



CONSTRUCTION SUMMARY

Joshua Creek - 77      ALDERCREST (42-02) A

Registere Plan Number:    Municipal Address:    Closing: 27-Oct-23

BONUS

Inv.497 36 Line 10175  27Dec22 / 2Jan24	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.571 39 Line 11449  28Feb24 / 28Feb24	1 - KITCHEN: INSTALL UPGRADE 1, LEVEL 3 CABINETS THROUGHOUT  Note:
Inv.571 40 Line 11450  28Feb24 / 28Feb24	3 - KITCHEN: INSTALL 3' OF ADDITIONAL EXTENDED UPPER CABINETS FOR WALL OVEN AREA (A02)  Note:
Inv.571 41 Line 11451  28Feb24 / 28Feb24	3 - KITCHEN: INSTALL 3' OF ADDITIONAL BASE CABINETS FOR WALL OVEN AREA (B01)  Note:
Inv.571 42 Line 11452  28Feb24 / 28Feb24	1 - KITCHEN: INSTALL ONE ADDITIONAL FOOT OF PANTRY (C03)  Note:
Inv.571 43 Line 11453  28Feb24 / 28Feb24	1 - KITCHEN: INSTALL VALANCE FOR LIGHTS BELOW CABINETS  Note:
Inv.571 44 Line 11454  28Feb24 / 28Feb24	1 - KITCHEN: INSTALL WALL OVEN CABINET (H19) STANDARD APPLICATION  Note:
Inv.571 45 Line 11455  28Feb24 / 28Feb24	1 - KITCHEN: INSTALL COOKTOP CABINET WITH POT DRAWERS BELOW (H27)  Note:
Inv.571 47 Line 11457  28Feb24 / 28Feb24	1 - KITCHEN: INSTALL FRIDGE ENCLOSURE WITH 1 WALL (H04)  Note:



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Inv.571 48 Line 11458 28Feb24 / 28Feb24	1 - KITCHEN: INSTALL FRIDGE VALANCE  Note:  
Inv.571 49 Line 11459 28Feb24 / 28Feb24	30 - KITCHEN: INSTALL STACKED CABINETS THROUGHOUT KITCHEN (A03)  Note:  
Inv.571 50 Line 11460 28Feb24 / 28Feb24	4 - KITCHEN: INSTALL DEEP STACKED UPPERS (A04)  Note:  
Inv.571 51 Line 11461 28Feb24 / 28Feb24	1 - KITCHEN: INSTALL CROWN MOULDING (J08)  Note:  
Inv.571 53 Line 11470 28Feb24 / 28Feb24	1 - POWDER ROOM: INSTALL STANDARD LEVEL CABINET IN POWDER ROOM  Note:  

CARPET

Inv.571 55 Line 11464 28Feb24 / 28Feb24	1 - 2ND FLOOR - BASEMENT: INSTALL 1ST UPGRADE CARPET THROUGHOUT 2ND FLOOR BEDROOMS AND BASEMENT FINISHED AREAS.  Note:  
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CEILING

Inv.497 9 Line 10074 27Dec22 / 2Jan24	1 - SECOND FLOOR: SMOOTH CEILING THROUGHOUT SECOND FLOOR  Note:  
Inv.497 10 Line 10075 27Dec22 / 2Jan24	1 - BASEMENT: SMOOTH CEILING THROUGHOUT BASEMENT  Note:  

CERAMIC TILE



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Inv.571	1 - KITCHEN: INSTALL STANDARD BACKSPLASH BEHIND CHIMNEY HOOD FAN
57	
Line 11466	Note:
28Feb24 / 28Feb24	

COUNTERTOP

Inv.571	1 - KITCHEN: INSTALL OPTIONAL BREAKFAST BAR IN MSI 2
52	
Line 11463	Note:
28Feb24 / 28Feb24	

Inv.571	1 - KITCHEN: COOKTOP CUTOUT
46	
Line 11456	Note:
28Feb24 / 28Feb24	

Inv.571	1 - POWDER ROOM: INSTALL STANDARD LEVEL QUARTZ IN POWDER ROOM
54	
Line 11471	Note:
28Feb24 / 28Feb24	

ELECTRICAL

Inv.497	1 - KITCHEN: INSTALL ELECTRICAL - ROUGH-IN FOR 40 AMP 220 V BUILT-IN WALL OVEN, COOK TOP OR SPEED OVEN
5	
Line 10070	Note:
27Dec22 / 2Jan24	

Inv.497	1 - KITCHEN: APPLIANCE - RELOCATE STANDARD APPLIANCE. MOVE FRIDGE. SEE REVISED KITCHEN PLAN
6	
Line 10071	Note:
27Dec22 / 2Jan24	

Inv.497	1 - EXTERIOR: COACH LIGHT - ADDITIONAL EXTERIOR COACH LIGHT. TO GO ON OTHER SIDE OF FRONT DOOR, SO THAT THERE ARE 2 COACH LIGHTS TOTAL BESIDE BOTH THE FRONT DOORS
19	
Line 10084	Note:
27Dec22 / 2Jan24	

Inv.497	1 - EXTERIOR FRONT: INSTALL ONE (1) POT LIGHT - 4" LED - EXTERIOR SOFFITS
20	
Line 10085	Note: Location may vary slightly
27Dec22 / 2Jan24	



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Inv.497 21 Line 10086  27Dec22 / 2Jan24	1 - EXTERIOR REAR OF HOUSE: INSTALL ONE (1) POT LIGHT - 4" LED - EXTERIOR SOFFITS  Note: Location may vary slightly
Inv.497 2 Line 10067  27Dec22 / 2Jan24	1 - KITCHEN: INSTALL RECEPTACLES - ADDITIONAL 15 AMP 120 VOLT RECEPTACLE (NON-DEDICATED) FOR GAS STOVE  Note:
Inv.497 24 Line 10089  27Dec22 / 2Jan24	1 - ELECTRICAL - DEDICATED 15 AMP 120 V FOR FUTURE TV ABOVE FIREPLACE  Note:
Inv.497 25 Line 10090  27Dec22 / 2Jan24	1 - PRIMARY ENSUITE: CEILING LIGHT ROUGH IN - FOR 1 CEILING LIGHT - ON SEPARATE SWITCH (DOES NOT INCLUDE FIXTURE)  Note: Location may vary slightly due to joist location
Inv.497 26 Line 10091  27Dec22 / 2Jan24	1 - KITCHEN: INSTALL CABINET LIGHTING - UNDERMOUNT T-5 LED VALANCE LIGHT. LIGHT ONLY  Note: Valance must be purchased at the colour appointment to cover lights
Inv.497 28 Line 10093  27Dec22 / 2Jan24	1 - ELECTRICAL - ROUGH-IN FOR AC UNIT. INCLUDES BREAKER & LOW VOLTAGE WIRE  Note:
Inv.497 29 Line 10096  27Dec22 / 2Jan24	1 - FOYER: REINFORCE FIXTURE, IN CENTRE OF FOYER, FOR FUTURE CHANDELIER. MAXIMUM 50 POUNDS  Note:
Inv.497 30 Line 10169  27Dec22 / 2Jan24	1 - FAMILY ROOM: INSTALL ONE (1) POT LIGHT - 4" LED NON-INSULATED CEILINGS, ON SEPARATE SWITCH  Note: Location may vary slightly due to joist location
Inv.497 31 Line 10170  27Dec22 / 2Jan24	1 - BREAKFAST AREA: INSTALL ONE (1) POT LIGHT - 4" LED NON-INSULATED CEILINGS, ON SEPARATE SWITCH  Note: Location may vary slightly due to joist location



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Inv.497 32 Line 10171 27Dec22 / 2Jan24	1 - DEN: INSTALL ONE (1) POT LIGHT - 4" LED NON-INSULATED CEILINGS, ON SEPARATE SWITCH Note: Location may vary slightly due to joist location
Inv.497 33 Line 10172 27Dec22 / 2Jan24	1 - MAIN HALL: INSTALL ONE (1) POT LIGHT - 4" LED NON-INSULATED CEILINGS, ON SEPARATE SWITCH Note: Location may vary slightly due to joist location
Inv.497 34 Line 10173 27Dec22 / 2Jan24	1 - MUDROOM: INSTALL ONE (1) POT LIGHT - 4" LED NON-INSULATED CEILINGS, ON SEPARATE SWITCH Note: Location may vary slightly due to joist location
Inv.497 35 Line 10174 27Dec22 / 2Jan24	1 - DINING ROOM: INSTALL ONE (1) POT LIGHT - 4" LED NON-INSULATED CEILINGS Note: Location may vary slightly due to joist location

FIREPLACE

Inv.497 27 Line 10092 27Dec22 / 2Jan24	1 - FAMILY ROOM: INSTALL FIREPLACE - WOOD MANTEL - PF - 52 - PAINT GRADE - MINIMUM WALL WIDTH 66 INCH Note:
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HVAC

Inv.497 3 Line 10068 27Dec22 / 2Jan24	1 - KITCHEN: INSTALL GAS PIPING AND OTHER - GAS LINE R/I FOR MAIN FLOOR - STOVE Note:
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INTERIOR DOOR & TRIM

Inv.497 14 Line 10079 27Dec22 / 2Jan24	21 - BASEMENT - SECOND FLOOR: INSTALL TWENTY -ONE (21) ONMORE DOOR, 5 PANEL, HOLLOW CORE 84" H Note:
Inv.497 15 Line 10080 27Dec22 / 2Jan24	4 - MAIN FLOOR: INSTALL FOUR (4) CONMORE DOOR, 5 PANEL, HOLLOW CORE 96" H  **DOES NOT INCLUDE DEN Note:



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Inv.497 16 Line 10081	1 - DEN: INSTALL 1 PANEL FRENCH DOOR, WHITE ACID ETCHED GLASS OR CLEAR 96" H  Note:
27Dec22 / 2Jan24	
Inv.497 17 Line 10082	1 - INTERIOR DOOR HARDWARE-SINGLES, 1948 IN MATTE BLACK). INCL. EXTERIOR DOOR, NOT GRIP SET.  Note:
27Dec22 / 2Jan24	
Inv.497 18 Line 10083	1 - GRIP SET- LONDON IN (MATTE BLACK)  Note:
27Dec22 / 2Jan24	

MISCELLANEOUS

Inv.497 7 Line 10072	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:
27Dec22 / 2Jan24	
Inv.497 37 Line 10176	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: Purchaser accepts & acknowledges that all upgrades are to be approved by construction before the invoice is accepted
27Dec22 / 2Jan24	
Inv.571 38 Line 11448	1 - CREDIT FOR DEPOSIT PAID AT STRUCTURAL APPOINTMENT TOWARDS KITCHEN CHANGES  Note:
28Feb24 / 28Feb24	
Inv.571 59 Line 11468	1 - CREDIT GIVEN FOR DELAYED CLOSING  Note:
28Feb24 / 28Feb24	
Inv.571 60 Line 11469	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
28Feb24 / 28Feb24	

PLUMBING

**Joshua Creek - 77      ALDERCREST (42-02) A**

Registree Plan Number:    Municipal Address:    Closing: **27-Oct-23**

Inv.571 58	1 - KITCHEN: INSTALL UPGRADED KITCHEN SINK:
Line 11467	KOHLER VAULT 33" K-3821-4-NA Note:
28Feb24 / 28Feb24	
Inv.497 4	1 - KITCHEN: INSTALL EXTRA ROUGH-IN LINE FOR FRIDGE ICE MAKER WITH SHUT-OFF
Line 10069	Note:
27Dec22 / 2Jan24	
Inv.497 11	1 - BASEMENT: INSTALL LAUNDRY: INSTALL ROUGH-IN LAUNDRY ROOM IN BASEMENT- INCL. PLUMBING, ELECTRICAL. VENTING. TILED FLOOR MUST BE PURCHASED IF ROUGH-IN IS ON CARPET. *LAUNDRY TUB R/I NOT INCLUDED
Line 10076	TO GO IN UNFINISHED AREA. SEE SKETC Note:
27Dec22 / 2Jan24	
Inv.497 12	1 - BASEMENT: 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
Line 10077	Note:
27Dec22 / 2Jan24	
Inv.497 13	1 - BASEMENT: LAUNDRY: INSTALL TILES IN AREA WHERE LAUNDRY ROUGH-IN WILL GO. AREA TO BE 6' X 5' IN STANDARD TILE
Line 10078	Note:
27Dec22 / 2Jan24	

## RAILING

Inv.571	1 - STAIRCASE: INSTALL UPGRADE 7 RAILING. INCLUDES SINGLE COLLAR/ DOUBLE
56	COLLAR WITH SHOES, WINDSOR HANDRAIL, CHAMFORD POST
Line 11465	Note:
28Feb24 / 28Feb24	

## VACCUM/BELL

Inv.497	1 - CAT 6A LOCATION SKETCH. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS (STD)
Line 10066	Note:
27Dec22 / 2Jan24	
Inv.497	1 - ATTIC: INSTALL 1 1/4" ORANGE FLEX CONDUIT FROM ATTIC TO HYDRO PANEL
22	
Line 10087	Note: LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
27Dec22 / 2Jan24	



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Inv.497	1 - FAMILY ROOM: INSTALL 1 1 /4" ORANGE FLEX CONDUIT ABOVE FIREPLACE FOR
23	FUTURE TV
Line 10088	Note: LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
27Dec22 / 2Jan24	

WINDOWS

Inv.497	2 - BASEMENT: BASEMENT WINDOW - ENLARGE TWO (2) STANDARD WINDOW TO- 36 X 30
8	
Line 10073	Note: MAY REQUIRE A WINDOW WELL
27Dec22 / 2Jan24	



42-2

# MONTAGE

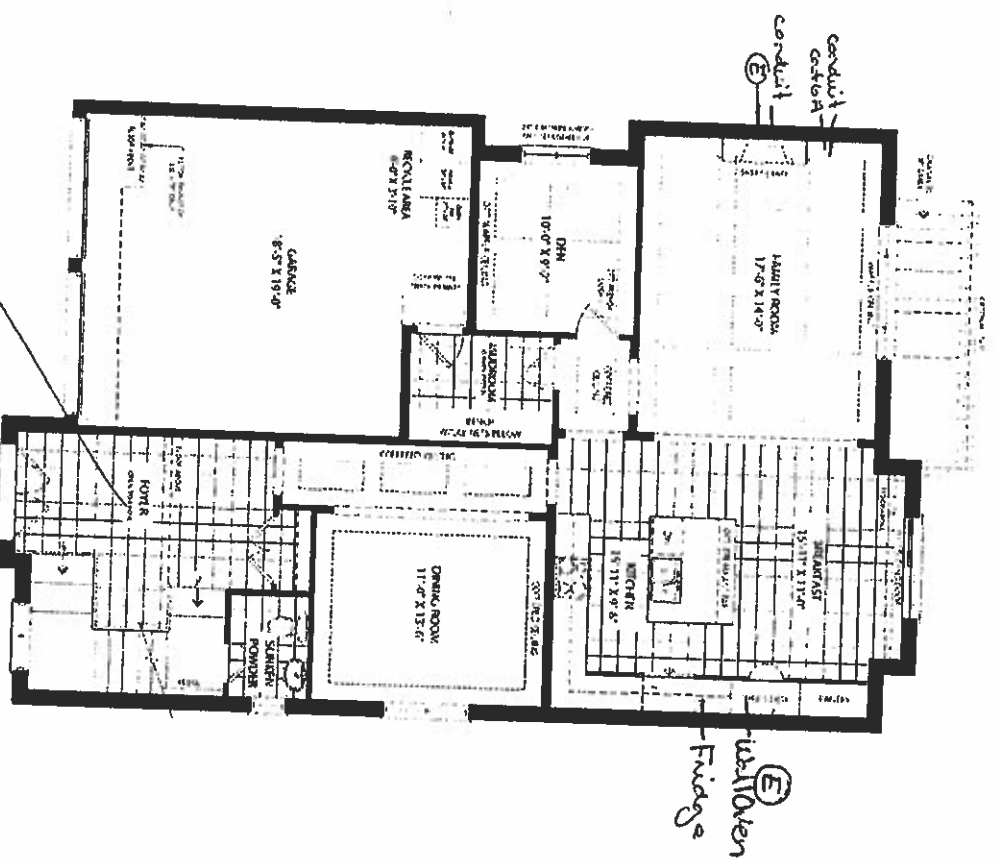
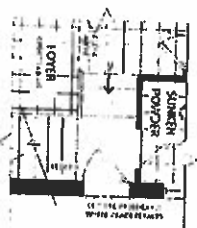
77 8

Dec. 27, 22

77



Feb. 28



GROUND FLOOR ELEV A &amp; B

Reinforce  
Std. 1st for  
future modeling

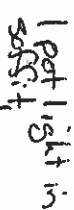
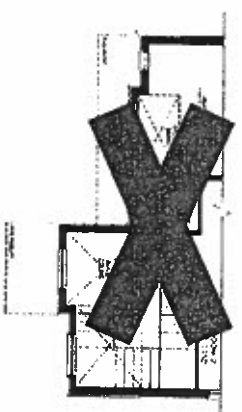
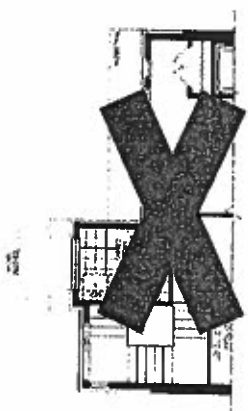
- Additional  
coco light  
(two total)

⑤  
Frida

Feb. 29

1. The first step in the process of creating a new product is to identify a market need. This involves conducting market research to understand the target audience's preferences and pain points. Once a need is identified, the next step is to develop a concept that addresses this need. This often involves brainstorming sessions and the creation of a prototype. The third step is to conduct a feasibility study to assess the technical and financial viability of the concept. This is followed by the development of a business plan, which outlines the marketing, sales, and financial strategies. Finally, the product is launched into the market, and the company monitors its performance and makes adjustments as needed.


# VALERY HOMES



✓ Rough - in light or  
separate digital

Dec 1/24, 22

20777



Feb. 28, 24

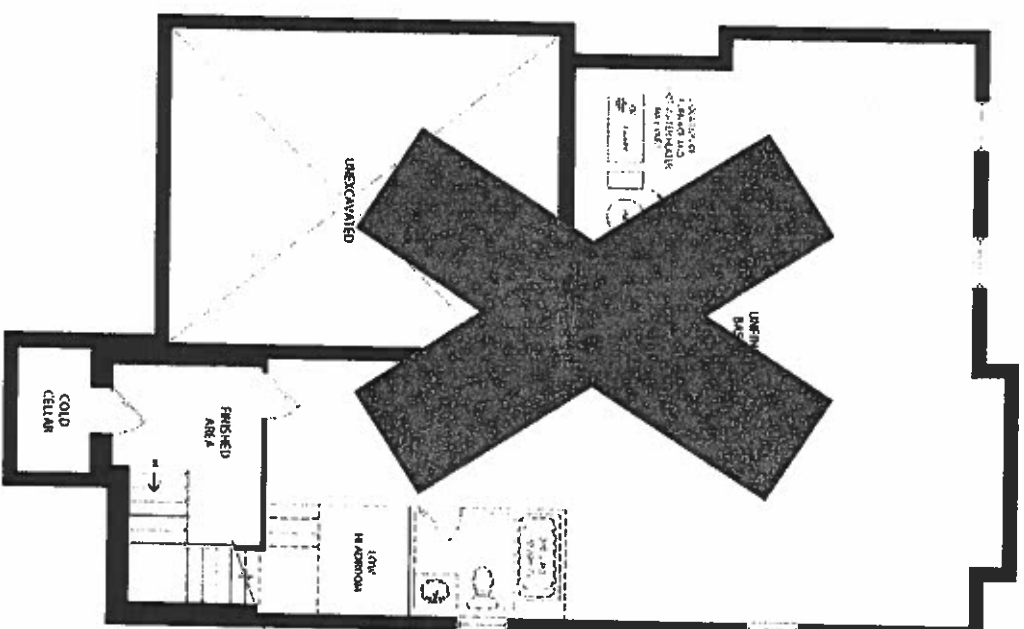
**PARTIAL OPTIONAL SECOND FLOOR ELEV. C  
5 BDRROOM**

PARTIAL SECOND FLOOR ELEV. B

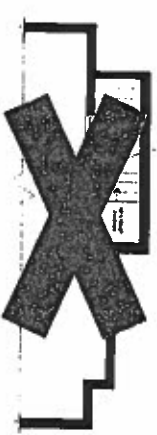
PARTIAL SECOND FLOOR ELEV C

3. *Stenotaphrum secundatum* (Lam.) Poite. & Beauv. is a highly variable species, and the authors have found considerable differences in the response of the grass to the different treatments. The authors have found that the grass is highly tolerant of drought, and that it is also highly tolerant of frost. The authors have found that the grass is highly tolerant of salt, and that it is also highly tolerant of heavy metal contamination. The authors have found that the grass is highly tolerant of herbicides, and that it is also highly tolerant of insecticides. The authors have found that the grass is highly tolerant of diseases, and that it is also highly tolerant of pests. The authors have found that the grass is highly tolerant of all of the above treatments, and that it is also highly tolerant of all of the above stresses.

**VALERY**  
**HOMES**



UNFINISHED BASEMENT ELEV A, B &amp; C



PARTIAL FINISHED BASEMENT PLAN ELEV. A, B & C  
WITH OPT EXTERIOR STAIR

36" x 30"

Feb. 28, 24

77 to

Dec. 27, 22



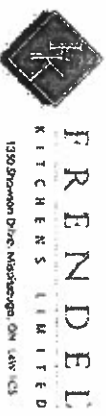
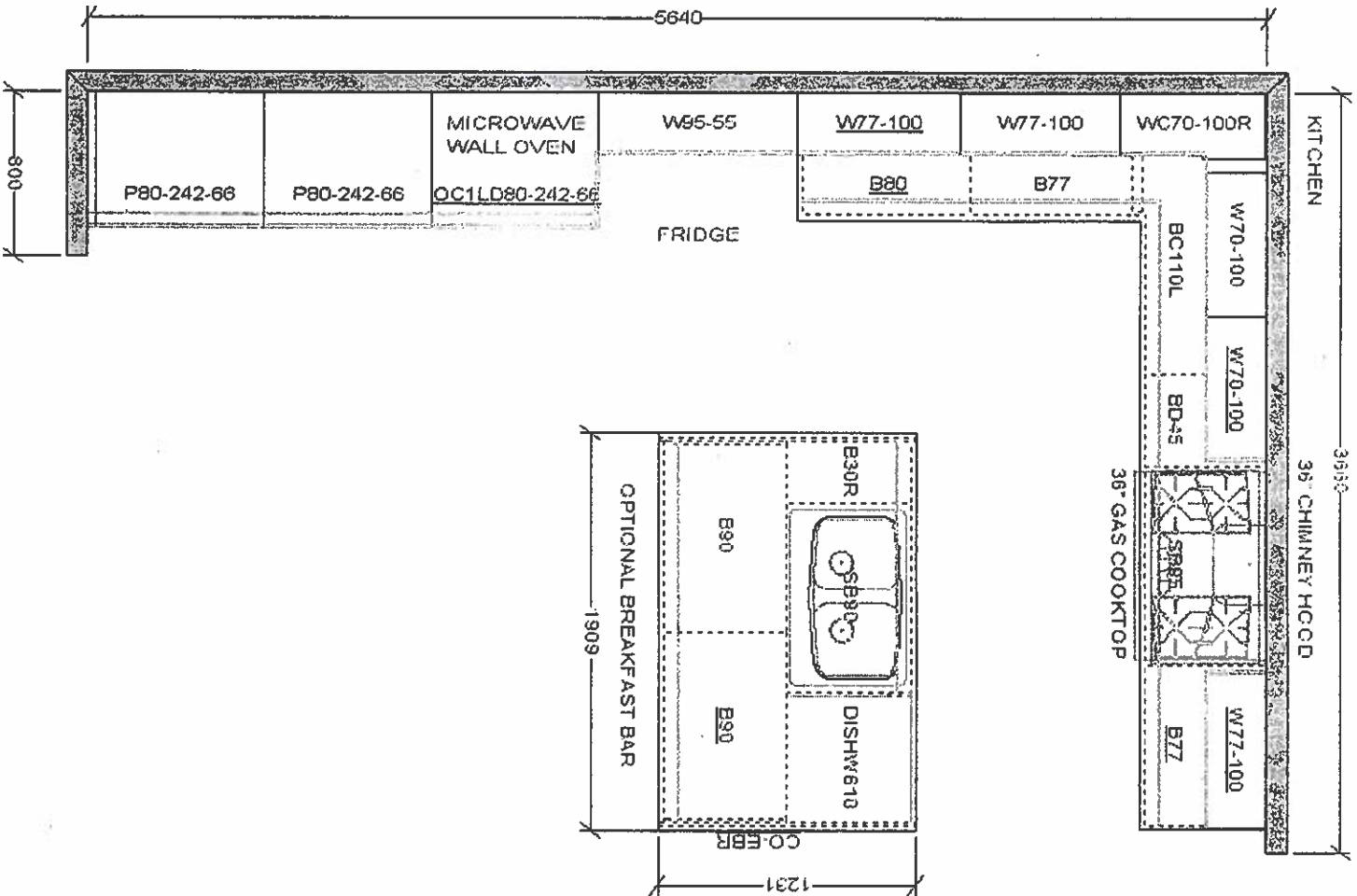





## MONTAGE

④ 1994年12月，美国《时代》杂志在“全球百大人物”中，将克林顿列为第一位。克林顿在1994年12月15日接受《时代》杂志采访时说：“我从来没有想过，有一天我会成为《时代》杂志的封面人物。我从来没有想过，有一天我会成为美国历史上第一位在任期间被弹劾的总统。我从来没有想过，有一天我会成为美国历史上第一位在任期间被弹劾的总统。我从来没有想过，有一天我会成为美国历史上第一位在任期间被弹劾的总统。”

# 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 Sheldon Drive, Markham, ON L3R 9C3

VALERY HOMES  
JOSHUA CREEK  
LOT 77

Lot 77  
E. A.  
Feb. 28, 24

Jan 9, 23

Drawn By:  
Date: January 9, 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.



F R E N D E L  
K I T C H E N S   L I M I T E D  
1350 Dorman Drive, Mission, BC V2V 1C3

VALERY HOMES  
JOSHUA CREEK  
LOT 77

Lot 77  
E A

Feb. 28, 24

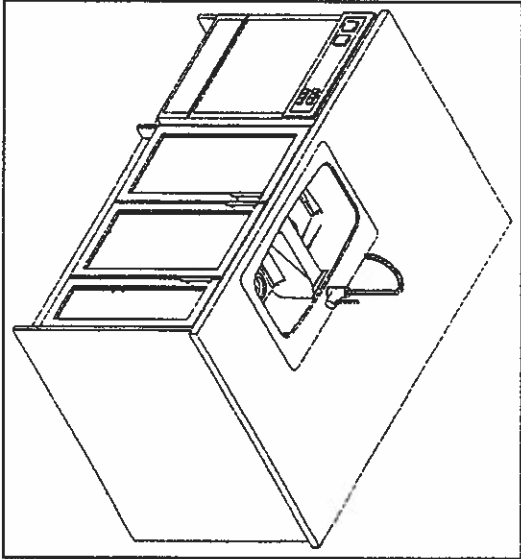
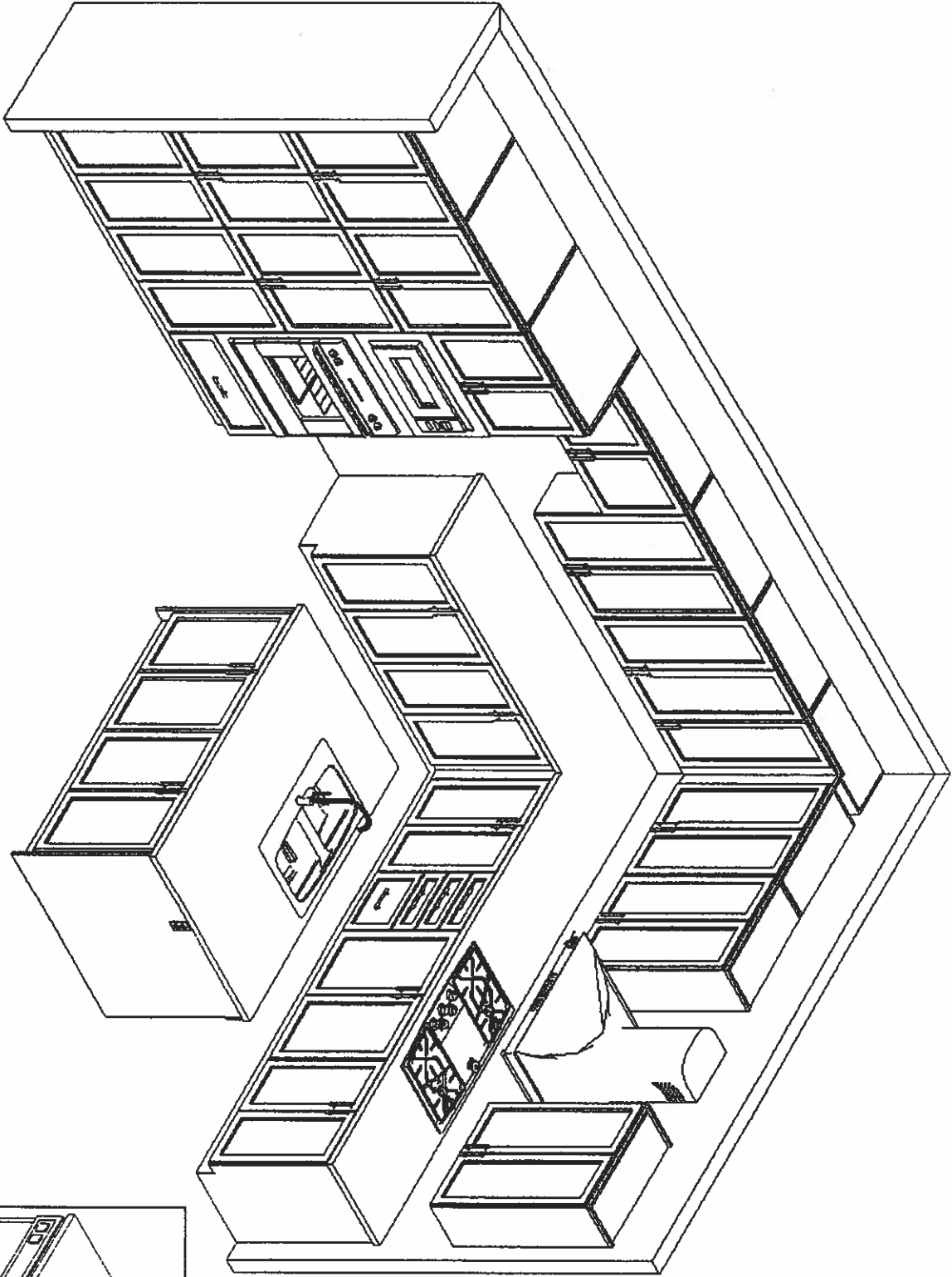
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Jan 9, 23

Drawn By:  
Date: January 9, 2023  
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