



Information Package



the**Grand**and**Fir**.com

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The Grand and Fir is a place for nature lovers to make their nest.

Nestled between the protected parkland of Portage Park, and the historic 4 Mile Brewpub in View Royal, residents of The Grand and Fir can enjoy an active lifestyle on Vancouver Island, where nature is your own backyard.

VANCOUVER ISLAND OFFERS RESIDENTS:

- Seemingly never-ending hiking trails in Pacific Rim National Park
- Old-growth forests with trees up to 800 years old
- Tofino, a small fishing village considered the best place to surf in Canada, boasting expansive beaches and views of the old-growth forests
- Butchart Gardens is a botanical paradise open year-round, offering live music, fireworks, and outdoor ice skating
- Wildlife tours at Clayoquot Sound
- Mount Washington Alpine Ski Resort, offering 500 meters of elevation
- Whale-watching boat tours
- Endless hiking trails at one of the island's many parks
- One of the warmest places during winter in Canada

Nestled in the lush forest of Portage Park, The Grand and Fir is where lifestyles of every kind can enjoy nature as their backyard.

Located next to the protected parkland of Portage Park and just a ten-minute drive from downtown Victoria, residents of The Grand and Fir are surrounded by nature. From the lush trails of Portage Park to the stunning beach of Thetis Cove, this location in View Royal offers something for every lifestyle.

VIEW ROYAL OFFERS RESIDENTS:

- 10-minute drive to downtown Victoria
- Immediate access to Portage Park, Island Highway, and the Four Mile Brewpub
- Access to more than 70 parks offering 27 km of trails
- Beautiful scenery of Thetis Lake, View Royal Park, and Helmcken Centennial Park
- Activities at The Q Centre, Juan de Fuca Recreation Centre, and Juan de Fuca Golf Course
- Designated National Historic Sites of Canada, Craigflower Manor and Craigflower Schoolhouse

Nature, convenience, and amenities.

The Grand and Fir is a striking collection of 82 eco-friendly units offering 1, 2, and 3 bedrooms. Located just steps away from Four Mile House and the trails of Portage Park, this nostalgic new development is the place for those looking to enjoy the great outdoors without sacrificing convenience.

THE GRAND AND FIR HAS:

- 82 separate units
- 1, 2, and 3 bedroom units
- Nest thermostat with climate control in each unit
- Kayaks and ebikes for enjoying Thetis Cove and Portage Park
- Electric vehicle charging in each parking stall



1, 2, AND 3 BEDROOM UNIT APPLIANCES



IN SUMMARY:

- 82 environmentally conscious units offering 1, 2, and 3 bedrooms
- Conveniently located within the beautiful scenery of View Royal
- Backyard of Portage Park's protected parkland
- 10 minutes from downtown Victoria
- Eco-friendly smart lighting and Nest thermostats with climate control in each unit
- Kayaks and ebikes for enjoying the surrounding areas
- Immediate access to Four Mile Brewpub
- Charging station for electric vehicles in each parking stall
- Ample bike storage and storage lockers





THE **GRAND** AND **FIR**

Appliance Package

Standard Condo Appliances

1, 2, AND 3 BEDROOM UNITS

KITCHEN



KEY FEATURES:

- ExtendFresh® Temperature Management System
- Interior Water Dispenser
- Produce Preserver
- Humidity-Controlled Crispers
- Pantry
- Automatic Ice Maker
- Max Cool
- LED Lighting
- ENERGY STAR® Qualified

PRODUCT

DIMENSIONS:

Height: 70 1/8"
Width: 35 3/4"
Depth: 30 1/2"

AVAILABLE IN:

Black Stainless

KRFC300EBS

KitchenAid® 20 cu. ft. 36-Inch Width Counter-Depth French Door Refrigerator with Interior Dispense



KEY FEATURES:

- 2 Oven Lights
- Automatic Convection Conversion Temperature Adjust
- AquaLift® Self Clean
- Incandescent Indicator Lights
- Storage Drawer

PRODUCT

DIMENSIONS:

Height: 36"
Width: 29 7/8"

AVAILABLE IN:

Black Stainless

YKSEG700EBS

KitchenAid® 30-Inch 5-Element Electric Slide-In Convection Range

Standard Condo Appliances

1, 2, AND 3 BEDROOM UNITS

KITCHEN



KEY FEATURES:

- FreeFlex® Third Rack
- Advanced Clean Water Wash System
- ProWash® Cycle
- PrintShield® Finish
- Adjustable Middle Rack
- Adjustable Rows in Middle and Lower Racks
- Four Stemware Holders in Middle Rack

PRODUCT

DIMENSIONS:

Height: 34 1/2"

Width: 23 7/8"

Depth: 26 3/4"

AVAILABLE IN:

- Black Stainless Steel with PrintShield® Finish
- Stainless Steel with PrintShield® Finish

KEY FEATURES:

- Low Profile Design
- Whisper Quiet® Ventilation System
- 5-Speed Dual Fan Ventilation
- 4 Speed Controls
- Recirculating Venting Type
- Charcoal Odor Removing Filter
- 500 CFM Fan

PRODUCT

DIMENSIONS:

Height: 10 1/4"

Width: 30"

Depth: 18"

AVAILABLE IN:

- Black
- Stainless Steel
- Black Stainless
- White

KDTM604KBS

KitchenAid® 44 dBA Dishwasher in PrintShield® Finish with FreeFlex® Third Rack

YKMLS311HBS

KitchenAid® 1000-Watt Low Profile Microwave Hood Combination

Standard Condo Appliances

1, 2, AND 3 BEDROOM UNITS

LAUNDRY



KEY FEATURES:

- 5.0 cu. ft. I.E.C. Capacity
- ENERGY STAR® Certified
- Left Swing Door
- Front Window
- Tap-Touch Control Type
- Front Control Location
- Cycle Indicator Lights with Digital Time Remaining
- Automatic Load Size Sensing Technology

PRODUCT

DIMENSIONS:

Width: 27"
Depth: 31 9/16"

AVAILABLE IN:

White

WFW560CHW

Whirlpool® 5.0 cu.ft I.E.C. Closet-Depth Front Load Washer with Intuitive Controls



KEY FEATURES:

- Advanced Moisture Sensing
- Wrinkle Shield® Option
- 7.4 cu. ft. Capacity
- ENERGY STAR® Qualified
- 36 Dryer Cycles
- EcoBoost®/Energy Saver
- Cycle Time Remaining Display
- Stackable

PRODUCT

DIMENSIONS:

Height: 38 3/4"
Width: 27"
Depth: 31"

AVAILABLE IN:

White

YWHD560CHW

Whirlpool® 7.4 cu.ft Front Load Heat Pump Dryer with Intuitive Touch Controls

Micro Condo Appliances

JUNIOR BEDROOM UNITS

KITCHEN



KEY FEATURES:

- Flexi-Slide® bins
- TotalCoverage Cooling
- Auto Hibernate Mode
- Gallon Door Bin
- EZ Connect Icemaker Kit
- Large Freezer Drawer
- Deli Drawer
- Exterior Digital Temperature Controls
- Led Interior Lighting
- Adaptive Defrost

PRODUCT DIMENSIONS:

Height: 71"
Width: 24 3/8"
Depth: 28 3/8"

AVAILABLE IN:

- Black Fingerprint-Resistant Stainless Finish
- White Fingerprint-Resistant Stainless Finish



KEY FEATURES

- Small Space Solution
- ADA Compliant
- Hot Oven Indicator Light
- Electric Fuel Type
- Freestanding Range
- Radiant Element Style
- Black Porcelain Coated Steel Cooktop Surface
- 4 Element Burners

PRODUCT DIMENSIONS:

Height: 36"
Width: 24"
Depth: 24"

AVAILABLE IN:

Stainless Steel

WRB533CZJZ

Whirlpool® 24-inch Wide Bottom-Freezer Refrigerator - 12.7 cu. ft.

YWFE50M4HS

Whirlpool® 24-inch Freestanding Electric Range with Upswept SpillGuard® Cooktop

Micro Condo Appliances

JUNIOR BEDROOM UNITS

KITCHEN



KEY FEATURES:

- Small Space Solution
- Cycle Memory
- Adjustable Upper Rack
- Quiet Cleaning Performance
- Stainless Steel Tub
- High Temperature Wash Option
- Heated Dry Option
- Control Lock

AVAILABLE IN:

- Black
- Stainless Steel
- White

PRODUCT

DIMENSIONS:

Height: 34 1/2"
Width: 17 5/8"
Depth: 22"

WDF518SAHM

Whirlpool® Small-Space Compact Dishwasher with Stainless Steel Tub



KEY FEATURES

- Automatic Sensor Cooking
- Auto-Reheat Options
- Extra-Large 13- 5/8" Diameter Glass Turntable
- Two Speed Ventilation
- Full-Width Door
- One-Touch Options
- Cooktop LED Lighting
- Interior LED Lighting

PRODUCT

DIMENSIONS:

Height: 17"
Width: 23 7/8"
Depth: 16 3/16"

AVAILABLE IN:

- Stainless Steel
- White

UMV1422U S/W

Frigidaire® 24" Over-The-Range Microwave

Micro Condo Appliances

JUNIOR BEDROOM UNITS

LAUNDRY



KEY FEATURES:

- 5.0 cu. ft. I.E.C. Capacity
- ENERGY STAR® Certified
- Left Swing Door
- Front Window
- Tap-Touch Control Type
- Front Control Location
- Cycle Indicator Lights with Digital Time Remaining
- Automatic Load Size Sensing Technology

PRODUCT

DIMENSIONS:

Width: 27"
Depth: 31 9/16"

AVAILABLE IN:

White

WFW560CHW

Whirlpool® 5.0 cu.ft I.E.C. Closet-Depth Front Load Washer with Intuitive Controls



KEY FEATURES:

- Advanced Moisture Sensing
- Wrinkle Shield® Option
- 7.4 cu. ft. Capacity
- ENERGY STAR® Qualified
- 36 Dryer Cycles
- EcoBoost®/Energy Saver
- Cycle Time Remaining Display
- Stackable

PRODUCT

DIMENSIONS:

Height: 38 3/4"
Width: 27"
Depth: 31"

AVAILABLE IN:

White

YWHD560CHW

Whirlpool® 7.4 cu.ft Front Load Heat Pump Dryer with Intuitive Touch Controls

Penthouse Appliances

TOP FLOOR DELUXE UNITS

KITCHEN



Fisher & Paykel fridge freezers are designed to seamlessly integrate into your kitchen.

KEY FEATURES:

- Quality designed stainless steel fridge with solid glass shelving
- EZkleen anti-fingerprint coating
- Ice maker conveniently located in the freezer bin
- Humidity controls in each storage bin to create a microclimate for your veggies
- Flexible internal shelving and storage bins

PRODUCT DIMENSIONS:

Depth: 23 3/4"
Height: 79 27/32"
Width: 35 21/32"

RS36A80J1_N

Fisher & Paykel® Integrated French Door Refrigerator 16.8cu ft, Ice



KEY FEATURES:

- 1.3 cu ft total capacity
- Cooking flexibility with nine oven functions, including five steam functions, broil and convection
- Steam cooking allows you to cook food in its own juices to retain nutrients and flavour
- Designed to match aesthetically with professional-style companion products such as warming drawers, for flexible cooking configurations

PRODUCT DIMENSIONS:

Height: 18 1/2"
Width: 29 13/16"
Depth: 20 13/16"

OS30NPX1

Fisher & Paykel® Combination Steam Oven, 30"



KEY FEATURES:

- Immediate heat response and extremely accurate temp. control
- Child and pet safe - cooktop remains cool to touch until a pot or pan is placed on the surface
- Powerboost activates a very high heat, bringing liquid to boil in less than a minute
- Easily control each cook zone with Touch&Slide, including pairing cook zones to create a large SmartZone

PRODUCT DIMENSIONS:

Height: 3 3/8"
Width: 35 7/16"
Depth: 20 7/8"

CI365DTB4

Fisher & Paykel® Induction Cooktop, 36", 5 Zones

Penthouse Appliances

TOP FLOOR DELUXE UNITS

KITCHEN



Offering a superior wash performance, this dishwasher is panel ready and designed to be integrated into your kitchen for a seamless look.

KEY FEATURES:

- Customize with your own front panel and handle to match your kitchen
- Six wash programs to suit any load
- Extra wash options
- Flexible racking
- Very efficient in its use of water and energy while delivering a powerful

- wash that ensures optimal results
- Runs at a very low decibel rating

PRODUCT DIMENSIONS:

Height: 32 1/4"
Width: 23 9/16"
Depth: 21 3/4"



Featuring sleek styling and energy efficient LED lighting, this powerful range is an asset to any kitchen.

KEY FEATURES:

- Dishwasher Safe Filter
- 600CFM Airflow
- Bright LED Lighting
- Slim, Contemporary Design
- Can be recirculated internally or ducted externally

PRODUCT

DIMENSIONS:

Depth: 19 11/16"
Height: 23 3/4 - 41 1/16"
Width: 35 3/8"

AVAILABLE IN:

Brushed Stainless Steel with Black Glass

DW24U6I1

Fisher & Paykel® Integrated Dishwasher, 24", Sanitize

HC36DTXB2

Fisher & Paykel® 36" Wall Chimney Box Range Hood

Penthouse Appliances

TOP FLOOR DELUXE UNITS

LAUNDRY



KEY FEATURES:

- 5.0 cu. ft. I.E.C. Capacity
- ENERGY STAR® Certified
- Left Swing Door
- Front Window
- Tap-Touch Control Type
- Front Control Location
- Cycle Indicator Lights with Digital Time Remaining
- Automatic Load Size Sensing Technology

PRODUCT

DIMENSIONS:

Width: 27"
Depth: 31 9/16"

AVAILABLE IN:

White

WFW560CHW

Whirlpool® 5.0 cu.ft I.E.C. Closet-Depth Front Load Washer with Intuitive Controls



KEY FEATURES:

- Advanced Moisture Sensing
- Wrinkle Shield® Option
- 7.4 cu. ft. Capacity
- ENERGY STAR® Qualified
- 36 Dryer Cycles
- EcoBoost®/Energy Saver
- Cycle Time Remaining Display
- Stackable

PRODUCT

DIMENSIONS:

Height: 38 3/4"
Width: 27"
Depth: 31"

AVAILABLE IN:

White

YWHD560CHW

Whirlpool® 7.4 cu.ft Front Load Heat Pump Dryer with Intuitive Touch Controls



THE **GRAND** AND **FIR**

Interior Specifications

Flooring

GRAND SCHEME

Flooring (Vinyl)



MATERIAL/MFR: Vinyl, ETM
COLOUR/CODE: Verona, FV-3250-VE
SERIES/DIM: Venice Grande, 7" x 48"

Flooring Upgrade (Hardwood)



MATERIAL/MFR: Engineered Hardwood,
ETM Flooring
COLOUR/FINISH: Oak Florence
SERIES/DIM: Signature Brushed, 7 ½" x 74 ¾"

Kitchen

GRAND SCHEME

Cabinetry



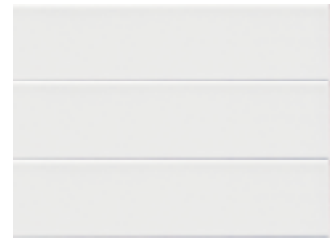
PROFILE/MATERIAL/MFR:
Slimline Shaker, 3D Laminate, M+J
COLOUR/FINISH: Pure White,
Super Matte

Countertop



PROFILE/MATERIAL/MFR: 3cm
Quartz, Silestone
PROFILE/OVERHANG: Flat
Edge, ½" Overhang
COLOUR/CODE: Eternal
Calacatta Gold Suede

Backsplash



MATERIAL/MFR: Porcelain,
Julian Tile
SERIES/DIM: Metro, 2.5" x 9.5"
COLOUR/FINISH/CODE:
White Glossy, GW210
GROUT: Mapei #00 White
INSTALL: Horizontal Stack from
countertop to u/s of uppers

Hardware



Hardware A

TYPE: Edge Pull
MANUFACTURER: Richelieu
FINISH/CODE: Brushed Black,
BP969650990
DIMENSIONS: 2 ¾" Length
LOCATION: Upper Cabinets



Hardware B

TYPE: Pull
MANUFACTURER: Richelieu
FINISH/CODE: Matte Black,
BP8160128900
DIMENSIONS: 5" Overall Length
LOCATION: Lower Cabinets, Pantry
Doors (as required)

Main Bath

GRAND SCHEME

Cabinetry



PROFILE/MATERIAL/MFR: Slimline Shaker, 3D Laminate, M+J

COLOUR/FINISH: Desert Sand Hickory (3.0)

GRAIN DIRECTION: Horizontal

INSTALLATION: Vanities and 3"D x 1 ½"H shelf at top of backsplash tile

Hardware



TYPE: Pull

MANUFACTURER: Richelieu

FINISH/CODE: Matte Black, BP8160128900

DIMENSIONS: 5" Overall Length

Flooring



MATERIAL/MFR: Porcelain, Julian Tile

SERIES/DIM: Studio Collection, 12 x 24

COLOUR/FINISH/CODE: White STWH1224N

GROUT: Mapei #93 Warm Gray

INSTALL: Stacked installation parallel to vanity

Main Bath

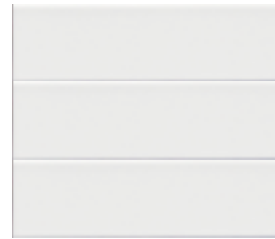
GRAND SCHEME

Countertop



MATERIAL/MFR: 3cm Quartz, Caesarstone
COLOUR/CODE: Fresh Concrete, Concrete finish
PROFILE/OVERHANG: Flat Edge, ½" Overhang

Backsplash



MATERIAL/MFR: Porcelain, Julian Tile
SERIES/DIM: Metro, 2.5" x 9.5"
COLOUR/FINISH/CODE: White Glossy, GW210
GROUT: Mapei #00 White
INSTALL/LOCATION: Horizontal stacked, 3 tiles high, up to u/s of 3"D shelf

Tub/Shower



Tub/Shower Tile A

MATERIAL/MFR: Porcelain, Euro Tile
SERIES/DIM: White Wall Tile Series 12" x 36"
COLOUR/FINISH/CODE: White Matte LT-1236-WHMATTE
GROUT: Mapei #38 Alabaster
INSTALL/ LOCATION: Horizontal stacked, all walls floor to ceiling



Tub/Shower Tile B

MATERIAL/MFR: Porcelain, Julian Tile
SERIES/DIM: Studio Collection, 12" x 24"
COLOUR/CODE: White STWH1224N
GROUT: Mapei #93 Warm Gray
INSTALL: Vertically stacked on tub apron
SHOWER GLASS: Clear Glass, w/ Matte Black Hardware

Master Ensuite

GRAND SCHEME

Cabinetry



PROFILE/MATERIAL/MFR: Slimline Shaker, 3D Laminate, M+J

COLOUR/FINISH: Desert Sand Hickory (3.0)

GRAIN DIRECTION: Horizontal

INSTALLATION: Vanities and 3"D x 1 ½"H shelf at top of backsplash tile

Hardware



TYPE: Pull

MANUFACTURER: Richelieu

FINISH/CODE: Matte Black, BP8160128900

DIMENSIONS: 5" Overall Length

Flooring



MATERIAL/MFR: Porcelain, Julian Tile

SERIES/DIM: Studio Collection, 12 x 24

COLOUR/FINISH/CODE: White STWH1224N

GROUT: Mapei #93 Warm Gray

INSTALL: Stacked installation parallel to vanity

Master Ensuite

GRAND SCHEME

Countertop

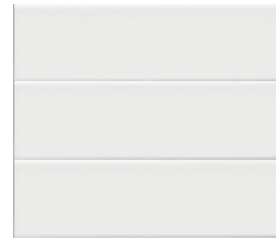


MATERIAL/MFR: 3cm Quartz,
Caesarstone

COLOUR/CODE: Fresh Concrete,
Concrete finish

PROFILE/OVERHANG: Flat Edge, ½”
Overhang

Backsplash



MATERIAL/MFR: Porcelain, Julian Tile

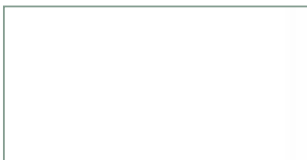
SERIES/DIM: Metro, 2.5” x 9.5”

COLOUR/FINISH/CODE: White Glossy, GW210

GROUT: Mapei #00 White

INSTALL/LOCATION: Horizontal stacked, 3 tiles
high, up to u/s of 3”D shelf

Tub/Shower



Tub/Shower Tile A

MATERIAL/MFR: Porcelain, Euro Tile

SERIES/DIM: White Wall Tile Series 12” x 36”

COLOUR/FINISH/CODE: White Matte LT-1236-
WHMATTE

GROUT: Mapei #38 Alabaster

INSTALL/ LOCATION: Horizontal Stack, Side wall
floor to ceiling and above shower tile B on back wall



Tub/Shower Tile B

MATERIAL/MFR: Porcelain, Julian Tile

SERIES/DIM: Studio Collection, 12” x 24”

COLOUR/CODE: White STWH1224N

GROUT: Mapei #93 Warm Gray

INSTALL: Stacked on back wall of shower only

SHOWER GLASS: Clear Glass, w/ Matte Black Hardware

Paint Finishes



MANUFACTURER:

Benjamin Moore

CODE: OC-117

NAME: Simply White

FINISH: Eggshell (Walls), Flat (Ceiling), Semigloss (Trim + Doors)

Decorative Light Fixtures



Kitchen Pendant(s)

SUPPLIER/MFR: McLaren Lighting, Kuzco

SERIES/CODE: Cradle 494213-WH

DIM: 13"W x 14"H

COLOUR/FINISH: White

Bathroom Sconce(s):

SUPPLIER/MFR: McLaren Lighting, Kuzco

SERIES/CODE: Jane Sconce, VL62224-BK

DIM: 24"W x 2 7/8"H x 2 7/8"E

COLOUR/FINISH: Matte Black

INSTALLATION/LOCATIONS: Horizontally over each sink or vertically between mirrors

Baseboards + Finishes

Baseboards Throughout

MATERIAL: MDF Flat Stock

COLOUR/CODE: See Paint Specs

DIMENSIONS: ½" Thick x 4" High

Window Casing

MATERIAL: MDF Flat Stock

COLOUR/CODE: See Paint Specs

DIMENSIONS: 5/8" Thick x 2 ½" Wide

Door Casing

MATERIAL: MDF Flat Stock

COLOUR/CODE: See Paint Specs

DIMENSIONS: 5/8" Thick x 2 ½" Wide

Interior Door Style

MATERIAL: MDF Primed Shaker

STYLE/CODE: #8401

Interior Door Hardware



TYPE/STYLE/MFR: Lever, Bergen, Taymor

FINISH/CODE: Matte Black, 30-624BLK

Plumbing Fixtures

GRAND SCHEME

Kitchen Sink + Faucet



SUPPLIER/MFR: Moen
SERIES/CODE: Align
7565 Series
DIM: 15 5/8"H x 7 17/32"
spout reach c/c
COLOUR/FINISH:
Matte Black



SUPPLIER/MFR: Colonial
Countertops, Pearl
SERIES/CODE: Hana -
EXR, GEO
DIM: 29"W x 20"L x 10"D
COLOUR/FINISH:
Stainless Steel

Toilet



SUPPLIER/MFR:
American Standard
SERIES/STYLE: Studio
Suite, Dual flush right
height elongated
COLOUR/FINISH: White

Bathroom Sink, Faucet + Fixtures



SUPPLIER/MFR: Moen
SERIES/CODE: Cia
COLOUR/FINISH:
Matte Black



SUPPLIER/MFR: American
Standard
SERIES/CODE: Studio u/m
DIM: 21.25" x 15.25"
COLOUR/FINISH: White



Tub/Shower Fixtures
SUPPLIER/MFR: Moen
SERIES/CODE: Cia M-Core
3 port
COLOUR/FINISH:
Matte Black



Shower Only Fixtures
SUPPLIER/MFR: Moen
SERIES/CODE: Eco-
performance Handshower
COLOUR/FINISH: Matte
Black

Bathroom Sinks



SUPPLIER/MFR: Victoria + Albert

SERIES/CODE: Rossendale 107

DIM: 41 7/8" x 14 7/8" x 5 1/2"

COLOUR/FINISH: White

INSTALL/LOCATION: Undermount
installation in baths where 1 sink c/w 2 faucets
is required

Dining Room Pendant



SUPPLIER/MFR: McLaren Lighting, Kuzco

SERIES/CODE: Akari Pendant, CH18537-BN

DIM: 35 1/2"L x 35 1/2"W x 3 3/4"H

COLOUR/FINISH: Brushed Nickel/Frosted
Acrylic Diffuser

Flooring (Vinyl)



MATERIAL/MFR: Vinyl, ETM

COLOUR/CODE: Murano, FV-0042-M

SERIES/DIM: Venice Grande, 7" x 48"

Flooring Upgrade (Hardwood)



MATERIAL/MFR: Oak, Engineered
Hardwood, ETM Flooring

COLOUR/FINISH: Oak Barcelona

SERIES/DIM: Signature Brushed, 7 ½" x 74 ¾"

Kitchen

FIR SCHEME

Cabinetry



PROFILE/MATERIAL/MFR: Geneva, Slab, 3DL Laminate, M+J

COLOUR/FINISH: Willow Grey Super Matte

Countertop

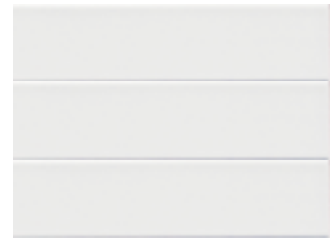


PROFILE/MATERIAL/MFR: 3cm Quartz, Silestone

PROFILE/OVERHANG: Flat Edge, ½" Overhang

COLOUR/CODE: Eternal Noctis Suede

Backsplash



MATERIAL/MFR: Porcelain, Julian Tile

SERIES/DIM: Metro, 2.5" x 9.5"

COLOUR/FINISH/CODE: White Matte, MW210

GROUT: Mapei #00 White

INSTALL: Horizontal Stack from countertop to u/s of uppers

Hardware



Hardware A

TYPE: Edge Pull

MANUFACTURER: Richelieu

FINISH/CODE: Brushed Black, BP969650990

DIMENSIONS: 2 ¾" Length

LOCATION: Upper Cabinets



Hardware B

TYPE: Pull

MANUFACTURER: Richelieu

FINISH/CODE: Matte Black, BP9696192990

DIMENSIONS: 8 ¼" Overall Length

LOCATION: Lower Cabinets, Pantry Doors (as required)

Cabinetry



PROFILE/MATERIAL/MFR: Slab, 3DL
Laminate, M+J

COLOUR/FINISH: Sarek Ash

GRAIN DIRECTION: Horizontal

INSTALLATION: Vanities and 3" D x
1 ½" H shelf at top of backsplash tile

Hardware



TYPE: Edge Pull

MANUFACTURER: Richelieu

FINISH/CODE: Brushed Black,
BP969650990

DIMENSIONS: 2 ¾" Length

Flooring



MATERIAL/MFR: Porcelain, Julian Tile

SERIES/DIM: Studio Collection, 12 x 24

COLOUR/FINISH/CODE: Ash STS1224N

GROUT: Mapei #02 Pewter

INSTALL: Stacked installation parallel to vanity

Main Bath

FIR SCHEME

Countertop

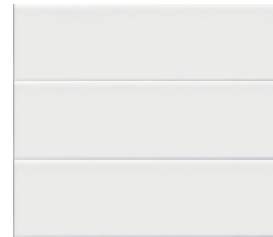


MATERIAL/MFR: 3cm Quartz, Silestone

COLOUR/CODE: Desert Silver

PROFILE/OVERHANG: Flat Edge, ½" Overhang

Backsplash



MATERIAL/MFR: Porcelain, Julian Tile

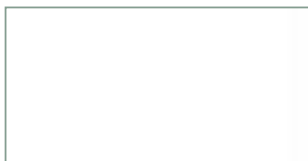
SERIES/DIM: Metro, 2.5" x 9.5"

COLOUR/FINISH/CODE: White Matte, MW210

GROUT: Mapei #00 White

INSTALL/LOCATION: Horizontal stacked, 3 tiles high, up to u/s of 3"D shelf

Tub/Shower



Tub/Shower Tile A

MATERIAL/MFR: Porcelain, Euro Tile

SERIES/DIM: White Wall Tile Series 12" x 36"

COLOUR/FINISH/CODE: White Matte LT-1236-WHMATTE

GROUT: Mapei #38 Alabaster

INSTALL/ LOCATION: Horizontal stacked, all walls floor to ceiling

Tub/Shower Tile B

MATERIAL/MFR: Porcelain, Julian Tile

SERIES/DIM: Studio Collection, 12" x 24"

COLOUR/CODE: Ash STS1224N

GROUT: Mapei #02 Pewter

INSTALL: Vertically stacked on tub apron

SHOWER GLASS: Clear Glass, w/ Matte Black Hardware

Cabinetry



PROFILE/MATERIAL/MFR: Slab, 3DL
Laminate, M+J

COLOUR/FINISH: Sarek Ash

GRAIN DIRECTION: Horizontal

INSTALLATION: Vanities and 3" D x
1 ½" H shelf at top of backsplash tile

Hardware



TYPE: Edge Pull

MANUFACTURER: Richelieu

FINISH/CODE: Brushed Black,
BP969650990

DIMENSIONS: 2 ¾" Length

LOCATION: Upper Cabinets

Flooring



MATERIAL/MFR: Porcelain, Julian Tile

SERIES/DIM: Studio Collection, 12 x 24

COLOUR/FINISH/CODE: Ash STS1224N

GROUT: Mapei #02 Pewter

INSTALL: Stacked installation parallel to vanity

Master Ensuite

FIR SCHEME

Countertop

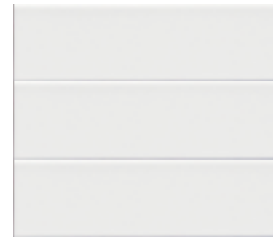


MATERIAL/MFR: 3cm Quartz, Silestone

COLOUR/CODE: Desert Silver

PROFILE/OVERHANG: Flat Edge, ½" Overhang

Backsplash



MATERIAL/MFR: Porcelain, Julian Tile

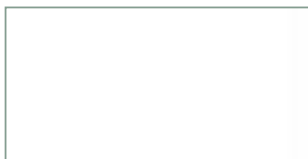
SERIES/DIM: Metro, 2.5" x 9.5"

COLOUR/FINISH/CODE: White Matte, MW210

GROUT: Mapei #00 White

INSTALL/LOCATION: Horizontal stacked, 3 tiles high, up to u/s of 3"D shelf

Tub/Shower



Tub/Shower Tile A

MATERIAL/MFR: Porcelain, Euro Tile

SERIES/DIM: White Wall Tile Series 12" x 36"

COLOUR/FINISH/CODE: White Matte LT-1236-WHMATTE

GROUT: Mapei #38 Alabaster

INSTALL/ LOCATION: Horizontal Stack, Side wall floor to ceiling and above shower tile B on back wall



Tub/Shower Tile B

MATERIAL/MFR: Porcelain, Julian Tile

SERIES/DIM: Studio Collection, 12" x 24"

COLOUR/CODE: Ash STS1224N

GROUT: Mapei #02 Pewter

INSTALL: Vertically stacked on back wall of shower

SHOWER GLASS: Clear Glass, w/ Chrome Hardware

General Finishes

FIR SCHEME

Paint Finishes



MANUFACTURER:

Benjamin Moore

CODE: OC-117

NAME: Simply White

FINISH: Eggshell (Walls), Flat (Ceiling), Semigloss (Trim + Doors)

Decorative Light Fixtures



Kitchen Pendant(s)

SUPPLIER/MFR: McLaren Lighting, Kuzco

SERIES/CODE: Cradle 494213-BK

DIM: 13"W x 14"H

COLOUR/FINISH: Black



Bathroom Sconce(s):

SUPPLIER/MFR: McLaren Lighting, Kuzco

SERIES/CODE: Jane Sconce, VL62224-CH

DIM: 24"W x 2 7/8"H x 2 7/8"E

COLOUR/FINISH: Chrome

INSTALLATION/LOCATIONS: Horizontally over each sink or vertically between mirrors

Baseboards + Finishes

Baseboards Throughout

MATERIAL: MDF Flat Stock

COLOUR/CODE: See Paint Specs

DIMENSIONS: ½" Thick x 4" High

Window Casing

MATERIAL: MDF Flat Stock

COLOUR/CODE: See Paint Specs

DIMENSIONS: 5/8" Thick x 2 ½" Wide

Door Casing

MATERIAL: MDF Flat Stock

COLOUR/CODE: See Paint Specs

DIMENSIONS: 5/8" Thick x 2 ½" Wide

Interior Door Style

MATERIAL: MDF Primed Shaker

STYLE/CODE: #8401

Interior Door Hardware



TYPE/STYLE/MFR: Lever, Bergen, Taymor

FINISH/CODE: Matte Black, 30-624BLK

Plumbing Fixtures

FIR SCHEME

Kitchen Sink + Faucet



SUPPLIER/MFR: Moen
SERIES/CODE: Align
7565 Series
DIM: 15 5/8"H x 7 17/32"
spout reach c/c
COLOUR/FINISH:
Chrome



SUPPLIER/MFR: Colonial
Countertops, Pearl
SERIES/CODE: Hana -
EXR, GEO
DIM: 29"W x 20"L x 10"D
COLOUR/FINISH:
Stainless Steel

Toilet



SUPPLIER/MFR:
American Standard
SERIES/STYLE: Studio
Suite, Dual flush right
height elongated
COLOUR/FINISH: White

Bathroom Sink, Faucet + Fixtures



SUPPLIER/MFR: Moen
SERIES/CODE: Cia
COLOUR/FINISH:
Chrome



SUPPLIER/MFR: American
Standard
SERIES/CODE: Studio u/m
DIM: 21.25" x 15.25"
COLOUR/FINISH: White



Tub/Shower Fixtures
SUPPLIER/MFR: Moen
SERIES/CODE: Cia M-Core
3 port
COLOUR/FINISH:
Chrome



Shower Only Fixtures
SUPPLIER/MFR: Moen
SERIES/CODE: Eco-
performance Handshower
COLOUR/FINISH:
Chrome

Bathroom Sinks



SUPPLIER/MFR: Victoria + Albert

SERIES/CODE: Rossendale 107

DIM: 41 7/8" x 14 7/8" x 5 1/2"

COLOUR/FINISH: White

INSTALL/LOCATION: Undermount
installation in baths where 1 sink c/w 2 faucets
is required

Dining Room Pendant



SUPPLIER/MFR: McLaren Lighting, Kuzco

SERIES/CODE: Akari Pendant, CH18537-BK

DIM: 35 1/2"L x 35 1/2"W x 3 3/4"H

COLOUR/FINISH: Black/Frosted
Acrylic Diffuser



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THE GRAND AND FIR

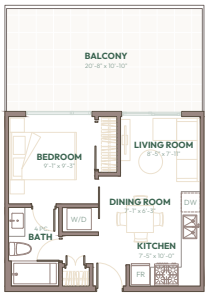
Please contact us for more details on a particular floorplan.



A1 JR. 1 BED / 1 BATH

472 sq.ft.

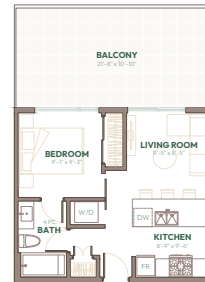
Floors: 1, 2, 3, 4
Units: 109, 110, 111, 114, 115, 209, 210, 211, 214, 215, 309, 310, 311, 314, 315, 409, 410, 411, 414, 415



B1 JR. 1 BED / 1 BATH

393 sq.ft.

Floor: 5
Unit: 508



B2 JR. 1 BED / 1 BATH

411 sq.ft.

Floor: 5
Units: 502, 503



B3 1 BED / 1 BATH

548 sq.ft.

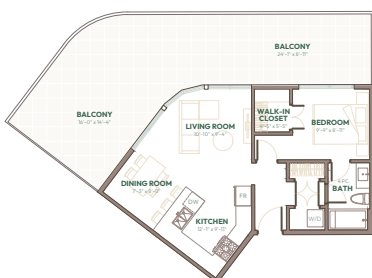
Floors: 1, 2, 3, 4
Units: 112, 113, 212, 213, 312, 313, 412, 413



B4 1 BED / 1 BATH

572 sq.ft.

Floors: 1, 2, 3, 4
Units: 117, 217, 317, 417



B5 1 BED / 1 BATH

599 sq.ft.

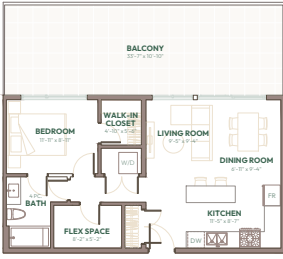
Floor: 5
Unit: 510



C1 1 BED + Flex / 1 BATH

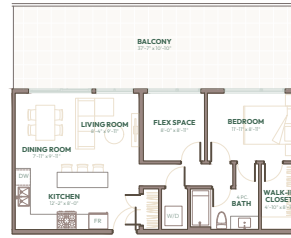
572 sq.ft.

Floors: 1,2,3,4
Units: 101, 102, 103, 104, 105, 106, 201, 202, 203, 204, 205, 206, 301, 302, 303, 304, 305, 306, 401, 402, 403, 404, 405, 406



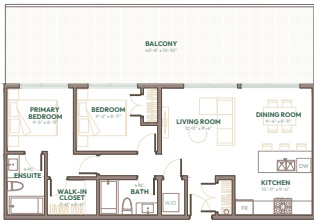
C2
1 BED + Flex / 1 BATH

634 sq.ft.
Floor: 5
Units: 506, 509



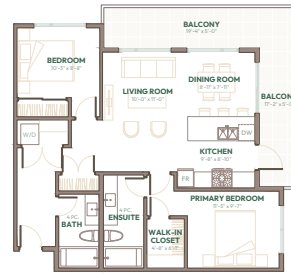
C3
1 BED + Flex / 1 BATH

710 sq.ft.
Floor: 5
Unit: 507



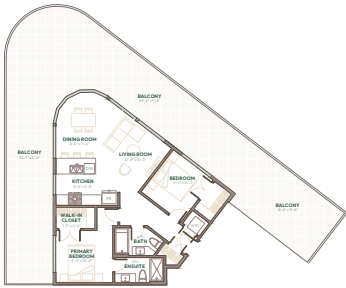
D1
2 BED / 2 BATH

823 sq.ft.
Floor: 5
Units: 501, 504



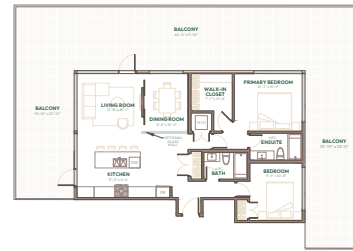
D2
2 BED / 2 BATH

893 sq.ft.
Floors: 1, 2, 3, 4
Units: 107, 108, 207,
208, 307, 308, 407,
408



D3
2 BED / 2 BATH

893 sq.ft.
Floor: 5
Unit: 511



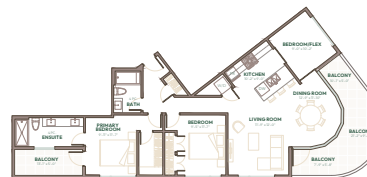
D4
2 BED / 2 BATH

1103 sq.ft.
Floor: 5
Unit: 505



E1
2 BED + Flex / 2 BATH

979 sq.ft.
Floors: 1, 2, 3, 4
Units: 116, 216, 316, 416



F1
3 BED / 2 BATH

1131 sq.ft.
Floors: 2, 3, 4
Units: 218, 318, 418

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