



CONSTRUCTION SUMMARY

285 - 2 - The Barossa 5 (38-5) Elev C

Extras at Time of Sale

CABINETRY

Inv.273	1 - ***DO NOT INSTALL***** PURCHASER WOULD LIKE TO CREATE AN ISLAND IN THEIR KITCHEN APPROX. 5'-0" X 3'-0"- STANDARD CABNITERY AND STANDARD COUNTERTOP
Line2386	Note: *****DO NOT INSTALL PURCHASER CHANGED MIND*****
29Aug15 / 8Jul16	
Inv.273	1 - *****DO NOT INSTALL***** (J29) MICROWAVE UNDER COUNTER IN BASE CABINET WITH DRAWER BELOW FINISH INTERIOR - TO BE IN ISLAND THAT WAS ADDED TO KITCHEN - AS PER SKETCH
Line3059	Note: ***DO NOT INSTALL PURCHASER CHANGED MIND****
29Aug15 / 8Jul16	
Inv.820	1 - VANITY - ENSUITE BATHROOM - GROUP 3 VIKING 3
Line7652	Note:
29May16 / 27Jun16	
Inv.820	1 - CABINETRY - LAUNDRY ROOM - GROUP 4 - 6 CLASSIC VIKING PAINT
Line7648	Note:
29May16 / 27Jun16	
Inv.820	1 - VANITY - SHARED BATHROOM - GROUP 3 VIKING 3
Line7654	Note:
29May16 / 27Jun16	
Inv.820	1 - VANITY - ENSUITE BATHROOM 2 - GROUP 4 - 6 CLASSIC VIKING PAINT
Line7655	Note:
29May16 / 27Jun16	
Inv.820	1 - STOVE IS A 36" WIDE CUT OUT
Line8031	Note:
29May16 / 27Jun16	

CABINETRY - ACCESSORIES

Inv.273	1 - *****DO NOT INSTALL ***** (J42)-CUT OUT GABLE TO ACCOMODATE ELECTRICAL OUTLET
Line3056	Note: ***DO NOT INSTALL PURCHASER CHANGED MIND*****
29Aug15 / 8Jul16	
Inv.273	1 - *****DO NOT INSTALL ***** (J43)-DECORATIVE FINISHED END BASE GABLE FOR APPLIANCE
Line3057	Note: *****DO NOT INSTALL PURCHASER CHANGED MIND*****
29Aug15 / 8Jul16	

CABINETRY - VANITY CABINETS

Inv.820	1 - (D14)VANITY CABINETS - VIKING - VANITY BANK OF DRAWERS - 55CM MAX- SHARED BATHROOM
Line7657	Note:
29May16 / 27Jun16	

CEILINGS

Inv.273	1 - OPTIONAL TRAY CEILING- MASTER BEDROOM
Line2374	Note:
29Aug15 / 8Jul16	



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Inv.273	1 - SMOOTH CEILINGS - MAIN FLOOR
Line2257	Note:
29Aug15 / 8Jul16	
Inv.273	1 - OPTIONAL COFFERED CEILINGS- LIVING/DINING ROOM
Line2372	Note:
29Aug15 / 8Jul16	
Inv.273	1 - SMOOTH CEILINGS - 2ND FLOOR
Line2371	Note:
29Aug15 / 8Jul16	
Inv.273	1 - OPTIONAL WAFFLE CEILINGS- GREAT ROOM
Line2373	Note:
29Aug15 / 8Jul16	

DO NOT INSTALL

Inv.820	4 - TOILET PAPER HOLDER, TOWEL RACK, SOAP DISH - DO NOT INSTALL IN ALL BATHROOMS
Line7664	Note:
29May16 / 27Jun16	

ELECTRICAL

Inv.273	5 - POT LIGHT - LED - 2ND FLOOR INSULATED CEILING - PRICE IS PER POT LIGHT
Line2376	Note:
29Aug15 / 8Jul16	
Inv.273	1 - COACH LAMP - ADDITIONAL EXTERIOR COACH LAMP INCLUDING OUTLET
Line2378	Note:
29Aug15 / 8Jul16	
Inv.273	1 - CENTRE EXISTING LIGHT IN LIVING/DINING ROOM- AS PER SKETCH
Line2384	Note:
29Aug15 / 8Jul16	
Inv.273	9 - POT LIGHT - LED - 1ST FLOOR NON INSULATED CEILING -
8 POT LIGHTS IN GREAT ROOM WAFFLE CEILINGS- AS PER SKETCH	
1 POT LIGHT CENTERED IN POWDER ROOM - AS PER SKETCH	
Line2375	Note:
29Aug15 / 8Jul16	
Inv.273	1 - CENTER EXISTING KITCHEN LIGHT OVER ISLAND
Line2385	Note:
29Aug15 / 8Jul16	
Inv.273	1 - PLUG ON SEPARATE CIRCUIT - FOR MICROWAVE IN KITCHEN ISLAND
*****DO NOT INSTALL PURCHAER HAS DELETED ISLAND NO PLUG REQUIRED *****	
Line3058	Note:
29Aug15 / 8Jul16	
Inv.481	1 - POT LIGHT - LED - 1st FLOOR NON INSULATED CEILING
5 POT LIGHTS IN LIVING ROOM	
4 POT LIGHTS IN KITCHEN AREA	
2 POT LIGHTS IN MAIN HALL	
2 POT LIGHTS IN FOYER	
Line6043	Note: 2 POT LIGHTS ARE PRICED AT REGULAR PRICE ( AS PER PE 273 TO TOTAL 16 LIGHTS)
11 POT LIGHTS ARE PRICED AT DISCOUNTED PRICE	
SPACE OUT LIGHTS EVENLY THOUGHOUT LIVING/DINING AND KITCHEN	
22Nov15 / 4Jul16	



CONSTRUCTION SUMMARY

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Inv.481	2 - SWITCH - 2 WAY SWITCH FOR LIGHTING - FOR POT LIGHTS IN KITCHEN AREA - PLACE SWITCH ON MAIN HALLWAY WALL CLOSEST TO PANTRY - AS PER SKETCH FOR POT LIGHTS IN DINING/LIVING - PLACE SWITCH ON SHORT WALL IN ROOM - AS PER SKETCH
Line6044	Note:
22Nov15 / 4Jul16	
Inv.743	1 - PLEASE ENSURE EXISTING CEILING LIGHT IN SUNKEN FOYER IS CENTRED
Line6854	Note:
30Apr16 / 12May16	
Inv.743	7 - POT LIGHT - LED - 1ST FLOOR NON INSULATED CEILING -  6 POT LIGHTS IN BREAKFAST AREA 1 ADDITIONAL POT LIGHT IN KITCHEN AREA
Line6850	Note:
30Apr16 / 12May16	
Inv.743	2 - POT LIGHT - LED - 1ST FLOOR NON INSULATED CEILING - AS PER SKETCH  2 ADDITIONAL POT LIGHTS IN MAIN HALLWAY
Line6852	Note:
30Apr16 / 12May16	
Inv.743	1 - PLEASE ENSURE 6 POT LIGHTS IN BREAKFAST AREA ARE ON ONE SWITCH THE 5 POT LIGHTS IN THE KITCHEN AREA ARE ON ANOTHER SWITCH AND THE CEILING LIGHT OVER THE ISLAND IS ON A SEPERATE ONE AS WELL (3 SEPERATE SWITCHES )
Line6856	Note:
30Apr16 / 12May16	
Inv.743	5 - POT LIGHT - LED - 1ST FLOOR NON INSULATED CEILING - AS PER SKETCH  5 ADDITIONAL POT LIGHTS IN LIVING/DINING ROOM
Line6851	Note:
30Apr16 / 12May16	
Inv.743	1 - DELETE EXISTING CEILING LIGHT IN MAIN HALL AND USE SWITCH FOR POT LIGHTS PURCHASED
Line6853	Note:
30Apr16 / 12May16	
Inv.743	1 - DELETE EXISITING CEILING LIGHT IN BREAKFAST AREA AND USE FOR POT LIGHTS PURCHASED
Line6855	Note:
30Apr16 / 12May16	
Inv.864	1 - DO NOT INSTALL TWO COACH LIGHTS IN FRONT OF GARAGE
Line8020	Note:
11Jun16 / 28Jun16	
Inv.864	6 - POT LIGHT EXTERIOR
Line8033	Note:
11Jun16 / 28Jun16	

HARDWOOD FLOORING

Inv.273	1 - HARDWOOD FLOORING - STANDARD SERIES - 2 1/4 MERCIER SOLID OAK - UPPER HALL
Line2380	Note:
29Aug15 / 8Jul16	



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Inv.273	1 - HARDWOOD FLOORING - STANDARD SERIES - 2 1/4 MERCIER SOLID OAK - LANDING
Line2379	Note:
29Aug15 / 8Jul16	
Inv.820	1 - HARDWOOD FLOORING - UPGRADE 7 - 5 INCH VINTAGE OAK ENGINEERED SCRAPED - FAMILY
Line7639	Note:
29May16 / 27Jun16	
Inv.820	1 - HARDWOOD FLOORING - UPGRADE 7 - 5 INCH VINTAGE OAK ENGINEERED SCRAPED - LANDING
Line7640	Note:
29May16 / 27Jun16	
Inv.820	1 - HARDWOOD FLOORING - UPGRADE 7 - 5 INCH VINTAGE OAK ENGINEERED SCRAPED - LIVING AND DINING
Line7641	Note:
29May16 / 27Jun16	
Inv.820	1 - HARDWOOD FLOORING - UPGRADE 7 - 5 INCH VINTAGE OAK ENGINEERED SCRAPED - MAIN HALL
Line7642	Note:
29May16 / 27Jun16	
Inv.820	1 - HARDWOOD FLOORING - UPGRADE 7 - 5 INCH VINTAGE OAK ENGINEERED SCRAPED - UPPER HALL
Line7643	Note:
29May16 / 27Jun16	

PAINT AND STAIN

Inv.820	1 - STAIN OAK RAILINGS AND STAIRS - RAILINGS - PICKETS - NEWEL POST - NOSING - STRINGERS - TREADS AND RISERS - WROUGHT IRON PICKETS - COMPLETE- STAIN OAK - PRICE IS PER SET
Line7659	Note:
29May16 / 27Jun16	

PLUMBING

Inv.273	1 - WATERFALL SHOWER HEAD ON CEILING - MOEN S112- KEEPING STANDARD SHOWER FIXTURES ON WALL, PRICE INCLUDES FIXTURE, TRANSFER VALVE , CEILING MOUNT
Line2381	Note:
29Aug15 / 8Jul16	

STAIRS AND RAILINGS / NOSINGS

Inv.273	1 - UPGRADE RAILING - UPGRADE 2 - LEVEL 1 - WROUGHT IRON- BLACK
Line2382	Note:
29Aug15 / 8Jul16	

TILE

Inv.820	1 - TILE - FOYER - UPGRADE 2
Line7635	Note:
29May16 / 27Jun16	
Inv.820	1 - TILE - MUD ROOM - UPGRADE 2
Line7637	Note:
29May16 / 27Jun16	



CONSTRUCTION SUMMARY

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Inv.820	1 - TILE - POWDER - UPGRADE 2
Line7638	Note:
29May16 / 27Jun16	
Inv.820	1 - TILE - MASTER ENSUITE - UPGRADE 2
Line7661	Note:
29May16 / 27Jun16	
Inv.820	1 - TILE - UPGRADE 2 - SHOWER
Line7662	Note:
29May16 / 27Jun16	
Inv.820	1 - TILE - UPGRADE 2 - TUB 2 ROWS
Line7663	Note:
29May16 / 27Jun16	

TRIM CARPENTRY

Inv.820	1 - INTERIOR TRIM - UPGRADE 1 - 3 INCH BACKBAND CASING - 5 1/4 BASEBOARD
Line7665	Note:
29May16 / 27Jun16	

WINDOWS - BASEMENT

Inv.273	1 - BASEMENT WINDOW - 30 X 30
Line2383	Note:
29Aug15 / 8Jul16	



INTERIOR COLOUR SCHEME

Purchasers:

ANGELA MARINA A REGO & JASON REGO

Property: 285

Telephone Res. / Bus:

(416) 629-1550 /

Project: Bradford Capital Holdings Inc.

Decor Advisor:

Jessica Boardman

Model and Elevation: The Barossa 5 (38-5) Elev C

Lock Date:

6-Jul-16

11-Jun-16

Plan #: 51M-1063

Layout Changes:

☒ Yes ☐ No

Sketch Attached:

☒ Yes ☐ No

Exterior Colour Scheme:

#10

1. Kitchen and Vanities

	Style and Colour	Hardware
Kitchen / Breakfast	MANCHESTER OAK - SHALE GREY	9677
Laundry Room	MANCHESTER PAINT - CAPPUCINO	9677
Powder Room	N/A	
Master Ensuite Bathroom	MANCHESTER- SOAPSTONE (UPGRADE 1 )	171
ENSUITE 2	HUMBER-WHITE SUGAR (UPGRADE 2 )	113B
SHARED BATH	MANCHESTER MAPLE- OYSTER (UPGRADE1)	113B

Comment

(D14)VANITY CABINETS - VIKING - VANITY BANK OF DRAWERS - 55CM MAX- SHARED BATHROOM

2. Counter Top

	Counter	Edge
Kitchen / Breakfast	6698-46 PALOMA POLAR	
Laundry Room	FROSTY WHITE 1573-60	
Powder Room	N/A	
Master Ensuite Bathroom	WHITE CARRARA 4924-38	
ENSUITE 2	INUKSHUK TAUPE P-345 LM	
SHARED BATH	KALAHARI TOPAZ 4588K-07	

Comment

3. Ceramic Flooring

	Selection	Threshold
Entrance Vestibule	69-864 AMELIA SMOKE HD POLISHED RECTIFIED PORC (UP2)12X24	
Main Hall	SEE HARDWOOD DETAILS	
Kitchen / Breakfast	MALENA ICE 46-164 13 X 13	
Laundry Room	BALLINA GREY 46-140 13 X13	
Powder Room	69-864 AMELIA SMOKE HD POLISHED RECTIFIED PORC (UP2)12X24	
Master Ensuite Bathroom	69-800 OTTOMANO IVORY HD POLISHED RECTIFIED PORC (UP2)	
ENSUITE 2	KEATON CARBON 46-175 13 X 13	
SHARED BATH	KEATON ICE 46-173 13 X13	
MUDROOM	69-864 AMELIA SMOKE HD POLISHED RECTIFIED PORC (UP2)12X24	

Comment



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11-Jun-16

Plan #: 51M-1063

4. Ceramic Wall Tile

Master Ensuite Bathroom	Selection	Describe
Tub Deck Wall	69-800 OTTOMANO IVORY HD POLISHED	
Tub Deck	69-800 OTTOMANO IVORY HD POLISHED	
Tub Deck Skirt	69-800 OTTOMANO IVORY HD POLISHED	
Shower Stall	69-800 OTTOMANO IVORY HD POLISHED	
ENSUITE 2	KEATON ICE 52-192 8 X 10	
SHARED BATH	KEATON ICE 52-192 8 X 10	
Kitchen Backsplash		

Delete all Ceramic Accessories (Paper Holder;Towel Bar; Soap Dishes)

☒ Yes

☐ No

Comment

\*\*\*\*\* DO NOT INSTALL ALL CERAMIC ACCESSORIES IN ALL BATHROOMS \*\*\*\*\*

\*\* Refer to Construction Summary - STANDARD GROUT THROUGHOUT UNLESS SPECIFIED

5. Carpeting

Main Hall	SEE HARDWOOD DETAILS
Living Room	SEE HARDWOOD DETAILS
Dining Room	SEE HARDWOOD DETAILS
Family Room	SEE HARDWOOD DETAILS
Den / Library / Study	N/A
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	SEE HARDWOOD DETAILS
Upper Landing	SEE HARDWOOD DETAILS
Upper Hall	SEE HARDWOOD DETAILS
Master Bedroom	2369 SUNRIVER - 723 SYCAMORE
Bedroom #2	2369 SUNRIVER - 723 SYCAMORE
Bedroom #3	2369 SUNRIVER - 723 SYCAMORE
Bedroom #4	2369 SUNRIVER - 723 SYCAMORE
Bedroom #5	N/A

Underpad	Type	Area
	10MM (STANDARD)	ALL BEDROOMS

Carpet on Stairs	Capped	Runner - *Upgrade

Comment

\*\* Refer to Construction Summary



INTERIOR COLOUR SCHEME

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<b>Decor Advisor:</b>	Jessica Boardman	<b>Model and Elevation:</b>	The Barossa 5 (38-5) Elev C
<b>Lock Date:</b>	6-Jul-16	11-Jun-16	<b>Plan #:</b> 51M-1063

6. Hardwood

Kitchen	SEE TILE DETAILS
Main Hall	WHITE OAK HAND SCRAPED 5" - GOTHAM (UPGRADE 7)
Living Room	N/A
Dining Room	WHITE OAK HAND SCRAPED 5" - GOTHAM (UPGRADE 7)
Family Room	WHITE OAK HAND SCRAPED 5" - GOTHAM (UPGRADE 7)
Den / Library / Study	N/A
Basement Landing(If Applies)	N/A
Lower Landing (If Applies)	WHITE OAK HAND SCRAPED 5" - GOTHAM (UPGRADE 7)
Upper Landing	WHITE OAK HAND SCRAPED 5" - GOTHAM (UPGRADE 7)
Upper Hall	WHITE OAK HAND SCRAPED 5" - GOTHAM (UPGRADE 7)
Master Bedroom	SEE CARPET DETAILS
Bedroom #2	SEE CARPET DETAILS
Bedroom #3	SEE CARPET DETAILS
Bedroom #4	SEE CARPET DETAILS
Bedroom #5	N/A

Comment

7. Plumbing Fixtures

Powder Room	BATH. SINK STANDARD-L4621
Master Ensuite Bathroom	BATH. SINK STANDARD-L4621
ENSUITE 2	BATH. SINK STANDARD-L4621
SHARED BATH	BATH. SINK STANDARD-L4621
KITCHEN	KITCHEN STANDARD- 7545C

Waterline for Fridge ☐ Yes ☒ No

Comment

IN MASTER ENSUITE- WATERFALL SHOWER HEAD - MOEN S112, ON CEILING WITH TRANSFER VALVE EXISITING SHOWER FIXTURE ON WALL TO REMAIN (STANARD FIXTURE ON WALL)

\*\* Refer to Construction Summary





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8. Trim Carpentry

Interior Doors

Front Door Glass Inserts

Door Handles

STANDARD-3820 STN

Interior Trim

UPGRADE 1

Comment

INTERIOR TRIM - UPGRADE 1 - 3 INCH BACKBAND CASING - 5 1/4 BASEBOARD

\*\* Refer to Construction Summary

9. Electrical

Plugs and Switches

☒ White

Hood Fan

WHITE

Custom Fan Insert

Appliances

Built in Cooktop

Built in Oven

Gas Stove

Microwave

☐ Yes ☒ No

☐ Yes ☒ No

☐ Yes ☐ No

☐ Yes ☐ OTR ☒ No

Comment

\*\* Refer to Construction Summary

10. Railings and Pickets

Railing Type

OAK

Colour

STAIN TO MATCH HARDWOOD

SpindleType

UPGRADE 2 LEVEL 1 WROUGHT IRON

Colour

BLACK

Stringer / Riser

STAIN TO MATCH HARDWOOD

Treads

STAIN TO MATCH HARDWOOD

Comment

Oak Stairs ☒ Yes ☐ No

STAIN STAIRS TO MATCH - WHITE OAK HAND SCRAPED 5" - GOTHAM (UPGRADE 7)

\*\* Refer to Construction Summary

Initials:\_\_\_\_\_

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INTERIOR COLOUR SCHEME

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Lock Date:

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11. Crown Mouldings

Entrance Vestibule	NONE		Kitchen/Breakfast	NONE	
Main Hall	NONE		Den/Library	NONE	
Living Room	NONE		Lower Landing	NONE	
Dining Room	NONE				
Family Room	NONE				

Comment

\*\* Refer to Construction Summary

12. Wall Paint

Main Floor	WARM GREY 7701
Second Floor	WARM GREY 7701

Smooth Ceilings First Floor ☒ Yes ☐ No

Comment

\*\*\*SMOOTH CEILINGS ON BOTH FIRST AND SECOND FLOOR \*\*\*

\*\* Refer to Construction Summary

13. Fireplace

	<b>Living Room</b>	<b>Family Room</b>	<b>Other Room - Specify</b>
	PurchasedAs Per Plan N/A	PurchasedAs Per Plan N/A	PurchasedAs Per Plan N/A
	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>	<input type="radio"/> <input checked="" type="radio"/> <input type="radio"/>	<input type="radio"/> <input type="radio"/> <input checked="" type="radio"/>
Fireplace Type		D.V GAS	
Mantle Type		M1 STANDARD	
Colour / Stain		PAINTED WHITE	
Surround		BIANCO MARBLE	
Hearth		N/A	

Comment

\*\* Refer to Construction Summary



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14. Heating and Air Conditioning

<b>Air Conditioning</b>	<b>Gas Provisions Stove</b>
<b>Gas Provisions Dryer</b>	<b>Gas Provisions Barbecue</b>
<b>Comment</b>	
<div>** Refer to Construction Summary</div>	

15. General Comments

\*\* Refer to Construction Summary

Disclaimers and Notes

Purchaser Initials

1) Colours of all materials are as close as possible to builder's selection, but not necessarily identical due to variances in manufacturing.

2) Any extras listed above are null and void unless accompanied by a separate invoice/amendment. Said invoice must be paid in full.

3) The Purchaser acknowledges that after Interior Colour Selection form is signed and dated, a \$250 admin fee will be applicable for changes, deletions or alterations other than re-selection due to unavailability.

4) The Purchaser acknowledges reading and accepting the "Bayview Wellington Homes Decor Centre Disclaimers" form. This document contains other miscellaneous disclaimers.

***This Interior Colour Selection is final and approved by:***

Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Signature: \_\_\_\_\_ Date: \_\_\_\_\_

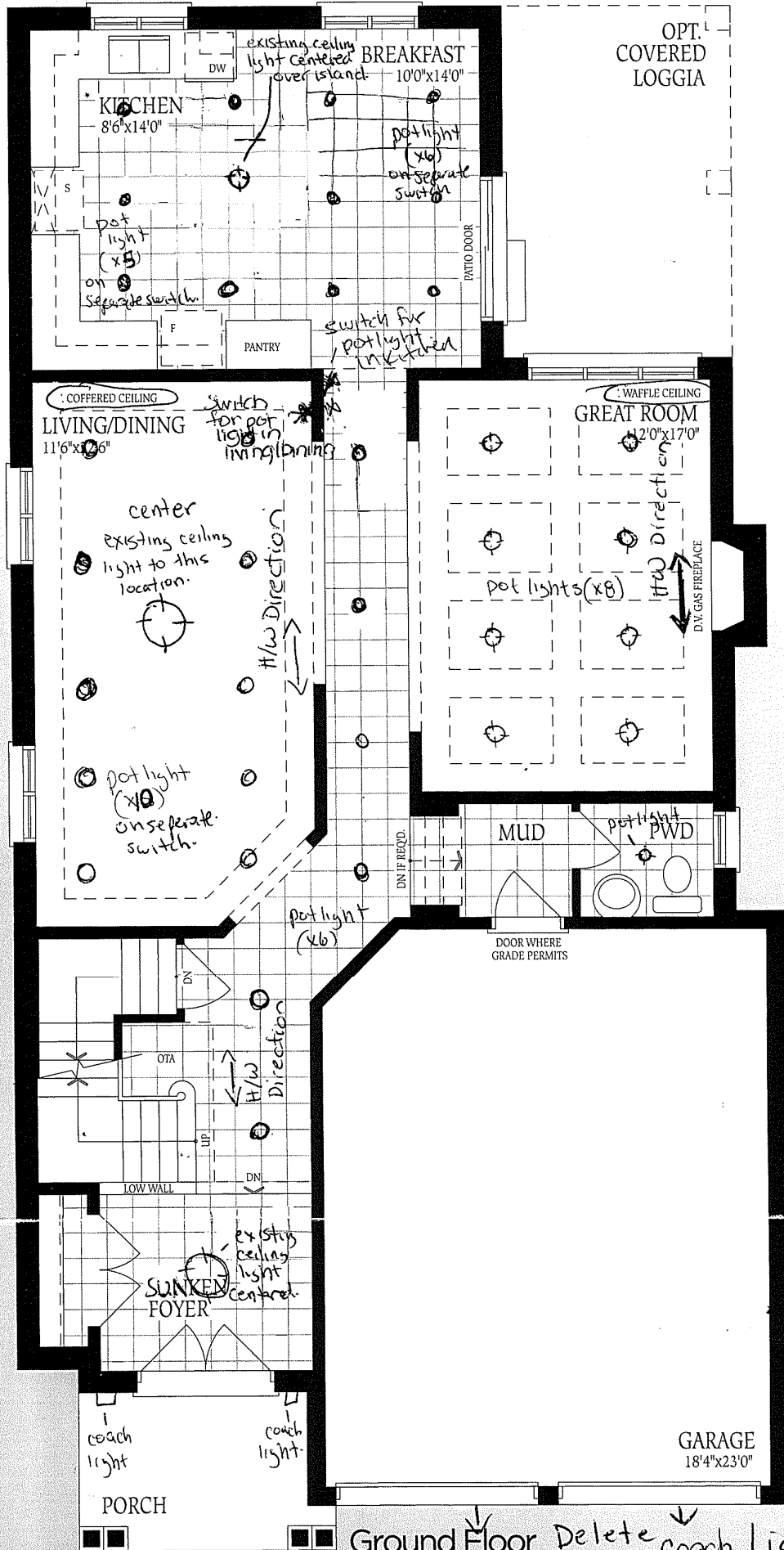


INTERIOR COLOUR SCHEME

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<b>Lock Date:</b>	6-Jul-16	11-Jun-16	<b>Plan #:</b> 51M-1063

# 38' singles

Lot 285  
Barossa 5  
Elev 'C'



Ground Floor Delete coach Lights over garage

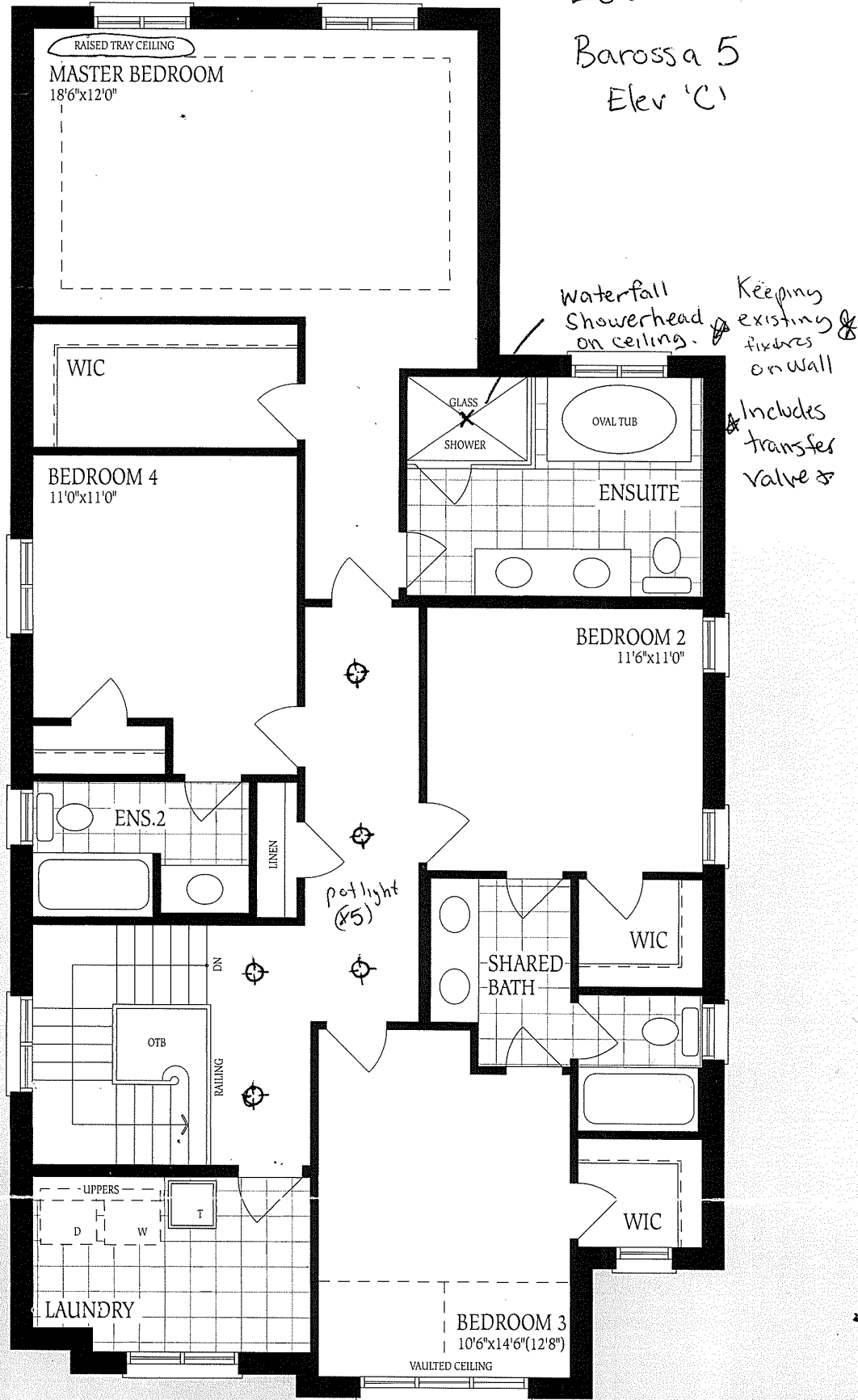
UNFINISHED BASEMENT

Increase to 30x30

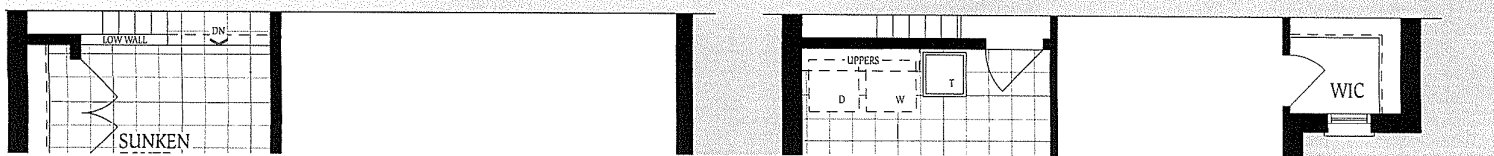
LOW HEADROOM

UNEXCAVATED

Lot 285  
Barossa 5  
Elev 'C'



Second Floor  
Elevation A



PORCH

Ground Floor Delete Coach Lights over garage

UNFINISHED BASEMENT

Increase to 30x30

Barossa 5  
Elev 'C'  
Lot # 285

3PC  
ROUGH-IN

FURNACE

HWT

LOCATION  
MAY VARY

LOW  
HEADROOM

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LOW HEADROOM

UNEXCAVATED

COLD CELLAR

Basement  
Elevation B

LOW HEADROOM

UNEXCAVATED

COLD CELLAR

Basement  
Elevation C

LOW HEADROOM  
IF REQ'D

UNEXCAVATED

LOW HEADROOM

COLD CELLAR

Basement  
Elevation A

The fl  
constr  
of floo  
floors



Exterior Pot Light Location

#285

