



THE
GRAND
AND
FIR



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



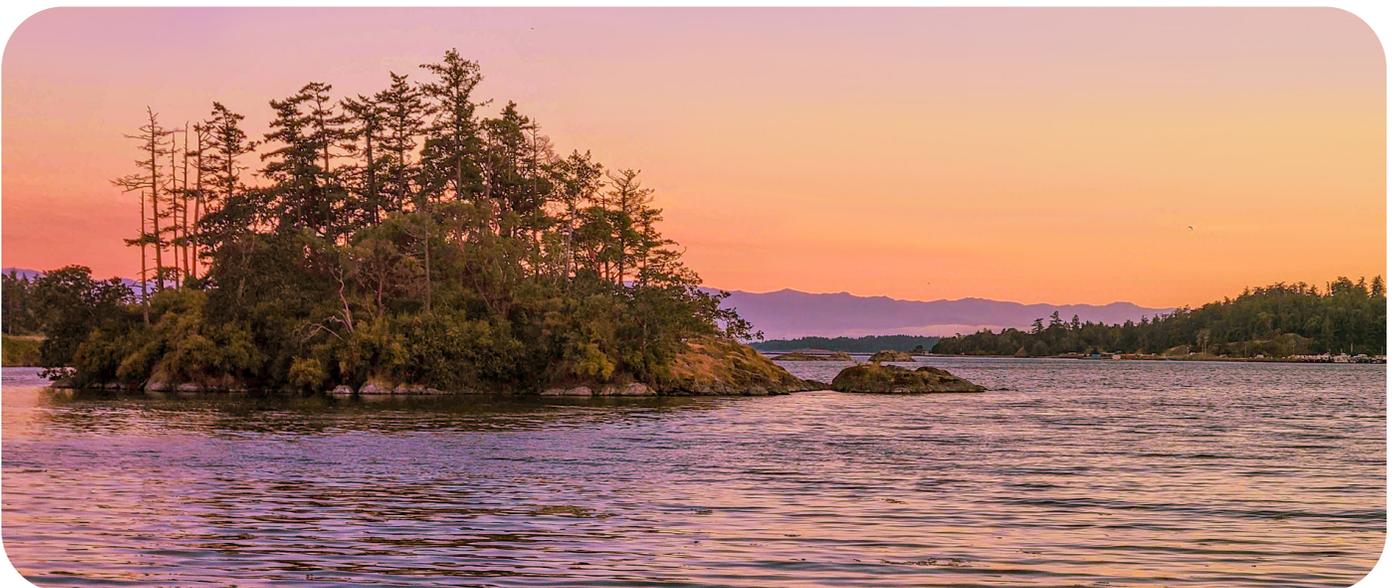
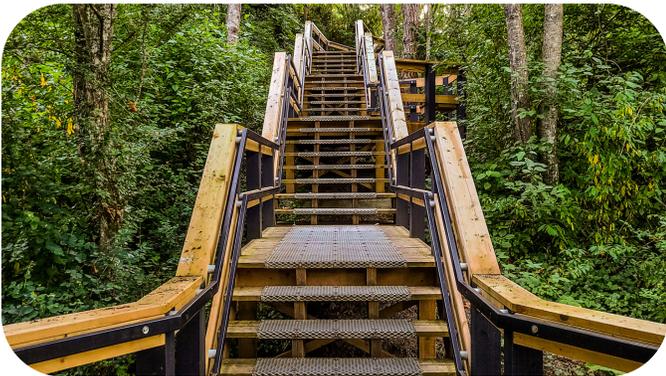


Nestled in the lush forest of Portage Park, The Grand and Fir is where lifestyles of every kind can enjoy nature as their backyard.

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
- Jr. 1 Bedroom, 1 Bedroom, 1 Bedroom + Flex, 2 Bedroom, 2 Bedroom + Flex, 2 Bedroom + Den, & 3 Bedroom units
- Nest thermostat with climate control in each unit
- Kayaks and ebikes for enjoying Thetis Cove and Portage Park
- Electric vehicle charging capabilities in each parking stall



1, 2, AND 3 BEDROOM UNIT APPLIANCES

IN SUMMARY:

- 82 environmentally conscious units offering Jr. 1 Bedroom, 1 Bedroom, 1 Bedroom + Flex, 2 Bedroom, 2 Bedroom + Flex, 2 Bedroom + Den, & 3 Bedroom units
- 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
- Electric vehicle charging capabilities 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

KitchenAid® KRFC300EBS

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

KitchenAid® YKSEG700EBS

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

KitchenAid® KDTM604KBS

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

KitchenAid® YKMLS311HBS

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

Whirlpool® WFW560CHW

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

Whirlpool® YWHD560CHW

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

Whirlpool® WRB533CZJ

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



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

Whirlpool® YWFE50M4HS

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"

Whirlpool® WDF518SAHM
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

Frigidaire® UMV1422U S/W
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

Whirlpool® WFW560CHW

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

Whirlpool® YWHD560CHW

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"

Fisher & Paykel® RS36A80J1_N
 Integrated French Door Refrigerator 16.8cu ft, Ice



KEY FEATURES

- 9 oven functions
- Finely tuned instant heat
- Large capacity oven
- Soft-close door
- Chomed cast zinc dials
- Easy-to-use self cleaning
- Designed for safety and convenience
- Full extension telescopic sliding shelves
- Triple-glazed CoolTouch door with child lock

PRODUCT DIMENSIONS:

Height: 35 3/4" - 37 5/8"
 Width: 29 7/8"
 Depth: 25 1/4"

AVAILABLE IN:

Stainless Steel

Fisher & Paykel® OR30SCI6X1
 Series 9 Classic Induction Range, 30", 4 Zones, Self-cleaning, 3.5cu ft oven.

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"



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:

- Stainless Steel

Fisher & Paykel® DW24U61
Integrated Dishwasher, 24", Sanitize

KitchenAid® YKMLS311HSS
1000-Watt Low Profile Microwave
Hood Combination

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
- Intuitive Controls
- 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



KEY FEATURES:

- 7.4 cu. ft. Capacity
- Wrinkle Shield® Option
- ENERGY STAR® Qualified
- Electric Fuel Type
- Intuitive Controls
- Moisture Sensor
- Automatic Dry Control
- Vented out through the roof of top-level penthouse units

PRODUCT

DIMENSIONS:

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

AVAILABLE IN:

White

Whirlpool® WFW560CHW

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

Whirlpool® YWED5620HW

7.4 cu. ft. Front Load Electric Dryer with Intuitive Touch Controls



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

Interior Specifications

Flooring

GRAND SCHEME

Flooring (Vinyl)

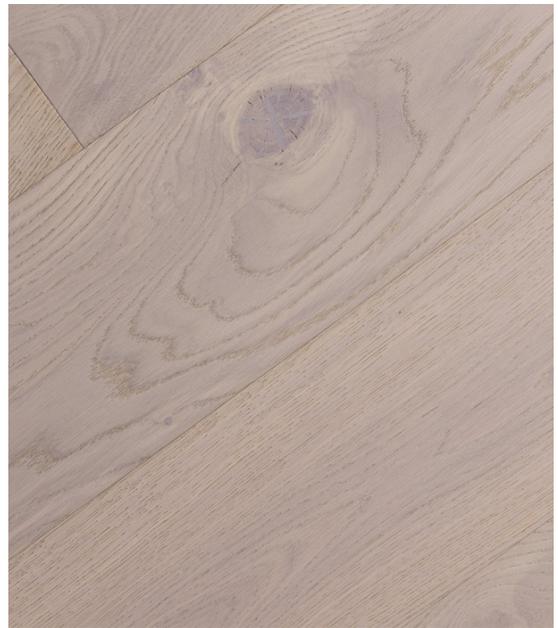


MATERIAL/MFR: Vinyl, Beaulieu

COLOUR/CODE: Mount Layton, 2262

SERIES/DIM: Therma Nature

Flooring Upgrade (Hardwood)



MATERIAL/MFR: Engineered Hardwood,
Percy John Flooring

COLOUR/FINISH: Nordic

SERIES/DIM: Craftsman, 7 ½" width

Kitchen

GRAND SCHEME

Cabinetry



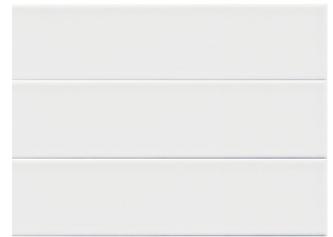
PROFILE/MATERIAL/MFR:
Slimline Shaker, 3D Laminate, M+J
COLOUR/FINISH: Pure White,
Super Matte

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: Slab, TFL, Tafisa

COLOUR/FINISH: Mojave L546(A)

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: Techstone, 12" x 24"

COLOUR/FINISH/CODE: TSWH1224M - White matte

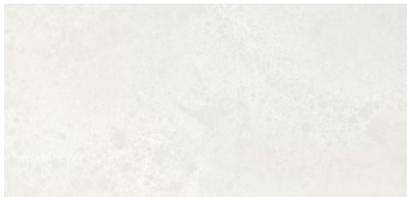
GROUT: Mapei #93 Warm Gray

INSTALL: Stacked installation parallel to vanity

Main Bath

GRAND SCHEME

Countertop

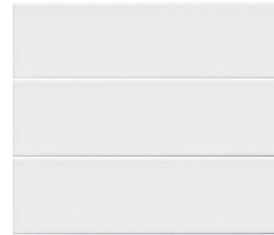


MATERIAL/MFR: 3cm Quartz, Silestone

COLOUR/CODE: Nolita, Suede

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

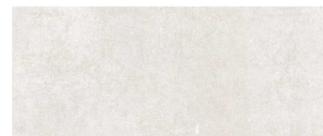
SERIES/DIM: White Wall Tile Series 12” x 36”

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

GROUT: Mapei #38 Alabaster

INSTALL: Horizontal stacked, all walls floor to ceiling

SHOWER GLASS: Clear Glass, w/ Matte Black Hardware



Tub/Shower Tile B

MATERIAL/MFR: Porcelain, Julian Tile

SERIES/DIM: Techstone, 12” x 24”

COLOUR/CODE: TSWH1224M - White matte

GROUT: Mapei #93 Warm Gray

INSTALL: Vertically stacked on tub apron

VANITY MIRROR: Metal, ½” Black Frame

Master Ensuite

GRAND SCHEME

Cabinetry



PROFILE/MATERIAL/MFR: Slab, TFL, Tafisa

COLOUR/FINISH: Mojave L546(A)

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: Techstone, 12" x 24"

COLOUR/FINISH/CODE: TSWH1224M - White matte

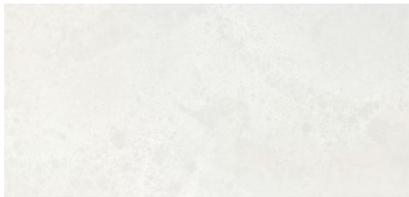
GROUT: Mapei #93 Warm Gray

INSTALL: Stacked installation parallel to vanity

Master Ensuite

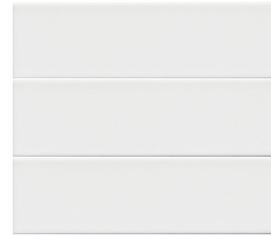
GRAND SCHEME

Countertop



MATERIAL/MFR: 3cm Quartz, Silestone
COLOUR/CODE: Nolita, Suede
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

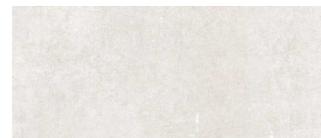
Tub/Shower



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

SHOWER GLASS: Clear Glass, w/ Matte Black Hardware



Tub/Shower Tile B

MATERIAL/MFR: Porcelain, Julian Tile
SERIES/DIM: Techstone, 12" x 24"
COLOUR/CODE: TSWH1224M - White matte
GROUT: Mapei #93 Warm Gray
INSTALL: Vertically stacked on back wall of shower only

VANITY MIRROR: Metal, ½" Black Frame

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

Cabinetry



Cabinetry A

MATERIAL/MFR: Painted MDF

DOOR STYLE: Slim Line

COLOUR/FINISH: Pure White



Cabinetry B

MATERIAL/MFR: Rift White Oak Veneer

COLOUR/FINISH: Milk (HCK)

DOOR STYLE: Slab

GRAIN DIRECTION: Vertical

INSTALLATION: Bathroom Vanities and 3"D x 1 1/2"H shelf at top of Backsplash tile

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, Beaulieu

COLOUR/CODE: 2161 Fairmont

SERIES/DIM: Therma

Flooring Upgrade (Hardwood)



MATERIAL/MFR: Oak, Engineered
Hardwood, Percy John Flooring

COLOUR/FINISH: Mongu 20

SERIES/DIM: Craftsman, 7 ½" width

Kitchen

FIR SCHEME

Cabinetry



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

COLOUR/FINISH: Willow Grey
Super Matte

Countertop

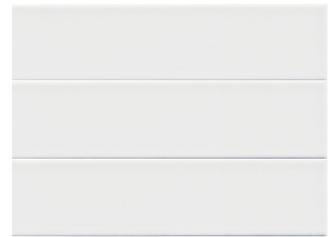


PROFILE/MATERIAL/MFR: 3cm
Quartz, Silestone

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: Vertical

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

Hardware



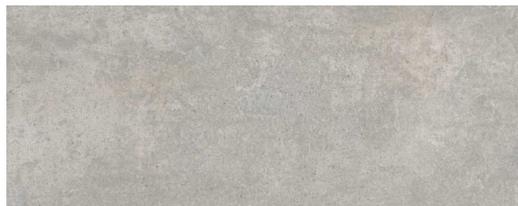
TYPE: Edge Pull

MANUFACTURER: Richelieu

FINISH/CODE: Brushed Black,
BP969650990

DIMENSIONS: 2 ¾" Length

Flooring



MATERIAL/MFR: Porcelain, Julian Tile

SERIES/DIM: Techstone, 12" x 24"

COLOUR/FINISH/CODE: TSS11224M - silver matte

GROUT: Mapei #02 Pewter

INSTALL: Stacked installation parallel to vanity

Main Bath

FIR SCHEME

Countertop

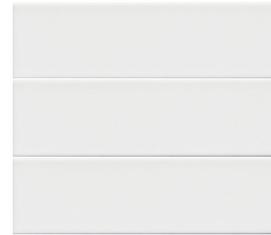


MATERIAL/MFR: 3cm Quartz, Silestone

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: Horizontal stacked, all walls floor to ceiling

SHOWER GLASS: Clear Glass, w/Matte Black Hardware



Tub/Shower Tile B

MATERIAL/MFR: Porcelain, Julian Tile

SERIES/DIM: Techstone, 12" x 24"

COLOUR/FINISH/CODE: TSSI1224M - silver matte

GROUT: Mapei #02 Pewter

INSTALL: Vertically stacked on tub apron

VANITY MIRROR: Metal, ½" Black Frame

Cabinetry



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

COLOUR/FINISH: Sarek Ash

GRAIN DIRECTION: Vertical

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

Hardware



TYPE: Edge Pull

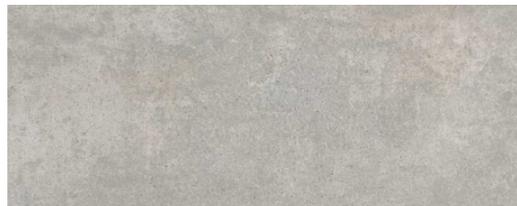
MANUFACTURER: Richelieu

FINISH/CODE: Brushed Black,
BP969650990

DIMENSIONS: 2 ¾" Length

LOCATION: Upper Cabinets

Flooring



MATERIAL/MFR: Porcelain, Julian Tile

SERIES/DIM: Techstone, 12" x 24"

COLOUR/FINISH/CODE: TSSI1224M - silver matte

GROUT: Mapei #02 Pewter

INSTALL: Stacked installation parallel to vanity

Master Ensuite

FIR SCHEME

Countertop

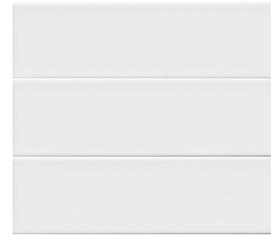


MATERIAL/MFR: 3cm Quartz, Silestone

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

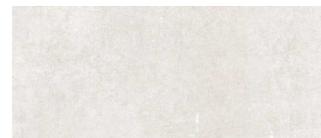
MATERIAL/MFR: Porcelain, Euro Tile

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: Techstone, 12" x 24"

COLOUR/CODE: TSWH1224M - White matte

GROUT: Mapei #93 Warm Gray

INSTALL: Vertically stacked on back wall of shower only

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

Cabinetry



Cabinetry A

MATERIAL/MFR: Painted MDF

DOOR STYLE: Slab

COLOUR/FINISH: Rever Pewter



Cabinetry B

MATERIAL/MFR: Rift White Oak Veneer

COLOUR/FINISH: Desert Oak (HCK)

DOOR STYLE: Slab

GRAIN DIRECTION: Horizontal

INSTALLATION: Bathroom Vanities and 3"D x 1 1/2"H shelf at top of Backsplash tile

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: Black /Frosted Acrylic Diffuser



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A1
JR. 1 BED / 1 BATH

471 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

391 sq.ft.
Floor: 5
Unit: 508



B2
JR. 1 BED / 1 BATH

421 sq.ft.
Floor: 5
Units: 502, 503



B3 - Ground Level
1 BED / 1 BATH

547 sq.ft.
Floors: 1
Units: 112, 113



B3
1 BED / 1 BATH

547 sq.ft.
Floors: 2, 3, 4
Units: 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

615 sq.ft.
Floor: 5
Unit: 510



C1 - Ground Level
1 BED / 1 BATH

571 sq.ft.
Floors: 1
Units: 101, 102, 103, 104, 105, 106



C1
1 BED / 1 BATH

571 sq.ft.
Floors: 2,3,4
Units: 201, 202, 203, 204, 205, 206, 301, 302, 303, 304, 305, 306, 401, 402, 403, 404, 405, 406



C2
1 BED + FLEX / 1 BATH

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



C3
2 BED / 1 BATH

710 sq.ft.
Floor: 5
Unit: 507



D1
2 BED / 2 BATH

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



D2 - Ground Level
2 BED / 2 BATH

894 sq.ft.
Floors: 1
Units: 107, 108



D2
2 BED / 2 BATH

894 sq.ft.
Floors: 2, 3, 4
Units: 207, 208, 307, 308, 407, 408

D3
2 BED / 2 BATH

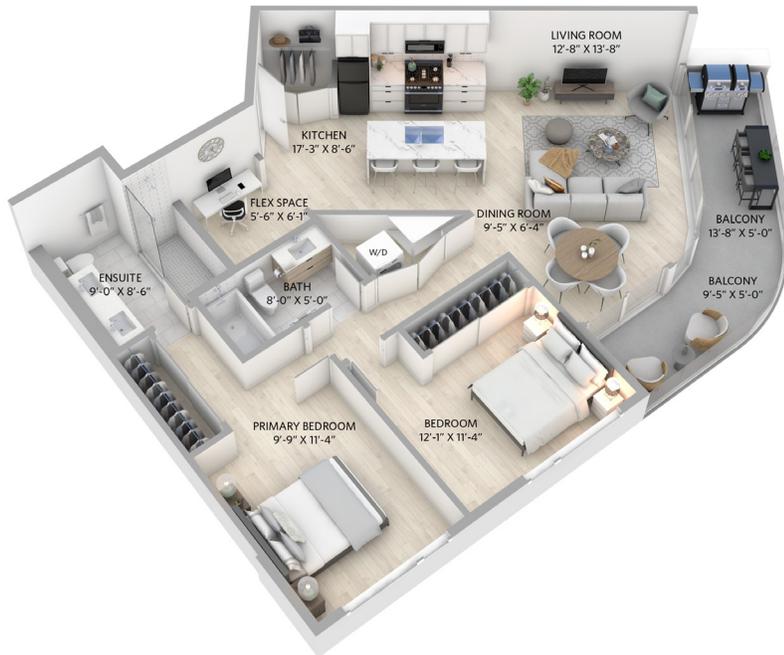
893 sq.ft.
Floor: 5
Unit: 511





D4
2 BED + DEN / 2 BATH

1130 sq.ft.
Floor: 5
Unit: 505



E1
2 BED + FLEX / 2 BATH

996 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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