

CONSTRUCTION SUMMARY

North Oakville - 67 - 1 - ORIOLE (38-05) Elev B

Registere Plan Number: Municipal Address: Closing: 30-Apr-21

CONSTRUCTION

Inv.283	1 - KITCHEN: MOVE KITCHEN FRIDGE WALL INTO THE DINING ROOM BY 1 FOOT SO THE THE WALL IS NOW IN LINE WITH THE LIBRARY WALL. SEE SKETCH
4	
Line 5725	PURCHASER IS REQUIRED TO PURCHASE ADDITIONAL CABINETRY AND COUNTER AT THE TIME OF COLOURS
Note:	
7Jan21 / 12Jan21	
Inv.283	1 - KITCHEN: REMOVE THE SERVERY WALL THAT SEPARATES THE SERVERY FROM THE KITCHEN CABINETS
5	
Line 5726	PURCHASER IS REQUIRED TO PURCHASE ADDITIONAL CABINETRY AND COUNTER AT THE TIME OF COLOURS
Note:	
7Jan21 / 12Jan21	
Inv.192	1 - SMOOTH CEILING ON SECOND FLOOR
1	COLD CELLAR IN BASEMENT
	5" ENGINEERED HADWOOD FLOORING THROUGHOUT MAIN AND SECOND FLOORS INCLUDING BEDROOMS (STAIRCASE TO MATCH) AS PER BUILDER STANDARD SELECTIONS
Line 2480	
Note:	
29Sep20 / 29Sep20	
Inv.192	1 - FRAMELESS GLASS SHOWER IN MASTER ENSUITE AND BEDROOM #2 ENSUITE
2	VINYL FLOORING IN LIEU OF CARPET IN BASEMENT
Line 2481	
Note:	
29Sep20 / 29Sep20	

ELECTRICAL

Inv.283	1 - PHONE AND CABLE LOCATION SKETCH. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
3	
Line 5724	
Note:	
7Jan21 / 12Jan21	
Inv.283	1 - GREAT ROOM: INSTALL RECEPTACLES - DEDICATED 15 AMP 120 VOLT RECEPTABLE ABOVE FIREPLACE FOR TV
18	
Line 5740	
Note:	
7Jan21 / 12Jan21	
Inv.283	1 - PORCH CEILING: INSTALL CEILING LIGHT ROUGH IN - EXTERIOR - ON EXISTING SWITCH
14	
Line 5736	
Note:	
7Jan21 / 12Jan21	
Inv.283	1 - KITCHEN: MOVE FRIDGE TO PANTRY WALL. SEE SKETCH
6	
Line 5728	
Note:	
7Jan21 / 12Jan21	
Inv.283	1 - KITCHEN: CENTRE STOVE TO ISLAND. SEE SKETCH
7	
Line 5729	
Note:	
7Jan21 / 12Jan21	
Inv.283	1 - UPPER HALL, ABOVE STAIR OPENING: INSTALL CEILING LIGHT ROUGH IN - FOR 1 CEILING LIGHT - ON SEPARATE SWITCH (DOES NOT INCLUDE FIXTURE). SEE SKETCH. LOCATION MAY VARY SLIGHTLY DUE TO JOIST LOCATION
21	
Line 5744	
Note:	
7Jan21 / 12Jan21	



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Inv.283	1 - KITCHEN: INSTALL RECEPTACLES - ADDITIONAL 15 AMP 120 VOLT RECEPTABLE FOR GAS STOVE	
28		
Line 5753	Note:	
7Jan21 / 12Jan21		
Inv.283	1 - KITCHEN: INSTALL ELECTRICAL - ROUGH-IN FOR 30 - 40 AMP BUILT-IN WALL OVEN	
29		
Line 5754	Note:	
7Jan21 / 12Jan21		

FIREPLACE

Inv.283	1 - GREAT ROOM: DELETE THE FIREPLACE.	
13		
Line 5735	Note:	
7Jan21 / 12Jan21		

HVAC

Inv.283	1 - KITCHEN: INSTALL GAS PIPING AND OTHER - GAS LINE R/I FOR BASEMENT OR MAIN FLOOR - STOVE -	
27		
Line 5751	Note:	
7Jan21 / 12Jan21		
Inv.283	1 - AIR CONDITIONER AND FLOW - THROUGH HUMIDIFIER AND MEDIA FILTER - ANX13 - 13 SEER - R - 410A - 3.0 TON - WITH FLOW THRU HUMIDIFIER AND 5 INCH MEDIA FILTER	
23		
Line 5746	Note:	
7Jan21 / 12Jan21		

INTERIOR DOORS & TRIM

Inv.283	1 - KITCHEN: CHANGE SINGLE KITCHEN DOOR INTO A WINDOW. WINDOW CANNOT BE MADE LARGER THAN 2 FEET WIDE	
8		
Line 5730	Note:	
7Jan21 / 12Jan21		
Inv.283	1 - KITCHEN: REPLACE WINDOW IN BREAKFAST AREA WITH DOUBLE FRENCH DOORS, WITH SCREEN AND SIDE LIGHTS	
9		
Line 5731	Note:	
7Jan21 / 12Jan21		

MISCELLANEOUS

Inv.283	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 5756	Note:	
7Jan21 / 12Jan21		
Inv.283	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 5757	Note:	
7Jan21 / 12Jan21		
Inv.313	1 - ADMINISTRATION FEE TO REOPEN STRUCTURAL FILE	
34		
Line 6609	Note:	
26Mar21 / 26Mar21		
Inv.313	1 - Purchasers are aware & accepts that ANY changes made to upgrades after signing this Purchasers Extra Form are subject to a minimum administration fee	
35		
Line 6610	Note:	
26Mar21 / 26Mar21		

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PLUMBING

Inv.283	2 - MASTER ENSUITE - ENSUITE 2: INSTALL HOT WATER ROUGH-IN BEHIND TOILET
30	
Line 5755	Note:
7Jan21 / 12Jan21	
Inv.283	1 - BACK YARD: INSTALL EXTRA HOT FAUCET IN BACK YARD
25	
Line 5749	Note:
7Jan21 / 12Jan21	
Inv.283	1 - BACK YARD: INSTALL HOT WATER MIXING VALVE FOR THE HOSE BIB IN THE BACK YARD
26	
Line 5750	Note:
7Jan21 / 12Jan21	
Inv.283	1 - KITCHEN: INSTALL ROUGH-IN LINE FOR FRIDGE ICE MAKER WITH SHUT-OFF
19	
Line 5742	Note:
7Jan21 / 12Jan21	
Inv.283	1 - BACKFLOW PREVENTER VALVE
20	
Line 5743	Note:
7Jan21 / 12Jan21	

VACCUM/BELL

Inv.283	1 - WIRELESS ACCESS POINT PACKAGE - 2-CAT6 NETWORK CABLES AND 2-UBIQUITI AC LITE ACCESS POINTS
15	
Line 5737	Note:
7Jan21 / 12Jan21	
Inv.283	1 - ATTIC: INSTALL CONDUIT - 1 1/4" ORANGE FLEX CONDUIT APPROX. 15FT FOR ATTIC
16	
Line 5738	Note:
7Jan21 / 12Jan21	
Inv.283	1 - GREAT ROOM: INSTALL CONDUIT - 1 1/4" ORANGE FLEX CONDUIT APPROX. 35FT FOR FIREPLACE
17	
Line 5739	Note:
7Jan21 / 12Jan21	
Inv.283	1 - EXTERIOR: INSTALL FOUR (4) CAMERA ROUGH INS ONLY
24	
Line 5747	Note:
7Jan21 / 12Jan21	

WINDOWS

Inv.313	1 - MAIN FLOOR: INCREASE WIDTH OF WINDOW AT STAIRCASE BY APPROX. 1 FOOT
33	
Line 6608	Note:
26Mar21 / 26Mar21	
Inv.283	1 - MASTER BEDROOM: INCREASE SIZE OF WINDOW BY 1 FOOT IN HIGHT
10	
Line 5732	Note:
7Jan21 / 12Jan21	



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Inv.283	2 - BEDROOM 4: INCREASE SIZE OF TWO (2) WINDOWS BY 1 FOOT IN HEIGHT
11	
Line 5733	Note:
7Jan21 / 12Jan21	

Inv.283	1 - BEDROOM 2: INCREASE SIZE OF WINDOW BY 1 FOOT IN HEIGHT
12	
Line 5734	Note:
7Jan21 / 12Jan21	

WINDOWS

Inv.283	3 - BASEMENT: ENLARGE THREE (3) BASEMENT WINDOWS - ENLARGE STANDARD
22	WINDOW - 48 X 24
Line 5745	Note:
7Jan21 / 12Jan21	

Telephone - (T)
Cable - (C)
Electrical - (E)

Lot 67

ORIOLE

3,587 SQ. FT.

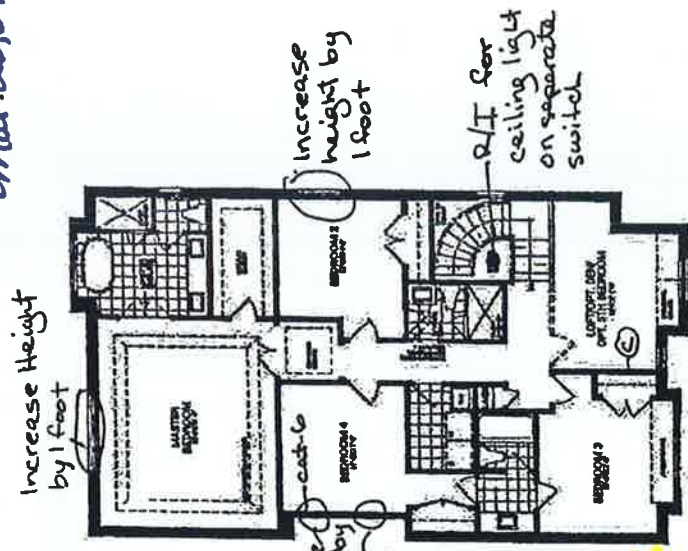
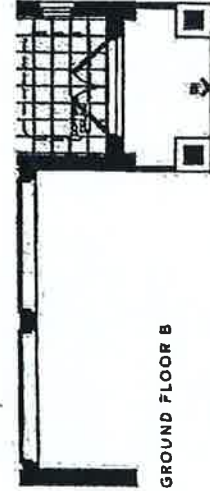
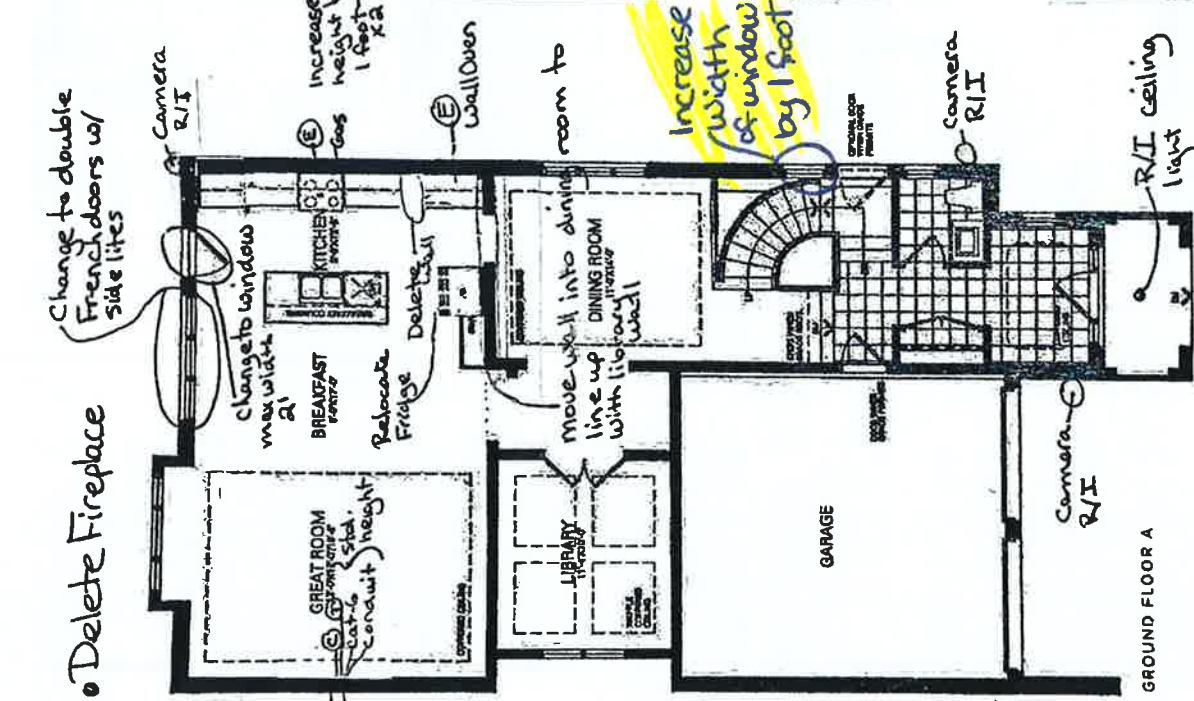
INCLUDES 780 SQ. FT. FINISHED BASEMENT

K.S.

Mar. 26, 21

Lot 67

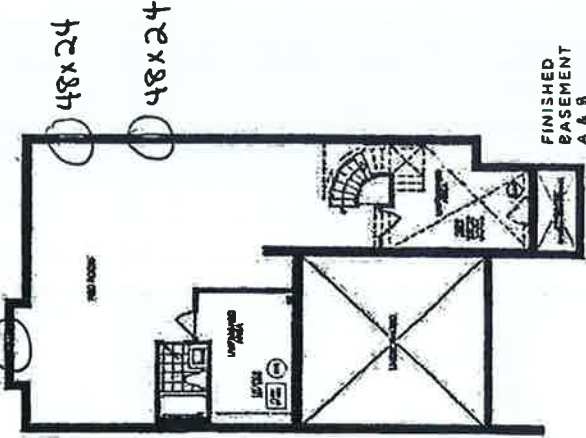
Place as if fireplace was still below



STANDARD SECOND FLOOR A 4 BEDROOMS WITH LOFT / OPTIONAL 5 BEDROOMS



SECOND FLOOR B 4 BEDROOMS WITH LOFT / OPTIONAL 5 BEDROOMS



All dimensions are approximate and subject to change without notice. Valery is not responsible for any errors or omissions. The information is provided for informational purposes only and does not constitute a contract. For further details, contact Valery at 905.882.1111.

RECEIVED
MAR 26 2021


 7/6
 7/6

3,587 sq. ft.



All illustrations are approximate and subject to normal construction variations. Owners are not required to include floor area. Sizes and specifications subject to change without notice. Furniture is displayed for illustration purposes only and does not necessarily reflect the material plan. In the built home, use site conditions. Loading and handling conditions may apply, contact a sales representative for further details. L&L 2, January issue 2016. All rights reserved.

JAN 12 2021

Kitchen

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JAN 12 2021



FRENDEL
KITCHENS LIMITED
1000 Sheppard Ave. East, Suite 101, Scarborough, ON M1S 1T5

VALERY HOMES
NORTH OAKVILLE
385 - ORIOLE

STANDARD FEATURES:

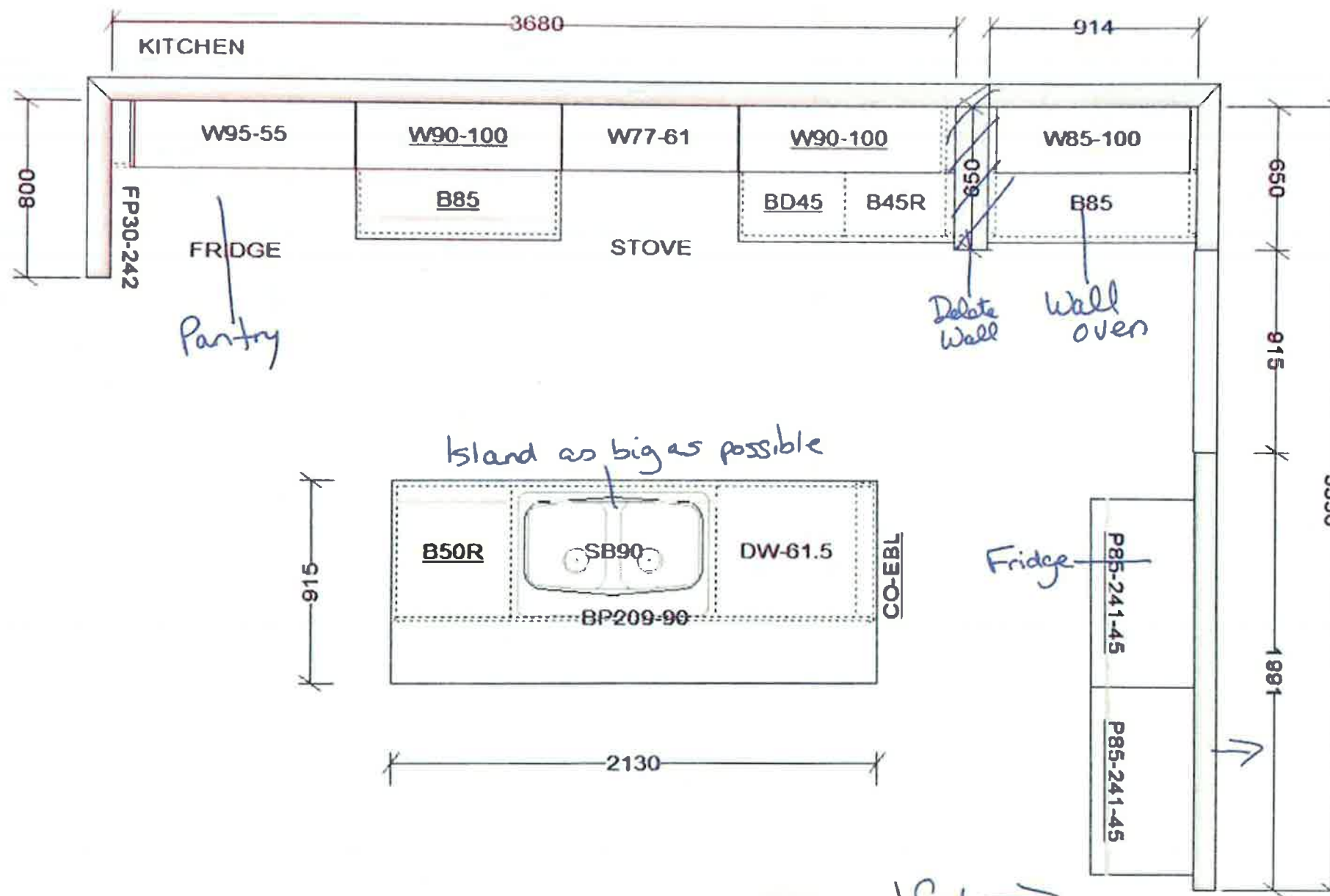
- 100cm Upper cabinets
- Ceiling strip to underside of bulkhead in Kitchen
- Backing on Kitchen and Bath cabinets
- Kitchen countertops by others
- Post-form laminate countertops in baths and Laundry

Lot 67

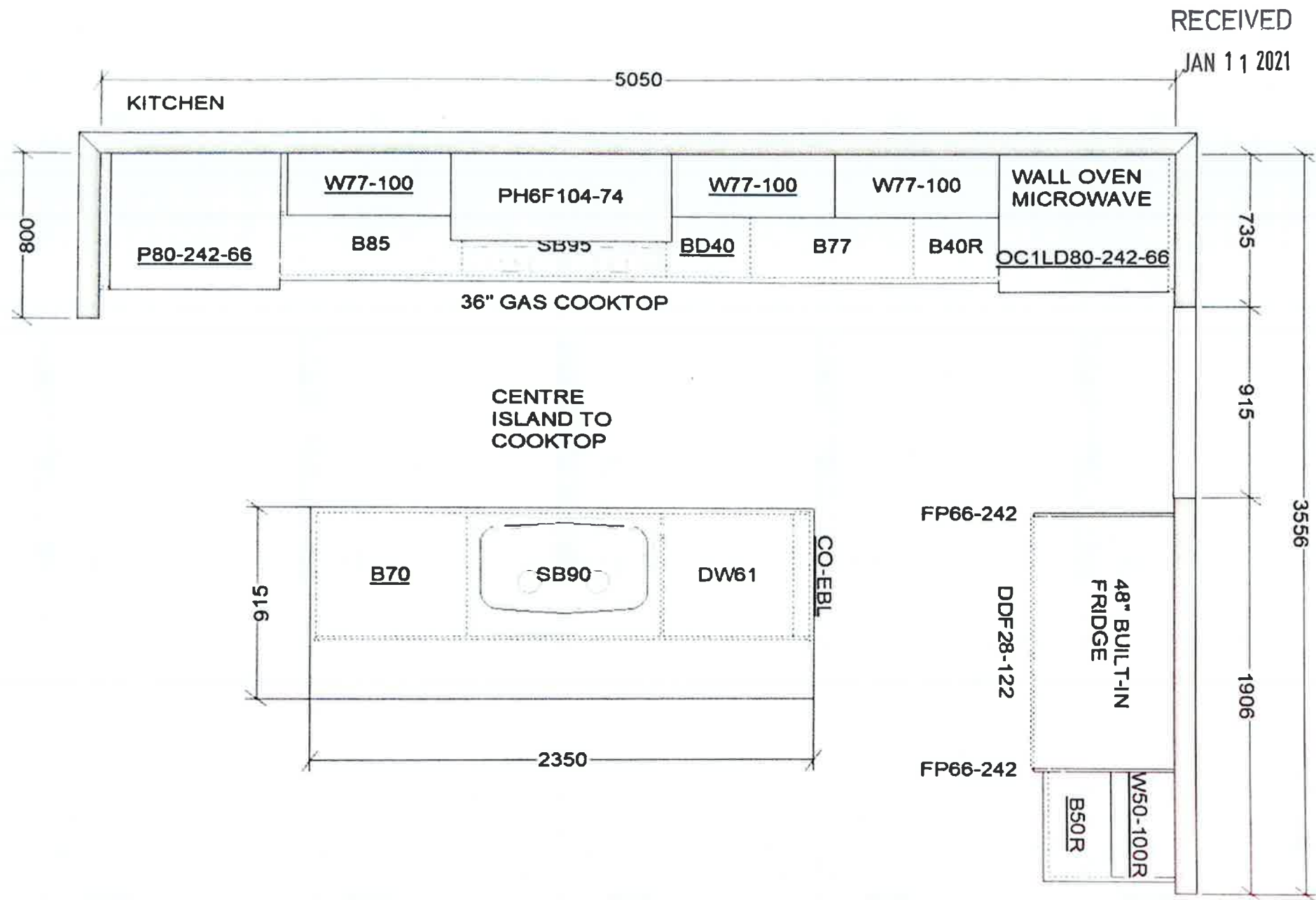
Drawn By:
Date: February 20, 2020
Scale: Not To Scale

Approved By Builder:

Date:



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



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s,k

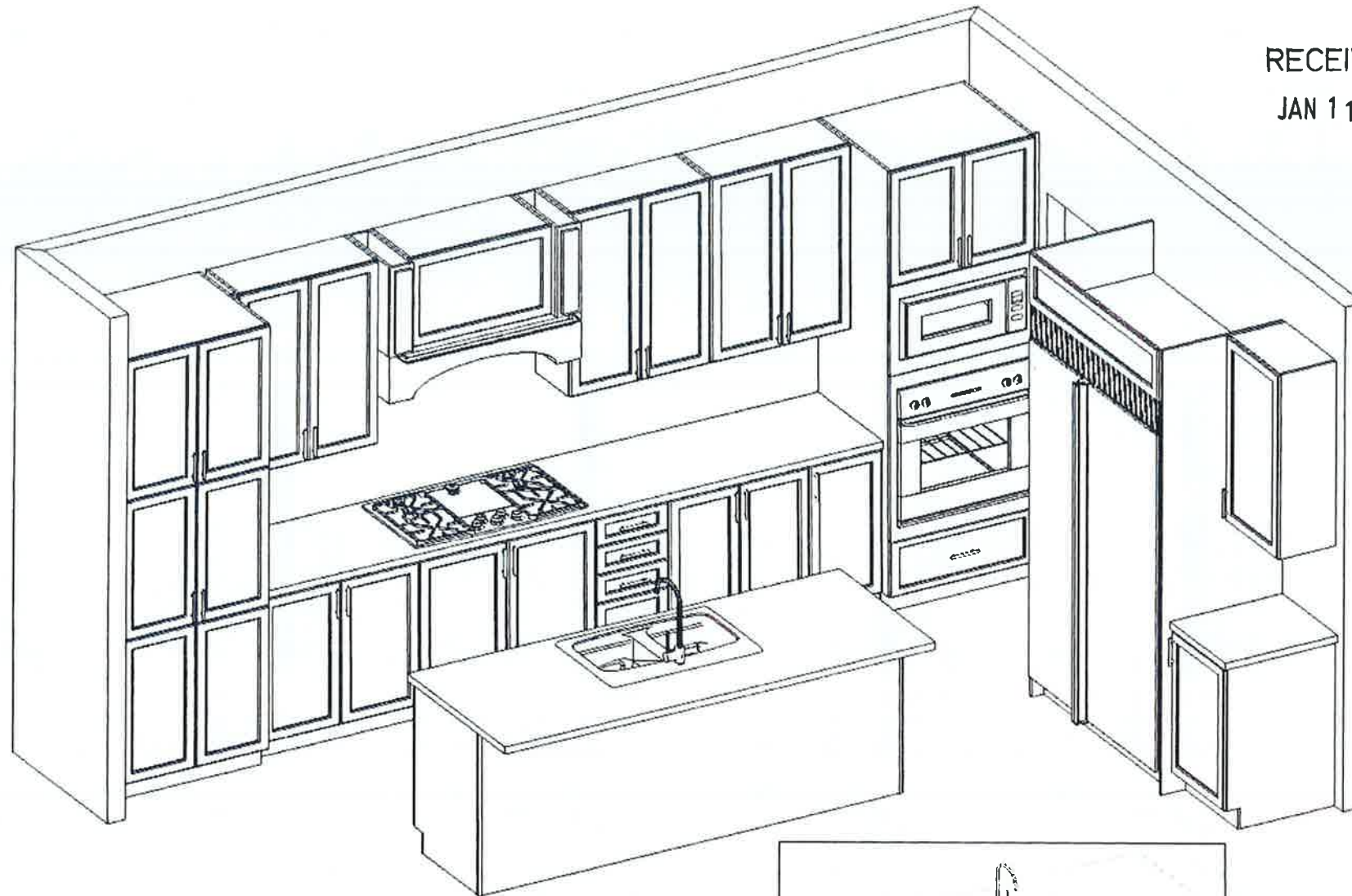


VALERY HOMES
NORTH OAKVILLE
LOT 67

Drawn By:
Date: January 11, 2021
Scale: Not To Scale

Approved By Builder:

Date:



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JAN 11 2021

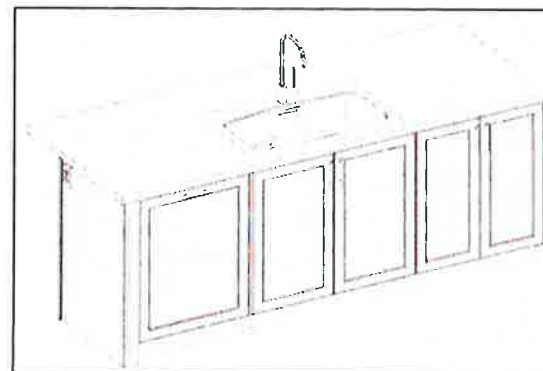


VALERY HOMES
NORTH OAKVILLE
LOT 67

Drawn By:
Date: January 11, 2021
Scale: Not To Scale

Approved By Builder:

Date:



s,k

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