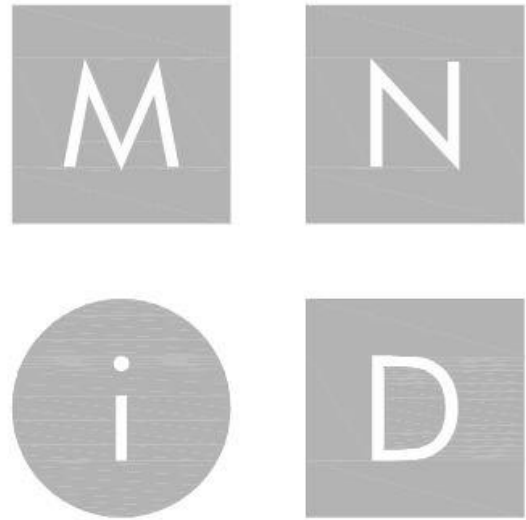


Interior Design Specifications



MIKE NIVEN INTERIOR DESIGN INC.

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LOT 91 - OAKGROVE

Prepared By

Document Owner(s)	Project/Organization Role
Mike Niven	Principal
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Revision

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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.
-

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: Builder's 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



2 EQUIPMENT SCHEDULE

2.1 PLUMBING FIXTURES

REV	Code	Item	Description	Contact Company	Name	Phone
02	E20	Sink	Blanco, Quatrus under mount stainless steel sink, 33" W x 18" D x 9" D, model # 401248, 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: Chrome	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

02	E30A	Shower base	Una Low Profile Shower Base, 41" x 42 5/8", model # 16-LP, one-piece pearlstone solid surface, to be installed as per supplier's instructions	RJW Enterprises	Bob Westcott	888-279-7841
	E31	Shower Faucet	Moen, Arris thermostatic shower valve trim, 7" Dia., model # TS33002, finish: Chrome; or approved equal Moen, ExactTemp 3/4" 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, 3/4" 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
01	E115	Hand Towel Bar	Decorative - TBD	TBD		
01	E116	Robe Hook	Moen, Align Robe Hook, 1.34" Dia. x 2.54" D, model # YB0403CH, finish: Chrome; refer to ID Drawings	Moen	Catherine Robb	905-829-3700 x. 5282
01	E117	Paper Holder	Moen, Align Paper Holder, 8.11" W x 1.34" H x 3.34" D, model # YB0408CH, finish: Chrome; refer to ID Drawings	Moen		
01	E118	24" Towel Bar	Moen, Arris 24" Towel Bar, 26.05" L x 2.05" H x 3.31" D, model # YB0824CH, finish: Chrome, refer to ID Drawings	Moen		
01	E119	Towel Ring	Moen, Arris Towel Ring, 5.12" L x 5.56" H x 2.68" D, model # YB0886CH, finish: Chrome; refer to ID Drawings	Moen		
01	E120	Robe Hook	Moen, Arris Robe Hook, 2.56" L x 2.05" H x 2.51" D, model # YB0803CH, finish: Chrome, refer to ID Drawings	Moen		
01	E121	Paper Holder	Moen, Arris Paper Holder, 8.52" L x 2.05" H x 3.15" D, model # YB0808CH, finish: Chrome, refer to ID Drawings	Moen		

01	E122	18" Towel Bar	Moen, Arris 18" Towel Bar, 26.05" L x 2.05" H x 3.31" D, model # YB0818CH, finish: Chrome, refer to ID Drawings	Moen	Catherine Robb	905-829-3700 x. 5282
05	E123	Corner Basket (2)	Corner Wire Basket, model: 2007, col: PC Polished Chrome, refer to ID drawings for mounting heights and placement.	Aquabrax	Order Desk	1-888-239-9336
	E124					
	E125					

2.3 APPLIANCES

REV	Code	Item	Description	Contact Company	Name	Phone
02 04	E146	Cooktop (Induction)	Gaggenau, Vario 400 series natural flex induction cooktop, 35 3/4" W x 20 1/2" D x 3 11/16" H, model # VI 492 611, finish: Stainless Steel; or approved equal	Appliance Canada	Wendy DiCaro	905-617-2110
04	E147	Cooktop Grill (Electric)	N/A			
02	E148	N/A	N/A			
04	E149	Teppan Yaki Grill	Gaggenau, Vario 400 series Teppan Yaki, 20 1/2" W x 14 15/16" D x 2 7/8" H, model # VP 414 610, 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		
02	E151	Microwave Oven	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		
	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	Wendy DiCaro	905-617-2110

	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 # WW22K6800AW, colour: White; or approved equal	Appliance Canada		
01	E161	Dryer	Samsung, Front loading dryer, 23.6" W x 33.4" H x 26.57" D, model # WW68000EW, colour: White; or approved equal	Appliance Canada		
02	E162	Dishwasher	Gaggenau, 200 series dishwasher, 23-9/16" W x 21-5/8" D x 34-1/8" H, model # DF 251 761, finish: panel to match adjacent cabinetry; or approved equal	Appliance Canada		
02 04	E163	Hood	Sirius hood, model #SU909, 55 8/64" W x 17 33/64" D x 13 3/16" H, stainless steel finish			
02 04	E164	Hood	N/A			
	E165					


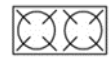






2.4 MISCELLANEOUS













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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 		Recessed Downlight, Eurofase, 1-Light Trimless LED gimbal, 2.75" L x 2.75" W x 4.13" H, item # 28718-35-017, finish: White, c/w 1 LED 120V 15W 1290lm 3000K, 30 degree beam angle, for dimmable driver, housing to suit; or approved equal	iNiT Sales and Marketing	John Monk	416-879-4065
	A2 		Recessed Downlight, Eurofase, 2-Light Trimless LED gimbal, 6.25" L x 2.75" W x 4.13" H, item # 36025-30-02, finish: White, c/w 2 LED 120V 15W 1290lm 3000K, 30 degree beam angle, for dimmable driver, housing to suit; or approved equal	iNiT Sales and Marketing		
	SH 		Recessed Damp-Rated Downlight, Eurofase, 1-Light LED, 3.13" x 3.13" x 2.75" H, item # 34891-30-02, finish: White, c/w 1 LED 120V 8W 600lm 3000K, housing to suit; or approved equal	iNiT Sales and Marketing		
06	FL1 		Inground Uplight, Eurofase, 1-Light LED, 2.5" Dia. X 3.38" H, item # 32097-016, finish: Black, c/w 1 LED 12V 4.5W 250lm 3000K, 25 degree beam angle, driver not included; or approved equal	iNiT Sales and Marketing		
	L1 		LED Angled Linear, Klus, KUBIK-45 Extrusion, 14mm W x 2000mm L max, item #B7697ANODA, finish: silver anodized, end caps, mounting tape and connectors as required; or approved equal Diffuser Cover, Klus, Liger Cover, item #17031, frosted finish Flexible LED Strip, Klus, 10mm W x 5000mm L max, item # K-30-1820-HD-24V, 18.2W 24V 1510lm per metre 3000K, 120 degree beam angle, 0-10V dimmable driver required	iNiT Sales and Marketing		
01	L2 		LED Angled Linear, Klus, KUBIK-45 Extrusion, 14mm W x 2000mm L max, item #B7697ANODA, finish: silver anodized, end caps, mounting tape and connectors as required; or approved equal Diffuser Cover, Klus, Liger Cover, item #17031, frosted finish Flexible waterproof LED Strip, Klus, 10mm W x 5000mm L max, item # WP-K-30-1820-HD-24V, 24V 18.2W 1510lm per metre 3000K, 120 degree beam angle, 0-10V dimmable driver required	iNiT Sales and Marketing		
	B 		Recessed Downlight, LiteLine A Line Trimless, 1-Light LED, 2.75" x 2.75" x 4" H, item # S202 WT-D 30 N C-C1-NC 2, finish: White, 1 LED 120V 15W 1100lm, 3000K, narrow beam angle, 0-10V dimmable driver required	Salex	Patricia Clark	416-293-2290
06	B2 		Recessed Downlight, LiteLine A Line Trimmed, 1-Light LED, 2.75" x 2.75" x 4" H, item # S202 WS-D 30 N C-C1-NC 2, finish: White, 1 LED 120V 15W 1100lm, 3000K, narrow beam angle, 0-10V dimmable driver required	Salex	Patricia Clark	416-293-2290

03	P1 		Suspended Ceiling Pendant, Lambert & Fils, Waldorf Suspension Double, 60" W. x 54" H, white finish, 2 LED 4.5W included, 120V, 450lm, 2700K			
03	P2 		Suspended Ceiling Pendant, Lambert & Fils and Guillaume Sasseville, Mile 4, 45 1/2" W x 2" D x 3 1/2" H, unloaded wire cord 96" and loaded wire cord 120", polished aluminium, LED 56W, 2478lm, 3000K			
03	P3 		Suspended Ceiling Pendant, Lambert & Fils, Laurent 04, 25" W x 24" D, chrome frame, black sphere holder and wires, LED included, 4.5W, 120V, 450lm, 2700K			
03	P4 		Suspended Ceiling Pendant, Robert Sonneman, Stix 6 Arm Pendant, 39.5" Diam., 6' of adjustable cable, aluminium finish, 6 x LED, 14W, 120V, 1430lm, 3000K			
03	W1 		Wall Fixture, Barbara Barry, Lightwell Small Rotating Sconce, 8 3/4" W x 7" H x 11" D, backplate 5" sq., installed as per elevation, soft brass finish w/ black shade, E26 A, 40W			
03	W2 		Wall Fixture, Peter Bristol, Bend Mini Light, 11 1/2" H x 3" W x 2" D, backplate 3" x 8 1/4", installed as per elevation, matte black finish, Dedicated LED, 8.5W, 800lm			
03	W3 		Wall Fixture, Michael Anastassiades, Tube Wall Light, 39 3/8" H x 1 1/4" W x 5 7/8" D, backplate 31 1/2", installed as per elevation, polished nickel stainless steel finish, S14s opal LED tube, 16.5W, 1000lm, 2700K			
03	W4 		Wall Fixture, Hudson Valley, Baird Bathroom Vanity Light, 11" W x 4 3/4" H x 5 1/4" D, installed as per elevation, Opal Shade Color w/ Polished Chrome finish, 2 LED, 3W, 120V, 3000K			
03	W5 		Wall Fixture, Thomas O'Brien, Selecta Long Sconce, 21 3/4" H x 4 3/4" W x 3 1/4" D, mounting plate center 10 7/8", installed as per elevation, Chrome finish w/ white glass, 2x E26 T, 60W			
03	W6 		Wall Fixture, Michael Anastassiades, Tube Wall Light, 39 3/8" H x 1 1/4" W x 5 7/8" D, backplate 31 1/2", installed as per elevation, polished nickel stainless steel finish, S14s opal LED tube, 16.5W, 1000lm, 2700K			
03	W7 		N/A	N/A		
03	W8 		Wall Fixture, Peter Bristol, Bend Mini Light, 11 1/2" H x 3" W x 2" D, backplate 3" x 8 1/4", installed as per elevation, matte black finish, dedicated LED, 8.5W, 800lm			








03	W9 		Wall Fixture, Kelly Wearstler, Nouvel Small Sconce, 14 ½" H x 8 ½" W x 4 3/4" D, mounting plate center 5 installed as per elevation, Chrome finish w/ white glass, dedicated LED, 16W, 1450lm			
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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
	\$ _D		Dimmer Switch, Claro White, (BLK denotes Black) to be mounted at 900 AFF unless otherwise noted
	\$ _{MS}		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 Engineer's Drawings
			Heat Detector; refer to Electrical Engineer's Drawings
			Pull Station; refer to Electrical Engineer's Drawings
			Communication and Electrical Panels for location only, refer to Electrical Engineer's Drawings
01			Wall mounted, 4 "scene" dimming system as per RCP, mount at 42" AFF, to be selected by others. Reconfigure electrical components of light fixtures to suit dimming system selected.
			Alarm Panel for location only, refer to Electrical Engineer's 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 Engineer's specifications
			Radio Controlled Electric Door Open Assist Push Button to be supplied & installed as per Electrical Engineer's Specifications

3.3 MECHANICAL SYMBOLS

			A/S Diffuser; refer to Electrical Engineer's Drawings
			A/R Diffuser; refer to Electrical Engineer's Drawings
			Thermostat; refer to Electrical Engineer's Drawings
			Ceiling mounted sprinkler head; refer to Electrical Engineer's Drawings
			Linear-type air supply & return grilles for Amenities where GWB ceilings are specified
			Toilet exhaust; refer to Electrical Engineer's 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



4 FINISHES SCHEDULE

4.1 DESCRIPTION

REV	Item	Description	Reference	Contact Company	Name	Phone
05	Slab #1 Basement	Quartz slab, 19mm thick, Caesarstone, 3040 Cement, polished finish, minimal grout installation, Flextile, Storm, 517/617, as required, to be sealed and installed as per supplier's instructions		Caesarstone	Samantha Andrews	416-479-8400
05	Slab #2 Powder	Quartz slab, 19mm thick, Caesarstone, 6011 Intense White, polished finish, minimal grout installation, Flextile, Bright White, 510/610, as required, to be sealed and installed as per supplier's instructions		Caesarstone	Samantha Andrews	416-479-8400
05	Slab #3 Kitchen	Quartz slab, 19mm thick, Caesarstone 3142 White Shimmer, polished finish, minimal grout installation, Flextile, Mineral, 514/614, as required, to be sealed and installed as per supplier's instructions		Caesarstone	Samantha Andrews	416-479-8400
05	Slab #4 Fireplace	Stone slab, 19mm thick, Obsidian Black, brushed finish, minimal grout installation, Flextile, Midnight, 518/618, as required, to be sealed and installed as per supplier's instructions		Ciot	Annalisa Gafoor	416-739-8000
05	Slab #5 Stairwell	Stone slab, 19mm thick, Obsidian Black, brushed finish, minimal grout installation, Flextile, Midnight, 518/618, as required, to be sealed and installed as per supplier's instructions		Ciot	Annalisa Gafoor	416-739-8000
05	Slab #5A Foyer	Marble Slab, 19mm thick, Port Laurent, polished finish, minimal grout installation, Flextile, Charcoal, 585/685, as required, to be sealed and installed as per supplier's instructions		Olympia Tile	Robin Zandi	416-785-9555 ext. 316
05	Slab #6 Laundry	Quartz slab, 19mm thick, 6600 Nougat, polished finish, minimal grout installation, Flextile, Bone, 512/612, as required, to be sealed and installed as per supplier's instructions		Caesarstone	Samantha Andrews	416-479-8400
05	Slab #7 Ensuite 2	Quartz slab, 19mm thick, 6600 Nougat, polished finish, minimal grout installation, Flextile, Pewter Grey, 588/688, as required, to be sealed and installed as per supplier's instructions		Caesarstone	Samantha Andrews	416-479-8400
05	Slab #8 Shared	Quartz slab, 19mm thick, 7141 Quartz Reflections, polished finish, minimal grout installation, Flextile, Earl Grey, 520/620, as required, to be sealed and installed as per supplier's instructions		Caesarstone	Samantha Andrews	416-479-8400
05	Slab #9 Master Ensuite	Marble slab, 20mm thick, Cipollino, polished finish, minimal grout installation, Flextile, Earl Grey, 520/620, as required, to be sealed and installed as per supplier's instructions		Enmar	Order desk	905-660-4922
05, 07	Slab #10 Lounge	Quartz slab, 19mm thick, Caesarstone 3142 White Shimmer, polished finish, minimal grout installation, Flextile, Sterling, 519/619, as required, to be sealed and installed as per supplier's instructions		Caesarstone	Samantha Andrews	416-479-8400
	Threshold #1	Integral to door package, refer to Architectural Specifications				
	Threshold #2	Builder's standard hardwood reducer, solid walnut, to match Hardwood #1				
	Threshold #3	Builder's Standard hardwood threshold, wood to wood, to match Hardwood #1				

05	Tile #1	Porcelain Tile, 580mm x 580mm x 10mm thick, Pinch Series, col: Black, polished finish, code: MZ.PC.BLK.2424.PL, minimal grout installation, Flextile, North Sea Grey, 563/663, as required, to be sealed and installed as per supplier's instructions		Olympia Tile	Robin Zandi	416-785-9555 ext. 316
05	Tile #2	Porcelain Mosaic Tile, 48mm x 48mm x 6mm thick, Quebec Series, col: Black, unglazed, code: OD.QC.BLK.0202.FS, minimal grout installation, Flextile, North Sea Grey, 563/663, as required, to be sealed and installed as per supplier's instructions		Olympia Tile	Robin Zandi	416-785-9555 ext. 316
05	Tile #3	Porcelain Tile, 72mm x 222mm x 10mm thick, Regles Series, col: White trend linear, code: NZ.RL.WHT.0309.LN, minimal grout installation, Flextile, Snowwhite, 551/651, as required, to be sealed and installed as per supplier's instructions		Olympia Tile	Robin Zandi	416-785-9555 ext. 316
05	Tile #4	Porcelain Tile, 200mm x 200mm x 10mm thick, Azulej Series, Nero Renda, polished finish, minimal grout installation, Flextile, Sterling, 519/619, as required, to be sealed and installed as per supplier's instructions		StoneTile		
05	Tile #5	Porcelain Tile, 600mm x 600mm x 10mm thick, Unicolour Series, col: Beige, matte finish, code: OV.UN.BGE.1212.MT, minimal grout installation, Flextile, Harvest, 586/686, as required, to be sealed and installed as per supplier's instructions		Olympia Tile	Robin Zandi	416-785-9555 ext. 316
05	Tile #6	Porcelain Tile, 600mm x 600mm x 9mm thick, Steeltech Series, col: Beige, matte finish, minimal grout installation, Flextile, Mineral, 514/614, as required, to be sealed and installed as per supplier's instructions		StoneTile		
05	Tile #7	Porcelain Tile, 72mm x 222mm x 9mm thick, Regles Series, col: Titan (white), Top Linear Décor, minimal grout installation, Flextile, Charcoal, 585/685, as required, to be sealed and installed as per supplier's instructions		Olympia Tile		
05	Tile #8	Porcelain Tile, hexagon 250mm x 216mm x 9mm thick, Merino Series, col: Esa Triangle Mix, D627, code: MC.MR.TRIMIX.10HEXDC, minimal grout installation, Flextile, Earl Grey, 520/620, as required, to be sealed and installed as per supplier's instructions		Olympia Tile	Robin Zandi	416-785-9555 ext. 316
05	Tile #9	Porcelain Mosaic Tile, 48mm x 48mm x 6mm thick, Quebec Series, col: Bone, unglazed, code: OD.QC.BON.0202.FS, minimal grout installation, Flextile, Earl Grey, 520/620, as required, to be sealed and installed as per supplier's instructions		Olympia Tile	Robin Zandi	416-785-9555 ext. 316
05	Tile #10	Porcelain Tile, hexagon 250mm x 216mm x 9mm thick, Merino Series, col: Tex. Taupe Esa D625, MC.MR.TPE.10.HEX, minimal grout installation, Flextile, Earl Grey, 520/620, as required, to be sealed and installed as per supplier's instructions		Olympia Tile	Robin Zandi	416-785-9555 ext. 316
05	Tile #10A	Porcelain Tile, hexagon 250mm x 216mm x 9mm thick, Merino Series, col: Esa Triangle Mix, D627, code: MC.MR.TRIMIX.10HEXDC, minimal grout installation, Flextile, Earl Grey, 520/620, as required, to be sealed and installed as per supplier's instructions		Olympia Tile	Robin Zandi	416-785-9555 ext. 316
05	Tile #11	Porcelain Tile, 900mm x 900mm x 9mm thick, I Cocci Series, col: Cemento (dark grey), OE.IC.CNR.3636.MT.DC, minimal grout installation, Flextile, Earl Grey, 520/620, as required, to be sealed and installed as per supplier's instructions		Olympia Tile	Robin Zandi	416-785-9555 ext. 316
05	Tile #12	Porcelain Tile, 75mm x 300mm x 9mm thick, Regoli Series, col: Latte gloss, gloss finish, minimal grout installation, Flextile, Desert, 587/687, as required, to be sealed and installed as per supplier's instructions		Stone Tile		

05	Tile #13	Porcelain Tile, 610mm x 610mm x 10mm thick, Bernice Series, col: Grigio Dark, matte finish, minimal grout installation, Flextile, Earl Grey, 520/620, as required, to be sealed and installed as per supplier's instructions		Stone Tile		
05	Hardwood #1	Engineered Hardwood, 125mm W x 19mm thick, Vintage Flooring, patt: 5" wide sculpted black walnut, UVF finish, character grade, underlay as per manufacturaer's recommendation, install as per manufacturer's instructions		Vintage Flooring	Angelo Portante	416-521-6127
05, 06, 07	Base #1	Hardwood Base, 205mm H x 10mm thick, paint grade for Paint #6, complete with 25mm H x 13mm thick shoe moulding, refer to ID drawings				
05, 06, 07	Base #2	Hardwood Base, 205mm H x 10mm thick, paint grade for Paint #6, complete with 25mm H x 13mm thick shoe moulding, refer to ID drawings				
05, 06, 07	Base #3	Hardwood Base, 150mm H x 10mm thick, paint grade for Paint #6, complete with 25mm H x 13mm thick shoe moulding, refer to ID drawings				
05, 06, 07	Base #4	Hardwood Base, 150mm H x 10mm thick, paint grade for Paint #6, complete with 25mm H x 13mm thick shoe moulding, refer to ID drawings				
06, 07	Casing #1	Custom solid wood frameless style casing, c/w 72mm wide x 19mm thick applied casing, paint grade for Paint #6, refer to ID drawings				
06, 07	Casing #2	Custom solid wood frameless style casing, c/w 72mm wide x 19mm thick applied casing, paint grade for Paint #6, refer to ID drawings				
06, 07	Casing #3	Custom solid wood frameless style casing, 30mm wide, c/w 6mm continuous reveal, paint grade for Paint #6, refer to ID drawings				
06, 07	Casing #4	Custom solid wood frameless style casing, 30mm wide, c/w 6mm continuous reveal, paint grade for Paint #6, refer to ID drawings				
06, 07	Casing #5	Custom solid wood casing, 72mm x 19mm thick, model 170, paint grade for Paint #6, refer to ID drawings		Penegal Traditional Door	Order desk	416-747-1992
	Moulding #1	Tile corner trim, Schluter, Schiene #XX-EB, col: brushed stainless steel (X denoted tile thickness to be confirmed)		Schluter Systems		
	Moulding #2	Tile corner trim, Schluter, Rondec, col: brushed stainless steel		Schluter Systems		
05, 07	Column #1	Column Cover, two piece cast iron column cover, Model #AIC-8393-8394, col: Natural Cast Iron, site measure required, to be assembled and finished as per manufacturer's instructions		Architectural Iron Co.	Order desk	800-442-4766

	Stair #1	Builder's Standard Staircase, stained to match Hardwood #1, 2 quality samples to be submitted to designer for approval prior to fabrication				
	Railing #1	Contemporary handrail and glass panel railing system, 38mm x 38mm stainless steel posts, 12mm tempered glass, vertically mounted contemporary handrail, 44mm W x 75mm H, White Oak, for Stain #1		Airport Railings & Stairs	Marcello Spremulli	905-677-1678
	Railing #2	Contemporary handrail, 44mm x75mm, vertically mounted on bracket, part # SSWF00100045, brushed chrome finish, mount as per suppliers instructions		Airport Railings & Stairs	Marcello Spremulli	905-677-1678
	Glazing #1	Clear tempered glass, (thickness as required), all exposed edges to be polished				
	Glazing #2	Frosted tempered glass, (thickness as required), all exposed edges to be polished				
06	Metal #1	Matte black metal				
	Mirror #1	Clear mirror, ¼" thick, tempered, all exposed edges to be polished				
	Panel #1	Veneer #1 with solid wood edges on 19mm MDF substrate (FR as required), matte factory furniture finish, for Stain #1 as per Designer sample, 2 quality samples to be submitted to Designer for approval prior to fabrication		QTK		
06	Wood #1	White Oak, vertical grain as per ID drawings, 2 quality samples to be submitted to Designer for approval prior to fabrication		QTK		
	Veneer #1	White Oak, flat cut as per ID drawings		QTK		
	Cabinet #1 Basement	Flat Panel slab door, QTS 1022, col: Decotec, Carini Walnut LP Laminate, as per ID drawings, refer to QTK shop drawings		QTK	Giovanni Toto	416-746-1811
06	Cabinet #2 Kitchen	Flat panel uppers, QT 1025, col: to match Paint #5, 5% sheen Flat panel with minimal frame bases, QTH 8008, col: White Oak, Cashew, 5% sheen Flat panel large island base, QTS 1025, col: Mercurywood Pianovo Matte 12 Steel, as per ID drawings, refer to QTK shop drawings		QTK		
	Cabinet #3 Great room	Custom built-ins, to match White Oak, Cashew, as per ID drawings, refer to QTK shop drawings		OTK		
	Cabinet #4 Console	Custom built-ins, to match White Oak, Cashew, as per ID drawings, refer to QTK shop drawings		QTK		

	Cabinet #5 Laundry	Flat Panel slab door, QTS 1022, col: Decotec, Carini Walnut LP Laminate, as per ID drawings, refer to QTK shop drawings		QTK		
06	Cabinet #6 Ensuite 2	Flat panel with minimal frame, QTH 8008, col: to match Paint #13, 5% sheen, as per ID drawings refer to QTK shop drawings		QTK		
06	Cabinet #7 Shared	Flat panel with minimal frame, QTH 8008, col: to match Paint #14, 5% sheen, as per ID drawings, refer to QTK shop drawings		QTK		
	Cabinet #8 Master Ensuite	Flat panel, QTS 1025, col: White Oak, Cashew, 5% sheen, as per ID drawings, refer to QTK shop drawings		QTK		
06	Cabinet #9 Lounge	Flat panel uppers, QT 1025, col: to match Paint #5, 5% sheen Flat panel with minimal frame bases, QTH 8008, col: White Oak, Cashew, 5% sheen, as per ID drawings, refer to QTK shop drawings		QTK		
	Countertop #1 Basement	19mm thick, eased edges, polished finish, in Slab #1, refer to ID drawings				
	Countertop #2 Powder	19mm thick, 205mm apron, mitred and eased edge, polished finish, in Slab #2, refer to ID drawings				
	Countertop #3 Kitchen	19mm thick, reveal detail, eased edges, polished finish, in Slab #3, refer to ID drawings				
	Countertop #4 Great room	38mm thick, Wood #1 for Stain #1, refer to ID drawings				
06	Countertop #5 Laundry	38mm thick, built up edge w/ quirk mitre-edge profile, polished finish, in Slab #6, refer to ID drawings				
	Countertop #6 Ensuite 2	19mm thick, 205mm apron, mitred and eased edge, polished finish, in Slab #7, refer to ID drawings				
	Countertop #7 Shared	19mm thick, 205mm apron, mitred and eased edge, polished finish, in Slab #8, refer to ID drawings				
05	Countertop #8 Master Ensuite	19mm thick, 205mm apron, mitred and eased edge, polished finish, in Slab #9, refer to ID drawings				
	Countertop #9 Lounge	19mm thick, eased edges, polished finish, in Slab #1, refer to ID drawings				
	Stain #1	Stain to match Designer's sample, Cashew on White Oak, 5% sheen, minimum 8 coats, 2 quality samples to be submitted to Designer for approval prior to fabrication				

	Wallcovering #1	Symphony, 54" wide, patt: Maestro, col: AZ52692MA White Cloud, 20 oz, straight/random match, hung vertically, to be installed as per supplier's instructions		Crown Wallpaper & Fabrics or approved equal		
	Wallcovering #2	N/A				
	Paint #1	Benjamin Moore, Designer Classics Collection, #CC-10 Ultra White, latex, flat				
	Paint #2	Benjamin Moore, Designer Classics Collection, #CC-10 Ultra White, latex, eggshell				
	Paint #3	Benjamin Moore, Designer Classics Collection, #CC-10 Ultra White, latex, semi-gloss				
	Paint #4	Benjamin Moore, Designer Classics Collection, #CC-10 Ultra White, latex, flat				
	Paint #5	Benjamin Moore, Designer Classics Collection, #CC-10 Ultra White, latex, eggshell				
	Paint #6	Benjamin Moore, Designer Classics Collection, #CC-10 Ultra White, latex, semi-gloss				
	Paint #7	Benjamin Moore, Colour Preview, #2119-60 Silver Lining, latex, eggshell				
	Paint #8	Benjamin Moore, Designer Classics Collection, #CC-20 Decorator's White, refer to millwork specifications for finish				
	Paint #9	Benjamin Moore, Colour Preview, #2115-40 Mauve Blush, refer to millwork specifications for finish				
	Paint #10	Benjamin Moore, Colour Preview, #2132-50 Pilgrim Haze, refer to millwork specifications for finish				
	Paint #11	Benjamin Moore, Affinity Colour Collection, #AF-670 Nightingale, refer to millwork specifications for finish				
06	Paint #12	Benjamin Moore, Colour Preview, #2132-10 Black, durable spray on finish, flat finish				
06	Paint #13	Benjamin Moore, Colour Preview, #2115-20 Incense Stick, refer to millwork specifications for finish				
06	Paint #14	Benjamin Moore, Classic Colour Collection, #1098 Toasted Almond, refer to millwork specifications for finish				
06	Door #1	Semi solid core flat panel door, paint grade, for Paint #12, height as per elevation, c/w with dummy levers, builder's standard catch system, and matching hinge sets, style: Halifax Square Rose, model #SPSL12 HFL26D SQT B, satin chrome finish		Wiser Home		
06	Door #2	Semi solid core flat panel door, paint grade, for Paint #12, height as per elevation, c/w with passage levers, builder's standard catch system, and matching hinge sets style: Halifax Square Rose, model #SPSL101 HFL26D SQT B, satin chrome finish		Wiser Home		
06	Door #3	Semi solid core flat panel door, paint grade, for Paint #12, height as per elevation, c/w with privacy levers, builder's standard catch system, and matching hinge sets style: Halifax Square Rose, model #SPVL331 HFL26D SQT B, satin chrome finish		Wiser Home		

	Door #4	Sliding glass door, Duo T, 1 ½" W x 1 9/32" D black matte metal frame, frosted glass inserts, single H track, wall mounted, black, FTS bottom track door stop to match		The Sliding Door Company	Hulya Cristales	416-637-4620
	Door #5	Builder's Standard Frameless Glass Shower Enclosure, standard clear glazing, hardware to be Richelieu Round Tubular pull, 90 degree corners, back to back pull, model; 8702S10418171, polished chrome		Richelieu	Erynn Jones	905-672-1500
	Window #1	To match Door #4, refer to ID drawings		The Sliding Door Company		

4.2 MISCELLANEOUS

Reserved



5 MISCELLANEOUS

5.1 DESCRIPTION

Reserved

6 APPENDICIES

6.1 DESCRIPTION

Reserved
