

## CONSTRUCTION SUMMARY

### Joshua Creek - 55 - 1 - BIRCH HILL (42-01) B

Registere Plan Number:    Municipal Address:    Closing: **24-Oct-23**

#### ELECTRICAL

Inv.547	1 - KITCHEN: RECEPTACLES - ADDITIONAL 15 AMP 120 VOLT RECEPTACLE
6	(NON-DEDICATED) FOR GAS STOVE
Line 10996	Note:
5May23 / 3Nov23	

#### HVAC

Inv.547	1 - KITCHEN: INSTALL GAS PIPING AND OTHER - GAS LINE R/I FOR MAIN FLOOR - STOVE
4	
Line 10995	Note:
5May23 / 3Nov23	

#### MISCELLANEOUS

Inv.547	1 - Purchaser has attended a Structural appointment at the Decor Centre & has DECLINED any additional
5	upgrades and accepts and acknowledges that there will be no further structural
	changes/additions/deletions to be made upon signing.
Line 10994	Note: Purchasers are aware & accept that ANY changes made to upgrades after signing this Purchasers Extra Form
	are subject to an administration fee                      PLUS a possible 10% holdback fee
5May23 / 3Nov23	
	Purchaser accepts & acknowledges that all upgrades are to be approved by construction before the invoice is
	accepted.

#### VACCUM/BELL

Inv.547	1 - CAT 6A LOCATION SKETCH. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST
1	LOCATIONS (STD)
Line 10989	Note: Locations have been placed by Decor, upon purchaser's request for standard
5May23 / 3Nov23	

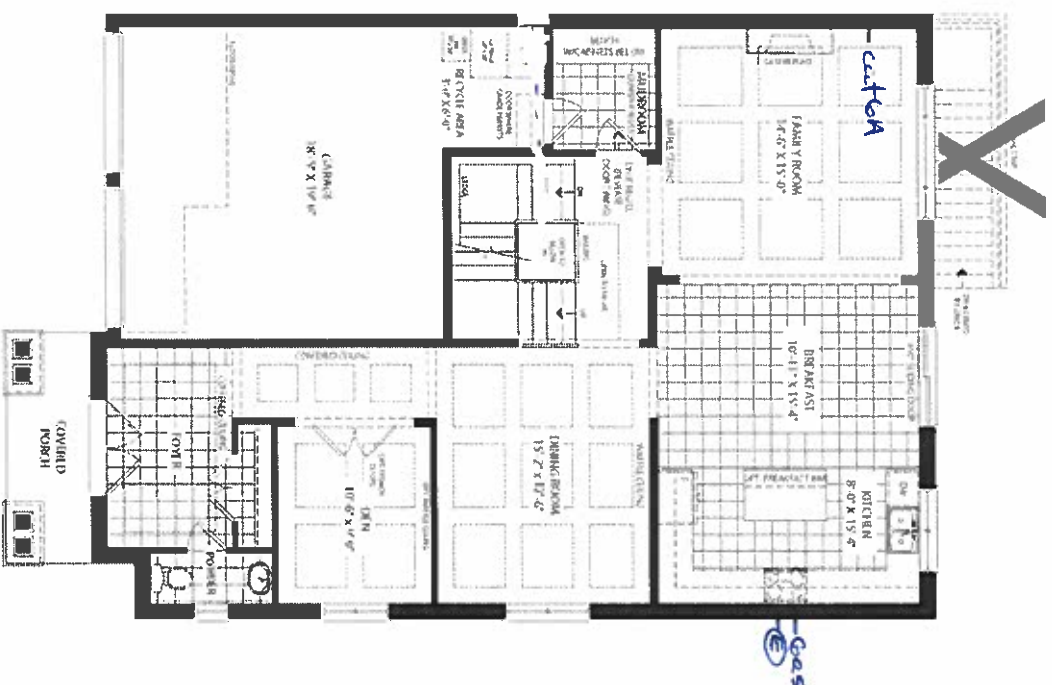
#### WINDOWS

Inv.547	1 - ROOF, ABOVE STAIRCASE: INSTALL SKY LIGHT. 2 FEET X 4 FEET
3	
Line 10993	Note: LOCATION TO BE APPROVED BY CONSTRUCTION
5May23 / 3Nov23	

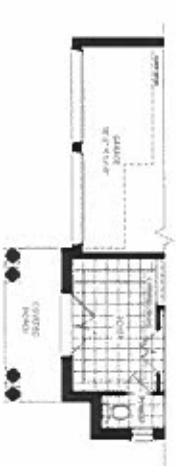
#### WINDOWS

Inv.547	3 - BASEMENT: BASEMENT WINDOW - ENLARGE THREE (3) STANDARD WINDOWS TO - 36
2	X 24
Line 10992	Note: MAY REQUIRE A WINDOW WELL
5May23 / 3Nov23	

## 42-1



GROUND FLOOR ELEV A



PARTIAL GROUND FLOOR ELEV. B



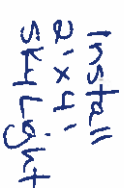
PARTIAL GROUND FLOOR PLAN

25/10/20

JOSHUA CREEK  
MONTAGE

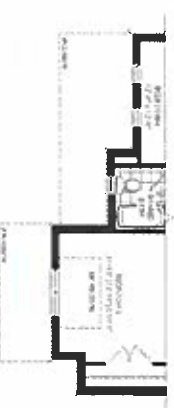
[illegible]**VALERY**  
HOMES

## 42-1



10/55

May 8, 23



OPTIONAL SECOND FLOOR ELEV. C  
5 BEDROOM

PARTIAL OPTIONAL SECOND FLOOR ELEV. B  
5 BEDROOM

PARTIAL SECOND FLOOR ELEV. B

PARTIAL SECOND FLOOR ELEV C

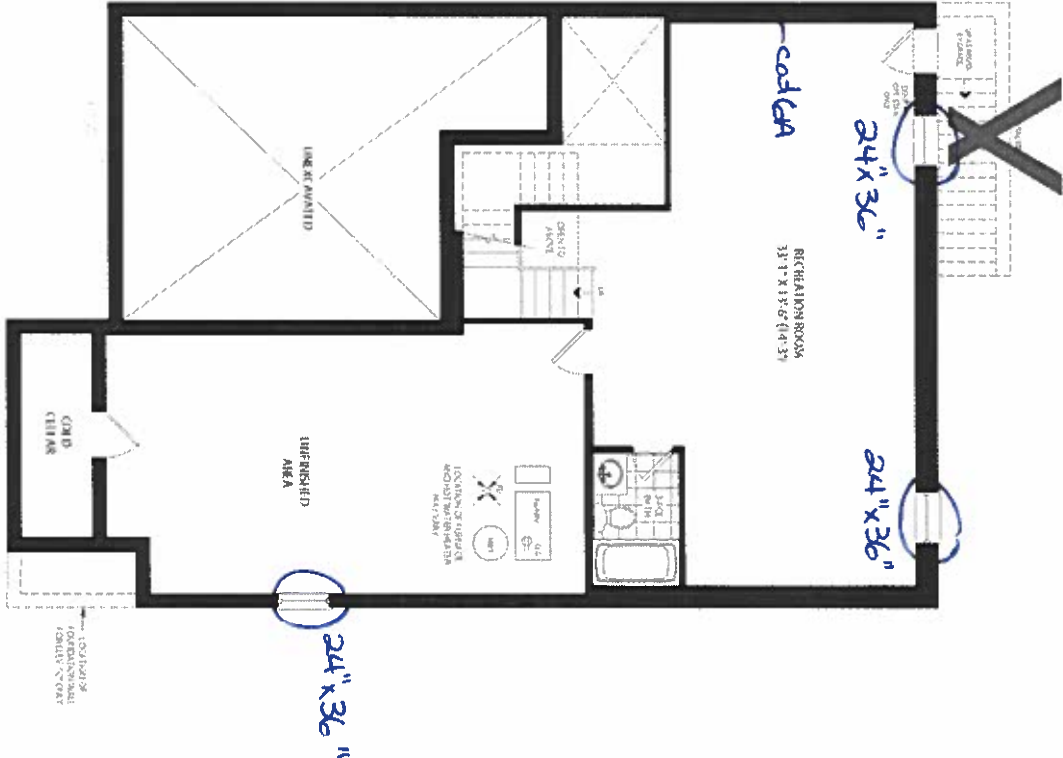
## MONTAGE

the other members of the group do not share a good relationship with the leader. They are not even happy with the leader's decision to change the name of the group. The other three leaders are not happy with the leader's decision to change the name of the group. The other three leaders are not happy with the leader's decision to change the name of the group.

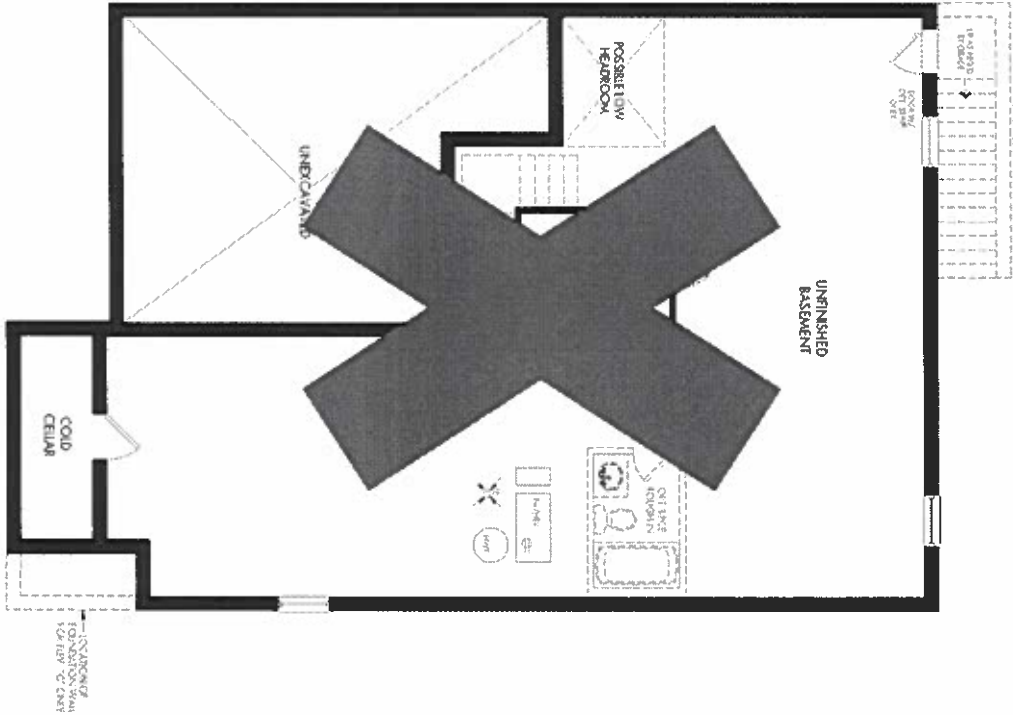
**VALERY**  
HOMES

BIRCH HILL

42-1



FINISHED BASEMENT ELEV. A, B & C



UNFINISHED BASEMENT ELEV. A, B & C

Lot 55  
ZFS  
May 8, 23

JOSHUA CREEK  
MONTAGE

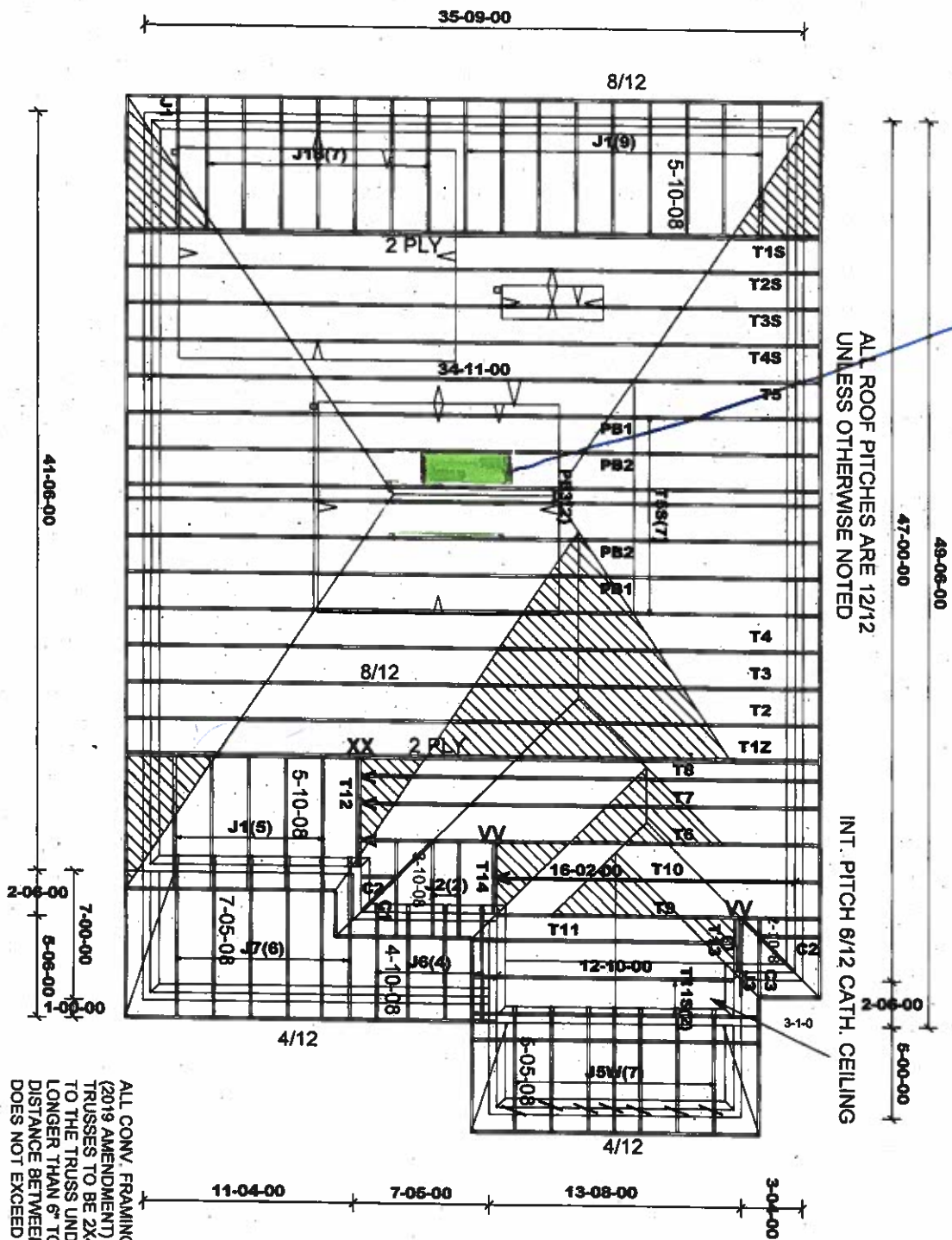
ALL DIMENSIONS ARE BASED ON GRADE AND SUBJECT TO CHANGES DURING CONSTRUCTION. DIMENSIONS MAY VARY SLIGHTLY FROM THOSE SHOWN ON THIS PLAN. DIMENSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. DIMENSIONS MAY VARY SLIGHTLY FROM THOSE SHOWN ON THIS PLAN. DIMENSIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. DIMENSIONS MAY VARY SLIGHTLY FROM THOSE SHOWN ON THIS PLAN.

VALERY  
HOMES

Sky light  
2'x4'

ALL ROOF PITCHES ARE 12/12  
UNLESS OTHERWISE NOTED

INT. PITCH 8/12 CATH. CEILING



ASPHALT SHINGLES  
12" FINISHED OH.  
R.T.M.C. + 7"  
2X6 EXTERIOR WALLS  
2X6 FASCIA BOARD

HARDWARE:  
LUS24 - (O)  
LUS26DS - (V)  
HGUS26-2 - (XX)  
H2.5T - (I)  
LV526-2 - (VV)

DENOTES  
CONV.  
FRAMING

DESIGN CONFORMS WITH  
OBC 2012  
(2019 AMENDMENT)  
OCCUPANCY:  
RESIDENTIAL PART: 9  
Ss = 23.0 psf Sr = 8.4 psf

DESIGN LOADS:  
TCSL = 21.0 psf  
TCDL = 6.0 psf  
BCLL = 0.0 psf  
BCDL = 7.4 psf

ALL CONV. FRAMING TO CONFORM WITH PART 9 OF O.B.C.2012  
(2019 AMENDMENT) ROOF RAFTERS THAT CROSS MEET OVER  
TRUSSES TO BE 2X4 SPF @ 24"O.C. WITH A 2X4 VERT. POST  
TO THE TRUSS UNDER NEATH AT EACH CROSS PT. VERT. POST  
LONGER THAN 6" TO HAVE LATERAL BRACING SO THAT THE  
DISTANCE BETWEEN END PT. & BETWEEN ROWS OF BRACING  
DOES NOT EXCEED 6"

Job Track:	52105	Builder / Location:	VALERY HOMES / OAKVILLE	Model / Elevation:	42-1 / ASTD.OPT.WITH COFF.
Plan Log:	204209	Project:	JOSHUA CREEK	These drawings constitute the property of TAMARACK ROOF TRUSSES INC. and will be retracted by TAMARACK ROOF TRUSSES INC. if utilized for any other purpose.	OR REUTILIZED IN ANY MANNER OR UTILIZED FOR ANY PURPOSE OTHER THAN THE MANUFACTURE OF TRUSSES BY TAMARACK ROOF TRUSSES INC. IF UTILIZED FOR ANY OTHER PURPOSE.
Layout ID:	421796	Date:	2023-03-28	Notes:	Notes

Not for purchase  
to look at

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