

North Oakville - 109 - 1 - STARLING (43-01) Elev B

Register Plan Number: Municipal Address: Closing: 28-May-21

CABINETRY

Inv.311	1 - KITCHEN: INSTALL STANDARD KITCHEN PLAN
30	
Line 6542	DISREGARD ALL APPLIANCE SPECS Note:
22Mar21 / 5May21	

CEILING

Inv.127	1 - COFFERED CEILING IN BREAKFAST AREA AS PER SKETCH
5	COFFERED CEILING IN KITCHEN AS PER SKETCH
Line 1694	WAFFLE BOX CEILING IN GREAT ROOM AS PER SKETCH Note:
24Jun20 / 24Jun20	

CERAMIC TILE

Inv.311	1 - FOYER: INSTALL UPGRADE 6 TILE IN FOYER
31	
Line 6555	Note:
22Mar21 / 5May21	
Inv.311	1 - POWDER ROOM - SIDE ENTRY: INSTALL UPGRADE 5 TILE
32	
Line 6556	Note:
22Mar21 / 5May21	
Inv.311	1 - MASTER ENSUITE: INSTALL UPGRADE 6 TILE ON FLOOR
33	
Line 6557	Note:
22Mar21 / 5May21	
Inv.311	1 - MASTER ENSUITE: INSTALL UPGRADE 5 TILE ON SHOWER WALL
34	
Line 6558	Note:
22Mar21 / 5May21	

CONSTRUCTION

Inv.173	1 - MAIN FLOOR: INSTALL 12' CEILINGS ON MAIN FLOOR
8	
Line 2283	Note:
15Sep20 / 15Sep20	
Inv.127	1 - GLASS SHOWER IN LIEU OF TUB/SHOWER IN BASEMENT AS PER SKETCH
1	GLASS SHOWER IN LIEU OF TUB/SHOWER IN BEDROOM 3 & 4 ENSUITE AS PER SKETCH
Line 1690	COFFERED CEILING IN BREAKFAST AREA AS PER SKETCH COFFERED CEILING IN KITCHEN AS PER SKETCH Note:
24Jun20 / 24Jun20	
Inv.127	1 - FRENCH DOORS IN LIBRARY AS PER SKETCH
2	WAFFLE BOX CEILING IN GREAT ROOM AS PER SKETCH
Line 1691	Note:
24Jun20 / 24Jun20	

ELECTRICAL

Inv.272	1 - BELL AND CABLE LOCATION SKETCH. LOCATIONS MAY VARY SLIGHTLY DUE TO
9	JOIST LOCATIONS.
Line 5499	Note:
26Dec20 / 6Jan21	



CONSTRUCTION SUMMARY

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Inv.272	1 - KITCHEN: INSTALL RECEPTACLES - ADDITIONAL 15 AMP 120 VOLT RECEPTABLE FOR STOVE
Line 5503	Note:
26Dec20 / 6Jan21	
Inv.272	1 - GREAT ROOM: INSTALL RECEPTACLES - DEDICATED 15 AMP 120 VOLT RECEPTABLE ABOVE FIREPLACE FOR TV
22	Note:
Line 5627	
26Dec20 / 6Jan21	
Inv.272	1 - KITCHEN: INSTALL ELECTRICAL - ROUGH-IN FOR 30 - 40 AMP BUILT-IN WALL OVEN
24	Note:
Line 5631	
26Dec20 / 6Jan21	
Inv.272	1 - KITCHEN: INSTALL RECEPTACLES - DEDICATED 15 AMP 120 VOLT RECEPTABLE FOR BOSCH DISHWASHER
26	Note:
Line 5632	
26Dec20 / 6Jan21	
Inv.272	1 - KITCHEN: INSTALL RECEPTACLES - DEDICATED 15 AMP 120 VOLT RECEPTABLE FOR MICROWAVE IN WALL OVEN
25	Note:
Line 5633	
26Dec20 / 6Jan21	
Inv.272	1 - KITCHEN: RELOCATE CEILING FIXTURE - RELOCATE STANDARD CEILING FIXTURE
10	Note:
Line 5638	
26Dec20 / 6Jan21	

FIREPLACE

Inv.311	1 - GREAT ROOM: RELOCATE FIREPLACE TO THE GREAT ROOM WALL THAT BACKS ONTO THE SIDE HALL. SEE SKETCH. INCLUDES VENTING TO THE REAR OF THE HOUSE
42	Note:
Line 6874	
22Mar21 / 5May21	
Inv.311	1 - GREAT ROOM: INSTALL UPGRADE MANTLE PF 52
36	Note:
Line 6561	
22Mar21 / 5May21	

HARDWOOD FLOORING

Inv.311	1 - MAIN FLOOR - UPPER HALL: UPGRADE TO THE 3RD UPGRADE HARDWOOD (UPG.1 WAS GIVEN IN THE APS)
35	*INCLUDE 3 LANDINGS. PURCHASER DOES NOT WANT SANDED LANDINGS
Line 6559	Note:
22Mar21 / 5May21	
Inv.127	1 - LAMINATE FLOORING IN LIEU OF CARPET IN BASEMENT
3	Note:
Line 1692	
24Jun20 / 24Jun20	
Inv.311	1 - AS PER THE APS: LAMINATE FLOORING IN LIEU OF CARPET IN BASEMENT
44	Note:
Line 6876	
22Mar21 / 5May21	

HVAC

CONSTRUCTION SUMMARY

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Inv. 272	1 - KITCHEN: INSTALL GAS PIPING AND OTHER - GAS LINE R/I FOR MAIN FLOOR STOVE
13	
Line 5501	Note:
26Dec20 / 6Jan21	
Inv. 272	1 - KITCHEN: INSTALL GAS PIPING AND OTHER - UPGRADE STOVE VENT FROM 6 INCH TO
27	8 INCH
Line 5634	Note:
26Dec20 / 6Jan21	

INTERIOR DOORS & TRIM

Inv. 311	27 - INSTALL CONMORE DOORS THROUGHOUT HOUSE (DOES NOT INCLUDE LIBRARY)
37	
Line 6562	Note:
22Mar21 / 5May21	
Inv. 311	2 - LIBRARY: AS PER THE APS: INSTALL TWO (2) 1 PANEL SHAKER FRENCH DOORS, CLEAR
38	GLASS
Line 6563	Note:
22Mar21 / 5May21	
Inv. 311	1 - INTERIOR DOORS: INSTALL SLIP STREAM HANDLES THROUGHOUT IN SATIN NICKEL
39	WITH SQUARE ROSETTES
Line 6564	Note:
22Mar21 / 5May21	
Inv. 311	1 - INSTALL STEP BEVEL TRIM THROUGHOUT 3 LEVELS: 1 1/8" X 3 1/4" STEP BEVEL
40	BACKBAND CASING, 7 1/4" STEP BEVEL BASE, MDF
Line 6565	Note:
22Mar21 / 5May21	
Inv. 127	1 - FRENCH DOORS IN LIBRARY AS PER SKETCH
6	
Line 1695	Note:
24Jun20 / 24Jun20	
Inv. 311	1 - AS PER THE APS: LIBRARY: INSTALL FRENCH DOORS IN LIBRARY (AS PER SKETCH)
45	
Line 6877	Note:
22Mar21 / 5May21	

INTERIOR DOORS & TRIM

Inv. 272	1 - ENSUITE 2: INSTALL ADDITIONAL INTERIOR DOOR & TRIM - ADD EXTRA DOOR, INTO
12	THE LOFT AREA
Line 5500	Note:
26Dec20 / 6Jan21	

MISCELLANEOUS

Inv. 311	4 - ALL FOUR (4) SHOWER STALLS TO BE FRAMELESS GLASS- MASTER, ENS.2, SHARED
41	AND BASEMENT
Line 6566	Note:
22Mar21 / 5May21	
Inv. 272	1 - Purchaser has attended a Structural appointment at the Decor Centre & has DECLINED any additional
28	upgrades and accepts and acknowledges that there will be no further structural
	changes/additions/deletions to be made upon signing
Line 5635	Note:
26Dec20 / 6Jan21	

CONSTRUCTION SUMMARY

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Inv.272	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:
29		
Line 5636		
26Dec20 / 6Jan21		
Inv.311	1 - \$7500.00 WORTH OF UPGRADES FROM VALERY HOMES DECOR CENTRE IS BEING APPLIED TOWARD THE COLOUR APPOINTMENT.	
47		
Line 6879		Note:
22Mar21 / 5May21		
Inv.311	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:
48		
Line 6880		
22Mar21 / 5May21		
Inv.311	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:
49		
Line 6881		
22Mar21 / 5May21		

PAINT

Inv.311	1 - AS PER THE APS: STAIN ALL HARDWOOD FLOORS TO MATCH MODEL HOME #313	
46		
Line 6878		Note:
22Mar21 / 5May21		
Inv.127	1 - STAIN ALL HARDWOOD LFOORS TO MATCH MODEL HOME LOT 313	
4	OPEN RISER STAIRCASE STAINED TO MATCH MODEL HOME LOT 313	
Line 1693		Note:
24Jun20 / 24Jun20		

PLUMBING

Inv.127	1 - GLASS SHOWER IN LIEU OF TUB/SHOWER IN BASEMENT AS PER SKETCH	
7	GLASS SHOWER IN LIEU OF TUB/SHOWER IN BEDROOM 3 & 4 ENSUTIE AS PER SKETCH	
Line 1696		Note:
24Jun20 / 24Jun20		
Inv.272	1 - MASTER ENSUITE: INSTALL - RAINSHOWER HEAD	
19		
Line 5508		Note:
26Dec20 / 6Jan21		
Inv.272	1 - MASTER ENSUITE: INSTALL RAINSHOWER HEAD	
20		
	MOEN S1004	
	12" SQUARE FLAT/ THIN RAINSHOWER	
Line 5509		Note:
26Dec20 / 6Jan21		
Inv.272	1 - KITCHEN: INSTALL POT FILLER BEHIND STOVE	
21		
	MODERN TWO HANDLE POT FILLER FAUCET WITH DUAL SHUT OFFS	
	MODEL S665	
Line 5510		Note:
26Dec20 / 6Jan21		

STAIRS

CONSTRUCTION SUMMARY

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Inv. 311	1 - AS PER THE APS: INSTALL OPEN RISER STAIRCASE STAINED TO MATCH MODEL HOME
43	#313
Line 6875	Note:
22Mar21 / 5May21	

VACCUM/BELL

Inv. 272	1 - IPTV NETWORK CABLE PACKAGE - 4-CAT6 NETWORK CABLES AND TERMINATION.
11	LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
Line 5639	Note:
26Dec20 / 6Jan21	
Inv. 272	1 - GREAT ROOM: INSTALL CONDUIT - 1 1/4" ORANGE FLEX CONDUIT APPROX. 35FT FOR
23	FIREPLACE FOR TV
Line 5628	Note:
26Dec20 / 6Jan21	
Inv. 272	1 - KITCHEN: INSTALL CENTRAL VACUUM - CENTRAL VAC KICKPLATE- ROUGH-IN ONLY
15	
Line 5504	Note:
26Dec20 / 6Jan21	

WINDOWS

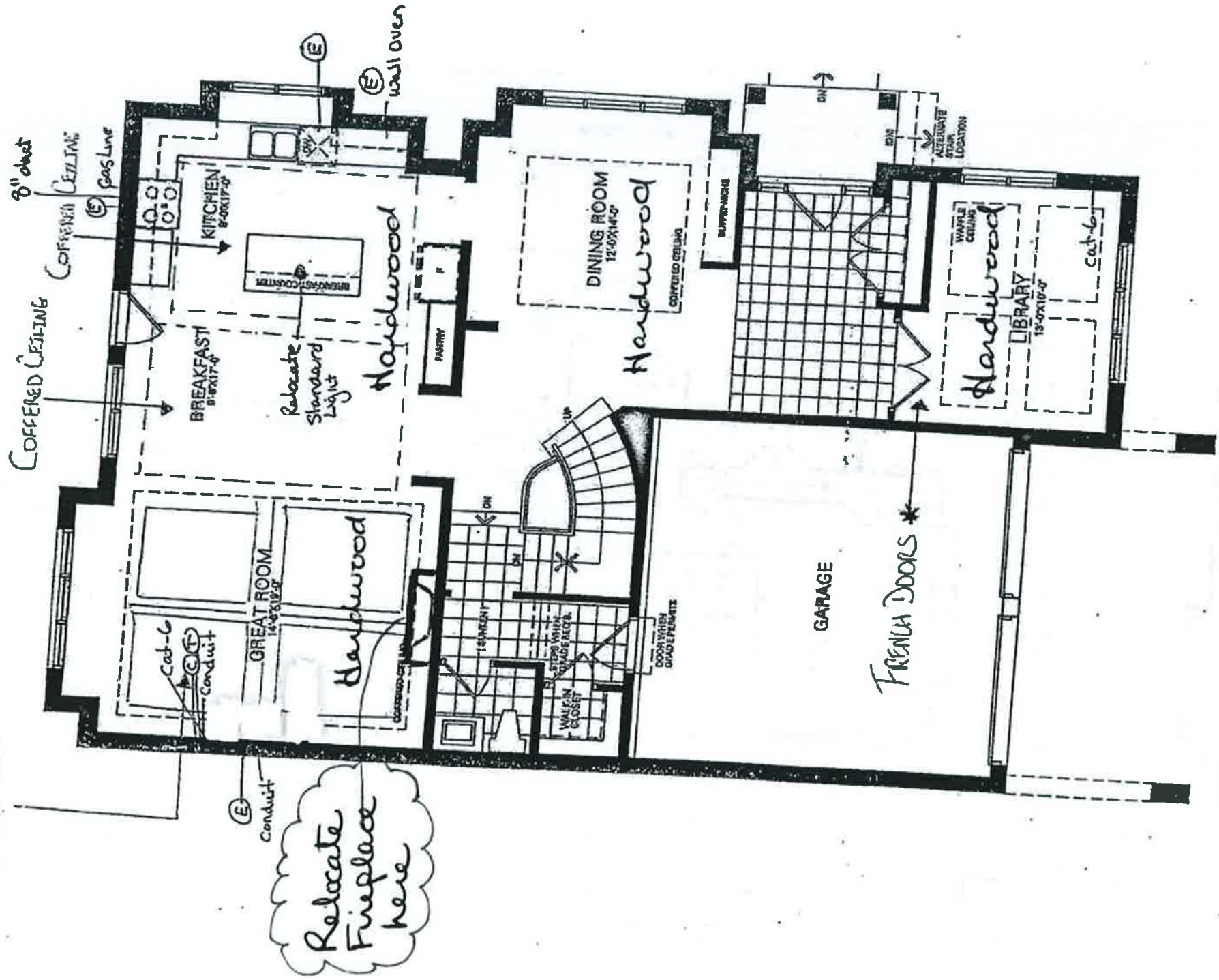
Inv. 272	1 - BASEMENT: INSTALL BASEMENT WINDOW - EXTRA STANDARD WINDOW - 51 X 24. SEE
16	SKETCH
Line 5505	Note: PRICE INCLUDES THE ADDITIONAL STANDARD WINDOW
26Dec20 / 6Jan21	
Inv. 272	1 - BASEMENT: ENLARGE ONE (1) BASEMENT WINDOW - ENLARGE STANDARD WINDOW -
17	51 X 24
Line 5506	Note:
26Dec20 / 6Jan21	
Inv. 272	2 - BASEMENT: ENLARGE TWO (2) BASEMENT WINDOW - ENLARGE STANDARD WINDOWS
18	- 36 X 30
Line 5507	Note:
26Dec20 / 6Jan21	

Lot 109

Lot 109

May 4, 2021

WAFFLE BOX



GROUND FLOOR A

RECEIVED
MAY 05 2021

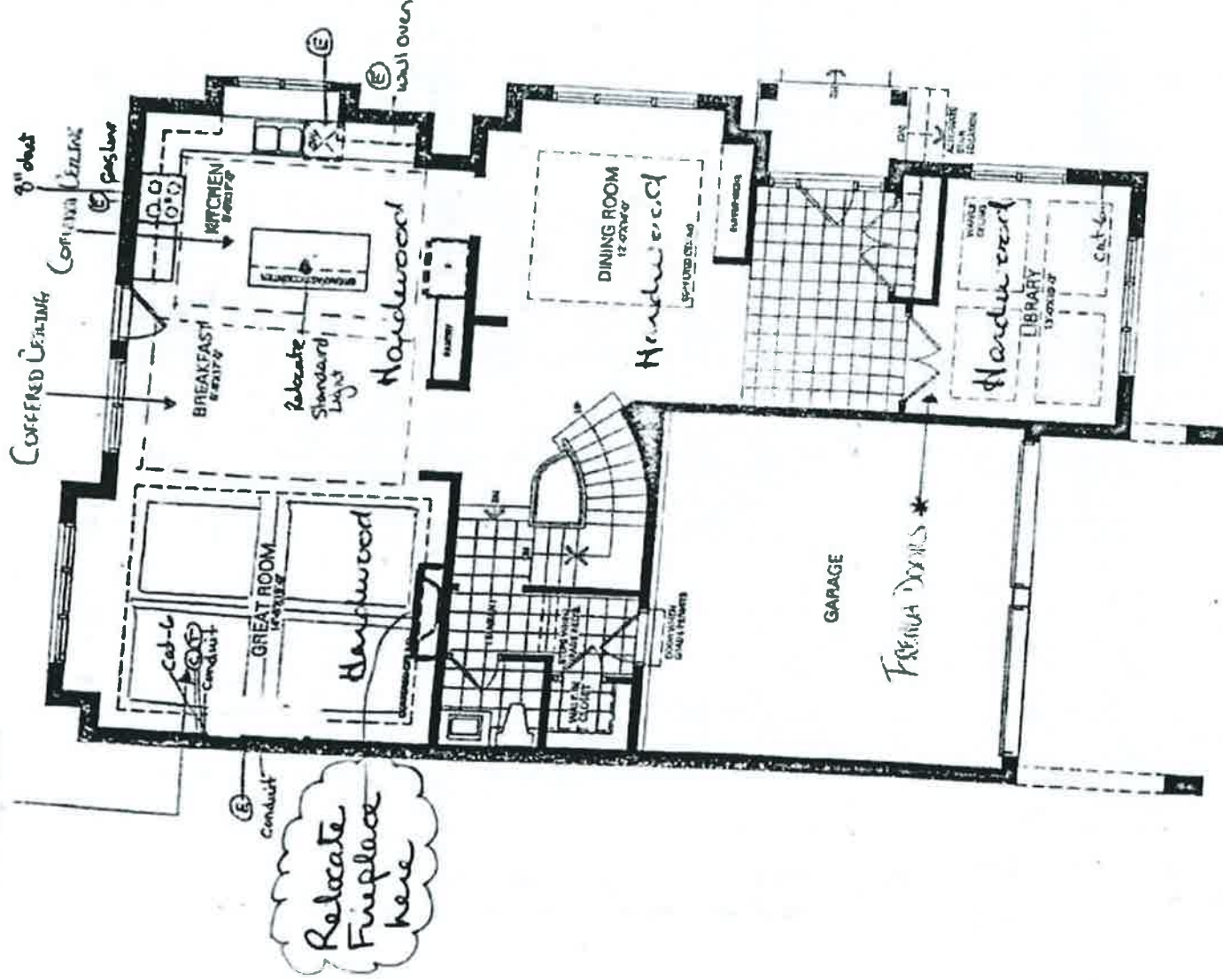
Lot 109

Lot 109

RA

May 4, 2021

Waffle Box



GROUND FLOOR A

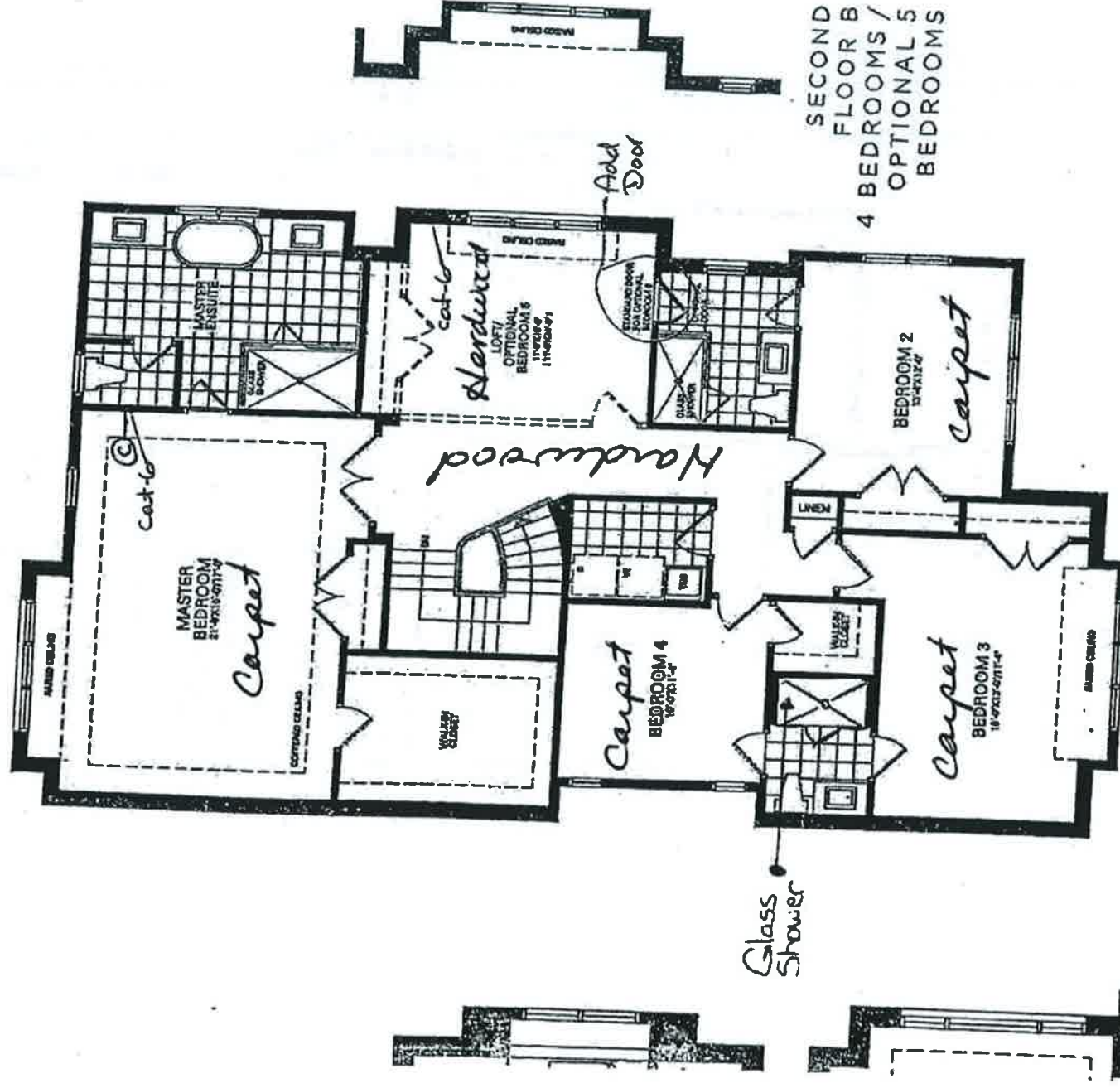
RECEIVED

MAY 05 2021

Lot 109.

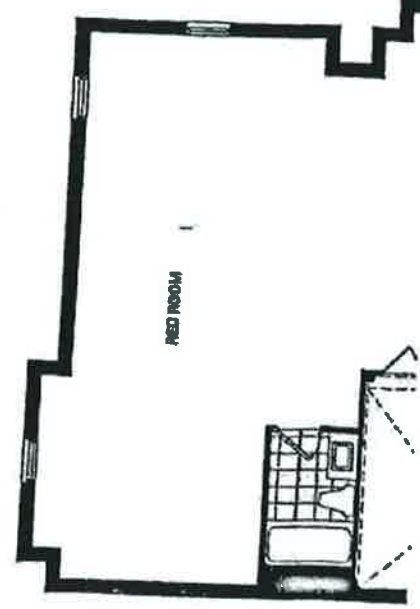
Lot 109

May 4, 2021



SECOND FLOOR B
4 BEDROOMS /
OPTIONAL 5
BEDROOMS

STANDARD
SECOND FLOOR A
4 BEDROOMS / OPTIONAL 5 BEDROOMS



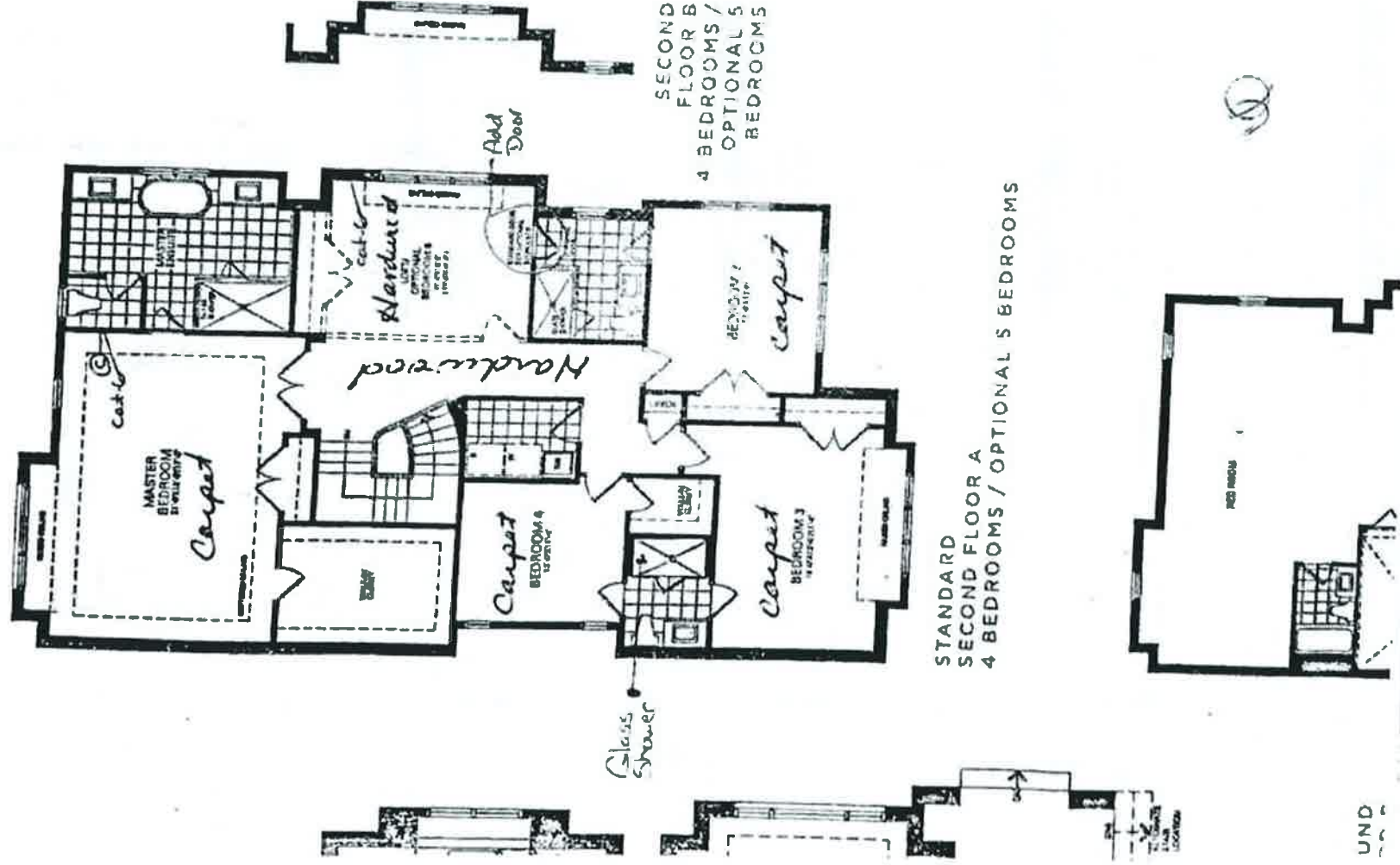
RECEIVED
MAY 05 2021

UND

Lot 109
May 4, 2021

Lot 109

(RA)



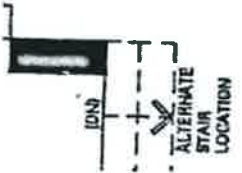
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MAY 05 2021

Lot 109

Lot 109

May 4, 21



Enlarge to 36x30

Enlarge to 36x30

RED ROOM

GLASS Shower

UND OR B

Vinyl

Enlarge to 51x24

Install new window and enlarge to 51x24

TOY STORE

UNEXCAVATED

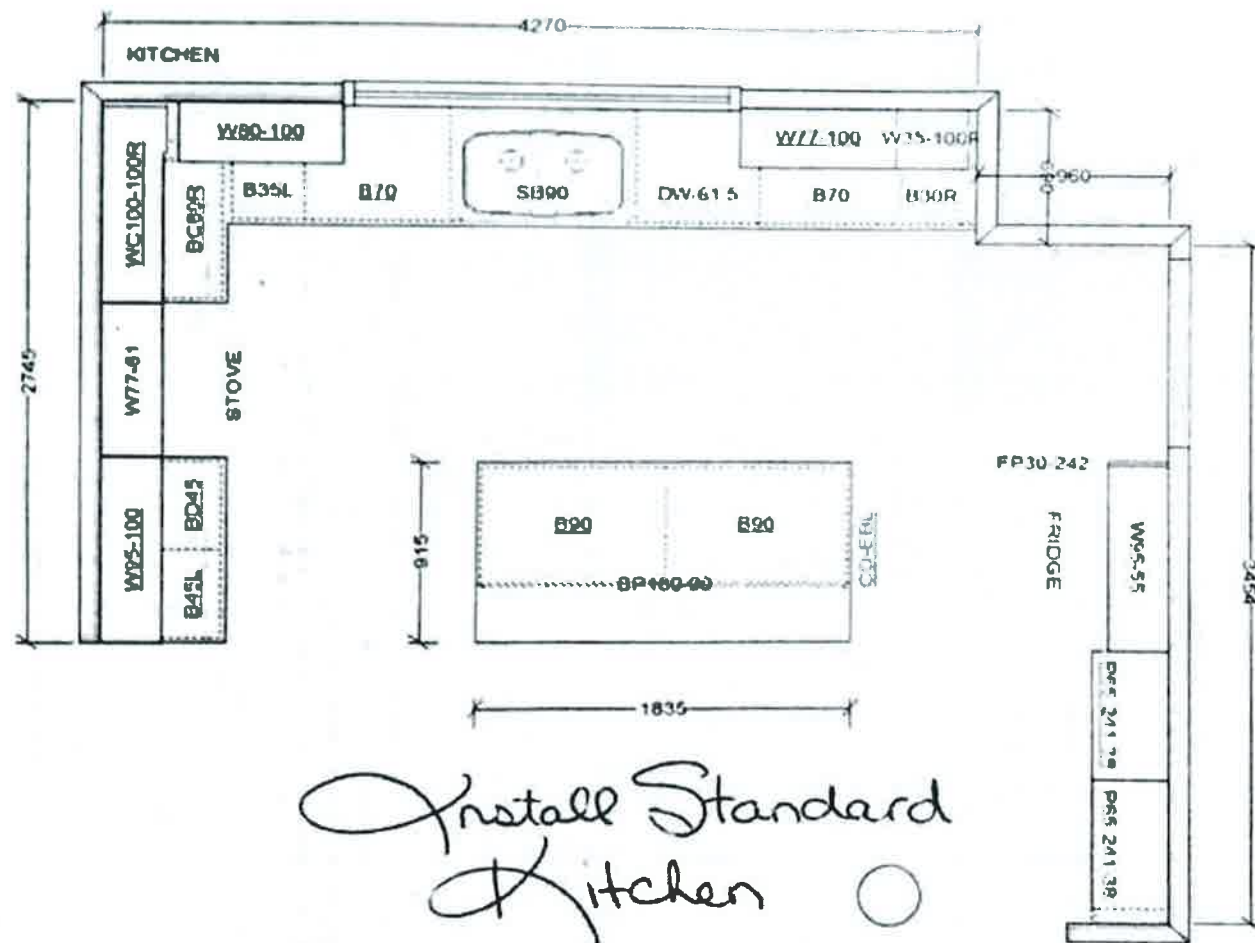
UNFINISHED AREA

FINISHED BASEMENT A&B

RECEIVED
MAY 05 2021

35
N
35

Kitchen



Install Standard Kitchen

* Disregard all appliance specs previously submitted by 4, 2021

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



VALERY HOMES
NORTH OAKVILLE
431 - STARLING

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 109



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

Approved By Builder:

Date:

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MAY 05 2021