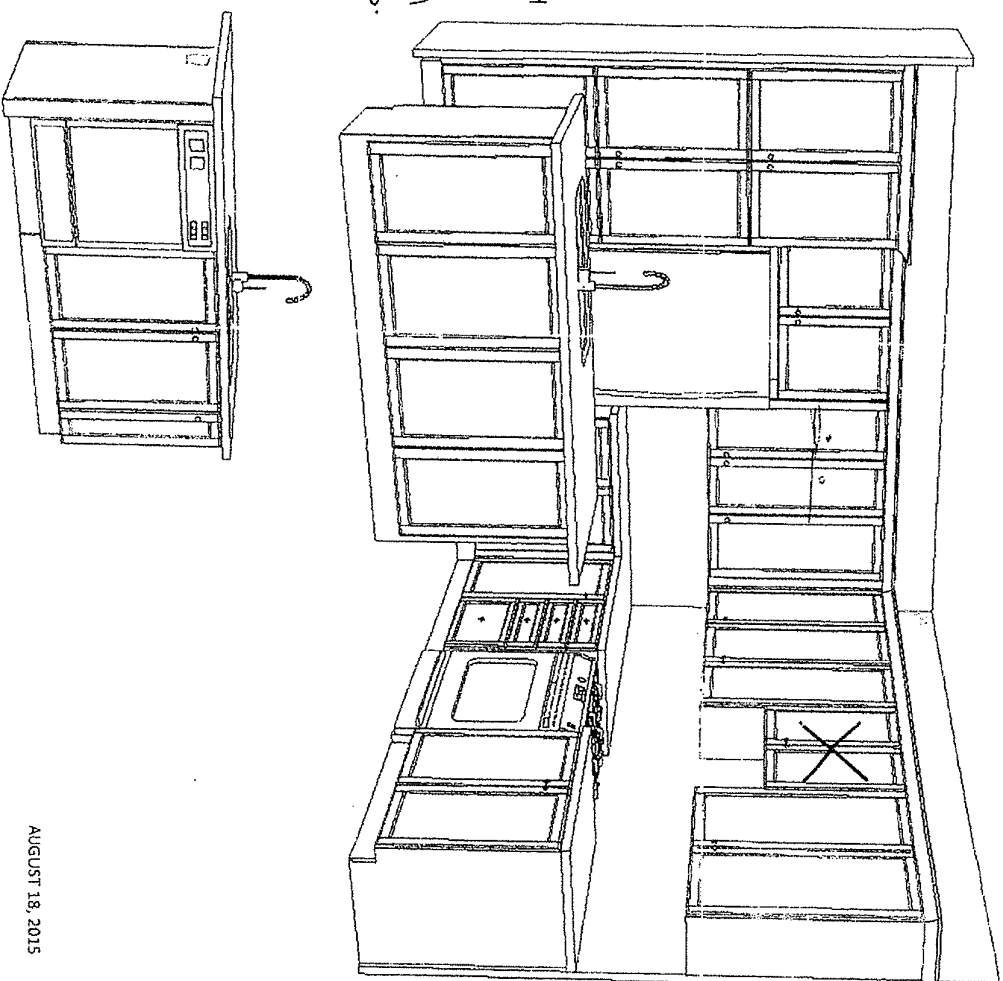
Chimney
hood
fan
do not
install
uppers.

add 1-6
base
cabinet
Boh + FOS

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

100-707

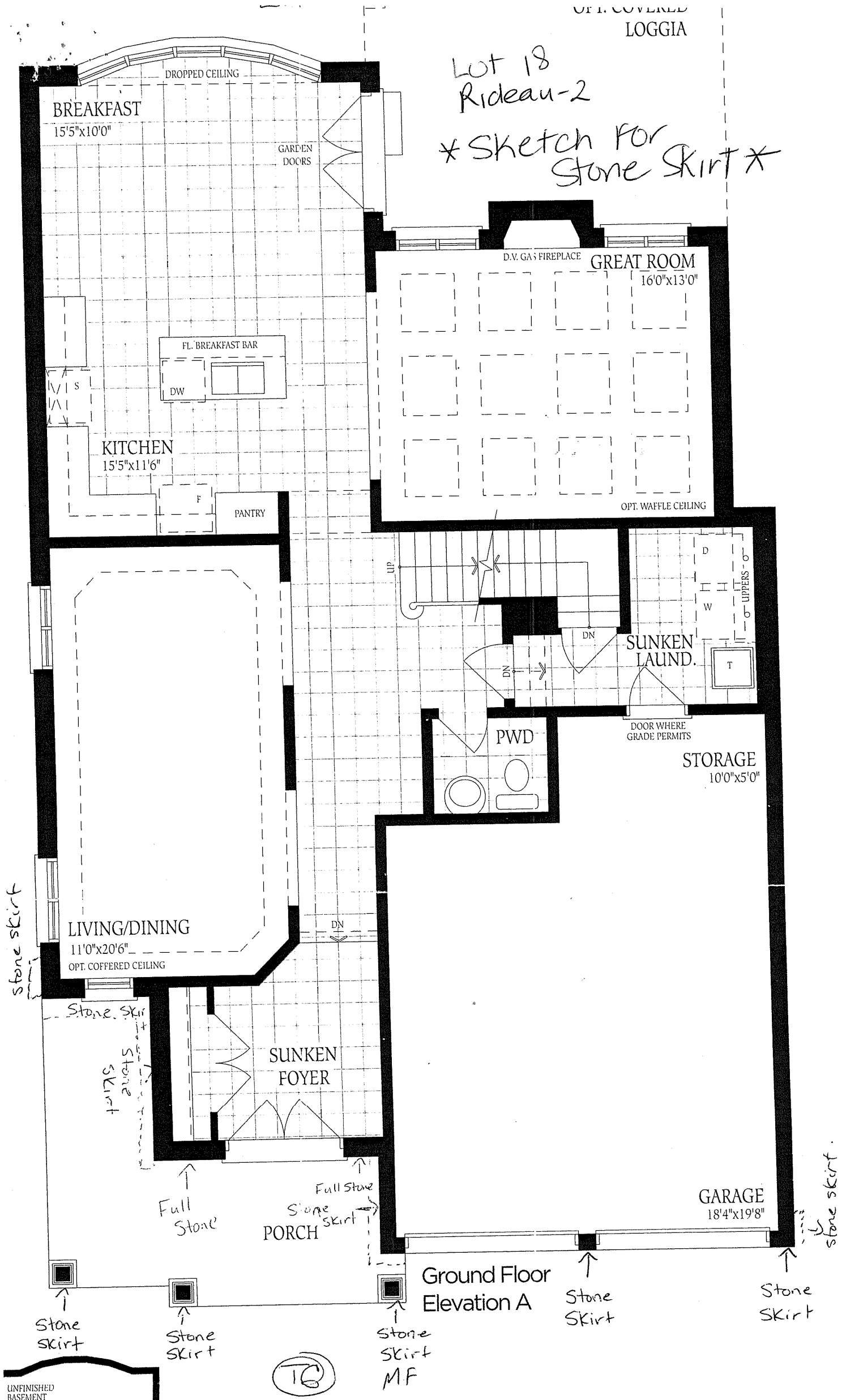
- Stacked uppers
2A x A01
- adding optional
light valance.



AUGUST 18, 2015

Lot 18
Rideau-2

* Sketch for
Stone Skirt *



GreenValley
ESTATES

The Rideau 22
Stone Lot #16

16 MF

