



CONSTRUCTION SUMMARY

27 - 1 - The Rideau 1 (42-1B LOFT) Elev C With Loft
CABINETRY

Inv.303	1 - CABINETRY - KITCHEN - GROUP 4 - 6 CLASSIC VIKING PAINT
Line2613	Note:
9Sep15 / 20Nov15	
Inv.303	1 - VANITY - ENSUITE BATHROOM - GROUP 4 - 6 CLASSIC VIKING PAINT
Line2621	Note:
9Sep15 / 20Nov15	
Inv.303	1 - VANITY - MAIN BATHROOM - GROUP 3 VIKING 3
Line2624	Note:
9Sep15 / 20Nov15	
Inv.303	1 - VANITY - LOFT BATHROOM - GROUP 3 VIKING 3
Line2627	Note:
9Sep15 / 20Nov15	

CABINETRY - ACCESSORIES

Inv.303	1 - 66CM "DEEP" FRIDGE CABINET (1 GABLE & CABINET 66CM DEEP)
Line2637	Note:
9Sep15 / 20Nov15	
Inv.303	1 - BASE PIE CUT CORNER WITH PIANO HINGE - CLASSIC
Line2638	Note:
9Sep15 / 20Nov15	
Inv.303	1 - POTS & PAN DRAWER 90CM - NEXT TO BANK OF DRAWERS AS PER SKETCH
Line2639	Note:
9Sep15 / 20Nov15	
Inv.303	1 - UPPER ANGLE CORNER UNIT
Line2640	Note:
9Sep15 / 20Nov15	
Inv.303	1 - GLASS DOOR CLEAR FOR UPPER ANGLE CORNER UNIT
Line2641	Note:
9Sep15 / 20Nov15	
Inv.303	1 - MATCHING INTERIOR FOR UPPER ANGLE CORNER CABINET
Line2642	Note:
9Sep15 / 20Nov15	
Inv.303	1 - LIGHT VALANCE - LOWERS
Line3368	Note:
9Sep15 / 20Nov15	

CABINETRY - VANITY CABINETS

Inv.303	1 - VANITY BANK OF DRAWERS (55CM MAX) MASTER ENSUITE CLASSIC 4 DRAWERS DUE TO KITCHEN HEIGHT CABINETS
Line2622	Note:
9Sep15 / 20Nov15	
Inv.303	1 - INCREASE VANITY HEIGHT TO KITCHEN HEIGHT (90CM) MAINTAIN VANITY DEPTH- MASTER ENSUITE
Line2623	Note:
9Sep15 / 20Nov15	



CONSTRUCTION SUMMARY

27 - 1 - The Rideau 1 (42-1B LOFT) Elev C With Loft

Inv.303	1 - VANITY BANK OF DRAWERS (55CM MAX) LOFT BATH VIKING
Line2628	Note:
9Sep15 / 20Nov15	

CEILINGS

Inv.21	1 - SMOOTH CEILINGS - 2ND FLOOR
Line271	Note:
20May15 / 3Sep15	

Inv.21	1 - SMOOTH CEILINGS - MAIN FLOOR
Line272	Note:
20May15 / 3Sep15	

CONSTRUCTION

Inv.21	1 - MAKE WIC IN MASTER ENSUITE LARGER IN A "U" SHAPE-AS PER SKETCH
Line239	Note:
20May15 / 3Sep15	

Inv.371	1 - INCREASE SIZE OF DECK TO 8'-0" X 14'-0" - (ADDITIONAL 72 SQ/FT) AS PER SKETCH *****PERMIT PENDING *****
Line3370	Note:
8Oct15 / 20Nov15	

DO NOT INSTALL

Inv.303	3 - TOILET PAPER HOLDER TOWEL RACK , SOAP HOLDER , - DO NOT INSTALL ALL BATHROOMS
Line2612	Note:
9Sep15 / 20Nov15	

ELECTRICAL

Inv.21	1 - UPGRADE TO 200 AMP SERVICE -
Line217	Note:
20May15 / 3Sep15	

Inv.21	1 - CEILING OUTLET - ON NEW SWITCH - EXTRA INTERIOR CEILING OUTLET ROUGH IN NO FIXTURE ON NEW SWITCH-ABOVE ISLAND IN KITCHEN - AS PER SKETCH
Line226	Note:
20May15 / 3Sep15	

Inv.21	1 - CEILING OUTLET - ON NEW SWITCH - EXTRA INTERIOR CEILING OUTLET ROUGH IN NO FIXTURE ON NEW SWITCH- IN LOFT AREA AS PER SKETCH
Line227	Note:
20May15 / 3Sep15	

Inv.21	8 - POT LIGHT - LED - 1ST FLOOR NON INSULATED CEILING - LIVING/DINING ROOM AS PER SKETCH (x8) PLEASE CAP EXISITING CEILING LIGHT USE SWITCH FOR POT LIGHTS
Line228	Note:
20May15 / 3Sep15	

Inv.21	1 - POT LIGHT EXTERIOR-AS PER SKETCH (X1)
Line229	Note:
20May15 / 3Sep15	



CONSTRUCTION SUMMARY

27 - 1 - The Rideau 1 (42-1B LOFT) Elev C With Loft

Inv.21	1 - ADDITIONAL WALL SCONCE ROUGH IN AND FIXTURE ON SAME SWITCH IN MASTER ENSUITE -ON SIDE OF VANITY - AS PER SKETCH
Line1417	Note:
20May15 / 3Sep15	
Inv.21	1 - RE LOCATE WALL SCONCE LIGHT FIXTURE IN MASTER ENSUITE- AS PER SKETCH ONTO SIDE OF VANITY
Line1418	Note:
20May15 / 3Sep15	
Inv.21	1 - SWITCH - 2 WAY SWITCH FOR LIGHTING -FOR EXTERIOR POT LIGHT IN PORTICO AREA
Line1477	Note:
20May15 / 3Sep15	
Inv.21	2 - POT LIGHT - LED - 1ST FLOOR NON INSULATED CEILING - IN MASTER ENSUITE -AS PER SKETCH (X2)
Line1478	Note:
20May15 / 3Sep15	

HARDWOOD FLOORING

Inv.303	1 - HARDWOOD FLOORING - UPGRADE 2 - 3 1/4 MERCIER SOLID OAK - LIVING AND DINING
Line2614	Note:
9Sep15 / 20Nov15	
Inv.303	1 - HARDWOOD FLOORING - UPGRADE 2 - 3 1/4 MERCIER SOLID OAK - MAIN HALL-AS PER SKETCH
Line2615	Note:
9Sep15 / 20Nov15	
Inv.303	1 - HARDWOOD FLOORING - UPGRADE 2 - 3 1/4 MERCIER SOLID OAK - BEDROOM 2/LIBRARY
Line2618	Note:
9Sep15 / 20Nov15	

HEATING & VENTILATION

Inv.21	1 - GAS LINE - ROUGH IN GAS LINE - BBQ - AS PER SKETCH
Line234	Note:
20May15 / 3Sep15	

PAINT AND STAIN

Inv.303	1 - STAIN OAK RAILINGS AND STAIRS INCLUDING LOFT AREA - RAILINGS - PICKETS - NEWEL POST - NOSING - STRINGERS - TREADS AND RISERS - WROUGHT IRON PICKETS - COMPLETE- STAIN OAK - PRICE IS PER SET
Line2629	Note:
9Sep15 / 20Nov15	

PLUMBING

Inv.21	1 - ICE MAKER ROUGH IN - WATERLINE TO FRIDGE FOR ICEMAKER
Line235	Note:
20May15 / 3Sep15	
Inv.21	1 - HAND HELD SHOWER FOR BATHTUB DECK IN MASTER ENSUITE- UPGRADE #2 9796/T694
Line242	Note:
20May15 / 3Sep15	

STAIRS AND RAILINGS / NOSINGS



CONSTRUCTION SUMMARY

27 - 1 - The Rideau 1 (42-1B LOFT) Elev C With Loft

Inv.21	1 - UPGRADE RAILING- INCLUDING LOFT AREA UPRADE #2 WROUGHT IRON LEVEL 1 - BLACK
Line216	Note:
20May15 / 3Sep15	

TILE

Inv.303	1 - TILE - KITCHEN AND BREAKFAST - UPGRADE 2
Line2632	Note:
9Sep15 / 20Nov15	

TRIM CARPENTRY

Inv.303	1 - INTERIOR TRIM - UPGRADE 1 - 3 INCH BACKBAND CASING - 5 1/4 BASEBOARD
Line2630	Note:
9Sep15 / 20Nov15	

WINDOWS - BASEMENT

Inv.21	1 - BASEMENT WINDOW - 30 X 30-AS PER SKETCH PLEASE MATCH EXISTING WINDOWS THAT ARE ENLARGED DUE TO W.O.D CONDITION
Line1415	Note:
20May15 / 3Sep15	

Inv.21	1 - BASEMENT WINDOW - 30 X 20- AS PER SKETCH
Line1416	Note:
20May15 / 3Sep15	



INTERIOR COLOUR SCHEME

Purchaser:

MARIO FRANCO

Property: 27

Telephone Res. / Bus:

(647) 929-1119 /

Project: Bradford Capital Holdings Inc.

Decor Advisor:

Jessica Boardman

Model and Elevation: The Rideau 1 (42-1B LOFT) Elev C With

Lock Date:

8-Oct-15

8-Oct-15

Plan #:

51M-1063

Layout Changes: ☒ Yes ☐ No

Sketch Attached: ☒ Yes ☐ No

Exterior Colour Scheme: # 6

1. Kitchen and Vanities

	Style and Colour	Hardware
Kitchen / Breakfast	MANCHESTER PAINT CANNOLI- UPGRADE 2	9677
Laundry Room	RIDEAU - ONTARIO WHITE - STD	9677
Powder Room	N/A	
Master Ensuite Bathroom	OTTAWA MAPLE- ESPRESSO CL UPGRADE 2	9677
MAIN BATH	CAMDEN MAPLE SHALE GREY UPGRADE 1	9677
LOFT BATH	CAMDEN MAPLE SHALE GREY UPGRADE 1	9677

Comment

66CM "DEEP" FRIDGE CABINET (1 GABLE & CABINET 66CM DEEP)
BASE PIE CUT CORNER WITH PIANO HINGE - CLASSIC
POTS & PAN DRAWER 90CM - NEXT TO BANK OF DRAWERS AS PER SKETCH
UPPER ANGLE CORNER UNIT
GLASS DOOR CLEAR FOR UPPER ANGLE CORNER UNIT
MATCHING INTERIOR FOR UPPER ANGLE CORNER CABINET
LOWER VALANCE LIGHTING

2. Counter Top

	Counter	Edge
Kitchen / Breakfast	INUKSHUK TAUPE P-345M STD	
Laundry Room	FROSTY WHITE 1573-60- STD	
Powder Room	N/A	
Master Ensuite Bathroom	CALCUTTA MARBLE 4925K-07 STD	
MAIN BATH	CALCUTTA MARBLE 4925K-07 STD	
LOFT BATH	CALCUTTA MARBLE 4925K-07	

Comment

3. Ceramic Flooring

	Selection	Threshold
Entrance Vestibule	MALENA ICE 46-164 13 X 13	
Main Hall	SEE HARDWOOD DETAILS	
Kitchen / Breakfast	OTTOMANO ARGENTO 69-802 UPG 2	
Laundry Room	MALENA ICE 46-164 13 X 13	
Powder Room	N/A	
Master Ensuite Bathroom	MALENA ICE 46-164 13 X 13	
MAIN BATH	MALENA ICE 46-164 13 X 13	
LOFT BATH	MALENA ICE 46-164 13 X 13	

Comment

KITCHEN/ BREAKFAST- OTTOMANO ARGENTO 69-802 UPG 2 HD POLISHED RECTIFIED PORCEAIN



INTERIOR COLOUR SCHEME

Purchaser: MARIO FRANCO

Telephone Res. / Bus: (647) 929-1119 /

Decor Advisor: Jessica Boardman

Lock Date: 8-Oct-15

Property: 27

Project: Bradford Capital Holdings Inc.

Model and Elevation: The Rideau 1 (42-1B LOFT) Elev C With

Plan #: 51M-1063

4. Ceramic Wall Tile

Master Ensuite Bathroom

Tub Deck Wall

Tub Deck

Tub Deck Skirt

Shower Stall

MALENA ICE 52-189 8 X 10

MALENA ICE 52-189 8 X 10

MALENA ICE 52-189 8 X 10

MALENA ICE 52-189 8 X 10

MAIN BATH

LOFT BATH

MALENA ICE 52-189 8 X 10

MALENA ICE 52-189 8 X 10

Kitchen Backsplash

Delete all Ceramic Accessories (Paper Holder;Towel Bar; Soap Dishes)

Yes

No

Comment

***DELETE ALL CERAMIC ACCESSORIES IN ALL BATHROOMS ***

** Refer to Construction Summary - STANDARD GROUT THROUGHOUT UNLESS SPECIFIED

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

upper hall/loft

SEE HARDWOOD DETAILS

SEE HARDWOOD DETAILS

N/A

N/A

SEE HARDWOOD DETAILS

N/A

N/A

N/A

n/a

2369 SUN RIVER 728 SUMAC

SEE HARDWOOD DETAILS

2369 SUN RIVER 728 SUMAC

2369 SUN RIVER 728 SUMAC

N/A

2369 SUN RIVER 728 SUMAC

Underpad

Carpet on Stairs

Comment

Type

Capped

Area

Runner - *Upgrade

10MM STANDARD

MASTER BED 3 & 4 & LOFT AREA

** Refer to Construction Summary



INTERIOR COLOUR SCHEME

Purchaser:

MARIO FRANCO

Telephone Res. / Bus:

(647) 929-1119 /

Decor Advisor:

Jessica Boardman

Lock Date:

8-Oct-15

Property: 27

Project: Bradford Capital Holdings Inc.

Model and Elevation: The Rideau 1 (42-1B LOFT) Elev C With

Plan #: 51M-1063

6. Hardwood

Kitchen	N/A
Main Hall	3-1/4" MERCIER RED OAK CARBON
Living Room	3-1/4" MERCIER RED OAK CARBON
Dining Room	N/A
Family Room	N/A
Den / Library / Study	N/A
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	3-1/4" MERCIER RED OAK CARBON
Bedroom #3	SEE CARPET DETAILS
Bedroom #4	SEE CARPET DETAILS
Bedroom #5	N/A
LOFT AREA	SEE CARPET DETAILS

Comment

7. Plumbing Fixtures

Powder Room	N/A
Master Ensuite Bathroom	STD-L4621
MSTER ENSUITE TUB DECK	9796/T694
MSTER ENSUITE SHOWER	62320/TL183
MAIN BATH SINK	STD-L4621
MAIN BATH SHOWER	62320/TL183
LOFT BATH SINK	STD-L4621

Waterline for Fridge ☒ Yes ☐ No

Comment

LOFT BATH SHOWER - 62320/TL183
KITCHEN- STD- 7545C

** Refer to Construction Summary



INTERIOR COLOUR SCHEME

Purchaser:

MARIO FRANCO

Property: 27

Telephone Res. / Bus:

(647) 929-1119 /

Project: Bradford Capital Holdings Inc.

Decor Advisor:

Jessica Boardman

Model and Elevation: The Rideau 1 (42-1B LOFT) Elev C With

Lock Date:

8-Oct-15

8-Oct-15

Plan #:

51M-1063

8. Trim Carpentry

Interior Doors

STD

Front Door Glass Inserts

N/A

Door Handles

3820 STD

Interior Trim

UPGRADE #1 3 INCH BACKBAND CASING 5 1/4 BASEBOARD

Comment

** Refer to Construction Summary

9. Electrical

Plugs and Switches

☒ White

Hood Fan

WHITE

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

UPGRADE 2 LEVEL 1

Colour

STAIN TO MATCH

SpindleType

WROUGHT IRON

Colour

BLACK

Stringer / Riser

STAIN TO MATCH

Treads

STAIN TO MATCH

Comment

Oak Stairs

☒ Yes ☐ No

STAIRS AND LOFT AREA OTB

3-1/4" MERCIER RED OAK CARBON

** Refer to Construction Summary



INTERIOR COLOUR SCHEME

Purchaser:

MARIO FRANCO

Telephone Res. / Bus:

(647) 929-1119 /

Decor Advisor:

Jessica Boardman

Lock Date:

8-Oct-15

Property:

27

Project:

Bradford Capital Holdings Inc.

Model and Elevation:

The Rideau 1 (42-1B LOFT) Elev C With

Plan #:

51M-1063

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	GRNPARK WARM GRY 7701
Second Floor	GRNPARK WARM GRY 7701
TRIM	WHITE

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
	<input type="radio"/> <input checked="" type="radio"/> <input type="radio"/>	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
Fireplace Type	D.V GAS		
Mantle Type	M1 STANDARD		
Colour / Stain	WHITE		
Surround	NERO MARBLE		
Hearth			

Comment

** Refer to Construction Summary



INTERIOR COLOUR SCHEME

Purchaser:	MARIO FRANCO	Property:	27
Telephone Res. / Bus:	(647) 929-1119 /	Project:	Bradford Capital Holdings Inc.
Decor Advisor:	Jessica Boardman	Model and Elevation:	The Rideau 1 (42-1B LOFT) Elev C With
Lock Date:	8-Oct-15	8-Oct-15	Plan #: 51M-1063

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.
<i>This Interior Colour Selection is final and approved by:</i>	
Signature:_____ Date: _____	



INTERIOR COLOUR SCHEME

Purchaser:	MARIO FRANCO	Property:	27
Telephone Res. / Bus:	(647) 929-1119 /	Project:	Bradford Capital Holdings Inc.
Decor Advisor:	Jessica Boardman	Model and Elevation:	The Rideau 1 (42-1B LOFT) Elev C With
Lock Date:	8-Oct-15	8-Oct-15	Plan #: 51M-1063

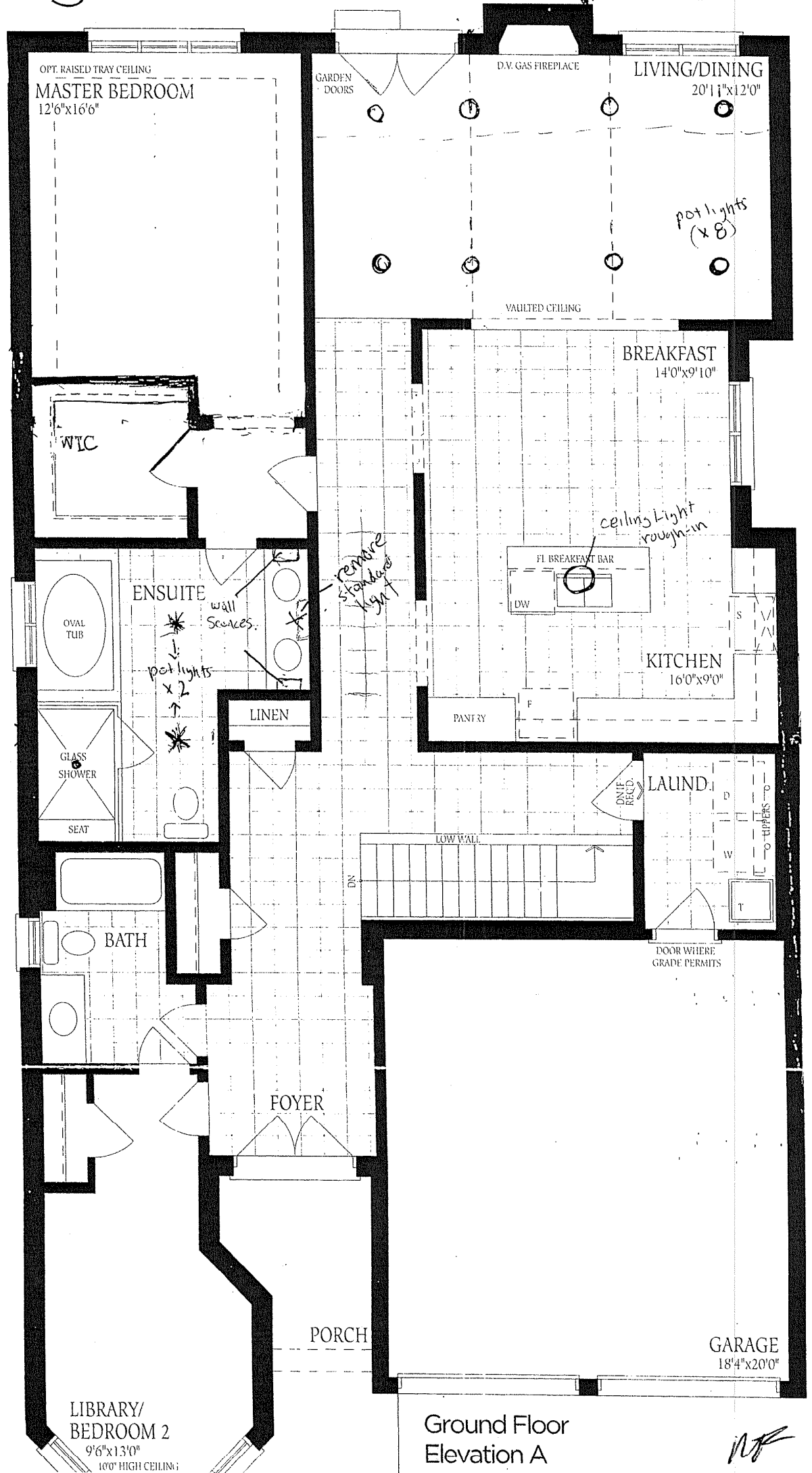
ALLEY
GATES
2 singles

The

Gas line
porch level

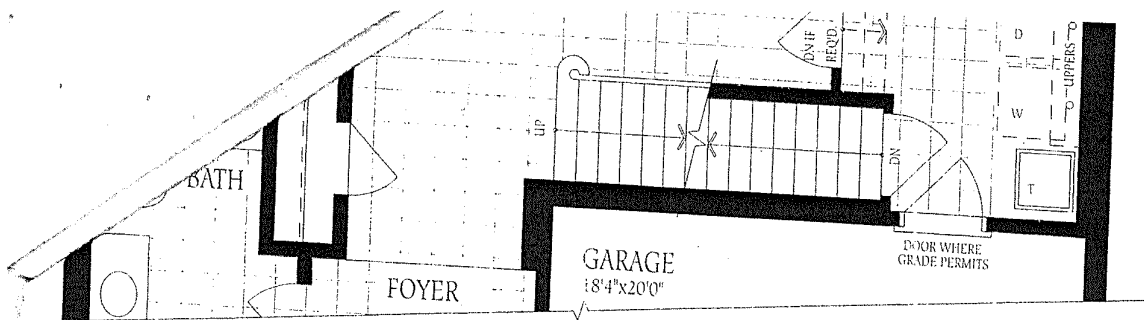
extend
WIC
to make
'u' shape

Rideau /
Elev 'C'
Lot 27

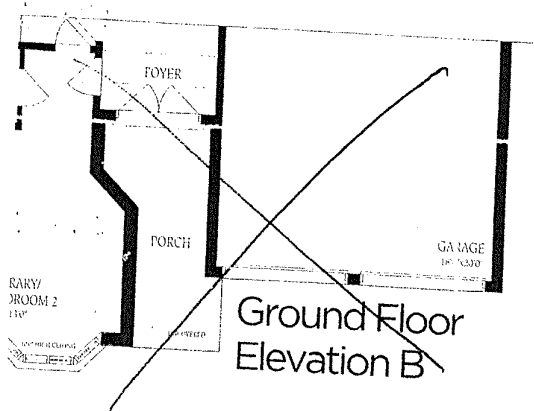


Ground Floor
Elevation A

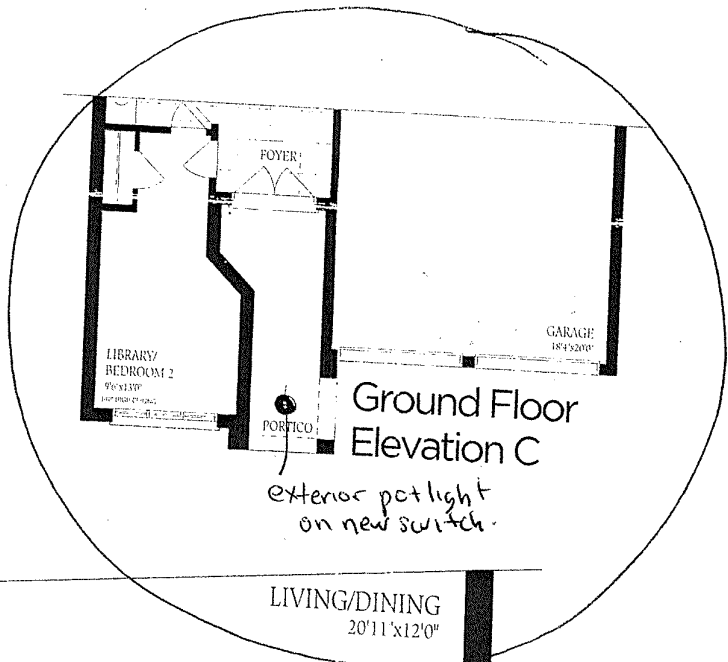
NR



Ground Floor
w/ Loft
Elevation A, B & C

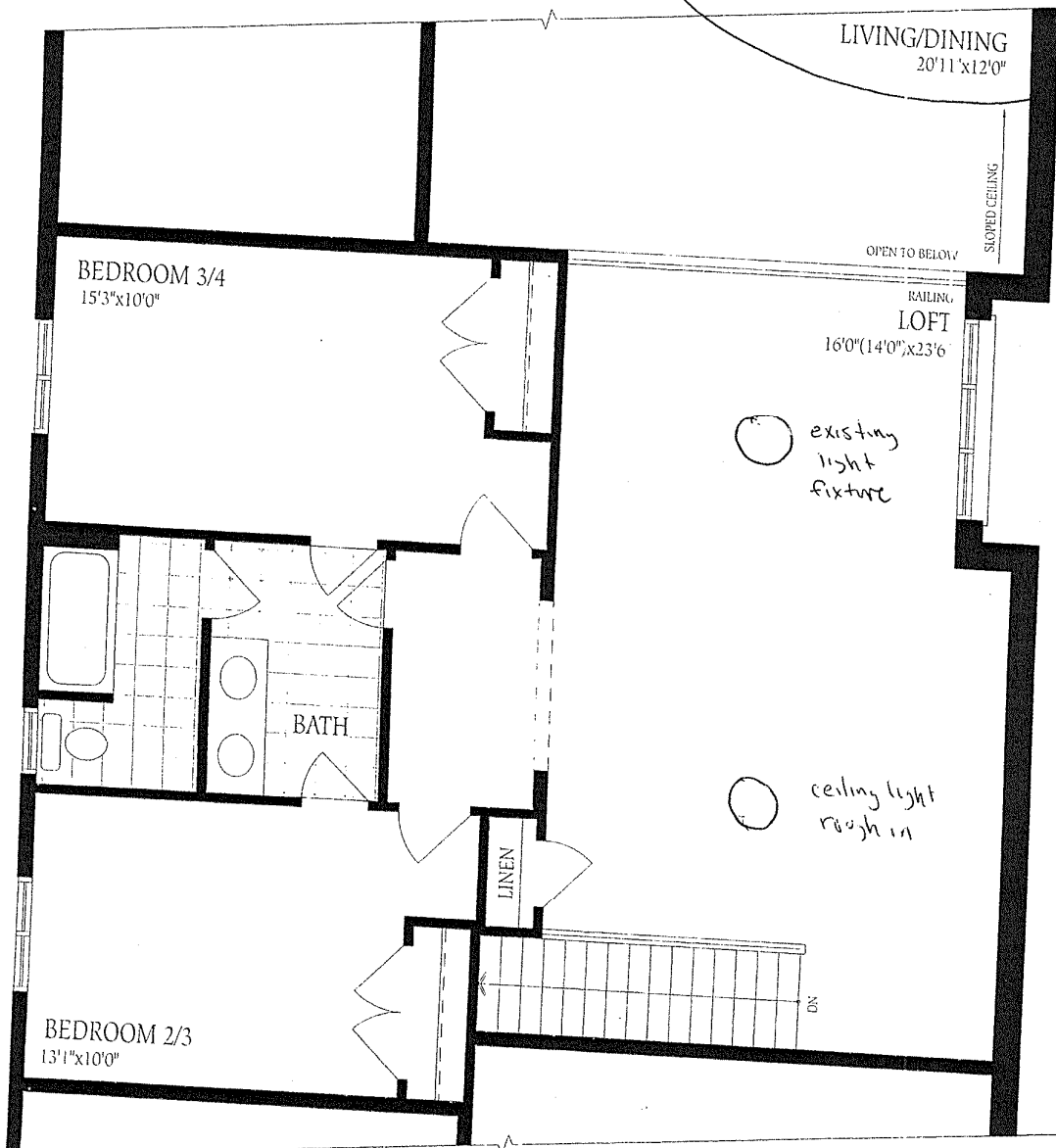


Ground Floor
Elevation B



Ground Floor
Elevation C

exterior pot light
on new switch.



Loft Plan
Elevation A, B & C

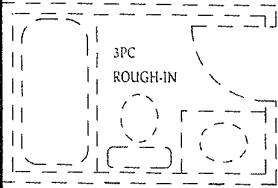
Rideau
Elev 'C'
Lot 27

Handwritten signature

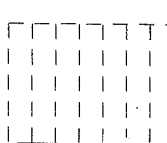
UNFINISHED
BASEMENT

30x30

Rideau /
elec
lot 27



LOCATION
MAY VARY



UP

LOW HEADROOM
IF REQ'D.

30x30

COLD CELLAR

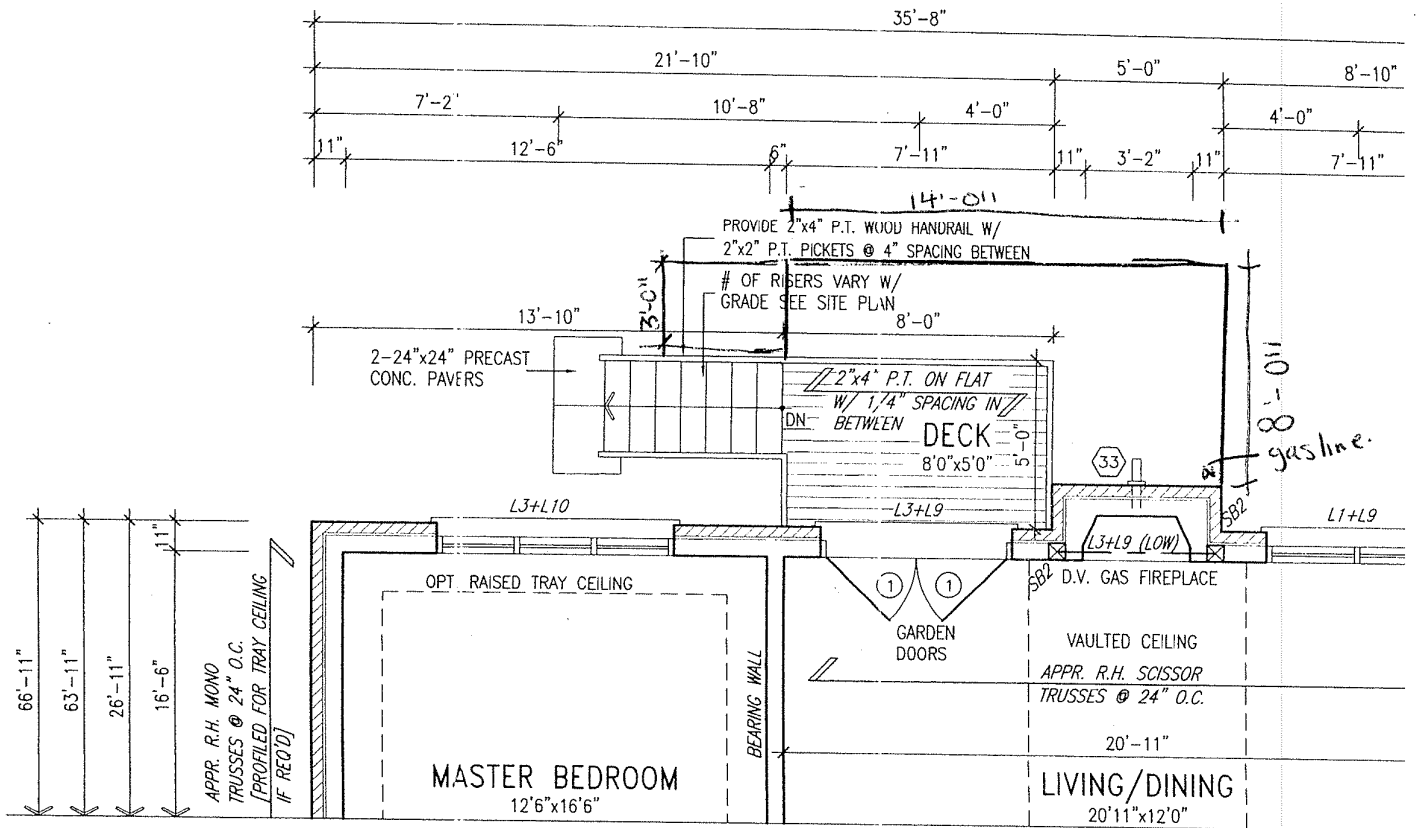
UNEXCAVATED

Basement
Elevation A

Handwritten signature

Lot 27
Rideau 1 Elev 'C'
w Loft

Increase (7252/ft)
deck
14'-0" x 8'-0"

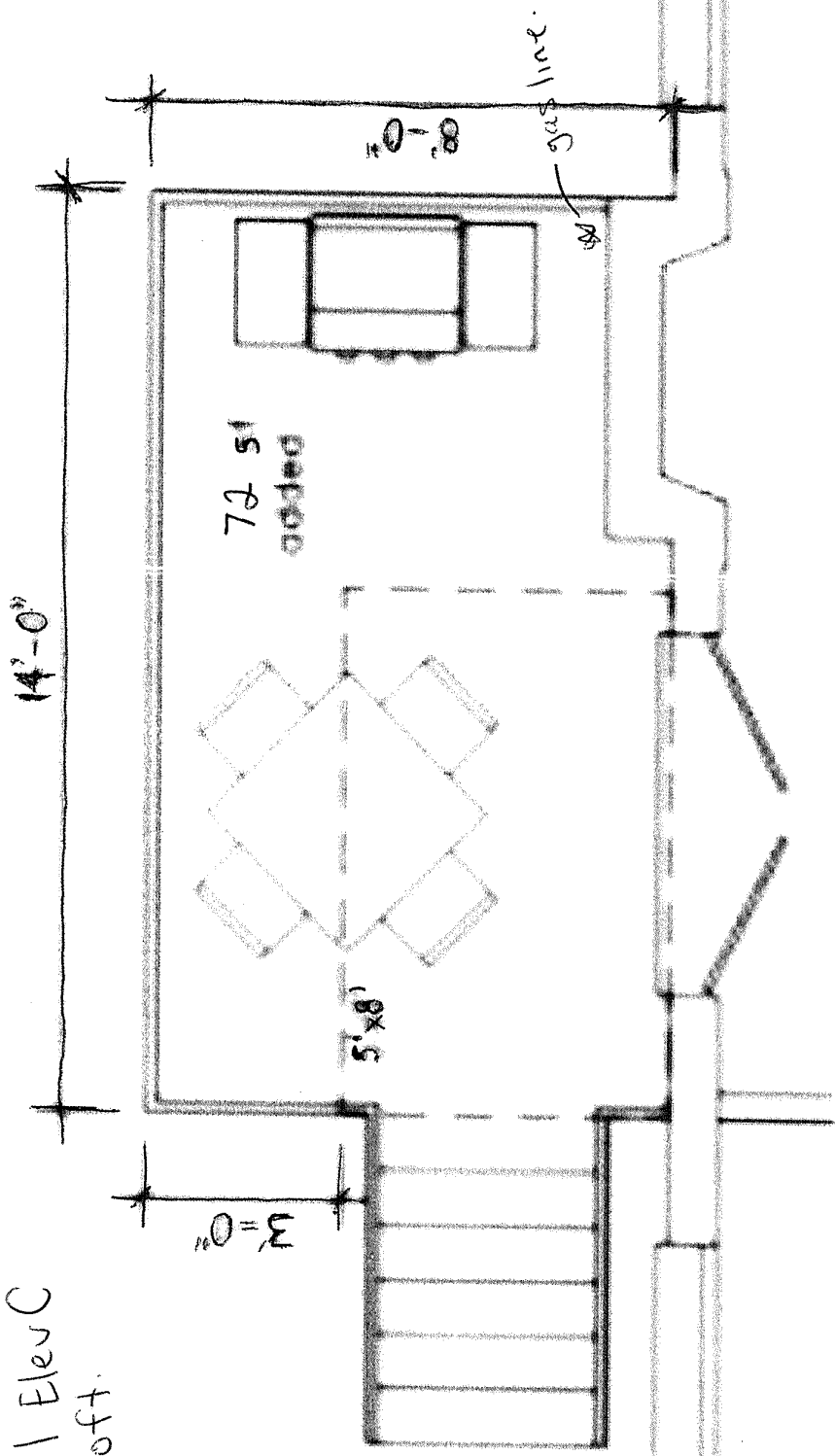


PART GRND FLOOR PLAN 'A'
W.O.D. CONDITION
ELEVS 'B' & 'C' SIMILAR

[Handwritten signature]

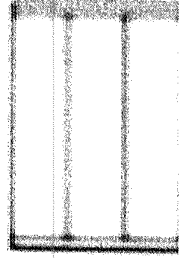
Lot 27

Rideau / Elev C
w Loft.



8'x14' SLIGHTLY MORE CIRCULATION SPACE
72 SF ADDED TO BASE DECK AREA

[Handwritten signature]



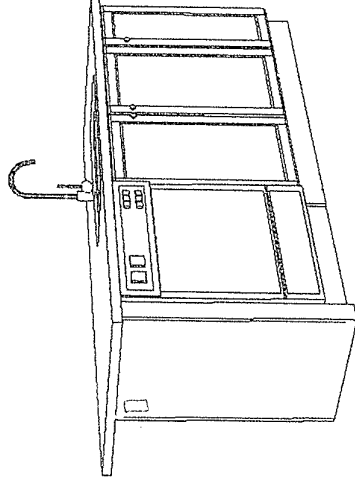
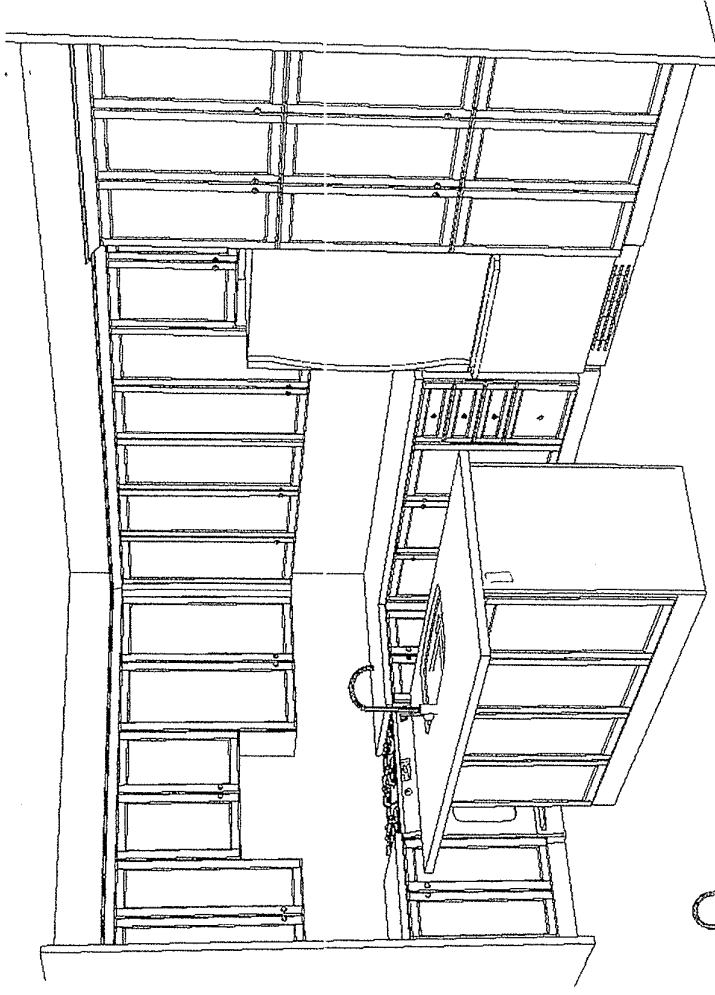
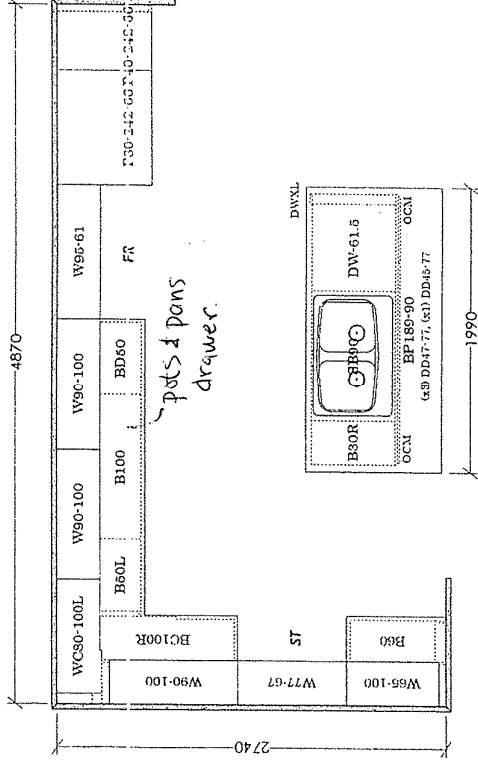


F R E N D E L

K I T C H E N S L I M I T E D

1350 Shawson Drive, Mississauga, ON L4W 1C5

Tel: (905) 670-7896
Fax: (905) 670-1986
www.frendel.com



BAYVIEW WELLINGTON
GREEN VALLEY ESTATES
S42-1B (RIDEAU 1)

AUGUST 18, 2015