

CONSTRUCTION SUMMARY

Joshua Creek - 44 LIBERTY (42-03) C

Registere Plan Number: Municipal Address: Closing: **20-Sep-23**

BONUS

Inv.452 30 Line 9133 22Aug22 / 17Dec23	1 - BONUS PACKAGE: \$5,000.00 WORTH OF UPGRADES FROM VALERY HOMES DÉCOR CENTRE IS BEING APPLIED TOWARD THE STRUCTURAL APPOINTMENT Note:
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CEILING

Inv.452 11 Line 9107 22Aug22 / 17Dec23	1 - SECOND FLOOR: SMOOTH CEILING, SECOND FLOOR Note:
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Inv.452 12 Line 9108 22Aug22 / 17Dec23	1 - BASEMENT: SMOOTH CEILING, BASEMENT Note:
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Inv.452 13 Line 9109 22Aug22 / 17Dec23	1 - **REMOVE** COFFERED CEILINGS FROM FAMILY ROOM AND COFFERED CEILINGS, WHERE POSSIBLE, ON MAIN FLOOR Note:
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CONSTRUCTION

Inv.452 2 Line 9097 22Aug22 / 17Dec23	1 - BUILD AS 5 BEDROOM PLAN Note:
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Inv.452 21 Line 9126 22Aug22 / 17Dec23	1 - DEN: REMOVE SURROUNDING WALLS FROM DEN, INCLUDING THE CLOSET THAT BACKS ONTO THE HALL WALL. SEE SKETCH **LVL IS REQUIRED** Note:
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Inv.452 22 Line 9127 22Aug22 / 17Dec23	1 - FAMILY ROOM: CLOSE DOORWAY THAT OPENS ONTO THE SIDE HALL. SEE SKETCH Note:
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Inv.452 23 Line 9128 22Aug22 / 17Dec23	1 - KITCHEN: CLOSE OPENING INTO THE DINING ROOM. SEE SKETCH Note:
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ELECTRICAL

Inv.452 25 Line 9131 22Aug22 / 17Dec23	1 - FAMILY ROOM: INSTALL ELECTRICAL - ROUGH-IN FOR 15 AMP FOR ELECTRIC FIREPLACE Note:
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Inv.452 27 Line 9135 22Aug22 / 17Dec23	2 - KITCHEN: APPLIANCE - RELOCATE STANDARD APPLIANCE. STOVE AND FRIDGE TO BE MOVED OVER TO ACCOMODATE UPGRADED APPLIANCES Note:
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Inv.452 29	2 - POWDER ROOM - PRIMARY ENSUITE: INSTALL RECEPTACLES - DEDICATED 15 AMP 120 VOLT GFCI RECEPTACLE (INTERIOR). TO GO BESIDE WATERLINE, BEHIND TOILETS IN POWDER ROOM AND PRIMARY ENSUITE
Line 9282	Note:
22Aug22 / 17Dec23	
Inv.452 4	1 - KITCHEN: INSTALL RECEPTACLES - ADDITIONAL 15 AMP 120 VOLT RECEPTACLE FOR GAS STOVE
Line 9100	Note:
22Aug22 / 17Dec23	
Inv.452 5	1 - KITCHEN: INSTALL ELECTRICAL - ROUGH-IN FOR 15 AMP FOR FREEZER
Line 9101	Note:
22Aug22 / 17Dec23	
Inv.452 7	1 - KITCHEN: INSTALL ELECTRICAL - ROUGH-IN FOR DEDICATED 30 - 40 AMP 220 V BUILT-IN WALL OVEN
Line 9103	Note:
22Aug22 / 17Dec23	
Inv.452 8	1 - KITCHEN: INSTALL ELECTRICAL - ROUGH-IN FOR DEDICATED 30 - 40 AMP 220 V BUILT-IN STEAM OVEN
Line 9104	Note:
22Aug22 / 17Dec23	
Inv.452 9	1 - LAUNDRY ROOM: NOTE THAT WASHER AND DRYER ARE IN A STACKED UNIT AND THE PLUGS FOR EACH ARE TO GO SIDE BY SIDE. SEE SPECS ATTACHED
Line 9105	Note:
22Aug22 / 17Dec23	

EXTERIOR DOORS

Inv.452 14	1 - EXTERIOR DOOR - INSTALL ADDITIONAL FRONT DOOR WITH GLASS TO MAKE DOUBLE DOORS
Line 9111	Note:
22Aug22 / 17Dec23	

FIREPLACE

Inv.452 24	1 - FAMILY ROOM: DELETE GAS FIREPLACE AND PUT ELECTRIC ON WALL BACKING ONTO HALL.
	FIREPLACE - ALLURAVISION 50 INCH SLIM ELECTRIC FIREPLACE - GLASS FRONT - BLACK - NEFL50CHS
Line 9130	Note:
22Aug22 / 17Dec23	

GARAGE DOORS

Inv.452 20	1 - OVERHEAD GARAGE DOOR - LIFTMASTER 8355W - 1/2 HP BELT - INCLUDES 2 REMOTES & 1 KEYPAD - 8 FT
Line 9117	Note:
22Aug22 / 17Dec23	

HVAC

Inv.452 1	1 - CAT 6A LOCATION SKETCH. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
Line 9096	Note:
22Aug22 / 17Dec23	

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Inv.452 26	1 - AIR CONDITIONER AND FLOW - THROUGH HUMIDIFIER AND MEDIA FILTER - ANX14 - 14 SEER - R - 410A - 3.5 TON - WITH FLOW THRU HUMIDIFIER AND 5 INCH MEDIA FILTER
Line 9132	Note:
22Aug22 / 17Dec23	

Inv.452 3	1 - KITCHEN: INSTALL GAS PIPING AND OTHER - GAS LINE R/I FOR MAIN FLOOR - STOVE
Line 9098	Note:
22Aug22 / 17Dec23	

INTERIOR DOOR & TRIM

Inv.452 15	24 - BASEMENT & SECOND FLOOR: INSTALL SHAKER STYLE , MADISON DOOR, 1 PANEL, HOLLOW CORE 84" H
Line 9112	Note:
22Aug22 / 17Dec23	

Inv.452 16	6 - MAIN FLOOR: INSTALL SHAKER STYLE , MADISON DOOR, 1 PANEL, HOLLOW CORE 96" H
Line 9113	Note:
22Aug22 / 17Dec23	

Inv.452 17	1 - GRIP SET- STRAIT IN MATTE BLACK
Line 9114	Note:
22Aug22 / 17Dec23	

Inv.452 18	30 - INTERIOR DOOR HARDWARE, PACE LINE IN MATTE BLACK INCL. EXTERIOR DOOR, NOT GRIP SET. PRICE IS EACH
Line 9115	Note:
22Aug22 / 17Dec23	

MISCELLANEOUS

Inv.452 28	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.
Line 9136	Note:
22Aug22 / 17Dec23	

Inv.452 31	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 9134	Note:
22Aug22 / 17Dec23	

PLUMBING

Inv.452 19	1 - BEDROOM 5: CONVERT TUB TO SHOWER, INCLUDES 1 SIDE OF FRAMELESS GLASS, CHROME
Line 9116	Note:
22Aug22 / 17Dec23	

Inv.452 6	1 - KITCHEN: INSTALL EXTRA ROUGH-IN LINE FOR FRIDGE ICE MAKER WITH SHUT-OFF
Line 9102	Note:
22Aug22 / 17Dec23	

WINDOWS



CONSTRUCTION SUMMARY

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Inv.452	4 - BASEMENT: BASEMENT WINDOW - ENLARGE FOUR (4) STANDARD WINDOW TO- 36 X 30
10	
Line 9106	Note:
22Aug22 / 17Dec23	

42-3



GROUND FLOOR ELEV A



PARTIAL GROUND FLOOR ELEV. C



PARTIAL GROUND FLOOR FLEV. B

At all times, the safe shall be available and subject to normal construction regulations. Dimensions may increase if the usable floor area is less than specified. Floor plans or drawings and conditions are subject to change without notice. Drawings may show cut and half joints which may not be included in the base price. Plans may be modified before and after installation may work, contrary to the order for further work. All work done by the contractor is at the discretion of the contractor. The contractor is not responsible for the work of the subcontractors.

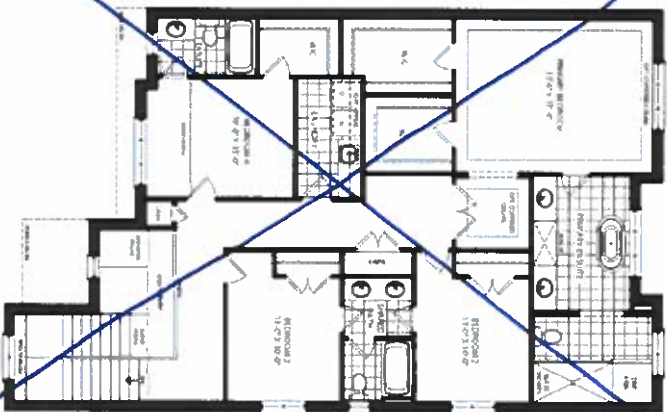
VALERY HOMER

2019-2020

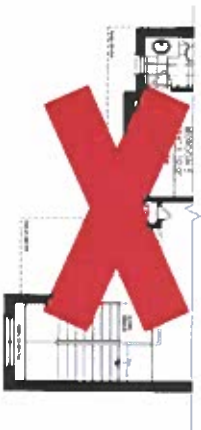
Set 44
24, 22



OPTIONAL SECOND FLOOR ELEV. A
5 BEDROOM



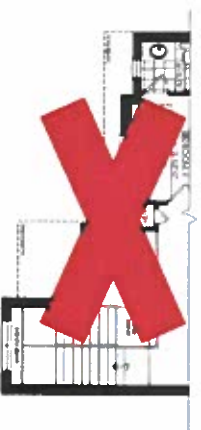
SECOND FLOOR ELEV. A



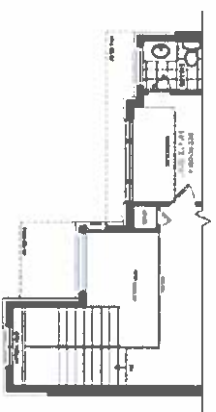
PARTIAL OPTIONAL SECOND FLOOR ELEV. B
5 BEDROOM



PARTIAL OPTIONAL SECOND FLOOR ELEV. C
5 BEDROOM



PARTIAL SECOND FLOOR ELEV. B



PARTIAL SECOND FLOOR ELEV. C

JOSHUA CREEK

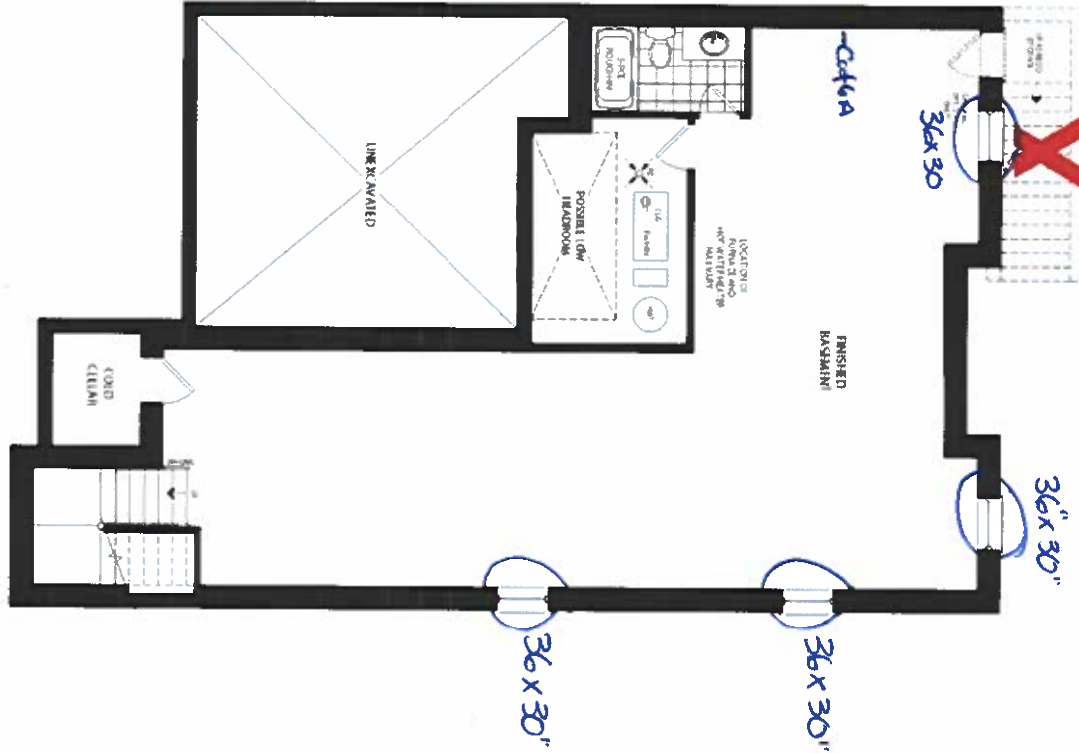
MONTAGE

All drawings are a representation and subject to permit for structural, mechanical, electrical, plumbing, and fire code requirements. All drawings are subject to change without notice. Drawings are for informational purposes only and do not constitute a contract. All drawings are subject to change without notice. Drawings are for informational purposes only and do not constitute a contract. All drawings are subject to change without notice. Drawings are for informational purposes only and do not constitute a contract.

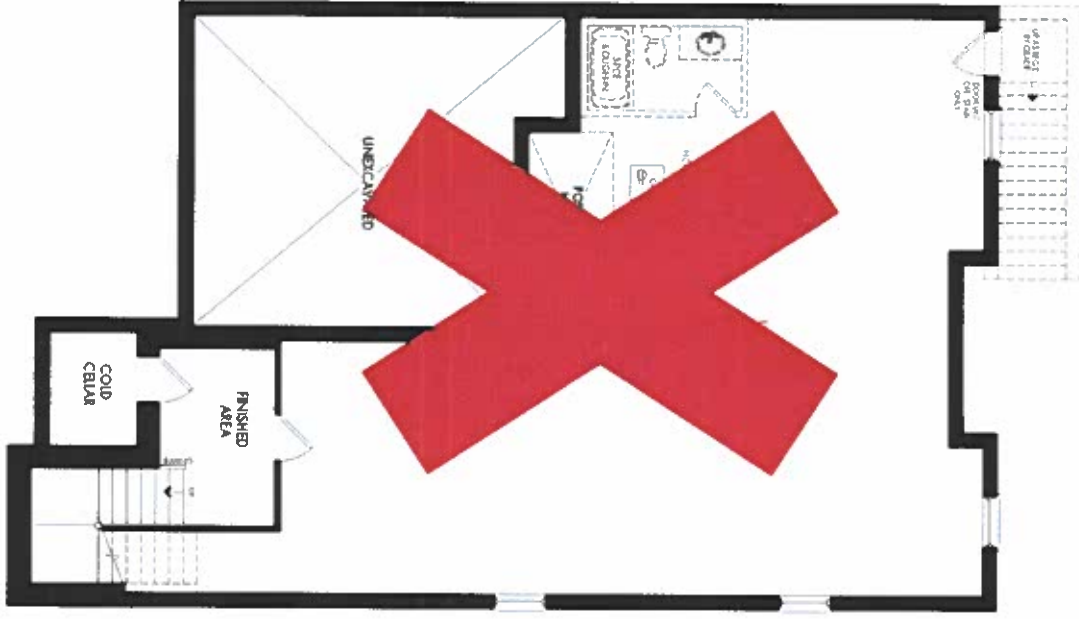
VALERY
HOMES

LIBERTY

42-3



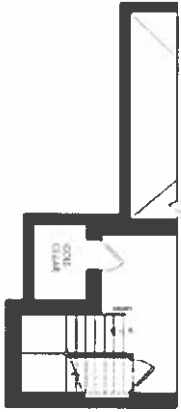
FINISHED BASEMENT ELEV. A & B



UNFINISHED BASEMENT ELEV. A & B



PARTIAL BASEMENT PLAN ELEV. C



PARTIAL FINISHED BASEMENT FLOOR ELEV. C

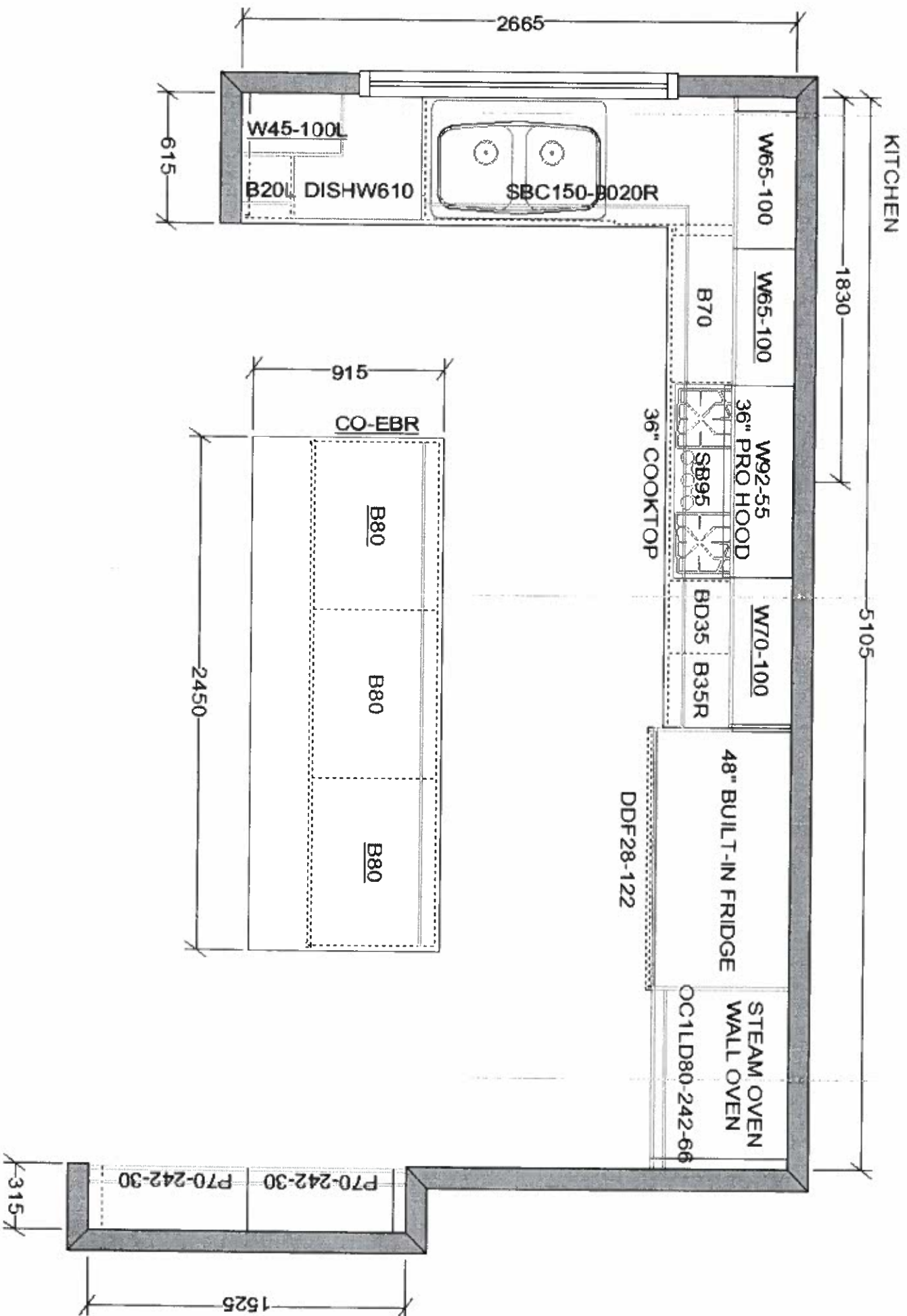
Lot 44
Sept 24, 22

JOSHUA CREEK

MONTAGE

All dimensions approximate and subject to normal construction variances. Dimensions may exceed the usable floor area. See specifications for party 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 viewed, factory and local variations may apply, contact a salesperson for further details. All windows are at 5' x 6' or 6' x 8' or 8' x 10'. All rights reserved. ©2022 Valery Homes.

VALERY
HOMES



VALERY HOMES
JOSHUA CREEK
LOT 44

*Not a Final
Plan

- For electrical
& plumbing
purposes only

Drawn By:
Date: August 25, 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.