



CONSTRUCTION SUMMARY

158 - 3 - The Rideau 2 (42-2) Elev C

Extras at Time of Sale

VENDOR TO SUPPLY AND INSTALL A 5 FT. BY 8 FT. DECK WITH STAIRS TO GRADE <i>Worksheet</i> Note:

CABINETRY

Inv.1,121	1 - RELOCATE 3 FT OF UPPER AND BASE CABINETRY TO END OF STOVE WALL TO ACCOMODATE A 3 FOOT PASS THROUGH TO LIV/DIN ROOM - AS PER SKETCH
Line12678	Note:
22Aug16 / 6Feb17	
Inv.1,388	1 - (J20) BUILT IN DOUBLE APPLIANCE CABINET WITH DRAWER BELOW
Line13029	Note:
30Oct16 / 6Feb17	
Inv.1,388	1 - RELOCATE STOVE OPENING TO BE CENTRED TO ISLAND - AS PER SKETCH
Line13094	Note:
30Oct16 / 6Feb17	
Inv.1,388	1 - CABINETRY - KITCHEN - GROUP 7 CLASSIC PAINT
Line13023	Note:
30Oct16 / 6Feb17	
Inv.1,388	1 - INCREASE ISLAND TO A 6 FT. X 4 FT. ISLAND - ISLAND IS TURNED TO FACE GREAT ROOM (VERTICAL)
Line13036	Note:
30Oct16 / 6Feb17	
Inv.1,388	1 - (J33) COOKTOP CABINET WITH FALSE TOP DRAWER AND POTS & PANS DRAWERS BELOW
Line13039	Note:
30Oct16 / 6Feb17	
Inv.1,388	1 - (B17) BANK OF DRAWERS CABINET MATCH EXISTING BANK OF DRAWERS. OPPOSITE SIDE OF COOKTOP.
Line13043	Note:
30Oct16 / 6Feb17	
Inv.1,388	1 - VANITY - ENSUITE BATHROOM - GROUP 3 VIKING 3
Line13047	Note:
30Oct16 / 6Feb17	
Inv.1,388	1 - VANITY - ENSUITE BATHROOM 2 - GROUP 3 VIKING 3
Line13051	Note:
30Oct16 / 6Feb17	
Inv.1,388	1 - PURCHASER REQUESTS TO RELOCATE EXISTING PANTRY TO END OF CABINTRY ON STOVE WALL - IN BREAKFAST AREA,
Line13068	Note:
30Oct16 / 6Feb17	
Inv.1,388	6 - (B02) BASE CABINET PRICE PER FOOT - UNDER THE BREAKFAST BAR ON THE ISLAND
Line14559	Note:
30Oct16 / 6Feb17	
Inv.1,930	1 - RELCATE FRIDGE TO BE FLUSH WITH ENTERENCE WALL - AS PER SKETCH
Line20026	Note:
27Jun17 / 6Jul17	

CABINETRY - ACCESSORIES



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Inv.1,388	1 - OPTIONAL LIGHT VALANCE
Line14560	Note:
30Oct16 / 6Feb17	

CABINETRY - APPLIANCES

Inv.1,388	1 - (J09) 66CM "COUNTER DEPTH" FRIDGE CABINET (1 GABLE 66CM & CABINET 66 CM DEEP)
Line13035	Note:
30Oct16 / 6Feb17	
Inv.1,930	1 - STOVE TO BE CENTRE OF ISLAND
Line20028	Note:
27Jun17 / 6Jul17	
Inv.1,930	1 - DOUBLE BUILT IN OVENS (MICRO/OVEN) TO BE FUSH AGAINST ENTERENCE WALL INTO LIVING/DINING
Line20027	Note:
27Jun17 / 6Jul17	

CABINETRY - VANITY CABINETS

Inv.1,388	1 - (D14) VANITY CABINETS - VIKING - VANITY BANK OF DRAWERS - 55CM MAX IN THE MASTER ENSUITE
Line13050	Note:
30Oct16 / 6Feb17	

CEILINGS

Inv.1,103	1 - SMOOTH CEILINGS - 2ND FLOOR
Line11139	Note:
16Aug16 / 6Feb17	
Inv.1,103	1 - SMOOTH CEILINGS - MAIN FLOOR
Line11138	Note:
16Aug16 / 6Feb17	
Inv.1,103	1 - OPTIONAL TRAY CEILINGS IN MASTER BEDROOM
Line11140	Note:
16Aug16 / 6Feb17	

CONSTRUCTION

Inv.1,103	1 - REMOVE WALL IN LIVING/DINING ROOM AS PER SKETCH
Line11152	Note:
16Aug16 / 6Feb17	

DO NOT INSTALL

Inv.1,388	1 - BATHROOM MIRROR - DO NOT INSTALL
Line14561	Note:
30Oct16 / 6Feb17	
Inv.1,388	1 - TOILET PAPER HOLDER, TOWEL RACK AND SOAP DISH IN ALL WASHROOMS - DO NOT INSTALL
Line14562	Note:
30Oct16 / 6Feb17	

ELECTRICAL



CONSTRUCTION SUMMARY

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Inv.1,103	1 - 200 AMP SERVICE - UPGRADE TO
Line11141	Note:
16Aug16 / 6Feb17	
Inv.1,121	1 - WALL OVEN ELECTRICAL- PROVISION ONLY AND MICROWAVE OUTLET ON A SEPARATE CIRCUT
Line12679	Note:
22Aug16 / 6Feb17	
Inv.1,121	1 - RELOCATE STOVE OPENING TO BE CENETERD WITH THE ISLAND - AS PER SKETCH
Line12681	Note: OK
22Aug16 / 6Feb17	
Inv.1,392	1 - COOKTOP ELECTRICAL - 50 AMP - INDUCTION
Line13095	Note:
30Oct16 / 6Feb17	

HARDWOOD FLOORING

Inv.1,103	1 - HARDWOOD FLOORING - STANDARD SERIES - 2 1/4 MERCIER SOLID OAK - UPPER HALL
Line11143	Note:
16Aug16 / 6Feb17	
Inv.1,103	1 - HARDWOOD FLOORING - STANDARD SERIES - 2 1/4 MERCIER SOLID OAK - LANDING
Line11142	Note:
16Aug16 / 6Feb17	
Inv.1,388	1 - HARDWOOD FLOORING - UPGRADE 7 - 5 INCH VINTAGE OAK ENGINEERED SCRAPED - LANDING
Line13031	Note:
30Oct16 / 6Feb17	
Inv.1,388	1 - HARDWOOD FLOORING - UPGRADE 7 - 5 INCH VINTAGE OAK ENGINEERED SCRAPED - MAIN HALL
Line13033	Note:
30Oct16 / 6Feb17	
Inv.1,388	1 - HARDWOOD FLOORING - UPGRADE 7 - 5 INCH VINTAGE OAK ENGINEERED SCRAPED - FAMILY
Line13030	Note:
30Oct16 / 6Feb17	
Inv.1,388	1 - HARDWOOD FLOORING - UPGRADE 7 - 5 INCH VINTAGE OAK ENGINEERED SCRAPED - LIVING AND DINING
Line13032	Note:
30Oct16 / 6Feb17	
Inv.1,388	1 - HARDWOOD FLOORING - UPGRADE 7 - 5 INCH VINTAGE OAK ENGINEERED SCRAPED - UPPER HALL
Line13034	Note:
30Oct16 / 6Feb17	

PAINT AND STAIN

Inv.1,388	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
Line13046	Note:
30Oct16 / 6Feb17	

PLUMBING



CONSTRUCTION SUMMARY

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Inv.1,103	1 - SHOWER - WATERFALL SHOWER HEAD - MOEN S112 - FIXTURE ONLY - MASTER ENSUITE
Line11145	Note:
16Aug16 / 6Feb17	
Inv.1,103	1 - SHOWER TRANSFER VALVE - MASTER ENSUITE
Line11147	Note:
16Aug16 / 6Feb17	
Inv.1,103	1 - FREESTANDING TUB IN MASTER ENSUITE. FULL GLASS PANELS ON FRONT OF MASTER SHOWER WALL AS PER SKETCH (TUB,GLASS)
Line11149	Note:
16Aug16 / 6Feb17	
Inv.1,103	1 - SHOWER - WATERFALL SHOWER HEAD CEILING MOUNT - MASTER ENSUITE
Line11146	Note:
16Aug16 / 6Feb17	
Inv.1,103	1 - POT TAP ROUGH IN ONLY - INSTALL TO THE LEFT SIDE ABOVE STOVE SO THAT ITS OFF CENTERED
Line11230	Note:
16Aug16 / 6Feb17	
Inv.1,121	1 - TURN ISLAND IN KITCHEN TO FACE GREAT ROOM - AS PER SKETCH
Line12677	Note: Need Approx 3' x 6" to 4' Clearance from Fridge
22Aug16 / 6Feb17	

STAIRS

Inv.1,121	1 - DELETE CURVED BOTTOM STAIR AND ADD STRAIGHT NEWEL POST - AS PER SKETCH
Line12680	Note:
22Aug16 / 6Feb17	

STAIRS AND RAILING

Inv.1,103	1 - UPGRADE RAILING - UPGRADE 2 - LEVEL 1 - WROUGHT IRON- BLACK
Line11148	Note:
16Aug16 / 6Feb17	

TILE

Inv.1,388	1 - TILE - POWDER - UPGRADE 2
Line13027	Note:
30Oct16 / 6Feb17	
Inv.1,388	1 - TILE - KITCHEN AND BREAKFAST - UPGRADE 2
Line13025	Note:
30Oct16 / 6Feb17	
Inv.1,388	1 - TILE - FOYER - UPGRADE 2
Line13024	Note:
30Oct16 / 6Feb17	
Inv.1,388	1 - TILE - LAUNDRY - UPGRADE 2
Line13026	Note:
30Oct16 / 6Feb17	



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Inv.1,388	1 - TILE - MASTER ENSUITE - UPGRADE 1
Line13048	Note: PURCHASER UPGRADES TO FREE STANDING TUB.
30Oct16 / 6Feb17	
Inv.1,388	1 - TILE - UPGRADE 1 - SHOWER
Line13049	Note:
30Oct16 / 6Feb17	
Inv.1,388	1 - TILE - MASTER ENSUITE - UPGRADE 1 PRICE HAS BEEN INCREADED BY --- TO ACCOMODATE THE AREA AROUND FREE STANDING TUB
Line14563	Note:
30Oct16 / 6Feb17	



INTERIOR COLOUR SCHEME

Purchasers:

GIUSEPPE COMMISSO & ISABELLA C COMMI

Telephone Res. / Bus:

(416) 995-6126 /

Decor Advisor:

Daneya Zambri

Lock Date:

6-Dec-16

Property:

158

Project:

Bradford Capital Holdings Inc.

Model and Elevation:

The Rideau 2 (42-2) Elev C

Plan #:

51M-1063

Layout Changes:

☒ Yes ☐ No

Sketch Attached:

☒ Yes ☐ No

Exterior Colour Scheme:

#10

1. Kitchen and Vanities

	Style and Colour	Hardware
Kitchen / Breakfast	BOSTON PAINT - WINTER WHITE (UP 3)	NONE
Laundry Room	RIDEAU - ONTARIO WHITE (STD)	9677
Powder Room	N/A	N/A
Master Ensuite Bathroom	MANCHESTER MAPLE SHALE GREY CL (UP 1)	9677
ENS. 2	MANCESTER MAPLE SOAPSTONE (UP 1)	196
SHARED BATH	BELWOOD ONTARIO WHITE (STD)	171

Comment

DO NOT INSTALL HANDLES ON ALL KITCHEN CABINETS - (B02) X 6 UNDER BREAKFAST BAR
(J20) BUILT IN DOUBLE APPLIANCE CABINET WITH DRAWER BELOW
(J09) 66CM "COUNTER DEPTH" FRIDGE CABINET (1 GABLE 66CM & CABINET 66 CM DEEP)
INCREASE ISLAND TO A 6 FT. X 4 FT. ISLAND
(J33) COOKTOP CABINET WITH FALSE TOP DRAWER AND POTS & PANS DRAWERS BELOW
(B17) BANK OF DRAWERS CABINET MATCH EXISTING BANK OF DRAWERS. OPPOSITE SIDE OF COOKTOP.
(D14) VANITY CABINETS - VIKING - VANITY BANK OF DRAWERS - 55CM MAX IN THE MASTER ENSUITE

2. Counter Top

	Counter	Edge
Kitchen / Breakfast	PALOMA POLAR 6698-46	
Laundry Room	FROSTY WHITE 1573-60	
Powder Room	N/A	
Master Ensuite Bathroom	WHITE CARRARA 4924-38	
ENS. 2	6698-46 PALOMA POLAR	
SHARED BATH	FROSTY WHITE 1573-60	

Comment

3. Ceramic Flooring

	Selection	Threshold
Entrance Vestibule	69-864 AMELIA SMOKE HD POLISHED 12 X 24 REC POR (UP 2)	
Main Hall	SEE HARDWOOD DETAILS	
Kitchen / Breakfast	69-864 AMELIA SMOKE HD POLISHED 12 X 24 REC POR (UP 2)	
Laundry Room	69-864 AMELIA SMOKE HD POLISHED 12 X 24 REC POR (UP 2)	
Powder Room	69-864 AMELIA SMOKE HD POLISHED 12 X 24 REC POR (UP 2)	
Master Ensuite Bathroom	67-085 CLASSICO HD CALACATTA POR 18 X 18 (UP 1)	
ENS 2	KEATON ICE 46-173 13 X13	
SHARED BATH	CINQ GREY 46-147 13 X 13	

Comment



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4. Ceramic Wall Tile

Master Ensuite Bathroom

Tub Deck Wall

Tub Deck

Tub Deck Skirt

Shower Stall

N/A

N/A

N/A

67-085 CLASSICO HD CALACATTA POR 18 X 18 (UP 1)

ENS. 2

KEATON ICE 52-192 8 X 10

SHARED BATH

CINQ GREY 52-174 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

Delete all mirrors and ceramic accesories in all bathrooms

5. Carpeting

Main Hall

Living Room

Dining Room

Family Room

Den / Library / Study

Basement Landing(If Applies)

Lower Landing (If Applies)

Upper Landing

Upper Hall

Master Bedroom

Bedroom #2

Bedroom #3

Bedroom #4

Bedroom #5

SEE HARDWOOD DETAILS

SEE HARDWOOD DETAILS

SEE HARDWOOD DETAILS

SEE HARDWOOD DETAILS

N/A

N/A

N/A

SEE HARDWOOD DETAILS

SEE HARDWOOD DETAILS

2369 SUN RIVER 713 SILVER MAPLE

2369 SUN RIVER 713 SILVER MAPLE

2369 SUN RIVER 713 SILVER MAPLE

2369 SUN RIVER 713 SILVER MAPLE

N/A

Underpad

Type

Area

10MM (STANDARD)

ALL BEDROOMS

Carpet on Stairs

Capped

Runner - *Upgrade

NONE

Comment

** Refer to Construction Summary



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6. Hardwood

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

Comment

7. Plumbing Fixtures

Powder Room	BATH. SINK STANDARD-L4621
Master Ensuite Bathroom	BATH. SINK STANDARD-L4621
ENS. 2	BATH. SINK STANDARD-L4621
SHARED BATH	BATH. SINK STANDARD-L4621
KITCHEN	KITCHEN STANDARD- 7545C

Waterline for Fridge ☐ Yes ☒ No

Comment

** Refer to Construction Summary

SHOWER - WATERFALL SHOWER HEAD - MOEN S112 - FIXTURE ONLY - MASTER ENSUITE

SHOWER - WATERFALL SHOWER HEAD CEILING MOUNT - MASTER ENSUITE

SHOWER TRANSFER VALVE - MASTER ENSUITE

POT TAP ROUGH IN ONLY - INSTALL TO THE LEFT SIDE ABOVE STOVE SO THAT ITS OFF CENTERED



INTERIOR COLOUR SCHEME

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8. Trim Carpentry

Interior Doors

STD

Front Door Glass Inserts

STD

Door Handles

STD

Interior Trim

STANDARD

Comment

** Refer to Construction Summary

9. Electrical

Plugs and Switches

☒ White

Hood Fan

CHIMNEY HOOD FAN

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
BUILT IN MICRO AND OVEN
CHIMNEY HOOD FAN SPECS TO BE PROVIDED.
200 AMP SERVICE - UPGRADE TO

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

STAIN TO MATCH THE HARDWOOD WHITE OAK GOTHAM HAND SCRAPED ENGINEERED 5" - (UP 7)



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11. Crown Mouldings

Entrance Vestibule

NONE

Main Hall

NONE

Living Room

NONE

Dining Room

NONE

Family Room

NONE

Kitchen/Breakfast

NONE

Den/Library

NONE

Lower Landing

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

OPTIONAL TRAY CEILINGS IN MASTER BEDROOM

13. Fireplace

Living Room

Purchased

As Per Plan

N/A

Family Room

Purchased

As Per Plan

N/A

Other Room - Specify

Purchased

As Per Plan

N/A

Fireplace Type

D.V GAS

Mantle Type

M1 STANDARD

Colour / Stain

PAINTED WHITE

Surround

BIANCO MARBLE

Hearth

NONE

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

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: _____

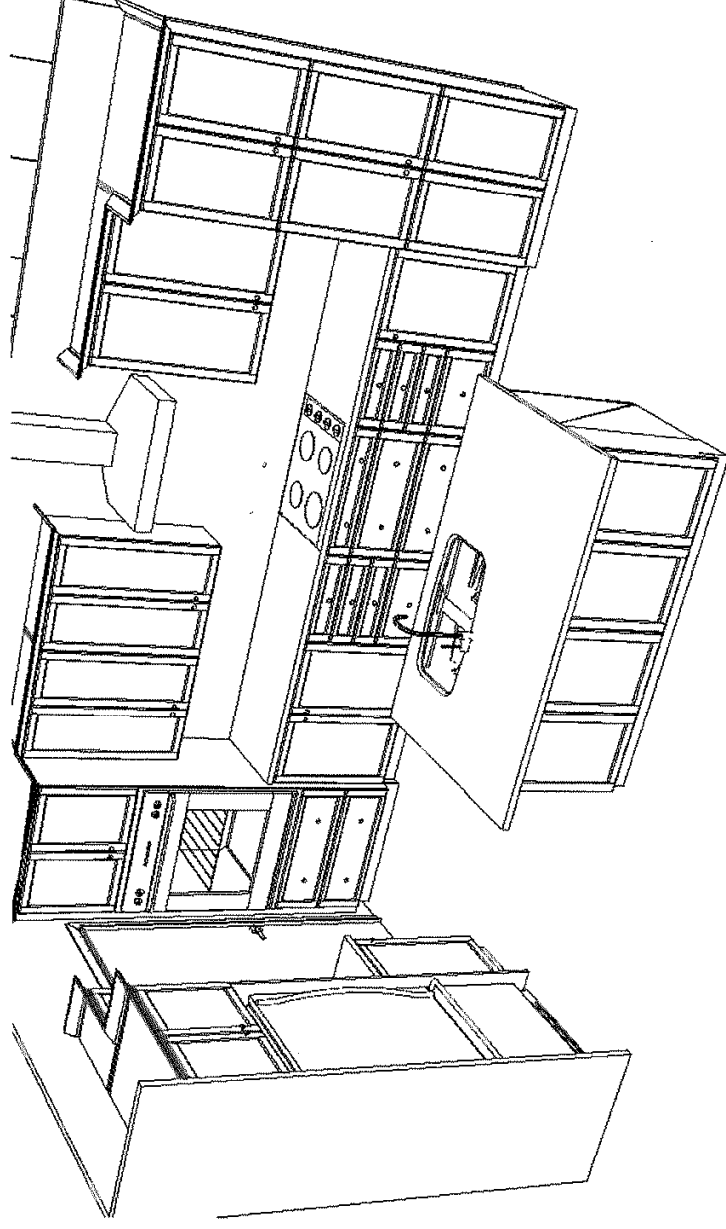


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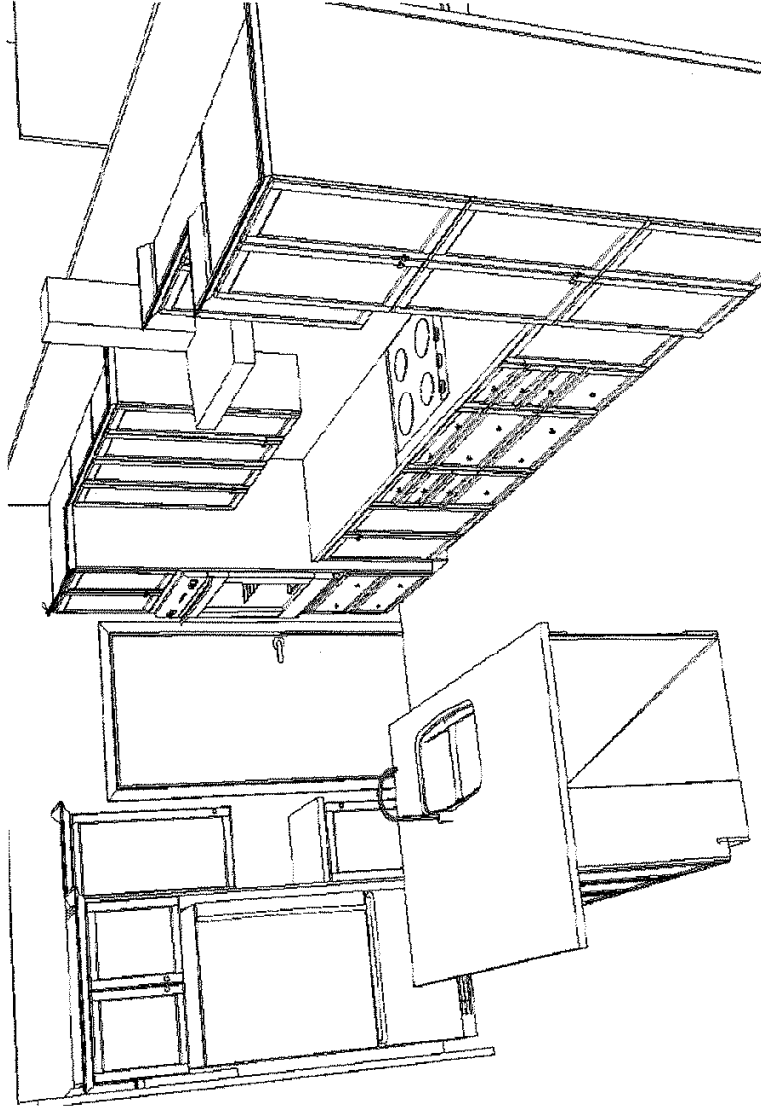
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LOT 158 - S42-2 RIDEAU 2:2 - 2020 Rendering Module



This sketch is for DESIGN PURPOSES ONLY — It is not meant to be an exact rendition.

LOT 158 - S42-2 RIDEAU 2:2 - 2020 Rendering Module



This sketch is for DESIGN PURPOSES ONLY – It is not meant to be an exact rendition.

singles

Lot #158

OPT. COVERED
LOGGIA

BREAKFAST
15'5"x10'0"

DROPPED CEILING

GARDEN
DOORS

Relocate
pantry

Relocate
cabinetry

Stove
opening to
be centered to
island

R/I
Dot Tap
to Left
of Stove

KITCHEN
15'5"x11'6"

Relocate
cabinetry
and
create
walkthru

Relocate

D.V. GAS FIREPLACE
GREAT ROOM
16'0"x13'0"

OPT. WAFFLE CEILING

SUNKEN
LAUND.

DOOR WHERE
GRADE PERMITS

STORAGE
10'0"x5'0"

LIVING/DINING
11'0"x20'6"

OPT. COFFERED CEILING

PORCH

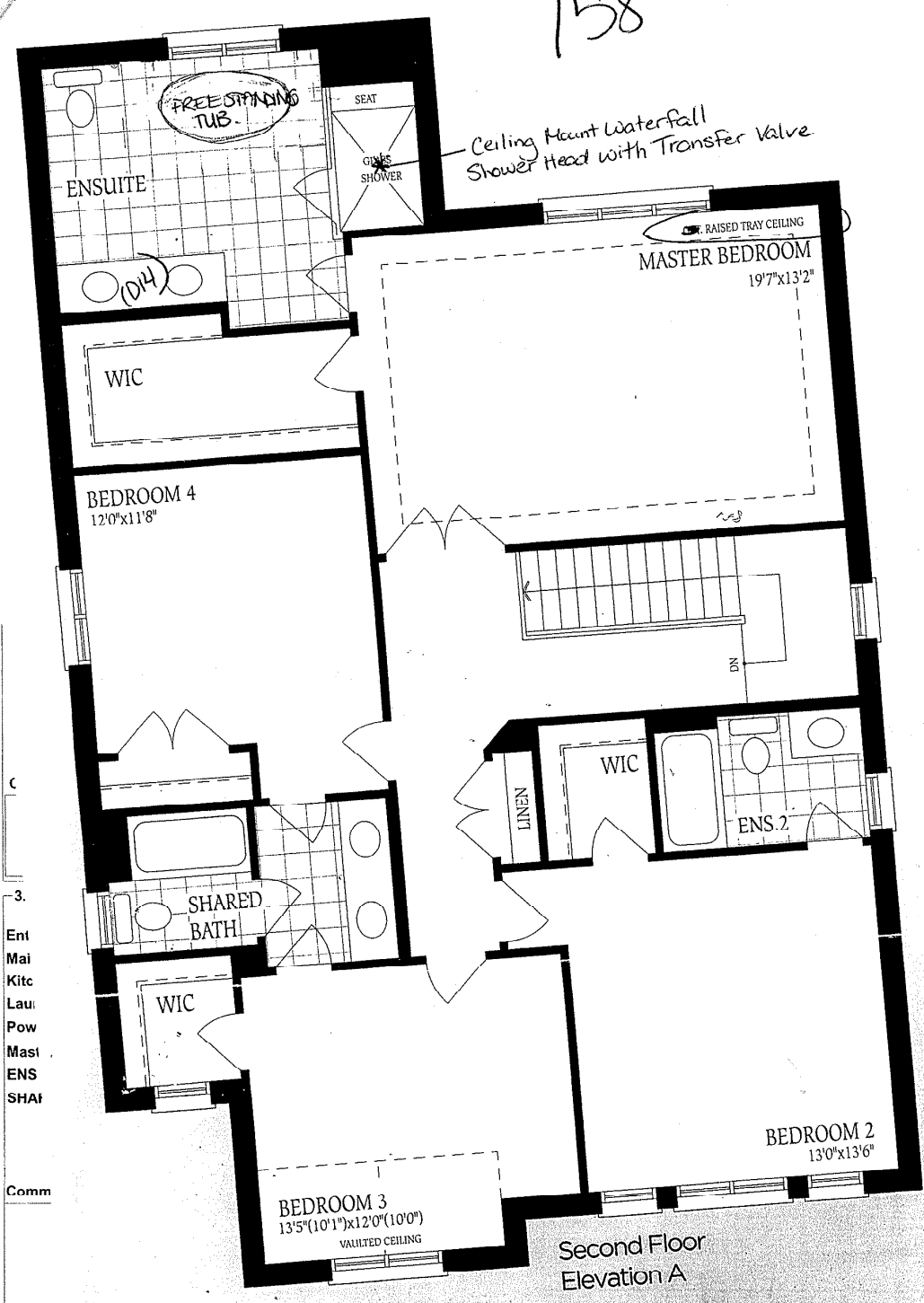
GARAGE
18'4"x19'8"

Ground Floor
Elevation A

Handwritten signature

100 2 2910 2020

158

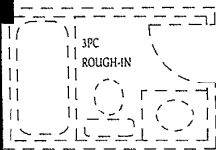


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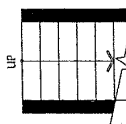
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UNFINISHED
BASEMENT

Lot #
158



LOCATION
Y1



LOW HEADROOM
IF REQ'D.

UNEXCAVATED

LOW HEADROOM

UNEXCAVATED

COLD CELLAR

Basement
Elevation A