

CONSTRUCTION SUMMARY

North Oakville - 94 - 1 - BLUE JAY (38-09) Elev A

Registere Plan Number: Municipal Address: Closing: 14-May-21

BATHROOM ACCESSORIES

Inv.118	1 - NO CERAMIC TOILET ACCESSAORIES (TOILET PAPER HOLDERS, TOWEL BARS) IN ALL
3	BATHROOMSMMASTER
Line 1595	Note:
11Jun20 / 11Jun20	

CABINETRY

Inv.118	1 - LAUNDRY ROOM UPPER CABINETS AS PER BUILDER'S STANDARD SAMPLES
6	Note:
Line 1598	
11Jun20 / 11Jun20	
Inv.172	1 - KITCHEN: INSTALL BASE PIE-CUT CORNER WITH SHELF (26B)
36	
Line 2275	Note:
14Sep20 / 21Sep20	
Inv.172	22 - KITCHEN: INSTALL STACKED CABINETS THROUGHOUT KITCHEN
37	
Line 2276	Note:
14Sep20 / 21Sep20	
Inv.172	1 - KITCHEN: ADJUST CABINETRY ABOVE STOVE FOR FUTURE MICROWAVE (05A)
38	
Line 2278	Note:
14Sep20 / 21Sep20	

CERAMIC TILE

Inv.118	1 - MASTER ENSUITE TO BE JACUZZI TUB.
9	TILED WITH STEP AS PER SKETCH
Line 1601	Note:
11Jun20 / 11Jun20	
Inv.172	1 - FOYER/ POWDER ROOM: INSTALL UPGRADE 3 TILE THROUGHOUT
27	
Line 2266	*NOTE TILE DIRECTION ON SEPERATE FLOOR PLAN
14Sep20 / 21Sep20	Note:
Inv.172	1 - MAIN BATH: INSTALL UPGRADE 3 TILE THROUGHOUT FLOOR
28	
Line 2267	*NOTE TILE DIRECTION ON SEPERATE FLOOR PLAN
14Sep20 / 21Sep20	Note:
Inv.172	1 - MASTER ENSUITE: INSTALL UPGRADE 3 TILE THROUGHOUT FLOOR
29	
Line 2268	*NOTE TILE DIRECTION ON SEPERATE FLOOR PLAN
14Sep20 / 21Sep20	Note:
Inv.172	1 - MASTER ENSUITE: INSTALL UPGRADE 3 TILE THROUGHOUT SHOWER WALL
30	
Line 2269	*NOTE TILE DIRECTION ON SEPERATE FLOOR PLAN
14Sep20 / 21Sep20	Note:



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Inv.172	1 - MASTER ENSUITE: INSTALL UPGRADE 3 TILE ON TUB SKIRT, DECK AND SURROUND OF JACUZZI TUB
31	
Line 2270	*NOTE TILE DIRECTION ON SEPERATE FLOOR PLAN Note:
14Sep20 / 21Sep20	

CONSTRUCTION

Inv.119	1 - COLD ROOM
11	
Line 1603	Note:
11Jun20 / 11Jun20	
Inv.118	1 - REMOVE DOOR FROM BEDROOM #3 GOING TO MAIN BATHROOM AS PER SKETCH
5	
Line 1597	Note:
11Jun20 / 11Jun20	
Inv.118	1 - UNFINISHED BASEMENT AND BATHROOM
1	REMOVE DOOR AND WALL INSIDE MASTER BEDROOM CLOSET AS PER SKETCH MASTER ENSUITE TO BE JACAZZI TUB. TILED WITH STEP AS PER SKETCH REMOVE DOOR FROM BEDROOM #3 GOING TO MAIN BATHROOM AS PER SKETCH
Line 1593	Note:
11Jun20 / 11Jun20	

COUNTERTOP

Inv.118	1 - GRANITE COUNTERTOPS IN BATHROOMS WITH UNDERMOUNT SINKS AS PER BUILDER'S STANDARD SAMPLES
8	MAIN BATHROOM UPSTAIRS WITH OPTIONAL SINK AS PER SKETCH
Line 1600	Note:
11Jun20 / 11Jun20	
Inv.172	1 - KITCHEN: INSTALL MSI 2 ON KITCHEN COUNTER
25	
Line 2264	Note:
14Sep20 / 21Sep20	
Inv.172	1 - MASTER ENSUITE: INSTALL STANDARD LEVEL CAESARSTONE ON MASTER ENSUITE VANITY. PRICE IS IN LIEU OF STANDARD LEVEL GRANITE, AS PER APS
26	
Line 2265	Note:
14Sep20 / 21Sep20	

ELECTRICAL

Inv.119	1 - 29 LED POT LIGHTS LOCATION TO BE DETERMINED AT TIME OF BUILDERS COLOUR CHART
10	2 CAP LIGHTS ABOVE SINK/BREAKFAST COUNTERTOP
Line 1602	Note:
11Jun20 / 11Jun20	
Inv.150	1 - BELL AND CABLE LOCATION SKETCH. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
13	
Line 1953	Note:
4Aug20 / 12Aug20	
Inv.150	1 - GREAT ROOM: INSTALL RECEPTACLES - DEDICATED 15 AMP 120 VOLT RECEPTABLE. TO GO ABOVE FIREPLACE FOR FUTURE TV. TO BE PLACED 6' UP FROM FINISHED FLOOR
14	
Line 1955	Note:
4Aug20 / 12Aug20	

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Inv.150 16 Line 1956 4Aug20 / 12Aug20	1 - KITCHEN: INSTALL RECEPTACLES - DEDICATED 15 AMP 120 VOLT RECEPTABLE, FOR FUTURE MICROWAVE ABOVE STOVE Note:
Inv.150 17 Line 1957 4Aug20 / 12Aug20	1 - MASTER ENSUITE: INSTALL RECEPTACLES - DEDICATED 15 AMP 120 VOLT RECEPTABLE. TO GO 6' OFF FINISHED FLOOR. SEE SKETCH FOR LOCATION. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS Note:
Inv.150 18 Line 1959 4Aug20 / 12Aug20	1 - KITCHEN: INSTALL ONE (1) ADDITIONAL POT LIGHT - 4" LED NON-INSULATED CEILINGS PURCHASER HAS 29 POT LIGHTS IN THEIR AGREEMENT. THIS IS ADDITIONAL TO THAT. SEE FLOOR PLAN. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS Note:
Inv.150 19 Line 1960 4Aug20 / 12Aug20	5 - EXTERIOR: INSTALL 5 EXTERIOR POT LIGHT - 4" LED - EXTERIOR SOFFITS PURCHASER IS TAKING 5 OF THE 29 INTERIOR POTS GIVEN IN THE APS AND USING THEM ON THE EXTERIOR. **THE PRICE IS THE DIFFERENCE IN COST** Note: ONE IS CENTRED IN THE PORCH CEILING. SEE FLOOR PLAN FOR LOCATION.

EXTERIOR DOORS

Inv.150 22 Line 2005 4Aug20 / 12Aug20	1 - INSTALL DOUBLE DOOR ENTRY. BOTH TO BE SOLID DOORS, NO GLASS Note:
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HARDWOOD FLOORING

Inv.172 32 Line 2271 14Sep20 / 21Sep20	1 - MAIN FLOOR: INSTALL LEVEL 1 HARDWOOD THROUGHOUT MAIN FLOOR, IN LIEU OF NATURAL HARDWOOD Note:
Inv.172 33 Line 2272 14Sep20 / 21Sep20	1 - 2ND FLOOR: INSTALL LEVEL 1 HARDWOOD THROUGHOUT MAIN FLOOR, IN LIEU OF NATURAL HARDWOOD Note:
Inv.172 34 Line 2273 14Sep20 / 21Sep20	1 - STAIRCASE: INSTALL SANDED LANDINGS Note:
Inv.118 7 Line 1599 11Jun20 / 11Jun20	1 - HARDWOOD FLOORING ON 2ND FLOOR IN LIEU OF CARPET AS PER BUILDER'S STANDARD SAMPLES Note:

MISCELLANEOUS

Inv.118 2 Line 1594 11Jun20 / 11Jun20	1 - MASTER CLOSET TO HAVE NO SHELVING INSTALLED Note:
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Inv. 150	1 - Purchaser has attended a Structural appointment at the Decor Centre & has DECLINED any additional upgrades and accepts and acknowledges that there will be no further structural changes/additions/deletions to be made upon signing	Note:
23		
Line 2006		
4Aug20 / 12Aug20		
Inv. 150	1 - Purchasers are aware & accepts that ANY changes made to upgrades after signing this Purchasers Extra Form are subject to a minimum administration fee	Note:
24		
Line 2007		
4Aug20 / 12Aug20		
Inv. 172	1 - BONUS PACKAGE: \$7500.00 WORTH OF UPGRADES FROM VALERY HOMES DÉCOR CENTRE IS BEING APPLIED TOWARD THE COLOUR APPOINTMENT.	Note:
40		
Line 2329		
14Sep20 / 21Sep20		
Inv. 172	1 - Purchaser has attended a Colour appointment at the Decor Centre & has DECLINED any additional upgrades and accepts and acknowledges that there will be no further structural changes/additions/deletions to be made	Note:
41		
Line 2330		
14Sep20 / 21Sep20		
Inv. 172	1 - Purchasers are aware & accepts that ANY changes made to upgrades after signing this Purchasers Extra Form are subject to a minimum administration fee	Note:
42		
Line 2331		
14Sep20 / 21Sep20		
Inv. 172	1 - MASTER ENSUITE: INSTALL FRAMELESS GLASS ENCLOSURE IN MASTER ENSUITE WASHROOM	Note:
39		
Line 2396		
14Sep20 / 21Sep20		
PAINT		
Inv. 172	1 - STAIRCASE: STAIN 2 SETS OF STAIRS	
35		
Line 2274		Note:
14Sep20 / 21Sep20		
PLUMBING		
Inv. 119	1 - 3 PC ROUGH IN BATHROOM IN BASEMENT	
12		
Line 1604		Note:
11Jun20 / 11Jun20		
Inv. 118	1 - ENSUITE TO BE JACUZZI TUB. TILED WITH STEP AS PER SKETCH	
4	GRANITE COUNTER TOPS IN BATHROOMS WITH UNDERMOUNT SINKS AS PER BUILDER'S STANDARD SAMPLES	
	MAIN BATHROOM UPSTAIRS WITH OPTIONAL SINK AS PER SKETCH	
Line 1596		Note:
11Jun20 / 11Jun20		
VACCUM/BELL		
Inv. 150	1 - GREAT ROOM: INSTALL CONDUIT - 1 1/4" ORANGE FLEX CONDUIT APPROX. 35FT FOR FIREPLACE, ABOVE FIREPLACE FOR FUTURE TV. TO BE PLACED 6' OFF FINISHED FLOOR	
15		Note:
Line 1961		
4Aug20 / 12Aug20		

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Inv.150	1 - GREAT ROOM: INSTALL SURROUND SOUND - ROUGH-IN SPEAKER WIRES (X5)
20	SUBWOOFER CABLE (X1) 6.5 INCH SPEAKER ROUGH-IN BRACKETS (X5). SEE FLOOR PLAN FOR LOCATIONS. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
Line 1962	Note: CENTRE CHANNEL SPEAKER TO GO ON WALL, ON TOP OF THE FIREPLACE MANTLE. DO NOT PUT A 6.5" SPEAKER BRACKET ABOVE FIREPLACE.
4Aug20 / 12Aug20	
Inv.150	1 - BED #4: INSTALL INTERNET - CAT-6 NETWORK CABLE. LOCATION MAY VARY
21	SLIGHTLY DUE TO JOIST LOCATION.
Line 2004	Note:
4Aug20 / 12Aug20	

Lot 94

2,953 SQ. FT.
INCLUDES 653 SQ. FT. FINISHED BASEMENT

4 pot lights on
separate switch
keep old light

(E) off finished floor

Hand-drawn floor plan of a house with various rooms and annotations:

- Top Left:** "Twin" (above a bedroom), "Circular R/I on Skene" (above a circular room), "Drinky Sink" (above a sink area).
- Top Right:** "4 pools on verandah" (above a verandah area), "Switch" (above a switch area), "Double sink" (above a double sink area), "Broom closet" (above a closet area), "Cupboard" (above a cupboard area).
- Center:** "KITCHEN" (above a kitchen area), "BATHROOM" (above a bathroom area), "HARDWOOD" (above a hallway area).
- Bottom Left:** "GREAT ROOM" (above a great room area), "HARDWOOD" (above a hallway area), "BATH" (above a bathroom area), "CLOSET" (above a closet area).
- Bottom Right:** "DINING ROOM" (above a dining room area), "HARDWOOD" (above a hallway area), "BATH" (above a bathroom area), "CLOSET" (above a closet area).
- Annotations:** "conduit" (near a conduit), "3 spot lights" (near a spot light), "with" (near a switch), "240 v" (near a switch), "light" (near a light).

NO SHENING

Floor plan of Bedroom 3, labeled "BEDROOM 3" and "LIVING ROOM". The room is rectangular with a grid pattern. It includes a door on the left wall, a window on the right wall, and a small square area in the bottom right corner. The label "BEDROOM 3" is written vertically on the left side, and "LIVING ROOM" is written horizontally below it.

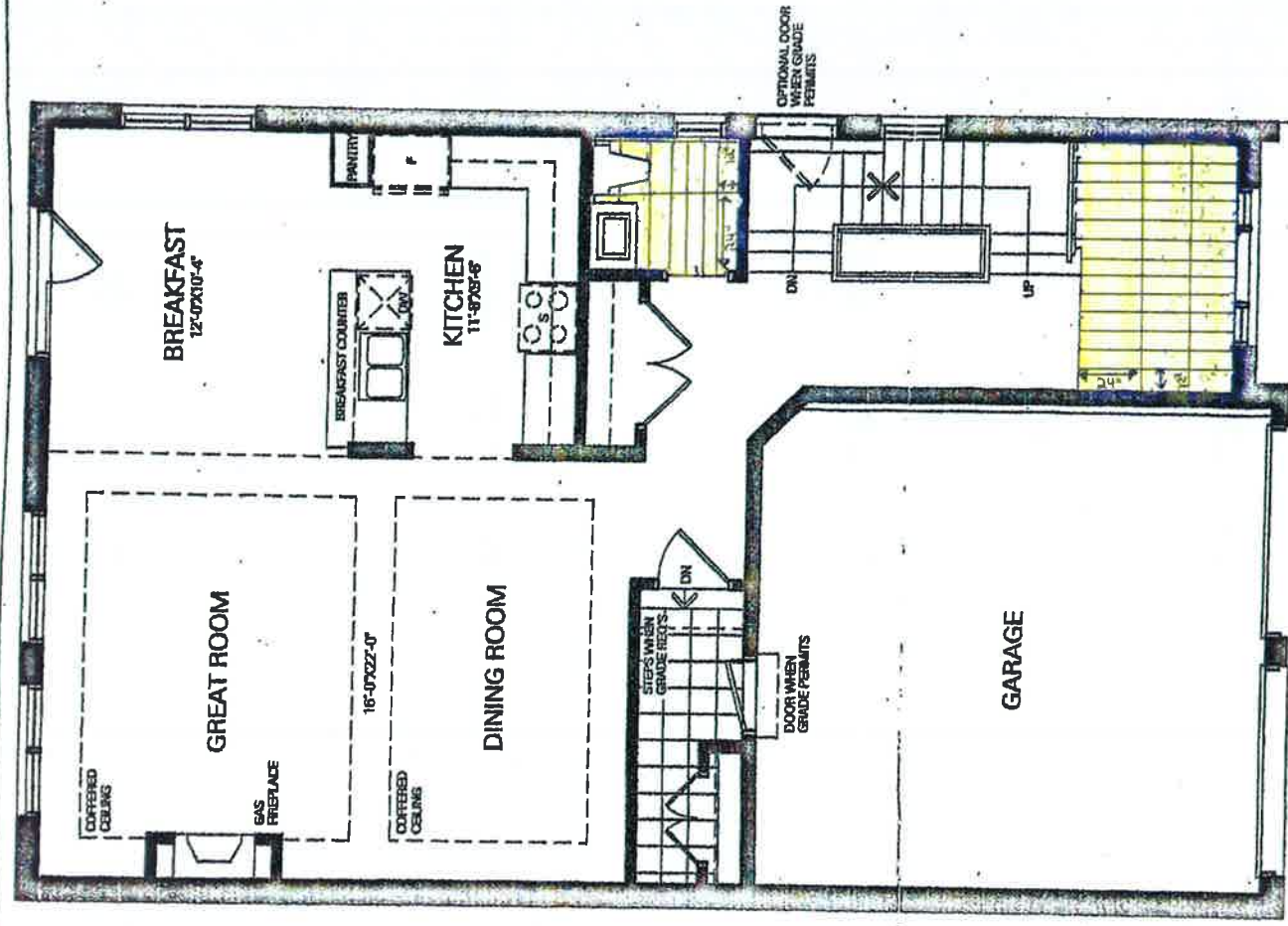
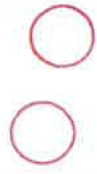
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SEP 17 2020

Tile Direction

Lot 94



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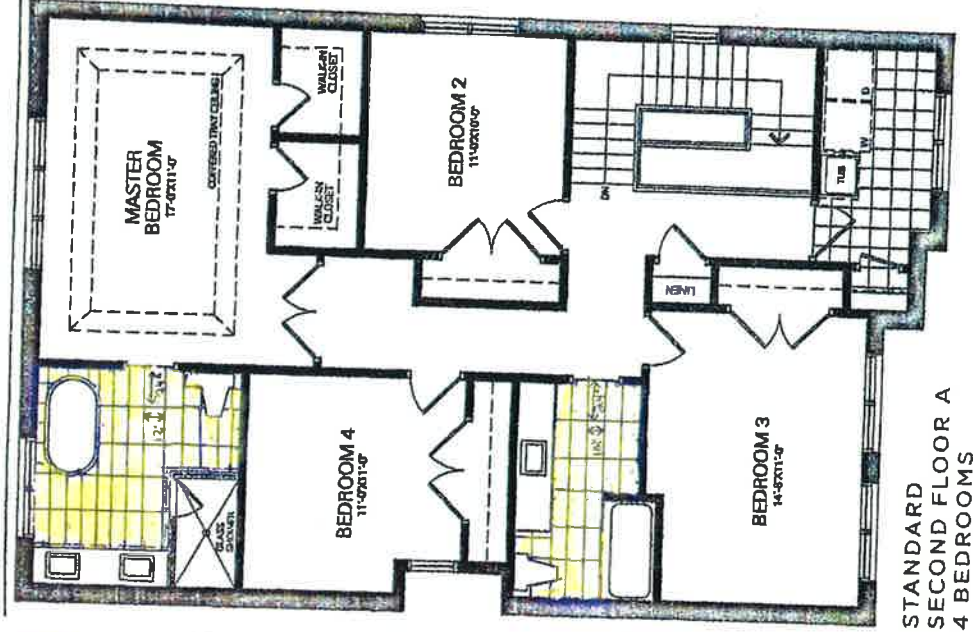
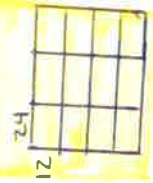
SEP 17 2020

Lot 94

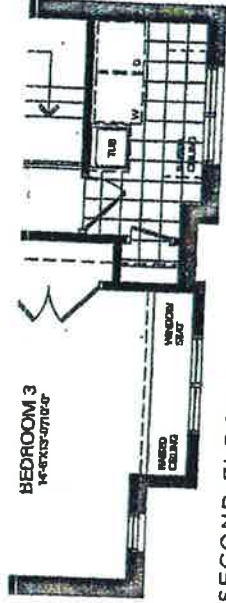
Tile Direction



Tub & Shower



STANDARD
SECOND FLOOR A
4 BEDROOMS

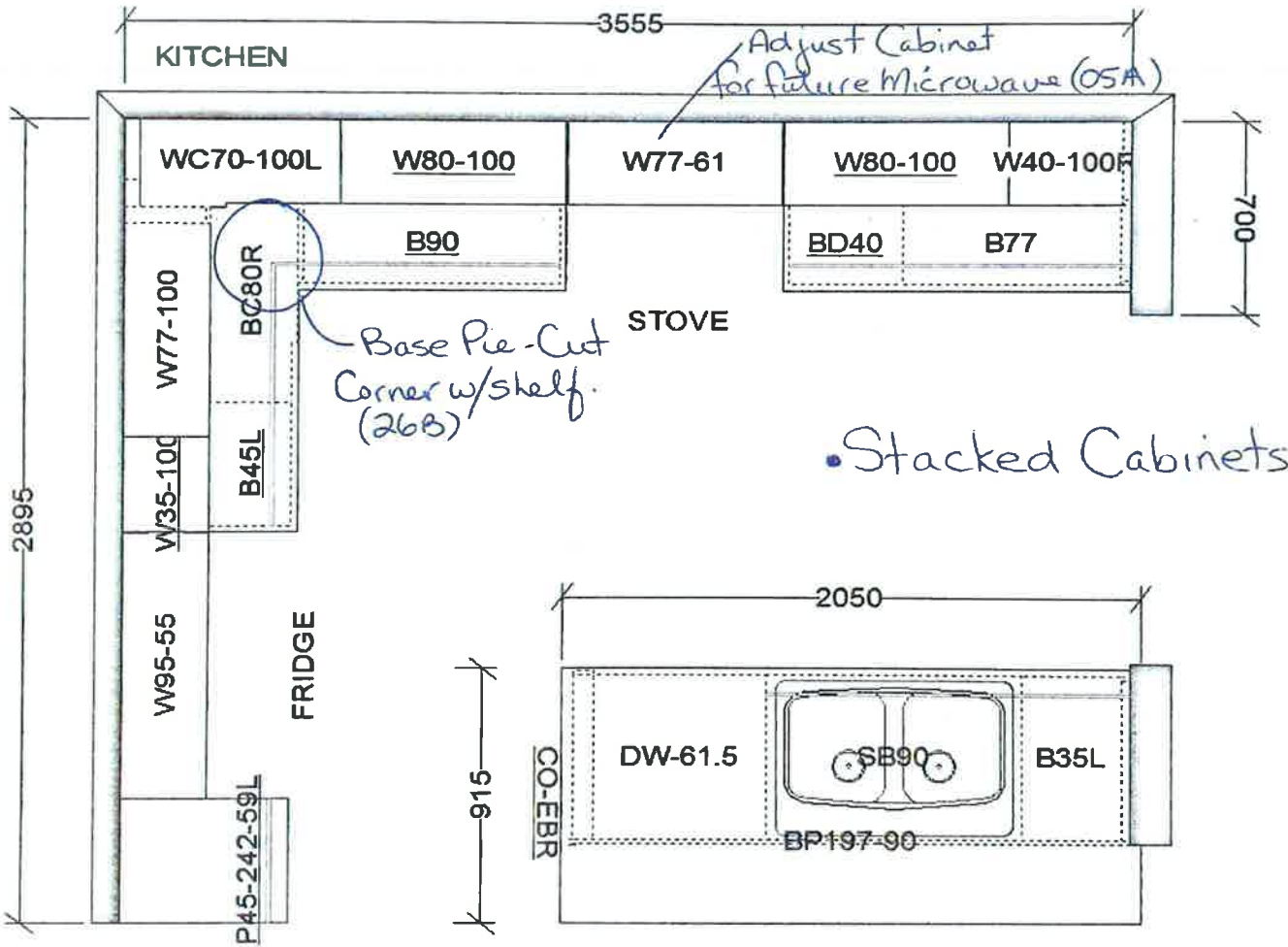


SECOND FLOOR B
4 BEDROOMS

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Kitchen



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



FRENDEL
KITCHENS LIMITED
1330 Shawan Drive, Mississauga, ON L4W 1C5

VALERY HOMES
NORTH OAKVILLE
389 – BLUE JAY

STANDARD FEATURES:

- 100cm Upper cabinets
- Ceiling strip to underside of bulkhead in Kitchen
- Backing on Kitchen and Bath cabinets
- Kitchen countertops by others
- Post-form laminate countertops in baths and Laundry

Lot 94



Drawn By:
Date: February 20, 2020
Scale: Not To Scale

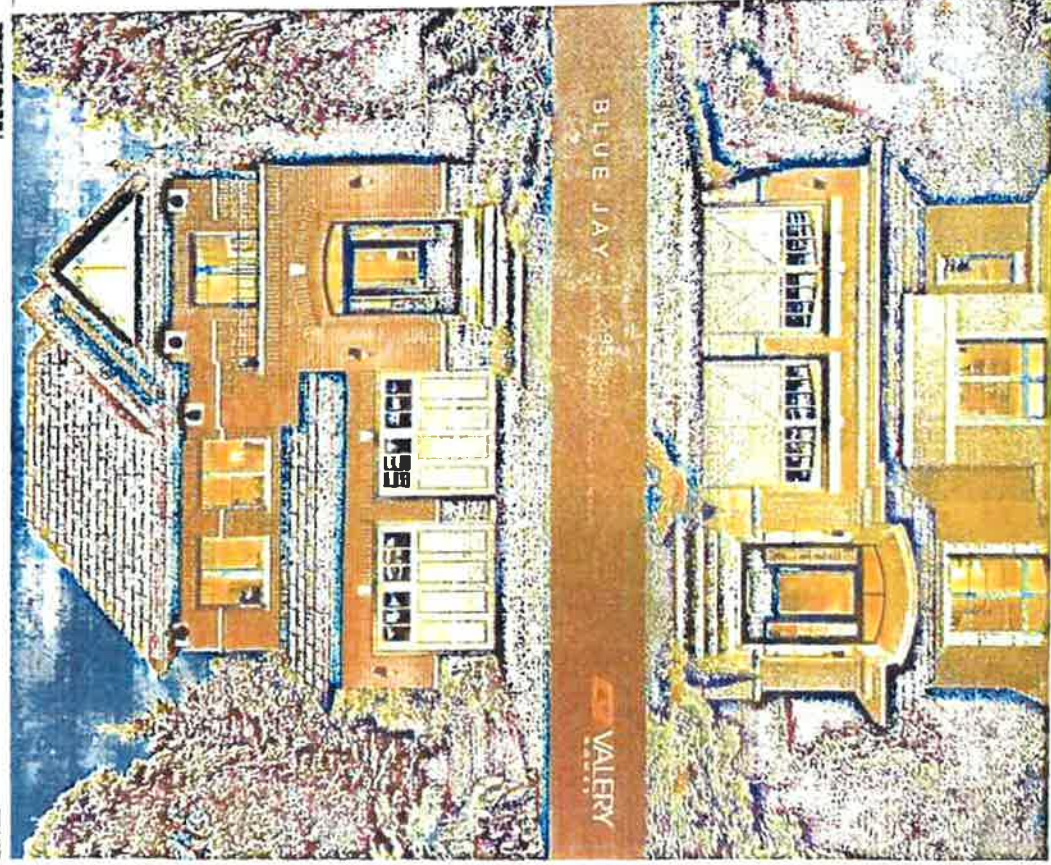
Approved By Builder:

Date:

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Lot 94

RM RM



- 4 in soffit
- 1 in porch ceiling - see floor plan