

CONSTRUCTION SUMMARY

Joshua Creek - 94 - BAYSHIRE (44-03) C

Register Plan Number: Municipal Address: Closing: **15-Sep-23**

BONUS

Inv.457 44	1 - BONUS PACKAGE: \$5,000.00 WORTH OF UPGRADES FROM VALERY HOMES DÉCOR CENTRE IS BEING APPLIED TOWARD THE STRUCTURAL APPOINTMENT
Line 9540	Note:
1Sep22 / 21Oct22	

CABINETRY

Inv.457 31	1 - KITCHEN: ELECTRICAL - ROUGH-IN FOR 15 AMP TO GO UNDER SINK FOR FUTURE GARBORATOR
	*CABINET COMPANY TO TAKE NOTE OF OPENING UNDER SINK. SPECS TO FOLLOW
Line 9324	Note:
1Sep22 / 21Oct22	

CEILING

Inv.457 3	1 - SECOND FLOOR: SMOOTH CEILING, SECOND FLOOR
Line 9257	Note:
1Sep22 / 21Oct22	

CONSTRUCTION

Inv.457 33	1 - BREAKFAST AREA: MOVE SLIDING GLASS DOOR TO THE LEFT, AWAY FROM KITCHEN TO MAKE ROOM FOR MORE CABINETS. APPROX. 1.5'. SEE KITCHEN SKETCH ATTACHED
Line 9326	Note:
1Sep22 / 21Oct22	
Inv.457 26	1 - EXTERIOR SIDE DOOR: MOVE DOOR OVER TO THE RIGHT, AS MUCH AS POSSIBLE.
	WHERE GRADE PERMITS
Line 9319	Note:
1Sep22 / 21Oct22	
Inv.457 27	1 - LAUNDRY ROOM: REMOVE THE WALLS AND DOOR OF THE LAUNDRY ROOM TO OPEN IT UP TO THE UPPER HALL. MOVE LAUNDRY ROOM TO THE MUDROOM
Line 9320	Note:
1Sep22 / 21Oct22	
Inv.457 29	1 - STAIRCASE: REVERSE THE STAIRCASE. WHERE YOU ORIGINALLY WENT UP, YOU WILL BE GOING DOWN.
	*TO BE APPROVED BY THE ARCHITECT
Line 9322	Note:
1Sep22 / 21Oct22	

CONSTRUCTION

Inv.457 4	1 - MAIN FLOOR: INCREASE CEILING HEIGHT BY 2 FEET, 10' TO 12')
Line 9258	Note:
1Sep22 / 21Oct22	
Inv.457 5	1 - SECOND FLOOR: INCREASE CEILING HEIGHT BY 3 FEET (9' TO 12')
Line 9271	Note:
1Sep22 / 21Oct22	

ELECTRICAL

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Inv.457 20	1 - KITCHEN: INSTALL CABINET LIGHTING - UNDERMOUNT T-5 LED VALANCE LIGHT. INCLUDES NEW AREA.
Line 9275	PURCHASER MUST BY WOOD VALANCE AT COLOUR APPOINTMENT Note:
1Sep22 / 21Oct22	
Inv.457 17	1 - KITCHEN: INSTALL RECEPTACLES - ADDITIONAL 15 AMP 120 VOLT RECEPTACLE FOR GAS STOVE
Line 9269	Note:
1Sep22 / 21Oct22	
Inv.457 18	1 - KITCHEN: INSTALL RECEPTACLES - ADDITIONAL 15 AMP 120 VOLT RECEPTACLE FOR DISHWASHER
Line 9270	Note:
1Sep22 / 21Oct22	
Inv.457 12	1 - KITCHEN: INSTALL ELECTRICAL - ROUGH-IN FOR DEDICATED 30 - 40 AMP 220 V BUILT-IN WALL OVEN
Line 9264	Note:
1Sep22 / 21Oct22	
Inv.457 13	1 - KITCHEN: INSTALL ELECTRICAL - ROUGH-IN FOR DEDICATED 30 - 40 AMP 220 V BUILT-IN MICROWAVE OVEN
Line 9265	Note:
1Sep22 / 21Oct22	
Inv.457 30	1 - KITCHEN: ELECTRICAL - ROUGH-IN FOR 15 AMP TO GO UNDER SINK FOR FUTURE GARBORATOR
Line 9323	*CABINET COMPANY TO TAKE NOTE OF OPENING UNDER SINK. SPECS TO FOLLOW Note:
1Sep22 / 21Oct22	
Inv.457 24	1 - FAMILY ROOM: INSTALL ELECTRICAL - ROUGH-IN FOR 15 AMP FOR ELECTRIC FIREPLACE
Line 9280	Note:
1Sep22 / 21Oct22	
Inv.457 35	1 - FAMILY ROOM: INSTALL ELECTRICAL - ROUGH-IN FOR 15 AMP FOR FUTURE TV ABOVE FIREPLACE
Line 9330	Note:
1Sep22 / 21Oct22	

FIREPLACE

Inv.457 23	1 - FAMILY ROOM: FIREPLACE - ALLURAVISION 50 INCH DEEP DEPTH ELECTRIC FIREPLACE - GLASS FRONT - BLACK - INCLUDES SOUTH BEACH LOG SET - NEFL50CHD.
Line 9279	Note:
1Sep22 / 21Oct22	

HVAC

Inv.457 1	1 - CAT 6A LOCATION SKETCH. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
Line 9252	Note:
1Sep22 / 21Oct22	
Inv.457 15	1 - KITCHEN: INSTALL GAS PIPING AND OTHER - GAS LINE R/I FOR MAIN FLOOR - STOVE
Line 9267	Note:
1Sep22 / 21Oct22	

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Inv.457 16	1 - GAS PIPING AND OTHER - UPGRADE STOVE VENT FROM 6 INCH TO 8 INCH
Line 9268	Note:
1Sep22 / 21Oct22	
Inv.457 19	1 - AIR CONDITIONER AND FLOW - THROUGH HUMIDIFIER AND MEDIA FILTER - ML14 - 14 SEER - 3.5 TON - WITH FLOW THRU HUMIDIFIER AND 5 INCH MEDIA FILTER
Line 9274	Note:
1Sep22 / 21Oct22	

INTERIOR DOOR & TRIM

Inv.457 8	7 - PRIMARY - BED 2, BED 3 AND BED 4, LINEN CLOSET: INSTALL 1 PANEL FRENCH DOOR, WHITE ACID ETCHED GLASS 96" H
	*INSTALL FRENCH DOORS ON ALL BEDROOM DOORS AND LINEN CLOSET (TOTAL 7)
Line 9261	Note:
1Sep22 / 21Oct22	
Inv.457 9	4 - MAIN FLOOR : INSTALL CONMORE DOOR, 5 PANEL, HOLLOW CORE 96" H
Line 9262	Note:
1Sep22 / 21Oct22	
Inv.457 11	1 - LAUNDRY ROOM: DELETE DOOR INTO LAUNDRY ROOM
	NO CREDIT
Line 9263	Note:
1Sep22 / 21Oct22	
Inv.457 10	16 - BASEMENT & INSIDE 2ND FLOOR BEDROOMS: INSTALL CONMORE DOOR, 5 PANEL, HOLLOW CORE 84" H
Line 9318	Note:
1Sep22 / 21Oct22	
Inv.457 42	2 - ORIGINAL LAUNDRY RM AREA ON 2ND FLOOR: INSTALL TWO 1 PANEL FRENCH DOORS, WHITE ACID ETCHED GLASS 96" H
Line 9415	Note:
1Sep22 / 21Oct22	

INTERIOR DOORS & TRIM

Inv.457 41	1 - ORIGINAL LAUNDRY RM AREA ON 2ND FLOOR: INTERIOR DOOR & TRIM - TRIM WALL BETWEEN ORIGINAL LAUNDRY ROOM AND BED. #4 FOR DOUBLE DOORS. ADD 2 EXTRA (STD) INTERIOR DOORS, 96"
Line 9413	Note:
1Sep22 / 21Oct22	
Inv.457 7	7 - SECOND FLOOR: INTERIOR DOOR & TRIM - EXTENDED HEIGHT DOOR 96 INCH - 2ND FLOOR, UPGRADE FROM STD. 84" .DOORS IN HALLWAY ONLY, INCLUDING LINEN CLOSET
	**7 DOORS ONLY- LAUNDRY RM DOOR TO BE DELETED
Line 9260	Note:
1Sep22 / 21Oct22	

MISCELLANEOUS

Inv.457 45	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
Line 9541	Note:
1Sep22 / 21Oct22	

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PLUMBING

Inv.457 43	1 - BEDROOM #4: INSTALL EXTRA WET BAR, ROUGH-IN ONLY.
Line 9539	*NOTE: PURCHASER MUST PURCHASE TILE OR HARDWOOD AT THE COLOUR APPOINTMENT, AS WE CANNOT PUT THE WET BAR ROUGH-IN WHERE THERE IS CARPET
	Note:
1Sep22 / 21Oct22	
Inv.457 34	1 - KITCHEN: INSTALL GARBAGE DISPOSAL UNDER KITCHEN SINK
	MOEN GXB75C
	COST INCLUDED INSTALLATION
Line 9327	Note:
1Sep22 / 21Oct22	
Inv.457 37	1 - GARAGE: INSTALL EXTRA HOT FAUCET IN GARAGE, INCL. MIXING VALVE
Line 9409	Note:
1Sep22 / 21Oct22	
Inv.457 38	1 - KITCHEN: INSTALL ADDITIONAL PLUMBING WHEN ADDING POT FILLER
Line 9410	Note:
1Sep22 / 21Oct22	
Inv.457 39	1 - KITCHEN: INSTALL MOEN POT FILLER
	MOEN S665 BG
Line 9411	Note:
1Sep22 / 21Oct22	
Inv.457 14	1 - KITCHEN: INSTALL EXTRA ROUGH-IN LINE FOR FRIDGE ICE MAKER WITH SHUT-OFF
Line 9266	Note:
1Sep22 / 21Oct22	
Inv.457 21	1 - LAUNDRY: MOVE LAUNDRY TO MUDROOM AND INSTALL ELECTRICAL FOR STACKABLE UNIT
Line 9277	Note:
1Sep22 / 21Oct22	
Inv.457 22	1 - MUDROOM/ LAUNDRY ROOM: LAUNDRY: MOVE LAUNDRY TO MAIN FLOOR MUDROOM
	*LAUNDRY TUB TO GO IN UNFINISHED AREA OF BASEMENT. SEE SKETCH
	PURCHASER WAS ADVISED AGAINST THIS
Line 9278	Note: PURCHASER WAS ADVISED AGAINST THIS, AS THERE WILL BE A SPACE ISSUE
1Sep22 / 21Oct22	

STAIRS

Inv.457 6	1 - MAIN FLOOR TO SECOND FLOOR. INSTALL OPEN STAIRCASE, PRICE IS PER FLIGHT (STAIN EXTRA). PURCHASER ONLY WANTS ONE SET OF STAIRS FROM MAIN FLOOR TO SECOND FLOOR.
Line 9259	Note: IT WAS ADVISED THAT BOTH SETS SHOULD BE PURCHASED
1Sep22 / 21Oct22	

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BAYSHIRE (44-03) C

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Inv.457 28	1 - STAIRCASE: REVERSE THE STAIRCASE. WHERE YOU ORIGINALLY WENT UP, YOU WILL BE GOING DOWN.
Line 9321	*TO BE APPROVED BY THE ARCHITECT Note:
1Sep22 / 21Oct22	

VACCUM/BELL

Inv.457 25	1 - ALARM ROUGH IN - KEYPAD (X2), SIREN (X1), MOTIONS (X2), DOOR CONTACTS (3). ROUGHED BACK TO HYDRO PANEL
Line 9281	Note:
1Sep22 / 21Oct22	

Inv.457 40	1 - FAMILY RM - DINING RM - UPPER HALL - BASEMENT: INSTALL SPEAKER ROUGH-IN - FOUR (4) ZONE HOME AUDIO ROUGH-IN LEFT AND RIGHT SPEAKER -SPEAKER WIRES (X8), CAT-5E CABELS (X2), 6.5 INCH SPEAKER BRACKETS (X4 PAIRS)
Line 9412	Note:
1Sep22 / 21Oct22	

Inv.457 36	1 - FAMILY ROOM: INSTALL 1 1/4" ORANGE FLEX CONDUIT FOR FUTURE TV ABOVE FIREPLACE
Line 9331	Note:
1Sep22 / 21Oct22	

WINDOWS

Inv.457 32	1 - BREAKFAST AREA: MOVE SLIDING GLASS DOOR TO THE LEFT, AWAY FROM KITCHEN TO MAKE ROOM FOR MORE CABINETS. APPROX. 1.5'. SEE KITCHEN SKETCH ATTACHED
Line 9325	Note:
1Sep22 / 21Oct22	

WINDOWS

Inv.457 2	3 - BASEMENT: BASEMENT WINDOW - ENLARGE THREE (3) STANDARD WINDOW TO- 36 X 30
Line 9254	Note:
1Sep22 / 21Oct22	

BAYSHIRE

44-3



PARTIAL GROUND FLOOR ELEV. A, B & C
WITH OPT. EXTERIOR STAIR



OPTIONAL GROUND FLOOR ELEV. A, B & C

* Main Floor - 12' high
ceilings

GROUND FLOOR ELEV. A



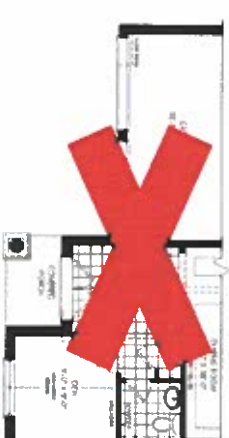
Speaker R/I

Move sliding
door over approx
15',
Future
bathroom

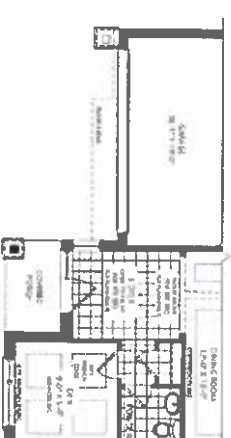
Move Door
to Right side.
Door to swing
outside, not
into house.
Where grade
permits.

Open stairs
main to 2nd
floor only
* Reverse stairs

Speaker
R/I



PARTIAL GROUND FLOOR ELEV. B



PARTIAL GROUND FLOOR ELEV. C

JOSHUA CREEK

MONTAGE

All dimensions are approximate and subject to normal construction variations. Dimensions may exceed the usable floor area. Space 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. Balcony and facade variations may apply. Contact a sales advisor for further details. S.A.I. renderings are artist's conceptions. E & O.E. All rights reserved. ©2016 Valery Homes.

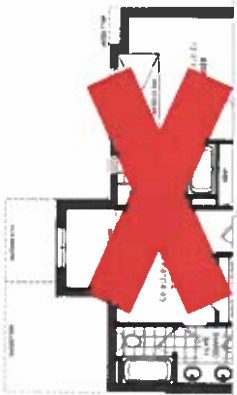
VALERY
HOMES

Lot 94

Sept 8, 22



OPTIONAL SECOND FLOOR ELEV A
5 BEDROOM



PARTIAL OPTIONAL SECOND FLOOR ELEV B
5 BEDROOM



OPTIONAL SECOND FLOOR ELEV C
5 BEDROOM

* 2nd Floor - 12' high ceilings

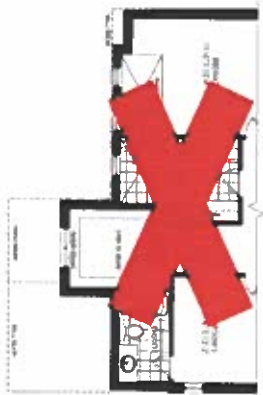


SECOND FLOOR ELEV A

Lot 94

Lot 8, 22

- 7 doors to be extended height
Door: 1 panel French



PARTIAL SECOND FLOOR ELEV B

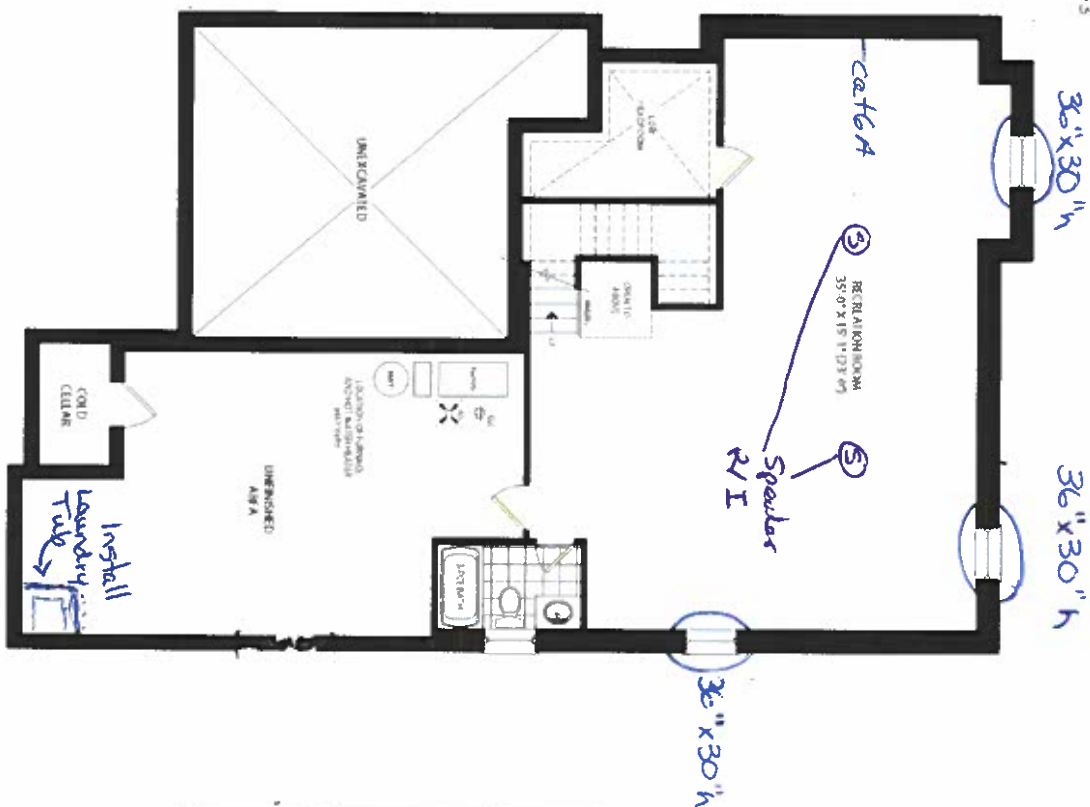
Delete walls of Door of Laundry Rm into hallway, move laundry to mudroom
R/I for wetbar



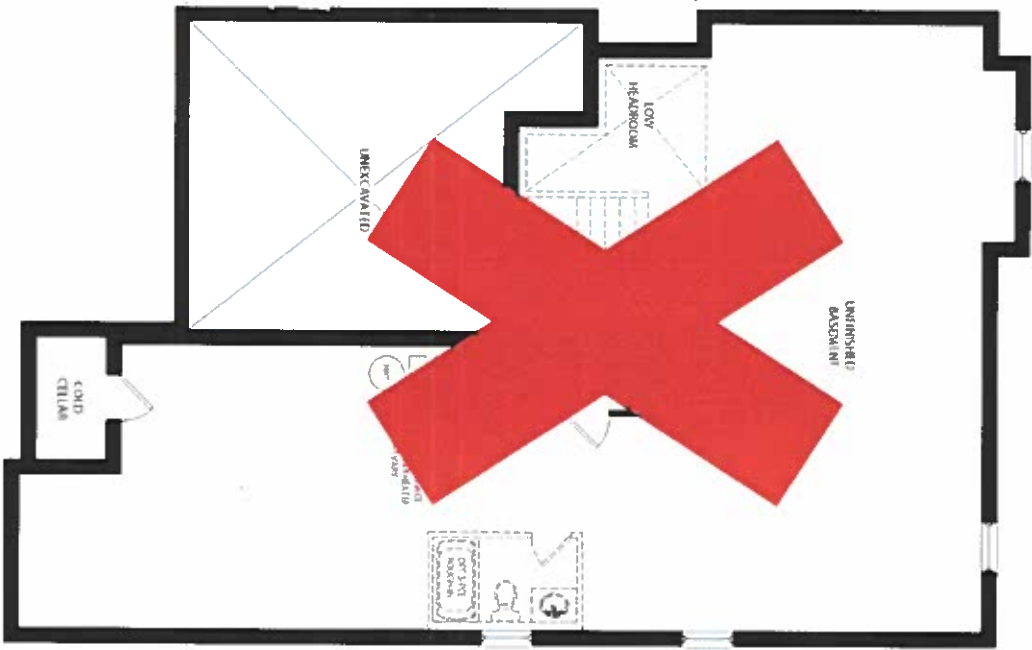
PARTIAL SECOND FLOOR ELEV C

BAYSHIRE

44-3



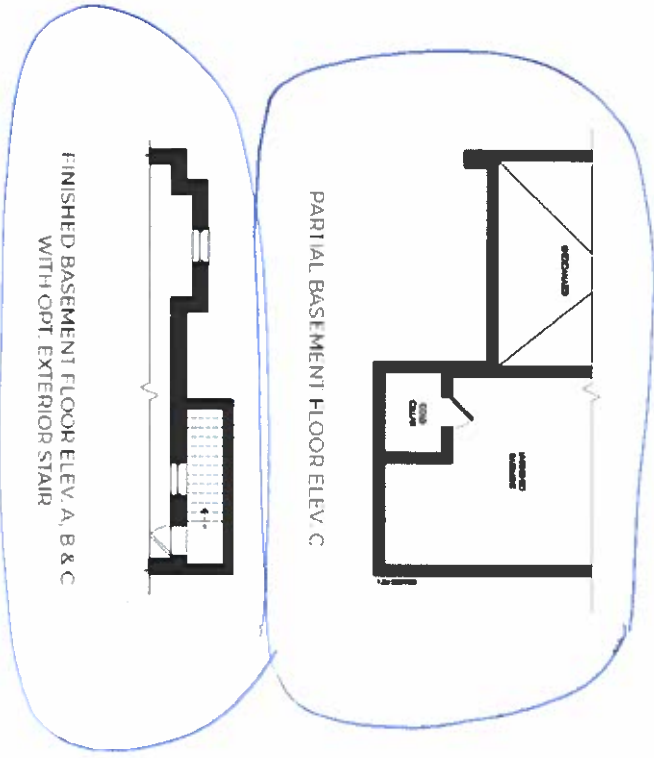
FINISHED BASEMENT ELEV. A



UNFINISHED BASEMENT ELEV. A



PARTIAL BASEMENT FLOOR ELEV. B



PARTIAL BASEMENT FLOOR ELEV. C



FINISHED BASEMENT FLOOR ELEV. A, B & C
WITH OPT. EXTERIOR STAIR



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

Lot 94
Sept 8, 2023

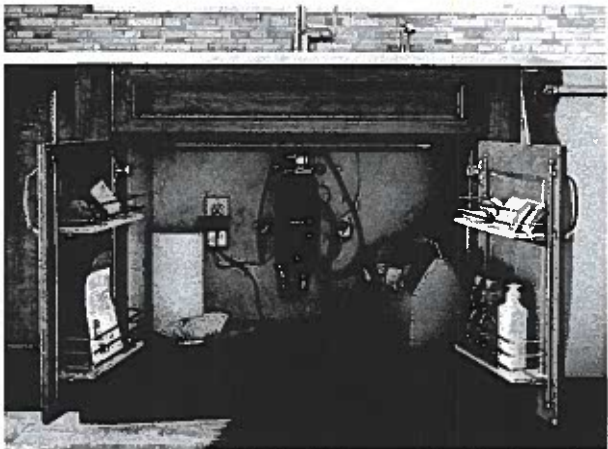
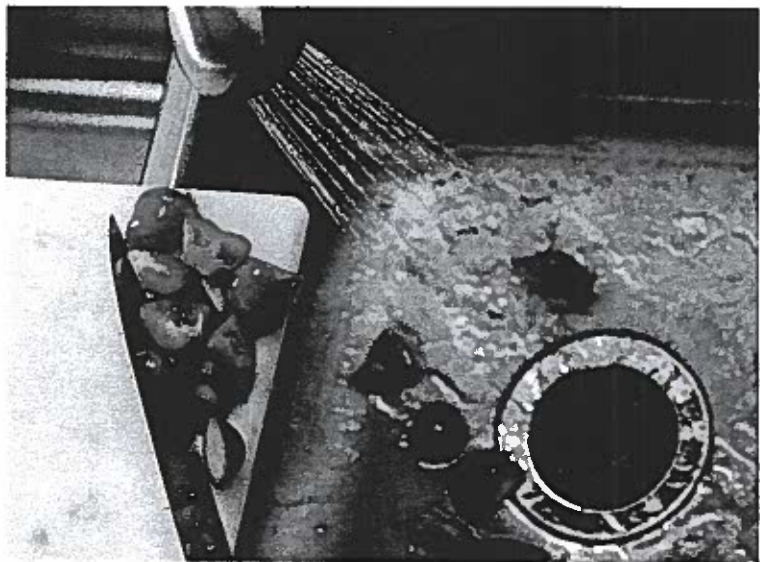
JOSHUA CREEK
MONTAGE

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VALLEY
HOMES

Garbage Disposals

Lot 94 ~~8~~
Sept 8, 22



**Garbage Disposals - 3/4 HP
Batch Feed**
GXB75C \$571.03

FEATURES

Our garbage disposal portfolio includes warranties that vary from 5 to 10 years.

Please see moen.ca/consumer-support/warranty for complete product warranty information. Browse the full collection at moen.ca/garbage-disposals.



Universal Xpress Mount™ fits Moen and most existing 3-bolt mounting assemblies



Permanent magnet motor designed to help reduce jamming



SoundSHIELD™ designed to provide sound deadening insulation*



Batch Feed Stopper activates disposal for safer operation; no wall switch required (only for batch feed disposals)*



High-speed VORTEX POWER™ motor provides fast, powerful grinding



Pre-installed power cord is a savings over other models where cord must be purchased separately; cord removes easily for optional hardwiring



Fast Track™ Installation.
-Simple Snap Tool quickly secures mounting assembly
-Easy Open Dishwasher Inlet. No additional tools required