

CONSTRUCTION SUMMARY

Joshua Creek - 54 - 1 - BIRCH HILL (42-01) C

Registere Plan Number: Municipal Address: Closing: 18-Oct-23

BONUS

Inv.505 19 Line 10390 17Jan23 / 12Feb23	1 - BONUS PACKAGE: \$5,000.00 WORTH OF UPGRADES FROM VALERY HOMES DÉCOR CENTRE IS BEING APPLIED TOWARD THE STRUCTURAL APPOINTMENT Note:
Inv.635 41 Line 12455 26May24 / 3Jun24	1 - CREDIT: \$9500.00 WORTH OF UPGRADES FROM VALERY HOMES IS BEING APPLIED TOWARD THE COLOUR APPOINTMENT FOR DELAYED CLOSING Note:

CABINETRY

Inv.635 21 Line 12428 26May24 / 3Jun24	1 - KITCHEN: INSTALL LINE 7 KITCHEN CABINETS Note:
Inv.635 22 Line 12429 26May24 / 3Jun24	1 - KITCHEN: INSTALL BUILT-IN FRIDGE/FREEZER (H07) FLUSH INSTALLATION Note:
Inv.635 23 Line 12430 26May24 / 3Jun24	1 - KITCHEN: INSTALL MICROWAVE WITH DRAWER BELOW IN ISLAND (H37) FLUSH INSTALLATION Note:
Inv.635 29 Line 12437 26May24 / 3Jun24	1 - KITCHEN: INSTALL 1 BANK OF DRAWERS ON OTHER SIDE OF STOVE (B09) Note:
Inv.635 30 Line 12439 26May24 / 3Jun24	3 - KITCHEN: INSTALL VALANCE UNDER CABINETS (DOES NOT INCLUDE ELECTRICAL) (J11) Note:
Inv.635 31 Line 12440 26May24 / 3Jun24	3 - KITCHEN: INSTALL CROWN MOULDING (J08) Note:
Inv.635 32 Line 12441 26May24 / 3Jun24	25 - KITCHEN: INSTALL STACKED CABINETRY THROUGHOUT KITCHEN (A03) *INCLUDES 2' OF NEW PANTRY Note:
Inv.635 33 Line 12442 26May24 / 3Jun24	3 - KITCHEN: INSTALL DEEP STACKED CABINETRY ABOVE FRIDGE/ FREEZER (A04) *INCLUDES NEW PANTRY Note:
Inv.635 34 Line 12449 26May24 / 3Jun24	2 - KITCHEN: INSTALL 2 FEET OF PANTRY, 66cm DEEP TO THE END OF THE CABINETS, BESIDE FRIDGE (C03) *NOTE: PANTRY TO BE USED AS BROOM CLOSET. LOWER SECTION TO ONLY HAVE ADJUSTABLE SHELVES AND BE ABLE TO ACCOMODATE THE HEIGHT OF A BROOM Note:

CEILING

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Inv.635 35	1 - FAMILY ROOM: INSTALL A-120, 6X6, CROWN INSIDE THE WALLFES
Line 12450	Note:
26May24 / 3Jun24	

Inv.635 36	1 - DINING ROOM: INSTALL A-120, 6X6, CROWN INSIDE THE WALLFES
Line 12451	Note:
26May24 / 3Jun24	

CEILING

Inv.505 14	1 - SMOOTH CEILING THROUGHOUT SECOND FLOOR
Line 10261	Note:
17Jan23 / 12Feb23	

CERAMIC TILE

Inv.635 39	1 - MASTER ENSUITE: INSTALL UPGRADE 5 TILES ON ENSUITE SHOWER WALLS
Line 12454	Note:
26May24 / 3Jun24	

Inv.635 40	1 - MASTER ENSUITE: INSTALL UPGRADE 6 TILES ON ENSUITE FLOOR
Line 12464	Note:
26May24 / 3Jun24	

CONSTRUCTION

Inv.505 2	1 - MAIN FLOOR: INCREASE CEILING HEIGHT BY 2 FEET, 10 ft TO 12 ft)
Line 10247	Note:
17Jan23 / 12Feb23	

COUNTERTOP

Inv.635 24	1 - KITCHEN: INSTALL MSI 3 THROUGHOUT KITCHEN, INCLUDING ISLAND
Line 12432	Note:
26May24 / 3Jun24	

Inv.635 25	1 - KITCHEN: INSTALL OPTIONAL BREAKFAST BAR, IN MSI 3
Line 12433	Note:
26May24 / 3Jun24	

Inv.635 26	1 - KITCHEN: INSTALL MSI 3 ON KITCHEN BACKSPLASH
Line 12434	Note:
26May24 / 3Jun24	

ELECTRICAL

Inv.505 5	1 - KITCHEN: INSTALL ELECTRICAL - DEDICATED 15 AMP 120 V FOR FREEZER
Line 10250	Note:
17Jan23 / 12Feb23	

Inv.505 9	1 - ELECTRICAL - DEDICATED 15 AMP 120 V FOR FUTURE TV ABOVE FIREPLACE
Line 10254	Note:
17Jan23 / 12Feb23	

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Inv.505 11	1 - CEILING FIXTURE - RELOCATE STANDARD CEILING FIXTURE
Line 10255	Note: Location may vary slightly due to joist location
17Jan23 / 12Feb23	
Inv.505 12	1 - CEILING LIGHT ROUGH IN - FOR 1 CEILING LIGHT - ON SEPARATE SWITCH (DOES NOT INCLUDE FIXTURE)
Line 10256	Note: Location may vary slightly due to joist location
17Jan23 / 12Feb23	
Inv.505 6	1 - KITCHEN: INSTALL ELECTRICAL - DEDICATED 15 AMP 120 V FOR MICROWAVE IN ISLAND
Line 10265	Note:
17Jan23 / 12Feb23	
Inv.505 4	1 - KITCHEN: INSTALL ELECTRICAL - ROUGH-IN FOR 50 AMP, 4 WIRE FOR DUAL FUEL RANGE
Line 10386	Note:
17Jan23 / 12Feb23	
Inv.505 17	1 - ELECTRICAL - ROUGH-IN FOR AC UNIT. INCLUDES BREAKER & LOW VOLTAGE WIRE
Line 10388	Note:
17Jan23 / 12Feb23	

EXTERIOR DOOR

Inv.505 18	1 - FRONT DOOR: EXTERIOR DOOR - ADDITIONAL FRONT DOOR TO MAKE DOUBLE DOOR ENTRY- WITH GLASS
Line 10389	Note: SIDE LIGHTS TO BE REMOVED TO MAKE ROOM FOR DOUBLE GLASS DOORS
17Jan23 / 12Feb23	

HARDWOOD FLOORING

Inv.635 27	1 - BREAKFAST AREA: INSTALL NOUVEAU 6 HARDWOOD IN BREAKFAST AREA ONLY (NOT IN KITCHEN), IN LIEU OF STANDARD TILE
Line 12435	Note:
26May24 / 3Jun24	
Inv.635 28	1 - MAIN FLOOR: FAMILY ROOM, DINING ROOM, DEN, MAIN HALL AND UPPER HALL: INSTALL NOUVEAU 6 HARDWOOD IN LIEU OF STANDARD HARDWOOD
Line 12436	Note:
26May24 / 3Jun24	

HVAC

Inv.505 8	1 - KITCHEN: INSTALL GAS PIPING AND OTHER - UPGRADE STOVE VENT FROM STANDARD 6 INCH TO 10 INCH
Line 10253	Note:
17Jan23 / 12Feb23	
Inv.505 3	1 - KITCHEN: INSTALL GAS PIPING AND OTHER - GAS LINE R/I FOR MAIN FLOOR - STOVE
Line 10248	Note:
17Jan23 / 12Feb23	

MISCELLANEOUS

Inv.635 42	1 - BONUS PACKAGE: \$7500.00 WORTH OF UPGRADES FROM VALERY HOMES DECOR CENTRE IS BEING APPLIED TOWARD THE COLOUR APPOINTMENT
Line 12456	Note:
26May24 / 3Jun24	

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Inv.635 43	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
Line 12457	Note: Purchasers are aware & accept that ANY changes made to upgrades after signing this Purchasers Extra Form are subject to a minimum administration
26May24 / 3Jun24	
Inv.505 20	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 10391	Note: Purchasers are aware & accept that ANY changes made to upgrades after signing this Purchasers Extra Form are subject to an administration fee of \$
17Jan23 / 12Feb23	
Purchaser accepts & acknowledges that all upgrades are to be approved by construction before the invoice is accepted	

PLUMBING

Inv.505 7	1 - KITCHEN: INSTALL EXTRA ROUGH-IN LINE FOR FRIDGE ICE MAKER WITH SHUT-OFF. FOR FRIDGE ONLY
Line 10252	Note:
17Jan23 / 12Feb23	
Inv.505 15	1 - KITCHEN: ADDITIONAL PLUMBING-WATER CONNECTION WHEN ADDING POT FILLER
Line 10262	Note:
17Jan23 / 12Feb23	
Inv.505 16	1 - KITCHEN: INSTALL POT FILLER
MOEN MODERN TWO HANDLE POT FILLER FAUCET WITH DUAL SHUT OFFS	
S665 SRS SPOT RESIST STAINLESS	
Line 10263	Note:
17Jan23 / 12Feb23	
Inv.635 37	1 - KITCHEN: INSTALL UPGRADED KITCHEN SINK
KOHLER VAULT 33" K-3821-4-NA	
Line 12452	Note:
26May24 / 3Jun24	
Inv.635 38	1 - KITCHEN: INSTALL SOAP DISPENSER TO BE PLACED ON THE LEFT SIDE OF SINK/ FAUCET
MOEN S3947	
Line 12453	Note:
26May24 / 3Jun24	

VACCUM/BELL

Inv.505 1	1 - CAT 6A LOCATION SKETCH. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS (STD)
Line 10246	Note:
17Jan23 / 12Feb23	
Inv.505 10	1 - FAMILY ROOM: INSTALL 1 1/4" ORANGE FLEX CONDUIT ABOVE FIREPLACE FOR FUTURE TV
Line 10387	Note: LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
17Jan23 / 12Feb23	

WINDOWS

Joshua Creek - 54 - 1 - BIRCH HILL (42-01) C

Registere Plan Number: Municipal Address: Closing: 18-Oct-23

Inv.505	3 - BASEMENT: BASEMENT WINDOW - ENLARGE THREE (3) STANDARD WINDOWS TO- 36 X
13	30
Line 10258	Note: MAY REQUIRE A WINDOW WELL
17Jan23 / 12Feb23	

VALERY HOMES

JOSHUA CREEK


42-1

STANDARD FEATURES:

- 100cm Upper cabinets
- Backing on Kitchen and Bath cabinets except sinks
- Kitchen & bath countertops by others
- Post-form laminate countertops in Laundry

- Stacked Cabinets A03
- Deep Stacked x 3
- Crown Moulding
- Valance Light

Lot 54



Drawn By:

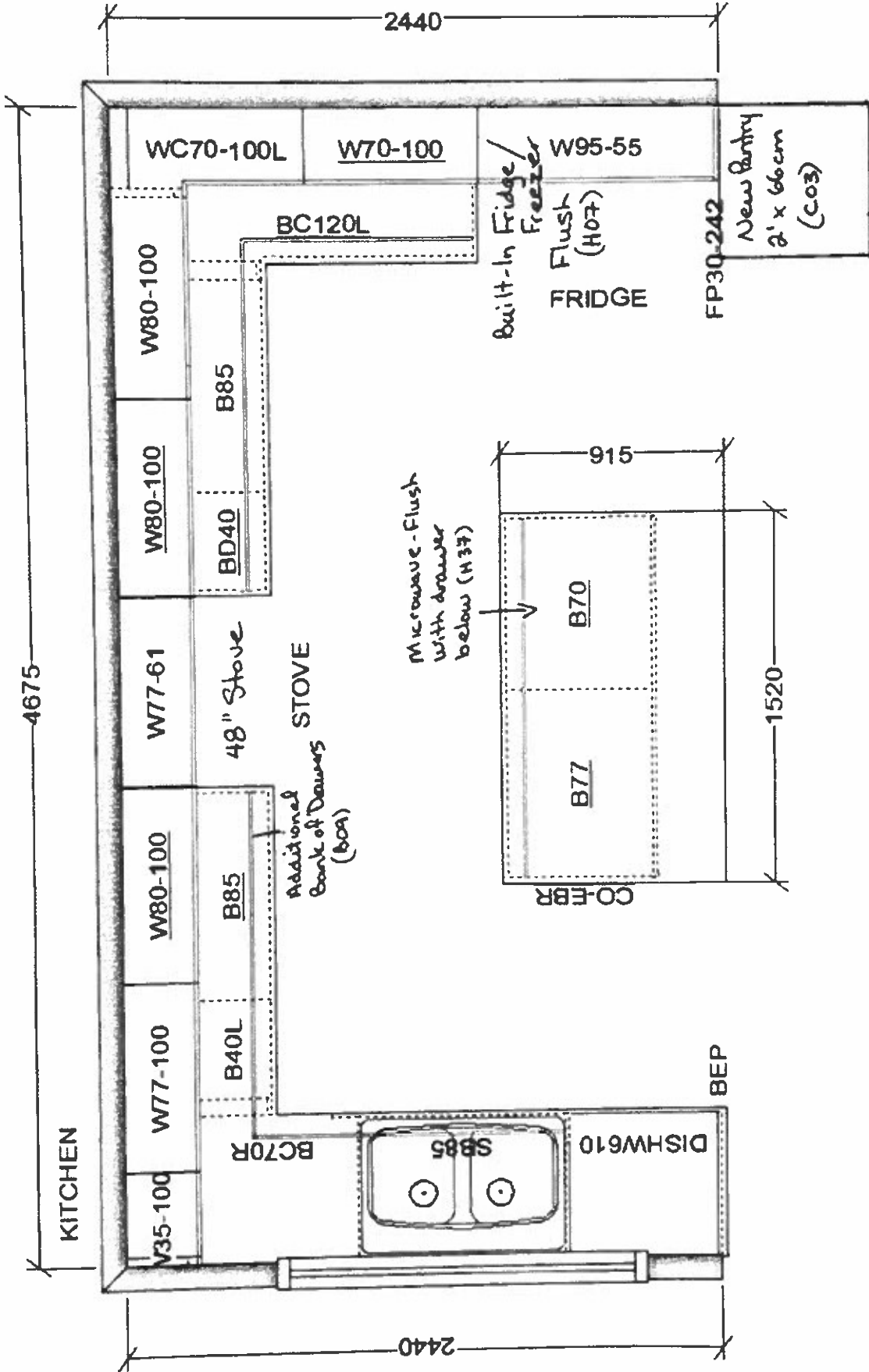
Date: November 27, 2023

Scale: Not To Scale

Approved By Builder:

Date:

Lot 54



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

BIRCH HILL

421

Lot 54
Jan 26, 23

Lot 54

May 28, 24

Relocate Std
Light

cutted
conduit
conduit

Gas

waterline for pot filler

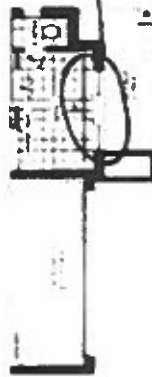
Future
microwave in
15' area

Freezer
waterline

• Increase ceiling height
to 12' on main floor



PARTIAL GROUND FLOOR ELEV H



Remove Side Lights
Add Double Glass
Doors

PARTIAL GROUND FLOOR ELEV C

GROUND FLOOR ELEV A

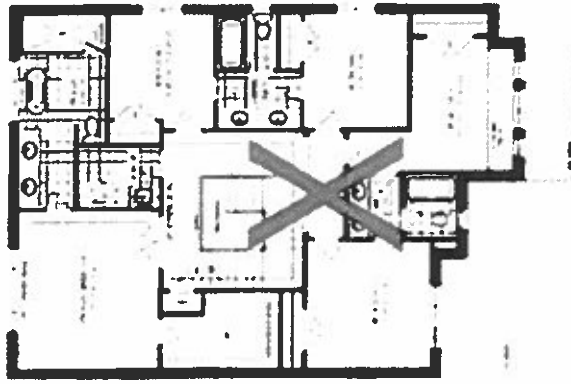
JOSHUA CREEK
MONTAGE

VALERY

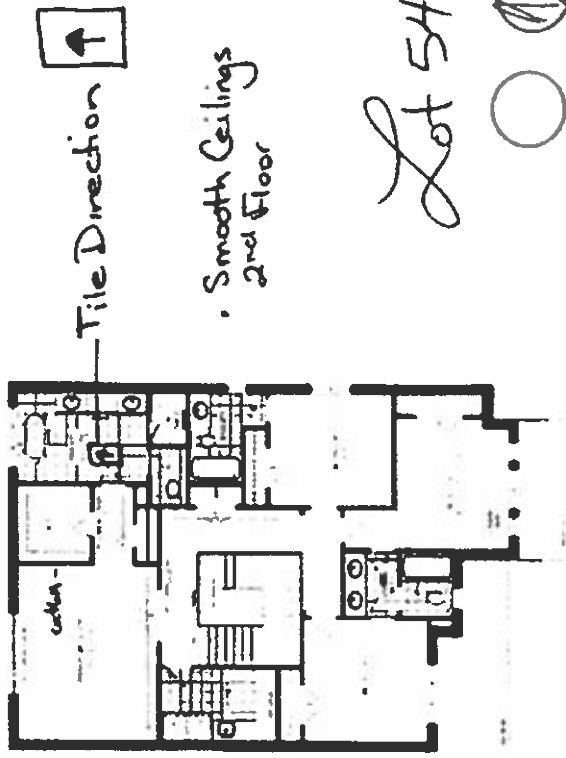
BIRCH HILL

421

Lot 54 ○ ○ ○
Jan 24, 23

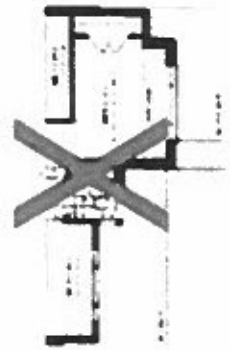


OPTIONAL SECOND FLOOR LLEV A
5, III ROOM



Lot 54

○ ○ ○
May 28, 24



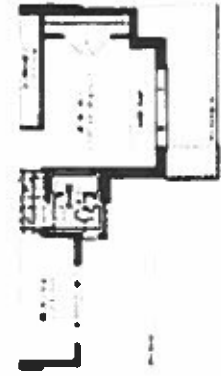
OPTIONAL SECOND FLOOR LLEV C
5 BEDROOM



PARTIAL OPTIONAL SECOND FLOOR LLEV B
5 BEDROOM



PARTIAL SECOND FLOOR LLEV B



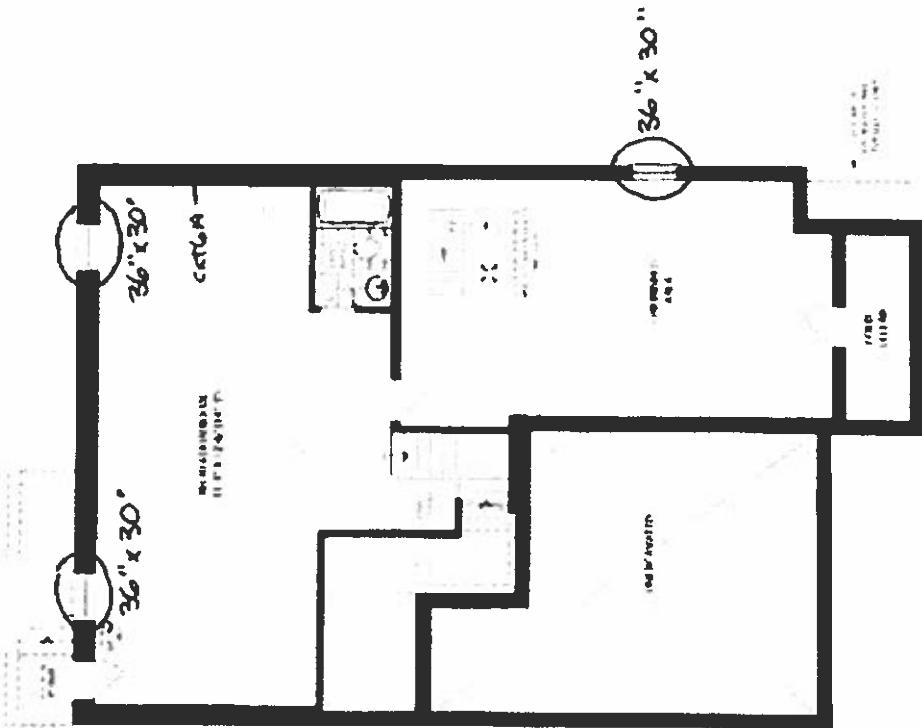
PARTIAL SECOND FLOOR LLEV C

JOSHUA CREEK
MONTAGE

VALÉRY

BIRCH HILL
42-1

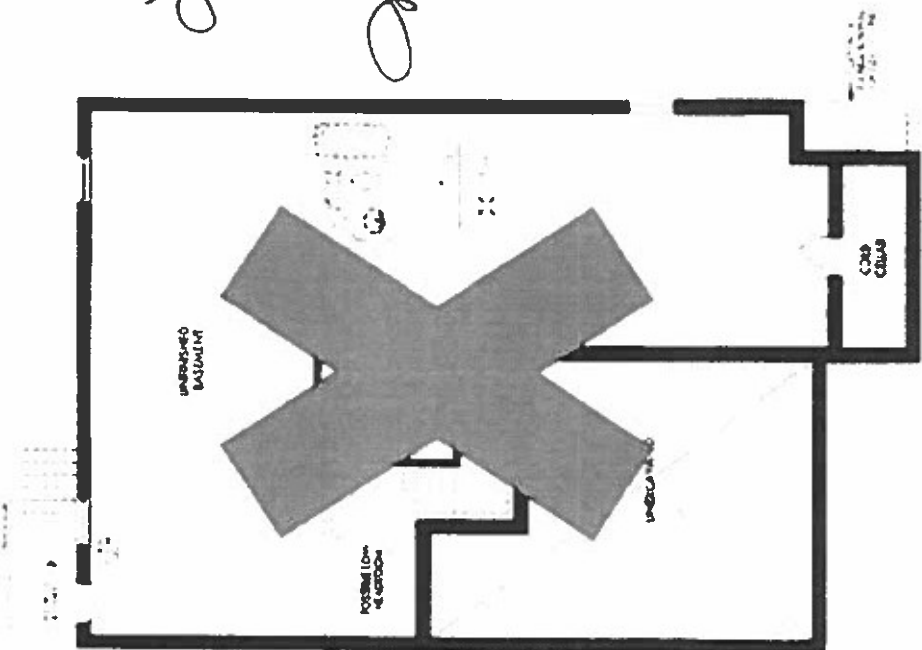
Build
Walk-Up



1 INCHES REPRESENTS 4' H X C

JOSHUA CREEK
MONTAGE

Lot 54
Jan 26, 23



1 INCHES REPRESENTS 4' H X C

VALERY
HOME

Lot 54
May 28, 24