

CONSTRUCTION SUMMARY

North Oakville - 384 - 1 - OSPREY (38-10) Elev A

Registere Plan Number: Municipal Address: Closing: 22-Apr-21

BONUS

Inv.303	1 - \$7500.00 WORTH OF UPGRADES FROM VALERY HOMES DÉCOR CENTRE IS BEING
63	APPLIED TOWARD THE COLOUR APPOINTMENT.
Line 6325	Note:
8Mar21 / 19Mar21	

CABINETRY

Inv.303	1 - KITCHEN: INSTALL LEVEL 6 KITCHEN CABINETS
24	Note:
Line 6285	
8Mar21 / 19Mar21	
Inv.303	1 - KITCHEN: INSTALL UPGRADE 2 HARDWARE IN KITCHEN (03G)
25	Note:
Line 6286	
8Mar21 / 19Mar21	
Inv.303	1 - MASTER ENSUITE: INSTALL UPGRADE 2 HARDWARE IN MASTER ENSUITE VANITY
26	Note:
Line 6287	
8Mar21 / 19Mar21	
Inv.303	1 - KITCHEN: INSTALL COOKTOP CABINET (24H) WITH FALSE TOP DRAWER AND POT AND
27	PAN DRAWERS BELOW
Line 6288	Note:
8Mar21 / 19Mar21	
Inv.303	1 - KITCHEN: INSTALL BUMP OUT FOR 36" COOKTOP, INCLUDES GRANITE
28	Note:
Line 6289	
8Mar21 / 19Mar21	
Inv.303	1 - MASTER ENSUITE: INSTALL ONE BANK OF DRAWERS IN THE MASTER ENSUITE VANITY
56	(12D)
Line 6318	Note:
8Mar21 / 19Mar21	
Inv.303	1 - KITCHEN: AS PER APS, INCLUDE PANTRY CABINETS, IN STANDARD SELECTION. SEE
61	KITCHEN PLAN FOR SIZE
Line 6323	Note:
8Mar21 / 19Mar21	
Inv.303	1 - KITCHEN: AS PER APS, INCLUDE WALL OVEN, IN STANDARD SELECTION. SEE KITCHEN
62	PLAN FOR LOCATION
Line 6324	Note:
8Mar21 / 19Mar21	
Inv.303	1 - KITCHEN: WALL OVEN- PRICE DIFFERENCE BETWEEN THE STANDARD LEVEL CABINET
38	GIVEN IN THE APS AND THE LEVEL 6 UPGRADE
Line 6343	Note:
8Mar21 / 19Mar21	
Inv.303	4 - KITCHEN: PANTRY- PRICE DIFFERENCE BETWEEN THE STANDARD LEVEL CABINET
39	GIVEN IN THE APS AND THE LEVEL 6 UPGRADE (4 LINEAR FEET)
Line 6344	Note:
8Mar21 / 19Mar21	
Inv.303	1 - KITCHEN: COOKTOP CUT OUT
30	Note:
Line 6291	
8Mar21 / 19Mar21	

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Inv.303	1 - KITCHEN: INSTALL CANOPY HOOD FAN CANOPY FOR 36" COOKTOP (09H)
31	
Line 6292	Note:
8Mar21 / 19Mar21	
Inv.303	1 - KITCHEN: INSTALL VALANCE
32	
Line 6293	**NOTE: PURCHASER DID NOT ORDER LIGHTS FOR THE VALANCE
8Mar21 / 19Mar21	Note:
Inv.303	1 - KITCHEN: INSTALL FRIDGE ENCLOSURE WITH 2 GABLES (05H)
33	
Line 6294	Note:
8Mar21 / 19Mar21	
Inv.303	20 - KITCHEN: INSTALL STACKED UPPERS (03A)
34	
Line 6295	Note:
8Mar21 / 19Mar21	
Inv.303	4 - KITCHEN: INSTALL FOUR (4) CLEAR GLASS DOORS- 2 TO GO ON EACH SIDE OF THE HOOD FAN, IN THE STACKED CABINETS (22A)
35	
Line 6296	Note:
8Mar21 / 19Mar21	
Inv.303	3 - KITCHEN: INSTALL TOP DRAWERS (09B)
36	
Line 6297	Note:
8Mar21 / 19Mar21	
Inv.303	1 - KITCHEN: INSTALL CROWN MOULDING- INCLUDES AREA ABOVE PANTRY AND WALL OVEN
37	
Line 6298	Note:
8Mar21 / 19Mar21	

CERAMIC TILE

Inv.303	1 - FOYER / POWDER ROOM: INSTALL 5TH UPGRADE TILE IN FOYER AND POWDER ROOM
40	
Line 6299	Note:
8Mar21 / 19Mar21	
Inv.303	1 - MASTER ENSUITE: INSTALL UPGRDE 3 FLOOR TILE
41	
Line 6300	Note:
8Mar21 / 19Mar21	
Inv.303	1 - MASTER ENSUITE: INSTALL UPGRDE 3 TILE ON SHOWER WALL
42	
Line 6301	Note:
8Mar21 / 19Mar21	
Inv.303	1 - KITCHEN: DO NOT INSTALL BACKSLPASH.
43	
Line 6302	NO CREDIT, NOT INSTALLED OR SUPPLIED
8Mar21 / 19Mar21	Note:

CONSTRUCTION

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Register Plan Number: Municipal Address: Closing: 22-Apr-21

Inv.163 1	1 - GAS LINE ROUGH-IN FOR STOVE IN KITCHEN 9' CEILING IN BASEMENT SIDE DOOR IF GRADE PERMITS ENGINEERED HARDWOOD LOORING THROUGHOUT MAIN LEVEL EXTENDING THROUGH THE FOYER AREA AS PER SKETCH HALF WALL ON MAIN LEVEL AS PER SKETCH Note:
Line 2059	
21Aug20 / 21Aug20	
Inv.163 2	1 - 5TH BEDROOM INCLUDING WASHROOM, SECOND FLOOR ELEV A OPTION 1 (5 BEDROOM/4 BATH) DECORATIVE PILLAR ON MAIN FLOOR AS PER SKETCH DELETE DOORS ON MAIN FLOOR AS PER SKETCH POCKET DOOR BETWEEN DINING ROOM AND KITCHEN AS PER SKETCH Note:
Line 2060	
21Aug20 / 21Aug20	
Inv.163 3	1 - STAND UP SHOWER IN JACK/JILL BATHROOM BETWEEN BEDROOMS 3 & 4 AS PER SKETCH RESIZE POWDER ROOM ON MAIN FLOOR AS PER SKETCH HANDRAIL AND WROUGHT IRON PICKETS NEAR POWDER ROOM TO BE ADDED AS PER SKETCH ROUGH-IN FOR CENTRAL A/C Note:
Line 2061	
21Aug20 / 21Aug20	
Inv.163 4	1 - WATER LINE ROUGH-IN FOR FRIDGE IN KITCHEN PANTRY CABINETS (MEASUREMENTS TO BE DETERMINED AT STRUCTURAL APPOINTMENT) AS PER BUILDER STANDARD SELECTION Note:
Line 2062	
21Aug20 / 21Aug20	
Inv.163 5	1 - WALL OVEN ROUGH-IN IN KITCHEN (MEASUREMENTS TO BE DETERMINED AT STRUCTURAL APPOINTMENT) AS PER BUILDER STANDARD SELECTIONS Note:
Line 2063	
21Aug20 / 21Aug20	
Inv.303 20	1 - LIBRARY: DELETE HALF WALL AND PILLAR GIVEN IN THE APS. SEE SKETCH ATTACHED Note:
Line 6283	
8Mar21 / 19Mar21	
Inv.303 21	1 - LIBRARY: REMOVE WALLS SO THAT THERE IS NO MORE NICHE IN THE LIBRARY. THE COFFERED CEILING WILL BE CHANGED TO FOLLOW THE PERIMETER OF THE REVISED PLAN. WINDOW TO BE CENTRED IN THE ROOM. SEE SKETCH FOR DETAILS Note:
Line 6479	
8Mar21 / 19Mar21	
Inv.303 22	1 - POWDER ROOM: POWDER ROOM ON ORIGINAL BLACKLINE DRAWING IS SHOWN LARGER THAN IT SHOULD BE. PLEASE KEEP ROOM AS SMALL AS POSSIBLE. *CENTRE WINDOW ON POWDER ROOM WALL* Note:
Line 6480	
8Mar21 / 19Mar21	
COUNTERTOP	
Inv.303 29	1 - KITCHEN: INSTALL BUMP OUT FOR 36" COOKTOP, INCLUDES GRANITE Note:
Line 6290	
8Mar21 / 19Mar21	
ELECTRICAL	

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Inv.303	1 - KITCHEN: INSTALL RECEPTACLES - DEDICATED 15 AMP 120 VOLT RECEPTABLE FOR DISHWASHER	
23	Note:	
Line 6284		
8Mar21 / 19Mar21		
Inv.195	1 - GREAT ROOM: INSTALL RECEPTACLES - DEDICATED 15 AMP 120 VOLT RECEPTABLE ABOVE FIREPLACE	
8	Note:	
Line 2486		
1Oct20 / 3Nov20		
Inv.195	1 - KITCHEN: PURCHASER WAS GIVEN A GAS LINE FOR STOVE IN THE APS. NOTE THAT A STANDARD PLUG IS ALSO REQUIRED WITH THAT OPTION, TO BE INCLUDED	
14	Note:	
Line 2496		
1Oct20 / 3Nov20		
Inv.195	1 - KITCHEN: CEILING FIXTURE - RELOCATE STANDARD CEILING FIXTURE TO ABOVE KITCHEN ISLAND. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS	
15	Note:	
Line 3631		
1Oct20 / 3Nov20		
Inv.195	1 - KITCHEN: INSTALL ELECTRICAL - ROUGH-IN FOR 30 - 40 AMP BUILT-IN WALL OVEN. THIS IS IN ADDITION TO WHAT WAS GIVEN IN THE APS. THE WALL OVEN SELECTED REQUIRES TWO PLUGS. SEE SPECS ATTACHED	
16	Note:	
Line 3633		
1Oct20 / 3Nov20		
Inv.195	2 - BASEMENT: INSTALL TWO (2) SWITCHES - ADDITIONAL SINGLE POLE SWITCH.	
17	NOTE THAT THERE WILL BE AN ADDITIONAL 2 SINGLE POLE SWITCHES IN THE BASEMENT, FOR A TOTAL OF 3. PLEASE SEE FLOOR PLAN FOR WHICH STANDARD LIGHTS ARE TO BE GROUPED TOGETHER ON THE SAME	
Line 3634	Note:	
1Oct20 / 3Nov20		
Inv.195	1 - BELL AND CABLE LOCATION SKETCH. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS.	
6	Note:	
Line 2484		
1Oct20 / 3Nov20		
HARDWOOD FLOORING		
Inv.303	1 - GREAT ROOM: INSTALL LEVEL 1 HARDWOOD	
44	Note:	
Line 6303		
8Mar21 / 19Mar21		
Inv.303	1 - DINING ROOM: INSTALL LEVEL 1 HARDWOOD	
45	Note:	
Line 6304		
8Mar21 / 19Mar21		
Inv.303	1 - MAIN HALL: INSTALL LEVEL 1 HARDWOOD	
46	Note:	
Line 6305		
8Mar21 / 19Mar21		
Inv.303	1 - LIBRARY: INSTALL LEVEL 1 HARDWOOD	
47	Note:	
Line 6306		
8Mar21 / 19Mar21		

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Inv.303	1 - KITCHEN: INSTALL LEVEL 1 HARDWOOD	
48		
Line 6307	Note:	
8Mar21 / 19Mar21		
Inv.303	1 - UPPER HALL: INSTALL LEVEL 1 HARDWOOD	
49		
Line 6308	Note:	
8Mar21 / 19Mar21		
Inv.303	48 - LANDINGS: INSTALL LEVEL 1 HARDWOOD- SAME AS FLOORS- ON 3 STAIR LANDINGS	
50		
Line 6309	Note: PURCHASER DOES NOT WANT SANDED LANDINGS.	
8Mar21 / 19Mar21		
Inv.303	1 - HARDWOOD: AS PER APS, ENGINEERED HARDWOOD FLOORING THROUGHOUT MAIN LEVEL, EXTENDING THROUGH FOYER AREA (AS PER SKETCH)	
59		
Line 6321	Note:	
8Mar21 / 19Mar21		

INTERIOR DOORS & TRIM

Inv.303	24 - INTERIOR DOORS: INSTALL TWENTY-FOUR (24) CONMORE DOORS THROUGHOUT HOUSE	
53		
Line 6312	Note:	
8Mar21 / 19Mar21		
Inv.303	1 - INTERIOR DOORS: INSTALL BERGEN DOOR HANDLES IN BLACK WITH MATCHING BLACK HINGES	
54		
Line 6313	Note:	
8Mar21 / 19Mar21		
Inv.303	2 - FRONT DOOR: INSTALL TWO (2) LONDON HAND GRIP IN BLACK	
55		
Line 6314	Note:	
8Mar21 / 19Mar21		
Inv.303	1 - MASTER BEDROOM DOOR: INSTALL LOCK FOR MASTER BEDROOM DOOR	
58		
Line 6320	Note:	
8Mar21 / 19Mar21		

MISCELLANEOUS

Inv.303	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	
64		
Line 6326	Note:	
8Mar21 / 19Mar21		
Inv.303	1 - Purchasers are aware & accepts that ANY changes made to upgrades after signing this Purchasers Extra Form are subject to a minimum administration fee	
65		
Line 6327	Note:	
8Mar21 / 19Mar21		
Inv.303	2 - MASTER ENSUITE - SHARED BATH:	
57		
Line 6319	Note:	
8Mar21 / 19Mar21		
	INSTALL FRAMELESS SHOWER ENCLOSURES IN MASTER AND SHARED BATHS	



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Inv.195	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	
Line 3635	Note:	
1Oct20 / 3Nov20		
Inv.195	1 - Purchasers are aware & accepts that ANY changes made to upgrades after signing this Purchasers Extra Form are subject to a minimum administration fee	
Line 3636	Note:	
1Oct20 / 3Nov20		

PAINT

Inv.303	1 - STAIRCASE: STAIN 2 SETS OF STAIRS	
51		
Line 6310	Note: PLEASE NOTE THAT EVERY ATTEMPT WILL BE MADE TO MATCH STAIN ON STAIRS TO HARDWOOD. THE FLOORS ARE PREFINISHED IN FACTORY AND WILL VARY SLIGHTLY FROM STAIR STAIN.	
8Mar21 / 19Mar21		

PLUMBING

Inv.195	1 - BACKFLOW PREVENTER VALVE	
10		
Line 2488	Note:	
1Oct20 / 3Nov20		

RAILING

Inv.303	1 - STARICASE: NOTE ON STANDARD STAIR RAILING, PURCHASER REQUESTS THE ELORA POST	
52		
Line 6311	Note:	
8Mar21 / 19Mar21		
Inv.303	1 - RAILINGS: AS PER APS, HANDRAIL AND WROUGHT IRON PICKETS NEAR POWDER ROOM TO BE ADDED, AS PER SKETCH	
60		
Line 6322	Note:	
8Mar21 / 19Mar21		

VACCUM/BELL

Inv.195	1 - GREAT ROOM: INSTALL CONDUIT - 1 1/4" ORANGE FLEX CONDUIT APPROX. 35FT FOR FIREPLACE FOR TV	
7		
Line 2485	Note:	
1Oct20 / 3Nov20		
Inv.195	1 - INSTALL SIX CHANNEL ROUGH-IN FOR CAMERA- CAT-5E NETWORK CABLE	
9		
Line 2487	*NOTE, 2 LOCATIONS, LAUNDRY AND BASEMENT, ARE ON THE CEILINGS	
1Oct20 / 3Nov20	Note:	

WINDOWS

Inv.195	1 - BASEMENT: INSTALL EGRESS BASEMENT WINDOW - 51 X 24 SE SKETCH FOR LOCATION	
12		
Line 2492	Note:	
1Oct20 / 3Nov20		
Inv.195	1 - BASEMENT: INSTALL LARGER BASEMENT WINDOW - (WHERE EXTRA STANDARD WINDOW WAS PURCHASED)- 48 X 24	
11		
Line 2493	Note:	
1Oct20 / 3Nov20		



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Inv. 195	1 - BASEMENT: INSTALL ADDITIONAL BASEMENT WINDOW - EXTRA STANDARD WINDOW
13	- 30 X 16
Line 2495	Note:
1Oct20 / 3Nov20	

Lot 384

Lot 384

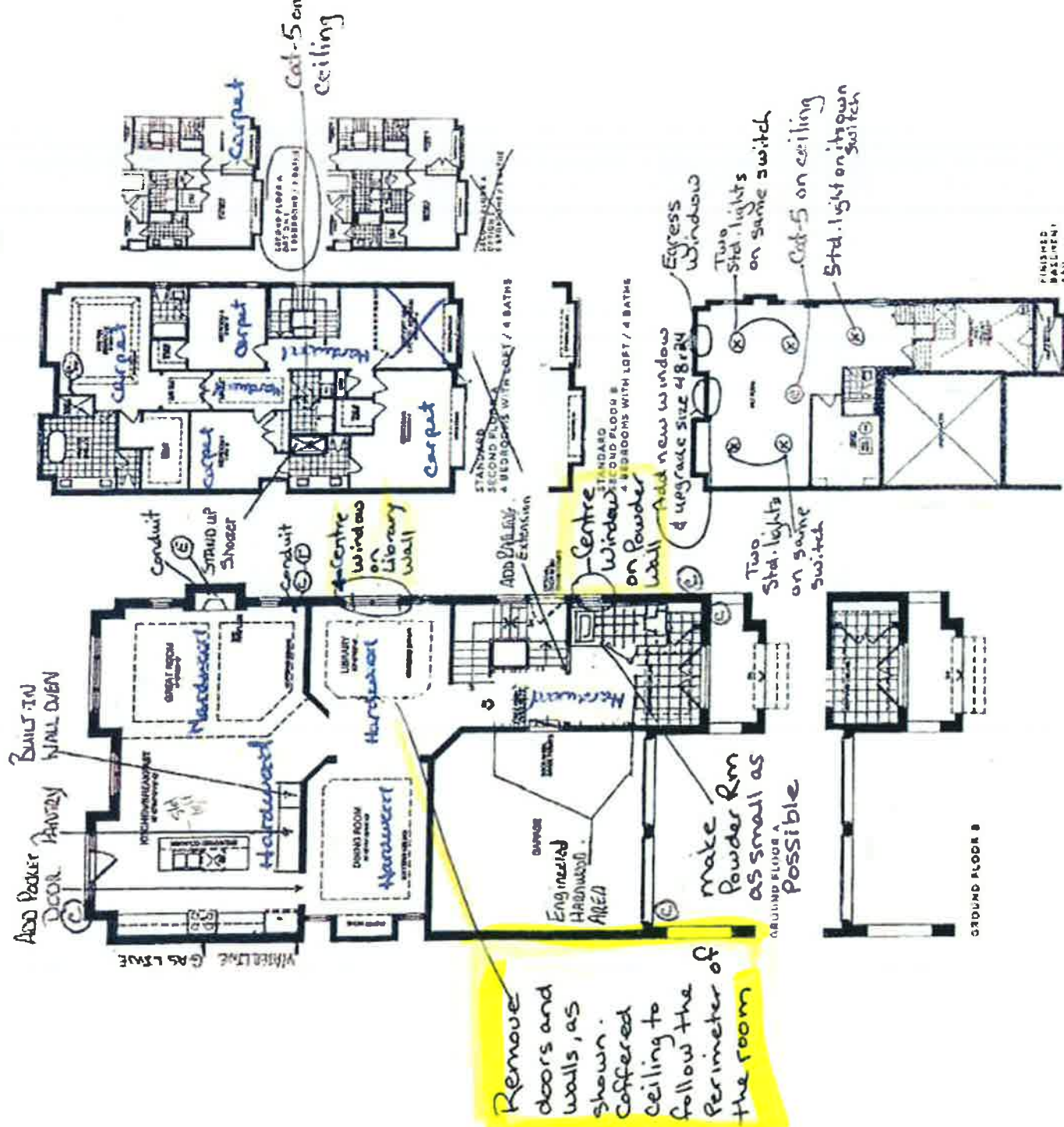
- Cable — (C)
- Telephone — (T)
- Electrical — (E)
- Camera R/I — (C) (cat-5e)

OSP REY

Order 17, 2021

3,900 SQ. FT.

INCLUDES 740 SQ. FT. FINISHED BASEMENT



VALERY NORTH OAKVILLE

Information on drawings and labels is for informational purposes only. It is not intended to be used as a basis for construction. The drawings are not to be used for construction without the approval of the architect. The drawings are not to be used for construction without the approval of the architect. The drawings are not to be used for construction without the approval of the architect.

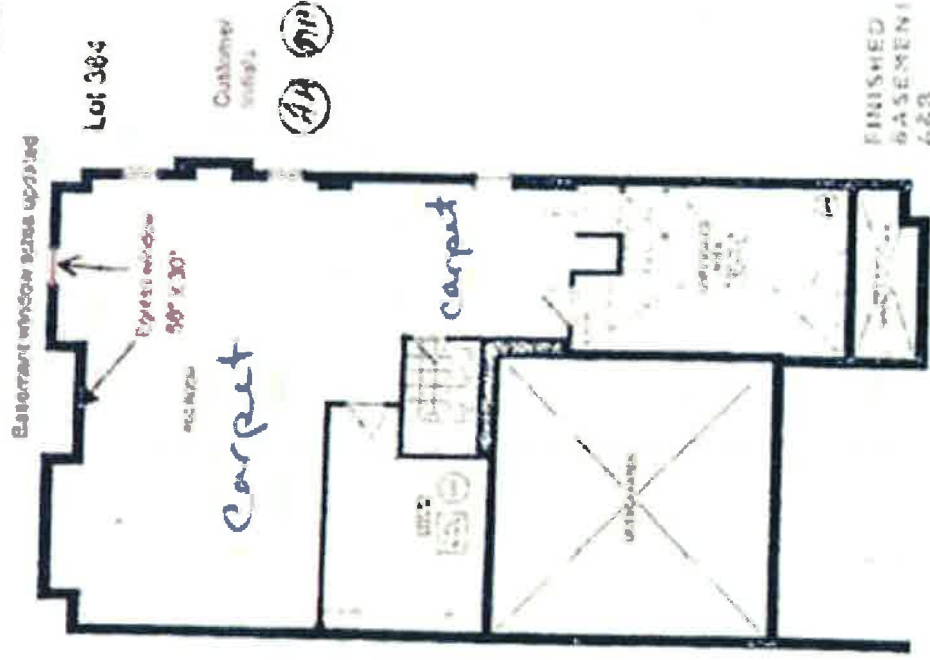
9' basement

- Side Door where grade permits
- Rough-In for A/C

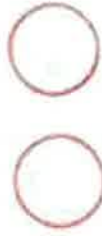
RECEIVED

MAR 19 2021

Lot 384

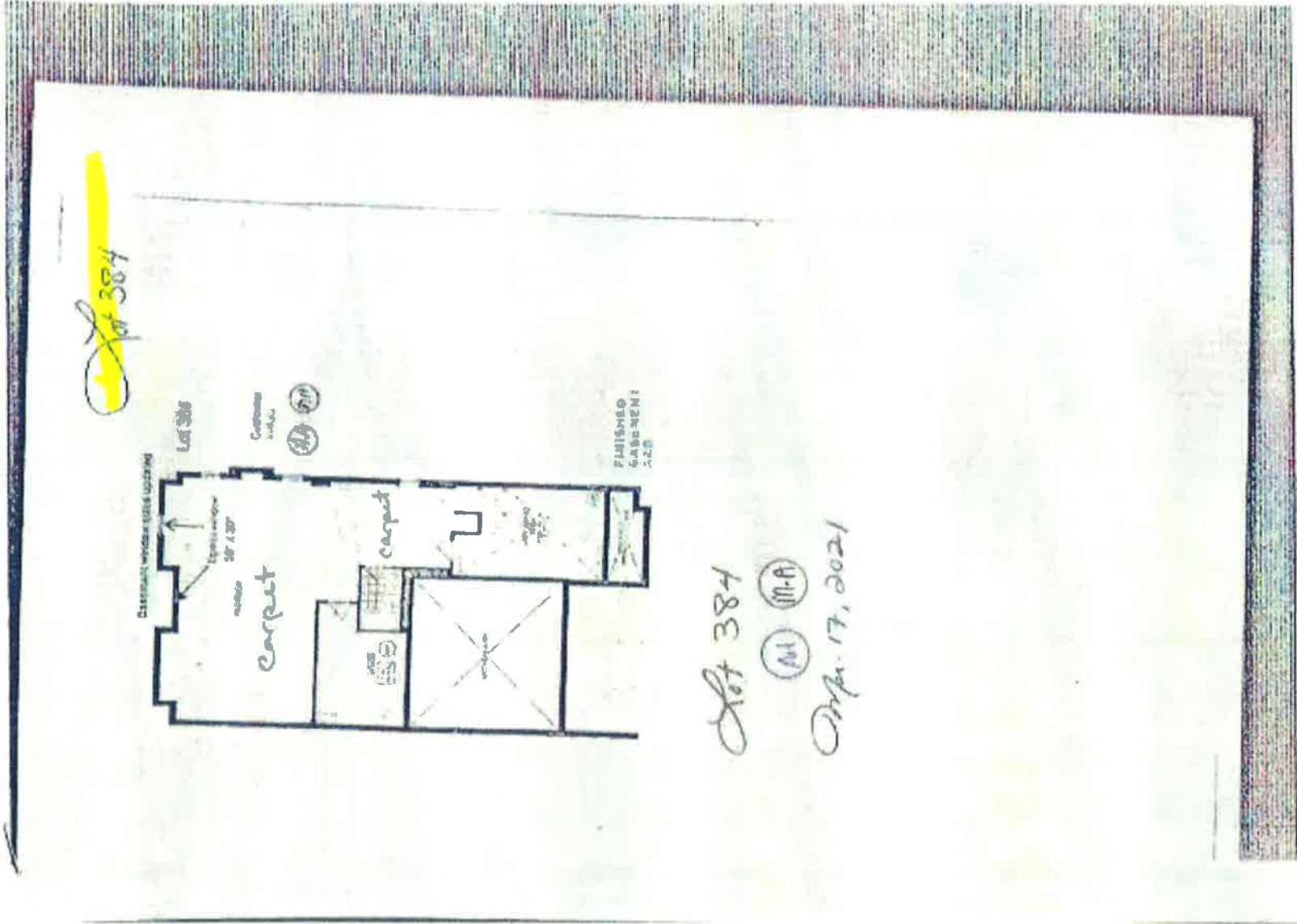


Lot 384



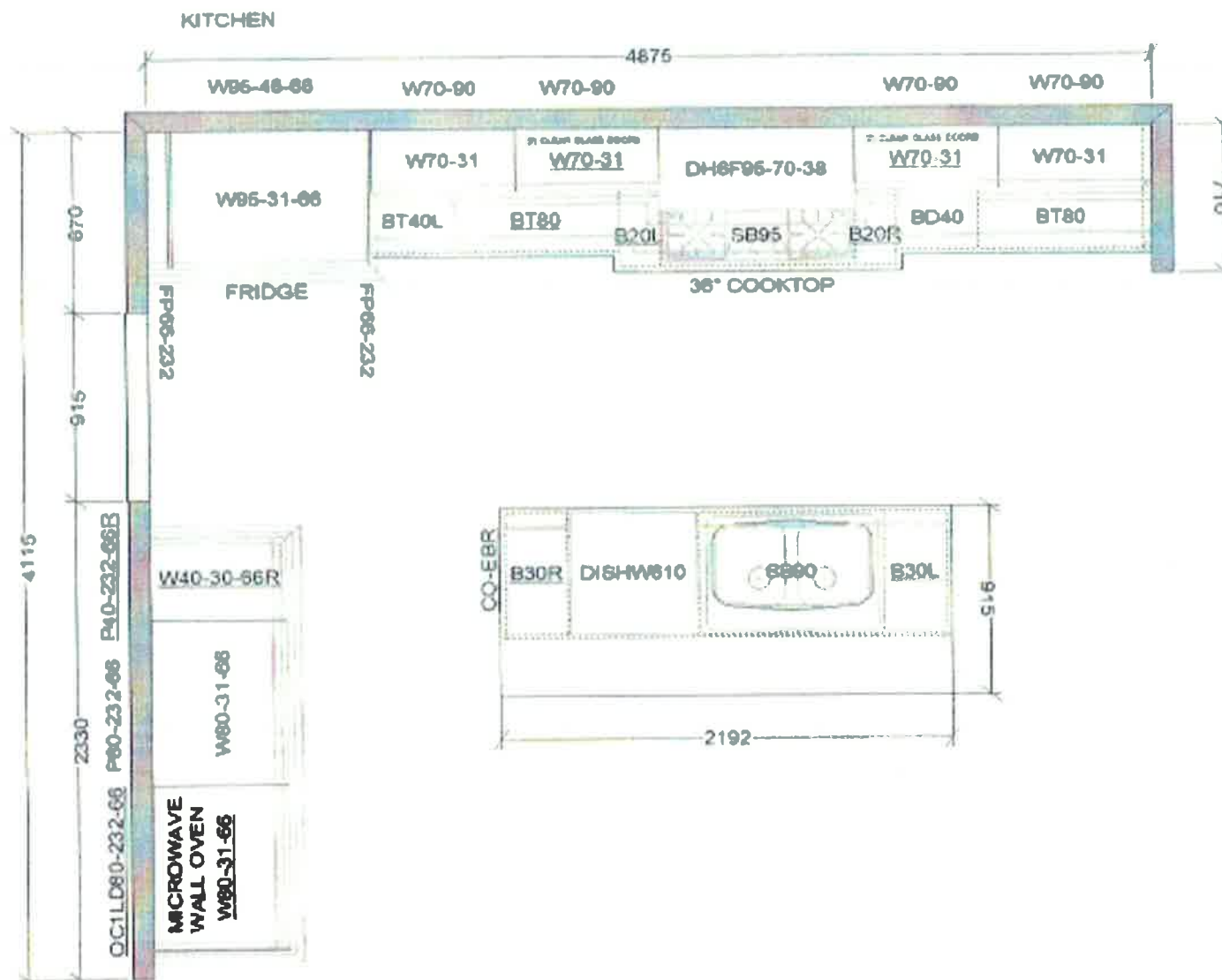
Apr. 17, 2021

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MAR 19 2021



Lot 384
M.A.
Apr. 17, 2021

RECEIVED
MAR 19 2021

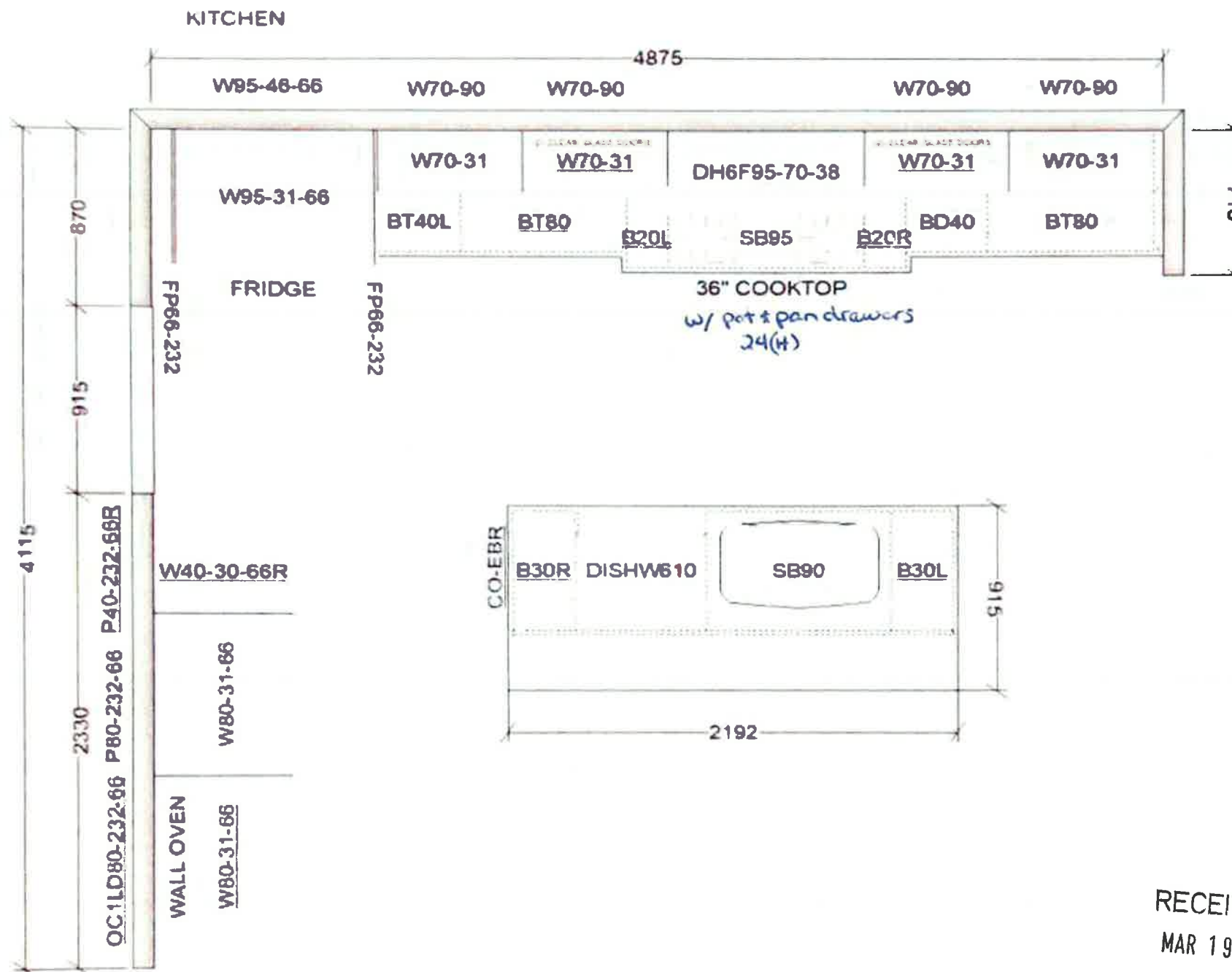


This sketch is for DESIGN PURPOSES ONLY - It is not meant to be an exact rendition.

 FRENDEL BUILDERS LIMITED 2000 Hurontario Street, Mississauga, ON L4R 1C1
VALERY HOMES NORTH OAKVILLE LOT 384
AH M.A
Drawn By: Date: March 18, 2021 Scale: Not To Scale
Approved By Builder:
Date:

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MAR 19 2021



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MAR 19 2021

FRENDEL
KITCHENS & BATHS

VALERY HOMES
NORTH OAKVILLE
LOT 384

Drawn By:
Date: March 9, 2021
Scale: Not To Scale

Approved By Builder:

Date:



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FRENDEL
BUILDING SERVICES
1000 Bruce Rd. #1000, Oakville, ON L6N 3G2

**VALERY HOMES
NORTH OAKVILLE
LOT 384**

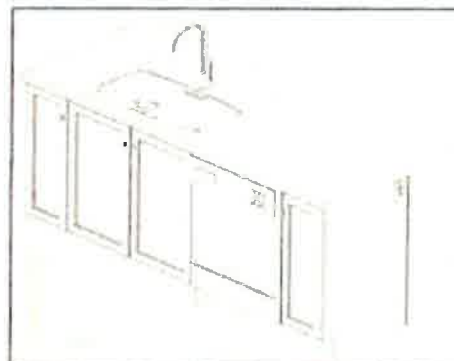
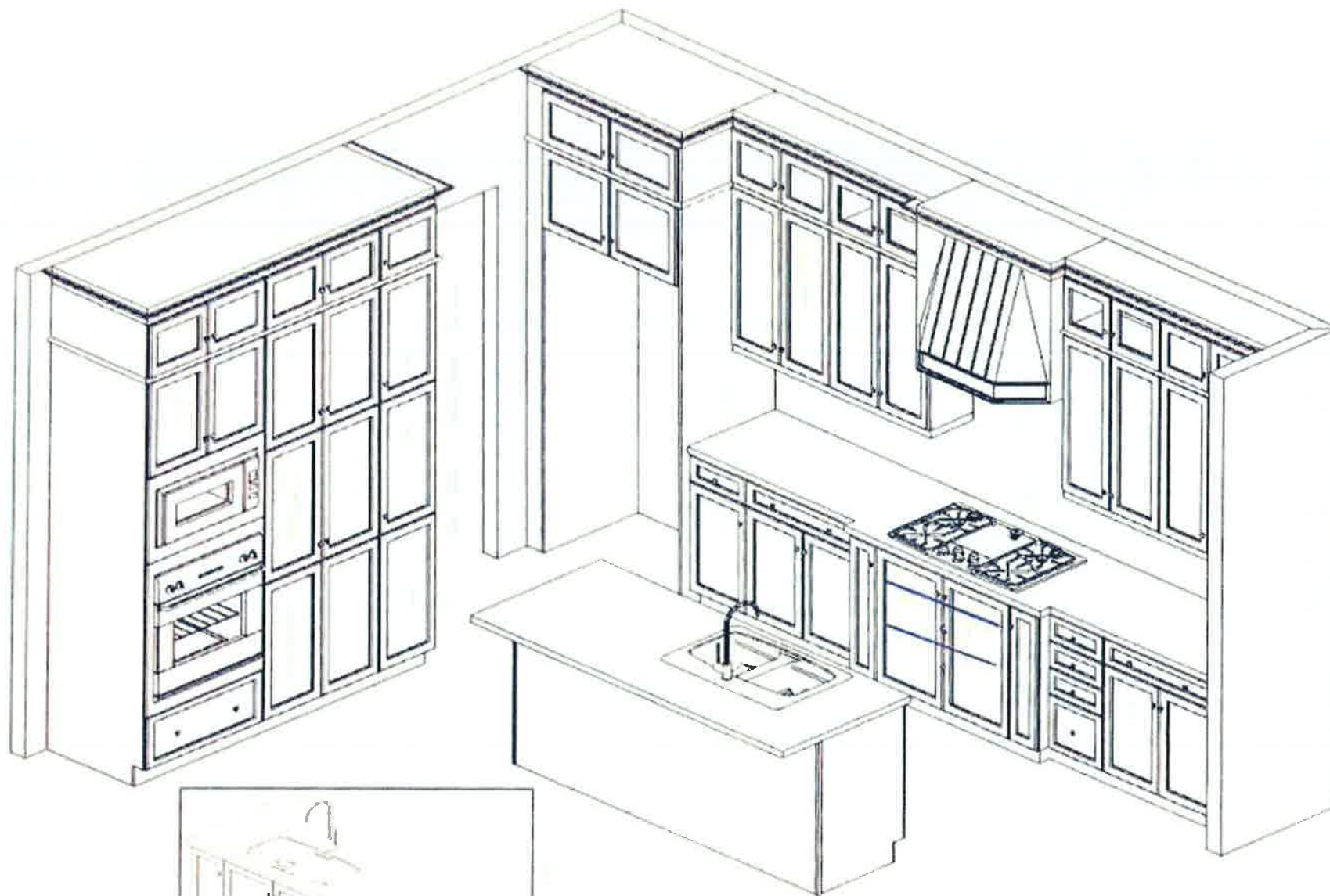
AH
M.A

Drawn By:
Date: March 16, 2021
Scale: Not To Scale

Approved By Builder:

Date:

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MAR 19 2021



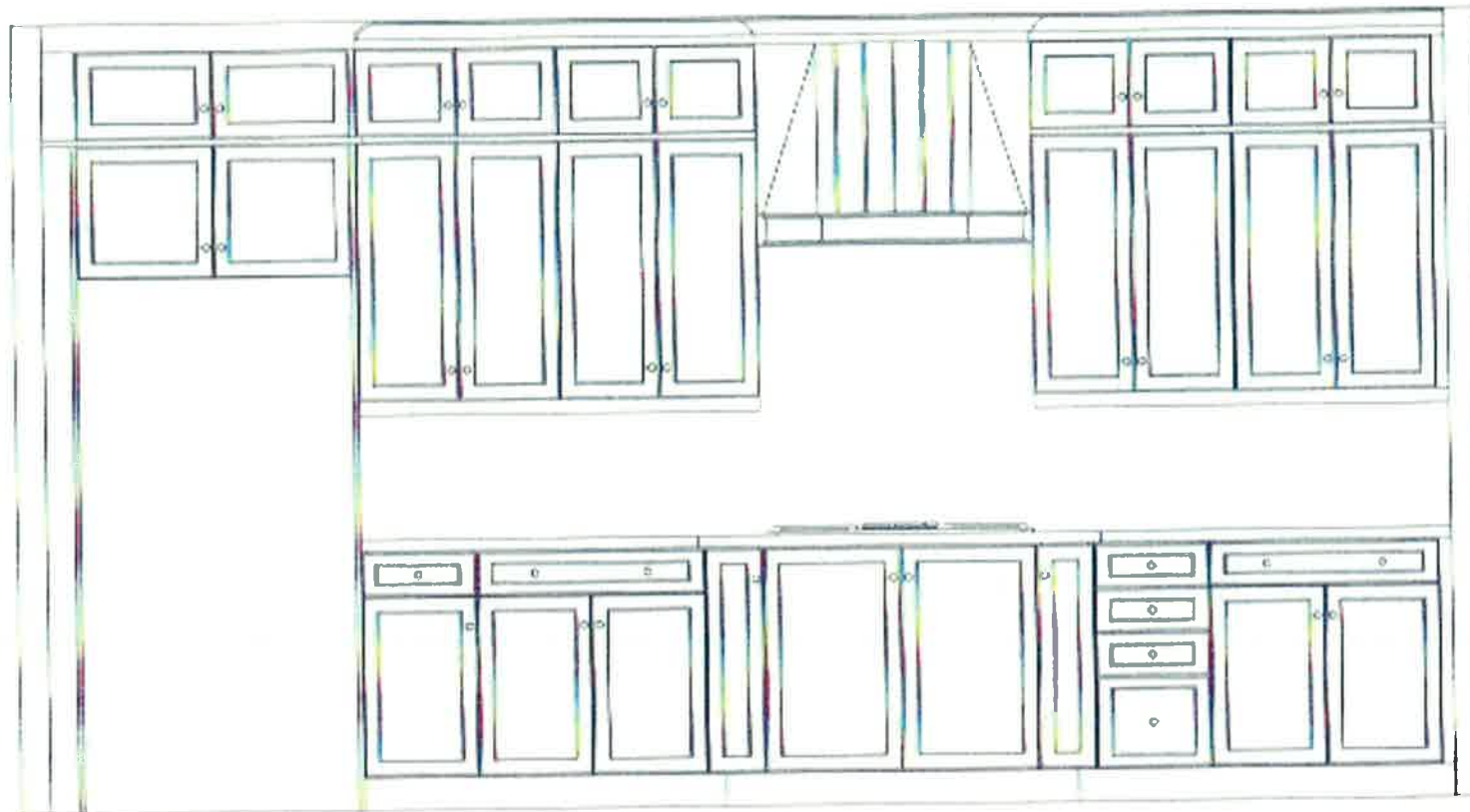
VALERY HOMES
NORTH OAKVILLE
LOT 384



Drawn By:
Date: March 9, 2021
Scale: Not To Scale

Approved By Builder:

Date:



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FRENDEL
BUILDERS, INC.
2500 W. 10th Street, Suite 100, Olathe, KS 66061

VALERY HOMES
NORTH OAKVILLE
LOT 384

AH

M.A

Drawn By:
Date: March 18, 2021
Scale: Not To Scale

Approved By Builder:

Date:

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MAR 19 2021



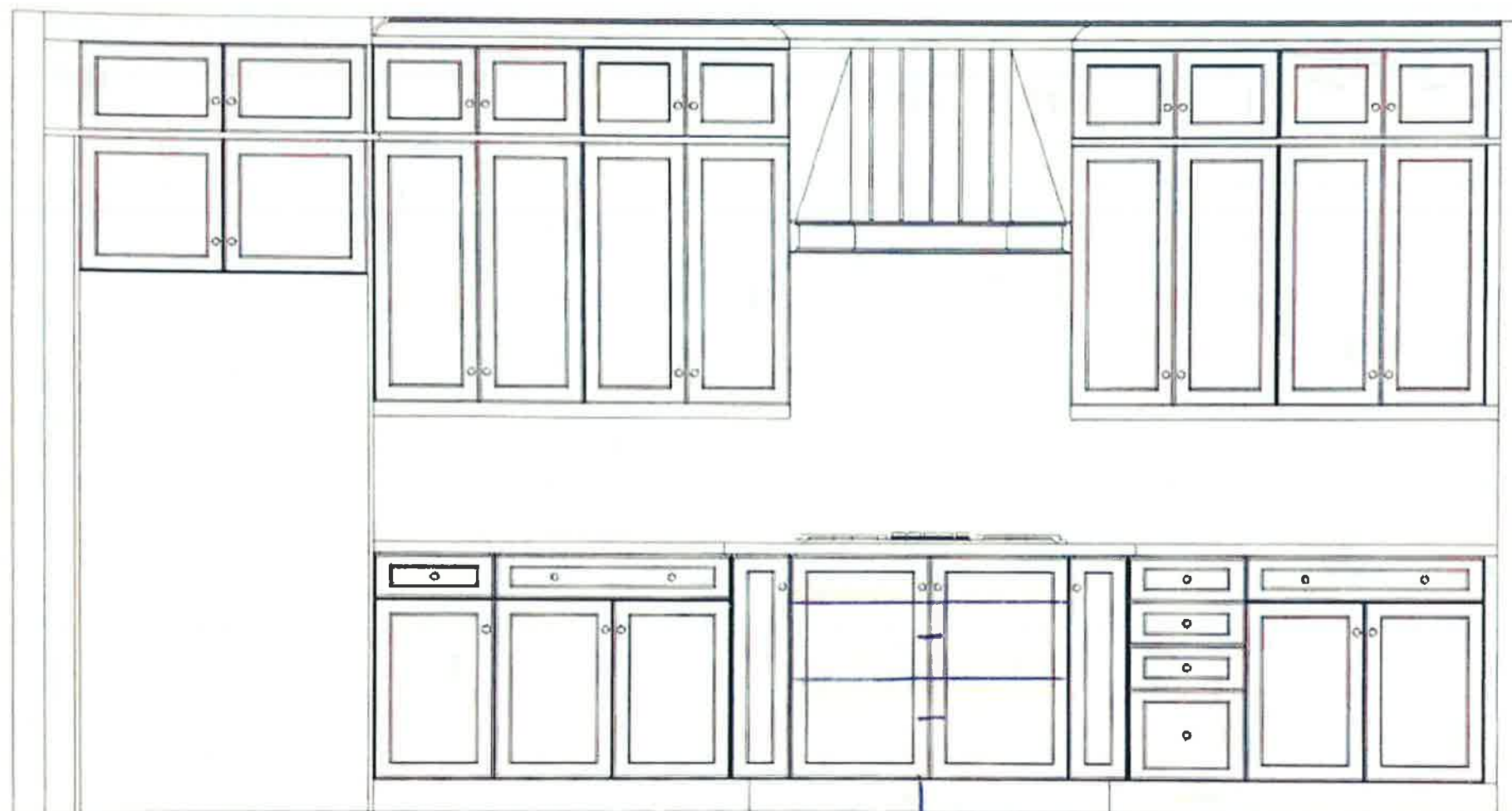
VALERY HOMES
NORTH OAKVILLE
LOT 384



Drawn By:
Date: March 9, 2021
Scale: Not To Scale

Approved By Builder:

Date:



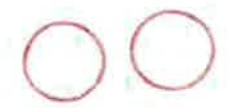
With
Pot & Pan
Drawers

RECEIVED
MAR 19 2021

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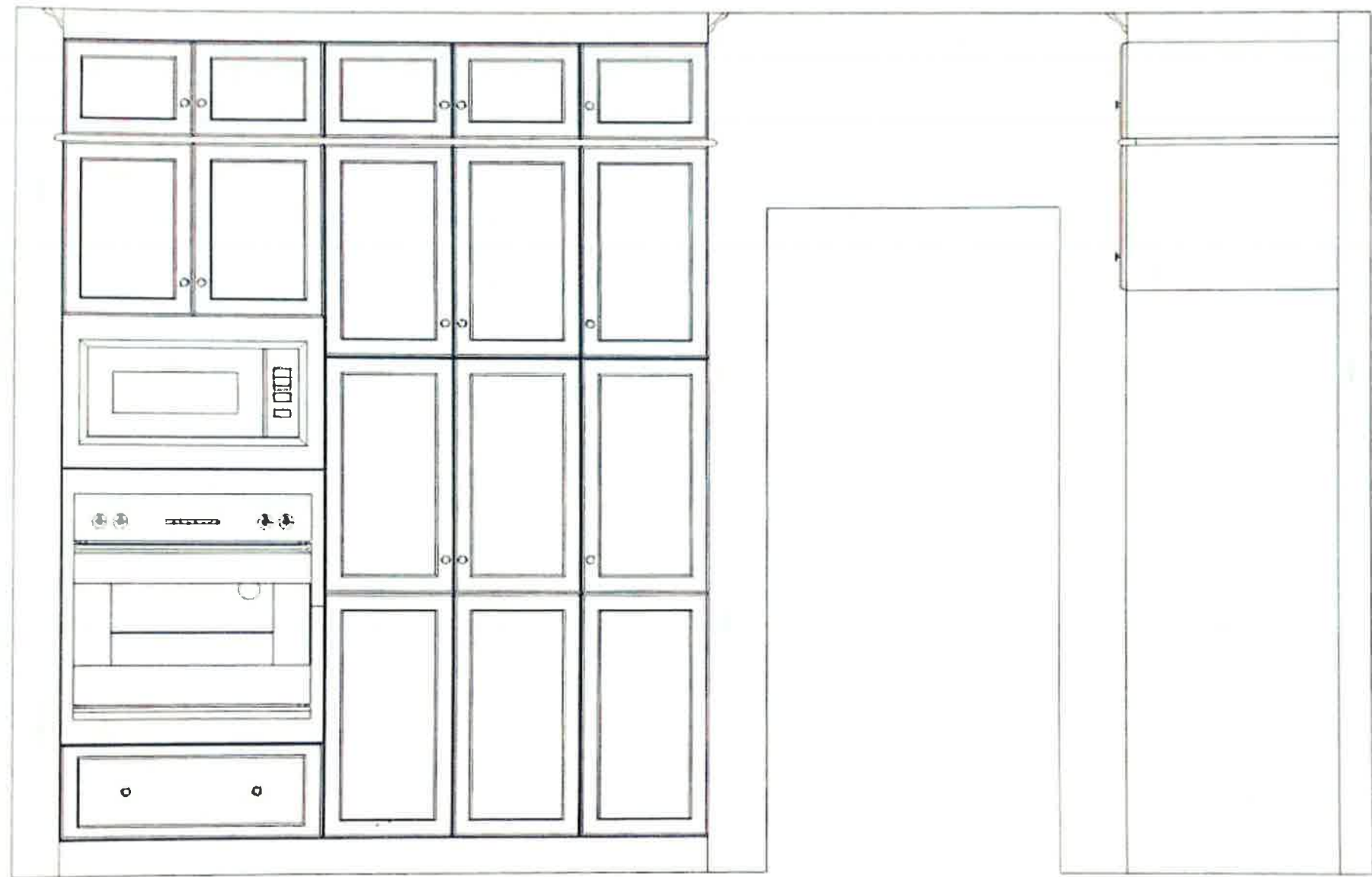
VALERY HOMES
NORTH OAKVILLE
LOT 384



Drawn By:
Date: March 9, 2021
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Approved By Builder:

Date:



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MAR 19 2021



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 FRENDEL ARCHITECTS & INTERIORS 2001 Interstate 29, Suite 200, Springfield, MO 65801
VALERY HOMES NORTH OAKVILLE LOT 384
AH M.A
Drawn By: Date: March 18, 2021 Scale: Not To Scale
Approved By Builder: _____ Date: _____

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MAR 19 2021