



CONSTRUCTION SUMMARY

284 - 2 - The Barossa 3 (38-3) Elev B

Extras at Time of Sale

CEILINGS

Inv.558	1 - SMOOTH CEILINGS - MAIN FLOOR
Line5378	Note:
13Jan16 / 18Apr16	
Inv.558	1 - SMOOTH CEILINGS - 2ND FLOOR
Line5379	Note:
13Jan16 / 18Apr16	

CONSTRUCTION

Inv.558	1 - DELETE ENTIRE WALL BETWEEN FAMILY AND BREAKFAST AREA AS PER SKETCH.
Line5389	Note: There will be a dropped beam
13Jan16 / 18Apr16	
Inv.558	1 - CLOSE ARCHWAY BETWEEN KITCHEN AND DINING AREA AS PER SKETCH
Line5390	Note:
13Jan16 / 18Apr16	
Inv.558	1 - MOVE WALL BETWEEN FAMILY ROOM AND POWDER ROOM DOWN 2 FT - AS PER SKETCH
Line5393	Note:
13Jan16 / 18Apr16	
Inv.558	1 - REDUCE SIZE OF POWDER ROOM AS PURCHSER DOES NOT NEED FOR THIS WASHROOM TO BE ACCESSIBLE - AS PER SKETCH
Line5394	Note: Price included in Item #5
13Jan16 / 18Apr16	
Inv.558	1 - DELETE TUB IN MASTER ENSUITE COMPLETELY
Line5395	Note:
13Jan16 / 18Apr16	
Inv.558	1 - DELETE TUB/SHOWER IN ENSUITE 2 - CREATE ACCESSIBLE ROLL IN SHOWER (DRAIN IN SHOWER ONLY NOT IN BATHROOM FLOOR)
Line5397	Note:
13Jan16 / 18Apr16	
Inv.558	1 - DELETE DOOR INTO ENSUITE 2 BATHROOM AND CREATE A 3FT ARCHWAY
Line5398	Note:
13Jan16 / 18Apr16	
Inv.558	1 - REDUCE BEDROOM 2 WALK IN CLOSET BY 2 FT TO MAKE WALL FLUSH WITH BATHROOM WALL, AS PER SKETCH.
Line5399	Note: Price Included in #9
13Jan16 / 18Apr16	
Inv.558	11 - INCREASE INTERIOR DOORWAYS TO 3 ft, ONLY INCREASE ONES WHICH ARE INDICATED (Garage to elevator,elevator onto Main, Bedroom 2, Bedroom 2 Closet, Bedroom 3, Bedroom 3 Bath, Master Bedroom, Laundry , Elevator Upper Hall
Line6217	Note: (PRICED PER DOOR)
13Jan16 / 18Apr16	
Inv.558	1 - INCREASE MASTER SHOWER BY 1FT AS PER SKETCH (Price includes standard tiles and glass panel)
Line6214	Note:
13Jan16 / 18Apr16	



CONSTRUCTION SUMMARY

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Inv.558	1 - ELEVATOR SHAFT LOCATED AS PER SKETCH (Price Includes: Framing, Drawings, Drywall, Concrete Modifications)
Line6219	Note:
13Jan16 / 18Apr16	
Inv.720	1 - ELEVATOR SHAFT LOCATED AS PER SKETCH (2nd INSTALLMENT)
Line6764	Note:
21Apr16 / 29Apr16	

DOOR - INTERIOR

Inv.558	1 - ONE (1) SINGLE 3FT GARDEN DOOR IN LIEU OF KITCHEN SLIDING DOOR. DOOR SWING TO BE AS PER DRAWING
Line5387	Note:
13Jan16 / 18Apr16	

DRYWALL

Inv.558	1 - ROUNDED CORNERS - 3/4" RADIUS
Line5380	Note:
13Jan16 / 18Apr16	

ELECTRICAL

Inv.558	1 - 200 AMP SERVICE - UPGRADE TO
Line5381	Note:
13Jan16 / 18Apr16	

HEATING AND AIR CONDITIONING

Inv.558	1 - GAS LINE - ROUGH IN GAS LINE - STOVE
Line5384	Note:
13Jan16 / 18Apr16	

PLUMBING

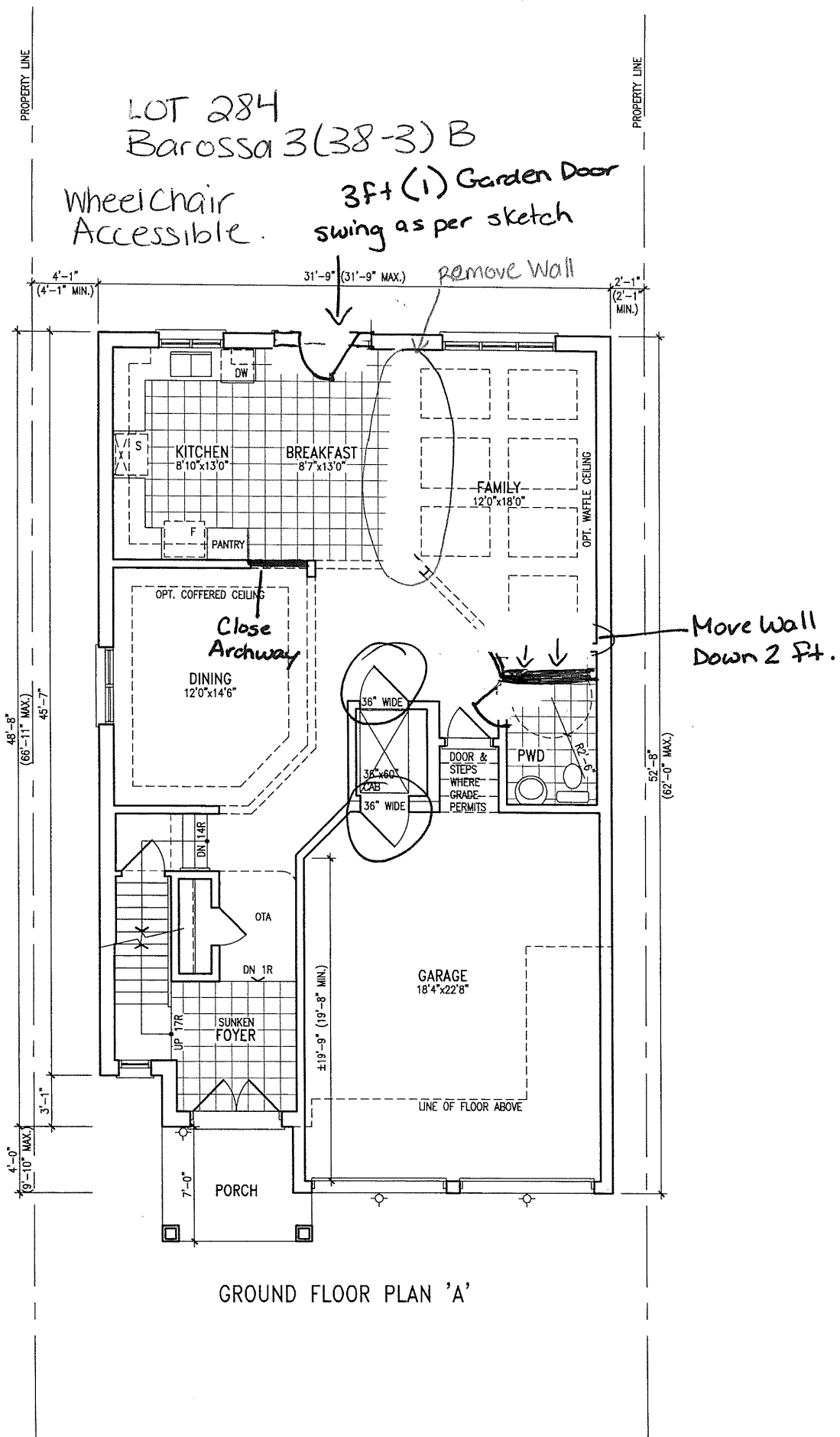
Inv.558	1 - RELOCATE TOILET IN MASTER ENSUITE AS PER SKETCH
Line6216	Note:
13Jan16 / 18Apr16	

STAIRS AND RAILING

Inv.558	1 - UPGRADE RAILING - UPGRADE 2 - LEVEL 1 - WROUGHT IRON - BLACK
Line5385	Note:
13Jan16 / 18Apr16	
Inv.720	1 - 3/4" NOSING ON LANDINGS AND UPPER HALL
Line6765	Note:
21Apr16 / 29Apr16	

WINDOWS - BASEMENT

Inv.558	3 - BASEMENT WINDOW - 30 X 30 - ALL BASEMENT WINDOWS
Line5386	Note:
13Jan16 / 18Apr16	



AREA CALCULATIONS		ELEV. 'A'
GROUND FLOOR AREA	1152 SF	
SECOND FLOOR AREA	1452 SF	
GROSS FLOOR AREA	2604 SF	
DEDUCT OPEN AREAS	93 SF	
FIN. BSMT. AREA	- SF	
TOTAL NET AREA	2511 SF	
COVERAGE W/O PORCH	1613 SF	
COVERAGE W/PORCH	1673 SF	

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1	ADDED ELEVATOR AS REQUESTED	NOV 27/14	KL	KL
no.	description	date	by	signature

BAYVIEW WELLINGTON

GREEN VALLEY ESTATES
BRADFORD, ON.

project no.	13045	date	NOV 2013	drawn by	KL
area summary (sq ft)	W/ ELEVATOR 2511 A	file name	13045_S38-3-ELEVATOR	unit name	BAROSSA 3
		unit number			S38-3

VAD
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va3design.com

WITH ELEVATOR

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WITH ELEVATOR

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Lot 284
Barossa 3(38-3)-B
Wheel Chair Accessible

PROPERTY LINE

4'-1" (4'-1" MIN.)

31'-9" (31'-9" MAX.)

2'-1" (2'-1" MIN.)

UNFINISHED BASEMENT

30 x 30 windows

48'-8" (66'-11" MAX.)

45'-7"

PROPERTY LINE

52'-8" (62'-0" MAX.)

3'-1"

7'-0"

3'-0"

36" WIDE

36" x 60" CAB

3PC ROUGH-IN

LOCATION MAY VARY

FURNACE

HWT

LOW HEADROOM

UP 14R

LOW HEADROOM

UNEXCAVATED

COLD CELLAR

BASEMENT PLAN 'A'

WITH ELEVATOR

7	.	.	.	.	.	BAYVIEW WELLINGTON GREEN VALLEY ESTATES BRADFORD, ON.	project no. 13045 area summary (sq ft) W/ ELEVATOR 2511 A	date NOV 2013 file name 13045_S38-3-ELEVATOR unit name BAROSSA 3 unit number S38-3	VAS DESIGN 300A Wilson Avenue Toronto ON M3H 1S8 t 416.630.2255 f 416.630.4782 vo3design.com
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1	ADDED ELEVATOR AS REQUESTED	NOV 27/14	KL	KL	KL				
no.	description	date	by	checked by					

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