



CONSTRUCTION SUMMARY

Joshua Creek - 53 BAYSHIRE (44-03) A

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

BONUS

Inv.487 22 Line 9874	1 - BONUS PACKAGE: \$5,000.00 WORTH OF UPGRADES FROM VALERY HOMES DECOR CENTRE IS BEING APPLIED TOWARD THE STRUCTURAL APPOINTMENT Note:
8Dec22 / 12Dec22	
Inv.629 33 Line 12391	1 - CREDIT: \$9500.00 WORTH OF UPGRADES FROM VALERY HOMES IS BEING APPLIED TOWARD THE COLOUR APPOINTMENT FOR DELAYED CLOSING Note:
17May24 / 17May24	

CABINETRY

Inv.629 24 Line 12382	20 - KITCHEN: INSTALL 19.5 FEET OF EXTENDED UPPER CABINETS (A02) Note:
17May24 / 17May24	
Inv.629 25 Line 12383	19 - KITCHEN: INSTALL 18.5 FEET OF BASE CABINETS (B01) Note:
17May24 / 17May24	
Inv.629 26 Line 12384	5 - KITCHEN: INSTALL 4.5 FEET OF ISLAND CABINETS (B21) Note:
17May24 / 17May24	
Inv.629 27 Line 12385	1 - KITCHEN: INSTALL RANGETOP CABINET WITH POT DRAWERS (H28) Note:
17May24 / 17May24	
Inv.629 28 Line 12386	1 - KITCHEN: INSTALL WALL OVEN CABINET (H19) PROUD INSTALLATION Note:
17May24 / 17May24	
Inv.629 29 Line 12387	1 - KITCHEN: INSTALL BUILT IN FRIDGE, PROUD INSTALLATION (H06) Note:
17May24 / 17May24	

CEILING



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Inv.487 7	1 - SECOND FLOOR: SMOOTH CEILING THROUGHOUT SECOND FLOOR
Line 9856	Note:
8Dec22 / 12Dec22	

CONSTRUCTION

Inv.487 15	1 - KITCHEN: REMOVE WALLS BETWEEN THE SERVERY AND KITCHEN AREA. LVL BEAM NEEDED
	SEE REVISED KITCHEN DRAWING ATTACHED.
	**NOTE PRICE MAY CHANGE BASED ON ARCHITECTURAL COSTS
Line 9865	Note:
8Dec22 / 12Dec22	

CONSTRUCTION

Inv.487 4	1 - GARAGE: GARAGE INSULATION - ALL WALLS AND CEILING
Line 9851	Note:
8Dec22 / 12Dec22	

COUNTERTOP

Inv.629 30	1 - KITCHEN: INSTALL EXTENTION OF ISLAND, SEE SPECS
Line 12388	Note:
17May24 / 17May24	
Inv.629 31	1 - KITCHEN: INSTALL OPTIONAL BREAKFAST BAR, PRICE INCLUDES EXTENTION OF ISLAND
Line 12389	Note:
17May24 / 17May24	

ELECTRICAL

Inv.487 8	1 - KITCHEN: INSTALL ELECTRICAL - ROUGH-IN FOR 40 AMP 220 V BUILT-IN WALL OVEN
Line 9857	Note:
8Dec22 / 12Dec22	
Inv.487 9	1 - KITCHEN: INSTALL ELECTRICAL - ROUGH-IN FOR 40 AMP 220 V BUILT-IN MICROWAVE OVEN
Line 9858	Note:
8Dec22 / 12Dec22	



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Inv.487 10 Line 9859	1 - KITCHEN: INSTALL RECEPTACLES - ADDITIONAL 15 AMP 120 VOLT RECEPTACLE (NON-DEDICATED) FOR GAS STOVE Note:
8Dec22 / 12Dec22	

Inv.487 16 Line 9866	1 - FAMILY ROOM: ELECTRICAL - DEDICATED 15 AMP 120 V FOR FUTURE TV ABOVE FIREPLACE Note:
8Dec22 / 12Dec22	

GARAGE DOORS

Inv.487 5 Line 9852	2 - GARAGE: INSULATED GARAGE DOORS. 8 ft X 7 ft STEEL BACK (PER DOOR) Note:
8Dec22 / 12Dec22	

Inv.487 6 Line 9853	2 - GARAGE: OVERHEAD GARAGE DOOR - LIFTMASTER 8355W - 1/2 HP BELT - INCLUDES 2 REMOTES & 1 KEYPAD - 8 FT Note:
8Dec22 / 12Dec22	

HVAC

Inv.487 11 Line 9860	1 - KITCHEN: INSTALL GAS PIPING AND OTHER - GAS LINE R/I FOR MAIN FLOOR - STOVE Note:
8Dec22 / 12Dec22	

Inv.487 12 Line 9861	1 - KITCHEN: INSTALL GAS PIPING AND OTHER - UPGRADE STOVE VENT FROM STANDARD 6 INCH TO 10 INCH Note:
8Dec22 / 12Dec22	

Inv.487 19 Line 9870	1 - AIR CONDITIONER - ML 14 SEER - 3.5 TON Note:
8Dec22 / 12Dec22	

INTERIOR DOOR & TRIM

Inv.487 20 Line 9871	1 - INTERIOR DOOR HARDWARE-SINGLES, 1948 IN MATTE BLACK. INCL. EXTERIOR DOOR, NOT GRIP SET. Note:
8Dec22 / 12Dec22	



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Inv.487	1 - GRIP SET- STRAIT IN MATTE BLACK
21	
Line 9873	Note:
8Dec22 / 12Dec22	

MISCELLANEOUS

Inv.487	1 - Purchaser has attended a Structural appointment at the Decor Centre & has DECLINED any additional
23	upgrades and accepts and acknowledges that there will be no further structural
	changes/additions/deletions to be made upon signing
Line 9875	Note: Purchaser accepts & acknowledges that all upgrades are to be approved by construction before the invoice is
	accepted
8Dec22 / 12Dec22	

Inv.487	1 - DEPOSIT FOR REDESIGNED KITCHEN. AMOUNT TO BE DEDUCTED FROM KITCHEN
14	DESIGN AT COLOUR APPOINTMENT. MUST BE USED TOWARDS KITCHEN CABINET
	UPGRADES. FULL AMOUNT IS NON-REFUNDABLE IF PURCHASER DOES NOT UPGRADE
	THE KITCHEN.
Line 9864	Note:
8Dec22 / 12Dec22	

Inv.629	1 - DEPOSIT GIVEN FOR KITCHEN CHANGES AT THE STRUCTURAL APPOINTMENT
32	
Line 12390	Note:
17May24 / 17May24	

Inv.629	1 - Purchaser has attended a Colour appointment at the Decor Centre & has DECLINED any additional
34	upgrades and accepts and acknowledges that there will be no further structural
	changes/additions/deletions to be made
Line 12392	Note: Purchasers are aware & accept that ANY changes made to upgrades after signing this Purchasers Extra Form
	are subject to a minimum administration fee
17May24 / 17May24	

PLUMBING

Inv.487	1 - LAUNDRY: INSTALL COMPLETE LAUNDRY ROOM IN BASEMENT- INCL. PLUMBING,
18	ELECTRICAL, VENTING AND TILED FLOOR *LAUNDRY TUB INCLUDED
Line 9869	Note:
8Dec22 / 12Dec22	

Inv.487	1 - KITCHEN: INSTALL EXTRA ROUGH-IN LINE FOR FRIDGE ICE MAKER WITH SHUT-OFF
13	
Line 9863	Note:
8Dec22 / 12Dec22	

VACCUM/BELL



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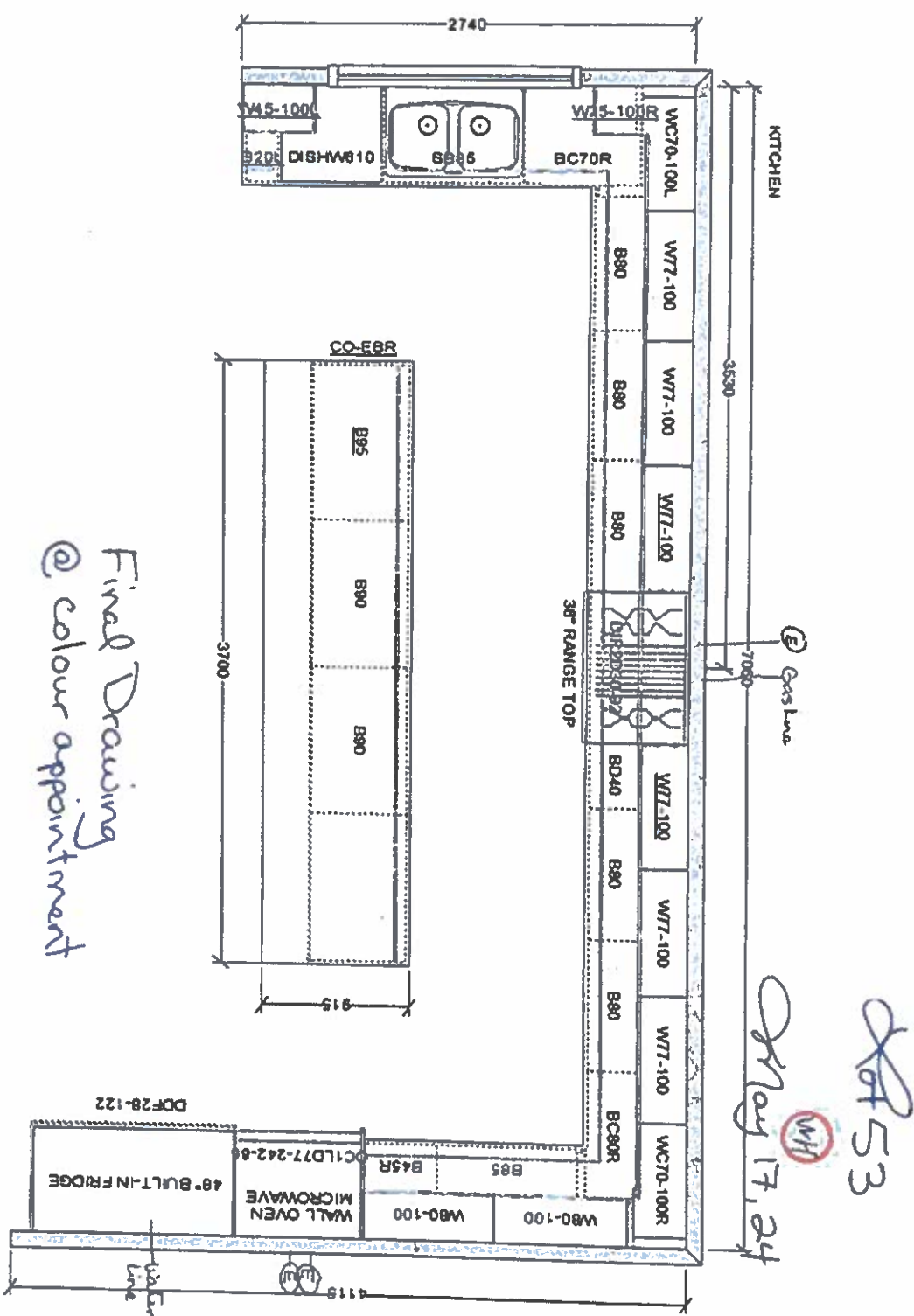
Inv.487	1 - CAT 6A LOCATION SKETCH. LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST
1	LOCATIONS (STD)
Line 9846	Note:
8Dec22 / 12Dec22	

Inv.487	1 - FAMILY ROOM : INSTALL 1 1/4" ORANGE FLEX CONDUIT
17	
Line 9867	Note: LOCATIONS MAY VARY SLIGHTLY DUE TO JOIST LOCATIONS
8Dec22 / 12Dec22	

WINDOWS


Inv.487	5 - BASEMENT: BASEMENT WINDOW - ENLARGE FIVE (5) STANDARD WINDOW TO- 36 X 30
2	
	INCLUDES NEW WINDOW
Line 9848	Note: MAY REQUIRE A WINDOW WELL
8Dec22 / 12Dec22	

Inv.487	1 - BASEMENT: BASEMENT WINDOW - ADDITIONAL STANDARD WINDOW - 36 X 16
3	
Line 9849	Note: MAY REQUIRE A WINDOW WELL
8Dec22 / 12Dec22	



Final Drawing
@ colour appointment

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

 F R E N D E L T I M B E R <small>180 Pines Drive, Warragul VIC 3592</small>	
VALERY HOMES JOSHUA CREEK LOT 53	
* Not Final Drawing * For Electrical, Plumbing & HVAC purposes only	
Dec. 8, 2022	
Drawn By:	Date: August 22, 2022
Scale: Not To Scale	
Approved By Builder:	
Date:	

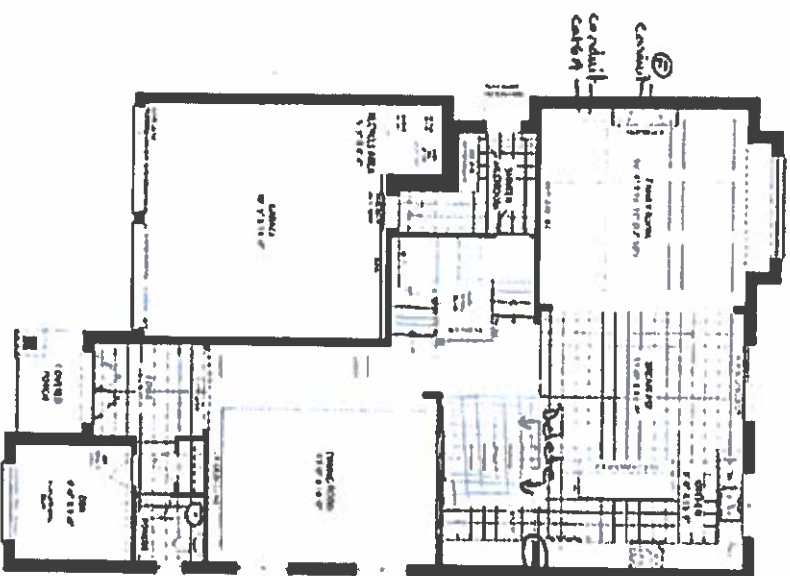
BAYSHIRE
44.3



PARTIAL GROUND FLOOR ELEV A B & C
WITH OPT EXTROUSUR



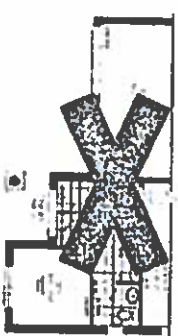
OPTIONAL GROUND FLOOR ELEV A, B & C



GROUND FLOOR ELEV A



PARTIAL GROUND FLOOR ELEV C



PARTIAL GROUND FLOOR ELEV B

* See Revised
Kitchen Plan For
Electrical & Plumbing

Delete
Add wall
close wall
to dining room

Not 53 (53)
Nec 8, 22

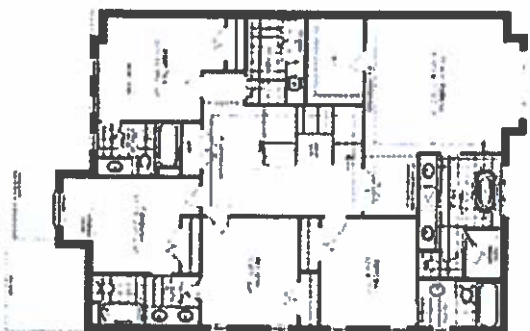
JOSHUA CREEK
MONTAGE

VALERY
MONTAGE

May 17, 24

Not 53
WH

BAYSHIRE
44-3



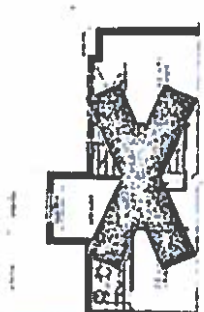
OPTIONAL SECOND FLOOR ELEV A
5 BEDROOM



PARTIAL OPTIONAL SECOND FLOOR ELEV B
5 BEDROOM



OPTIONAL SECOND FLOOR ELEV C
5 BEDROOM

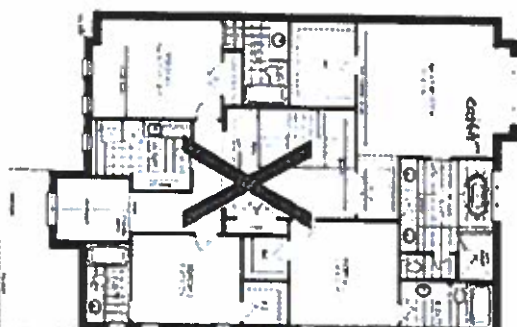


PARTIAL SECOND FLOOR ELEV B



PARTIAL SECOND FLOOR ELEV C

SECOND FLOOR ELEV A



Lot 53 (1/8)

Dec 8, 22

Lot 53

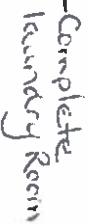
(1/8)

May 17, 24

JOSHUA CREEK
MONTAGE

VALERY
HOMES

66-3



UNFINISHED BASEMENT FLEV A

MONTAGE

1. The first step is to identify the variables involved in the problem. In this case, the variables are the number of hours worked per week (x) and the total income per week (y).

2. The second step is to write down the equations that describe the relationship between the variables. In this case, the equations are:

$$y = 10x + 20$$

and

$$y = 15x + 10$$

where y is the total income per week and x is the number of hours worked per week.

3. The third step is to solve the system of equations. In this case, we can use the substitution method. We can substitute the expression for y from the first equation into the second equation:

$$10x + 20 = 15x + 10$$

Simplifying this equation gives us:

$$-5x = -10$$

Dividing both sides by -5 gives us:

$$x = 2$$

So the person works 2 hours per week.

4. The fourth step is to find the value of y . We can substitute $x = 2$ into either of the original equations. Using the first equation:

$$y = 10(2) + 20 = 40$$

So the person's total income per week is \$40.

5. The final step is to check the solution. We can substitute $x = 2$ and $y = 40$ into both of the original equations to see if they are satisfied:

$$40 = 10(2) + 20$$

and

$$40 = 15(2) + 10$$

Both equations are satisfied, so the solution is correct.

2000

Dec. 8, 22



PARALLEL BASEMENT FLOOR LEVEL



FINISHED BASEMENT (1000) FLEV. A B & C
WITH ONE EXTERIOR STAIR



**PARTIAL BASEMENT PLAN LEVEL A B & C
WITH ONE EXTERIOR STAIR**