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# THE CHELSEA

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MODERN A3



FARMHOUSE A2



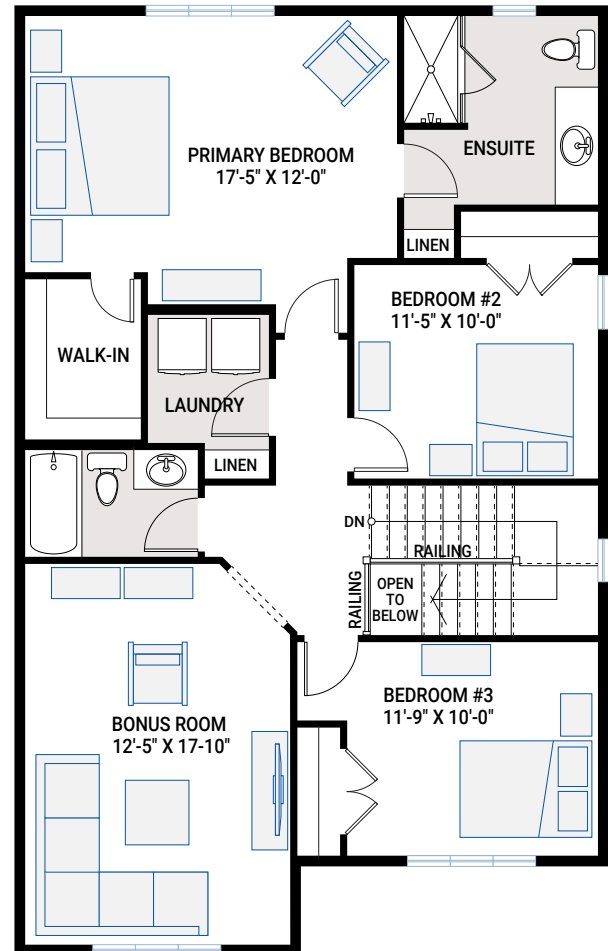
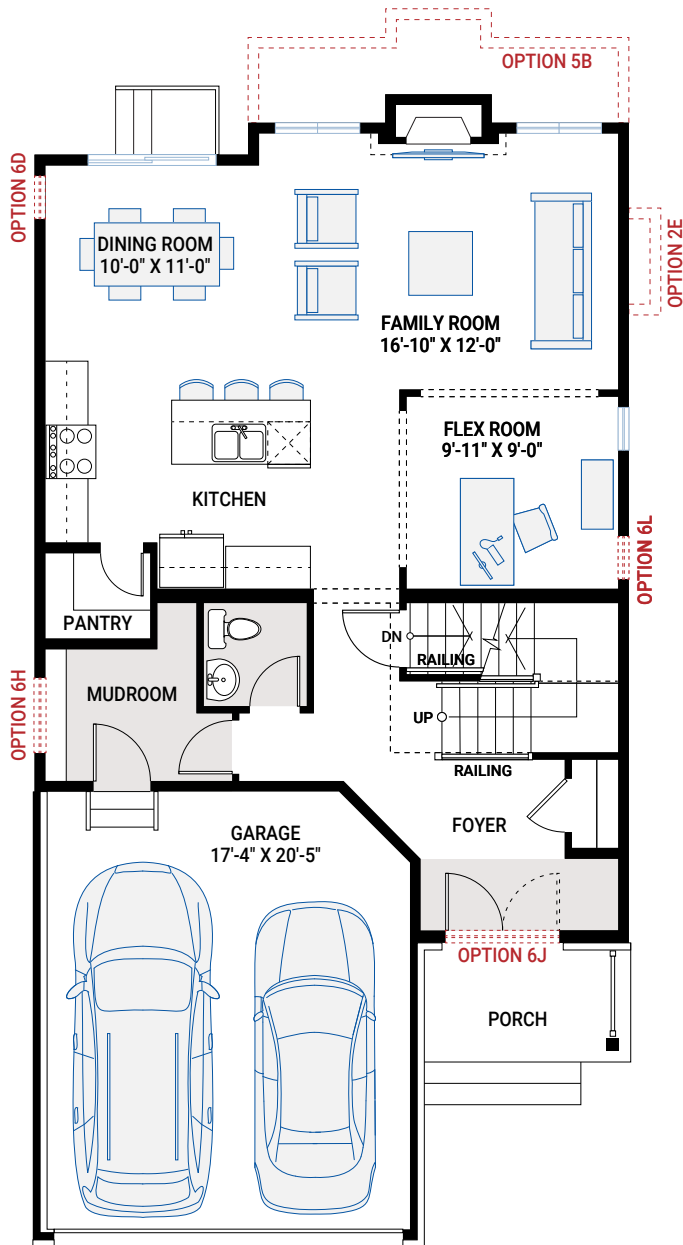
CANADIANA A1

## MAIN FLOOR

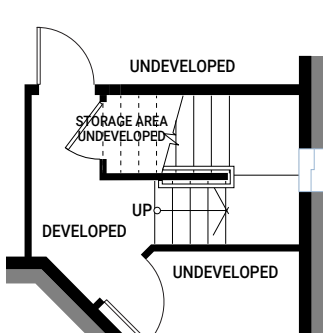
955 SQ FT

## UPPER FLOOR

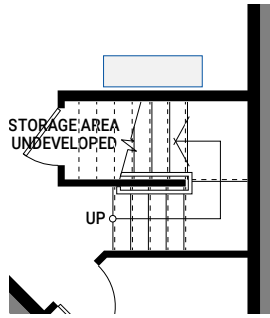
1,182 SQ FT



# BASEMENT OPTIONS



Partial Basement Plan



Partial Main Floor Plan

## OPTION #1A

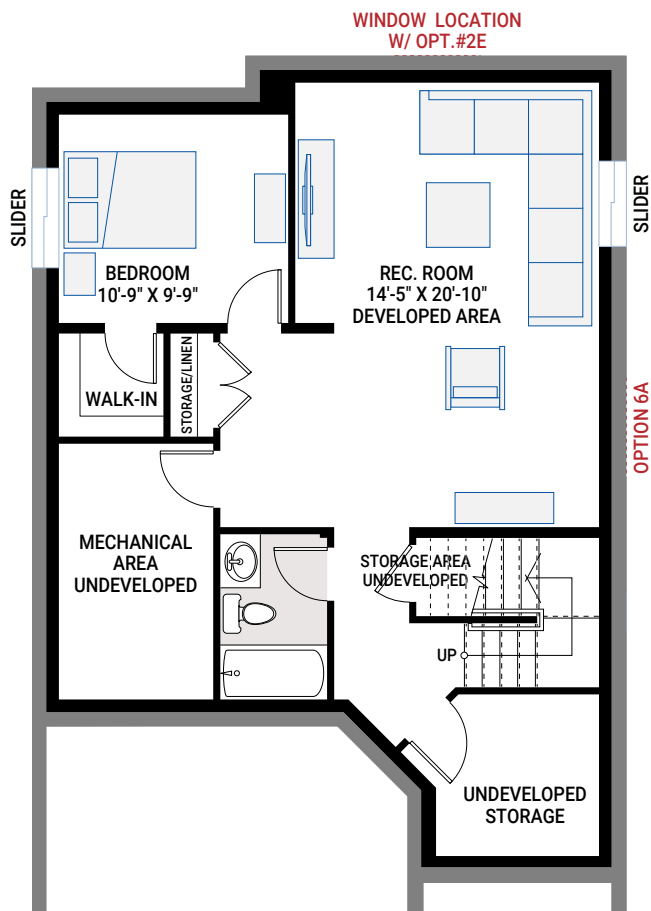
### Developed Basement Stairs

- adds 51 sq ft to Basement
- adds 24"x 24" window to stairwell

## OPTION #4A

### 9'-0" Basement Ceiling

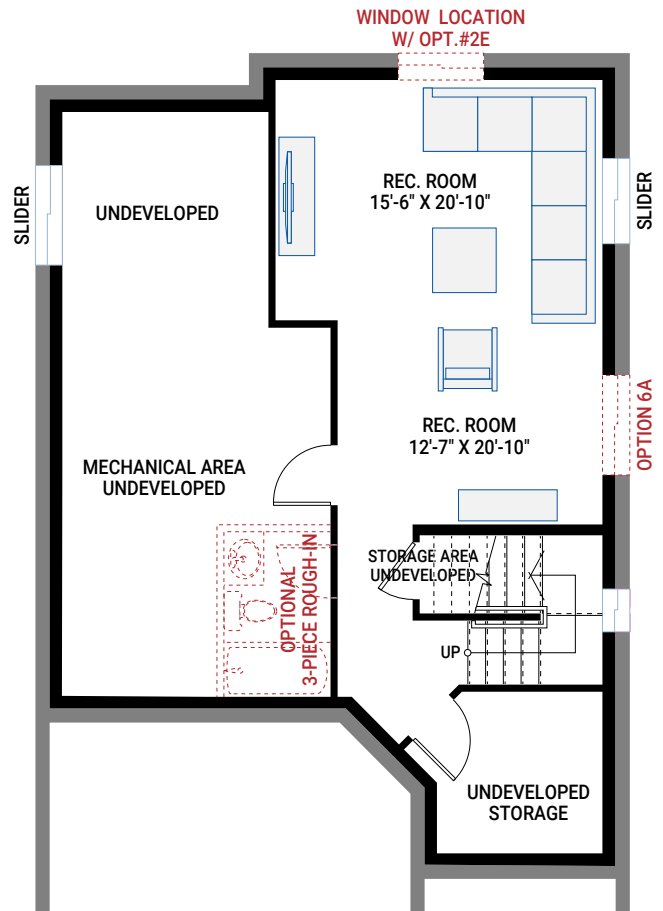
- add two risers to bottom of basement stair



## OPTION #1B

### Developed Basement

- includes Option #1A
- adds 678 sq ft to Basement
- adds 24"x 24" window to stairwell

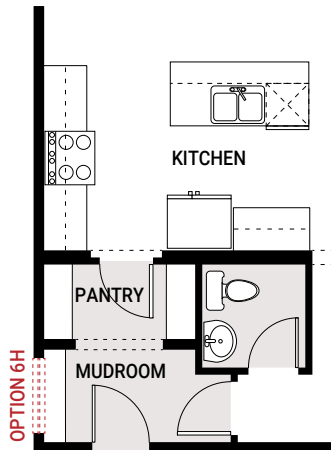


## OPTION #1C

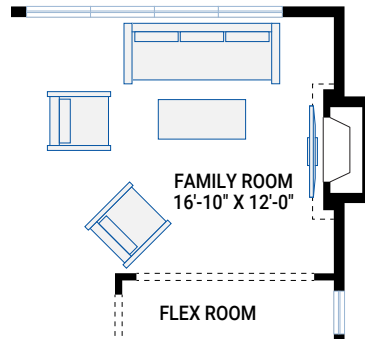
### Developed Basement Rec Room

- includes Option #1A
- adds 414 sq ft to Basement
- adds 24"x 24" window to stairwell

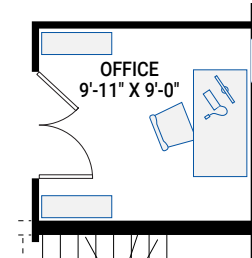
# FLOORPLAN OPTIONS



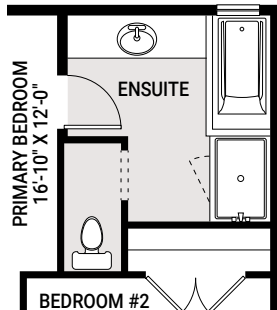
**OPTION #2A**  
Alternate Kitchen



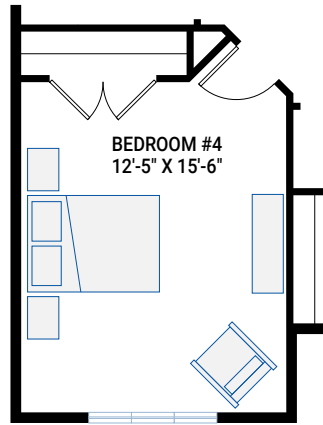
**OPTION #2E**  
Family Room Side Fireplace  
- fireplace boxout subject to lot size  
- windows on rear elevation change



**OPTION #2F**  
Main Floor Office  
- delete opening to Family Room  
- add two French doors

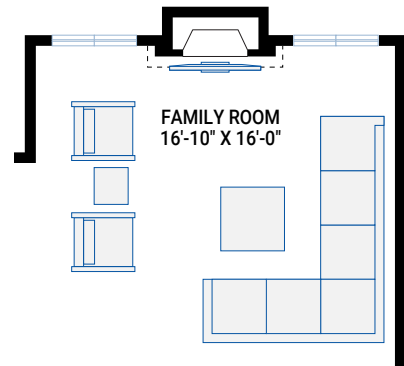


**OPTION #3A**  
Alternate Ensuite  
- Ensuite window relocated



**OPTION #3C**  
Fourth Bedroom  
- Bonus Room becomes a bedroom  
- add closet with doors and add 30" door

**OPTION #4B**  
9'-0" Upper Floor Ceiling  
- all Upper Floor windows to be increased in height  
- subject to maximum bylaw height restrictions



**OPTION #5B**  
Extended Family Room  
- full foundation below  
- adds 72 sq ft to main floor  
- adds 72 sq ft to Developed Basement if  
Option #1B or #1C selected