

» FOCUSED INTERIORS

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

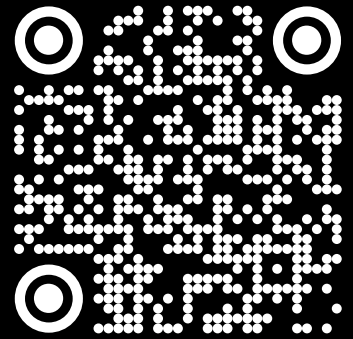
DESIGN SPECIFICATION FULL PACKAGE

ISSUED: 2022.09.22

SCHEME 01
TIMELESS MODERN

COMMON
TIMELESS MODERN

MASTER FORMAT



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



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[SAMPLE PREVIEW]

LEED 2009 CHECKLIST

P-00-00-00 - [PORTFOLIO]



LEED 2009 FOR NEW CONSTRUCTION AND MAJOR RENOVATIONS

21		5	SUSTAINABLE SITES <u>SS</u> Credit	POSSIBLE POINTS:	26
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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
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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
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Y	?	N	CREDIT NO.	DESCRIPTION	POINTS
Y			Prereq 1	Minimum Energy Performance	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
Y			Credit 1	Optimize Energy Performance	1 to 15

[SAMPLE PREVIEW]



1.0 LEED 2009 GENERAL NOTES

1.1 OVERVIEW

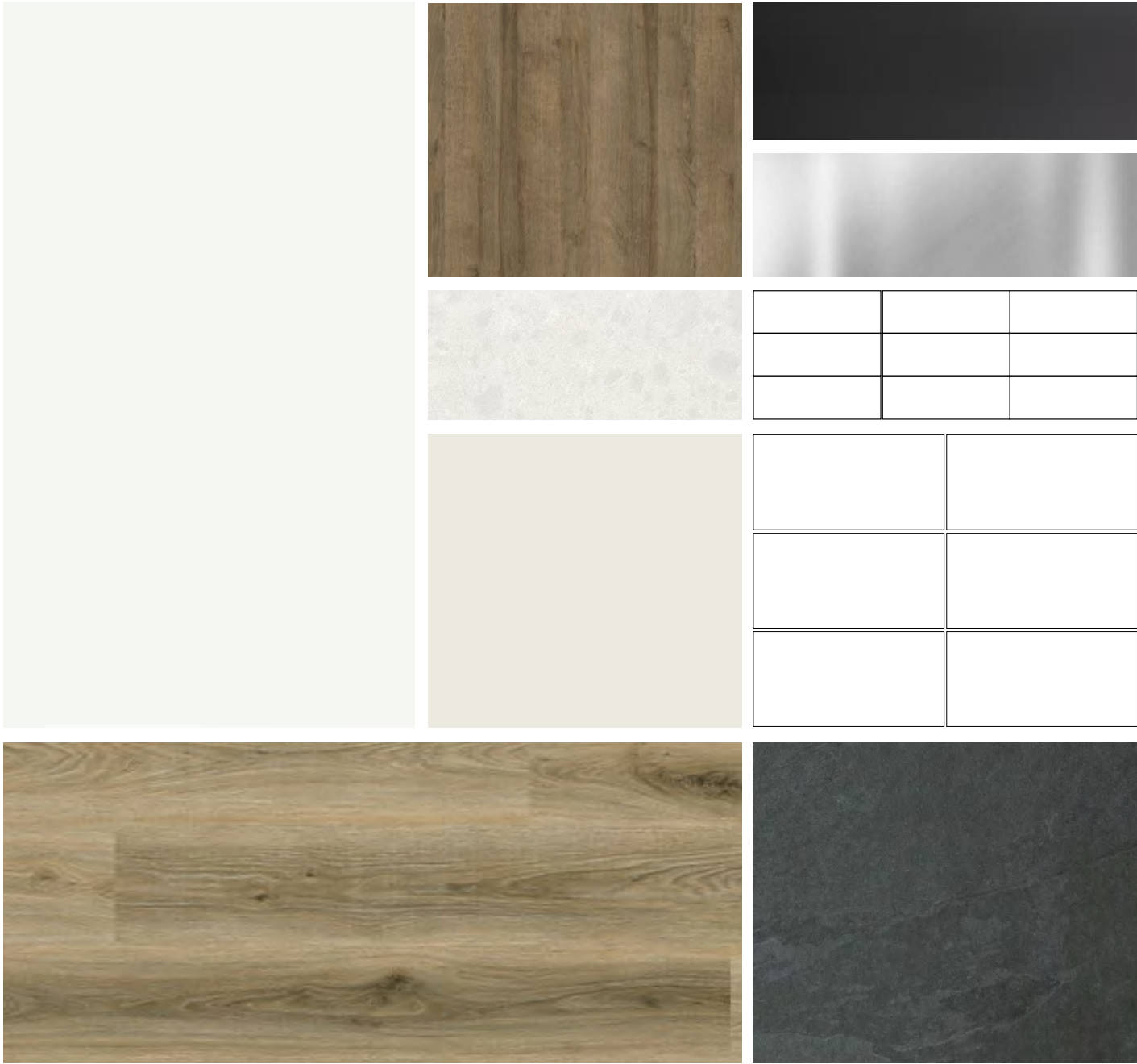
- 1.1.1 LEED® is the **Leadership in Energy and Environmental Design**.
- 1.1.2 LEED for New Construction and Major Renovations 2009 Green Building Rating System is issued by the Canadian Green Building Council (CaGBC).
- 1.1.3 The CaGBC highlights new developments on its website on a continual basis, 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*

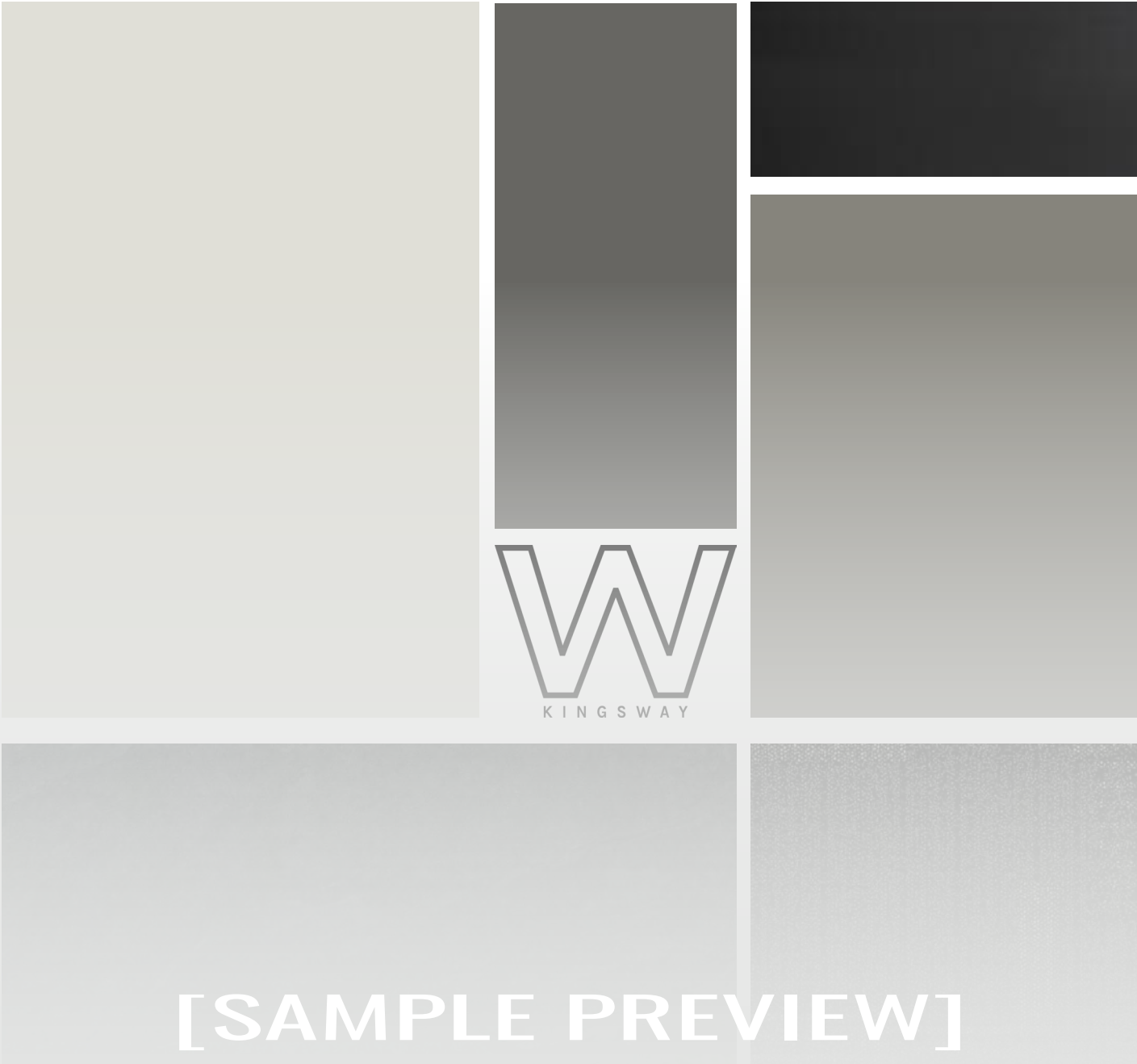
2.1 WEp1: WATER USE REDUCTION-20% REDUCTION

- 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 (including irrigation).
- 2.1.3 The calculation is recorded in the commercial record sheet in the baseline table 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.

[SAMPLE PREVIEW]



SCHEME 01
TIMELESS MODERN



[SAMPLE PREVIEW]

COMMON AREAS



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 FEATURES TIMELESS MODERN

[SAMPLE PREVIEW]

MASTER FORMAT TABLE OF CONTENTS

P-00-00-00 - [PORTFOLIO]



DIVISION	PAGE
DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES	
6 20 23 FINISH CARPENTRY	2
6 41 93 ARCHITECTURAL WOOD CASEWORK	4
DIVISION 08 - OPENINGS	
8 06 71 SCHEDULES FOR OPENINGS	8
8 14 16 WOOD DOORS	16
8 83 00 MIRRORS	19
DIVISION 09 - FINISHES	
9 30 13 TILING	21
9 65 13 RESILIENT FLOORING	24
9 68 13 CARPETING	28
9 70 00 WALL FINISHES	29
DIVISION 10 - SPECIALTIES	
10 14 00 SIGNAGE	38
10 28 13 TOILET, BATH, AND LAUNDRY ACCESSORIES	41
10 55 23 POSTAL SPECIALTIES	46
10 57 00 WARDROBE AND CLOSET SPECIALTIES	48
DIVISION 11 - EQUIPMENT	
11 30 13 RESIDENTIAL EQUIPMENT	50
DIVISION 12 - FURNISHINGS	
12 21 13 WINDOW BLINDS	57
12 30 00 CASEWORK	58
12 36 61 COUNTERTOPS	60
DIVISION 14 - CONVEYING EQUIPMENT	
14 27 13 CUSTOM ELEVATOR CABS AND DOORS	62
DIVISION 22 - PLUMBING	
22 41 13 RESIDENTIAL PLUMBING FIXTURES	64

MASTER FORMAT TABLE OF CONTENTS
P-00-00-00 - [PORTFOLIO]



DIVISION	PAGE
DIVISION 23 - HEATING, VENTILATING, AND AIR CONDITIONING (HVAC)	
23 34 00 HVAC FANS	81
DIVISION 26 - ELECTRICAL	
26 51 13 INTERIOR LIGHTING	83

[SAMPLE PREVIEW]


MASTER FORMAT LIST SPECIFICATION


P-00-00-00 - [PORTFOLIO]



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:	<input type="checkbox"/> IN-QUEUE <input type="checkbox"/> DEPOSIT-PAID <input type="checkbox"/> ORDERED <input type="checkbox"/> PAID-IN-FULL <input type="checkbox"/> DELIVERED <input type="checkbox"/> INSTALLED <input type="checkbox"/> 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:	<input type="checkbox"/> IN-QUEUE <input type="checkbox"/> DEPOSIT-PAID <input type="checkbox"/> ORDERED <input type="checkbox"/> PAID-IN-FULL <input type="checkbox"/> DELIVERED <input type="checkbox"/> INSTALLED <input type="checkbox"/> 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:	<input type="checkbox"/> IN-QUEUE <input type="checkbox"/> DEPOSIT-PAID <input type="checkbox"/> ORDERED <input type="checkbox"/> PAID-IN-FULL <input type="checkbox"/> DELIVERED <input type="checkbox"/> INSTALLED <input type="checkbox"/> 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:	<input type="checkbox"/> IN-QUEUE <input type="checkbox"/> DEPOSIT-PAID <input type="checkbox"/> ORDERED <input type="checkbox"/> PAID-IN-FULL <input type="checkbox"/> DELIVERED <input type="checkbox"/> INSTALLED <input type="checkbox"/> 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:	<input type="checkbox"/> IN-QUEUE <input type="checkbox"/> DEPOSIT-PAID <input type="checkbox"/> ORDERED <input type="checkbox"/> PAID-IN-FULL <input type="checkbox"/> DELIVERED <input type="checkbox"/> INSTALLED <input type="checkbox"/> 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:	<input type="checkbox"/> IN-QUEUE <input type="checkbox"/> DEPOSIT-PAID <input type="checkbox"/> ORDERED <input type="checkbox"/> PAID-IN-FULL <input type="checkbox"/> DELIVERED <input type="checkbox"/> INSTALLED <input type="checkbox"/> 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:	<input type="checkbox"/> IN-QUEUE <input type="checkbox"/> DEPOSIT-PAID <input type="checkbox"/> ORDERED <input type="checkbox"/> PAID-IN-FULL <input type="checkbox"/> DELIVERED <input type="checkbox"/> INSTALLED <input type="checkbox"/> CLIENT SIGN-OFF							
PAGE 9									

MASTER FORMAT LIST SPECIFICATION

P-00-00-00 - [PORTFOLIO]



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

DIVISION 08 - OPENINGS

08 14 16 WOOD DOORS - FLUSH WOOD DOORS -

DF-01	DOOR OPENINGS	ENTRY SUITE DOOR	
	STATUS	APPROVED	BY/FROM: CLIENT
	TASK/INSTRUCTIONS:		01 02 03 CA ✓
	PROGRESS REPORT:	<input type="checkbox"/> IN-QUEUE <input type="checkbox"/> DEPOSIT-PAID <input type="checkbox"/> ORDERED <input type="checkbox"/> PAID-IN-FULL <input type="checkbox"/> DELIVERED <input type="checkbox"/> INSTALLED <input type="checkbox"/> CLIENT SIGN-OFF	
			PAGE 16
DF-02	DOOR OPENINGS	INTERIOR SUITE DOOR - PASSAGEWAY	
	STATUS	APPROVED	BY/FROM: CLIENT
	TASK/INSTRUCTIONS:		01 02 03 CA

[SAMPLE PREVIEW]

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 Obtain and review three (3) CAI or CSI 2 for laminate and finish or texture samples.
- 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

[SAMPLE PREVIEW]

MASTER FORMAT FORMAL SPECIFICATION

P-00-00-00 - [PORTFOLIO]



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

FC-01	Baseboards										
EXTENTS:	S-Suites										
APPLICATION:	SUITES: <u>All baseboards throughout</u> ;		<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 25%; text-align: center;">SCHEME 01</td> <td style="width: 25%; text-align: center;">SCHEME 02</td> <td style="width: 25%; text-align: center;">SCHEME 03</td> <td style="width: 25%; text-align: center;">COM. AREAS</td> </tr> <tr> <td style="text-align: center;">✓</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								
✓											
MANUFACTURER:	West Fraser Timber Co. Ltd.										
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								
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									
CONTACT:	Ronald Vickruck	ronv@westcoastmoulding.com									
ADDRESS:	18810 96 Avenue, Surrey, BC										



Representative only
[SEE FINISH BELOW]





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MASTER FORMAT FORMAL SPECIFICATION

P-00-00-00 - [PORTFOLIO]



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

FC-02		Door Casings					
EXTENTS:	CA-Corridor, S-Suites			SCHEME 01	SCHEME 02	SCHEME 03	COM. AREAS
APPLICATION:	SUITES: <u>All door casings throughout</u> ; COMMON AREAS: <u>All Corridor door casings throughout - refer to drawings</u> ;			✓			✓
MANUFACTURER:	West Fraser Timber Co. Ltd.			 <p>*Representative only* [SEE FINISH BELOW]</p>  <p>LEED QUALIFIED</p>			
SERIES/COLLECTION:	WestPine ECO-Gold MDF						
STYLE:	Flatstock WM530						
NAME:	WestPine ECO-Gold MDF Casing 5/8 in. x 2-1/2 in.						
CODE:	WM530	QUANTITY:	/sqft.				
MATERIAL:	MDF	LAMPING:					
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				
NOTES:							
URL:	[SAMPLE PREVIEW]						
URL PDF:	https://westcoastmoulding.com/wp-content/uploads/2022/04/WM_MouldingGuide_2022-23-041122.pdf						
SUPPLIER:	Westcoast Moulding & Millwork Ltd	1 604 280 2144	ISSUED	2022 04 22			

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.

[SAMPLE PREVIEW]

MASTER FORMAT FORMAL SPECIFICATION

P-00-00-00 - [PORTFOLIO]



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										
APPLICATION:	SUITES: <u>20 Minute Fire-Rating for all entry suite doors throughout; Standard for all passage doors throughout;</u>										
<table border="1" style="border-collapse: collapse; width: 100%;"> <tr> <td style="width: 25%; text-align: center;">SCHEME 01</td> <td style="width: 25%; text-align: center;">SCHEME 02</td> <td style="width: 25%; text-align: center;">SCHEME 03</td> <td style="width: 25%; text-align: center;">COM. AREAS</td> </tr> <tr> <td style="text-align: center;">✓</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								
✓											
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 <i>/each</i>								
MATERIAL:	Metal	LAMPING:									
COLOUR :	Black	FINISH:	Matte								
DIRECTION:		REPEAT:									
DIMENSIONS:	2-9/16 in. Di. x 4-5/16 in. W x 2-7/16 in. D										
INSTALLATION:		MOUNTING:	Door-Mounted								
THICKNESS:		PROFILE:	Round Rose								
GROUT:		LEAD TIME:									
RATING:	20 Min. Fire-Rating, ADA	CERTIFIED:									
NOTES:	Any quantities noted are rough estimates and are intended for planning purposes only. It is the Contractor's responsibility to determine final quantities.										
URL:	https://www.taymor.ca/en/products/doorware/vega?sku=30-D006434BLK										
URL PDF:	https://www.taymor.ca/sites/default/files/uploads/resources/30-vega_lever_spec_english.pdf										
SUPPLIER:	Taymor	1.604.816.8765	ISSUED 2022.09.22								
CONTACT:	Glen Sonder Gaard	gsonder@taymor.ca									
ADDRESS:	1655 Derwent Way, Delta, BC										



MASTER FORMAT FORMAL SPECIFICATION

P-00-00-00 - [PORTFOLIO]



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

O-02	Suite Door Lever - Privacy										
EXTENTS:	S-Bathroom, S-Bedroom										
APPLICATION:	SUITES: <u>All privacy doors throughout;</u>										
<table border="1" style="border-collapse: collapse; width: 100px;"> <tr> <td style="width: 25%; text-align: center;">SCHEME 01</td> <td style="width: 25%; text-align: center;">SCHEME 02</td> <td style="width: 25%; text-align: center;">SCHEME 03</td> <td style="width: 25%; text-align: center;">COM. AREAS</td> </tr> <tr> <td style="text-align: center;">✓</td> <td style="text-align: center;"></td> <td style="text-align: center;"></td> <td style="text-align: center;"></td> </tr> </table>				SCHEME 01	SCHEME 02	SCHEME 03	COM. AREAS	✓			
SCHEME 01	SCHEME 02	SCHEME 03	COM. AREAS								
✓											
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:	[SAMPLE PREVIEW]										
URL PDF:	[SAMPLE PREVIEW]										
SUPPLIER:	Taymor	1-604-216-8765	ISSUED 2023-09-27								



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

[SAMPLE PREVIEW]

(The product is not pre-finished, submit finish samples before supply and installation.)

2.2 EXECUTION

MASTER FORMAT PRICE LIST

P-00-00-00 - [PORTFOLIO]



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; Elevator floor; 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-00-00-00 - [PORTFOLIO]



DIVISION 09 - FINISHES
 09 30 13 TILING - CERAMIC TILING

T-02		Wall Tile - Kitchen Backsplash					
EXTENTS:	S-Kitchen			SCHEME 01	SCHEME 02	SCHEME 03	COM. AREAS
APPLICATION:	SUITES: <u>All Kitchen backsplashes throughout;</u>			✓			
MANUFACTURER:	Marazzi						
SERIES/COLLECTION:	Ceramic Wall Tile						
STYLE:	Middleton Square						
NAME:	Marazzi Middleton Square Glazed Ceramic Wall Tile 4 in. x 12 in. - Oxford White						
CODE:	MS40	QUANTITY:	/sqft.				
MATERIAL:	Ceramic	LAMPING:					
COLOUR :	Oxford White	FINISH:	Glossy				
DIRECTION:	Horizontal	REPEAT:	V1: Uniform Appearance				
DIMENSIONS:	4 in. x 12 in.						
INSTALLATION:	Stacked	MOUNTING:	Wall-Mounted				
THICKNESS:	5/16 in.	PROFILE:	Rectangle				
GROUT:	CBP #640 Arctic White	LEAD TIME:					
RATING:	Wet-Rated	CERTIFIED:	Yes				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:	[SAMPLE PREVIEW]						
URL PDF:	[SAMPLE PREVIEW]						
SUPPLIER:	Exclusive Floors Ltd.	1 604 575 9550					ISSUED 2023 09 27

DIVISION
10

SPECIALTIES

MASTER FORMAT FORMAL SPECIFICATION

P-00-00-00 - [PORTFOLIO]



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>		<input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/>
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:	<p>Any quantities noted are rough estimates and are intended for planning purposes only. It is the Contractor's responsibility to determine final quantities.</p> <p>*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></p>		
URL:	https://www.taymor.ca/en/products/doorware/designer-house-numbers-house-numbers?sku=25-DSN50		
URL PDF:	https://www.taymor.ca/sites/default/files/uploads/resources/25-designer_house_nos_spec_english.pdf		
SUPPLIER:	Taymor	1.604.816.8765	ISSUED 2022.09.22
CONTACT:	Glen Sonder Gaard	gsonder@taymor.ca	
ADDRESS:	1655 Derwent Way, Delta, BC		

MASTER FORMAT FORMAL SPECIFICATION

P-00-00-00 - [PORTFOLIO]



DIVISION 10 - SPECIALTIES
10 14 00 SIGNAGE - SIGNAGE

IFS-02	Kingsway Signage Logo		
EXTENTS:	CA-Lobby, CA-Connection Landing		
APPLICATION:	COMMON AREAS: <u>Lobby and Connection Landing Lobby walls - refer to ID drawings;</u>		
		SCHEME 01	SCHEME 02
		SCHEME 03	COM. AREAS
		<input type="checkbox"/>	<input checked="" type="checkbox"/>
MANUFACTURER:	CNS604		
SERIES/COLLECTION:	3D Letters & Signs		
STYLE:	Black Aluminum Composite		
NAME:	CNC604 1/4 in. Black Aluminum Composite 3D Letter Sign - Kingsway		
CODE:		QUANTITY:	2 /each
MATERIAL:	Black Aluminum Composite	LAMPING:	
COLOUR :	Black and Aluminum	FINISH:	Brushed
DIRECTION:		REPEAT:	
DIMENSIONS:	Refer to ID drawings		
INSTALLATION:	Installed by Supplier	MOUNTING:	Wall-Mounted
THICKNESS:	1/4 in.	PROFILE:	Custom
ADHESIVE:	Silicone	LEAD TIME:	
RATING:		CERTIFIED:	
NOTES:	Project Designer to approve installation height and placement with installer on site.		
URL:	[SAMPLE PREVIEW]		
URL PDF:			
SUPPLIER:	CNC604	1-778-656-1604	ISSUED 2023-09-27



DIVISION
11

EQUIPMENT

MASTER FORMAT FORMAL SPECIFICATION

P-00-00-00 - [PORTFOLIO]



DIVISION 11 - EQUIPMENT

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

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




MASTER FORMAT FORMAL SPECIFICATION

P-00-00-00 - [PORTFOLIO]



DIVISION 11 - EQUIPMENT

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

RE-02	Microwave Range Hood Fan		
EXTENTS:	S-Kitchen		SCHEME 01 SCHEME 02 SCHEME 03 COM. AREAS
APPLICATION:	SUITES: <u>All Kitchens throughout;</u>		<input checked="" type="checkbox"/> SCHEME 01 <input type="checkbox"/> SCHEME 02 <input type="checkbox"/> SCHEME 03 <input type="checkbox"/> COM. AREAS
MANUFACTURER:	Samsung		
SERIES/COLLECTION:	Cooking Appliances		
STYLE:	Microwave Ovens		
NAME:	Samsung Over-The-Range Microwave w/ Door		
CODE:	ME17R7011ES/AC	QUANTITY:	32 <i>/each</i>
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/appliances/microwaves/over-the-range-microwaves/ME17R7011ES/AC		
URL PDF:			
SUPPLIER:	Midland Appliance	1 604 307 8499	ISSUED 2023 04 27

[SAMPLE PREVIEW]

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 All unit trim components flush to the element shall be scribed to 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 all adjustments for heavy-duty hardware.
- 1.2.15 Provide all cabinet hardware as required. Hardware to be

[SAMPLE PREVIEW]

MASTER FORMAT FORMAL SPECIFICATION

P-00-00-00 - [PORTFOLIO]



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										
APPLICATION:	SUITES: <u>All windows throughout; All exterior-access deck doors throughout;</u>										
<table border="1" style="float: right; border-collapse: collapse;"> <tr> <td style="width: 25px; text-align: center;">SCHEME 01</td> <td style="width: 25px; text-align: center;">SCHEME 02</td> <td style="width: 25px; text-align: center;">SCHEME 03</td> <td style="width: 25px; text-align: center;">COM. AREAS</td> </tr> <tr> <td style="text-align: center;">✓</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								
✓											
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 <i>/each</i>								
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									
CONTACT:	Kyle Sheehy	kyles@wholesaleblindfactory.com									
ADDRESS:	11-75 Blue Mountain Street, Coquitlam, British Columbia										
			ISSUED 2022.09.22								



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



DIVISION 12 - FURNISHINGS
 12 30 00 CASEWORK - CASEWORK

CW-01	Cabinetry Tone 01										
EXTENTS:	S-Bathroom, S-Kitchen		<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:	[SAMPLE PREVIEW]										
URL PDF:	[SAMPLE PREVIEW]										
SUPPLIER:	Upper Canada Forest Products	1-778-233-0558	ISSUED 2023.09.27								

DIVISION
14

CONVEYING EQUIPMENT

MASTER FORMAT FORMAL SPECIFICATION

P-00-00-00 - [PORTFOLIO]



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

DIVISION
22

PLUMBING

MASTER FORMAT FORMAL SPECIFICATION

P-00-00-00 - [PORTFOLIO]



DIVISION 22 - PLUMBING

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

PF-01	Toilet - Tank										
EXTENTS:	S-Bathroom										
APPLICATION:	SUITES: <u>All Bathrooms throughout;</u>										
<table border="1" style="border-collapse: collapse; width: 100%;"> <tr> <td style="width: 25%; text-align: center;">SCHEME 01</td> <td style="width: 25%; text-align: center;">SCHEME 02</td> <td style="width: 25%; text-align: center;">SCHEME 03</td> <td style="width: 25%; text-align: center;">COM. AREAS</td> </tr> <tr> <td style="text-align: center;">✓</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								
✓											
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 <i>/each</i>								
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								
<table border="1" style="border-collapse: collapse; width: 100%;"> <tr> <td style="width: 80%;"></td> <td style="width: 20%; text-align: center; background-color: #d9ead3;">LEED QUALIFIED</td> </tr> </table>					LEED QUALIFIED						
	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									
CONTACT:	Sydney Irvine	sirvine@barclaysales.com									
ADDRESS:	1441 Kebet Way, Port Coquitlam, British Columbia										
			ISSUED 2022.09.22								



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DIVISION
23

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

MASTER FORMAT FORMAL SPECIFICATION

P-00-00-00 - [PORTFOLIO]



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

PR-01	Ceiling Fan										
EXTENTS:	S-Bathroom										
APPLICATION:	SUITES: <u>All Bathrooms throughout - refer to ID drawings;</u>										
<table border="1" style="border-collapse: collapse; width: 100%;"> <tr> <td style="width: 25%; text-align: center;">SCHEME 01</td> <td style="width: 25%; text-align: center;">SCHEME 02</td> <td style="width: 25%; text-align: center;">SCHEME 03</td> <td style="width: 25%; text-align: center;">COM. AREAS</td> </tr> <tr> <td style="text-align: center;">✓</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								
✓											
MANUFACTURER:	Panasonic										
SERIES/COLLECTION:	Ventilation Fans										
STYLE:	WhisperCeiling										
NAME:	Panasonic WhisperCeiling DC SmartFlow 50-80-110 CFM Fan - White										
CODE:	FV-0511VQ1	QUANTITY:	37 <i>/each</i>								
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										



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DIVISION
26

ELECTRICAL

MASTER FORMAT FORMAL SPECIFICATION

P-00-00-00 - [PORTFOLIO]



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

L-01	Semi-Flush Mounted Light										
EXTENTS:	S-Living										
APPLICATION:	SUITES: <u>All Living Rooms throughout</u> - refer to ID drawings;										
<table border="1" style="float: right; border-collapse: collapse;"> <tr> <td style="width: 20px; text-align: center;">SCHEME 01</td> <td style="width: 20px; text-align: center;">SCHEME 02</td> <td style="width: 20px; text-align: center;">SCHEME 03</td> <td style="width: 20px; text-align: center;">COM. AREAS</td> </tr> <tr> <td style="text-align: center;">✓</td> <td style="text-align: center;"></td> <td style="text-align: center;"></td> <td style="text-align: center;"></td> </tr> </table>				SCHEME 01	SCHEME 02	SCHEME 03	COM. AREAS	✓			
SCHEME 01	SCHEME 02	SCHEME 03	COM. AREAS								
✓											
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 <i>/each</i>								
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									
CONTACT:	Alex Luu	alex.luu@barobinson.com									
ADDRESS:	2285 Cambie Street, Vancouver, BC		ISSUED 2022.09.22								



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MASTER FORMAT FORMAL SPECIFICATION

P-00-00-00 - [PORTFOLIO]



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

L-02	Semi-Flush Mounted Light										
EXTENTS:	S-Bedroom										
APPLICATION:	SUITES: <u>All Bedrooms throughout - refer to ID drawings;</u>										
<table border="1" style="border-collapse: collapse; width: 100%;"> <tr> <td style="width: 25%; text-align: center;">SCHEME 01</td> <td style="width: 25%; text-align: center;">SCHEME 02</td> <td style="width: 25%; text-align: center;">SCHEME 03</td> <td style="width: 25%; text-align: center;">COM. AREAS</td> </tr> <tr> <td style="text-align: center;">✓</td> <td style="text-align: center;"></td> <td style="text-align: center;"></td> <td style="text-align: center;"></td> </tr> </table>				SCHEME 01	SCHEME 02	SCHEME 03	COM. AREAS	✓			
SCHEME 01	SCHEME 02	SCHEME 03	COM. AREAS								
✓											
MANUFACTURER:	Kuzco Lighting										
SERIES/COLLECTION:	Dalton										
STYLE:	Flush Mount										
NAME:	Kuzco Dalton Flush Mount - Gray										
CODE:	FM7916-GY	QUANTITY:	36 /each								
MATERIAL:	Linen	LAMPING:	120V 26W, 90CRI 3000K								
COLOUR :	Gray	FINISH:	Fabric								
DIRECTION:		REPEAT:									
DIMENSIONS:	16 in. Di x 4-1/8 in. H										
INSTALLATION:	Hardwired	MOUNTING:	Flush-Mounted								
THICKNESS:		PROFILE:	Shade								
GROUT:		LEAD TIME:									
RATING:	Energy Star, Dry-Rated	CERTIFIED:									
NOTES:	Any quantities noted are rough estimates and are intended for planning purposes only. It is the Contractor's responsibility to determine final quantities.										
URL:	https://kuzco.com/html/external/specs/ct/dalton_fm7916.html										
URL PDF:	https://kuzcolighting.com/specsheets/FM7916%20Spec%20Sheet.pdf										
SUPPLIER:	R.A. Robinson Co. Ltd.	1-604-279-6847	ISSUED 2023-08-22								



[SAMPLE PREVIEW]

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-portfolio/>

APPENDIX:
<https://focusedinteriors.com/projects/00-00-00/spec-doc/design-specification-full-package-appendix.pdf>