



CONSTRUCTION SUMMARY

Joshua Creek - 70 NOTTINGHILL (44-02) C

Registere Plan Number: Municipal Address: Closing: 10-Aug-23

BONUS

Inv.459 30 Line 9475 13Sep22 / 17Oct22	1 - BONUS PACKAGE: \$5,000.00 WORTH OF UPGRADES FROM VALERY HOMES DÉCOR CENTRE IS BEING APPLIED TOWARD THE STRUCTURAL APPOINTMENT. Note:
Inv.574 62 Line 11627 2Mar24 / 7Mar24	1 - BONUS PACKAGE: \$7500.00 WORTH OF UPGRADES FROM VALERY HOMES DÉCOR CENTRE IS BEING APPLIED TOWARD THE COLOUR APPOINTMENT. Note:

CABINETRY

Inv.574 59 Line 11625 2Mar24 / 7Mar24	1 - POWDER ROOM: INSTALL STANDARD LEVEL CABINET IN POWDER ROOM Note:
Inv.574 33 Line 11594 2Mar24 / 7Mar24	1 - KITCHEN: INSTALL LEVEL 6 KITCHEN CABINETS Note:
Inv.574 34 Line 11595 2Mar24 / 7Mar24	1 - KITCHEN: INSTALL 2-TONE KITCHEN (L02) Note:
Inv.574 35 Line 11596 2Mar24 / 7Mar24	2 - KITCHEN: INSTALL 4 LINEAR FEET OF EXTENDED KITCHEN UPPER CABINETS (A02) Note:
Inv.574 36 Line 11597 2Mar24 / 7Mar24	6 - KITCHEN: INSTALL 4 LINEAR FEET OF BASE KITCHEN CABINETS (B01) Note:
Inv.574 37 Line 11598 2Mar24 / 7Mar24	18 - KITCHEN: INSTALL STACKED UPPER CABINETS (A03) Note:
Inv.574 38 Line 11599 2Mar24 / 7Mar24	4 - KITCHEN: INSTALL 4 DEEP STACKED UPPER CABINETS (A04) Note:



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Inv.574 39 Line 11600 2Mar24 / 7Mar24	1 - KITCHEN: INSTALL SOFT CLOSE HINGES FOR STACKED UPPER CABINETS (G09) Note:
Inv.574 40 Line 11601 2Mar24 / 7Mar24	4 - KITCHEN: CONVERT FOUR UPPER CABINETS TO FLIP-UP DOORS (A14) Note:
Inv.574 41 Line 11602 2Mar24 / 7Mar24	1 - KITCHEN: INSTALL COOKTOP CABINET WITH POT DRAWERS BELOW (H27) Note:
Inv.574 43 Line 11604 2Mar24 / 7Mar24	2 - KITCHEN: INSTALL 2 LENGTHS OF LIGHT VALANCE (J11) Note:
Inv.574 44 Line 11605 2Mar24 / 7Mar24	1 - KITCHEN: INSTALL FALSE DRAWER FRONT ON KITCHEN SINK CABINET (B06) Note:
Inv.574 45 Line 11606 2Mar24 / 7Mar24	2 - KITCHEN: INSTALL TWO TOP DRAWERS (B07) Note:
Inv.574 46 Line 11607 2Mar24 / 7Mar24	2 - KITCHEN: INSTALL 2 SETS OF POT AND PAN DRAWERS (B10) Note:
Inv.574 47 Line 11608 2Mar24 / 7Mar24	11 - KITCHEN: INSTALL 11 TANDOMBX SOFT CLOSE DRAWERS (B08) Note:
Inv.574 48 Line 11609 2Mar24 / 7Mar24	1 - KITCHEN: INSTALL RECYCLE CENTRE IN ISLAND (B17) Note:
Inv.574 49 Line 11610 2Mar24 / 7Mar24	1 - KITCHEN: INSTALL BUILT IN FRIDGE WITH PROUD INSTALLATION, NO PANELS (H06) Note:



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Inv.574 50 Line 11611 2Mar24 / 7Mar24	1 - KITCHEN: INSTALL BUILT-IN TALL APPLIANCE FOR WALL OVEN, FLUSH MOUNT (H20) Note:
Inv.574 51 Line 11612 2Mar24 / 7Mar24	2 - KITCHEN: INSTALL 2 LINEAR FEET OF PANTRY, 66cm DEEP IN LIEU OF STANDARD UPPERS AND BASE (C04) Note:
Inv.574 52 Line 11613 2Mar24 / 7Mar24	1 - KITCHEN: INSTALL CUSTOM MODIFICATION OF PANTRY FOR OPEN SHELF IN THE MIDDLE Note:
Inv.574 53 Line 11614 2Mar24 / 7Mar24	8 - KITCHEN: INSTALL 8 LINEAR FEET OF BASE CABINETS UNDER KITCHEN ISLAND OVERHANG (B20) Note:

CERAMIC TILE

Inv.574 57 Line 11621 2Mar24 / 7Mar24	1 - KITCHEN: INSTALL UPGRADE 2 BACKSPLASH THROUGHOUT KITCHEN. INCLUDES NEW AREA ABOVE SINK, BEHIND CHIMNEY FAN AND NEW EXTENDED KITCHEN ISLAND Note:
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COUNTERTOP

Inv.574 60 Line 11626 2Mar24 / 7Mar24	1 - POWDER ROOM: INSTALL STANDARD LEVEL QUARTZ COUNTER IN POWDER ROOM Note:
Inv.574 61 Line 11698 2Mar24 / 7Mar24	1 - KITCHEN: INSTALL WATERFALL ISLAND IN MSI 3 Note:
Inv.574 54 Line 11615 2Mar24 / 7Mar24	1 - KITCHEN: INSTALL MSI 3 COUNTER THROUGHOUT KITCHEN Note:
Inv.574 55 Line 11616 2Mar24 / 7Mar24	1 - KITCHEN: INSTALL MSI 3 COUNTER ON EXTENDED KITCHEN ISLAND- 4.5' WIDE Note:



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Inv.574	1 - KITCHEN: COOKTOP CUT OUT FROM QUARTZ
42	
Line 11603	Note:
2Mar24 / 7Mar24	

ELECTRICAL

Inv.459	1 - KITCHEN: INSTALL RECEPTACLES - ADDITIONAL 15 AMP 120 VOLT RECEPTACLE FOR
3	GAS STOVE
Line 9338	Note:
13Sep22 / 17Oct22	
Inv.459	1 - KITCHEN: INSTALL ELECTRICAL - ROUGH-IN FOR DEDICATED 30 - 40 AMP 220 V
4	BUILT-IN MICROWAVE SPEED OVEN
Line 9339	Note:
13Sep22 / 17Oct22	
Inv.459	1 - KITCHEN: INSTALL ELECTRICAL - ROUGH-IN FOR DEDICATED 15 AMP 120 V FOR
6	BEVERAGE FRIDGE
Line 9340	Note:
13Sep22 / 17Oct22	
Inv.459	1 - KITCHEN: INSTALL ELECTRICAL - ROUGH-IN FOR DEDICATED 15 AMP 120 V FOR
7	COFFEE CENTRE IN NEW PANTRY- SEE REVISED KITCHEN DESIGN
Line 9341	Note:
13Sep22 / 17Oct22	
Inv.459	1 - KITCHEN: INSTALL ELECTRICAL - ROUGH-IN FOR DEDICATED 30 - 40 AMP 220 V
5	BUILT-IN WALL OVEN
Line 9342	Note:
13Sep22 / 17Oct22	
Inv.459	4 - KITCHEN: APPLIANCE - RELOCATE STANDARD APPLIANCE- STOVE, FRIDGE, SINK AND
8	DISHWASHER
Line 9346	Note:
13Sep22 / 17Oct22	
Inv.459	1 - KITCHEN: INSTALL ELECTRICAL - ROUGH-IN FOR 15 AMP ON OPPOSITE SIDE OF THE
16	STANDARD PLUG IN ISLAND. ISLAND TO NOW HAVE TWO PLUGS
Line 9353	Note:
13Sep22 / 17Oct22	
Inv.459	1 - KITCHEN: RELOCATE ELECTRICAL - RELOCATE STANDARD LIGHT ABOVE ISLAND.
17	
Line 9354	Note:
13Sep22 / 17Oct22	



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Inv.459 23 Line 9360	1 - KITCHEN: INSTALL CABINET LIGHTING - UNDERMOUNT T-5 LED VALANCE LIGHT (INCLUDES ADDITIONAL AREA) Note:
13Sep22 / 17Oct22	

Inv.459 19 Line 9356	1 - FAMILY ROOM: INSTALL ELECTRICAL - ROUGH-IN FOR 15 AMP FOR ELECTRIC FIREPLACE Note:
13Sep22 / 17Oct22	

Inv.459 20 Line 9357	1 - FAMILY ROOM: INSTALL ELECTRICAL - ROUGH-IN FOR 15 AMP FOR FUTURE TV ABOVE FIREPLACE Note:
13Sep22 / 17Oct22	

FIREPLACE

Inv.459 18 Line 9355	1 - FAMILY ROOM: INSTALL FIREPLACE - ALLURAVISION 50 INCH SLIM ELECTRIC FIREPLACE - GLASS FRONT - BLACK - NEFL50CHS, IN LIEU OF STANDARD GAS Note:
13Sep22 / 17Oct22	

HARDWOOD FLOORING

Inv.574 58 Line 11622	1 - MAIN FLOOR & UPPER HALL: INSTALL NOUVEAU 7 HARDWOOD THROUGHOUT STANDARD HARDWOOD AREAS. MAIN HALL, FAMILY ROOM, DEN, DINING ROOM AND UPPER HALL Note:
2Mar24 / 7Mar24	

HVAC

Inv.459 22 Line 9359	1 - AIR CONDITIONER AND FLOW - THROUGH HUMIDIFIRE AND MEDIA FILTER - LENNOX ML14 - 14 SEER -3.5 TON - WITH FLOW THRU HUMIDIFIER AND 5 INCH MEDIA FILTER Note:
13Sep22 / 17Oct22	

Inv.459 1 Line 9336	1 - CAT 6A LOCATION SKETCH. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS Note:
13Sep22 / 17Oct22	

Inv.459 2 Line 9337	1 - KITCHEN: INSTALL GAS PIPING AND OTHER - GAS LINE R/I FOR MAIN FLOOR - STOVE Note:
13Sep22 / 17Oct22	



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INTERIOR DOOR & TRIM

Inv.459 11 Line 9347 13Sep22 / 17Oct22	5 - MAIN FLOOR: INSTALL SHAKER STYLE , MADISON DOOR, 1 PANEL, HOLLOW CORE 96” H, ON MAIN FLOOR Note:
Inv.459 12 Line 9348 13Sep22 / 17Oct22	21 - BASEMENT AND SECOND FLOOR: INSTALL SHAKER STYLE , MADISON DOOR, 1 PANEL, HOLLOW CORE 84” H Note:
Inv.459 13 Line 9349 13Sep22 / 17Oct22	29 - INTERIOR DOOR HARDWARE, SLIP STREAM IN MATTE BLACK, INCL. EXTERIOR DOOR, NOT GRIP SET. PRICE IS EACH Note:
Inv.459 14 Line 9350 13Sep22 / 17Oct22	1 - GRIP SET- CONCEIRGE 400 DEADBOLT IN (MATTE BLACK) Note:

INTERIOR DOORS & TRIM

Inv.459 15 Line 9351 13Sep22 / 17Oct22	1 - DEN: INTERIOR DOOR & TRIM - TRIM ARCHWAY FOR FUTURE DOUBLE EXTENDED HEIGHT FRENCH DOORS INTO DEN Note:
Inv.459 29 Line 9366 13Sep22 / 17Oct22	1 - FRONT DOOR: INSTALL DOUBLE FRONT DOORS, WITH GLASS IN LIEU OF SIDE LITES Note:

MISCELLANEOUS

Inv.459 31 Line 9476 13Sep22 / 17Oct22	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:
Inv.574 32 Line 11593 2Mar24 / 7Mar24	1 - CREDIT FOR DEPOSIT LEFT AT STRUCTURAL FOR KITCHEN UPGRADES Note:



CONSTRUCTION SUMMARY

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Inv.574 64 Line 11697 2Mar24 / 7Mar24	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
Inv.574 63 Line 11628 2Mar24 / 7Mar24	1 - CREDIT: \$9500.00 WORTH OF UPGRADES FROM VALERY HOMES IS BEING APPLIED TOWARD THE COLOUR APPOINTMENT FOR DELAYED CLOSING. Note:
Inv.459 9 Line 9343 13Sep22 / 17Oct22	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:

PLUMBING

Inv.459 24 Line 9361 13Sep22 / 17Oct22	1 - KITCHEN: INSTALL EXTRA ROUGH-IN LINE FOR FRIDGE ICE MAKER WITH SHUT-OFF Note:
Inv.459 25 Line 9362 13Sep22 / 17Oct22	1 - BACKFLOW PREVENTER VALVE Note:
Inv.574 56 Line 11696 2Mar24 / 7Mar24	1 - KITCHEN: INSTALL UPGRADED KITCHEN SINK VAULT 33" K-3821-4-NA Note:

VACCUM/BELL

Inv.459 21 Line 9358 13Sep22 / 17Oct22	1 - FAMILY ROOM: INSTALL 1 1/4" ORANGE FLEX CONDUIT ABOVE FIREPLACE FOR FUTURE TV Note:
Inv.459 26 Line 9363 13Sep22 / 17Oct22	1 - CENTRAL VACUUM - CENTRAL VAC PIPING COMPLETE ROUGH-IN TO GARAGE - TWO OUTLETS PER FLOOR AND ONE OUTLET IN BASEMENT R/I ONLY Note:



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Inv.459 27	1 - KITCHEN: INSTALL CENTRAL VACUUM - KICK PLATE ROUGH - IN AND KICKPLATE KIT
Line 9364	Note:
13Sep22 / 17Oct22	

Inv.459 28	1 - ALARM ROUGH IN - KEYPAD (X2), SIREN (X1), MOTIONS (X2), DOOR CONTACTS (3). ROUGHED BACK TO HYDRO PANEL
Line 9365	Note:
13Sep22 / 17Oct22	

WINDOWS

Inv.459 10	4 - BASEMENT: BASEMENT WINDOW - ENLARGE FOUR (4) STANDARD WINDOWS TO- 36 X 30
Line 9344	Note:
13Sep22 / 17Oct22	

4-2



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

PARTIAL CROWN FLOOR LIFT

Team Only
For Future -
Double Doors
* Does not
include doors

PARTIAL CHORD AND FLOOR ELEV. C

Install Double
Glass Front Door
in lieu of sidelights

28
76
41
DA
MA

Sept 26, 22

2070

Mar. 7, 24



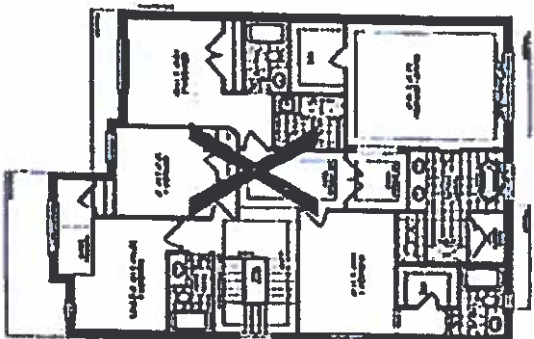
JOSHUA CREEK
MONTAGE

MONTAGE

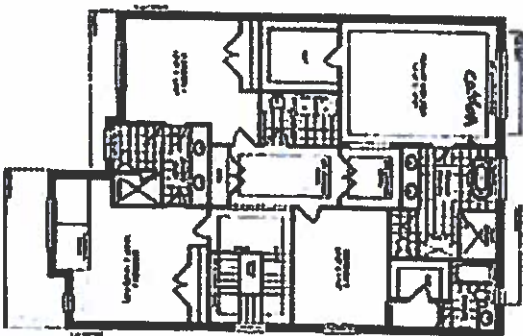
VALÉRY

NOTTINGHILL

442



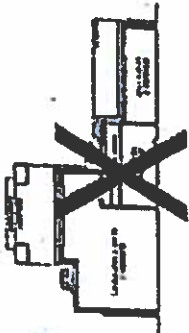
OPTIONAL SECOND FLOOR ELEV A
3 BEDROOM



SECOND FLOOR ELEV A



OPTIONAL SECOND FLOOR ELEV B
3 BEDROOM



OPTIONAL SECOND FLOOR ELEV C
3 BEDROOM



PARTIAL SECOND FLOOR ELEV B



PARTIAL SECOND FLOOR ELEV C

Lot 70

DA

MA

Sept. 26, 22

Lot 70

DA

MA

Sept. 7, 24

JOSHUA CREEK
MONTAGE

VALERY
HOME

442

Lot 70

~~DA~~ ~~MA~~

Sept 7, 24

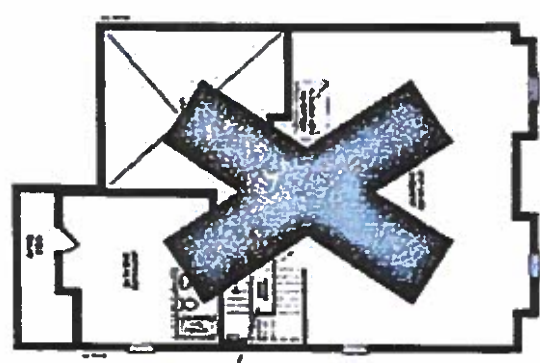
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Sept 26, 22

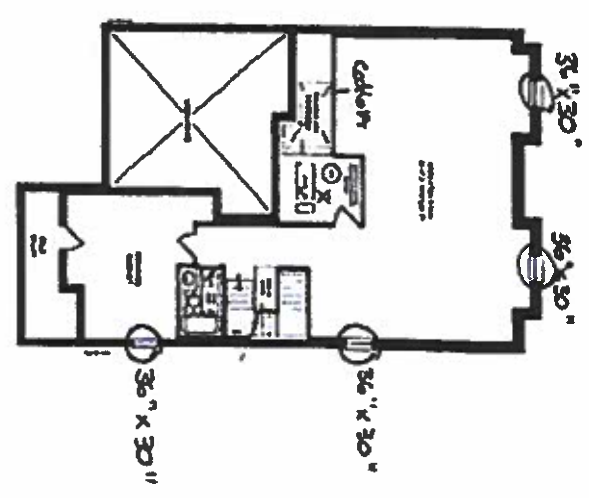
PARTIAL BASEMENT FLOOR ELEV B



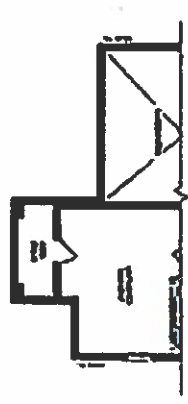
UNFINISHED BASEMENT FLOOR ELEV A



FINISHED BASEMENT FLOOR ELEV A, B & C



PARTIAL BASEMENT FLOOR ELEV C



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



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



JOSHUA CREEK MONTAGE

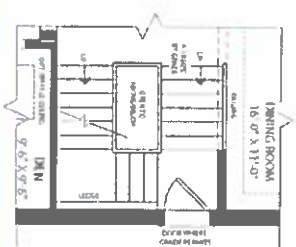
VALLEY HOMES

Notwithstanding to whom these plans are sold, the purchaser agrees to hold the seller harmless from all claims, damages, costs and expenses, including reasonable attorney's fees, that may be asserted against the seller by any third party as a result of the use of these plans, whether or not such claims, damages, costs and expenses result from the negligence of the seller. The purchaser's obligation to hold the seller harmless shall survive the completion of the project and the termination of this agreement.

NOTTINGHILL

44-2

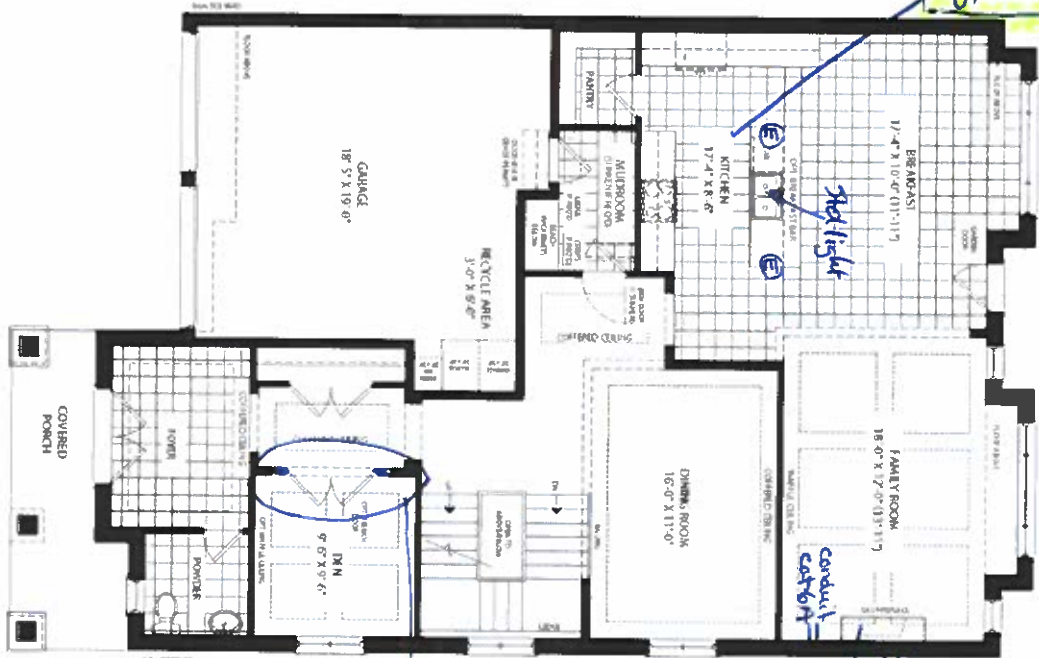
* See revised kitchen sketch for electrical, gas & plumbing locations.



OPTIONAL GROUND FLOOR ELEV. A, B & C

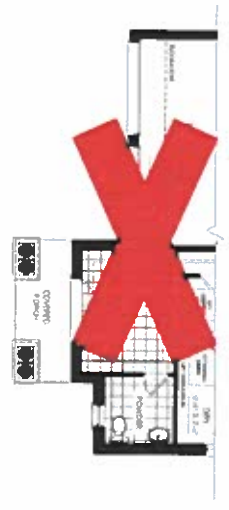


PARTIAL GROUND FLOOR ELEV. A, B & C
WITH OPT. EXTERIOR STAIR



GROUND FLOOR ELEV. A

Conduit
Electric Fireplace



PARTIAL GROUND FLOOR ELEV. B

Trim Only
For Future
Double Doors
* Does not
include doors

PARTIAL GROUND FLOOR ELEV. C



Install Double
Glass Front Door
in lieu of sidelites

JOSHUA CREEK

MONTAGE

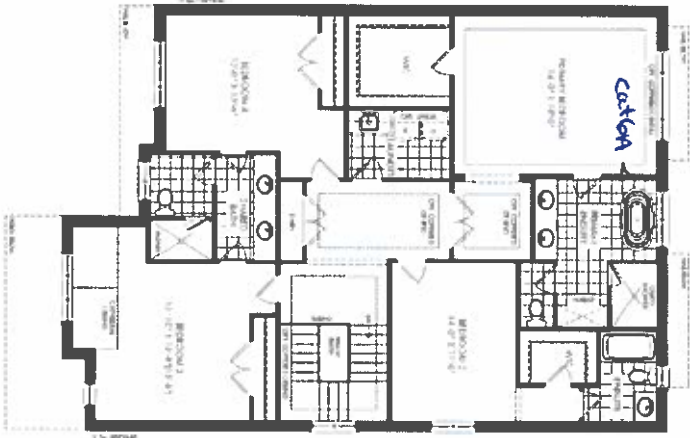
All dimensions are approximate and subject to normal construction variances. Dimensions may exceed the visible floor area. See specifications, floor plans and terms and conditions are subject to change without notice. Drawings are for informational purposes only and are not to be relied upon for construction. Plans may be revised. Balcony and deck variations may apply. Contact sales advisor for further details. All drawings reserved copyright 2018.

VALERY HOMES

Oct 70
Sept 26, 22



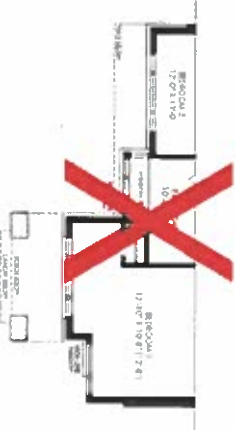
OPTIONAL SECOND FLOOR ELEV A
5 BEDROOM



SECOND FLOOR ELEV A



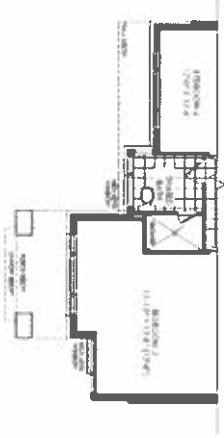
OPTIONAL SECOND FLOOR ELEV B
5 BEDROOM



OPTIONAL SECOND FLOOR ELEV C
5 BEDROOM



PARTIAL SECOND FLOOR ELEV B



PARTIAL SECOND FLOOR ELEV C

JOSHUA CREEK

MONTAGE

All dimensions are approximate and subject to normal construction variance. Dimensions may extend the usable floor area. Space specifications, floor plans 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 revised. Bedroom and kitchen variations may apply. Contact sales advisor for further details. All dimensions are approximate. © 2022 All rights reserved. Quality Homes.

VALERY
HOMES

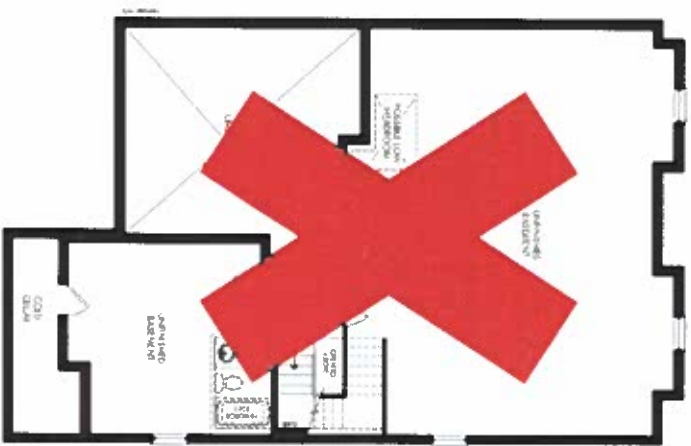
Sept 70
Sept. 26, 22

NOTTINGHILL
44-2

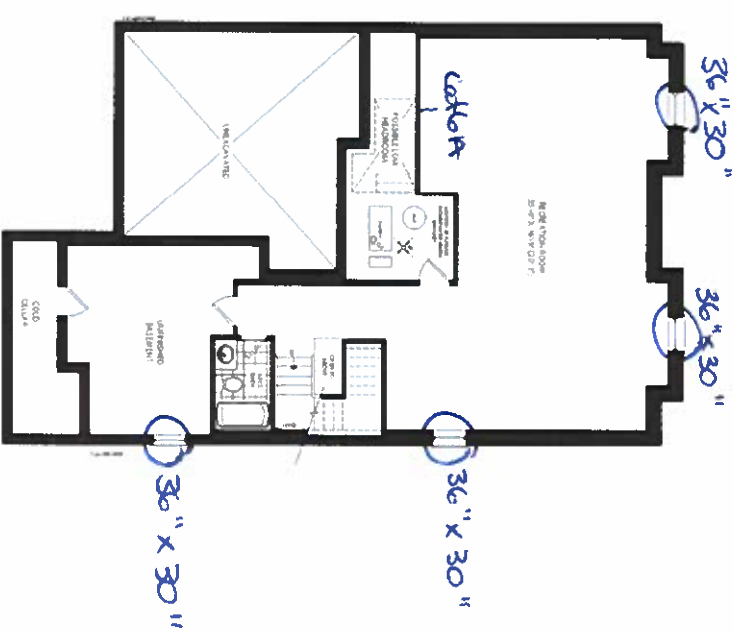
Lot 70
Sept 26, 22



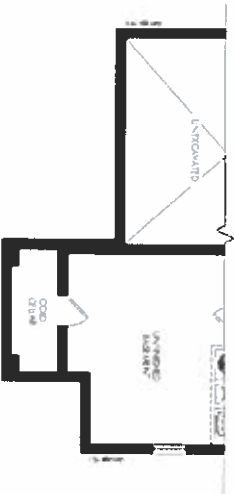
PARTIAL BASEMENT FLOOR ELEV B



UNFINISHED BASEMENT ELEV A



FINISHED BASEMENT FLOOR
ELEV A, B & C



PARTIAL BASEMENT FLOOR ELEV C



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

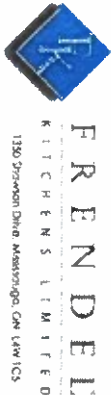


PARTIAL FINISHED FLOOR ELEV A, B & C
WITH OPT EXTERIOR STAIR

JOSHUA CREEK
MONTAGE

All dimensions are approximate and subject to normal construction variances. Dimensions may exceed the usable floor area. Some special work, floor joists and beams and could vary. Drawings may show optional features which may or be included in the base price. Payment may be required. Elevation and feature variations may apply. Contact a sales person for further details. All renderings are artist's concept. E & O. All rights reserved. Creative Homes.

VALENTINE
HOMES



VALERY HOMES
JOSHUA CREEK
LOT 70

**Not Final Drawing*
-For electrical, plumbing and hvac purposes only.

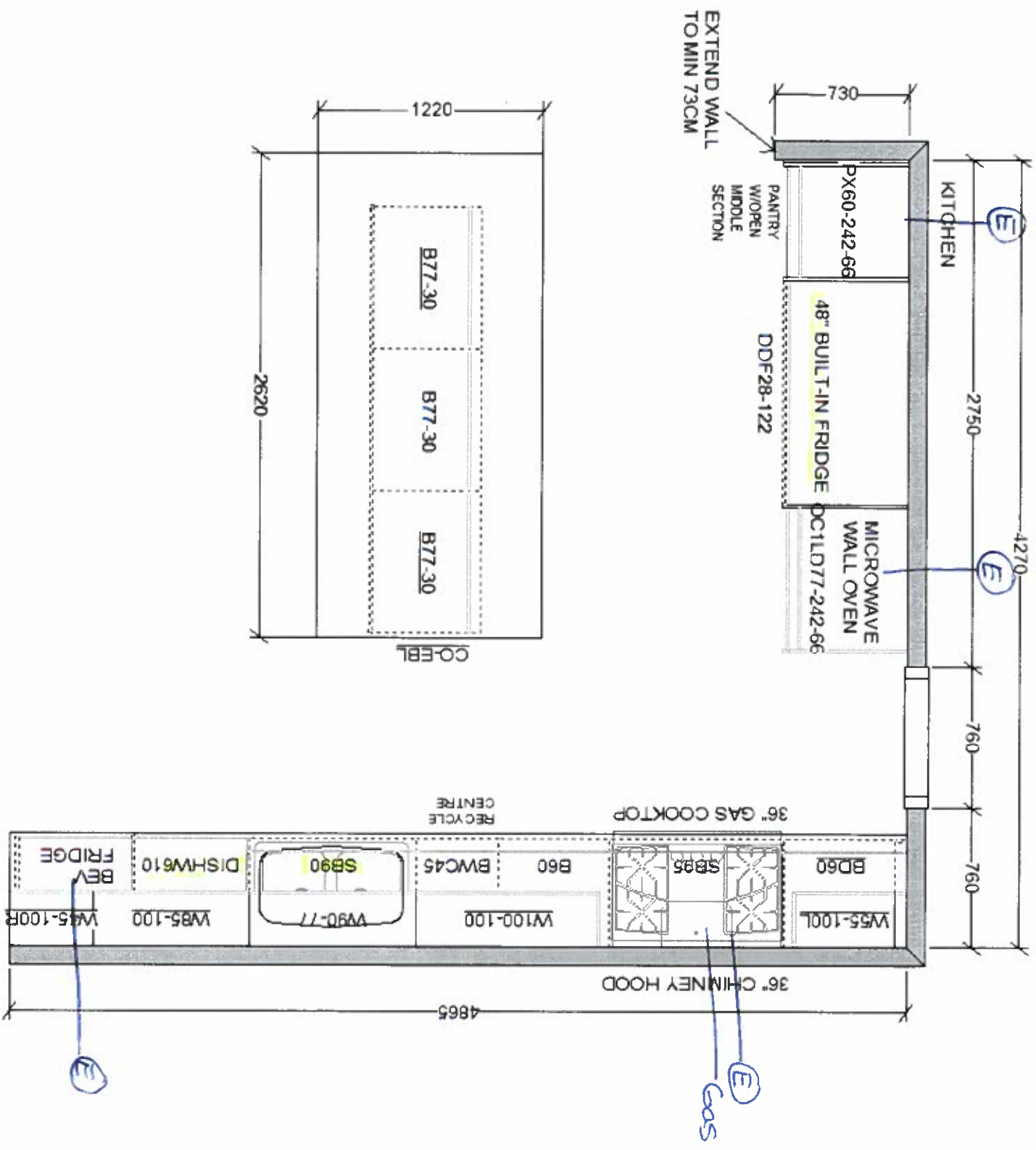


Sept. 26, 22

Drawn By:
Date: September 8, 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.



 F R E N D E L E I T E M A N S L I M I T E D 1280 Burnside Drive, Vancouver, BC V6E 1C3	VALERY HOMES JOSHUA CREEK LOT 70	 <i>JH</i>	Drawn By: Date: February 27, 2024 Scale: Not To Scale	Approved By Builder: Date:
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VALERY HOMES
JOSHUA CREEK
LOT 70

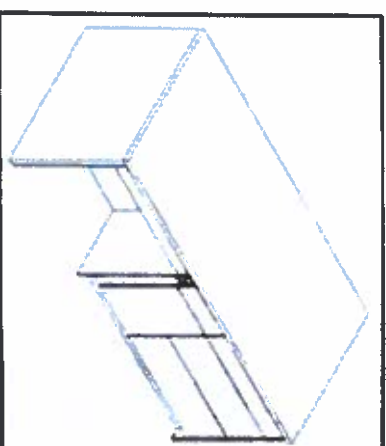


Mar. 7, 24

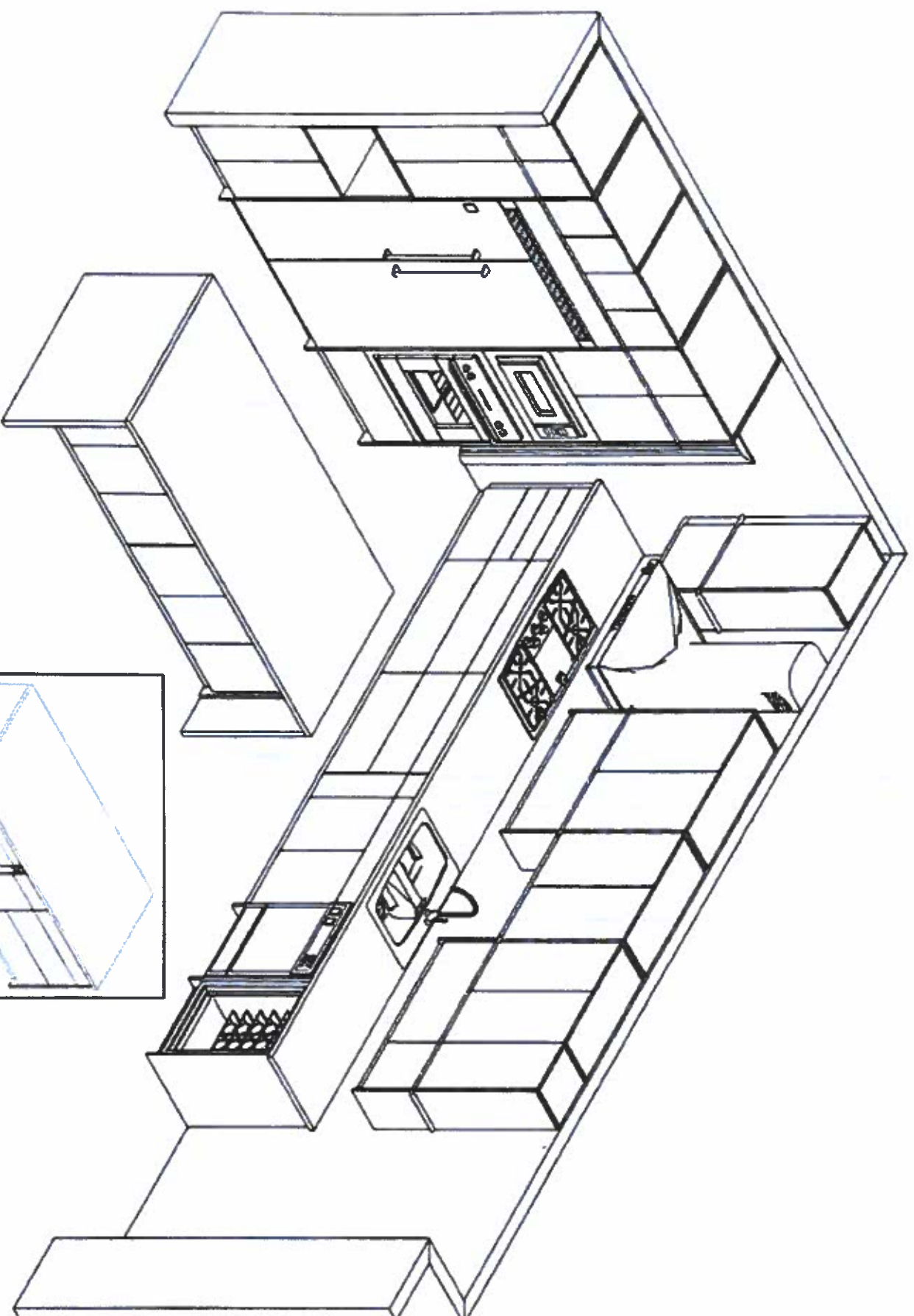
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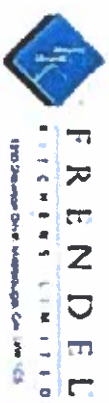
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Date:



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VALERY HOMES
JOSHUA CREEK
LOT 70

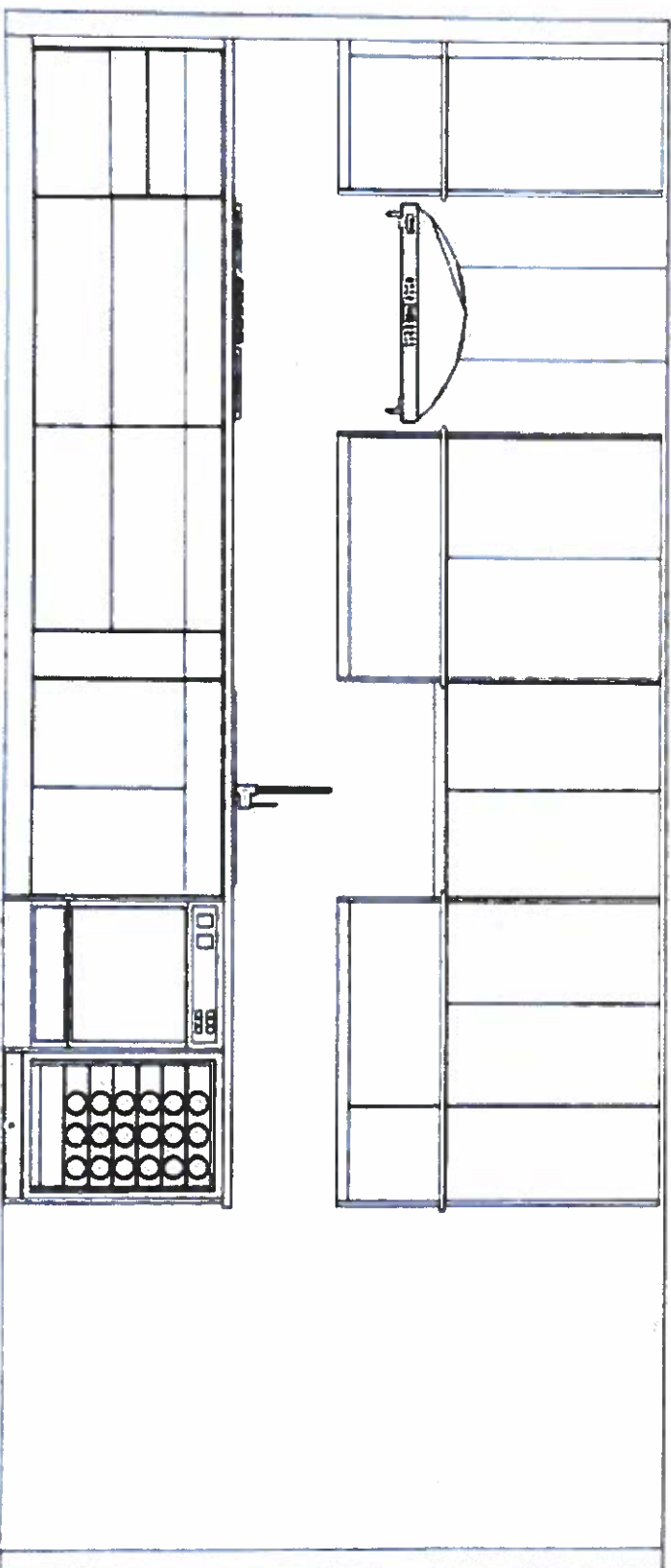
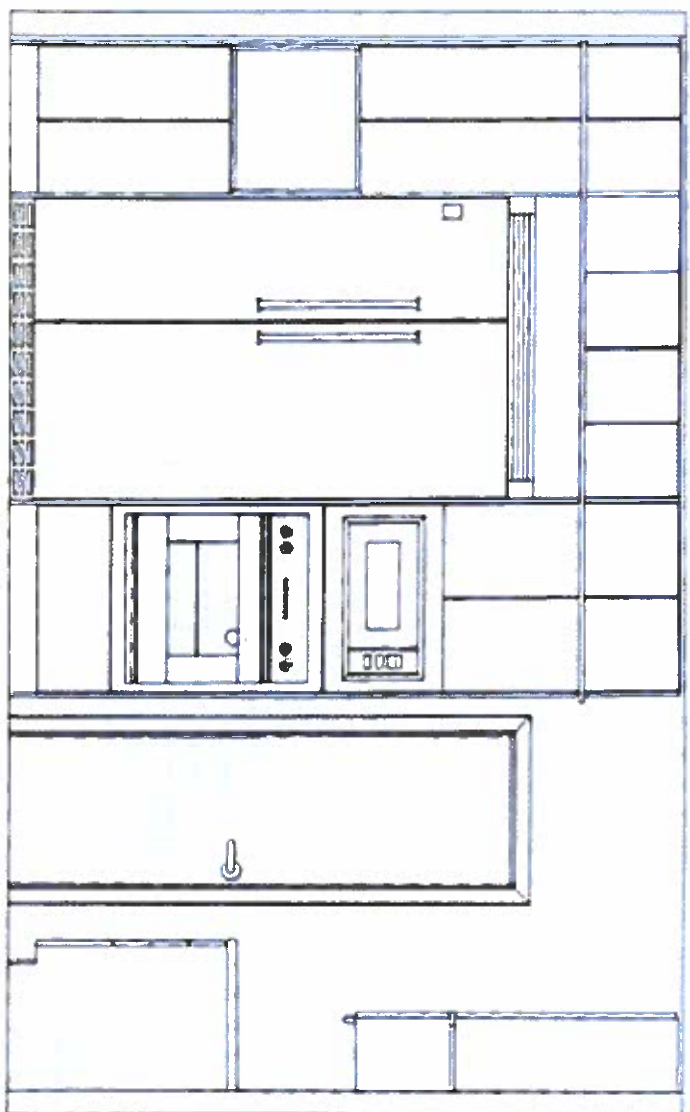


Mar 7, 24

Drawn By:
Date: February 27, 2024
Scale: Not To Scale

Approved By Builder:

Date: _____



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NOTA
PLUMBING & HEATING

11840 KEELEST MAPLE ON L6A 1S1

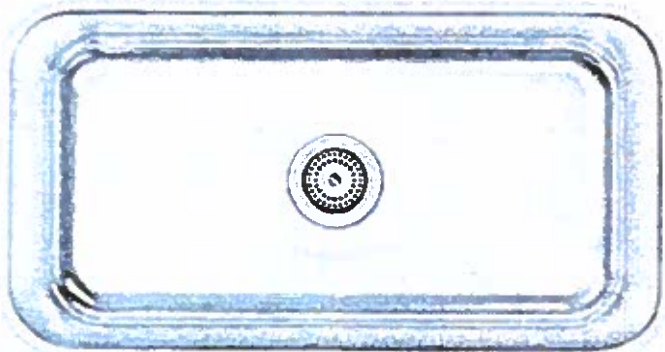
UNDERMOUNT

Up-Grade



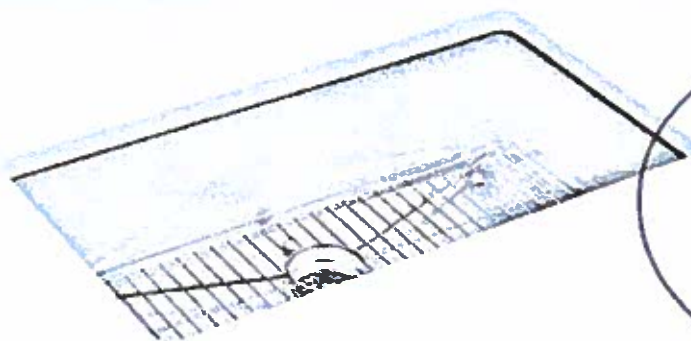
KITCHEN SINKS

KOHLER.



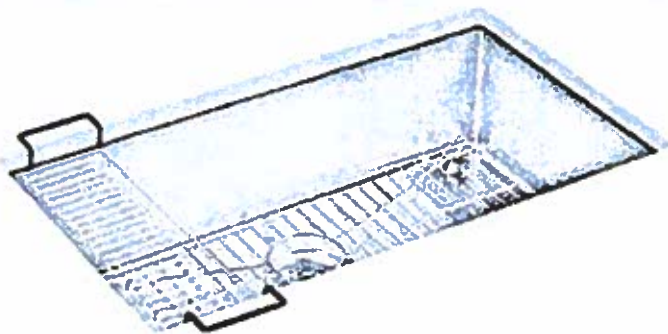
Undertone 31-1/2" K-3183-NA
Requires K-8801-VS Strainer

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 IN LIEU OF STANDARD
HST TO BE ADDED

Lot 70



Mar. 7, 24