



CONSTRUCTION SUMMARY

28 - 1 - The Rideau 1 (42-1B LOFT) Elev B With Loft

Extras at Time of Sale

Upgraded Rear Elevation  
Upgrade    Note:

CABINETRY

Inv.314	1 - OVER THE RANGE MICROWAVE Dimensions 17-1/8" Height x 17" Deep
Line2590	Note:
13Sep15 / 10Nov15	
Inv.314	1 - OPENING BESIDE FRIDGE TO ACCOMODATE A BEVERAGE/WINE FRIDGE AS PER SKETCH Dimensions: 23-7/8" W x 33-3/4" H x 25-5/8" D
Line2592	Note:
13Sep15 / 10Nov15	
Inv.314	1 - RELOCATE BANK OF DRAWERS IN KITCHEN AS PER SKETCH
Line2542	Note:
13Sep15 / 10Nov15	
Inv.314	1 - VANITY - MAIN BATHROOM - GROUP 3 VIKING 3
Line2544	Note:
13Sep15 / 10Nov15	
Inv.314	1 - CABINETRY - KITCHEN - GROUP 3 VIKING 3
Line2547	Note:
13Sep15 / 10Nov15	
Inv.314	1 - VANITY - ENSUITE BATHROOM - GROUP 3 VIKING 3
Line2549	Note:
13Sep15 / 10Nov15	
Inv.314	1 - VANITY - LOFT BATHROOM - GROUP 3 VIKING 3
Line2555	Note:
13Sep15 / 10Nov15	
Inv.314	1 - WASTE BIN RECYCLE CENTER PULL OUT DOOR (45cm CABINET, 2 35L BINS) LOCATED ON THE ISLAND
Line2847	Note:
13Sep15 / 10Nov15	
Inv.314	1 - B04 BASE CABINETS (.5 FEET) ADDED TO ISLAND TO ACCOMODATE WASTE BIN
Line2848	Note:
13Sep15 / 10Nov15	
Inv.314	1 - LAMINATE COUNTER TOP (F05 .5FT ADDED TO ISLAND) TO ACCOMODATE WASTE BIN ON ISLAND
Line2849	Note:
13Sep15 / 10Nov15	

CABINETRY - ACCESSORIES

Inv.314	1 - 66CM "COUNTER DEPTH" FRIDGE CABINET (1 GABLE AND CABINET 66CM DEEP)
Line2545	Note:
13Sep15 / 10Nov15	
Inv.314	1 - OPTIONAL LIGHT VALANCE - LOWERS -
Line2546	Note:
13Sep15 / 10Nov15	



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Inv.314	1 - NO BACKSPLASH (CLEAN CUT) - F08
Line2553	Note:
13Sep15 / 10Nov15	
Inv.314	1 - SLIDE IN STOVE PREP AND CUT OUT FOR LAMINATE (SPECS TO FOLLOW)
Line2554	Note:
13Sep15 / 10Nov15	

CABINETRY - BASE CABINETS

Inv.314	1 - BASE CABINETS - VIKING - BANK OF DRAWERS CABINET - 55CM MAX - MASTER BATH
Line2550	Note:
13Sep15 / 10Nov15	
Inv.314	1 - BASE CABINETS - VIKING - BANK OF DRAWERS CABINET - 55CM MAX LOFT BATH
Line2551	Note:
13Sep15 / 10Nov15	
Inv.314	2 - BASE CABINETS - VIKING - POTS AND PANS DRAWER - MIN. 60CM / MAX 90CM - SIZE SUBJECT TO FLOOR PLAN - AS PER SKETCH
Line2811	Note:
13Sep15 / 10Nov15	
Inv.314	1 - BASE CABINETS - VIKING - BASE PIE CUT CORNER - LOWER PIANO HINGE CABINET
Line2813	Note:
13Sep15 / 10Nov15	

CABINETRY - UPPER CABINETS

Inv.314	1 - UPPER - WALL AND HUTCH CABINETS - VIKING - UPPER ANGLE CORNER PER UNIT
Line2812	Note:
13Sep15 / 10Nov15	

CEILINGS

Inv.4	1 - SMOOTH CEILINGS - MAIN FLOOR
Line39	Note:
13May15 / 11Nov15	
Inv.4	1 - SMOOTH CEILINGS - 2ND FLOOR
Line40	Note:
13May15 / 11Nov15	

CONSTRUCTION

Inv.4	1 - DELETE DOORS TO BATHROOM IN LOFT BEDROOMS 2 AND 3 AS PER SKETCH
Line58	Note:
13May15 / 11Nov15	
Inv.4	1 - PRICE FOR LOFT BATHROOM RECONFIGURATION: - REMOVE WALL DIVIIDING BATHROOM - RELOCATE VANITY AS PER SKETCH
Line59	Note:
13May15 / 11Nov15	
Inv.4	1 - RECONFIGURE LAUNDRY ROOM TO ACCOMODATE A STACKABLE WASHER/DRYER, RELOCATE TUB, AND BUILD A CLOSET WITH DOOR AS PER SKETCH.
Line60	Note:
13May15 / 11Nov15	



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DO NOT INSTALL

Inv.314	3 - TOILET PAPER HOLDER - DO NOT INSTALL- IN ALL BATHS
Line2540	Note:
13Sep15 / 10Nov15	
Inv.314	3 - BATHROOM MIRROR - DO NOT INSTALL - IN ALL BATHS
Line2539	Note:
13Sep15 / 10Nov15	
Inv.314	3 - TOWEL RACK - DO NOT INSTALL - IN ALL BATHS
Line2541	Note:
13Sep15 / 10Nov15	

ELECTRICAL

Inv.4	1 - UPGRADE TO 200 AMP SERVICE -
Line42	Note:
13May15 / 11Nov15	
Inv.4	1 - CEILING OUTLET - ON EXISTING SWITCH - EXTRA INTERIOR CEILING OUTLET ROUGH IN NO FIXTURE ON EXISTING SWITCH IN LIVING/DINING ROOM AS PER SKETCH
Line43	Note:
13May15 / 11Nov15	
Inv.4	1 - SEE REQUESTED LOCATION OF EXISTING LIGHT FIXTURE IN LIVING DINING ROOM.
Line61	Note:
13May15 / 11Nov15	
Inv.319	1 - PLUG ON SEPARATE CIRCUIT - FOR MICROWAVE OVER THE RANGE
Line2557	Note:
13Sep15 / 11Nov15	
Inv.319	1 - PLUG ON SEPARATE CIRCUIT - NO EXTRA SWITCH IN KITCHEN BESIDE FRIDGE, FOR BEVERAGE FRIDGE.
Line2558	Note:
13Sep15 / 11Nov15	
Inv.319	1 - OUTLET - EXTRA INTERIOR DUPLEX OUTLET NO EXTRA SWITCH - IN LAUNDRY ROOM AS PER SKETCH.
Line2559	Note:
13Sep15 / 11Nov15	

HARDWOOD FLOORING

Inv.314	1 - HARDWOOD FLOORING - UPGRADE 7 - 5 INCH VINTAGE OAK ENGINEERED SCRAPED - LIVING AND DINING
Line2523	Note:
13Sep15 / 10Nov15	
Inv.314	1 - HARDWOOD FLOORING - UPGRADE 7 - 5 INCH VINTAGE OAK ENGINEERED SCRAPED - LIBRARY
Line2524	Note:
13Sep15 / 10Nov15	
Inv.314	1 - HARDWOOD FLOORING - UPGRADE 7 - 5 INCH VINTAGE OAK ENGINEERED SCRAPED - MASTER BEDROOM
Line3800	Note:
13Sep15 / 10Nov15	

HEATING AND AIR CONDITIONING



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Inv.4	1 - GAS LINE - ROUGH IN GAS LINE FOR STOVE-
Line45	Note:
13May15 / 11Nov15	

PAINT AND STAIN

Inv.314	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 - STAIN TO MATCH WHITE OAK GOTHAM HANDSCRAPPED 5" (UPGRADE 7)
Line2528	Note:
13Sep15 / 10Nov15	
Inv.314	1 - UPGRADE PAINT- ENTIRE HOUSE (CHOICE OF UP TO 5 COLOURS, 2 COATS OF BENJAMIN MOORE PAINT)
Line2867	Note:
13Sep15 / 10Nov15	

PLUMBING

Inv.4	1 - DRAIN - FLOOR - ADDITIONAL FLOOR DRAIN IN CANTINA, AS PER SKETCH
Line44	Note:
13May15 / 11Nov15	
Inv.4	1 - ICE MAKER ROUGH IN - WATERLINE TO FRIDGE FOR ICEMAKER
Line50	Note:
13May15 / 11Nov15	
Inv.4	1 - LAUNDRY TUB - EXTRA LAUNDRY TUB IN BASEMENT, LOCATED IN CANTINA AS PER SKETCH
Line273	Note:
13May15 / 11Nov15	
Inv.4	1 - 4' X 4' FRAMELESS GLASS SHOWER IN LOFT AS PER SKETCH
Line558	Note:
13May15 / 11Nov15	

STAIRS AND RAILINGS / NOSINGS

Inv.4	1 - UPGRADE RAILING - WROUGHT IRON - UPGRADE 2, LEVEL 2 - BLACK (INCLUDES OPEN TO BELOW AREA)
Line53	Note:
13May15 / 11Nov15	
Inv.4	1 - UPGRADE NOSING ON STAIRS TO 3/4"
Line557	Note:
13May15 / 11Nov15	

TILE

Inv.314	1 - TILE - FOYER - UPGRADE 1
Line2533	Note:
13Sep15 / 10Nov15	
Inv.314	1 - TILE - KITCHEN AND BREAKFAST - UPGRADE 1
Line2534	Note:
13Sep15 / 10Nov15	



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Inv.314	1 - TILE - LAUNDRY - UPGRADE 1
Line2536	Note:
13Sep15 / 10Nov15	
Inv.314	1 - TILE - MAIN BATH GROUND FLOOR - UPGRADE 1
Line2537	Note:
13Sep15 / 10Nov15	
Inv.314	1 - INSTALL ALL BATHROOM TILES HORIZONTALLY, NOT VERTICALLY
Line2548	Note:
13Sep15 / 10Nov15	
Inv.483	1 - TILE - MAIN HALL - UPGRADE 1
Line9345	Note:
22Nov15 / 21Jul16	

TRIM

Inv.1,003	1 - Shoe Mold in Lieu of Quarter Round on Upgrade Trim 2
Line9752	Note:
24Jul16 / 25Jul16	

TRIM CARPENTRY

Inv.314	1 - INTERIOR TRIM - UPGRADE 2 - 3INCH BACKBAND CASING - 7 1/4 MDF BASEBOARD
Line2556	Note:
13Sep15 / 10Nov15	



INTERIOR COLOUR SCHEME

Purchaser:

FRANCESCO BUDA

Property: 28

Telephone Res. / Bus:

(416) 985-8611 /

Project: Bradford Capital Holdings Inc.

Decor Advisor:

Monica Ceresna

Model and Elevation: The Rideau 1 (42-1B LOFT) Elev B With

Lock Date:

25-Oct-15

25-Oct-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	CAMDEN MAPLE OYSTER CL	197
Laundry Room	CAMDEN MAPLE OYSTER CL	196
Powder Room	CAMDEN MAPLE SHALE GREY	196
Master Ensuite Bathroom	CAMDEN MAPLE CHOCOLATE CL	196
Loft Ensuite	CAMDEN MAPLE CHOCOLATE CL	196

Comment

1) Over the Range Micro  
2) Opening for a wine/beverage fridge as per sketch  
3) Slide in Stove Requirements J36 & F08  
4) 2 x Pots and Pans Drawers as per sketch  
5) Bank of Drawers in Master Bath  
6) Fridge Enclosure 66cm deep counter depth

2. Counter Top

	Counter	Edge
Kitchen / Breakfast	P-302-CA MONTANA SUNRISE	
Laundry Room	1573-60 FROSTY WHITE	
Powder Room	4588K-07 KALAHARI TOPAZ	
Master Ensuite Bathroom	4725-52 MILANO BROWN	
Loft Ensuite	4595K-52 BAHIA GRANITE	

Comment

3. Ceramic Flooring

	Selection	Threshold
Entrance Vestibule	CLASSIC PULPIS IVORY 12 x 24	
Main Hall	CLASSIC PULPIS IVORY 12 x 24	
Kitchen / Breakfast	CLASSIC PULPIS IVORY 12 x 24	
Laundry Room	CLASSIC PULPIS IVORY 12 x 24	
Powder Room	CLASSIC PULPIS IVORY 12 x 24	
Master Ensuite Bathroom	RUSTICA IVORY 46-008 13 X 13	
Loft Ensuite	RUSTICA IVORY 46-008 13 X 13	

Comment



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4. Ceramic Wall Tile

Master Ensuite Bathroom

Tub Deck Wall

52-019 Rustica Ivory 8 x 10

INSTALL HORIZONTALLY

Tub Deck

52-019 Rustica Ivory 8 x 10

INSTALL HORIZONTALLY

Tub Deck Skirt

52-019 Rustica Ivory 8 x 10

INSTALL HORIZONTALLY

Shower Stall

52-019 Rustica Ivory 8 x 10

INSTALL HORIZONTALLY

Loft Tub/Shower Combo

52-019 Rustica Ivory 8 x 10

INSTALL HORIZONTALLY

Main Bath / Powder room

52-192 Keaton Ice 8 x 10

INSTALL HORIZONTALLY

Kitchen Backsplash

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

☒ Yes

☐ No

Comment

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

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

N/A

Master Bedroom

2369 SUN RIVER - 717 VALLEY OAK

Bedroom #2

2369 SUN RIVER - 717 VALLEY OAK

Bedroom #3

2369 SUN RIVER - 717 VALLEY OAK

Bedroom #4

N/A

Bedroom #5

N/A

Media Room / Loft

2369 SUN RIVER - 717 VALLEY OAK

Underpad

Type

10MM STD

Area

Carpet on Stairs

Capped

Runner - \*Upgrade

Comment

\*\* Refer to Construction Summary



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**Lock Date:**

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**Property:**

28

**Project:**

Bradford Capital Holdings Inc.

**Model and Elevation:**

The Rideau 1 (42-1B LOFT) Elev B With

**Plan #:**

51M-1063

6. Hardwood

Kitchen	N/A
Main Hall	N/A
Living Room	WHITE OAK 5" HANDSCRAPE - GOTHAM
Dining Room	WHITE OAK 5" HANDSCRAPE - GOTHAM
Family Room	N/A
Den / Library / Study	WHITE OAK 5" HANDSCRAPE - GOTHAM
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	N/A
Upper Landing	N/A
Upper Hall	N/A
Master Bedroom	WHITE OAK 5" HANDSCRAPE - GOTHAM
Bedroom #2	N/A
Bedroom #3	N/A
Bedroom #4	
Bedroom #5	

Comment

7. Plumbing Fixtures

Powder Room	L4621
Master Ensuite Bathroom	L4621
Master Ensuite Tub	L4621
Master Ensuite Shower	4796T994
Main Bath/Powder	62320/TL183
Loft Bath	L4621

Waterline for Fridge ☒ Yes ☐ No

Comment

\*\* Refer to Construction Summary





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25-Oct-15

Plan #:

51M-1063

8. Trim Carpentry

Interior Doors

STD

Front Door Glass Inserts

STD

Door Handles

3820

Interior Trim

UPGRADE 2 - 3" BACK BAND CASING - 7-1/4 MDF BASEBOARD

Comment

\*\* Refer to Construction Summary

1) UPGRADE 2 TRIM

9. Electrical

Plugs and Switches

☒ White

Hood Fan

STANDARD

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

OAK

Colour

GOTHAM

SpindleType

UPGRADE 2 LEVEL 2

Colour

BLACK

Stringer / Riser

OAK

Treads

GOTHAM

Comment

Oak Stairs

☒ Yes ☐ No

\*\* Refer to Construction Summary



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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

\*\* Refer to Construction Summary

12. Wall Paint

Main Floor	UPGRADE SEE BELOW
Second Floor	

Smooth Ceilings First Floor ☒ Yes ☐ No

Comment

\*\* Refer to Construction Summary

\*\*\*SEE GENERAL NOTES ON LAST PAGE\*\*\*

13. Fireplace

	Living Room			Family Room			Other Room - Specify		
	Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A	Purchased	As Per Plan	N/A
	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input 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	PERLATO SICILIA								
Hearth									

Comment

\*\* Refer to Construction Summary



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25-Oct-15

14. Heating and Air Conditioning

Air Conditioning	Gas Provisions Stove
Gas Provisions Dryer	Gas Provisions Barbecue
Comment	
<div>** Refer to Construction Summary</div>	

15. General Comments

\*\* Refer to Construction Summary

PAINT COLOURS FOR THE ENTIRE HOUSE:

OC-15: LIVING/DINING ROOM, MASTER BEDROOM, MASTER CLOSET, BEDROOM 2 MAIN FLOOR, UPPER LOFT AREA, AND HALLWAY TO UPPER LOFT BEDROOMS, STAIRWELL TO LOFT

OC-40: KITCHEN/BREAKFAST AREA, MAIN FLOOR HALLWAY, MASTER ENSUITE, LOFT BATHROOM

OC-9: LAUNDRY ROOM, BEDROOM 3 (LOFT), BEDROOM 4 (LOFT)

OC-27: MAIN FLOOR BATH/POWDER ROOM

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:

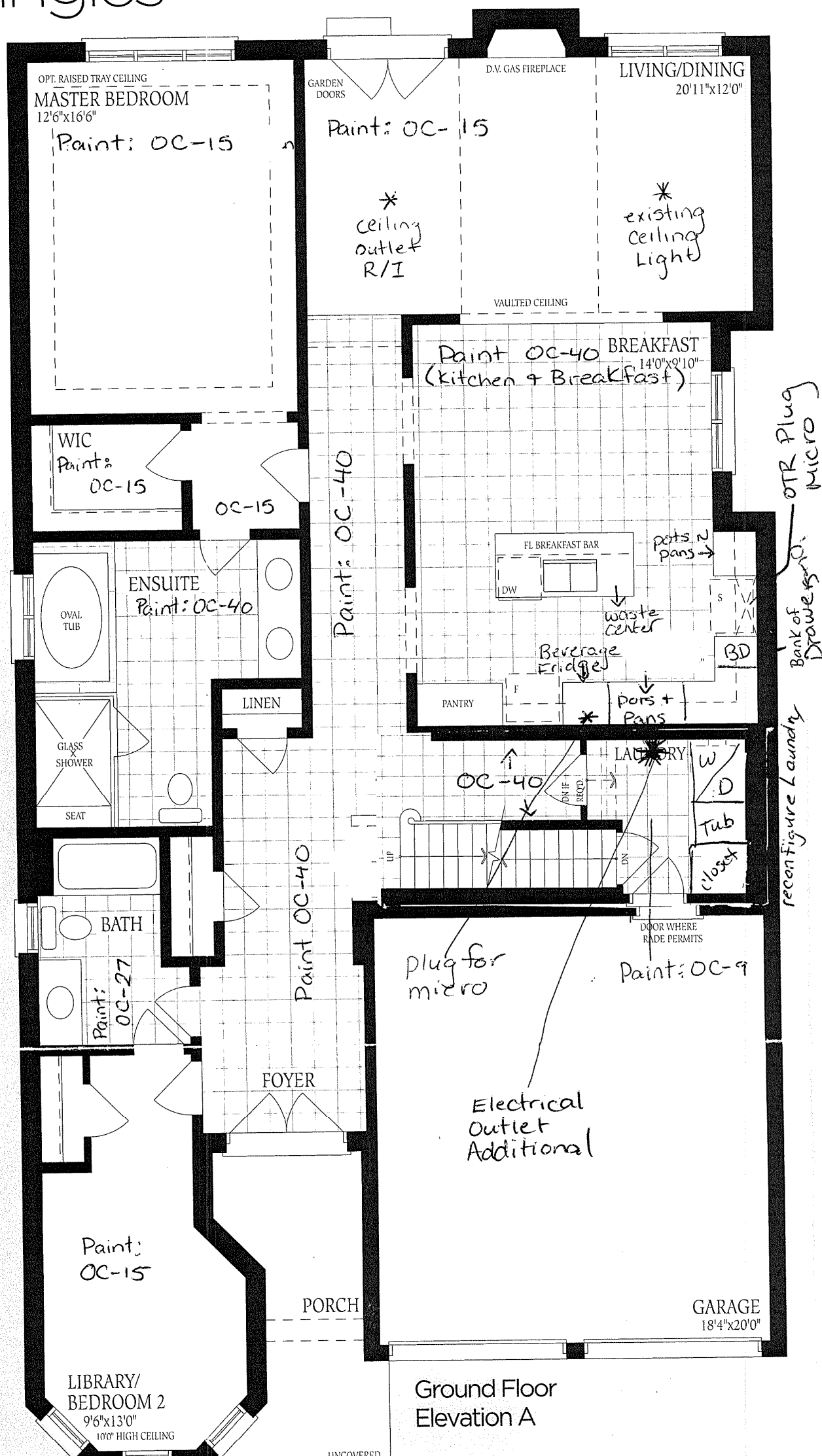
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INTERIOR COLOUR SCHEME

<b>Purchaser:</b>	FRANCESCO BUDA	<b>Property:</b>	28
<b>Telephone Res. / Bus:</b>	(416) 985-8611 /	<b>Project:</b>	Bradford Capital Holdings Inc.
<b>Decor Advisor:</b>	Monica Ceresna	<b>Model and Elevation:</b>	The Rideau 1 (42-1B LOFT) Elev B With
<b>Lock Date:</b>	25-Oct-15	25-Oct-15	<b>Plan #:</b> 51M-1063

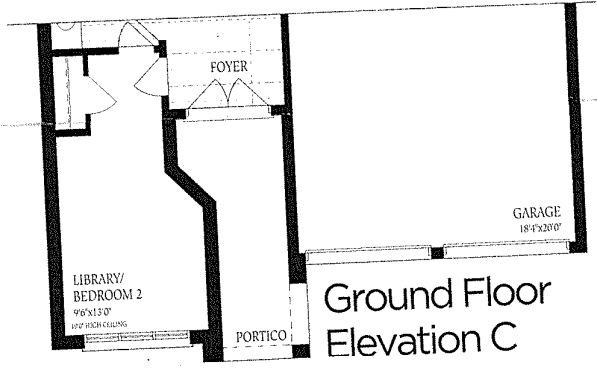
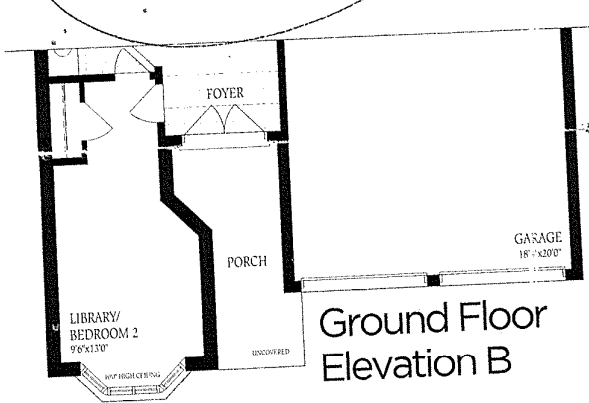
Lot # 28



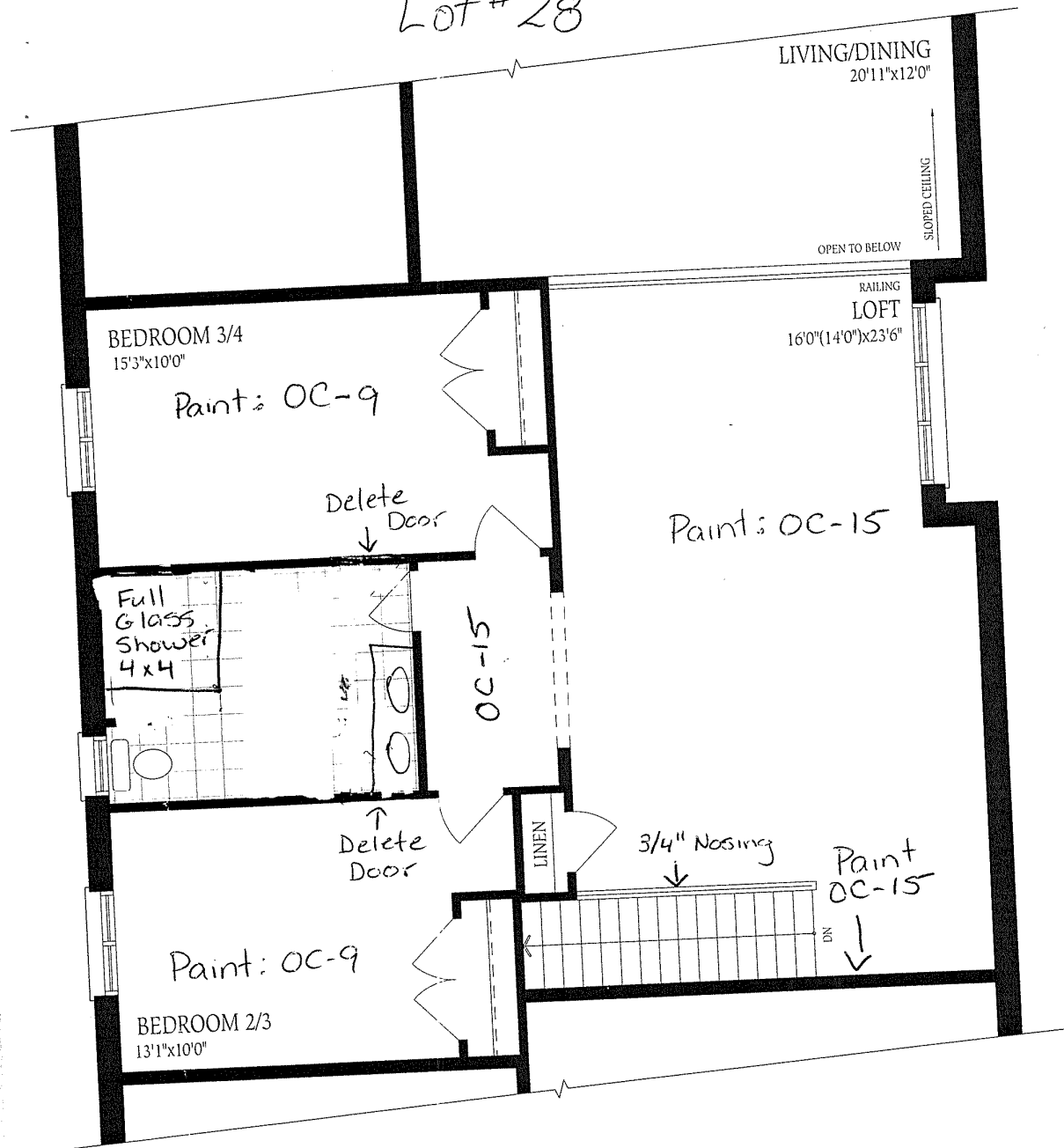
## Ground Floor Elevation A

UNCOVERED

Ground Floor  
w/ Loft  
Elevation A, B & C

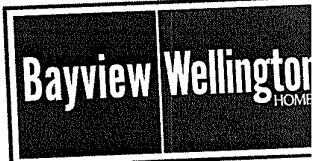


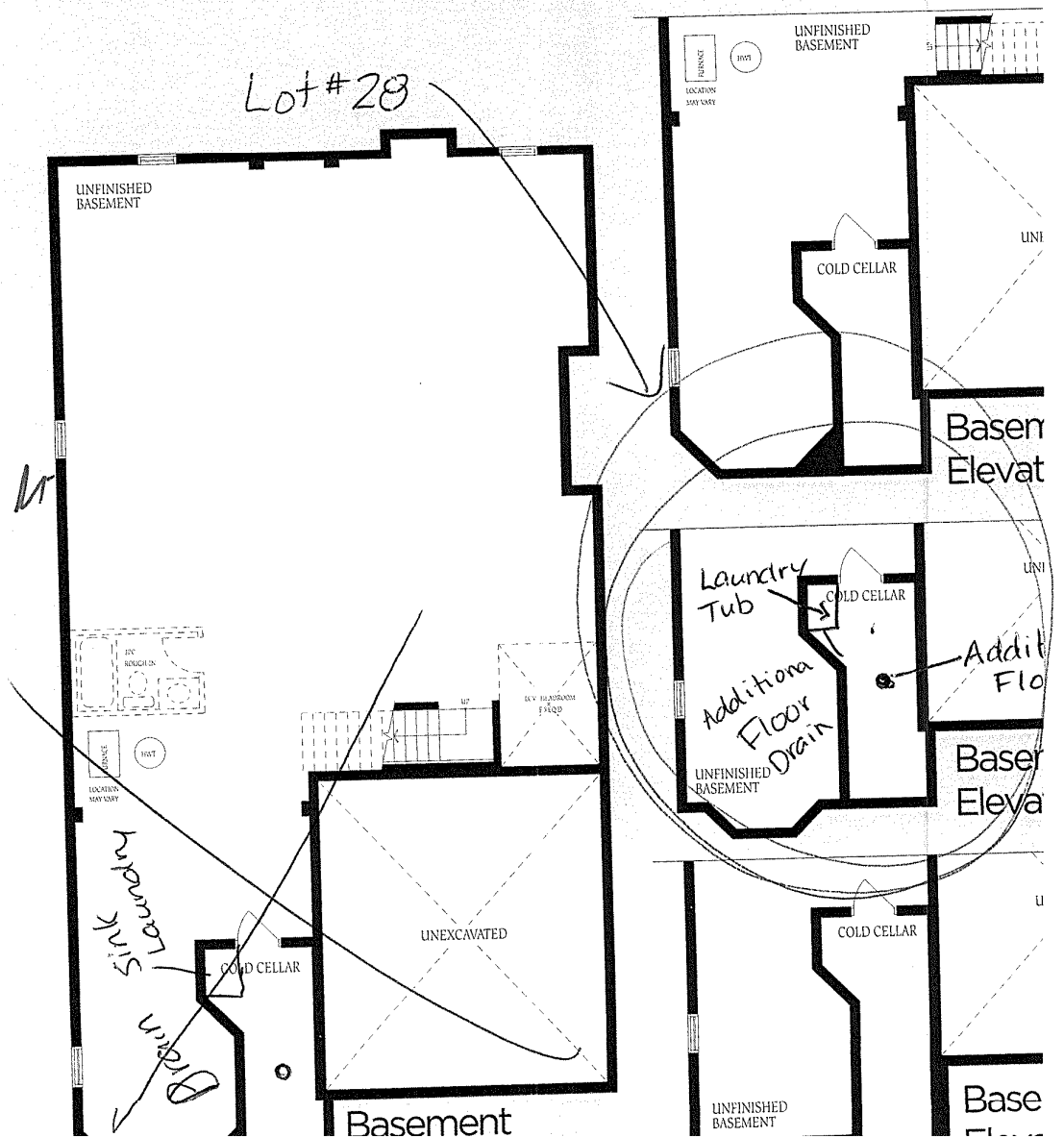
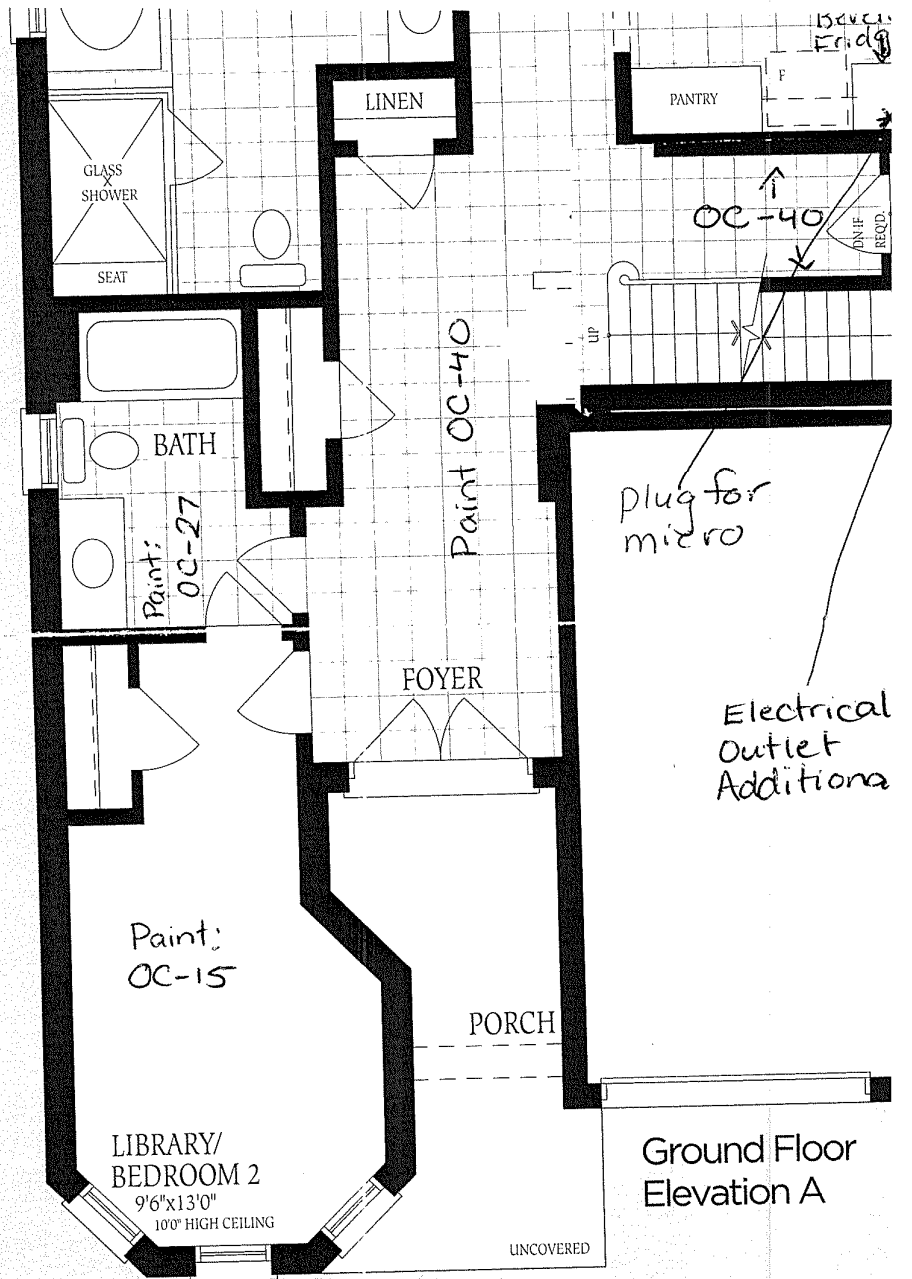
Lot #28



Loft Plan  
Elevation A, B & C

or plans and elevations shown are pre-construction plans and may be revised or improved as necessitated by architectural controls and the  
tion process. The measurements adhere to the rules and regulations of the TARION Warranty Corporation's official method for the calculation  
area. Materials, specifications and floor plans are subject to change without notice. All house renderings are artist's concept only. Actual usable  
ice may vary from the stated floor area. All options shown are upgrades. Railings on front porch only where required by O.B.C. E. & O. E. Oct 2014





## **Lot 28 Appliance Specs**

### **Fridge:**

**Depth Closed Excluding Handles**

28

**Height**

70 1/8

**Depth With Door Open 90 Degree**

43 1/8

**Height To Top Of Cabinet**

68 7/8

**Width**

35 3/4

**Depth Excluding Doors**

24 1/8

**Depth**

30 1/2

**Width with Doors Closed**

35 3/4

### **Slide in Stove:**

Width : 29-7/8

Height: 36

### **Over The Range Microwave:**

Height: 17-1/8

Depth : 17

Width: 30

### **Beverage Fridge:**

Width: 23-7/8"

Height: Minimum 33-3/4"

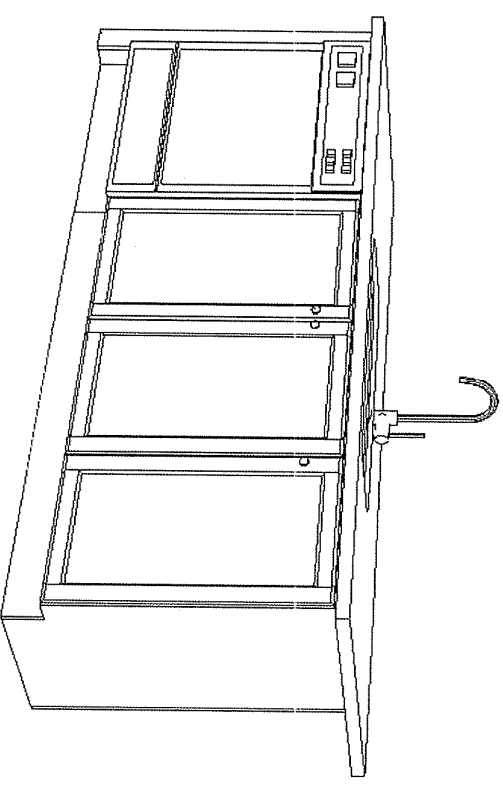
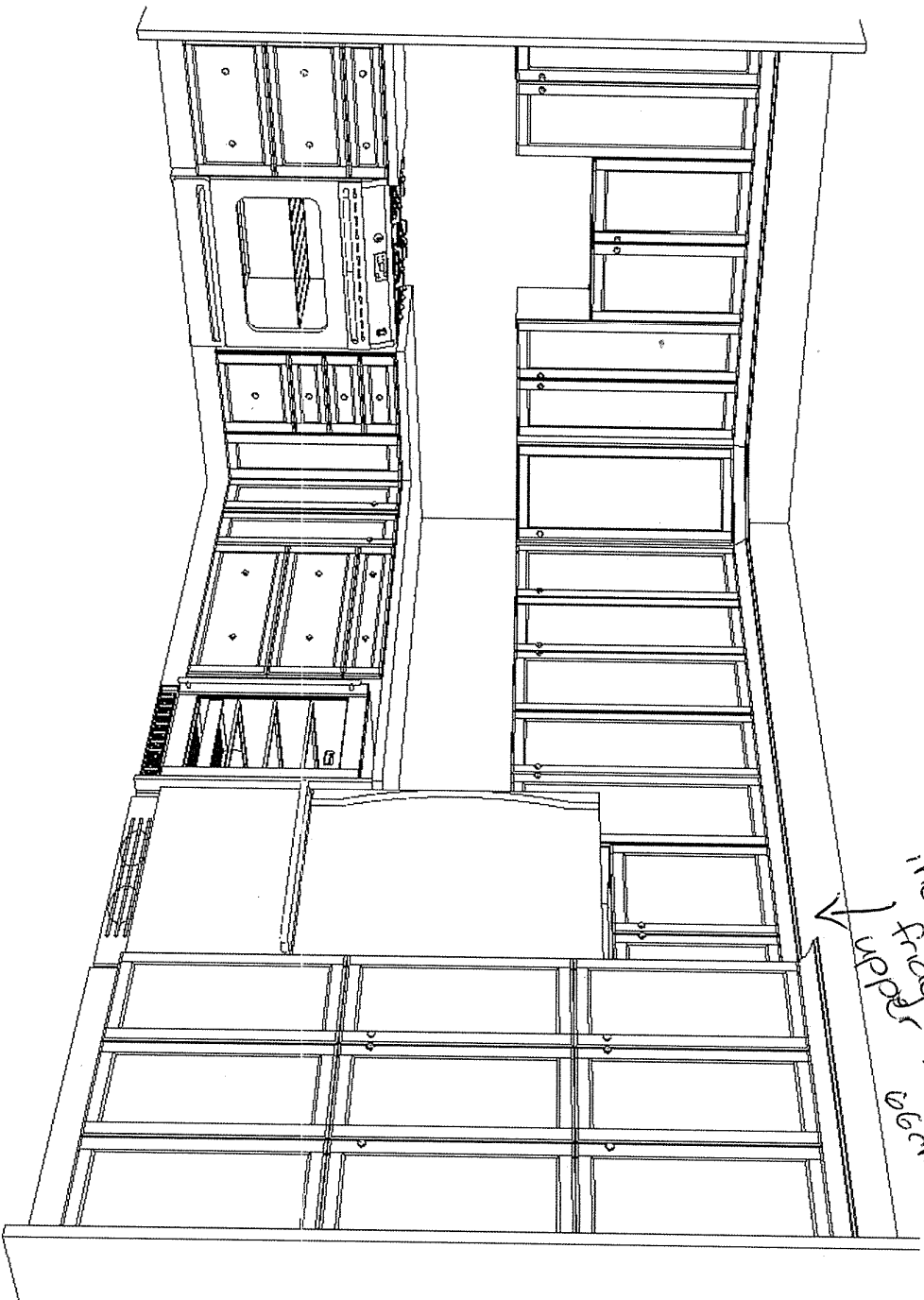
Depth : 25-5/8" (including handle)





FRENDEL  
KITCHENS LIMITED  
1350 Shannon Drive, Mississauga, ON L4W 1C5

TEL: (905) 670-7888  
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BAYVIEW WELLINGTON  
GREEN VALLEY ESTATES  
LOT 28

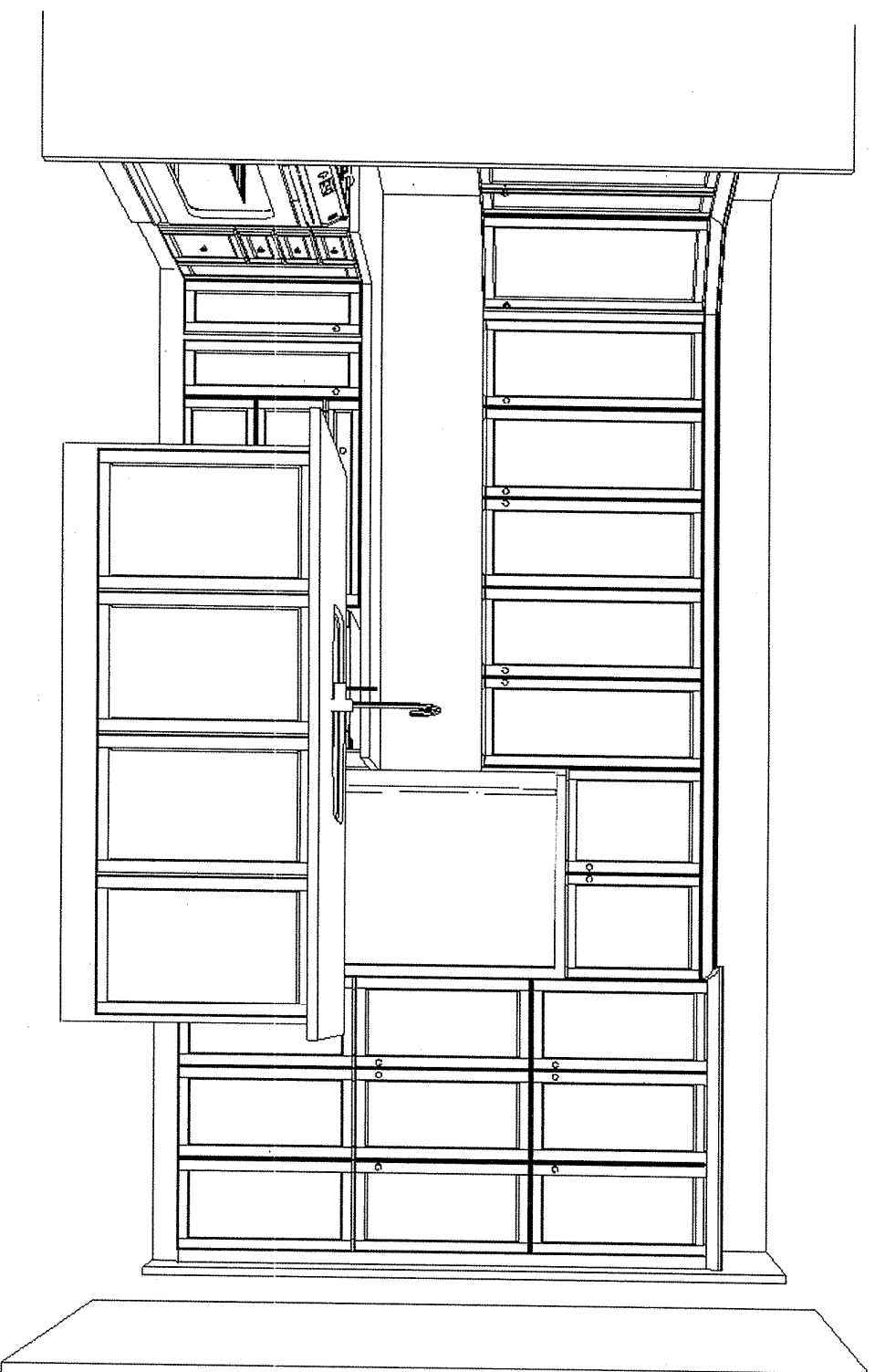
SEPTEMBER 22, 2015



F R E N D E L  
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Fax: (905) 670-1886  
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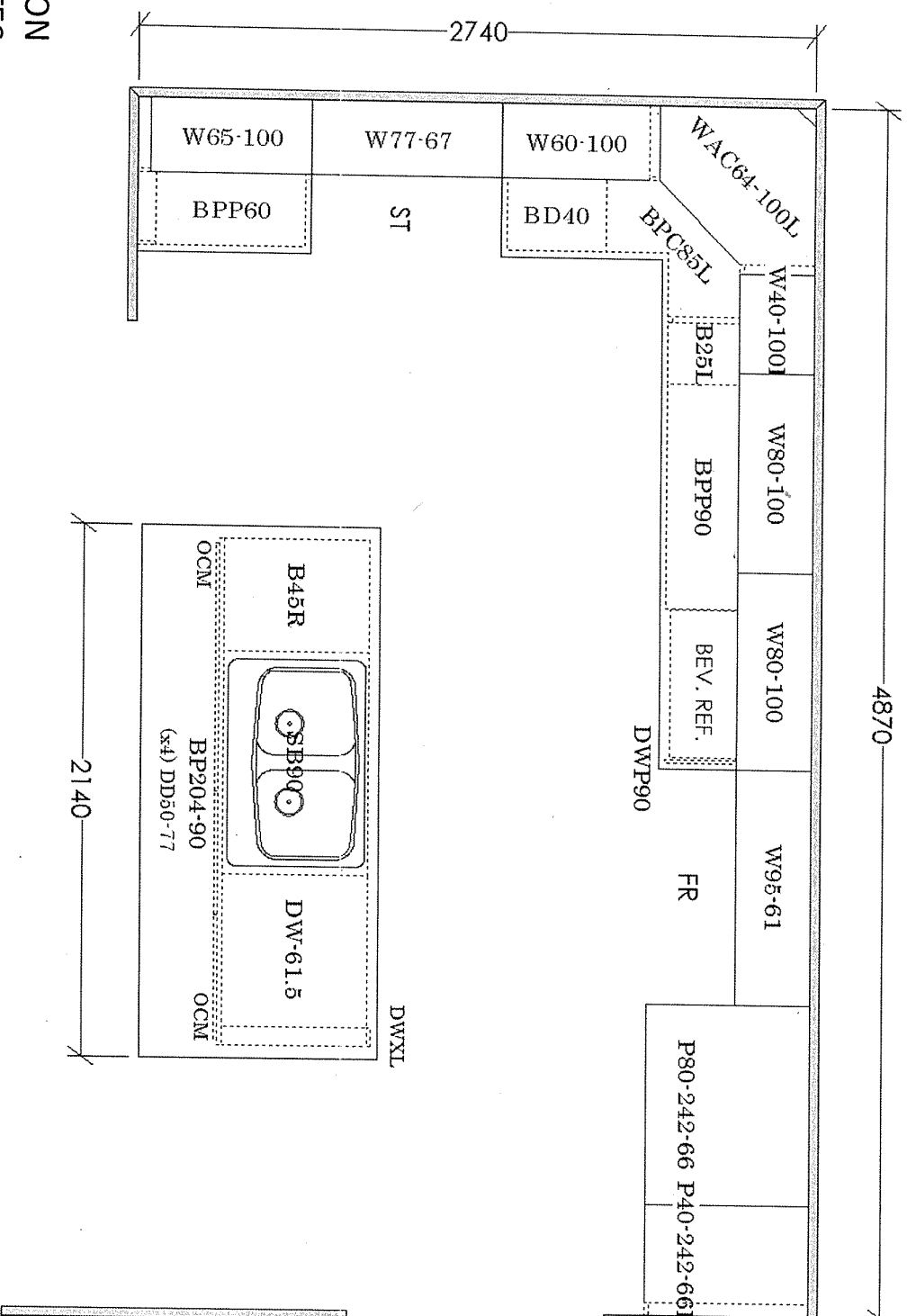
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GREEN VALLEY ESTATES  
LOT 28

SEPTEMBER 22, 2015



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1330 Shannon Drive, Mississauga, ON L4W 1G5

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LOT 28