

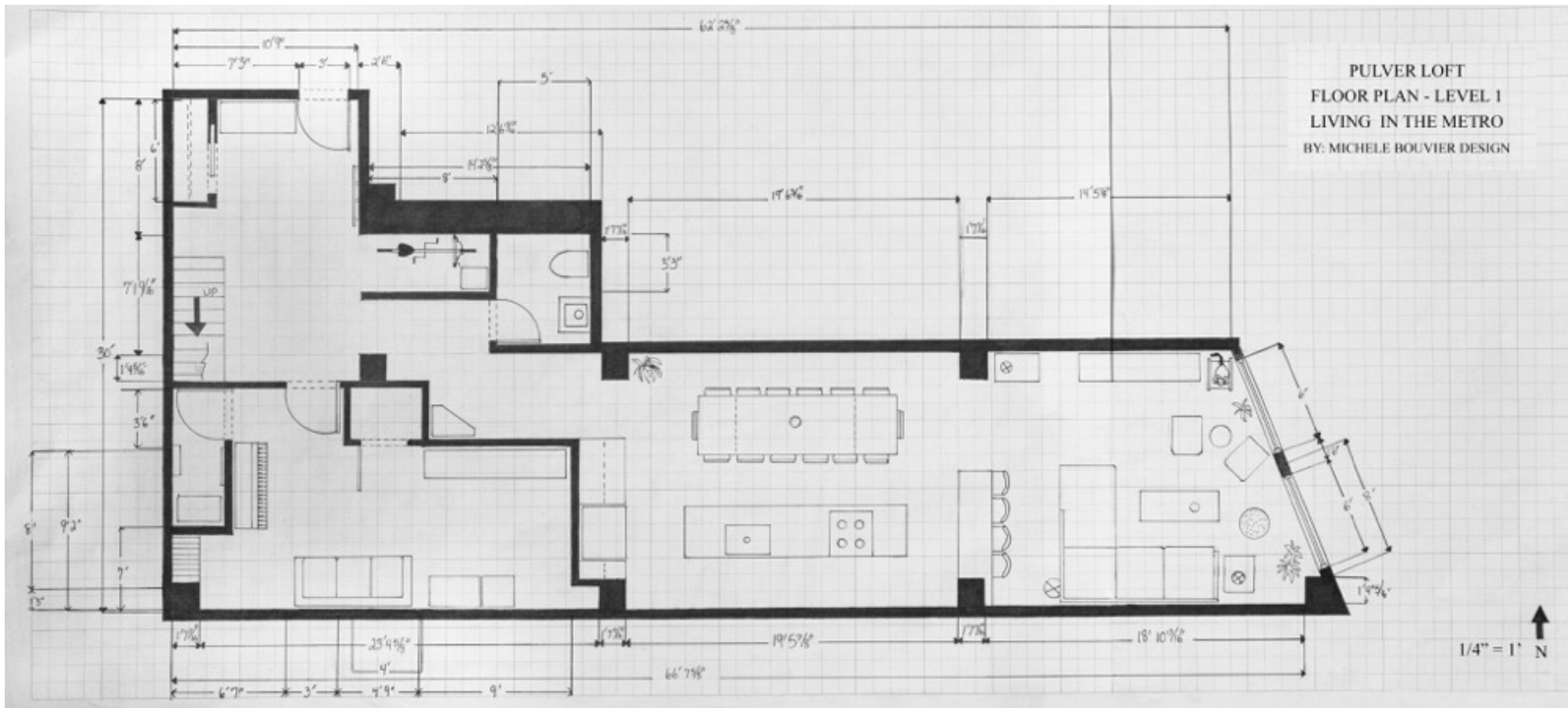
Project Proposal

Loft Design – Living in the Metro

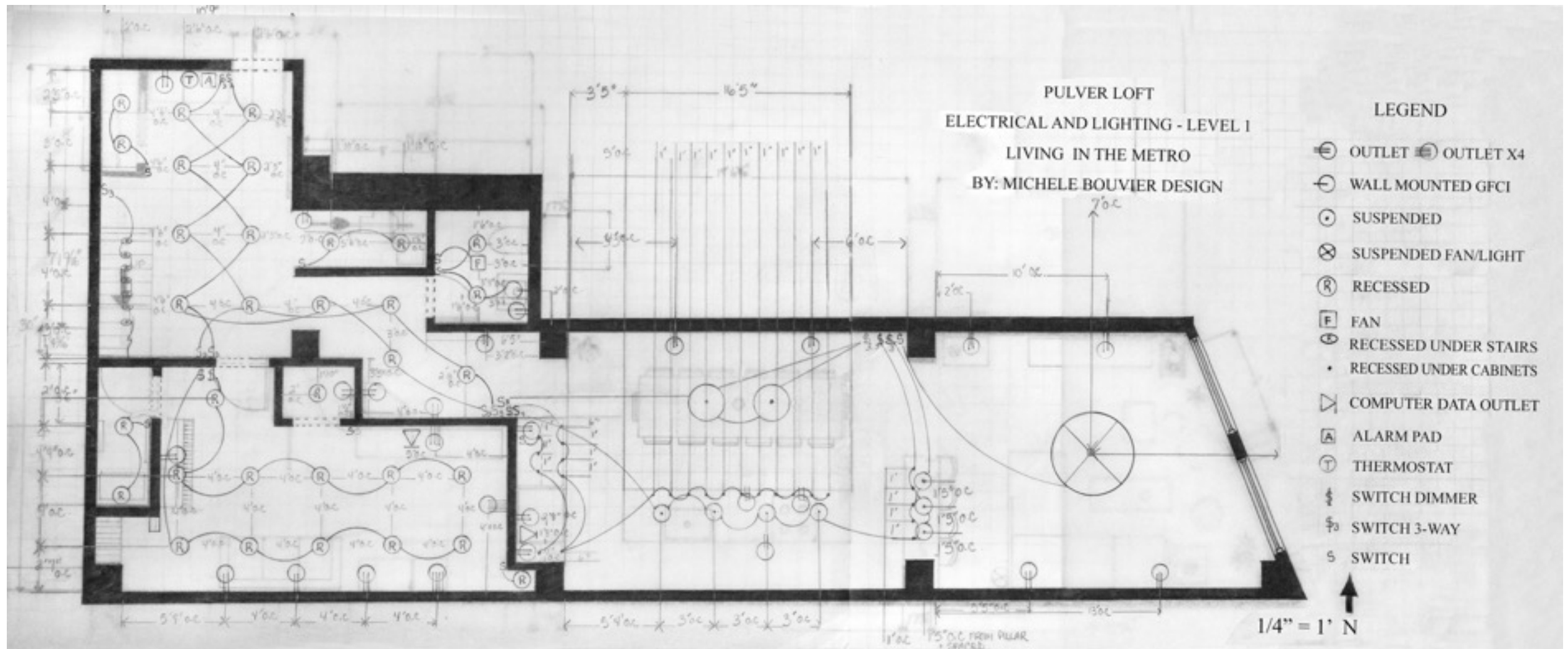
June 15, 2016



FLOOR PLAN - LEVEL 1



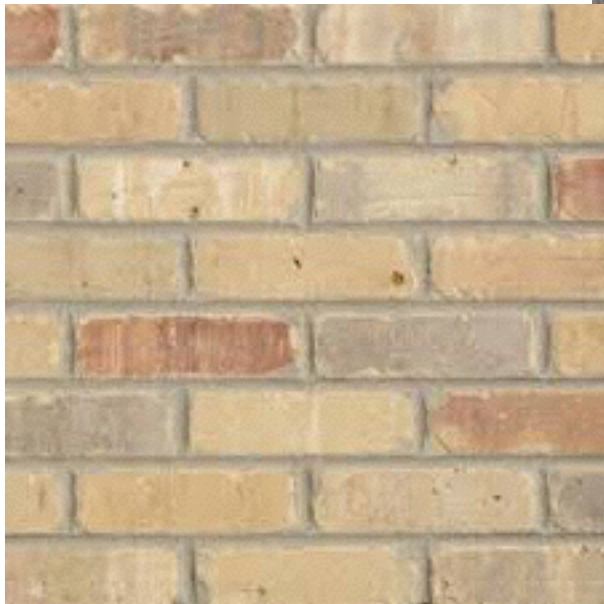
ELECTRICAL PLAN - LEVEL 1



COLOUR SCHEME

REFINISHED HARDWOOD

EXISTING BRICK WALL



KITCHEN CABINETS



QUARTZ COUNTER TOP



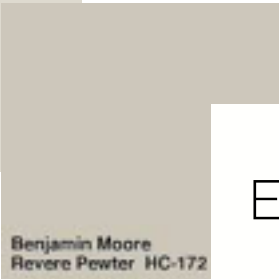
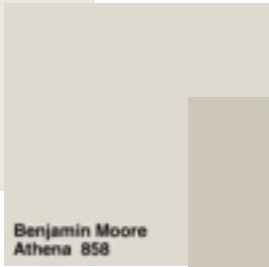
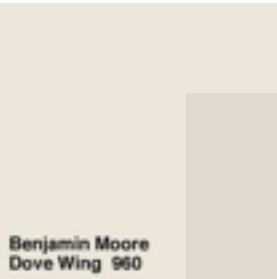
OWNERS TEAK WOOD



OWNERS SOFA



OWNERS CHAIRS



UPSTAIRS

ECO-FRIENDLY CORK FLOORING



ECO-FRIENDLY PAINT

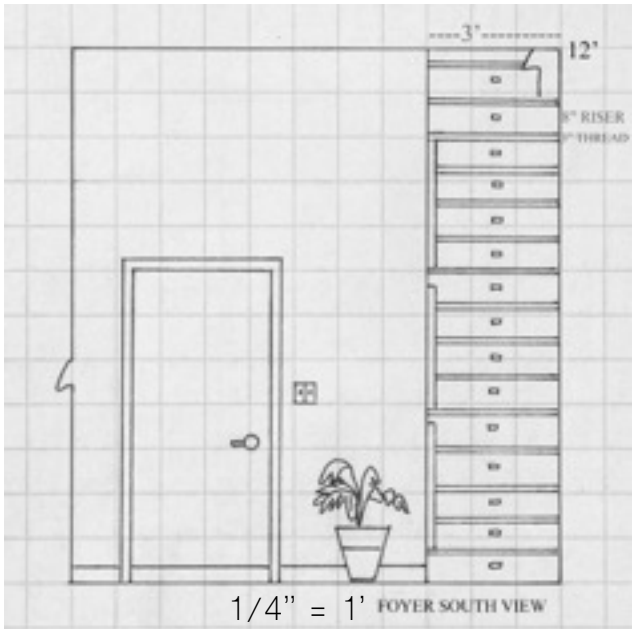
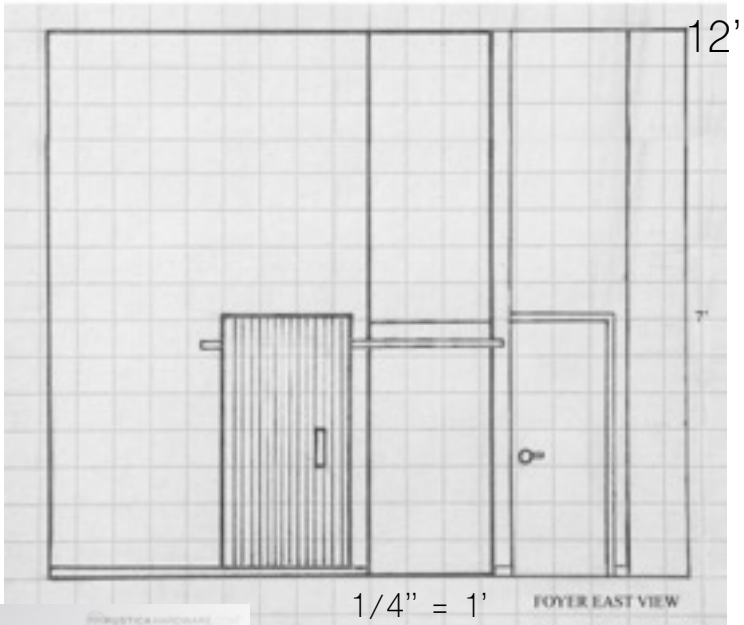
Benjamin Moore
Revere Pewter HC-172



RECYCLED GLASS TILE



FOYER

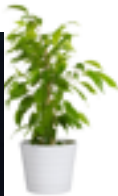
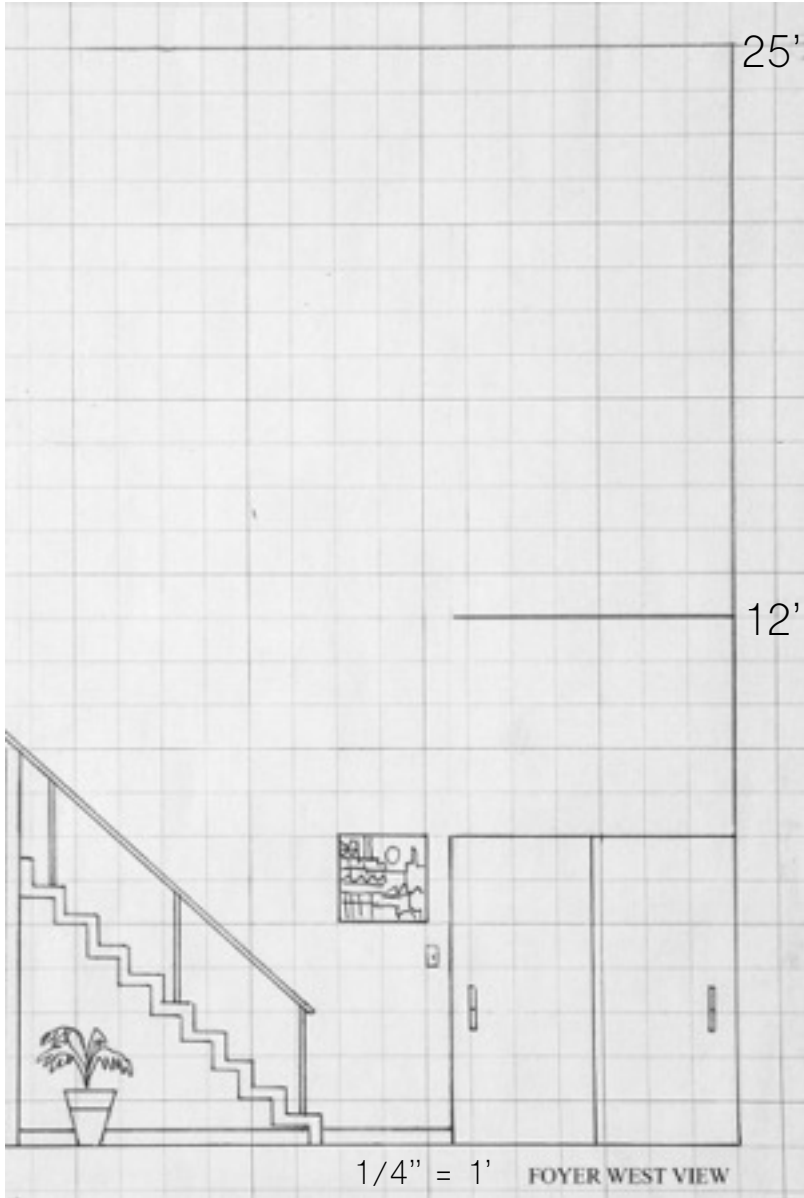
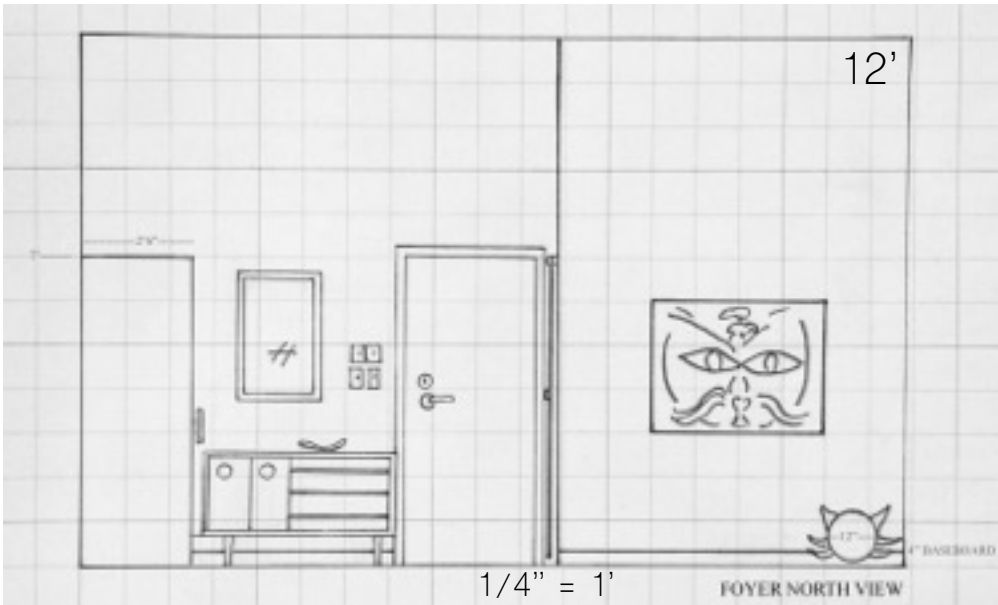


WALL COLOUR

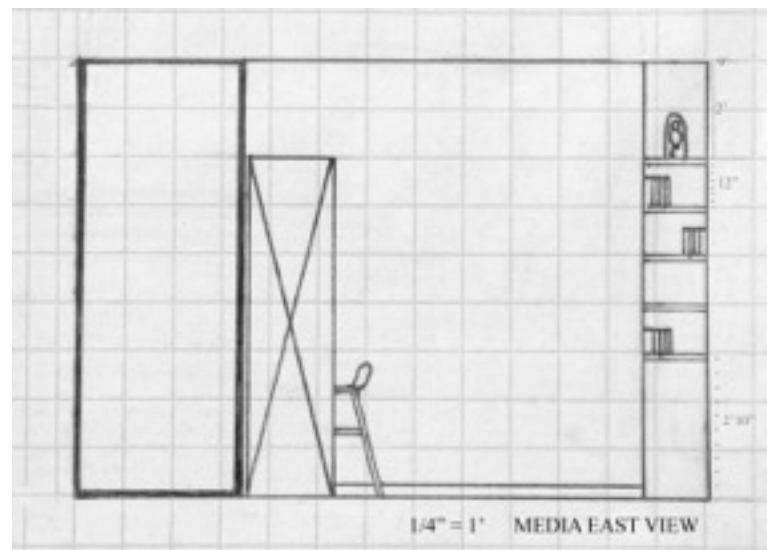
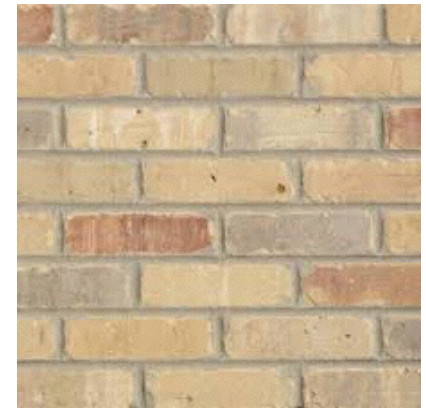
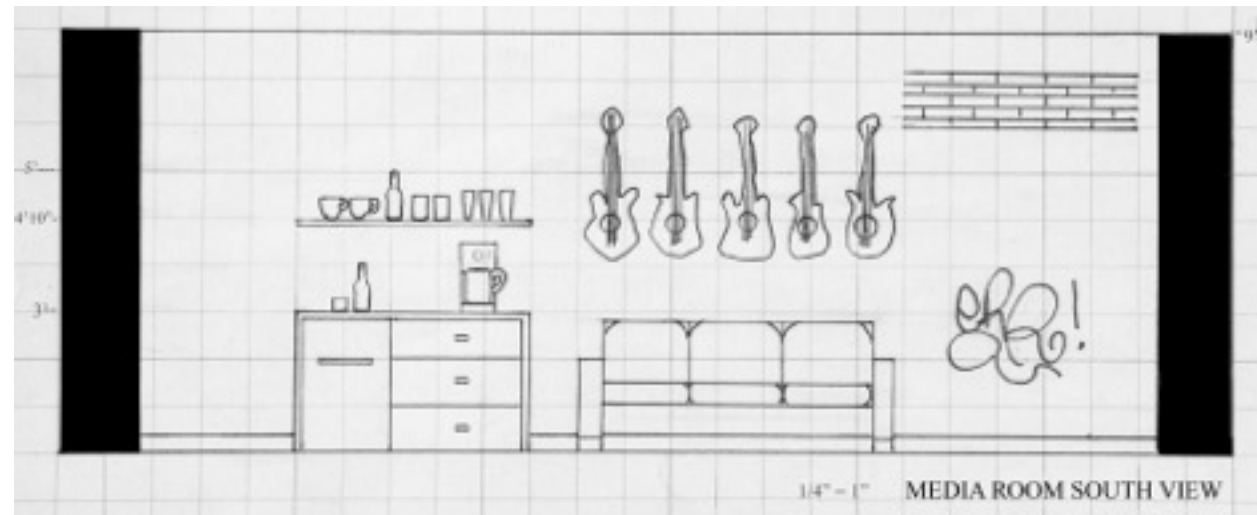


TRIM

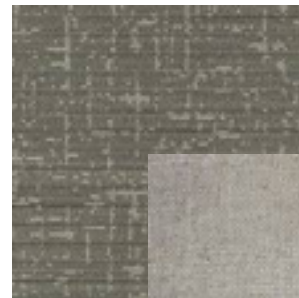
Benjamin Moore
White 1000 - 75



MEDIA ROOM



CARPET

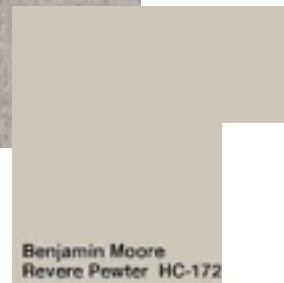


SOFA BED

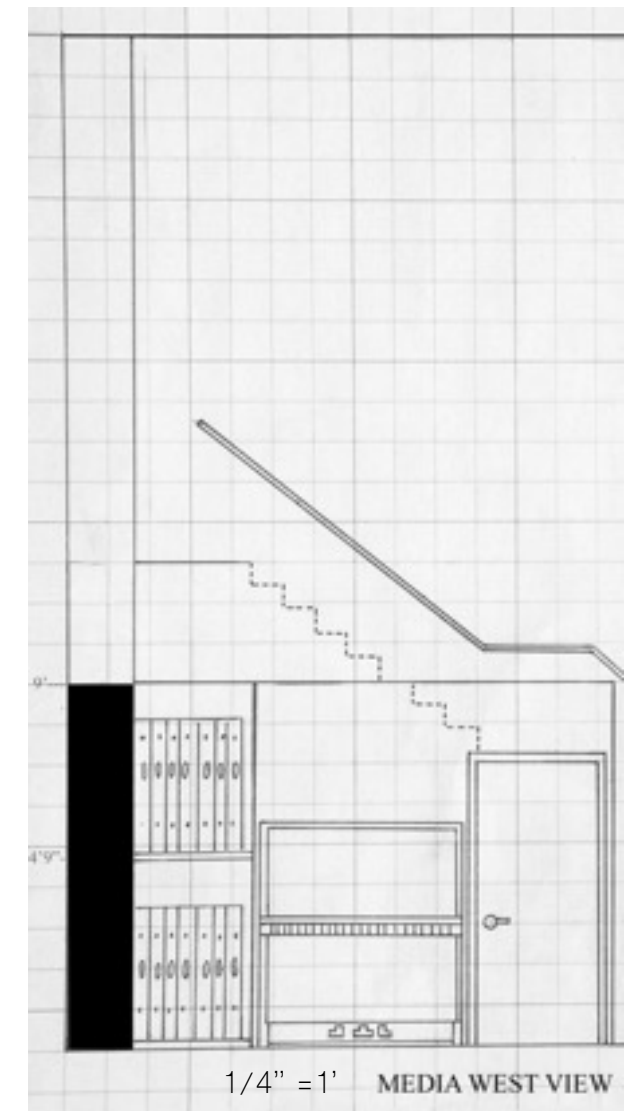


WALL COLOUR

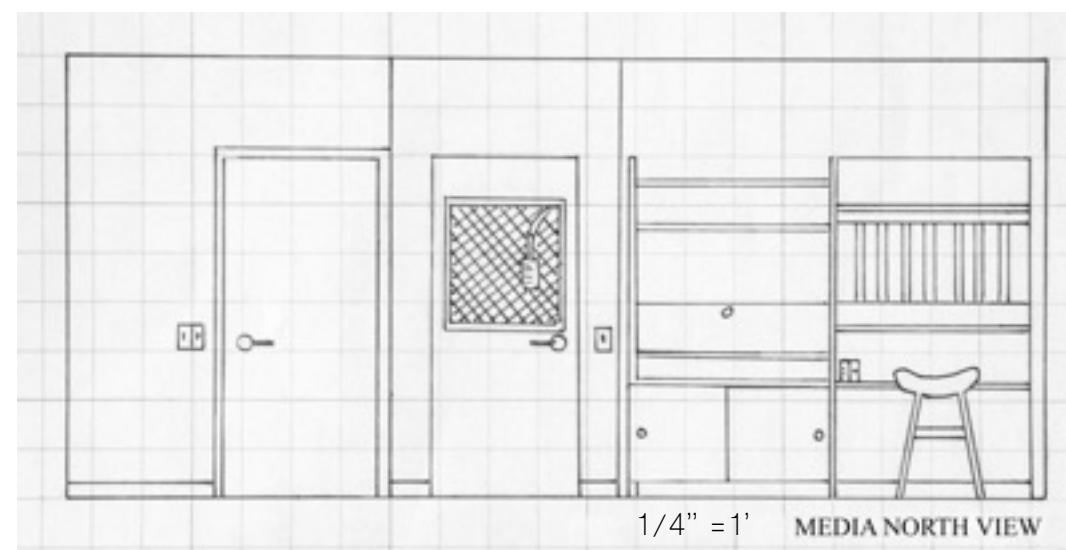
Benjamin Moore
Revere Pewter HC-172



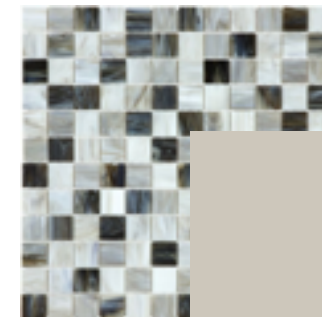
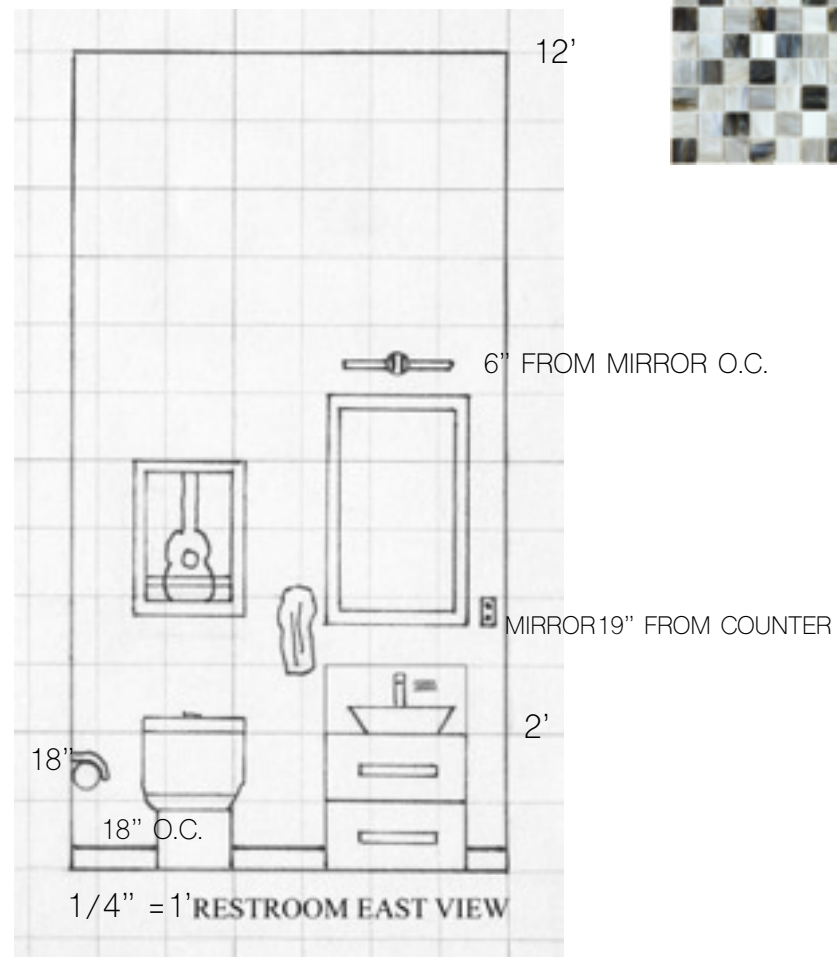
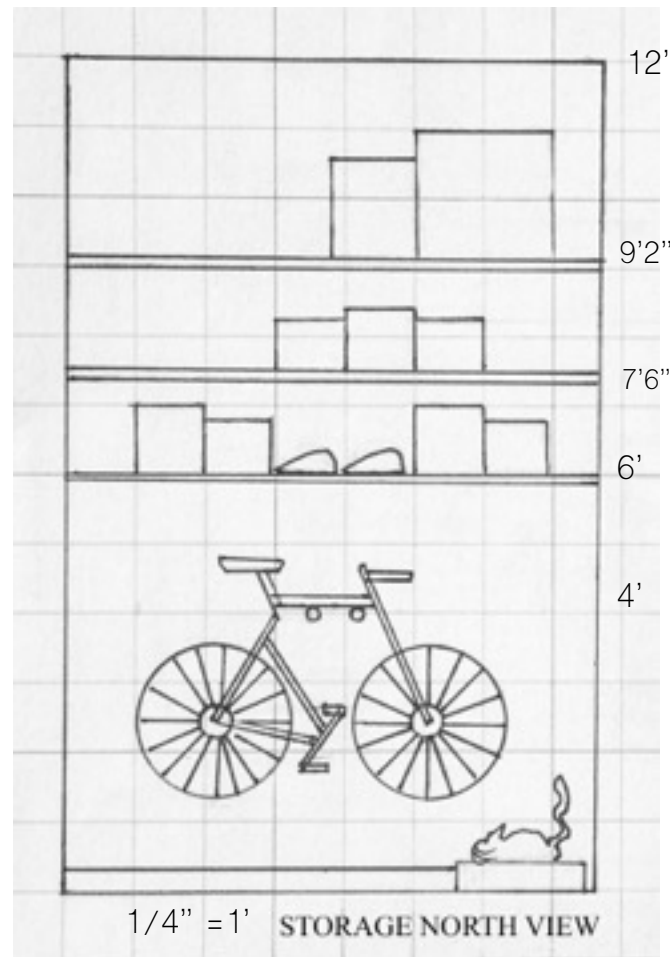
TRIM



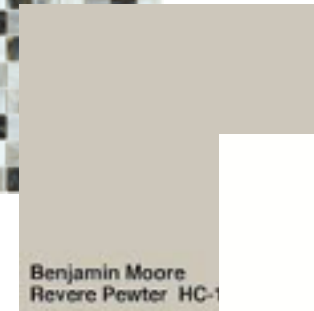
QUARTZ



STORAGE + RESTROOM

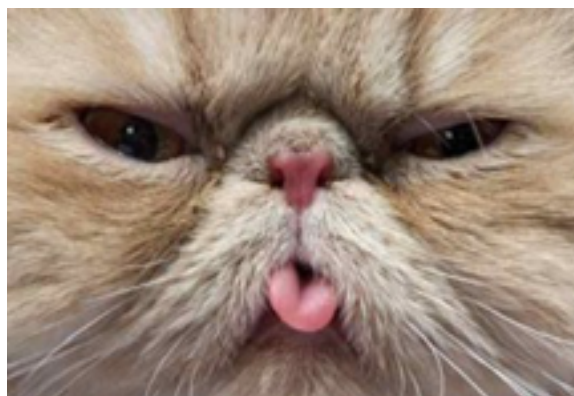


BACKSPLASH

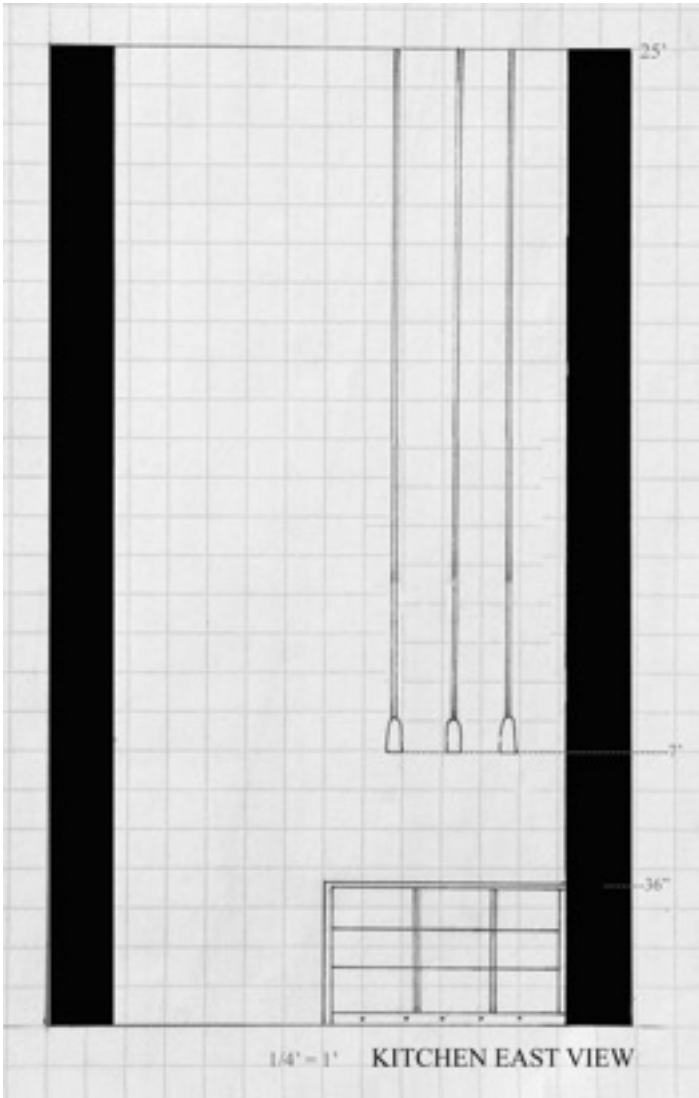
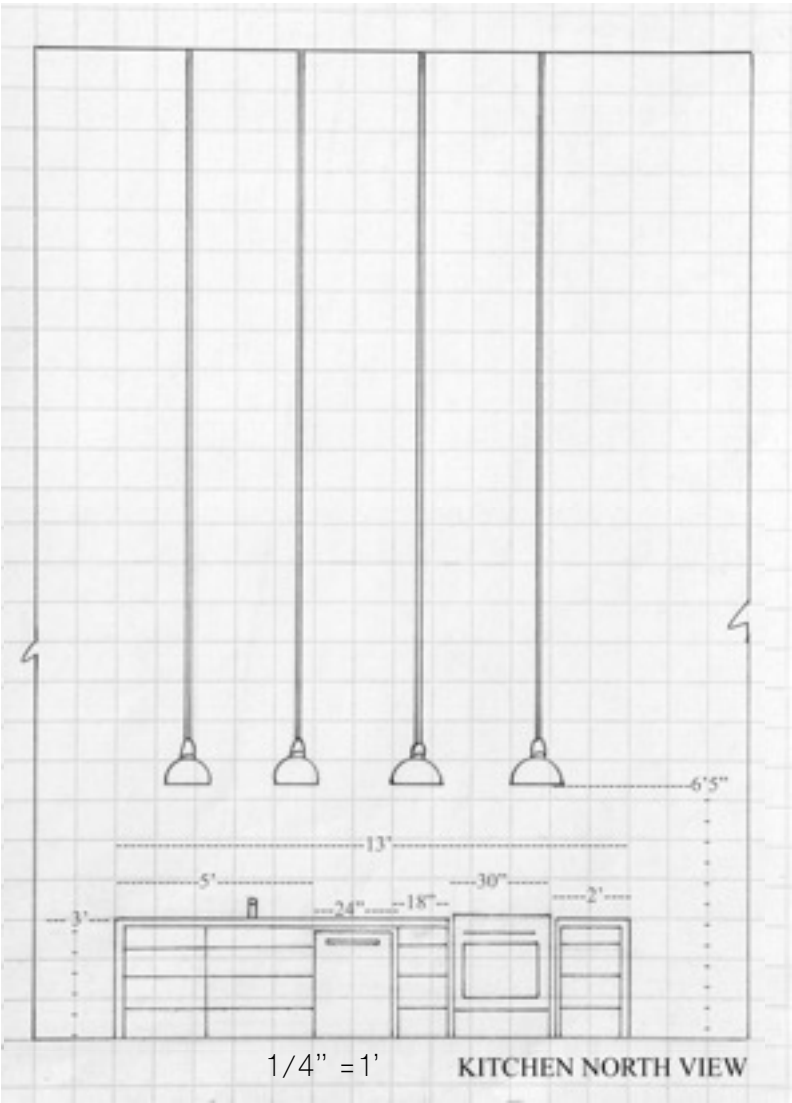
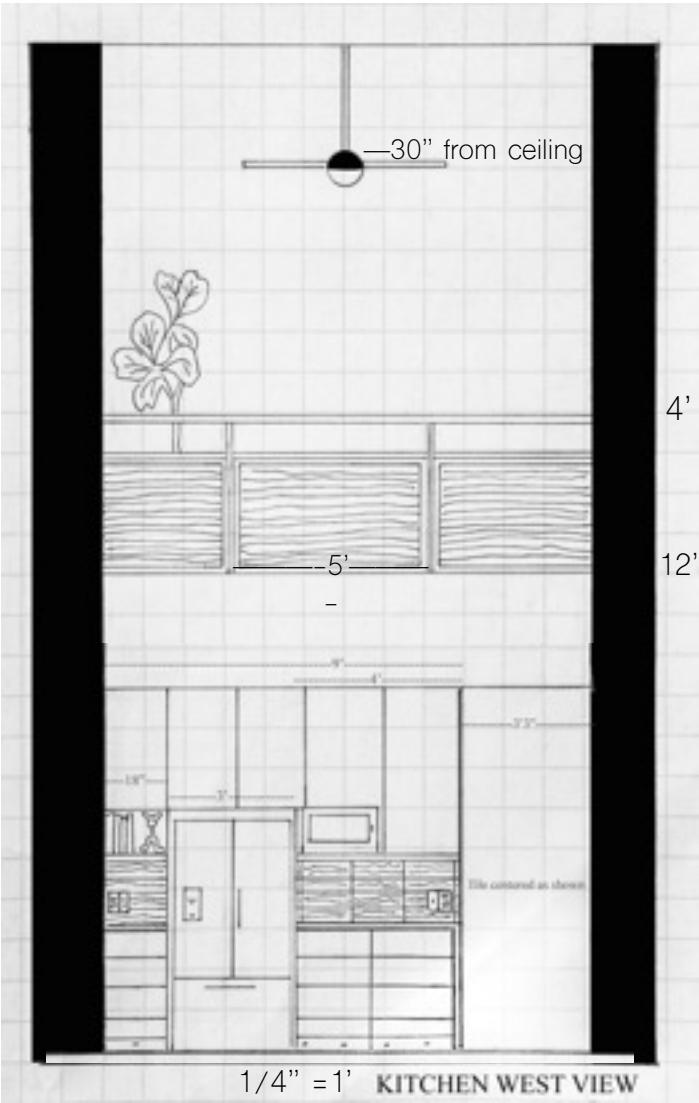


WALL COLOUR

TRIM



KITCHEN



GLASS HALF WALL



TILE BACKSPLASH



CABINETS

QUARTZ COUNTER

HARDWOOD



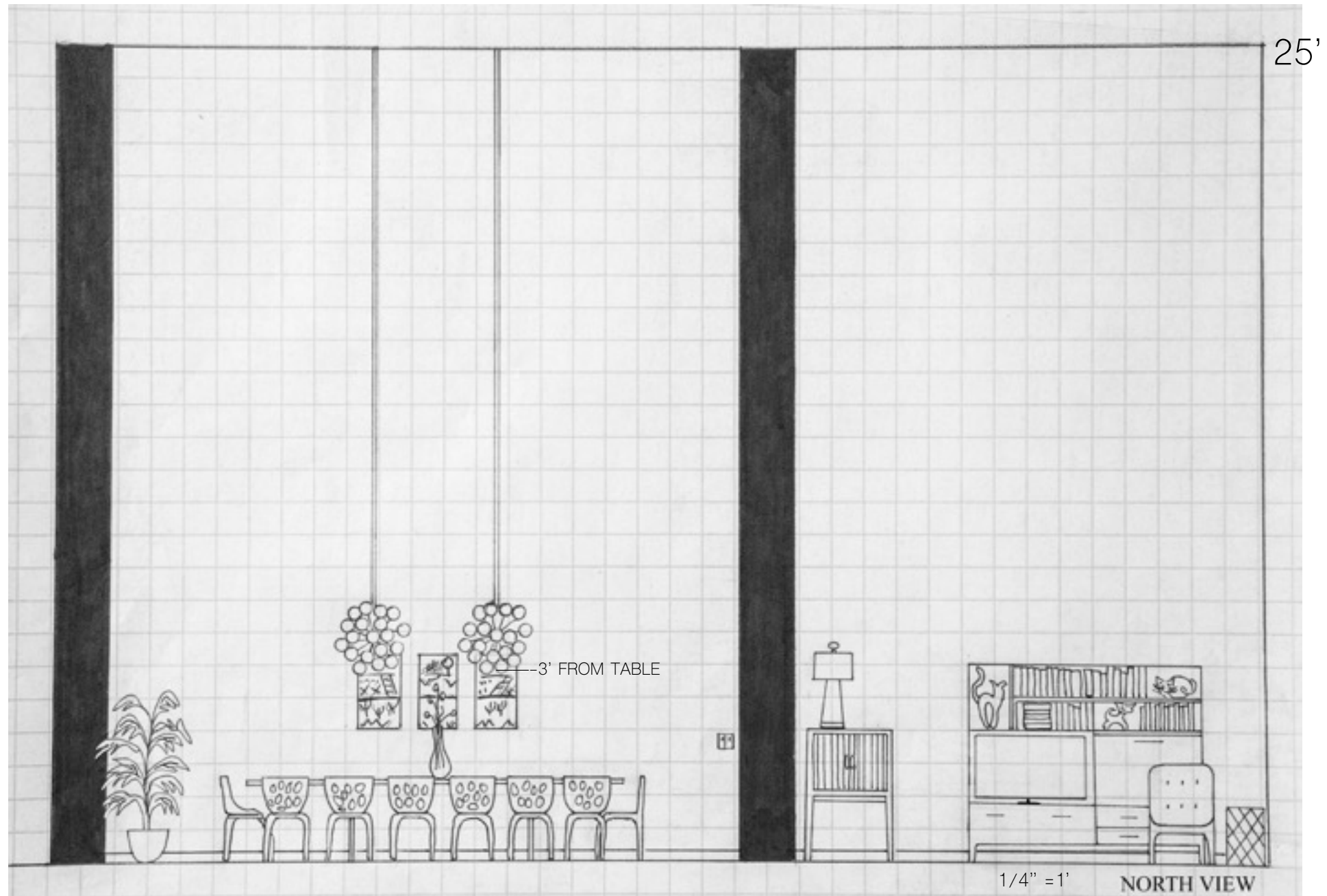
WALL COLOUR

Benjamin Moore
Dove Wing 960

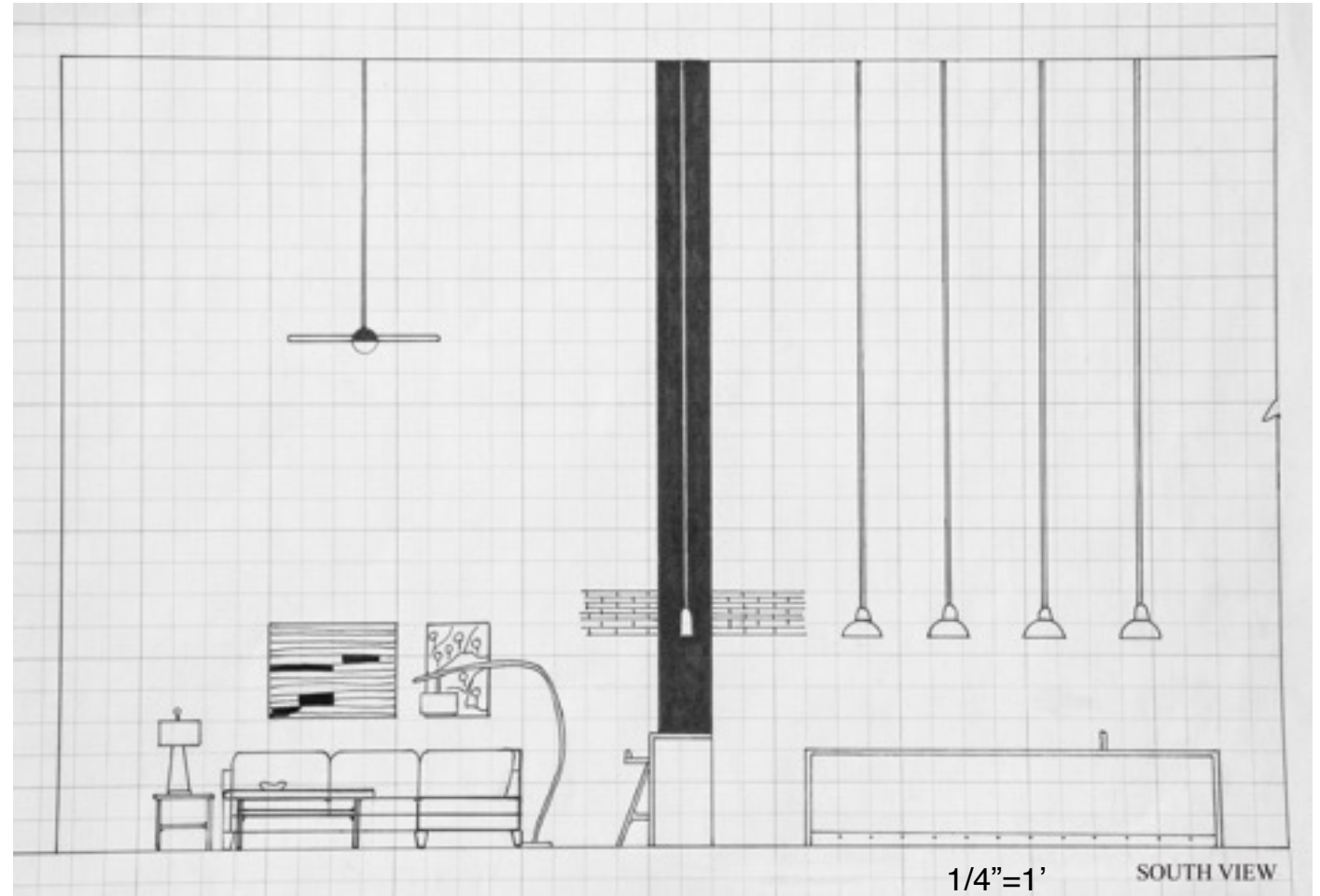
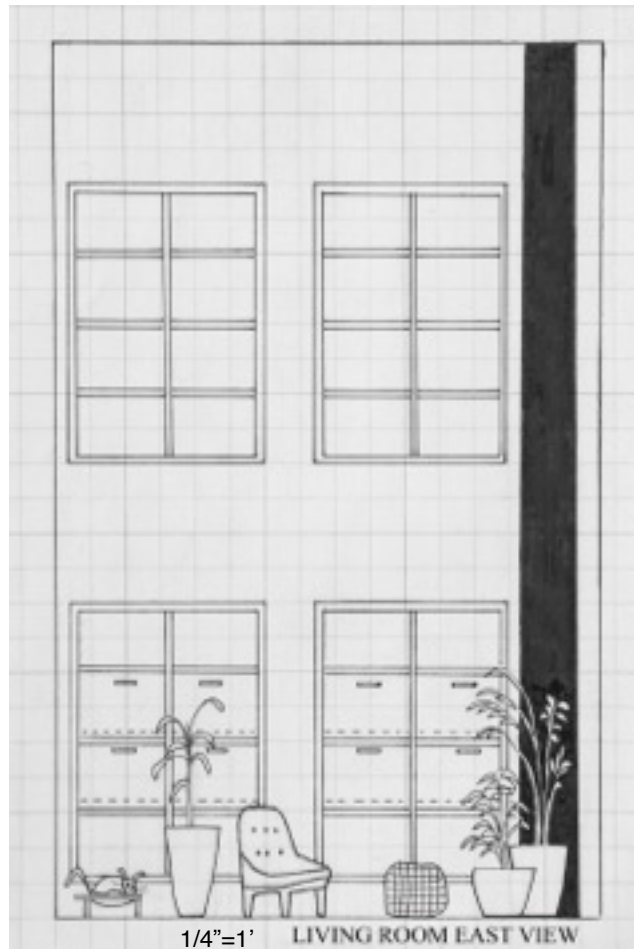
TRIM



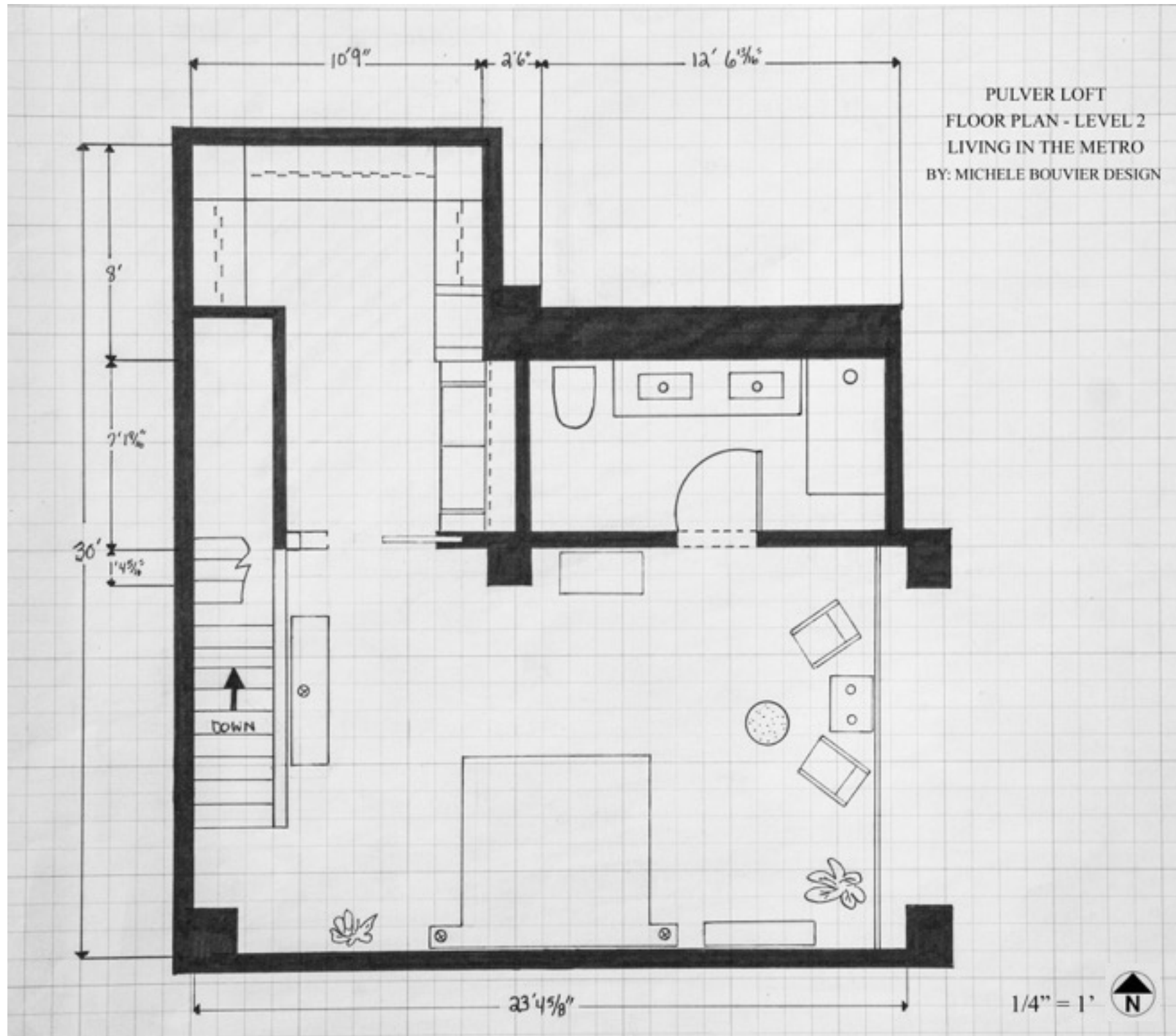
KITCHEN + LIVING AREA



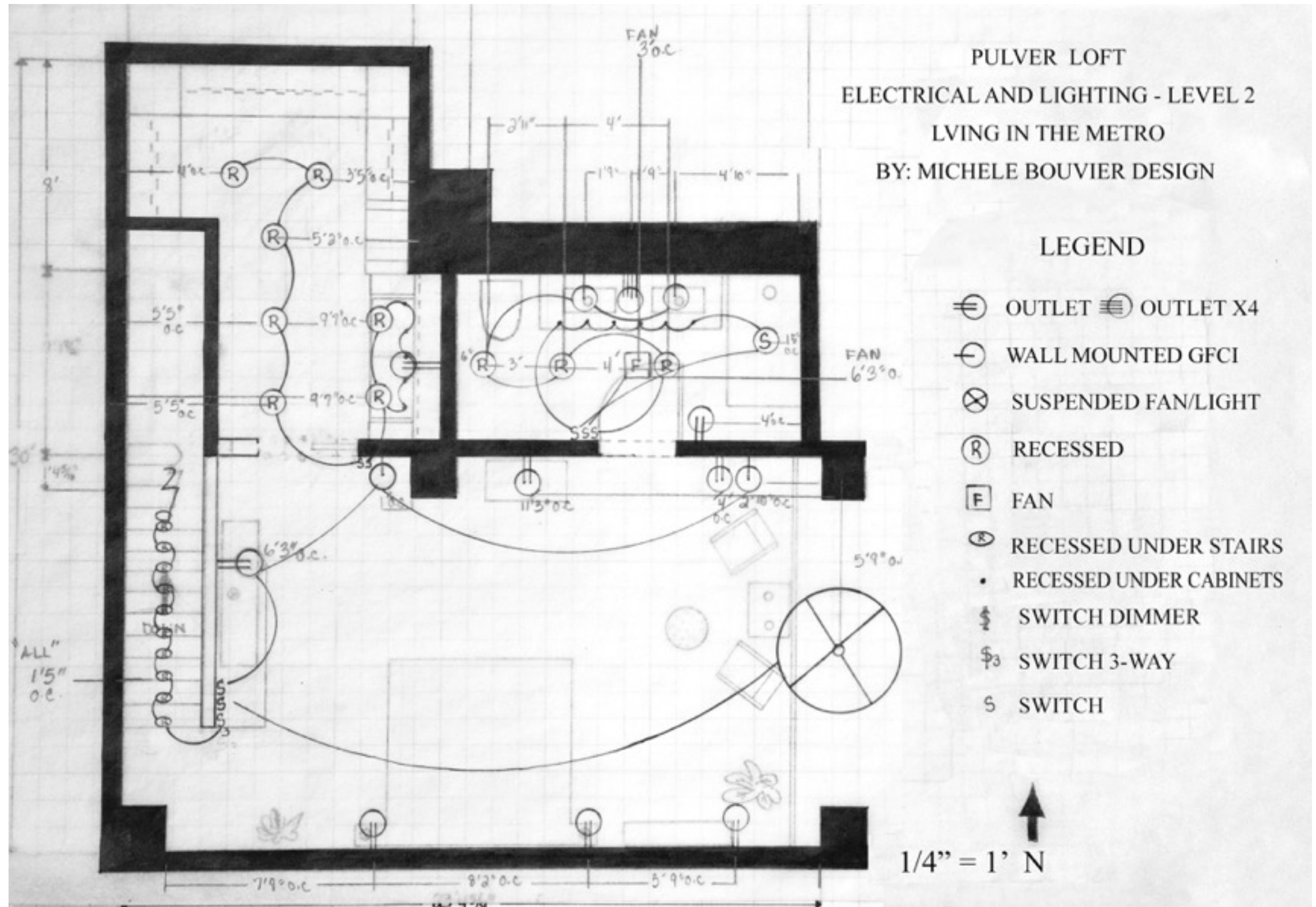
KITCHEN + LIVING AREA



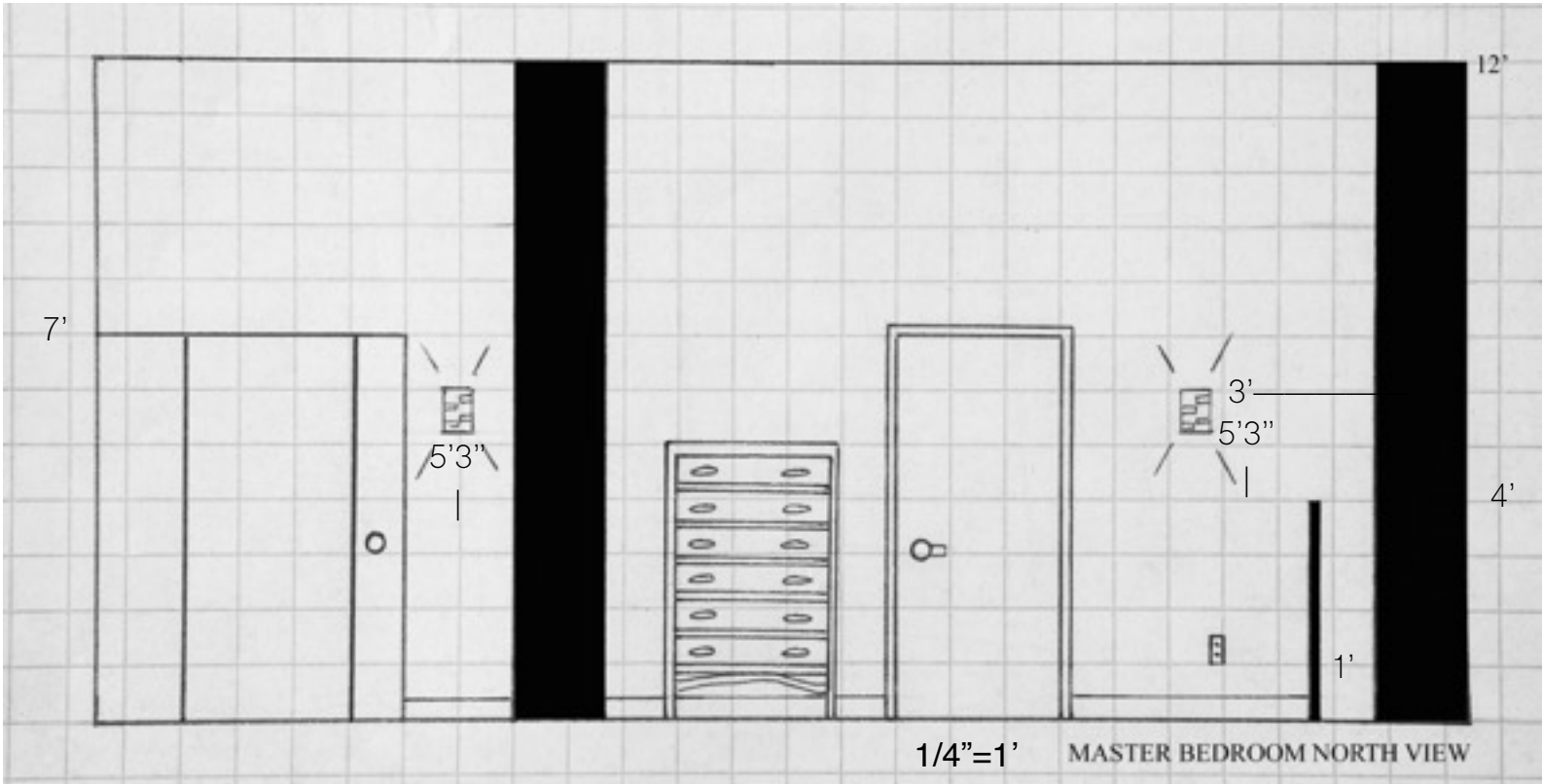
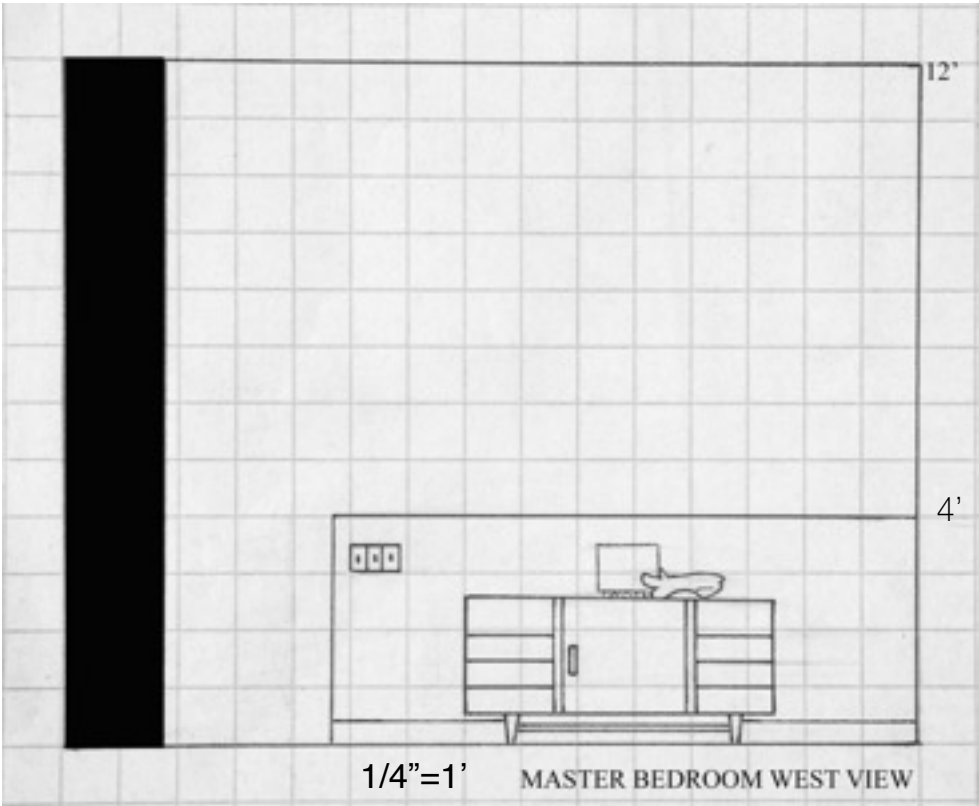
FLOOR PLAN LEVEL 2



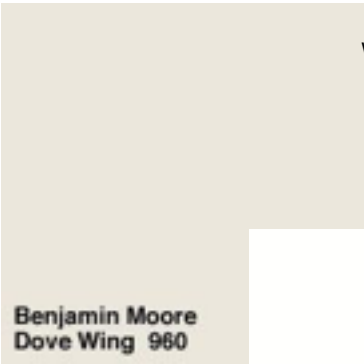
ELECTRICAL PLAN - LEVEL 2



MASTER BEDROOM



FLOORING



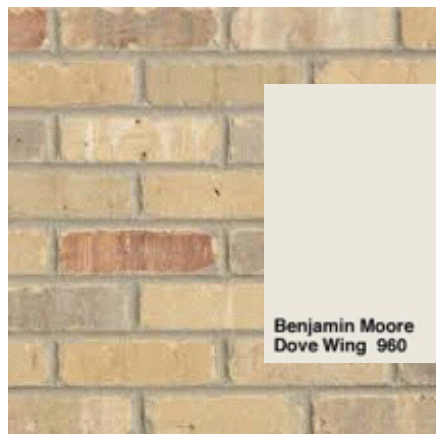
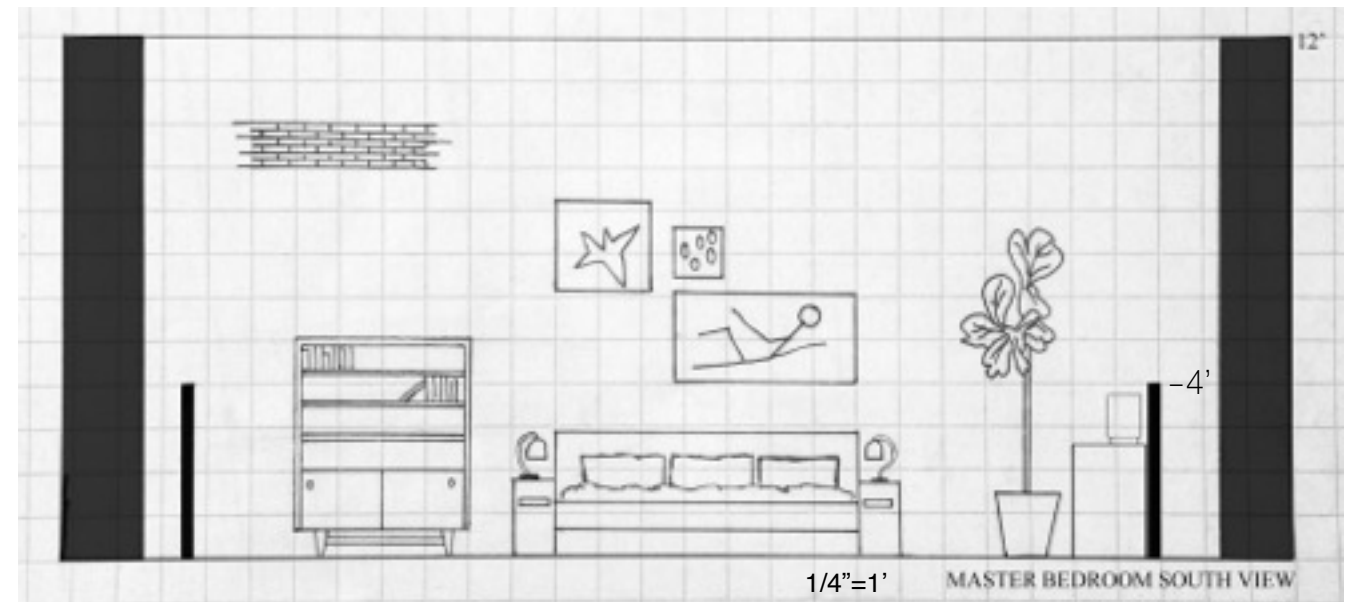
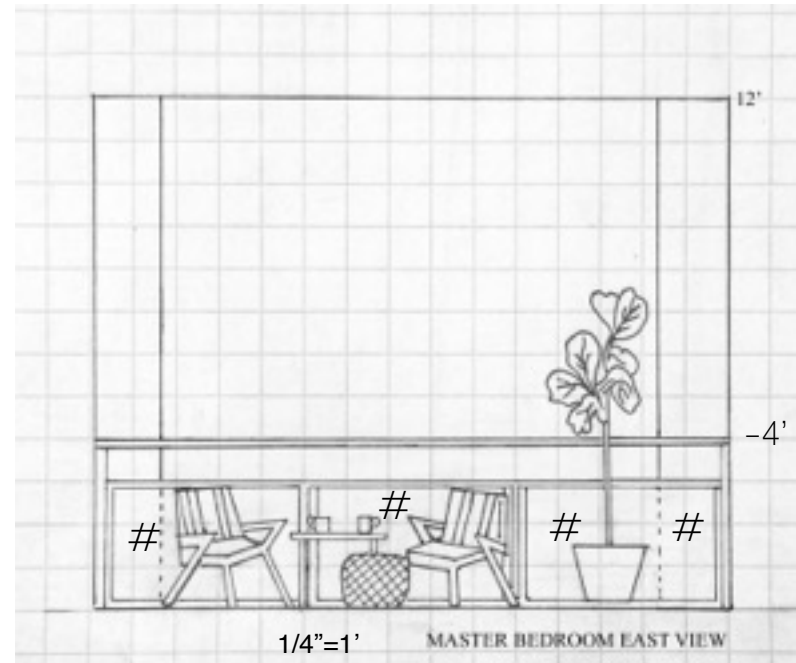
WALL COLOUR

Benjamin Moore
Dove Wing 960

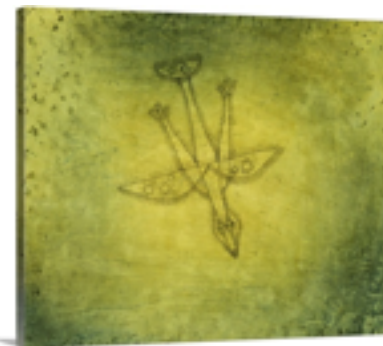
TRIM



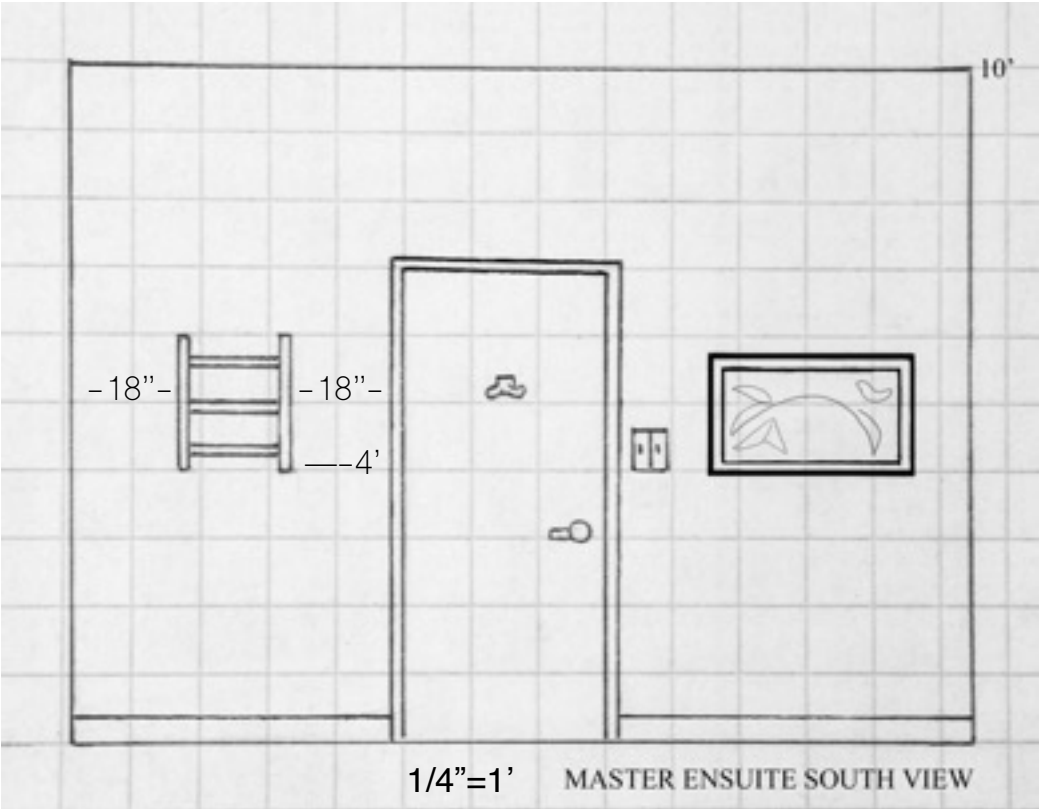
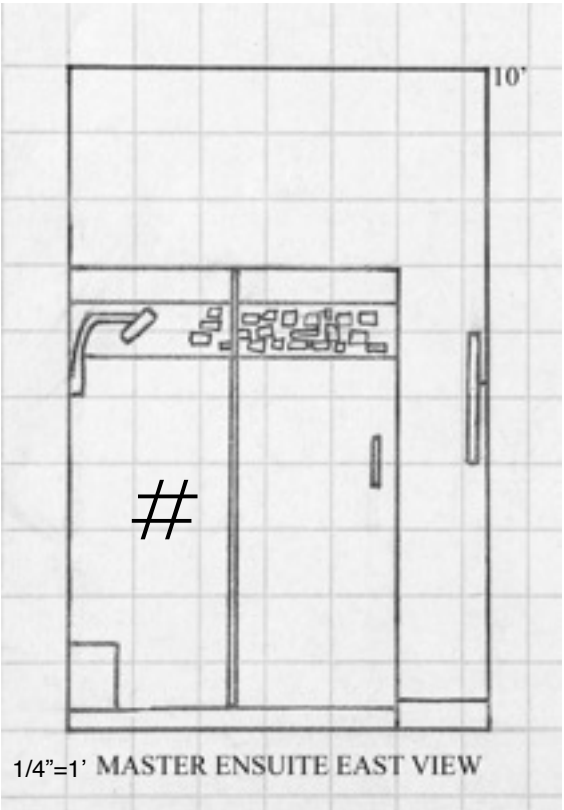
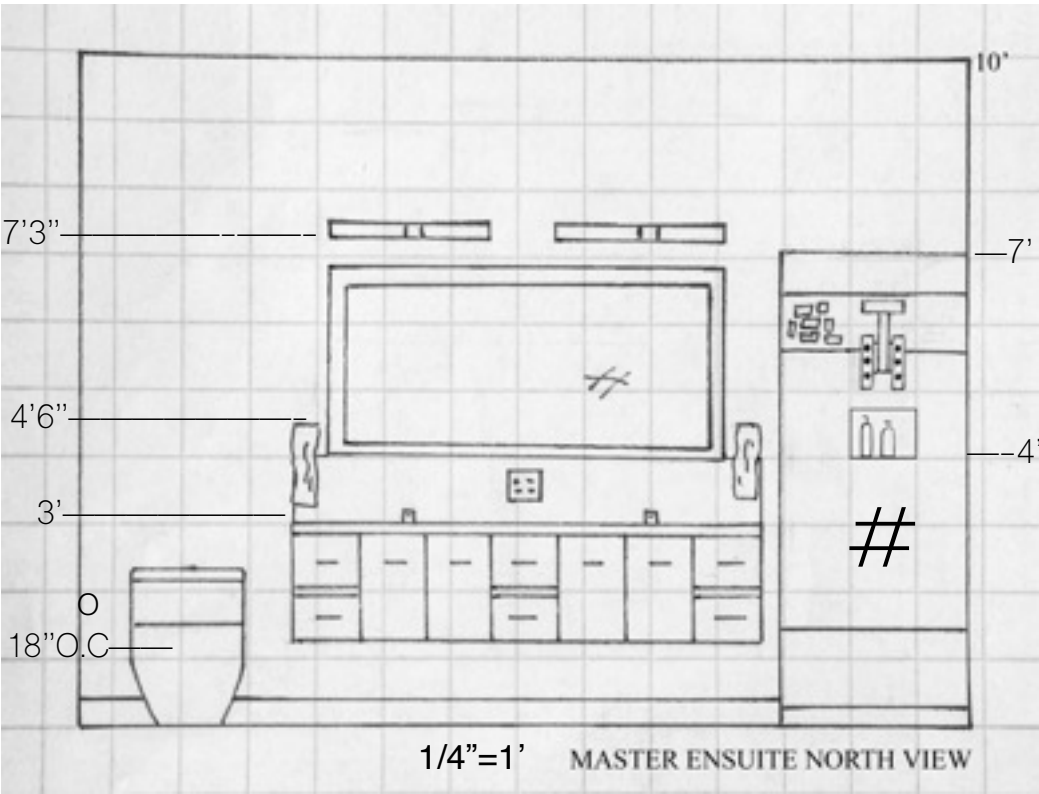
MASTER BEDROOM



Benjamin Moore
Dove Wing 960



MASTER ENSUITE



SHOWER WALLS



GLASS DECORATIVE STRIP



FLOORING



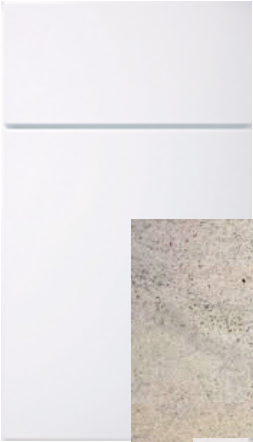
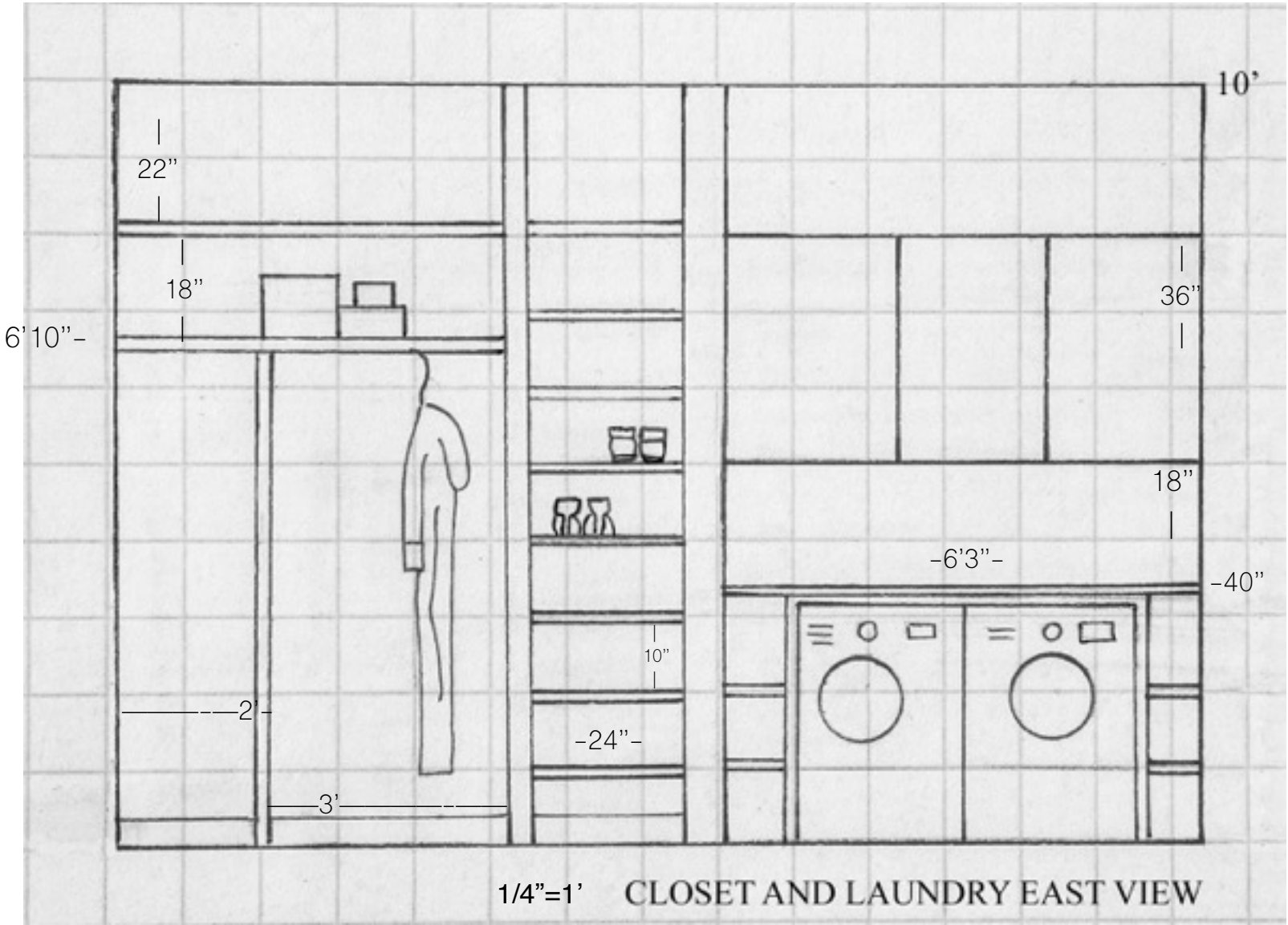
WALL COLOUR

TRIM

Benjamin Moore
Dove Wing 960

Benjamin Moore
Brass White 175

WALK-IN CLOSET + LAUNDRY



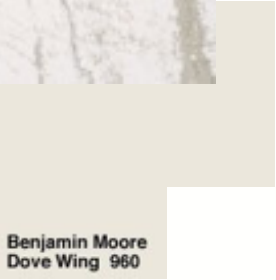
CABINETS



FLOORING



QUARTZ BRITTANICA



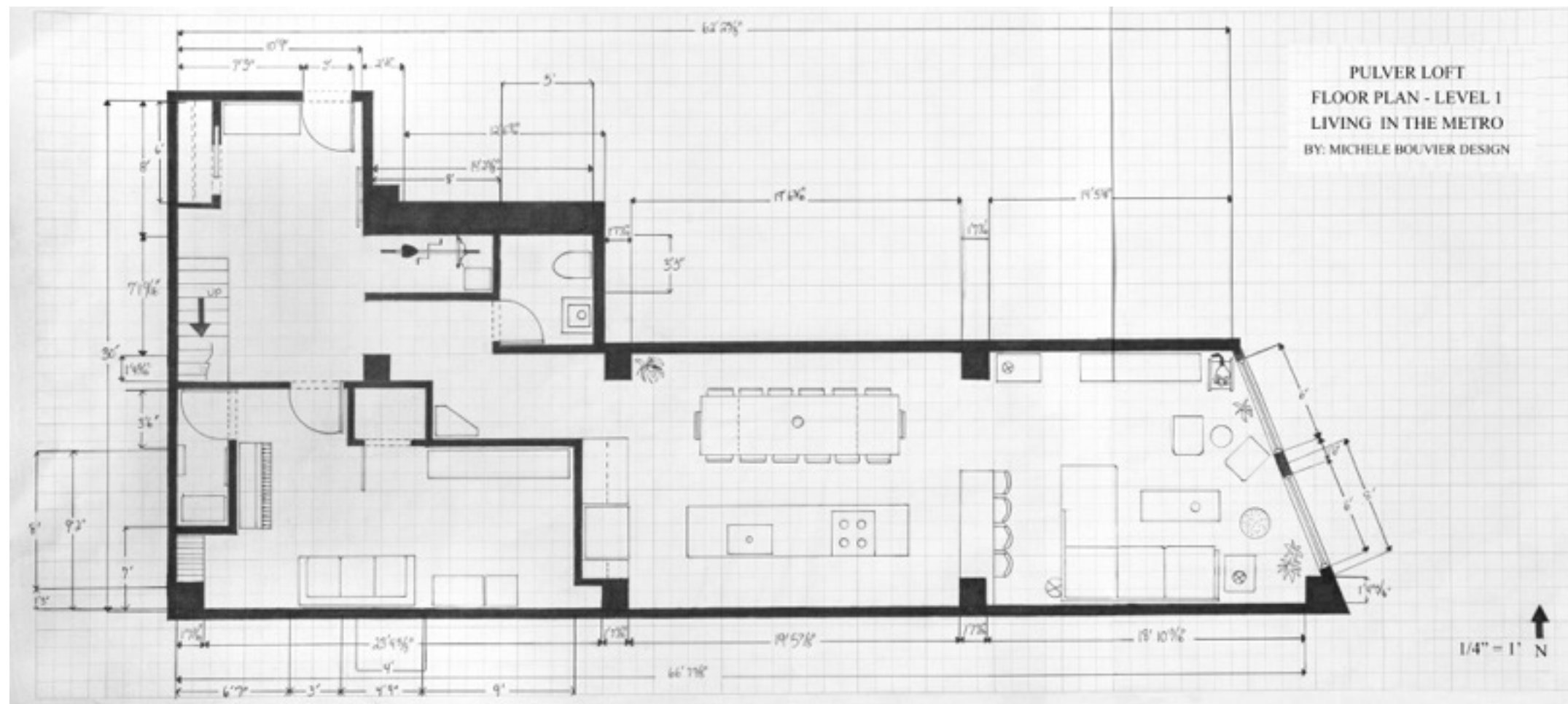
WALL COLOUR

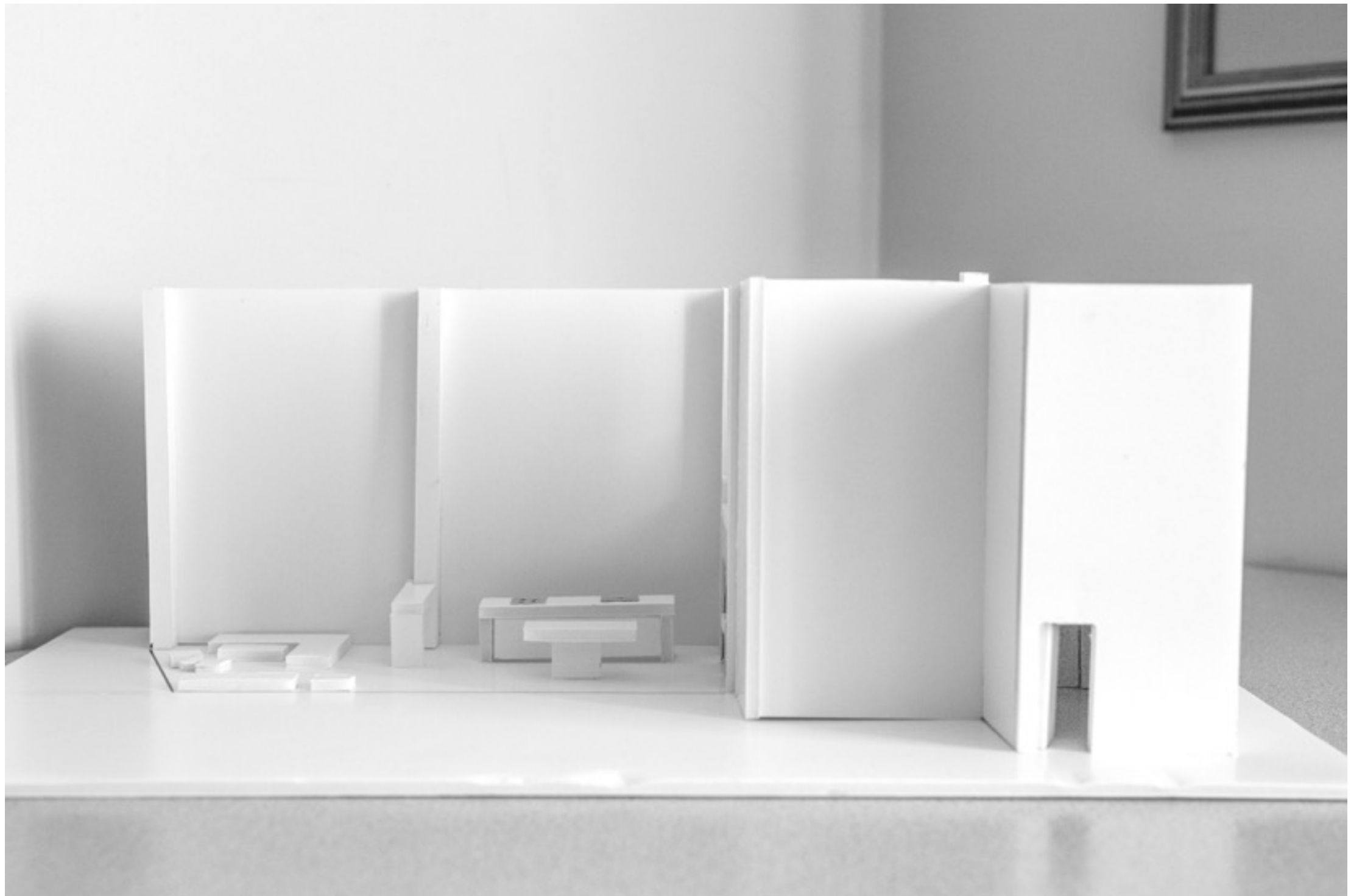
Benjamin Moore
Dove Wing 960

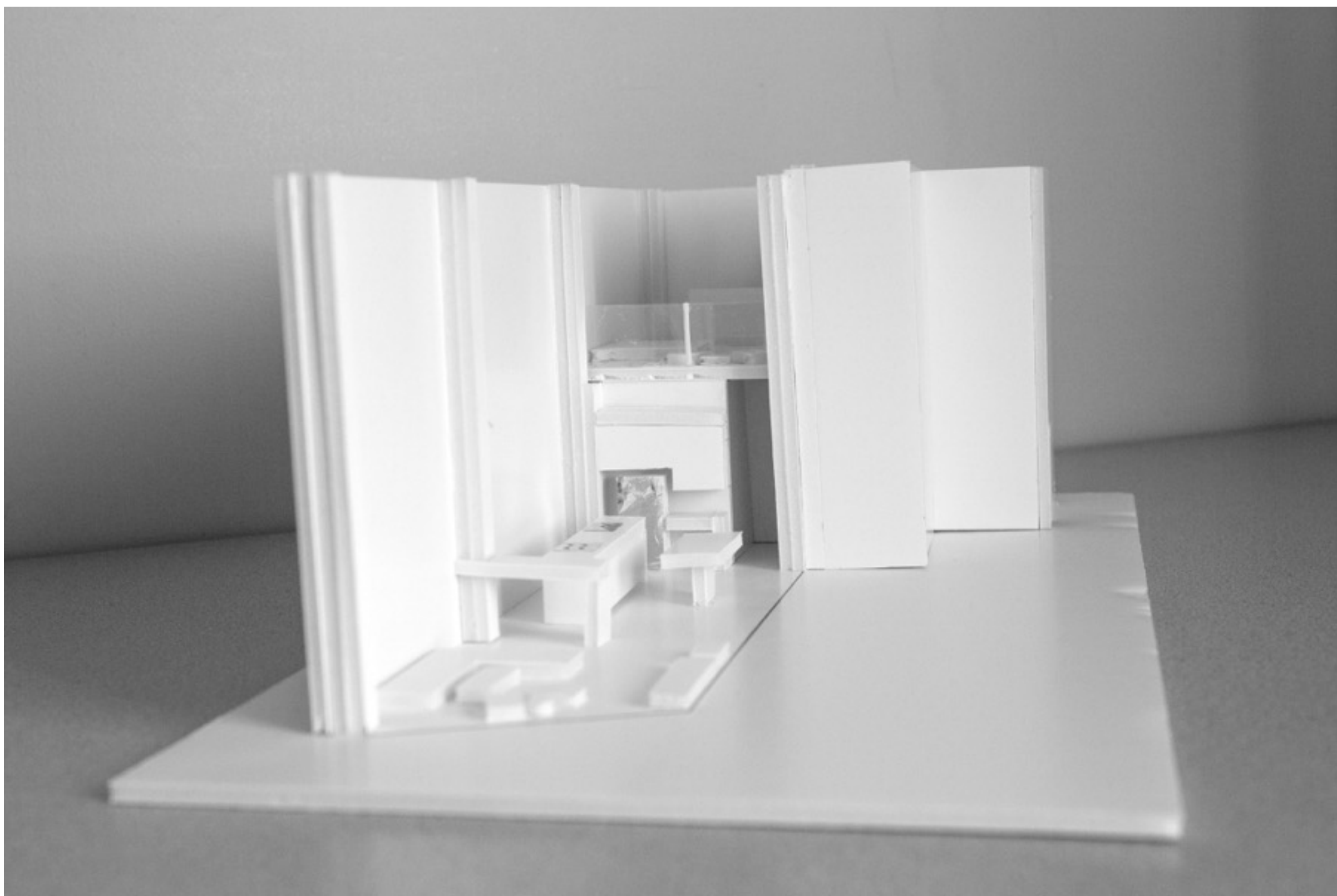
TRIM

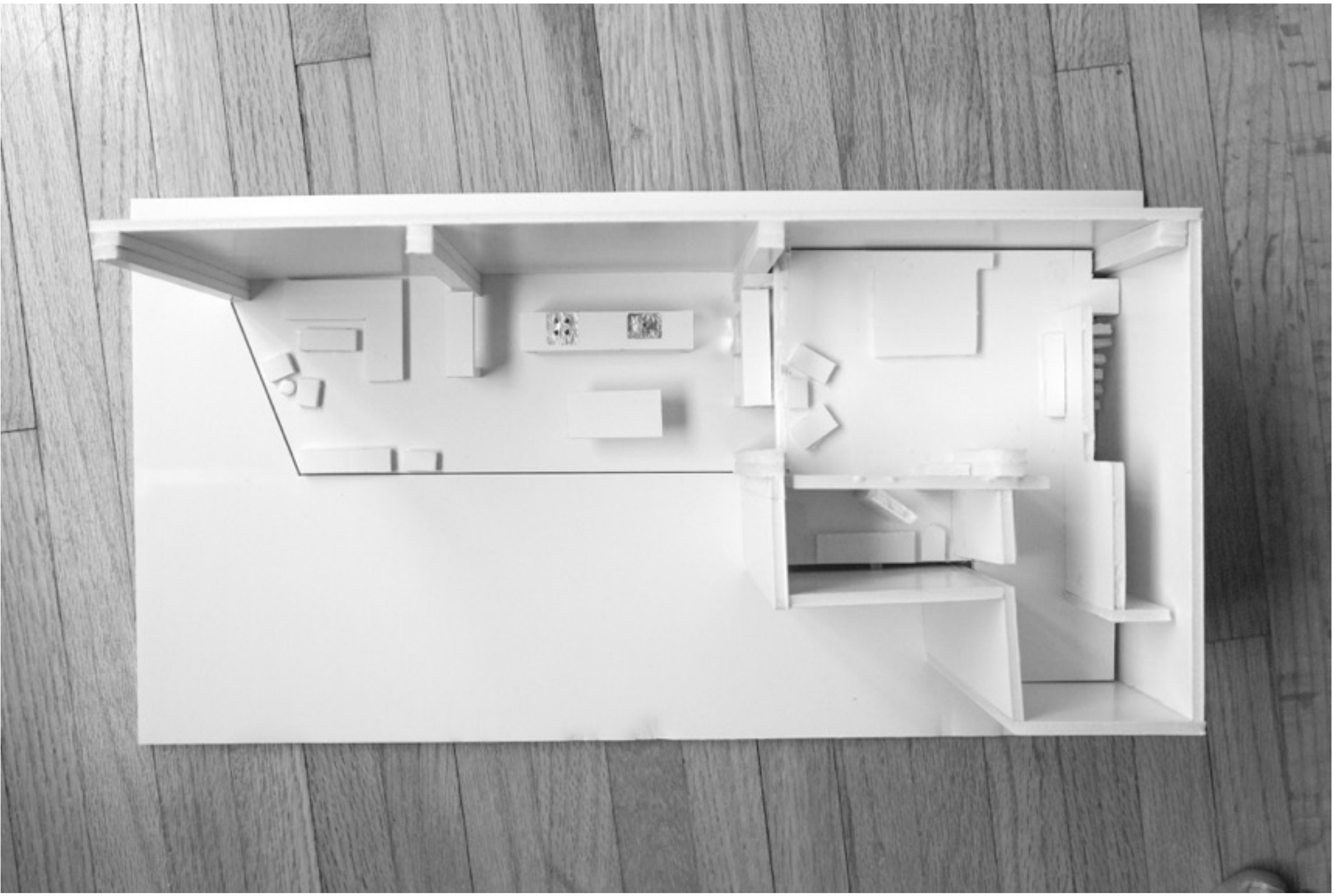


June 15, 2016












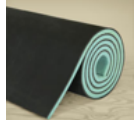


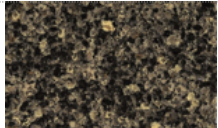

































SECOND STORY


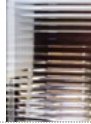























Table 1

PRODUCT	DISCRIPTION	SUPPLIER	ITEM / MODEL	SPECIFICATIONS	PRICE	INSTALLATIOIN REQUIREMENTS
	Framing, electrical, plumbing, paint, and refinish original hardwood floors	Builder		Condo Contractor	included with condo fee's	Paint and stain products to be used for hardwoods will be provided. Special request for eco-friendly products.
	Alarm System	linkinteractive.com	Control Panel & Cell Module	ipad - 9.56" H x 7.47" W	800.00	By Door + upload to smart phones ,
	Tankless Water Heater	Home Depot	#ADV270FDCH	16" H x 5.5"W x 18.5D	769.99	Utility Room
	Infinity 98 Gas Furnace with green speed 120 BTU ECM Motor HRV includes Air Purifier, and Air Conditioning unit outside.	East Side Ventilation (Gabriel- very helpful)	Infinity 98 Gas	17.5 x 24.5" x 30" D x 35" H	15,000	Utility Room
	Window's with bottom awning	eco line windows	Awning - Custom	5' x 8'	3500 x 4 14,000	Window's with awning opening to be installed on the bottom, Non opening at the top.
	sound proof musical room + sound booth	Builder - soundproofingcompany.com	Add 1B-1 soundproofing chips, channel, green glue & 5/8 drywall x2	As Per STC 66 on web site,	2950	
	underlay	Bill Knight Flooring	stainmaster under cusion	23x13 = 300 sq feet.	.85 sq foot x 300 sq feet = 255.	Media Room - Whole room under carpet.
	Fraction - Comercial grade Carpet	Bill Knight Flooring	Style Code 2291 Pattern Loop Ultrel Plus	28 oz level loop - commercial grade	4.00 sq foot x 300 sq feet = 1200.	Media Room - Whole room.
	Mini Refrigerator	The Home Depot	Magic Chef #HMDR310SE	20.3"D x 20.3"W x 33.5" H	148.00	Media Room
	Quartz	Flo Form	Coffee Mix 7986	Client may use table instead of expense of quartz in media room + shelf over counter.	TBA	TBA
	Sofa Bed	Urban Barn	Manhattan Custom Sofa Bed made in Canada	92"L x 38"D x 33"H	1473.00	Media Room. Designer will be on location for placement.
	Mirror	Ikea	Godmorgon Mirror # 301.491.32	60x96 cm	29.00	Over Credenza at front entrance. Designer will be on location for installation/placement.
	Bamboo Dish	Ikea	Hultel 400.651.60	12"	9.99	On Credenza at front entrance. Designer will be on location for placement.

PRODUCT	DISCRIPTION	SUPPLIER	ITEM / MODEL	SPECIFICATIONS	PRICE	INSTALLATIOIN REQUIREMENTS
	2 Bike horizontal wall mount	Canadian Tire	Mastercraft Wall Mounted Bicycle Rack with Shelf	13" H x 13" W x 23" D	29.99	Storage Room 4' from floor, 3.10" from door opening.
	Kitchen Cabinets Summit	Kitchen Craft Cabinetry	Solid Maple with a Moonlight finish	18' of lower cabinets 5' of lower and uppers	200 per sq foot = 4600.	As per floor plan
	Cambria Quartz counter top	Flo Form	Torquay	13' x 3 (waterfall edge) Peninsula 6' x 3 (waterfall edge) counter on either side of fridge 5'5"	\$75. per sq feet. 57 x 75 = 4687.50	As per floor plan - kitchen
	Finesse Bright White 4" x 16" Wall Tile	Home Depot	FE014WAVHD1P	4" x 16"	2.28 each x 18 (2 extra) = 41.04	Kitchen East wall backsplash great
	Jenn-Air with downdraft ventilation	jennair.com	JDS1750ES	H 36 in x W 29 7/8 in 30D	3499.00	As per drawing
	Jenn-Air French Door refrigerator Energy and Eco-Friendly	jennair.com	JF42NXFXDE	35 5/8 in W x 70 in H x 29 3/8 D	3399.00	As per drawing
	TriFecta Dishwasher	jennair.com	JDB9800CWS	23 3/4 W x 34 1/2 H 26 7/8 D	1599.00	As per drawing.
	Built-in countertop Microwave	jennair.com	JMC116AS	21 3/4 W x 17 1/4 D x 13 H	559.00	As per drawing with refrigerator
	Pro Series Under mount kitchen sink by Nantucket Sinks	wayfair.com	KSU NSK1260	32 x 20	699.00	As per drawing
	Moen - spot resist stainless, pullout kitchen faucet	amazon.com	Model # S7597SRS	12.2 x 24.8 x 3.5	600.00	kitchen sink - entered
	Aperta Table glass and recycled metal	tricafurniture.com Design Manitoba	SKU T112	40 x 84 opens to 134"	2583.00	Designer will be on location for placement
	Forrest Stacking Chair	inmod.com	#inmod-forrest-stacking-chair	21 W x 22 D x 31.5 H seat height 18"	69. X 14 = 966.00	Designer will be on location for placement
	Three Houses and a bridge by Paul Klee Split Canvas	gretbigcanvas.com	2147795	3- 16" x 27"	319.99	North wall dinning room

PRODUCT	DISCRIPTION	SUPPLIER	ITEM / MODEL	SPECIFICATIONS	PRICE	INSTALLATIOIN REQUIREMENTS
	Dyad Tall Blue Vase	inmod.com	#:mhc-dyad-tall-blue-vase	17.5H x 7"W x 6.7D	174.72	On Dining Table with fresh white flowers
	Wac Lighting under cabinet lighting	lightingdirect.com	BC11701692	60" (need 28" for all areas) 28" x 12 + 336" divided by 60" = 5.6 required	\$144 x 6 = 864.00	under toe kick of all cabinets (pantry, peninsula, main work area in Kitchen also under cabinets in both restrooms)
	Canarm	Costco	#237656	4" - 6 pack 16 upstairs/16 main level =32 pot lights divided by 6 = 5.3 pkg	109.99 x 6 = 659.00	Foyer, main floor powder room, utility room, hallway, musician room, upstairs closet, laundry and restroom.
	Step Light with frosted glass lens	lightingdirect.com	BCI 1355975	faceplate 9-1/2" x 5" housing: 8-3/8" x 3-5/8 x3-1/2 output: 8-5/8 x 3-7/8	31.90 x 18 = 574.20	Centered on step
	ELK Lighting Pendant Hammered Aqua Glass	lightingdirect.com	10431/1HAQ	10" H x 5"W	150. x 3 = 450.00	equally spaced 1'5" O.C over peninsula
	Miseno Pendant Lighting	lightingdirect.com	SBU152444NI Brushed Nickel	12.52 H x 17.33" W	179.95 x 4 = 719.80	over counter in kitchen
	Super mova Chandelier	lightingdirect.com	5694-20H	23"H x23"D	518.00 x 2 = 1036.00	over dining table
	Centra Bathroom Vanity Set with Mirror Environmentally friendly and zero emissions solid oak hardwood.	wayfair.ca	SKU #WDX1490	22.75 in H x 24 in. W x 19 in D	1499.00	restroom on main level
	Bliss Baroque - Alabaster	discountglasstilestore.com	as per name	12x12	8.49 each x 3 = 25.47	main floor power room back splash
	Toilet - Dual flush	amazon.com	TOTO MS853113S#01	24.5 L x 14W x 27" H	512.00	main floor powder room
	George Kovacs Saber Wide Chrome LED Bath Light	lampsplus.com	#2H485	21"W x 5.25 H	210.00	powder room main level over mirror.
	Poster Spirit of Nashville	andersondesigngroupstore.com	as per discription	20.5 x 26.5	112.95	Over Toilet power room main level
	Felsenkammer by Paul Klee Canvas	greatbigcanvas.com	2165617	48x36	349.99	Over Sofa beside owner's vertical landscape print Designer to be on location for installation.

PRODUCT	DISCRIPTION	SUPPLIER	ITEM / MODEL	SPECIFICATIONS	PRICE	INSTALLATIOIN REQUIREMENTS
	Ashbury Side Table - Raw Nickel	Urban Barn	Ashbury Side Table	16.5W x 16.5" D x 19.75H	349.00	Between Chair's in Living room
	Second Story - Construction, glass wall,	mpdglass.com	Beveled glass panels in 3 5 foot sections	15' x 3 ' glass wall 45 sq feet	45 sq feet x cost per foot 39.00 = 1755.	Bedroom second story.. glass wall
	Double Vanity Set with Mirror with White Carrera Top Environmentally friendly and zero emissions solid oak hardwood.	wayfair.ca	SKU #WDX1217	W 80 in x L in H 22.75 in. x D 22.25 in (wall mounted) mirror: 33 in. x 70 in	3376.18	Master bedroom ensuite
	Possini Euro Midtown Chrome LED Bat Light	lampsplus.com	#8Y722	31.5 W 4.5H backplate is 7.5w x 4.5 H extends 4.75" from the wall.	349.00 x 2 = 698.00	installed over mirror, over each sink in master bedroom ensuite
	Air King LTD Exhaust Fan	Home Depot	AK90	10.88"W x 7.88H 9.38D	104. x 2 = 208.00	Each restroom
	Moen ISO 1 faucet - Chrome	Home Depot	SKU #1000799326	W 9.44 in x 3 H in x D 3 in.	157 x 3 = 471.00	All restrooms
	1.58 GPF Dual Flush Toilet	AllModern.com	SKU #LSCR1049	W 16.5 in. H 27.75 in. x L 28.5 in.	319.00	master ensuite
	Halo 60 inch roller sliding door	Home Depot	SKU #1000686506	W 59 in. x H 78.75 in.	749.00	master bedroom ensuite
	Kailua - Shower Column	Home Depot	Jade Bath Model #SH10060	9"W x 15"H	658.00	master bedroom ensuite
	Glass Tile, made from silica sand and recycled bottle glass.	oceanside glasstile.com	Bright White E0019	4.14 per square foot. 81 sq feet for shower. 7 sq feet for back splash. 88 sq feet x 4.14	1232.00	shower floor and walls except where Glass tile is installed also for backsplash.
	Glass Tile, made from silica sand and recycled bottle glass.	oceanside glasstile glasstile.com	Collection Devotion Colour name Mistique	12 3/4 x 12 5/8 sheet square feet per sheet 1.12	125.00	Strip around shower

PRODUCT	DISCRIPTION	SUPPLIER	ITEM / MODEL	SPECIFICATIONS	PRICE	INSTALLATIOIN REQUIREMENTS
	Rainy Day by Paul Klee framed print	greatbigcanvas.com	#2299831	36x19	214.99	Master bathroom opposite toilet, hang centre on wall 5'.5" from floor
	Towel Warmer Polshed Curved	Home Depot	Warmlyyours # TW-ST-C06PS-PL	22.30 H x 28.20 W	319.00	upstair's bathroom south wall entered between door and wall
	Aura Double Hook - Kraus	homedepot.ca	# KEA -14401CH	2.5 H x 2.40 W	23.95	upstairs ensuite inside on door
	Aura Tissue Holder with cover	homedepot.ca	#KEA-14426CH	3.8 H x 5.7 W	47.95 x 2 = 95.90	both restrooms
	Aura towel Ring Kraus	homedepot.ca	#KEA-14425CH	1.8" H x 9.30"W	35.95 x 3 = 107.85	2 in master ensuite on either side of side, 1 in main floor powder room.
	ECO Friendly flooring	ecofriendlyflooring.com	Mache Bianca Cork	36" x 11 10/16" x 7/16	400 sq feet x 5 = 2000.00	\$5. / SF Upstairs
	LG Front Load Team Washer Energy Star Qualified	Dufresne	SKU #1427862K	W 54 in. x D 29.75 in. x H 38.69 in.	2299.99	Upstairs
	Wood Thermofoil Cabinets	Kitchen Craft Cabinetry	Summit - finish in Gloss White	6' of uppers 2 feet of lowers	200. x 8 sq feet = 1600.	above washer and dryer
	Quartz	Flo Form	Brittanicca	6' over washer/dryer	\$75. per sq feet. 18 x 75.= 1350.	over washer and dryer.
	5 Blade Ceiling Fan with light and handheld remote	AllModern.com	SKU: MKA 2359	Fan Body 16.75" H x 62"W x62"D Blade span 52"	719.95 x 2 = 1439.90	Upstairs bedroom + Living room
	Possini Euro Design	lampsplus.com	72660	6"W x 10"H x 3"D	99.00 x 2 = 180.00	master bedroom
	Sinnerlig Table Lamp	Ikea	803.101.45	13"W x 14"H	89.99	Long dresser master bedroom

PRODUCT	DISCRIPTION	SUPPLIER	ITEM / MODEL	SPECIFICATIONS	PRICE	INSTALLATIOIN REQUIREMENTS
	Small Children by Paul Klee floating canvas	greatbigcanvas.com	#2297611	16" W x 14" H	164.99	Hang over master bed Designer will be on location for placement.
	Framed by Paul Klee floating canvas	greatbigcanvas.com	#2299812	36"W x 24" H	204.99	Hang over master bed.
	Down the more troubling bird by Paul Klee floating canvas	greatbigcanvas.com	#2151139	24"W x 20" H	214.99	Hang over master bed
	Ridged Stone Planters in 3 size's	west elm	Stone Planters	Small: 22"diam. x 16"h. Large: 20"diam. x 24"h. Tall: 16"diam. x 32"h.	159.99 each x 6 = 954.00	Designer will be on location for placement
				unexpected misc.	4893.73	
					10,000	
					100,000.00	