

» FOCUSED INTERIORS

P-22-09-04 - [KINGSWAY] 3068 KINGSWAY, VANCOUVER, BC V5R 5J7

DESIGN SPECIFICATION FULL PACKAGE

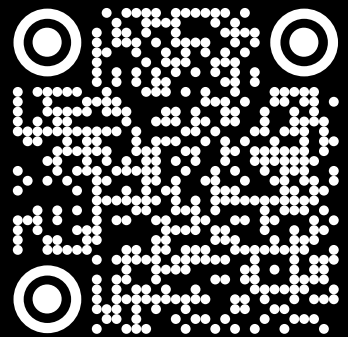
ISSUED: 2022.09.22

REV 01: 2022.09.30

SCHEME 01
TIMELESS MODERN

COMMON
TIMELESS MODERN

MASTER FORMAT



GENERAL PROJECT PAGE
<https://focusedinteriors.com/site/project-page-22-09-04/>

METRO VANCOUVER, BC | SALES@FOCUSEDINTERIORS.COM | 778.242.2778 | WWW.FOCUSEDINTERIORS.COM » FOCUSED INTERIORS



PROJECT | TEAM

ARCHITECT

Matthew Cheng

Matthew Cheng Architect Inc.
p. 604.731.3012
e. matthew@mcai.ca

SUSTAINABILITY CONSULTANT

Aakash Goliyan

PGL Environmental Consultants
p. 604.600.5423
e. agoliyan@pggroup.com

PROJECT | SUPPLIERS

A

APPLIANCE REPRESENTATIVE

Darcy Holcombe

Midland Appliance
c. 604.307.8499
e. dholcombe@midlandappliances.com

FINISH REPRESENTATIVE

Chelsea Julian

Upper Forest Canada Products
c. 778.233.0558
e. cjulian@ucfp.com

C

CABINET HARDWARE REPRESENTATIVE

Donna Barclay

Richelieu Hardware
p. 604.753.8517
e. dbarclay@richelieu.com

CABINET HARDWARE REPRESENTATIVE

George Klukas

Upper Canada Forest Products
p. 604.291.1477
e. gklukas@ucfp.com

D

DOOR HARDWARE REPRESENTATIVE

Glen Sonder Gaard

Taymor
p. 604.816.8765
e. gsonder@taymor.ca

**FINISHING CARPENTRY
REPRESENTATIVE**

Ronald Vickruck

Westcoast Mouldings & Millwork Ltd.
p. 604.880.2144
e. ronv@westcoastmoulding.com

F

FIXTURE REPRESENTATIVE

Sydney Irvin

Barclay Sales
c. 604.992.2562
e. sirvine@barclaysales.com

FLOORING REPRESENTATIVE

Bhupinder Singh

Exclusive Floors Ltd. Surrey
c. 604.441.9995
e. bhupinder@exclusivefloors.com

L

LIGHTING REPRESENTATIVE

Alex Luu

BA Robinson
p. 604.879.6847
e. alex.luu@barobinson.com

M

MAILBOX REPRESENTATIVE

Tosif Patel

Crown Building Supplies
p. 604.751.4739
e. tosif@crownbuilding.com

MIRROR + CLOSET REPRESENTATIVE

Mahesh Chadha

Rahul Glass Ltd.
p. 778.242.9696
e. mahesh@rahulglass.com

O

OPENING REPRESENTATIVE

Harold Martens

Oakmont Industries Ltd.
p. 778.298.5016
e. haroldm@oakmontindustries.com

P

PAINT REPRESENTATIVE

Marlena Jackson

Benjamin Moore
c. 778.549.0344
e. marlena.jackson@benjaminmoore.com

PARCEL LOCKER REPRESENTATIVE

Stephen Huang

Bluemyth Technologies Inc.
p. 604.336.6699
e. stephen@bluemyth.ca

PLUMBING REPRESENTATIVE

Sydney Irvine

Barclay Sales
p. 778.287.8426
e. sirvine@barclaysales.com

PLUMING REPRESENTATIVE

Franco Lucia

EMCO
p. 604.298.1980
e. flucia@emcoltd.com

S

SIGNAGE REPRESENTATIVE

Arshewet Kaur

CNC604
p. 778.656.1604
e. sales@cnc604.ca

SOLID SURFACE REPRESENTATIVE

Francesca McKave

Caesarstone
p. 604.354.4922
e. mckave@caesarstone.ca

CONTACT LIST
P-22-09-04 - [KINGSWAY]



V

VINYL SIGNAGE REPRESENTATIVE

Spencer Davidson

East Van Vinyl

p. 604.341.5797

e. spencer@eastvanvinyl.com

W

WINDOW COVERING REPRESENTATIVE

Kyle Sheehy

Wholesale Blind Factory

p. 778.908.5343

e. kyles@wholesaleblindfactory.com

PREPARED BY | DESIGNER

OWNER + INTERIOR DESIGNER

Kathie-Lee Olson, BID

Focused Interiors

c. 778.242.2778

e. kathielee@focusedinteriors.com

PREPARED FOR | CLIENT

DIRECTOR

Rajeev Loodu

LionEstate Construction

c. 604.657.0460

e. rloodu@gmail.com

DIRECTOR OF PROJECTS

Pawan Sandhu

LionEstate Construction

c. 604.999.7048

e. pawan@lionestateconstruction.com

LEED 2009 CHECKLIST

P-22-09-04 - [KINGSWAY]



LEED 2009 FOR NEW CONSTRUCTION AND MAJOR RENOVATIONS

21		5	SUSTAINABLE SITES <u>SS</u> Credit	POSSIBLE POINTS:	26
-----------	--	----------	---	-------------------------	-----------

Y	?	N	CREDIT NO.	DESCRIPTION	POINTS
Y			Prereq 1	Construction Activity Pollution Prevention	
1			Credit 1	Site Selection	1
5			Credit 2	Development Density and Community Connectivity	5
		1	Credit 3	Brownfield Redevelopment	1
6			Credit 4.1	Alternative Transportation-Public Transportation Access	6
1			Credit 4.2	Alternative Transportation-Bicycle Storage and Changing Rooms	1
3			Credit 4.3	Alternative Transportation-Low-Emitting and Fuel-Efficient Vehicle Stations	3
2			Credit 4.4	Alternative Transportation-Parking Capacity	2
		1	Credit 5.1	Site Development-Protect or Restore Habitat	1
		1	Credit 5.2	Site Development-Maximize Open Space	1
		1	Credit 6.1	Stormwater Design-Quantity Control	1
1			Credit 6.2	Stormwater Design-Quality Control	1
1			Credit 7.1	Heat Island Effect-Non-Roof	1
		1	Credit 7.2	Heat Island Effect-Roof	1
1			Credit 8	Light Pollution Reduction	1

4		6	WATER EFFICIENCY <u>WE</u> Credit	POSSIBLE POINTS:	10
----------	--	----------	--	-------------------------	-----------

Y	?	N	CREDIT NO.	DESCRIPTION	POINTS
Y			Prereq 1	Water Use Reduction-20% Reduction	
2		2	Credit 1	Water Efficient Landscaping	2 to 4
		2	Credit 2	Innovative Wastewater Technologies	2
2		2	Credit 3	Water Use Reduction	2 to 4

8		27	ENERGY AND ATMOSPHERE <u>EA</u> Credit	POSSIBLE POINTS:	35
----------	--	-----------	---	-------------------------	-----------

Y	?	N	CREDIT NO.	DESCRIPTION	POINTS
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
6		13	Credit 1	Optimize Energy Performance	1 to 19
		7	Credit 2	On-Site Renewable Energy	1 to 7

LEED 2009 CHECKLIST

P-22-09-04 - [KINGSWAY]



		2	Credit 3	Enhanced Commissioning	2
2			Credit 4	Enhanced Refrigerant Management	2
		3	Credit 5	Measurement and Verification	3
		2	Credit 6	Green Power	2

3	1	10	MATERIAL AND RESOURCES <u>MR</u> Credit		POSSIBLE POINTS:	14
Y	?	N	CREDIT NO.	DESCRIPTION	POINTS	
Y			Prereq 1	Storage and Collection of Recyclables		
		3	Credit 1.1	Building Reuse-Maintain Existing Walls, Floors, and Roof	1 to 3	
		1	Credit 1.2	Building Reuse-Maintain 50% of Interior Non-Structural Elements	1	
1	1		Credit 2	Construction Waste Management	1 to 2	
		2	Credit 3	Materials Reuse	1 to 2	
		2	Credit 4	Recycled Content	1 to 2	
2			Credit 5	Regional Materials	1 to 2	
		1	Credit 6	Rapidly Renewable Materials	1	
		1	Credit 7	Certified Wood	1	

9		6	INDOOR ENVIRONMENTAL QUALITY <u>IEQ</u> Credit		POSSIBLE POINTS:	15
Y	?	N	CREDIT NO.	DESCRIPTION	POINTS	
Y			Prereq 1	Minimum Indoor Air Quality Performance		
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control		
		1	Credit 1	Outdoor Air Delivery Monitoring	1	
1			Credit 2	Increased Ventilation	1	
		1	Credit 3.1	Construction IAQ Management Plan-During Construction	1	
1			Credit 3.2	Construction IAQ Management Plan-Before Occupancy	1	
1			Credit 4.1	Low-Emitting Materials-Adhesives and Sealants	1	
1			Credit 4.2	Low-Emitting Materials-Paints and Coatings	1	
1			Credit 4.3	Low-Emitting Materials-Flooring Systems	1	
		1	Credit 4.4	Low-Emitting Materials-Composite Wood and Agrifiber Products	1	
		1	Credit 5	Indoor Chemical and Pollutant Source Control	1	
1			Credit 6.1	Controllability of Systems-Lighting	1	
1			Credit 6.2	Controllability of Systems-Thermal Comfort	1	

LEED 2009 CHECKLIST

P-22-09-04 - [KINGSWAY]



1			Credit 7.1	Thermal Comfort-Design	1
		1	Credit 7.2	Thermal Comfort-Verification	1
		1	Credit 8.1	Daylight and Views-Daylight	1
1			Credit 8.2	Daylight and Views-Views	1

6			INNOVATION AND DESIGN ID Credit	POSSIBLE POINTS: 6
---	--	--	--	---------------------------

Y	?	N	CREDIT NO.	DESCRIPTION	POINTS
1			Credit 1.1	Exemplary Performance SSc2 Very High Development Density	1
1			Credit 1.2	Exemplary Performance SSc4.3 Car Charging Stations	1
1			Credit 1.3	Exemplary Performance SSc7.1 100% Underground Parking	1
1			Credit 1.4	Innovation in Design: Specific Title: Green Cleaning	1
1			Credit 1.5	Innovation in Design: Specific Title: Solid Waste Management	1
1			Credit 2	LEED Accredited Professional	1

1	1	2	REGIONAL PRIORITY RP Credit	POSSIBLE POINTS: 4
---	---	---	--------------------------------------	---------------------------

Y	?	N	CREDIT NO.	DESCRIPTION	POINTS
	1		Credit 1.1	Regional Priority: Specific Credit Durable Building	1
1			Credit 1.2	Regional Priority: Specific Credit Development Density	1
		1	Credit 1.3	Regional Priority: Specific Credit	1
		1	Credit 1.4	Regional Priority: Specific Credit	1

52	2	56	TOTAL LEED Credits	POSSIBLE POINTS: 110
----	---	----	-----------------------------	-----------------------------

CERTIFIED 40-TO-49 POINTS

SILVER 50-TO-59 POINTS

GOLD 60-TO-79 POINTS

PLATINUM 80-TO-110 POINTS

EQUIVALENT



1.0 LEED 2009 GENERAL NOTES

1.1 OVERVIEW

- 1.1.1 LEED® is the **Leadership in Energy and Environmental Design**.
- 1.1.2 LEED for New Construction and Major Renovations 2009 Green Building Rating System is issued by the Canadian Green Building Council (CaGBC).
- 1.1.3 The CaGBC highlights new developments on its website on a continual basis, see www.cagbc.org.
- 1.1.4 All items listed below are excerpts from LEED Canada Reference Guide for Green Building Design and Construction 2009.
- 1.1.5 This project aims to achieve the LEED® SILVER equivalency. Please refer to the LEED Checklist provide within this document which outlines the possible points for each Section.
- 1.1.6 All specified items which apply to LEED, have been noted and follow the prescribed checklist prepared by the project's Environmental Consultant.
- 1.1.7 All consultants, trades and suppliers are responsible and required to take part in the LEED process to ensure all documentation is complete and accurate.
- 1.1.8 All consultants, trades and suppliers are responsible for the procurement of all necessary environmental data and information required for the LEED submission on specified products, systems and practices.
- 1.1.9 The Owner, Environmental Consultant and LEED Project Manager are to be informed immediately if a conflict arises between performance and the targeted LEED equivalency goals.
- 1.1.10 Owner reserves the right to withhold process payments if LEED Submittals are not submitted in a timely fashion, according to the requirements Section.
- 1.1.11 NOTE: Any item PREREQUISITE must be adhered to without exception.

2.0 WATER EFFICIENCY [WE] REQUIREMENTS | *Pertaining to this Document*

2.1 WEp1: WATER USE REDUCTION-20% REDUCTION

- 2.1.1 The reduction is calculated based on occupancy. The LEED consultant and Mechanical Consultant are to clarify what the reduction calculation will be, and to clarify baseline if the occupancy of the project is mixed.
- 2.1.2 The fixtures must aggregate use 20% less water than the water use baseline calculated for the building (not including irrigation).
- 2.1.3 Calculate the baseline according to the commercial and/or residential baselines outlined below. Calculations are based on estimated occupant usage and must include only the following fixtures and fixture fittings (as applicable to the project scope): water closets, urinals, lavatory faucets, showers, kitchen sink faucets, and pre-rinse spray valves.

LEED 2009 REQUIREMENTS

P-22-09-04 - [KINGSWAY]



COMMERCIAL FIXTURES, FITTINGS AND APPLIANCES	CURRENT BASELINE	
	METRIC	IMPERIAL
Commercial Toilets	6.0 Litres per flush (LPF) Except blow-out fixtures: 13.2LPF	1.6 gallons per flush (GPF) Except blow-out fixtures: 3.5GPF
Commercial Urinals	3.8 LPF	1.0 GPF
Commercial Lavatory (Restroom) Faucets	8.3 L/min at 414 kilopascals (kPa) private applications only (hotel or motel guest rooms, hospital patient rooms)	2.2 gallons per minute (GPM) at 60 pounds per square inch (psi), private applications only (hotel or motel guest rooms, hospital patient rooms)
	1.9 LPM at 414 kPa all others except private applications	0.5 GPM at 60 psi all others except private applications
	0.95 Litres per cycle for metering faucets	0.25 gallons per cycle for metering faucets
Commercial Showerheads	9.5 LPM	2.5 GPM
Commercial Pre-Rinse Spray Valves (for food service applications)	Flow rate <6.0 LPM (no pressure specified; no performance requirement)	Flow rate < 1.6 GPM (no pressure specified, no performance requirement)

RESIDENTIAL FIXTURES, FITTINGS AND APPLIANCES	CURRENT BASELINE	
	METRIC	IMPERIAL
Residential Toilets	6.0 LPF at 414 kPa	1.6 GPF
Residential Lavatory Faucets	8.3 LPM at 414 kPa	2.2 GPM at 60 psi
Residential Kitchen Faucets		
Residential Showerheads	9.5 LPM at 552 kPa per shower stall	2.5 GPM at 80 psi per shower stall

2.1.4 The following fixtures, fittings and appliances are outside the scope of water use reduction calculation:

- Commercial Steam Cookers
- Commercial Dishwashers
- Automatic Commercial Ice Makers
- Commercial (family-sized) Clothes Washers
- Residential Clothes Washers
- Standard and Compact Residential Dishwashers.

2.2 WEc3: WATER USE REDUCTION

2.2.1 The required fixture flow rate is 1.28 GPF.

2.2.2 The minimum waster savings percentage for each point threshold is as follows:



PERCENTAGE REDUCTION	POINTS
30%	2

3.0 ENERGY AND ATMOSPHERE **[EA]** REQUIREMENTS | *Pertaining to this*

Document

3.1 EAp2: MINIMUM ENERGY PERFORMANCE

3.1.1 Ensure all residential appliances are ENERGY STAR rated or the equivalent.

4.0 MATERIAL & RESOURCE **[MR]** REQUIREMENTS | *Pertaining to this Document*

4.1 MRc4: RECYCLED CONTENT

4.1.1 Use materials with recycled content such that the sum of post-consumer recycled content plus ½ of the pre-consumer content constitutes at least 10% or 20%, based on cost, of the total value of the materials in the project. The minimum percentage recycled for each point threshold is as follows:

RECYCLED CONTENT	POINTS
10%	1
20%	2

4.1.2 The recycled content value of a material assembly is determined by weight. The recycled fraction of the assembly is then multiplied by the cost of the assembly to determine the recycled content value.

4.1.3 Furniture may be included if it is included consistently in MR Credit 3: Materials Reuse through MR Credit 7: Certified Wood (MR Credit 6 in Core and Shell).

4.1.4 Recycled content is defined in accordance with the International Organization of Standards document, ISO 14021 – Environmental Labels and Declarations – Self declared Environmental Claims (Type II environmental labeling).

4.2 MRc5: REGIONAL MATERIALS

4.2.1 Use building materials or products that have been extracted, harvested, recovered and processed within 800km (2,400km if shipped by rail or water) of the final manufacturing site.

4.2.2 Demonstrate such for these products.

4.2.3 If only a fraction of a product or material is extracted, harvested, recovered, processed and manufactured locally, then only that percentage (by weight) must contribute to the regional value. The minimum percentage of regional materials for each point threshold is as follows:



REGIONAL MATERIALS	POINTS
20%	1
30%	2

4.2.4 Furniture may be included if it is included consistently in MR Credits 3: Materials Reuse through MR Credit 7: Certified Wood.

4.3 MRc6: RAPIDLY RENEWABLE MATERIALS

- 4.3.1 Use rapidly renewable building materials and products for 2.5% of the total value of all building materials and products used in the project, based on cost. Rapidly renewable building materials and products are made from plants that are typically harvested within a 10-year cycle or shorter.
- 4.3.2 Furniture may be included if it is included consistently in MR Credits 3: Materials Reuse through MR Credit 7: Certified Wood.

4.4 MRc7: CERTIFIED WOOD

- 4.4.1 Use a minimum of 50% (based on cost) of wood-based materials and products that are certified in accordance with the Forest Stewardship Council's (FSC) Principles and Criteria, for wood building components. These components include at a minimum structural framing and general dimensional framing, flooring, sub-flooring, wood doors and finishes.
- 4.4.2 Include materials permanently installed in the project. Wood products purchased for temporary use on the project (i.e. formwork, bracing, scaffolding, sidewalk protection, and guard rails) may be included in the calculation at the project team's discretion. If any such materials are included, all such materials must be included in the calculation. If such materials are purchased for use on multiple projects, the applicant may include these materials for only one project, at its discretion.
- 4.4.3 Furniture may be included if it is included consistently in MR Credits 3: Materials Reuse through MR Credit 7: Certified Wood.

5.0 INDOOR ENVIRONMENTAL QUALITY [IEQ] REQUIREMENTS |

Pertaining to this Document

5.1 IEQc4.1: LOW-EMITTING MATERIALS-ADHESIVES AND SEALANTS

- 5.1.1 All adhesives and sealants used on the interior of the building must comply with the following requirements as applicable to the project scope:
 - Adhesives, Sealants and Sealant Primers: South Coast Air Quality Management District (SCAQMD) Rule 1168. Volatile organic compounds (VOC) limits are listed in the table below and correspond to an effective date of July 1, 2005 and rule amendment date of January 7, 2005.

LEED 2009 REQUIREMENTS

P-22-09-04 - [KINGSWAY]



ARCHITECTURAL APPLICATIONS	VOC LIMIT [g/L LESS WATER]	SPECIALTY APPLICATIONS	VOC LIMIT [g/L LESS WATER]
Indoor Carpet Adhesives	50	PVC Welding	510
Carpet Pad Adhesives	50	CPVC Welding	490
Wood Flooring Adhesives	100	ABS Welding	325
Rubber Floor Adhesives	60	Plastic Cement Welding	250
Subfloor Adhesives	50	Adhesive Primer for Plastic	550
Ceramic Tile Adhesives	65	Contact Adhesive	80
VCT & Asphalt Adhesives	50	Special Purpose Contact Adhesive	250
Drywall & Panel Adhesives	50	Structural Wood Member Adhesive	140
Cove Base Adhesives	50	Sheet Applied Rubber Lining Operations	850
Multi-Purpose Construction Adhesives	70	Top & Trim Adhesive	250
Structural Glazing Adhesives	100		
Substrate Specific Applications	VOC LIMIT [g/L LESS WATER]	SEALANTS	VOC LIMIT [g/L LESS WATER]
Metal to Metal	30	Architectural	250
Plastic Foams	50	Nonmembrane Roof	300
Porous Material (Except Wood)	50	Roadway	250
Wood	30	Single-Ply Roof Membrane	450
Fiberglass	80	Other	420
SEALANT PRIMERS	VOC LIMIT [g/L LESS WATER]		
Architectural, Nonporous	250		
Architectural, Porous	775		
Other	750		

- Aerosol Adhesives must comply with Green Seal Standard for Commercial Adhesives GS-36 requirements in effect on October 19, 2000.

AEROSOL ADHESIVES	VOC LIMIT
General Purpose Mist Spray	65% VOCs by Weight



General Purpose Web Spray	55% VOCs by Weight
Special Purpose Aerosol Adhesives (All Types)	70% VOCs by Weight

5.2 IEQc4.2: LOW-EMITTING MATERIALS-PAINTS AND COATINGS

5.2.1 Paints and coatings used on the interior of the building (i.e. inboard side of the weatherproofing system and applied on-site) must comply with the following criteria as applicable to the project scope:

- Architectural paints and coatings applied to interior walls and ceilings must not exceed the volatile organic compound (VOC) content limits established in Green Seal Standard GS-11, Paints, First Edition, May 20, 1993.

ARCHITECTURAL PAINTS, COATINGS & PRIMERS	VOC LIMIT [g/L LESS WATER]
Interior Non-Flat	150
Interior Flat	50
Exterior Non-Flat	200
Exterior Flat	100

- Anti-corrosive and anti-rust paints applied to interior ferrous metal substrates must not exceed the VOC content limit of 250 g/L established in Green Seal Standard GC-03, Anti-Corrosive Paints, Second Edition, January 7, 1997.

COATING TYPE	VOC LIMIT [g/L LESS WATER]
Gloss	250
Semi-Gloss	250
Flat	250

- Clear wood finishes, floor coatings, stains, primers, and shellacs applied to interior elements must not exceed the VOC content limits established in South Coast Air Quality Management District (SCAQMD) Rule 1113, Architectural Coatings, rules in effect on January 1, 2004.

PRODUCT TYPE	REFERENCE STANDARD	VOC LIMIT [g/L LESS WATER]
Interior Flat Coating or Primer	Green Seal GS-11, 1993	50
Interior Non-Flat Coating or Primer	Green Seal GS-11, 1993	150

LEED 2009 REQUIREMENTS

P-22-09-04 - [KINGSWAY]



Anti-Corrosive/Anti-Rust Paint	Green Seal GC-03, 2nd ED, 1997	250
Clear Wood Finishes: Lacquer	SCAQMD Rule 1113, 2004	550
Clear Wood Finishes: Lacquer	SCAQMD Rule 1113, 2004	350
Clear Wood Finishes: Sanding Sealers	SCAQMD Rule 1113, 2004	350
Clear Brushing Lacquer	SCAQMD Rule 1113, 2004	680
Floor Coatings	SCAQMD Rule 1113, 2004	100
Sealers and Undercoats	SCAQMD Rule 1113, 2004	200
Shellac: Clear	SCAQMD Rule 1113, 2004	730
Shellac: Pigmented	SCAQMD Rule 1113, 2004	550
Stain	SCAQMD Rule 1113, 2004	250
Concrete-Curing Compounds	SCAQMD Rule 1113, 2004	350
Japans/Faux Finishing Coatings	SCAQMD Rule 1113, 2004	350
Magnesite Cement Coatings	SCAQMD Rule 1113, 2004	450
Pigmented Lacquer	SCAQMD Rule 1113, 2004	550
Waterproofing Sealers	SCAQMD Rule 1113, 2004	250
Waterproofing Concrete/Masonry Sealers	SCAQMD Rule 1113, 2004	400
Wood Preservatives	SCAQMD Rule 1113, 2004	350
Low-Solid Coatings	SCAQMD Rule 1113, 2004	120*
*Note: VOC levels for Low-Solids Coatings are measured in grams of VOC per litre of material, including water.		



5.3 IEQc4.3: LOW-EMITTING MATERIALS-FLOORING SYSTEMS

OPTION 1:

5.3.1 All flooring must comply with the following as applicable to the project scope (a small amount of non-compliant flooring may be used for specialty areas provided it does not exceed 5% of floor area):

- All carpet installed in the building interior shall meet the testing and product requirements of the Carpet and Rug Institute's Green Label Plus Program.
- All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label Program.
- All carpet adhesive shall meet the requirements of IEQ Credit 4.1: Adhesives and Sealants, which includes a volatile organic compound (VOC) limit of 50g/L.
- All hard surface flooring covered by the FloorScore standard must be certified as compliant with the standard (current as of the date of this rating system, or more stringent version) by an independent third-party. Flooring products covered by FloorScore include vinyl, linoleum, laminate flooring, engineered wood flooring, ceramic flooring, rubber flooring, and wall base.
- All components of hard surface flooring systems (regardless of FloorScore requirement) including but not limited to; adhesives, sealants, and backing, must meet the requirements of IEQ Credit 4.1: Adhesives and Sealants.
- Concrete, wood bamboo, and cork floor finishes such as sealers, stains, and finishes, must meet the requirements of South Coast Air Quality Management District (SCAQMD) Rule 1113, Architectural Coatings, rules in effect on January 1, 2004. VOC limits are listed below:
 - Clear wood finishes: varnish 350 g/L, lacquer 550 g/L
 - Floor coatings: 100 g/L
 - Sealers: waterproofing sealers 250 g/L; sanding sealers 350 g/L; all other sealers 220 g/L
 - Shellacs: Clear 730 g/L; pigmented 550 g/L
 - Stains: 250 g/L
- Tile Setting adhesives and grout must meet South Coast Air Quality Management District (SCAQMD) Rule 1168. VOC limits are listed below and correspond to and effective date of July 1, 2005 and rule amendment date of January 7, 2005:
 - Ceramic tile adhesive: 65 g/L
 - Grout and mortar: 250 g/L.

OPTION 2:

5.3.2 All flooring products installed in the building interior must meet the testing and product requirements of the California Department of Public Health Standard Practice for the Testing of Volatile Organic Emissions from Various Sources Using Small-Scale Environmental Chambers.

5.3.3 A small amount of non-compliant flooring may be used for specialty areas provided it does not exceed 5% of floor area.



5.4 IEQc4.4: LOW-EMITTING MATERIALS-COMPOSITE WOOD AND AGRIFIBER PRODUCTS

- 5.4.1 Composite wood and agrifibre products used on the interior of the building (i.e. inboard side of the weatherproofing system and applied on-site) shall contain no added urea-formaldehyde resins. Laminating adhesives used to fabricate on-site and shop-applied composite wood and agrifibre assemblies must not contain added urea-formaldehyde resins.
- 5.4.2 Composite wood and agrifibre products are defined as particleboard, medium density fiberboard (MDF), plywood, wheatboard, strawboard, panel substrates and door cores. Materials considered fixtures, furniture, and equipment (FF&E) are not considered base building elements and are not included.

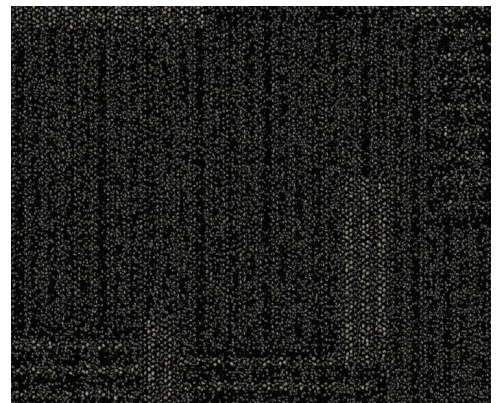
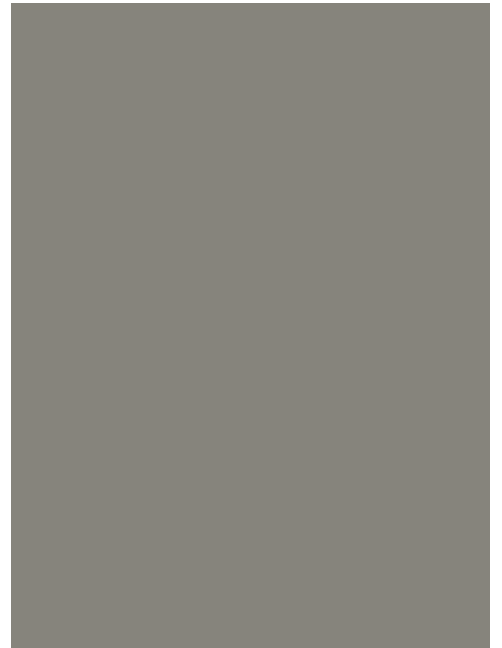
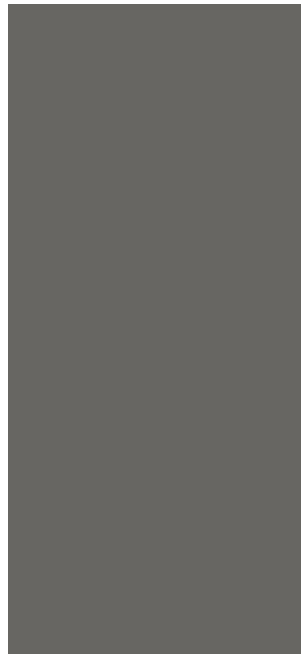
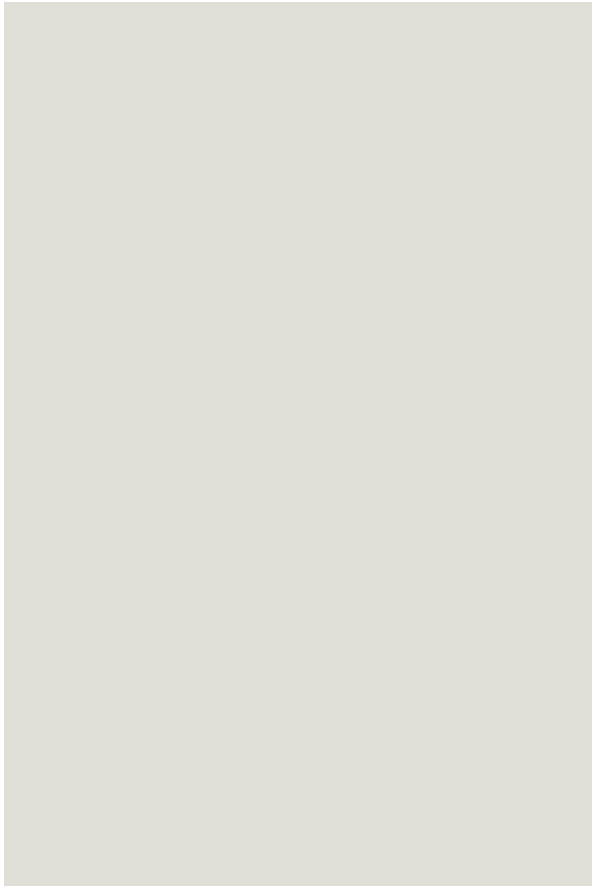
5.5 IEQc5: INDOOR CHEMICAL AND POLLUTANT SOURCE CONTROL

- 5.5.1 Employ permanent entryway systems at least 3 metres (10 feet) long in the primary direction of travel to capture dirt and particulate entering the building at regularly used entrances that are directly connected to the outdoors or other contaminant generating spaces. Permanently installed grates, grilles, or slotted systems that allow for cleaning underneath must comprise at least 1 metre (3 feet) of the 3 metre (10 feet) requirement. Walk off/roll out mats are acceptable for the remainder of the length only when maintained on a weekly basis by a contracted service. Entrances from adjacent areas where outdoor dirt is reduced, such as from covered parking structures, need not have permanently installed grates, grilles, or slotted systems if they are equipped with portable walk-off mats that total at least 3 metres (10 feet) long, with a weekly cleaning and maintenance program in place.



SCHEME 01

TIMELESS MODERN



COMMON AREAS
TIMELESS MODERN



MASTER FORMAT

1.0 GENERAL REQUIREMENTS

- 1.1 DRAWINGS ARE NOT TO BE SCALED!
- 1.2 General Contractor to ensure all materials comply with the requirements of the building code and to notify the Project Designer of any discrepancies in a timely fashion.
- 1.3 General Contractor to confirm all dimensions prior to starting construction and to inform the Project Designer of any discrepancies as soon as it is noticed.
- 1.4 Electrical drawings are to be prepared by an Electrical Engineer in accordance with code requirements. Only unique electrical situations are noted within the interior design documents.
- 1.5 Unless otherwise specified, electrical switch plates, telephone jack covers, and the like to be the colour Decorator’s White.
- 1.6 Unless otherwise specified, all switching will be ganged and placed at 42” AFF.
- 1.7 Switches, receptacles, and the like are not to impede with the base and/or trim in any way. Before installation, an electrician will choose the most suitable location.
- 1.8 Single-bathroom Units to include Ensuite finishes and fixtures.

NOTE: Refer to each Division for General Notes relevant to each section.

SCHEME NAMES

SCHEME 01	TIMELESS MODERN
COMMON AREA	TIMELESS MODERN

MASTER FORMAT LIST SPECIFICATION

P-22-09-04 [KINGSWAY]



TAG	CATEGORY	DESCRIPTION	REVISED AS OF
-----	----------	-------------	---------------

DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES

06 20 23 FINISH CARPENTRY - INTERIOR FINISH CARPENTRY -

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

FC-02	FINISH CARPENTRY	DOOR CASINGS							
	STATUS	APPROVED	BY/FROM:	CLIENT	01	02	03	CA	
	TASK/INSTRUCTIONS:					✓			✓
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF				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	01	02	03	CA	
	TASK/INSTRUCTIONS:					✓			
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF							
PAGE 4									

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

AW-03	CABINET HARDWARE	SOFT-CLOSE DOUBLE-WALLED DRAWER SYSTEM							
	STATUS	APPROVED	BY/FROM:	CLIENT	01	02	03	CA	
	TASK/INSTRUCTIONS:					✓			
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF							
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	01	02	03	CA	
	TASK/INSTRUCTIONS:					✓			
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF							
PAGE 8									

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

MASTER FORMAT LIST SPECIFICATION

P-22-09-04 [KINGSWAY]



TAG	CATEGORY	DESCRIPTION	REVISED AS OF					
O-03	DOOR HARDWARE	SUITE DOOR PULL						
	STATUS	APPROVED	BY/FROM:	CLIENT	01	02	03	CA
	TASK/INSTRUCTIONS:				✓			
	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	01	02	03	CA
	TASK/INSTRUCTIONS:				✓			
	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	01	02	03	CA
	TASK/INSTRUCTIONS:				✓			
	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	01	02	03	CA
	TASK/INSTRUCTIONS:				✓			
	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	01	02	03	CA
	TASK/INSTRUCTIONS:				✓			
	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	01	02	03	CA
	TASK/INSTRUCTIONS:				✓			
	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		01	02	03	CA
	TASK/INSTRUCTIONS:					✓			
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF				LEED QUALIFIED			
PAGE 16									

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

MASTER FORMAT LIST SPECIFICATION

P-22-09-04 [KINGSWAY]



TAG	CATEGORY	DESCRIPTION				REVISED AS OF			
DF-03	DOOR OPENINGS	INTERIOR SUITE DOOR - BI-FOLD							
	STATUS	APPROVED	BY/FROM:		CLIENT	01	02	03	CA
	TASK/INSTRUCTIONS:					✓			
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF				LEED QUALIFIED			
PAGE 18									

DIVISION 08 - OPENINGS

08 83 00 MIRRORS - MIRRORS -

GL-01	MIRRORS	VANITY MIRROR						
	STATUS	APPROVED	BY/FROM:	CLIENT	01	02	03	CA
	TASK/INSTRUCTIONS:				✓			
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF						
PAGE 19								

DIVISION 09 - FINISHES

09 30 13 TILING - CERAMIC TILING -

T-01	PORCELAIN TILING	FLOOR TILE							
	STATUS	APPROVED	BY/FROM:	CLIENT		01	02	03	CA
	TASK/INSTRUCTIONS:					✓			✓
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF				LEED QUALIFIED			
PAGE 21									

T-02	CERAMIC TILING	WALL TILE - KITCHEN BACKSPLASH							
	STATUS	APPROVED	BY/FROM:	CLIENT		01	02	03	CA
	TASK/INSTRUCTIONS:					✓			
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF				LEED QUALIFIED			
PAGE 22									

T-03	CERAMIC TILING	WALL TILE - BATHTUB SURROUND							
	STATUS	APPROVED	BY/FROM:	CLIENT		01	02	03	CA
	TASK/INSTRUCTIONS:					✓			
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF				LEED QUALIFIED			
PAGE 23									

DIVISION 09 - FINISHES

09 65 13 13 RESILIENT FLOORING - RESILIENT BASE AND ACCESSORIES - RESILIENT BASE

FL-01	RESILIENT BASE	COVE BASE							
	STATUS	APPROVED	BY/FROM:	CLIENT		01	02	03	CA
	TASK/INSTRUCTIONS:								✓
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF				LEED QUALIFIED			
PAGE 24									

FL-02	RESILIENT BASE	STAIR NOSING							
	STATUS	APPROVED	BY/FROM:	CLIENT		01	02	03	CA
	TASK/INSTRUCTIONS:								✓
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF				LEED QUALIFIED			
PAGE 25									

MASTER FORMAT LIST SPECIFICATION

P-22-09-04 [KINGSWAY]



TAG	CATEGORY	DESCRIPTION	REVISED AS OF			
FL-03	RESILIENT BASE	TACTILE WARNING STRIP				
	STATUS	APPROVED	BY/FROM:	CLIENT	01	02
	TASK/INSTRUCTIONS:				03	CA
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF				✓
						LEED QUALIFIED
						PAGE 26

DIVISION 09 - FINISHES

09 65 19 23 RESILIENT FLOORING - RESILIENT TILE FLOORING - VINYL TILE FLOORING

FL-04	RESILIENT TILE	VINYL PLANK				
	STATUS	APPROVED	BY/FROM:	CLIENT	01	02
	TASK/INSTRUCTIONS:				03	CA
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF				✓
						LEED QUALIFIED
						PAGE 27

DIVISION 09 - FINISHES

09 68 13 CARPETING - TILE CARPETING -

FL-05	TILE CARPETING	COMMERCIAL CARPET TILES				
	STATUS	APPROVED	BY/FROM:	CLIENT	01	02
	TASK/INSTRUCTIONS:				03	CA
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF				✓
						LEED QUALIFIED
						PAGE 28

DIVISION 09 - FINISHES

09 70 00 WALL FINISHES - WALL FINISHES -

WF-01	FINISHES	SUITES PAINT COLOUR - GENERAL				
	STATUS	APPROVED	BY/FROM:	CLIENT	01	02
	TASK/INSTRUCTIONS:				03	CA
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF				✓
						LEED QUALIFIED
						PAGE 29

WF-02	FINISHES	COMMON AREA PAINT COLOUR - GENERAL				
	STATUS	APPROVED	BY/FROM:	CLIENT	01	02
	TASK/INSTRUCTIONS:				03	CA
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF				✓
						LEED QUALIFIED
						PAGE 30

WF-03	FINISHES	COMMON AREA PAINT COLOUR - ACCENTS				
	STATUS	APPROVED	BY/FROM:	CLIENT	01	02
	TASK/INSTRUCTIONS:				03	CA
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF				✓
						LEED QUALIFIED
						PAGE 31

WF-04	FINISHES	COMMON AREA PAINT COLOUR - FEATURES				
	STATUS	APPROVED	BY/FROM:	CLIENT	01	02
	TASK/INSTRUCTIONS:				03	CA
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF				✓
						LEED QUALIFIED
						PAGE 32

MASTER FORMAT LIST SPECIFICATION

P-22-09-04 [KINGSWAY]



TAG	CATEGORY	DESCRIPTION	REVISED AS OF						
WF-05	FINISHES	SUITE AND COMMON AREA PAINT COATING - GENERAL							
	STATUS	APPROVED	BY/FROM:	CLIENT	01	02	03	CA	
	TASK/INSTRUCTIONS:					✓			✓
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF				LEED QUALIFIED			
PAGE 33									
WF-06	FINISHES	SUITE PAINT COATING - BATHROOMS							
	STATUS	APPROVED	BY/FROM:	FOCUSED INTERIORS	01	02	03	CA	
	TASK/INSTRUCTIONS:					✓			
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF				LEED QUALIFIED			
PAGE 34									
WF-07	FINISHES	COMMON AREA PAINT COATING - GENERAL							
	STATUS	APPROVED	BY/FROM:	CLIENT	01	02	03	CA	
	TASK/INSTRUCTIONS:								✓
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF				LEED QUALIFIED			
PAGE 35									
WF-08	FINISHES	COMMON AREA PAINT COATING - FIRE RETARDANT							
	STATUS	APPROVED	BY/FROM:	FOCUSED INTERIORS	01	02	03	CA	
	TASK/INSTRUCTIONS:								✓
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF				LEED QUALIFIED			
PAGE 36									

DIVISION 10 - SPECIALTIES

10 14 00 SIGNAGE - SIGNAGE -

IFS-01		SIGNAGE		SUITE UNIT NUMBER					
	STATUS	APPROVED	BY/FROM:	CLIENT	01	02	03	CA	
01234 56789	TASK/INSTRUCTIONS:							✓	
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF							
PAGE 38									
IFS-02		SIGNAGE		KINGSWAY SIGNAGE LOGO					
	STATUS	APPROVED	BY/FROM:	FOCUSED INTERIORS	01	02	03	CA	
	TASK/INSTRUCTIONS:							✓	
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF							
PAGE 39									
IFS-03		SIGNAGE		WAY FINDING SIGNAGE GRAPHIC					
	STATUS	APPROVED	BY/FROM:	FOCUSED INTERIORS	01	02	03	CA	
	TASK/INSTRUCTIONS:							✓	
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF							
PAGE 40									

MASTER FORMAT LIST SPECIFICATION

P-22-09-04 [KINGSWAY]



TAG	CATEGORY	DESCRIPTION	REVISED AS OF
-----	----------	-------------	---------------

DIVISION 10 - SPECIALTIES

10 28 13 TOILET, BATH, AND LAUNDRY ACCESSORIES - TOILET ACCESSORIES -

IS-01	TOILET ACCESSORIES	TOILET PAPER HOLDER				
	STATUS	APPROVED	BY/FROM:	CLIENT	01	02
	TASK/INSTRUCTIONS:				✓	
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF			03	CA

PAGE 41

DIVISION 10 - SPECIALTIES

10 28 16 13 TOILET, BATH, AND LAUNDRY ACCESSORIES - BATH ACCESSORIES - RESIDENTIAL BATH ACCESSORIES

IS-02	BATH ACCESSORIES	ROBE HOOK				
	STATUS	APPROVED	BY/FROM:	CLIENT	01	02
	TASK/INSTRUCTIONS:				✓	
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF			03	CA

PAGE 42

IS-03	BATH ACCESSORIES	BODY TOWEL HOLDER				
	STATUS	APPROVED	BY/FROM:	CLIENT	01	02
	TASK/INSTRUCTIONS:				✓	
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF			03	CA

PAGE 43

IS-04	BATH ACCESSORIES	BATHTUB CURTAIN ROD				
	STATUS	APPROVED	BY/FROM:	CLIENT	01	02
	TASK/INSTRUCTIONS:				✓	
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF			03	CA

PAGE 44

DIVISION 10 - SPECIALTIES

10 28 26 TOILET, BATH, AND LAUNDRY ACCESSORIES - HYGIENE AND CUSTODIAL ACCESSORIES -

IS-05	HYGIENE ACCESSORIES	HAND TOWEL HOLDER				
	STATUS	APPROVED	BY/FROM:	CLIENT	01	02
	TASK/INSTRUCTIONS:				✓	
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF			03	CA

PAGE 45

DIVISION 10 - SPECIALTIES

10 55 23 13 POSTAL SPECIALTIES - MAIL BOXES - APARTMENT MAIL BOXES

STS-01	MAILBOXES	MAILBOXES				
	STATUS	APPROVED	BY/FROM:	CLIENT	01	02
	TASK/INSTRUCTIONS:					✓
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF			03	CA

PAGE 46

MASTER FORMAT LIST SPECIFICATION

P-22-09-04 [KINGSWAY]



TAG	CATEGORY	DESCRIPTION	REVISED AS OF
-----	----------	-------------	---------------

DIVISION 10 - SPECIALTIES

10 55 26 POSTAL SPECIALTIES - PARCEL LOCKERS -

STS-02	POSTAL LOCKERS	MAILBOXES							
	STATUS	AWAITING INFORMATION	BY/FROM:	FOCUSED INTERIORS	01	02	03	CA	
	TASK/INSTRUCTIONS:								✓
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF							

PAGE 47

DIVISION 10 - SPECIALTIES

10 57 00 WARDROBE AND CLOSET SPECIALTIES - WARDROBE AND CLOSET SPECIALTIES -

STS-03	WARDROBE SPECIALTIES	CLOSET STORAGE							
	STATUS	AWAITING INFORMATION	BY/FROM:	MANUFACTURER	01	02	03	CA	
	TASK/INSTRUCTIONS:					✓			
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF							

PAGE 48

DIVISION 11 - EQUIPMENT

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

RE-01	APPLIANCES	SLIDE-IN ELECTRIC RANGE							
	STATUS	APPROVED	BY/FROM:	CLIENT	01	02	03	CA	
	TASK/INSTRUCTIONS:					✓			
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF							

PAGE 50

RE-02	APPLIANCES	MICROWAVE RANGE HOOD FAN							
	STATUS	APPROVED	BY/FROM:	CLIENT	01	02	03	CA	
	TASK/INSTRUCTIONS:					✓			
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF							

PAGE 51

RE-03	APPLIANCES	REFRIGERATOR							
	STATUS	APPROVED	BY/FROM:	CLIENT	01	02	03	CA	
	TASK/INSTRUCTIONS:					✓			
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF				LEED QUALIFIED			

PAGE 52

RE-04	APPLIANCES	DISHWASHER							
	STATUS	APPROVED	BY/FROM:	CLIENT	01	02	03	CA	
	TASK/INSTRUCTIONS:					✓			
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF				LEED QUALIFIED			

PAGE 53

RE-05	APPLIANCES	STACKABLE WASHER							
	STATUS	APPROVED	BY/FROM:	CLIENT	01	02	03	CA	
	TASK/INSTRUCTIONS:					✓	✓		
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF				LEED QUALIFIED			

PAGE 54

MASTER FORMAT LIST SPECIFICATION

P-22-09-04 [KINGSWAY]



TAG	CATEGORY	DESCRIPTION	REVISED AS OF					
RE-06	APPLIANCES	STACKABLE DRYER						
	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 55								

DIVISION 12 - FURNISHINGS

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

WT-01	WINDOW BLINDS	DOOR/WINDOW COVERINGS								
	STATUS	APPROVED		BY/FROM:	CLIENT		01	02	03	CA
	TASK/INSTRUCTIONS:						✓			
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF					LEED QUALIFIED			
PAGE 57										

DIVISION 12 - FURNISHINGS

12 30 00 CASEWORK - CASEWORK -

CW-01	CASEWORK	CABINETRY TONE 01											
	STATUS	APPROVED	BY/FROM:		CLIENT				01	02	03	CA	
	TASK/INSTRUCTIONS:									✓			
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF								LEED QUALIFIED			
PAGE 58													

CW-02	CASEWORK	CABINETRY TONE 02							
	STATUS	APPROVED	BY/FROM:	CLIENT		01	02	03	CA
	TASK/INSTRUCTIONS:					✓			
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF				LEED QUALIFIED			
PAGE 59									

DIVISION 12 - FURNISHINGS

12 36 61 19 COUNTERTOPS - SIMULATED STONE COUNTERTOPS - QUARTZ AGGLOMERATE COUNTERTOPS

CT-01	COUNTERTOPS	COUNTERTOP							
	STATUS	APPROVED	BY/FROM:	CLIENT		01	02	03	CA
	TASK/INSTRUCTIONS:					✓			✓
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF				LEED QUALIFIED			
PAGE 60									

DIVISION 14 - CONVEYING EQUIPMENT

14 27 13 CUSTOM ELEVATOR CABS AND DOORS - CUSTOM ELEVATOR CAB FINISHES -

E-01	ELEVATOR CABS	ELEVATOR CAB INTERIOR WALLS							
	STATUS	APPROVED	BY/FROM:	CLIENT		01	02	03	CA
	TASK/INSTRUCTIONS:								✓
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF							
PAGE 62									

MASTER FORMAT LIST SPECIFICATION

P-22-09-04 [KINGSWAY]



TAG	CATEGORY	DESCRIPTION	REVISED AS OF
-----	----------	-------------	---------------

DIVISION 22 - PLUMBING

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

PF-01	PLUMBING FIXTURES	TOILET - TANK	
	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 64

PF-02	PLUMBING FIXTURES	TOILET - BOWL	REV 01 2022.09.30
	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 65

PF-03	PLUMBING FIXTURES	TOILET - SEAT W/ COVER	
	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 66

DIVISION 22 - PLUMBING

22 41 16 16 RESIDENTIAL PLUMBING FIXTURES - RESIDENTIAL LAVATORIES AND SINKS - RESIDENTIAL SINKS

PF-04	PLUMBING FIXTURES	KITCHEN SINK	
	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 67

PF-05	PLUMBING FIXTURES	VANITY SINK	
	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 68

DIVISION 22 - PLUMBING

22 41 19 RESIDENTIAL PLUMBING FIXTURES - RESIDENTIAL BATHTUBS -

PF-06	PLUMBING FIXTURES	BATHTUB SKIRT	
	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 69

PF-07	PLUMBING FIXTURES	BATHTUB WASTE AND OVERFLOW KIT	
	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 70

MASTER FORMAT LIST SPECIFICATION

P-22-09-04 [KINGSWAY]



TAG	CATEGORY	DESCRIPTION	REVISED AS OF
-----	----------	-------------	---------------

DIVISION 22 - PLUMBING

22 41 39 RESIDENTIAL PLUMBING FIXTURES - RESIDENTIAL FAUCETS, SUPPLIES, AND TRIM -

PF-08	PLUMBING FIXTURES	KITCHEN FAUCET							
	STATUS	APPROVED	BY/FROM:	CLIENT	01	02	03	CA	
	TASK/INSTRUCTIONS:					✓			
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF				LEED QUALIFIED			
PAGE 71									

PF-09	PLUMBING FIXTURES	VANITY FAUCET							
	STATUS	APPROVED	BY/FROM:	CLIENT	01	02	03	CA	
	TASK/INSTRUCTIONS:					✓			
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF				LEED QUALIFIED			
PAGE 72									

PF-10	PLUMBING FIXTURES	TUB & SHOWER VALVE-ONLY - TRIM KIT							
	STATUS	APPROVED	BY/FROM:	CLIENT	01	02	03	CA	
	TASK/INSTRUCTIONS:					✓			
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF							
PAGE 73									

PF-11	PLUMBING FIXTURES	TUB & SHOWER VALVE-ONLY - ROUGH-IN							
	STATUS	APPROVED	BY/FROM:	CLIENT	01	02	03	CA	
	TASK/INSTRUCTIONS:					✓			
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF							
PAGE 74									

PF-12	PLUMBING FIXTURES	TUB & SHOWER VALVE W/ DIVERTER - TRIM KIT							
	STATUS	APPROVED	BY/FROM:	CLIENT	01	02	03	CA	
	TASK/INSTRUCTIONS:					✓			
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF							
PAGE 75									

PF-13	PLUMBING FIXTURES	TUB & SHOWER VALVE W/ DIVERTER - ROUGH-IN							
	STATUS	APPROVED	BY/FROM:	CLIENT	01	02	03	CA	
	TASK/INSTRUCTIONS:					✓			
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF							
PAGE 76									

PF-14	PLUMBING FIXTURES	TUB SHOWERHEAD SLIDE BAR							
	STATUS	APPROVED	BY/FROM:	CLIENT	01	02	03	CA	
	TASK/INSTRUCTIONS:					✓			
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF				LEED QUALIFIED			
PAGE 77									

PF-15	PLUMBING FIXTURES	TUB SHOWERHEAD ELBOW SUPPLY							
	STATUS	APPROVED	BY/FROM:	CLIENT	01	02	03	CA	
	TASK/INSTRUCTIONS:					✓			
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF							
PAGE 78									

MASTER FORMAT LIST SPECIFICATION

P-22-09-04 [KINGSWAY]



TAG	CATEGORY	DESCRIPTION	REVISED AS OF
PF-16	PLUMBING FIXTURES	TUB FILLER	
	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	✓ 01 02 03 CA
			LEED QUALIFIED
			PAGE 79

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

23 34 00 HVAC FANS - HVAC FANS -

PR-01	HVAC FANS	CEILING FAN	
	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	✓ 01 02 03 CA
			LEED QUALIFIED
			PAGE 81

DIVISION 26 - ELECTRICAL

26 51 13 INTERIOR LIGHTING - INCANDESCENT INTERIOR LIGHTING -

L-01	INTERIOR LIGHTING	SEMI-FLUSH MOUNTED LIGHT	
	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	✓ 01 02 03 CA
			PAGE 83

L-02	INTERIOR LIGHTING	SEMI-FLUSH MOUNTED LIGHT	
	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	✓ 01 02 03 CA
			PAGE 84

L-03	INTERIOR LIGHTING	SURFACE-MOUNTED LIGHT	
	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	✓ 01 02 03 CA
			PAGE 85

L-04	INTERIOR LIGHTING	CEILING PENDANT	
	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	✓ 01 02 03 CA
			PAGE 86

DIVISION 26 - ELECTRICAL

26 51 19 INTERIOR LIGHTING - LED INTERIOR LIGHTING -

L-05	INTERIOR LIGHTING	RECESSED LIGHT	
	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	✓ 01 02 03 CA
			PAGE 87

MASTER FORMAT LIST SPECIFICATION

P-22-09-04 [KINGSWAY]



TAG	CATEGORY	DESCRIPTION	REVISED AS OF
L-06	INTERIOR LIGHTING	SURFACE-MOUNTED LIGHT	
	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 88			
L-07	INTERIOR LIGHTING	UNDER-CABINET LIGHT	
	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 89			
L-08	INTERIOR LIGHTING	VANITY WALL SCONCE	
	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 90			
L-09	INTERIOR LIGHTING	ENTRY SUITE WALL SCONCE	
	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 91			
L-10	INTERIOR LIGHTING	RECESSED LIGHT	
	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 92			
L-11	INTERIOR LIGHTING	RECESSED LIGHT	
	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 93			
L-12	INTERIOR LIGHTING	SURFACE-MOUNTED LIGHT	
	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 94			
L-13	INTERIOR LIGHTING	CEILING PENDANT	
	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 95			

MASTER FORMAT LIST SPECIFICATION

P-22-09-04 [KINGSWAY]



TAG	CATEGORY	DESCRIPTION	REVISED AS OF			
PF-16	PLUMBING FIXTURES	TUB FILLER				
	STATUS	APPROVED	BY/FROM:	CLIENT	01	02
	TASK/INSTRUCTIONS:				03	CA
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF			✓	
						LEED QUALIFIED
						PAGE 79

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

23 34 00 HVAC FANS - HVAC FANS -

PR-01	HVAC FANS	CEILING FAN				
	STATUS	APPROVED	BY/FROM:	CLIENT	01	02
	TASK/INSTRUCTIONS:				03	CA
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF			✓	
						LEED QUALIFIED
						PAGE 81

DIVISION 26 - ELECTRICAL

26 51 13 INTERIOR LIGHTING - INCANDESCENT INTERIOR LIGHTING -

L-01	INTERIOR LIGHTING	SEMI-FLUSH MOUNTED LIGHT				
	STATUS	APPROVED	BY/FROM:	CLIENT	01	02
	TASK/INSTRUCTIONS:				03	CA
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF			✓	
						PAGE 83

L-02	INTERIOR LIGHTING	SEMI-FLUSH MOUNTED LIGHT				
	STATUS	APPROVED	BY/FROM:	CLIENT	01	02
	TASK/INSTRUCTIONS:				03	CA
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF			✓	
						PAGE 84

L-03	INTERIOR LIGHTING	SURFACE-MOUNTED LIGHT				
	STATUS	APPROVED	BY/FROM:	CLIENT	01	02
	TASK/INSTRUCTIONS:				03	CA
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF			✓	
						PAGE 85

L-04	INTERIOR LIGHTING	CEILING PENDANT				
	STATUS	APPROVED	BY/FROM:	CLIENT	01	02
	TASK/INSTRUCTIONS:				03	CA
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF			✓	
						PAGE 86

DIVISION 26 - ELECTRICAL

26 51 19 INTERIOR LIGHTING - LED INTERIOR LIGHTING -

L-05	INTERIOR LIGHTING	RECESSED LIGHT				
	STATUS	APPROVED	BY/FROM:	CLIENT	01	02
	TASK/INSTRUCTIONS:				03	CA
	PROGRESS REPORT:	☐ IN-QUEUE ☐ DEPOSIT-PAID ☐ ORDERED ☐ PAID-IN-FULL ☐ DELIVERED ☐ INSTALLED ☐ CLIENT SIGN-OFF			✓	
						PAGE 87

MASTER FORMAT LIST SPECIFICATION

P-22-09-04 [KINGSWAY]



TAG	CATEGORY	DESCRIPTION	REVISED AS OF
L-06	INTERIOR LIGHTING	SURFACE-MOUNTED LIGHT	
	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 88			
L-07	INTERIOR LIGHTING	UNDER-CABINET LIGHT	
	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 89			
L-08	INTERIOR LIGHTING	VANITY WALL SCONCE	
	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 90			
L-09	INTERIOR LIGHTING	ENTRY SUITE WALL SCONCE	
	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 91			
L-10	INTERIOR LIGHTING	RECESSED LIGHT	
	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 92			
L-11	INTERIOR LIGHTING	RECESSED LIGHT	
	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 93			
L-12	INTERIOR LIGHTING	SURFACE-MOUNTED LIGHT	
	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 94			
L-13	INTERIOR LIGHTING	CEILING PENDANT	
	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 95			

DIVISION
06

**WOOD, PLASTICS, AND
COMPOSITES**



DIVISION 06 - WOOD, PLASTICS AND COMPOSITES

1.0 FINISH CARPENTRY AND MILLWORK

1.1 GENERAL

- 1.1.1 For all paint applications, fasten nails and screws, fix dents with plain wood filler stain, sand smooth, and leave primed for paint.

1.2 PRODUCTS

- 1.2.1 Fabricated millwork units to be assembled as large as possible in shop for later on-site installation.
- 1.2.2 Finish grade lumber and plywood to be used for all wood millwork and trim.
Construction grade material shall never be used.

1.3 EXECUTION

- 1.3.1 Install and fine-tune all cabinet hardware for shelves, doors, drawers etc. Unless otherwise specified, all holes and pegs are standard throughout.
- 1.3.2 All trim will be of paint or stain grade quality.
- 1.3.3 Apply a small bead of paintable sealant to the junction of the top of the baseboards and the adjacent wall finish, after the wall finish has been applied if necessary.
- 1.3.4 Where required by building codes, trim and paneling must be installed and treated with fire-resistant materials.

2.0 LAMINATED PLASTIC

2.1 GENERAL

- 2.1.1 Post-formed profiles, cuts, joints, and edging should all have shop drawings submitted.
- 2.1.2 During shipping, place finished laminated plastic surfaces in cartons or cover with strong kraft paper. Use only approved ways to protect already-installed laminated surfaces.
Remove only right before the final clean and inspection.

2.2 PRODUCTS

- 2.2.1 Laminated plastics to meet CAN-ULC S102 for substrate and veneer in existing lobbies.
- 2.2.2 Fabricator to verify all controlling dimensions which accommodate or abut appliances, finishes, fixtures, equipment and the like before beginning fabrication. All countertop edges to be finished where termination is exposed, i.e. freestanding appliances.
- 2.2.3 Colour and pattern of continuous laminated work to match unless specified otherwise.
- 2.2.4 Create all desired bends and shapes using only post-forming grade laminate as per manufacturer's specifications.
- 2.2.5 Back the core plastic laminate with a laminate sheet.



2.3 EXECUTION

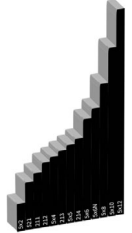
- 2.3.1 All work to be installed level, true and square with precisely finished edges.
- 2.3.2 Prepare openings for all appliances, inserts, grilles, outlet boxes and the like. Remove sharp corner edges and chamfer and seal exposed core.
- 2.3.3 Apply a small bead of sealant at the joint of the laminated plastic counter backsplash and the adjacent wall finish, once the wall finish has been applied.

MASTER FORMAT FORMAL SPECIFICATION

P-22-09-04 [KINGSWAY]



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-22-09-04 [KINGSWAY]



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 door casings throughout</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:			*Representative only* [SEE FINISH BELOW]
MATERIAL:	MDF	LAMPING:			
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
NOTES:					
URL:	https://westcoastmoulding.com/product/wm53/				
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-22-09-04 [KINGSWAY]



DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES
06 41 93 ARCHITECTURAL WOOD CASEWORK - CABINET AND DRAWER HARDWARE

AW-01	Cabinet Edge Pull										
EXTENTS:	S-Bathroom, S-Kitchen		<table border="1"> <tr> <td>SCHEME 01</td> <td>SCHEME 02</td> <td>SCHEME 03</td> <td>COM. AREAS</td> </tr> <tr> <td>✓</td> <td></td> <td></td> <td></td> </tr> </table>	SCHEME 01	SCHEME 02	SCHEME 03	COM. AREAS	✓			
SCHEME 01	SCHEME 02	SCHEME 03		COM. AREAS							
✓											
APPLICATION:	SUITES: <u>All lower cabinet doors and drawers throughout;</u>										
MANUFACTURER:	Richelieu Hardware										
SERIES/COLLECTION:	Cabinet Pulls and Knobs										
STYLE:	Pull										
NAME:	Richelieu 1-31/32 in. Contemporary Aluminum Edge Pull - Brushed Black										
CODE:	9898* 990	QUANTITY:		/each							
MATERIAL:	Aluminum	LAMPING:									
COLOUR :	Black (990)	FINISH:		Brushed							
DIRECTION:	Hoizontal	REPEAT:									
DIMENSIONS:	23/32 in. W x 1 21/32 in. D x 7 in. H										
INSTALLATION:		MOUNTING:		Cabinet-Mounted							
THICKNESS:	1.5mm	PROFILE:	Edge Pull								
GROUT:		LEAD TIME:									
RATING:		CERTIFIED:									
NOTES:											
URL:	https://www.richelieu.com/ca/en/category/decorative-hardware/cabinet-hardware-pulls-and-knobs/pulls/contemporary-aluminum-edge-pull-9898/1011060/sku-BP989833990										
URL PDF:	https://www.richelieu.com/documents/docsPr/BP/98/98/33/99/0/BP989833990/1390341_hd.jpg										
SUPPLIER:	Richelieu Hardware	1.604.753.8517	<table border="1"> <tr> <td>ISSUED 2022.09.22</td> </tr> </table>	ISSUED 2022.09.22							
ISSUED 2022.09.22											
CONTACT:	Donna Barclay	dbarclay@richelieu.com									
ADDRESS:	100-12851 Rowan Place, Richmond, BC										

MASTER FORMAT FORMAL SPECIFICATION

P-22-09-04 [KINGSWAY]



DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES
06 41 93 ARCHITECTURAL WOOD CASEWORK - CABINET AND DRAWER HARDWARE

AW-02	Soft-Close Integrated Cabinet Hinge			
EXTENTS:	S-Bathroom, S-Kitchen		SCHEME 01 SCHEME 02 SCHEME 03 COM. AREAS	
APPLICATION:	SUITES: <u>All cabinet swing-doors throughout;</u>			
MANUFACTURER:	Hettich			
SERIES/COLLECTION:	Concealed Hinges			
STYLE:	Sensys 110°			
NAME:	Hettich Sensys 110° Concealed Hinge w/ Silent System			
CODE:	9073614	QUANTITY:		/each
MATERIAL:	Steel	LAMPING:		
COLOUR :	Nickel	FINISH:		
DIRECTION:		REPEAT:		
DIMENSIONS:				
INSTALLATION:	Flash Fast Assembly Overlay	MOUNTING:		Cabinet-Mounted
THICKNESS:		PROFILE:	Concealed	
GROUT:		LEAD TIME:		
RATING:	EN 15570, LEVEL 3	CERTIFIED:		
NOTES:	Hardware to meet requirements of AWMAC's standards for the type and size of door. FEATURES: <u>Integrated Silent System, with self-closing feature (Sensys 8645i)</u>			
URL:	https://shop.hettich.com/au_EN/Hinges/Concealed-hinges/Sensys-fast-assembly-concealed-hinges/Hinges/Sensys-110%C2%B0-hinge-with-integrated-Silent-System-%28Sensys-8645i%29%2C-Nickel-plated%2C-overlay%2C-Opening-angle-110%C2%B0%2C-THS-drilling-pattern-52-x-5-5-mm%2C-48-x-6-mm%2C-Fix-fast-assembly-%28%C3%B8-10-x-6%29/p/9073614			
URL PDF:	https://hta.hettich.com/en-de/tools/number-of-hinges-sensys-onsys			
SUPPLIER:	Upper Canada Forest Products	1.604.291.1477	ISSUED 2022.09.22	
CONTACT:	George Klukas	gklukas@ucfp.com		
ADDRESS:	5786 Trapp Avenue, Burnaby, British Columbia			

MASTER FORMAT FORMAL SPECIFICATION

P-22-09-04 [KINGSWAY]



DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES
06 41 93 ARCHITECTURAL WOOD CASEWORK - CABINET AND DRAWER HARDWARE

AW-03		Soft-Close Double-Walled Drawer System			
EXTENTS:	S-Bathroom, S-Kitchen				SCHEME 01 SCHEME 02 SCHEME 03 COM. AREAS
APPLICATION:	SUITES: <u>All cabinet drawers throughout;</u>				
MANUFACTURER:	Hettich				
SERIES/COLLECTION:	Innotech Atira				
STYLE:	Double-Walled Drawer System				
NAME:	Hettich InnoTech Atira Double-Walled Drawer System w/ Quadro V6				
CODE:	9 216 ____*	QUANTITY:			/each
MATERIAL:	Plastic & Metal	LAMPING:			
COLOUR :	Silver	FINISH:	Powder Coated		
DIRECTION:		REPEAT:			
DIMENSIONS:	*Cabinetmaker to determine appropriate lengths and heights				
INSTALLATION:		MOUNTING:	Cabinet-Mounted		
THICKNESS:		PROFILE:			
GROUT:		LEAD TIME:			
RATING:		CERTIFIED:			
NOTES:	Hardware to meet requirements of AWMAC's standards for the type and size of drawer. SET INCLUDES: <u>COMP. 1</u> - one (1) Drawer side profile, left and right; <u>COMP. 2</u> - two (2) Drawer front connectors with expanding dowel; <u>COMP. 3</u> - two (2) Cover caps, grey plastic with Hettich logo; <u>COMP. 7</u> - one (1) Rear panel connector, left and right; <u>COMP. 4</u> - one (1) Drawer runner with Quadro V6 w/ Silent System, left and right				
URL:	https://web.hettich.com/en-nz/products/new-product-releases-product-highlights/innotech-atira				
URL PDF:	https://web.hettich.com/fileadmin/media/KAB/InnoTech_Atira_2016_HAU_16029_en.pdf				
SUPPLIER:	Upper Canada Forest Products	1.604.291.1477		ISSUED 2022.09.22	
CONTACT:	George Klukas	gklukas@ucfp.com			
ADDRESS:	5786 Trapp Avenue, Burnaby, British Columbia				

DIVISION
08

OPENINGS



DIVISION 08 - OPENINGS

1.0 WOOD DOORS

1.1 GENERAL

- 1.1.1 Submit one finished wood door sample to the Project Designer for review and approval
- 1.1.2 Shop drawings to be submitted to Project Designer as required.

2.0 ENTRY DOORS

2.1 GENERAL

- 2.1.1 Door viewer finish to match finish of escutcheon plate unless otherwise specified.
Door viewer to match finish of handle/pull if escutcheon plate is not used. Position the primary door viewer at 5'-0" above the bottom edge of the door on centre. If secondary door viewer is required for accessibility, position door viewer at 42" above bottom of the door edge on centre.

MASTER FORMAT FORMAL SPECIFICATION

P-22-09-04 [KINGSWAY]



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		<table border="1"> <tr> <td>SCHEME 01</td> <td>SCHEME 02</td> <td>SCHEME 03</td> <td>COM. AREAS</td> </tr> <tr> <td>✓</td> <td></td> <td></td> <td></td> </tr> </table>	SCHEME 01	SCHEME 02	SCHEME 03	COM. AREAS	✓			
SCHEME 01	SCHEME 02	SCHEME 03		COM. AREAS							
✓											
APPLICATION:	SUITES: <u>20 Minute Fire-Rating</u> for all entry suite doors throughout; <u>Standard</u> for all passage doors throughout;										
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	<table border="1"> <tr> <td>ISSUED 2022.09.22</td> </tr> </table>	ISSUED 2022.09.22							
ISSUED 2022.09.22											
CONTACT:	Glen Sonder Gaard	gsonder@taymor.ca									
ADDRESS:	1655 Derwent Way, Delta, BC										

MASTER FORMAT FORMAL SPECIFICATION

P-22-09-04 [KINGSWAY]



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

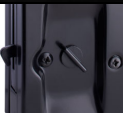
O-02		Suite Door Lever - Privacy											
EXTENTS:	S-Bathroom, S-Bedroom				<table border="1"> <tr> <th>SCHEME 01</th> <th>SCHEME 02</th> <th>SCHEME 03</th> <th>COM. AREAS</th> </tr> <tr> <td>✓</td> <td></td> <td></td> <td></td> </tr> </table>	SCHEME 01	SCHEME 02	SCHEME 03	COM. AREAS	✓			
SCHEME 01	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.												
URL:	https://www.taymor.ca/en/products/doorware/vega?sku=30-D006424BLK												
URL PDF:	https://www.taymor.ca/sites/default/files/uploads/resources/30-vega_lever_spec_english.pdf												
SUPPLIER:	Taymor	1.604.816.8765		<table border="1"> <tr> <td>ISSUED</td> </tr> <tr> <td>2022.09.22</td> </tr> </table>		ISSUED	2022.09.22						
ISSUED													
2022.09.22													
CONTACT:	Glen Sonder Gaard	gsonder@taymor.ca											
ADDRESS:	1655 Derwent Way, Delta, BC												

MASTER FORMAT FORMAL SPECIFICATION

P-22-09-04 [KINGSWAY]



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

O-03	Suite Door Pull			
EXTENTS:	S-Bathroom			SCHEME 01 SCHEME 02 SCHEME 03 COM. AREAS
APPLICATION:	SUITES: <u>All sliding privacy doors throughout;</u>			
MANUFACTURER:	Taymor			
SERIES/COLLECTION:	Doorware			
STYLE:	Sliding Door Lock			
NAME:	Taymor Rectangular Sliding Door Lock - Privacy			
CODE:	33-BLK580	QUANTITY:	1 /each	
MATERIAL:	Brass	LAMPING:		
COLOUR :	Black	FINISH:	Matte	
DIRECTION:		REPEAT:		
DIMENSIONS:	2-1/4 in. W x 3-1/4 in. H			
INSTALLATION:		MOUNTING:	Door-Mounted	
THICKNESS:		PROFILE:	Rectangle	
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.			
URL:	https://www.taymor.ca/en/products/doorware/sliding-door-locks?sku=33-BLK580			
URL PDF:	https://www.taymor.ca/sites/default/files/uploads/resources/33-rectangular_sliding_door_hdw_english_0.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-22-09-04 [KINGSWAY]



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

O-04		Closet Door Knobs			
EXTENTS:	S-Hallway, S-Laundry, S-Bedroom				SCHEME 01 SCHEME 02 SCHEME 03 COM. AREAS
APPLICATION:	SUITES: <u>All closet doors throughout;</u>				
				☒	
MANUFACTURER:	Richelieu Hardware				
SERIES/COLLECTION:	Cabinet Pulls and Knobs				
STYLE:	Wardrobe Knob				
NAME:	Richelieu Contemporary Metal Knob - 2295 - Matte Black				
CODE:	BP229540K900	QUANTITY:	158	/each	
MATERIAL:	Zamak	LAMPING:			
COLOUR :	Black	FINISH:	Matte		
DIRECTION:		REPEAT:			
DIMENSIONS:	1-9/16 in. Di x 1-1/4 in. D				
INSTALLATION:		MOUNTING:	Door-Mounted		
THICKNESS:		PROFILE:	Round		
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.				
URL:	https://www.richelieu.com/ca/en/category/decorative-hardware/cabinet-hardware-pulls-and-knobs/knobs/contemporary-metal-knob-2295/1250011/sku-BP229540K900				
URL PDF:	https://www.richelieu.com/documents/docsPr/BP/22/95/40/K9/00/BP229540K900/1572191_hd.jpg				
SUPPLIER:	Richelieu Hardware	1.604.753.8517			ISSUED 2022.09.22
CONTACT:	Donna Barclay	dbarclay@richelieu.com			
ADDRESS:	100-12851 Rowan Place, Richmond, BC				

MASTER FORMAT FORMAL SPECIFICATION

P-22-09-04 [KINGSWAY]



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

O-05		Entry Suite Single Cylinder Deadbolt			
EXTENTS:	S-Entry, S-Deck				SCHEME 01 SCHEME 02 SCHEME 03 COM. AREAS
APPLICATION:	SUITES: <u>All entry doors throughout;</u>				
MANUFACTURER:	Taymor				 
SERIES/COLLECTION:	The Premier Line				
STYLE:	Premier Deadbolt				
NAME:	Taymour Premier Line Builder Deadbolt - Matte Black				
CODE:	30-D01SC408BLK	QUANTITY:	54	/each	
MATERIAL:	Metal	LAMPING:			
COLOUR :	Black	FINISH:	Matte		
DIRECTION:		REPEAT:			
DIMENSIONS:	2-1/2 in. Di x 1-1/8 in. D				
INSTALLATION:		MOUNTING:	Door-Mounted		
THICKNESS:		PROFILE:	Round		
GROUT:		LEAD TIME:			
RATING:	20 min. Fire-Rated, 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/premier-deadbolt-round-deadbolt?sku=30-D01SC408BLK				
URL PDF:	https://www.taymor.ca/sites/default/files/uploads/resources/30-premier_round_dbolt_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-22-09-04 [KINGSWAY]



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

O-06		Door Viewer			
EXTENTS:	S-Entry				SCHEME 01 SCHEME 02 SCHEME 03 COM. AREAS
APPLICATION:	SUITES: <u>All entry doors throughout;</u>				
MANUFACTURER:	Taymor				
SERIES/COLLECTION:	Doorware				
STYLE:	Door Viewers				
NAME:	Taymor 180° Fire Rated Door Viewer - Matte Black				
CODE:	37-4825BLK	QUANTITY:	64	/each	
MATERIAL:	Brass	LAMPING:			
COLOUR :	Black	FINISH:	Matte		
DIRECTION:		REPEAT:			
DIMENSIONS:	1-3/8 -to- 2 in. L x 1-1/32 in. H				
INSTALLATION:	No.1: 3'-1/2" H No.2: 5'-0" H	MOUNTING:	Door-Mounted		
THICKNESS:		PROFILE:	Round		
GROUT:		LEAD TIME:			
RATING:	20 min. Fire-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.				
URL:	https://www.taymor.ca/en/products/doorware/door-viewers?sku=37-P4825BLK				
URL PDF:	https://www.taymor.ca/sites/default/files/uploads/resources/25-_and_37-_door_viewers_english_1.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-22-09-04 [KINGSWAY]



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

O-07	Door Stopper											
EXTENTS:	S-Entry, S-Laundry, S-Storage, S-Bathroom, S-Bedroom, S-Deck			<table border="1"> <tr> <td>SCHEME 01</td> <td>SCHEME 02</td> <td>SCHEME 03</td> <td>COM. AREAS</td> </tr> <tr> <td>✓</td> <td></td> <td></td> <td></td> </tr> </table>	SCHEME 01	SCHEME 02	SCHEME 03	COM. AREAS	✓			
SCHEME 01	SCHEME 02	SCHEME 03	COM. AREAS									
✓												
APPLICATION:	SUITES: <u>All entry, passage/privacy and patio swing-doors throughout;</u>											
MANUFACTURER:	Taymor											
SERIES/COLLECTION:	Doorware											
STYLE:	Door Stop											
NAME:	Taymor Hinge Pin Adjustable Door Stop - Matte Black											
CODE:	25-P4614BLK	QUANTITY:	157 /each									
MATERIAL:	Zinc	LAMPING:										
COLOUR :	Black	FINISH:	Matte									
DIRECTION:		REPEAT:										
DIMENSIONS:	2-3/16 in. L x 1-7/8 in. W											
INSTALLATION:		MOUNTING:	Hinge-Mounted									
THICKNESS:		PROFILE:	Hinge Pin									
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.											
URL:	https://www.taymor.ca/en/products/doorware/hinge-pin-door-stops?sku=25-P4614BLK											
URL PDF:	https://www.taymor.ca/sites/default/files/25-door_stops_english_spec_1_of_2.pdf											
SUPPLIER:	Taymor	1.604.816.8765		<table border="1"> <tr> <td>ISSUED</td> </tr> <tr> <td>2022.09.22</td> </tr> </table>	ISSUED	2022.09.22						
ISSUED												
2022.09.22												
CONTACT:	Glen Sonder Gaard	gsonder@taymor.ca										
ADDRESS:	1655 Derwent Way, Delta, BC											

MASTER FORMAT FORMAL SPECIFICATION

P-22-09-04 [KINGSWAY]



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

O-08		Door Closer									
EXTENTS:	S-Entry		<table border="1"> <tr> <th>SCHEME 01</th> <th>SCHEME 02</th> <th>SCHEME 03</th> <th>COM. AREAS</th> </tr> <tr> <td>✓</td> <td></td> <td></td> <td></td> </tr> </table>	SCHEME 01	SCHEME 02	SCHEME 03	COM. AREAS	✓			
SCHEME 01	SCHEME 02	SCHEME 03		COM. AREAS							
✓											
APPLICATION:	SUITES: <u>All entry doors throughout;</u>										
MANUFACTURER:	Taymor										
SERIES/COLLECTION:	Doorware										
STYLE:	Door Closers										
NAME:	Taymor 1900 Series Barrier Free Door Closer - Matte Black										
CODE:	13-1900BLK	QUANTITY:		32 /each							
MATERIAL:	Aluminum	LAMPING:									
COLOUR :	Black	FINISH:		Matte							
DIRECTION:		REPEAT:									
DIMENSIONS:	11-7/8 in. W x 2 in. H x 2-3/8 in. D										
INSTALLATION:		MOUNTING:		Door-Mounted							
THICKNESS:		PROFILE:	Rectangular								
GROUT:		LEAD TIME:									
RATING:	ANSI Grade1, cUL, 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/1900-series-door-closers?sku=13-1900BLK										
URL PDF:	https://www.taymor.ca/sites/default/files/uploads/resources/13-1900_door_closers_spec_english.pdf										
SUPPLIER:	Taymor	1.604.816.8765	<table border="1"> <tr> <td>ISSUED</td> </tr> <tr> <td>2022.09.22</td> </tr> </table>	ISSUED	2022.09.22						
ISSUED											
2022.09.22											
CONTACT:	Glen Sonder Gaard	gsonder@taymor.ca									
ADDRESS:	1655 Derwent Way, Delta, BC										

MASTER FORMAT FORMAL SPECIFICATION

P-22-09-04 [KINGSWAY]



DIVISION 08 - OPENINGS
08 14 16 WOOD DOORS - FLUSH WOOD DOORS

DF-01	Entry Suite Door			
EXTENTS:	S-Entry			SCHEME 01 SCHEME 02 SCHEME 03 COM. AREAS
APPLICATION:	SUITES: <u>All entry doors throughout</u> ;			
MANUFACTURER:	Lynden Door			 *Representative only* [SEE FINISH BELOW]
SERIES/COLLECTION:	Standard Series - GreenDor			
STYLE:	Wood Flush Door			
NAME:	Lynden Standard Series GreenDor Wood Particleboard Core NAUF 20 min. Fire Rating - Flat			
CODE:	SD20 NAUF	QUANTITY:	32 /each	
MATERIAL:	Particleboard ANSI A208.1 LD1	LAMPING:		
COLOUR :	<u>WF-01</u> , <u>WF-04</u>	FINISH:	Paint-Grade Hardboard, <u>WF-05</u>	
DIRECTION:		REPEAT:		
DIMENSIONS:	Refer to ARCH drawings			
INSTALLATION:		MOUNTING:	Frame-Mounted	
THICKNESS:	1-3/4 in.	PROFILE:	Flat	
ADHESIVE:	Type 2	LEAD TIME:		
RATING:	GreenDor, 20 Min. Fire-Rating, NAUF	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:	http://www.lyndendoor.com/wp-content/uploads/2016/02/SD20NAUF-Spec-Sheet.pdf			
URL PDF:				
SUPPLIER:	Oakmont Industries Ltd.	1.778.298.5016		ISSUED 2022.09.22
CONTACT:	Harold Martens	haroldm@oakmontindustries.com		
ADDRESS:	100-19475 96th Avenue, Surrey, BC			

MASTER FORMAT FORMAL SPECIFICATION

P-22-09-04 [KINGSWAY]



DIVISION 08 - OPENINGS
08 14 16 WOOD DOORS - FLUSH WOOD DOORS

DF-02		Interior Suite Door - Passage/Privacy		
EXTENTS:	S-Laundry, S-Storage, S-Bathroom, S-Bedroom		SCHEME 01 SCHEME 02 SCHEME 03 COM. AREAS	
APPLICATION:	SUITES: <u>All passage/privacy doors throughout</u> ;			
MANUFACTURER:	Lynden Door		 *Representative only* [SEE FINISH BELOW]	
SERIES/COLLECTION:	Standard Series - GreenDor			
STYLE:	Wood Flush Doors			
NAME:	Lynden Standard Series GreenDor Wood Particleboard Core NAUF - Flat			
CODE:	SD20 NAUF	QUANTITY:		114 /each
MATERIAL:	Particleboard ANSI A208.1 LD1	LAMPING:		
COLOUR :	<u>WF-01</u>	FINISH:		Paint-Grade Hardboard, <u>WF-05</u>
DIRECTION:		REPEAT:		
DIMENSIONS:	Refer to ARCH drawings			
INSTALLATION:		MOUNTING:		Frame-Mounted
THICKNESS:	1-3/8 in.	PROFILE:	Flat	
ADHESIVE:	Type 2	LEAD TIME:		
RATING:	GreenDor, Non-Rated, NAUF	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:	http://www.lyndendoor.com/wp-content/uploads/2016/02/SD20NAUF-Spec-Sheet.pdf			
URL PDF:				
SUPPLIER:	Oakmont Industries Ltd.	1.778.298.5016	ISSUED 2022.09.22	
CONTACT:	Harold Martens	haroldm@oakmontindustries.com		
ADDRESS:	100-19475 96th Avenue, Surrey, BC			

MASTER FORMAT FORMAL SPECIFICATION

P-22-09-04 [KINGSWAY]



DIVISION 08 - OPENINGS
08 14 16 WOOD DOORS - FLUSH WOOD DOORS

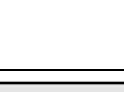
DF-03		Interior Suite Door - Bi-Fold		
EXTENTS:	S-Hallway, S-Laundry, S-Bedroom, S-Flex		SCHEME 01 SCHEME 02 SCHEME 03 COM. AREAS	
APPLICATION:	SUITES: <u>All bi-fold doors throughout;</u>			
MANUFACTURER:	Lynden Door		*Representative only* [SEE FINISH BELOW]	
SERIES/COLLECTION:	Standard Series - GreenDor			
STYLE:	Wood Flush Doors			
NAME:	Lynden Standard Series GreenDor Hollow-Core Bi-Fold NAUF - Flat			
CODE:	SD10BF NAUF	QUANTITY:		158 /each
MATERIAL:	Kraft Corrugated Paper Pads	LAMPING:		
COLOUR :	<u>WF-01</u>	FINISH:		Paint-Grade Hardboard, <u>WF-05</u>
DIRECTION:		REPEAT:		
DIMENSIONS:	Refer to ARCH drawings			
INSTALLATION:		MOUNTING:		Track-Mounted
THICKNESS:	1-3/8 in.	PROFILE:	Flat	
ADHESIVE:	Type 2	LEAD TIME:		
RATING:	GreenDor, Non-Rated, NAUF	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.			
URL:	http://www.lyndendoor.com/wp-content/uploads/2016/02/SD10BFNAUF-Bifold-Spec-Sheet.pdf			
URL PDF:				
SUPPLIER:	Oakmont Industries Ltd.	1.778.298.5016	ISSUED 2022.09.22	
CONTACT:	Harold Martens	haroldm@oakmontindustries.com		
ADDRESS:	100-19475 96th Avenue, Surrey, BC			

MASTER FORMAT FORMAL SPECIFICATION

P-22-09-04 [KINGSWAY]



DIVISION 08 - OPENINGS
08 83 00 MIRRORS - MIRRORS

GL-01	Vanity Mirror			
EXTENTS:	S-Bathroom		SCHEME 01 SCHEME 02 SCHEME 03 COM. AREAS	
APPLICATION:	SUITES: <u>All bathrooms throughout;</u>			
MANUFACTURER:	Rahul Glass			
SERIES/COLLECTION:	Mirrors			
STYLE:	Polished Edges			
NAME:	Rahul Glass Frameless Polished Edge Vanity Mirror			
CODE:	RGM	QUANTITY:	37 /each	
MATERIAL:	Mirror	LAMPING:		
COLOUR :	Clear	FINISH:	Polished	
DIRECTION:	Vertical	REPEAT:		
DIMENSIONS:	*Refer to ID drawings			
INSTALLATION:		MOUNTING:	Wall-Mounted	
THICKNESS:	3/16 in.	PROFILE:	Rectangle	
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.			
URL:	https://www.rahulglass.com/mirrors.php			
URL PDF:				
SUPPLIER:	Rahul Glass Ltd.	1.778.242.9696		ISSUED 2022.09.22
CONTACT:	Mahesh Chadha	mahesh@rahulglass.com		
ADDRESS:	8655 130 Street, Surrey, BC			

DIVISION
09

FINISHES



DIVISION 09 - FINISHES

1.0 CERAMIC AND PORCELAIN TILE

1.1 GENERAL

- 1.1.1 Order a minimum of 10% extra material to ensure adequate quantity and cover breakages.

1.2 EXECUTION

- 1.2.1 Use mortar and adhesive recommended by tile manufacturer.
- 1.2.2 Verify with tile manufacturers the appropriate bonding coat.
- 1.2.3 Caulk and seal all necessary tile and/or damp areas with grout-matching caulk or clear silicone.
- 1.2.4 Use the tile manufacturer-recommended grout and grout additives. Colour as per Design Specification.
- 1.2.5 All grout must be sealed.

1.3 EXECUTION

- 1.3.1 Movement joints are required by the TTMAC unless Schluter Ditra (or an equivalent) is installed.
- 1.3.2 Install tile around corners, fittings, fixtures, drains, and other built-in objects.
- 1.3.3 Maintain uniform joint appearance. Cut edges smooth and even.
- 1.3.4 Use a minimal (1/16" to 1/8") grout line while installing rectified tiles and 1.5 mm for all others. Installed sheet layouts shall not be visible after installation. Patterns and directions as per drawings.
- 1.3.5 Wherever possible, use appropriate trim pieces, such as a cap, bullnose, cove, outside corner, inner corner, and so on. In the absence of a bullnose cap, exposed tile edges should be completed with metal tile trim. For sealing advice for all stone and tiled areas, contact the distributor. Ensure that all tiling is properly sealed according to the manufacturer's specifications.

2.0 WOOD FLOORING

2.1 GENERAL

If the product is not pre-finished, submit finish samples before supply and installation.

2.2 EXECUTION

- 2.2.1 All products to be finished with a clear penetrating sealer and satin finish, or an approved



- equivalent when no finish is included.
- 2.2.2 Prepare floor correctly with no ridges, bumps and cracks.
- 2.2.3 Follow plank direction as shown in drawings.
- 2.2.4 Sand all products smooth if no finish is present, unless specified otherwise.
- 2.2.5 Unless specified otherwise, on unfinished products, apply two coats of satin polyurethane finish.
- 2.2.6 After the recommended curing time, thoroughly clean the floor as directed.
- 2.2.7 Cover finished floors to protect from damage caused by foot traffic.
- 2.2.8 Float, glue down, nail down, or nail and glue down according to the installation instructions provided by the manufacturer.
- 2.2.9 Apply a soundproofing membrane.

3.0 RESILIENT TILE AND SHEET FLOORING

3.1 PRODUCTS

- 3.1.1 Metal edge strips: aluminum extruded, smooth, mill finish with lip to extend under floor finish, shoulder flush with top of adjacent floor finish unless otherwise specified.

3.2 EXECUTION

- 3.2.1 Smooth out any ridges or irregularities in the sub-floor. Use a sub-floor filler to fill any low spots, cracks, splits, holes, and other faults in the floor.
- 3.2.2 For sheet: Run floor seams parallel to building lines to reduce seam count. Borders to be at least 1/3 of the width of full material. Lay sheets in line with the direction of traffic. Double cut sheet joints and continuously seal according to manufacturer's printed instructions.
- 3.2.3 Align joints of floor with base.
- 3.2.4 Edge strips to be applied at exposed or unprotected edges where flooring terminates.
- 3.2.5 Flooring to extend over areas where built-in furniture will reside.
- 3.2.6 Maintain the floor pattern in areas where movable partitions will be installed.
- 3.2.7 When the finish or colour of the floors on either side of an opening are different, the flooring should end at the centerline of the door.
- 3.2.8 Resilient sheeting on stairs to be applied before tread material. Install full-width stair nosing, treads, and risers for full width of stair. Adhere to the entire surface and fit precisely.
- 3.2.9 For base: Lay the base to minimize the number of joints. Install straight and level to variation of 1:1000. Scribe and affix to door frames and other impediments. For flush door frames, use end parts that are preformed. Cope internal corners. For right angle external corners, use premoulded corner units. For other angles' external corners, use formed straight foundation material.
- 3.2.10 Where the floor finish will be carpet, use a toeless type base; otherwise, use a cover



type. Install a toeless type base prior to installing carpet floors.

4.0 CARPETING

4.1 GENERAL

4.1.1 Underpad to be specified by carpet contractor.

4.2 EXECUTION

- 4.2.1 Carpet wearing surface to be free from conspicuous seams, burring and other faults after install.
- 4.2.2 All material used within a given area to be sourced from the same dye lot to ensure colour, pattern and texture match.
- 4.2.3 No perpendicular seams are to be centered under doors. Trim all seams with piles running in the same direction.
- 4.2.4 Floor preparation: Apply a latex-based underlayment to any cracks or gaps wider than 1/4 inch. With a latex base underlayment, fill and level any low or shallow spots. Level out any bumps or high spots to keep the carpet from wearing out too quickly. Make sure the subfloor has been properly primed. Clean up the area. Do not clean a carpet installation with water for at least 30 days after the glue has been put down.

5.0 QUARRY, MARBLE, GRANITE, SLATE TILE AND SLAB

5.1 GENERAL

- 5.1.1 Submit slab and natural stone samples prior to supply and installation.
- 5.1.2 Order at least 10% additional tile to assure quantity and account for breakage.

5.2 PRODUCTS

- 5.2.1 Exposed slab edges and tiles to be finished as face, unless specified otherwise.
- 5.2.2 Grout colour as per the design specification.
- 5.2.3 Provide thicknesses as noted in the design specification.

5.3 EXECUTION

- 5.3.1 Movement joints are required by the TTMAC unless Schluter Ditra (or an equivalent) is installed.
- 5.3.2 Install tile units around corners, fittings, fixtures, drains and all other built-in objects. Maintain consistent joint appearance throughout. Smooth and even cut edges.
- 5.3.3 joints between tiles uniform and approximately 1/16" to 1/8" plumb, straight, true, even and with adjacent units flush, unless otherwise noted. Align patterns.
- 5.3.4 Use tiles with polished edges at the end of a row of wall tiles, except when tiles meet a protruding surface or a different plane.



- 5.3.5 Thoroughly clean surfaces once tiles are installed.
- 5.3.6 Square internal angles and round outward angles.
- 5.3.7 Follow the manufacturer's recommendations for using the floor sealer and protective coating.
- 5.3.8 When not adhering directly to a wall or floor surface, provide discreet blocking and support for slab surfaces. As required, pin and support slabs at vertical surfaces.
- 5.3.9 Slip match stone panels unless otherwise specified.

6.0 VINYL COATED AND FABRIC WALL COVERING

6.1 GENERAL

- 6.1.1 Submit product samples prior to supply and installation.
- 6.1.2 At existing lobbies, ensure product meets CAN-ULC S109C.

6.2 EXECUTION

- 6.2.1 Be sure that the surfaces are firm, smooth, and dry; free of any loose material or lime scum; and conform to the recommendations provided by the wall covering manufacturer.
- 6.2.2 All penetrating work on substrate must be completed prior to installing wall covering.
- 6.2.3 Installation sequence: Utilize rolls in sequential numerical order of manufacturing.
Place panels in exact order as they are cut from the roll, including any spaces above or below windows, doors, or other penetrations. Reverse alternating strips, except where they match. Unless otherwise stated, installation must be vertical.
- 6.2.4 Corner trimming is not permitted unless the design or colour changes. When wall covering transitions at outside corners, seams must be centered beneath the trim.
- 6.2.5 Use a brush with firm bristles or a flexible, wide knife to eliminate air pockets and bind the fabric to the substratum.
- 6.2.6 As you work, use a damp sponge to clean the seams of any extra glue and a cloth towel to wipe them clean and dry.
- 6.2.7 Install wall covering first if caulking/sealing is required.
- 6.2.8 Leave finished work smooth and free of wrinkles, gaps, overlaps, and air pockets.
- 6.2.9 Paint and primer of walls to match colour of wall covering.

7.0 PAINTING AND STAINING

7.1 GENERAL

- 7.1.1 Submit samples for each paint colour and finish specified for approval.

7.2 PRODUCTS

- 7.2.1 Use premium latex paint for walls and ceilings.
- 7.2.2 Use premium latex paint for doors, trim, and casework. Spray application preferred.



- 7.2.3 Use flat finish for all ceilings and drops (except at bathrooms and washrooms) unless specified otherwise.
- 7.2.4 Use eggshell finish for all walls (except at bathrooms, washrooms) unless specified otherwise.
- 7.2.5 Use semi-gloss finish for all doors and trim, and casework unless specified otherwise.

7.3 EXECUTION

- 7.3.1 Exposed conduits, pipes, hangars, and other mechanical and electrical equipment in finished areas to be painted. Colour and texture to match adjacent surfaces, unless specified otherwise.
- 7.3.2 Paint ceiling grills to match ceiling.
- 7.3.3 Paint wall grills to match wall unless specified otherwise. Where grill falls on wallpaper or other non paintable surfaces, paint trim to match.
- 7.3.4 Paint minimum two coats per surface.
- 7.3.5 Prime and clean the surface as needed before painting. Apply primer sealer where required. In the presence of painted concrete block, plaster, and wallboard, use a latex primer sealer. Where wood surfaces exist, apply enamel undercoat. Utilize cementitious primer where galvanized surfaces exist.
- 7.3.6 All textured dropped ceilings to be sprayed bright white unless specified otherwise noted. Refer to reflected ceiling plan, design specification and drawing notes for information.

MASTER FORMAT FORMAL SPECIFICATION

P-22-09-04 [KINGSWAY]



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:			/sqft.		
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-22-09-04 [KINGSWAY]



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	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.marazziusa.com/products/wall/middleton-square/oxford-white						
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-22-09-04 [KINGSWAY]



DIVISION 09 - FINISHES
09 30 13 TILING - CERAMIC TILING

T-03	Wall Tile - Bathtub Surround				
EXTENTS:	S-Bathroom				SCHEME 01 SCHEME 02 SCHEME 03 COM. AREAS
APPLICATION:	SUITES: <u>All Bathroom surrounds throughout;</u>				
MANUFACTURER:	Exclusive Floors Ltd.				
SERIES/COLLECTION:	Tile				
STYLE:	Ceramic				
NAME:	Exclusive Floors Esteem Ceramic Tile 12 in. x 24 in. - White Gloss				
CODE:	EFEC1224WG	QUANTITY:			/sqft.
MATERIAL:	Ceramic	LAMPING:			
COLOUR :	White	FINISH:	Gloss		
DIRECTION:	Horizontal	REPEAT:	V1: Uniform Appearance		
DIMENSIONS:	24 in. L x 12 in. W				
INSTALLATION:	Stacked	MOUNTING:	Wall-Mounted		
THICKNESS:		PROFILE:	Rectangle		
GROUT:	CBP #640 Arctic White	LEAD TIME:			
RATING:	Wet-Rated	CERTIFIED:			
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.exclusivefloors.com/tilecatalogue				
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				

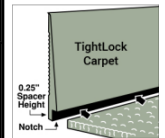
MASTER FORMAT FORMAL SPECIFICATION

P-22-09-04 [KINGSWAY]



DIVISION 09 - FINISHES
09 65 13 13 RESILIENT FLOORING - RESILIENT BASE AND ACCESSORIES RESILIENT BASE

FL-01		Cove Base	
EXTENTS:	CA-Lobby, CA-Stairs #4, CA-Stairs #5, CA-Connection Landing, CA-Corridor		
APPLICATION:	COMMON AREAS: <u>All baseboards throughout.</u>		
		SCHEME 01	SCHEME 02
		SCHEME 03	COM. AREAS
			✓
MANUFACTURER:	Tarkett		
SERIES/COLLECTION:	Johnsonite		
STYLE:	Wall Base		
NAME:	Tarkett Johnsonite TightLock Carpet Cove Base 4-1/2 in. - 40 Black B		
CODE:	TDOV 40 4 1/2 LOC	QUANTITY:	/linft.
MATERIAL:	Rubber	LAMPING:	
COLOUR :	40 Black B	FINISH:	
DIRECTION:		REPEAT:	Solid
DIMENSIONS:	4-1/2 in. H x 4 or 75 ft. L		
INSTALLATION:	TightLock	MOUNTING:	Wall-Mounted
THICKNESS:	1/8 in.	PROFILE:	Toeless
ADHESIVE:	Tarkett 946 Prem. Contact	LEAD TIME:	
RATING:	Class 1 Fire-Rated	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://commercial.tarkett.com/en_US/collection-C000493-johnsonite-tightlock https://commercial.tarkett.com/en_US/collection-C001551-946-premium-contact-adhesive		
URL PDF:	https://commercial.tarkett.com/en_US/pdf/collection-C000493-johnsonite-tightlock/specifications		
SUPPLIER:	Exclusive Floors Ltd.	1.604.575.9550	ISSUED
CONTACT:	Bhupinder Singh	bhupinder@exclusivefloors.com	2022.09.22
ADDRESS:	5550 Panorama Drive, Surrey, BC		



MASTER FORMAT FORMAL SPECIFICATION

P-22-09-04 [KINGSWAY]



DIVISION 09 - FINISHES
09 65 13 26 RESILIENT FLOORING - RESILIENT BASE AND ACCESSORIES RESILIENT STAIR NOSINGS

FL-02		Stair Nosing	
EXTENTS:	CA-Stairs #4, CA-Stairs #5, CA-Connection Landing		SCHEME 01 SCHEME 02 SCHEME 03 COM. AREAS
APPLICATION:	COMMON AREAS: <u>All stair nosing throughout;</u>		
MANUFACTURER:	Tarkett		SLN-XX-A 1/4" material on step and riser
SERIES/COLLECTION:	Johnsonite		
STYLE:	Stair Nosing		
NAME:	Tarkett Johnsonite 1/4 in. Material On-Step and Riser Stair Nosing - 40 Black B		
CODE:	SLN 40 A	QUANTITY:	/linft.
MATERIAL:	Rubber	LAMPING:	
COLOUR :	40 Black B	FINISH:	
DIRECTION:		REPEAT:	Solid
DIMENSIONS:	1/4 in. L x 1/4 in. W 1-13/32 in. D x 13/16 in. H 12 ft. L		
INSTALLATION:	Material on Step and Riser	MOUNTING:	Stair-Mounted
THICKNESS:	13/16 in.	PROFILE:	SLN A
ADHESIVE:	Tarkett 946 Prem. Contact	LEAD TIME:	
RATING:	Class 1 Fire-Rated	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://commercial.tarkett.com/en_US/collection-C000578-johnsonite-stair-nosings https://commercial.tarkett.com/en_US/collection-C001551-946-premium-contact-adhesive		
URL PDF:	https://commercial.tarkett.com/en_US/pdf/collection-C000578-johnsonite-stair-nosings/specifications		
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-22-09-04 [KINGSWAY]



DIVISION 09 - FINISHES

09 65 13 26 RESILIENT FLOORING - RESILIENT BASE AND ACCESSORIES RESILIENT STAIR NOSINGS

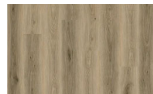
FL-03		Tactile Warning Strip	
EXTENTS:	CA-Stairs #4, CA-Stairs #5, CA-Connection Landing		SCHEME 01 SCHEME 02 SCHEME 03 COM. AREAS
APPLICATION:	COMMON AREAS: <u>Refer to ID drawings:</u>		
MANUFACTURER:	Tarkett		
SERIES/COLLECTION:	Johnsonite		
STYLE:	Tactile Warning Surface		
NAME:	Tarkett Johnsonite Tactile Guide Tile Warning Strip - 40 Black B		
CODE:	TG1 40 Tactile Guide Tile	QUANTITY:	/sqft.
MATERIAL:	Rubber	LAMPING:	
COLOUR :	40 Black	FINISH:	
DIRECTION:		REPEAT:	Solid
DIMENSIONS:			
INSTALLATION:	Glue-Down	MOUNTING:	Floor-Mounted
THICKNESS:	1/8 in.	PROFILE:	Guide Strips
ADHESIVE:	Tarkett 946 Prem. Contact	LEAD TIME:	
RATING:	Class 1 Fire-Rated, ISO/FDIS 23599	CERTIFIED:	Yes
 946 Premium Contact Adhesive			
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://commercial.tarkett.com/en_US/collection-C000750-johnsonite-tactile-warning-surface-rubber https://commercial.tarkett.com/en_US/collection-C001551-946-premium-contact-adhesive		
URL PDF:	https://commercial.tarkett.com/en_US/pdf/collection-C000750-johnsonite-tactile-warning-surface-rubber/specifications		
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-22-09-04 [KINGSWAY]



DIVISION 09 - FINISHES
09 65 19 23 RESILIENT FLOORING - RESILIENT TILE FLOORING VINYL TILE FLOORING

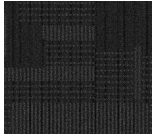
FL-04		Vinyl Plank						
EXTENTS:	S-Entry, S-Hallway, S-Storage, S-Kitchen, S-Dining, S-Living, S-Bedroom, S-Flex			SCHEME 01 ✓	SCHEME 02	SCHEME 03	COM. AREAS	
APPLICATION:	SUITES: <u>All flooring throughout unless specified otherwise - refer to ID drawings;</u>							
MANUFACTURER:	Harbinger Floors							
SERIES/COLLECTION:	The Quiet Zone							
STYLE:	Vinyl Plank							
NAME:	Harbinger The Quite Zone Vinyl Plank Floor - Cirrus							
CODE:	TQZ 4404R	QUANTITY:						
MATERIAL:	Vinyl and IXPE	LAMPING:						
COLOUR :	Cirrus	FINISH:	Embossed					
DIRECTION:	Refer to ID drawings	REPEAT:						
DIMENSIONS:	7.36 in. W x 48.3 in. L							
INSTALLATION:	Glue-Down	MOUNTING:	Floor-Mounted					
THICKNESS:	4.5 mm	PROFILE:	Bevel Plank					
ADHESIVE:	Uzin KE 2000 S	LEAD TIME:						
RATING:	IIC 72 STC 70	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.harbingerfloors.com/product-page/cirrus https://us.uzin.com/detail/product/uzin-ke-2000-s							
URL PDF:	https://www.harbingerfloors.com/_files/ugd/6fde1e_1966c4ec530b46ed9fc17dd711d0657e.pdf							
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-22-09-04 [KINGSWAY]



DIVISION 09 - FINISHES
09 68 13 CARPETING - TILE CARPETING

FL-05	Commercial Carpet Tiles			
EXTENTS:	CA-Stairs #4, CA-Stairs #5, CA-Connection Landing, CA-Corridor		SCHEME 01 SCHEME 02 SCHEME 03 COM. AREAS	
APPLICATION:	COMMON AREAS: <u>All Corridors, Stairs and Connection Landings throughout;</u>			
MANUFACTURER:	Innofibre Tiles		   LEED QUALIFIED	
SERIES/COLLECTION:	Mainstreet Tiles			
STYLE:	Carina			
NAME:	Beaulieu Innofibre Tiles Mainstreet Carina Carpet Tile - 03 Jet			
CODE:	Tsd01 03 JET	QUANTITY:		/sqft.
MATERIAL:	Polypropylene and PVC	LAMPING:		
COLOUR :	03 Jet	FINISH:		Mult-Level Loop
DIRECTION:	Quarter Turn	REPEAT:		
DIMENSIONS:	19.7 in. L x 19.7 in. W			
INSTALLATION:		MOUNTING:		Floor-Mounted
THICKNESS:	4 mm.	PROFILE:	Square	
ADHESIVE:	Uzin KE 2000 S	LEAD TIME:		
RATING:	Class 2	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.beaulieucanada.com/en/homeowners/flooring/residential/carpet/carpettiles/TSD01 https://us.uzin.com/detail/product/uzin-ke-2000-s			
URL PDF:	https://www.beaulieucanada.com/pdf/en/residential/carpettiles/TSD01			
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-22-09-04 [KINGSWAY]



DIVISION 09 - FINISHES
09 70 00 WALL FINISHES - WALL FINISHES

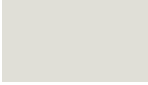
WF-01		Suites Paint Colour - General											
EXTENTS:	S-Suites				<table border="1"> <tr> <th>SCHEME 01</th> <th>SCHEME 02</th> <th>SCHEME 03</th> <th>COM. AREAS</th> </tr> <tr> <td>✓</td> <td></td> <td></td> <td></td> </tr> </table>	SCHEME 01	SCHEME 02	SCHEME 03	COM. AREAS	✓			
SCHEME 01	SCHEME 02	SCHEME 03	COM. AREAS										
✓													
APPLICATION:	SUITES: <u>All walls, ceilings, baseboards, door casings and doors throughout;</u>												
MANUFACTURER:	Benjamin Moore												
SERIES/COLLECTION:	Off White Colours												
STYLE:	Whites												
NAME:	Benjamin Moore Off White Colours - OC-65 Chantilly Lace												
CODE:	OC-65	QUANTITY:	/each										
MATERIAL:	<u>WF-05</u> , <u>WF-06</u>	LAMPING:											
COLOUR :	Chantilly Lace	FINISH:	<u>WF-05</u> , <u>WF-06</u>										
DIRECTION:		REPEAT:											
DIMENSIONS:													
INSTALLATION:		MOUNTING:											
THICKNESS:		PROFILE:											
GROUT:		LEAD TIME:											
RATING:		CERTIFIED:	LEED QUALIFIED										
NOTES:	LRV 92.2												
URL:	https://www.benjaminmoore.com/en-ca/paint-colours/colour/oc-65/chantilly-lace												
URL PDF:													
SUPPLIER:	Benjamin Moore	1.778.549.0344	ISSUED 2022.09.22										
CONTACT:	Marlena Jackson	marlena.jackson@benjaminmoore.com											
ADDRESS:	26880 Gloucester Way, Langley, BC												

MASTER FORMAT FORMAL SPECIFICATION

P-22-09-04 [KINGSWAY]



DIVISION 09 - FINISHES
09 70 00 WALL FINISHES - WALL FINISHES

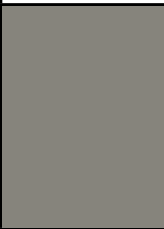
WF-02		Common Area Paint Colour - General					
EXTENTS:	CA-Lobby, CA-Elevator, CA-Stairs #4, CA-Stairs #5, CA-Connection Landing, CA-Corridor			SCHEME 01	SCHEME 02	SCHEME 03	COM. AREAS
APPLICATION:	COMMON AREAS: <u>All walls, ceilings and doors throughout unless specified otherwise - refer to ID drawings; Elevator doors and trim opening onto Corridors;</u>			☐	☐	☐	☒
MANUFACTURER:	Benjamin Moore						
SERIES/COLLECTION:	Off White Clours						
STYLE:	Whites						
NAME:	Benjamin Moore Off White Colours - OC-51 Intense White						
CODE:	OC-51	QUANTITY:			/each		
MATERIAL:	<u>WF-05</u> , <u>WF-07</u> , <u>WF-08</u>	LAMPING:					
COLOUR :	Intense White	FINISH:	<u>WF-05</u> , <u>WF-07</u> , <u>WF-08</u>				
DIRECTION:		REPEAT:					
DIMENSIONS:							
INSTALLATION:		MOUNTING:					
THICKNESS:		PROFILE:					
GROUT:		LEAD TIME:					
RATING:		CERTIFIED:					
NOTES:	LRV: 74.52						
URL:	https://www.benjaminmoore.com/en-ca/paint-colours/colour/oc-51/intense-white						
URL PDF:							
SUPPLIER:	Benjamin Moore	1.778.549.0344		ISSUED 2022.09.22			
CONTACT:	Marlena Jackson	marlena.jackson@benjaminmoore.com					
ADDRESS:	26880 Gloucester Way, Langley, BC						

MASTER FORMAT FORMAL SPECIFICATION

P-22-09-04 [KINGSWAY]



DIVISION 09 - FINISHES
09 70 00 WALL FINISHES - WALL FINISHES

WF-03		Common Area Paint Colour - Accents						
EXTENTS:	CA-Corridor			SCHEME 01	SCHEME 02	SCHEME 03	COM. AREAS	
APPLICATION:	COMMON AREAS: <u>All Suite entry door sides facing Corridors ONLY throughout - refer to ID drawings;</u>			☐	☐	☐	☒	
MANUFACTURER:	Benjamin Moore							
SERIES/COLLECTION:	Historical Colours							
STYLE:	Grays							
NAME:	Benjamin Moore Historical Colours - HC-168 Chelsea Gray							
CODE:	HC-168	QUANTITY:						
MATERIAL:	<u>WF-05</u> , <u>WF-07</u>	LAMPING:						
COLOUR :	Chelsea Gray	FINISH:	<u>WF-05</u> , <u>WF-07</u>					
DIRECTION:		REPEAT:						
DIMENSIONS:								
INSTALLATION:		MOUNTING:						
THICKNESS:		PROFILE:						
GROUT:		LEAD TIME:						
RATING:		CERTIFIED:			LEED QUALIFIED			
NOTES:	LRV 22.16							
URL:	https://www.benjaminmoore.com/en-ca/paint-colours/colour/hc-168/chelsea-gray							
URL PDF:								
SUPPLIER:	Benjamin Moore	1.778.549.0344		ISSUED 2022.09.22				
CONTACT:	Marlena Jackson	marlena.jackson@benjaminmoore.com						
ADDRESS:	26880 Gloucester Way, Langley, BC							

MASTER FORMAT FORMAL SPECIFICATION

P-22-09-04 [KINGSWAY]



DIVISION 09 - FINISHES
09 70 00 WALL FINISHES - WALL FINISHES

WF-04		Common Area Paint Colour - Features			
EXTENTS:	CA-Lobby, CA-Stairs #4, CA-Stairs #5, CA-Connection Landing, CA-Corridor				SCHEME 01
APPLICATION:	COMMON AREAS: <u>Lobby and Connection Landing lobby feature walls - refer to ID drawings; Stairs #4 and #5 handrail throughout; Corridor Suite entry features and baseboards throughout - refer to ID drawings;</u>				SCHEME 02
					SCHEME 03
					COM. AREAS
MANUFACTURER:	Benjamin Moore				
SERIES/COLLECTION:	Historical Colours				
STYLE:	Grays				
NAME:	Benjamin Moore Historical Colours - HC-166 Kendall Charcoal				
CODE:	HC-166	QUANTITY:			
MATERIAL:	<u>WF-05</u> , <u>WF-07</u> , <u>WF-08</u>	LAMPING:			
COLOUR :	Kendall Charcoal	FINISH:	<u>WF-05</u> , <u>WF-07</u> , <u>WF-08</u>		
DIRECTION:		REPEAT:			
DIMENSIONS:					
INSTALLATION:		MOUNTING:			
THICKNESS:		PROFILE:			
GROUT:		LEAD TIME:			
RATING:		CERTIFIED:			LEED QUALIFIED
NOTES:	LRV 12.96				
URL:	https://www.benjaminmoore.com/en-ca/paint-colours/colour/hc-166/kendall-charcoal				
URL PDF:					
SUPPLIER:	Benjamin Moore	1.778.549.0344		ISSUED 2022.09.22	
CONTACT:	Marlena Jackson	marlena.jackson@benjaminmoore.com			
ADDRESS:	26880 Gloucester Way, Langley, BC				

MASTER FORMAT FORMAL SPECIFICATION

P-22-09-04 [KINGSWAY]



DIVISION 09 - FINISHES
09 70 00 WALL FINISHES - WALL FINISHES

WF-05		Suite and Common Area Paint Coating - General					
EXTENTS:	S-Suites, CA-Common Areas			SCHEME 01	SCHEME 02	SCHEME 03	COM. AREAS
APPLICATION:	ALL: <u>Primer throughout (N535)</u> ; SUITES: <u>Walls throughout unless specified otherwise (T537)</u> ; <u>Ceilings throughout unless specified otherwise (T535)</u> ; <u>Passage/privacy/bi-fold doors (T546)</u> ; <u>Baseboards & door casings (T546)</u> ; COMMON AREAS: <u>Lobby ceilings (T535)</u> ; <u>Corridor ceilings (T535)</u> ;			✓			✓
MANUFACTURER:	Benjamin Moore			     *Representative only* [SEE FINISH BELOW]			
SERIES/COLLECTION:	Ultra Spec						
STYLE:	Interior Paint						
NAME:	Benjamin Moore Ultra Spec 500 - Interior Paint						
CODE:	*See APPLICATION & NOTES	QUANTITY:					
MATERIAL:	Acrylic Paint	LAMPING:					
COLOUR :	<u>WF-01</u> , <u>WF-02</u> , <u>WF-03</u> , <u>WF-04</u>	FINISH:	*See APPLICATION & NOTES				
DIRECTION:		REPEAT:					
DIMENSIONS:							
INSTALLATION:		MOUNTING:					
THICKNESS:		PROFILE:					
GROUT:		LEAD TIME:					
RATING:	Class A	CERTIFIED:	Yes	LEED QUALIFIED			
NOTES:	PRIMER: <u>Flat Primer (N534)</u> ; PAINT: <u>Flat (T535)</u> ; <u>Low Sheen Eggshell (T537)</u> ; <u>Eggshell (T538)</u> ; <u>Satin/Pearl (T545)</u> ; <u>Semi-Gloss (T546)</u> ;						
URL:	https://www.benjaminmoore.com/en-ca/interior-exterior-paints-stains/product-catalog/us500ip/ultra-spec-500-interior-paint						
URL PDF:							
SUPPLIER:	Benjamin Moore	1.778.549.0344		ISSUED 2022.09.22			
CONTACT:	Marlena Jackson	marlena.jackson@benjaminmoore.com					
ADDRESS:	26880 Gloucester Way, Langley, BC						

MASTER FORMAT FORMAL SPECIFICATION

P-22-09-04 [KINGSWAY]



DIVISION 09 - FINISHES
09 70 00 WALL FINISHES - WALL FINISHES

WF-06		Suite Paint Coating - Bathrooms					
EXTENTS:	S-Suites			SCHEME 01 ✓	SCHEME 02	SCHEME 03	COM. AREAS
APPLICATION:	SUITES: <u>Bathroom walls and ceilings throughout (K532);</u>						
MANUFACTURER:	Benjamin Moore						
SERIES/COLLECTION:	AURA						
STYLE:	Bath & Spa						
NAME:	Benjamin Moore AURA Waterborne Bath & Spa Washable Paint						
CODE:	*See APPLICATION & NOTES	QUANTITY:					
MATERIAL:	Acrylic Paint	LAMPING:					
COLOUR :	<u>WF-01</u>	FINISH:	*See APPLICATION & NOTES				
DIRECTION:		REPEAT:	Recoat after 1 hour				
DIMENSIONS:							
INSTALLATION:		MOUNTING:					
THICKNESS:		PROFILE:					
GROUT:		LEAD TIME:					
RATING:	CHPS, CDPH	CERTIFIED:	Yes				
NOTES:	PAINT: <u>Matte (K532);</u>						
URL:	https://www.benjaminmoore.com/en-ca/interior-exterior-paints-stains/product-catalog/abs/aura-bath-and-spa						
URL PDF:							
SUPPLIER:	Benjamin Moore	1.778.549.0344		ISSUED 2022.09.22			
CONTACT:	Marlena Jackson	marlena.jackson@benjaminmoore.com					
ADDRESS:	26880 Gloucester Way, Langley, BC						

MASTER FORMAT FORMAL SPECIFICATION

P-22-09-04 [KINGSWAY]



DIVISION 09 - FINISHES
09 70 00 WALL FINISHES - WALL FINISHES

WF-07		Common Area Paint Coating - General		
EXTENTS:	CA-Common Areas		SCHEME 01 SCHEME 02 SCHEME 03 COM. AREAS	
APPLICATION:	COMMON AREAS: Elevator Lobby walls (K485); Connection Landing/fire stairwell walls (K485); Stairs handrails (K487); Corridor walls (K485); Corridor Suite doors and door casings(K487); Corridor baseboards (K487); Graphics (K487); Accents and feature walls (K485);			
MANUFACTURER:	Benjamin Moore		    *Representative only* [SEE FINISH BELOW]	
SERIES/COLLECTION:	Ultra Spec			
STYLE:	Scuff-X			
NAME:	Benjamin Moore Ultra Spec Scuff-X Interior Latex Paint			
CODE:	*See APPLICATION & NOTES	QUANTITY:		
MATERIAL:	Acrylic Paint	LAMPING:		
COLOUR :	WF-02, WF-03, WF-04	FINISH:		*See APPLICATION & NOTES
DIRECTION:		REPEAT:		
DIMENSIONS:				
INSTALLATION:		MOUNTING:		
THICKNESS:		PROFILE:		
GROUT:		LEAD TIME:		
RATING:	Class A, CHPS, CDPH v1	CERTIFIED:	Yes	
NOTES:	PAINT: Eggshell (K485); Matte (K484); Pearl/Satin (K486); Semi-Gloss (K487);			
URL:	https://www.benjaminmoore.com/en-ca/interior-exterior-paints-stains/product-catalog/ussxil/ultra-spec-scuff-x-interior-latex			
URL PDF:				
SUPPLIER:	Benjamin Moore	1.778.549.0344	ISSUED 2022.09.22	
CONTACT:	Marlena Jackson	marlena.jackson@benjaminmoore.com		
ADDRESS:	26880 Gloucester Way, Langley, BC			

MASTER FORMAT FORMAL SPECIFICATION

P-22-09-04 [KINGSWAY]



DIVISION 09 - FINISHES
09 70 00 WALL FINISHES - WALL FINISHES

WF-08		Common Area Paint Coating - Fire Retardant					
EXTENTS:	CA-Lobby, CA-Stairs #4, CA-Stairs #5, CA-Connection Landing			SCHEME 01	SCHEME 02	SCHEME 03	COM. AREAS
APPLICATION:	COMMON AREAS: <u>Lobby walls and ceilings (FR-210); Stair #4, #5 and Connection Landing walls, ceilings and handrails(FR-210);</u>						
MANUFACTURER:	Benjamin Moore			 *Representative only* [SEE FINISH BELOW]			
SERIES/COLLECTION:	INSL-X						
STYLE:	Specialty Coatings						
NAME:	Benjamin Moore INSL-X Latex Fire Retardant Paint						
CODE:	FR-210	QUANTITY:		 LEED QUALIFIED			
MATERIAL:	Acrylic Co-Polymer Paint	LAMPING:					
COLOUR :	<u>WF-02, WF-03, WF-04</u>	FINISH:	*See APPLICATION & NOTES				
DIRECTION:		REPEAT:	Recoat after 2 hours				
DIMENSIONS:							
INSTALLATION:		MOUNTING:					
THICKNESS:		PROFILE:					
GROUT:		LEAD TIME:					
RATING:	Fire-Rated	CERTIFIED:	Yes				
NOTES:	PAINT: <u>Flat (FR-210);</u>						
URL:	https://www.benjaminmoore.com/en-ca/interior-exterior-paints-stains/product-catalog/isc/insl-x-specialty-coatings						
URL PDF:							
SUPPLIER:	Benjamin Moore	1.778.549.0344		ISSUED 2022.09.22			
CONTACT:	Marlena Jackson	marlena.jackson@benjaminmoore.com					
ADDRESS:	26880 Gloucester Way, Langley, BC						

DIVISION
10

SPECIALTIES

MASTER FORMAT FORMAL SPECIFICATION

P-22-09-04 [KINGSWAY]



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		01234 56789	
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-22-09-04 [KINGSWAY]



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: <u>Lobby and Connection Landing Lobby walls - refer to ID drawings;</u>			
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:	https://cnc604.ca/3d-letters-signs/			
URL PDF:				
SUPPLIER:	CNC604	1.778.656.1604	ISSUED 2022.09.22	
CONTACT:	Arshewet Kaur	sales@cnc604.ca		
ADDRESS:	109-19181 34A Avenue, Surrey, BC			

MASTER FORMAT FORMAL SPECIFICATION

P-22-09-04 [KINGSWAY]



DIVISION 10 - SPECIALTIES
10 14 00 SIGNAGE - SIGNAGE

IFS-03	Way Finding Signage Graphic			
EXTENTS:	CA-Stairs #4, CA-Stairs #5, CA-Corridor		SCHEME 01 SCHEME 02 SCHEME 03 COM. AREAS	
APPLICATION:	COMMON AREAS: <u>Stairs #4 and #5 - refer to ID drawings;</u> <u>Corrdior entrances - refer to ID drawings;</u>			
MANUFACTURER:	East Van Vinyl			
SERIES/COLLECTION:	Wall Decals			
STYLE:	Way finding Signage			
NAME:	East Van Vinyl Wall Decals Way finding Signage - Custom [2, 3, 4, 5, 6]			
CODE:		QUANTITY:		15
MATERIAL:	Drytac	LAMPING:		
COLOUR :	BMHC-168 Chelsea Gray LRV 22.16	FINISH:		
DIRECTION:		REPEAT:		
DIMENSIONS:	Refer to InDesign and ID drawings			
INSTALLATION:		MOUNTING:		Wall-Mounted
THICKNESS:		PROFILE:	Custom: 2 3 4 5 6	
ADHESIVE:		LEAD TIME:		
RATING:		CERTIFIED:		
NOTES:	Project Designer to approve installation height and placement with installer on site.			
URL:	https://eastvanvinyl.com/products/wall-decals/			
URL PDF:				
SUPPLIER:	East Van Vinyl	1.604.341.5797	ISSUED 2022.09.22	
CONTACT:	Spencer Davidson	spencer@eastvanvinyl.com		
ADDRESS:	1A - 980 Clarke Drive, Vancouver, BC			

MASTER FORMAT FORMAL SPECIFICATION

P-22-09-04 [KINGSWAY]



DIVISION 10 - SPECIALTIES

10 28 13 TOILET, BATH, AND LAUNDRY ACCESSORIES - TOILET ACCESSORIES

IS-01	Toilet Paper Holder			
EXTENTS:	S-Bathroom		SCHEME 01 SCHEME 02 SCHEME 03 COM. AREAS	
APPLICATION:	SUITES: <u>All Bathrooms throughout - refer to ID drawings;</u>			
MANUFACTURER:	Gerber			
SERIES/COLLECTION:	Parmar Eurostyle Bath Accessory Collection			
STYLE:	Paper Holder			
NAME:	Gerber Parma Eurostyle Paper Holder - Satin Black			
CODE:	D446232BS	QUANTITY:		37 /each
MATERIAL:	Metal	LAMPING:		
COLOUR :	Black	FINISH:		Satin
DIRECTION:	Horizontal	REPEAT:		
DIMENSIONS:	6-7/8 in. W x 3-5/8 in. H x 3-1/4 in. D			
INSTALLATION:		MOUNTING:		Cabinet-Mounted
THICKNESS:		PROFILE:	Curved	
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.			
URL:	https://www.gerber-us.com/parma-eurostyle-paper-holder/products/us-D446232?skuld=us-D446232BS			
URL PDF:	https://cdn.intelligencebank.com/us/share/g6wE/3Pva/REnzZ/original/D446232_SS			
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-22-09-04 [KINGSWAY]



DIVISION 10 - SPECIALTIES

10 28 16 13 TOILET, BATH, AND LAUNDRY ACCESSORIES - BATH ACCESSORIES RESIDENTIAL BATH ACCESSORIE

IS-02		Robe Hook					
EXTENTS:	S-Bathroom					SCHEME 01 SCHEME 02 SCHEME 03 COM. AREAS	
APPLICATION:	SUITES: <u>Backside of swing passage/privacy doors in Bathrooms throughout;</u> <u>*Wall-mounted when sliding privacy door is present - refer to ID drawings;</u>						
MANUFACTURER:	Gerber						
SERIES/COLLECTION:	Parmar Eurostyle Bath Accessory Collection						
STYLE:	Robe Hook						
NAME:	Gerber Parma Robe Hook - Satin Black						
CODE:	D446161BS	QUANTITY:	37 /each				
MATERIAL:	Metal	LAMPING:					
COLOUR :	Black	FINISH:	Satin				
DIRECTION:	Horizontal	REPEAT:					
DIMENSIONS:	2-1/2 in. W x 1-3/4 in. H x 3-1/4 in. D						
INSTALLATION:		MOUNTING:	Door-Mounted, Wall-Mounted*				
THICKNESS:		PROFILE:	Straight				
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.						
URL:	https://www.gerber-us.com/parma-robe-hook/products/us-D446161						
URL PDF:	https://cdn.intelligencebank.com/us/share/g6wE/3Pva/LBbjN/original/D446161_SS						
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-22-09-04 [KINGSWAY]



DIVISION 10 - SPECIALTIES

10 28 16 13 TOILET, BATH, AND LAUNDRY ACCESSORIES - BATH ACCESSORIES RESIDENTIAL BATH ACCESSORIE

IS-03	Body Towel Holder			
EXTENTS:	S-Bathroom		SCHEME 01 SCHEME 02 SCHEME 03 COM. AREAS	
APPLICATION:	SUITES: <u>All Bathrooms throughout - refer to ID drawings;</u>			
MANUFACTURER:	Gerber			
SERIES/COLLECTION:	Parmar Eurostyle Bath Accessory Collection			
STYLE:	Towel Bar			
NAME:	Gerber Parma 24 in. Towel Bar - Chrome			
CODE:	D446422	QUANTITY:	37 /each	
MATERIAL:	Metal	LAMPING:		
COLOUR :	Chrome	FINISH:	Polished	
DIRECTION:	Horizontal	REPEAT:		
DIMENSIONS:	26-3/8 in. W x 1-3/4 in. H x 3-3/8 in. D			
INSTALLATION:		MOUNTING:	Wall-Mounted	
THICKNESS:		PROFILE:	Straight	
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.			
URL:	https://www.gerber-us.com/parma-24-towel-bar/products/us-D446422			
URL PDF:	https://cdn.intelligencebank.com/us/share/g6wE/3Pva/4zjW7/original/D446422_SS			
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-22-09-04 [KINGSWAY]



DIVISION 10 - SPECIALTIES
10 28 16 13 TOILET, BATH, AND LAUNDRY ACCESSORIES - BATH ACCESSORIES RESIDENTIAL BATH ACCESSORIES

IS-04	Bathtub Curtain Rod										
EXTENTS:	S-Bathroom		<table border="1"> <tr> <td>SCHEME 01</td> <td>SCHEME 02</td> <td>SCHEME 03</td> <td>COM. AREAS</td> </tr> <tr> <td>✓</td> <td></td> <td></td> <td></td> </tr> </table>	SCHEME 01	SCHEME 02	SCHEME 03	COM. AREAS	✓			
SCHEME 01	SCHEME 02	SCHEME 03		COM. AREAS							
✓											
APPLICATION:	SUITES: <u>All bathtub surrounds throughout - refer to ID drawings;</u>										
MANUFACTURER:	LynCar										
SERIES/COLLECTION:	Shower Rods										
STYLE:	Curved										
NAME:	LynCar Curved Shower Rod - Chrome										
CODE:	1280	QUANTITY:		37 /each							
MATERIAL:	Steel	LAMPING:									
COLOUR :	Chrome	FINISH:		Polished							
DIRECTION:	Horizontal	REPEAT:									
DIMENSIONS:	5 ft.										
INSTALLATION:		MOUNTING:		Wall-Mounted							
THICKNESS:		PROFILE:	Curved								
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.										
URL:	https://www.lyncar.com/index.php/products/tub-shower-bain-douche/item/678-curved-shower-rod.html										
URL PDF:											
SUPPLIER:	EMCO	1.604.298.1980	<table border="1"> <tr> <td>ISSUED</td> </tr> <tr> <td>2022.09.22</td> </tr> </table>	ISSUED	2022.09.22						
ISSUED											
2022.09.22											
CONTACT:	Franco Lucia	flucia@emcoltd.com									
ADDRESS:	4388 Still Creek Drive, Burnaby, British Columbia										

MASTER FORMAT FORMAL SPECIFICATION

P-22-09-04 [KINGSWAY]



DIVISION 10 - SPECIALTIES
10 28 26 TOILET, BATH, AND LAUNDRY ACCESSORIES - HYGIENE AND CUSTODIAL ACCESSORIES

IS-05	Hand Towel Holder			
EXTENTS:	S-Bathroom		SCHEME 01 SCHEME 02 SCHEME 03 COM. AREAS	
APPLICATION:	SUITES: <u>All Bathroom suites throughout - refer to ID drawings;</u>			
MANUFACTURER:	Gerber			
SERIES/COLLECTION:	Parmar Eurostyle Bath Accessory Collection			
STYLE:	Towel Ring			
NAME:	Gerber Parma Towel Ring - Chrome			
CODE:	D446121	QUANTITY:		37 /each
MATERIAL:	Metal	LAMPING:		
COLOUR :	Chrome	FINISH:		Polished
DIRECTION:	Horizontal	REPEAT:		
DIMENSIONS:	8-1/4 in. W x 4-7/8 in. H x 3-1/4 in. D			
INSTALLATION:		MOUNTING:		Wall-Mounted
THICKNESS:		PROFILE:	Curved	
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.			
URL:	https://www.gerber-us.com/parma-towel-ring/products/us-D446121			
URL PDF:	https://cdn.intelligencebank.com/us/share/g6wE/3Pva/GXO0W/original/D446121_SS			
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-22-09-04 [KINGSWAY]



DIVISION 10 - SPECIALTIES

10 55 23 13 POSTAL SPECIALTIES - MAIL BOXES APARTMENT MAIL BOXES

STS-01		Mailboxes					
EXTENTS:	CA-Lobby			SCHEME 01	SCHEME 02	SCHEME 03	COM. AREAS
APPLICATION:	COMMON AREAS: <u>Lobby - refer to ID drawings;</u>						
							✓
MANUFACTURER:	Canadian Mailbox Company						
SERIES/COLLECTION:	Horizontal Mailboxes						
STYLE:	Front Load						
NAME:	CMC Recessed Front-Loading Horizontal Mailboxes w/ Parcel Compartment						
CODE:	1200	QUANTITY:	1 /each				
MATERIAL:	Aluminum	LAMPING:					
COLOUR :	Galvanized Steel	FINISH:	Anodized				
DIRECTION:	Horizontal	REPEAT:					
DIMENSIONS:	40-1/16 in. W x 30-7/8 in. H x 17 in. D						
INSTALLATION:		MOUNTING:	Recessed				
THICKNESS:		PROFILE:	Front-Load				
GROUT:		LEAD TIME:					
RATING:		CERTIFIED:					
NOTES:	CONFIGURATION INCLUDES: - One (1) Unit of 7-High x 6-Wide; Thirty-two (32) 'A' Door 5 in. H x 6 in. W; One (1) 'BH' Door 5 in. H x 6 in. W including key Return Slot; Two (2) 'C' Door 10-3/8 in. H x 12 in. W including Key Return Slot. - Five (5) Pin Cylinder Cam Lock w/ three (3) Keys per dr.; One (1) Engraved Gravoply No. Plates w/ Adhesive						
URL:	http://www.canadianmailbox.com/en/products/horizontal-mailboxes/1200-fl/index.html						
URL PDF:							
SUPPLIER:	Crown Building Supplies	1.604.751.4739		ISSUED 2022.09.22			
CONTACT:	Tosif Patel	tosif@crownbuilding.com					
ADDRESS:	10-7550 132 Street, Surrey, BC						

MASTER FORMAT FORMAL SPECIFICATION

P-22-09-04 [KINGSWAY]



DIVISION 10 - SPECIALTIES
10 55 26 POSTAL SPECIALTIES - PARCEL LOCKER!

STS-02		Mailboxes					
EXTENTS:	CA-Lobby			SCHEME 01	SCHEME 02	SCHEME 03	EXTERIOR
APPLICATION:	COMMON AREAS: <u>Elevator Lobby - refer to ID drawings;</u>						✓
MANUFACTURER:	Bluemyth Technologies Inc.			 *Representative only* [SEE FINISH BELOW] 			
SERIES/COLLECTION:	BlueBox						
STYLE:	Parcel Lockers						
NAME:	BlueBox Mail Solutions						
CODE:	Master Unit	QUANTITY:	1 /each				
MATERIAL:	Steel	POWER:	12V 60W RJ45 Jack				
COLOUR :	RAL 1012 (BM HC-168)	FINISH:	Matte				
DIRECTION:	Vertical	REPEAT:					
DIMENSIONS:	36.2 in. W x 78 in. H x 19.7 in. D 92 kg						
INSTALLATION:	Indoor	MOUNTING:	Freestanding				
THICKNESS:		PROFILE:	Rectangular				
GROUT:		LEAD TIME:					
RATING:		CERTIFIED:					
NOTES:	Refer to product specifications for power requirements.						
URL:	https://www.bluemyth.ca/bluebox-parcel-lockers/						
URL PDF:							
SUPPLIER:	Bluemyth Technologies Inc.	1.604.336.6699		ISSUED 2022.09.22			
CONTACT:	Stephen Huang	stephen@bluemyth.ca					
ADDRESS:	4710 Kingsway, Burnaby, BC						

MASTER FORMAT FORMAL SPECIFICATION

P-22-09-04 [KINGSWAY]



DIVISION 10 - SPECIALTIES
10 57 00 WARDROBE AND CLOSET SPECIALTIES - WARDROBE AND CLOSET SPECIALTIES

STS-03		Closet Storage					
EXTENTS:	S-Hallway, S-Bedroom			SCHEME 01 ✓	SCHEME 02	SCHEME 03	COM. AREAS
APPLICATION:	SUITES: <u>All closets throughout</u>						
MANUFACTURER:	Rahul Glass Ltd.						
SERIES/COLLECTION:	Closet Organizers						
STYLE:	Melamine Laminate						
NAME:	Rahul Glass Closet Organizers 1-Shelf, 1-Rod - White						
CODE:		QUANTITY:	61 /each				
MATERIAL:	Aluminum and Melamine	LAMPING:					
COLOUR :	White	FINISH:	Matte				
DIRECTION:	Horizontal	REPEAT:					
DIMENSIONS:	Refer to ID drawings						
INSTALLATION:		MOUNTING:	Wall-Mounted				
THICKNESS:	3/4 in.	PROFILE:	1-Shelf, 1-Rod				
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.						
URL:	https://www.rahulglass.com/closet-organizers.php						
URL PDF:							
SUPPLIER:	Rahul Glass Ltd.	1.778.242.9696		ISSUED 2022.09.22			
CONTACT:	Mahesh Chadha	mahesh@rahulglass.com					
ADDRESS:	8655 130 Street, Surrey, BC						

DIVISION
11

EQUIPMENT

MASTER FORMAT FORMAL SPECIFICATION

P-22-09-04 [KINGSWAY]



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-22-09-04 [KINGSWAY]



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/ca/support/model/ME17R7011ES/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-22-09-04 [KINGSWAY]



DIVISION 11 - EQUIPMENT

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

RE-03	Refrigerator			
EXTENTS:	S-Kitchen			SCHEME 01 SCHEME 02 SCHEME 03 COM. AREAS
APPLICATION:	SUITES: <u>All Kitchens throughout;</u>			
MANUFACTURER:	Samsung			
SERIES/COLLECTION:	Refrigerators			
STYLE:	Bottom-Mount Freezer			
NAME:	Samsung 15 cu. ft. 28 in. Counter-Depth Bottom Mount Refrigerator			
CODE:	RL1505SBASR/AA	QUANTITY:	32	/each
MATERIAL:	Metal, Glass, Pl	POWER:	420kWh/yr	
COLOUR :	Steel	FINISH:	Stainless	
DIRECTION:		REPEAT:		
DIMENSIONS:	27-1/2 in. W x 66-7/8 in. H x 27-3/4 in. D 75 kg			
INSTALLATION:		MOUNTING:	Free-Standing	
THICKNESS:		PROFILE:	2-Door	
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; Refer to product specifications for power requirements.			
URL:	https://www.samsung.com/ca/refrigerators/bottom-mount-freezer/15-cu-ft-real-stainless-rl1505sbsr-aa/			
URL PDF:	https://www.canadianappliance.ca/pdf/samsung/refrigerator/RL1505SBASR_specification-sheet.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-22-09-04 [KINGSWAY]



DIVISION 11 - EQUIPMENT

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

RE-04	Dishwasher			
EXTENTS:	S-Kitchen		SCHEME 01 SCHEME 02 SCHEME 03 COM. AREAS	
APPLICATION:	SUITES: <u>All Kitchens throughout;</u>			
MANUFACTURER:	Samsung			
SERIES/COLLECTION:	Dishwashers			
STYLE:	Built-In			
NAME:	Samsung Front Button Control 50 dBA Dishwasher			
CODE:	DW80J3020US/AC	QUANTITY:		32 /each
MATERIAL:	Metal	POWER:		120V 60Hz 15A
COLOUR :	Steel	FINISH:		Stainless
DIRECTION:		REPEAT:		
DIMENSIONS:	23-3/4 in. W x 33-3/4 in. H x 24-1/2 in. D 48.4 kg			
INSTALLATION:		MOUNTING:		Built-In
THICKNESS:		PROFILE:	1-Door	
GROUT:		LEAD TIME:		
RATING:	Energy Star; 50 dBA	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 power requirements.			
URL:	https://www.samsung.com/ca/dishwashers/built-in/15-place-settings-stss-dw80j3020us-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-22-09-04 [KINGSWAY]



DIVISION 11 - EQUIPMENT

11 30 13 23 RESIDENTIAL EQUIPMENT - RESIDENTIAL APPLIANCES RESIDENTIAL LAUNDRY APPLIANCES

RE-05	Stackable Washer			
EXTENTS:	S-Laundry		SCHEME 01 SCHEME 02 SCHEME 03 COM. AREAS	
APPLICATION:	SUITES: <u>All Laundry areas throughout;</u>			
MANUFACTURER:	Samsung			
SERIES/COLLECTION:	Laundry			
STYLE:	Washing Machine			
NAME:	Samsung 2.2 cu. ft. Front Load Washer w/ Super Speed			
CODE:	WW22K6800AW/AC	QUANTITY:		32 /each
MATERIAL:	Metal, Glass and Plastic	POWER:		90kWh/yr, 120V 60Hz 15A
COLOUR :	White	FINISH:		
DIRECTION:		REPEAT:		
DIMENSIONS:	23-5/8 in. W x 33-1/2 in. H x 26-5/8 in. D 71.2 kg			
INSTALLATION:		MOUNTING:		Free-Standing
THICKNESS:		PROFILE:	1-Door	
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; Refer to product specifications for power requirements.			
URL:	https://www.samsung.com/ca/laundry/washing-machines/front-load-2-2-cu-ft-white-ww22k6800aw/			
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-22-09-04 [KINGSWAY]



DIVISION 11 - EQUIPMENT

11 30 13 23 RESIDENTIAL EQUIPMENT - RESIDENTIAL APPLIANCES RESIDENTIAL LAUNDRY APPLIANCES

RE-06	Stackable Dryer			
EXTENTS:	S-Laundry		SCHEME 01 SCHEME 02 SCHEME 03 COM. AREAS	
APPLICATION:	SUITES: <u>All Laundry areas throughout;</u>			
MANUFACTURER:	Samsung			
SERIES/COLLECTION:	Laundry			
STYLE:	Dryer			
NAME:	Samsung 4.0 cu. ft. Electric Dryer w/ Stacking Kit			
CODE:	DV22K6800EW/AC	QUANTITY:		32 /each
MATERIAL:	Metal, Glass and Plastic	POWER:		3.27 kWh/yr
COLOUR :	White	FINISH:		
DIRECTION:		REPEAT:		
DIMENSIONS:	23-31-50 in. W x 33-1/2 in. H x 25-4/5 in. D 40 kg.			
INSTALLATION:		MOUNTING:		Free-Standing
THICKNESS:		PROFILE:	1-Door	
GROUT:		LEAD TIME:		
RATING:		CERTIFIED:	No	
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/laundry/dryers/electric-4-cu-ft-white-dv22k6800ew-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			

DIVISION
12

FURNISHINGS



DIVISION 12 - FURNISHINGS

1.0 CABINETRY

1.1 GENERAL

- 1.1.1 Submit shop drawings for review and approval.
- 1.1.2 Before fabrication begins, submit samples of each unit type, finish, and hardware for review and approval.
- 1.1.3 Product to meet CAN-ULC S104 for substrate and veneer at all existing lobbies.

1.2 EXECUTION

- 1.2.1 Verify that all mounting surfaces, grounding, and blocking are suitable for unit installation and appropriate for securing units before beginning installation.
- 1.2.2 Before the work is delivered to the site, measurements must be taken of the construction to which this section's work must conform and through which access must be made. This is to make sure that no changes are needed, which would slow down construction.
- 1.2.3 Units are to be fastened to bear structural load and installed plumb, square, and level without distortion.
- 1.2.4 Shim as necessary using hidden shims. Employ hidden fastening and leveling.
- 1.2.5 Face plates and filler strips must be precisely scribed and carefully fitted to imperfections on adjacent surfaces.
- 1.2.6 Prior to project completion, refinish any damaged or flawed work. The refinishing of visible surfaces must not exhibit any apparent differences in appearance.
- 1.2.7 Drawers will be made of 3/4" facing material, finished as specified on all visible surfaces, and the body will be built of 1/2" material for a white melamine finish unless otherwise specified. Drawers will be mounted on heavy-duty metal slides.
- 1.2.8 Doors must have heavy-duty 120-degree hinges and touch locks if no hardware is specified.
- 1.2.9 Adjustable shelving must use a peg-and-hole system, with chrome-finished pegs unless otherwise specified, and all cabinet interiors and exposed surfaces to be finished as specified.
- 1.2.10 Provide grommets with a matching surface finish for all cord access holes.
- 1.2.11 Where built-ins are flush against a wall, all trim must finish at the unit or surrounding unit, as drawn. The typical termination for all trim is a 90-degree bend in the material, either in the form of a return or where the trim changes direction vertically to the floor or ceiling.
- 1.2.12 Pull all electrical components through to the relevant built-in surface at the specified location when covered by a unit for a clean finish.
- 1.2.13 Prepare cut outs for plumbing fixtures, inserts appliances, outlet boxes and other fixtures.
- 1.2.14 Provide wall-mounted cabinetry with attachments for heavy-duty fixtures.
- 1.2.15 Supply blocking and framing as required, for solid build.
- 1.2.16 Match the pattern on adjacent doors, drawers, and woodwork. Cut similar faces from a single sheet.

DIVISION 12 | GENERAL NOTES
P-22-09-04 - [KINGSWAY]



- 1.2.17 Use 3/4" finish grade MDF board or equivalent to be applied to framing as shown, unless noted otherwise.
- 1.2.18 All edges to be made of solid hardwood material, to match surface finish as required.

MASTER FORMAT FORMAL SPECIFICATION

P-22-09-04 [KINGSWAY]



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-22-09-04 [KINGSWAY]



DIVISION 12 - FURNISHINGS
12 30 00 CASEWORK - CASEWORK

CW-01	Cabinetry Tone 01										
EXTENTS:	S-Bathroom, S-Kitchen		<table border="1"> <tr> <td>SCHEME 01</td> <td>SCHEME 02</td> <td>SCHEME 03</td> <td>COM. AREAS</td> </tr> <tr> <td>✓</td> <td></td> <td></td> <td></td> </tr> </table>	SCHEME 01	SCHEME 02	SCHEME 03	COM. AREAS	✓			
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	LEED QUALIFIED							
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:	https://www.uniboard.com/en/panels/tfl-panels/whitesmoke										
URL PDF:	https://www.uniboard.com/en/documentation-center										
SUPPLIER:	Upper Canada Forest Products	1.778.233.0558	ISSUED 2022.09.22								
CONTACT:	Chelsea Julian	cjulian@ucfp.com									
ADDRESS:	5786 Trapp Avenue, Burnaby, British Columbia										

MASTER FORMAT FORMAL SPECIFICATION

P-22-09-04 [KINGSWAY]



DIVISION 12 - FURNISHINGS
12 30 00 CASEWORK - CASEWORK

CW-02		Cabinetry Tone 02			
EXTENTS:	S-Kitchen				SCHEME 01 SCHEME 02 SCHEME 03 COM. AREAS
APPLICATION:	SUITES: <u>All cabinet accents throughout - refer to ID drawings;</u>				
MANUFACTURER:	Uniboard				  
SERIES/COLLECTION:	Riviera Oak				
STYLE:	Nu Green Particleboard				
NAME:	Uniboard Nu Green TFL Panel Riviera Oak - Esterel				
CODE:	TFL K16	QUANTITY:	/sqft.		
MATERIAL:	ULEF Raw Particleboard Core	LAMPING:			
COLOUR :	Esterel K16	FINISH:	Riviera Oak		
DIRECTION:	Vertical	REPEAT:	Wood Grain		
DIMENSIONS:	5 ft. W x 9 ft. L				
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	LEED QUALIFIED	
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:	https://www.uniboard.com/en/panels/tfl-panels/esterel				
URL PDF:	https://www.uniboard.com/en/documentation-center				
SUPPLIER:	Upper Canada Forest Products	1.778.233.0558		ISSUED 2022.09.22	
CONTACT:	Chelsea Julian	cjulian@ucfp.com			
ADDRESS:	5786 Trapp Avenue, Burnaby, British Columbia				

MASTER FORMAT FORMAL SPECIFICATION

P-22-09-04 [KINGSWAY]



DIVISION 12 - FURNISHINGS

12 36 61 19 COUNTERTOPS - SIMULATED STONE COUNTERTOPS QUARTZ AGGLOMERATE COUNTERTOP:

CT-01	Countertop		
EXTENTS:	S-Bathroom, S-Kitchen, CA-Lobby		
APPLICATION:	SUITES: <u>All countertops throughout</u> ; COMMON AREAS: <u>Lobby mailbox counter - refer to ID drawings</u> ;		
		SCHEME 01	SCHEME 02
		SCHEME 03	COM. AREAS
		✓	✓
MANUFACTURER:	Caesarstone		
SERIES/COLLECTION:	Standard Classico Collection		
STYLE:	Whites		
NAME:	Caesarstone Standard Series Organic White - Polished		
CODE:	4600	QUANTITY:	
MATERIAL:	Quartz	LAMPING:	
COLOUR :	Organic White	FINISH:	Polished
DIRECTION:		REPEAT:	Speckled
DIMENSIONS:	164 cm W x 334 cm L		
INSTALLATION:		MOUNTING:	Surface-Mounted
THICKNESS:	13 mm/1.3 cm	PROFILE:	Eased 3 mm.
GROUT:	CBP #11 Snow White	LEAD TIME:	
RATING:	GreenGuard	CERTIFIED:	Yes
NOTES:	If a seam or joint is required, Millworker to review all seam profiles and locations with the Project Designer, prior to cutting or preparing the product.		
URL:	https://www.caesarstone.ca/catalog/4600-organic-white/ https://www.caesarstone.ca/design-and-specification/#section-edge		
URL PDF:	https://www.caesarstone.ca/our-environmental-commitment/#LEED		
SUPPLIER:	Caesarstone	1.604.354.4922	ISSUED 2022.09.22
CONTACT:	Francesca McKave	mckave@caesarstone.ca	
ADDRESS:	109-5555 Trapp Avenue, Burnaby, BC		

DIVISION
14

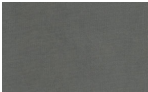
CONVEYING EQUIPMENT

MASTER FORMAT FORMAL SPECIFICATION

P-22-09-04 [KINGSWAY]



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:			
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-22-09-04 [KINGSWAY]



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-22-09-04 [KINGSWAY]



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	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. *Minimum 30 in. clearance required in front of toilets.						
URL:	https://www.gerber-us.com/lemora-1-28gpf-12-rough-in-two-piece-elongated-ergoheight-toilet/products/us-G0020197?skuld=us-G0020197						
URL PDF:	https://cdn.intelligencebank.com/us/share/g6wE/D6yq/a9ZL7/original/G0020197_SS						
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					REV 01 2022.09.30	

MASTER FORMAT FORMAL SPECIFICATION

P-22-09-04 [KINGSWAY]



DIVISION 22 - PLUMBING

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

PF-03		Toilet - Seat w/ Cover			
EXTENTS:	S-Bathroom				SCHEME 01 SCHEME 02 SCHEME 03 COM. AREAS
APPLICATION:	SUITES: <u>All Bathrooms throughout;</u>				
MANUFACTURER:	Gerber				
SERIES/COLLECTION:	Toilet Accessories				
STYLE:	Lemora				
NAME:	Gerber Lemora Slow-Close Elongated Toilet Seat w/ Cover - Seat				
CODE:	GC550126	QUANTITY:	37	/each	
MATERIAL:	Polypropylene w/UV	FLUSH:			
COLOUR :	White	FINISH:			
DIRECTION:		REPEAT:			
DIMENSIONS:	14-3/16 in. W x 16-3/4 in. D x 2-3/8 in. D 3.7 lbs.				
INSTALLATION:		MOUNTING:	Toilet-Mounted		
THICKNESS:		PROFILE:	Elongated		
GROUT:		LEAD TIME:			
RATING:	IAMPO/ANSI Z124.5	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.gerber-us.com/				
URL PDF:	https://edgesupply.requested-info.com/brands/GBR/documents/specSheets/GC550126_SS.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-22-09-04 [KINGSWAY]



DIVISION 22 - PLUMBING

22 41 16 16 RESIDENTIAL PLUMBING FIXTURES - RESIDENTIAL LAVATORIES AND SINKS RESIDENTIAL SINKS

PF-04	Kitchen Sink						
EXTENTS:	S-Kitchen			SCHEME 01 ✓	SCHEME 02	SCHEME 03	COM. AREAS
APPLICATION:	SUITES: <u>All Kitchens throughout;</u>						
MANUFACTURER:	Blanco						
SERIES/COLLECTION:	Sinks						
STYLE:	Quatrus						
NAME:	Blanco Quatrus R15 Drop-In Equal Double Mount Sink w/ Drain - Stainless Steel						
CODE:	402611	QUANTITY:	32	/each			
MATERIAL:	Steel	FLOW:					
COLOUR :	Steel	FINISH:	Stainless Brushed				
DIRECTION:		REPEAT:					
DIMENSIONS:	31-1/4 in. L x 20-1/2 in. W x 8 in . D						
INSTALLATION:		MOUNTING:	Drop-In				
THICKNESS:		PROFILE:	Double-Bowl				
CAULK:		LEAD TIME:					
RATING:	ASME A112.19.3 CSA B45.4	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 plumbing requirements.						
URL:	https://www.blanco.com/ca-en/sinks/quatrus-f/quatrus-r15-drop-in-equal-double-stainless-steel-brushed-finish--pdp-178.315/						
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-22-09-04 [KINGSWAY]



DIVISION 22 - PLUMBING

22 41 16 16 RESIDENTIAL PLUMBING FIXTURES - RESIDENTIAL LAVATORIES AND SINKS RESIDENTIAL SINKS

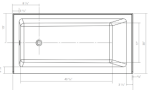
PF-05	Vanity Sink			
EXTENTS:	S-Bathroom			SCHEME 01 SCHEME 02 SCHEME 03 COM. AREAS
APPLICATION:	SUITES: <u>All Bathrooms throughout;</u>			
MANUFACTURER:	Gerber			 
SERIES/COLLECTION:	Bathroom Sinks			
STYLE:	Drop-In			
NAME:	Gerber Wicker Park Rectangular Single-Hole Self-Rimming Bathroom Sink			
CODE:	G0013892	QUANTITY:	37 /each	
MATERIAL:	Vitreous China	FLOW:		
COLOUR :	White	FINISH:		
DIRECTION:		REPEAT:		
DIMENSIONS:	22 in. W x 17-3/4 in. D x 7-3/4 in. H 28 lbs.			
INSTALLATION:		MOUNTING:	Drop-In	
THICKNESS:		PROFILE:	Rectangular	
CAULK:		LEAD TIME:		
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; Refer to product specifications for plumbing requirements.			
URL:	https://www.gerber-us.com/wicker-park-rectangular-single-hole-self-rimming-bathroom-sink/products/us-G0013892?skuld=us-G0013892			
URL PDF:	https://cdn.intelligencebank.com/us/share/g6wE/D6yq/GzR9r/original/G0013892_SS			
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-22-09-04 [KINGSWAY]



DIVISION 22 - PLUMBING
22 41 19 RESIDENTIAL PLUMBING FIXTURES - RESIDENTIAL BATHTUBS

PF-06	Bathtub Skirt										
EXTENTS:	S-Bathroom		<table border="1"> <tr> <td>SCHEME 01</td> <td>SCHEME 02</td> <td>SCHEME 03</td> <td>COM. AREAS</td> </tr> <tr> <td>✓</td> <td></td> <td></td> <td></td> </tr> </table>	SCHEME 01	SCHEME 02	SCHEME 03	COM. AREAS	✓			
SCHEME 01	SCHEME 02	SCHEME 03		COM. AREAS							
✓											
APPLICATION:	SUITES: <u>All Bathrooms throughout - refer to ID drawings;</u>										
MANUFACTURER:	Acritec										
SERIES/COLLECTION:	Bathtubs										
STYLE:	Alcove										
NAME:	Acritec 16 in. Alcove Clear Bathtub 6030 LH RH										
CODE:	LH/RH 41151/2-16	QUANTITY:		37 /each							
MATERIAL:	Acrylic and Fibreglass	FLOW:									
COLOUR :	White	FINISH:		Clear							
DIRECTION:	Refer to ID drawings	REPEAT:									
DIMENSIONS:	60 in. L x 30 in. W x 16 in. H x 11-1/2 in. D 60lbs.										
INSTALLATION:		MOUNTING:		Floor-Mounted							
THICKNESS:		PROFILE:	Alcove								
CAULK:		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 plumbing requirements.										
URL:	http://www.acritec.com/product/clear-6030-16-alcove-bathtubs-whirlpools/										
URL PDF:	http://www.acritec.com/wordpress/wp-content/uploads/2019/12/clear_6030-16_41151-16_41152-16_spec_200511.pdf										
SUPPLIER:	EMCO	1.604.298.1980	<table border="1"> <tr> <td>ISSUED 2022.09.22</td> </tr> </table>	ISSUED 2022.09.22							
ISSUED 2022.09.22											
CONTACT:	Franco Lucia	flucia@emcoltd.com									
ADDRESS:	4388 Still Creek Drive, Burnaby, British Columbia										

MASTER FORMAT FORMAL SPECIFICATION

P-22-09-04 [KINGSWAY]



DIVISION 22 - PLUMBING
22 41 19 RESIDENTIAL PLUMBING FIXTURES - RESIDENTIAL BATHTUBS

PF-07	Bathtub Waste and Overflow Kit										
EXTENTS:	S-Bathroom		<table border="1"> <tr> <td>SCHEME 01</td> <td>SCHEME 02</td> <td>SCHEME 03</td> <td>COM. AREAS</td> </tr> <tr> <td>✓</td> <td></td> <td></td> <td></td> </tr> </table>	SCHEME 01	SCHEME 02	SCHEME 03	COM. AREAS	✓			
SCHEME 01	SCHEME 02	SCHEME 03		COM. AREAS							
✓											
APPLICATION:	SUITES: <u>All Bathrooms throughout;</u>										
MANUFACTURER:	OS&B										
SERIES/COLLECTION:	Waste Overflow										
STYLE:	Clicker										
NAME:	OS&B ABS Offset Waste and Overflow Clicker Kit - Chrome										
CODE:	6040QKCP	QUANTITY:		37 /each							
MATERIAL:	Plastic	FLOW:									
COLOUR :	Chrome Plated	FINISH:		Polished							
DIRECTION:		REPEAT:									
DIMENSIONS:	3-1/4 in. W x 3-3/8 in. H										
INSTALLATION:		MOUNTING:		Tub-Mounted							
THICKNESS:		PROFILE:	Bell								
CAULK:		LEAD TIME:									
RATING:	CCSAus	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 plumbing requirements.										
URL:	https://www.osb.ca/products/waste-overflow/clicker/clicker-offset/6040qk.php										
URL PDF:	https://www.osb.ca/products/downloads/604XYYYK-ZZZZ_Spec_Sheet.pdf										
SUPPLIER:	EMCO	1.604.298.1980	<table border="1"> <tr> <td>ISSUED</td> </tr> <tr> <td>2022.09.22</td> </tr> </table>	ISSUED	2022.09.22						
ISSUED											
2022.09.22											
CONTACT:	Franco Lucia	flucia@emcoltd.com									
ADDRESS:	4388 Still Creek Drive, Burnaby, British Columbia										

MASTER FORMAT FORMAL SPECIFICATION

P-22-09-04 [KINGSWAY]



DIVISION 22 - PLUMBING
22 41 39 RESIDENTIAL PLUMBING FIXTURES - RESIDENTIAL FAUCETS, SUPPLIES, AND TRIM

PF-08	Kitchen Faucet			
EXTENTS:	S-Kitchen		SCHEME 01 SCHEME 02 SCHEME 03 COM. AREAS	
APPLICATION:	SUITES: <u>All Kitchens throughout;</u>			
MANUFACTURER:	Blanco			
SERIES/COLLECTION:	Faucets			
STYLE:	Linus			
NAME:	Blanco Linus High Pressure Silgranit Faucet - Coal Black			
CODE:	526374	QUANTITY:		32 /each
MATERIAL:	Brass	FLOW:		1.5gpm
COLOUR :	Coal Black	FINISH:		Matte
DIRECTION:		REPEAT:		
DIMENSIONS:	11-1/8 in. H x 8-5/8 in. D			
INSTALLATION:	9/16 in. 24UNEF 3/8 in. Com	MOUNTING:		Surface-Mounted
THICKNESS:		PROFILE:	L	
CAULK:		LEAD TIME:		
RATING:	CSA, cUPC, ANSI/ASMI, NSF	CERTIFIED:		
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.blanco.com/ca-en/faucets/linus-f/linus-high-pressure-silgranit-colour-full-finish-pdp-176.102/?articleNr=526374			
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-22-09-04 [KINGSWAY]



DIVISION 22 - PLUMBING
22 41 39 RESIDENTIAL PLUMBING FIXTURES - RESIDENTIAL FAUCETS, SUPPLIES, AND TRIM

PF-09	Vanity Faucet			
EXTENTS:	S-Bathroom		SCHEME 01 SCHEME 02 SCHEME 03 COM. AREAS	
APPLICATION:	SUITES: <u>All Bathrooms throughout;</u>			
MANUFACTURER:	Gerber			
SERIES/COLLECTION:	Lavatory Faucets			
STYLE:	Parma			
NAME:	Gerber Parma Single Handle Lavatory Faucet - Satin Black			
CODE:	D230658BS	QUANTITY:		37 /each
MATERIAL:	Metal	FLOW:		1.2gpm @ 60psi
COLOUR :	Black	FINISH:		Satin
DIRECTION:		REPEAT:		
DIMENSIONS:	3-7/8 in. W x 9-3/8 in. H x 6-3/8 in. D.			
INSTALLATION:	9/16 in. 24UNEF 3/8 in. Com.	MOUNTING:		Surface-Mounted
THICKNESS:		PROFILE:	L-Shaped	
CAULK:		LEAD TIME:		
RATING:	WaterSense, ADA, UPC	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/parma-single-handle-lavatory-faucet/products/us-D230658?skuld=us-D230658BS			
URL PDF:	https://cdn.intelligencebank.com/us/share/g6wE/3Pva/yMRXp/original/D230658_SS			
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-22-09-04 [KINGSWAY]



DIVISION 22 - PLUMBING
22 41 39 RESIDENTIAL PLUMBING FIXTURES - RESIDENTIAL FAUCETS, SUPPLIES, AND TRIM

PF-10		Tub & Shower Valve-Only - Trim Kit			
EXTENTS:	S-Bathroom				SCHEME 01 SCHEME 02 SCHEME 03 COM. AREAS
APPLICATION:	SUITES: <u>All Bathrooms throughout - refer to ID drawings;</u>				
MANUFACTURER:	Gerber				
SERIES/COLLECTION:	Trim Kits				
STYLE:	Parma				
NAME:	Gerber Parma Valve-Only Trim Kit w/ Treysta Cartridge - Chrome				
CODE:	D510458TC	QUANTITY:	37	/each	
MATERIAL:	Metal	FLOW:	1.3gpm		
COLOUR :	Chrome	FINISH:	Polished		
DIRECTION:		REPEAT:			
DIMENSIONS:	6-3/4 in. W x 6-3/4 in. H x 4-3/4 in. D				
INSTALLATION:		MOUNTING:	Wall-Mounted		
THICKNESS:		PROFILE:	Round		
CAULK:		LEAD TIME:			
RATING:	ADA, ASSE 1016	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 plumbing requirements.				
URL:	https://www.gerber-us.com/parma-valve-only-trim-kit/products/us-D510458TC?skuId=us-D510458BSTC				
URL PDF:	https://cdn.intelligencebank.com/us/share/g6wE/3Pva/z2Pb6/original/D510458TC_SS				
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-22-09-04 [KINGSWAY]



DIVISION 22 - PLUMBING

22 41 39 RESIDENTIAL PLUMBING FIXTURES - RESIDENTIAL FAUCETS, SUPPLIES, AND TRIM

PF-11		Tub & Shower Valve-Only - Rough-In			
EXTENTS:	S-Bathroom				SCHEME 01 SCHEME 02 SCHEME 03 COM. AREAS
APPLICATION:	SUITES: <u>All Bathrooms throughout;</u>				
MANUFACTURER:	Gerber				
SERIES/COLLECTION:	Rough-In Valves				
STYLE:	Treysta				
NAME:	Gerber Treysta Tub & Shower Valve - Vertical Inputs w/ Stops - Crimp Pex				
CODE:	G00GS525S	QUANTITY:	37	/each	
MATERIAL:	Metal	FLOW:			
COLOUR :	Brass	FINISH:	Rough		
DIRECTION:		REPEAT:			
DIMENSIONS:	6-1/9 in. W x 5-1/9 in. H 2-1/9 lbs.				
INSTALLATION:		MOUNTING:	Roughed-In		
THICKNESS:		PROFILE:	Disk		
CAULK:		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 plumbing requirements.				
URL:	https://www.gerber-us.com/treysta-tub-shower-valve-vertical-inputs-with-stops-crimp-pex/products/us-G00GS525S?skuld=us-G00GS525S				
URL PDF:	https://cdn.intelligencebank.com/us/share/g6wE/3Pva/DjdjK/original/G00GS525S_SS				
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-22-09-04 [KINGSWAY]



DIVISION 22 - PLUMBING
22 41 39 RESIDENTIAL PLUMBING FIXTURES - RESIDENTIAL FAUCETS, SUPPLIES, AND TRIM

PF-12		Tub & Shower Valve w/ Diverter - Trim Kit											
EXTENTS:	S-Bathroom				<table border="1"> <tr> <td>SCHEME 01</td> <td>SCHEME 02</td> <td>SCHEME 03</td> <td>COM. AREAS</td> </tr> <tr> <td>✓</td> <td></td> <td></td> <td></td> </tr> </table>	SCHEME 01	SCHEME 02	SCHEME 03	COM. AREAS	✓			
SCHEME 01	SCHEME 02	SCHEME 03	COM. AREAS										
✓													
APPLICATION:	SUITES: <u>All Bathrooms throughout - refer to ID drawings;</u>												
MANUFACTURER:	Gerber												
SERIES/COLLECTION:	Trim Kits												
STYLE:	Parma												
NAME:	Gerber Parma Valve-Only Trim Kit w/ Diverter - Chrome												
CODE:	D500458TC	QUANTITY:	37	/each									
MATERIAL:	Metal	FLOW:	1.3gpm										
COLOUR :	Chrome	FINISH:	Polished										
DIRECTION:		REPEAT:											
DIMENSIONS:	6-3/4 in. W x 6-3/4 in. H x 4-3/4 in. D												
INSTALLATION:		MOUNTING:	Wall-Mounted										
THICKNESS:		PROFILE:	Round										
CAULK:		LEAD TIME:											
RATING:	ADA, ASSE 1016	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 plumbing requirements.												
URL:	https://www.gerber-us.com/parma-valve-only-trim-kit-diverter-on-valve/products/us-D500458TC												
URL PDF:	https://cdn.intelligencebank.com/us/share/g6wE/3Pva/GXOrV/original/D500458TC_SS												
SUPPLIER:	Barclay Sales	1.778.287.8426			<table border="1"> <tr> <td>ISSUED</td> </tr> <tr> <td>2022.09.22</td> </tr> </table>	ISSUED	2022.09.22						
ISSUED													
2022.09.22													
CONTACT:	Sydney Irvine	sirvine@barclaysales.com											
ADDRESS:	1441 Kebet Way, Port Coquitlam, British Columbia												

MASTER FORMAT FORMAL SPECIFICATION

P-22-09-04 [KINGSWAY]



DIVISION 22 - PLUMBING
22 41 39 RESIDENTIAL PLUMBING FIXTURES - RESIDENTIAL FAUCETS, SUPPLIES, AND TRIM

PF-13		Tub & Shower Valve w/ Diverter - Rough-In			
EXTENTS:	S-Bathroom				SCHEME 01 SCHEME 02 SCHEME 03 COM. AREAS
APPLICATION:	SUITES: <u>All Bathrooms throughout;</u>				
MANUFACTURER:	Gerber				
SERIES/COLLECTION:	Rough-In Valves				
STYLE:	Treysta				
NAME:	Gerber Treysta Tub & Shower Valve w/ Diverter - Horizontal Inputs w/ Stops IPS/Sweat				
CODE:	G00GS555S	QUANTITY:	37	/each	
MATERIAL:	Metal	FLOW:			
COLOUR :	Brass	FINISH:	Rough		
DIRECTION:		REPEAT:			
DIMENSIONS:	6-1/9 in. W x 5-1/9 in. H 2-1/5 lbs.				
INSTALLATION:		MOUNTING:	Roughed-In		
THICKNESS:		PROFILE:	Disk		
CAULK:		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 plumbing requirements.				
URL:	https://www.gerber-us.com/treysta-tub-shower-valve-w-diverter-horizontal-inputs-with-stops-ips-sweat/products/us-G00GS555S?skuld=us-G00GS555S				
URL PDF:	https://cdn.intelligencebank.com/us/share/g6wE/3Pva/IY411/original/G00GS555S_SS				
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-22-09-04 [KINGSWAY]



DIVISION 22 - PLUMBING

22 41 39 RESIDENTIAL PLUMBING FIXTURES - RESIDENTIAL FAUCETS, SUPPLIES, AND TRIM

PF-14		Tub Showerhead Slide Bar			
EXTENTS:	S-Bathroom				SCHEME 01 SCHEME 02 SCHEME 03 COM. AREAS
APPLICATION:	SUITES: <u>All Bathrooms throughout - refer to ID drawings;</u>				
MANUFACTURER:	Gerber				
SERIES/COLLECTION:	Handshowers				
STYLE:	Parma				
NAME:	Gerber Versa 30 in. Slide Bar w/ Parma 5-Function Handshower - Chrome				
CODE:	D461758	QUANTITY:	37	/each	
MATERIAL:	Metal	FLOW:	1.75gpm @ 80psi		
COLOUR :	Chrome	FINISH:	Polished		
DIRECTION:	Vertical	REPEAT:			
DIMENSIONS:	5-7/8 in. W x 33-9/16 in. H x 2-7/8 in. D				
INSTALLATION:		MOUNTING:	Wall-Mounted		
THICKNESS:		PROFILE:	Rod		
CAULK:		LEAD TIME:			
RATING:	WaterSense, UPC	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. INCLUDES: one (1) Slide Bar D469700; Handshower D462034; 72 in. Metal Shower Hose D469020				
URL:	https://www.gerber-us.com/versa-30-slide-bar-assembly-with-parma-5-function-handshower-1-75gpm/products/us-D461758				
URL PDF:	https://cdn.intelligencebank.com/us/share/g6wE/3Pva/18wOP/original/D461758_SS				
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-22-09-04 [KINGSWAY]



DIVISION 22 - PLUMBING

22 41 39 RESIDENTIAL PLUMBING FIXTURES - RESIDENTIAL FAUCETS, SUPPLIES, AND TRIM

PF-15		Tub Showerhead Elbow Supply			
EXTENTS:	S-Bathroom				SCHEME 01 SCHEME 02 SCHEME 03 COM. AREAS
APPLICATION:	SUITES: <u>All Bathrooms throughout- refer to ID drawings;</u>				
MANUFACTURER:	Gerber				
SERIES/COLLECTION:	Supply Elbows				
STYLE:	Parma				
NAME:	Gerber Round Supply Elbow - Chrome				
CODE:	D469058	QUANTITY:	37	/each	
MATERIAL:	Metal	FLOW:			
COLOUR :	Chrome	FINISH:	Polished		
DIRECTION:		REPEAT:			
DIMENSIONS:	2-3/16 in. W x 2-7/16 in. H x 1-11/16 in. D				
INSTALLATION:	1/2 in. 14NPSM Connection	MOUNTING:	Wall-Mounted		
THICKNESS:		PROFILE:	Round		
CAULK:		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 plumbing requirements.				
URL:	https://www.gerber-us.com/round-supply-elbow/products/us-D469058				
URL PDF:	https://cdn.intelligencebank.com/us/share/g6wE/3Pva/EXO0N/original/D469058_SS				
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-22-09-04 [KINGSWAY]



DIVISION 22 - PLUMBING
22 41 39 RESIDENTIAL PLUMBING FIXTURES - RESIDENTIAL FAUCETS, SUPPLIES, AND TRIM

PF-16		Tub Filler			
EXTENTS:	S-Bathroom				SCHEME 01 SCHEME 02 SCHEME 03 COM. AREAS
APPLICATION:	SUITES: <u>All Bathrooms throughout - refer to ID drawings;</u>				
MANUFACTURER:	Gerber				
SERIES/COLLECTION:	Tub Spouts				
STYLE:	Parma				
NAME:	Gerber Parma 6-1/2 in. Wall-Mount Tub Spout - Chrome				
CODE:	D606558	QUANTITY:	37	/each	
MATERIAL:	Metal	FLOW:			
COLOUR :	Chrome	FINISH:	Polished		
DIRECTION:		REPEAT:			
DIMENSIONS:	2-3/8 in. W x 2-3/8 in. H x 6-3/8 in. D				
INSTALLATION:	1/2 in. IPS Stub Out Nipple	MOUNTING:	Wall-Mounted		
THICKNESS:		PROFILE:	L-Shaped		
CAULK:		LEAD TIME:			
RATING:	UPC	CERTIFIED:			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/parma-6-1-2-wall-mount-tub-spout-without-diverter/products/us-D606558				
URL PDF:	https://cdn.intelligencebank.com/us/share/g6wE/3Pva/ZB86P/original/D606558_SS				
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				

DIVISION
23

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

MASTER FORMAT FORMAL SPECIFICATION

P-22-09-04 [KINGSWAY]



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-22-09-04 [KINGSWAY]



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

L-01		Semi-Flush Mounted Light											
EXTENTS:	S-Living				<table border="1"> <tr> <th>SCHEME 01</th> <th>SCHEME 02</th> <th>SCHEME 03</th> <th>COM. AREAS</th> </tr> <tr> <td>✓</td> <td></td> <td></td> <td></td> </tr> </table>	SCHEME 01	SCHEME 02	SCHEME 03	COM. AREAS	✓			
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			<table border="1"> <tr> <td>ISSUED 2022.09.22</td> </tr> </table>	ISSUED 2022.09.22							
ISSUED 2022.09.22													
CONTACT:	Alex Luu	alex.luu@barobinson.com											
ADDRESS:	2285 Cambie Street, Vancouver, BC												

MASTER FORMAT FORMAL SPECIFICATION

P-22-09-04 [KINGSWAY]



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

L-02		Semi-Flush Mounted Light											
EXTENTS:	S-Bedroom				<table border="1"> <tr> <th>SCHEME 01</th> <th>SCHEME 02</th> <th>SCHEME 03</th> <th>COM. AREAS</th> </tr> <tr> <td>✓</td> <td></td> <td></td> <td></td> </tr> </table>	SCHEME 01	SCHEME 02	SCHEME 03	COM. AREAS	✓			
SCHEME 01	SCHEME 02	SCHEME 03	COM. AREAS										
✓													
APPLICATION:	SUITES: <u>All Bedrooms throughout - refer to ID drawings;</u>												
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://kuzcolighting.com/product/dalton-fm7916/												
URL PDF:	https://kuzcolighting.com/specsheets/FM7916%20Spec%20Sheet.pdf												
SUPPLIER:	B.A. Robinson Co. Ltd.	1.604.879.6847			<table border="1"> <tr> <td>ISSUED</td> </tr> <tr> <td>2022.09.22</td> </tr> </table>	ISSUED	2022.09.22						
ISSUED													
2022.09.22													
CONTACT:	Alex Luu	alex.luu@barobinson.com											
ADDRESS:	2285 Cambie Street, Vancouver, BC												

MASTER FORMAT FORMAL SPECIFICATION

P-22-09-04 [KINGSWAY]



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

L-03	Surface-Mounted Light			
EXTENTS:	CA-Lobby		SCHEME 01 SCHEME 02 SCHEME 03 COM. AREAS	
APPLICATION:	COMMON AREAS: <u>Elevator Lobby - refer to ID drawings;</u>			
MANUFACTURER:	Maxilite Lighting			
SERIES/COLLECTION:	Monza			
STYLE:	Flush Mount			
NAME:	Maxilite Lighting Monza Surface-Mounted - Black			
CODE:	MX 3479-07	QUANTITY:		9 /each
MATERIAL:	Metal	LAMPING:		120V 6.5W
COLOUR :	Black	FINISH:		Matte
DIRECTION:		REPEAT:		
DIMENSIONS:	2-1/2 in. Di x 24 in. H 4-3/4 in. Di x 24 in. H			
INSTALLATION:	Hardwired	MOUNTING:		Flush-Mounted
THICKNESS:		PROFILE:	Rod	
GROUT:		LEAD TIME:		
RATING:	Dry-Rated, c-CSA-us	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://maxilite.lighting/products/mx-3479?variant=42265548161278 https://www.standardpro.com/e-catalog/?kw=64635			
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-22-09-04 [KINGSWAY]



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

L-04	Ceiling Pendant			
EXTENTS:	CA-Connection Landing		SCHEME 01 SCHEME 02 SCHEME 03 COM. AREAS	
APPLICATION:	COMMON AREAS: <u>Connection Landing - refer to ID drawings;</u>			
MANUFACTURER:	Maxilite Lighting		 	
SERIES/COLLECTION:	Monza			
STYLE:	Pendant			
NAME:	Maxilite Lighting Monza Pendant - Black			
CODE:	MX 2479-07	QUANTITY:		3 /each
MATERIAL:	Metal	LAMPING:		120V 6.5W
COLOUR :	Black	FINISH:		Matte
DIRECTION:		REPEAT:		
DIMENSIONS:	2-1/2 in. Di x 24 in. H 4-3/4 in. Di. x 96 in. H			
INSTALLATION:	Hardwired	MOUNTING:		Ceiling-Mounted
THICKNESS:		PROFILE:	Pendant	
GROUT:		LEAD TIME:		
RATING:	Dry-Rated, c-CSA-us	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; Project Designer to approve hanging heights with Electrician on site; Bulbs to be supplied by Electrician.			
URL:	https://maxilite.lighting/collections/pendants/products/mx-2479?variant=42265392447742 https://www.standardpro.com/e-catalog/?kw=64635			
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-22-09-04 [KINGSWAY]



DIVISION 26 - ELECTRICAL
26 51 19 INTERIOR LIGHTING - LED INTERIOR LIGHTING

L-05		Recessed Light											
EXTENTS:	S-Bathroom, S-Kitchen, CA-Corridor				<table border="1"> <tr> <th>SCHEME 01</th> <th>SCHEME 02</th> <th>SCHEME 03</th> <th>COM. AREAS</th> </tr> <tr> <td>✓</td> <td></td> <td></td> <td></td> </tr> </table>	SCHEME 01	SCHEME 02	SCHEME 03	COM. AREAS	✓			
SCHEME 01	SCHEME 02	SCHEME 03	COM. AREAS										
✓													
APPLICATION:	SUITES: <u>All Kitchens throughout - refer to ID drawings; Above all bathtubs throughout - refer to ID drawings;</u> COMMON AREAS: <u>All Corridor ceilings throughout - refer to ID drawings;</u>												
MANUFACTURER:	Dals												
SERIES/COLLECTION:	Ceiling Light												
STYLE:	Recessed												
NAME:	Dals 5004SQ-CC Color Temperature Changing 4 in. Square Panel Light - White												
CODE:	5004SQ-CC-WH	QUANTITY:	173	/each									
MATERIAL:	Metal	LAMPING:	120V 11W 3000K										
COLOUR :	White	FINISH:	Matte										
DIRECTION:	110° Beam Angle	REPEAT:											
DIMENSIONS:	4-1/2 in. L x 4-1/2 in. W x 1/2 in. D												
INSTALLATION:	Hardwired	MOUNTING:	Recessed										
THICKNESS:		PROFILE:	Square										
GROUT:		LEAD TIME:											
RATING:	Energy Star, Wet-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://dals.com/product/color-temperature-changing-4-square-panel-light/												
URL PDF:	https://4dj0sv1z3jc31ecjy42hswhj-wpengine.netdna-ssl.com/wp-content/uploads/2022/08/5004sq-cc-new.pdf												
SUPPLIER:	B.A. Robinson Co. Ltd.	1.604.879.6847		<table border="1"> <tr> <td>ISSUED</td> </tr> <tr> <td>2022.09.22</td> </tr> </table>		ISSUED	2022.09.22						
ISSUED													
2022.09.22													
CONTACT:	Alex Luu	alex.luu@barobinson.com											
ADDRESS:	2285 Cambie Street, Vancouver, BC												

MASTER FORMAT FORMAL SPECIFICATION

P-22-09-04 [KINGSWAY]



DIVISION 26 - ELECTRICAL
26 51 19 INTERIOR LIGHTING - LED INTERIOR LIGHTING

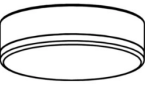
L-06		Surface-Mounted Light					
EXTENTS:	S-Entry, S-Hallway, S-Laundry, S-Storage, S-Dining, S-Flex, CA-Corridor, CA-Storage			SCHEME 01	SCHEME 02	SCHEME 03	COM. AREAS
APPLICATION:	SUITES: <u>All general lighting throughout - refer to ID drawings</u> ; COMMON AREAS: <u>Corridor Storage areas throughout</u> ;						
MANUFACTURER:	Stanpro Standard Products Inc.						
SERIES/COLLECTION:	Ceiling Lights						
STYLE:	Flush Mount						
NAME:	Standpro Edgelit 12 in. LED Minimalist Round Ceiling Luminaire - White						
CODE:	65458	QUANTITY:	129 /each				
MATERIAL:	Aluminum	LAMPING:	120V 22W 300K				
COLOUR :	White	FINISH:					
DIRECTION:		REPEAT:					
DIMENSIONS:	12-1/8 in. Di x 1 in. H						
INSTALLATION:	Hardwired	MOUNTING:	Flush-Mounted				
THICKNESS:		PROFILE:	Round				
GROUT:		LEAD TIME:					
RATING:	Energy Star, Wet-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://www.standardpro.com/product/edge-lit-ceiling-luminaire/						
URL PDF:	https://www.standardpro.com/wp-content/uploads/catalogue/en/EDGEELIT_en.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-22-09-04 [KINGSWAY]



DIVISION 26 - ELECTRICAL
26 51 19 INTERIOR LIGHTING - LED INTERIOR LIGHTING

L-07		Under-Cabinet Light		
EXTENTS:	S-Kitchen		SCHEME 01 SCHEME 02 SCHEME 03 COM. AREAS	
APPLICATION:	SUITES: <u>All Kitchens throughout - refer to ID drawings;</u>			
MANUFACTURER:	Dals			
SERIES/COLLECTION:	Under Cabinet			
STYLE:	Smart Puck			
NAME:	Dals 3-Pack Smart Puck Kit with Pluggable Driver - White			
CODE:	SM-UPK3	QUANTITY:		32 /each
MATERIAL:	Plastic	LAMPING:		12V 11W 3000K
COLOUR :	White	FINISH:		
DIRECTION:		REPEAT:		
DIMENSIONS:	2-3/4 in. Di x 13/16 in. H			
INSTALLATION:	Plug-In Driver*	MOUNTING:		Cabinet-Mounted
THICKNESS:		PROFILE:	Puck	
GROUT:		LEAD TIME:		
RATING:	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. *Lights require a hidden outlet under upper cabinets with accessible switch on wall.			
URL:	https://dals.com/product/3-pack-smart-rgb-cct-under-cabinet-puck-kit/			
URL PDF:	https://4dj0sv1z3jc31ecjy42hswjh-wpengine.netdna-ssl.com/wp-content/uploads/2019/12/instructionsheet-sm-upxx.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-22-09-04 [KINGSWAY]



DIVISION 26 - ELECTRICAL
26 51 19 INTERIOR LIGHTING - LED INTERIOR LIGHTING

L-08	Vanity Wall Sconce										
EXTENTS:	S-Bathroom		<table border="1"> <tr> <td>SCHEME 01</td> <td>SCHEME 02</td> <td>SCHEME 03</td> <td>COM. AREAS</td> </tr> <tr> <td>✓</td> <td></td> <td></td> <td></td> </tr> </table>	SCHEME 01	SCHEME 02	SCHEME 03	COM. AREAS	✓			
SCHEME 01	SCHEME 02	SCHEME 03		COM. AREAS							
✓											
APPLICATION:	SUITES: <u>All Bathroom vanities throughout - refer to ID drawings;</u>										
MANUFACTURER:	Kuzco Lighting										
SERIES/COLLECTION:	Jane										
STYLE:	Vanity										
NAME:	Kuzco Jane 20 in. LED Vanity Light - Black										
CODE:	VL62220-BK	QUANTITY:		37 /each							
MATERIAL:	Steel and Acrylic	LAMPING:		120V 22W 3000K							
COLOUR :	Black	FINISH:		Matte							
DIRECTION:	Horizontal	REPEAT:									
DIMENSIONS:	20 in. W x 2-7/8 in. H x 2-7/8 in. D										
INSTALLATION:	Hardwired	MOUNTING:		Wall-Mounted							
THICKNESS:		PROFILE:	Rectangle								
GROUT:		LEAD TIME:									
RATING:	Damp-Rated, 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://kuzcolighting.com/product/jane-vl62220/										
URL PDF:	https://kuzcolighting.com/specsheets/VL62220%20Spec%20Sheet.pdf										
SUPPLIER:	B.A. Robinson Co. Ltd.	1.604.879.6847	<table border="1"> <tr> <td>ISSUED</td> </tr> <tr> <td>2022.09.22</td> </tr> </table>	ISSUED	2022.09.22						
ISSUED											
2022.09.22											
CONTACT:	Alex Luu	alex.luu@barobinson.com									
ADDRESS:	2285 Cambie Street, Vancouver, BC										

MASTER FORMAT FORMAL SPECIFICATION

P-22-09-04 [KINGSWAY]



DIVISION 26 - ELECTRICAL
26 51 19 INTERIOR LIGHTING - LED INTERIOR LIGHTING

L-09	Entry Suite Wall Sconce			
EXTENTS:	CA-Corridor		SCHEME 01 SCHEME 02 SCHEME 03 COM. AREAS	
APPLICATION:	COMMON AREAS: <u>All Corridor Suite entrances throughout - refer to ID drawings;</u>			
MANUFACTURER:	Maxilite Lighting			
SERIES/COLLECTION:	Reus			
STYLE:	Wall Sconce			
NAME:	Maxilite Reus Wall Sconce - White			
CODE:	MX 6195-02LED	QUANTITY:		32 /each
MATERIAL:	Metal	LAMPING:		120V 12W 3000K
COLOUR :	White	FINISH:		Fat
DIRECTION:		REPEAT:		
DIMENSIONS:	6- 7/8 in. W x 2-1/2 in. D 6-1/2 in. H			
INSTALLATION:	Hardwired	MOUNTING:		Wall-Mounted
THICKNESS:		PROFILE:	Rectangle	
GROUT:		LEAD TIME:		
RATING:	Dry-Rated, c-CSA-us	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://maxilite.lighting/products/mx-6195			
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-22-09-04 [KINGSWAY]



DIVISION 26 - ELECTRICAL
26 51 19 INTERIOR LIGHTING - LED INTERIOR LIGHTING

L-10		Recessed Light					
EXTENTS:	CA-Lobby, CA-Stairs #4, CA-Stairs #5, CA-Connection Landing			SCHEME 01	SCHEME 02	SCHEME 03	COM. AREAS
APPLICATION:	COMMON AREAS: <u>Select Lobby and Connection Landing areas - refer to ID drawings; All Stairwells throughout;</u>			☐	☐	☐	☒
MANUFACTURER:	Stanpro Standard Products Inc.						
SERIES/COLLECTION:	Ceiling Lights						
STYLE:	Recessed						
NAME:	Standard Pro Veloce LED 4 in. Clear Com. Arch. Downlight Light - White						
CODE:	64756	QUANTITY:	71 /each				
MATERIAL:	Aluminum w/ Clear Lens	LAMPING:	120V 13W 3000K				
COLOUR :	White	FINISH:					
DIRECTION:	45° Beam Angle	REPEAT:					
DIMENSIONS:	4-1/4 in. L x 4-1/4 in. W x 3-31/32 in. H 1.96 lbs.						
INSTALLATION:	Hardwired	MOUNTING:	Recessed				
THICKNESS:		PROFILE:	Round				
GROUT:		LEAD TIME:					
RATING:	Dry-Rated*, c-CTL-us	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. *Each light and insulated box must be dry wall boxed individually in all fire-rated drop ceilings.						
URL:	https://www.standardpro.com/product/veloce/						
URL PDF:	https://www.standardpro.com/wp-content/uploads/catalogue/en/VELOCE-EN.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						

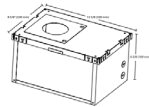
MASTER FORMAT FORMAL SPECIFICATION

P-22-09-04 [KINGSWAY]



DIVISION 26 - ELECTRICAL
26 51 19 INTERIOR LIGHTING - LED INTERIOR LIGHTING

L-11		Recessed Light											
EXTENTS:	CA-Lobby, CA-Stairs #4, CA-Stairs #5, CA-Connection Landing				<table border="1"> <tr> <td>SCHEME 01</td> <td>SCHEME 02</td> <td>SCHEME 03</td> <td>COM. AREAS</td> </tr> <tr> <td></td> <td></td> <td></td> <td>✓</td> </tr> </table>	SCHEME 01	SCHEME 02	SCHEME 03	COM. AREAS				✓
SCHEME 01	SCHEME 02	SCHEME 03	COM. AREAS										
			✓										
APPLICATION:	COMMON AREAS: <u>Select Lobby and Connection Landing areas - refer to ID drawings; All Stairwells throughout;</u>												
MANUFACTURER:	Stanpro Standard Products Inc.												
SERIES/COLLECTION:	Ceiling Lights												
STYLE:	Recessed Accessory												
NAME:	Standard Pro Insulated Box 3 to 4.5 in. Downlight - Accessory												
CODE:	62672	QUANTITY:	71	/each									
MATERIAL:	Steel	LAMPING:											
COLOUR :		FINISH:											
DIRECTION:		REPEAT:											
DIMENSIONS:	15-5/8 in. L x 8-5/8 in. W x 6-5/8 in. H												
INSTALLATION:	Hardwired	MOUNTING:	Roughed-In										
THICKNESS:		PROFILE:	Box										
GROUT:		LEAD TIME:											
RATING:	Dry-Rated*, c-CTL-us	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. *Each light and insulated box must be dry wall boxed individually in all fire-rated drop ceilings.												
URL:	https://www.standardpro.com/e-catalog/?kw=62672												
URL PDF:	https://images.standardprob2b.com/Literature/DOWNLIGHTS%20TIB/62672_ACC_INSULATED%20BOX_3_4-5_STD_EN.pdf												
SUPPLIER:	B.A. Robinson Co. Ltd.	1.604.879.6847		<table border="1"> <tr> <td>ISSUED</td> </tr> <tr> <td>2022.09.22</td> </tr> </table>	ISSUED	2022.09.22							
ISSUED													
2022.09.22													
CONTACT:	Alex Luu	alex.luu@barobinson.com											
ADDRESS:	2285 Cambie Street, Vancouver, BC												



MASTER FORMAT FORMAL SPECIFICATION

P-22-09-04 [KINGSWAY]



DIVISION 26 - ELECTRICAL
26 51 19 INTERIOR LIGHTING - LED INTERIOR LIGHTING

L-12	Surface-Mounted Light			
EXTENTS:	CA-Connection Landing		SCHEME 01 SCHEME 02 SCHEME 03 COM. AREAS	
APPLICATION:	COMMON AREAS: <u>Connection Landing - refer to ID drawings;</u>			
MANUFACTURER:	Maxilite Lighting			
SERIES/COLLECTION:	Leedon			
STYLE:	Flush Mount			
NAME:	Maxilite Lighting Leedon Flush-Mount (0-10V Dimming) - Black 36.25			
CODE:	MXL3243-07-3-30K 18W	QUANTITY:		3 /each
MATERIAL:	Metal & Acrylic	LAMPING:		120V 18W 3000K
COLOUR :	Black	FINISH:		Matte
DIRECTION:	Angled - Refer to ID drawings	REPEAT:		
DIMENSIONS:	36-1/4 in. L x 2 in. W x 3-1/2 in. H			
INSTALLATION:	Hardwired	MOUNTING:		Flush-Mounted
THICKNESS:		PROFILE:	Rectangle	
GROUT:		LEAD TIME:		
RATING:	Dry-Rated, C-CSA-us	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://maxilite.lighting/collections/flush-mounts/products/mxl3243?variant=42384905371902			
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-22-09-04 [KINGSWAY]



DIVISION 26 - ELECTRICAL
26 51 19 INTERIOR LIGHTING - LED INTERIOR LIGHTING

L-13	Ceiling Pendant		
EXTENTS:	CA-Lobby		SCHEME 01 SCHEME 02 SCHEME 03 COM. AREAS
APPLICATION:	COMMON AREAS: <u>Elevator Lobby primary path - refer to drawings;</u>		
MANUFACTURER:	Maxilite Lighting		
SERIES/COLLECTION:	Leedon		
STYLE:	Pendant		
NAME:	Maxilite Lighting Leedon Single Pendant (0-10V Dimming) - Black 36.25		
CODE:	MXL2243-07-3-30K 18W	QUANTITY: 6 /each	
MATERIAL:	Metal & Acrylic	LAMPING: 120V 18W 3000K	
COLOUR :	Black	FINISH: Matte	
DIRECTION:	Angled - Refer to ID drawings	REPEAT:	
DIMENSIONS:	36-1/4 in. L x 2 in. W x 3-1/2 in. H 90 in. Cord - 60 in. Aircraft Cable		
INSTALLATION:	Hardwired	MOUNTING: Ceiling-Mounted	
THICKNESS:		PROFILE: Rectangle	
GROUT:		LEAD TIME:	
RATING:	Dry-Rated, c-CSA-us	CERTIFIED:	
NOTES:	Project Designer to approve hanging heights with Electrician on site; 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://maxilite.lighting/products/mxl2243?variant=42384868540670		
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		

APPENDIX

A

LEED DOCUMENTATION



APPENDIX

Visit either weblink below to access the LEED Documentation associated with this Design Specification FULL Package.

GENERAL PROJECT PAGE:

<https://focusedinteriors.com/site/project-page-22-09-04/>

APPENDIX:

<https://focusedinteriors.com/projects/22-09-04/spec-doc/design-specification-full-package-appendix.pdf>