



CONSTRUCTION SUMMARY

Joshua Creek - 60 - 1 - BAYSHIRE (44-03) C

Registere Plan Number: Municipal Address: Closing: 19-Sep-23

BONUS

Inv.433 26 Line 8924	1 - BONUS PACKAGE: \$5,000.00 WORTH OF UPGRADES FROM VALERY HOMES DECOR CENTRE IS BEING APPLIED TOWARD THE STRUCTURAL APPOINTMENT. Note:
26Jul22 / 17Dec23	
Inv.643 40 Line 12521	1 - CREDIT: \$9500.00 WORTH OF UPGRADES FROM VALERY HOMES IS BEING APPLIED TOWARD THE COLOUR APPOINTMENT FOR DELAYED CLOSING Note:
6Jun24 / 6Jun24	

CABINETRY

Inv.643 39 Line 12522	5 - KITCHEN: INSTALL VALANCE FOR LIGHTING. INCLUDES NEW AREA Note:
6Jun24 / 6Jun24	
Inv.643 30 Line 12512	20 - KITCHEN: INSTALL 19.5 FEET OF EXTENDED UPPER CABINETS (A02) Note:
6Jun24 / 6Jun24	
Inv.643 31 Line 12513	19 - KITCHEN: INSTALL 18.5 FEET OF BASE CABINETS (B01) Note:
6Jun24 / 6Jun24	
Inv.643 32 Line 12514	5 - KITCHEN: INSTALL 4.5 FEET OF ISLAND CABINETS (B21) Note:
6Jun24 / 6Jun24	
Inv.643 33 Line 12515	1 - KITCHEN: INSTALL RANGETOP CABINET WITH POT DRAWERS (H27) Note:
6Jun24 / 6Jun24	
Inv.643 34 Line 12516	1 - KITCHEN: INSTALL WALL OVEN CABINET (H19) PROUD INSTALLATION Note:
6Jun24 / 6Jun24	
Inv.643 35 Line 12517	1 - KITCHEN: INSTALL BUILT-IN FRIDGE, PROUD INSTALLATION (H06) Note:
6Jun24 / 6Jun24	



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CEILING

Inv.433	1 - SECOND FLOOR: SMOOTH CEILING, SECOND FLOOR
6	
Line 8688	Note:
26Jul22 / 17Dec23	
Inv.433	1 - BASEMENT: SMOOTH CEILING, BASEMENT
7	
Line 8689	Note:
26Jul22 / 17Dec23	
Inv.433	1 - DINING ROOM: INSTALL WAFFLE CEILING, 6 SQUARES
9	
Line 8692	Note:
26Jul22 / 17Dec23	

CONSTRUCTION

Inv.433	1 - KITCHEN: REMOVE WALLS BETWEEN THE SERVERY AND KITCHEN AREA. LVL BEAM
24	NEEDED
SEE REVISED KITCHEN SKETCH ATTACHED	
Line 8923	Note:
26Jul22 / 17Dec23	

CONSTRUCTION

Inv.433	1 - MAIN FLOOR: INCREASE CEILING HEIGHT BY 2 FEET, 10' TO 12')
8	
Line 8690	Note:
26Jul22 / 17Dec23	
Inv.433	1 - GARAGE INSULATION - ALL WALLS AND CEILING
5	
Line 8843	Note:
26Jul22 / 17Dec23	

COUNTERTOP

Inv.643	1 - KITCHEN: INSTALL EXTENSION OF ISLAND. SEE SPECS
36	
Line 12518	Note:
6Jun23 / 6Jun24	
Inv.643	1 - KITCHEN: INSTALL OPTIONAL BREAKFAST BAR, PRICE INCLUDES EXTENTION OF
37	ISLAND
Line 12519	Note:
6Jun24 / 6Jun24	



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ELECTRICAL

Inv.433 14 Line 8697	1 - KITCHEN: INSTALL CABINET LIGHTING - UNDERMOUNT T-5 LED VALANCE LIGHT CABINETRY MUST BE INSTALLED AT COLOUR APPOINTMENT Note:
26Jul22 / 17Dec23	
Inv.433 15 Line 8698	1 - KITCHEN: INSTALL ELECTRICAL - ROUGH-IN FOR DEDICATED 30 - 40 AMP 220 V BUILT-IN WALL OVEN Note:
26Jul22 / 17Dec23	
Inv.433 16 Line 8699	1 - KITCHEN: INSTALL ELECTRICAL - ROUGH-IN FOR DEDICATED 30 - 40 AMP 220 V BUILT-IN MICROWAVE Note:
26Jul22 / 17Dec23	
Inv.433 17 Line 8700	1 - KITCHEN: INSTALL RECEPTACLES - ADDITIONAL 15 AMP 120 VOLT RECEPTACLE FOR GAS STOVE Note:
26Jul22 / 17Dec23	

GARAGE DOORS

Inv.433 4 Line 8686	2 - GARAGE: GARAGE DOOR: ADD STEEL BACK INSULATED DOORS - TWO Note:
26Jul22 / 17Dec23	

GARAGE DOORS

Inv.433 22 Line 8921	2 - OVERHEAD GARAGE DOOR - LIFTMASTER 8355W - 1/2 HP BELT - INCLUDES 2 REMOTES & 1 KEYPAD - 8 FT Note:
26Jul22 / 17Dec23	

HVAC

Inv.433 13 Line 8696	1 - AIR CONDITIONER AND FLOW - THROUGH HUMIDIFIRE AND MEDIA FILTER - ANX13 - 13 SEER - R - 410A - 4.5 TON - WITH FLOW THRU HUMIDIFIER AND 5 INCH MEDIA FILTER Note:
26Jul22 / 17Dec23	
Inv.433 18 Line 8701	1 - KITCHEN: INSTALL GAS PIPING AND OTHER - GAS LINE R/I FOR MAIN FLOOR - STOVE - Note:
26Jul22 / 17Dec23	



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Inv.433 19 Line 8704	1 - KITCHEN: INSTALL GAS PIPING AND OTHER - UPGRADE STOVE VENT FROM 6 INCH TO 10 INCH, Note:
26Jul22 / 17Dec23	

Inv.433 1 Line 8682	1 - CAT 6A LOCATION SKETCH. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS Note:
26Jul22 / 17Dec23	

INTERIOR DOOR & TRIM

Inv.433 11 Line 8694	34 - INTERIOR DOOR HARDWARE, 1948 IN MATTE BLACK INCL. EXTERIOR DOOR, NOT GRIP SET. PRICE IS EACH 34 DOORS Note:
26Jul22 / 17Dec23	

Inv.433 12 Line 8695	1 - GRIP SET- LONDON IN (MATTE BLACK) Note:
26Jul22 / 17Dec23	

INTERIOR DOORS & TRIM

Inv.433 10 Line 8693	29 - SECOND FLOOR & BASEMENT: INTERIOR DOOR & TRIM - EXTENDED HEIGHT DOOR 96 INCH - 2ND FLOOR, UPGRADE FROM STD. 84" (29 DOORS) Note:
26Jul22 / 17Dec23	

MISCELLANEOUS

Inv.433 23 Line 8922	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:
26Jul22 / 17Dec23	

Inv.433 27 Line 8925	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:
26Jul22 / 17Dec23	

Inv.643 38 Line 12520	1 - CREDIT GIVEN AT THE TIME OF STRUCTURAL FOR KITCHEN REDESIGN Note:
6Jun24 / 6Jun24	



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PLUMBING

Inv.433 25	1 - KITCHEN: INSTALL PREP SINK IN ISLAND. INCLUDES A STANDARD PREP SINK AND FAUCET
	*NOTE ISLAND HAS BEEN EXTENDED. PLEASE SEE REVISED KITCHEN DESIGN AND FLOOR PLAN
Line 11004	Note:
26Jul22 / 17Dec23	

Inv.433 20	1 - EXTRA ROUGH-IN LINE FOR FRIDGE ICE MAKER WITH SHUT-OFF
Line 8706	Note:
26Jul22 / 17Dec23	

VACCUM/BELL

Inv.433 21	1 - ALARM ROUGH IN - KEYPAD (X2), SIREN (X1), MOTIONS (X2), DOOR CONTACTS (3). ROUGHED BACK TO HYDRO PANEL
Line 8707	Note:
26Jul22 / 17Dec23	

WINDOWS

Inv.433 2	5 - BASEMENT: BASEMENT WINDOW - ENLARGE FIVE (5) STANDARD WINDOW TO- 36 X 30 (INCLUDES THE ADDITIONAL WINDOW ADDED IN THE UNFINISHED AREA
Line 8683	Note:
26Jul22 / 17Dec23	

Inv.433	1 - BASEMENT: BASEMENT WINDOW - ADDITIONAL STANDARD WINDOW - 36 X 16 TO GO IN UNFINISHED AREA
Line8,684	Note:
26Jul22 / 17Dec23	

Inv.549 28	1 - ADJUSTMENT ITEM #2, PE 433: BASEMENT WASHROOM WINDOW
	REMOVE:
	ONE BASEMENT WINDOW - ENLARGE STANDARD WINDOW TO- 36 X 30
Line 11005	Note: WE HAVE EXCEEDED THE GLASS ALLOWANCE ON THIS SIDE OF THE HOUSE AND CANNOT PROCEED WITH THIS UPGRADE. THERE WILL ONLY BE 4 WINDOWS ENLARGED IN THE BASEMENT TO 36" X 30"
28Sep23 / 15Feb24	
CREDIT WILL BE GIVEN AT COLOURS	



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Inv.549	1 - BASEMENT WASHROOM: BASEMENT WINDOW - ENLARGE STANDARD WINDOW TO - 36
29	X 24
Line 11006	Note: MAY REQUIRE A WINDOW WELL
28Sep23 / 15Feb24	



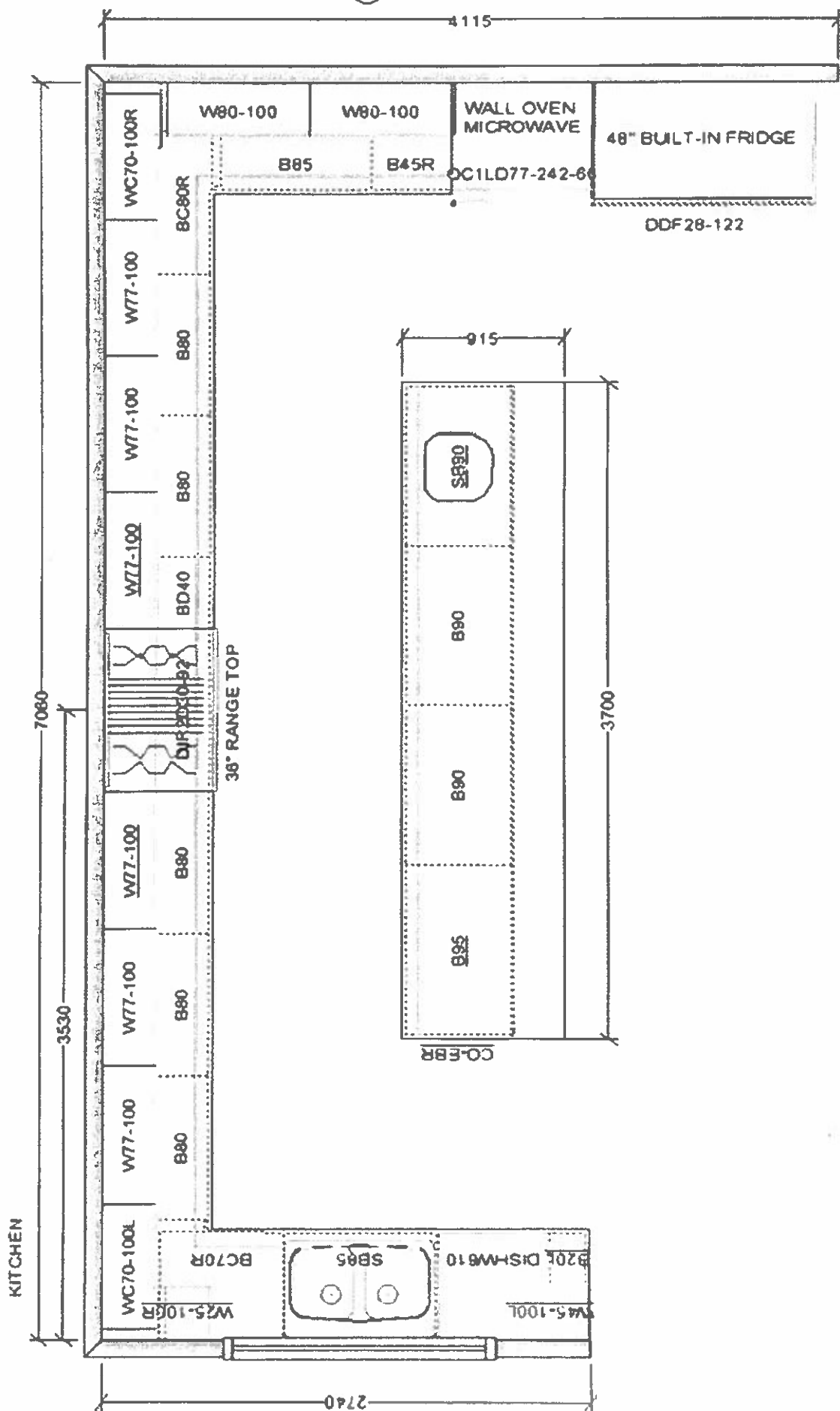
VALERY HOMES
JOSHUA CREEK
LOT 60

Lot 60 ~~2~~ June 6, 24

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

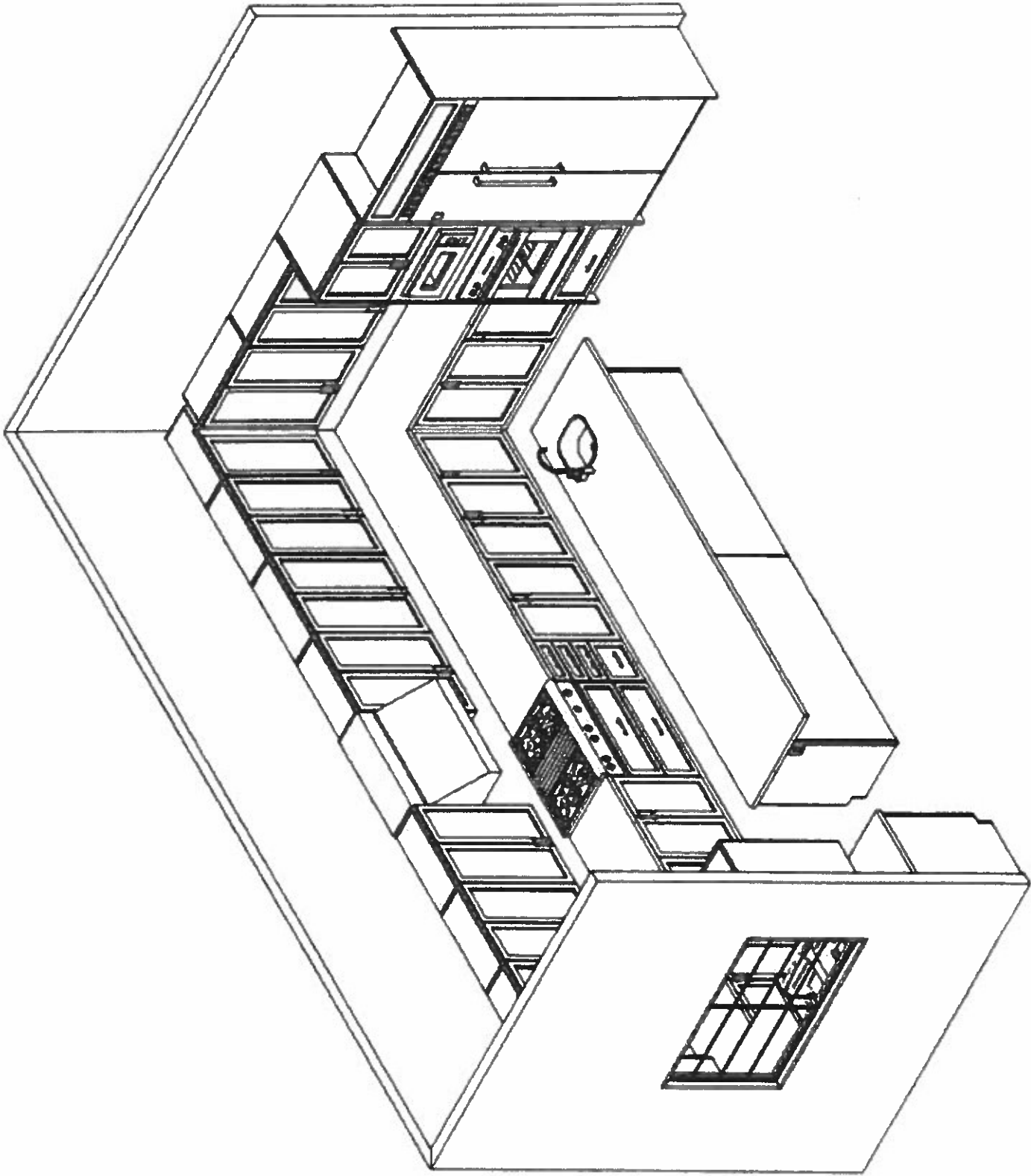
Approved By Builder:

Date:



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

 FRENDEL CITY HOMES LIMITED 1750 Shiloh Drive, Birmingham, Ala. 35201-1024	VALERY HOMES JOSHUA CREEK LOT 60	 June 6, 24	Drawn By: Date: August 22, 2022 Scale: Not To Scale	Approved By Builder: Date:
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F R E N D E L
C I T Y H O M E S L I M I T E D
1350 Highway 20 • Kelowna, BC V1Y 1C5

VALERY HOMES
JOSHUA CREEK
LOT 60

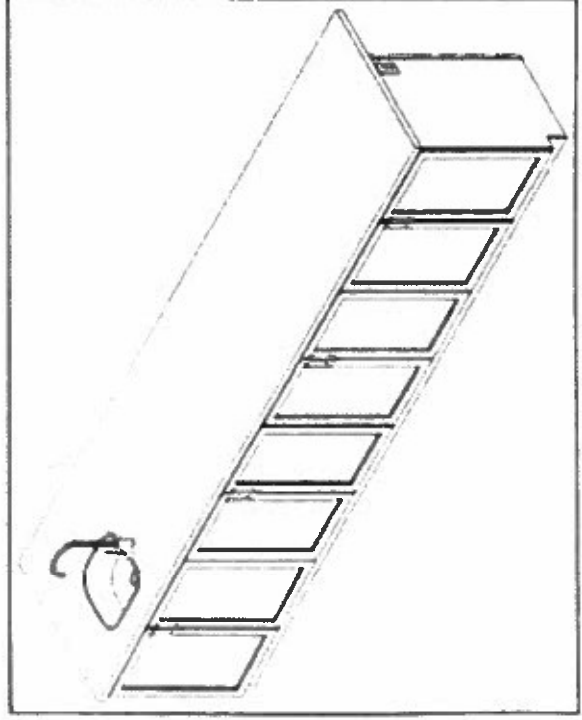
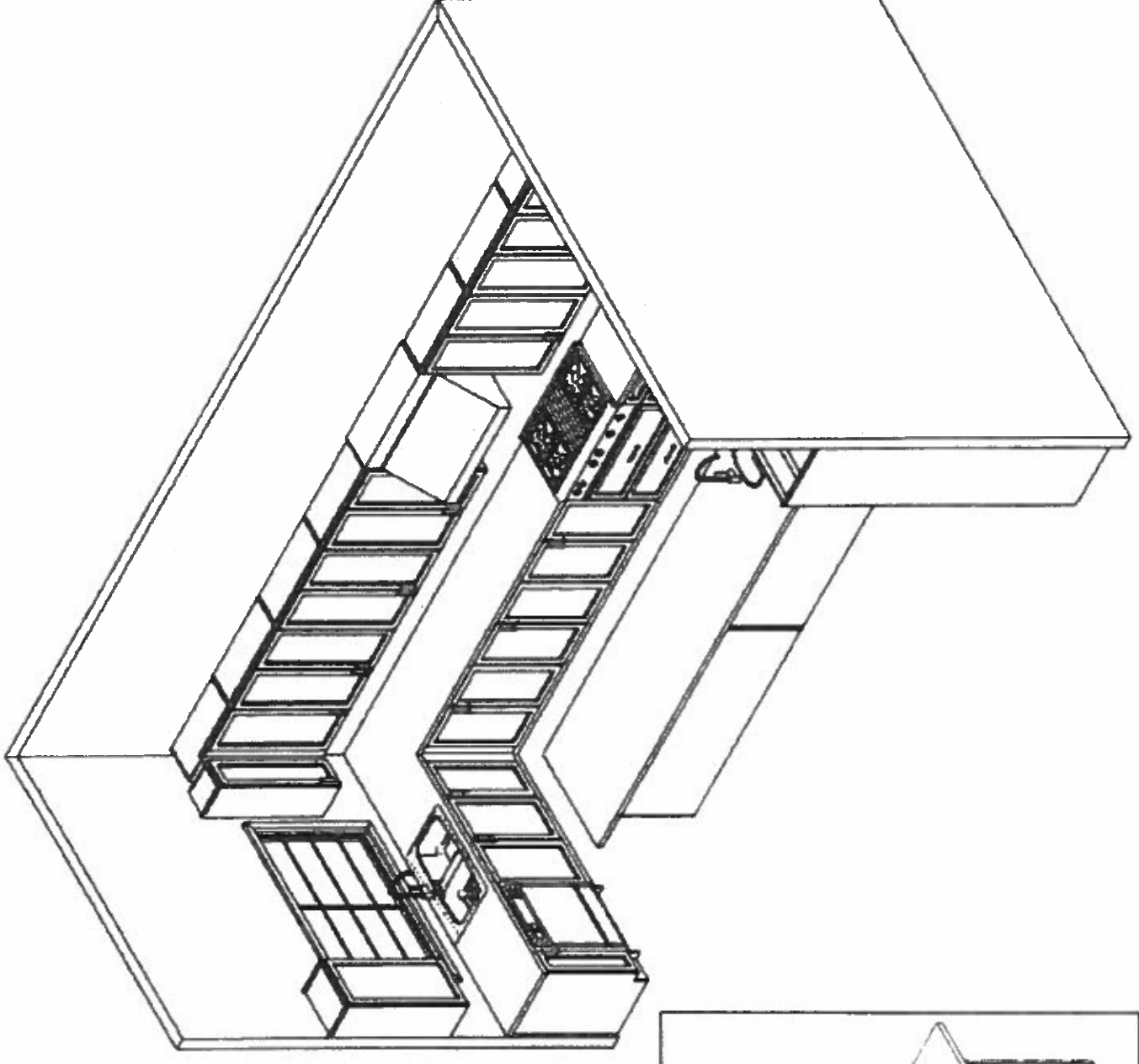


June 6, 24

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.

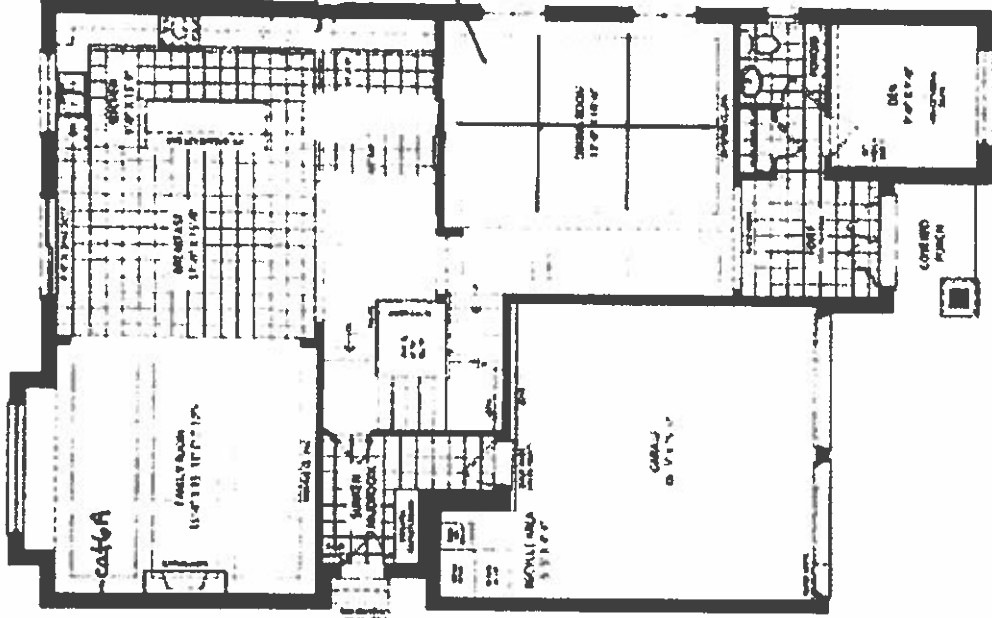
 F R E N D E L S Y S T E M S L I M I T E D 1188 Portman Drive, Unit 103, Oakville, ON L6M 1C3	VALERY HOMES JOSHUA CREEK LOT 60	 <i>June 6, 24</i>	Drawn By: Date: August 22, 2022 Scale: Not To Scale	Approved By Builder: Date:
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Lot 60

July 26, 22



* 12' Ceilings

Delete walls, install LVL Beam
See Revised Kitchen Plan

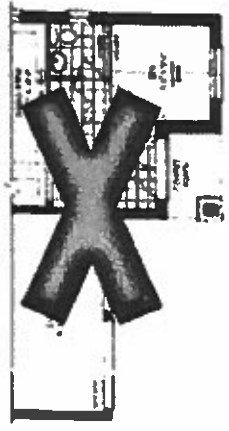
Waffle
Ceiling
6 squares



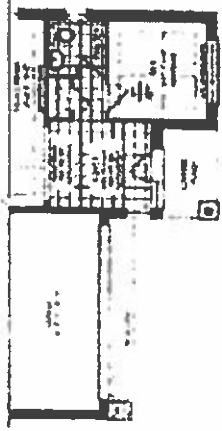
PARTIAL GROUND FLOOR ELEV A, B & C
WITH OPT EXTERIOR STAIR



OPTIONAL GROUND FLOOR ELEV A, B & C



PARTIAL GROUND FLOOR ELEV B



PARTIAL GROUND FLOOR ELEV C

GROUND FLOOR ELEV A

Lot 60
June 6, 24



JOSHUA CREEK
MONTAGE

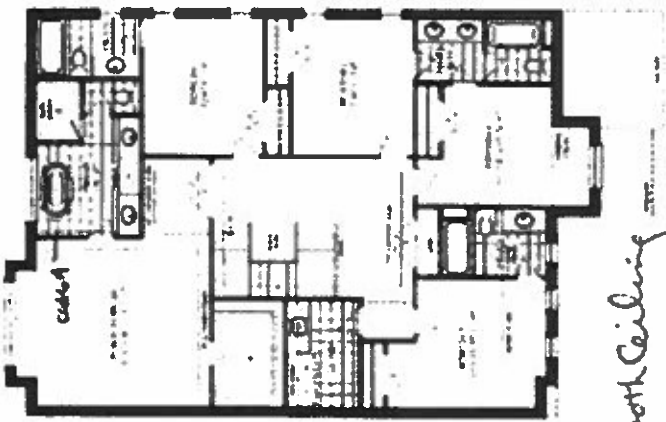
VALERY
HOME

BAYSHIRE

44-2

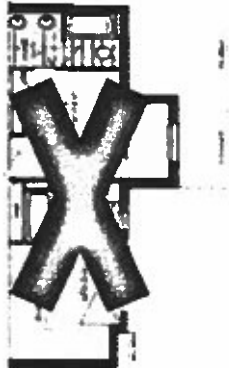
Lot 60
July 26, 22

Lot 60
June 6, 24

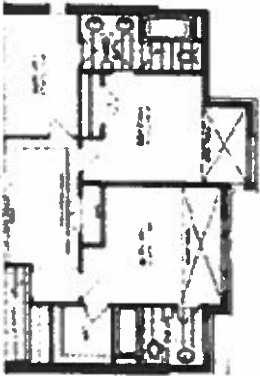


Smooth Ceiling

OPTIONAL SECOND FLOOR ELEV A
5 BEDROOM



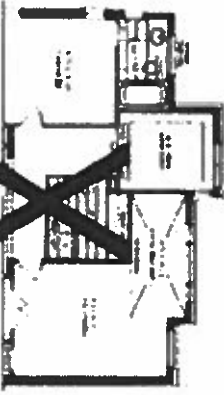
PARTIAL OPTIONAL SECOND FLOOR ELEV B
5 BEDROOM



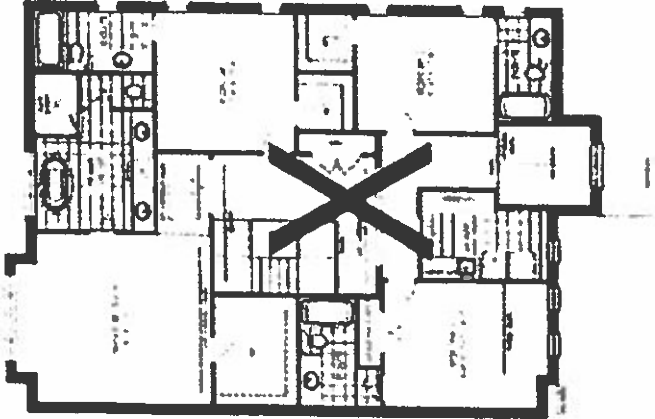
OPTIONAL SECOND FLOOR ELEV C
5 BEDROOM



PARTIAL SECOND FLOOR ELEV B



PARTIAL SECOND FLOOR ELEV C



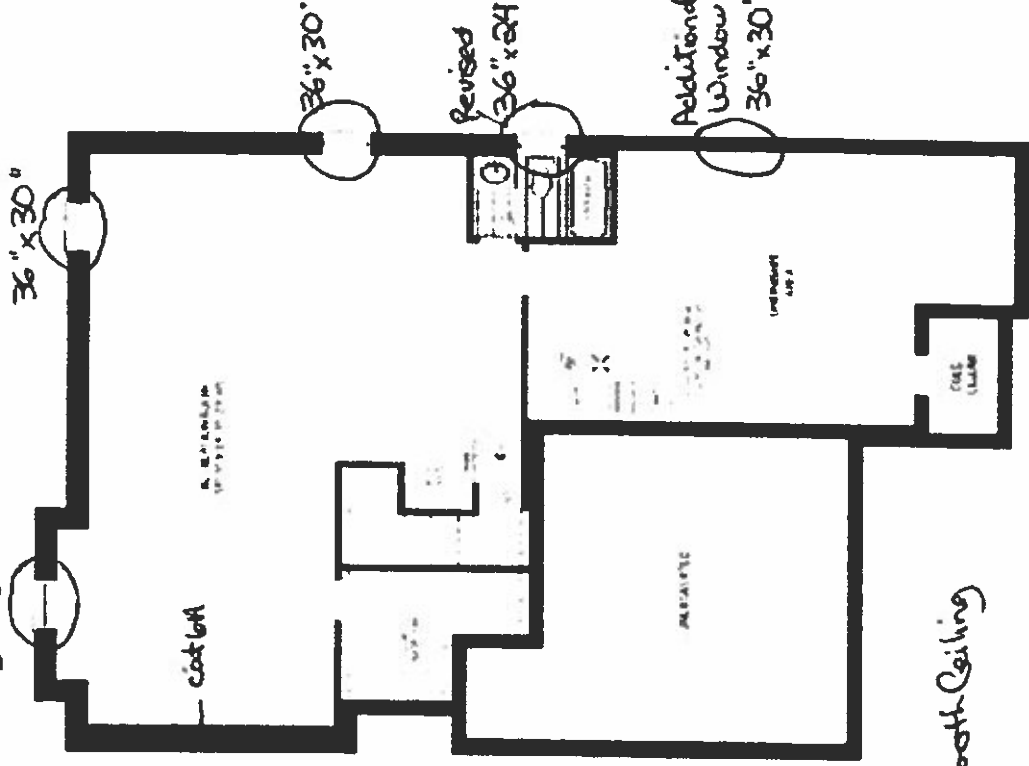
SECOND FLOOR ELEV A

JOSHUA CREEK
MONTAGE

VALERY
MONTAGE

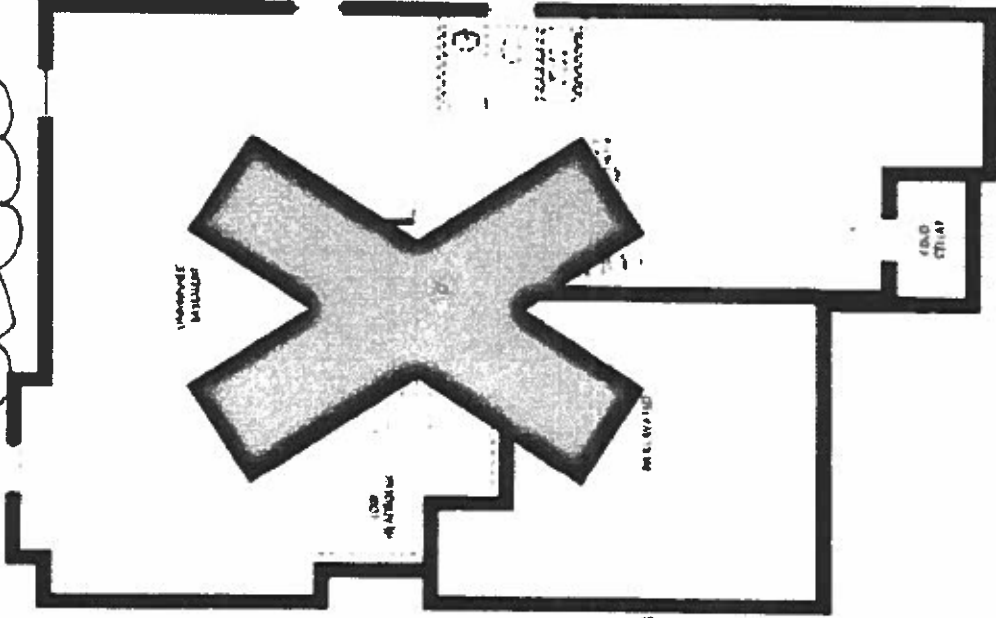
BAYSHIRE

36" x 30"

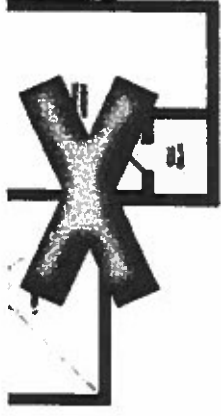


FINISHED BASEMENT LEVEL A

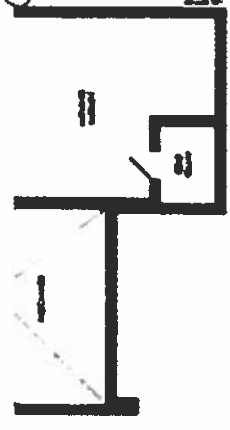
Revised Sept. 28, 23
Lot 60 July 24, 22



UNFINISHED BASEMENT LEVEL A



PARTIAL BASEMENT FLOOR LEVEL B



PARTIAL BASEMENT FLOOR LEVEL C



FINISHED BASEMENT FLOOR LEVEL A WITH DOOR EXTERIOR STAIR



PARTIAL BASEMENT PLAN LEVEL B & C WITH DOOR EXTERIOR STAIR

Lot 60
June 6, 24



JOSHUA CREEK
MONTAGE

VALERY
HOMES