

Material Specifications

50 West Lynn

September 13, 2026

HW-6



Accessibility

Grab bar — basement bathroom

Client approval status: Approved

Associated Rooms

RM303

Cost

Price \$55.00 / Unit

Quantity* 0.00

Total* \$0.00

Material/Product Name	Vendor	General Notes
Bobrick B-6806.99 36" Grab Bar		18-ga stainless steel grab bar, peened non-slip grip, 1-1/4" dia. Exceeds 250 lb load when installed on solid blocking. 36" length for basement shower long wall at 34" AFF.

Installation & Project Specific Notes

Shower long wall, 34" AFF. 250 lb load — solid blocking required, not toggle anchors.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.



AP-1

Appliance

Wall oven

Client approval status: Approved



Associated Rooms

RM103

Cost

Price \$52.00 / Unit

Quantity* 0.00

Total* \$0.00

Material/Product Name	Vendor	General Notes
30" Wall Oven		LSWS306ST - Test LG exclusive 4-Mode True Convection EasyClean® Cut-Out (WxHxD) 28-1/2"(W) x 29"(H) x 23-1/2"(D)

Installation & Project Specific Notes

Dedicated 240V circuit. Cabinet opening per manufacturer rough-in, verify before MW-1 fabrication.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.



AP-2

Appliance

Dishwasher — panel ready

Client approval status: Approved



Associated Rooms

RM103

Cost

Price / Unit

Quantity* 0.00

Total* \$0.00

Material/Product Name	Vendor	General Notes
LG Panel Ready Dishwasher		LG Studio 24" Panel Ready Top Control Built In Dishwasher LG Studio Model #: SDWD24P3

Installation & Project Specific Notes

Integrated panel and HW-4 edge pull. Confirm panel weight against door spring rating.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.



AP-3

Appliance

Washer + dryer — stacked

Client approval status: Approved



Associated Rooms

RM207

Cost

Price	\$2,300.00	/ Unit
Quantity*	0.00	
Total*	\$0.00	

Material/Product Name	Vendor	General Notes
LG WM4000HBA Washer + DLEX4000B Dryer (Stacked Pair)		4.5 cu ft front-load washer + 7.4 cu ft electric dryer with LG stacking kit (KSTK1). Recessed dryer vent box and drain pan with drain to floor drain required — second floor location. Approx. \$2,300/pair.

Installation & Project Specific Notes

Recessed dryer vent box. Drain pan with drain to floor drain required — second floor location.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.



FL-3

Concrete

Sealed polished concrete slab

Client approval status: Approved



Associated Rooms

RM304, RM305, RM306, RM101

Cost

Price	\$62.00	/ Sq. Ft
Quantity*	0.00	
Total*	\$0.00	

Material/Product Name	Vendor	General Notes
PROSOCO Consolideck LS Concrete Densifier		Lithium-silicate densifier/hardener for polished concrete. Pair with Consolideck LSGuard for the guard coat. Approx. \$62/gal, ~400 sq ft/gal per coat.

Installation & Project Specific Notes

Two coats densifier, one coat guard. Protect from staining until substantial completion. Control joints to be filled with semi-rigid epoxy, colour matched.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.



CT-1

Corian

Kitchen countertop — solid surface

Client approval status: Approved



Associated Rooms

RM103

Cost

Price / Sq. Ft

Quantity* 100.00

Total* \$0.00

Material/Product Name	Vendor	General Notes
Ethereal Glow in Suede Finish		Quartz Countertop from Silestone

Installation & Project Specific Notes

Seamless integrated sink at island. Template on site after cabinet install. Seams to fall at cabinet joints only, none within 24" of the cooktop cutout.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.



DR-1



Doors

Interior doors — typical

Client approval status: Approved

Associated Rooms

RM101, RM107, RM109, RM201, RM202, RM203, RM204, RM205, RM207, RM302, RM303

Cost

Price	\$260.00	/ Unit
Quantity*	1.00	
Total*	\$260.00	

Material/Product Name	Vendor	General Notes
Masonite Solid Core 1-Panel Shaker Interior Door		Solid core smooth-finish primed shaker slab, paint grade (PT-4). Undercut 3/4" for return air; acoustic seal kit at RM109 and bathrooms. Approx. \$260/leaf.

Installation & Project Specific Notes

Solid core throughout. Acoustic seal at RM109 and all bathrooms. Undercut 3/4" for return air.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.



DR-2

Doors

Glazed sliding doors

Client approval status: Not Yet Approved



Associated Rooms

RM104, RM109

Cost

Price / Unit

Quantity* 0.00

Total* \$0.00

Material/Product Name	Vendor	General Notes
Sliding Doors with Lites	Tile Store Toronto	

Installation & Project Specific Notes

Surface-mounted track, office to living room. Verify wall clear for full door stack before ordering track length.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.

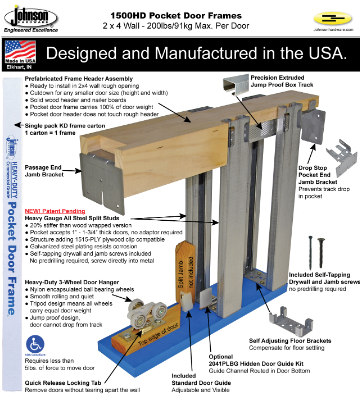


DR-3

Doors

Pocket doors

Client approval status: Not Yet Approved



Associated Rooms

RM106, RM107

Cost

Price	\$165.00	/ Unit
Quantity*	0.00	
Total*	\$0.00	

Material/Product Name	Vendor	General Notes
Johnson Hardware 1500HD Pocket Door Frame		Heavy-duty steel-stud compatible pocket door frame kit, rated to 400 lb/door. For pantry + powder room pockets. Frame kit only — door slab per DR-1.

Installation & Project Specific Notes

Pantry and powder room. Steel-stud pocket frame; no plumbing or electrical permitted in pocket wall.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.



LT-4



Electrical

Under-cabinet linear LED

Client approval status: Approved

Associated Rooms

RM103

Cost

Price / Lin. Ft

Quantity* 0.00

Total* \$0.00

Material/Product Name	Vendor	General Notes
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Vela chanel - under cabinet

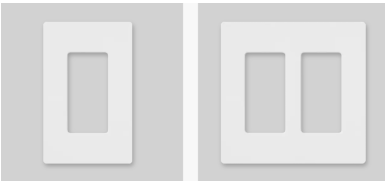
Installation & Project Specific Notes

Recessed into the underside of upper cabinets, lens flush. Driver located in the sink base — provide access.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.



EL-1



Electrical

Wiring devices + plates

Client approval status: Approved

Associated Rooms

RM101, RM102, RM103, RM104, RM105, RM108, RM109,
RM201, RM202, RM203, RM207, RM208, RM301, RM302

Cost

Price / Unit

Quantity* 0.00

Total* \$0.00

Material/Product Name	Vendor	General Notes
Wall plates		Designer style - white

Installation & Project Specific Notes

Switches at 44" AFF, receptacles at 15" AFF unless noted. Align plates plumb and gang where adjacent.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.



EL-2

Electrical

Doorbell + chime

Client approval status: Approved



Associated Rooms

RM101

Cost

Price / Unit

Quantity* 1.00

Total* \$0.00

Material/Product Name	Vendor	General Notes
Doorbell		Blink Video Doorbell

Installation & Project Specific Notes

Button at 48" AFF beside the front door; chime in RM102. Transformer in RM304.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.



MW-7



Furniture

Bathroom vanity cabinets

Client approval status: Not Yet Approved

Associated Rooms

RM107, RM205, RM303

Cost

Price	\$1,400.00	/ Unit
Quantity*	1.00	
Total*	\$1,400.00	

Material/Product Name	Vendor	General Notes
Duravit L-Cube Wall-Mounted Vanity Unit		Wall-hung vanity unit for RM107 (blocking required in 2x6 wall); floor-mounted console versions available for other bathrooms. Drawer boxes clear P-traps via siphon cut-out.

Installation & Project Specific Notes

Wall-hung at RM107 — blocking required in 2x6 wall. Floor-mounted elsewhere. Drawer boxes to clear P-traps.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.



GR-1

Grout

Grout — wall tile, typical

Client approval status: Approved

Associated Rooms

RM103, RM107, RM204, RM205, RM207, RM303, RM101

Cost

Price / Unit

Quantity* 1.00

Total* \$0.00

Material/Product Name	Vendor	General Notes
Pewter Grout - Mapei 5002		#5002

Installation & Project Specific Notes

All wall tile unless noted. Silicone colour-matched at all inside corners and changes of plane — do not grout movement joints.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.



GR-2

Grout

Grout — floor tile, typical

Client approval status: Approved

Associated Rooms

RM101, RM106, RM107, RM108, RM204, RM205, RM207, RM303

Cost

Price / Unit

Quantity* 1.00

Total* \$0.00

Material/Product Name	Vendor	General Notes
Charcoal Grout - Mapei 5047		#5047

Installation & Project Specific Notes

All floor tile. Charcoal selected for traffic areas — confirm sample against FL-2 before bulk order.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.

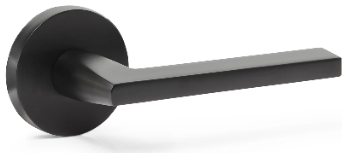


HW-1

Hardware

Door hardware — levers

Client approval status: Approved



Associated Rooms

RM101, RM107, RM109, RM201, RM202, RM203, RM204, RM205, RM302, RM303

Cost

Price	/ Unit	
Quantity*	1.00	
Total*	\$0.00	

Material/Product Name	Vendor	General Notes
Door hardware		

Installation & Project Specific Notes

Privacy sets at all bathrooms and bedrooms; passage elsewhere. Living finish — will patina, this is intended and is not a defect.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.



HW-2

Hardware

Pocket door privacy hardware

Client approval status: Not Yet Approved



Associated Rooms

RM106, RM107

Cost

Price / Unit

Quantity* 0.00

Total* \$0.00

Material/Product Name	Vendor	General Notes
Pocket Door - Privacy		

Installation & Project Specific Notes

Privacy at RM107, passage at RM106. Flush pulls both faces.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.



HW-3

Hardware

Cabinet pulls — brass

Client approval status: Not Yet Approved



Associated Rooms

RM103, RM106, RM108, RM109, RM206, RM207

Cost

Price / Unit

Quantity* 0.00

Total* \$0.00

Material/Product Name	Vendor	General Notes
ALPERA / Solid Brass Handles		without base

Installation & Project Specific Notes

6" on drawers, 4" on doors. Vertical on doors, horizontal on drawers, centred on rail.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.



HW-4

Hardware

Cabinet edge pull — integrated

Client approval status: Not Yet Approved



Associated Rooms

RM103

Cost

Price / Unit

Quantity* 0.00

Total* \$0.00

Material/Product Name	Vendor	General Notes
Modern Alu Edge Pull White		100 mm length 18 mm width

Installation & Project Specific Notes

Island and appliance panels only, to keep the waterfall faces clean.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.



HW-5

Hardware



Towel bars + hooks

Client approval status: Not Yet Approved

Associated Rooms

RM107, RM204, RM205, RM303

Cost

Price / Unit

Quantity* 0.00

Total* \$0.00

Material/Product Name	Vendor	General Notes
Towel Bar - Gold		Brushed Gold - 24"

Installation & Project Specific Notes

Bar at 48" AFF, hooks at 66" AFF. Blocking required in all locations — coordinate before board.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.



MW-1

IKEA

Kitchen cabinetry — painted

Client approval status: Not Yet Approved



Associated Rooms

RM103, RM106

Cost

Price / Unit

Quantity* 0.00

Total* \$0.00

Material/Product Name	Vendor	General Notes
I2 - Base cabinet for built-in oven		30x24x30 Article Number 502.986.49

Installation & Project Specific Notes

Full-height pantry wall, base and uppers. Soft-close hardware throughout. Verify all dimensions on site before fabrication — see A-401.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.

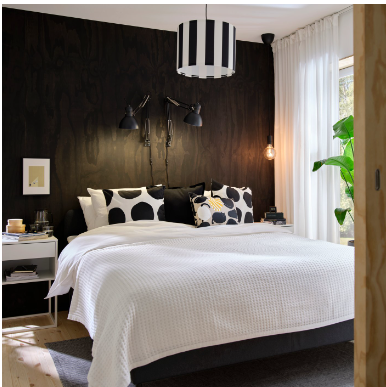


MW-3

IKEA

Mudroom bench + lockers

Client approval status: Not Yet Approved



Associated Rooms

RM108

Cost

Price	\$900.00	/ Unit
Quantity*	0.00	
Total*	\$0.00	

Material/Product Name	Vendor	General Notes
IKEA SEKTION Base Cabinet System		SEKTION base cabinet carcasses as basis for mudroom bench + locker millwork; custom fronts, bench seat and cubbies site-built by millworker. Cost is allowance per bay run.

Installation & Project Specific Notes

Bench 18" AFF, hooks at 42" and 60" AFF. Open cubby above. Scribe to out-of-plumb exterior wall.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.



MW-4

IKEA

Home office built-in desk + shelving

Client approval status: Not Yet Approved



Associated Rooms

RM109

Cost

Price / Unit

Quantity* 0.00

Total* \$0.00

Material/Product Name	Vendor	General Notes
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Ikea built-in bookcase

Installation & Project Specific Notes

Desk 29" AFF. Grommets at each data drop. Adjustable shelving above — see A-404.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.



MW-5

IKEA

Primary closet millwork

Client approval status: Not Yet Approved



Associated Rooms

RM206

Cost

Price	\$2,500.00	/ Unit
Quantity*	0.00	
Total*	\$0.00	

Material/Product Name	Vendor	General Notes
IKEA PAX / KOMPLEMENT Wardrobe System		PAX frames with KOMPLEMENT interiors (double hang, drawers, shelving) as basis for primary closet millwork. Island drawer unit subject to 8'-4" clear width. Cost is allowance for full closet.

Installation & Project Specific Notes

Full height, hang double at 42" and 84" AFF. Island drawer unit only if clear width confirmed at 8'-4" min.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.

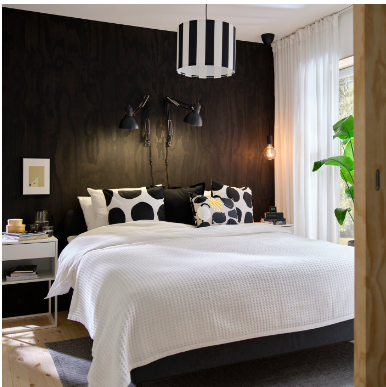


MW-6

IKEA

Laundry cabinetry + folding counter

Client approval status: Not Yet Approved



Associated Rooms

RM207, RM101

Cost

Price	\$600.00	/ Unit
Quantity*	1.00	
Total*	\$600.00	

Material/Product Name	Vendor	General Notes
IKEA SEKTION Wall Cabinets - Laundry		SEKTION wall cabinets over stacked W/D with site-built folding counter at 36" AFF and pull-out drying rack at end bay. Cost is allowance for uppers only.

Installation & Project Specific Notes

Upper cabinets over stacked W/D; counter at 36" AFF over front-loaders. Pull-out drying rack at end bay.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.



LT-1

Lighting

Recessed downlight

Client approval status: Approved



Associated Rooms

RM102, RM103, RM104, RM106, RM107, RM108, RM109,
RM201, RM202, RM203, RM204, RM205, RM207,
RM208, RM301, RM302

Cost

Price	\$350.00	/ Unit
Quantity*	6.00	
Total*	\$2,100.00	

Material/Product Name	Vendor	General Notes
3" HELIOS LED Fixture - Fixed Downlight		All White - Trimless - Round - Fixed - 3000K

Installation & Project Specific Notes

90 CRI, 2700K throughout. Trimless — plaster frame must be set before board. All on dimmers.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.



LT-2

Lighting

Dining pendant

Client approval status: Approved



Associated Rooms

RM105

Cost

Price	\$250.00	/ Unit
Quantity*	0.00	
Total*	\$0.00	

Material/Product Name	Vendor	General Notes
SCOUT CREAM ART DECO PENDANT LIGHT		

Installation & Project Specific Notes

Centred on the dining table location, not the room. Final height 34" above table top.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.



LT-3

Lighting

Island pendants

Client approval status: Approved



Associated Rooms

RM103

Cost

Price / Unit

Quantity* 3.00

Total* \$0.00

Material/Product Name	Vendor	General Notes
Belle Pendant		

Installation & Project Specific Notes

Three units at 30" o.c., centred on island. Bottom of shade 36" above counter.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.



LT-5

Lighting

Flush mount — circulation

Client approval status: Approved



Associated Rooms

RM102, RM106, RM108, RM206, RM208, RM305

Cost

Price / Unit

Quantity* 0.00

Total* \$0.00

Material/Product Name	Vendor	General Notes
Flush Mount Round Light		

Installation & Project Specific Notes

Halls, closets and service rooms. Centre in the space, not on the framing.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.



LT-6

Lighting

Wall sconce — bathrooms

Client approval status: Not Yet Approved



Associated Rooms

RM107, RM204, RM205

Cost

Price \$350.00 / Unit

Quantity* 0.00

Total* **\$0.00**

Material/Product Name	Vendor	General Notes
Weston Indoor / Outdoor Sconce		

Installation & Project Specific Notes

Pairs flanking mirrors at 66" AFF. Damp-rated. Blocking required.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.



LT-7

Lighting



Accent picture light

Client approval status: Approved

Associated Rooms

RM104

Cost

Price / Unit

Quantity* 0.00

Total* \$0.00

Material/Product Name	Vendor	General Notes
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Accent Art Light

Installation & Project Specific Notes

Fireplace wall, RM104. Confirm art size and centreline with client before rough-in.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.



LT-8

Lighting

Linear LED cove

Client approval status: Approved



Associated Rooms

RM301

Cost

Price / Lin. Ft

Quantity* 0.00

Total* \$0.00

Material/Product Name	Vendor	General Notes
Linear LED		Linear LED in Chanel See drawings for length

Installation & Project Specific Notes

Perimeter cove at rec room bulkhead. Conceal driver in the bulkhead with access panel.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.

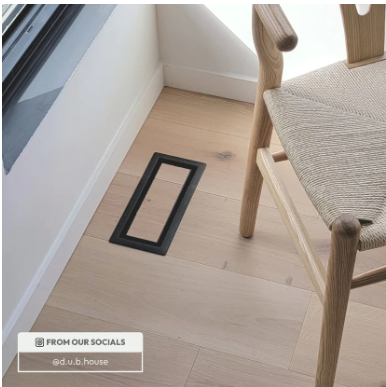


ME-1

Mechanical

Linear HVAC grille — flush

Client approval status: Not Yet Approved



Associated Rooms

RM103, RM104, RM105, RM201, RM204

Cost

Price / Unit

Quantity* 2.00

Total* \$0.00

Material/Product Name	Vendor	General Notes
Flush HVAC Grille		See mech for sizing

Installation & Project Specific Notes

Plaster-in flush grilles in principal rooms. Painted to match the surface they sit in, wall or ceiling. Standard stamped grilles only in service rooms.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.



PT-1

Paint

Wall paint — typical

Client approval status: Approved



Associated Rooms

RM101, RM102, RM104, RM201, RM202, RM203, RM206,
RM208, RM302

Cost

Price	\$40.00	/ Unit
Quantity*	0.00	
Total*	\$0.00	

Material/Product Name	Vendor	General Notes
Chantilly Lace Paint	Benjamin Moore	OC-65

Installation & Project Specific Notes

Primer + 2 coats on all GWB unless noted. Level 4 finish minimum; Level 5 at RM104 raking-light walls.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.



PT-2

Paint

Wall paint — accent, warm grey

Client approval status: Not Yet Approved



Associated Rooms

RM105, RM301, RM101

Cost

Price	\$40.00	/ Unit
Quantity*	0.00	
Total*	\$0.00	

Material/Product Name	Vendor	General Notes
EdgeComb Grey Paint	Benjamin Moore	HC-173

Installation & Project Specific Notes

Dining room (RM105) all four walls; rec room (RM301) feature wall only, balance PT-1.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.



PT-3

Paint

Wall paint — accent, deep blue

Client approval status: Not Yet Approved



Associated Rooms

RM109, RM101

Cost

Price	\$40.00	/ Unit
Quantity*	0.00	
Total*	\$0.00	

Material/Product Name	Vendor	General Notes
Mediterranean Teal Paint	Benjamin Moore	2123-10

Installation & Project Specific Notes

Home office only. Millwork MW-4 to be sprayed in same colour, semi-gloss — colour drawdown required for approval.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.



PT-4

Paint

Trim + door paint

Client approval status: Approved



Associated Rooms

RM101, RM102, RM103, RM104, RM105, RM106, RM107,
RM108, RM109, RM201, RM202, RM203, RM205, RM206,
RM207, RM208

Cost

Price	/ Unit
Quantity*	0.00
Total*	\$0.00

Material/Product Name	Vendor	General Notes
Carolina Gull	Benjamin Moore	Carolina Gull 2138-40 A rich, versatile mid-tone that exhibits appealing notes of gray and warm green.

Installation & Project Specific Notes

All baseboard, casing, crown and interior door faces. Spray-finish doors off site where possible; brush marks not acceptable.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.



PT-5

Paint

Ceiling paint — typical

Client approval status: Approved



Associated Rooms

RM101, RM102, RM103, RM105, RM106, RM108, RM109,
RM201, RM202, RM203, RM206, RM208, RM301, RM302

Cost

Price	\$40.00	/ Unit
Quantity*	10.00	
Total*	\$400.00	

Material/Product Name	Vendor	General Notes
Chantilly Lace Paint	Benjamin Moore	OC-65

Installation & Project Specific Notes

All ceilings unless noted. Cut clean to wall — no scribe bead.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.



PT-6

Paint

Ceiling paint — bathrooms

Client approval status: Approved



Associated Rooms

RM107, RM204, RM205, RM207, RM303

Cost

Price	\$40.00	/ Unit
Quantity*	0.00	
Total*	\$0.00	

Material/Product Name	Vendor	General Notes
Chantilly Lace Paint	Benjamin Moore	OC-65

Installation & Project Specific Notes

Mildew-resistant. All bathroom and laundry ceilings.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.



PT-7

Paint

Utility wall paint — basement service

Client approval status: Approved



Associated Rooms

RM304, RM305, RM306

Cost

Price \$40.00 / Unit

Quantity* 0.00

Total* **\$0.00**

Material/Product Name	Vendor	General Notes
Chantilly Lace Paint	Benjamin Moore	OC-65

Installation & Project Specific Notes

Block filler required on concrete block before topcoat. Mechanical, storage and cold cellar only.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.



PT-8

Paint

Exposed structure + services paint

Client approval status: Not Yet Approved



Associated Rooms

RM304, RM305, RM306

Cost

Price	\$40.00	/ Unit
Quantity*	0.00	
Total*	\$0.00	

Material/Product Name	Vendor	General Notes
Leather Saddle Brown Paint	Benjamin Moore	2100-20

Installation & Project Specific Notes

Spray-applied to joists, ducts, conduit and piping as a single monolithic field. Mask sprinkler heads and equipment labels.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.



MW-2

Paint

Kitchen island — white oak

Client approval status: Not Yet Approved



Associated Rooms

RM103, RM101

Cost

Price	\$40.00	/
Quantity*	0.00	
Total*	\$0.00	

Material/Product Name	Vendor	General Notes
Vintage Vogue Paint	Benjamin Moore	462

Installation & Project Specific Notes

Waterfall ends both sides. Veneer to be sequence-matched and continuous around the waterfall — layout drawing required for review.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.



PL-1

Plumbing

Kitchen sink

Client approval status: Not Yet Approved



Associated Rooms

RM103

Cost

Price / Unit

Quantity* 1.00

Total* \$0.00

Material/Product Name	Vendor	General Notes
Kraus Kitchen Sink 27"		27" Undermount Workstation 16 Gauge Single Bowl Stainless Steel Kitchen Sink with Accessories Model #: KWU110-27

Installation & Project Specific Notes

Undermount to CT-1 — coordinate cutout with fabricator. Centred on window.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.



PL-2

Plumbing

Kitchen faucet

Client approval status: Not Yet Approved



Associated Rooms

RM103

Cost

Price / Unit

Quantity* 1.00

Total* \$0.00

Material/Product Name	Vendor	General Notes
Kitchen faucet		Crue® Pull-down kitchen sink faucet with three-function sprayhead K-22972-VS Stainless steel finish

Installation & Project Specific Notes

Deck-mount, single hole. Soap dispenser in matching finish at the same rail.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.



PL-3

Plumbing

Powder room vanity

Client approval status: Not Yet Approved



Associated Rooms

RM107

Cost

Price / Unit

Quantity* 0.00

Total* \$0.00

Material/Product Name	Vendor	General Notes
24" Powder Room Vanity		

Installation & Project Specific Notes

Wall-hung, 32" AFF to top. Carrier and blocking required in 2x6 wall.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.



PL-4

Plumbing

Powder room faucet

Client approval status: Not Yet Approved



Associated Rooms

RM107

Cost

Price / Unit

Quantity* 0.00

Total* \$0.00

Material/Product Name	Vendor	General Notes
Powder room faucet		Mecca 25 Single Hole Bathroom Faucet Product Code: FA 221901BG

Installation & Project Specific Notes

Finish to match HW-1. Confirm spout reach clears the basin rim by 1" min.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.



PL-5

Plumbing

Primary ensuite double vanity

Client approval status: Not Yet Approved



Associated Rooms

RM204

Cost

Price / Unit

Quantity* 0.00

Total* \$0.00

Material/Product Name	Vendor	General Notes
Momo 60" Freestanding Standard Double Bathroom Vanity with Top		

Installation & Project Specific Notes

Two undermount basins at 20" c-c from each end. Drain offset required to clear drawer boxes.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.



PL-6

Plumbing

Wall-mount lavatory faucet

Client approval status: Not Yet Approved



Associated Rooms

RM204

Cost

Price / Unit

Quantity* 0.00

Total* \$0.00

Material/Product Name	Vendor	General Notes
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Castia™ by Studio McGee Wall-mount
bathroom sink faucet trim, 1.2 gpm

Installation & Project Specific Notes

Rough-in valve at 40" AFF, spout at 44" AFF. Set rough-in depth against final tile thickness (TL-1) — verify before wall close.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.



PL-7

Plumbing

Shower valve + trim kit

Client approval status: Not Yet Approved



Associated Rooms

RM204, RM205, RM303

Cost

Price / Unit

Quantity* 0.00

Total* \$0.00

Material/Product Name	Vendor	General Notes
Shower kit		Veneto Bath Shower Set 2 Brushed Gold Product Code: VEN-SET 2 BG

Installation & Project Specific Notes

Pressure-balanced thermostatic mixing valve required per OBC. Handshower slide bar at 60" AFF. RM204 rain head ceiling-mounted.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.

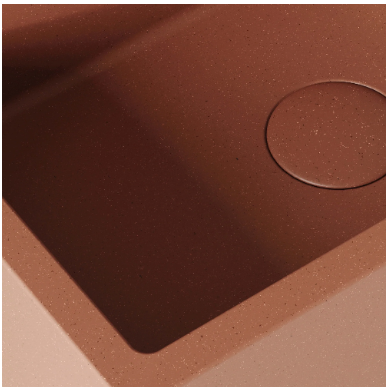


PL-8

Plumbing

Wall-hung basin — basement

Client approval status: Not Yet Approved



Associated Rooms

RM303

Cost

Price / Unit

Quantity* 0.00

Total* \$0.00

Material/Product Name	Vendor	General Notes
Lusso Stone Sostanza Concrete Wall Hung Bason		

Installation & Project Specific Notes

Heavy — steel carrier required, not standard blocking. Confirm wall build-out depth before framing.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.



PL-9

Plumbing

Water closets

Client approval status: Not Yet Approved



Associated Rooms

RM107, RM204, RM205, RM303

Cost

Price	\$425.00	/ Unit
Quantity*	0.00	
Total*	\$0.00	

Material/Product Name	Vendor	General Notes
TOTO Drake Universal Height Toilet (CST776CEG)		Two-piece elongated 1.28 GPF toilet, universal (comfort) height, CEFIONTECT glaze, TORNADO FLUSH. RM303 unit pairs with up-flush macerating pump — confirm compatibility with pump manufacturer.

Installation & Project Specific Notes

Comfort height at all locations. RM303 on up-flush macerating pump — confirm invert and vent with P-101.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.



FL-6

Rug/Carpet



Wool loop broadloom — walk-in closet

Client approval status: Not Yet Approved

Associated Rooms

RM206

Cost

Price / Sq. Ft

Quantity* 0.00

Total* \$0.00

Material/Product Name	Vendor	General Notes
Carpet tile		

Installation & Project Specific Notes

Tackless strip install over 1/2" 8lb rebond pad. Single seam permitted at closet centreline only.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.

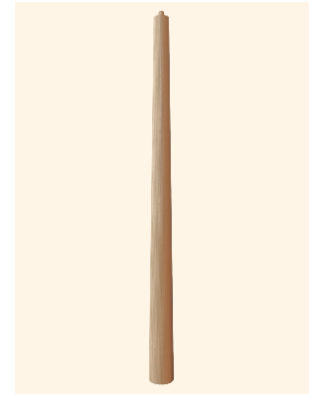


ST-1

Stair

Stair balusters + newel posts

Client approval status: Not Yet Approved



Associated Rooms

RM102, RM208

Cost

Price / Unit

Quantity* 0.00

Total* **\$0.00**

Material/Product Name

Vendor

General Notes

Stair balister / end post

Tapered post to be installed under the railing

Installation & Project Specific Notes

Treads white oak to match FL-1, risers painted PT-4. Max 4" sphere clearance per OBC. Handrail return required at both ends.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.



FL-2

Tile



Porcelain floor tile — wet + service areas

Client approval status: Approved

Associated Rooms

RM101, RM106, RM107, RM108, RM205, RM207, RM303

Cost

Price \$15.00 / Sq. Ft

Quantity* 0.00

Total* **\$0.00**

Material/Product Name	Vendor	General Notes
Matisse Green		10" X 2.5"

Installation & Project Specific Notes

Straight-set, 1/8" joints, running bond limited to 1/3 offset. Uncoupling membrane over all floors. Heated mat under RM108 and RM204 — verify mat layout before thinset.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.



TL-1

Tile

Primary ensuite wall tile

Client approval status: Not Yet Approved



Associated Rooms

RM204, RM101

Cost

Price \$20.00 / Sq. Ft

Quantity* 0.00

Total* \$0.00

Material/Product Name	Vendor	General Notes
ZELLIGE TURCHESE		

Installation & Project Specific Notes

Full height in shower, 48" AFF at balance. Handmade — expect 10% shade and edge variation, this is intended. Order 15% overage. Stack bond at niche back.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.



TL-2

Tile

Secondary bathroom wall tile

Client approval status: Approved



Associated Rooms

RM107, RM205, RM303, RM101

Cost

Price \$20.00 / Sq. Ft

Quantity* 0.00

Total* **\$0.00**

Material/Product Name	Vendor	General Notes
Vogue White		16" X 16"

Installation & Project Specific Notes

Running bond, 50% offset. Full height at tub surround (RM205) and shower (RM303); 48" AFF wainscot at RM107. Bullnose at all exposed edges.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.



TL-3

Tile



Kitchen backsplash tile

Client approval status: Approved

Associated Rooms

RM103, RM101

Cost

Price \$20.00 / Sq. Ft

Quantity* 100.00

Total* **\$2,000.00**

Material/Product Name	Vendor	General Notes
Clay Sand		11" x 2.75"

Installation & Project Specific Notes

Full height from counter to underside of upper cabinets. Continue behind range to hood. Outlets to be centred in tile courses — coordinate with E-201 before rough-in.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.



FL-1

Tile

Engineered white oak plank flooring

Client approval status: Approved



Associated Rooms

RM102, RM103, RM104, RM105, RM109, RM201, RM202, RM203, RM208

Cost

Price	\$20.00	/ Sq. Ft
Quantity*	0.00	
Total*	\$0.00	

Material/Product Name	Vendor	General Notes
KAFE ALMOND ENGINEERED HARDWOOD FLOOR		KAFE ALMOND 7.50"x RL(24"-75")x3/4" Hard Wax Oiled, Brushed, Select T&G

Installation & Project Specific Notes

Acclimatize 7 days on site before install. Plank direction north-south throughout; continuous run through RM102/RM104 with no transition strip. Floating install over acoustic underlay at second floor.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.



FL-5

Tile

Marble mosaic floor — primary ensuite

Client approval status: Approved



Associated Rooms

RM204, RM101

Cost

Price	\$13.00	/ Sq. Ft
Quantity*	0.00	
Total*	\$0.00	

Material/Product Name	Vendor	General Notes
Bianco Carrara And Thassos White Marble Metal Moasic Tiles		

Installation & Project Specific Notes

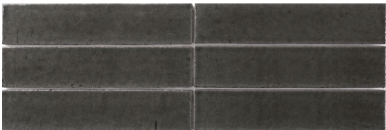
Slope 2% to linear drain, curbless. Sheets to be dry-laid and shuffled to blend veining. Seal before grouting — marble is porous.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.



TL-4

Tile



Fireplace surround thin brick

Client approval status: Approved

Associated Rooms

RM104, RM101

Cost

Price \$60.00 / Sq. Ft

Quantity* 1.00

Total* **\$60.00**

Material/Product Name	Vendor	General Notes
Absaroka Glazed Thin Brick	Fireclay	2.5x8 2.5x11.5

Installation & Project Specific Notes

Full height floor to ceiling at RM104 north wall. Mortar joints raked 1/8". Non-combustible backer required within 6" of firebox opening — see A-403.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.



TL-5

Tile

Laundry + mudroom backsplash tile

Client approval status: Approved



Associated Rooms

RM108, RM207, RM101

Cost

Price \$15.00 / Sq. Ft

Quantity* 150.00

Total* \$2,250.00

Material/Product Name	Vendor	General Notes
Seaglow Squares 5x5		Material: Ceramic Suitable for: Residential and Commercial Walls Origin: Fiorano Modenese, Italy Size per tile: 5" X 5" Thickness: 8.5mm Weight per box: 18 lbs Special installation instructions: N/A Sheen: Glossy Water absorption: 10%+ PEI durability rating: N/A -- wall tile Slip rating: N/A Other certifications: Very High Chemical Resistance (resists most household chemicals and cleaners), Very High Stain Resistance (stains removable with hot water)

Installation & Project Specific Notes

Backsplash only, counter to underside of upper cabinets. Full-height return at washer standpipe wall.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.



CT-2

Tile

Bathroom vanity tops — quartz

Client approval status: Not Yet Approved



Associated Rooms

RM107, RM204, RM205, RM303, RM101

Cost

Price	\$20.00	/ Sq. Ft
Quantity*	50.00	
Total*	\$1,000.00	

Material/Product Name	Vendor	General Notes
Versatile Vein Bianco	Stone Tile	

Installation & Project Specific Notes

4" backsplash at RM205 and RM303; no backsplash at RM204 (tile to counter). Undermount basins, reveal to be consistent.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.



CT-3

Tile

Laundry counter — quartz

Client approval status: Not Yet Approved



Associated Rooms

RM207, RM101

Cost

Price	\$20.00	/ Sq. Ft
Quantity*	50.00	
Total*	\$1,000.00	

Material/Product Name	Vendor	General Notes
Versatile Vein Bianco	Stone Tile	

Installation & Project Specific Notes

Continuous over stacked units. Cutout for utility sink; verify rough-in before template.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.

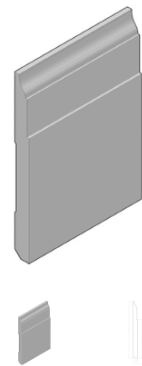


TR-1

Trim

Baseboard

Client approval status: Approved



Associated Rooms

RM101, RM102, RM103, RM104, RM105, RM106, RM108, RM109, RM201, RM202, RM203, RM206, RM208, RM301, RM302

Cost

Price	\$12.00	/ Lin. Ft
Quantity*	1,250.00	
Total*	\$15,000.00	

Material/Product Name	Vendor	General Notes
8.5" Baseboard - Baseboard 308		

Installation & Project Specific Notes

All finished rooms. Mitred outside corners, coped inside. Not used in RM304/305/306.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.



TR-2

Trim

Door + window casing

Client approval status: Approved



Associated Rooms

RM101, RM102, RM103, RM104, RM105, RM107, RM108,
RM109, RM201, RM202, RM203, RM205, RM208

Cost

Price / Lin. Ft

Quantity* 5.00

Total* \$0.00

Material/Product Name	Vendor	General Notes
Casing 22 + Backband 30		Window Casing

Installation & Project Specific Notes

All interior openings. Windows cased four sides — no stool and apron. Reveal 1/4" at jamb.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.



TR-3

Trim

Crown moulding

Client approval status: Not Yet Approved

Combination
C8



Associated Rooms

RM104, RM105

Cost

Price \$12.00 / Lin. Ft

Quantity* 0.00

Total* **\$0.00**

Material/Product Name

Vendor

General Notes

Moulding Combination C8

Backband 30 Baseboard 354 Casing
22 Doorstop 116

Installation & Project Specific Notes

Principal rooms only. Terminate cleanly at beam faces in RM104 — do not return across beams.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.



TR-4

Trim



Picture rail / beaded moulding

Client approval status: Approved

Associated Rooms

RM109

Cost

Price \$12.00 / Lin. Ft

Quantity* 0.00

Total* \$0.00

Material/Product Name	Vendor	General Notes
570/D Large Bobbin Beaded Moulding	Decwood Trims	HEIGHT: 29mm LENGTH: 1500mm PROJECTION: 14mm PATTERN REPEAT: 26mm SURFACE: Smooth

Installation & Project Specific Notes

Home office, 84" AFF, all four walls. Mitre at corners, no butt joints on a wall face.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.



WC-1

Wallpaper

Powder room wallcovering

Client approval status: Not Yet Approved



Associated Rooms

RM107

Cost

Price / Unit

Quantity* 0.00

Total* \$0.00

Material/Product Name	Vendor	General Notes
Casanova wallpaper		Blue This is velvet texture. Might not be great for cleaning but I think the look might be quite interesting.

Installation & Project Specific Notes

All four walls above TL-2 wainscot. Pattern to be centred on the vanity wall. Order from a single dye lot; 20% overage for repeat matching.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.

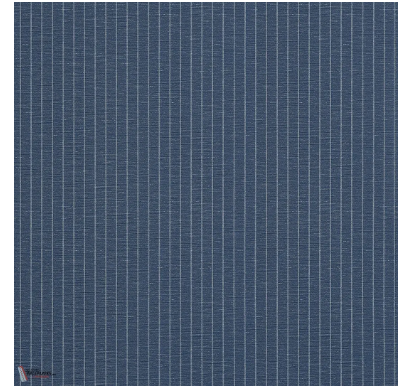


WC-2

Wallpaper

Dining room accent wallcovering

Client approval status: Not Yet Approved



Associated Rooms

RM105

Cost

Price / Unit

Quantity* 0.00

Total* **\$0.00**

Material/Product Name

Vendor

General Notes

Suited Stripe wallpaper

Colour: Navy I think based on specifications that this is a more natural texture

Installation & Project Specific Notes

Feature wall only (east). Balance PT-2. Confirm strip alignment against window trim before hanging.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.



FL-4

Wood

Luxury vinyl plank — below grade

Client approval status: Not Yet Approved



Associated Rooms

RM301, RM302, RM101

Cost

Price \$4.50 / Sq. Ft

Quantity* 500.00

Total* **\$2,250.00**

Material/Product Name	Vendor	General Notes
COREtec Pro Plus XL Enhanced LVP		Rigid-core SPC luxury vinyl plank, waterproof and rated for below-grade installation. Floating loose-lay install. Approx. \$4.50/sq ft.

Installation & Project Specific Notes

Rigid core, below-grade rated. Loose-lay floating over slab; 3/8" perimeter expansion gap concealed by base. Confirm slab moisture below 3 lbs before install.

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.



TARAI

Wood

Tarararara

Client approval status: Not Yet Approved



Associated Rooms

RM104, RM101

Cost

Price / N/A

Quantity* 0.00

Total* \$0.00

Material/Product Name	Vendor	General Notes
White Oak Veneer		RIFT CUT WHITE OAK, LINSEED OIL FINISH

Installation & Project Specific Notes

*Contractor to verify all pricing and final quantities. Refer to drawings for total quantity per room.

