



CONSTRUCTION SUMMARY

160 - 3 - The Rideau 5 (42-5) Elev B

Extras at Time of Sale

CABINETRY

Inv.1,524	1 - DO NOT INSTALL CABINETS ABOVE STOVE LEAVE A 36" OPENING FOR STOVE AND HOOD FAN (SPECS TO BE SUPPLIED)
Line14857	Note:
11Dec16 / 10Feb17	
Inv.1,524	1 - (A01) UPPER CABINET PER FOOT LOCATED BESIDE DISHWASHER AND GARDEN DOOR
Line14859	Note:
11Dec16 / 10Feb17	
Inv.1,524	1 - (B01) BASE CABINET PER FOOR INCLUDES COUNTER TOP LOCATED BESIDE DISHWASHER AND GARDEN DOOR
Line14860	Note:
11Dec16 / 10Feb17	
Inv.1,524	1 - CABINETRY - KITCHEN - GROUP 3 VIKING 3
Line14852	Note:
11Dec16 / 10Feb17	
Inv.1,524	1 - (J09) 66CM "COUNTER DEPTH" FRIDGE CABINET (1 GABLE 66CM & CABINET 66CM DEEP)
Line14853	Note:
11Dec16 / 10Feb17	
Inv.1,524	1 - (F08) NO BACKSPLASH (CLEAN CUT) ON STANDARD COUNTER TOP SELECTION IN KITCHEN
Line14862	Note:
11Dec16 / 10Feb17	

CABINETRY - ACCESSORIES

Inv.1,524	1 - OPTIONAL LIGHT VALANCE
Line14856	Note:
11Dec16 / 10Feb17	

CABINETRY - BASE CABINETS

Inv.1,524	1 - (B18) BASE CABINETS - VIKING - POTS AND PANS DRAWER - MIN. 60CM / MAX 90CM - SIZE SUBJECT TO FLOOR PLAN
Line14861	Note:
11Dec16 / 10Feb17	

CABINETRY - VANITY CABINETS

Inv.1,524	1 - (D14) VANITY BANK OF DRAWERS - MASTER ENSUITE
Line14863	Note:
11Dec16 / 10Feb17	

CEILINGS

Inv.1,129	1 - SMOOTH CEILINGS - MAIN FLOOR
Line11313	Note:
24Aug16 / 6Feb17	

DO NOT INSTALL



CONSTRUCTION SUMMARY

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Inv.1,524	1 - TOILET PAPER HOLDER, TOWEL RACK AND SOAP DISH IN ALL WASHROOMS - DO NOT INSTALL
Line14864	Note:
11Dec16 / 10Feb17	

ELECTRICAL

Inv.1,129	1 - CEILING OUTLET - ON NEW SWITCH - EXTRA INTERIOR CEILING OUTLET ROUGH IN NO FIXTURE ON NEW SWITCH - CENTERED ABOVE ISLAND
Line11314	Note:
24Aug16 / 6Feb17	
Inv.1,129	1 - 200 AMP SERVICE - UPGRADE TO
Line11315	Note:
24Aug16 / 6Feb17	
Inv.1,129	2 - VALANCE LIGHTING UNDER KITCHEN CUPBOARD - DOES NOT INCLUDE SWITCH - PRICE IS PER 4FT SECTION - PRICE DOES NOT INCLUDE ROUGH -IN - AS PER SKETCH
Line11316	Note:
24Aug16 / 6Feb17	
Inv.1,129	1 - SWITCH - 2 WAY SWITCH FOR LIGHTING - FOR VALANCE LIGHTS
Line11317	Note:
24Aug16 / 6Feb17	

HARDWOOD FLOORING

Inv.1,129	1 - HARDWOOD FLOORING - STANDARD SERIES - 2 1/4 MERCIER SOLID OAK - UPPER HALL - WITHOUT MEDIA LOFT
Line11318	Note:
24Aug16 / 6Feb17	
Inv.1,129	1 - HARDWOOD FLOORING - STANDARD SERIES - 2 1/4 MERCIER SOLID OAK - LANDING
Line11319	Note:
24Aug16 / 6Feb17	
Inv.1,524	1 - HARDWOOD FLOORING - STANDARD SERIES - 2 1/4 MERCIER SOLID OAK - MAIN HALL
Line14832	Note:
11Dec16 / 10Feb17	

HEATING AND AIR CONDITIONING

Inv.1,129	1 - GAS LINE - ROUGH IN GAS LINE - STOVE
Line11320	Note:
24Aug16 / 6Feb17	

PAINT AND STAIN

Inv.1,524	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
Line14831	Note:
11Dec16 / 10Feb17	

PLUMBING

Inv.1,129	1 - ICE MAKER ROUGH IN - WATERLINE TO FRIDGE FOR ICEMAKER
Line11321	Note:
24Aug16 / 6Feb17	

STAIRS AND RAILING



CONSTRUCTION SUMMARY

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Inv.1,129	1 - UPGRADE RAILING - UPGRADE 2 - LEVEL 1 - WROUGHT IRON - BLACK
Line12654	Note:
24Aug16 / 6Feb17	

TILE

Inv.1,524	1 - TILE - FOYER - UPGRADE 2
Line15113	Note:
11Dec16 / 10Feb17	
Inv.1,524	1 - TILE - KITCHEN AND BREAKFAST - UPGRADE 2
Line15114	Note:
11Dec16 / 10Feb17	
Inv.1,524	1 - TILE - POWDER - UPGRADE 2
Line15115	Note:
11Dec16 / 10Feb17	
Inv.1,524	1 - TILE - MASTER ENSUITE - UPGRADE 1
Line15124	Note:
11Dec16 / 10Feb17	
Inv.1,524	1 - TILE - UPGRADE 1 - SHOWER MASTER ENSUITE
Line15125	Note:
11Dec16 / 10Feb17	
Inv.1,524	1 - TILE - SHARED BATH - UPGRADE 1
Line15134	Note:
11Dec16 / 10Feb17	
Inv.1,524	1 - TILE - UPGRADE 1 - TUB FULL HEIGHT SHARED BATH
Line15135	Note:
11Dec16 / 10Feb17	

WINDOWS - BASEMENT

Inv.1,129	4 - BASEMENT WINDOW - 30 X 24
Line12653	Note:
24Aug16 / 6Feb17	



INTERIOR COLOUR SCHEME

Purchasers:

YIZHEN LI & YANG ZHOU

Telephone Res. / Bus:

(647) 388-7820 /

Decor Advisor:

Daneya Zambri

Lock Date:

17-Dec-16

Property:

160

Project:

Bradford Capital Holdings Inc.

Model and Elevation:

The Rideau 5 (42-5) Elev B

Plan #:

51M-1063

Layout Changes:

☒ Yes ☐ No

Sketch Attached:

☒ Yes ☐ No

Exterior Colour Scheme:

8

1. Kitchen and Vanities

	Style and Colour	Hardware
Kitchen / Breakfast	CAMDEN MAPLE - ESPRESSO CL (UP1)	9677
Laundry Room	BELWOOD - ONTARIO WHITE (STD)	196
Powder Room	N/A	N/A
Master Ensuite Bathroom	CAMDEN OAK - SHALE GREY CL (STD)	171
Bath	SLAB PVS - WHITE SUGAR (STD)	9677
Shared Bath	CAMDEN OAK - SHALE GREY CL (STD)	171

Comment

(J09) 66CM "COUNTER DEPTH" FRIDGE CABINET (1 GABLE 66CM & CABINET 66CM DEEP)
DO NOT INSTALL CABINETS ABOVE STOVE LEAVE A 36" OPENING FOR STOVE AND HOOD FAN SUPPLY SPECS
ADD 1 FT OF (A01) AND 1 FT OF (B01) BESIDE DISHWASHER AND GARDEN DOORS AS PER SKETCH
(F08) NO BACKSPLASH (CLEAN CUT) KITCHEN COUNTER TOP
(D14) VANITY BANK OF DRAWERS - MASTER ENSUITE
(B18) BASE CABINETS - VIKING - POTS AND PANS DRAWER - MIN. 60CM / MAX 90CM - SIZE SUBJECT TO FLOOR PLAN
VALANCE CABINTRY

2. Counter Top

	Counter	Edge
Kitchen / Breakfast	1876K-52 SPRING CARNIVAL	
Laundry Room	1573-60 FROSTY WHITE	
Powder Room	N/A	
Master Ensuite Bathroom	WHITE CARRARA 4924-38	
Bath	INUKSHUK GREY P-344 LM	
Shared Bath	WHITE CARRARA 4924-38	

Comment

(F08) NO BACKSPLASH (CLEAN CUT) ON STANDARD COUNTER TOP SELECTION IN KITCHEN

3. Ceramic Flooring

	Selection	Threshold
Entrance Vestibule	69-945 MAYFAIR STRADA ASH POLISHED 12X24 (UP2)	
Main Hall	SEE HARDWOOD DETAIL	
Kitchen / Breakfast	69-945 MAYFAIR STRADA ASH POLISHED 12X24 (UP2)	
Laundry Room	BALLINA GREY 46-140 13 X13	
Powder Room	69-945 MAYFAIR STRADA ASH POLISHED 12X24 (UP2)	
Master Ensuite Bathroom	69-178 ERAMOSSA ICE MATTE 12X24 (UP 1)	
Bath	CINQ GREY 46-147 13 X 13	
Shared Bath	69-180 ERAMOSA CLAY MATTE 12X24 (UP 1)	

Comment



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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	69-178 ERAMOSSA ICE MATTE 12X24 (UP 1)	
Bath		CINQ GREY 52-174 8 X 10	
Shared Bath		69-180 ERAMOSA CLAY MATTE 12X24 (UP 1)	
Kitchen Backsplash			

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

Comment

TOILET PAPER HOLDER, TOWEL RACK AND SOAP DISH IN ALL WASHROOMS - DO NOT INSTALL

* Refer to Construction Summary - STANDARD GROUT THROUGHOUT UNLESS SPECIFIED

5. Carpeting

Main Hall	SEE HARDWOOD DETAIL
Living Room	SEE HARDWOOD DETAIL
Dining Room	SEE HARDWOOD DETAIL
Family Room	SEE HARDWOOD DETAIL
Den / Library / Study	SEE HARDWOOD DETAIL
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	SEE HARDWOOD DETAIL
Upper Landing	SEE HARDWOOD DETAIL
Upper Hall	SEE HARDWOOD DETAIL
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
MEDIA LOFT	2369 SUN RIVER - 713 SILVER MAPLE

Underpad	Type	Area
	10MM (STANDARD)	ALL BEDROOMS
Carpet on Stairs	Capped	Runner - *Upgrade
Comment		

** Refer to Construction Summary



INTERIOR COLOUR SCHEME

Purchasers:	YIZHEN LI & YANG ZHOU	Property:	160
Telephone Res. / Bus:	(647) 388-7820 /	Project:	Bradford Capital Holdings Inc.
Decor Advisor:	Daneya Zambri	Model and Elevation:	The Rideau 5 (42-5) Elev B
Lock Date:	17-Dec-16	17-Dec-16	Plan #: 51M-1063

6. Hardwood

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

Comment

7. Plumbing Fixtures

Powder Room	BATH. SINK STANDARD-L4621
Master Ensuite Bathroom	BATH. SINK STANDARD-L4621
BATH	BATH. SINK STANDARD-L4621
SHARED BATH	BATH. SINK 3 PCS UP 2- 69000/T6905
Master Ensuite Tub Dec	MASTER TUB DECK STANDARD- 4796/T
Kitchen	KITCHEN STANDARD- 7545C

Waterline for Fridge ☒ Yes ☐ No

Comment

** Refer to Construction Summary



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YIZHEN LI & YANG ZHOU

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Project: Bradford Capital Holdings Inc.

Decor Advisor:

Daneya Zambri

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Plan #: 51M-1063

8. Trim Carpentry

Interior Doors

Std

Front Door Glass Inserts

Std

Door Handles

STANDARD-3820 STN

Interior Trim

STANDARD

Comment

** Refer to Construction Summary

9. Electrical

Plugs and Switches

☒ White

Hood Fan

36" 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

(F08) NO BACKSPLASH (CLEAN CUT) ON STANDARD COUNTER TOP SELECTION IN KITCHEN*

* Refer to Construction Summary

10. Railings and Pickets

Railing Type

OAK

Colour

STAIN TO MATCH HARDWOOD

SpindleType

UPGRADE 2 LEVEL 1 WROUGHT IRON

Colour

BLACK

Stringer / Riser

STAIN TO MATCH HARDWOOD

Treads

STAIN TO MATCH HARDWOOD

Comment

Oak Stairs

☒ Yes ☐ No

** Refer to Construction Summary

STAIN TO MATCH : MERCIER - ACORN BROWN



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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	WARM GREY
Second Floor	WARM GREY

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		PAINTED 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

** 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: _____ Signature: _____ Date: _____



INTERIOR COLOUR SCHEME

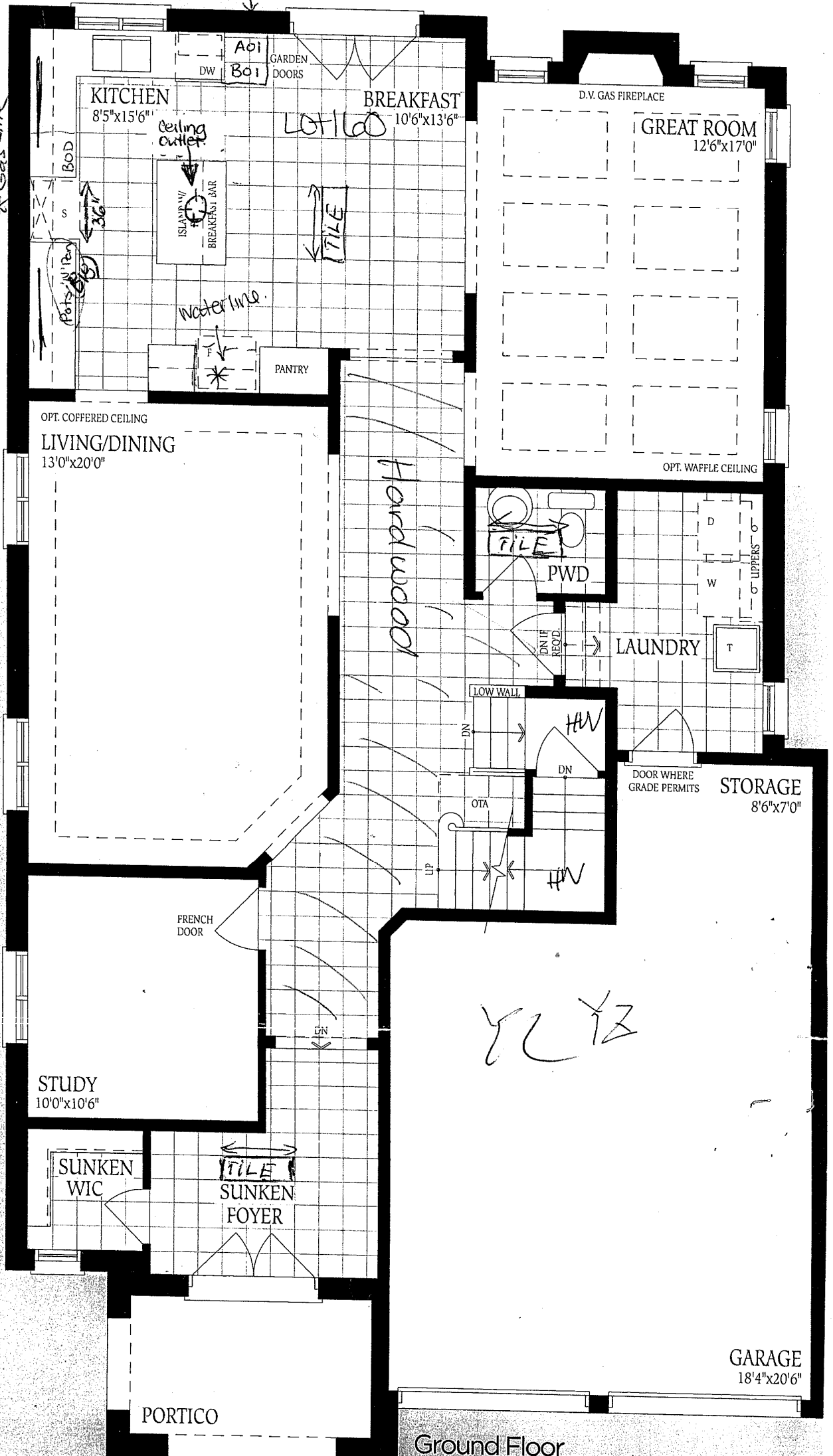
Purchasers:	YIZHEN LI & YANG ZHOU	Property:	160
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42' singles

Acid 1ft

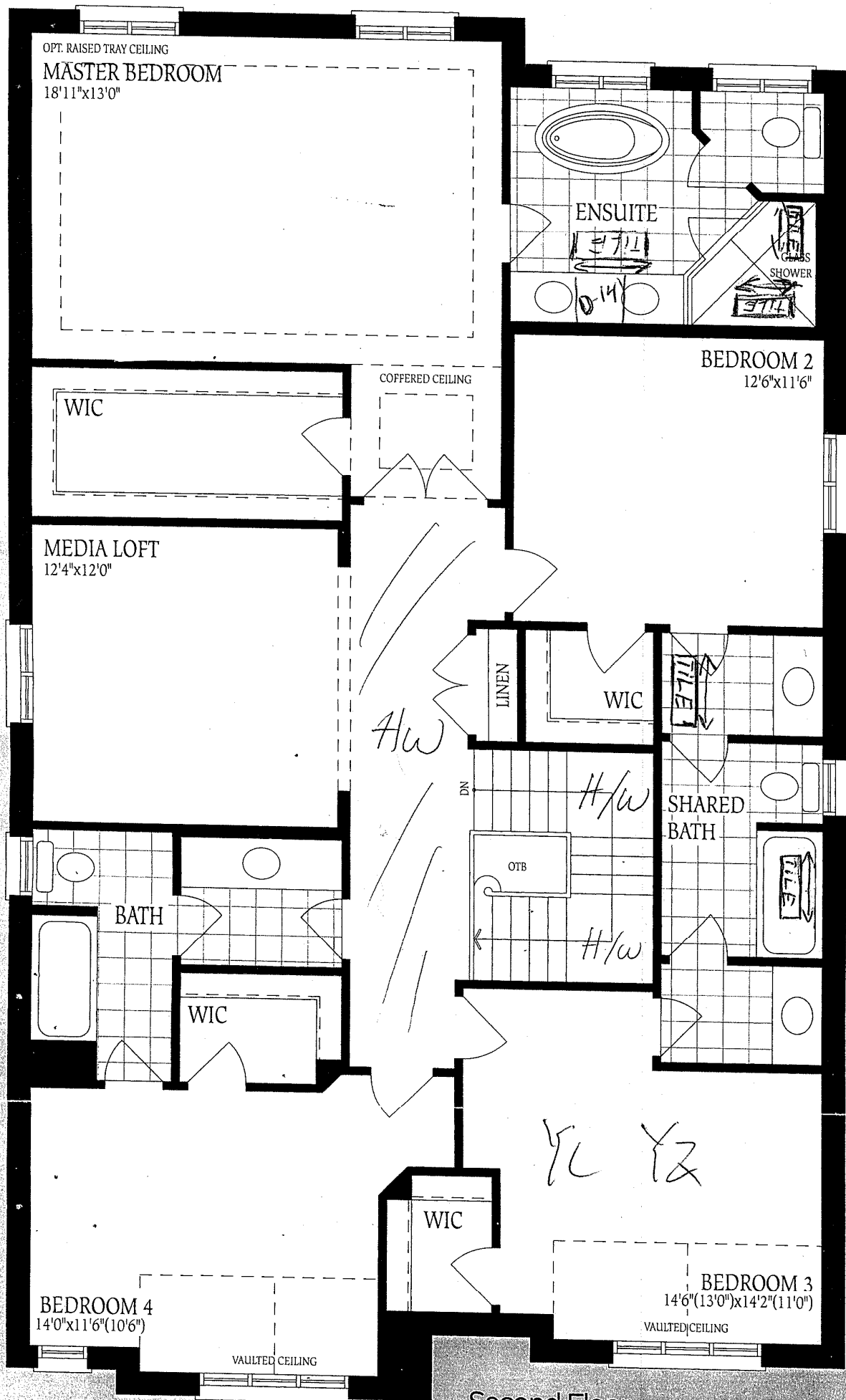
Lot #160

Valance
R.I.
Gas Line

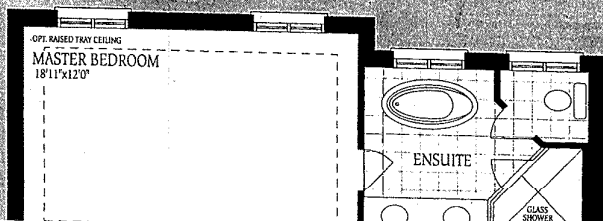


Ground Floor
Elevation A

Lot #160



Second Floor
Elevation A



The Ground Floor plan shows a large rectangular area labeled "Ground Floor". To the left of this area is a smaller rectangular area labeled "PORTICO". To the right of the main "Ground Floor" area is a rectangular area labeled "GARAGE" with dimensions "18'4\"x20'6\"".

Ground Floor Elevation A

Lot #160

30 x 24
(4 windows)

JRC
ROUGH-AN

SPACE HWY LOCATION
MAY VARY

COLD CELLAR

Basement
Elevation A

LOW HEADROOM

COLD CELLAR

UNEXCAVATED

Basement
Elevation B

Basement Elevation C

Floor plan of the second floor. The layout includes a **STUDY** (10'0" x 10'6") at the top left, a **SUNKEN W.C.** below it, and a **SUNKEN FOYER** to the right. A **PORCH** is located at the bottom center, with a set of stairs leading up to it from the interior.

Ground Floor Elevation B

STUDY
10'0" x 10'0"

SUNKEN WIC

SUNKEN FOYER

PORCH

The fl
constr
of floor
floor sp