



CONSTRUCTION SUMMARY

Joshua Creek - 223-5 EDGEMERE (TH-03) B

Registere Plan Number: Municipal Address: Closing: 13-Sep-23

BONUS

Inv.471 20	1 - BONUS PACKAGE: \$5,000.00 WORTH OF UPGRADES FROM VALERY HOMES DÉCOR CENTRE IS BEING APPLIED TOWARD THE STRUCTURAL APPOINTMENT
Line 9596	Note:
21Oct22 / 21Oct22	

CABINETRY

Inv.671 22	2 - KITCHEN: INSTALL VALANCE UNDER UPPER CABINETS (J11)
Line 12786	Note:
2Jul24 / 2Jul24	

Inv.671 23	1 - KITCHEN: INSTALL FASCIA ON UPPER CABINETS (J12)
Line 12787	Note:
2Jul24 / 2Jul24	

COUNTERTOP

Inv.671 24	1 - KITCHEN: INSTALL OPTIONAL BREAKFAST BAR IN STANDARD QUARTZ
Line 12788	Note:
2Jul24 / 2Jul24	

ELECTRICAL

Inv.471 17	1 - PRIMARY ENSUITE: HEATED FLOOR - (PRICE PER SQ FEET)
Line 9594	Note:
21Oct22 / 21Oct22	

Inv.471 4	6 - FAMILY ROOM: INSTALL SIX (6) POT LIGHT - 4" LED NON-INSULATED CEILINGS. ON SEPARATE SWITCH, KEEP STANDARD LIGHT. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
Line 9581	Note:
21Oct22 / 21Oct22	

Inv.471 5	4 - FORMAL ROOM: INSTALL FOUR (4) POT LIGHT - 4" LED NON-INSULATED CEILINGS. ON SEPARATE SWITCH, KEEP STANDARD LIGHT. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
Line 9582	Note:
21Oct22 / 21Oct22	



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Inv.471 6	4 - BREAKFAST AREA: INSTALL FOUR (4) POT LIGHT - 4" LED NON-INSULATED CEILINGS. ON SEPARATE SWITCH, CENTRE STANDARD LIGHT. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
Line 9583	Note:
21Oct22 / 21Oct22	
Inv.471 7	4 - KITCHEN: INSTALL FOUR (4) POT LIGHT - 4" LED NON-INSULATED CEILINGS. ON SEPARATE SWITCH, KEEP STANDARD LIGHT. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
Line 9584	Note:
21Oct22 / 21Oct22	
Inv.471 8	1 - KITCHEN: CEILING FIXTURE - RELOCATE STANDARD CEILING FIXTURE, OVER ISLAND. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
Line 9585	Note:
21Oct22 / 21Oct22	
Inv.471 9	2 - KITCHEN: INSTALL TWO (2) CEILING LIGHT ROUGH IN - FOR 1 CEILING LIGHT, ON EXISTING SWITCH (DOES NOT INCLUDE FIXTURE), ABOVE ISLAND. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
Line 9586	Note:
21Oct22 / 21Oct22	
Inv.471 10	1 - GARAGE: INSTALL RECEPTACLES - EV STATION DEDICATED 240 VOLT RECEPTACLE
Line 9587	Note:
21Oct22 / 21Oct22	
Inv.471 12	1 - KITCHEN: INSTALL CABINET LIGHTING - UNDERMOUNT T-5 LED VALANCE LIGHT.
VALANCE MUST BE PURCHASED AT THE TIME OF COLOURS	
Line 9589	Note:
21Oct22 / 21Oct22	

GARAGE DOORS

Inv.471 16	1 - GARAGE: OVERHEAD GARAGE DOOR - LIFTMASTER 8355W - 1/2 HP BELT - INCLUDES 2 REMOTES & 1 KEYPAD - 8 FT
Line 9593	Note:
21Oct22 / 21Oct22	

HARDWOOD FLOORING

Inv.671 25	1 - MAIN FLOOR - UPPER AND LOFT HALL: UPGRADE TO 5" BISTRO HARDWOOD THROUGHOUT THE STANDARD HARDWOOD AREAS. TO GO IN FORMAL ROOM, FAMILY ROOM, UPPER AND LOFT HALLS
Line 12789	Note:
2Jul24 / 2Jul24	



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HVAC

Inv.471	1 - AIR CONDITIONER - GSX 14 SEER R - 410A - 2.5 TON
11	
Line 9588	Note:
21Oct22 / 21Oct22	

INTERIOR DOORS & TRIM

Inv.471	13 - SECOND FLOOR: INTERIOR DOOR & TRIM - EXTENDED HEIGHT DOOR 96 INCH - 2ND
3	FLOOR, UPGRADE FROM STD. 84"
Line 9580	Note:
21Oct22 / 21Oct22	

MISCELLANEOUS

Inv.471	1 - Purchaser has attended a Structural appointment at the Decor Centre & has DECLINED any additional
21	upgrades and accepts and acknowledges that there will be no further structural
	changes/additions/deletions to be made upon signing
Line 9597	Note: Purchaser acknowledges & accepts that all upgrades are to be approved by construction before the invoice is
	accepted.
21Oct22 / 21Oct22	

PLUMBING

Inv.471	3 - PRIMARY ENSUITE - MAIN BATH - LOFT: INSTALL 3 HAND SHOWERS IN 3 WASHROOMS
18	
	MOEN: POSI-TEMP TUB / SHOWER FAUCET WITH 3 FUNCTION TRANSFER VALVE / TRIM
	AND SLIDE BAR SHOWER
	TL183EP/ U361CI/ UT2721/ 3669EP/ A725/ 62320 CHROME
Line 9598	Note:
21Oct22 / 21Oct22	

Inv.471	3 - PRIMARY ENSUITE - MAIN BATH - LOFT: ADD ADDITIONAL PLUMBING WHEN ADDING
19	HAND-HELD SHOWERS
Line 9599	Note:
21Oct22 / 21Oct22	

Inv.471	1 - BASEMENT: INSTALL 3 PIECE BATHROOM - EXTRA 3-PIECE FINISHED BATH, COMPLETE
13	
Line 9590	Note:
21Oct22 / 21Oct22	

Inv.471	1 - KITCHEN: INSTALL EXTRA ROUGH-IN LINE FOR FRIDGE ICE MAKER WITH SHUT-OFF
14	
Line 9591	Note:
21Oct22 / 21Oct22	



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Inv.471	1 - BACKFLOW PREVENTER VALVE
15	
Line 9592	Note:
21Oct22 / 21Oct22	

VACCUM/BELL

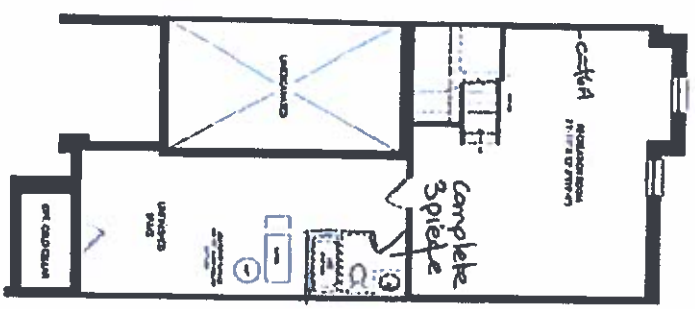
Inv.471	1 - CAT 6A LOCATION SKETCH. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST
1	LOCATIONS
Line 9578	Note:
21Oct22 / 21Oct22	

WINDOWS

Inv.471	2 - BASEMENT: BASEMENT WINDOW - ENLARGE TWO (2) STANDARD WINDOW TO- 36 X 30
2	
Line 9579	Note:
21Oct22 / 21Oct22	

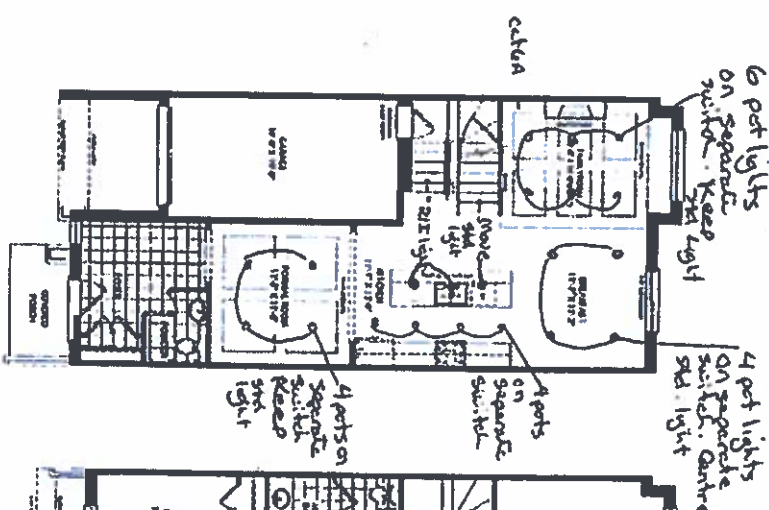
TH-3
EDGEMERE
ELEV.B 2903 SQ. FT.

6-15-83 BASEMENT ELEV. B

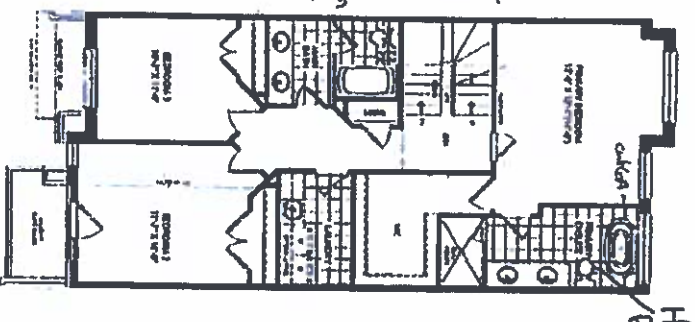


JOSHUA CREEK
MONTAGE

GROUND FLOOR ELEV. B

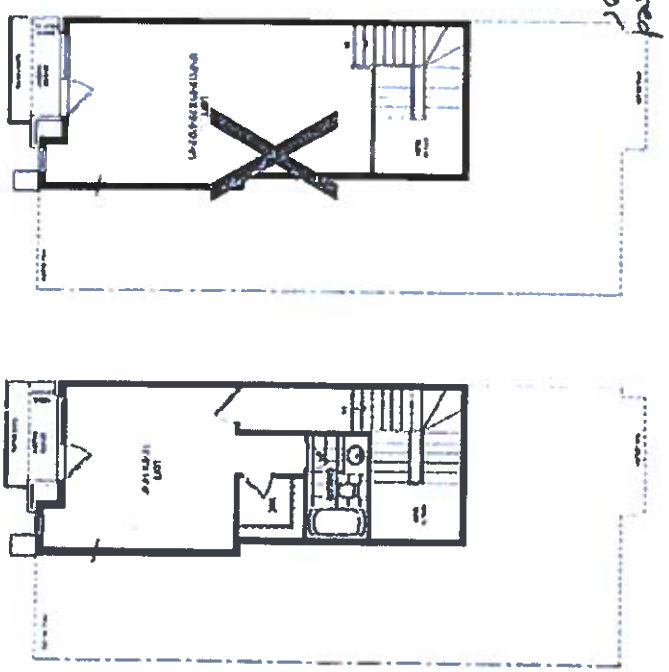


SECOND FLOOR ELEV. B



13 extended length
DOES

LOFT PLAN ELEV. B



LOFT PLAN ELEV. B

Lot 223-5
Lot 21, 22

SCHEDULE "H"
Lot 223-5

July 2, 24

VALERY
H O M E S

NOT TO SCALE. THIS PLAN IS A PRELIMINARY DESIGN. IT IS SUBJECT TO CHANGE WITHOUT NOTICE. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER.