



CONSTRUCTION SUMMARY

North Oakville - 382 - 1 - STARLING (43-01) Elev A

Registere Plan Number: Municipal Address: Closing: 1-Jun-21

BONUS

Inv.268	1 - BONUS PACKAGE: \$7500.00 WORTH OF UPGRADES FROM VALERY HOMES DECOR CENTRE IS BEING APPLIED TOWARD THE APPOINTMENT.
21	
Line 5458	Note:
16Dec20 / 22Dec20	

CABINETRY

Inv.334	1 - KITCHEN: INSTALL WALL OVEN CABINET (18H)
24	
Line 6899	Note:
5May21 / 13May21	
Inv.334	1 - KITCHEN: INSTALL 36" COOKTOP CABINET WITH POT DRAWERS BELOW (24H)
25	
Line 6900	Note:
5May21 / 13May21	
Inv.334	1 - KITCHEN: INSTALL OPEING FOR CHIMNEY HOOD FAN. PURCHASER TO SUPPLY AND INSTALL AFTER CLOSING
26	
Line 6901	Note:
5May21 / 13May21	
Inv.334	1 - KITCHEN: INSTALL TWO-TONE ISLAND (40J)
27	
Line 6902	Note:
5May21 / 13May21	
Inv.334	1 - KITCHEN: INSTALL 2ND UPGRADE HARDWARE ON KITCHEN CABINETS (03G)
28	
Line 6903	Note:
5May21 / 13May21	
Inv.334	8 - KITCHEN: INSTALL EIGHT (8) TOP DRAWERS (09B)
29	
Line 6904	Note:
5May21 / 13May21	
Inv.334	1 - KITCHEN: INSTALL FRIDGE ENCLOSURE WITH 1 GABLE (04H)
30	
Line 6905	Note:
5May21 / 13May21	
Inv.334	1 - KITCHEN: INSTALL SMALL RECYCLING BIN (19B)
31	
Line 6906	Note:
5May21 / 13May21	

CEILING

Inv.268	1 - GREAT ROOM: INSTALL WAFFLE CEILING - IN GREAT ROOM- 6 WAFFLES
17	
Line 5449	Note:
16Dec20 / 22Dec20	

CERAMIC TILE

Inv.334	1 - KITCHEN: INSTALL STANDARD BACKSPASH TILE BEHIND CHIMNEY HOOD FAN, UP TO THE UPPER CABINETS
34	
Line 6910	Note:
5May21 / 13May21	



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Inv.334	1 - FOYER/POWDER ROOM: INSTALL 6TH UPGRADE TILE
35	
Line 6911	Note:
5May21 / 13May21	
Inv.334	1 - SIDE HALL/ GARAGE ENTRY: INSTALL 6TH UPGRADE TILE
36	
Line 6912	Note:
5May21 / 13May21	

CONSTRUCTION

Inv.268	1 - EXTERIOR: INSTALL WALK-UP BASEMENT
3	
Line 5445	Note:
16Dec20 / 22Dec20	
Inv.242	1 - OPTIONAL 5TH BEDROOM
1	OPTIONAL 5TH BATHROOM DOOR
	AS PER FRANK, STANDARD 9FT BASEMENT
Line 4946	Note:
26Nov20 / 26Nov20	

CONSTRUCTION

Inv.268	1 - GARAGE: INSTALL GARAGE INSULATION - ALL WALLS AND CEILING
16	
Line 5448	Note:
16Dec20 / 22Dec20	

COUNTERTOP

Inv.334	1 - KITCHEN: COOKTOP CUT OUT
32	
Line 6908	Note:
5May21 / 13May21	
Inv.334	1 - KITCHEN: INSTALL MSI 2 CAESARSTONE COUNTER IN KITCHEN
33	
Line 6909	Note:
5May21 / 13May21	

ELECTRICAL

Inv.268	1 - BASEMENT: INSTALL ELECTRICAL - ROUGH-IN FOR 30 - 40 AMP FOR FUTURE WORKSHOP
18	
Line 5452	Note:
16Dec20 / 22Dec20	
Inv.268	1 - BELL AND CABLE LOCATION SKETCH. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
2	
Line 5433	Note:
16Dec20 / 22Dec20	
Inv.268	1 - KITCHEN: INSTALL RECEPTACLES - ADDITIONAL 15 AMP 120 VOLT RECEPTABLE FOR GAS STOVE
5	
Line 5435	Note:
16Dec20 / 22Dec20	
Inv.268	1 - KITCHEN: INSTALL ELECTRICAL - ROUGH-IN FOR 30 - 40 AMP BUILT-IN WALL OVEN
6	
Line 5436	Note:
16Dec20 / 22Dec20	



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Inv.268	1 - GREAT ROOM: INSTALL RECEPTACLES - DEDICATED 15 AMP 120 VOLT RECEPTABLE
8	ABOVE FIREPLACE, FOR TV
Line 5438	Note:
16Dec20 / 22Dec20	

EXTERIOR DOORS

Inv.268	1 - BREAKFAST AREA: REMOVE SINGLE DOOR AND INSTALL SLIDERS INSTEAD
19	
Line 5453	Note:
16Dec20 / 22Dec20	
Inv.268	1 - GARAGE: IN ADDITION TO THE MAN DOOR, ADD ADDITIONAL DOOR FROM GARAGE TO
20	BASEMENT STAIRS. SEE SKETCH.
WHERE GRADE PERMITS	
Line 5454	Note:
16Dec20 / 22Dec20	
Inv.334	1 - **CREDIT** ITEM 20 ON PE 268
41	
GARAGE: ADDITIONAL DOOR FROM GARAGE INTO THE HOUSE CANNOT BE ADDED, AS	
THE GRADE DOES NOT PERMIT.	
Line 6918	Note:
5May21 / 13May21	

HARDWOOD FLOORING

Inv.334	1 - MAIN FLOOR- UPPER HALL: INSTALL LEVEL 3 HARDWOOD THROUGHOUT MAIN FLOOR
37	AND UPPER HALL, IN LIEU OF NATURAL. IN KITCHEN, BREAKFAST, GREAT ROOM, DINING
ROOM, LIBRARY, MAIN HALL AND UPPER HALL	
Line 6913	Note:
5May21 / 13May21	
Inv.334	1 - STAIRCASE: INSTALL SANDED LANDINGS
38	
Line 6915	Note:
5May21 / 13May21	

HVAC

Inv.268	1 - BASEMENT: INSTALL AIR CONDITIONER - GSX14 SEER R - 410A - 3.5 TON
13	
Line 5444	Note:
16Dec20 / 22Dec20	
Inv.268	1 - KITCHEN: INSTALL GAS PIPING AND OTHER - GAS LINE R/I FOR MAIN FLOOR STOVE -
4	
Line 5434	Note:
16Dec20 / 22Dec20	

INTERIOR DOORS & TRIM

Inv.334	2 - LIBRARY: INSTALL TWO (2) FRENCH SHAKER 3-PANEL DOORS, FROSTED, IN LIBRARY
40	
Line 6917	Note:
5May21 / 13May21	

MISCELLANEOUS

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Inv.334	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:
Line 6919		
5May21 / 13May21		
Inv.334	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:
Line 6920		
5May21 / 13May21		
Inv.268	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:
Line 5455		
16Dec20 / 22Dec20		
Inv.268	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:
Line 5456		
16Dec20 / 22Dec20		

PAINT

Inv.334	1 - STAIRCASE: STAIN 2 SETS OF STAIRS	
Line 6916		Note:
5May21 / 13May21		

PLUMBING

Inv.268	1 - MASTER ENSUITE: INSTALL RAINSHOWER HEAD IN MASTER ENSUITE SHOWER	
Line 5441		Note:
16Dec20 / 22Dec20		
Inv.268	1 - MASTER ENSUITE: INSTALL RAINSHOWER HEAD	
Line 5442	MOEN S1004 12" SQUARE FLAT/THIN RAINSHOWER	Note:
16Dec20 / 22Dec20		
Inv.268	1 - KITCHEN: INSTALL EXTRA ROUGH-IN LINE FOR FRIDGE ICE MAKER WITH SHUT-OFF	
Line 5443		Note:
16Dec20 / 22Dec20		

VACCUM/BELL

Inv.268	1 - GREAT ROOM: INSTALL INTERNET - CAT-6 NETWORK CABLE	
Line 5439		Note:
16Dec20 / 22Dec20		
Inv.268	1 - GREAT ROOM: INSTALL CONDUIT - 1 1/4" ORANGE FLEX CONDUIT APPROX. 35FT FOR FIREPLACE FOR TV	Note:
Line 5437		
16Dec20 / 22Dec20		

WINDOWS



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Inv.268	4 - BASEMENT: ENLARGE FOUR (4) BASEMENT WINDOW - INCLUDES NEW STANDARD WINDOW - 48 X 24		
14			
Line 5446		Note:	
16Dec20 / 22Dec20			
Inv.268	1 - BASEMENT: INSTALL BASEMENT WINDOW - EXTRA STANDARD WINDOW - 30 X 16		
15			
Line 5447		Note:	
16Dec20 / 22Dec20			

Lot 382

May 5th, 21 LOT 382

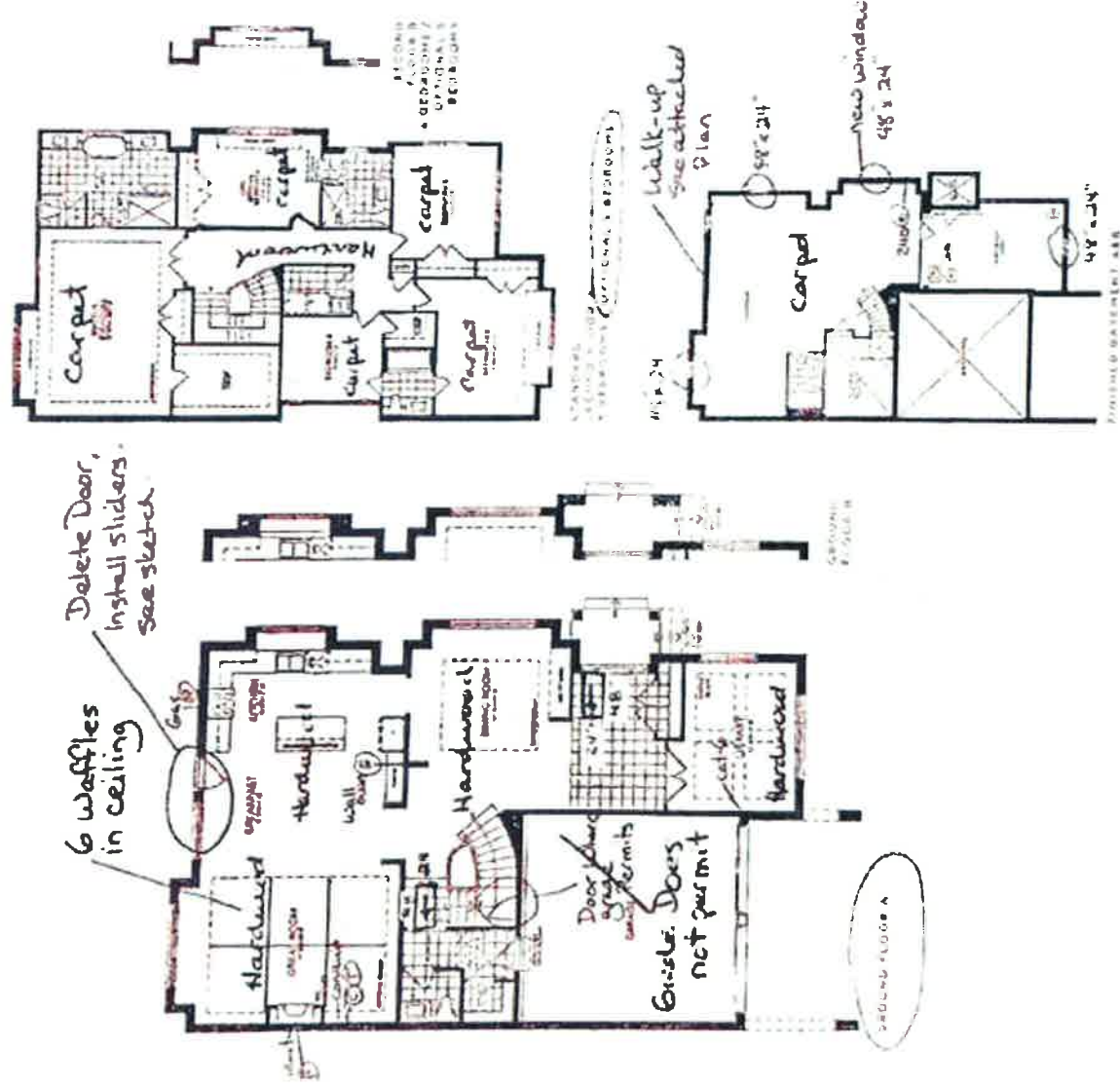
ELEV. A (13-01)

(Rs) (Dps)

STARLING

4,181 SQ. FT.

INCLUDES 013 SQ FT FINISHED BASEMENT



VALERY

ARCHITECT

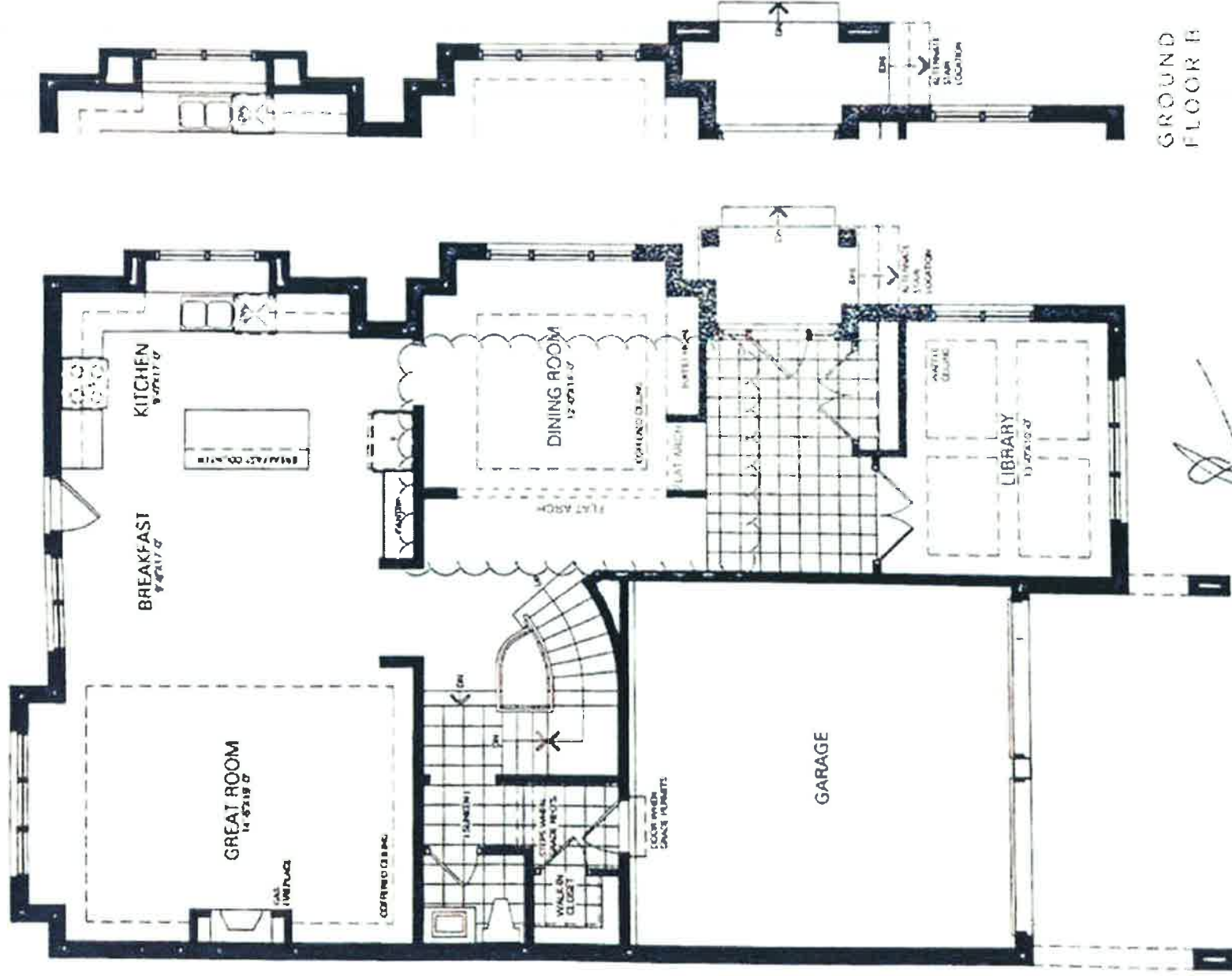
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Lot 382
May 5, 21

07 382



GROUND FLOOR A

GROUND FLOOR B

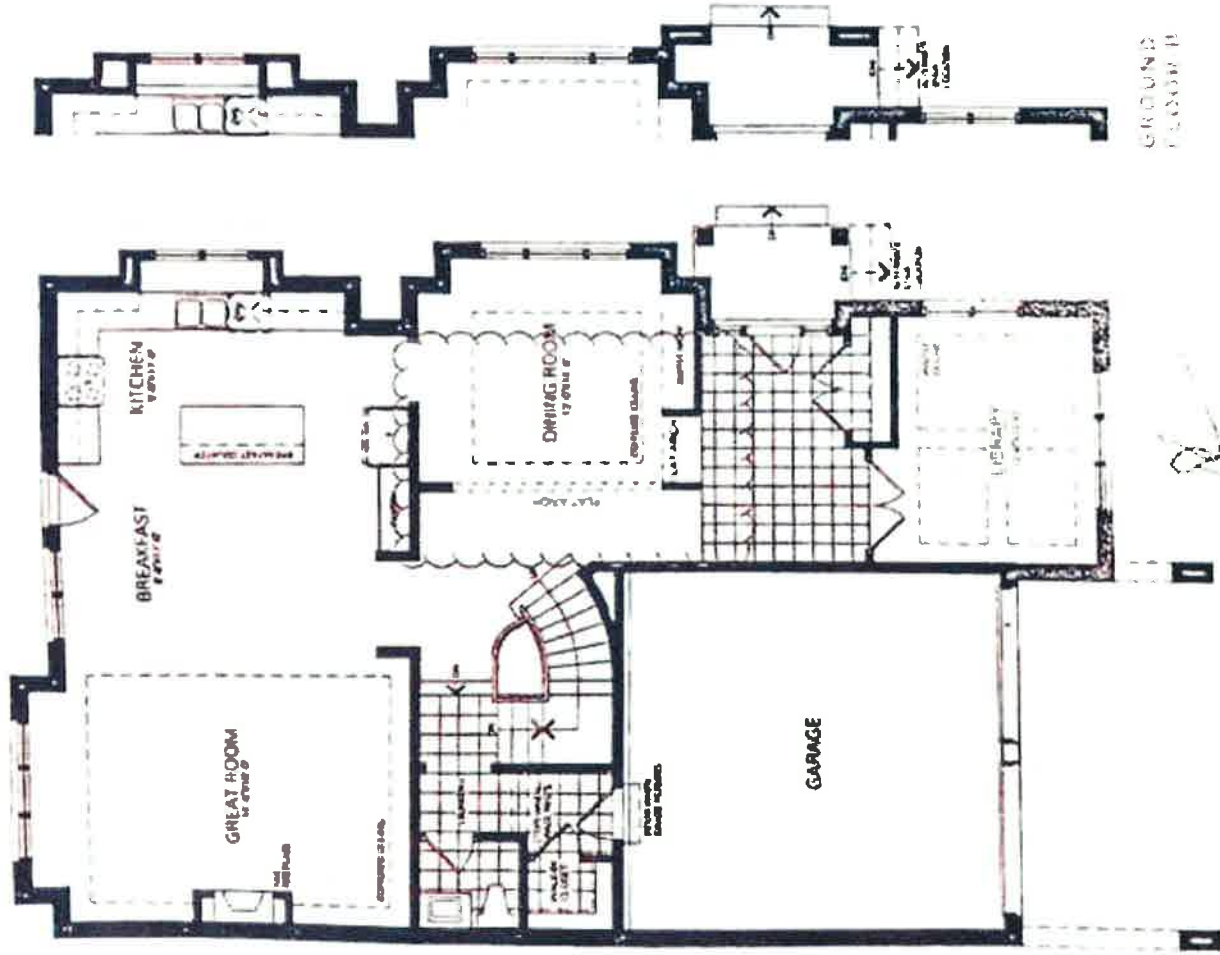
RUBAN (LOT 382)

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MAY 13 2021

Lot 382
May 5, 21

Dps
Rs

Lot 382



GROUND FLOOR A

ROBAN (LOT 382)

GROUND FLOOR B

RECEIVED

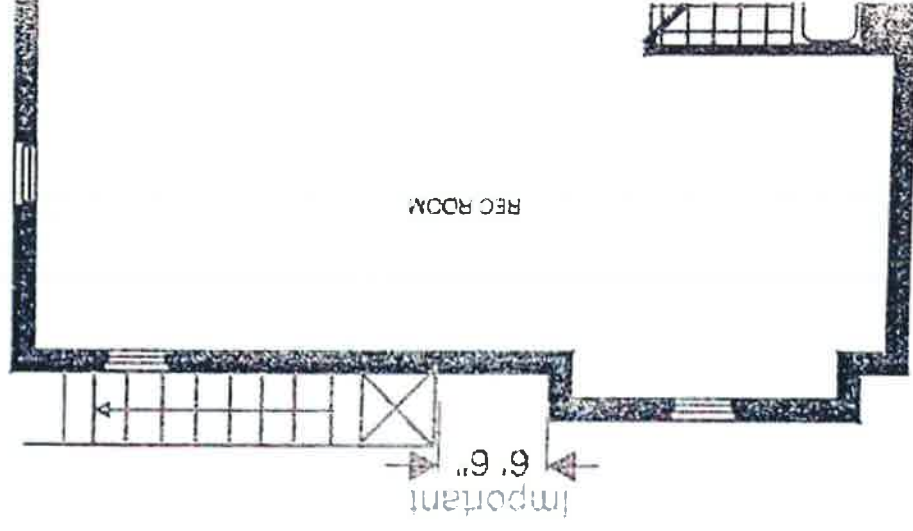
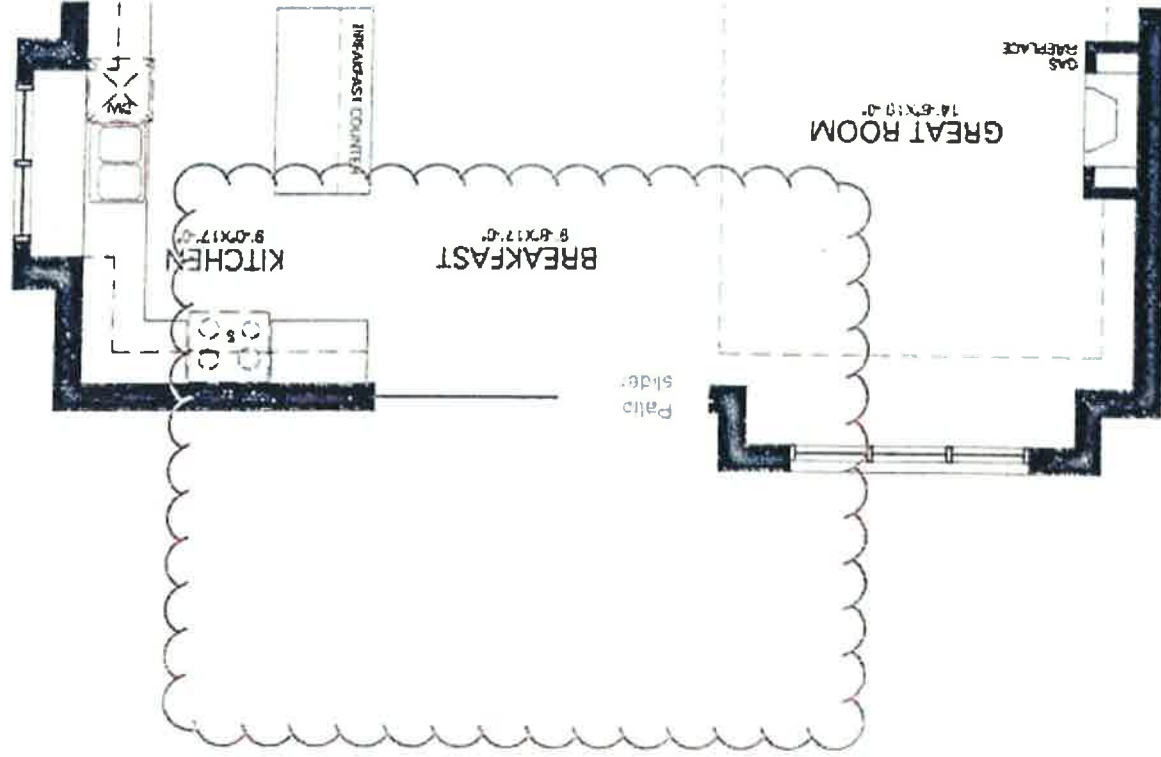
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Lot 382



May 5, 2021

Lot 382



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Lot 382

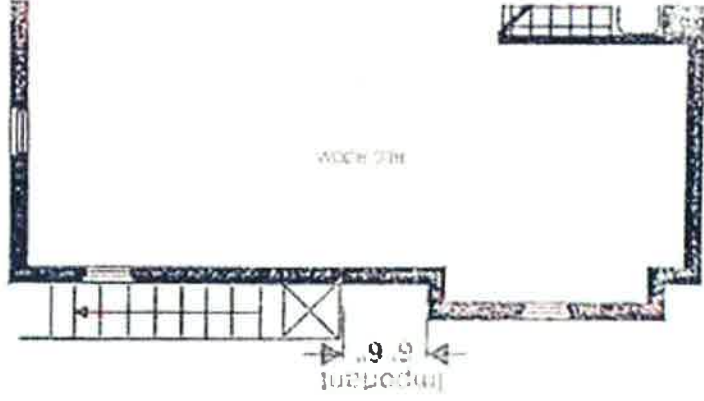
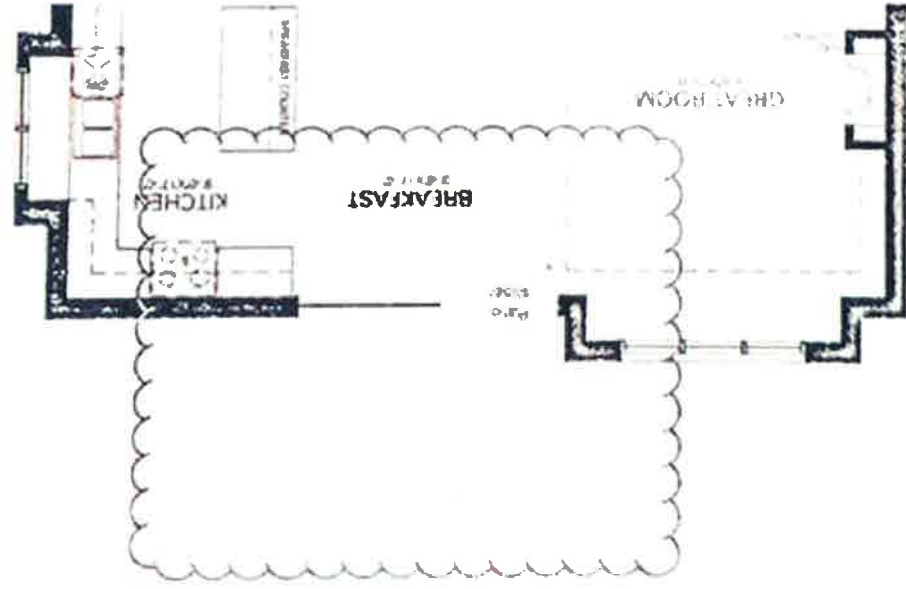


May 5, 2021

Lot 382

Rs

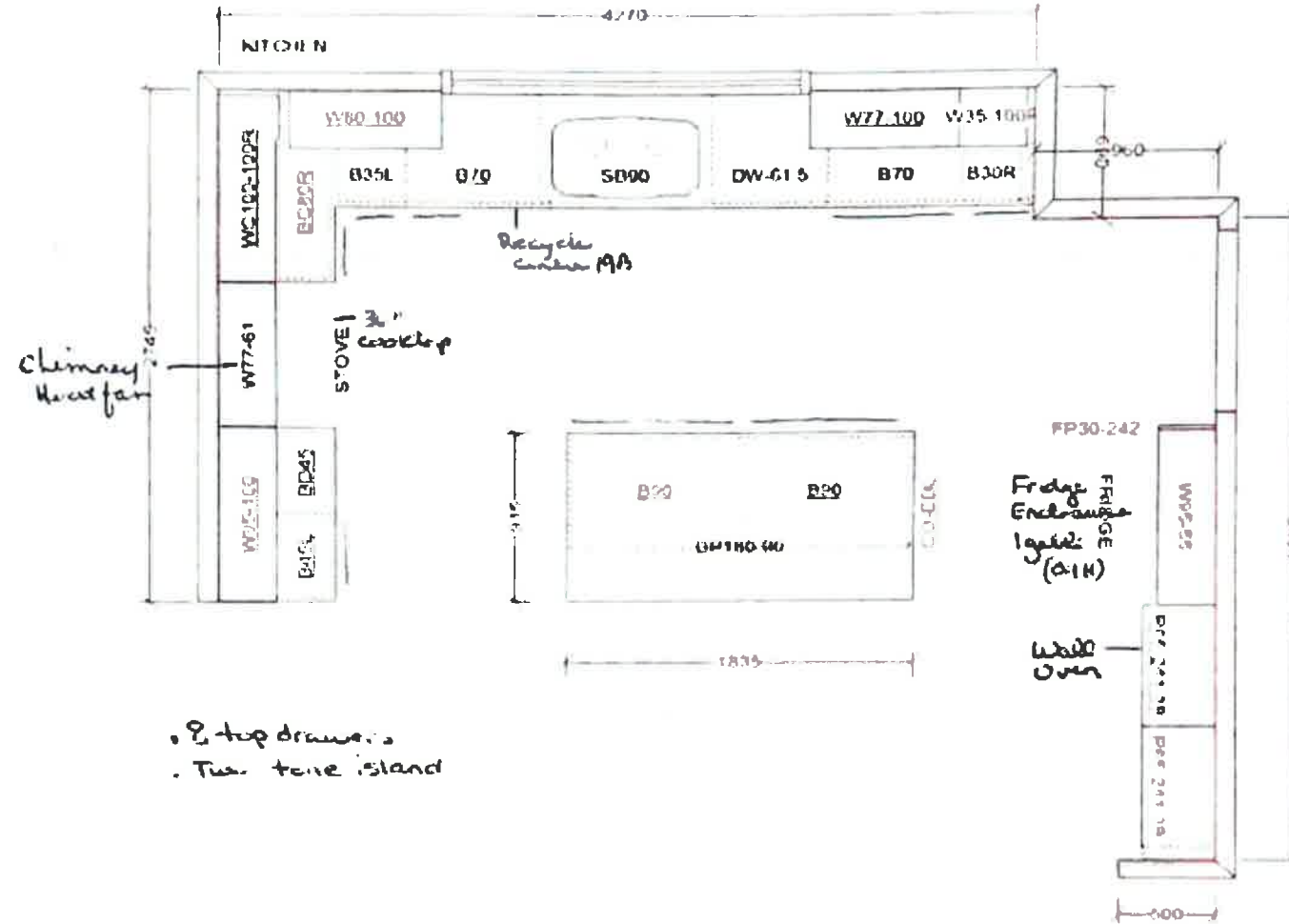
Dps



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Kitchen



- 2 top drawers
- Two tone island

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 other
- Post form laminate countertops in baths and laundry

Lot 382

DPS RS

May 5, 21

Drawn By
Date February 20, 2020
Scale Not To Scale

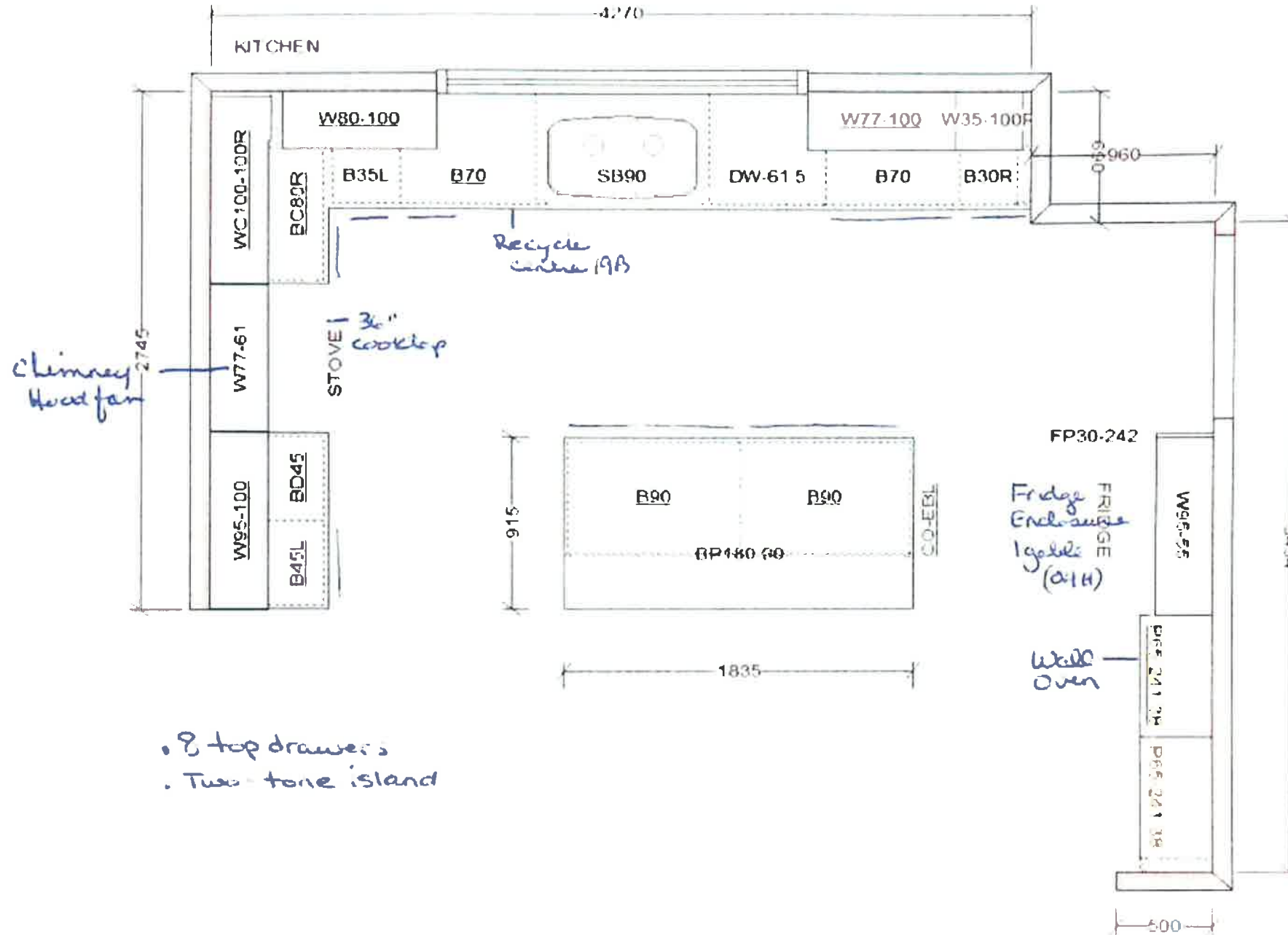
Approved By Builder

Date

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MAY 13 2021

Kitchen



- 8 top drawers
- Two-tone island

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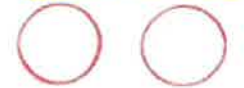


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Lot 382



May 5, 21

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

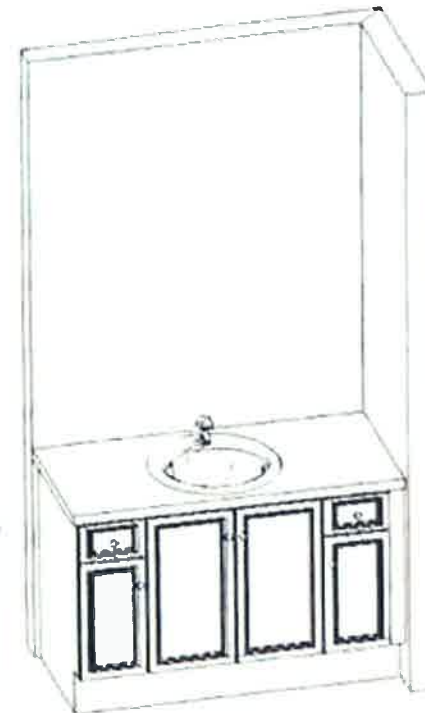
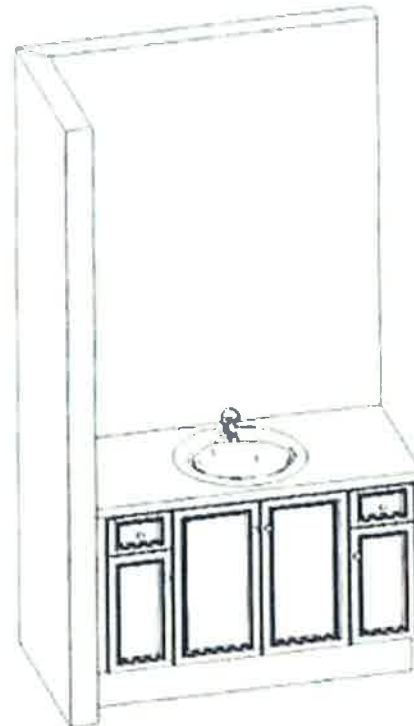
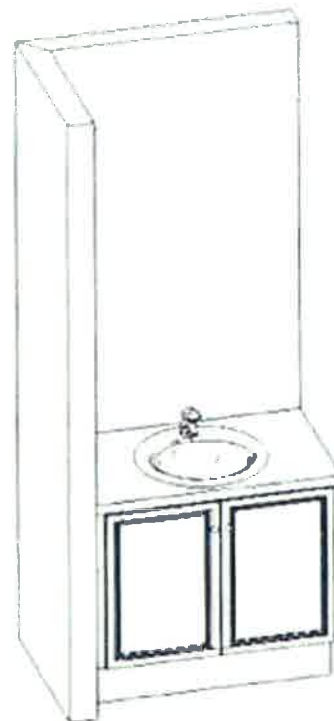
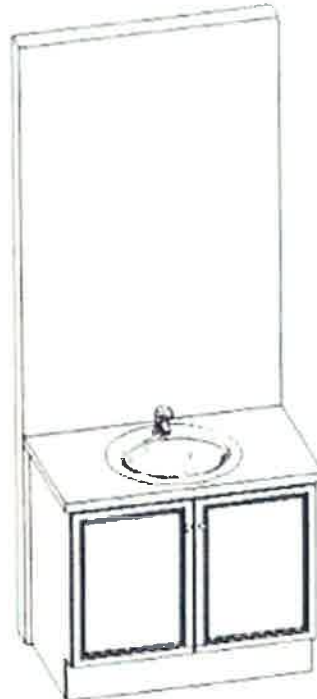
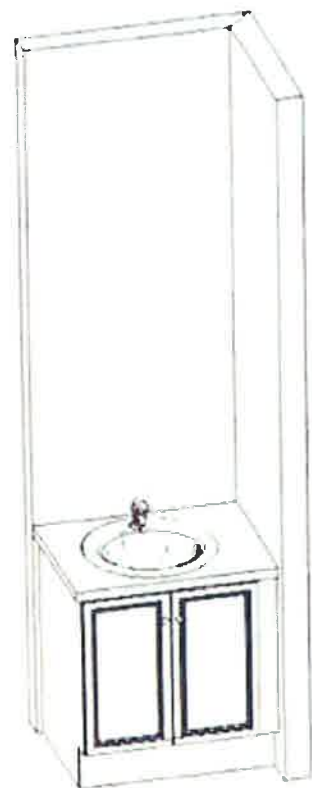
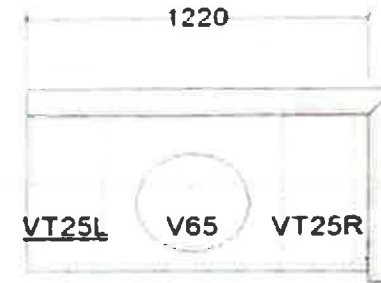
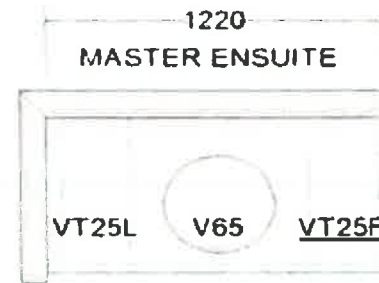
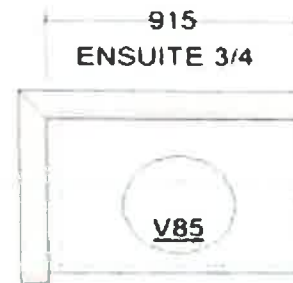
Approved By Builder:

Date:

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Baths



VALERY HOMES
NORTH OAKVILLE
431 - STARLING

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- Kitchen countertops by others
- Post-form laminate countertops in baths and Laundry

Lot 382

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

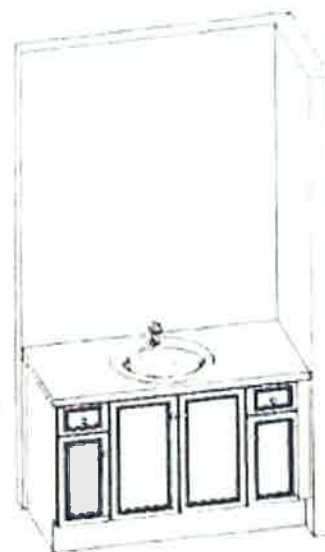
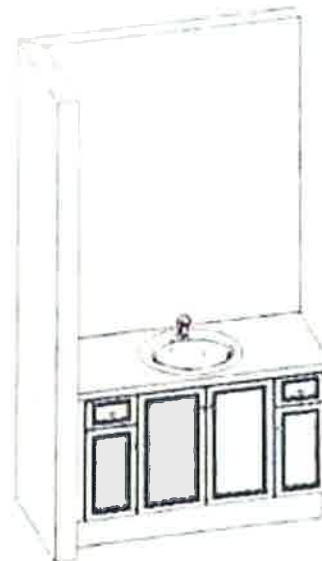
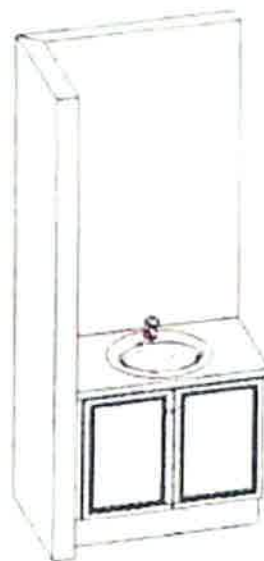
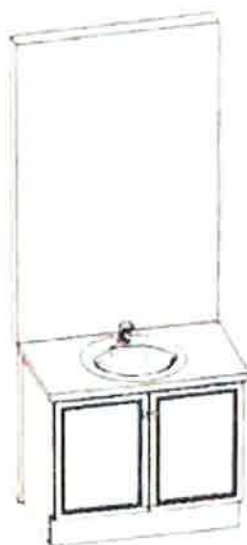
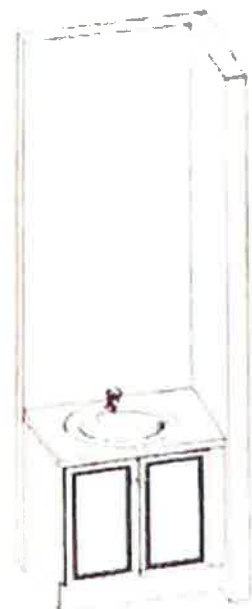
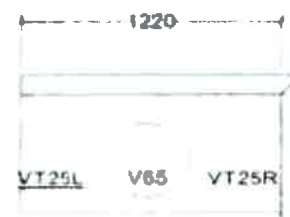
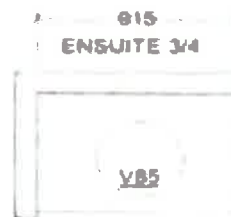
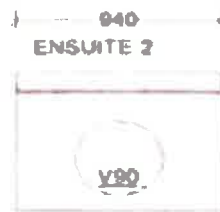
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Baths



FRENDEL

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NORTH OAKVILLE
431 - STARLING

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Lot 382

RS DPS

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