



CONSTRUCTION SUMMARY

162 - 3 - The Rideau 15 (42-15) Elev B

Extras at Time of Sale

Supply and install a R/I and Bar Sink in Servery <i>Worksheet</i> Note:
Supply and Install a Built In Oven, and microwave in Lieu of Pantry <i>Worksheet</i> Note:
Relocate Powder room to original Laundry room <i>Worksheet</i> Note:
Original Powder room to become a walk in pantry <i>Worksheet</i> Note:
Close off half wall in media loft <i>Worksheet</i> Note:
Move wall between Master Bedroom and Media Loft - 4ft into Media Loft <i>Worksheet</i> Note:
Supply and Install Laundry Room in Media Loft (Including plumbing, electrical, drain, standard tile). Purchaser acknowledges that window will be off centered. <i>Worksheet</i> Note:
Supply and Install Laundry Room in Media Loft (Including plumbing, electrical, drain, standard tile). Purchaser acknowledges that window will be off centered. <i>Worksheet</i> Note:

CABINTRY

Inv.901	1 - TURN KITCHEN ISLAND AND ADD 1 FT OF CABINETRY AND BREAKFAST BAR - STANDARD CABINETRY
Line10337	Note:
22Jun16 / 6Feb17	
Inv.901	1 - ADD 2 FT OF CABINETRY OR HOWEVER MUCH IS NEEDED TO WALL KITCHEN WALL FLUSH WITH ISLAND
	(A01) UPPERS - (2 x \$
	(B01) BASE AND COUNTER TOP - (2 x \$)
	STANDARD FINISHES
Line10339	Note:
22Jun16 / 6Feb17	
Inv.1,271	1 - Supply Cabinetry for Built In Oven and Microwave in Lieu of Pantry
Line12246	Note: *Item included in APS Dated December 15th, 2015*
10Oct16 / 6Feb17	
Inv.1,428	1 - (J20) BUILT IN DOUBLE APPLIANCE CABINET WITH DRAWER BELOW (TRIMKIT REQUIRED, PURCHASER TO SUPPLY SPECS)
Line13568	Note: COST INCLUDED IN AGREEMENT OF PURCHASE AND SALE
9Nov16 / 6Feb17	
Inv.1,428	1 - DO NOT INSTALL CABINETS OVER COOK TOP. LEAVE OPENING FOR 36" CHIMNEY HOODFAN.
Line14716	Note:
9Nov16 / 6Feb17	

CEILINGS

Inv.901	1 - CEILINGS - SMOOTH CEILINGS ON MAIN FLOOR
Line10277	Note:
22Jun16 / 6Feb17	



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Inv.901	1 - 9ft CEILINGS IN THE BASEMENT
Line10279	Note:
22Jun16 / 6Feb17	
Inv.901	1 - CEILINGS - SMOOTH CEILINGS ON SECOND FLOOR
Line10278	Note:
22Jun16 / 6Feb17	
Inv.901	1 - OPTIONAL COFFERED CEILING IN LIVING/DINING
Line10287	Note:
22Jun16 / 6Feb17	
Inv.1,234	1 - 10 FOOT CEILINGS ON MAIN FLOOR – INCLUDES 8 FOOT INTERIOR DOORS, 8 FOOT INTERIOR ARCHWAYS, 8 FOOT FRONT DOOR, SIDE WINDOWS WITH 18 INCH TRANSOM, 8 FOOT GARDEN/FRENCH DOOR, 8 FOOT INTERIOR DOORS AND ARCHWAYS
Line12533	Note:
17Sep16 / 6Feb17	

CONSTRUCTION

Inv.901	1 - CHANDALIER REINFORCEMENT ON LIGHT FIXTURE OVER STAIRCASE
Line10292	Note:
22Jun16 / 6Feb17	
Inv.901	1 - PLACE THE SHARED LAUNDRY ROOM WALL AND MASTER BEDROOM WALL AS CLOSE TO WINDOW AS POSSIBLE, SO THAT THERE IS MORE ROOM FOR THE WALK IN CLOSET IN MASTER.
Line10358	Note: PURCHASER IS AWARE WALL MUST BE AT LEAST 1 FOOT AWAY FROM THE WINDOW
22Jun16 / 6Feb17	
Inv.1,234	1 - POCKET DOOR FROM SERVERY INTO DINING ROOM - FROSTED WITH 3 HORIZONTAL GRILL LINES IN IT (SINGLE POCKET DOOR)
Line12119	Note:
17Sep16 / 6Feb17	
Inv.1,271	1 - Relocate Powder Room to Original Laundry Room as per sketch
Line12247	Note: *Item included in APS Dated December 15th, 2015*
1Oct16 / 6Feb17	
Inv.1,271	1 - Close Off half wall in Media Loft
Line12249	Note: *Item included in APS Dated December 15th, 2015*
1Oct16 / 6Feb17	
Inv.1,271	1 - Original Powder Room to become a walk in pantry
Line12248	Note: *Item included in APS Dated December 15th, 2015*
1Oct16 / 6Feb17	
Inv.1,271	1 - Move wall between Master Bedroom and Media Loft - 4ft into Media Loft
Line12250	Note: *Item included in APS Dated December 15th, 2015*
1Oct16 / 6Feb17	

DO NOT INSTALL

Inv.1,428	1 - DO NOT INSTALL CABINETS OVER COOK TOP. LEAVE OPENING FOR 36" CHIMNEY HOODFAN.
Line13574	Note:
9Nov16 / 6Feb17	



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Inv.1,428	1 - TOILET PAPER HOLDER, TOWEL RACK AND SOAP DISH IN ALL WASHROOMS - DO NOT INSTALL
Line13591	Note:
9Nov16 / 6Feb17	

ELECTRICAL

Inv.901	1 - 200 AMP SERVICE - UPGRADE TO
Line10299	Note:
22Jun16 / 6Feb17	

Inv.901	1 - POT LIGHT - LED - 1ST FLOOR NON INSULATED CEILING - 23 LIGHTS ON MAIN FLOOR TOTAL: 2 - IN SERVERY AS PER SKETCH 7 - IN MAIN FLOOR HALLWAY AS PER SKETCH 6 - IN COFFERED CEILING OF THE LIVING/DINING ROOM
Line10313	Note: ***DO NOT INSTALL*** FAMILY ROOM LIGHTS 8 - IN FAMILY ROOM AS PER SKETCH, KEEPING STANDARD LIGHT IN THE MIDDLE
22Jun16 / 6Feb17 16 @ \$ 7 @ \$	

Inv.901	1 - DELETE COACH LIGHTS IN PORTICO. INSTALL R/I ONLY CENTERED IN PORTICO. PURCHASER WILL INSTALL OWN LIGHT
Line10317	Note:
22Jun16 / 6Feb17	

Inv.901	1 - CEILING OUTLET - ON NEW SWITCH - EXTRA INTERIOR CEILING OUTLET ROUGH IN NO FIXTURE ON NEW SWITCH - IN LIVING DINING ROOM AS PER SKETCH
Line10319	Note:
22Jun16 / 6Feb17	

Inv.901	2 - VALANCE LIGHTING ROUGH-IN ELECTRICAL (PRICE IS PER WALL)
Line10302	Note:
22Jun16 / 6Feb17	

Inv.901	1 - PLUG ON SEPARATE CIRCUIT - FOR WINE/ BEVERAGE FRIDGE IN SERVERY
Line10320	Note:
22Jun16 / 6Feb17	

Inv.901	10 - POT LIGHT EXTERIOR - AS PER SKETCH
Line10321	Note:
22Jun16 / 6Feb17	

Inv.901	1 - WALL OVEN ELECTRICAL- PROVISION ONLY AND MICROWAVE OUTLET ON A SEPARATE CIRCUT
Line10322	Note:
22Jun16 / 6Feb17	

Inv.901	2 - SWITCH - 2 WAY SWITCH FOR LIGHTING - VALANCE SWITCH IN KITCHEN AND IN SERVERY
Line11662	Note:
22Jun16 / 6Feb17	

Inv.1,234	1 - TANKLESS WATER HEATER ELECTRICAL
Line12124	Note:
17Sep16 / 6Feb17	

Inv.1,410	7 - CEILING OUTLET - ON EXISTING SWITCH - EXTRA INTERIOR CEILING OUTLET ROUGH IN NO FIXTURE ON EXISTING SWITCH IN FAMILY ROOM AS PER SKETCH
Line13332	Note:
5Nov16 / 6Feb17	



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Inv.1,410	1 - CEILING OUTLET - ON NEW SWITCH - EXTRA INTERIOR CEILING OUTLET ROUGH IN NO FIXTURE ON NEW SWITCH IN GREAT ROOM/FAMILY ROOM AS PER SKETCH
Line13333	Note: KEEP EXISTING LIGHT CENTERED IN ROOM
5Nov16 / 6Feb17	
Inv.1,410	1 - CEILING OUTLET - ON NEW SWITCH - EXTRA INTERIOR CEILING OUTLET ROUGH IN NO FIXTURE ON NEW SWITCH - CENTERED OVER TUB IN MASTER ENSUITE
Line13337	Note:
5Nov16 / 6Feb17	
Inv.1,429	1 - CEILING OUTLET - ON NEW SWITCH - EXTRA INTERIOR CEILING OUTLET ROUGH IN NO FIXTURE ON NEW SWITCH - CENTERED OVER BREAKFAST BAR AS PER SKETCH.
Line13576	Note:
9Nov16 / 6Feb17	

HARDWOOD FLOORING

Inv.1,428	1 - HARDWOOD FLOORING - DEN/STUDY - UPGRADE 3B
Line13569	Note:
9Nov16 / 6Feb17	
Inv.1,428	1 - HARDWOOD FLOORING - FAMILY - UPGRADE 3B
Line13570	Note:
9Nov16 / 6Feb17	
Inv.1,428	1 - HARDWOOD FLOORING - LIVING DINING - UPGRADE 3B
Line13571	Note:
9Nov16 / 6Feb17	
Inv.1,428	1 - HARDWOOD FLOORING - MAIN HALL - UPGRADE 3B
Line13572	Note:
9Nov16 / 6Feb17	

HEATING AND AIR CONDITIONING

Inv.901	2 - GAS LINE - ROUGH IN GAS LINE - BBQ - IF ON GROUND FLOOR - ECT- LOCATIONS AS PER SKETCH
Line10289	Note:
22Jun16 / 6Feb17	
Inv.1,234	1 - TANKLESS WATER HEATER - Rinnai tankless #RU98i - INSTALLED
Line12123	Note:
17Sep16 / 6Feb17	

PAINT AND STAIN

Inv.1,428	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
Line13582	Note:
9Nov16 / 6Feb17	

PLUMBING

Inv.901	1 - ICE MAKER ROUGH IN - WATERLINE TO FRIDGE FOR ICEMAKER
Line10308	Note:
22Jun16 / 6Feb17	



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Inv.901	1 - SHOWER - HAND HELD SHOWER MOEN 9796/T694 FOR MASTER ENSUITE TUB DECK
Line10330	Note:
22Jun16 / 6Feb17	
Inv.1,271	1 - Supply and Install a R/I Bar sink in Servery as per sketch
Line12245	Note: *Item included in APS Dated December 15th, 2015*
1Oct16 / 6Feb17	
Inv.1,271	1 - Supply and Install Laundry Room in Media Loft (Including Plumbing, electrical, drain, standard tile). Purchaser acknowledges that window will be off centered.
Line12251	Note: *Item included in APS Dated December 15th, 2015*
1Oct16 / 6Feb17	

STAIRS AND RAILING

Inv.1,429	1 - UPGRADE RAILING - UPGRADE 2 - LEVEL 1 - WROUGHT IRON
Line13560	Note:
9Nov16 / 6Feb17	

TILE

Inv.1,428	1 - TILE - ENTRY - UPGRADE 6
Line13557	Note:
9Nov16 / 6Feb17	
Inv.1,428	1 - TILE - KITCHEN AND BREAKFAST - UPGRADE 6
Line13558	Note:
9Nov16 / 6Feb17	
Inv.1,428	1 - TILE - PANTRY AS PER PLAN - UPGRADE 6
Line13559	Note:
9Nov16 / 6Feb17	
Inv.1,428	1 - TILE - POWDER ROOM AND MUD ROOM AS PER PLAN - UPGRADE 2
Line13561	Note:
9Nov16 / 6Feb17	
Inv.1,428	1 - TILE - MASTER ENSUITE - UPGRADE 2
Line13580	Note:
9Nov16 / 6Feb17	
Inv.1,428	1 - TILE - UPGRADE 2 - SHOWER
Line13581	Note:
9Nov16 / 6Feb17	
Inv.1,428	1 - TILE - UPGRADE 1 - SHOWER
Line13587	Note:
9Nov16 / 6Feb17	
Inv.1,428	1 - TILE - MAIN BATH / SEMI ENSUITE - UPGRADE 1
Line13590	Note:
9Nov16 / 6Feb17	



INTERIOR COLOUR SCHEME

Purchasers:

MICHEL OLLIVIERRE & DAWN MCDONALD

Property: 162

Telephone Res. / Bus:

(416) 312-2048 /

Project: Bradford Capital Holdings Inc.

Decor Advisor:

Daneya Zambri

Model and Elevation: The Rideau 15 (42-15) Elev B

Lock Date:

11-Feb-17

10-Dec-16

Plan #: 51M-1063

Layout Changes:

☒ Yes ☐ No

Sketch Attached:

☒ Yes ☐ No

Exterior Colour Scheme:

#3

1. Kitchen and Vanities

	Style and Colour	Hardware
Kitchen / Breakfast	BELWOOD - ONTARIO WHITE	9677
Laundry Room	BELWOOD - ONTARIO WHITE	113B
Powder Room	N/A	
Master Ensuite Bathroom	MANCHESTER OAK - NOCE NERO (CL)	9677
SHARED BATH	SLAB PCV - WHITE SUGAR	9677
SEMI ENSUITE	MANCHESTER OAK - SHALE GREY CL	9677

Comment

DO NOT INSTALL CABINETS OVER COOK TOP. LEAVE OPENING FOR 36" CHIMNEY HOODFAN.
(J20) BUILT IN DOUBLE APPLIANCE CABINET WITH DRAWER BELOW (TRIMKIT REQUIRED, PURCHASER TO SUPPLY SPECS)

2. Counter Top

	Counter	Edge
Kitchen / Breakfast	1882K-52 CIPOLLINO GRIGIO	
Laundry Room	1573-60 FROSTY WHITE	
Powder Room	N/A	
Master Ensuite Bathroom	SPRING CARNIVAL 1876K-52	
SHARED BATH	CIPOLLINO GRIGION 1882K-52	
SEMI ENSUITE	WHITE CARRERA 4924-38	

Comment

3. Ceramic Flooring

	Selection	Threshold
Entrance Vestibule	69-913 MAYFAIR STELLA ARGENTO HD POL REC POR 24X24 (UP6)	
Main Hall	SEE HARDWOOD DETAILS	
Kitchen / Breakfast	69-913 MAYFAIR STELLA ARGENTO HD POL REC POR 24X24 (UP6)	
Laundry Room	MALENA ICE 46-164 13 X 13	
Powder Room	69-913 MAYFAIR STELLA ARGENTO HD POL REC POR 24X24 (UP6)	
Master Ensuite Bathroom	69-800 OTTOMANO IVORY HD POL REC POR 12X24 (UP2)	
SHARED BATH	CINQ GREY 46-147 13 X 13	
SEMI ENSUITE	69-180 ERAMOSIA CLAY 12 X 24 MATTE (UP 1)	
MUD ROOM	69-913 MAYFAIR STELLA ARGENTO HD POL REC POR 24X24 (UP6)	
WALK IN PANTRY	69-913 MAYFAIR STELLA ARGENTO HD POL REC POR 24X24 (UP6)	

Comment



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4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall	N/A	
Tub Deck	N/A	
Tub Deck Skirt	N/A	
Shower Stall	69-800 OTTOMANO IVORY HD POL REC POR	12X24 (UP2)
SHARED BATH SEMI ENSUITE	CINQ GREY 52-174 8 X 10	
	69-180 ERAMOSA CLAY 12 X 24 MATTE (UP 1)	
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	SEE HARDWOOD DETAILS
Living Room	SEE HARDWOOD DETAILS
Dining Room	SEE HARDWOOD DETAILS
Family Room	SEE HARDWOOD DETAILS
Den / Library / Study	SEE HARDWOOD DETAILS
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	N/A
Upper Landing	N/A
Upper Hall	2369 SUNRIVER- 733 PAPER BIRCH
Master Bedroom	2369 SUNRIVER- 733 PAPER BIRCH
Bedroom #2	2369 SUNRIVER- 733 PAPER BIRCH
Bedroom #3	2369 SUNRIVER- 733 PAPER BIRCH
Bedroom #4	2369 SUNRIVER- 733 PAPER BIRCH
Bedroom #5	N/A
LAUNDRY	SEE CERAMIC DETAILS

Underpad	Type	Area
	10MM (STANDARD)	ALL BEDROOMS

Carpet on Stairs	Capped	Runner - *Upgrade
	N/A	N/A

Comment

** Refer to Construction Summary



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Plan #: 51M-1063

6. Hardwood

Kitchen	SEE CERAMIC DETAILS
Main Hall	MERCIER - MAPLE 3 1/4" PRO - CARBON (UP 3)
Living Room	MERCIER - MAPLE 3 1/4" PRO - CARBON (UP 3)
Dining Room	MERCIER - MAPLE 3 1/4" PRO - CARBON (UP 3)
Family Room	MERCIER - MAPLE 3 1/4" PRO - CARBON (UP 3)
Den / Library / Study	MERCIER - MAPLE 3 1/4" PRO - CARBON (UP 3)
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	N/A
Upper Landing	N/A
Upper Hall	SEE CARPET DETAILS
Master Bedroom	SEE CARPET DETAILS
Bedroom #2	SEE CARPET DETAILS
Bedroom #3	SEE CARPET DETAILS
Bedroom #4	SEE CARPET DETAILS
Bedroom #5	N/A
MEDIA LOFT	SEE CARPET DETAILS

Comment

7. Plumbing Fixtures

Powder Room	BATH. SINK STANDARD-L4621
Master Ensuite Bathroom	BATH. SINK STANDARD-L4621
SHARED BATH	BATH. SINK STANDARD-L4621
SEMI ENSUITE	BATH. SINK STANDARD-L4621
KITCHEN	KITCHEN STANDARD- 7545C

Waterline for Fridge ☒ Yes ☐ No

Comment

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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

** 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 - CARBON

Initials:_____

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10-Dec-16

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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			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

*** SMOOTH CEILINGS ON THE SECOND FLOOR ***

13. Fireplace

	Living Room	Family Room	Other Room - Specify
	PurchasedAs Per Plan N/A	PurchasedAs Per Plan N/A	PurchasedAs Per Plan N/A
	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>	<input type="radio"/> <input checked="" type="radio"/> <input type="radio"/>	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
Fireplace Type		D.V GAS	
Mantle Type		M1 STANDARD	
Colour / Stain		PAINTED WHITE	
Surround		NERO MARBLE	
Hearth		N/A	

Comment

** Refer to Construction Summary



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51M-1063

14. Heating and Air Conditioning

Air Conditioning	Gas Provisions Stove
Gas Provisions Dryer	Gas Provisions Barbecue
Comment	
<div>** Refer to Construction Summary</div> <div>*** GAS LINE FOR BBQ AS SHOWN ON SKETCH ***</div>	

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: _____



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Telephone Res. / Bus:	(416) 312-2048 /	Project:	Bradford Capital Holdings Inc.
Decor Advisor:	Daneya Zambri	Model and Elevation:	The Rideau 15 (42-15) Elev B
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162

200 AMP SERVICE
10ft. ceilings.
Smooth ceilings

BBO GAS LINE MAIN FLOOR

8 X 8 Rough in Lights on new switch

Add 1' CABINTRY.

36" chimney hood fan - DON'T INSTALL CABINTRY.

VALANCE R/I - BUILT IN OVEN MICRO OVEN ELECTRICAL PROVISION AND WARM DRAWER VALANCE R/I

R/I & BAR BAR SINK IN SERVRY 48" FRIDGE DECREASE PANTRY. PLUG FOR NINE FRIDE

SINGLE Pocket Door FROSTED W/ 3 HORIZONTAL GRILL LINES

BREAKFAST 15'5" x 11'0"

GARDEN DOORS

FLUSH

ADD 1' CABINTRY

EL. BRK. BAR DW

WATERLINE

48" F.

SERVRY

PANTRY

COFFERED CEILING

Existing Light

(6 pot lights in Coffered)

R/I Light on new switch

LIVING/DINING 11'0" x 21'0"

SUNKEN FOYER

PORCH

R/I Light Centered in Portico

FAMILY 16'0" x 15'0"

OPT. WAFFLE CEILING

FRENCH DOOR

Upgrade 2 level 1 WROUGHT IRON

STUDY 11'0" x 10'6"

B/C PWD

DOOR WHERE GRADE PERMITS

Not to Scale

LEGEND

PL - POT LIGHTS

R/I - Rough-in light

⊙ ceiling light

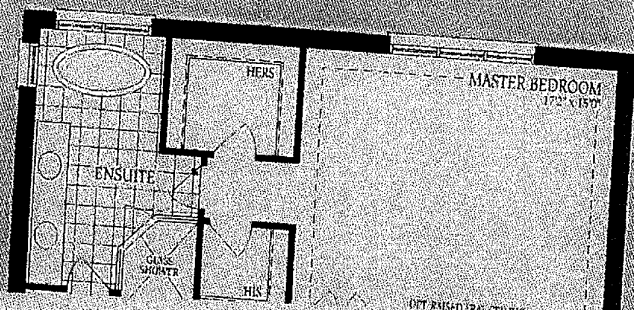
GARAGE 18'4" x 22'0"

DELETE COACH LIGHTS

Opt. Second Floor 3 Bedroom Plan Elevation B

162

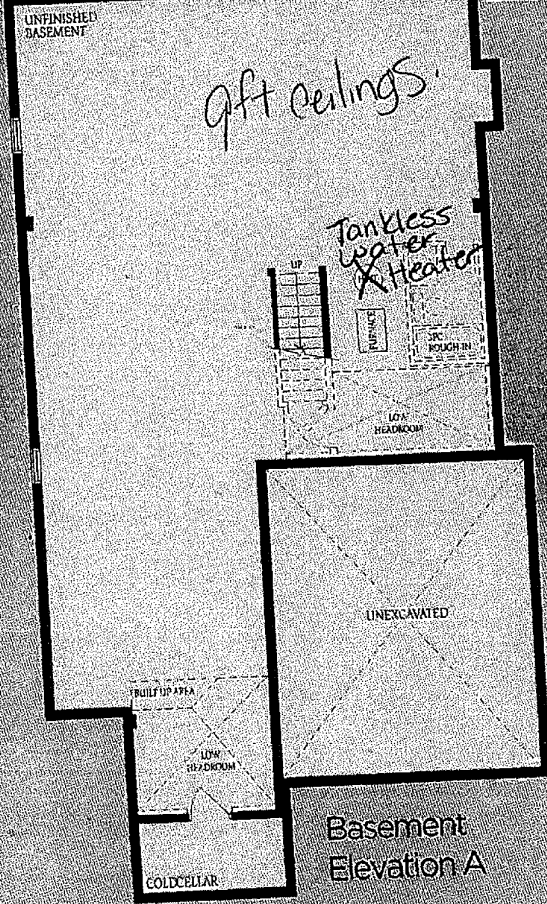
Smooth ceiling



162

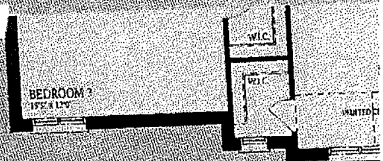
BBQ GAS LINE - BASEMENT

LEVEL

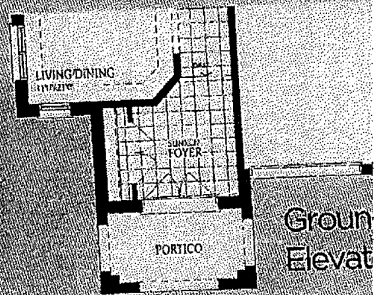


Basement Elevation A

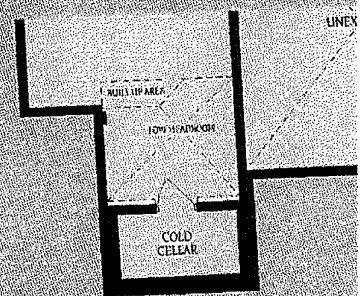
Opt. Second Floor
5 Bedroom Plan - Elevation B



Second Floor - Elevation B



Ground Elevat



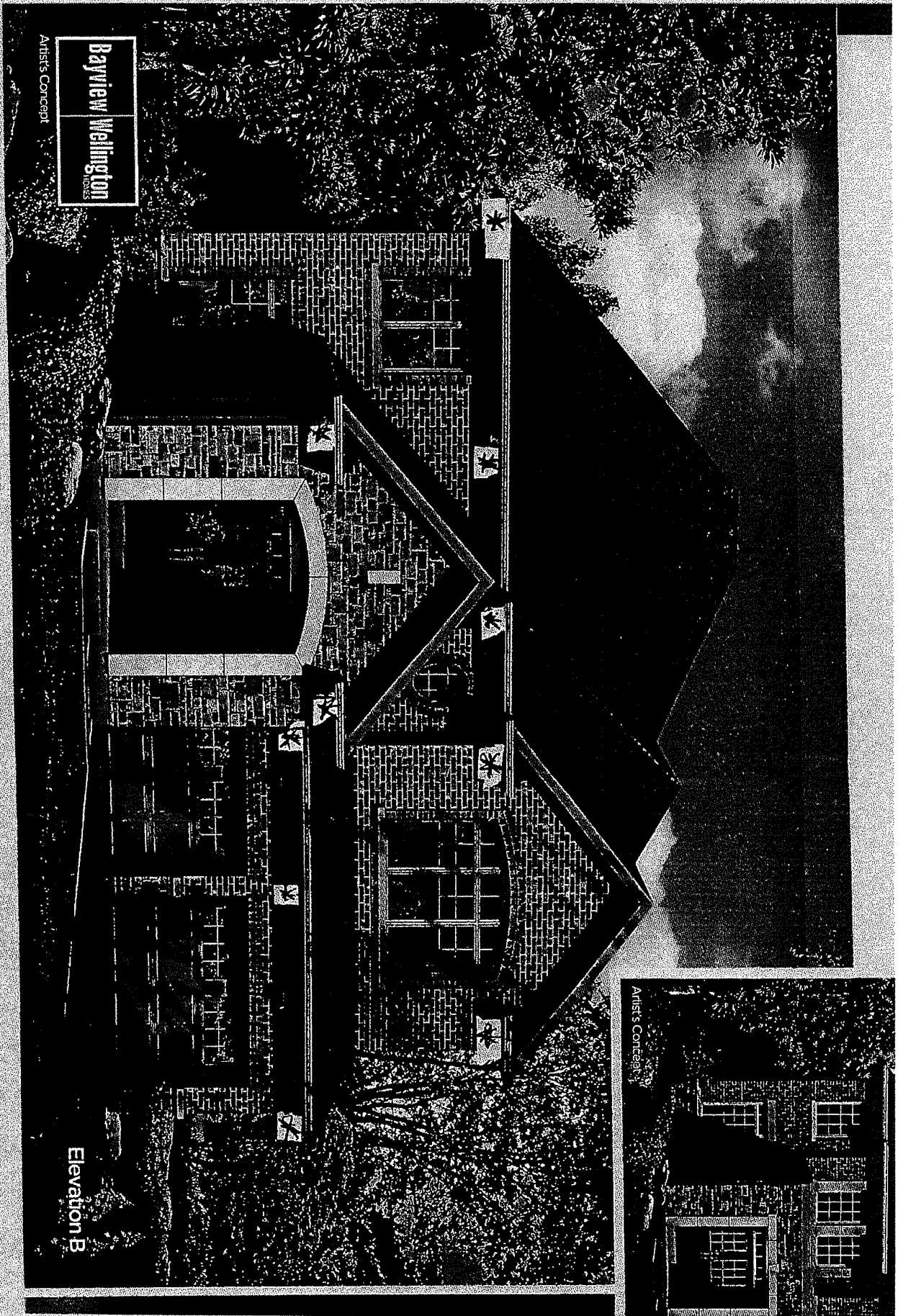
Basement Elevation B & C

RM

910

Lot #162

10 Exterior Pot Lights



2

26