

FALL 2022

EARLY BIRD PRIZE COTTAGE

63 Aaron Court, Jasmin on Echo Lake





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FURNITURE

Location	Supply	Item/Description	Image
Dining Table	AID	Structube – RENO, acacia wood dining table. 180 cm. Color: Natural. Dims. 71" L x 37" W x 30" H. SKU# 63.42.60.42	TV VV
Dining Chairs (for the long end)	Fathers	Moe's Home – Alibi dining chair in BLACK. SKU# UU-1022-02. Dimensions: 18" wide x 22.5" deep x 33" high. Seat height: 18". Color: black polyurethane with black metal legs.	
Dining Chairs (for the short end)	Fathers	Moe's Home – Alibi dining chair in BROWN. SKU# UU-1022-03. Dimensions: 18'' wide x 22.5'' deep x 33'' high. Seat height: 18''. Color: brown polyurethane with black metal legs.	M
Dining Bench	Urbane EQ3	EQ3 Kacia Bench – Small, black finish. 53.5'' wide x 14'' deep. 18'' seat height	T
Island Stools	Fathers	Moe's Home – Padma Counter Stool. SKU# BC- 1092-29. Dimensions: 22.5"W x 20"D x 37"H. White oak frame, flared back leg, and tonal fabric.	
Living Room Sectional	Fathers	Van Gogh – Hutton II Sectional. Qty 1 – one arm sofa at 87" long x 37" deep and Qty 1 – sofa at 91.5"" long x 37" deep. OVERALL DIMENSIONS: 124" wide x 91.5" long x 37" deep. Seat height is 19". Arm height is 30". Back height is 35". FABRIC: Madison, color: ink. Grade 8.	
Living Room Chair	AID	Winners – chair with textured pillow.	n/a
Living Room Coffee Table	AID	Canadian Tire – JR Home Maverick Collection, Coffee Table with Shelf. SKU# #374-9295-4. 47" long x 21" deep x 18" high/	
Living Room Side Tables (by sectional)	AID	STRUCTUBE – KATIA, set of 2 aluminum and iron nesting tables# 68.46.51.64. 12" wide x 18" long x 24" high. Color: Brass.	
Living Room Side Table (by chair)	AID	Home Depot – Jamesdar Katrine Camden Black Side Table. Model # JKTAB932-BG Store SKU # 1001670491. 24'' high x 12.5'' dia.	-
Master Bedroom (King Bed)	Fathers	Moe's Home – Colin king bed. SKU# RN-1147-25. Color: Dark grey. Dimensions: 85.5"W X 86"D X 40"H	
Master Bedroom (console tables)	AID	STRUCTUBE – ALLAIRE set of 2 aluminum and iron nesting tables. SKU# 87.16.52.64. Color: Brass. 46'' long x 30'' high x 10'' deep.	

FURNITURE

Location	Supply	Item/Description	Image
Master Bedroom (nightstands)	AID	Structube Nightstands, Trevor – set of 3 nesting. Small table: (17'"' x 9'"' x 22'"'), Med table (19'"' x 10'"' x 24'"'), Large table (21'"' x 11'"' x 26')"	
Bedroom 2	AID	STRUCTUBE – IKO bench. # 97.90.93.18. 47" long x 19" high x 16" deep. MOSS (green) color.	
Bedroom 2 (bed)	Fathers	Mazin, SKU# 1638F-1, full platform bed. Dark bronze finish. 56.5"wide x 78"deep x 46"H	
Bedroom 2 (nightstands)	AID	Structube Nightstands – structube "Evans" – fir wood and metal, SKU # 77.32.51.42. Size: 20" wide x 25" high x 15" deep.	M
Bedroom 2 (console)	AID	Structube – GIZA console table. SKU# 41.22.43.83. Color: light brown. Dimensions: 42" long x 14" deep x 30" high	N
Bedroom 3 (bed)	Fathers	Mazin, SKU# 2048FW-1, Full platform bed. Traditional metal bed in white. Overall Dimension: 56 x 78 x 39.5H	
Bedroom 3 (nightstands)	AID	BOUCLAIR – Wicker and Black Metal Side Table. SKU 9400954. Width: 18.5", Height: 25.0" . Natural rattan and black metal.	
Bedroom 3 (bench)	AID	STRUCTUBE – SUWARU, woven cover bench, SKU. # 06.83.39.21. Dimesions: 48" long x 17" deep x 18" high	10 01
Mattresses	Fathers		
Outdoor Patio Dining Set (covered deck)	AID	HOME DEPOT – Hampton BayVestri 7-Piece Steel Patio Dining Set with Grey Cushions. Model: FSS60523-ST. Stationary chair: 22-inch L x 26.8-inch W x 36.5-inch H. Swivel chair: 22-inch L x 27-inch W x 35.75-inch H. Table dims: 59.5-inch L x 37.8-inch W x 28.2-inch H	STAR

WALLPAPER

Location	Item/Description	Image
Main Bath	Wallpaper: Crown – GOJ402 HOTA. Color: Sand. Supplied by AID.	

WINDOW TREATMENTS

Supply Item/Description

AID Hunter Douglas Designer Shades – Using Custom clutch control. Fabric: Mariachi 5% for mudroom and the bedrooms are Thrill 0% fabric. All with flat wrapped bottom bar

LAMPS & WALL LIGHTING

Location	Supply	Item/Description
Master Bedroom	AID	BOUCLAIR – Grey and White Table Lamp. SKU 9393287. Diameter: 14.0". Height: 24.0". Socket Type: E26, Wattage: 40W
Bedroom 2	AID	BOUCLAIR – Striped Ceramic Table Lamp, SKU 9397085. Width: 13.0'' , Height: 22.0'' . Socket Type: E26. Wattage: 60W
Bedroom 3	AID	WS100 – nome sconce (renwil) – wall mounted.
Bedroom 3	AID	RENWIL – TROILUS (Floor Lamp). Style: LPF3037. Dimensions: 72"H X 13"W X 26.5"D
Living Room	AID	RENWIL – plug in/wall mounted sconce. SKU# WS004. Bristo.

WALL ART

Location	Supply	Item/Description
Living Room	AID	Renwil – OL1961, Sprucer. 60" wide x 40" high x 2" D. Champagne silver frame.
Foyer wall	AID	Renwil – W6684 Elsie. 24" wide x 36" high x 1.25" D. Walnut shadowbox frame.
Foyer wall	AID	Renwil – W6685 Arlo. 24" wide x 36" high x 1.25" D. Walnut shadowbox frame.
Middle bedroom	AID	Renwil Callahan – #W6673. black wall décor, 36" w x 28" h

MIRRORS

Location	Supply	Item/Description
Ensuite Bath	AID	Renwil MT2467 AMPATO. 24" wide x 36" high.
Main Bathroom	AID	Angeles, MT2397 mirror. Dimensions: 24"W x 36"H x 1.75"D

RUGS

Location	Supply	Item/Description
Master Bedroom	AID	HOME DEPOT – Safavieh Montauk Cole Ivory / Beige 8 ft. x 10 ft. Indoor Area Rug. Model # MTK716G-8
Living Room	AID	HOME DEPOT – nuLOOM Hand Loomed Lorretta Taupe 9 ft. x 12 ft. Indoor Area Rug. Model # HMCO6B-9012
Bedroom 2	AID	Structube, Ecuador Rug (6' x 8'). Jute in natural color.
Bedroom 3	AID	Structube, Peru. 6' round rug. Jute in natural color

MISC. DÉCOR & BEDDING

Supply

AID

FLOORING, DOORS & TRIMS

Location of Flooring	Flooring Type	Flooring Specifications	Install Notes	Image
Used throughout	Luxury Vinyl Plank	Richmond Vinyl – Firmfit Plank 7'' Collection. Rossetta. Dimensions: 0.16 (4mm) x 7" x 48.6". 4 sided bevel.	Click/floating install type. Install this LVP throughout entire cottage	

Location of Doors	Door Type & Door Colour	Door Hardware	Base/Casing/ Headers	Images
Used throughout as standard UNLESS OTHERWISE SPECIFIED	Masonite – "Logan" interior moulded door. 2 panel. Paint doors Benj Moore OC51 Intense White, latex, semi gloss. Black hinges.	Weiser: Libson lever with square rose/backsplate. Matte Black finish. Matching blank hinges on the doors.	Metrie Header: MFPU5015 – 5 1/2'' x 1 1/2''. Metrie Baseboard: MFP425- 1/2" x 4" x 14'. Casing: MFP423 – 3'' x 5/8''. Trim painted Benj Moore OC51 Intense White, latex semi gloss. Header to overhang casing slightly on each side.	
Front Exterior Door	Front Door as per Kens order. Paint both sides of the door B.M Jet Back #2120-10. Semi gloss finish.	Wesier: San Celemente in matte black finish.	Metrie Header: MFPU5015 – 5 1/2'' x 1 1/2''. Metrie Baseboard: MFP425- 1/2" x 4" x 14'. Casing: MFP423 – 3'' x 5/8''. Trim painted Benj Moore OC51 Intense White, latex semi gloss. Header to overhang casing slightly on each side.	

Note: Garage Man Door into mudroom and the back door off master bedroom to covered deck to remain white.

ADDITIONAL TRIM/APPLIED MOULDINGS

Location to Install	Trim Specifications	Install Notes	lmage
Living Room (MDF trim on drywall, flanking the fireplace buildout)	Approx 5 Foot high vertical trim MDF 3.25'' W x 1/2'' thick, Metrie #MFP494 installed as board and batten wall treatment. Horizontal top trim to be MDF 4'' H x 1/2'' thick, Metrie MFP#425. Top "stool" moulding to be MDF 1/2'' high x 3/4'' thick. MDF trim painted Benj Moore "Dark Olive" 2140-30, eggshell. Painted drywall inbetween the trim to also be painted Dark Olive. (HC172 Revere Pewter paint on walls above MDF trim – except area that TV mounts onto)	Refer to hand sketched elevation for more info. See image on right for color visual.	
Master Bedroom (headboard wall)	Flat stock/flat profiled MDF Trim installed around decorative wall panels on headboard wall – trim to be approx 8'' wide. Paint the flatstock trim Benj Moore, HC172 Revere Pewter, eggshell.	Mitre corners of MDF trim. Refer to elevation. NOTE: intention of this MDF trim is to allow install of full size 4x8 wall panels. Adjust MDF trim if required. Refer to hand sketched elevation for more details.	n/a
Mudroom (MDF on wall where bench and window is)	approx 5 Foot high vertical trim above baseboard to be MDF 3.25'' W x 1/2'' thick, Metrie #MFP494. Horizontal top trim to be MDF 4'' H x 1/2'' thick, Metrie MFP#425. Top "stool" moulding to be MDF 1/2'' high x 3/4'' thick. MDF trims painted Benj Moore OC51 Intense White. Painted drywall inbetween/behind the trim to also be painted Intense White. (HC172 revere pewter on walls above MDF trim)	Refer to hand sketched elevation for more info.	n/a

ADDITIONAL TRIM/APPLIED MOULDINGS

Location	Cabinet & Cab Hardware	Countertop	Backsplash/Wall Tile	Image
Kitchen (perimeter cabinets)	Kitchen Cabinets – 2 finishes. First finish is 2 1/4'' Bevel Shaker door profile lacquered in Benj Moore #2140-30 Dark Olive. Second finish is Tafisa, flat door profile in Apres Ski color. Door hardware: #7345 knob in champagne bronze, install vertically on the 12'' D upper cabs only. Then, use Richelieu #8818 traditional pull in champagne bronze elsewhere, install horizontal on drawers and vertical on doors.	Dekton "Domoos" in 2cm thickness	Matching quartz splash (2cm thick) with a 2'' deep ledge on the right hand side, overhanging the quartz splash by approx .75'' – see hand sketched elevations.	
Island and Main Bath	2 1/4'' Bevel Shaker door profile lacquered in Benjamin Moore #2140-30 Dark Olive. Cabinet hardware on island to be Richelieu #8818 traditional pull in champange bronze finish. Richelieu #7345 Knob in champagne bronze, installed vertical on the vanity doors.	Dekton "Domoos" in 2cm thickness	n/a	
Living Room and Ensuite Bathroom	Tafisa, Apres Ski color millwork. Cab hardware as necessary: Richelieu #8818 traditional Pull in champagne bronze.	n/a	Tile on hearth: C&S Tile, Purity Series. Black, textured. 12'' x 24''. Install horizontal/parallel to wall behind. Use black schluter & black grout.	
Living Room (mantle)	Mantle to be 4'' H x 4'' D x 81'' long. Made out of MDF, lacquered or painted B.M Jet Black, 2120-10, matte.	n/a	n/a	
Mudroom	Cabinets are Tafisa, Apres Ski color, flat profile. Floating shelves and bench gables also to be Tafisa. Bench has quartz seat – open under. Hardware on cabinets to be Richelieu #8818 Pull in champagne bronze.	Dekton "Domoos" in 2cm thickness	Dekton "Domoos" in 2cm thickness	
Closets (including hall & linen etc)	White melamine			

PAINT COLOURS & WALLPAPER DETAILS

Wall Location	Paint Colour	Wall Treatment	Image
Used throughout as Paint Color for all walls UNLESS OTHERWISE SPECIFIED	Benjamin Moore HC-172 Revere Pewter, latex eggshell.	n/a	
Front Entry (3 walls)	Benjamin Moore 2140-30 Dark Olive, latex eggshell	n/a	
Living Room	B.M 2140-30 Dark Olive, latex eggshell for MDF trim/wainscot incld'g walls behind/between trim. Other walls to be HC-172 Revere Pewter, EXCEPT wall where TV mounts.		
Living Room – wall that TV mounts to (including side returns)	Benjamin Moore OC-51 Intense White, latex eggshell.	n/a	
Ensuite Bath	Benjamin Moore 2140-30 Dark Olive, latex eggshell for wall behind vanity/ toilet/tub only. All other walls to be OC-51 Intense White.	n/a	
Main Bathroom	Benjamin Moore OC-51 Intense White, latex eggshell for all walls EXCEPT where the wallpaper goes.	Wallpaper: Crown – GOJ402 HOTA. Color: Sand. 20.5'' inches wide by 11 yards long. Supplied by Appelquist Interior Design.	
Bedroom 3	Headboard Wall Only: Benjamin Moore 2140-30 Dark Olive, latex eggshell. Other walls: OC-51 Intense White.	n/a	
Master Bedroom	All walls (except headboard wall) to be HC-172 Revere Pewter, including MDF trim border.	Wall panels on headboard wall – Qty 3. Each are 4' wide x 8' high – Mirroflex, Ariel in Washed Oak, supplied by Appelquist Interior Design.	
Mudroom	All walls to be HC-172 Revere Pewter, latex eggshell.		

FLOOR PLAN



LIGHTING

Location	Qty	Lighting Specification	Supplied By	Image
Interior Pot Lights throughout		Pot Lights are Supplied by Express Electric.	Electrician	
Mudroom / Laundry	2	Progress Lighting – SKU# P350214-163. Aiken Collection 1 light flush mount. 9'' dia x 9'' high. Vintage Brass finish with clear glass globe. Takes 1 bulb each.	Richardson Lighting	
Island Pendants	2	Capital Lighting – SKU# 9D330A. Oakwood 1 light pendant. 18'' wide x 7.25'' high. White and Brass finish with metal shade. 1 bulb each. Fixture comes with minimal rod included but extra rod has been ordered. Refer to lighting layout for rough in location of fixtures.	Richardson Lighting	
Kitchen (wall sconce)	1	Satco/Nuvo Lighting – SKU# 60/6902. Dark bronze and gold wall sconce. 10'' high x 10'' wide x 13.5'' extension. Requires 1 – A19 frosted e26 bulb 3000k.	Richardson Lighting	2
Dining Room	1	Capital Lighting – SKU# 341281NP. Cecilia 8 light pendant. 24.25'' wide x 14.25'' high. Brass finish with bleached rope. Refer to lighting layout for rough in location of fixture.	Richardson Lighting	
Master Bedroom	1	Capital Lighting – SKU# 340613PW. 18'' wide x 10.5'' high. Dark pewter finish with light metal shade and rope detail. 1 bulb.	Richardson Lighting	
Bedroom 2 & 3		Russell Lighting – SKU# 358614/BLK flush mount. 14'' dia x 5.75'' high. 3 bulbs each. Black finish with opal glass.	Richardson Lighting	()
Main Bath	1	Russell Lighting – SKU# 777-603/BLK .	Richardson Lighting	

LIGHTING

Location	Qty	Lighting Specification	Supplied By	Image
Ensuite Bath	2	Capital Lighting – SKU# 9D319A. 1 light sconce. 5'' wide x 13.5'' high x 7'' Extension. Brass finish with black cord detail and clear glass.	Richardson Lighting	S
Hallway	1	Russell Lighting – SKU# 358614/BLK flush mount. 14'' dia x 5.75'' high. 3 bulbs. Black finish with opal glass.	Richardson Lighting	6
Mech Room	1	DVI Lighting – SKU# DVP1432GR. 12'' dia flush mount. Opal glass with graphite color clips. 2 bulbs.	Richardson Lighting	
Switches / Plugs / Wall Plates		Use white plugs/switches and white wallplates throughout, unless otherwise specified.	Electrician	
Black colored devices and wall plates		On the: island, green waisnscoting/ walls in the living rm, green wall in bedroom 3, green walls in front entry.	Electrician	
Kitchen Puck Lights		Undercabinet puck lights to be 3000K color temperature, black finish.	Electrician or Cabinet Maker? Whoever normally supplies.	0

PLUMBING PACKAGE – FIXTURES

17.1				
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Kindred Granite Undermount Sink	KGD1U/8ES
Delta Trinsic Artic Stainless Faucet	9159-AR-DST



K4197/K4468/

FRYCOU2115WH

559LF-MPU

5696/97

T14459

759240

75950

6040QKCP

K4775

Main Bath		Master Bath
Kohler Wellworth Toilet c/w Seat	K4197/K4468/ K4775	Kohler Wellworth Toilet c/w Seat
Fredrick York Grotto Undermount Lav	FRYCOU2115WH	Fredrick York Grotto Undermount Lav
Delta Trinsic Chrome Lav Faucet	559LF-MPU	Delta Trinsic Chrome Lav Faucet
Hytec 3 Wall Fiberglass Tub Shower	5686/87	Hytec 3 Wall Fiberglass Tub Shower
Delta Trinsic Tub/Shower Chrome Faucet	T14459	Delta Trinsic Tub/Shower Chrome Faucet
OS&B Overflow – Chrome	6040QKCP	OS&B Overflow – Chrome
Delta Trinsic Chrome 24'' Towel Bar	759240	Delta Trinsic Chrome 24" Towel Bar
Delta Trinsic Chrome Paper Holder	75950	Delta Trinsic Chrome Paper Holder
Chrome Curtain Rod		Chrome Curtain Rod

BATHROOM MIRRORS

Location	Qty	Specification	Supplied By	Image
Main Bath Mirror	1	Renwil MT2397. 24"W x 36"H x 1.75"D.	AID	
Master Bath Mirror	1	Renwil MT2467 AMPATO. 24'' Wx 36'' H.	AID	

APPLIANCES & FIREPLACE

Appliance	Brand/SKU	Dimensions	Supplied By	Image
French Dr Fridge	Whirlpool – 35.63 Inch 25.2 cu. ft French Door Refrigerator in Stainless	35.63" wide x 70.13"high x 35.5" deep	Coast Appliances	l
Electric Range	Whirlpool – 4.8 cu. ft Electric Range in Stainless	29.88''wide x 36''high x 28.94'' high	Coast Appliances	
Dishwasher	Whirlpool – 55 dBA Built In Dishwasher in Stainless	23.88" wide x 34.5" high x 24.5" deep	Coast Appliances	
Microwave	Whirlpool – 1.7 cu. Ft Over the range Microwave in Black-on- Stainless	29.94" wide x 17.12" high x 15.56" deep	Coast Appliances	
Washer	Samsung – 5.2 cu. Ft Front Load Washer in White	27" wide x 38.7" high x 31.3" deep	Coast Appliances	
Dryer	Samsung – 7.5 cu. ft Electric Dryer in White	27" wide x 38.7" high x 31.5" deep	Coast Appliances	

Fireplace	Brand/SKU/Dimen- sions	Misc/Install Notes	Supplied By	Image
Living Room – Electric fireplace	Napoleon – Entice 50. Electric fireplace. Black. SKU# NEFL50CFH. Order with the Birch Log Set. Install "full-recessed"	Plugs in. Refer to hand sketched elelevation for details.	Northern Fireplace	