



CONSTRUCTION SUMMARY

224 - 3 - The Rideau 3 (42-3) Elev C Opt 5 Bed

Extras at Time of Sale

OPTIONAL 5 BEDROOM PLAN	
Worksheet	Note:

CABINETRY

Inv.1,226	1 - VANITY - ENSUITE BATHROOM - GROUP 3 VIKING 3
Line13080	Note:
12Sep16 / 23Feb17	
Inv.1,226	1 - VANITY - SHARED BATHROOM 2/3 - GROUP 3 VIKING 3
Line13082	Note:
12Sep16 / 23Feb17	
Inv.1,226	1 - (J31) MICROWAVE CABINET WITH SHELF (OPENING 24"W X 13-3/4"H)
Line13088	Note:
12Sep16 / 23Feb17	
Inv.1,226	1 - CABINETRY - KITCHEN - GROUP 3 VIKING 3
Line13063	Note:
12Sep16 / 23Feb17	
Inv.1,226	2 - (CO7) PANTRY 66CM DEEP PER FOOT
Line13069	Note:
12Sep16 / 23Feb17	
Inv.1,226	1 - (J14) PREMIER HOOD CABINET WITHH 600CFM (MAX 36") FOR STAGGERED HEIGHT - BUILD TO ACCOMODATE A 30" STOVE
Line13073	Note:
12Sep16 / 23Feb17	
Inv.1,226	1 - (J08) 66CM DEEP "COUNTER DEPTH" FRIDGE CABINET (2 GABLE & 66CM DEEP UPPER)
Line13074	Note:
12Sep16 / 23Feb17	
Inv.1,226	1 - (A02) UPPER ANGLE CORNER PER UNIT
Line13075	Note:
12Sep16 / 23Feb17	
Inv.1,226	1 - (B05) BASE PIE CUT CORNER
Line13076	Note:
12Sep16 / 23Feb17	
Inv.1,226	1 - (D14) VANITY BANK OF DRAWERS IN SHARED BATH
Line13081	Note:
12Sep16 / 23Feb17	

CEILINGS

Inv.1,062	1 - SMOOTH CEILINGS - MAIN FLOOR
Line10522	Note:
8Aug16 / 8Sep16	
Inv.1,062	1 - SMOOTH CEILINGS - 2ND FLOOR
Line10610	Note:
8Aug16 / 8Sep16	

CONSTRUCTION



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Inv.742	1 - OPTIONAL LOGGIA IF GRADE PERMITS -
Line6848	Note:
30Apr16 / 8Sep16	
Inv.1,062	1 - OPTIONAL LOGGIA IF GRADE PERMITS - ALREADY PURCAHSED IN SEPERATE INVOICE PE# 742
Line10523	Note:
8Aug16 / 8Sep16	

COUNTER TOP

Inv.1,226	1 - COUNTER TOP - BREAKFAST BAR - UPGRADE 2
Line13064	Note:
12Sep16 / 23Feb17	
Inv.1,226	1 - COUNTER TOP - ISLAND - UPGRADE 2
Line13065	Note:
12Sep16 / 23Feb17	
Inv.1,226	1 - COUNTER TOP - KITCHEN - UPGRADE 2
Line13066	Note:
12Sep16 / 23Feb17	

ELECTRICAL

Inv.1,062	1 - MOVE EXISTING CEILING LIGHT IN KITCHEN TO BE CENTERED OVER ISLAND - AS PER SKETCH
Line10533	Note:
8Aug16 / 8Sep16	
Inv.1,389	1 - PLUG ON SEPARATE CIRCUIT - MICROWAVE AS PER SKETCH
Line13089	Note:
30Oct16 / 23Feb17	

HARDWOOD FLOORING

Inv.1,062	1 - HARDWOOD FLOORING - STANDARD SERIES - 2 1/4 MERCIER SOLID OAK - LANDING
Line10525	Note:
8Aug16 / 8Sep16	
Inv.1,062	1 - HARDWOOD FLOORING - STANDARD SERIES - 2 1/4 MERCIER SOLID OAK - UPPER HALL
Line10526	Note:
8Aug16 / 8Sep16	
Inv.1,062	1 - HARDWOOD FLOORING - STANDARD SERIES - 2 1/4 MERCIER SOLID OAK - MAIN HALL
Line10609	Note:
8Aug16 / 8Sep16	
Inv.1,226	1 - HARDWOOD FLOORING - UPGRADE 2 - 3 1/4 MERCIER SOLID OAK - DINING
Line13053	Note:
12Sep16 / 23Feb17	
Inv.1,226	1 - HARDWOOD FLOORING - UPGRADE 2 - 3 1/4 MERCIER SOLID OAK - FAMILY
Line13054	Note:
12Sep16 / 23Feb17	
Inv.1,226	1 - HARDWOOD FLOORING - UPGRADE 2 - 3 1/4 MERCIER SOLID OAK - MAIN HALL
Line13055	Note: (PURCHASED STD IN STRUCTURAL APPT)
12Sep16 / 23Feb17	



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Inv.1,226	1 - HARDWOOD FLOORING - UPGRADE 2 - 3 1/4 MERCIER SOLID OAK - UPPER HALL
Line13056	Note:
12Sep16 / 23Feb17	

Inv.1,226	1 - HARDWOOD FLOORING - UPGRADE 2 - 3 1/4 MERCIER SOLID OAK - LANDING
Line13057	Note:
12Sep16 / 23Feb17	

PLUMBING

Inv.1,062	1 - SHOWER - WATERFALL SHOWER HEAD - MOEN S112 - FIXTURE ONLY
Line10796	Note:
8Aug16 / 8Sep16	

Inv.1,062	1 - SHOWER - WATERFALL SHOWER HEAD CEILING MOUNT
Line10795	Note:
8Aug16 / 8Sep16	

Inv.1,062	1 - SHOWER TRANSFER VALVE
Line10798	Note:
8Aug16 / 8Sep16	

Inv.1,062	1 - ICE MAKER ROUGH IN - WATERLINE TO FRIDGE FOR ICEMAKER
Line10527	Note:
8Aug16 / 8Sep16	

Inv.1,062	1 - FULL GLASS SHOWER IN LIEU OF TUB SHOWER COMBO - SHARED BATH
Line10530	Note: STANDARD TILE \$1930.00 POTLIGHT \$261.25 GLASS SHOWER \$1320.00
8Aug16 / 8Sep16	

Inv.1,062	1 - FULL GLASS SHOWER IN LIEU OF TUB SHOWER COMBO-BATH
Line10531	Note: STANDARD TILE \$1930 POT LIGHT \$ 261.25 GLASS SHOWER \$1320.00
8Aug16 / 8Sep16	

Inv.1,062	1 - FREE STANDING TUB IN LIEU OF DROP IN TUB - INCLUDES STANDARD FLOOR TILE - MASTER ENSUITE
Line10532	Note: BROOKE ACRYLIC FREE STANDING TUB
8Aug16 / 8Sep16	

Inv.1,226	1 - SINK - KITCHEN - UNDERMOUNT SINK - ATLANTIC
Line13067	Note:
12Sep16 / 23Feb17	

STAIRS AND RAILING

Inv.1,062	1 - UPGRADE RAILING - UPGRADE 2 - LEVEL 3 - WROUGHT IRON- GREY
Line10528	Note:
8Aug16 / 8Sep16	

TILE

Inv.1,226	1 - TILE - MASTER ENSUITE - UPGRADE 1
Line13078	Note:
12Sep16 / 23Feb17	

Inv.1,226	1 - TILE - KITCHEN AND BREAKFAST - UPGRADE 2
Line13058	Note:
12Sep16 / 23Feb17	



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Inv.1,226	1 - TILE - POWDER - UPGRADE 2
Line13059	Note:
12Sep16 / 23Feb17	
Inv.1,226	1 - TILE - FOYER - UPGRADE 2
Line13060	Note:
12Sep16 / 23Feb17	
Inv.1,226	1 - TILE - LAUNDRY - UPGRADE 2
Line13061	Note:
12Sep16 / 23Feb17	
Inv.1,226	1 - TILE - UPGRADE 1 - SHOWER
Line13077	Note:
12Sep16 / 23Feb17	

TRIM CARPENTRY

Inv.1,391	1 - INTERIOR TRIM - UPGRADE 1 - 3 INCH BACKBAND CASING - 5 1/4 BASEBOARD
Line13093	Note:
30Oct16 / 23Feb17	

WINDOWS - BASEMENT

Inv.1,062	3 - BASEMENT WINDOW - 30 X 24- ALL THREE WINDOWS AS PER SKETCH
Line10529	Note:
8Aug16 / 8Sep16	



INTERIOR COLOUR SCHEME

Purchasers:

CARLA S, PESANTEZ & A, JOFFRE, R, PESAN

Telephone Res. / Bus:

(416) 670-9668 /

Decor Advisor:

Daneya Zambri

Lock Date:

25-Feb-17

Property:

224

Project:

Bradford Capital Holdings Inc.

Model and Elevation:

The Rideau 3 (42-3) Elev C Opt 5 Bed

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	TORONTO MAPLE - SOAPSTONE CL (UPGRADE 1)	9677
Laundry Room	BELWOOD - ONTARIO WHITE	9671
Powder Room	N/A	
Master Ensuite Bathroom	TORONTO MAPLE - OYSTER (UPGRADE 1)	12801
BATH	SLAB PVC - WHITE SUGAR	9677
SHARED BATH	TORONTO MAPLE - SHALE GREY (UP 1)	9677

Comment

((J31) MICROWAVE CABINET WITH SHELF (OPENING 24"W X 13-3/4"H)
(CO7) PANTRY 66CM DEEP PER FOOT
(J14) PREMIER HOOD CABINET WITHH 600CFM (MAX 36") FOR STAGGERED HEIGHT - BUILD FOR A 30" STOVE
(J08) 66CM DEEP "COUNTER DEPTH" FRIDGE CABINET (2 GABLE & 66CM DEEP UPPER)
(A02) UPPER ANGLE CORNER PER UNIT
(B05) BASE PIE CUT CORNER
(D14) VANITY BANK OF DRAWERS IN SHARED BATH

2. Counter Top

	Counter	Edge
Kitchen / Breakfast	ALASKA WHITE (UPGRADE 2)	1/4" BEVEL
Laundry Room	FROSTY WHITE 1563-70	
Powder Room	N/A	
Master Ensuite Bathroom	1877K 52 AUTUMN CARNIVAL	
BATH	4971K-52 BRONZITE	
SHARED BATH	ARGENTO ROMANO 6697-46	

Comment

KITCHEN UNDERMOUNT SINK "ATLANTIC"

3. Ceramic Flooring

	Selection	Threshold
Entrance Vestibule	69-800 OTTOMANO IVORY HD POLIS RECT PORC 12 X 24 (UP2)	
Main Hall	SEE HARDWOOD DETAIL	
Kitchen / Breakfast	69-800 OTTOMANO IVORY HD POLIS RECT PORC 12 X 24 (UP2)	
Laundry Room	69-800 OTTOMANO IVORY HD POLIS RECT PORC 12 X 24 (UP2)	
Powder Room	69-800 OTTOMANO IVORY HD POLIS RECT PORC 12 X 24 (UP2)	
Master Ensuite Bathroom	69-180 ERAMOSA CLAY MATTE 12 X 24 (UPGRADE 1)	
BATH	KEATON CARBON 46-175 13 X 13	
SHARED BATH	MALENA ICE 46-164 13 X 13	

Comment



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Plan #: 51M-1063

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	69-180 ERAMOSA CLAY MATTE 12 X 24 (UPGRADE 1)	
BATH		KEATON ICE 52-192 8 X 10	
SHARED BATH		MALENA ICE 52-189 8 X 10	
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	N/A
Dining Room	SEE HARDWOOD DETAILS
Family Room	SEE HARDWOOD DETAILS
Den / Library / Study	N/A
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	N/A
Upper Landing	SEE HARDWOOD DETAILS
Upper Hall	SEE HARDWOOD DETAILS
Master Bedroom	2369 SUN RIVER - 728 SUMAC
Bedroom #2	2369 SUN RIVER - 728 SUMAC
Bedroom #3	2369 SUN RIVER - 728 SUMAC
Bedroom #4	2369 SUN RIVER - 728 SUMAC
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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30-Oct-16

6. Hardwood

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

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 STANDARD-L4621
KITCHEN	KITCHEN STANDARD- 7545C

Waterline for Fridge ☒ Yes ☐ No

Comment

** Refer to Construction Summary

KITCHEN UNDERMOUNT SINK "ATLANTIC"



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30-Oct-16

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8. Trim Carpentry

Interior Doors

STD

Front Door Glass Inserts

STD

Door Handles

STANDARD-3820 STN

Interior Trim

UPGRADE 1

Comment

UPGRADE 1 TRIM THROUGHOUT HOUSE
Refer to Construction Summary

9. Electrical

Plugs and Switches

☒ White

Hood Fan

PREMIER HOOD FAN 600 CFM - 30"

Custom Fan Insert

Appliances

Built in Cooktop

☐ Yes ☒ No

Built in Oven

☐ Yes ☒ No

Gas Stove

☐ Yes ☒ No

Microwave

☐ Yes ☐ OTR ☒ No

Comment

** Refer to Construction Summary

BUILD HOOD FAN TO ACCOMMODATE A 30" STOVE

10. Railings and Pickets

Railing Type

OAK

Colour

NATURAL

SpindleType

UPGRADE 2 LEVEL 3 WROUGHT IRON

Colour

GREY

Stringer / Riser

NATURAL

Treads

NATURAL

Comment

Oak Stairs

☒ Yes ☐ No

** Refer to Construction Summary

PURCHASER ACKNOWLEDGES THAT STAIRS WILL NOT MATCH HARDWOOD



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30-Oct-16

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

SMOOTH CEILINGS - 2ND 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
	☐ ☐ ☐	☐ ☒ ☐	☐ ☐ ☐
Fireplace Type		D.V GAS	
Mantle Type		M1 STANDARD	
Colour / Stain		PAINTED WHITE	
Surround		PERLATTO SICILLIA MARBLE	
Hearth		N/A	

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:	CARLA S, PESANTEZ & A, JOFFRE, R, PESAN	Property:	224
Telephone Res. / Bus:	(416) 670-9668 /	Project:	Bradford Capital Holdings Inc.
Decor Advisor:	Daneya Zambri	Model and Elevation:	The Rideau 3 (42-3) Elev C Opt 5 Bed
Lock Date:	25-Feb-17	30-Oct-16	Plan #: 51M-1063

nValley
STATES

2' singles

Lot 224
Rideau 3
Elev C
Opt 5th bed

line

COVERED
LOGGIA

BREAKFAST

10'0"x15'3"

GARDEN
DOOR

KITCHEN

9'0"x15'3"

DW

ISLAND/FLUSH
BREAKFAST BAR

existing
ceiling
light
centered
to this
location

D.V. GAS FIREPLACE

OPT. WAFFLE CEILING

GREAT ROOM

12'5"x21'0"

OPT. COFFERED CEILING

DINING

14'0"x15'6"

Microplug

Micro
shelf
in upper

COT

BROOM
CLOSET

T

UPPERS

W

D

LAUNDRY

DOOR WHERE
GRADE PERMITS

OTA

SUNKEN
PWD

SUNKEN
FOYER

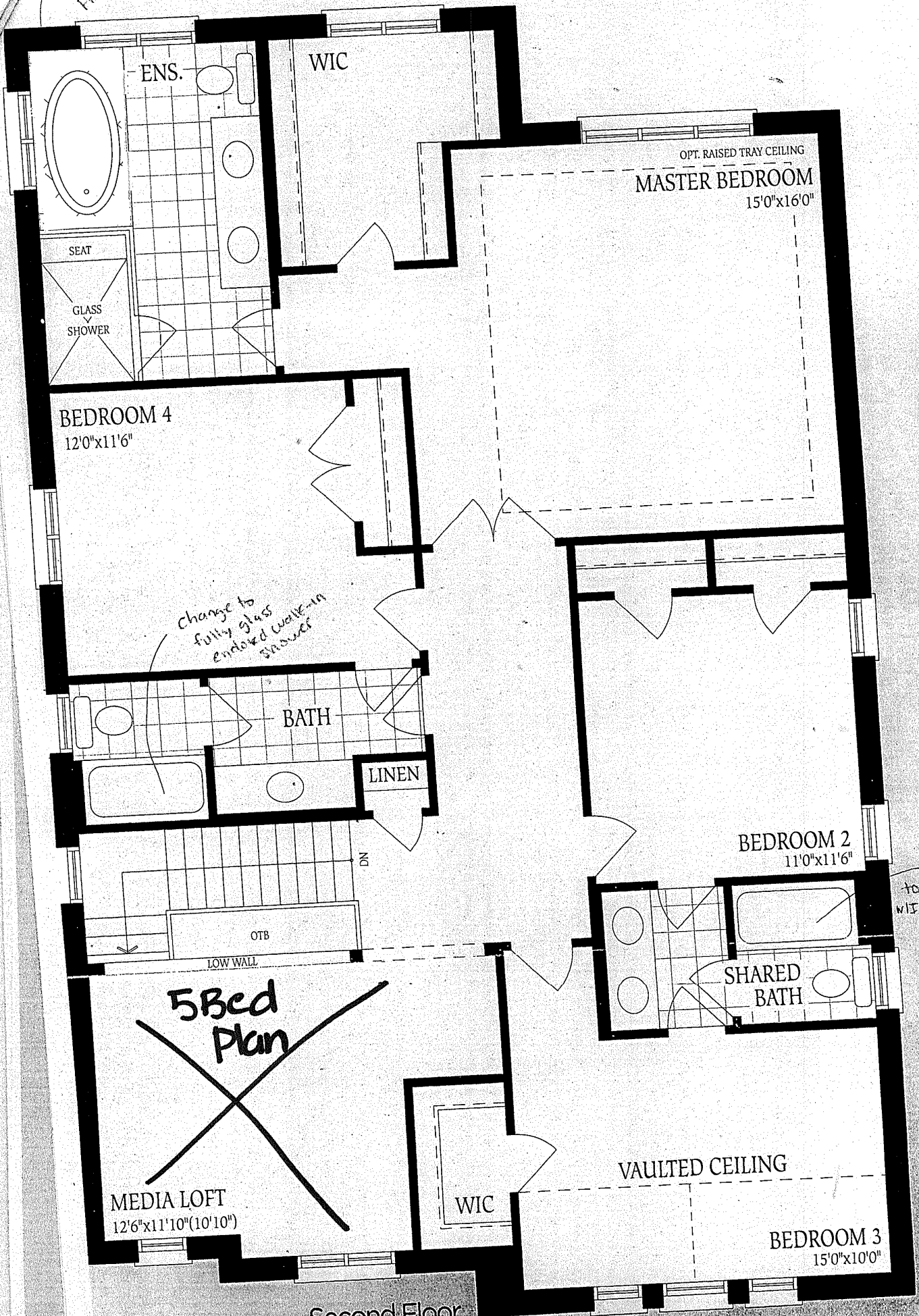
PORCH

GARAGE
18'4"x21'0"

du 5 ELEV. A 3105 ELEV. B 3125 ELEV. C 3120 SQ.FT.

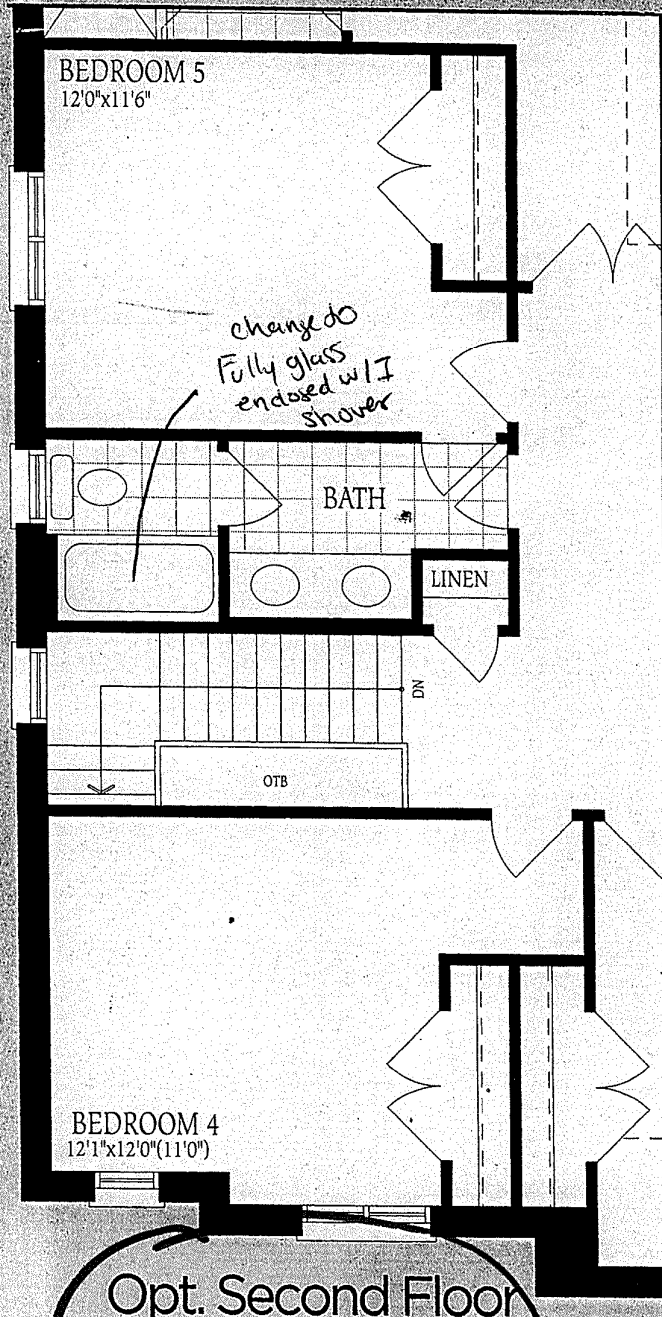
Lot 224
Rideau 3
Elev C
Opt 5th bed

Free Standing
Tub



Second Floor

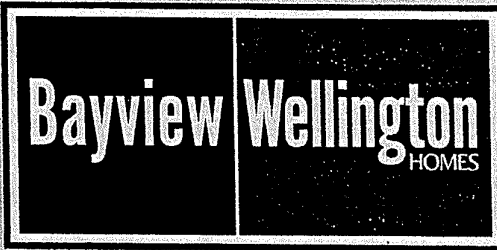
Lot 224
 Rideau 3
 Elev C
 Opt 5th bed



Opt. Second Floor
 Elevation A
 5 Bedroom

Media Loft

Facilitated by architectural controls and the Corporation's official method for the calculation of floor area, these are artist's concept only. Actual usable floor area may vary. Here required by O.B.C. E. & O. E. Oct 2014



Lot 224

Rideau 3

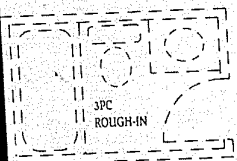
Elev C
opt sth bed

UNFINISHED
BASEMENT

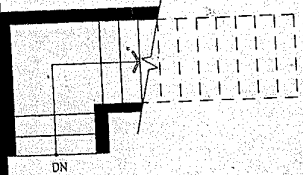
Increase
to
30x24.

Increase
to
30x24

Increase
to
30x24



LOCATION
MAY VARY



LOW HEADROOM
IF REQD.

UNEXCAVATED

LOW HEADROOM

COLD CELLAR

Basement
Elevation A

OPT. COFFERED CEILING

DINING