



CONSTRUCTION SUMMARY

Joshua Creek - 52 BAYSHIRE (44-03) B

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

BONUS

Inv.639 43 Line 12767 2Jun24 / 5Jul24	1 - BONUS PACKAGE: \$7500.00 WORTH OF UPGRADES FROM VALERY HOMES DECOR CENTRE IS BEING APPLIED TOWARD THE COLOUR APPOINTMENT Note:
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CABINETRY

Inv.639 26 Line 12769 2Jun24 / 5Jul24	1 - KITCHEN: AREA ABOVE STOVE *NOTE THAT THERE ARE NO STACKED UPPERS GOING ABOVE THE STOVE. CABINETS ABOVE WILL BE REMOVED AFTER CLOSING AND REPLACED WITH A DIFFERENT HOOD FAN CABINET. MAKE OPENING SLIGHTLY LARGER THAN THE 36" COOKTOP Note:
Inv.639 18 Line 12467 2Jun24 / 5Jul24	1 - KITCHEN: INSTALL LEVEL 4 KITCHEN CABINETS IN KITCHEN AND SERVERY Note: *NOTE THAT WET BAR IS A DIFFERENT CABINET/ LEVEL
Inv.639 19 Line 12468 2Jun24 / 5Jul24	1 - KITCHEN: INSTALL WALL OVEN, PROUD (H19) Note:
Inv.639 20 Line 12469 2Jun24 / 5Jul24	1 - KITCHEN: INSTALL BUILT-IN FRIDGE, FLUSH (H07) Note:
Inv.639 21 Line 12470 2Jun24 / 5Jul24	2 - KITCHEN: INSTALL FRIDGE PANELS X 2 : (H08) Note:
Inv.639 22 Line 12471 2Jun24 / 5Jul24	1 - KITCHEN: INSTALL DISHWASHER PANEL (B41) Note:
Inv.639 23 Line 12472 2Jun24 / 5Jul24	1 - KITCHEN: INSTALL COOKTOP CABINET WITH POT DRAWERS (H27) Note:



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Inv.639 25	20 - KITCHEN: INSTALL STACKED CABINETS THROUGHOUT KITCHEN, AND SERVERY (A03) **DOES NOT INCLUDE WET BAR AREA **DOES NOT INCLUDE CABINETS OVER THE STOVE Line 12474 Note: 2Jun24 / 5Jul24
Inv.639 27	3 - KITCHEN: INSTALL DEEP STACKED UPPERS OVER FRIDGE AND WALL OVEN (A04) Line 12475 Note: 2Jun24 / 5Jul24
Inv.639 28	8 - KITCHEN: INSTALL 30cm DEEP CABINETS BEHIND THE KITCHEN ISLAND (B20) Line 12636 Note: 2Jun24 / 5Jul24
Inv.639 36	1 - KITCHEN: INSTALL SINGLE DOOR HUTCH (A31). TO BE 38CM DEEP Line 12724 Note: 2Jun24 / 5Jul24
Inv.639 37	3 - KITCHEN: INSTALL 3 TOP DRAWERS IN KITCHEN ISLAND (B7) Line 12725 Note: 2Jun24 / 5Jul24
Inv.639 38	3 - WET BAR: INSTALL 3 TOP DRAWERS IN WET BAR ISLAND (B7) Line 12726 Note: 2Jun24 / 5Jul24
Inv.639 39	1 - KITCHEN: INSTALL RECYCLE CENTRE (B17) Line 12727 Note: 2Jun24 / 5Jul24
Inv.639 40	1 - KITCHEN: INSTALL SPICE RACK (B19) Line 12728 Note: 2Jun24 / 5Jul24
Inv.639 41	1 - KITCHEN: INSTALL BASE PIE-CUT CORNER WITH SHELF (B26) Line 12729 Note: 2Jun24 / 5Jul24

CERAMIC TILE



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Inv.639 32 Line 12481 2Jun24 / 5Jul24	1 - MAIN FLOOR: INSTALL UPGRADE 5 TILE THROUGHOUT MAIN FLOOR IN LIEU OF STANDARD TILE- IN ENTRY, POWDER ROOM, CLOSET, AND KITCHEN Note: *MUDROOM HAS STANDARD TILES
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COUNTERTOP

Inv.639 29 Line 12476 2Jun24 / 5Jul24	1 - KITCHEN: INSTALL MSI 3 QUARTZ COUNTER THROUGHOUT KITCHEN AND SERVERY Note:
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Inv.639 30 Line 12479 2Jun24 / 5Jul24	1 - KITCHEN: INSTALL MSI 3 QUARTZ BACKSPLASH IN KITCHEN AND SERVERY AREA Note:
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Inv.639 31 Line 12480 2Jun24 / 5Jul24	1 - KITCHEN: INSTALL EXTENDED ISLAND COUNTER TO 4' WIDE IN MSI 3 QUARTZ, AND ADD 2 WATERFALL LEGS Note:
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Inv.639 24 Line 12473 2Jun24 / 5Jul24	1 - KITCHEN: COOKTOP CUT OUT Note:
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ELECTRICAL

Inv.486 8 Line 9832 8Dec22 / 19Dec22	1 - FAMILY ROOM: ELECTRICAL - DEDICATED 15 AMP 120 V FOR FUTURE TV ABOVE FIREPLACE *NO CONDUIT REQUESTED Note:
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Inv.486 9 Line 9833 8Dec22 / 19Dec22	1 - FOYER: CEILING LIGHT- REINFORCE FIXTURE FOR FUTURE CHANDELIER. MAX 50 POUNDS Note: Location may vary slightly due to joist location
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Inv.486 10 Line 9834 8Dec22 / 19Dec22	1 - CEILING FIXTURE - RELOCATE STANDARD CEILING FIXTURE Note: Location may vary slightly due to joist location
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Inv.486 2	1 - KITCHEN: INSTALL ELECTRICAL - DEDICATED 15 AMP 120 V FOR BAR FRIDGE
Line 9825	Note:
8Dec22 / 19Dec22	
Inv.486 4	1 - KITCHEN: INSTALL ELECTRICAL - ROUGH-IN FOR 40 AMP 220 V BUILT-IN WALL OVEN
Line 9828	Note:
8Dec22 / 19Dec22	
Inv.486 16	2 - PRIMARY ENSUITE - POWDER ROOM: RECEPTACLES - DEDICATED 15 AMP 120 VOLT GFCI RECEPTACLE (INTERIOR). INSTALL BEHIND TOILETS IN PRIMARY AND POWDER ROOM
Line 9955	Note:
8Dec22 / 19Dec22	

HARDWOOD FLOORING

Inv.639 33	1 - MASTER BEDROOM: INSTALL STANDARD LEVEL HARDWOOD IN MASTER BEDROOM IN LIEU OF STANDARD CARPET
Line 12482	Note:
2Jun24 / 5Jul24	

HVAC

Inv.639 35	1 - KITCHEN: INSTALL 8" VENT IN LIEU OF STANDARD 6" VENT
Line 12637	Note:
2Jun24 / 5Jul24	

INTERIOR DOOR & TRIM

Inv.486 6	1 - DEN: INSTALL 1 PANEL FRENCH DOOR, CLEAR GLASS 96" H
Line 9830	Note:
8Dec22 / 19Dec22	
Inv.486 7	1 - INTERIOR DOOR HARDWARE-SINGLES, CROSS FLOW IN MATTE BLACK. INCL. EXTERIOR DOOR, NOT GRIP SET.
Line 9831	Note:
8Dec22 / 19Dec22	

MISCELLANEOUS



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Inv.639 44	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 colour or structural changes/additions/deletions to be made
Line 12768	Note: Purchasers are aware & accept that ANY changes made to upgrades after signing this Purchasers Extra Form are subject to a minimum administration fee
2Jun24 / 5Jul24	

PLUMBING

Inv.622 17	1 - MASTER ENSUITE: INSTALL A DIVERTER TO ACCOMODATE FOR THE RAIN SHOWERHEAD AND THE STANDARD SHOWERHEAD DIVERTER: UT2721/U361X
Line 12326	Note:
8May24 / 8May24	
Inv.486 3	1 - KITCHEN: INSTALL EXTRA ROUGH-IN LINE FOR FRIDGE ICE MAKER WITH SHUT-OFF
Line 9826	Note:
8Dec22 / 19Dec22	
Inv.486 11	1 - PRIMARY ENSUITE: INSTALL PLUMBING FOR RAIN SHOWERHEAD FROM CEILING, MUST PURCHASE SHOWERHEAD. IN LIEU OF STANDARD SHOWERHEAD ON WALL
Line 9836	Note:
8Dec22 / 19Dec22	
Inv.486 12	1 - PRIMARY ENSUITE: INSTALL 6" STRAIGHT SHOWER ARM - MOEN MODEL# 116651 CHROME
Line 9838	Note:
8Dec22 / 19Dec22	
Inv.486 13	1 - PRIMARY ENSUITE: INSTALL SHOWER HEAD - RAINSHOWER HEAD MOEN MODEL# S1004
Line 9839	Note:
8Dec22 / 19Dec22	
Inv.486 14	1 - PRIMARY ENSUITE: KEEP STANDARD SHOWERHEAD, IN ADDITION TO UPGRADED RAIN SHOWER
Line 9840	Note:
8Dec22 / 19Dec22	
Inv.639 34	1 - MASTER ENSUITE: INSTALL DIVERTER FOR MASTER ENSUITE RAIN SHOWERHEAD UT2721
Line 12483	Note:
2Jun24 / 5Jul24	



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Inv. 639 42	1 - KITCHEN: INSTALL UPGRADED KITCHEN SINK: KOHLER UNDERTONE 31-1/2" K-3183-NA
Line 12730	Note:
2Jun24 / 5Jul24	

VACCUM/BELL

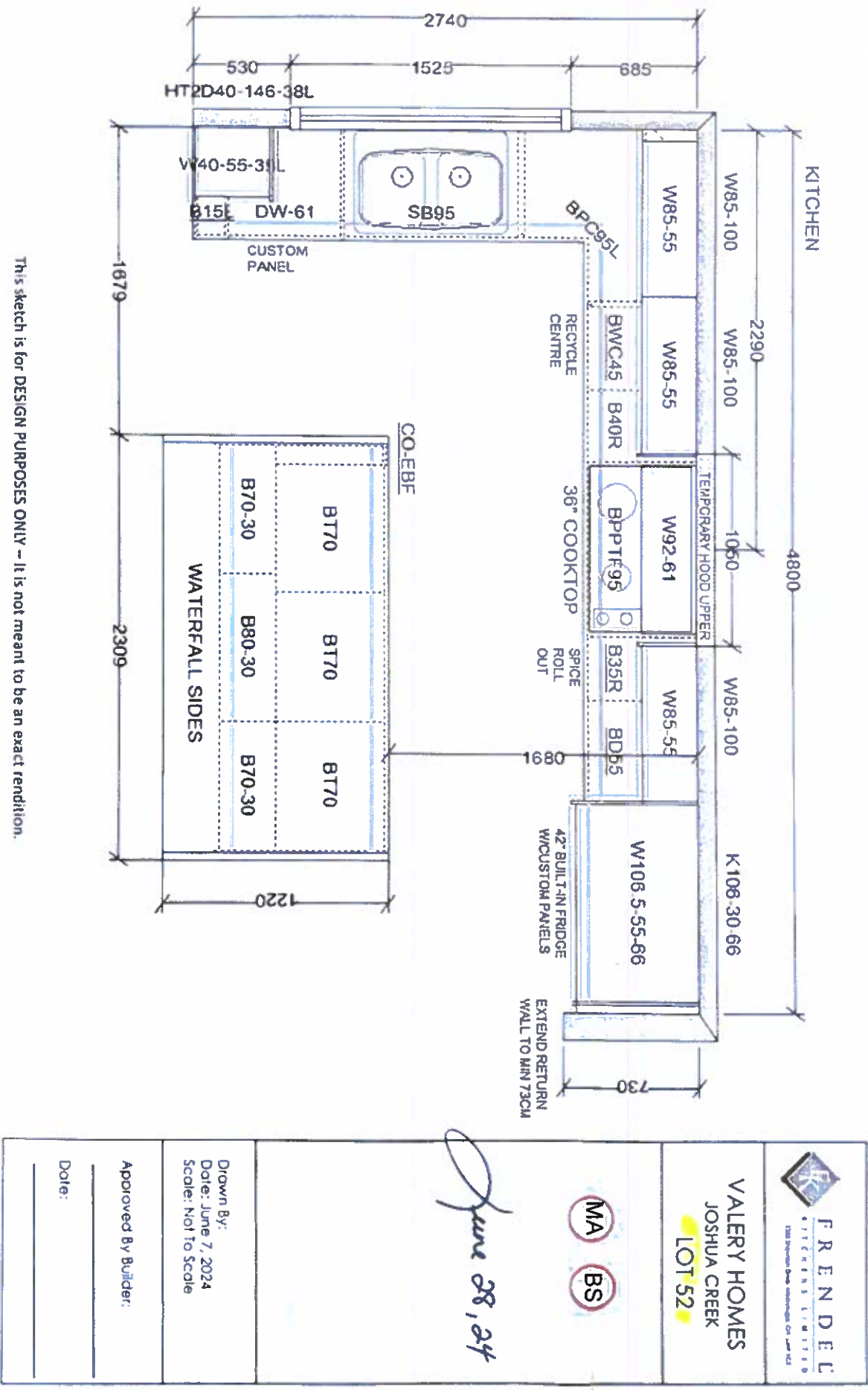
Inv. 486 15	1 - CENTRAL VACUUM - CENTRAL VAC PIPING COMPLETE ROUGH-IN TO GARAGE - TWO OUTLETS PER FLOOR AND ONE OUTLET IN BASEMENT R/I ONLY
Line 9844	Note:
8Dec22 / 19Dec22	

Inv. 486 1	1 - CAT 6A LOCATION SKETCH. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS (STD)
Line 9824	Note:
8Dec22 / 19Dec22	

WINDOWS

Inv. 486 5	3 - BASEMENT: BASEMENT WINDOW - ENLARGE THREE (3) STANDARD WINDOW TO- 36 X 30
Line 9829	Note: MAY REQUIRE A WINDOW WELL
8Dec22 / 19Dec22	

TOP 32 1034
25/04/2024

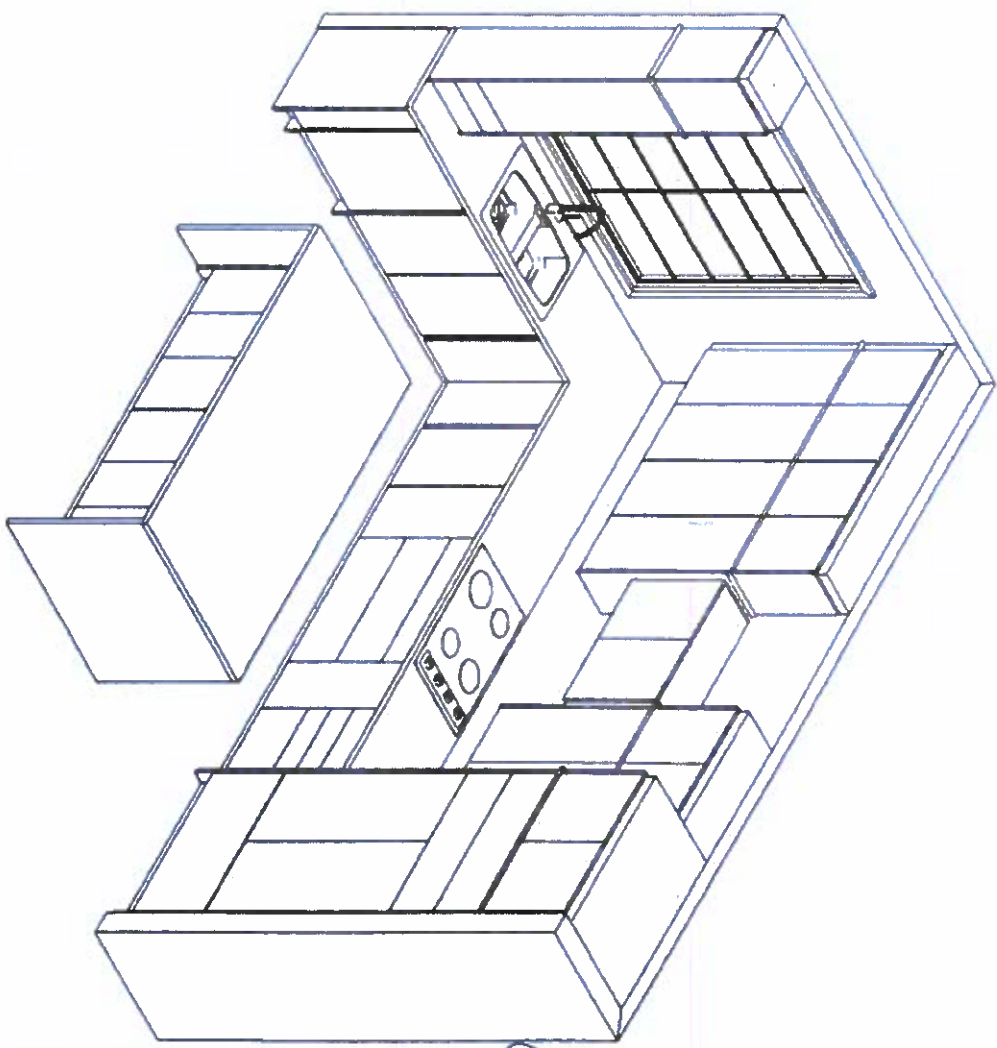
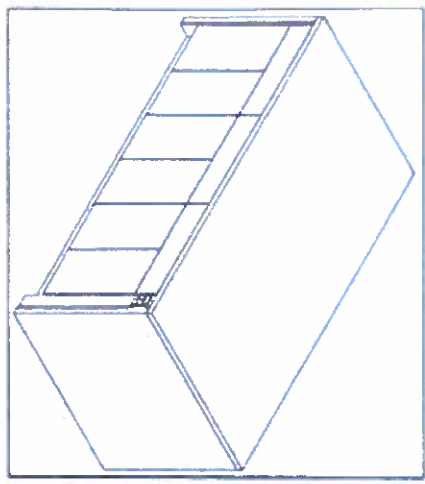


This sketch is for DESIGN PURPOSES ONLY - It is not meant to be an exact rendition.

 FRENDEL KITCHEN INTERIORS 1000 Highway 104, Suite 101, Unit 101, Unit 102	VALERY HOMES JOSHUA CREEK LOT 52
Drawn By: _____ Date: June 7, 2024 Scale: Not To Scale Approved By Builder: _____ Date: _____	

APPROVED FOR CONSTRUCTION

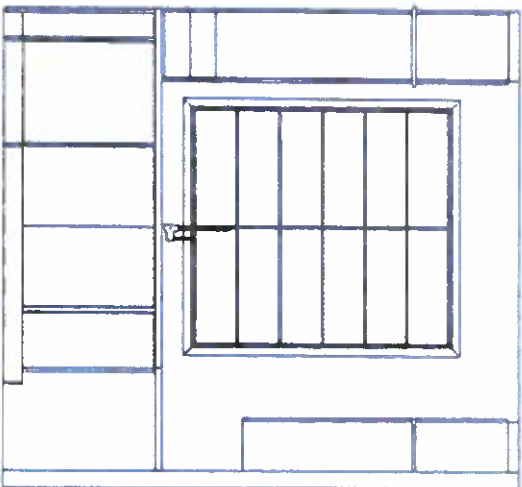
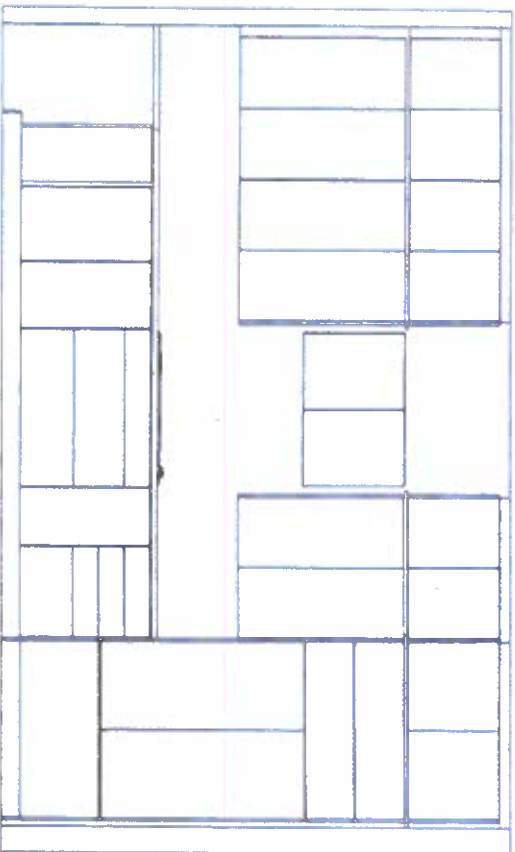
APPROVED FOR CONSTRUCTION
DATE: 6/28/24



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

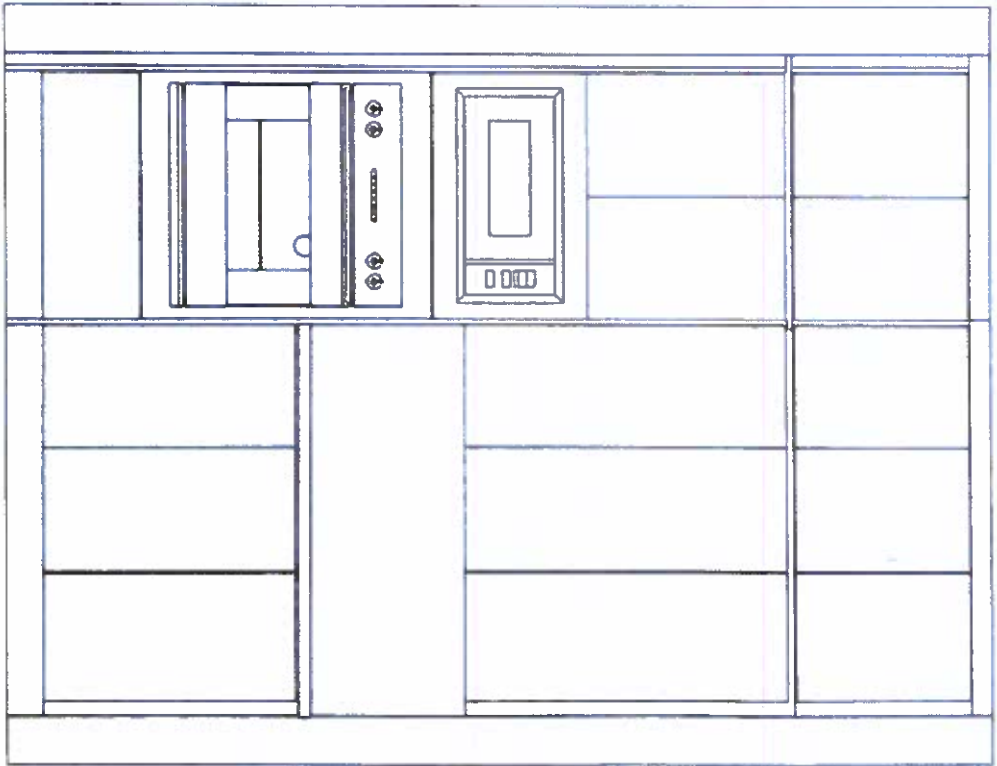
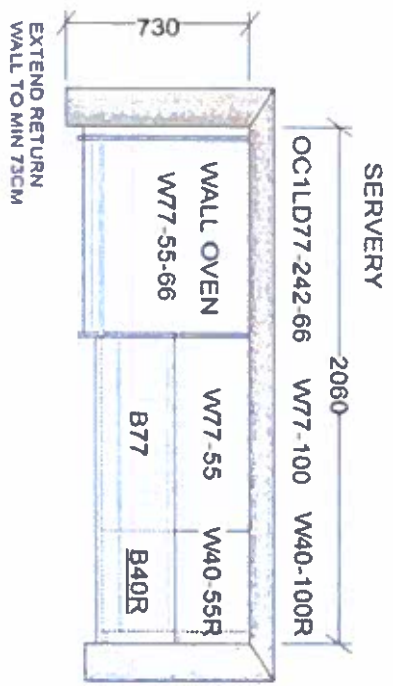
 FRENDEL CONSTRUCTION LIMITED 1234 Highway 100, Winnipeg, MB R2H 1A2	VALERY HOMES JOSHUA CREEK LOT 52	MA BS <i>June 28, 24</i>	Drawn By: Date: June 7, 2024 Scale: Not To Scale	Approved By Builder: _____ Date: _____
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Approved for Construction by the City of Joshua Creek



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 F R E N D E L E N T E R P R I S E S , I N C . 1200 Highway 100, Suite 100, Joshua Creek, OR 97030	VALERY HOMES JOSHUA CREEK LOT 52	MA B9	June 28, 24
Drawn By: _____ Date: June 7, 2024 Scale: Not To Scale			
Approved By Builder: _____ Date: _____			



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 F R E N D E L C O N S T R U C T I O N L I M I T E D 1880 Highway 100, Suite 100, Mississauga, ON L4W 1G3	VALERY HOMES JOSHUA CREEK LOT 52	MA BS	June 28, 24
Drawn By: _____ Date: June 7, 2024 Scale: Not To Scale			
Approved By Builder: _____ Date: _____			

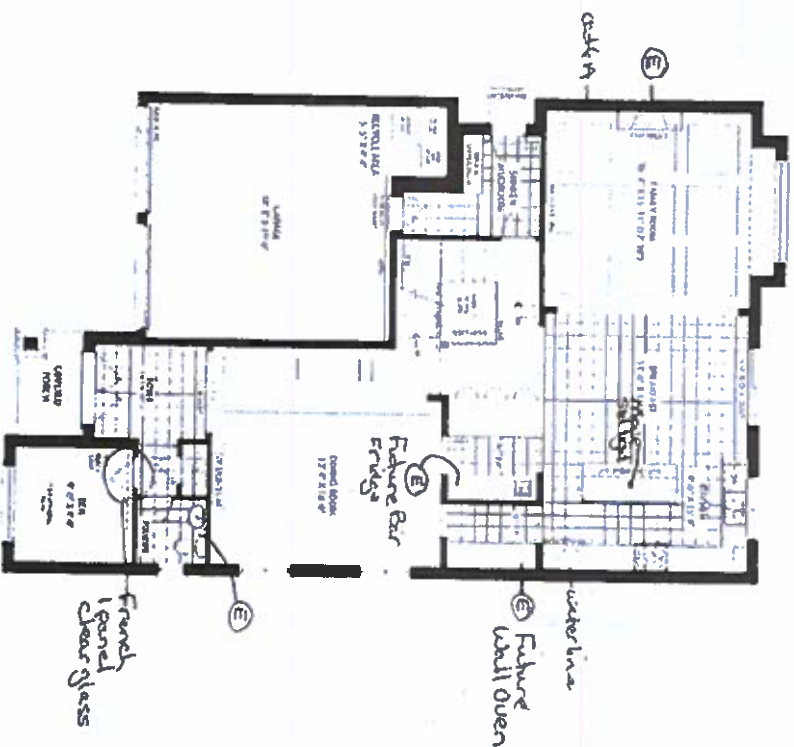
BAYSHIRE
44-3



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



OPTIONAL GROUND FLOOR ELEV. A, B & C



GROUND FLOOR ELEV. A



PARTIAL GROUND FLOOR ELEV. B



PARTIAL GROUND FLOOR ELEV. C

JOSHUA CREEK
MONTAGE

Architectural drawings for the Joshua Creek Montage project, showing various floor plans and elevations. The drawings are dated June 4, 2024.

VALERY
NORTH

Lot 52 MHP BS

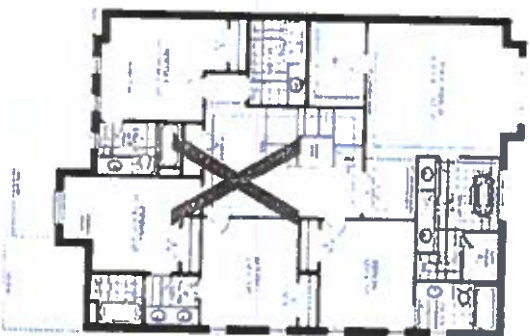
Dec. 19, 22

Lot 52



June 4, 2024

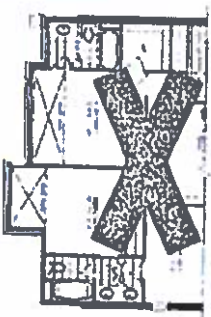
BAYSHIRE
44-3



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

Lot 52

MF 63

Dec. 19, 22

Lot 52

OO

June 4, 2024

JOSHUA CREEK
MONTAGE

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VALERY
HOMES

11/17/2022
11/17/2022

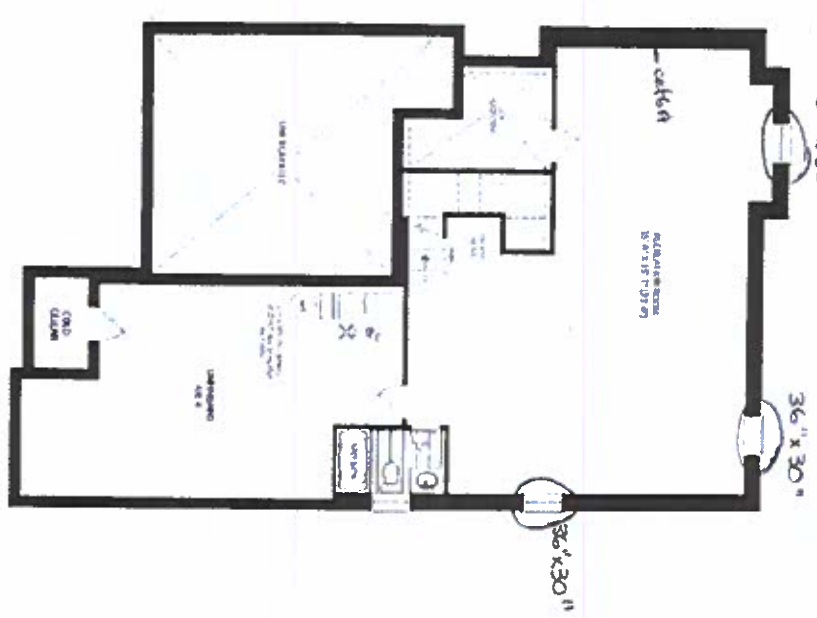
BAYSHIRE

44-5

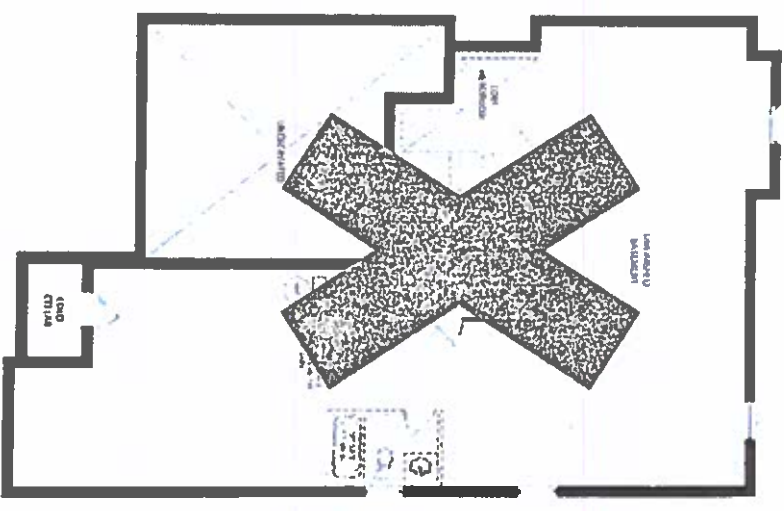
36' x 30'

36' x 30'

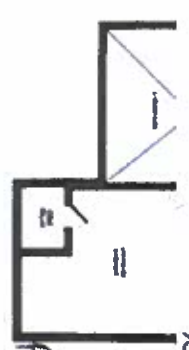
36' x 30'



FINISHED BASEMENT ELEV A



UNFINISHED BASEMENT ELEV A



PARTIAL BASEMENT FLOOR ELEV B



PARTIAL BASEMENT FLOOR ELEV C



FINISHED BASEMENT FLOOR ELEV A & C
WITH OPT EXTERIOR STAIR



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

20752

Dec. 17, 22

20752

June 4, 24

JOSHUA CREEK
MONTAGE

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VALERY
HOMES



UNDERMOUNT

Up-Grade
VALERY
HOMES

KITCHEN SINKS

KOHLER.



Lot 52

June 28, 24



Undertone 31-1/2" K-3183-NA
Requires K-8801-VS Strainer
PRICE \$2,760 + hst



Vault 33" K-3821-4-NA
Requires K-8801-VS Strainer
PRICE \$2,025 + hst



Strive 32" K-5285-NA
Requires K-8801-VS Strainer
Accessories Shown Included
PRICE \$2,105 + hst

ALL PRICES ARE INTERIOR STANDARD.
HST TO BE ADDED