




# 104 - THE MINIMALIST

## Modern Compact Living

2 Bed 2 Bath

820 Sq. Ft. / 500 Sq. Ft of Rooftop Patio



 +1 (866) 886 3040

 [info@newleafvision.ca](mailto:info@newleafvision.ca)

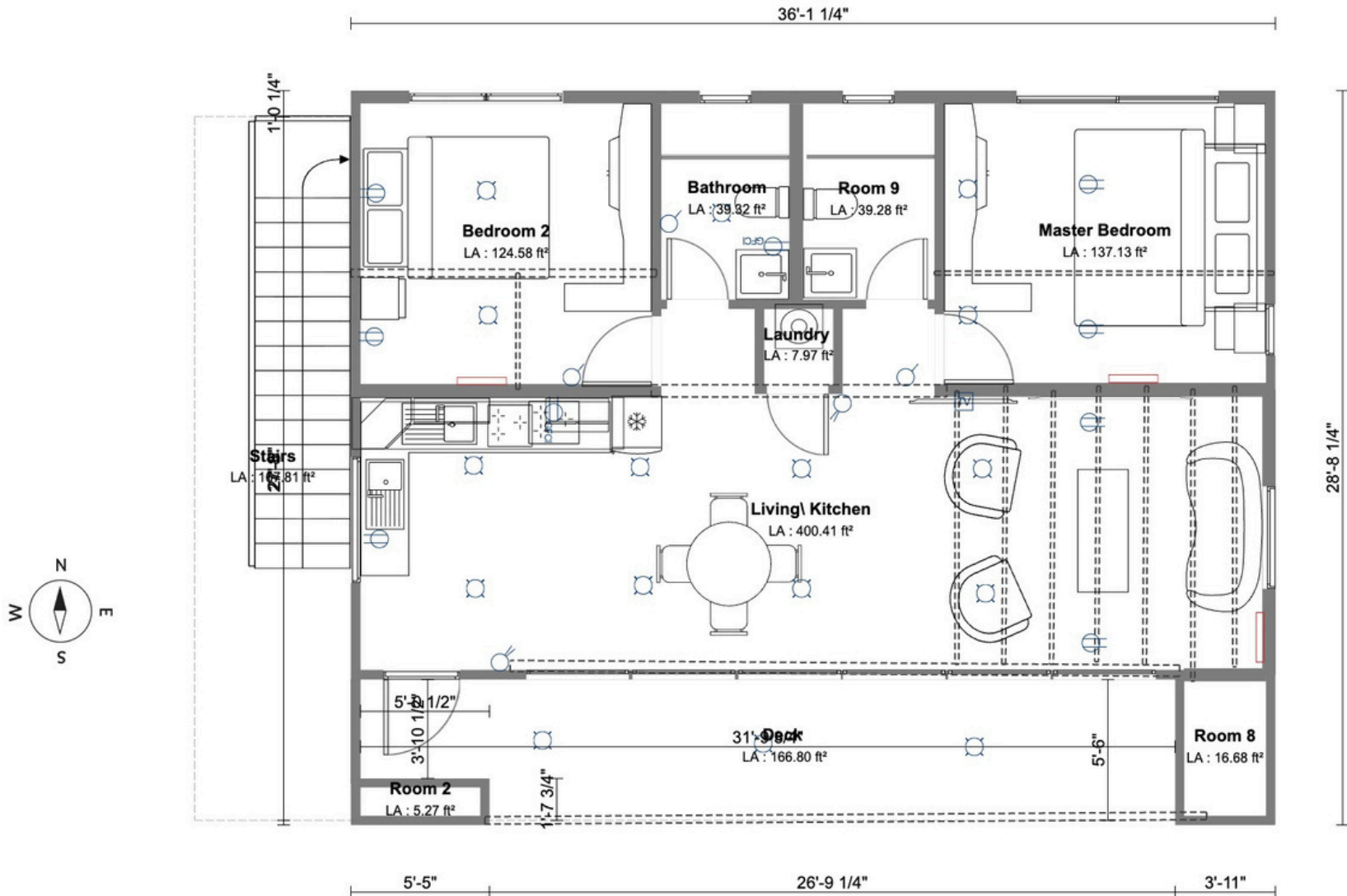
 [www.newleafvision.com](http://www.newleafvision.com)





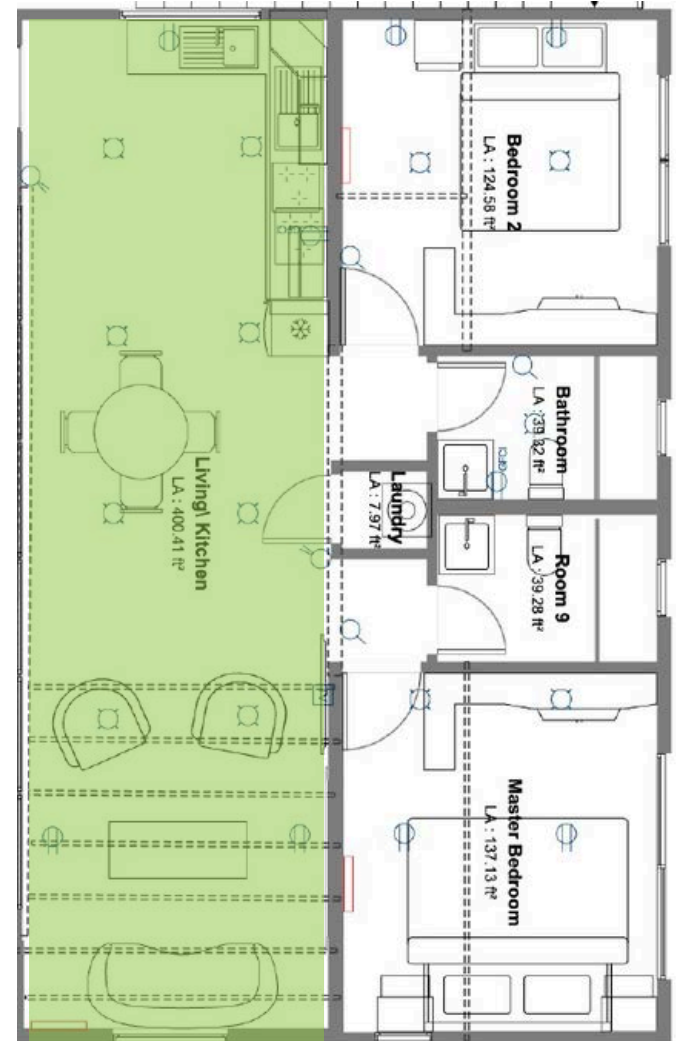
Bronze Reflective Treatment

# FLOOR PLAN - MAIN FLOOR

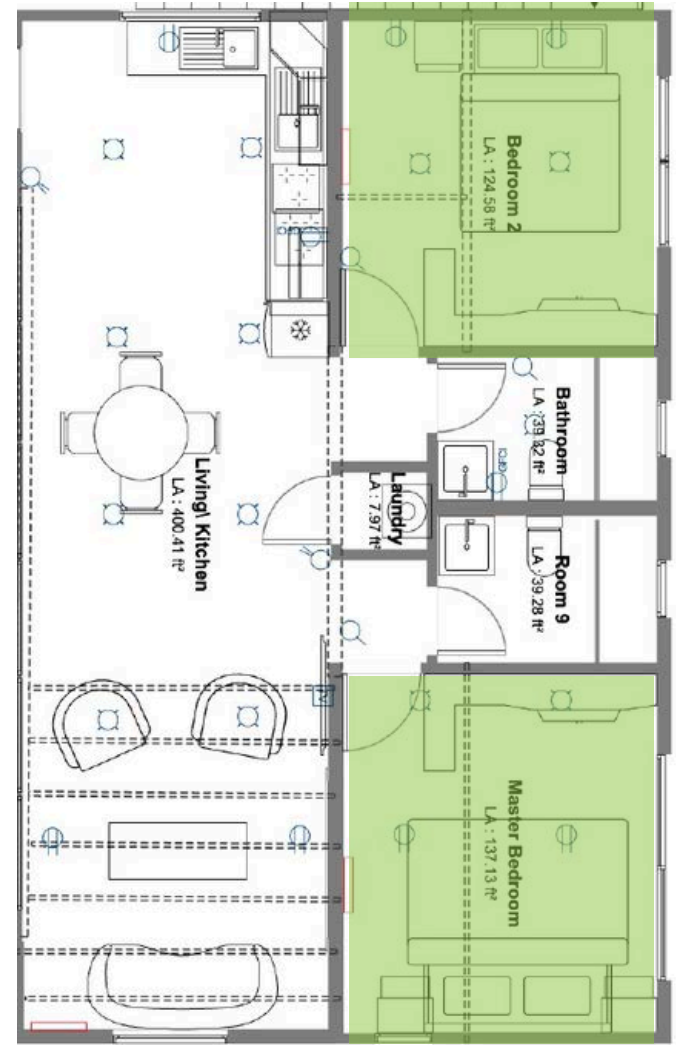


104-THE MINIMALIST 2.0	2025-12-21T12:59
Plan Ground Floor	Adjusted - Arch B

# FLOOR PLAN

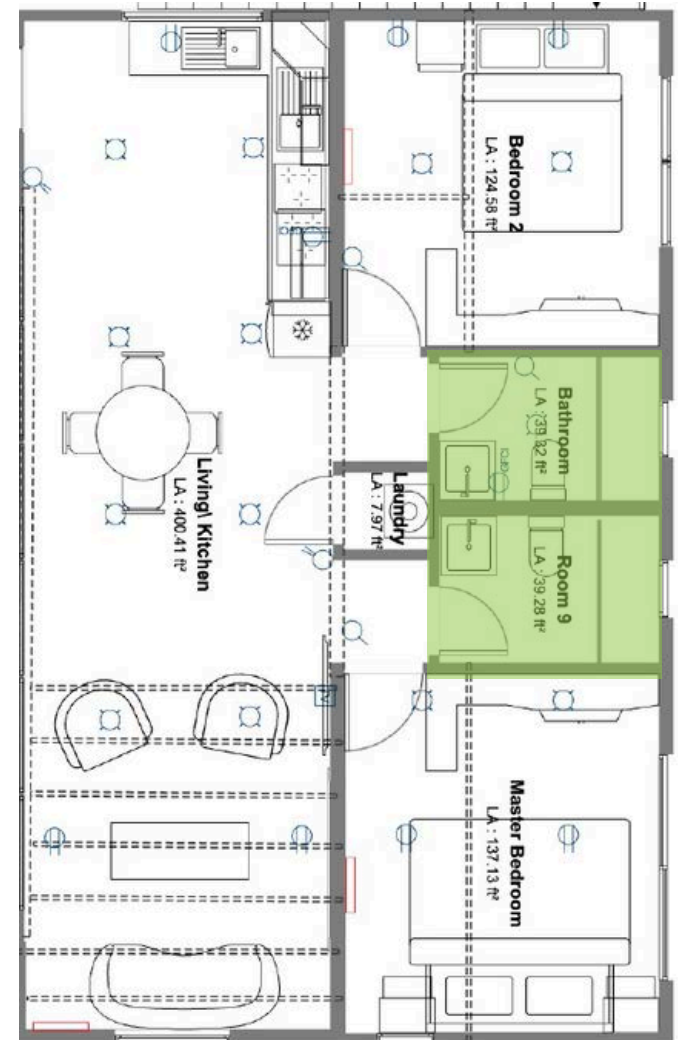


# FLOOR PLAN

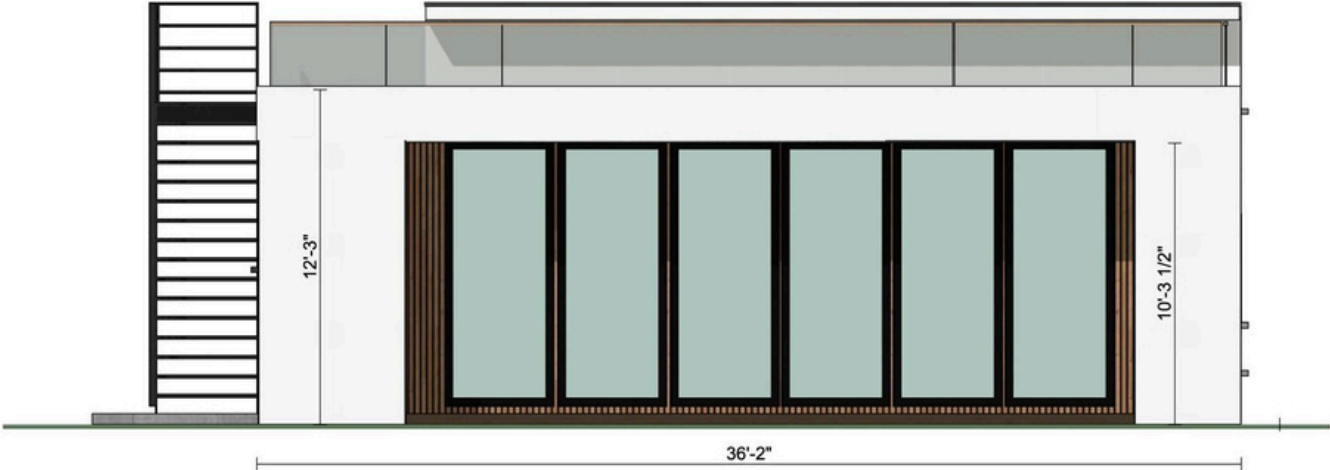


# FLOOR PLAN

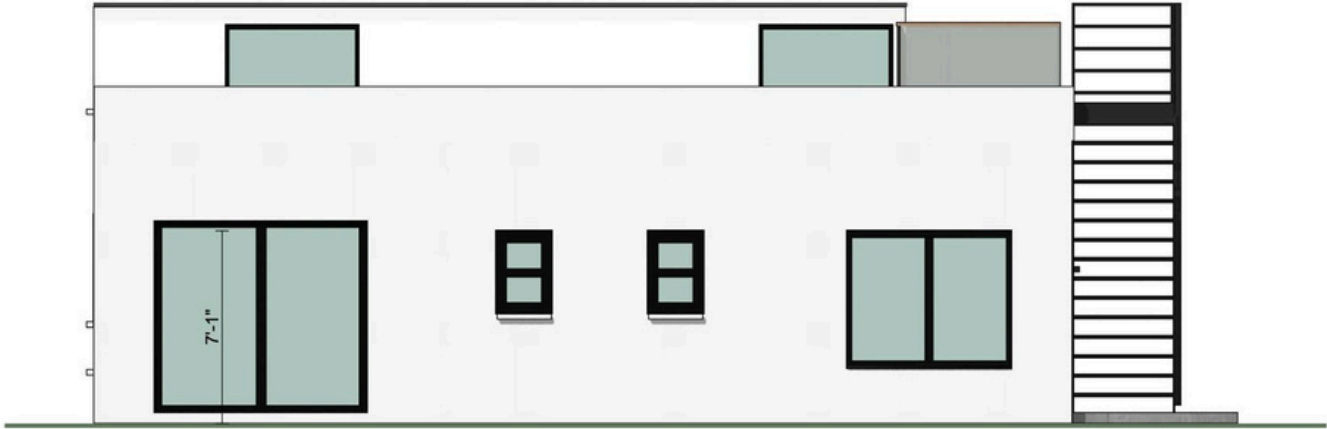
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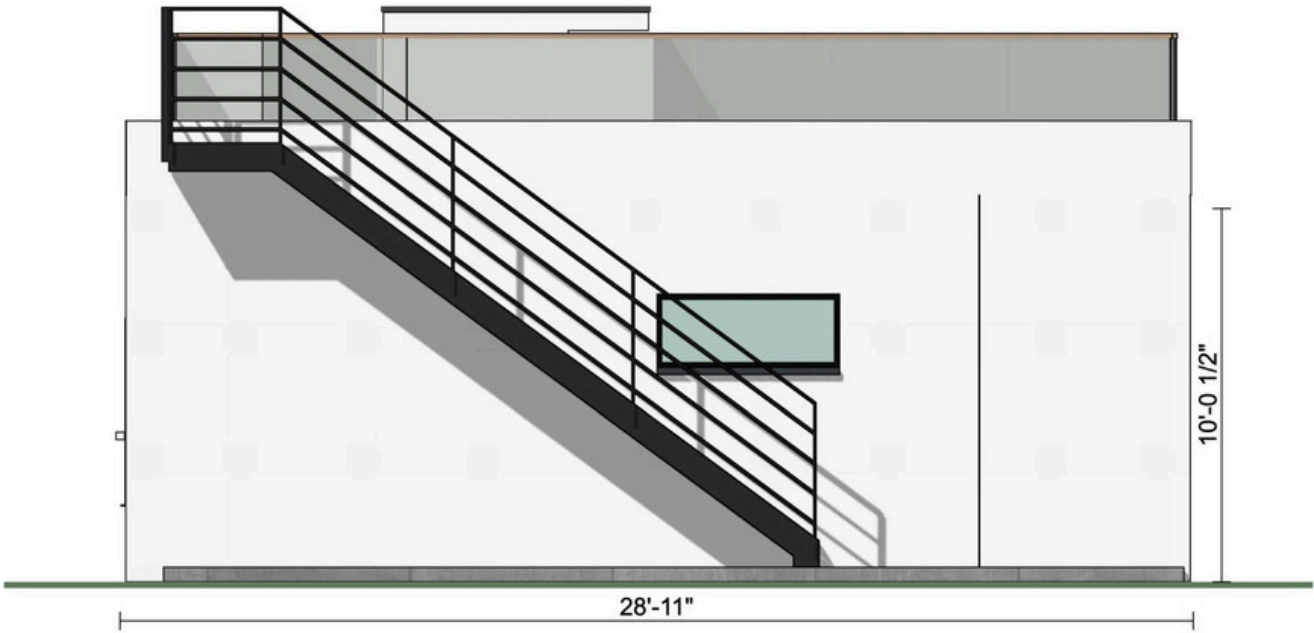
# Front/Back & Side A/B Elevation



FRONT ELEVATION



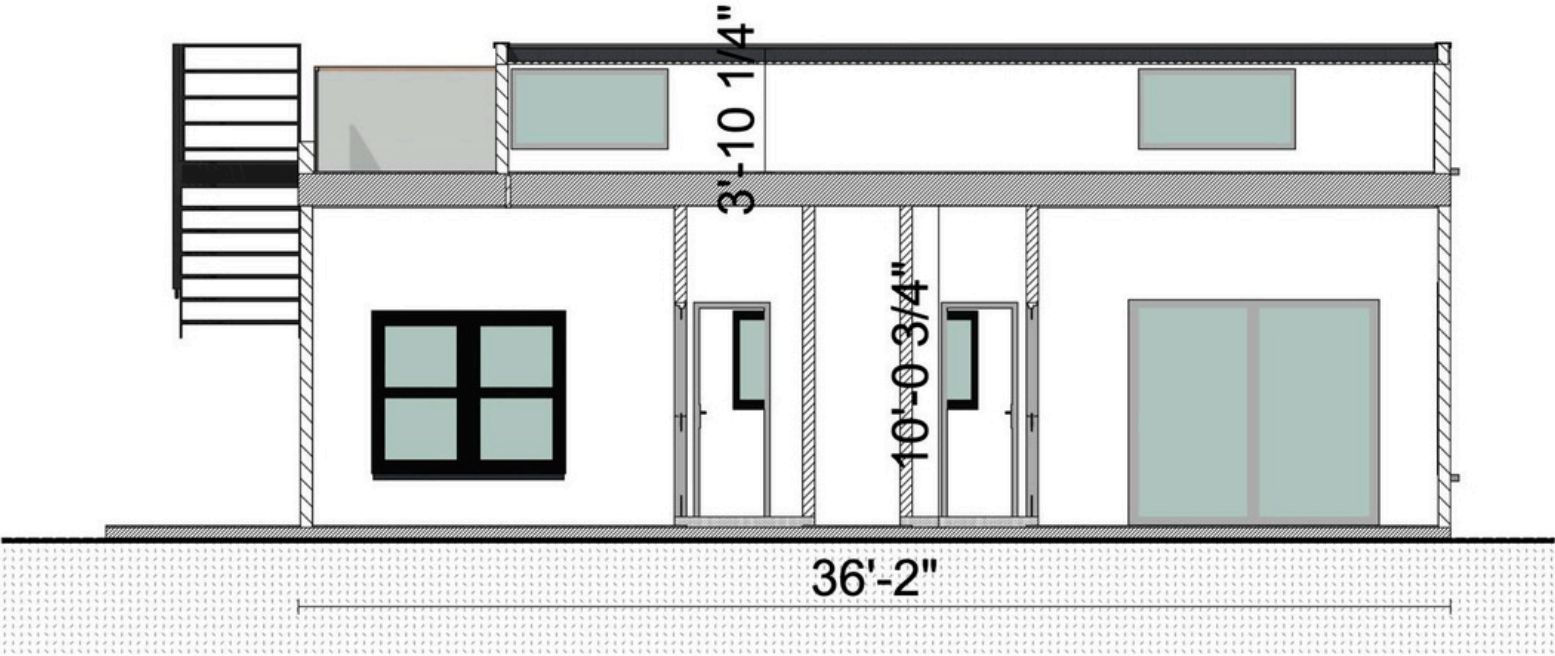
BACK ELEVATION



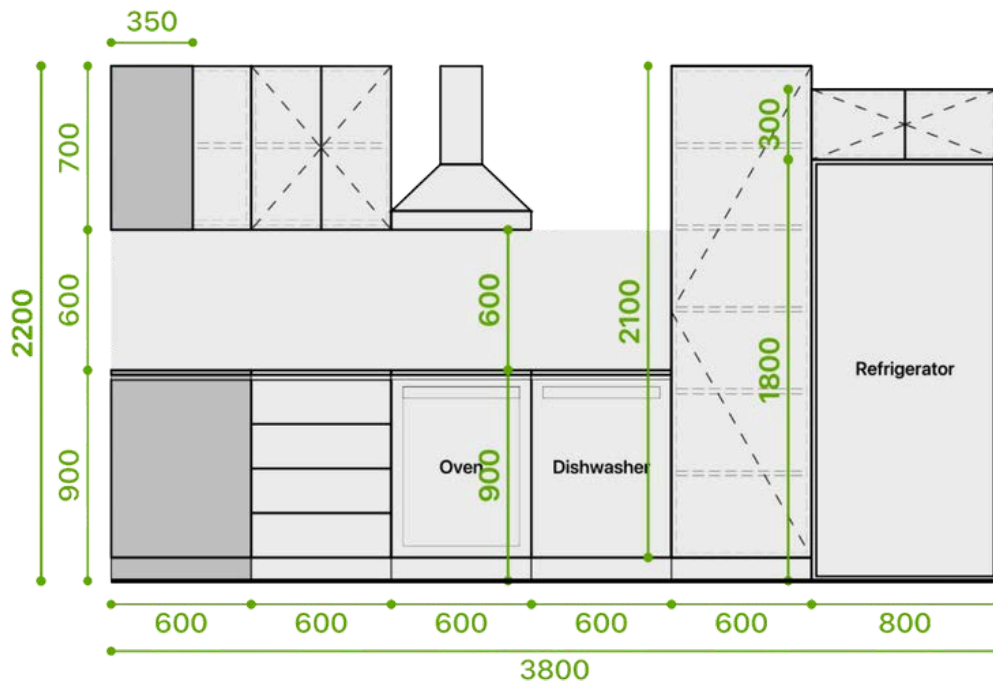
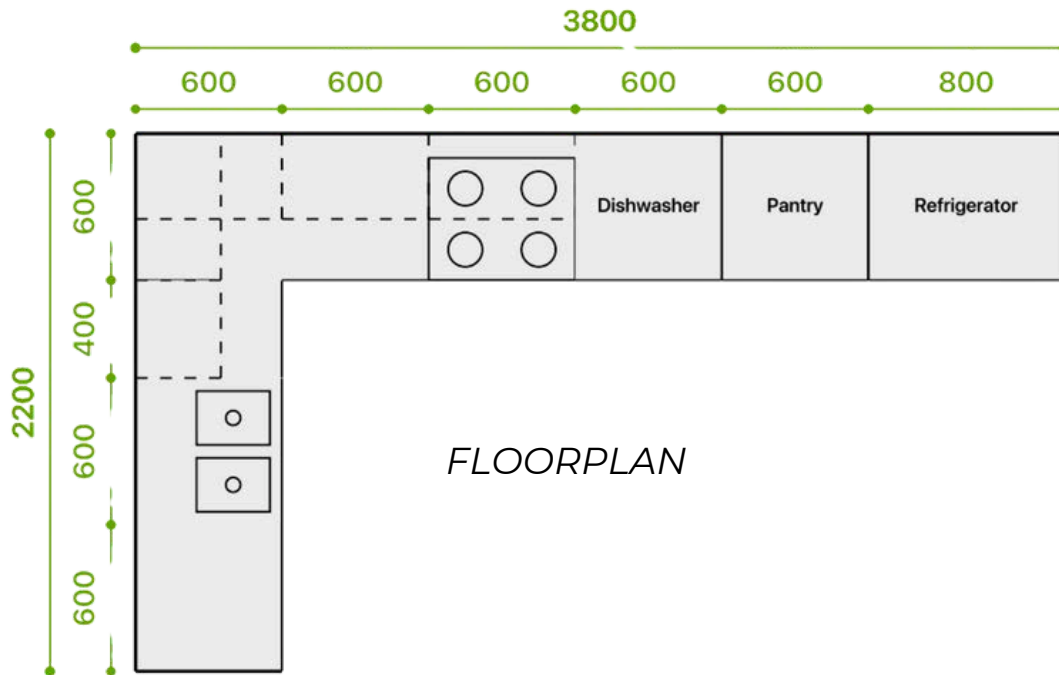
SIDE ELEVATION



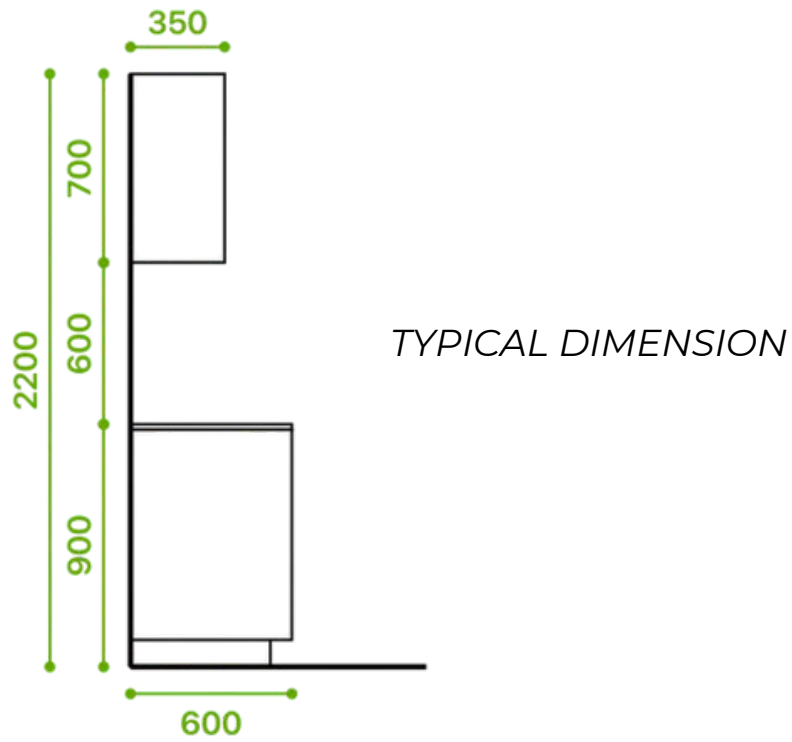
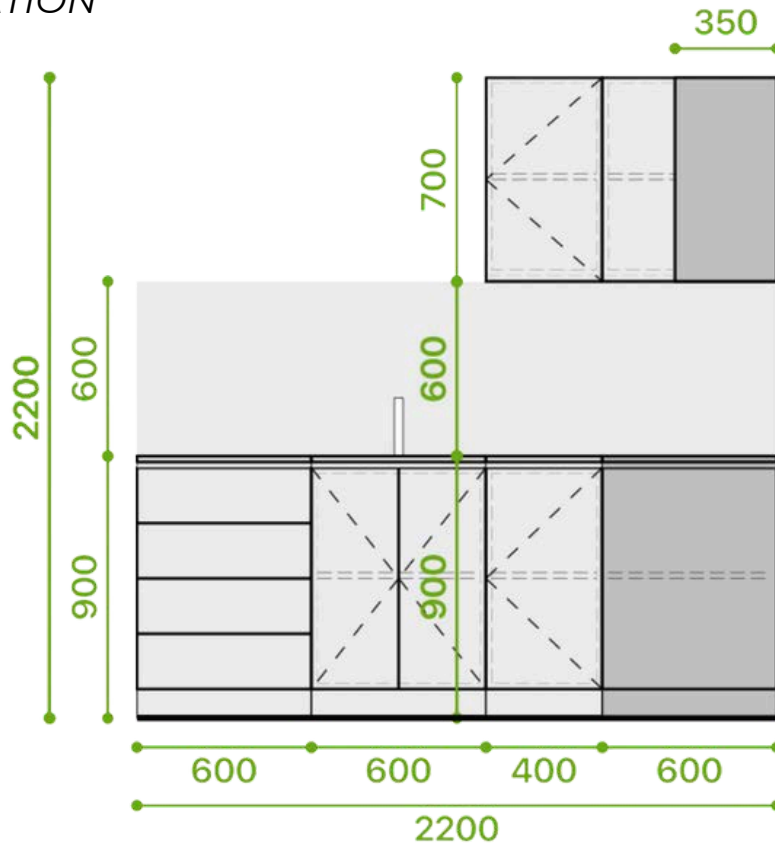
# Cross Section



# Kitchen Floorplan & Elevation



LEFT ELEVATION



# PAYMENT TIMELINE - ADDENDUM A

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## PHASE 1

**Down Payment:**  
25% upon contract signing for permitting, initial production scheduling and permitting. (2-6 weeks)

## PHASE 2

**Production & Material:**  
25% upon Start of foundation setup, prior to delivery. Production in progress with updates of units on Leap. (4-8 weeks)

## PHASE 3

**Installation:**  
40% upon lock down / install of home to move to finishing (1-2 Weeks after delivery)

## PHASE 4

**Completion:**  
10% upon final inspection and handover.

Upon approval and initial deposit, the estimated timeline for completion is 2-4 months, including site preparation, foundation, and full home installation.

New Leaf Vision Ltd. is excited to bring this visionary project to life.

**It is important to note that those schedules can and will be compounded, meaning we do not have to wait for one phase to be completed to start another phase.**



# STANDARD *FEATURES*

## INCLUDED IN EVERY HOME

### Construction Standards

- 2x6 exterior walls 2x4 interior walls 2x12 floor joists OR I joists and LVL beams system
- NovaWrap exterior building paper Fiberglass insulation Flat ceiling R40 / vaulted ceiling R32 / floor R31/ walls R22 Vaulted living spaces (as per home plan)
- TJIs 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 flat 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 and 6 sliding patio door, 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

- Flush eaves and fascia with 1ft parapet around.
- Interior Drain system for roof
- Metal siding
- Concrete Front Porch
- Rooftop patio with thick 1" paver including glass railing and metal stairs with spindle railings
- Large windows and Sliding doors for light and style.

### 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 toilet 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 28 Gall Professional Classic Electric Lowboy with Side Connection Hot water tank
- 12 000 BTU Thermo pump with 2 heads Heating and AC
- Rough-in for stackable 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.

# 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

\$9,100 +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 )

\$7,000 +GST

### Flooring Upgrade Package

- Longer and wider Elite vinyl flooring Or Hardwood Equivalent

\$3,700 +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

\$7,500 +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)

\$13,500 <sup>+GST</sup>

Composite + \$4,000 <sup>+GST</sup>

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

\$9,000 <sup>+GST</sup>

Composite decking + \$3,000 <sup>+GST</sup>

## 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

\$25,000 <sup>+GST</sup>

## 12x24 Carport or Garage Selection

### Carport

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

\$10,000 <sup>+GST</sup>

### Garage

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

\$20,000 <sup>+GST</sup>

### Garage +

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

\$35,000 <sup>+GST</sup>

## Individual Upgrades

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

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

\*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.

# ADDENDUM A - EXTERIOR FINISHING OPTIONS

## 1. EXTERIOR COLORS (ALL STD)

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 & EXTERIOR DOOR COLOR



WHITE (STD)     BLACK - UPGRADE \$3500

## 3. METAL ROOF COLORS (ALL STD)

CASCADIA METAL



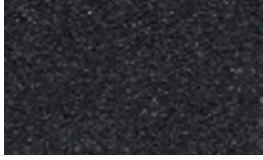
ANTIQUE LINEN     BLACK     CAMBRIDGE WHITE     CASHMERE     CHARCOAL     DARK BROWN     DARK GREEN     DARK RED



LABRADOR BLUE     MELCHERS GREEN     MIST GREEN     POLAR WHITE     REGENT GREY

# ADDENDUM A - EXTERIOR FINISHING OPTIONS

## 5. FLAT ROOF COLORS - TORCHED MEMBRANE (ALL STD)



FLAT ROOF  
BLACK



FLAT ROOF  
HICKORY



FLAT ROOF  
SLATE GREY

## 6. DECKING MATERIAL

### PAVERS



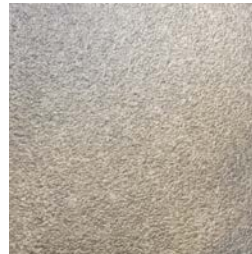
P1



P2



P3

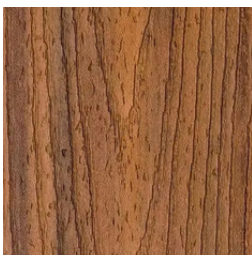


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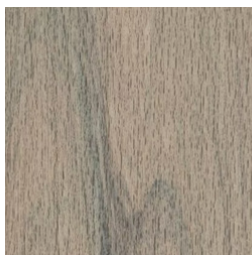


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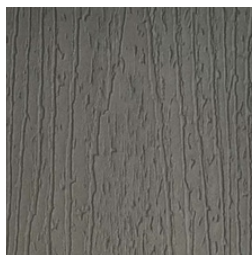
### COMPOSITE



HAVANA  
GOLD



BISCAYNE



CLAM SHELL



MILLSTONE



HONEY  
GROVE

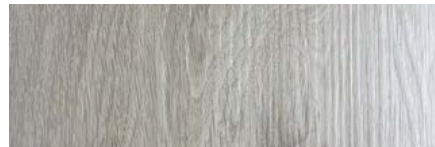
# ADDENDUM B - INTERIOR FINISHING OPTIONS

## 7. INTERIOR FLOORING

### VINYL FLOORING - SEA COLLECTION



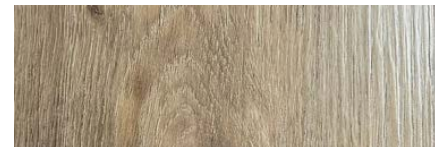
WHITE  
HEAVEN



SANTA  
MONICA



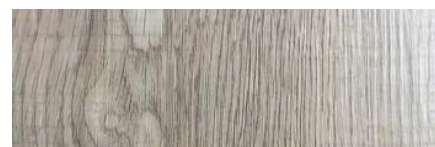
ANTALYA



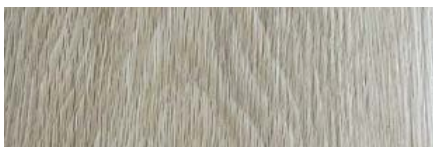
COPACABANA



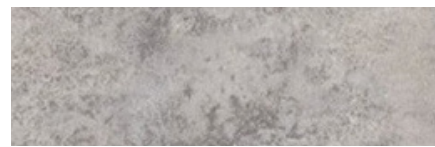
WAIKIKI



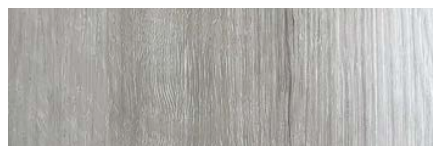
DAYTONA



MIAMI



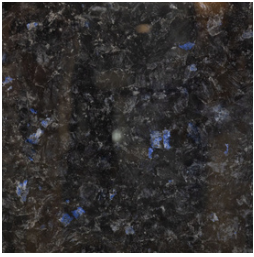
BONDI



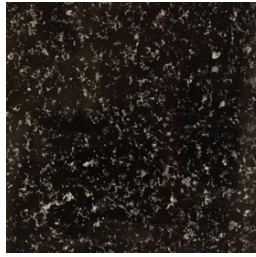
ENGLISH  
BAY

# 8. BATHROOM TILE FLOOR & GROUT

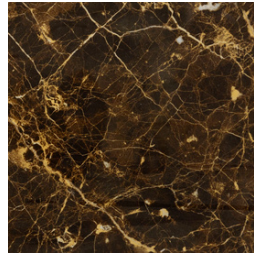
## TILES



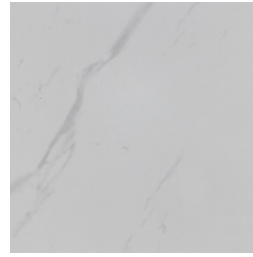
BT1



BT2



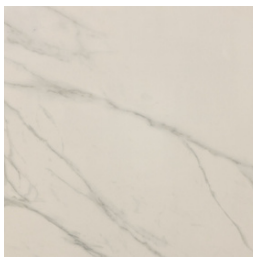
BT3



BT4



BT5



BT6



BT7



BT8



BT9



BT10



BT11



BT12



BT13

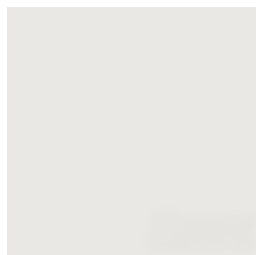


BT14



BT15

## MAPEI GROUT



AVALANCHE



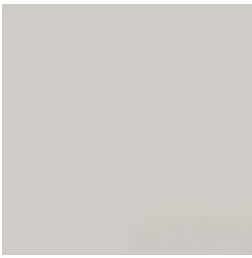
EGGSHELL



ALABASTER



PURE  
WHITE



FROST



COBBLESTONE



CHARCOAL



JET BLACK

## 9. SHOWER TILE & GROUT

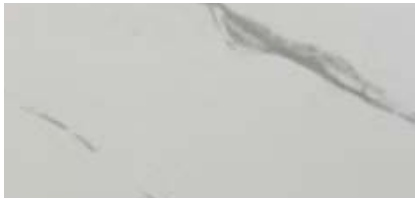
### TILES



ST2



ST2



ST2



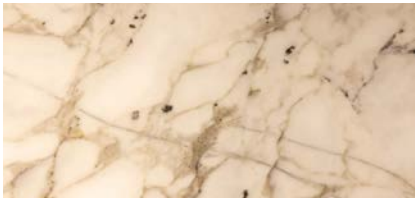
ST2



ST2



ST2



ST2



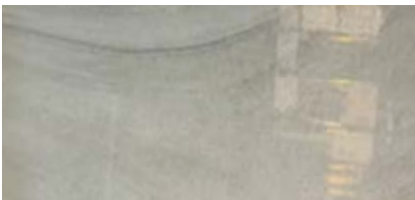
ST2



ST2



ST2

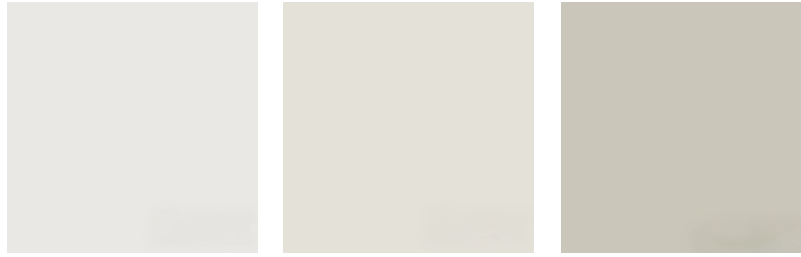


ST2



ST2

# MAPEI GROUT



PURE  
WHITE



AVALANCHE



EGGSHELL



ALABASTER



FROST



COBBLESTONE



CHARCOAL



JET BLACK

## 10. SHOWER, GLASS DOOR & BATH TUB

STANDING SHOWERS (STANDARD PACKAGE)



Rounded Stall  
(STD Option)  
SH3



Square Stall  
(STD Option)  
SH4

STAND UP SHOWER OPTIONS GLASS SLIDING DOOR (BATH UPGRADE PACKAGE)



SH1

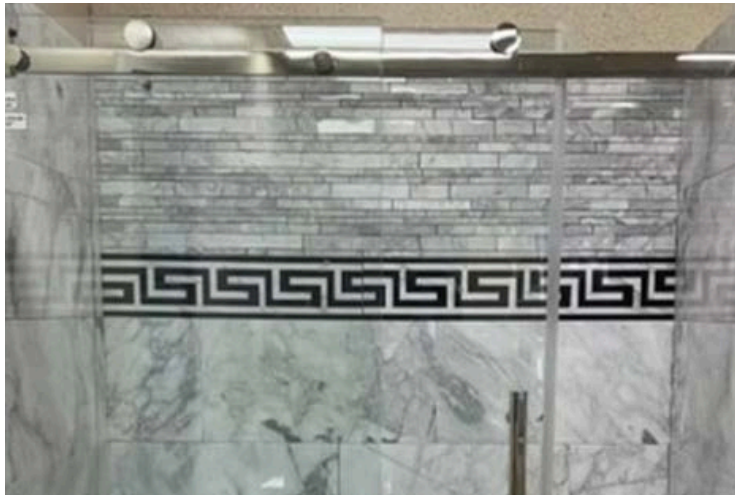


SH2

SLIDING SHOWER GLASS DOOR HARDWARE (BATH UPGRADE PACKAGE)



MATTE SILVER



CHROME SILVER

# SLIDING SHOWER GLASS DOOR HARDWARE (BATH UPGRADE PACKAGE)



MATTE SILVER  
(DOUBLE HANDLE)



MATTE BLACK

## BATH TUBS (STD)



ROUND TUB  
(WHITE)



RECTANGULAR  
TUB (WHITE)



ROUND TUB  
(BLACK)

# 11. 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)

## 12. TOILET (STD ANY CHOICE)



W1 WHITE



W2 BLACK



W3 SMART



W4 SMART



W5 SMART

# 13. BATHROOM VANITY

*\*Sizes according to your layout - Color choices only\**



V1 (LIGHT GRAY)



V2 (MEDIUM GRAY)



V2 (DARK GRAY)



V4 (WHITE)

## 14. HOT WATER TANK (STD DEPENDING ON HOME SIZE)



40 Gall.  
Professional  
Classic Series:  
Standard  
Electric



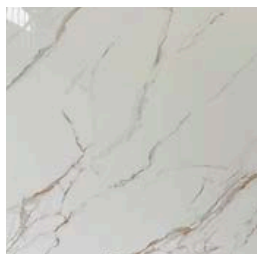
55 Gall.  
Professional  
Classic Series:  
Standard  
Electric



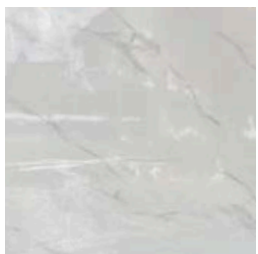
28 Gall.  
Professional Classic  
Electric Lowboy  
with Side Connections

# 15. KITCHEN COUNTER TOP

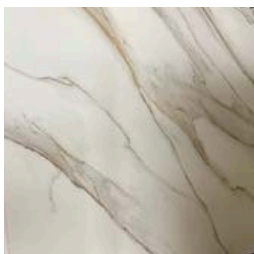
## CALACATTA COLLECTION



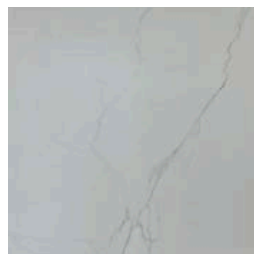
SOFIA GOLD



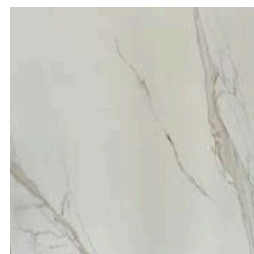
CALACATTA  
WHITE



ALICIA KING

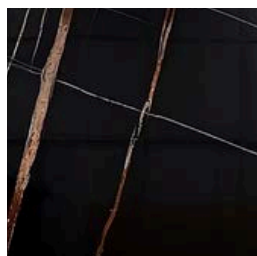


GRIEGO WHITE

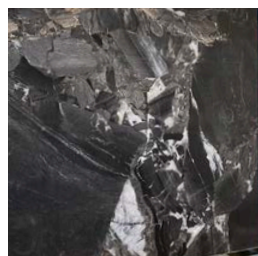


FIJI BLANCO

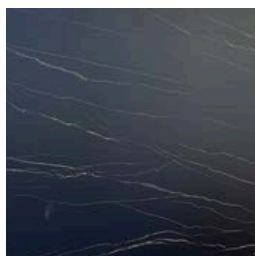
## NERO COLLECTION



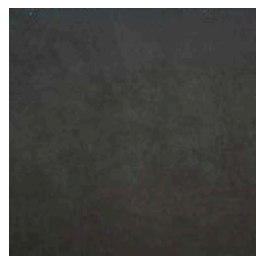
SAHARA NOIR



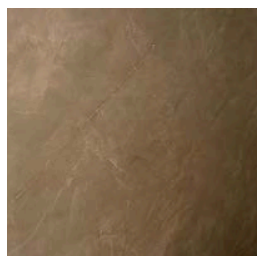
ARMANI DARK



SHARON GOLD

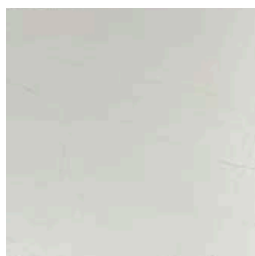


PURE BLACK



PAPES BROWN

## EXOTIC COLLECTION



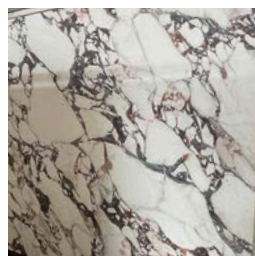
ITALIAN BEIGE



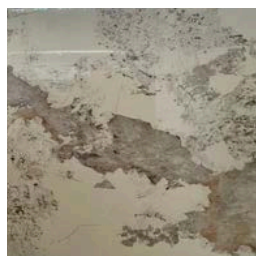
PANDA WHITE



AMBER



BVLGARI  
ARABASCATO



PANDA  
PATAGONIA

# 16. KITCHEN CABINET (STD)

STANDARD CHOICES - MELAMINE



NATURE WOOD



WHITISH  
MAPPLE



PURE WHITE



ASH OAK



SMOKED OAK



GREY FABRIC



MATTE GRAY



GLOSSY WHITE



MATTE WHITE

# KITCHEN CABINETS (UPGRADE PACKAGE)

SOLID WOOD PLYWOOD BOXES W/ LED LIGHTING STRIPS UNDER UPPER CABINETS

## SMOOTH FACE CABINET OPTIONS



GLOSSY ASH



GLOSSY GRAY



MATTE ASH

## SHAKER STYLE



WHITE



GRAY



BLUE

# KITCHEN CABINET HANDLES (STD)



H1 (SILVER)



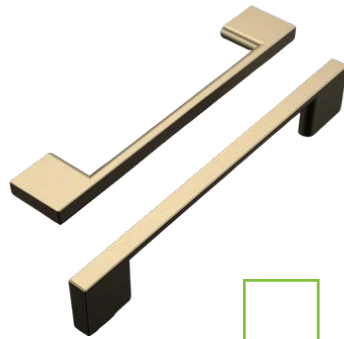
H1 (GOLD)



H1 (BLACK)



H2 (SILVER)



H2 (GOLD)



H2 (BLACK)

# 17. KITCHEN SINK & FAN



KS1 (SILVER)



HF1 (SILVER)



KS2 (SILVER)



HF2 (SILVER)



KS1 (BLACK)



HF3 (SILVER)



KS2 (BLACK)



HF3 (BLACK)



KS3 CERAMIC (WHITE)



HF5 (WHITE)

# 18. KITCHEN STICK ON BACKSPLASH (STD)



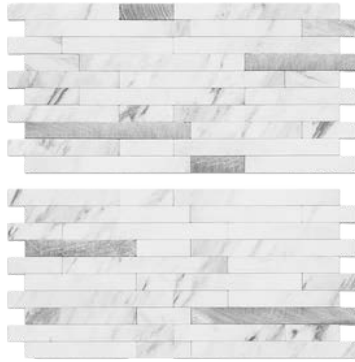
MARBLE WHITE +  
METAL GOLD



BEIGE STONE +  
METAL GOLD



SANDSTONE +  
CHAMPAGNE GOLD



MARBLE WHITE +  
METAL SILVER



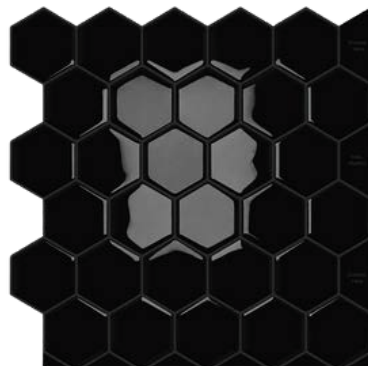
LIGHT GREY WITH  
METAL SILVER



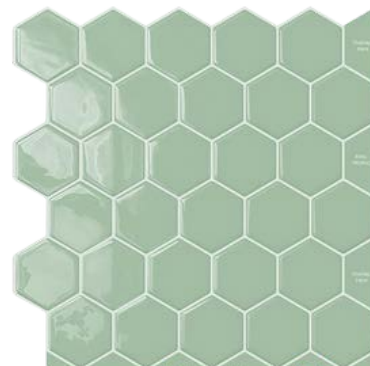
GREY SLATE +  
METAL SILVER



WHITE

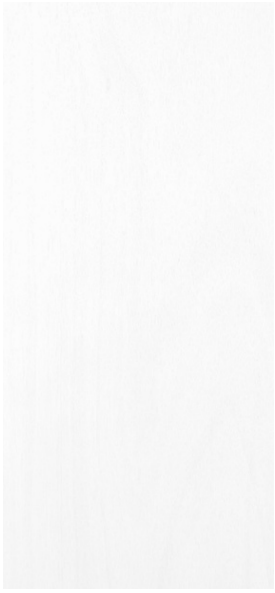


BLACK



SAGE GREEN

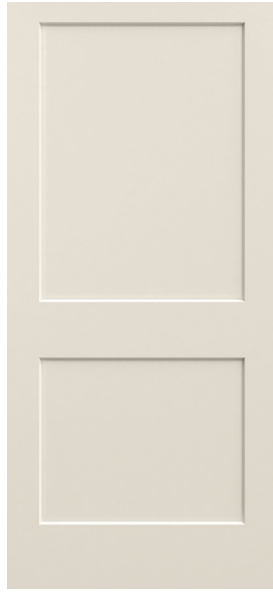
## 19. INTERIOR DOOR PATTERNS & HANDLES



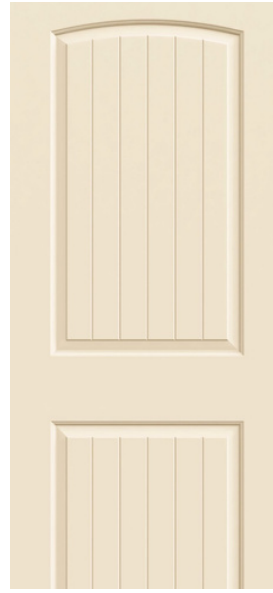
D1



D2



D3



D4



D5



DH1 (SILVER)



DH1 (BLACK)



DH2 (BLACK)



DH3 (SILVER)



DH3 (BLACK)

## 20. INTERIOR PAINT

### CEILING

SHERWIN WILLIAMS CAPTIVATE COLLECTION # \_\_\_\_\_

FLAT/MATTE

EGGSHELL

### WALLS

SHERWIN WILLIAMS CAPTIVATE COLLECTION # \_\_\_\_\_

FLAT/MATTE

EGGSHELL

SATIN

SEMI GLOSS

GLOSS

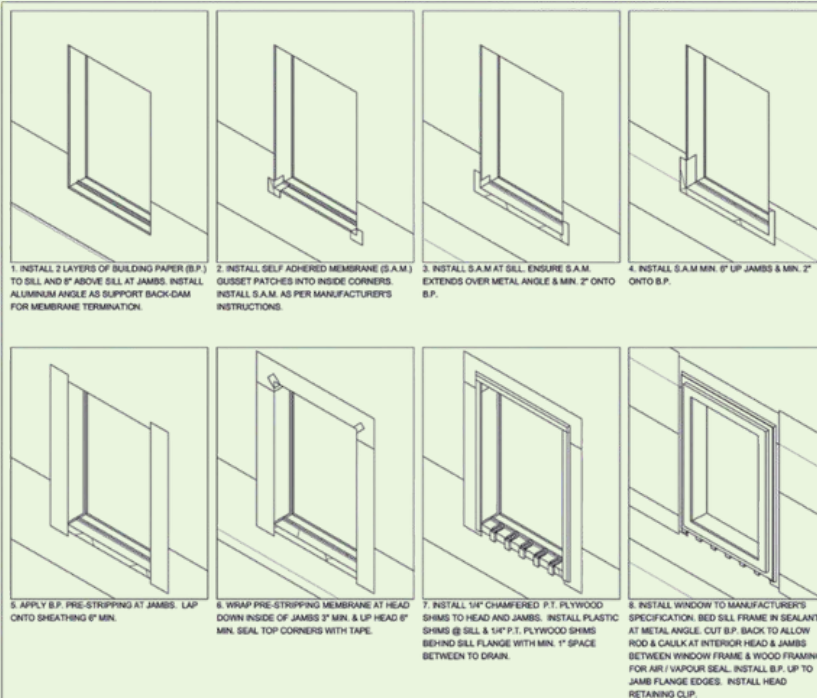
### TRIMS AND DOORS

SHERWIN WILLIAMS CAPTIVATE COLLECTION # \_\_\_\_\_

EGGSHELL

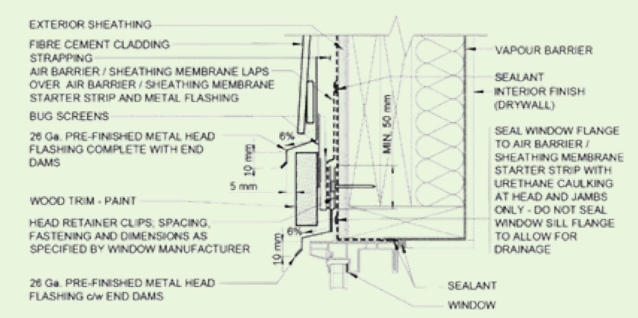
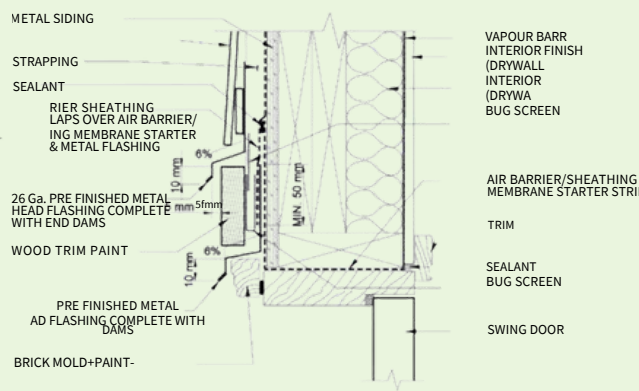
SATIN

SEMI GLOSS



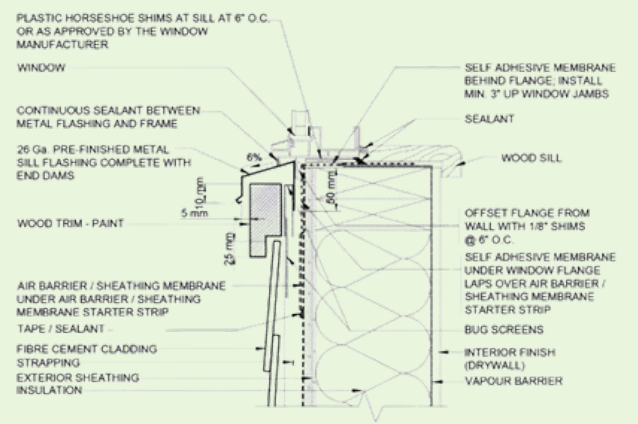
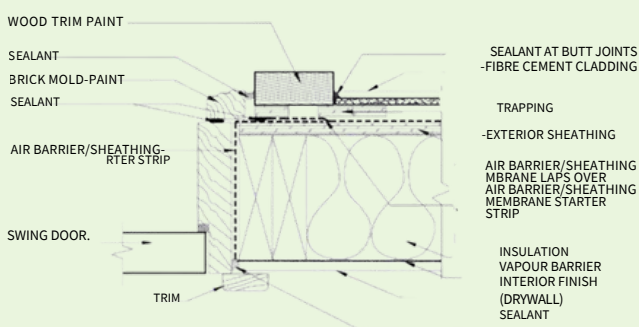
**NOTES**

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,






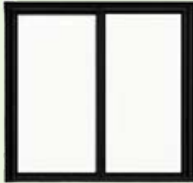



**NOTES**


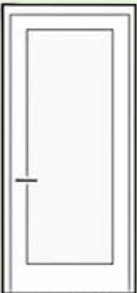


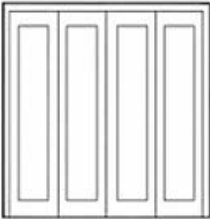
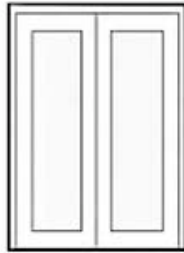
1. AT SILL LEVEL - TURN METAL FLASHINGS VERTICALLY UP WALL MIN. 25 mm TO CREATE END DAMS BEHIND SIDING AT BOTH LEFT & RIGHT JAMBS
2. REFER TO WINDOW WATERPROOFING SEQUENCE DETAIL NOS. 3.4a - 3.4c
3. SILL FLASHING MUST EXTEND 3/8" PAST THE WINDOW JAMBS. PROVIDE SAFETY EDGE AT ALL CUT FLASHING MATERIALS.



## WINDOW SPECIFICATION

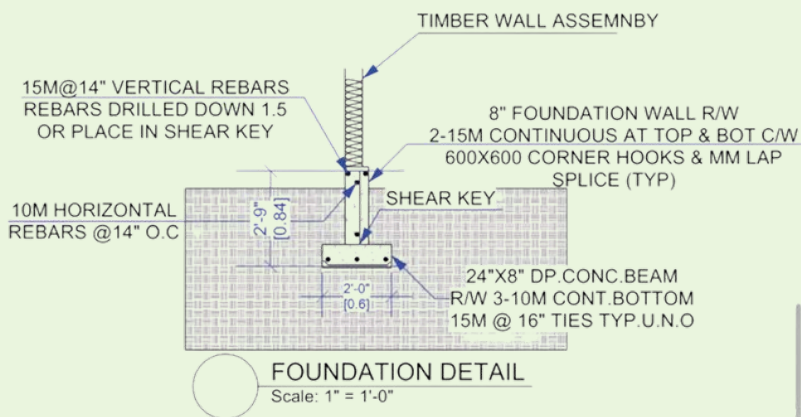
ID	IMAGE	SIZE	TYPE	GLASS	FRAME	LOCATION
WD1		118" X 80 ¾"	DOUBLE SLIDER	LOW E/ DOUBLE PANE	PVC	LIVING ROOM DOOR
WD2		118" X 80 ¾"	DOUBLE SLIDER	LOW E/ DOUBLE PANE	PVC	DINING ROOM DOOR
W1		59" X 23 ½"	CASEMENT	LOW E/ DOUBLE PANE	PVC	KITCHEN WINDOW
W2		59" X 59"	SLIDER	LOW E/ DOUBLE PANE	PVC	BEDROOM 2
W3		23 ½ X 35 1/2"	HUNG	LOW E/ FROSTED DOUBLE PANE	PVC	BATHROOM
WD3		94 ½ X 81 ½"	PATIO DOOR	LOW E/ DOUBLE PANE	PVC	BEDROOM 1
W4		47 ½ X 47 ½"	SLIDER	LOW E/ DOUBLE PANE	PVC	LIVING ROOM

## DOOR SPECIFICATION

ID	IMAGE	SIZE	TYPE	SWING	MATERIAL
D1		36 X 81 ½	EXTERIOR SWING	LH	INSULATED
D2		30 ¾ X 81 ¼	INTERIOR SWING	RH	PRIMED
D3		30 ¾ X 81 ¼	INTERIOR SWING	LH	PRIMED
D4		30 ¾ X 81 ¼	INTERIOR SWING	LH	PRIMED
D5		72" X 80 1/4"	INTERIOR BIFOLD	BIFOLD	PRIMED
D6		48" X 80 1/4"	INTERIOR BIFOLD	BIFOLD	PRIMED

# FOOTINGS, SLABS & FLOOR

## FOOTINGS



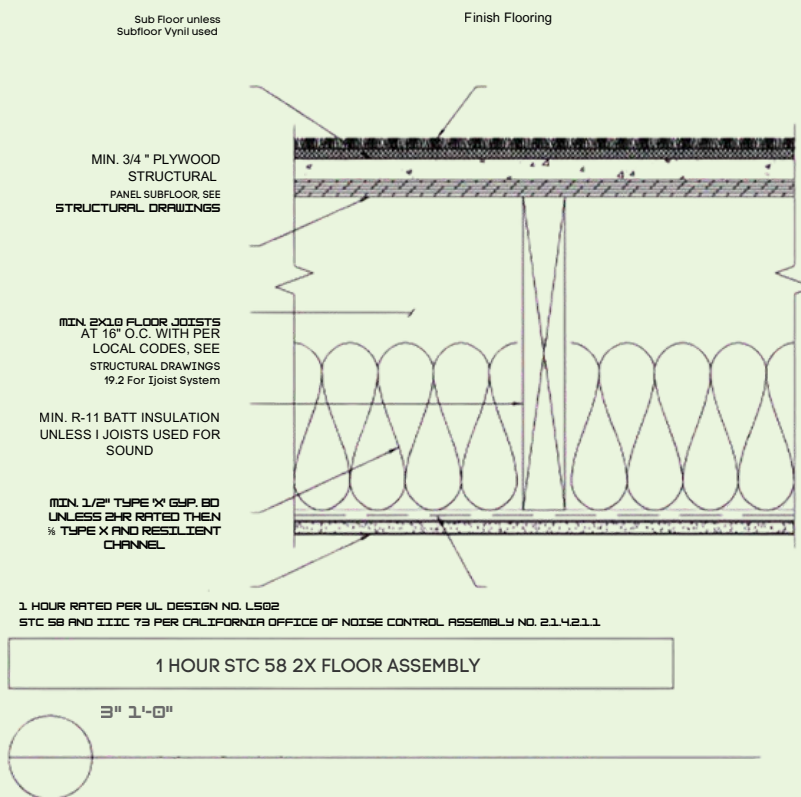
## SLAB ON GRADE

### F2 Slab on Grade



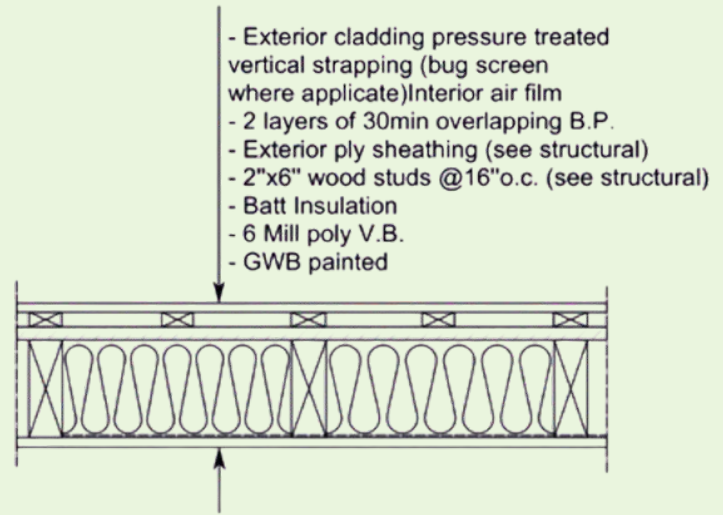
- Interior Air Film	0.12 RSI
- Floor Finish TBA	
- Concrete Slab Min 3"	0.04 RSI
- 15 Mil poly vapour barrier	
- R-14 min. rigid insulation	2.47 RSI
- 4" Min Granular fill	0.16 RSI
<b>Total</b>	<b>2.79 RSI</b>

## TYPICAL FLOOR ASSEMBLY



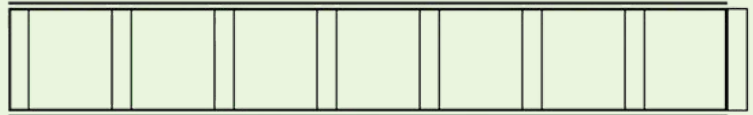
# WALLS & ROOF

TYPICAL EXTERIOR WALL

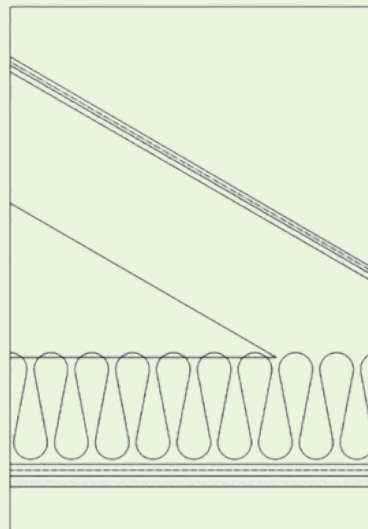


- 1/2 Drywall
- 2x4 wood studs Premium Grade
- Plumbing and Electrical
- 1/2 Drywall

TYPICAL INTERIOR WALL



TYPICAL ROOF (TRUSS)

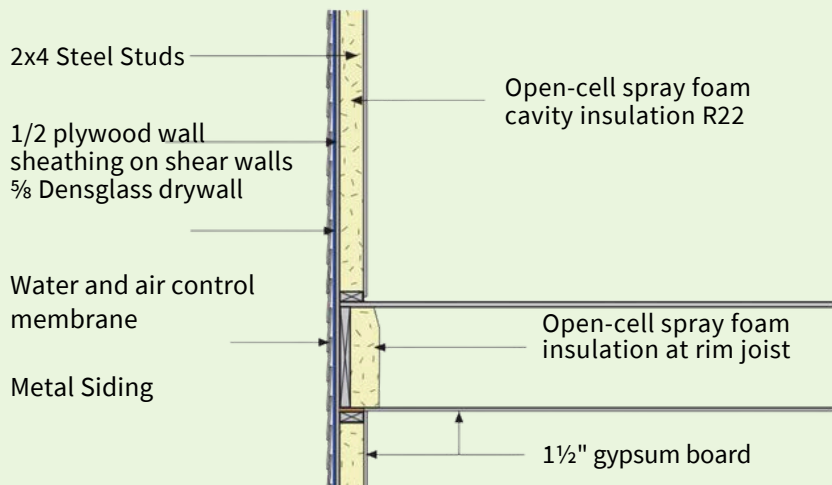


Truss Roof	
- Exterior air film	0.03 RSI
- Asphalt Shingles	
- 1/2" Sheathing Material	0.11 RSI
- Trusses + Cavity Insulation	
- R40 Batt Insulation	7.04 RSI
- Poly V.B.	
- 1/2" Gypsum board	0.08 RSI
- Interior Air Film	0.12 RSI
<b>Total</b>	<b>7.38 RSI</b>

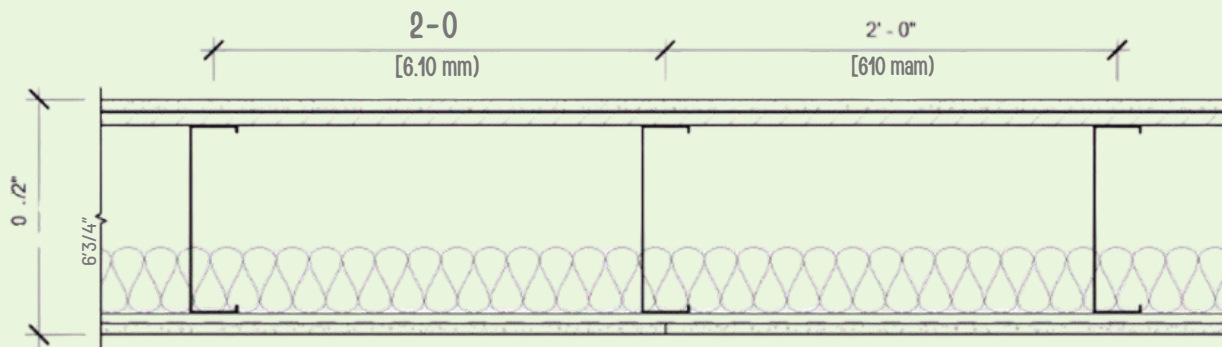
- 2 layers of overlapping building paper
  - Self adhesive membrane to 1'-0" inside interior walls, at valleys and up 3'-0" on all sidewalls, dormers & chimneys
- 2 Truss Roof - Over Unheated Space**
- Same as roof R1 but without insulation

# FIRE PROOF 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

## Base Price

+GST

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## Upgrades Price

+GST

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## Total Price

+GST

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## Purchaser & Sales Representative Signatures

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Purchaser Full Name

---

Sales Representative Full Name

---

Purchaser Signature

---

Sales Representative Signature

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Date (MM/DD/YYYY)

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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.