

604 Marine features

Furnishings and Equipment. Each Strata Lot will have the following equipment, included in the purchase price:

- (a) stove;
- (b) microwave oven / hood
- (c) refrigerator
- (d) dishwasher
- (e) washer / dryer
- (f) electric fireplace.

Certain Strata Lots may also be equipped with a fireplace, double electric oven and/or wine refrigerator.

Construction

Commercial units are ICF, townhome units are frame with exterior insulation with Roxul insulation same as RainCoast Commons

Rentals.

Although the Developer has not restricted rentals, the Strata Lots may be subject to other restrictions imposed by the District of Ucluelet, from time to time, including restriction with respect to the short-term rental of transient accommodation (See section 4.3(b)(ii)).

(ii) **Covenant CB283129** in favour of the District of Ucluelet, a copy of which is annexed at Exhibit 'H' prohibiting the use of residential strata lots for commercial tourist accommodation unless and until the non-residential strata lots include a physician's clinic.

Construction completion estimate.

Based upon the foregoing, commencement of construction of the Development was 27 April 2023, and the estimated date range of completion of construction of the Development is 1 October 2024 to December 31 2024.

Zoning

CD 3A.1.4

Strata Fees

Residential R2 2 \$ 358.77

Residential R2 3 \$ 349.94

Residential R3 4 \$ 349.94

Residential R4 5 \$ 349.94

Residential R5 6 \$ 349.94

Residential R6 7 \$ 349.94

Room sizes

Main

DI 9'6" X 6'3"

KI 13 X 14'4"

LV 23 X 17'11"

Bath – 2 pc

Upstairs

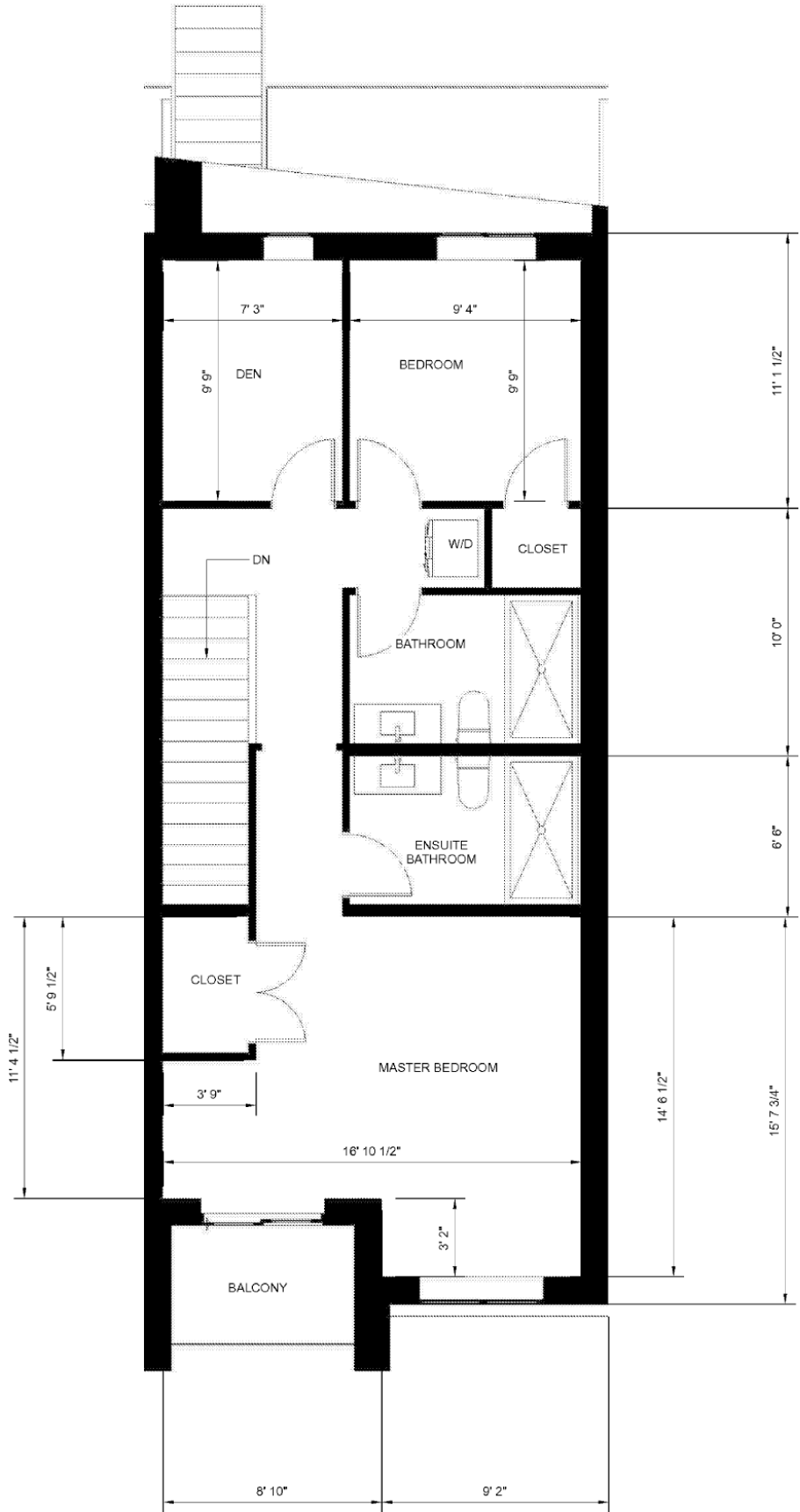
DE 7'3" X 9'9"

BD 9'4" X 9'9"

MB 16'10" X 11'4"

Ensuite – 4 pc

Bath – 4 pc





604 rainforest colours and materials

Siding

White panel siding (james hardie-arctic white

[House Siding Colors & Design Ideas | James Hardie](#)

Horizontal Wood looking

Westform metals- proboard- ponderosa (colour)

[Proboard 4" and 6" :: Westform Metals](#)

Commercial metal siding

Westform metals – corrugated- stone grey

[7/8" Corrugated :: Westform Metals](#)

Bathrooms

Shower door (ensuite)

Builders choice sliding glass

Powder Room: (duplicated in rest of bathrooms)

American Standard Studio Elongated Dual Flush

<https://www.americanstandard.ca/Two-Piece-Toilets/Studio-Skirted-Two-Piece-Dual-Flush-16-gpf-60-Lpf-and-11-gpf-42-Lpf-Chair-Height-Elongated-Toilet-With-Seat/WHITE-2794204020>

American Standard Studio Undermount Sink

<https://www.americanstandard.ca/Undermount-Bathroom-Sinks/Studio-Under-Counter-Sink/WHITE-0614000020>

Riobel Pro Ever Faucet

<https://riobelpro.ca/en/product/card/EV01>

Main Bathroom:

Maax Rubix Tub with Tile Flange

<https://maax.ca/product/rubix-6032-acrylic-alcove-bathtub/105705/105705-r-000-001>

Tub & Shower Kit – plus a black tub spout

<https://riobelpro.ca/en/product/card/ASSY171EV>

Ensuite Bathroom:

Shower Kit for Tile Shower

<https://riobelpro.ca/en/product/card/ASSY393EV>

Kitchen:

Undermount Sink Double Bowl Stainless

<https://www.kindred-sinkware.com/ca/en/products/all-products/product-detail-page.html/122.0637.633.html>

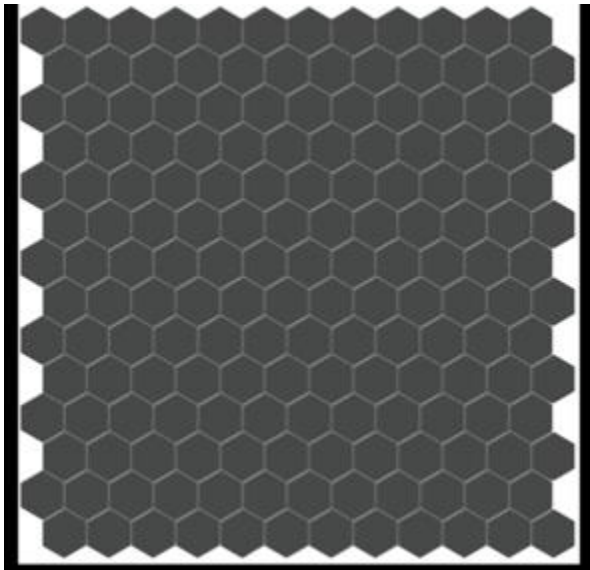
Kitchen Faucet in Black

<https://riobelpro.ca/en/product/card/JL101>

Bathroom Flooring tile



Shower floor



Shower walls



Kitchen

cabinets- westwood modern series flat slab. Colour vivace

counters- silestone- marble look.

back splash



Hardware – square handle

lighting

taloya 12" flush mount ceiling lights

[Taloya Flush Mount 12 Inch Ceiling Light \(Milk White Shell\),20W Surface Mount LED Light Fixture for Bedroom Kitchen,3 Color Temperatures in One \(3000k/4000k/6500k\),0.94 Inch Thickness Round : Amazon.ca: Tools & Home Improvement](#)

Pendants- thinking something along this line

[Novogratz x Globe Electric 65841 Amara 1-Light Pendant Lighting, Matte Black, Gold Interior, Chandeliers - Amazon Canada](#)

Vanity light

[Temgin LED Vanity Light 24 Inch Bathroom Light Fixtures Modern 14W Over Mirror Wall Light Indoor Neutral White 4000K Wall Lamp Chrome : Amazon.ca: Tools & Home Improvement](#)

Appliances-tbd

Interior doors- Masonite- Lincoln park one panel

Door hardware- weiser Halifax square in black

Windows

Plygem triple pane vinyl with aluminum cladding on exterior

Exterior doors. Aluminum clad plygem frames with Masonite one panel glass door

Flooring- hardwood throughout



Patio decking and railings.

K&S railings

Armour deck

Electric fireplace

[Real Flame 124.5 cm \(49 in.\) Wall Mount/Recessed Electric Fireplace Insert | Costco](#)

ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF VICTORIA BUILDING DEPARTMENT REGULATIONS AND THE NATIONAL BUILDING REGULATIONS. THE DESIGN SHALL BE IN ACCORDANCE WITH THE CITY OF VICTORIA BUILDING DEPARTMENT REGULATIONS.

DESIGNER'S NAME & ADDRESS
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 FAX: (250) 383-1112
 EMAIL: info@encaustic.ca
 PROJECT: 604 RAINFOREST DRIVE, VICTORIA, BC V8W 3A0
 DRAWING: ENLARGED FLOOR PLAN RESIDENCE LEVEL 1
 DATE: 2024-08-15



Doug Cole Architect
 Architect
 1000 14th Street, Victoria, BC V8W 2G1
 Phone: (250) 383-1111
 Email: info@encaustic.ca

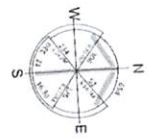
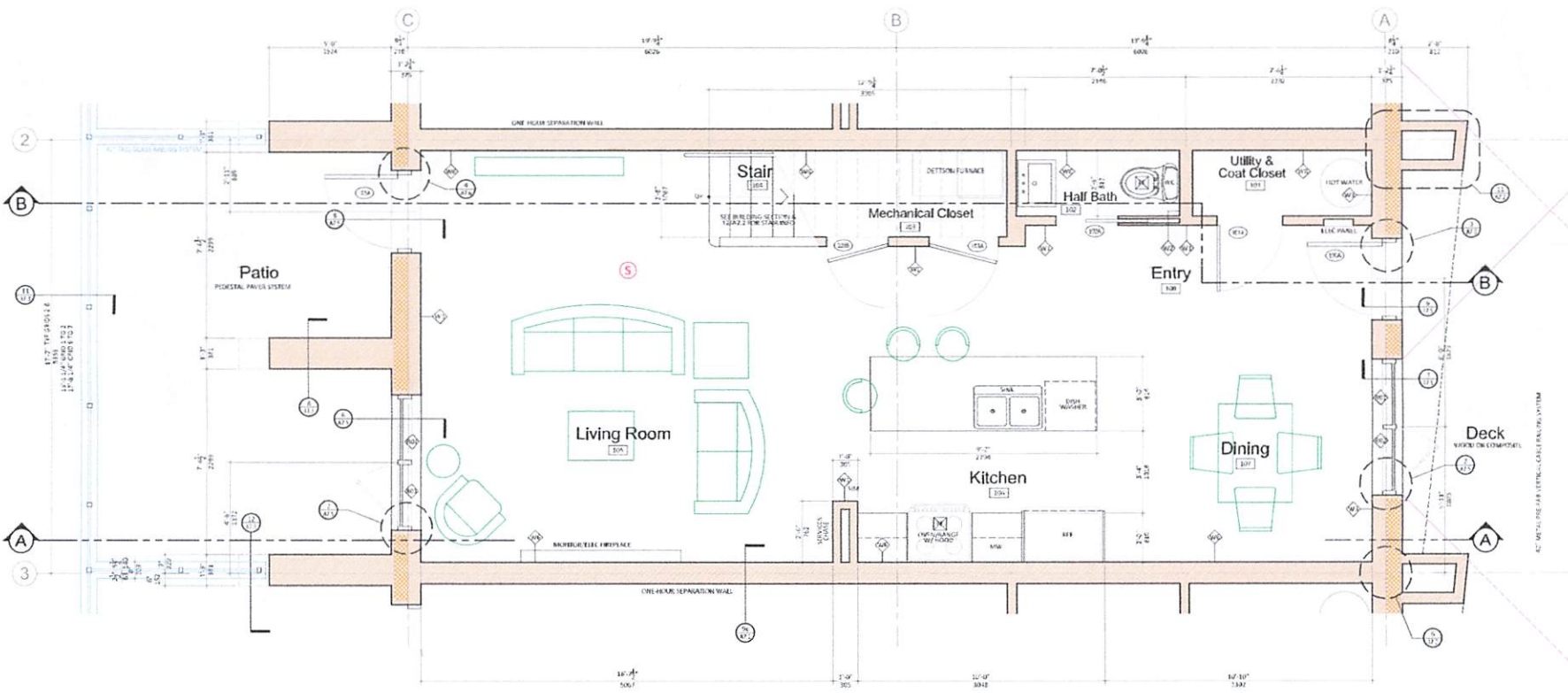
NICK KILLINS CLAYOQUOT CONSTRUCTION
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RAINFOREST + MARINE MIXED-USE BUILDING
 604 RAINFOREST DRIVE
 VICTORIA, BC V8W 3A0

Issued for Construction

PROJECT: 604 RAINFOREST DRIVE
 DRAWN BY: DMC
 CHECKED BY: DMC
 DATE: 2024-08-15
 SCALE: 1/8" = 1'-0"

A5.1



Residence Level 1
 SCALE: 1/8" = 1'-0"



