



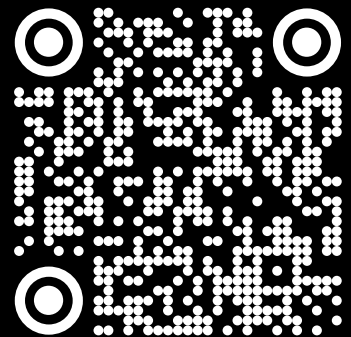
P-00-00-00 - [PORTFOLIO] ADDRESS, CITY, PROVINCE, POSTAL CODE, COUNTRY

DESIGN SPECIFICATION FULL PACKAGE
ISSUED: 2022.09.22

SCHEME 01
TIMELESS MODERN

COMMON
TIMELESS MODERN

MASTER FORMAT



GENERAL PROJECT PAGE
<https://focusedinteriors.com/site/project-page-specblocks/>

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POWERED BY SPECBLOCKS | TEAM@SPECBLOCKS.COM | 778.242.2778 | WWW.SPECBLOCKS.COM 

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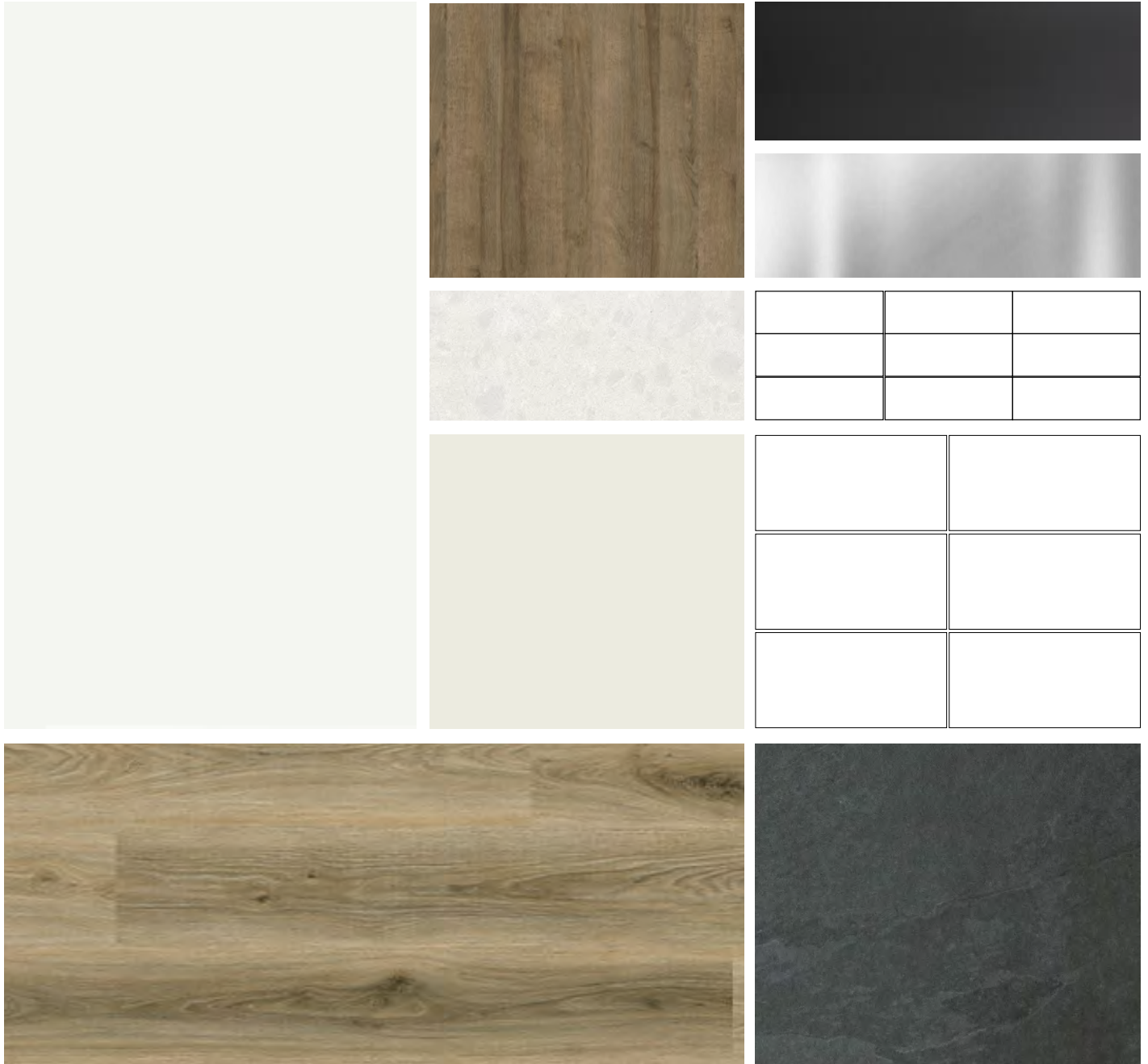
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[SAMPLE PREVIEW]



SCHEME 01

TIMELESS MODERN



MASTER FORMAT TABLE OF CONTENTS

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MASTER FORMAT LIST SPECIFICATION

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TAG	CATEGORY	DESCRIPTION	REVISED AS OF
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DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES

06 20 23 FINISH CARPENTRY - INTERIOR FINISH CARPENTRY -

FC-01	FINISH CARPENTRY	BASEBOARDS		
	STATUS	APPROVED	BY/FROM:	CLIENT
	TASK/INSTRUCTIONS:			
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF		
				01 02 03 CA ✓ ☐ ☐ ☐ ☐
				LEED QUALIFIED
				PAGE 2

FC-02	FINISH CARPENTRY	DOOR CASINGS		
	STATUS	APPROVED	BY/FROM:	CLIENT
	TASK/INSTRUCTIONS:			
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF		
				01 02 03 CA ✓ ☐ ☐ ☐ ✓
				LEED QUALIFIED
				PAGE 3

DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES

06 41 93 ARCHITECTURAL WOOD CASEWORK - CABINET AND DRAWER HARDWARE -

AW-01	CABINET HARDWARE	CABINET EDGE PULL		
	STATUS	APPROVED	BY/FROM:	FOCUSED INTERIORS
	TASK/INSTRUCTIONS:			
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF		
				01 02 03 CA ✓ ☐ ☐ ☐ ☐
				PAGE 4

AW-02	CABINET HARDWARE	SOFT-CLOSE INTEGRATED CABINET HINGE		
	STATUS	APPROVED	BY/FROM:	CLIENT
	TASK/INSTRUCTIONS:			
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF		
				01 02 03 CA ✓ ☐ ☐ ☐ ☐
				PAGE 5

AW-03	CABINET HARDWARE	SOFT-CLOSE DOUBLE-WALLED DRAWER SYSTEM		
	STATUS	APPROVED	BY/FROM:	CLIENT
	TASK/INSTRUCTIONS:			
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF		
				01 02 03 CA ✓ ☐ ☐ ☐ ☐
				PAGE 6

DIVISION 08 - OPENINGS

08 06 71 SCHEDULES FOR OPENINGS - DOOR HARDWARE SCHEDULE -

O-01	DOOR HARDWARE	SUITE DOOR LEVER - PASSAGE		
	STATUS	APPROVED	BY/FROM:	CLIENT
	TASK/INSTRUCTIONS:			
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF		
				01 02 03 CA ✓ ☐ ☐ ☐ ☐
				PAGE 8

O-02	DOOR HARDWARE	SUITE DOOR LEVER - PRIVACY		
	STATUS	APPROVED	BY/FROM:	CLIENT
	TASK/INSTRUCTIONS:			
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF		
				01 02 03 CA ✓ ☐ ☐ ☐ ☐
				PAGE 9

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TAG	CATEGORY	DESCRIPTION	REVISED AS OF
O-03	DOOR HARDWARE	SUITE DOOR PULL	
	STATUS	APPROVED	BY/FROM: CLIENT
	TASK/INSTRUCTIONS:		01 02 03 CA
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF	✓
PAGE 10			
O-04	DOOR HARDWARE	CLOSET DOOR KNOBS	
	STATUS	APPROVED	BY/FROM: CLIENT
	TASK/INSTRUCTIONS:		01 02 03 CA
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF	✓
PAGE 11			
O-05	DOOR HARDWARE	ENTRY SUITE SINGLE CYLINDER DEADBOLT	
	STATUS	APPROVED	BY/FROM: CLIENT
	TASK/INSTRUCTIONS:		01 02 03 CA
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF	✓
PAGE 12			
O-06	DOOR HARDWARE	DOOR VIEWER	
	STATUS	APPROVED	BY/FROM: CLIENT
	TASK/INSTRUCTIONS:		01 02 03 CA
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF	✓
PAGE 13			
O-07	DOOR HARDWARE	DOOR STOPPER	
	STATUS	APPROVED	BY/FROM: CLIENT
	TASK/INSTRUCTIONS:		01 02 03 CA
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF	✓
PAGE 14			
O-08	DOOR HARDWARE	DOOR CLOSER	
	STATUS	APPROVED	BY/FROM: CLIENT
	TASK/INSTRUCTIONS:		01 02 03 CA
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF	✓
PAGE 15			

DIVISION 08 - OPENINGS

08 14 16 WOOD DOORS - FLUSH WOOD DOORS -

DF-01	DOOR OPENINGS	ENTRY SUITE DOOR	
	STATUS	APPROVED	BY/FROM: CLIENT
	TASK/INSTRUCTIONS:		01 02 03 CA
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF	✓
LEED QUALIFIED			
PAGE 16			
DF-02	DOOR OPENINGS	ENTRY SUITE DOOR PASSAGE	
	STATUS	APPROVED	BY/FROM: CLIENT
	TASK/INSTRUCTIONS:		01 02 03 CA
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF	✓
LEED QUALIFIED			
PAGE 17			

[SAMPLE PREVIEW]

DIVISION
06

**WOOD, PLASTICS, AND
COMPOSITES**

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DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES
06 20 23 FINISH CARPENTRY - INTERIOR FINISH CARPENTRY

FC-01		Baseboards		
EXTENTS:	S-Suites		SCHEME 01 SCHEME 02 SCHEME 03 COM. AREAS	
APPLICATION:	SUITES: <u>All baseboards throughout</u> ;			
MANUFACTURER:	West Fraser Timber Co. Ltd.		 *Representative only* [SEE FINISH BELOW]	
SERIES/COLLECTION:	WestPine ECO-Gold MDF			
STYLE:	Flatstock WM5			
NAME:	WestPine ECO-Gold MDF Baseboard 1/2 in. x 4 net			
CODE:	WM213	QUANTITY:	/sqft.	
MATERIAL:	MDF	LAMPING:		
COLOUR :	<u>WF-01</u> , <u>WF-04</u> ,	FINISH:	<u>WF-05</u> , <u>WF-07</u>	
DIRECTION:	Horizontal	REPEAT:		
DIMENSIONS:	1/2 in. D x 4 in. H			
INSTALLATION:		MOUNTING:	Wall-Mounted	
THICKNESS:	1/2 in.	PROFILE:		
ADHESIVE:		LEAD TIME:	6-8 Weeks	
RATING:		CERTIFIED:	Yes	LEED QUALIFIED
NOTES:				
URL:	https://westcoastmoulding.com/product/wm5/			
URL PDF:	https://westcoastmoulding.com/wp-content/uploads/2022/04/WM_MouldingGuide_2022-23-040422.pdf			
SUPPLIER:	Westcoast Moulding & Millwork Ltd.	1.604.880.2144		ISSUED 2022.09.22
CONTACT:	Ronald Vickruck	ronv@westcoastmoulding.com		
ADDRESS:	18810 96 Avenue, Surrey, BC			

MASTER FORMAT FORMAL SPECIFICATION
P-00-00-00 - [PORTFOLIO]



DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES
06 20 23 FINISH CARPENTRY - INTERIOR FINISH CARPENTRY

FC-02		Door Casings					
EXTENTS:	CA-Corridor, S-Suites			SCHEME 01	SCHEME 02	SCHEME 03	COM. AREAS
APPLICATION:	SUITES: <u>All door casings throughout</u> ; <u>COMMON AREAS: All Corridor door casings throughout - refer to drawings</u> ;			✓			✓
MANUFACTURER:	West Fraser Timber Co. Ltd.						
SERIES/COLLECTION:	WestPine ECO-Gold MDF						
STYLE:	Flatstock WM530						
NAME:	WestPine ECO-Gold MDF Casing 5/8 in. x 2-1/2 in.						
CODE:	WM530	QUANTITY:	/sqft.				
MATERIAL:	MDF	LAMPING:	*Representative only* [SEE FINISH BELOW]				
COLOUR :	<u>WF-01</u> , <u>WF-02</u> , <u>WF-03</u>	FINISH:	<u>WF-05</u> , <u>WF-07</u>				
DIRECTION:		REPEAT:					
DIMENSIONS:	5/8 in. D x 2-1/2 in. H						
INSTALLATION:		MOUNTING:	Wall-Mounted				
THICKNESS:	5/8 in.	PROFILE:					
ADHESIVE:		LEAD TIME:	6-8 Weeks				
RATING:		CERTIFIED:	Yes				
			LEED QUALIFIED				



Representative only
[SEE FINISH BELOW]



LEED QUALIFIED

NOTES:

[SAMPLE PREVIEW]

DIVISION
08

OPENINGS

MASTER FORMAT FORMAL SPECIFICATION

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DIVISION 08 - OPENINGS
08 06 71 SCHEDULES FOR OPENINGS - DOOR HARDWARE SCHEDULE

O-01		Suite Door Lever - Passage		
EXTENTS:	S-Entry, S-Storage, S-Laundry, S-Deck		SCHEME 01 SCHEME 02 SCHEME 03 COM. AREAS	
APPLICATION:	SUITES: <u>20 Minute Fire-Rating for all entry suite doors throughout; Standard for all passage doors throughout;</u>			
MANUFACTURER:	Taymor			
SERIES/COLLECTION:	Doorware			
STYLE:	The Premier Line - Vega			
NAME:	Taymor Premier Line Round Rose Vega Lever - Passage - Matte Black			
CODE:	30-D006434BLK	QUANTITY:		104 /each
MATERIAL:	Metal	LAMPING:		
COLOUR :	Black	FINISH:		Matte
DIRECTION:		REPEAT:		
DIMENSIONS:	2-9/16 in. Di. x 4-5/16 in. W x 2-7/16 in. D			
INSTALLATION:		MOUNTING:		Door-Mounted
THICKNESS:		PROFILE:	Round Rose	
GROUT:		LEAD TIME:		
RATING:	20 Min. Fire-Rating, ADA	CERTIFIED:		
NOTES:	Any quantities noted are rough estimates and are intended for planning purposes only. It is the Contractor's responsibility to determine final quantities.			
URL:	https://www.taymor.ca/en/products/doorware/vega?sku=30-D006434BLK			
URL PDF:	https://www.taymor.ca/sites/default/files/uploads/resources/30-vega_lever_spec_english.pdf			
SUPPLIER:	Taymor	1.604.816.8765	ISSUED 2022.09.22	
CONTACT:	Glen Sonder Gaard	gsonder@taymor.ca		
ADDRESS:	1655 Derwent Way, Delta, BC			

MASTER FORMAT FORMAL SPECIFICATION
P-00-00-00 - [PORTFOLIO]



DIVISION 08 - OPENINGS
08 06 71 SCHEDULES FOR OPENINGS - DOOR HARDWARE SCHEDULE

O-02		Suite Door Lever - Privacy				
EXTENTS:		S-Bathroom, S-Bedroom			SCHEME 01 SCHEME 02 SCHEME 03 COM. AREAS	
APPLICATION:		SUITES: <u>All privacy doors throughout</u> :				
MANUFACTURER:		Taymor				
SERIES/COLLECTION:		Doorware				
STYLE:		The Premier Line - Vega				
NAME:		Taymor Premier Line Round Rose Vega Lever - Privacy - Matte Black				
CODE:		30-D006424BLK	QUANTITY:	72 /each		
MATERIAL:		Metal	LAMPING:			
COLOUR :		Black	FINISH:	Matte		
DIRECTION:			REPEAT:			
DIMENSIONS:		2-9/16 in. Di. x 4-5/16 in. W x 2-7/16 in. D				
INSTALLATION:			MOUNTING:	Door-Mounted		
THICKNESS:			PROFILE:	Round Rose		
GROUT:			LEAD TIME:			
RATING:		ANSI Grade 3, ADA	CERTIFIED:			

NOTES: Any quantities noted are rough estimates and are intended for planning purposes only. It is the Contractor's responsibility to determine final quantities.

[SAMPLE PREVIEW]



DIVISION
09

FINISHES

MASTER FORMAT FORMAL SPECIFICATION

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DIVISION 09 - FINISHES
09 30 13 TILING - CERAMIC TILING

T-01		Floor Tile					
EXTENTS:	S-Laundry, S-Bathroom, CA-Lobby, CA-Elevator, CA-Stairs #5			SCHEME 01	SCHEME 02	SCHEME 03	COM. AREAS
APPLICATION:	SUITE: <u>All Bathrooms and Laundry floor areas throughout</u> ; COMMON AREAS: <u>Lobby floor area throughout</u> ; <u>Elevator floor</u> ; <u>Stair #5 Level 01 floor area</u> ;			✓			✓
MANUFACTURER:	Exclusive Floors Ltd.						
SERIES/COLLECTION:	Tile						
STYLE:	Porcelain						
NAME:	Exclusive Floors Nohva Porcelain 12 in. x 24 in. - Black						
CODE:	EFNB1224	QUANTITY:					
MATERIAL:	Porcelain	LAMPING:					
COLOUR :	Black	FINISH:					
DIRECTION:	Horizontal	REPEAT:	V3: Moderate Variation				
DIMENSIONS:	24 in. L x 12 in. W 12.6 lbs.						
INSTALLATION:	Stacked	MOUNTING:	Floor-Mounted				
THICKNESS:	3/8 in.	PROFILE:	Rectangle				
GROUT:	CBP #644 Shadow	LEAD TIME:					
RATING:	Class 2: Heavy Res; R9	CERTIFIED:	Yes		LEED QUALIFIED		
NOTES:	Contractor to secure material a minimum of 6-8 weeks prior to installation to ensure adequate supply; It is the Contractor's responsibility to determine final quantities and allow for off cuts.						
URL:	https://www.energieker.it/en/						
URL PDF:	https://www.custombuildingproducts.com/grout-color-selector						
SUPPLIER:	Exclusive Floors Ltd.		1.604.575.9550		ISSUED 2022.09.22		
CONTACT:	Bhupinder Singh		bhupinder@exclusivefloors.com				
ADDRESS:	5550 Panorama Drive, Surrey, BC						

MASTER FORMAT FORMAL SPECIFICATION
P-00-00-00 - [PORTFOLIO]



DIVISION 09 - FINISHES
09 30 13 TILING - CERAMIC TILING

T-02	Wall Tile - Kitchen Backsplash		
EXTENTS:	S-Kitchen		SCHEME 01 SCHEME 02 SCHEME 03 COM. AREAS
APPLICATION:	SUITES: <u>All Kitchen backsplashes throughout;</u>		
MANUFACTURER:	Marazzi		
SERIES/COLLECTION:	Ceramic Wall Tile		
STYLE:	Middleton Square		
NAME:	Marazzi Middleton Square Glazed Ceramic Wall Tile 4 in. x 12 in. - Oxford White		
CODE:	MS40	QUANTITY:	/sqft.
MATERIAL:	Ceramic	LAMPING:	
COLOUR :	Oxford White	FINISH:	Glossy
DIRECTION:	Horizontal	REPEAT:	V1: Uniform Appearance
DIMENSIONS:	4 in. x 12 in.		
INSTALLATION:	Stacked	MOUNTING:	Wall-Mounted
THICKNESS:	5/16 in.	PROFILE:	Rectangle
GROUT:	CBP #640 Arctic White	LEAD TIME:	
RATING:	Wet-Rated	CERTIFIED:	Yes
NOTES:	Contractor to secure material a minimum of 6-8 weeks prior to installation to ensure adequate supply; It is the Contractor's responsibility to determine final quantities and allow for off cuts.		
URL:	https://www.marazzius.com/product/wall/middleton-square-4x12-oxford-white		
URL PDF:	https://www.custombuildingproducts.com/grout-color-selector		

SUPPLIER:	Exclusive Floors Ltd.	1 604 375 9550	ISSUED
CONTACT:	sales@exclusivefloors.com		2023.09.27



DIVISION
10

SPECIALTIES

MASTER FORMAT FORMAL SPECIFICATION

P-00-00-00 - [PORTFOLIO]

YOUR
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DIVISION 10 - SPECIALTIES
10 14 00 SIGNAGE - SIGNAGE

IFS-01	Suite Unit Number			
EXTENTS:	CA-Corridor		SCHEME 01 SCHEME 02 SCHEME 03 COM. AREAS	
APPLICATION:	COMMON AREAS: <u>All suite Corridor entrances throughout;</u>			
MANUFACTURER:	Taymor			
SERIES/COLLECTION:	House Numbers			
STYLE:	5" Designer			
NAME:	Taymor 5 in. Designer House Numbers - Satin Nickel			
CODE:	25-DSN5_ - #_*	QUANTITY:		96 /each
MATERIAL:	Metal	LAMPING:		
COLOUR :	Nickel	FINISH:		Satin
DIRECTION:	Vertical	REPEAT:		
DIMENSIONS:	5 in. L			
INSTALLATION:	Refer to ID drawings	MOUNTING:		Wall-Mounted
THICKNESS:		PROFILE:	#: 0 1 2 3 4 5 6 7 8 9	
ADHESIVE:		LEAD TIME:		
RATING:		CERTIFIED:		
NOTES:	Any quantities noted are rough estimates and are intended for planning purposes only. It is the Contractor's responsibility to determine final quantities. *CODES: <u>25-DSN50 - #0; 25-DSN51 - #1; 25-DSN52 - #02; 25-DSN53 - #3; 25-DSN54 - #4; 25-DSN55 - #5; 25-DSN56 - #6; 25-DSN57 - #7; 25-DSN58 - #8; 25-DSN59 - #9</u>			
URL:	https://www.taymor.ca/en/products/doorware/designer-house-numbers-house-numbers?sku=25-DSN50			
URL PDF:	https://www.taymor.ca/sites/default/files/uploads/resources/25-designer_house_nos_spec_english.pdf			
SUPPLIER:	Taymor	1.604.816.8765	ISSUED 2022.09.22	
CONTACT:	Glen Sonder Gaard	gsonder@taymor.ca		
ADDRESS:	1655 Derwent Way, Delta, BC			

MASTER FORMAT FORMAL SPECIFICATION
P-00-00-00 - [PORTFOLIO]



DIVISION 10 - SPECIALTIES
10 14 00 SIGNAGE - SIGNAGE

IFS-02		Kingsway Signage Logo					
EXTENTS:	CA-Lobby, CA-Connection Landing			SCHEME 01	SCHEME 02	SCHEME 03	COM. AREAS
APPLICATION:	COMMON AREAS: Lobby and Connection Landing Lobby walls - refer to ID drawings:						✓
MANUFACTURER:		CNS604					
SERIES/COLLECTION:		3D Letters & Signs					
STYLE:		Black Aluminum Composite					
NAME:		CNC604 1/4 in. Black Aluminum Composite 3D Letter Sign - Kingsway					
CODE:		QUANTITY:	2	/each			
MATERIAL:	Black Aluminum Composite	LAMPING:					
COLOUR :	Black and Aluminum	FINISH:	Brushed				
DIRECTION:		REPEAT:					
DIMENSIONS:		Refer to ID drawings					
INSTALLATION:	Installed by Supplier	MOUNTING:	Wall-Mounted				
THICKNESS:	1/4 in.	PROFILE:	Custom				
ADHESIVE:	Silicone	LEAD TIME:					
RATING:		CERTIFIED:					
NOTES:	Project Designer to approve installation height and placement with installer on site.						
URL:	[SAMPLE PREVIEW]						
URL PDF:							
SUPPLIER:	CNC604	1-778-556-1604		ISSUED			
DATE:				2022-01-27			



DIVISION
11

EQUIPMENT

MASTER FORMAT FORMAL SPECIFICATION

P-00-00-00 - [PORTFOLIO]

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DIVISION 11 - EQUIPMENT
11 30 13 13 RESIDENTIAL EQUIPMENT - RESIDENTIAL APPLIANCES RESIDENTIAL KITCHEN APPLIANCES

RE-01	Slide-In Electric Range			
EXTENTS:	S-Kitchen		SCHEME 01 SCHEME 02 SCHEME 03 COM. AREAS	
APPLICATION:	SUITES: <u>All Kitchens throughout;</u>			
MANUFACTURER:	Samsung			
SERIES/COLLECTION:	Cooking Appliances			
STYLE:	Electric Range			
NAME:	Samsung 6.3 cu. ft. Slide-In Electric Range w/ Wi-fi			
CODE:	NE63T8111SS/AC	QUANTITY:		32 /each
MATERIAL:	Metal & Glass	POWER:		240/208V 60 Hz 40A
COLOUR :	Steel	FINISH:		Stainless
DIRECTION:		REPEAT:		
DIMENSIONS:	29-15/16 in. W x 36-3/4 in. H x 28-11/16 in. D 88 kg			
INSTALLATION:		MOUNTING:		Slide-In
THICKNESS:		PROFILE:	1-Door	
GROUT:		LEAD TIME:		
RATING:		CERTIFIED:		
NOTES:	Any quantities noted are rough estimates and are intended for planning purposes only. It is the Contractor's responsibility to determine final quantities; Refer to product specifications for power requirements.			
URL:	https://www.samsung.com/ca/cooking-appliances/ranges/electric-range-ne63t8111ss-ac/			
URL PDF:				
SUPPLIER:	Midland Appliance	1.604.307.8499	ISSUED 2022.09.22	
CONTACT:	Darcy Holcombe	dholcombe@midlandappliance.com		
ADDRESS:	13651 Bridgeport Road, Richmond, British Columbia			

MASTER FORMAT FORMAL SPECIFICATION
P-00-00-00 - [PORTFOLIO]



DIVISION 11 - EQUIPMENT

11 30 13 13 RESIDENTIAL EQUIPMENT - RESIDENTIAL APPLIANCES RESIDENTIAL KITCHEN APPLIANCES

RE-02	Microwave Range Hood Fan			
EXTENTS:	S-Kitchen		SCHEME 01 SCHEME 02 SCHEME 03 COM. AREAS	
APPLICATION:	SUITES: <u>All Kitchens throughout;</u>			
MANUFACTURER:	Samsung			
SERIES/COLLECTION:	Cooking Appliances			
STYLE:	Microwave Ovens			
NAME:	Samsung Over-The-Range Microwave w/ Door			
CODE:	ME17R7011ES/AC	QUANTITY:		32 /each
MATERIAL:	Metal, Glass & Epoxy	POWER:		120V 60Hz 1500 W
COLOUR :	Steel	FINISH:		Stainless
DIRECTION:		REPEAT:		
DIMENSIONS:	29-7/8 in. W x 17-1/16 in. H x 16-1/2 in. D 48.3 lbs			
INSTALLATION:	Over-the-Range	MOUNTING:		Cabinet-Mounted
THICKNESS:		PROFILE:	1-Door	
GROUT:		LEAD TIME:		
RATING:		CERTIFIED:		
NOTES:	Any quantities noted are rough estimates and are intended for planning purposes only. It is the Contractor's responsibility to determine final quantities; Refer to product specifications for power requirements.			
URL:	https://www.samsung.com/au/ha/appliances/model/ME17R7011ES/ES			
URL PDF:				

[SAMPLE PREVIEW]

SUPPLIER:	Midland Appliance	1 604 307 8499	ISSUED
REVISION:	1		2022.09.22



DIVISION
12

FURNISHINGS

MASTER FORMAT FORMAL SPECIFICATION

P-00-00-00 - [PORTFOLIO]

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DIVISION 12 - FURNISHINGS

12 21 13 33 WINDOW BLINDS - HORIZONTAL LOUVER BLINDS PLASTIC HORIZONTAL LOUVER BLINDS

WT-01		Door/Window Coverings			
EXTENTS:	S-Living, S-Bedroom, S-Deck				SCHEME 01 SCHEME 02 SCHEME 03 COM. AREAS
APPLICATION:	SUITES: <u>All windows throughout</u> ; <u>All exterior-access deck doors throughout</u> ;				
MANUFACTURER:	Whole Sale Blind Factory				
SERIES/COLLECTION:	Blinds				
STYLE:	Kensington Faux Wood				
NAME:	Wholesale Blind Factory 2 in. Kensington Faux Wood Blind w/ Standard Valance - Smooth Cloud White				
CODE:	WBFF2WBSCW	QUANTITY:	86	/each	
MATERIAL:	Expanded Foam Core	LAMPING:			
COLOUR :	Smooth Cloud	FINISH:	PVC		
DIRECTION:		REPEAT:			
DIMENSIONS:	Refer to ARCH drawings				
INSTALLATION:		MOUNTING:	Window Frame-Mounted		
THICKNESS:	1/25 in.	PROFILE:	Cordless Blinds		
GROUT:		LEAD TIME:			
RATING:	GreenGuard	CERTIFIED:	Yes	LEED QUALIFIED	
NOTES:	Any quantities noted are rough estimates and are intended for planning purposes only. It is the Contractor's responsibility to determine final quantities.				
URL:	https://www.wholesaleblindfactory.com/blinds/faux-wood-blinds/				
URL PDF:					
SUPPLIER:	Wholesale Blind Factory	1.778.908.5343			ISSUED 2022.09.22
CONTACT:	Kyle Sheehy	kyles@wholesaleblindfactory.com			
ADDRESS:	11-75 Blue Mountain Street, Coquitlam, British Columbia				

MASTER FORMAT FORMAL SPECIFICATION
P-00-00-00 - [PORTFOLIO]



DIVISION 12 - FURNISHINGS
12 30 00 CASEWORK - CASEWORK

CW-01	Cabinetry Tone 01		
EXTENTS:	S-Bathroom, S-Kitchen		SCHEME 01 SCHEME 02 SCHEME 03 COM. AREAS
APPLICATION:	SUITES: <u>All cabinetry throughout unless specified otherwise;</u>		
MANUFACTURER:		Uniboard	
SERIES/COLLECTION:		Supermat	
STYLE:		Nu Green Particleboard	
NAME:		Uniboard Nu Green TFL Panel Supermat - Whitesmoke	
CODE:	TFL K82	QUANTITY:	/sqft.
MATERIAL:	ULEF Raw Particleboard Core	LAMPING:	
COLOUR :	Whitesmoke K82	FINISH:	Supermat
DIRECTION:		REPEAT:	Solid
DIMENSIONS:		5 ft. W x 12 ft. L (SM) 5 ft. W x 9 ft. L (OM)	
INSTALLATION:		MOUNTING:	
THICKNESS:	3/4 in.	PROFILE:	Flat Panel
EDGE BANDING:	Teknaform 1mm to Match	LEAD TIME:	
RATING:	ANSI A208.1-2016/ASTM E84	CERTIFIED:	Yes
NOTES:		All millwork to be in conformance with AWMAC's Standards; Millworker to confirm appliance sizes on site and adjust millwork drawings as necessary to suit.	
URL:		[SAMPLE PREVIEW]	
URL PDF:		[SAMPLE PREVIEW]	

SUPPLIER:	Upper Canada Forest Products	1-778-233-0558	ISSUED
DATE:			2023.06.27



DIVISION
14

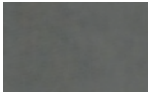
CONVEYING EQUIPMENT

MASTER FORMAT FORMAL SPECIFICATION

P-00-00-00 - [PORTFOLIO]

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DIVISION 14 - CONVEYING EQUIPMENT
14 27 13 CUSTOM ELEVATOR CABS AND DOORS - CUSTOM ELEVATOR CAB FINISHE

E-01		Elevator Cab Interior Walls		
EXTENTS:	CA-Elevator		SCHEME 01 SCHEME 02 SCHEME 03 COM. AREAS	
APPLICATION:	COMMON AREAS: <u>Elevator cab interior walls throughout;</u>			
MANUFACTURER:	Schindler Elevator Corporation			
SERIES/COLLECTION:	5500 MRL Elevator Finishes			
STYLE:	Textures			
NAME:	Schindler 5500 MRL Elevator Texture - Pittsburgh Steel Laminate (Wilsonart Steel Mesh)			
CODE:	4879 Wilsonart Steel Mesh	QUANTITY:		/each
MATERIAL:	High Pressure Laminate HPL	LAMPING:		
COLOUR :	Pittsburgh Steel	FINISH:		
DIRECTION:	Vertical	REPEAT:		21-1/2 in. L x 21-1/2 in. W
DIMENSIONS:				
INSTALLATION:		MOUNTING:		Wall-Mounted
THICKNESS:		PROFILE:		
EDGE BANDING:		LEAD TIME:		
RATING:		CERTIFIED:		
NOTES:				
URL:	https://www.wilsonart.com/steel-mesh-4879			
URL PDF:	https://us.schindler.com/content/dam/website/us/docs/elevators/schindler-5500/schindler-5500-deco-brochure.pdf/_jcr_content/renditions/original./schindler-5500-deco-brochure.pdf			
SUPPLIER:	Schindler Elevator Corporation	1.604.230.7207	ISSUED 2022.09.22	
CONTACT:	Pranav Menon	pranav.menon@schindler.com		
ADDRESS:	1206 William Street, Vancouver, BC			

DIVISION
22

PLUMBING

MASTER FORMAT FORMAL SPECIFICATION

P-00-00-00 - [PORTFOLIO]

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DIVISION 22 - PLUMBING

22 41 13 13 RESIDENTIAL PLUMBING FIXTURES - RESIDENTIAL WATER CLOSETS, URINALS, AND BIDETS RESIDENTIAL WATER CLOSET:

PF-01		Toilet - Tank	
EXTENTS:	S-Bathroom		
APPLICATION:	SUITES: <u>All Bathrooms throughout;</u>		
		SCHEME 01	SCHEME 02
		SCHEME 03	COM. AREAS
		✓	
MANUFACTURER:	Gerber		
SERIES/COLLECTION:	Two-Piece Toilets		
STYLE:	Lemora		
NAME:	Gerber Lemora 1.28 gpf 12 in. Rough-In 2-Piece Elongated ErgoHeight Toilet - Part 1 of 2 (Tank)		
CODE:	G0028197	QUANTITY:	37 /each
MATERIAL:	Vitreous China	FLUSH:	1.28gpf
COLOUR :	White	FINISH:	
DIRECTION:		REPEAT:	
DIMENSIONS:	16-1/8 in. W x 14-9/16 in. H x 8-1/16 in. D		
INSTALLATION:		MOUNTING:	Tank-Mounted
THICKNESS:		PROFILE:	Elongated
CAULK:		LEAD TIME:	
RATING:	WaterSense, ADA, HET, MaP	CERTIFIED:	Yes
		LEED QUALIFIED	
NOTES:	Any quantities noted are rough estimates and are intended for planning purposes only. It is the Contractor's responsibility to determine final quantities; Refer to product specifications for plumbing requirements.		
URL:	https://www.gerber-us.com/lemora-1-28gpf-12-rough-in-two-piece-elongated-ergoheight-toilet/products/us-G0020197?skuld=us-G0028197		
URL PDF:			
SUPPLIER:	Barclay Sales	1.778.287.8426	ISSUED 2022.09.22
CONTACT:	Sydney Irvine	sirvine@barclaysales.com	
ADDRESS:	1441 Kebet Way, Port Coquitlam, British Columbia		



MASTER FORMAT FORMAL SPECIFICATION
P-00-00-00 - [PORTFOLIO]



DIVISION 22 - PLUMBING
22 41 13 13 RESIDENTIAL PLUMBING FIXTURES - RESIDENTIAL WATER CLOSETS, URINALS, AND BIDETS RESIDENTIAL WATER CLOSET:

PF-02		Toilet - Bowl					
EXTENTS:	S-Bathroom			SCHEME 01	SCHEME 02	SCHEME 03	COM. AREAS
APPLICATION:	SUITES: <u>All Bathrooms throughout;</u>						
					✓		
MANUFACTURER:	Gerber						
SERIES/COLLECTION:	Two-Piece Toilets						
STYLE:	Lemora						
NAME:	Gerber Lemora 1.28 gpf 12 in. Rough-In 2-Piece Skirted Elongated ErgoHeight Toilet - Part 2 of 2 (Bowl)						
CODE:	G0021197	QUANTITY:	37 /each				
MATERIAL:	Vitreous China	FLUSH:	1.28gpf				
COLOUR :	White	FINISH:					
DIRECTION:		REPEAT:					
DIMENSIONS:	16-1/8 in. W x 17-15/16 in. H x 28-5/8 in. D						
INSTALLATION:	12 in. Rough-In	MOUNTING:	Floor-Mounted				
THICKNESS:		PROFILE:	Skirted				
CAULK:		LEAD TIME:					
RATING:	WaterSense, ADA, HET, MaP	CERTIFIED:	Yes				
NOTES:		Any quantities noted are rough estimates and are intended for planning purposes only. It is the Contractor's responsibility to determine final quantities; Refer to product specifications for plumbing requirements.					
URL:	https://www.gerber.com/le-mora-1-28gpf-12-inch-rough-in-two-piece-elongated-ergo-height-toilet-products/us-22411313-gerber-g0021197						
URL PDF:	https://cdn.intelligencebank.com/us/share/g6wE/D6yq/a9ZL7/original/G0020197_SS						

SUPPLIER:	Harday Sales	1-778-287-8426	ISSUED
DATE:			2022.09.22



DIVISION
23

**HEATING, VENTILATION,
AND AIR CONDITIONING
(HVAC)**

MASTER FORMAT FORMAL SPECIFICATION

P-00-00-00 - [PORTFOLIO]

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DIVISION 23 - HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)
23 34 00 HVAC FANS - HVAC FANS

PR-01	Ceiling Fan			
EXTENTS:	S-Bathroom		SCHEME 01 SCHEME 02 SCHEME 03 COM. AREAS	
APPLICATION:	SUITES: <u>All Bathrooms throughout - refer to ID drawings;</u>			
MANUFACTURER:	Panasonic			
SERIES/COLLECTION:	Ventilation Fans			
STYLE:	WhisperCeiling			
NAME:	Panasonic WhisperCeiling DC SmartFlow 50-80-110 CFM Fan - White			
CODE:	FV-0511VQ1	QUANTITY:		37 /each
MATERIAL:	Aluminum and Plastic	POWER:		120V 60Hz
COLOUR :	White	FINISH:		
DIRECTION:		REPEAT:		
DIMENSIONS:	30 in. L x 13 in. W 11 lbs.			
INSTALLATION:		MOUNTING:		Ceiling-Mounted
THICKNESS:		PROFILE:	Square	
GROUT:		LEAD TIME:		
RATING:	Energy Star	CERTIFIED:	Yes	LEED QUALIFIED
NOTES:	Any quantities noted are rough estimates and are intended for planning purposes only. It is the Contractor's responsibility to determine final quantities.			
URL:	https://na.panasonic.com/us/home-and-building-solutions/ventilation-indoor-air-quality/ventilation-fans/whisperceilingr-dc-smartflow-50-80-110-cfm			
URL PDF:				
SUPPLIER:	EMCO	1.604.298.1980	ISSUED 2022.09.22	
CONTACT:	Franco Lucia	flucia@emcoltd.com		
ADDRESS:	4388 Still Creek Drive, Burnaby, British Columbia			

DIVISION
26

ELECTRICAL

MASTER FORMAT FORMAL SPECIFICATION

P-00-00-00 - [PORTFOLIO]

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DIVISION 26 - ELECTRICAL
26 51 13 INTERIOR LIGHTING - INCANDESCENT INTERIOR LIGHTING

L-01		Semi-Flush Mounted Light		
EXTENTS:	S-Living		SCHEME 01 SCHEME 02 SCHEME 03 COM. AREAS	
APPLICATION:	SUITES: <u>All Living Rooms throughout - refer to ID drawings;</u>			
MANUFACTURER:	Generation Lighting			
SERIES/COLLECTION:	Sea Gull Lighting			
STYLE:	Malone			
NAME:	Generation Lighting Sea Gull Malone Medium Flush Mount - Matte Grey			
CODE:	7605401-118	QUANTITY:		32 /each
MATERIAL:	Steel	LAMPING:		120V 75W
COLOUR :	Grey (118)	FINISH:		Matte
DIRECTION:		REPEAT:		Solid
DIMENSIONS:	13-3/4 in. Di. x 7 in. H			
INSTALLATION:	Hardwired	MOUNTING:		Flush-Mounted
THICKNESS:		PROFILE:	Shade	
GROUT:		LEAD TIME:		
RATING:	Damp-Rated	CERTIFIED:		
NOTES:	Any quantities noted are rough estimates and are intended for planning purposes only. It is the Contractor's responsibility to determine final quantities; Bulbs to be supplied by Electrician.			
URL:	https://generationlighting.com/Details/Malone-Medium-Flush-Mount-7605401 https://www.satco.com/products/S11418			
URL PDF:				
SUPPLIER:	B.A. Robinson Co. Ltd.	1.604.879.6847	ISSUED 2022.09.22	
CONTACT:	Alex Luu	alex.luu@barobinson.com		
ADDRESS:	2285 Cambie Street, Vancouver, BC			

MASTER FORMAT FORMAL SPECIFICATION
P-00-00-00 - [PORTFOLIO]



DIVISION 26 - ELECTRICAL
26 51 13 INTERIOR LIGHTING - INCANDESCENT INTERIOR LIGHTING

L-02	Semi-Flush Mounted Light		
EXTENTS:	S-Bedroom		
APPLICATION:	SUITES: <u>All Bedrooms throughout - refer to ID drawings;</u>		
			SCHEME 01 ✓
			SCHEME 02
			SCHEME 03
			COM. AREAS
MANUFACTURER:	Kuzco Lighting		
SERIES/COLLECTION:	Dalton		
STYLE:	Flush Mount		
NAME:	Kuzco Dalton Flush Mount - Gray		
CODE:	FM7916-GY	QUANTITY:	36 /each
MATERIAL:	Linen	LAMPING:	120V 26W, 90CRI 3000K
COLOUR :	Gray	FINISH:	Fabric
DIRECTION:		REPEAT:	
DIMENSIONS:	16 in. Di x 4-1/8 in. H		
INSTALLATION:	Hardwired	MOUNTING:	Flush-Mounted
THICKNESS:		PROFILE:	Shade
GROUT:		LEAD TIME:	
RATING:	Energy Star, Dry-Rated	CERTIFIED:	
NOTES:	Any quantities noted are rough estimates and are intended for planning purposes only. It is the Contractor's responsibility to determine final quantities.		
URL:	https://kuzco.com/lighting/products/dalton-fm7916/		
URL PDF:	https://kuzcolighting.com/specsheets/FM7916%20Spec%20Sheet.pdf		



[SAMPLE PREVIEW]

SUPPLIER:	A.A. Robinson Co. Ltd.	1 604.879.6847	ISSUED
REVISION:			2023.06.27

