



103 - THE QUIET RETREAT

Luxury Spacious Living

3 Bed / 2 Bath

1200 Sq. Ft. / 180 Sq. Ft of Terrace



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info@newleafvision.ca



www.newleafvision.com

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Exterior Home View



Renderings are representations of proposed construction, exact dimensions and final product determined by architectural drawings and building code. Cabinetry and final wall dimensions may vary from plans shown. Layouts are subject to periodic updates. Items such as skylights, single / double garage, kitchen expansion, etc are all optional upgrades. Dimensions and finishings may vary slightly from unit to unit.

Interior Home View



Renderings are representations of proposed construction, exact dimensions and final product determined by architectural drawings and building code. Cabinetry and final wall dimensions may vary from plans shown. Layouts are subject to periodic updates. Items such as skylights, single / double garage, kitchen expansion, etc are all optional upgrades. Dimensions and finishings may vary slightly from unit to unit.

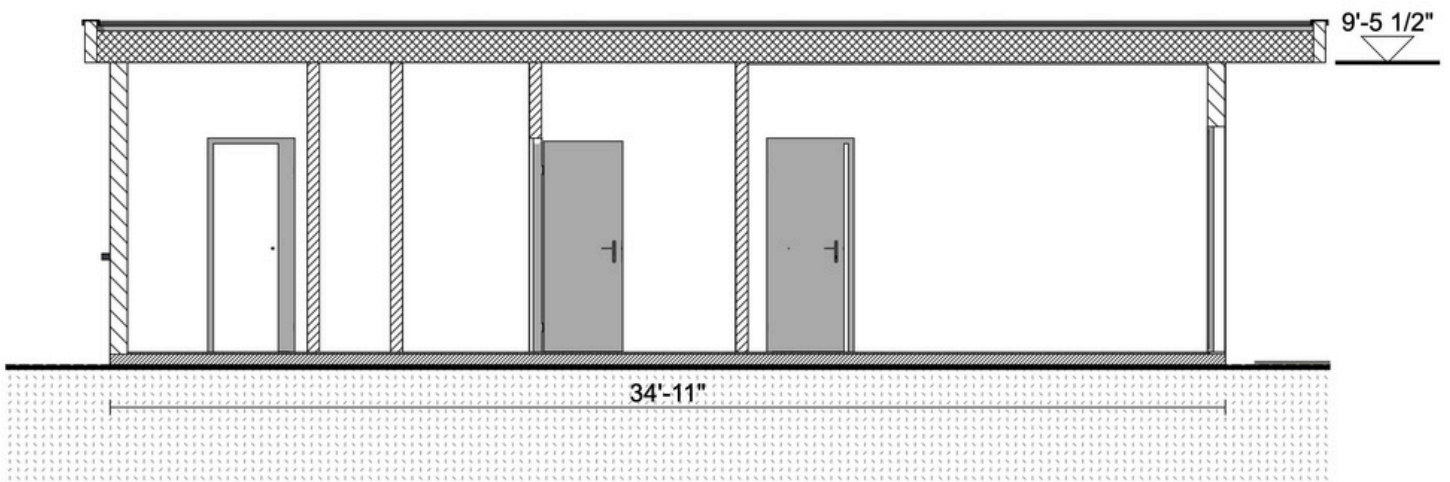


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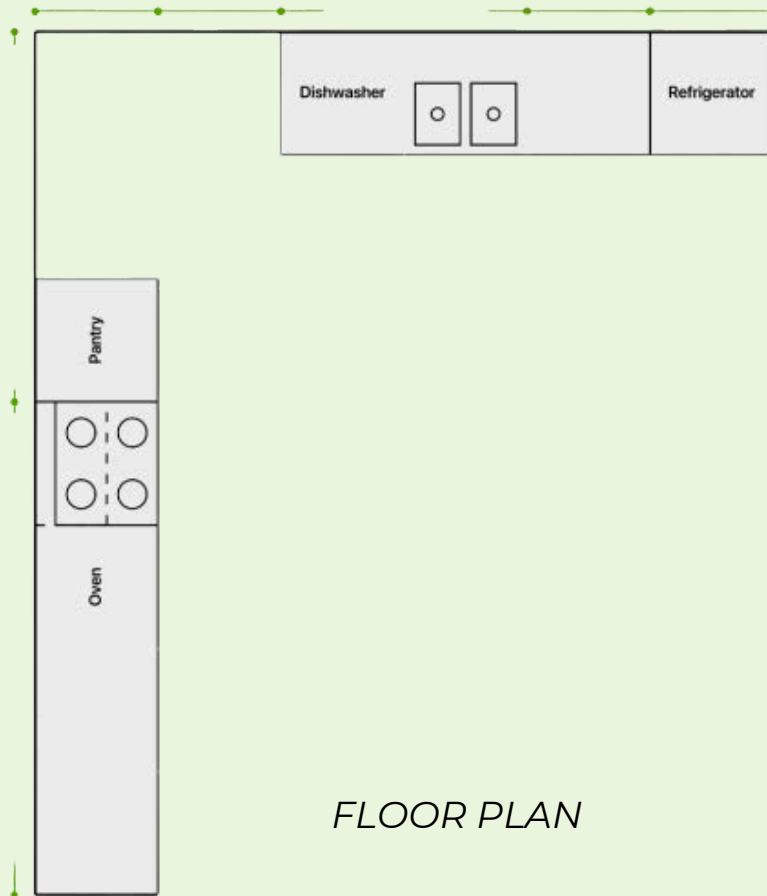
Floor Plan



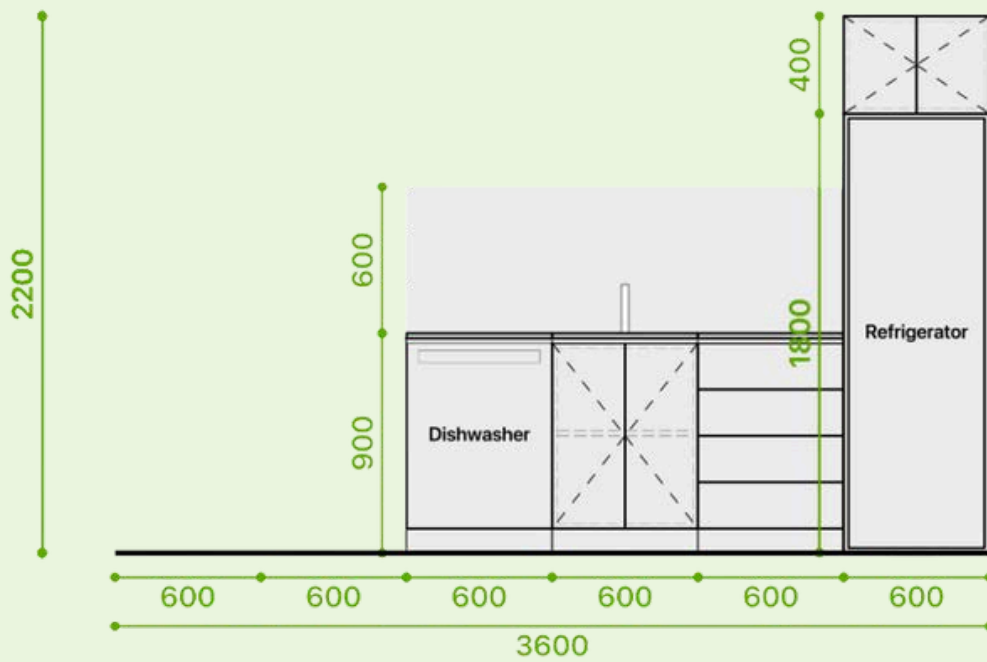
Cross Section



Kitchen Floorplan & Elevation

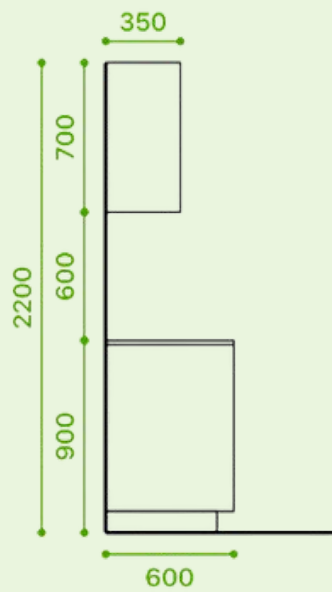
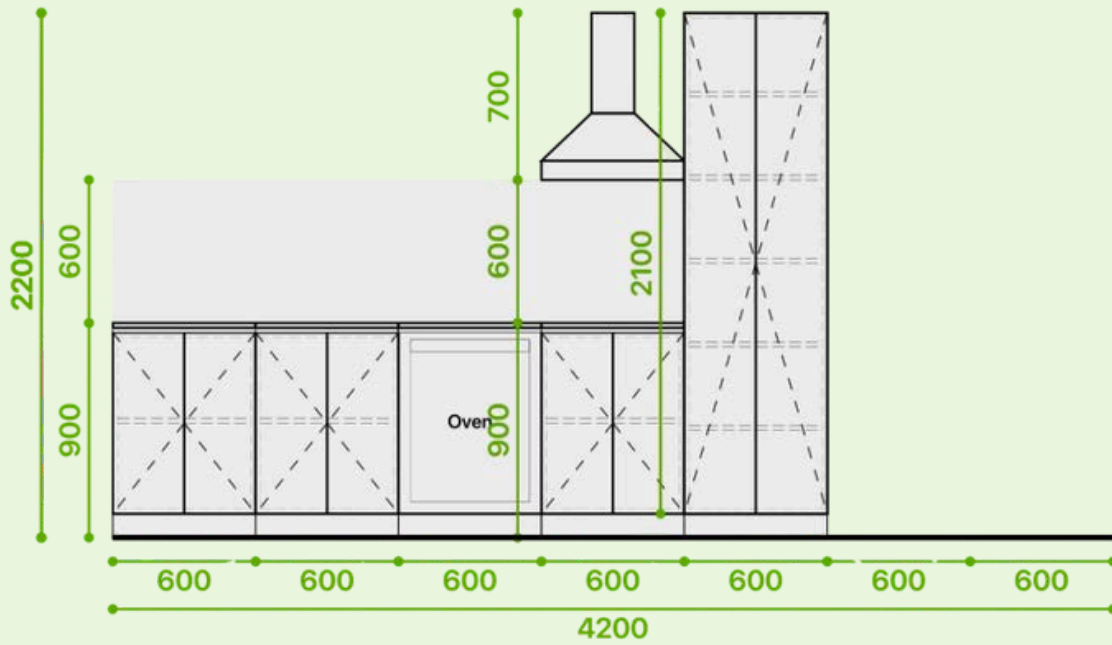


FLOOR PLAN



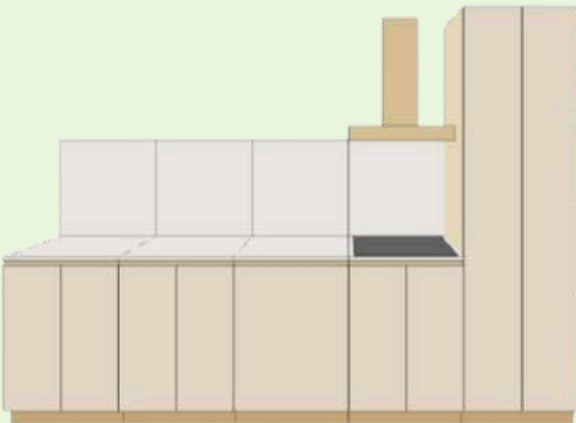
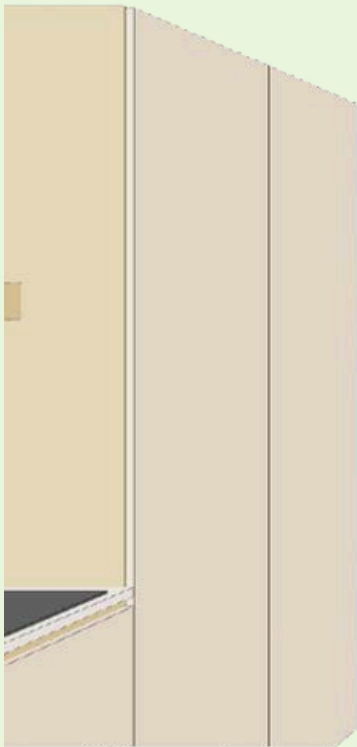
FRONT ELEVATION

LEFT ELEVATION

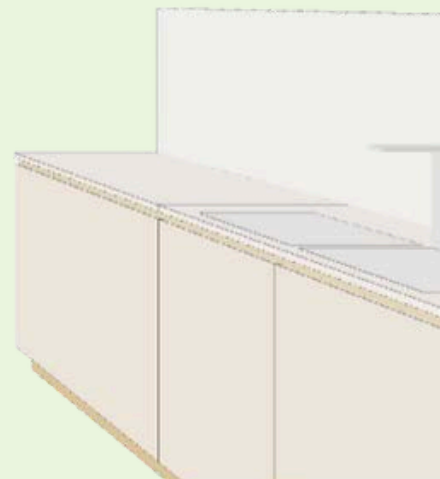


TYPICAL DIMENSION

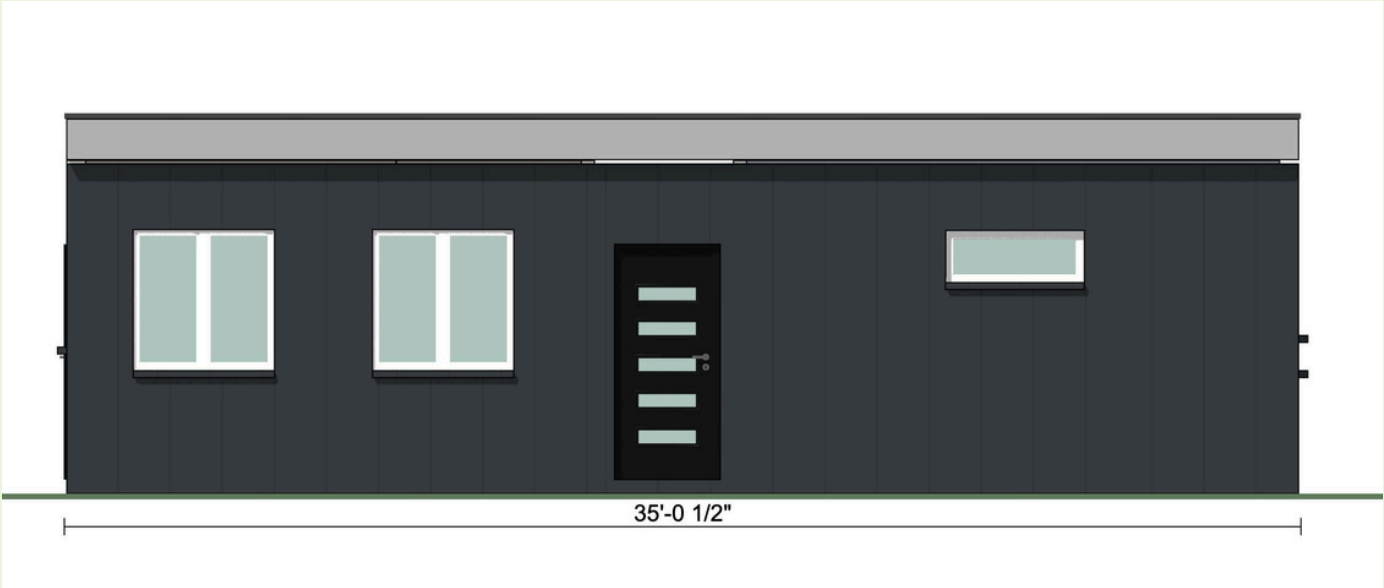
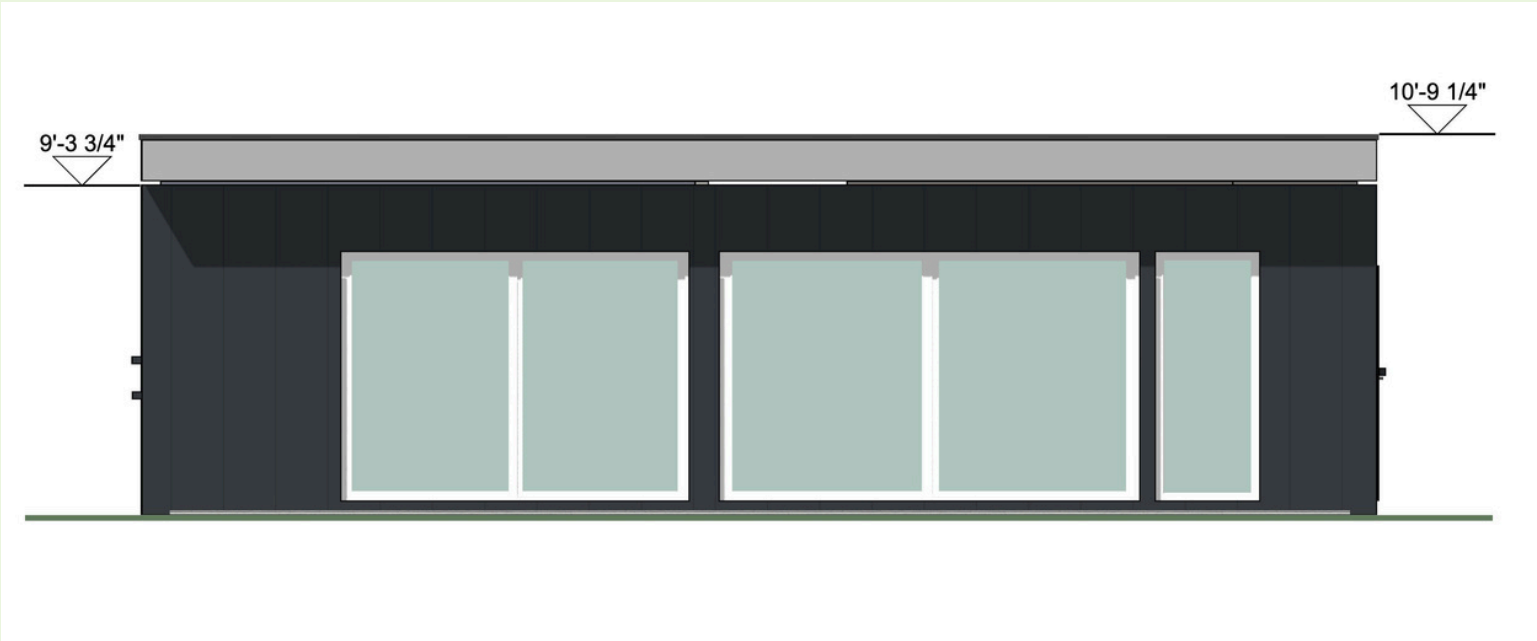
FRONT VIEW



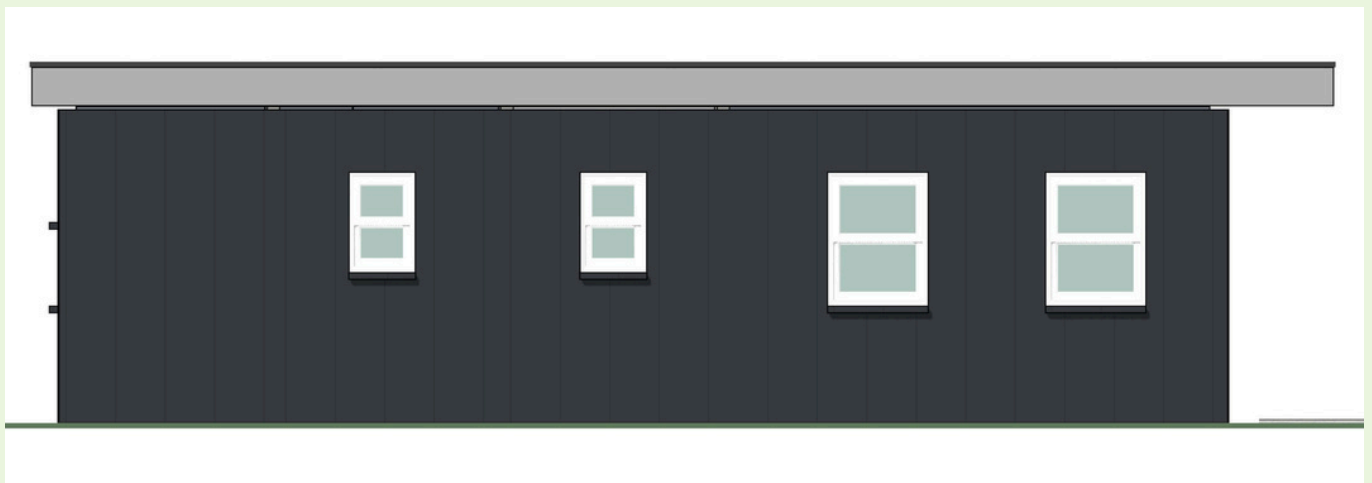
LEFT VIEW



Front & Back Elevation



Side A & B Elevation










Unit Dimensions

PROJECT	
LOT AREA	
HOUSE FOOTPRINT	1218.90 ft ²
HOUSE ROOF FOOTPRINT	1758.18 ft ²
LAND NOT BUILT AREA	
LIVING AREA	1083.60 ft ²
ANNEX AREA	
GLAZED AREA	345.41 ft ² (31.88%)






GROUND FLOOR	LIVING A.	ANNEX A.
BATHROOM	60.39 ft ²	
BEDROOM	217.00 ft ²	
BEDROOM 2	129.17 ft ²	
BEDROOM 3	96.12 ft ²	
LAUNDRY	22.93 ft ²	
LIVING ROOM	329.91 ft ²	
MASTER BATHROOM	91.92 ft ²	
PANTRY	21.10 ft ²	
ROOM 1	12.81 ft ²	
ROOM 2	18.51 ft ²	
WALK IN	83.74 ft ²	
GROUND FLOOR SQUARE FOOTAGE	1083.60 ft²	

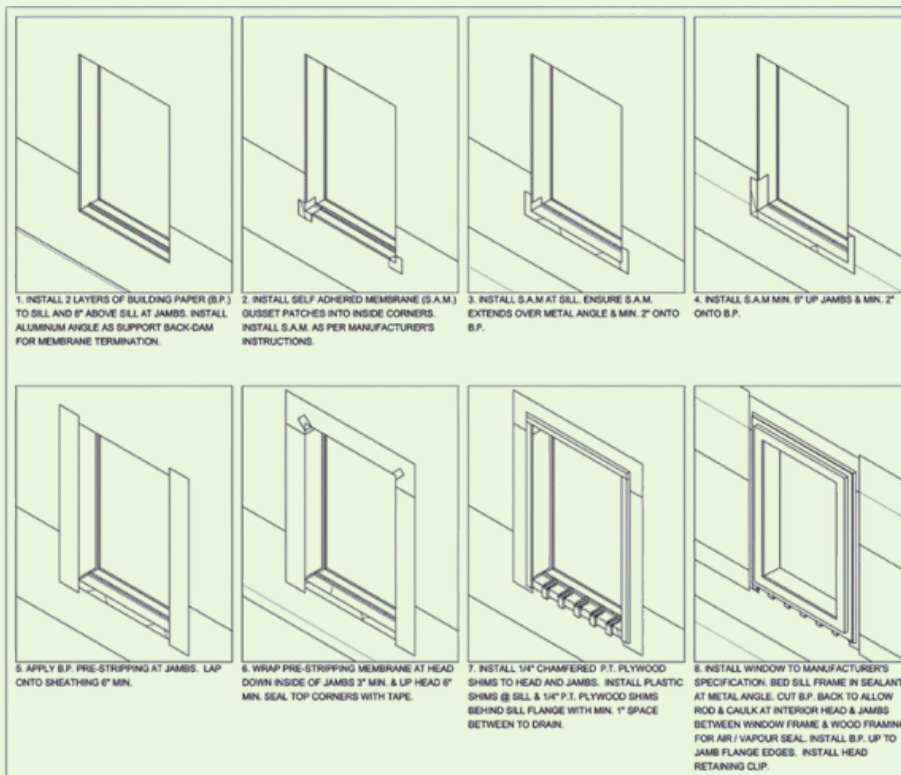
TOTAL	1083.60 ft²
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WINDOW SPECIFICATION

ID	IMAGE	SIZE	TYPE	GLASS	FRAME	LOCATION
WD1		118" X 80 ¾"	DOUBLE SLIDER	LOW E/ DOUBLE PANE	PVC	LIVING ROOM DOOR
WD2		94 ½" X 81 ½"	PATIO DOOR	LOW E/ DOUBLE PANE	PVC	MASTER BEDROOM DOOR
WD3		35 ½" X 47 1/2"	HUNG	LOW E/ DOUBLE PANE	PVC	MASTER BEDROOM
W4		35 ½" X 47 1/2"	HUNG	DOUBLE LOW E / DOUBLE PANE	PVC	MASTER BEDROOM
W5		23 ½" X 35 1/2"	HUNG	LOW E/ FROSTED DOUBLE PANE	PVC	MASTER BATHROOM
WD6		23 ½" X 35 1/2"	HUNG	LOW E/ DOUBLE PANE	PVC	WALK IN
W7		47 ¼" X 17 3/4"	FIXED	LOW E/ DOUBLE PANE	PVC	BATHROOM

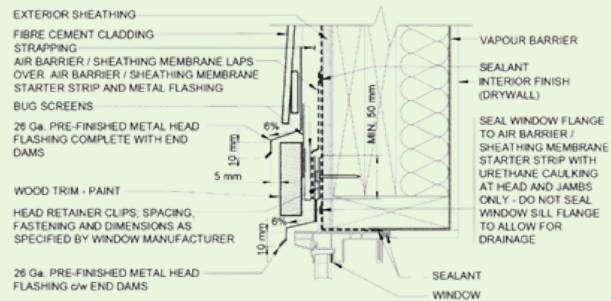
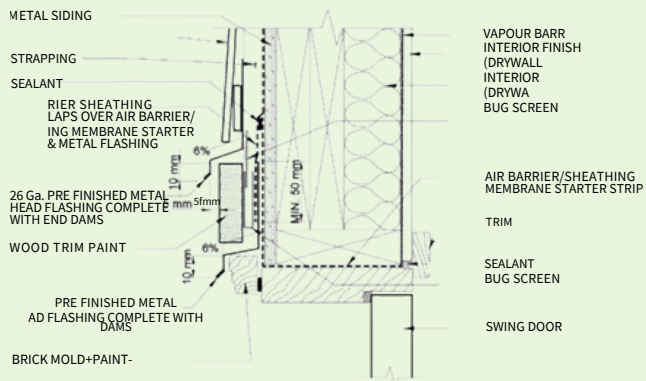
WINDOW SPECIFICATION

ID	IMAGE	SIZE	TYPE	GLASS	FRAME	LOCATION
WD8		47 1/2" X 47 1/2"	DOUBLE CASEMENT	LOW E/ DOUBLE PANE	PVC	BEDROOM 2 WINDOW
WD9		47 1/2" X 47 1/2"	DOUBLE CASEMENT	LOW E/ DOUBLE PANE	PVC	BEDROOM 2 DOOR
WD10		29 1/2" X 39 1/2"	HUNG	LOW E/ DOUBLE PANE	PVC	BEDROOM 3
W11		118" X 23 1/2"	FIXED	LOW E/ DOUBLE PANE	PVC	LIVING ROOM
W12		118" X 23 1/2"	FIXED	LOW E/ DOUBLE PANE	PVC	LIVING ROOM



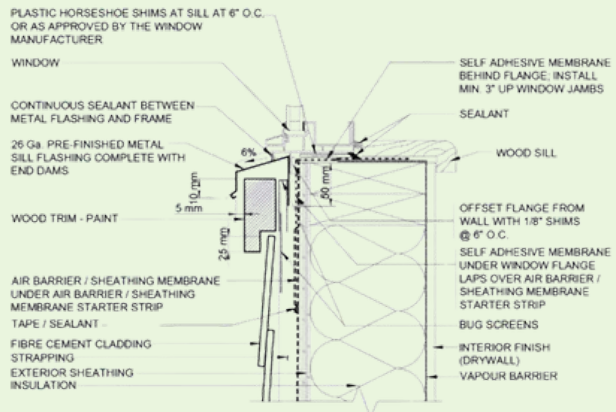
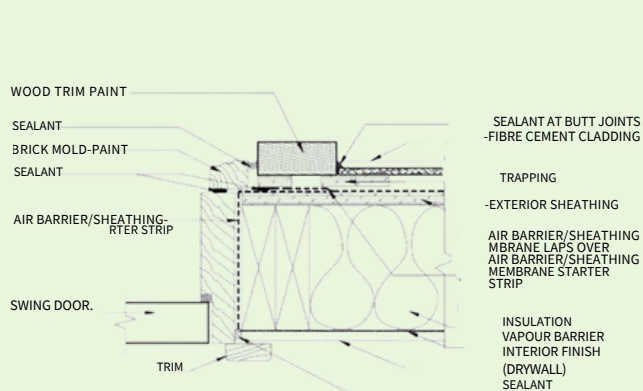
NOTES

- 1. AT HEAD LEVEL TURN METAL FLASHINGS VERTICALLY END DAMS BEHIND SIDING AT BOTH LEFT & RIGHT JAMBS MIN 25 mm TO CREATE
- 2. HEAD FLASHING MUST EXTEND 3/8" PAST THE DOOR JAMBS PROVIDE SAFETY EDGE AT ALL CUT FLASHING MATERIALS,





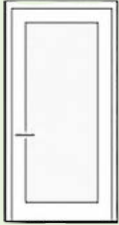



NOTES

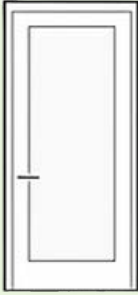
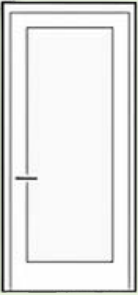
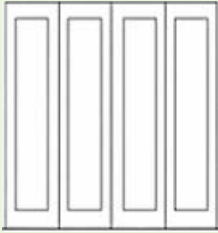
- 1. AT SILL LEVEL - TURN METAL FLASHINGS VERTICALLY UP WALL MIN. 25 mm TO CREATE END DAMS BEHIND SIDING AT BOTH LEFT & RIGHT JAMBS
- 2. REFER TO WINDOW WATERPROOFING SEQUENCE DETAIL NOS. 3.4a - 3.4c
- 3. SILL FLASHING MUST EXTEND 3/8" PAST THE WINDOW JAMBS. PROVIDE SAFETY EDGE AT ALL CUT FLASHING MATERIALS.



DOOR SPECIFICATION

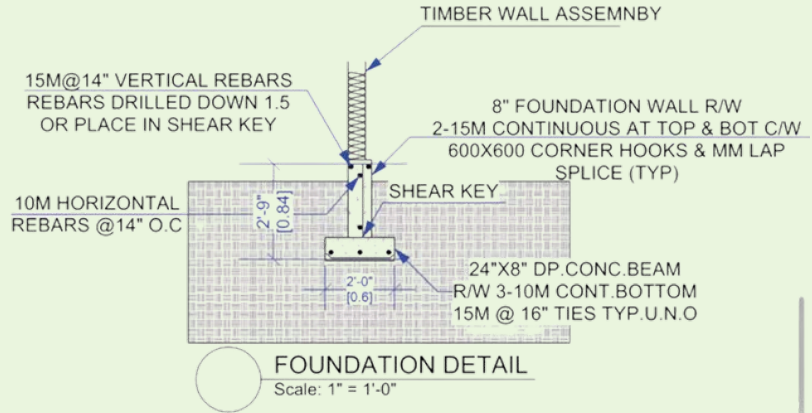
ID	IMAGE	SIZE	TYPE	SWING	MATERIAL
D1		35 1/2" X 81 1/2"	EXTERIOR SWING	LH	INSULATED
D2		35 1/2" X 81 1/2"	EXTERIOR SWING	RH	INSULATED
D3		30 3/4 X 81 1/4	INTERIOR SWING	LH	PRIMED AND PAINTED
D4		30 3/4 X 81 1/4	INTERIOR SWING	LH	PRIMED AND PAINTED
D5		30 3/4 X 81 1/4	INTERIOR SWING	RH	PRIMED AND PAINTED
D6		30 3/4 X 81 1/4	INTERIOR SWING	LH	PRIMED AND PAINTED

DOOR SPECIFICATION

ID	IMAGE	SIZE	TYPE	SWING	MATERIAL
D7		30 3/4" X 81 1/2"	INTERIOR SWING	LH	PRIMED AND PAINTED
D8		30 3/4" X 81 1/4"	INTERIOR SWING	RH	PRIMED AND PAINTED
D9		49 1/4" X 80 1/4"	BIFOLD		PRIMED AND PAINTED

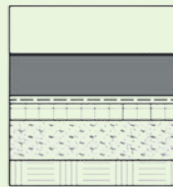
FOOTINGS, SLABS & FLOOR

FOOTINGS



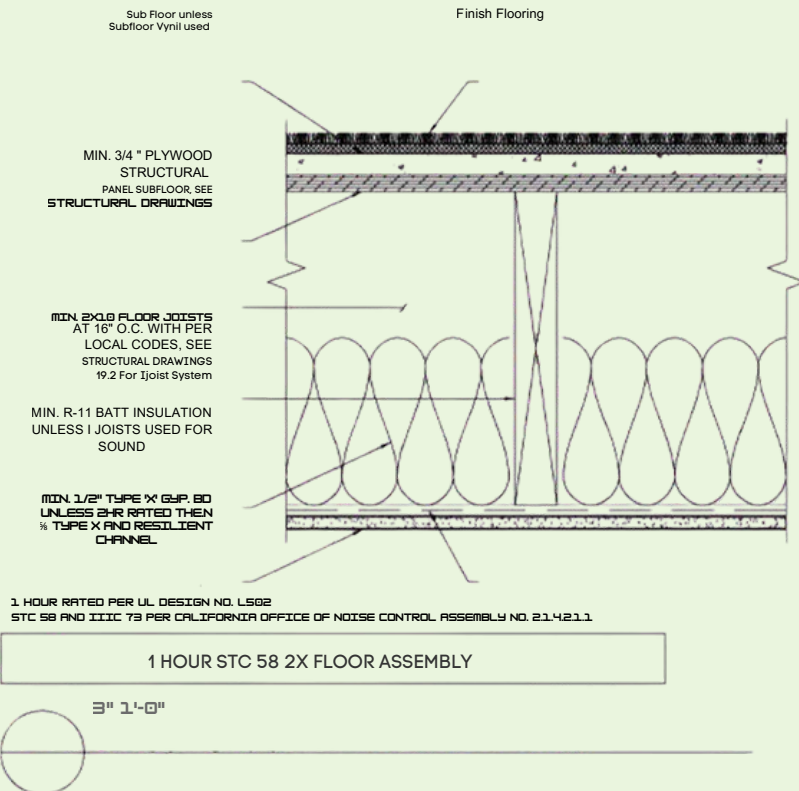
SLAB ON GRADE

F2 Slab on Grade



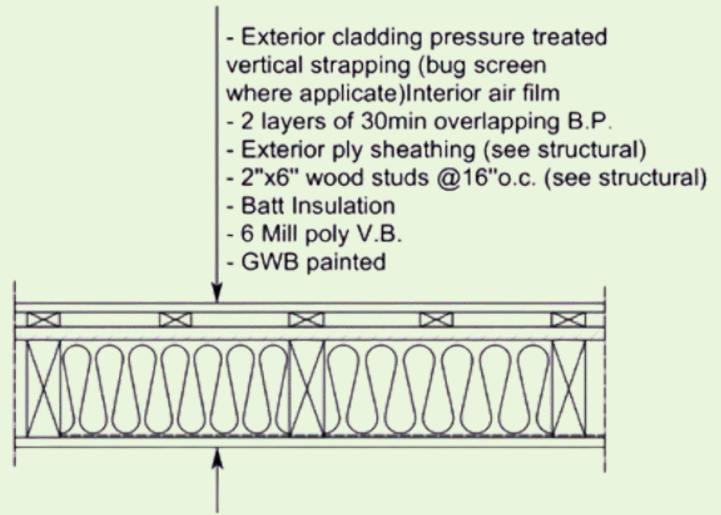
- Interior Air Film	0.12 RSI
- Floor Finish TBA	
- Concrete Slab Min 3"	0.04 RSI
- 15 Mil poly vapour barrier	
- R-14 min. rigid insulation	2.47 RSI
- 4" Min Granular fill	0.16 RSI
Total	2.79 RSI

TYPICAL FLOOR ASSEMBLY



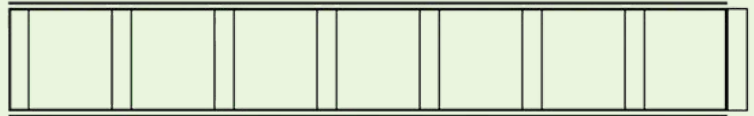
WALLS & ROOF

TYPICAL EXTERIOR WALL

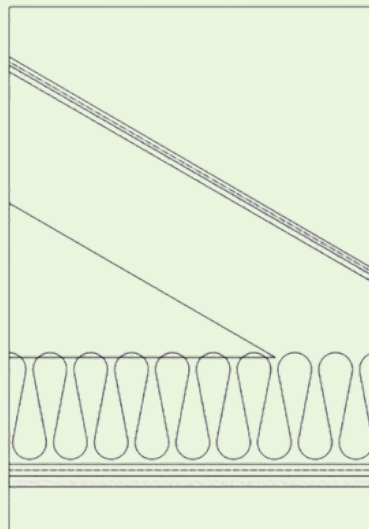


- 1/2 Drywall
- 2x4 wood studs Premium Grade
- Plumbing and Electrical
- 1/2 Drywall

TYPICAL INTERIOR WALL



TYPICAL ROOF (TRUSS)



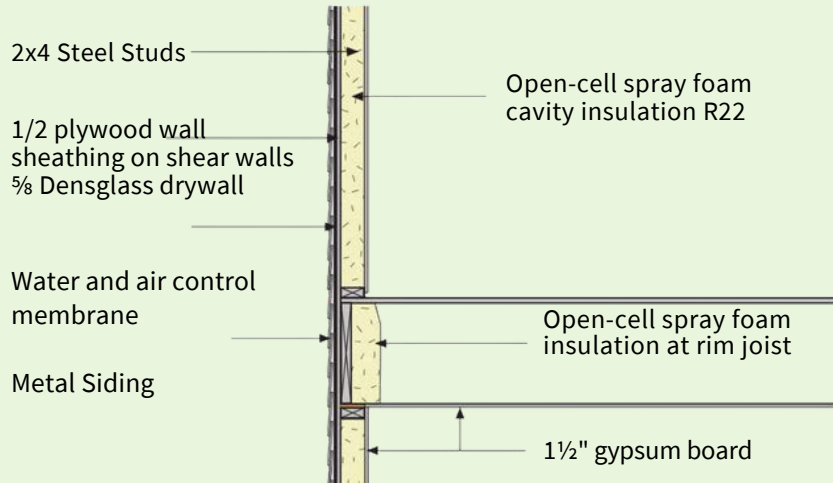
Truss Roof	
- Exterior air film	0.03 RSI
- Asphalt Shingles	
- 1/2" Sheathing Material	0.11 RSI
- Trusses + Cavity Insulation	
- R40 Batt Insulation	7.04 RSI
- Poly V.B.	
- 1/2" Gypsum board	0.08 RSI
- Interior Air Film	0.12 RSI
Total	7.38 RSI

- 2 layers of overlapping building paper
- Self adhesive membrane to 1'-0" inside interior walls, at valleys and up 3'-0" on all sidewalls, dormers & chimneys

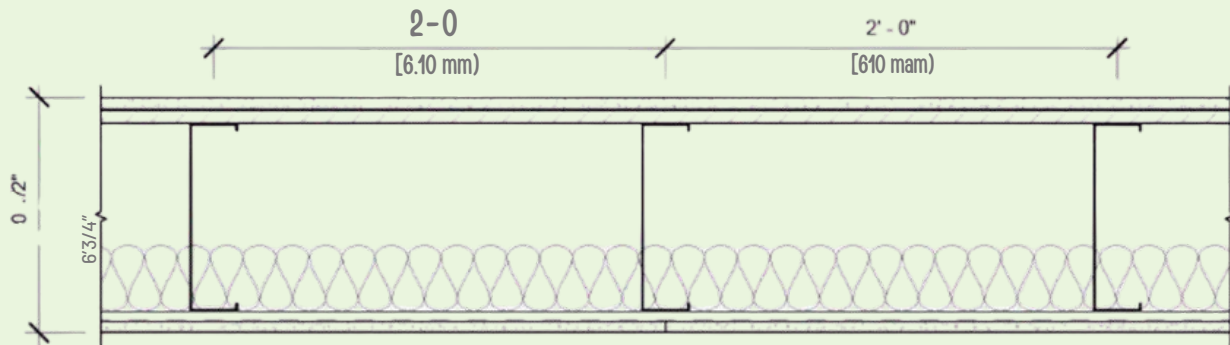
- 2 Truss Roof - Over Unheated Space
 - Same as roof R1 but without insulation

FIREPROOF STRUCTURE (OPTIONAL)

EXTERIOR WALL STEEL ASSEMBLY



ROOF & FLOOR ASSEMBLY



- 3/4 Plywood
- 2x6 Steel studs
- R10 spray foam for floor or R38 for roof
- 5/8 Type X

STANDARD *FEATURES*

INCLUDED IN EVERY HOME

Construction Standards

- 2x6 exterior walls 2x4 interior walls 11 7/8" Joist for roof
- NovaWrap exterior building paper Fiberglass insulation Flat ceiling R40 / vaulted ceiling R32 / floor R31/ walls R22 Vaulted living spaces (as per home plan)
- TJs Or Premium grade wood joists and wall studs all plywood structural grade
- Shear walls on all corners with seismic hold down system included
- Seismic straps and hurricane clips for roof connection to walls
- ½" Gyproc walls with square drywall corners Painted Vaulted ceilings throughout White windows, PVC double pane, with screens White front windows outside, white inside, PVC double pane, with screens
- Black 36" Modern Door , PVC in fiberglass
- White 10 ft sliding patio doors, PVC double panel
- Roof Cross Ventilation as per weather requirements.
- Waterproof exterior membrane and window details as per Vancouver Island code (Rain forest)

Modern Exterior Features

- Overhand on side with aluminium soffit eaves in the. Aek and fascia with 6 inches parapet on front and sides .
- Metal siding
- wooden front porch included (Not composite)
- Large windows and Sliding doors for light and style and top windows .

Comfortable Interior Features

- 3-1/2" square baseboard, installed in lintel style 2-1/2" square trim around windows and doors Ceiling, trims & doors primed & painted two coats Interior walls primed & painted two coats White switches and electrical outlets LED pot lighting, interior & exterior Ceiling light fixtures in bedrooms & bathrooms Pendant lights above island (when applicable) Waterproof vinyl click flooring in all rooms with Jeldwen interior doors
- Lever style door handles with square base White wire shelving in closets Window meeting egress code in each bedroom Carbon monoxide/smoke detectors in each bedroom and living space

Modern Kitchen Features

- 30" stainless steel range 30"
- 30" stainless steel refrigerator
- 24" stainless steel dishwasher
- Double bowl stainless steel sink
- Chrome, single lever faucet with sprayer
- 36" lower cabinets with melamine boxes, adjustable shelves and melamine panels
- Satin nickel or matte black cabinet handles
- Soft-close hardware on all cabinets and drawers
- Sinthered stone flat lay self-edge countertops
- Stick On Backsplash easy to clean
- Wire shelving in pantry

Contemporary Bathroom Features

- Quiet tech main bathroom fan 5' bathtub with Tile shower around window and walls
- glass door and shower base with wood tone Drain cover
- Comfort height, smart toilets with seat warmers and automatic opener and light for night time
- White porcelain sink with faucet selection from finishing section.
- 24" lower cabinets in melamine boxes, adjustable shelves and melamine panels
- Satin nickel or matte black cabinet handles
- Soft-close hardware on all cabinets and drawers
- Full size mirrors
- GFCI at vanity location
- 2X2 high end flooring tile

Mechanical & Laundry Room Features

- Rheem 40 Gall Professional Classic Series: Standard Electric
- 36 000 BTU Thermo pump with 6 heads Heating and AC
- Rough-in for washer/dryer Main water shut-off valve beside hot water tank

Warranty Coverage

- 1 year - all interior and exterior finished items
- 2 years - plumbing, heating and electrical systems
- 5 years - water penetration on exterior building envelope
- 10 years - major structural defects

*Due to the current gaps in the global supply chain, all fixtures and items with varying lead times are subject to be substituted with a product of equal or higher quality, as required.

FINISHING OPTIONS

1. EXTERIOR COLORS

CASCADIA METAL



ANTIQUE LINEN BLACK CAMBRIDGE WHITE CASHMERE CHARCOAL DARK BROWN DARK RED



LABRADOR BLUE DARK GREEN MELCHERS GREEN MIST GREEN POLAR WHITE REGENT GREY

2. WINDOWS COLOR



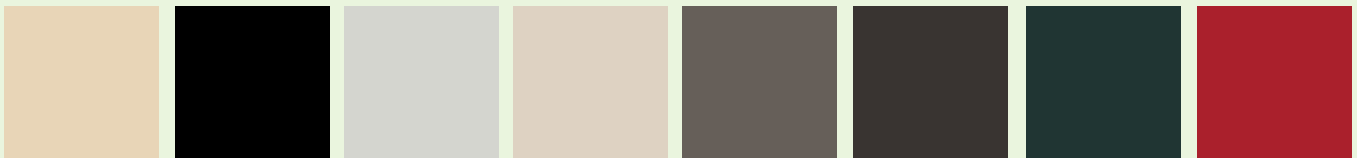
BLACK



WHITE

3. ROOF COLORS

CASCADIA METAL



ANTIQUE LINEN BLACK CAMBRIDGE WHITE CASHMERE CHARCOAL DARK BROWN DARK GREEN DARK RED



LABRADOR BLUE MELCHERS GREEN MIST GREEN POLAR WHITE REGENT GREY FLAT ROOF BLACK FLAT ROOF HICKORY FLAT ROOF SLATE GREY

4. DECKING MATERIAL

PAVERS



P1



P2



P3



P4

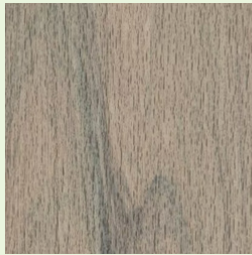


P5

COMPOSITE



HAVANA
GOLD



BISCAYNE



CLAM SHELL



MILLSTONE



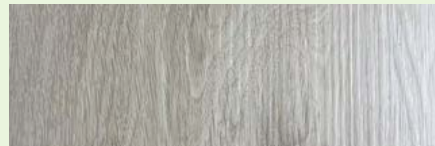
HONEY
GROVE

5. INTERIOR FLOORING

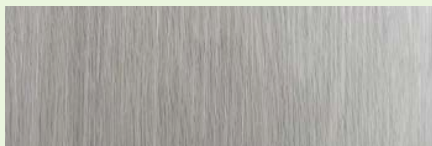
VINYL FLOORING - SEA COLLECTION



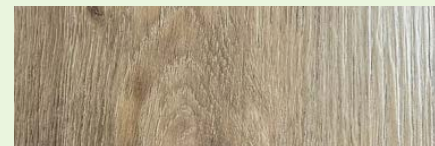
WHITE
HEAVEN



SANTA
MONICA



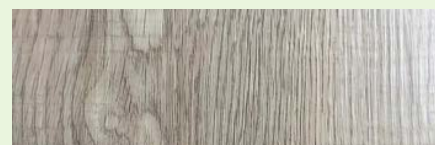
ANTALYA



COPACABANA



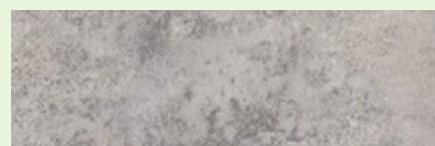
WAIKIKI



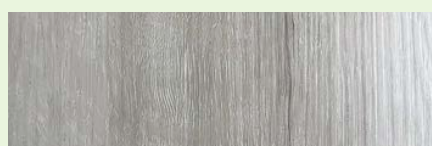
DAYTONA



MIAMI



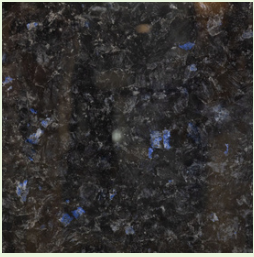
BONDI



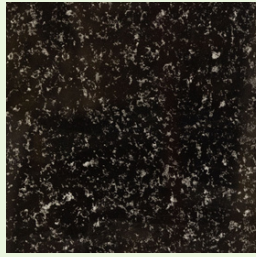
ENGLISH
BAY

6. BATHROOM TILE FLOOR & GROUT

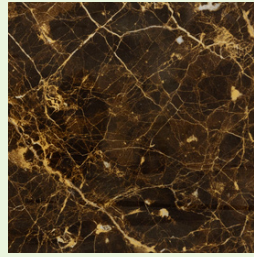
TILES



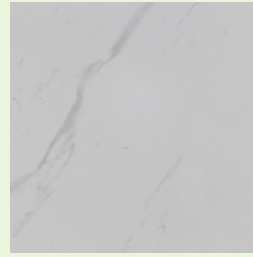
BT1



BT2



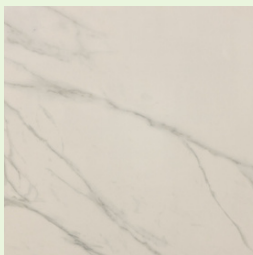
BT3



BT4



BT5



BT6



BT7



BT8



BT9



BT10



BT11



BT12



BT13

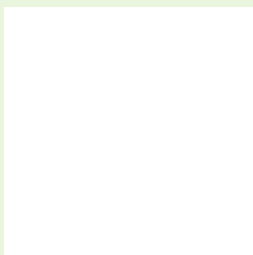


BT14

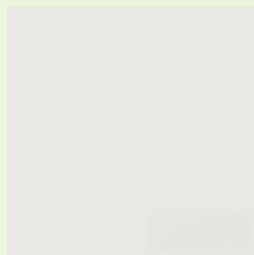


BT15

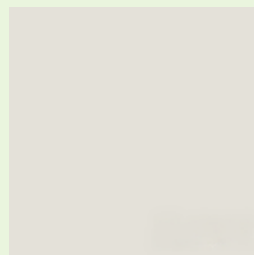
MAPEI GROUT



PURE
WHITE



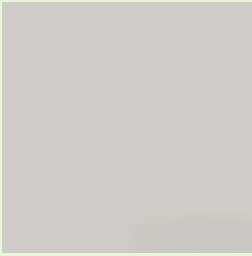
AVALANCHE



EGGSHELL



ALABASTER



FROST



COBBLESTONE



CHARCOAL



JET BLACK

7. SHOWER TILE & GROUT

TILES



ST2



ST2



ST2



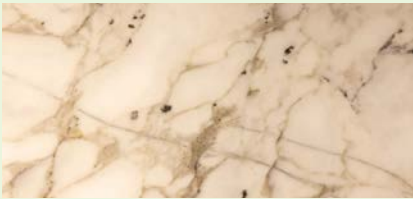
ST2



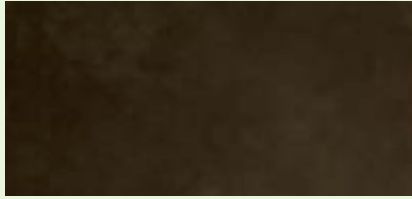
ST2



ST2



ST2



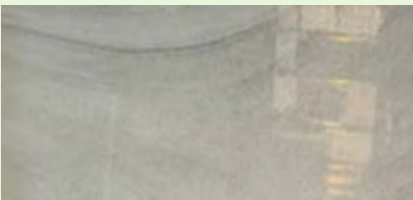
ST2



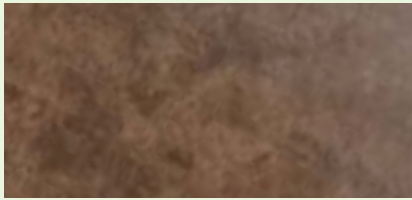
ST2



ST2

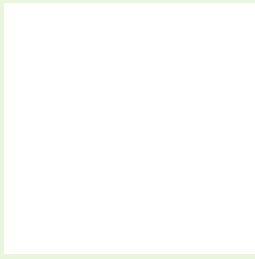


ST2

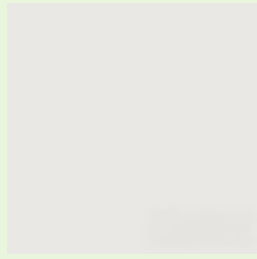


ST2

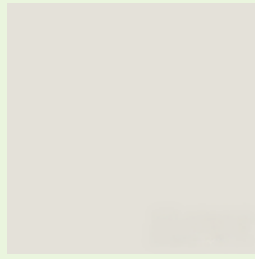
MAPEI GROUT



PURE
WHITE



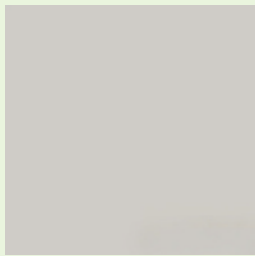
AVALANCHE



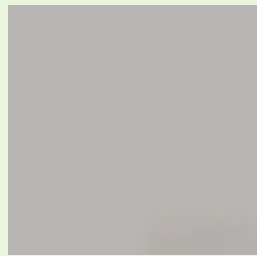
EGGSHELL



ALABASTER



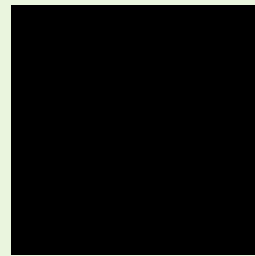
FROST



COBBLESTONE



CHARCOAL



JET BLACK

8. SHOWER, GLASS DOOR & BATH TUB

STAND UP SHOWER OPTIONS



SH1



SH2



SH3



SH4

SHOWER GLASS DOORS



MATTE SILVER



CHROME SILVER



MATTE SILVER
(DOUBLE HANDLE)



BLACK

BATH TUBS



ROUND TUB
(WHITE)



RECTANGULAR
TUB (WHITE)



ROUND TUB
(BLACK)

9. FIXTURES

SHOWER FIXTURES



SH1 (SILVER)



SH2 (SILVER)



SH3 (BLACK)

VANITY FAUCETS



VF1
(SILVER
-LONG)



VF2
(BLACK
-LONG)



VF3
(GOLD
-LONG)



VF1
(SILVER
-SHORT)



VF2
(BLACK
-SHORT)



VF3
(GOLD
-SHORT)

BATH TUB FIXTURES



TF1 (SILVER)



TF2 (SILVER)



TF2 (BLACK)

KITCHEN FAUCETS



KF1 (SILVER)



KF2 (SILVER)



KF3 (SILVER)



KF4 (BLACK)



KF5 (BLACK)

10. TOILET



W1 WHITE



W2 BLACK



W3 SMART



W4 SMART



W5 SMART

11. BATHROOM VANITY

Sizes according to your layout - Color choices only



V1 (LIGHT GRAY)



V2 (MEDIUM GRAY)



V2 (DARK GRAY)



V4 (WHITE)

12. HOT WATER TANK



40 Gall.
Professional
Classic Series:
Standard
Electric



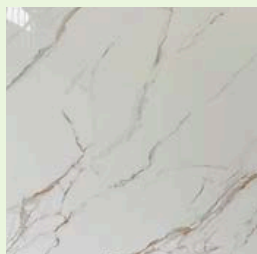
55 Gall.
Professional
Classic Series:
Standard
Electric



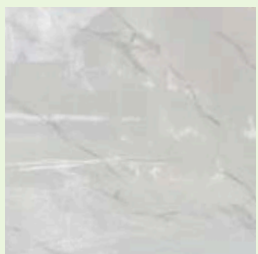
28 Gall.
Professional Classic
Electric Lowboy
with Side Connections

13. KITCHEN COUNTER TOP

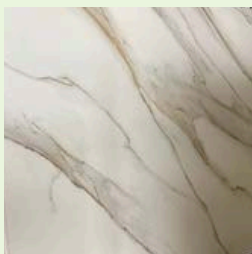
CALACATTA COLLECTION



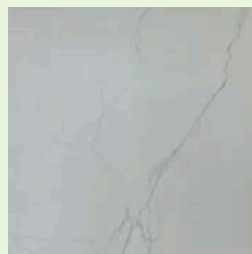
SOFIA GOLD



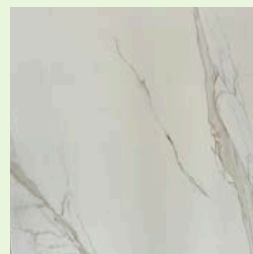
CALACATTA
WHITE



ALICIA KING

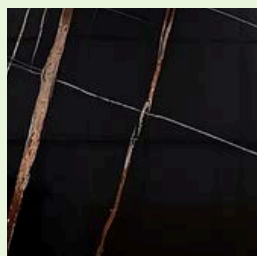


GRIEGO WHITE

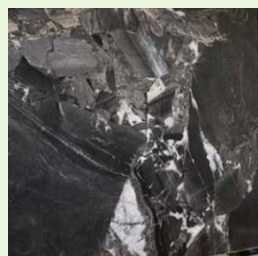


FIJI BLANCO

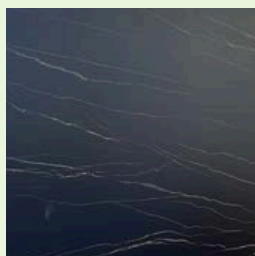
NERO COLLECTION



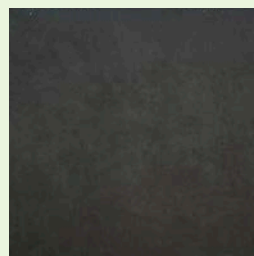
SAHARA NOIR



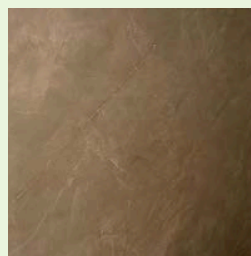
ARMANI DARK



SHARON GOLD

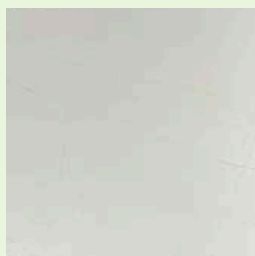


PURE BLACK

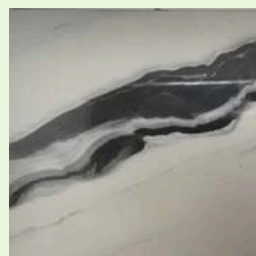


PAPES BROWN

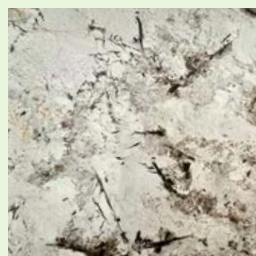
EXOTIC COLLECTION



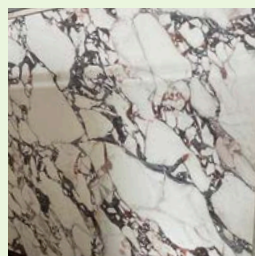
ITALIAN BEIGE



PANDA WHITE



AMBER



BVLGARI
ARABASCATO



PANDA
PATAGONIA

14. KITCHEN CABINET & HANDLE

ESSENTIAL SERIES



NATURE WOOD



WHITISH
MAPPLE



PURE WHITE



ASH OAK



SMOKED OAK



GREY FABRIC

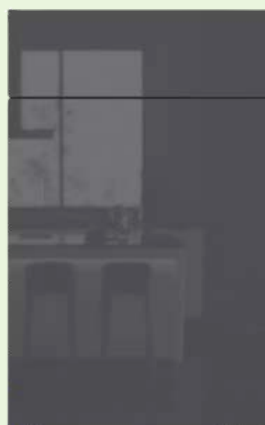
PREMIUM SERIES - GLOSSY & MATT STYLE



GLOSSY ASH



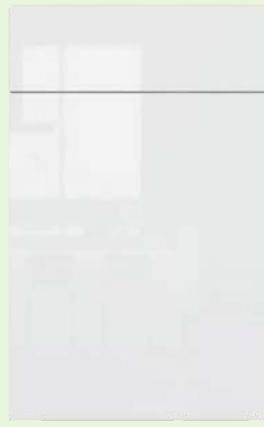
MATT ASH



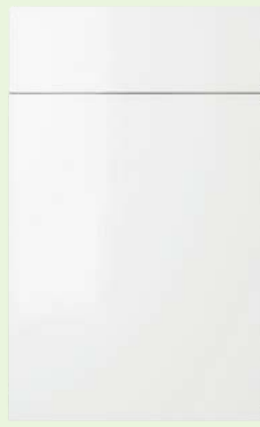
GLOSSY GRAY



MATT GRAY



GLOSSY WHITE



MATT WHITE

PREMIUM SERIES - SHAKER STYLE



WHITE

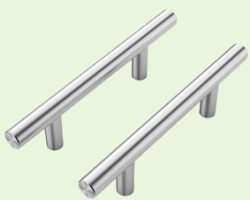


GRAY



BLUE

HANDLES



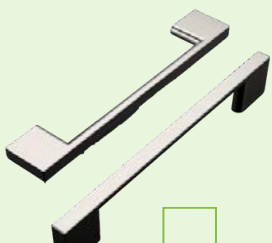
H1 (SILVER)



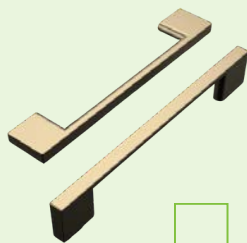
H1 (GOLD)



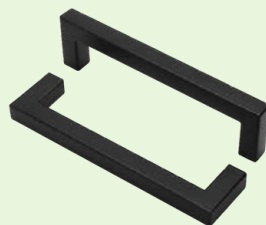
H1 (BLACK)



H2 (SILVER)



H2 (GOLD)

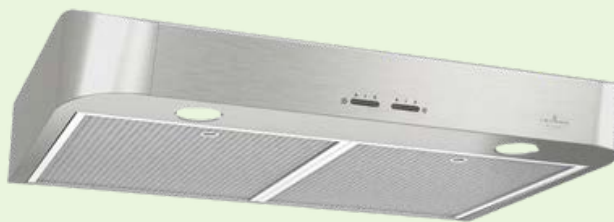


H2 (BLACK)

15. KITCHEN SINK & FAN



KS1 (SILVER)



HF1 (SILVER)



KS2 (SILVER)



HF2 (SILVER)



KS1 (BLACK)



HF3 (SILVER)



KS2 (BLACK)



HF3 (BLACK)



KS3 CERAMIC
(WHITE)



HF5 (WHITE)

16. KITCHEN STICK ON BACKSPLASH



MARBLE WHITE +
METAL GOLD



BEIGE STONE +
METAL GOLD



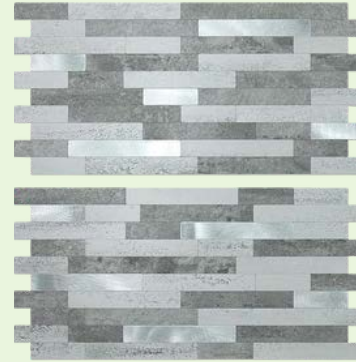
SANDSTONE +
CHAMPAGNE GOLD



MARBLE WHITE +
METAL SILVER



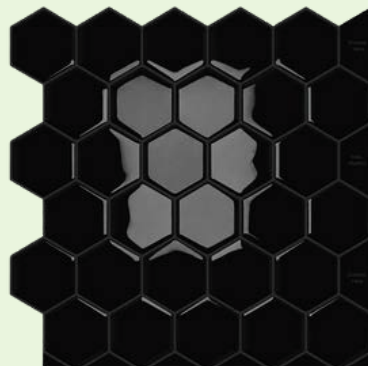
LIGHT GREY WITH
METAL SILVER



GREY SLATE +
METAL SILVER



WHITE



BLACK

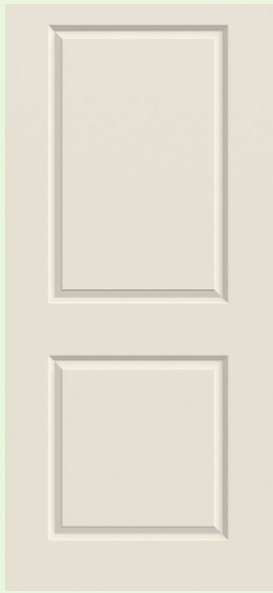


SAGE GREEN

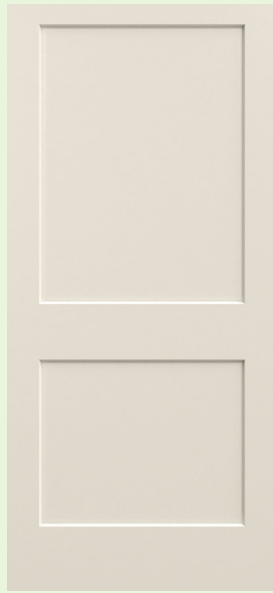
17. INTERIOR DOOR PATTERNS & HANDLES



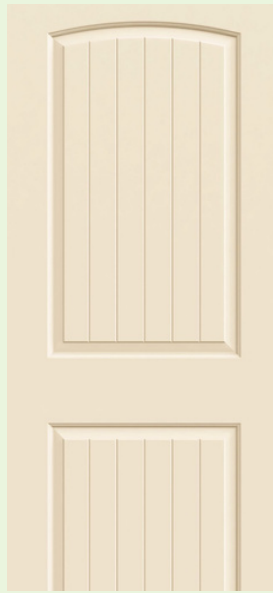
D1



D2



D3



D4



D5



DH1 (SILVER)



DH1 (BLACK)



DH2 (BLACK)



DH3 (SILVER)



DH3 (BLACK)

18. INTERIOR PAINT

CEILING

SHERWIN WILLIAMS CAPTIVATE COLLECTION # _____

FLAT/MATTE

EGGSHELL

WALLS

SHERWIN WILLIAMS CAPTIVATE COLLECTION # _____

FLAT/MATTE

EGGSHELL

SATIN

SEMI GLOSS

GLOSS

TRIMS AND DOORS

SHERWIN WILLIAMS CAPTIVATE COLLECTION # _____

EGGSHELL

SATIN

SEMI GLOSS

OPTIONAL *UPGRADES*

NOT INCLUDED IN STANDARD FEATURES

Kitchen Upgrade Package

- Shaker panel cabinets with plywood boxes
Quartz countertops under mount kitchen sink with Black or Satin Nickel faucet
- Cabinet LED lighting strips under upper cabinets 6 additional lower cabinet drawers on the range wall

\$10,500^{+GST}

Bathroom Upgrade Package

- Shaker panel cabinets with plywood boxes
Quartz countertops with vessel sink Rainfall shower head with a handheld shower kit in ensuite bathroom
- Handheld shower kit in main bathroom
- Tiled shower and bathtub walls, (half bathroom walls Tiled)

\$9000^{+GST}

Flooring Upgrade Package

- Longer and wider Elite vinyl flooring Or Hardwood Equivalent

\$4700^{+GST}

Appliance Upgrade Package

- Stainless steel, fingerprint resistant appliances 30" Smart Slide-in electric range 30" microwave/hood fan combo with exterior exhaust 36" french door refrigerator and freezer drawer, 25cu. ft. 24" dishwasher with 3rd rack and stainless tub Front load stackable washer with Load & Go dispenser Front load stackable dryer

\$7500^{+GST}

- Add Gas Range* 5 burner stovetop with true convection oven Stainless steel hood fan (deletes microwave) gas line included

\$7,800^{+GST}

*Appliance upgrade must be selected in order to choose this option

Deck Upgrade Package

- Brown pressure-treated wood deck (≈280sqft)

\$13500 +GST

Composite + \$4,000 +GST

- Brown pressure-treated wood deck (≈112sqft)

\$9,000 +GST

Composite decking + \$3,000 +GST

Fire Proof Package

- 18 Gauge steel structure 2x4 replacing wood
- 2x6 steel roof
- 5/8 densglass drywall outside wall including over shear walls
- Tarriffs for steel Included
- R22 sprayfoam in walls and R38 roof sprayfoam insulation
- Metal siding and Exterior sprinkler system included

\$37500 +GST

12x24 Carport or Garage Selection

Carport

- 6x6 post construction 2x8 rafter construction
- Black soffit and fascia
- Asphalt parking surface

10,000 +GST

Garage

- Black 8' PVC garage door + 2 remotes
- Reinforced concrete garage floor Not insulated or drywalled
- 1x 3000K LED ceiling light fixture

\$20,000 +GST

Garage +

- Black 8' PVC garage door + 2 remotes
- Reinforced concrete garage floor
- Insulated, drywalled, mudded & taped
- 1x 3000K LED ceiling light fixture

\$35,000 +GST

Individual Upgrades

- Black windows and doors on all elevations \$3,500 +GST
- Blinds-shade with safety cord \$3,200 +GST
- Kitchen skylight (24"x48") \$5,000 +GST
- Main bathroom skylight (24"x48") \$5,000 +GST
- Modern electric fireplace and drywall build out \$5,500 +GST

- 200AMP electrical panel \$3,800 +GST
- Electric car charger rough in +\$900 +GST
- Hot tub rough in +\$900 +GST
- Gas outlet for BBQ \$1,500 +GST
- On demand tankless water heater \$4,500 +GST
- One outdoor hot water tap \$1,800 +GST

*Due to the current gaps in the global supply chain, all fixtures and items with varying lead times are subject to be substituted with a product of equal or higher quality, as required.

Base Price

+GST

Upgrades Price

+GST

Total Price

+GST

Purchaser & Sales Representative Signatures

Purchaser Full Name

Sales Representative Full Name

Purchaser Signature

Sales Representative Signature

Date (MM/DD/YYYY)

Date (MM/DD/YYYY)

* Any contract changes once conditions are removed will be subject to a change order fee of \$750. Contract changes include but are not limited to: standard selections, upgrade options and custom requests. Builder reserves the right to refuse any contract changes once conditions have been removed.