

CONSTRUCTION SUMMARY

Joshua Creek - 59 BAYSHIRE (44-03) B
 Registere Plan Number: Municipal Address: Closing: **15-Sep-23**

BONUS

Inv.450 28 Line 9307	1 - BONUS PACKAGE: \$5,000.00 WORTH OF UPGRADES FROM VALERY HOMES DECOR CENTRE IS BEING APPLIED TOWARD THE STRUCTURAL APPOINTMENT Note:
18Aug22 / 6Nov23	

CEILING

Inv.450 8 Line 9197	2 - BASEMENT AND SECOND FLOOR: SMOOTH CEILING, SECOND FLOOR AND BASEMENT Note:
18Aug22 / 6Nov23	

CONSTRUCTION

Inv.450 5 Line 9194	1 - BASEMENT: INSTALL FINISHED BASEMENT FLOOR, ELEV. B, WITH OPTIONAL EXTERIOR STAIR Note:
18Aug22 / 6Nov23	

Inv.450 13 Line 9204	1 - KITCHEN: REMOVE WALLS BETWEEN THE SERVERY AND KITCHEN AREA. LVL BEAM IS NEEDED Note:
18Aug22 / 6Nov23	

Inv.450 25 Line 9306	1 - BASEMENT: RELOCATE BASEMENT WASHROOM, ADD WALL AND MOVE STANDARD WINDOW INTO THE UNFINISHED AREA. SEE FLOOR PLAN Note:
18Aug22 / 6Nov23	

CONSTRUCTION

Inv.450 4 Line 9193	1 - MAIN FLOOR: INCREASE CEILING HEIGHT BY 2 FEET, 10' TO 12') Note:
18Aug22 / 6Nov23	

ELECTRICAL

Inv.450 14 Line 9295	1 - KITCHEN: INSTALL ELECTRICAL - ROUGH-IN FOR 15 AMP FOR FREEZER Note:
18Aug22 / 6Nov23	

Inv.450 10 Line 9200	1 - KITCHEN: INSTALL CABINET LIGHTING - UNDERMOUNT T-5 LED VALANCE LIGHT. INCLUDES ADDITIONAL CABINETS. *PURCHASER MUST BUY THE WOOD VALANCE AT THE TIME OF THE COLOUR UPGRADES Note:
18Aug22 / 6Nov23	

Inv.450 18 Line 9299	1 - KITCHEN: INSTALL RECEPTACLES - ADDITIONAL 15 AMP 120 VOLT RECEPTACLE FOR GAS STOVE Note:
18Aug22 / 6Nov23	

Inv.450 19 Line 9300	1 - KITCHEN: INSTALL ELECTRICAL - ROUGH-IN FOR DEDICATED 15 AMP 120 V FOR BUILT-IN MICROWAVE Note:
18Aug22 / 6Nov23	

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Inv.450 20 Line 9301	1 - KITCHEN: INSTALL ELECTRICAL - ROUGH-IN FOR DEDICATED 30 - 40 AMP 220 V BUILT-IN WALL OVEN Note:
18Aug22 / 6Nov23	

Inv.450 21 Line 9302	1 - KITCHEN: INSTALL ELECTRICAL - ROUGH-IN FOR DEDICATED 15 AMP 120 V FOR DISHWASHER Note:
18Aug22 / 6Nov23	

Inv.450 22 Line 9303	1 - FAMILY ROOM: INSTALL ELECTRICAL - ROUGH-IN FOR 15 AMP FOR FUTURE TV ABOVE FIREPLACE Note:
18Aug22 / 6Nov23	

GARAGE DOORS

Inv.450 3 Line 9192	2 - GARAGE: INSTALL TWO (2) STEEL BACK DOORS FOR GARAGE Note:
18Aug22 / 6Nov23	

HVAC

Inv.450 1 Line 9063	1 - CAT 6A LOCATION SKETCH. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS Note:
18Aug22 / 6Nov23	

Inv.450 9 Line 9199	1 - AIR CONDITIONER AND FLOW - THROUGH HUMIDIFIRE AND MEDIA FILTER - ANX14 - 14 SEER - 14ACX - 3.5 TON - WITH FLOW THRU HUMIDIFIER AND 5 INCH MEDIA FILTER Note:
18Aug22 / 6Nov23	

Inv.450 16 Line 9297	1 - KITCHEN: INSTALL GAS PIPING AND OTHER - UPGRADE STOVE VENT FROM 6 INCH TO 10 INCH Note:
18Aug22 / 6Nov23	

Inv.450 17 Line 9298	1 - KITCHEN: INSTALL GAS PIPING AND OTHER - GAS LINE R/I FOR MAIN FLOOR - STOVE Note:
18Aug22 / 6Nov23	

INTERIOR DOOR & TRIM

Inv.450 7 Line 9196	28 - INTERIOR DOOR HARDWARE, 1948 IN MATTE BLACK INCL. EXTERIOR DOOR, NOT GRIP SET. PRICE IS EACH. INCLUDES GRIP SET Note:
18Aug22 / 6Nov23	

INTERIOR DOORS & TRIM

Inv.552 31 Line 11014	1 - MASTER BEDROOM: <u>REMOVE ONE OF THE TWO DOORS INTO THE MASTER BEDROOM AND MAKE ONLY ONE LARGER, 36" WIDE DOOR.</u> *DUE TO 12' CEILINGS ON MAIN FLOOR AND EXTENSION OF STAIRS TO THE SECOND FLOOR Note:
18Oct23 / 6Nov23	

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INTERIOR DOORS & TRIM

Inv.450
6
Line 9195
18Aug22 / 6Nov23

21 - BASEMENT & 2ND FLOOR: INTERIOR DOOR & TRIM - EXTENDED HEIGHT DOOR 96 INCH - 2ND FLOOR, UPGRADE FROM STD. 84"

Note:

MISCELLANEOUS

Inv.450
12
Line 9203
18Aug22 / 6Nov23

1 - DEPOSIT FOR REDESIGNED KITCHEN. AMOUNT TO BE DEDUCTED FROM KITCHEN DESIGN AT COLOUR APPOINTMENT. MUST BE USED TOWARDS KITCHEN CABINET UPGRADES. FULL AMOUNT IS NON-REFUNDABLE IF PURCHASER DOES NOT UPGRADE THE KITCHEN.

Note:

Inv.450
30
Line 11000
18Aug22 / 6Nov23

1 - **CREDIT

Note:

Inv.450
29
Line 9308
18Aug22 / 6Nov23

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:

PLUMBING

Inv.450
26
Line 10997
18Aug22 / 6Nov23

1 - KITCHEN: ADDITIONAL PLUMBING-WATER CONNECTION WHEN ADDING POT FILLER

Note:

Inv.450
27
Line 10998
18Aug22 / 6Nov23

1 - KITCHEN: INSTALL POT FILLER AT STOVE

MOEN TRADITIONAL TWO HANDLE POT FILLER FAUCET WITH DUAL SHUT OFFS #S664 NL (POLISHED NICKEL)

Note:

Inv.450
24
Line 9305
18Aug22 / 6Nov23

1 - KITCHEN: INSTALL PREP SINK IN ISLAND. INCLUDES A STANDARD PREP SINK AND FAUCET

Note:

Inv.450
15
Line 9296
18Aug22 / 6Nov23

1 - KITCHEN: INSTALL EXTRA ROUGH-IN LINE FOR FRIDGE ICE MAKER WITH SHUT-OFF

Note:

VACCUM/BELL

Inv.450
11
Line 9201
18Aug22 / 6Nov23

1 - ALARM ROUGH IN - KEYPAD (X2), SIREN (X1), MOTIONS (X2), DOOR CONTACTS (3). ROUGHED BACK TO HYDRO PANEL

Note:

Inv.450
23
Line 9304
8Aug22 / 6Nov23

1 - FAMILY ROOM: INSTALL 1 1/4" ORANGE FLEX CONDUIT FOR FUTURE TV ABOVE FIREPLACE

Note:

WINDOWS

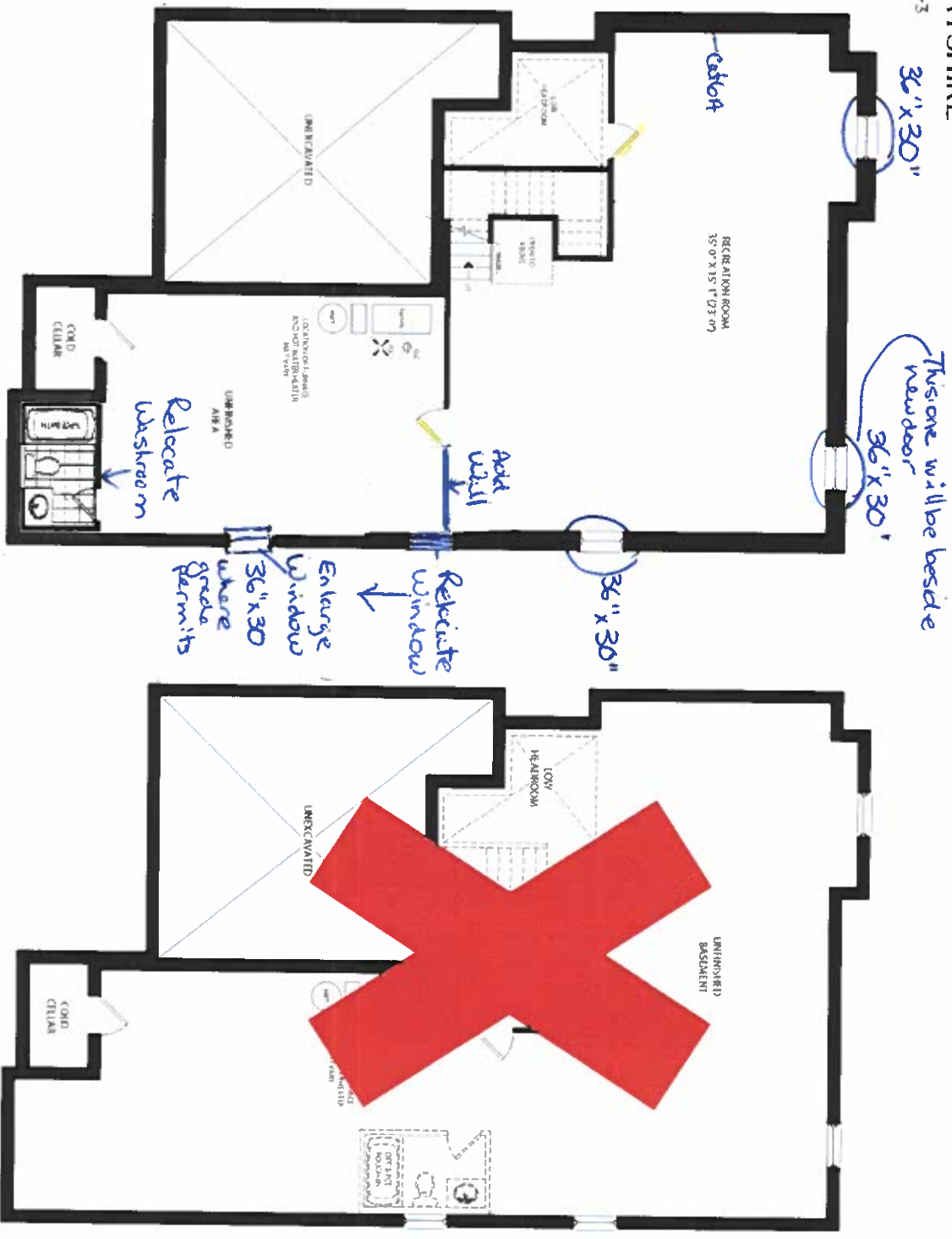
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Inv.450 2	4 - BASEMENT: BASEMENT WINDOW - ENLARGE FOUR (4) STANDARD WINDOW TO- 36 X 30. MAY REQUIRE WINDOW WELLS
Line 9065	Note:
18Aug22 / 6Nov23	

BAYSHIRE

44-3

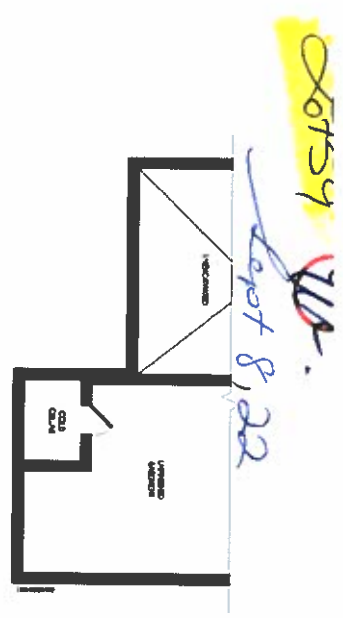


JOSHUA CREEK

MONTAGE

All dimensions are approximate and subject to change without notice. Drawings may show optional features which may not be included in the base price. Plans may be revised. Bid only and include variations may apply. Contact sales agent for further details. All renderings are artist's concepts. E & OE. All rights reserved. Valley Homes.

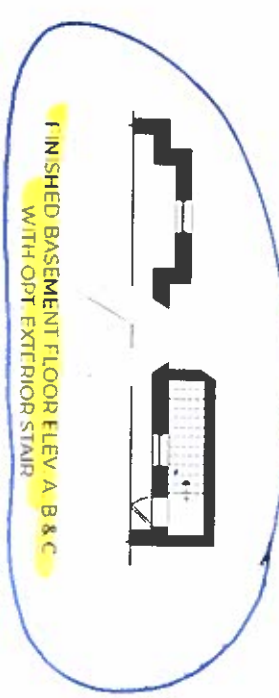
UNFINISHED BASEMENT ELEV. A



PARTIAL BASEMENT FLOOR ELEV. B



PARTIAL BASEMENT FLOOR ELEV. C



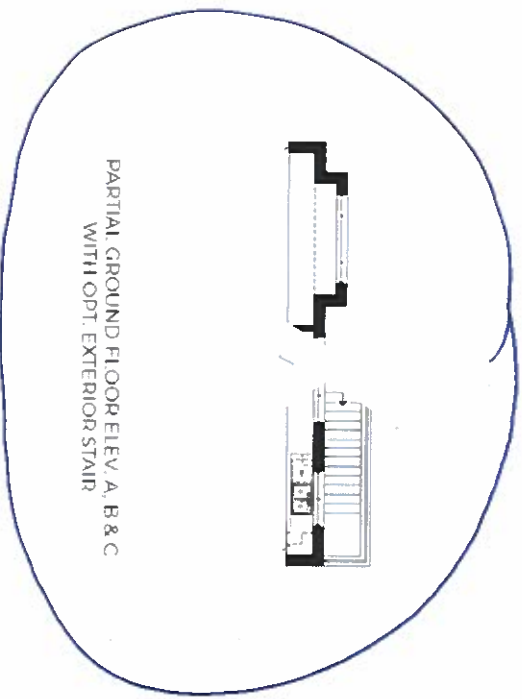
PARTIAL BASEMENT PLAN ELEV. A, B & C WITH OPT. EXTERIOR STAIR

VALLEY HOMES

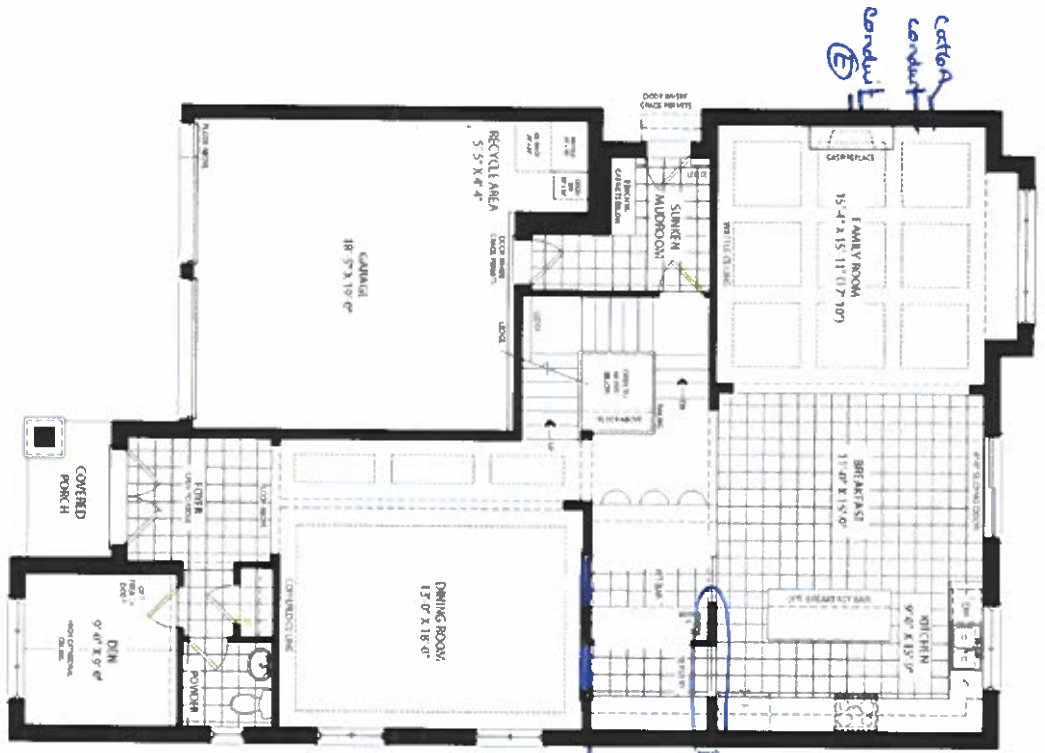
Oct 59 ~~VA~~

Sept 8, 22

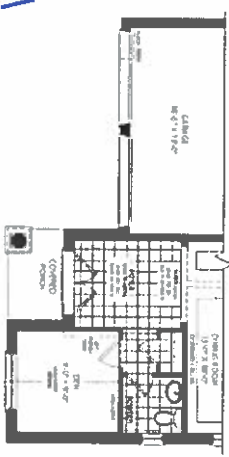
*See Revised Kitchen Plan



OPTIONAL GROUND FLOOR ELEV. A, B & C



GROUND FLOOR ELEV. A



PARTIAL GROUND FLOOR ELEV. B



PARTIAL GROUND FLOOR ELEV. C

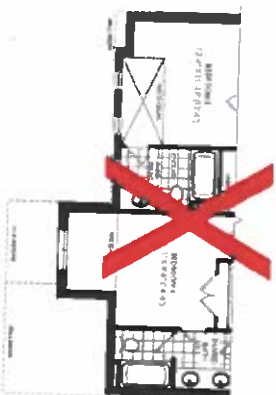
JOSHUA CREEK
MONTAGE

All dimensions are approximate and subject to normal construction variances. Dimensions may exceed the usable floor area. See specifications, floor plans, and terms and conditions are subject to change without notice. Drawings may show optional features which may not be included in the base price. Plans may be revised. Delivery and facade variations may apply. Contact a sales advisor for further details. All renderings are artist's concepts. E.O.E. All rights reserved. Valley Homes.

VALERY
HOMES



OPTIONAL SECOND FLOOR ELEV. A
5 BEDROOM



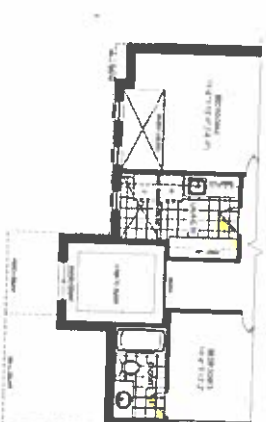
PARTIAL OPTIONAL SECOND FLOOR ELEV. B
5 BEDROOM



OPTIONAL SECOND FLOOR ELEV. C
5 BEDROOM



SECOND FLOOR ELEV. A



PARTIAL SECOND FLOOR ELEV. B



PARTIAL SECOND FLOOR ELEV. C

JOSHUA CREEK

MONTAGE

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Lot 59 Wt.

Sept 8, 22

18

VALERY HOMES



F R E N D E L
K I T C H E N S L I M I T E D
1303 SHOWNEN DRIVE, MISSISSAUGA, ON L4W 1E3

VALERY HOMES
JOSHUA CREEK
LOT 59

* NOT FINAL
KITCHEN
PLAN

For electrical
& plumbing
purposes Only

~~Wd~~

Sept 8, 22

Drawn By:
Date: August 22, 2022
Scale: Not To Scale

Approved By Builder:

Date:

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

