



CONSTRUCTION SUMMARY

234 - 3 - The Rideau 15 (42-15) Elev B

Extras at Time of Sale

CABINETRY

Inv.1,488	1 - (K14) FASCIA CEILING PANELS FOR CROWN MOLDING (PRICE INCLUDES STANDARD CROWN MOULDINGS)
Line14307	Note:
1Dec16 / 28Feb17	
Inv.1,488	1 - (J09) 66CM "COUNTER DEPTH" FRIDGE CABINET (1 GABLE 66CM & CABINET 66CM DEEP)
Line14308	Note:
1Dec16 / 28Feb17	
Inv.1,488	1 - (J23) BUILT IN DOUBLE APPLIANCE CABINET WITH DRAWER BELOW IN LIEU OF EXISTING 59CM DEEP PANTRY (TRIMKIT, REQUIRED SUPPLY SPECS)
Line14310	Note:
1Dec16 / 28Feb17	
Inv.1,488	1 - (J33) COOKTOP CABINET WITH FALSE TOP DRAWER AND POTS&PANS DRAWERS BELOW (PURCHASER TO SUPPLY SPECS)
Line14311	Note:
1Dec16 / 28Feb17	
Inv.1,488	1 - VANITY - ENSUITE BATHROOM - GROUP 4 - 6 CLASSIC VIKING PAINT
Line14331	Note:
1Dec16 / 28Feb17	
Inv.1,488	1 - DO NOT INSTALL CABINETS ABOVE STOVE TO ACCOMODATE FOR CHIMNEY HOOD FAN 36" TO MATCH COOK TOP
Line14345	Note:
1Dec16 / 28Feb17	
Inv.1,488	1 - CABINETRY - KITCHEN/SERVERY - GROUP 3 VIKING 3
Line15315	Note:
1Dec16 / 28Feb17	

CABINETRY - VANITY CABINETS

Inv.1,488	1 - (D15) VANITY BANK OF DRAWERS (60CM TO 90CM) IN MASTER ENSUITE
Line15321	Note:
1Dec16 / 28Feb17	

CEILINGS

Inv.1,108	1 - CEILINGS - SMOOTH CEILINGS ON SECOND FLOOR
Line10977	Note:
17Aug16 / 28Feb17	
Inv.1,108	1 - OPTIONAL COFFERED CEILINGS IN LIVING/DINING ROOM
Line10979	Note:
17Aug16 / 28Feb17	
Inv.1,108	1 - CEILINGS - SMOOTH CEILINGS ON MAIN FLOOR
Line10976	Note:
17Aug16 / 28Feb17	
Inv.1,108	1 - CEILINGS - WAFFLE CEILINGS IN FAMILY ROOM
Line10978	Note:
17Aug16 / 28Feb17	



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Inv.1,108	1 - OPTIONAL TRAY IN MASTER BEDROOM
Line10980	Note:
17Aug16 / 28Feb17	
Inv.1,108	1 - 10 FOOT CEILING ON MAIN FLOOR - INCLUDES 8 FOOT HIGH FRONT ENTRY DOOR WITH 18 INCH HIGH TRANSOM ON MAIN FLOOR - SIDE WINDOWS 18 INCH TRANSOMS ON MAIN FLOOR PATIO DOOR 24 INCH HIGH TRANSOM IF IT IS A GARDEN/FRENCH DOOR 8 FOOT DOOR AND 12 INCH TRANSOM ON M
Line11953	Note:
17Aug16 / 28Feb17	

CONSTRUCTION

Inv.1,108	1 - WALK UP BASEMENT -
	LOCATION TO BE SHOWN AND INITIALED BY PURCHASER AT SALES OFFICE IF ITEM IS PURCHASED
Line11041	Note:
17Aug16 / 28Feb17	

COUNTER TOP

Inv.1,488	1 - COUNTER TOP - ENSUITE - UPGRADE 2
Line15316	Note:
1Dec16 / 28Feb17	
Inv.1,488	1 - COUNTER TOP - ISLAND AND BREAKFAST BAR - UPGRADE 3
Line14312	Note:
1Dec16 / 28Feb17	
Inv.1,488	1 - COUNTER TOP - KITCHEN - UPGRADE 3
Line14313	Note:
1Dec16 / 28Feb17	
Inv.1,488	1 - KITCHEN COUNTER TOP - UPGRADE 1 EDGE
Line14340	Note:
1Dec16 / 28Feb17	

DO NOT INSTALL

Inv.1,488	1 - BATHROOM MIRROR - DO NOT INSTALL
Line15322	Note:
1Dec16 / 28Feb17	

ELECTRICAL

Inv.1,108	1 - WALL OVEN ELECTRICAL- PROVISION ONLY AND MICROWAVE OUTLET ON A SEPARATE CIRCUT
Line11951	Note:
17Aug16 / 28Feb17	
Inv.1,108	1 - CEILING OUTLET - ON NEW SWITCH - EXTRA INTERIOR CEILING OUTLET ROUGH IN NO FIXTURE ON NEW SWITCH- IN LIVING/DINING ROOM AS PER SKETCH
Line11027	Note:
17Aug16 / 28Feb17	
Inv.1,108	1 - 200 AMP SERVICE - UPGRADE TO
Line11026	Note:
17Aug16 / 28Feb17	



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Inv.1,108	1 - CEILING OUTLET - ON NEW SWITCH - EXTRA INTERIOR CEILING OUTLET ROUGH IN NO FIXTURE ON NEW SWITCH- ON FRONT PORCH - AS PER SKETCH
Line11028	Note:
17Aug16 / 28Feb17	
Inv.1,108	1 - PLUG ON SEPERATE CIRCUIT FOR COOKTOP
Line11952	Note:
17Aug16 / 28Feb17	
Inv.1,108	1 - MOVE LOCATION OF EXISITNG KITCHEN LIGHT TO BE CENTERED OVER ISLAND - AS PER SKETCH
Line11042	Note:
17Aug16 / 28Feb17	

HARDWOOD FLOORING

Inv.1,108	1 - HARDWOOD FLOORING - STANDARD SERIES - 2 1/4 MERCIER SOLID OAK - UPPER HALL
Line11038	Note:
17Aug16 / 28Feb17	
Inv.1,488	1 - HARDWOOD FLOORING - DEN/STUDY - UPGRADE 7
Line14323	Note:
1Dec16 / 28Feb17	
Inv.1,488	1 - HARDWOOD FLOORING - FAMILY - UPGRADE 7
Line14324	Note:
1Dec16 / 28Feb17	
Inv.1,488	1 - HARDWOOD FLOORING - LIVING DINING - UPGRADE 7
Line14325	Note:
1Dec16 / 28Feb17	
Inv.1,488	1 - HARDWOOD FLOORING - MAIN HALL - UPGRADE 7
Line14326	Note:
1Dec16 / 28Feb17	
Inv.1,488	1 - HARDWOOD FLOORING - LOWER LANDING - UPGRADE 7
Line14343	Note:
1Dec16 / 28Feb17	
Inv.1,488	1 - HARDWOOD FLOORING - UPPER HALL - UPGRADE 7
Line15314	Note:
1Dec16 / 28Feb17	

HEATING AND AIR CONDITIONING

Inv.1,108	2 - GAS LINE - ROUGH IN GAS LINE - BBQ - STOVE -
Line11030	Note:
17Aug16 / 28Feb17	

PAINT AND STAIN

Inv.1,488	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
Line14342	Note:
1Dec16 / 28Feb17	

PLUMBING



CONSTRUCTION SUMMARY

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Inv.1,108	1 - DRAIN - ADDITIONAL DRAIN- LAUNDRY ROOM - AS PER SKETCH
Line11031	Note:
17Aug16 / 28Feb17	
Inv.1,108	1 - ICE MAKER ROUGH IN - WATERLINE TO FRIDGE FOR ICEMAKER
Line11032	Note:
17Aug16 / 28Feb17	
Inv.1,108	1 - ROUGH-IN FOR FUTURE SINK IN BASEMENT
	LOCATION TO FOLLOW
Line11033	Note:
17Aug16 / 28Feb17	
Inv.1,108	1 - SHOWER TRANSFER VALVE- MASTER ENSUITE
Line11034	Note:
17Aug16 / 28Feb17	
Inv.1,108	1 - SLIDE BAR WITH HANDHELD 3669EP FOR MASTER ENSUITE
Line11035	Note:
17Aug16 / 28Feb17	
Inv.1,488	1 - SINK - KITCHEN - UNDERMOUNT SINK - LONDON
Line14317	Note:
1Dec16 / 28Feb17	
Inv.1,488	2 - SINK - BATHROOM (VANITY) - UNDERMOUNT - OVAL PORCELAIN
Line14339	Note:
1Dec16 / 28Feb17	

STAIRS AND RAILING

Inv.1,108	1 - UPGRADE RAILING - UPGRADE 2 - LEVEL 1 - WROUGHT IRON - BLACK
Line11039	Note:
17Aug16 / 28Feb17	

TILE

Inv.1,488	1 - TILE - KITCHEN AND BREAKFAST - UPGRADE 6
Line15318	Note:
1Dec16 / 28Feb17	
Inv.1,488	1 - TILE - POWDER - UPGRADE 6
Line15320	Note:
1Dec16 / 28Feb17	
Inv.1,488	1 - TILE - MASTER ENSUITE - UPGRADE 1
Line14336	Note:
1Dec16 / 28Feb17	
Inv.1,488	1 - TILE - UPGRADE 1 - MASTER SHOWER
Line14337	Note:
1Dec16 / 28Feb17	
Inv.1,488	1 - TILE - ENTRY - UPGRADE 6
Line15319	Note:
1Dec16 / 28Feb17	



CONSTRUCTION SUMMARY

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TRIM

Inv.1,488	1 - INTERIOR TRIM - UPGRADE 2 - 3INCH BACKBAND CASING - 7 1/4 MDF BASEBOARD
Line14344	Note:
1Dec16 / 28Feb17	

WINDOWS - BASEMENT

Inv.1,108	3 - BASEMENT WINDOW - 47 X 24- ALL THREE WINDOWS - AS PER SKETCH
Line11036	Note:
17Aug16 / 28Feb17	



INTERIOR COLOUR SCHEME

Purchasers:

ELANGO EESWARAPATHAM & THAMARA THA

Property: 234

Telephone Res. / Bus:

(416) 721-8493 /

Project: Bradford Capital Holdings Inc.

Decor Advisor:

Monica Ceresna

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

Lock Date:

21-Dec-16

21-Dec-16

Plan #: 51M-1063

Layout Changes:

☐ Yes ☒ No

Sketch Attached:

☒ Yes ☐ No

Exterior Colour Scheme:

#2

1. Kitchen and Vanities

	Style and Colour	Hardware
Kitchen / Breakfast	CAMDEN MAPLE-OYSTER CL (UP1)	9677
Laundry Room	BELWOOD - ONTARIO WHITE	9677
Powder Room	N/A	
Master Ensuite Bathroom	KIGSTON MAPLE - SOAPSTONE CL (UP2)	9677
SHARED BATH	RIDEAU - ONTARIO WHITE (STD)	9677
SEMI ENSUITE	RIDEAU - ONTARIO WHITE (STD)	9677

Comment

(J09) 66CM "COUNTER DEPTH" FRIDGE CABINET (1 GABLE 66CM & CABINET 66CM DEEP)
(J23) BUILT IN DOUBLE APPLIANCE CABINET WITH DRAWER BELOW IN LIEU OF EXISTING 59CM DEEP PANTRY
(J33) COOKTOP CABINET WITH FALSE TOP DRAWER AND POTS&PANS DRAWERS BELOW -36"COOKTOP
(K14) FASCIA CEILING PANELS FOR CROWN MOLDING
DO NOT INSTALL CABINETS OVER THE STOVE TO ACCOMODATE CHIMNEY HOOD FAN - 36" WIDE.
(D15) VANITY BANK OF DRAWERS (60CM TO 90CM) IN MASTER ENSUITE

2. Counter Top

	Counter	Edge
Kitchen / Breakfast	3141 EGGSHELL (UP3)	DOUBLE BEVEL (UP1)
Laundry Room	1573-60 FROSTY WHITE	
Powder Room	N/A	
Master Ensuite Bathroom	5010 QUARTZ (UP2)	SINGLE STRAIGHT (STD)
SHARED BATH	4954K-22 ITALIAN WHITE DI PESCO	
SEMI ENSUITE	4954K-22 ITALIAN WHITE DI PESCO	

Comment

3. Ceramic Flooring

	Selection	Threshold
Entrance Vestibule	LA MAISON BIANCO 24X24 (UP6)	
Main Hall	SEE HARDWOOD DETAILS	
Kitchen / Breakfast	LA MAISON BIANCO 24X24 (UP6)	
Laundry Room	BALLINA GREY 46-140 13 X13	
Powder Room	LA MAISON BIANCO 24X24 (UP6)	
Master Ensuite Bathroom	67-085 CLASSIC HD CALACATTA POR 18X18 (UP1)	
SHARED BATH	MALENA ICE 46-164 13 X 13	
SEMI ENSUITE	MALENA ICE 46-164 13 X 13	

Comment

*** STANDARD GROUT UNLESS SPECIFIED***



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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	67-085 CLASSIC HD CALACATTA POR 18X18 (UP1)	
SHARED BATH		MALENA ICE 52-189 8 X 10	
SEMI ENSUITE		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
DO NOT INSTALL CEARMIC ACCESSORIES IN ALL WASHROOMS

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	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	
MADIA LOFT	2369 SUN RIVER 713 SILVER MAPLE	
Underpad	Type	Area
	10MM (STANDARD)	ALL BEDROOMS
Carpet on Stairs	Capped	Runner - *Upgrade
Comment	N/A	N/A

** Refer to Construction Summary



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6. Hardwood

Kitchen	SEE CERAMIC DETAILS
Main Hall	WHITE OAK - GOTHAM - HANDSCRAPED - CHARACTER PEARL - 5" (UP 7)
Living Room	WHITE OAK - GOTHAM - HANDSCRAPED - CHARACTER PEARL - 5" (UP 7)
Dining Room	WHITE OAK - GOTHAM - HANDSCRAPED - CHARACTER PEARL - 5" (UP 7)
Family Room	WHITE OAK - GOTHAM - HANDSCRAPED - CHARACTER PEARL - 5" (UP 7)
Den / Library / Study	WHITE OAK - GOTHAM - HANDSCRAPED - CHARACTER PEARL - 5" (UP 7)
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	WHITE OAK - GOTHAM - HANDSCRAPED - CHARACTER PEARL - 5" (UP 7)
Upper Landing	N/A
Upper Hall	WHITE OAK - GOTHAM - HANDSCRAPED - CHARACTER PEARL - 5" (UP 7)
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

** Refer to Construction Summary



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Lock Date:

21-Dec-16

21-Dec-16

Plan #: 51M-1063

8. Trim Carpentry

Interior Doors

STD

Front Door Glass Inserts

STD

Door Handles

STANDARD-3820 STN

Interior Trim

UPGRADE 2

Comment

** Refer to Construction Summary
UPGRADE 2 INTERIOR TRIM: 3INCH BACKBAND CASING - 7 1/4 MDF BASEBOARD

9. Electrical

Plugs and Switches

☒ White

Hood Fan

CHIMNEY HOOD FAN 36"

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
CHIMNEY HOOD FAN FROM GOEMANS - PURCHASER TO PROVIDE WITH SPECS.

10. Railings and Pickets

Railing Type

OAK

SpindleType

UPGRADE 2 LEVEL 1 WROUGHT IRON

Stringer / Riser

STAIN TO MATCH HARDWOOD

Colour

STAIN TO MATCH HARDWOOD

Colour

BLACK

Treads

STAIN TO MATCH HARDWOOD

Comment

Oak Stairs

☒ Yes ☐ No

** Refer to Construction Summary
STAIN STAIRCASE TO MATCH HARDWOOD - WHITE OAK - GOTHAM - HANDSCRAPED - CHARACTER PEARL



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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 CEILNGS ON MAIN & 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
	☐ ☐ ☒	☐ ☒ ☐	☐ ☐ ☒
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



INTERIOR COLOUR SCHEME

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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

(D15) VANITY BANK OF DRAWERS (60CM TO 90CM) IN MASTER ESUITE

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: _____

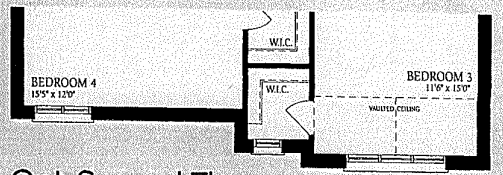
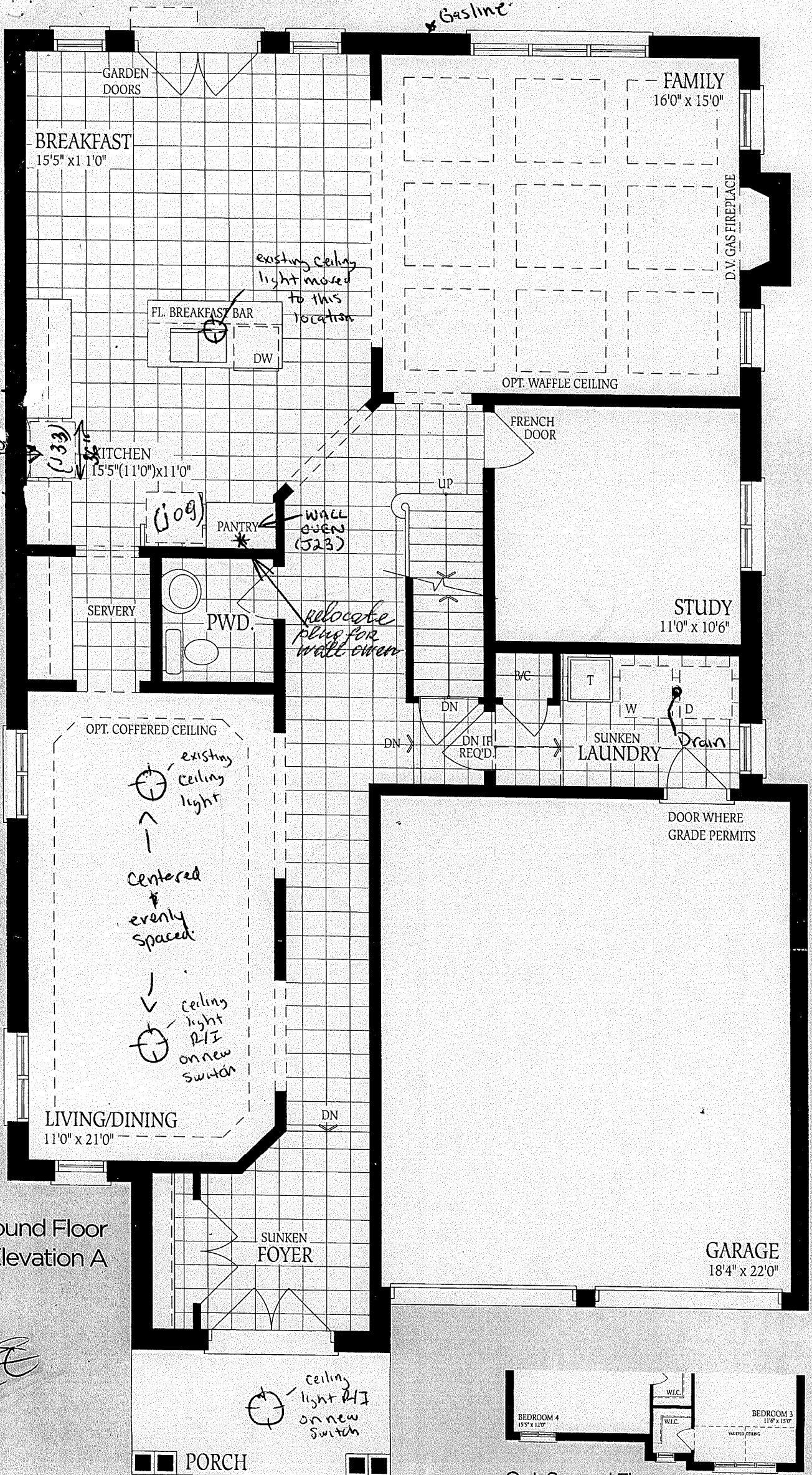


INTERIOR COLOUR SCHEME

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Lock Date:	21-Dec-16		Plan #: 51M-1063

Lot 234 Rideau IS Elev B

Gasline



Rideau 15

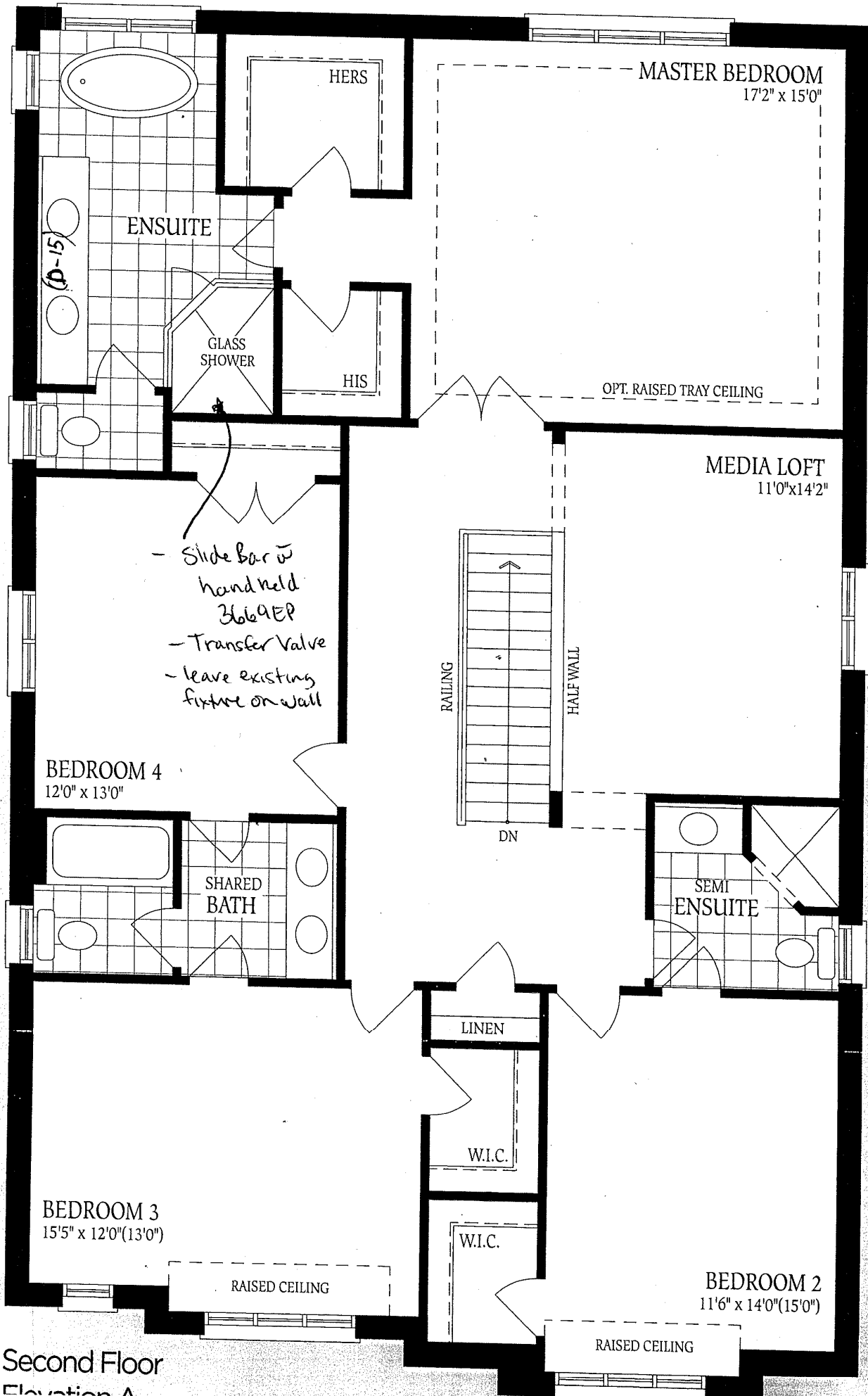
ELEV. A
3316

ELEV. B
3309

ELEV. C
3324

SQ.FT.

Lot 234
Rideau 15
Elev B



Second Floor
Elevation A

UNFINISHED
BASEMENT

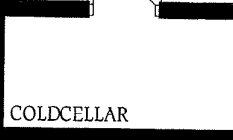
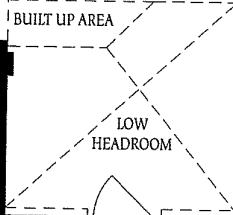
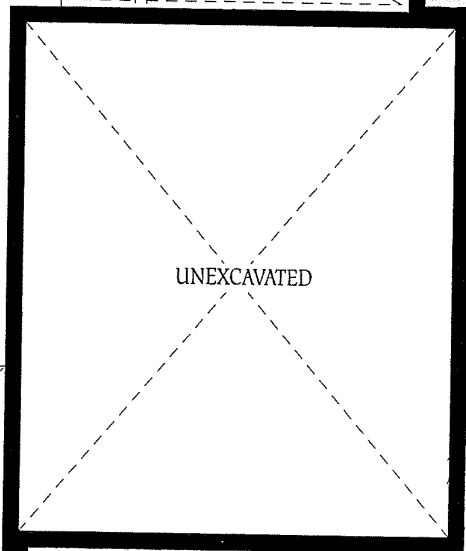
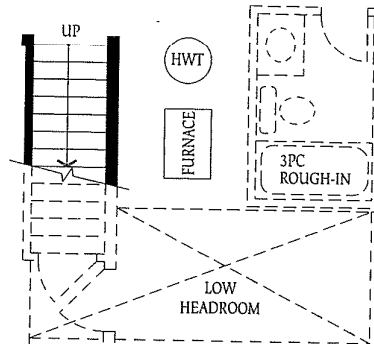
Lot 234
Rideau 15
Elev B

Increase
to
47x24

Increase
to
47x24

Increase
to
47x24

R/I for
future sink



Basement
Elevation A

EE

