

maison
kara.



CEDARS, PH3 CONCEPT.

Client

Innovation Building - Contact: Ned Johnson

Date

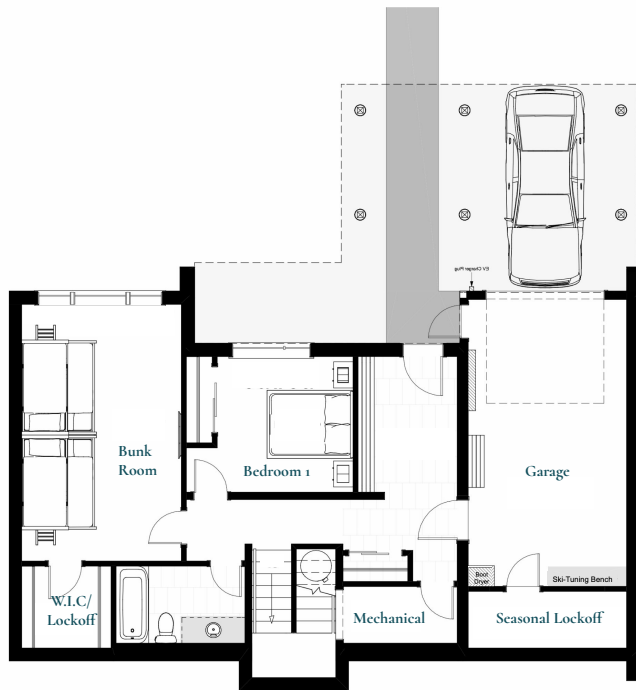
Friday, February 28th 2024

Submission

Ph2: Design Concept, Package #7 - **ORIENTATION B**



TYPICAL FLOOR PLAN.

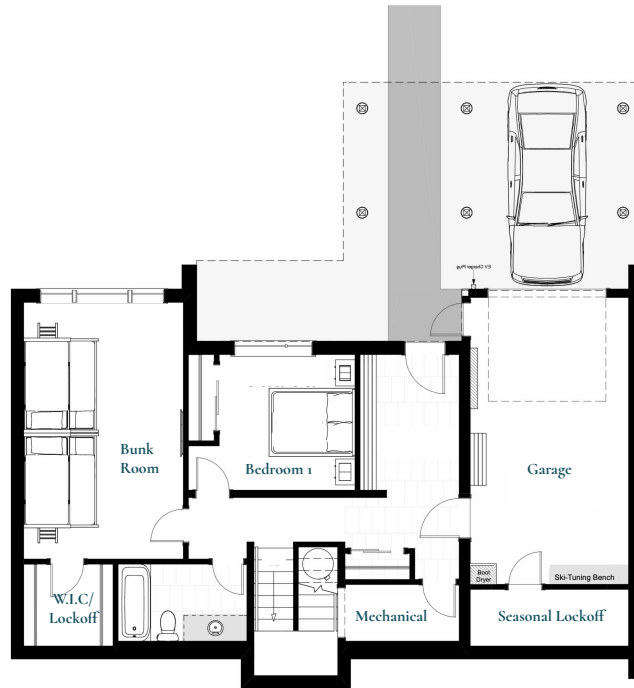


Typical Floor Plans: Reference

Please note, all millwork *design* and cladding *placement* shall be typical with each Colour Scheme; alterations with Scheme are in colour only.

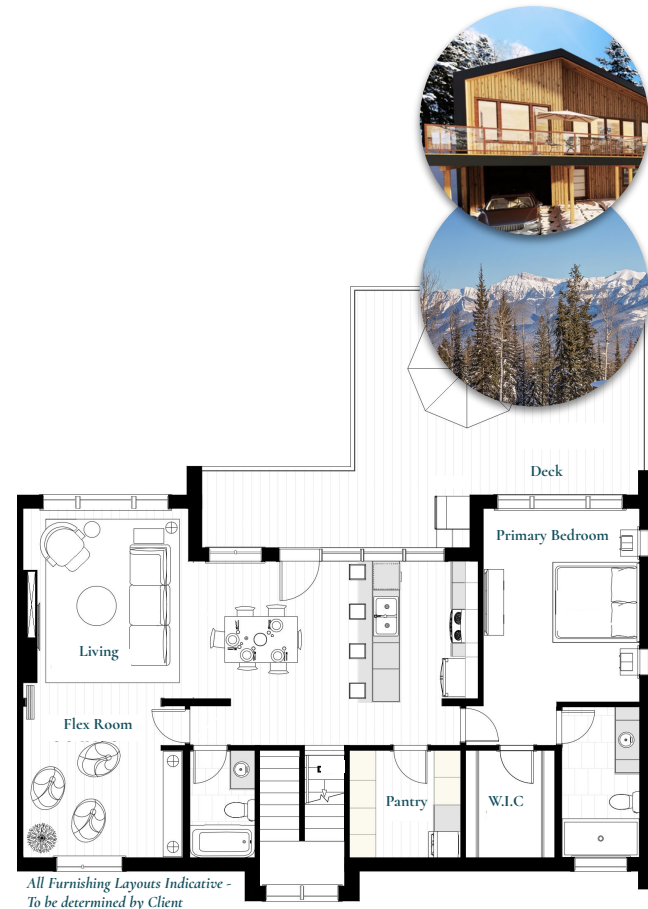


ALTERNATE FLOOR PLAN.



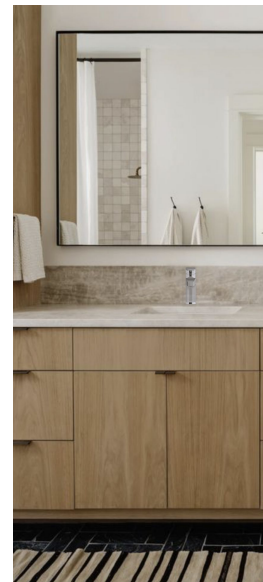
Alternate Floor Plans: Reference

Please note, all millwork *design* and cladding *placement* shall be typical with each Colour Scheme; alterations with Scheme are in colour only.

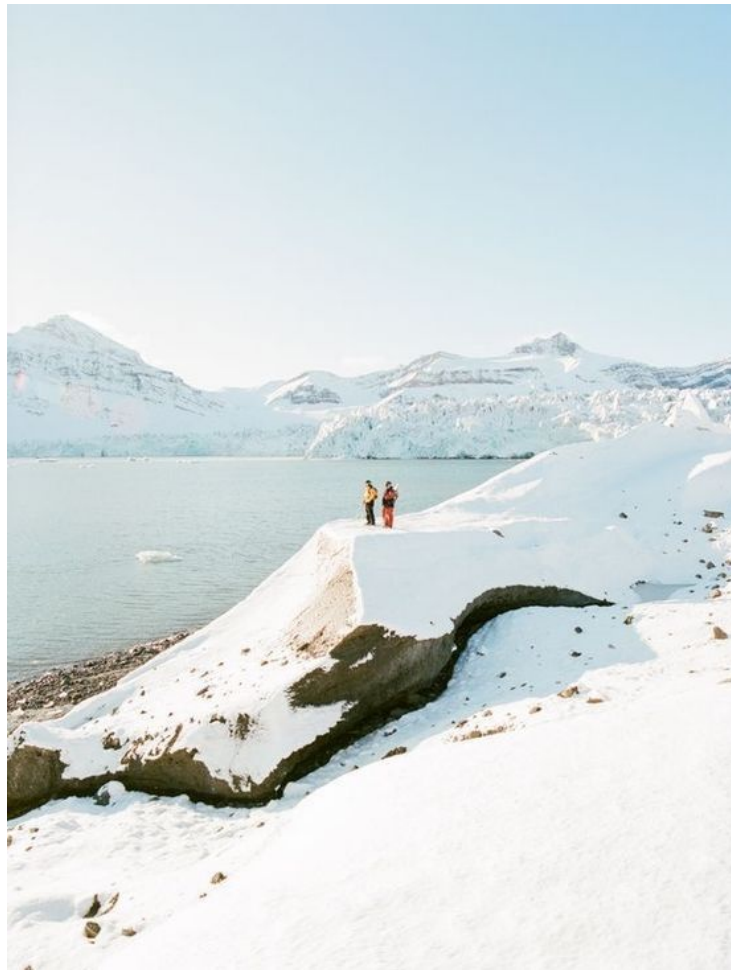


*All Furnishing Layouts Indicative -
To be determined by Client*

GENERAL LOOK & FEEL.



Structured Shapes with an emphasis on Function | Neutral, Warm and Tonal Materials with Naturalistic Texture | Moments of Deep, Grounding Contrast



Blue Bird is the morning after a storm. A day marked by cloudless blue skies, where the cotton-wool-like cloud that covered the sun passed, and the sun's rays provide clear light.

BLUEBIRD SAMPLES.



Note: Imagery for reference only. Refer to Control Samples.

BLUEBIRD COLOURS.

TL-1b

TL-2b



PT-2b

Balboa Mist,
Benjamin
Moore

Porcelain Floor Tile - Stone Tile (ST)
Cliffstone, Grey Tenerife Matte
24" x 24" & 12" x 24" (*varies with loc.*)

CP-1b



Carpet - Shaw Floors
Tonal Comfort Blue
Shoreline Haze, 100% Nylon

TL-3b

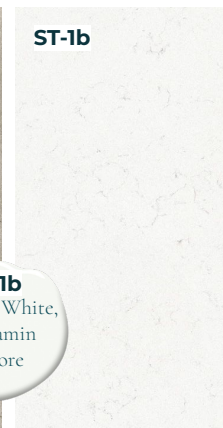


PT-1b

Oxford White,
Benjamin
Moore

Porcelain Tile - ST
Gravel, Earth Matte
12" x 24"

ST-1b



Quartz - Silestone
Miami, Vena Polished
Slab, ¾" Th.

TL-4b



Ceramic Tile - ST
Ageless, White Matte
6" x 24"

WF-1b



Black Metal
Details

Engineered Wood Flooring - Timbertown
Knotty Oak
Reference Image - Control Sample by Ned

TL-5b



Porcelain Tile - (ST)
Firenze, Bianco Matte
24" x 48"

ST-2b



Finish
Detail

Quartz - Silestone
Miami, White Polished
Slab, ¾" Th.

LM-1b



PT-3b
Oxford
White

Upper Cab
Profile/Paint

Wood Laminate - Uniboard
Nobella, Whisper (*Vert. Grain*)

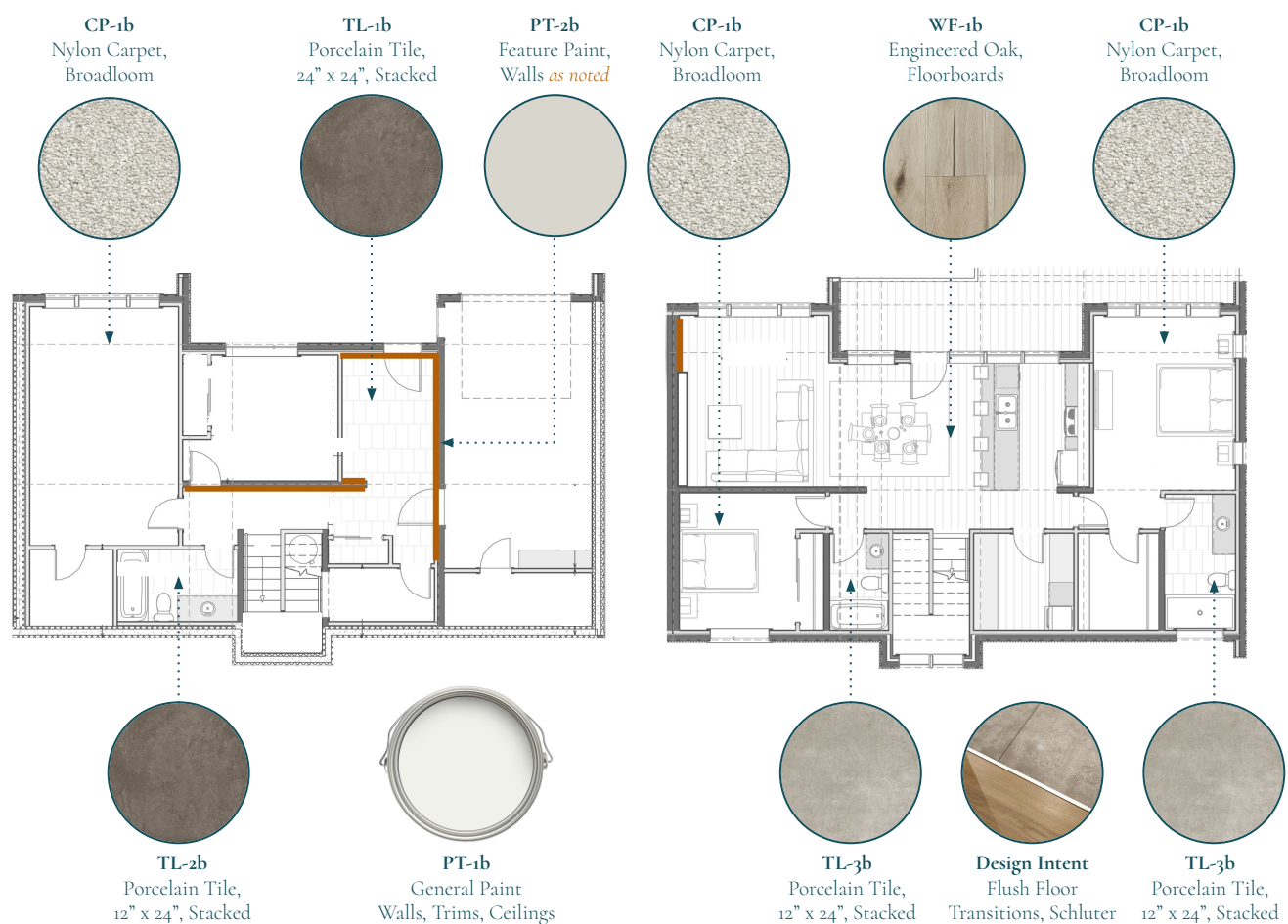
LM-2b



Mudroom Feature

Laminate - Uniboard
Supermat, Shipshaw

BLUEBIRD FINISH PLAN.



Typical Floor Plans: Reference

Please note, all millwork *design* and cladding *placement* shall be typical with each Colour Scheme; alterations with Scheme are in colour only.
Please note, tile layout differs from what is shown on Floor Plans. See Key Room Plans for suggested orientation & laying style.



Alpenglow is the indirect sunlight reflected or diffracted by the atmosphere after sunset or before sunrise, casting softly defined shadows from behind the mountain summit.

ALPENGLOW SAMPLES.



Note: Imagery for reference only. Refer to Control Samples.

ALPENGLOW COLOURS.

TL-1a

TL-2a

PT-2a

Cumulus Cloud,
Benjamin
Moore

CP-1a

TL-3a

ST-1a

PT-1a

Oxford White,
Benjamin
Moore

TL-4a

Porcelain Floor Tile - Stone Tile (ST)
Cliffstone, White Dover Matte
24" x 24" & 12" x 24" (*varies with loc.*)

Carpet - Shaw Floors
Tonal Back Patio
Shoreline Haze, 100% Nylon

Porcelain Tile - ST
Gravel, White Matte
12" x 24"

Quartz - Silestone
Blanco, Orion Polished
Slab, ¾" Th.

Ceramic Tile - ST
Ageless, White Matte
6" x 24"

WF-1a

Brass Metal
Details

TL-5a

ST-2a

Finish
Detail

LM-1a

PT-3a
Classic
Gray (BM)

Upper Cab
Profile/Paint

LM-2a

Mudroom Feature

Engineered Wood Flooring - Timbertown
Knotty Oak
Reference Image - Control Sample by Ned

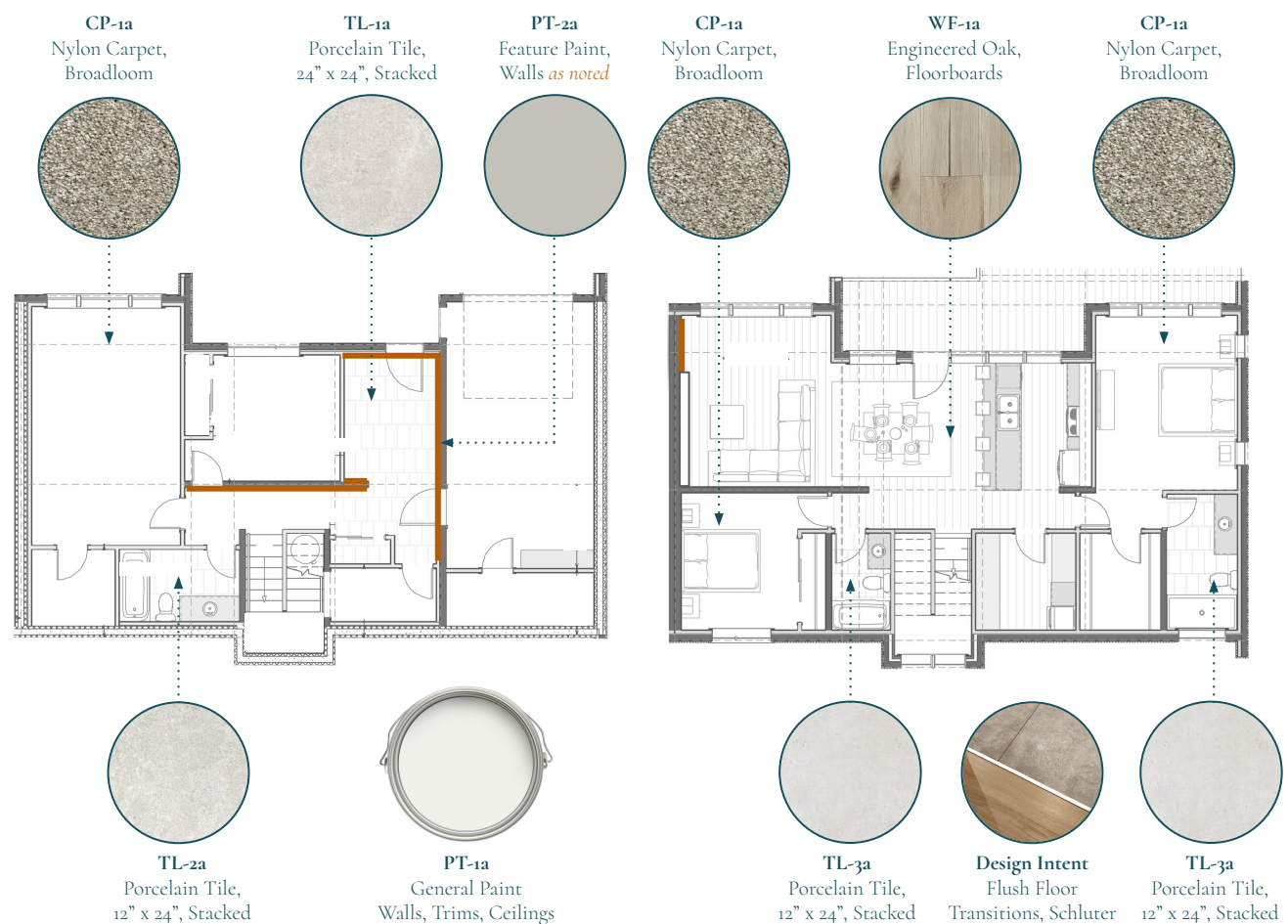
Porcelain Tile - (ST)
Firenze, Greige Matte
24" x 48"

Quartz - Silestone
Miami, White Polished
Slab, ¾" Th.

Wood Laminate - Uniboard
Omnia, Flux (*Vertical Grain*)

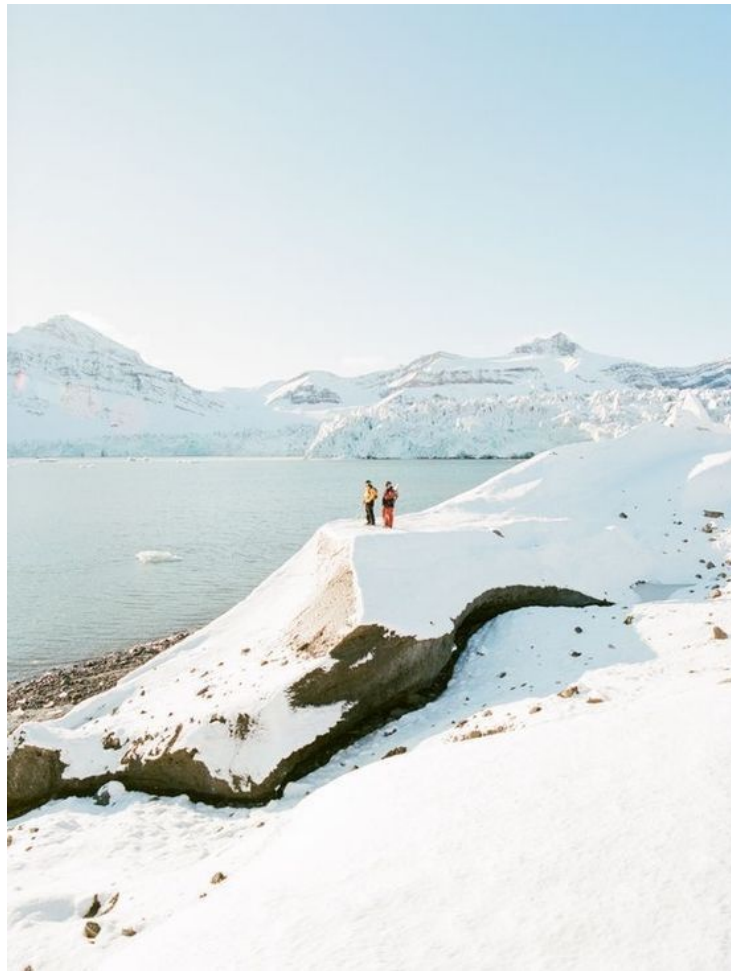
Laminate - Uniboard
Quietude, Supermat

ALPENGLOW. FINISH PLAN.



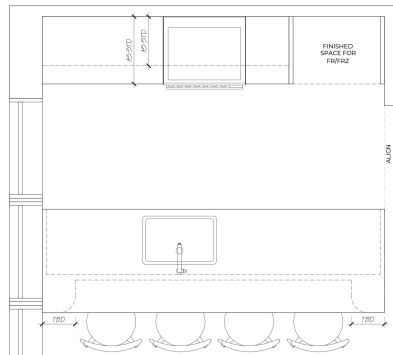
Typical Floor Plans: Reference

Please note, all millwork *design* and cladding *placement* shall be typical with each Colour Scheme; alterations with Scheme are in colour only. Please note, tile layout differs from what is shown on Floor Plans. See Key Room Plans for suggested orientation & laying style.



KITCHEN CONCEPT, **BLUEBIRD.**

BLUEBIRD KITCHEN.



Key Plan: Kitchen

*Note, header drawn at 8'-6"

*Note, island back/end panel detail to be verified



ST-2b
Quartz Counter
¾" Thick, Slab



TL-5b
Tile Backsplash
24" x 48", Horiz.



LM-1b
Wood Laminate
Vertical Grain



H-1b
Edge Pull
Wood Cab's



Design Intent
Upper Cab's
¼" Shaker Profile
Open Doors Under



PT-3b
Upper Cab Paint
5% - 10% Gloss



Sketch: Kitchen

Reference for Material Placement & Millwork Layout

Verify all design details/dimensions on-site and with final Plumbing & Appliance Specifications



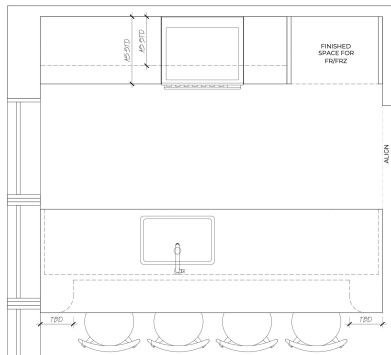
Sketch: Kitchen Island

Reference as noted



KITCHEN CONCEPT, **ALPENGLOW.**

ALPENGLOW. KITCHEN.



Key Plan: Kitchen

*Note, header drawn at 8'-6"

*Note, island back/end panel detail to be verified



ST-2a
Quartz Counter
¾" Thick, Slab



TL-5a
Tile Backsplash
24" x 48", Horiz.



LM-1a
Wood Laminate
Vertical Grain



H-1a
Edge Pull
Wood Cab's



Design Intent
Upper Cab's
¾" Shaker Profile
Open Doors Under



PT-3a
Upper Cab Paint
5% - 10% Gloss



Sketch: Kitchen

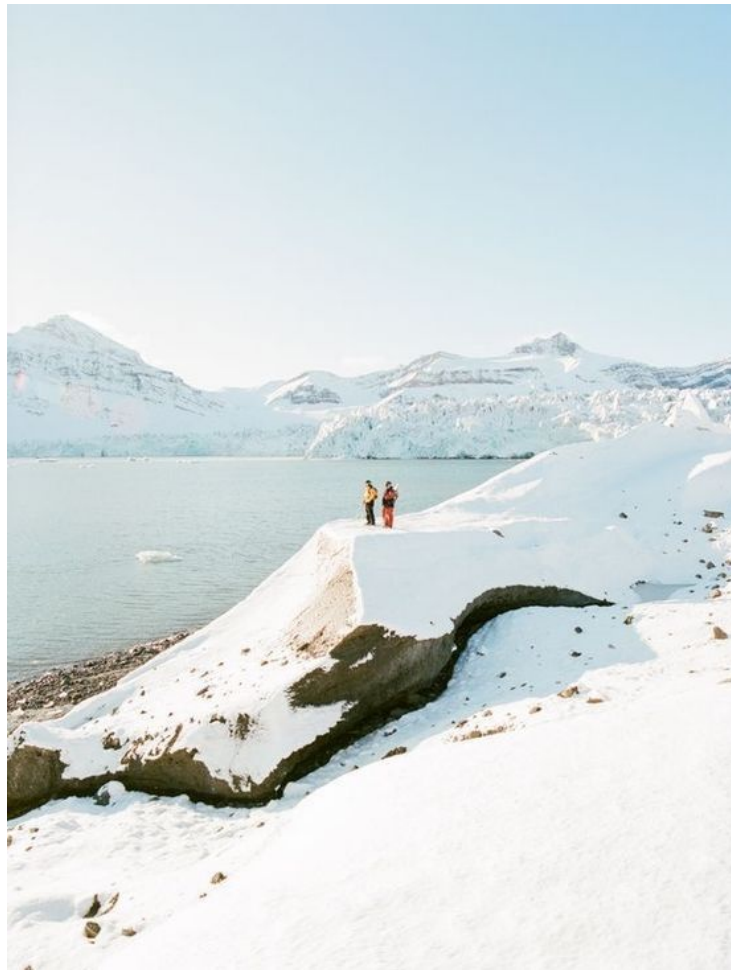
Reference for Material Placement & Millwork Layout

Verify all design details/dimensions on-site and with final Plumbing & Appliance Specifications



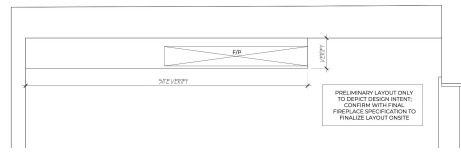
Sketch: Kitchen Island

Reference as noted



TYPICAL
FIREPLACE
CONCEPT,
BLUEBIRD.

BLUEBIRD FIREPLACE.



Key Plan: Living Room, Fireplace Wall
Verify all design details/dimensions on-site



LT-2b
Wall Sconce
Black, Opal Glass



TL-5b
Porcelain Tile
24" x 48", Horiz.



MT-1b
Trim to Top
Miter Side Return



Design Intent
Linear Fireplace
60" L, Electric



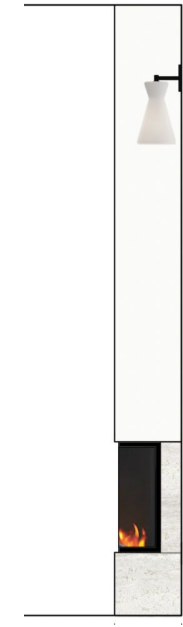
PT-1b
Wall Paint
General



PT-2b
Wall Paint
Feature



Sketch: Fireplace Wall, Front
Reference for Material Placement & Tile Layout
Verify all design details/dimensions on-site and with final Fireplace Specifications

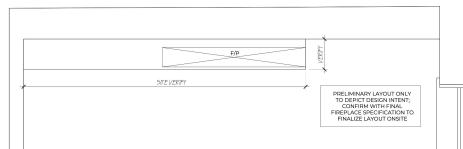


Sketch: Fireplace Wall, Side
Reference as noted



TYPICAL
FIREPLACE
CONCEPT,
ALPENGLOW.

ALPENGLOW FIREPLACE.



Key Plan: Living Room, Fireplace Wall
Verify all design details/dimensions on-site



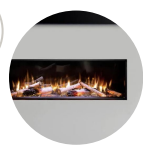
LT-2a
Wall Sconce
Brass, Opal Glass



TL-5a
Porcelain Tile
24" x 48", Horiz.



MT-1a
Trim to Top
Miter Side Return



Design Intent
Linear Fireplace
Electric 2 Sided



PT-1a
Wall Paint
General



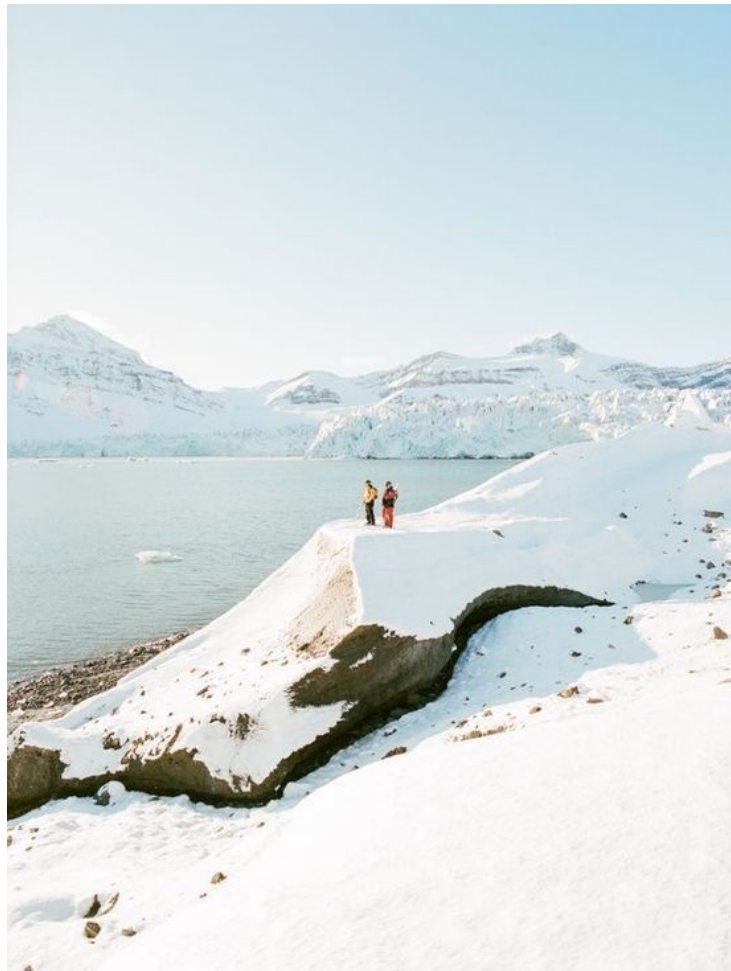
PT-2a
Wall Paint
Feature



Sketch: Fireplace Wall, Front
Reference for Material Placement & Tile Layout
Verify all design details/dimensions on-site and with final Fireplace Specifications



Sketch: Fireplace Wall, Side
Reference as noted



ALTERNATE
FIREPLACE/FLEX
CONCEPT,
BLUEBIRD.

BLUEBIRD FP/FLEX.



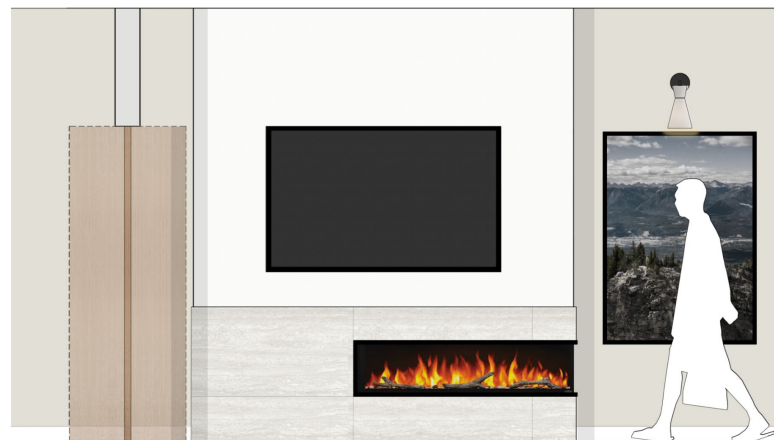
Key Plan

Living Room/Flex Room - Doors Open
Verify all design details/dimensions on-site



Key Plan

Living Room/Flex Room - Doors Open
Verify all design details/dimensions on-site



Sketch: Fireplace Wall, Front

Reference for Material Placement & Tile Layout

Verify all design details/dimensions on-site and with final Fireplace Specifications



LT-2b

Wall Sconce
Black, Opal Glass



TL-5b

Porcelain Tile
24" x 48", Horiz.



MT-1b

Trim to Top
Miter Side Return



Design Intent

Linear Fireplace
60" L, Electric



PT-1b

Wall Paint
General



PT-2b

Wall Paint
Feature



Door Track

Folding Doors
GC Specification



Door Panels

Solid Wood
Oak



Sketch: Flex Room, Door Panels - Closed

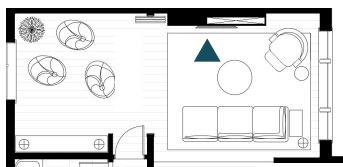
Reference for Material Placement

Verify all design details/dimensions on-site and with final Hardware



ALTERNATE
FIREPLACE/FLEX
CONCEPT,
ALPENGLOW.

ALPENGLOW FP/FLEX.



Key Plan

Living Room/Flex Room - *Doors Open*
Verify all design details/dimensions on-site



Key Plan

Living Room/Flex Room - *Doors Open*
Verify all design details/dimensions on-site



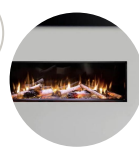
LT-2a
Wall Sconce
Brass, Opal Glass



TL-5a
Porcelain Tile
24" x 48", Horiz.



MT-1a
Trim to Top
Miter Side Return



Design Intent
Linear Fireplace
Electric 2 Sided



PT-1a
Wall Paint
General



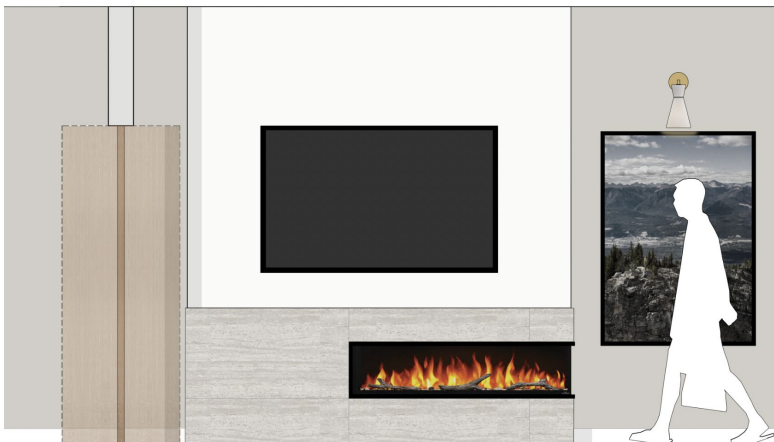
PT-2a
Wall Paint
Feature



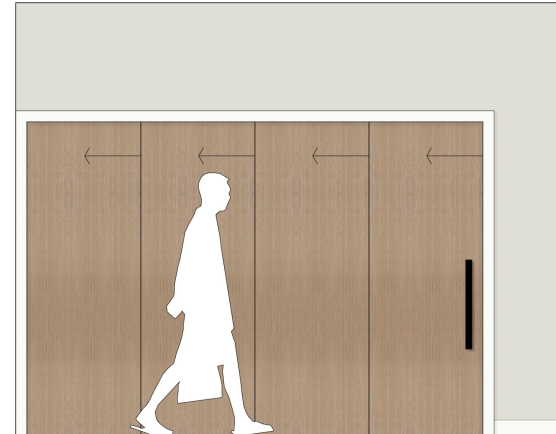
Door Track
Folding Doors
GC Specification



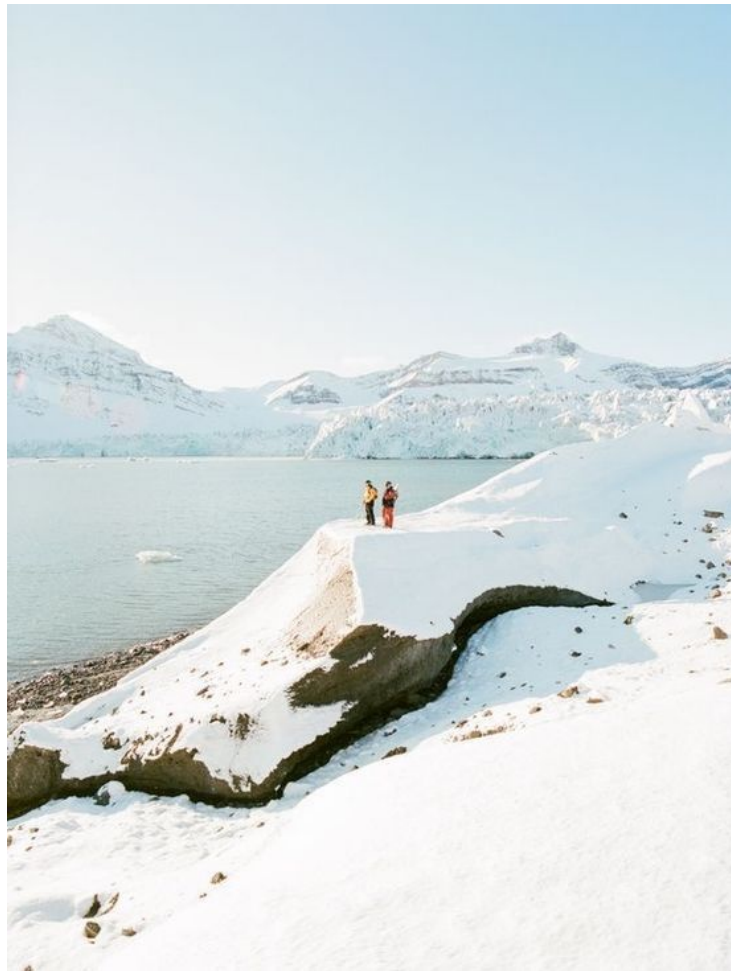
Door Panels
Solid Wood
Oak



Sketch: Fireplace Wall, Front
Reference for Material Placement & Tile Layout
Verify all design details/dimensions on-site and with final Fireplace Specifications

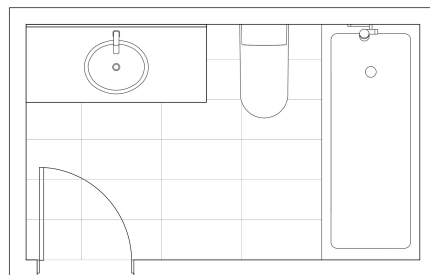


Sketch: Flex Room, Door Panels - Closed
Reference for Material Placement
Verify all design details/dimensions on-site and with final Hardware

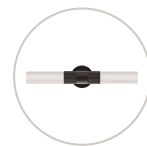


BATHROOM CONCEPT, **BLUEBIRD.**

BLUEBIRD BATHROOMS.



Key Plan: Lower Floor, Secondary Bathroom



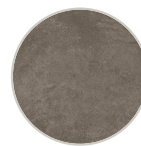
LT-1b
Wall Sconce
Bronze, Opal Glass



ST-1b
Quartz Stone
3/4\" Th, Slab



LM-1b
Wood Laminare
Vertical Grain



TL-2b
Porcelain Tile
12\" x 24\", Vertical



TL-4b
Ceramic Tile
6\" x 24\", Vertical

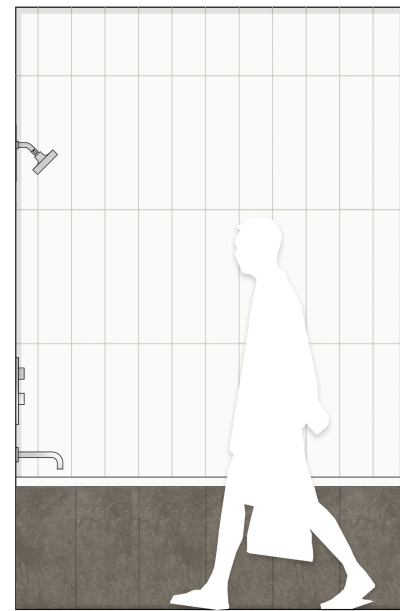


H1-b
Edge Pull
Doors/Drawers



Sketch: Vanity Wall

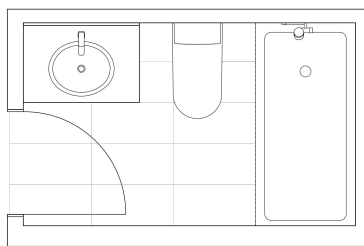
Reference for Material Placement & Millwork Layout
May not depict actual Plumbing Fixtures/Tile Layout



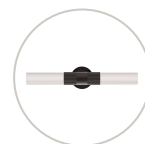
Sketch: Tub Wall

Reference for Material Placement
May not depict actual Plumbing Fixtures/Tile Layout

BLUEBIRD BATHROOMS.



Key Plan: Upper Floor, Main Bathroom



LT-1b
Wall Sconce
Bronze, Opal Glass



ST-1b
Quartz Stone
3/4" Th, Slab



LM-1b
Wood Laminate
Vertical Grain



TL-3b
Porcelain Tile
12" x 24", Vertical



TL-4b
Ceramic Tile
6" x 24", Vertical

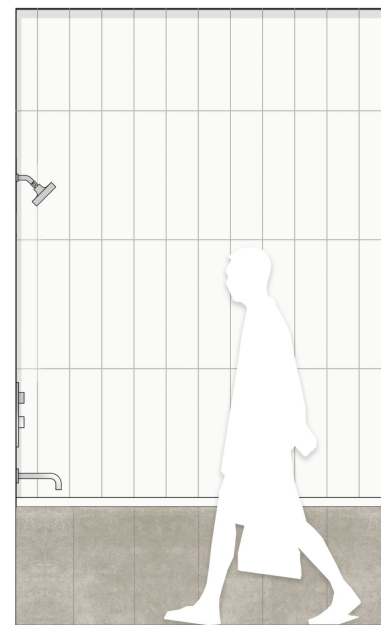
MT-2b



H1-b
Edge Pull
Doors/Drawers

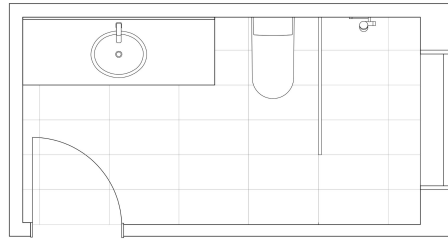


Sketch: Vanity Wall
Reference for Material Placement & Millwork Layout
May not depict actual Plumbing Fixtures/Tile Layout



Sketch: Tub Wall
Reference for Material Placement
May not depict actual Plumbing Fixtures/Tile Layout

BLUEBIRD BATHROOMS.



Key Plan: Upper Floor, Primary Bathroom
Note: Slope Shower Floor as Required



LT-1b
Wall Sconce
Bronze, Opal Glass



ST-1b
Quartz Stone
3/4" Th, Slab



LM-1b
Wood Laminate
Vertical Grain



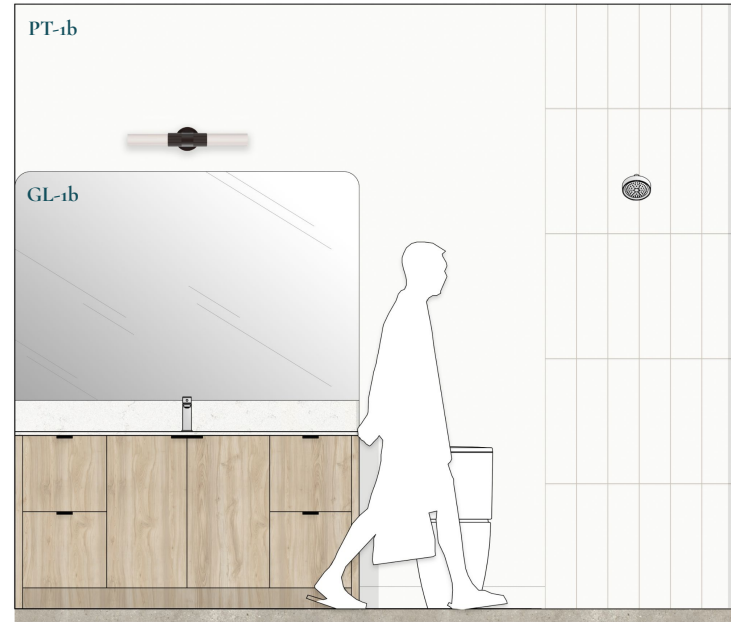
TL-3b
Porcelain Tile
12" x 24", Vertical



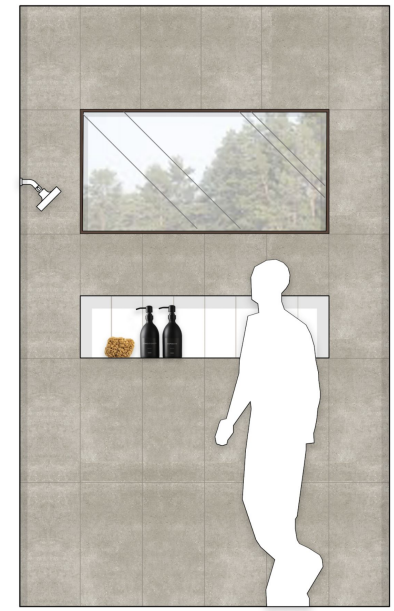
TL-4b
Ceramic Tile
6" x 24", Vertical



H1-b
Edge Pull
Doors/Drawers



Sketch: Vanity Wall
Reference for Material Placement & Millwork Layout
May not depict actual Plumbing Fixtures/Tile Layout

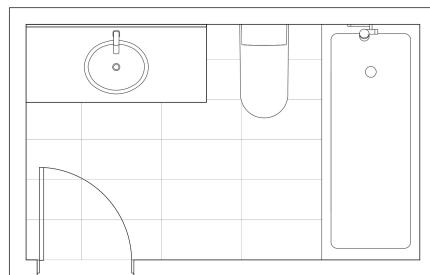


Sketch: Shower Wall
Reference for Material Placement only
Niche Size TBD - verify on-site with tile layout

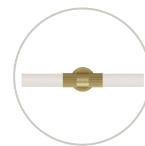


BATHROOM CONCEPT, **ALPENGLOW.**

ALPENGLOW BATHROOMS.



Key Plan: Lower Floor, Secondary Bathroom



LT-1a
Wall Sconce
Brass, Opal Glass



ST-1a
Quartz Stone
3/4\" Th, Slab



LM-1a
Wood Laminate
Vertical Grain



TL-2a
Porcelain Tile
12\" x 24\", Vertical



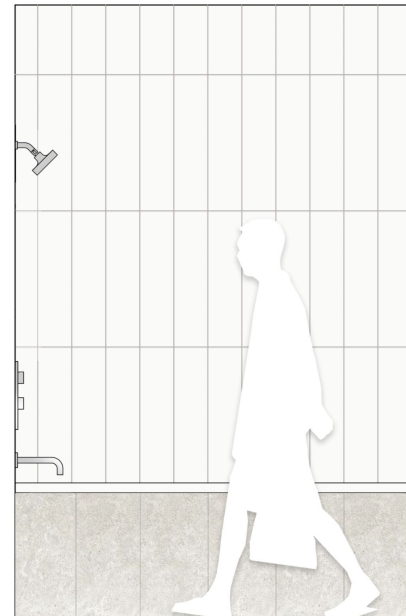
TL-4a
Ceramic Tile
6\" x 24\", Vertical



H1-a
Edge Pull
Doors/Drawers

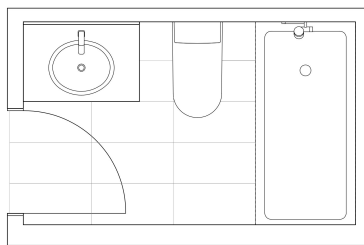


Sketch: Vanity Wall
Reference for Material Placement & Millwork Layout
May not depict actual Plumbing Fixtures/Tile Layout

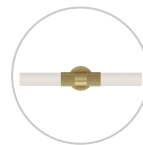


Sketch: Tub Wall
Reference for Material Placement on
May not depict actual Plumbing Fixtures/Tile Layout

ALPENGLOW BATHROOMS.



Key Plan: Upper Floor, Main Bathroom



LT-1a
Wall Sconce
Brass, Opal Glass



ST-1a
Quartz Stone
3/4" Th, Slab



LM-1a
Wood Laminate
Vertical Grain



TL-3a
Porcelain Tile
12" x 24", Vertical



TL-4a
Ceramic Tile
6" x 24", Vertical

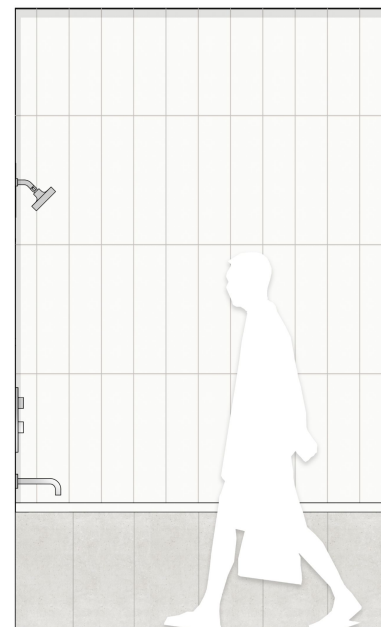


H1-a
Edge Pull
Doors/Drawers

MT-2a

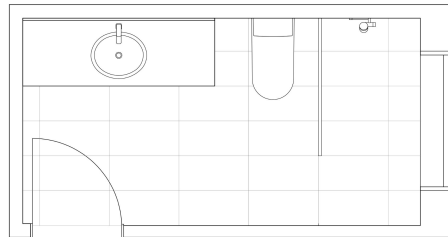


Sketch: Vanity Wall
Reference for Material Placement & Millwork Layout
May not depict actual Plumbing Fixtures/Tile Layout



Sketch: Tub Wall
Reference for Material Placement
May not depict actual Plumbing Fixtures/Tile Layout

ALPENGLOW. BATHROOMS.



Key Plan: Upper Floor, Primary Bathroom
Note: Slope Shower Floor as Required



LT-1a
Wall Sconce
Brass, Opal Glass



ST-1a
Quartz Stone
3/4" Th, Slab



LM-1a
Wood Laminare
Vertical Grain



TL-3a
Porcelain Tile
12" x 24", Vertical



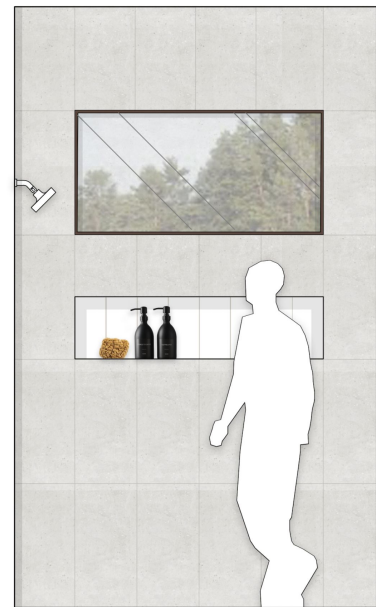
TL-4a
Ceramic Tile
6" x 24", Vertical



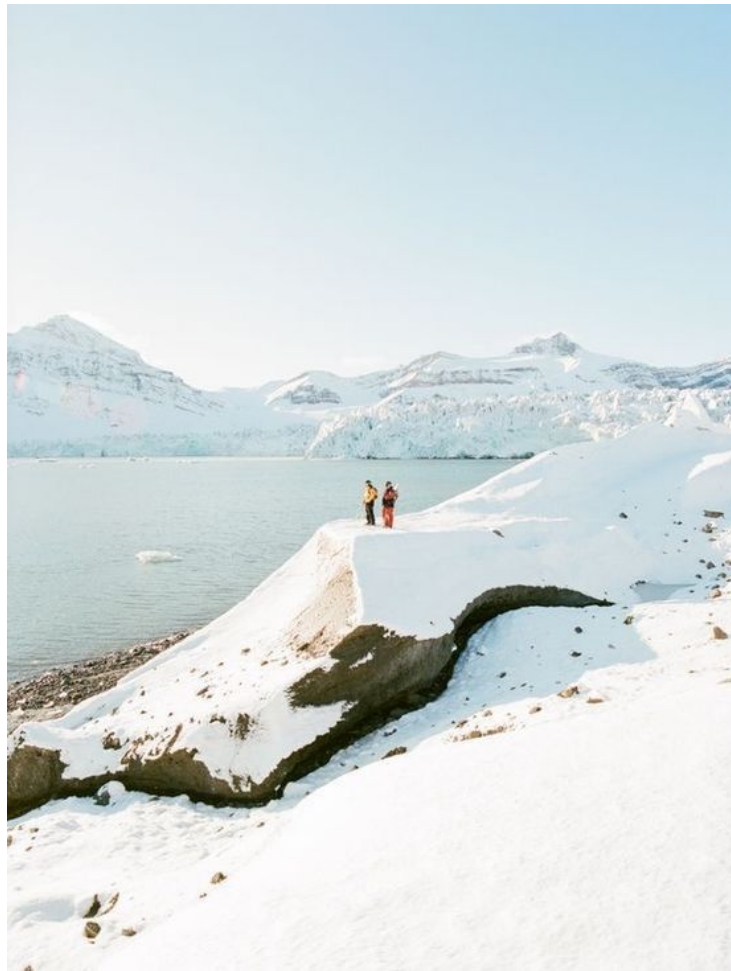
H1-a
Edge Pull
Doors/Drawers



Sketch: Vanity Wall
Reference for Material Placement & Millwork Layout
May not depict actual Plumbing Fixtures/Tile Layout

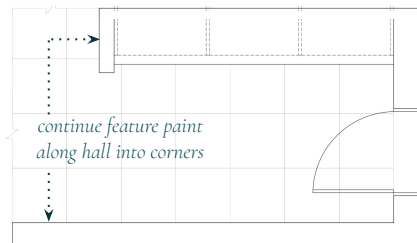


Sketch: Shower Wall
Reference for Material Placement only
May not depict actual Plumbing Fixtures/Tile Layout

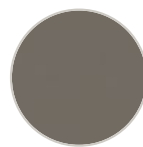


MUDROOM CONCEPT, **BLUEBIRD.**

BLUEBIRD MUDROOM.



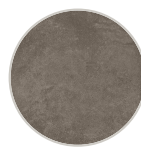
Key Plan: Lower Floor, Mudroom
*Note, header drawn at 8'-0"



LM-2b
Flat Laminate
TFL Panel



LM-1b
Wood Laminate
Vertical Grain



TL-1b
Porcelain Tile
24" x 24", Stacked



H-2b
Metal Hook
Retractable



H-1b
Edge Pull
Upper Cab's



PT-2b
Feature Paint
Walls - See Plan

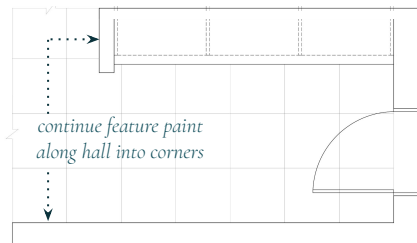


Sketch: Mudroom Wall
Reference for Material Placement & Millwork Layout

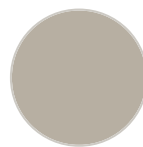


MUDROOM CONCEPT, **ALPENGLOW.**

ALPENGLOW MUDROOM.



Key Plan: Lower Floor, Mudroom
*Note, header drawn at 8'-0"



LM-2a
Flat Laminate
TFL Panel



LM-1a
Wood Laminate
Vertical Grain



TL-1a
Porcelain Tile
24" x 24", Stacked



H-2a
Metal Hook
Retractable



H-1a
Edge Pull
Upper Cab's



PT-2a
Feature Paint
Walls - See Plan



Sketch: Mudroom Wall
Reference for Material Placement & Millwork Layout



SELECT FF&E,
**BLUEBIRD &
ALPENGLOW.**

BLUEBIRD SELECT FF&E.



LT-1b

Bathroom Wall Sconce

Kuzco Lighting

Alora Rue, Warm Bronze & Gloss Opal Glas

22 ¼" Long

\$290.00 CAD per approx (trade)



H-1b

Cabinet Handles

Richelieu

Modern Edge Pull, Brushed Black

70mm Long (2 ¾")

\$6.00 - 8.00 CAD per approx



LT-2b

Fireplace Wall Sconce

Kuzco Lighting

Alora Betty, Matte Black & Opal Glass

13 ¼" High

\$210.00 CAD per approx (retail)



H-2b

Mudroom Coat Hook

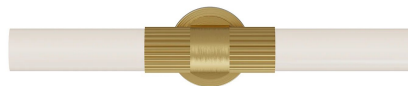
Richelieu

Retractable Metal Hook, Matte Black

76mm Long (3")

\$15.00 - \$18.00 CAD per approx

ALPENGLOW SELECT FF&E.



LT-1a

Bathroom Wall Sconce

Kuzco Lighting

Alora Rue, Satin Brass & Gloss Opal Glas

22 ¼" Long

\$290.00 CAD per approx (trade)



LT-2a

Fireplace Wall Sconce

Kuzco Lighting

Alora Betty, Aged Brass & Opal Glass

13 ¼" High

\$210.00 CAD per approx (retail)



H-1a

Cabinet Handles

Richelieu

Modern Edge Pull, Brushed Champagne Bronze

70mm Long (2 ¾")

\$6.00 - 8.00 CAD per approx



H-1b

Mudroom Coat Hook

Richelieu

Retractable Metal Hook, Satin Brass

76mm Long (3")

\$15.00 - \$18.00 CAD per approx

maison
kara.