



CONSTRUCTION SUMMARY

Joshua Creek - 92 LIBERTY (42-03) C

Registere Plan Number: Municipal Address: Closing: 12-Sep-23

BONUS

Inv.460 27 Line 9471 15Sep22 / 8Jun23	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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CABINETRY

Inv.564 29 Line 11310 30Jan24 / 26Feb24	1 - KITCHEN: INSTALL ACCOMODATIONS FOR A FLUSH BUILT-IN FRIDGE (H07) Note:
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Inv.564 30 Line 11311 30Jan24 / 26Feb24	1 - KITCHEN: INSTALL BUILT-IN WALL OVEN CABINET, PROUD INSTALLATION (H19) Note:
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Inv.564 33 Line 11411 30Jan24 / 26Feb24	1 - *NOTE, PURCHASER WAS STRONGLY ADVISED AGAINST LOCATION OF WALL OVEN Note:
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CERAMIC TILE

Inv.564 32 Line 11313 30Jan24 / 26Feb24	1 - BASEMENT- WET BAR AREA: INSTALL 4' X 3' AREA OF STANDARD TILE WHERE ROUGH-IN FOR WET BAR WILL BE. SEE SKETCH Note:
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CONSTRUCTION

Inv.460 2 Line 9369 15Sep22 / 8Jun23	1 - DEN: REMOVE WALL OF THE DEN THAT FACES THE MAIN HALL. REMOVE THE MAIN HALL CLOSET. SEE SKETCH Note:
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Inv.460 5 Line 9372 15Sep22 / 8Jun23	1 - MAIN HALL FURNITURE NICHE: CONVERT NICHE INTO A CLOSET. BUILD INTO THE MUDROOM, MOVING MUDROOM DOOR OVER TO ACCOMODATE THE DEPTH OF THE CLOSET. INCLUDES TWO 96" STANDARD DOORS Note:
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Inv.460 9 Line 9377 15Sep22 / 8Jun23	2 - BASEMENT: BUILD TWO (2) ADDITIONAL ROOMS IN BASEMENT. ROOM 1 IS APPROX. 10' X 10' AND ROOM 2 IS APPROX. 9' X 10' Note:
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Inv.460 10	2 - BASEMENT: BUILD TWO (2) CLOSETS IN THE TWO NEW ROOMS IN BASEMENT, APPROX. 4' WIDE
Line 9378	Note:
15Sep22 / 8Jun23	

ELECTRICAL

Inv.460 15	1 - ELECTRICAL - ROUGH-IN FOR AC UNIT. INCLUDES BREAKER & LOW VOLTAGE WIRE
Line 9384	Note:
15Sep22 / 8Jun23	

Inv.460 16	1 - FAMILY ROOM: INSTALL ELECTRICAL - ROUGH-IN FOR 15 AMP FOR FUTURE TV ABOVE FIREPLACE.
NO CONDUIT	
Line 9385	Note:
15Sep22 / 8Jun23	

Inv.460 17	1 - KITCHEN: CEILING FIXTURE - RELOCATE STANDARD CEILING FIXTURE ABOVE KITCHEN ISLAND
Line 9386	Note:
15Sep22 / 8Jun23	

Inv.460 18	1 - KITCHEN: INSTALL CEILING LIGHT ROUGH IN - FOR 1 CEILING LIGHT, ON EXISTING SWITCH (DOES NOT INCLUDE FIXTURE), TO GO ABOVE KITCHEN ISLAND, ON SAME SWITCH AS STANDARD LIGHT
Line 9387	Note:
15Sep22 / 8Jun23	

Inv.564 31	1 - KITCHEN: REVISED WALL OVEN SPEC SHEET
ELECTRICAL - ROUGH-IN FOR 40amp WALL OVEN. SEE SPEC SHEET ATTACHED	
Purchaser submitted revised specs to support the original request for a 40amp wall oven	
Line 11312	Note:
30Jan24 / 26Feb24	

Inv.460 25	1 - BASEMENT: INSTALL ELECTRICAL - ROUGH-IN FOR DEDICATED 30 - 40 AMP 220 V
Line 9394	Note:
15Sep22 / 8Jun23	

Inv.460 20	1 - KITCHEN: INSTALL ELECTRICAL - ROUGH-IN FOR DEDICATED 30 - 40 AMP 220 V BUILT-IN WALL OVEN
Line 9389	Note: **PLEASE NOTE THAT LOCATION OF WALL OVEN IS PER THE PURCHASER'S REQUEST. THEY WERE STRONGLY ADVISED AGAINST THIS KITCHEN DESIGN.
15Sep22 / 8Jun23	



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Inv.460 22	1 - KITCHEN: INSTALL RECEPTACLES - ADDITIONAL 15 AMP 120 VOLT RECEPTACLE, FOR GAS STOVE
Line 9391	Note:
15Sep22 / 8Jun23	

EXTERIOR DOORS

Inv.460 8	1 - BREAKFAST AREA SLIDING DOOR: EXTERIOR DOOR - INCREASE THE WIDTH OF SLIDING GLASS DOOR TO 8 FEET
Line 9376	Note:
15Sep22 / 8Jun23	

HVAC

Inv.460 1	1 - CAT 6A LOCATION SKETCH. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
Line 9368	Note:
15Sep22 / 8Jun23	

Inv.460 23	1 - KITCHEN: INSTALL GAS PIPING AND OTHER - UPGRADE STOVE VENT FROM 6 INCH TO 8 INCH,
Line 9392	Note:
15Sep22 / 8Jun23	

Inv.460 21	1 - KITCHEN: INSTALL GAS PIPING AND OTHER - GAS LINE R/I FOR MAIN FLOOR - STOVE -
Line 9390	Note:
15Sep22 / 8Jun23	

INTERIOR DOOR & TRIM

Inv.460 4	1 - DEN/ DINING ROOM: INSTALL 15-LITE FRENCH DOOR, WHITE CLEAR GLASS 96" H
Line 9371	Note:
15Sep22 / 8Jun23	

Inv.460 7	2 - DEN: INSTALL INSTALL TWO 15-LITE FRENCH DOOR, WHITE CLEAR GLASS 96" H, FROM FOYER INTO DEN
Line 9375	Note:
15Sep22 / 8Jun23	

INTERIOR DOORS & TRIM

Inv.460 3	1 - DEN INTO DINING ROOM: INTERIOR DOOR & TRIM - ADD EXTRA (STD) INTERIOR DOOR, 96". TO GO ON WALL BETWEEN DEN AND DINING ROOM. SEE SKETCH
Line 9370	Note:
15Sep22 / 8Jun23	



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Inv.460 26 Line 9470 15Sep22 / 8Jun23	1 - BASEMENT: INSTALL INTERIOR DOOR & TRIM - ADD EXTRA (STD) INTERIOR DOOR, 84". SEE SKETCH FOR LOCATION Note:
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MISCELLANEOUS

Inv.460 28 Line 11003 15Sep22 / 8Jun23	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: Purchasers are aware & accept that ANY changes made to upgrades after signing this Purchasers Extra Form are subject to an administration fee Purchaser accepts & acknowledges that all upgrades are to be approved by construction before the invoice is accepted
Inv.564 34 Line 11412 30Jan24 / 26Feb24	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 Note: Purchasers are aware & accepts that ANY changes made to upgrades after signing this Purchasers Extra Form are subject to a minimum administration fee

PLUMBING

Inv.460 14 Line 9382 15Sep22 / 8Jun23	1 - BASEMENT: LOW HEADROOM AREA: LAUNDRY: INSTALL ROUGH-IN LAUNDRY ROOM IN BASEMENT- INCL. PLUMBING, ELECTRICAL, VENTING. TILED FLOOR MUST BE PURCHASED IF ROUGH-IN IS ON CARPET. TILES ARE \$50/ SQ FOOT.*LAUNDRY TUB R/I NOT INCLUDED Note:
Inv.460 24 Line 9393 15Sep22 / 8Jun23	1 - BASEMENT: INSTALL EXTRA WET BAR, ROUGH-IN ONLY Note:
Inv.460 6 Line 9373 15Sep22 / 8Jun23	1 - DINING ROOM: EXTRA WET BAR, ROUGH-IN ONLY Note:
Inv.460 19 Line 9388 15Sep22 / 8Jun23	1 - KITCHEN: INSTALL EXTRA ROUGH-IN LINE FOR FRIDGE ICE MAKER WITH SHUT-OFF Note:

WINDOWS



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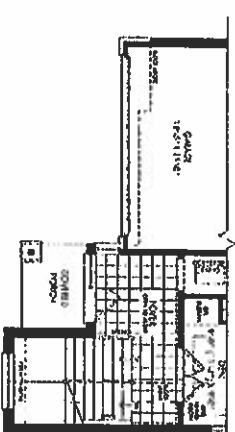
Inv.460	2 - BASEMENT: INSTALL TWO (2) BASEMENT WINDOW - ADDITIONAL STANDARD
11	WINDOW - 36 X 16
Line 9379	Note:
15Sep22 / 8Jun23	
Inv.460	4 - BASEMENT: BASEMENT WINDOW - ENLARGE FOUR (4) STANDARD WINDOW TO- 36 X 30
12	
Line 9380	Note: NOTE: ONE WINDOW REMAINS STANDARD SIZE. SEE SKETCH
15Sep22 / 8Jun23	
Inv.460	1 - BASEMENT: BASEMENT WINDOW - EGRESS - ENLARGE STANDARD WINDOW AND
13	MAKE EGRESS- 56 X 30
Line 9381	Note:
15Sep22 / 8Jun23	

all elements are, at least, non-void, and subject to some possible, or various, limitations; may discuss the usable floor area (see specifications for floor plans and norms in conditions for building to change with a floor). Changes may show different ways in which may not be included in the basic price. They may be limited by other conditions, for further details and conditions, see a list of the various conditions in common.

Hand-drawn floor plan of a house with various rooms and handwritten notes indicating renovation plans. The plan includes a Living Room, Dining Room, Kitchen, Family Room, Bedrooms, Bathrooms, and a Porch. Handwritten notes include:

- Install Closet w/ 96" doors. Move mudroom door to accommodate depth of closet
- Delete white closet
- Increase to 8 feet wide
- Recreate BREAKFAST Rm 11'-5" x 12'-10" same width
- French Doors
- Trim and add 96" French Door
- Fridge
- Gas Stove
- Feature Wall Oven
- Porch

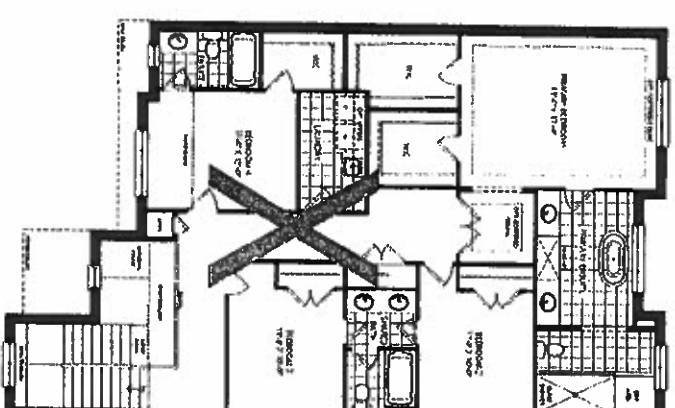
PARTIAL GROUND FLOOR ELEV. C



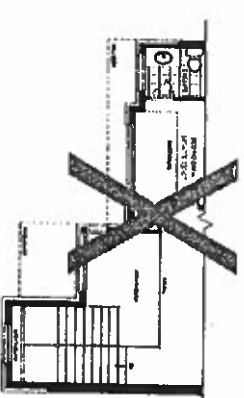
2010

Feb. 16, 24

Sept 26, 22



SECOND FLOOR ELEV. A



PARTIAL SECOND FLOOR ELEV. C

VALERY

ROMES

207-16

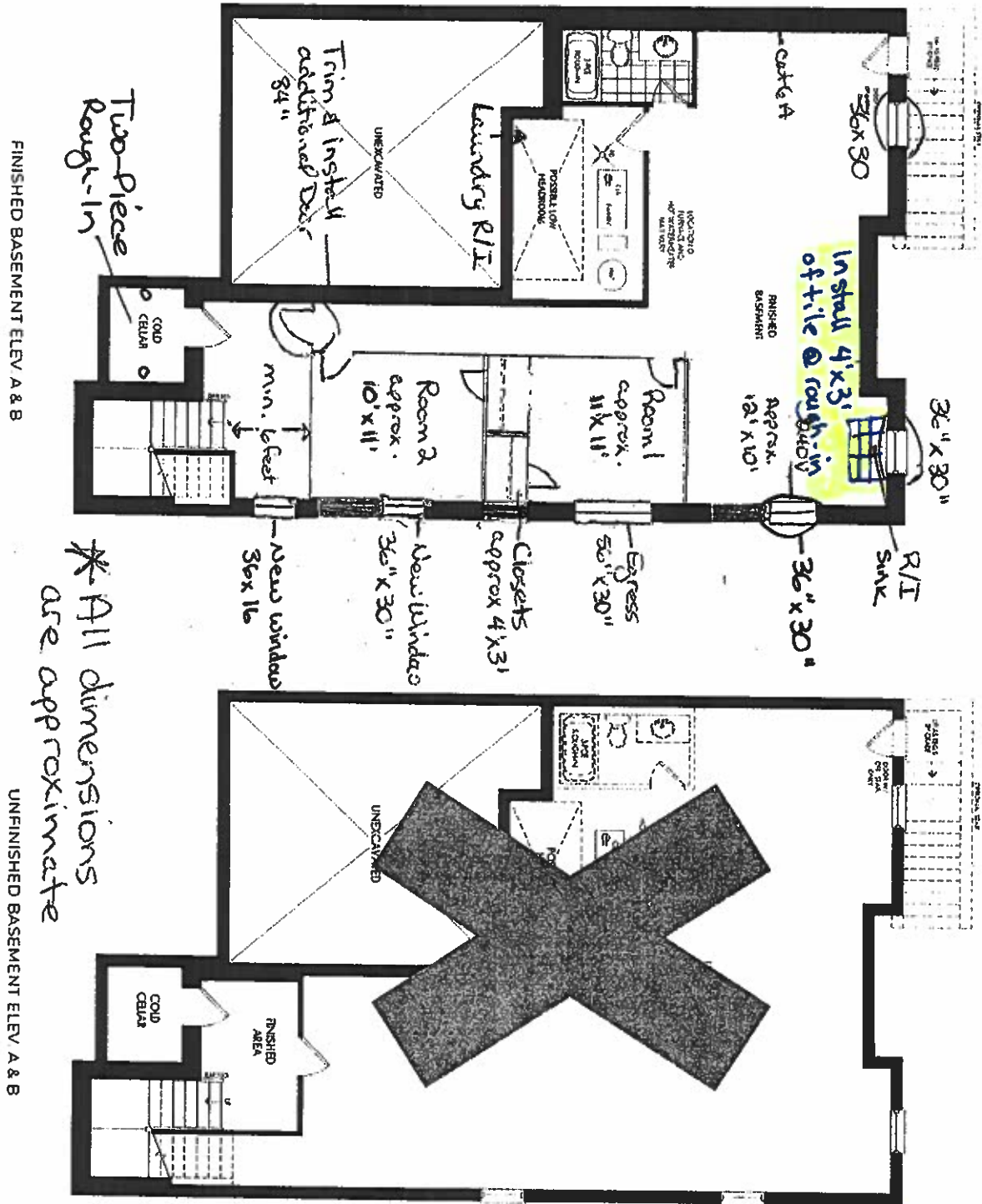
Sept. 26, 22

2020

Feb. 16, 24

LIBERTY

42-3



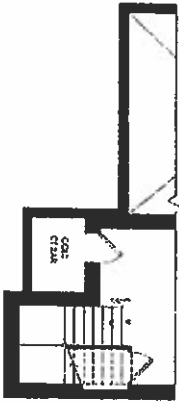
* All dimensions are approximate

FINISHED BASEMENT ELEV. A & B

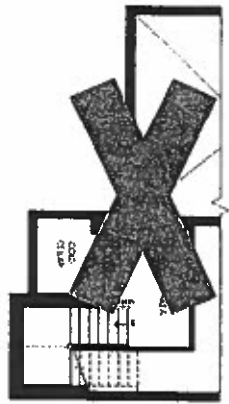
UNFINISHED BASEMENT ELEV. A & B

Lot 92
Ctd. 16, 24

Lot 92
Sept 26, 22
May 25, 23



PARTIAL FINISHED BASEMENT FLOOR ELEV. C



PARTIAL BASEMENT PLAN ELEV. C

JOSHUA CREEK

MONTAGE

All dimensions and measurements are subject to normal construction tolerances. Dimensions may exceed the values they state. Some specific locations for doors, windows, and appliances are shown. Dimensions may vary from actual dimensions due to construction tolerances. All dimensions are approximate.

VALERY HOMES



F R E N D E L
K I T C H E N S L I M I T E D
1350 Sheraton Drive, Markham, ON L3R 9C3

VALERY HOMES
JOSHUA CREEK
42-3

STANDARD FEATURES:

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

Lot 92



Feb. 16, 24

Drawn By:
Date: November 27, 2023
Scale: Not To Scale

Approved By Builder:

Date:

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

