



CONSTRUCTION SUMMARY

North Oakville - 29 - 1 - OSPREY (38-10) Elev B

Registere Plan Number: Municipal Address: Closing: 25-Aug-20

BONUS

Inv.162	1 - BONUS PACKAGE: \$7500.00 WORTH OF UPGRADES FROM VALERY HOMES DÉCOR
71	CENTRE IS BEING APPLIED TOWARD THE COLOUR APPOINTMENT.
Line 2326	Note:
20Aug20 / 18Sep20	

CABINETRY

Inv.239	1 - DELETE:
74	ITEM 56 ON PE 162. KITCHEN: INSTALL FRIDGE PANEL
Line 4930	KITCHEN COMPANY CANNOT PUT SAME DOOR STYLE ON PANELS
25Nov20 / 26Nov20	Note:
Inv.239	1 - DELETE:
75	ITEM 57 ON PE 162. KITCHEN: INSTALL DISHWASHER PANEL
Line 4931	Note:
25Nov20 / 26Nov20	
Inv.302	1 - **REFUND**: PE 162, ITEM 48
78	WIDE PULL OUT DOOR RECYCLE WASTE CENTRE (20B)
Line 6281	IT DID NOT FIT
5Mar21 / 8Mar21	Note:
Inv.302	1 - KITCHEN: INSTALL 45 CM WIDE PULL OUT DOOR RECYCLE WASTE CENTRE (19B)
79	
Line 6282	Note:
5Mar21 / 8Mar21	
Inv.162	8 - KITCHEN: INSTALL ADDITIONAL 8' OF BASE CABINETS UNDER WINDOW
38	
Line 2290	Note:
20Aug20 / 18Sep20	
Inv.162	3 - KITCHEN: INSTALL 3 FEET OF UPPER CABINETS, ON EITHER SIDE OF KITCHEN WINDOW
39	
Line 2291	Note:
20Aug20 / 18Sep20	
Inv.162	1 - MASTER ENSUITE: INSTALL HUTCH CABINET
66	
Line 2319	Note:
20Aug20 / 18Sep20	
Inv.162	2 - MASTER ENSUITE: INSTALL TWO (2) GLASS DOORS TO HUTCH CABINET
67	
Line 2320	Note:
20Aug20 / 18Sep20	
Inv.162	1 - KITCHEN: INSTALL CROWN ON KITCHEN CABINETS, INCLUDING NEW CABINETS
47	
Line 2300	Note:
20Aug20 / 18Sep20	

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North Oakville - 29 - 1 - OSPREY (38-10) Elev B

Register Plan Number: Municipal Address: Closing: 25-Aug-20

Inv.162	1 - KITCHEN: INSTALL WIDE PULL OUT DOOR RECYCLE WASTE CENTRE (20B)
48	
Line 2301	Note:
20Aug20 / 18Sep20	
Inv.162	1 - KITCHEN: INSTALL SPICE RACK (21B)
49	
Line 2302	Note:
20Aug20 / 18Sep20	
Inv.162	1 - KITCHEN: INSTALL HOOD FAN CABINET (10H)
50	
Line 2303	Note:
20Aug20 / 18Sep20	
Inv.162	2 - KITCHEN: INSTALL TWO (2) FROSTED GLASS DOORS ON CABINETS ON EITHER SIDE OF WINDOW
51	
Line 2304	Note:
20Aug20 / 18Sep20	
Inv.162	1 - KITCHEN: INSTALL LEVEL 7 CABINETS THROUGHOUT KITCHEN
52	
Line 2305	Note:
20Aug20 / 18Sep20	
Inv.162	1 - KITCHEN: INSTALL DIFFERENT COLOUR CABINET ON KITCHEN ISLAND
53	
Line 2306	Note:
20Aug20 / 18Sep20	
Inv.162	1 - KITCHEN: INSTALL DIFFERENT COLOUR CABINET ON KITCHEN HODD FAN CABINET (COLOUR SAME AS ISLAND)
54	
Line 2307	Note:
20Aug20 / 18Sep20	
Inv.162	1 - KITCHEN: INSTALL FRIDGE PANEL
56	
Line 2309	Note:
20Aug20 / 18Sep20	
Inv.162	1 - KITCHEN: INSTALL DISHWASHER PANEL
57	
Line 2310	Note:
20Aug20 / 18Sep20	
Inv.162	1 - KITCHEN: INSTALL FRIDGE IN A FLUSH INSTALLATION
58	
Line 2311	Note:
20Aug20 / 18Sep20	
Inv.56	1 - KITCHEN - EXTEND TWO PIECE STACKED KITCHEN CABINETS
1	
Line 831	Note:
28Jan20 / 28Jan20	
Inv.162	3 - KITCHEN: INSTALL STACKED CABINETS OVER NEW CABINETS ON SINK WALL (03A)
41	
Line 2293	Note:
20Aug20 / 18Sep20	
Inv.162	1 - KITCHEN: INSTALL BUILT-IN WALL OVEN UNIT
42	
Line 2294	Note:
20Aug20 / 18Sep20	



CONSTRUCTION SUMMARY

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Registere Plan Number: Municipal Address: Closing: 25-Aug-20

Inv.162	1 - KITCHEN: INSTALL FRIDGE ENCLOSURE (05H)
43	
Line 2295	Note:
20Aug20 / 18Sep20	
Inv.162	7 - KITCHEN: INSTALL STACKED CABINETS OVER NEW CABINETS ON FRIDGE WALL (03A)
44	
Line 2296	Note:
20Aug20 / 18Sep20	
Inv.162	1 - KITCHEN: INSTALL 36" RANGE TOP CABINET (25H)
45	
Line 2298	Note:
20Aug20 / 18Sep20	

CARPET

Inv.302	1 - **CREDIT** REFUND TO REVERT TO STANDARD BASEMENT PLAN, ADDITIONAL FLOORING NOT NEEDED
77	
Line 6280	PE 53, ITEM #21 Note:
5Mar21 / 8Mar21	

CEILING

Inv.56	1 - REMOVE COFFERED CEILING IN LIBRARY
4	
Line 834	Note:
28Jan20 / 28Jan20	

CERAMIC TILE

Inv.56	1 - 24 X24 CERAMIC TILES IN ALL MAIN FLOOR AREAS WHERE TILES ARE SHOWN (AS PER BUILDER STANDARD SAMPLES)
10	
Line 840	Note:
28Jan20 / 28Jan20	
Inv.162	1 - FOYER/ POWDER ROOM: INSTALL UPGRADE 6 TILE
59	
Line 2312	Note:
20Aug20 / 18Sep20	
Inv.162	1 - MUD ROOM: INSTALL UPGRADE 6 TILE
60	
Line 2313	Note:
20Aug20 / 18Sep20	
Inv.162	1 - MASTER ENSUITE: INSTALL UPGRADE 3 TILE ON SHOWER WALL
61	
Line 2314	Note:
20Aug20 / 18Sep20	

CONSTRUCTION

Inv.53	1 - BASEMENT: MAKE 2 ROOMS IN BASEMENT. RELOCATE BASEMENT WASHROOM. MAKE FURNACE ROOM SMALLER. SEE ATTACHED SKETCH
20	
Line 1429	Note:
20Jan20 / 11Jun20	
Inv.56	1 - KITCHEN SINK, STOVE & DISHWASHER ROUGH-INS TO BE RE-LOCATED AS PER SKETCH
5	
Line 835	Note:
28Jan20 / 28Jan20	

North Oakville - 29 - 1 - OSPREY (38-10) Elev B

Registere Plan Number: Municipal Address: Closing: 25-Aug-20

Inv.56 2 Line 832 28Jan20 / 28Jan20	1 - BASEMENT - 9FT CEILING HEIGHT FINISHED Note:
Inv.56 3 Line 833 28Jan20 / 28Jan20	1 - SIDE DOOR ENTRY (WHERE GRADING PERMITS) Note:
Inv.149 33 Line 1951 4Aug20 / 5Aug20	1 - MAIN HALL: REMOVE DOOR FRAME, CLOSEST TO THE FOYER, KEEPING THE COFFERED CEILING Note:
Inv.162 35 Line 2288 20Aug20 / 18Sep20	1 - DELETE ITEM 20 FROM INVOICE PE 53 BASEMENT: MAKE 2 ROOMS IN BASEMENT, RELOCATE WASHROOM, MAKE FURNACE ROOM SMALLER **PLEASE REVERT TO ORIGINAL BASEMENT PLAN. NO ROOMS, WASHROOM AND FURNACE ROOM TO BE THE SAME AS THE ORIGINAL PLAN** Note:
Inv.162 36 Line 2289 20Aug20 / 18Sep20	1 - CREDIT FOR SIDE DOOR GIVEN IN THE APS. GRADING DID NOT PERMIT. Note:
Inv.56 8 Line 838 28Jan20 / 28Jan20	1 - SECOND FLOOR OPTION 2 (OPTIONAL 4TH BEDROOM PLAN WITH 4 BATHROOMS) AS PER SKETCH Note: AS DISCUSSED WITH VIRG, 4TH BATHROOM MAY NOT BE POSSABLE. WE WILL TRY.
Inv.56 9 Line 839 28Jan20 / 28Jan20	1 - EXTEND WALL IN LIBRARY - AS PER SKETCH Note:
Inv.53 30 Line 1438 20Jan20 / 11Jun20	1 - KITCHEN/BREAKFAST AREA: RELOCATE KITCHEN BACK DOOR TO THE BREAKFAST AREA. INCLUDES SIDELITE. SEE SKETCH Note:
Inv.53 21 Line 1439 20Jan20 / 11Jun20	1 - BASEMENT: MAKE FURNACE ROOM SMALLER. REQUIRES ADDITIONAL FLOOR COVERING. Note:
Inv.53 22 Line 1440 20Jan20 / 11Jun20	1 - REVISED KITCHEN: PLEASE SEE REVISED KITCHEN DRAWING FROM FRENDEL. PURCHASER WILL BUY THE APPROPRIATE CABINETRY AT THE TIME OF COLOURS. PLEASE USE FOR PLUMBING, ELECTRICAL AND WINDOW REFERENCES Note:
CONSTRUCTION	
Inv.53 18 Line 807 20Jan20 / 11Jun20	1 - COLD CELLAR Note:

North Oakville - 29 - 1 - OSPREY (38-10) Elev B

Registere Plan Number: Municipal Address: Closing: 25-Aug-20

COUNTERTOP

Inv. 162	1 - KITCHEN: CUT OUT FOR RANGE TOP CABINET
46	
Line 2299	Note:
20Aug20 / 18Sep20	
Inv. 162	1 - KITCHEN: INSTALL MSI 2 COUNTER TOP THROUGHOUT STANDARD KITCHEN AREA
55	
Line 2308	Note:
20Aug20 / 18Sep20	
Inv. 162	1 - MASTER ENSUITE: INSTALL STANDARD LEVEL CAESARSTONE ON VANITY
69	
Line 2323	Note:
20Aug20 / 18Sep20	
Inv. 162	1 - KITCHEN: INSTALL ADDITIONAL 8' OF MSI 2 UNDER KITCHEN WINDOW
40	
Line 2292	Note:
20Aug20 / 18Sep20	

ELECTRICAL

Inv. 53	1 - KITCHEN: INSTALL RECEPTACLES - DEDICATED 15 AMP 120 VOLT RECEPTABLE FOR
26	GAS STOVE
Line 1568	Note:
20Jan20 / 11Jun20	
Inv. 56	1 - STOVE TO BE RE-LOCATED AS PER SKETCH
7	
Line 837	Note:
28Jan20 / 28Jan20	
Inv. 53	1 - BELL AND CABLE LOCATION SKETCH. LOCATIONS MAY VARY SLIGHTLY DUE TO
11	JOIST LOCATIONS
Line 800	Note:
20Jan20 / 11Jun20	
Inv. 53	1 - GREAT ROOM: INSTALL RECEPTACLES - DEDICATED 15 AMP 120 VOLT RECEPTABLE-
12	ABOVE FIREPLACE FOR FUTURE TV
Line 801	Note:
20Jan20 / 11Jun20	
Inv. 53	1 - KITCHEN: MOVE FRIDGE LOCATION TO BACK ONTO DINING ROOM WALL. CABINETRY
23	WILL BE PURCHASED TO ACCOMODATE AT COLOUR APPOINTMENT
Line 1430	Note:
20Jan20 / 11Jun20	
Inv. 53	1 - KITCHEN: INSTALL ELECTRICAL - ROUGH-IN FOR 30 - 40 AMP BUILT-IN MICROWAVE IN
24	WALL OVEN
Line 1431	Note:
20Jan20 / 11Jun20	
Inv. 53	1 - KITCHEN: INSTALL ELECTRICAL - ROUGH-IN FOR 30 - 40 AMP BUILT-IN WALL OVEN
25	
Line 1432	Note:
20Jan20 / 11Jun20	

FIREPLACE



CONSTRUCTION SUMMARY

North Oakville - 29 - 1 - OSPREY (38-10) Elev B

Registere Plan Number: Municipal Address: Closing: 25-Aug-20

Inv.162	1 - FIREPLACE: INSTALL UNFINISHED OAK MANTLE ABOVE FIREPLACE
64	
Line 2317	Note:
20Aug20 / 18Sep20	

FIREPLACE

Inv.53	1 - GREAT ROOM: REPLACE STANDARD FIREPLACE WITH
29	
	- ALLURAVISION 50 INCH DEEP DEPTH ELECTRIC FIREPLACE - GLASS FRONT - BLACK - INCLUDES SOUTH BEACH LOG SET - NEFL50CHD.
Line 1437	Note:
20Jan20 / 11Jun20	

HARDWOOD FLOORING

Inv.162	970 - MAIN FLOOR: INSTALL LEVEL 3 HARDWOOD THROUGHOUT MAIN FLOOR (IN LIEU OF LEVEL 1 GIVEN IN APS)
62	
Line 2315	Note:
20Aug20 / 18Sep20	
Inv.162	1,435 - 2ND FLOOR: INSTALL LEVEL 3 HARDWOOD THROUGHOUT MAIN FLOOR (IN LIEU OF LEVEL 1 GIVEN IN APS)
63	
Line 2316	Note:
20Aug20 / 18Sep20	

HVAC

Inv.53	1 - FILTRATION - HUMIDIFICATION - CONTROL - FLO - THRU HUMIDIFIER LARGE HE205 - 18 GAL
27	
Line 1435	Note:
20Jan20 / 11Jun20	
Inv.53	1 - AIR CONDITIONER - ROUGH - IN AIR CONDITIONER - INCLUDES VENTING AND ELECTRICAL
28	
Line 1436	Note:
20Jan20 / 11Jun20	
Inv.53	1 - KITCHEN: INSTALL GAS PIPING AND OTHER - GAS LINE R/I FOR MAIN FLOOR -STOVE -
19	
Line 808	Note:
20Jan20 / 11Jun20	

MISCELLANEOUS

Inv.53	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
31	
Line 1479	Note:
20Jan20 / 11Jun20	
Inv.53	1 - Purchasers are aware & accepts that ANY changes made to upgrades after signing this Purchasers Extra Form are subject to a minimum administration fee
32	
Line 1480	Note:
20Jan20 / 11Jun20	
Inv.149	1 - Purchasers are aware & accepts that ANY changes made to upgrades after signing this Purchasers Extra Form are subject to a minimum administration fee
34	
Line 1952	Note:
4Aug20 / 5Aug20	

CONSTRUCTION SUMMARY

North Oakville - 29 - 1 - OSPREY (38-10) Elev B

Registere Plan Number: Municipal Address: Closing: 25-Aug-20

Inv.239	1 - Purchasers are aware & accepts that ANY changes made to upgrades after signing this Purchasers
76	Extra Form are subject to a minimum administration fee
Line 4932	Note:
25Nov20 / 26Nov20	
Inv.162	1 - Purchaser has attended a Colour appointment at the Decor Centre & has DECLINED any additional
72	upgrades and accepts and acknowledges that there will be no further structural
	changes/additions/deletions to be made
Line 2327	Note:
20Aug20 / 18Sep20	
Inv.162	1 - Purchasers are aware & accepts that ANY changes made to upgrades after signing this Purchasers
73	Extra Form are subject to a minimum administration fee
Line 2328	Note:
20Aug20 / 18Sep20	

PAINT

Inv.162	1 - FIREPLACE: STAIN UNFINISHED OAK MANTLE IN THE SAME FINISH AS THE STAIRS.
65	
Line 2318	Note:
20Aug20 / 18Sep20	
Inv.56	1 - STAINED HARDWOOD FLOORS, STAIRCASE STAIRS, POSTS & HANDRAILS (UPGRADED
6	COST)
Line 836	Note:
28Jan20 / 28Jan20	

PLUMBING

Inv.53	1 - ENSUITE 2: CONVERT TUB TO SHOWER. INCLUDES FRAMED GLASS SHOWER
15	
Line 804	Note:
20Jan20 / 11Jun20	
Inv.53	1 - KITCHEN: INSTALL EXTRA ROUGH-IN LINE FOR FRIDGE ICE MAKER WITH SHUT-OFF
16	
Line 805	Note:
20Jan20 / 11Jun20	
Inv.162	2 - MASTER ENSUITE: INSTALL TWO (2) UNDERMOUNT SINKS IN MASTER
70	INCLUDES COST FOR CUT AND POLISH
	CAXTON RECTANGLE UNDER MOUNT K-20000
Line 2324	Note:
20Aug20 / 18Sep20	

RAILING

Inv.162	1 - RAILING: INSTALL DISPLAY 2B SPOON SERIES, 1/2" METAL SINGLE SPOON/DBL SPOON,
68	TEXTURED BLACK, ELORA POST * (WITH R3C RAIL)
Line 2321	Note:
20Aug20 / 18Sep20	

VACCUM/BELL

Inv.162	1 - GREAT ROOM: INSTALL INTERNET - CAT-6 NETWORK CABLE
37	
Line 2325	Note:
20Aug20 / 18Sep20	

North Oakville - 29 - 1 - OSPREY (38-10) Elev B

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Inv.53	1 - GREAT ROOM: INSTALL CONDUIT - 1 1/4" ORANGE FLEX CONDUIT APPROX. 35FT FOR FIREPLACE- FOR FUTURE TV	Note:
Line 802		
20Jan20 / 11Jun20		
Inv.53	1 - ATTIC: INSTALL CONDUIT - 1 1/4" ORANGE FLEX CONDUIT APPROX. 15FT FOR ATTIC	Note:
Line 803		
20Jan20 / 11Jun20		

WINDOWS

Inv.53	4 - BASEMENT: UPGRADE FOUR (4)BASEMENT WINDOWS - EXTRA STANDARD WINDOW - 36 X 24	Note:
Line 806		
20Jan20 / 11Jun20		

Lot 29

* See Revised

Kitchen Drawing

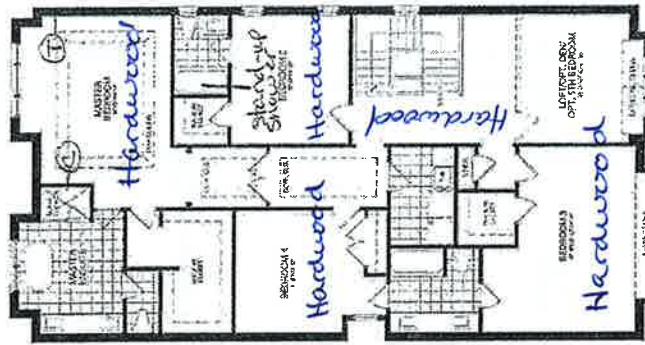
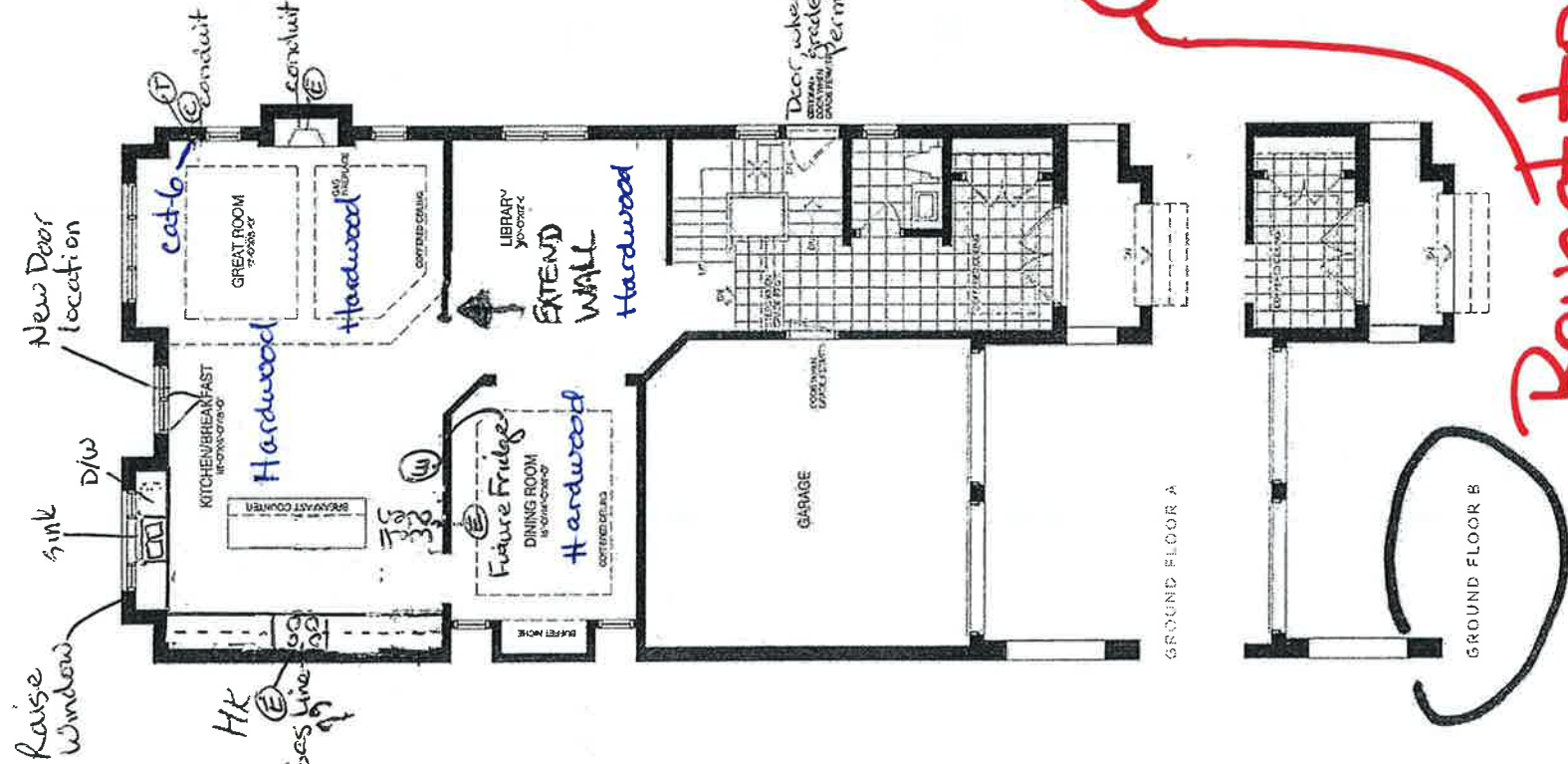
Lot 29

Lot 29

OSPREY

3,900 SQ. FT.

INCLUDES 749 SQ. FT. FINISHED BASEMENT



STANDARD FLOOR A
4 BEDROOMS WITH LOFT / 4 BATHS

STANDARD FLOOR B
4 BEDROOMS WITH LOFT / 4 BATHS

Additional Windows 36" x 24"

36" x 24"

36" x 24"

36" x 24"

36" x 24"

36" x 24"

36" x 24"

36" x 24"

36" x 24"

36" x 24"

36" x 24"

36" x 24"

36" x 24"

36" x 24"

36" x 24"

36" x 24"

36" x 24"

36" x 24"

36" x 24"

AS PER

ATTACHED

Revert to Standard Plan.

Standard Plan.

Windows are still upgraded

VALERY HOMES

NORTH OAKVILLE

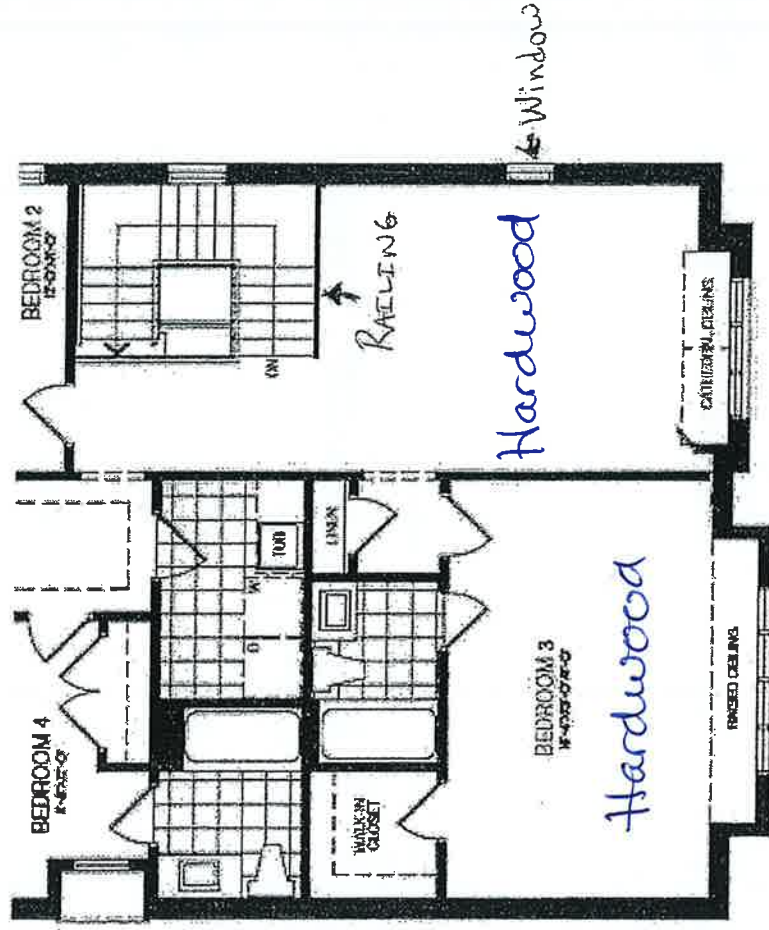
All dimensions are approximate and subject to normal construction tolerances. All materials, finishes, and specifications are subject to change without notice. Valerian is not responsible for the accuracy of the electrical plan for the site. Sites are sold unimproved. Backup and forward variations may apply. Contact 6 5825 representative for further details. E&O.E. 4/20/19/1/2020. All rights reserved.

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Lot 29

Second Floor **B** OPTION 2

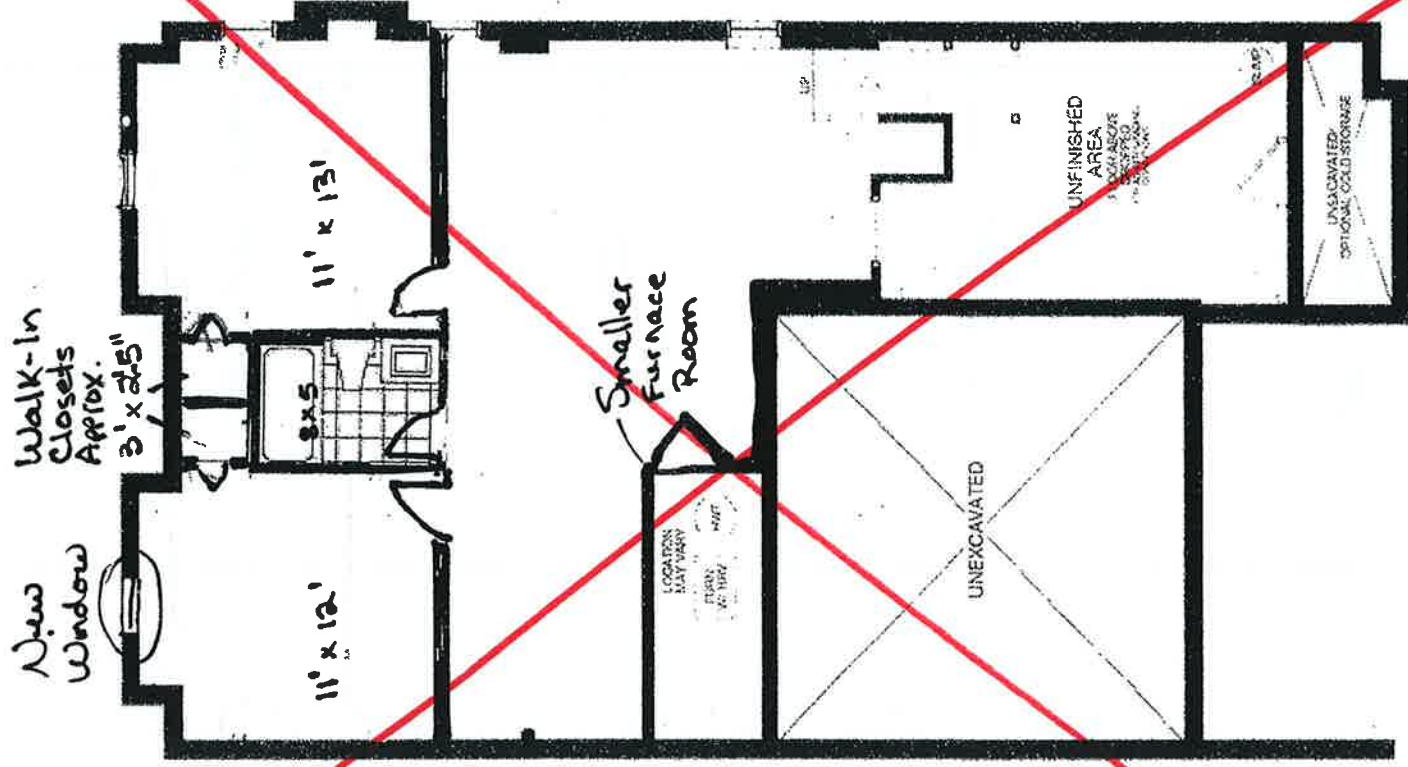
LOT 29



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14 BATHS $\frac{15}{0}$ HK

Lot 29
Basement
Plan



Delete this
Change. Standard
Plan to remain

Lot 29 ○○

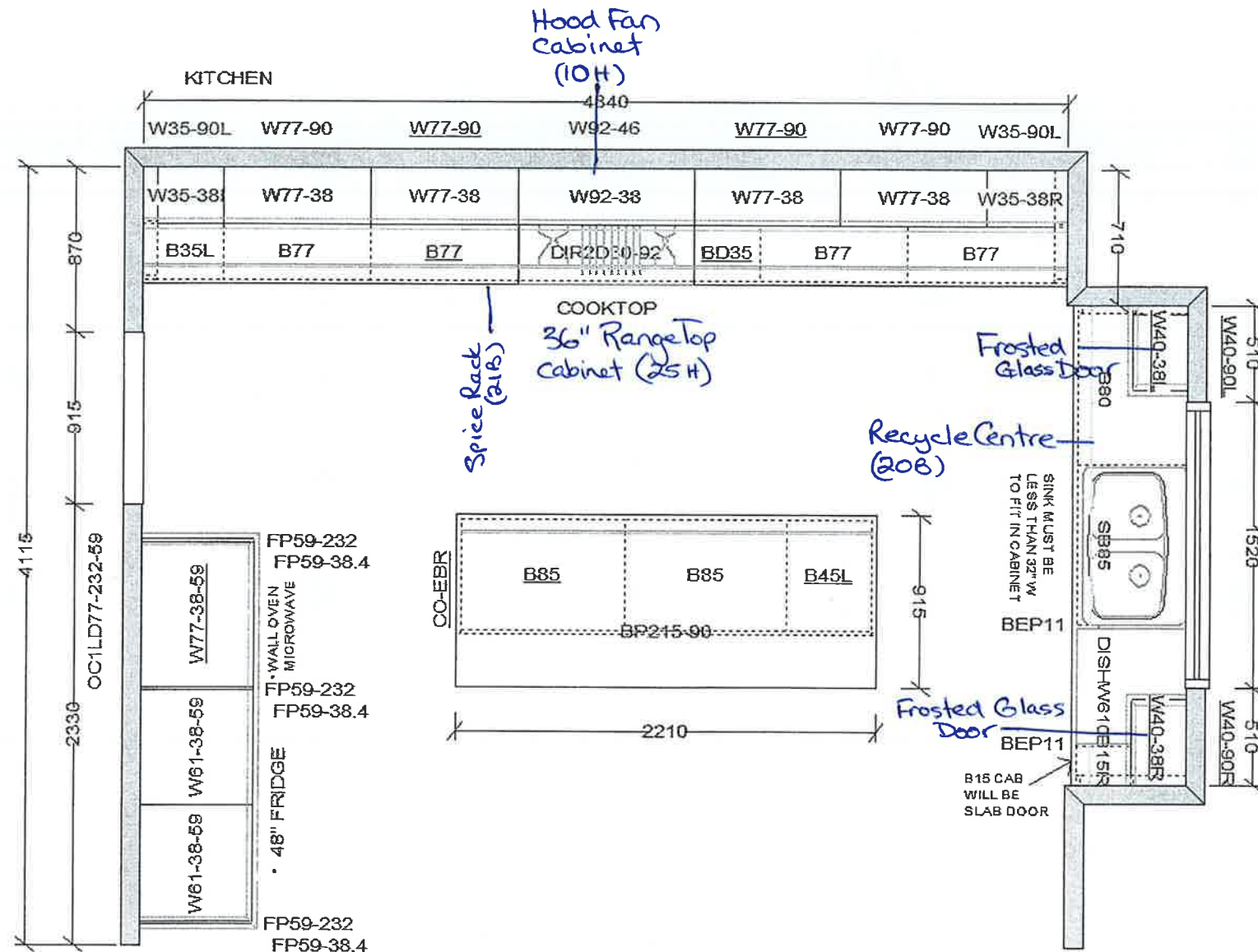
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- Stacked Cabinets
- Crown
- Fridge Panel (Flush)
- Dishwasher Panel

Lot 29



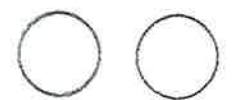
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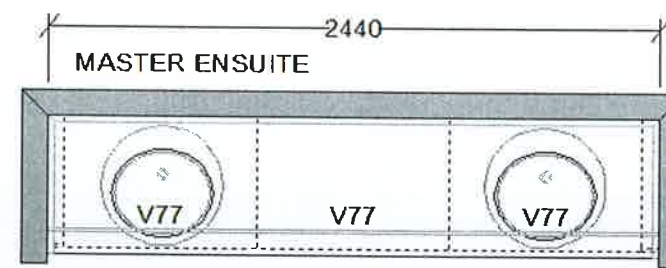
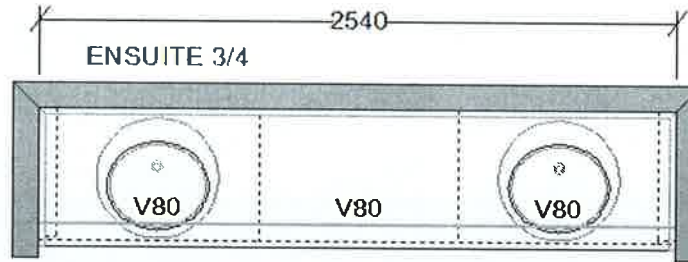
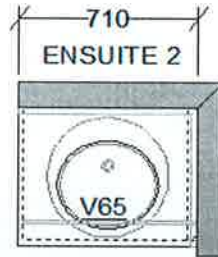
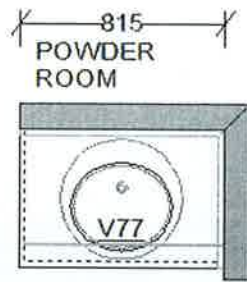
VALERY HOMES
NORTH OAKVILLE
LOT 29



Drawn By:
Date: June 9, 2020
Scale: Not To Scale

Approved By Builder:

Date:



VALERY HOMES
NORTH OAKVILLE
3810 - OSPREY

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

Not 29

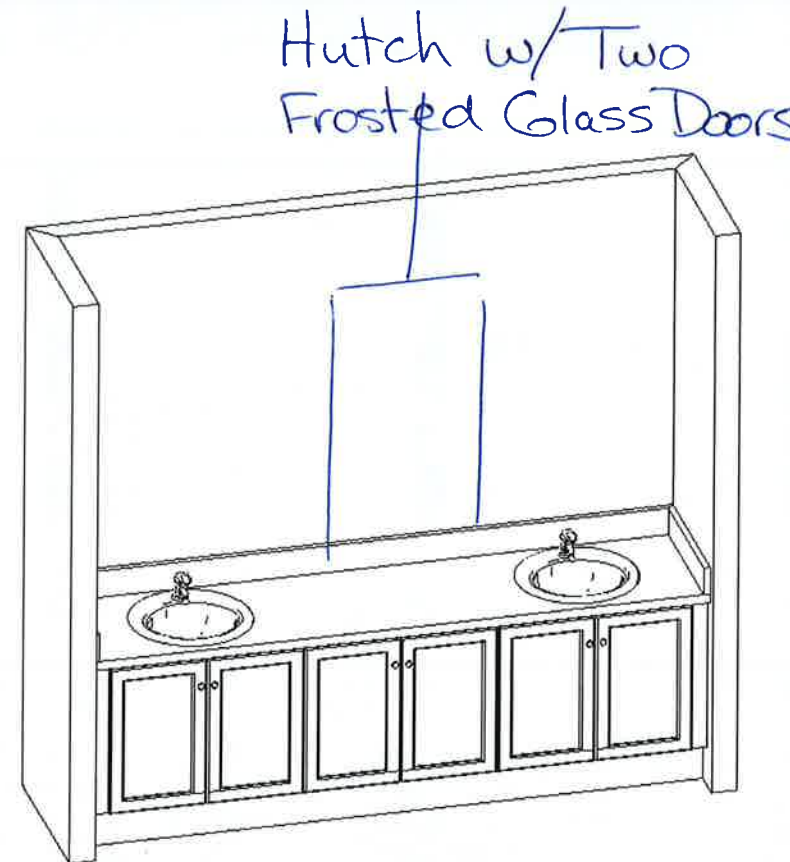
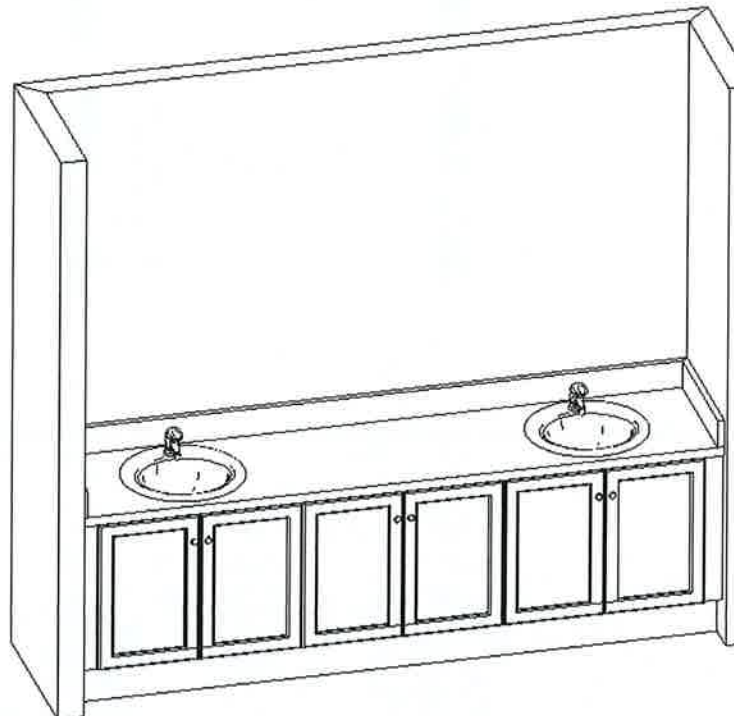
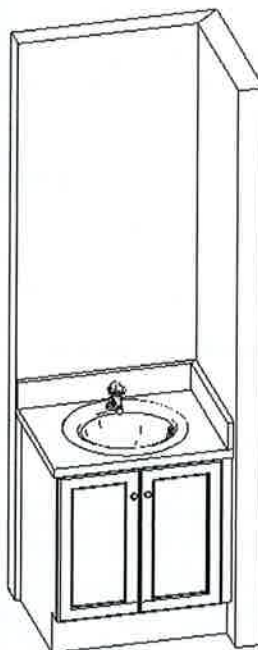
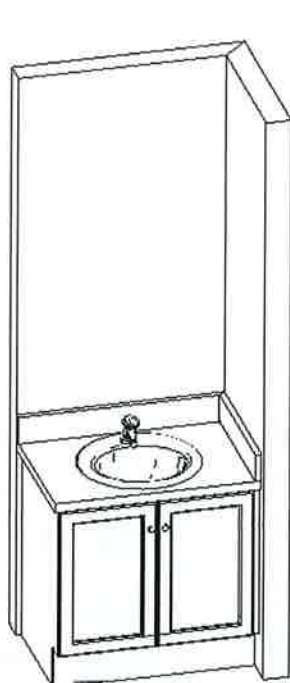


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Date:

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Lot 29



Oak Beam
above Fireplace

- Unfinished
- 60" wide (5')
- 4" thick
- Depth approx. 5"-6"