

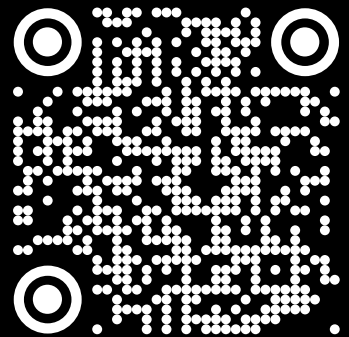


P-22-18-02 - [LOODU FAMILY] 12967 56A AVENUE, SURREY, BC V3X 2Z1 CANADA

DESIGN SPECIFICATION LITE PACKAGE - PART 2 | 3
ISSUED: 2023.12.13

**WEST COAST
SUBURBAN**

DESIGN SPEC



GENERAL PROJECT PAGE

<https://focusedinteriors.com/site/project-page-22-18-02/>

SHORT-FORM DESIGN SPECIFICATION

P-22-18-02 [LOODU FAMILY]



CODE	DESCRIPTION	QTY	SUPPLIER CONTACT	NOTES
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DOOR HARDWARE

DOOR BELL COVER PLATE

2466-US19		EMTEK AMERICAN CLASSIC DOOR BELL W/ WATFORD ROSETTE - FLAT BLACK			
	CATEGORY:	DOOR HARDWARE	SUPPLIER:	BRADFORD DESIGN DECORATIVE	NOTES:
	STATUS:	APPROVED	CONTACT:	FREIDA NG	
	BY/FROM:	CLIENT	PHONE:	1.604.569.0783;205	
	AVAILABILITY:		EMAIL:	freida@bradfordhardware.com	
	URL:	https://www.emtek.com/all-products/accessories/door-accessories/door-bells/american-classic?443=371255&453=371441			
STYLE OPTION!	EXTENTS:	EX-Main House			

ENTRY DOOR HANDLESET - MAIN HOUSE

4819-M-US19		EMTEK FULL LENGTH LAUSANNE TUBULAR ENTRY SET W/ MILANO LEVER - FLAT BLACK			
	CATEGORY:	DOOR HARDWARE	SUPPLIER:	BRADFORD DESIGN DECORATIVE	NOTES:
	STATUS:	APPROVED	CONTACT:	FREIDA NG	
	BY/FROM:	CLIENT	PHONE:	1.604.569.0783;205	
	AVAILABILITY:		EMAIL:	freida@bradfordhardware.com	
	URL:	https://www.emtek.com/all-products/door-hardware/front-door-entry-sets/tubular-entry-sets/lausanne/?443=371255&444=371296			
STYLE OPTION!	EXTENTS:	EX-Main House			

GENERAL DOOR DEAD BOLT

SC.CRD.190		BLADWIN CONTEMPORARY ROUND DEADBOLT - SATIN BLACK			
	CATEGORY:	DOOR HARDWARE	SUPPLIER:	BRADFORD DESIGN DECORATIVE	NOTES:
	STATUS:	APPROVED	CONTACT:	FREIDA NG	
	BY/FROM:	CLIENT	PHONE:	1.604.569.0783;205	
	AVAILABILITY:		EMAIL:	freida@bradfordhardware.com	
	URL:	https://www.baldwinhardware.com/p/contemporary-round-deadbolt?variant=sc-crd-190			
	EXTENTS:	EX-Main House			

GENERAL DOOR LEVER

PS.TUB.R.CRR.190		BALDWIN TUBE LEVER & CONTEMPORARY ROUND ROSE SET - PASSAGE - SATIN BLACK			
	CATEGORY:	DOOR HARDWARE	SUPPLIER:	BRADFORD DESIGN DECORATIVE	NOTES:
	STATUS:	APPROVED	CONTACT:	FREIDA NG	
	BY/FROM:	CLIENT	PHONE:	1.604.569.0783;205	
	AVAILABILITY:		EMAIL:	freida@bradfordhardware.com	
	URL:	https://www.baldwinhardware.com/p/tube-lever-contemporary-round-rose-passage?variant=pass-tubxcrr-190			
	EXTENTS:	EX-Main House			

SHORT-FORM DESIGN SPECIFICATION

P-22-18-02 [LOODU FAMILY]



CODE	DESCRIPTION	QTY	SUPPLIER CONTACT	NOTES
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GENERAL DOOR SMART DEAD BOLT

8225.190.ZW		BALDWIN MINNEAPOLIS TOUCHSCREEN SZ-WAVE DEADBOLT - SATIN BLACK			
	CATEGORY:	DOOR HARDWARE	SUPPLIER:	BRADFORD DESIGN DECORATIVE	NOTES: - Garage Side Access - Basement Suite Access - Pool Access
	STATUS:	APPROVED	CONTACT:	FREIDA NG	
	BY/FROM:	CLIENT	PHONE:	1.604.569.0783;205	
	AVAILABILITY:		EMAIL:	freida@bradfordhardware.com	
	URL:	https://www.baldwinhardware.com/p/minneapolis-touchscreen-z-wave-deadbolt?variant=sc-8225-zw-190			
STYLE OPTION!	EXTENTS:	EX-Main House			

DOOR OPENINGS

ENTRY DOOR - BASEMENT SUITE

FIBREGLASS 3/4 GLASS FLAT PANEL DOOR - PRIMED					
	CATEGORY:	DOOR OPENINGS	SUPPLIER:	A-1 DOORS & MOULDINGS LTD.	NOTES:
	STATUS:	APPROVED	CONTACT:	ASHMEET CHAHAL	
	BY/FROM:	CLIENT	PHONE:	1.604.724.5032	
	AVAILABILITY:		EMAIL:	ashmeet@a1doors.ca	
	URL:	https://www.a1doors.ca/products/exterior-doors/			
	EXTENTS:	EX-Main House			

ENTRY DOOR - MAIN HOUSE

WESTERN CUSTOM CURVED WOOD DOOR W/ SIDE PANELS - MAPLE					
	CATEGORY:	DOOR OPENINGS	SUPPLIER:	A-1 DOORS & MOULDINGS LTD.	NOTES:
	STATUS:	AWAITING APPROVAL	CONTACT:	ASHMEET CHAHAL	
	BY/FROM:	CLIENT	PHONE:	1.604.724.5032	
	AVAILABILITY:		EMAIL:	ashmeet@a1doors.ca	
	URL:	https://www.westerndoor.ca/products			
STYLE OPTION!	EXTENTS:	EX-Main House			

EVERWOOD IN-STOCK CUSTOM CURVED WOOD DOOR W/ SIDE PANELS - THE ASHBY

	CATEGORY:	DOOR OPENINGS	SUPPLIER:	EVERWOOD CUSTOM WOODWORKING LTD.	NOTES: ESTIMATE NO. 2582
	STATUS:	AWAITING APPROVAL	CONTACT:	KYLE	
	BY/FROM:	CLIENT	PHONE:	1.778.755.5688	
	AVAILABILITY:	IN-STOCK	EMAIL:	kyle@everwooddoors.com	
	URL:	https://www.everwooddoors.com/exterior/the-ashby			
STYLE OPTION!	EXTENTS:	EX-Main House			

SHORT-FORM DESIGN SPECIFICATION

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CODE	DESCRIPTION	QTY	SUPPLIER CONTACT	NOTES
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FOLDING ECLIPSE DOOR SYSTEM - MAIN HOUSE

3-DR. FOLDING ECLIPSE DOOR SYSTEM - BM 2112-30 STONE BROWN					
	CATEGORY:	DOOR OPENINGS	SUPPLIER:	A-1 DOORS & MOULDINGS LTD.	NOTES:
	STATUS:	APPROVED	CONTACT:	ASHMEET CHAHAL	
	BY/FROM:	CLIENT	PHONE:	1.604.724.5032	
	AVAILABILITY:		EMAIL:	ashmeet@a1doors.ca	
		URL:	https://www.a1doors.ca/products/exterior-doors/		
	EXTENTS:	EX-Main House			

PATIO DOORS - BASEMENT SUITE

CLEAR GLASS DOUBLE DOOR - PRIMED					
	CATEGORY:	DOOR OPENINGS	SUPPLIER:	A-1 DOORS & MOULDINGS LTD.	NOTES:
	STATUS:	APPROVED	CONTACT:	ASHMEET CHAHAL	
	BY/FROM:	CLIENT	PHONE:	1.604.724.5032	
	AVAILABILITY:		EMAIL:	ashmeet@a1doors.ca	
	URL:	https://www.a1doors.ca/products/exterior-doors/			
	EXTENTS:	EX-Main House			

SIDE ACCESS DOORS - BASEMENT POOL

FIBREGLASS FULL GLASS VISTAGRANDE					
	CATEGORY:	DOOR OPENINGS	SUPPLIER:	A-1 DOORS & MOULDINGS LTD.	NOTES:
	STATUS:	APPROVED	CONTACT:	ASHMEET CHAHAL	
	BY/FROM:	CLIENT	PHONE:	1.604.724.5032	
	AVAILABILITY:		EMAIL:	ashmeet@a1doors.ca	
	URL:	https://www.a1doors.ca/products/exterior-doors/			
	EXTENTS:	EX-Main House			

SIDE ACCESS DOORS - MAIN HOUSE

FIBREGLASS FLAT PANEL DOORS - PRIMED					
	CATEGORY:	DOOR OPENINGS	SUPPLIER:	A-1 DOORS & MOULDINGS LTD.	NOTES:
	STATUS:	APPROVED	CONTACT:	ASHMEET CHAHAL	
	BY/FROM:	CLIENT	PHONE:	1.604.724.5032	
	AVAILABILITY:		EMAIL:	ashmeet@a1doors.ca	
	URL:	https://www.a1doors.ca/products/exterior-doors/			
	EXTENTS:	EX-Main House			

DOOR PANELS

SHORT-FORM DESIGN SPECIFICATION

P-22-18-02 [LOODU FAMILY]



CODE	DESCRIPTION	QTY	SUPPLIER CONTACT	NOTES
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GARAGE DOORS

NT		AMARR NORTHHAMPTON CLOSED ARCH W/ OPENER - WALNUT			
	CATEGORY:	DOOR PANELS	SUPPLIER:	BC GARAGE DOORS	NOTES: x1 Single & x1 Double Door Price includes installation and all parts. One year on garage door installation
	STATUS:	APPROVED	CONTACT:	BEN	
	BY/FROM:	CLIENT	PHONE:	1.604.446.4417	
	AVAILABILITY:		EMAIL:	info@bc-garagedoors.com	
	URL:	window=madeira">https://www.amarr.com/us/en/garage-doors/explore-products/view-all-doors/classica?panel=northampton&color=true-white&>window=madeira			
STYLE OPTION!	EXTENTS:	EX-Main House			

FINISHES

EXTERIOR PAINTED DOORS

22107-30	MAIN LEVEL - BENJAMIN MOORE COLOUR PREVIEW - ROCKIE BROWN				
	CATEGORY:	FINISHES	SUPPLIER:	BENJAMIN MOORE & CO.	NOTES:
	STATUS:	APPROVED	CONTACT:	MARLENA JACKSON	
	BY/FROM:	CLIENT	PHONE:	1.778.549.0344	
	AVAILABILITY:		EMAIL:	marlena.jackson@benjaminmoore.com	
	URL:	https://www.benjaminmoore.com/en-ca/paint-colours/colour/2107-30/rockies-brown			
	EXTENTS:	EX-Main House			

OC-45	LOWER LEVEL - BENJAMIN MOORE OFF-WHITE COLOURS - SWISS COFFEE				
	CATEGORY: FINISHES		SUPPLIER: BENJAMIN MOORE & CO.		NOTES:
	STATUS: APPROVED		CONTACT: MARLENA JACKSON		
	BY/FROM: FOCUSED INTERIORS		PHONE: 1.778.549.0344		
	AVAILABILITY:		EMAIL: marlena.jackson@benjaminmoore.com		
	URL:		https://www.benjaminmoore.com/en-ca/paint-colours/colour/oc-45/swiss-coffee		
	EXTENTS:		EX-Main House		

FLASHING

SG		PRECISION FLASHING - STONE GREY			
	CATEGORY:	FINISHES	SUPPLIER:	PRECISION METALS	NOTES:
	STATUS:	APPROVED	CONTACT:	GENERAL SPECIALIST	
	BY/FROM:	CLIENT	PHONE:	1.604.594.6001	
	AVAILABILITY:		EMAIL:	sales@precisionmetals.ca	
	URL:	https://precisionmetals.ca/product_category/flashings/			
STYLE OPTION!	EXTENTS:	EX-Main House			

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CODE	DESCRIPTION	QTY	SUPPLIER CONTACT	NOTES
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OZG	PRECISION FLASHING - OLD ZINC GREY				
	CATEGORY:	FINISHES	SUPPLIER:	PRECISION METALS	NOTES:
	STATUS:	APPROVED	CONTACT:	GENERAL SPECIALIST	
	BY/FROM:	CLIENT	PHONE:	1.604.594.6001	
	AVAILABILITY:		EMAIL:	sales@precisionmetals.ca	
	URL:	https://precisionmetals.ca/product_category/flashings/			
STYLE OPTION!	EXTENTS:	EX-Main House			

SG	PRECISION FLASHING - SLATE GREY				
	CATEGORY: FINISHES		SUPPLIER: PRECISION METALS		NOTES:
	STATUS: APPROVED		CONTACT: GENERAL SPECIALIST		
	BY/FROM: CLIENT		PHONE: 1.604.594.6001		
	AVAILABILITY:		EMAIL: sales@precisionmetals.ca		
	URL:		https://precisionmetals.ca/product_category/flashings/		
STYLE OPTION!	EXTENTS:		EX-Main House		

POSTS

HC-166	BENJAMIN MOORE HISTORICAL COLLECTION - KENDALL CHARCOAL				
	CATEGORY:	FINISHES	SUPPLIER:	BENJAMIN MOORE & CO.	NOTES:
	STATUS:	APPROVED	CONTACT:	MARLENA JACKSON	
	BY/FROM:	CLIENT	PHONE:	1.778.549.0344	
	AVAILABILITY:		EMAIL:	marlena.jackson@benjaminmoore.com	
	URL:	https://www.benjaminmoore.com/en-ca/paint-colours/colour/hc-166/kendall-charcoal			
STYLE OPTION!	EXTENTS:	EX-Main House			

SIDING

2127-30	BENJAMIN MOORE COLOUR PREVIEW COLLECTION - GRAVEL GRAY				
	CATEGORY:	FINISHES	SUPPLIER:	BENJAMIN MOORE & CO.	NOTES:
	STATUS:	APPROVED	CONTACT:	MARLENA JACKSON	
	BY/FROM:	CLIENT	PHONE:	1.778.549.0344	
	AVAILABILITY:		EMAIL:	marlena.jackson@benjaminmoore.com	
	URL:	https://www.benjaminmoore.com/en-ca/paint-colours/colour/2127-30/gravel-gray			
	EXTENTS:	EX-Main House			

SHORT-FORM DESIGN SPECIFICATION

P-22-18-02 [LOODU FAMILY]



CODE	DESCRIPTION	QTY	SUPPLIER CONTACT	NOTES
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STONE SIDING

UD-NLS-FS-AG-FLT		NATURAL LOOSE STONE FIELDSTONE - FLATS - APLINE GREY FLATS			
	CATEGORY:	FINISHES	SUPPLIER:	URBAN DESIGN BUILDING MATERIALS	NOTES:
	STATUS:	APPROVED	CONTACT:	DENISE KINAKIN	
	BY/FROM:	CLIENT	PHONE:	1.604.505.8792	
	AVAILABILITY:		EMAIL:	denise@urbandesignctr.com	
	URL:	https://qrco.de/Alpinegreyfieldstone			
	EXTENTS:	EX-Main House			

UD-NLS-FS-AG-FLT		NATURAL LOOSE STONE FIELDSTONE - CORNERS - APLINE GREY CORNERS			
	CATEGORY:	FINISHES	SUPPLIER:	URBAN DESIGN BUILDING MATERIALS	NOTES:
	STATUS:	APPROVED	CONTACT:	DENISE KINAKIN	
	BY/FROM:	CLIENT	PHONE:	1.604.505.8792	
	AVAILABILITY:		EMAIL:	denise@urbandesignctr.com	
	URL:	https://qrco.de/Alpinegreyfieldstone			
	EXTENTS:	EX-Main House			

STUCCO

OC-45	BENJAMIN MOORE OFFE WHITE COLLECTION - SWISS COFFEE				
	CATEGORY:	FINISHES	SUPPLIER:	BENJAMIN MOORE & CO.	NOTES:
	STATUS:	APPROVED	CONTACT:	MARLENA JACKSON	
	BY/FROM:	CLIENT	PHONE:	1.778.549.0344	
	AVAILABILITY:		EMAIL:	marlena.jackson@benjaminmoore.com	
	URL:	https://www.benjaminmoore.com/en-ca/paint-colours/colour/oc-45/swiss-coffee			
	EXTENTS:	EX-Main House			

TRIM

HC-168		BENJAMIN MOORE HISTORICAL COLOURS - CHELSEA GREY			
	CATEGORY:	FINISHES	SUPPLIER:	BENJAMIN MOORE & CO.	NOTES:
	STATUS:	APPROVED	CONTACT:	MARLENA JACKSON	
	BY/FROM:	CLIENT	PHONE:	1.778.549.0344	
	AVAILABILITY:		EMAIL:	marlena.jackson@benjaminmoore.com	
	URL:	https://www.benjaminmoore.com/en-ca/paint-colours/colour/hc-168/chelsea-gray			
	EXTENTS:	EX-Main House			

METAL RAILINGS

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CODE	DESCRIPTION	QTY	SUPPLIER CONTACT	NOTES
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GUARD RAILINGS

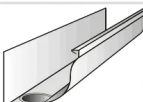
EXTERIOR LOW PROFILE GLASS RAILING - SILVER					
	CATEGORY:	METAL RAILINGS	SUPPLIER:	METRO VANCOUVER RAILINGS	NOTES: 85 linear feet of railing is required for the Main House Exterior.
	STATUS:	APPROVED	CONTACT:	ALEX	
	BY/FROM:	CLIENT	PHONE:	1.604.346.4997	
	AVAILABILITY:		EMAIL:	sales@metrorailings.ca	
		URL:	http://bcrailling.com/#Exterior_Aluminum_Railings		
STYLE OPTION!	EXTENTS:	EX-Main House			

ROOF SPECIALTIES

DOWNSPOUTS

UPPAL ALUMINUM 3 IN. ROUND DOWNSPOUTS - SLATE GREY					
	CATEGORY:	ROOF SPECIALTIES	SUPPLIER:	UPPAL BUILDING SUPPLIES	NOTES:
	STATUS:	APPROVED	CONTACT:	JUSTIN RIMORIN	
	BY/FROM:	CLIENT	PHONE:	1.604.537.5264	
	AVAILABILITY:		EMAIL:	justin@ubsltd.ca	
	URL:	https://uppalbuildingsupplies.com/			
STYLE OPTION!	EXTENTS:	EX-Main House			

GUTTERS

UPPAL ALUMINUM GUTTERS 5 IN. COLONIAL - SLATE					
	CATEGORY:	ROOF SPECIALTIES	SUPPLIER:	UPPAL BUILDING SUPPLIES	NOTES:
	STATUS:	APPROVED	CONTACT:	JUSTIN RIMORIN	
	BY/FROM:	CLIENT	PHONE:	1.604.537.5264	
	AVAILABILITY:		EMAIL:	justin@ubsltd.ca	
		URL:	https://www.precisiongutters.com/resources#blueprints		
STYLE OPTION!	EXTENTS:	EX-Main House			

SOFFITS

ES-VG-ANB		WOODSTONE WALL & CEILINGS TRADITIONAL SOFFIT V-GROOVE - AMERICAN NUT BROWN			
	CATEGORY:	ROOF SPECIALTIES	SUPPLIER:	URBAN DESIGN BUILDING MATERIALS	NOTES: Porch & Deck Covering
	STATUS:	APPROVED	CONTACT:	DENISE KINAKIN	
	BY/FROM:	CLIENT	PHONE:	1.604.505.8792	
	AVAILABILITY:		EMAIL:	denise@urbandesignctr.com	
	URL:	https://woodtone.com/product/wall-ceiling/traditional-paneling/			
	EXTENTS:	EX-Main House			

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SHINGLES AND SHAKES

SHINGLES

M-WSS-SG	MALARKEY WINDSOR SCOTCHGARD SHINGLES - STORM GREY				
	CATEGORY:	SHINGLES AND SHAKES	SUPPLIER:	ABC BUILDING SUPPLY CO.	NOTES:
	STATUS:	APPROVED	CONTACT:	DYLAN SCHULTZ	
	BY/FROM:	CLIENT	PHONE:	1.604.318.5027	
	AVAILABILITY:		EMAIL:	dylan.schultz@abcsupply.com	
	URL:	https://www.malarkeyroofing.com/products/shingles-overview/windsor-scotchgard-shingles/			
STYLE OPTION!	EXTENTS:	EX-Main House			

WINDOW OPENINGS

WINDOWS

56045		WEST COAST WINDOWS CLASSIC/VISTA SERIES - PROLUX WELLOW W/TEXTURE			
	CATEGORY:	WINDOW OPENINGS	SUPPLIER:	WEST COAST WINDOWS & DOORS	NOTES: Refer to Map for Layouts.
	STATUS:	APPROVED	CONTACT:	STEVE ORESKOVIC	
	BY/FROM:	CLIENT	PHONE:	1.604.360.4820	
	AVAILABILITY:		EMAIL:	steveo@westcoastwindows.ca	
	URL:	https://www.westcoastwindows.ca/window-series/classic-series/ https://www.westcoastwindows.ca/window-series/vista-series/			
STYLE OPTION!	EXTENTS:	EX-Main House			