



Document Owner(s)	Project/Organization Role
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1 GENERAL REQUIREMENTS & SPECIFICATIONS

1.1 DESCRIPTION

GENERAL NOTES

- DO NOT SCALE DRAWINGS
- All paints to be durable and washable.
- Gypsum Board surfaces to be eggshell unless noted otherwise.
- Trim and metal surfaces to be semi-gloss unless noted otherwise.
- All doors, bases, and casings for builders standard white semi-gloss finish.
- All ceilings as noted.
- Closet interiors to match room paint colour or white flat latex paint finish in the case of fully wallpapered rooms.
- Paint floor drains to match floor (not including shower stalls).
- Paint ceiling grilles to match ceiling.
- Paint wall grilles to match wall. Where grille falls on wallpaper, paint grill to match trim.
- Provide clear plastic corner guards for all outside corners where wallpaper is used.
- For tiled areas, order at least 10% extra to ensure quantity.
- Ensure that all tiled and/or wet areas are caulked and sealed as required, either to match grout or by using clear silicone.
- All grouting to be sealed.
- Refer to distributor for sealing recommendations for all stone and tiled areas. Ensure all tiling is sealed as per **manufacturer's instructions** and designer's input.
- All wood millwork and trim to be constructed of finish grade lumber and/or plywood. Under no circumstances shall construction grade material be used.
- All trim and millwork to be filled, sanded and primed as required.
- It is the general contractor's responsibility to ensure that all materials used meet building code requirements, and all discrepancies are to be reported to the designer as soon as possible.
- Trim and paneling to be installed and treated with fire retardant materials, where building codes dictates.
- Electrical engineer to complete electrical drawings to meet code requirements. These are interior design drawings , and only special electrical requirements are shown.

- Switching to be ganged where applicable and installed at same height as door hardware.
- Switches, receptacles, etc. are not to interfere with base and/or trim what so ever. Electrician to determine proper location before installation.
- Dining rooms to have junction box with pigtails and are to be capped.
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CONSTRUCTION NOTES

- Blocking and framing as required, for sturdy construction.
- 3/4" finish grade MDF board or equal to be applied to framing as shown, unless noted otherwise.
- MDF board to be finished as noted on all exposed surfaces. Ensure that all materials and joints are flush.
- All edges to be made of solid hardwood material, to match surface finish if required.
- Match Veneers where applicable.
- Closet shelving to be: Builders Standard, ventilated wire shelving with hang rod, colour: white

IF APPLICABLE

- Drawers to be constructed of 3/4" facing material, finished as noted on all exposed surfaces, body to be made of 1/2" material for white melamine finish. Drawers to be on heavy duty metal glides.
- Doors to be on 120 degree heavy duty hinges, provide touch latches if no hardware is shown. Typical hardware, if shown, to be 4" on centre "U" pull for brass finish.
- Adjustable shelving to be on peg and hole system, match pegs with cupboard interior, all cupboard interiors to be finished as noted for all exposed surfaces.
- Provide grommets for all cord access holes, finished to match noted surface.
- Where built in is flush against a wall, all trim is to end at the unit or surround unit as shown. Typical endings for all trim are to be finished with a 90 degree turn in the material, either in a return form or where trim makes a vertical change in direction to floor or ceiling.
- Pull all electrical components through to applicable built in surface when covered by unit, at noted location, ensure clean finish.
- Install leveler feet on the underside of all cabinetry supports (where unit base sits on floor), as required, to ensure a level installation on site.

1.2 MISCELLANEOUS

Reserved

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## 2 EQUIPMENT SCHEDULE

### 2.1 PLUMBING FIXTURES

REV	Code	Item	Description	Contact Company	Name	Phone
	E20	Sink	Blanco, Quatrus under mount stainless steel sink, 33+W x 18+D x 9+D, model # 401244, finish: Stainless steel, c/w stainless steel strainers; or approved equal	Blanco	Tracy Beeby	877-425-2626
	E21	Faucet	Rubinet, Single control faucet w/ hand spray set, 13+H x 9-1/2+D, 4+on centre, model # 8LRTCH, finish: Chrome; or approved equal	Aquavato	Spencer Vaudry	416-566-5229
	E22	Soap Dispenser	Rubinet, Soap dispenser, 2+W x 2+D x 2+H, model # 9YSD5CH, finish: Chrome; or approved equal	Aquavato		
	E23	Sink	Blanco, Quatrus under mount stainless steel sink, 17+W x 17+D x 8+H, model # 401245, finish: Stainless steel; or approved equal	Blanco		
	E24	Faucet	Rubinet, Single control bar faucet, 8-7/8+H x 5-5/8+D, 4+on centre, model # 8RRTCH, finish: Chrome; or approved equal	Aquavato		
	E25	Sink	WetStyle, Cube under counter sink, 36+W x 15+D x 4-1/2+H, model # VC 836U, colour: White; or approved equal	WetStyle	Andros Price	437-994-9001
	E26	Faucet	Moen, Align two handle widespread lavatory faucet trim, 5-9/16+spout reach, 4-17/64+spout height, model # T6193, finish: Chrome; or approved equal  Moen, MPACT widespread valve, 8-16+centres, model # 69000, finish: N/A	Moen	Catherine Robb	905-829-3700 x. 5282
	E27	Toilet	Contrac, Canaan wall hung toilet c/w in-wall carrier & flush plate, 14-3/8+H x 13-3/4+W x 21-3/8+D, model # 5780CFW, colour: White & Chrome (flush plate); or approved equal	Contrac	Order Desk	905-507-2005
	E28	Freestanding Bathtub	WetStyle, Ove freestanding bathtub, 66-1/4+L x 30+W x 24-3/4+D, model # BOV 01-66, colour: White; or approved equal  WetStyle, Ove soft touch overflow w/ drain connection Plug & Bathe System, 60+x 30+x 22-1/2+, model # BOV 01-66, finish: White	WetStyle		
	E29	Bath Filler	Moen, Arris single handle single riser floor-mounted tub filler faucet, 36-1/2+. 39-1/2+H x 11-7/8+L x 5-1/2+W, model # S93005, finish: Chrome; or approved equal  Moen, Single riser floor mount tub filler rough-in, 10-1/2+. 18+W x 5-1/2+D x 5+H, model # TS50100, finish: N/A	Moen		
	E30	Shower Drain	Infinity Drain, Centre tile-in drain, 5+x 5+, model # LT5-2, finish: Polished Stainless; or approved equal	Trend Line Marketing	Dan Cleutinx	905-760-8115

	E31	Shower Faucet	Moen, Arris thermostatic shower valve trim, 7+Dia., model # TS33002, finish: Chrome; or approved equal  Moen, ExactTemp ¾+thermostatic valve, 5-1/4+Dia., 4-1/2+Dia. wall opening, model # S3371, finish: N/A	Moen	Catherine Robb	905-829-3700 x. 5282
	E32	Shower Faucet	Moen, Arris, Single function flow valve trim, 2-11/16+Dia., model # TS33003, finish: Chrome; or approved equal  Moen, ¾+volume control valve, 2-3/4+H, 2-1/8+wall opening, model # S3600, finish: N/A	Moen		
	E33	Showerhead	Cabano, Temptation recessed rain head w/ built in frame, 20+x 20+, model # 6092, finish: High polished stainless steel; or approved equal	Aquavato	Spencer Vaudry	416-566-5229
	E34	Body Jets	Moen, Single function body spray, 5-3/8+Dia., model # TS1322, finish: Chrome  Moen, Body spray rough-in, 8-1/2+W, 4-5/8+Dia. wall opening, model # S1300, finish: N/A; or approved equal	Moen		
	E35	Sink	WetStyle, Cube under mount sink, 21-3/4+L x 15+W x 4-1/4+D, model # VC 821U, colour: White; or approved equal	WetStyle	Andros Price	437-994-9001
	E36	Faucet	Moen, Arris widespread lavatory faucet, 8+. 16+centres, 3-3/4+spout reach, model # TS43002, finish: Chrome; or approved equal  Moen, MPACT widespread valve, 8-16+centres, model # 69000, finish: N/A	Moen		
	E37	Bathtub	Sterling, Ensemble bath right-hand drain, 60+W x 32+D x 21+H, model # 71121120-0, colour: White; or approved equal	Aquavato		
	E38	Tub/Shower Faucet	Moen, Align PosiTemp single handle tub/shower trim, model # T2193, finish: Chrome; or approved equal  Moen, PosiTemp valve, model # 62370 (CC) or 62390 (IPS), finish: N/A	Moen		
	E39	Sink	Contrac, Emery under mount sink, 19-1/2+W x 12+D x 8-1/4+H, model # 4220CGY; or approved equal	Contrac	Order Desk	905-507-2005
	E40	Faucet	Moen, Arris single lever lavatory faucet, 6-5/8+H, 6-1/8+spout reach, model # S43001, finish: Chrome; or approved equal	Moen		
	E41	Toilet	Toilet, Contrac one piece toilet, 26-3/4+H x 15-1/2+W x 26-3/4+D, model # 4710BHVU, colour: White; or approved equal	Contrac		
	E42	Sink	Blanco, Precision U ¾ under mount stainless steel sink, 15+W x 18+D x 10+D, model # 400396, finish: Stainless steel; or approved equal	Blanco	Tracy Beeby	877-425-2626

	E43	Shower Faucet	Moen, Align PosiTemp single handle shower trim, model # T2192, finish: Chrome; or approved equal  Moen, PosiTemp valve, model # 62370 (CC), 62390 (IPS), finish: N/A	Moen	Catherine Robb	905-829-3700 x. 5282
	E44	Faucet	Cabano, Single hole basin faucet, 6+H, 4+spout reach, model # 20101D, finish: Chrome; or approved equal	Aquavato	Spencer Vaudry	416-566-5229
	E45	Sink	Blanco, Quatrus U 1 under mount stainless steel sink, 22+W x 18+D x 9+H, model # 401273, finish: Stainless steel; or approved equal	Blanco	Tracy Beeby	877-425-2626
	E46	Faucet	Moen, Align single lever pull-down faucet, 15-5/8+H, 7-1/2+spout reach, model # 7565, finish: Chrome; or approved equal	Moen		
	E47					
	E48					
	E49					
	E50					

2.2    FIXTURES & ACCESSORIES

REV	Code	Item	Description	Contact Company	Name	Phone
	E115					
	E116					
	E117					
	E118					
	E119					
	E120					
	E121					
	E122					
	E123					
	E124					
	E125					

**2.3 APPLIANCES**

REV	Code	Item	Description	Contact Company	Name	Phone
	E146	Cooktop (Gas)	Gaggenau, Vario 200 series gas cooktop, 22-13-16+W x 20-9/16+D x 2-3/16+H, model # VG 254 214CA, finish: Stainless Steel; or approved equal  Requires: VV 200 014 connecting strip for combination with other Vario cooktops	Appliance Canada	Wendy DiCaro	905-617-2110
	E147	Cooktop Grill (Electric)	Gaggenau, Vario 200 series electric grill, 11-5/16+W x 20-9/16+x 3-15/16+H, model # VR 230 614, finish: Stainless steel; or approved equal	Appliance Canada		
	E148	Downdraft Ventilation	Gaggenau, Vario 200 series downdraft ventilation, 3-3/8+W x 20-9/16+D x 6-3/16+H, model # VL 040/VL 041, finish: Stainless steel; or approved equal	Appliance Canada		
	E149	Teppan Yaki Grill	Gaggenau, Vario 200 series Teppan Yaki grill, 11-5/16+W x 20-9/16+D x 3-3/4+H, model # VP 230 614, finish: Stainless steel; or approved equal	Appliance Canada		
	E150	Oven	Gaggenau, 400 series oven w/ LH hinge 23-1/4+W x 23-7/16+H x 21-9/16+D, model # BO 451 611, finish: Stainless steel; or approved equal	Appliance Canada		
	E151	Microwave Oven	Gaggenau, 400 series speed microwave oven, 29-5/8+W x 17-15/16+H x 21-1/16+D, model # BM 485 710, finish: Stainless steel; or approved equal	Appliance Canada		
	E152	Refrigerator	Gaggenau, 400 series refrigeration column, 24+W x 23-15/16+D x 79-7/8+H, model # RC 462 701, finish: Stainless steel; or approved equal	Appliance Canada		
	E153	Freezer	Gaggenau, 400 series freezer column, 24+W x 23-15/16+D x 79-7/8+H, model # RF 461 701, finish: Stainless steel; or approved equal	Appliance Canada		
	E154	Espresso Machine	Gaggenau, 400 series fully automatic espresso machine, 23-1/4+W x 17-15/16+H x 13-11/16+D, model # CM 450 710, finish: Stainless steel; or approved equal	Appliance Canada		
	E155	Wine Fridge	Gaggenau, 400 series under-counter wine storage unit, 21-1/4+W x 18+D x 28-1/8+H, model # RW 404 761, finish: stainless steel; or approved equal	Appliance Canada		
	E156	Warming Drawer	Gaggenau, 400 series convection warming drawer, 23-1/4+W x 19-11/16+D x 5-3/8+H, model # WS 461 710, finish: stainless steel; or approved equal	Appliance Canada		
	E157	Dishwasher (Lounge)	Bertazzoni, Panel ready dishwasher, 17-11/16+W x 21-5/8+D x 32-1/2+H, model # DW18PR, finish: panel to match adjacent cabinetry; or approved equal	Appliance Canada		
	E158	Microwave	Gaggenau, 200 series microwave oven, 15-3/4+H x 23-15/64+W x 12-41/64+D, model # BMP224110, finish: Gaggenau metallic; or approved equal	Appliance Canada		
	E159	Beverage Fridge	U-Line, Panel ready beverage centre, 23-5/8+W x 23-7/16+D x 33-11/16+H, model # U-2224BEVINT-60B, finish: to match adjacent cabinetry; or approved equal	Appliance Canada		



	E160	Washing Machine	Samsung, Front loading washing machine, 23.6+W x 33.4+H x 26.57+D, model # WWW22K6800AW, colour: White; or approved equal	Appliance Canada	Wendy DiCaro	905-617-2110
	E161	Dryer	Samsung, Front loading dryer, 23.6+W x 33.4+H x 26.57+D, model # DVK68000EW, colour: White; or approved equal	Appliance Canada		
	E162					
	E163					
	E164					
	E165					

2.4 MISCELLANEOUS

Reserved



3 LIGHTING AND ELECTRICAL SCHEDULE

3.1 LIGHTING FIXTURES












All electrical outlets, telephone & cable TV jacks to be installed as noted on Interior Design Drawings in addition to Electrical Engineer's Drawings as required.

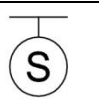






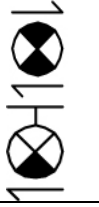


REV	Code	Eng Ref#	Description	Contact Company	Name	Phone
	A1 					
	A2 					
	FL 					
	L1 					
	B 					
	P1 		Dining Room			
	P2 		Kitchen Island			
	P3 		Breakfast Area			
	P4 		2 <sup>nd</sup> Floor Stairwell			
	P5 					
	P6 					
	S1 					

	S2 					
	W1 		Foyer			
	W2 		GF Stairwell			
	W3 		GF Power Room			
	W4 		Shared Bath			
	W5 		ENS 2			
	W6 		Master Ensuite			
	W7 		Master Bedroom			
	W8 		Basement Stairwell			
	W9 		Basement W/C			
	W10 					
	W11 					







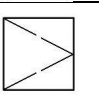
	W12 				
	F 				

3.2 ELECTRICAL SYMBOLS

REV	Symbol	Eng Ref#	Description
	\$		Light Switches, Claro White, (BLK denotes Black) to be mounted at 900 AFF unless otherwise noted
	\$ <sub>D</sub>		Dimmer Switch, Claro White, (BLK denotes Black) to be mounted at 900 AFF unless otherwise noted
	\$ <sub>MS</sub>		Toggle Switch c/w integrated motion sensor, Claro White, (BLK denotes Black), refer to manufacturer's installation instructions
			Duplex Outlet, Claro White, (BLK denotes Black) to be mounted at 300 AFF unless otherwise noted
			Duplex GFCI Outlet, Claro White, (BLK denotes Black) to be mounted at 300 AFF unless otherwise noted
			Quadplex Outlet, Claro White, (BLK denotes Black) to be mounted at 300 AFF unless otherwise noted
			Ceiling Mounted Duplex Outlet, Claro White, to be located as per RCP
			Floor Mounted Outlet, Brushed Stainless Steel, to be located as per plan
			220V Appliance Outlet, Claro White, (BLK denotes Black) to be mounted at 300 AFF unless otherwise noted
			Telephone Outlet, Claro White (BLK denotes Black), to be mounted at 300 AFF unless otherwise noted
			Data Outlet, Claro White (BLK denotes Black), to be mounted at 300 AFF unless otherwise noted
			Fax Outlet, Claro White (BLK denotes Black), to be mounted at 300 AFF unless otherwise noted
	TV		Cable TV Outlet for TV or High-speed, Claro White, (BLK denotes Black) to be mounted at 300 AFF, unless otherwise noted
	M		Music Hook-up, for location only
	 PL		Power line as indicated on plan (for specialty usage in addition to Electrical Drawings)
			Recessed Ceiling Speaker, for location only

		Wall Mounted Ceiling Speaker, for location only
		Fire Alarm Speaker, for location only
		Smoke Detector, refer to Electrical Engineers Drawings
		Heat Detector; refer to Electrical Engineers Drawings
		Pull Station; refer to Electrical Engineers Drawings
		Communication and Electrical Panels for location only, refer to Electrical Engineers Drawings
		Alarm Panel for location only, refer to Electrical Engineers Drawings
		Exit Lights for Amenities to be Lithonia Lighting, Precise LED, LRP-U-1(2) GC x 120 CSA green on clear w/ brushed aluminium housing & mounting brackets; directional chevrons to be included as required for location
		Emergency lighting to be supplied & installed as per Electrical Engineers specifications
		Radio Controlled Electric Door Open Assist Push Button to be supplied & installed as per Electrical Engineers Specifications

3.3 MECHANICAL SYMBOLS

		A/S Diffuser; refer to Electrical Engineers Drawings
		A/R Diffuser; refer to Electrical Engineers Drawings
		Thermostat; refer to Electrical Engineers Drawings
		Ceiling mounted sprinkler head; refer to Electrical Engineers Drawings
		Linear-type air supply & return grilles for Amenities where GWB ceilings are specified
		Toilet exhaust; refer to Electrical Engineers Drawings
		Concealed access door to be Acudor-Acorn #DW-5015 Recessed access door (for flush drywall installation) or equivalent; size as per mechanical drawings; concealed hinge and cam latch; to be supplied by HVAC supplier

3.4 MISCELLANEOUS

Reserved

