



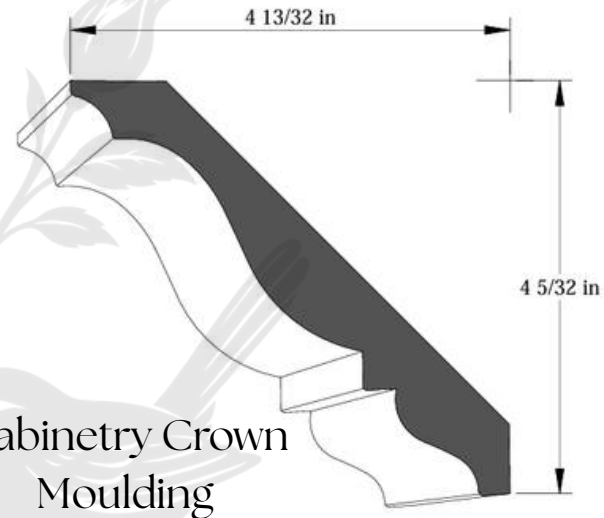
# SPECIFICATIONS BOOKLET

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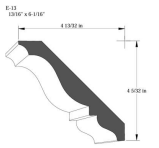


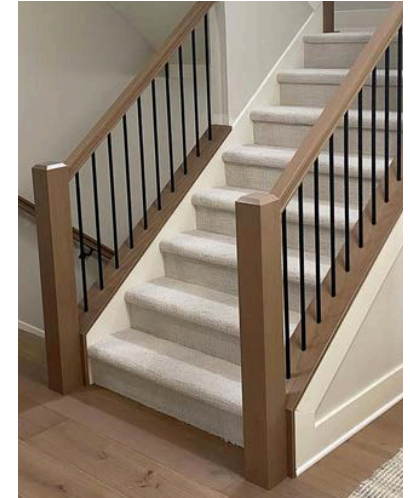
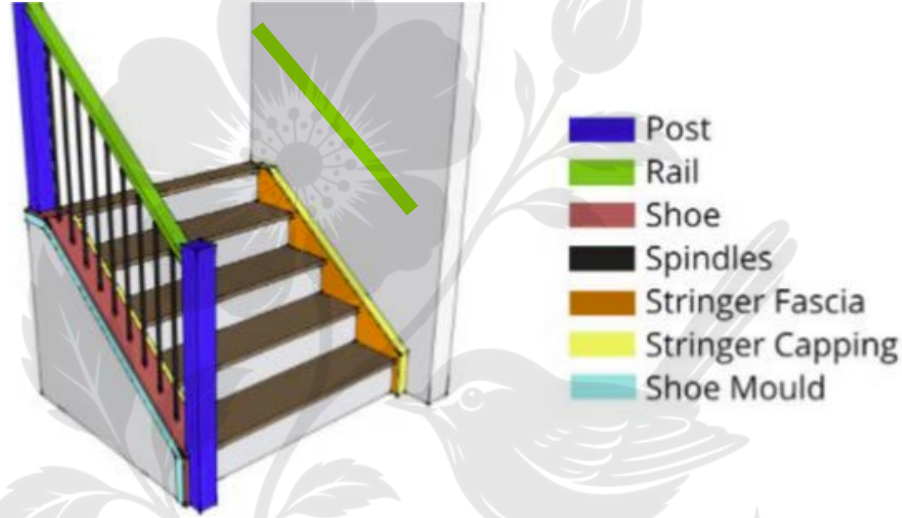
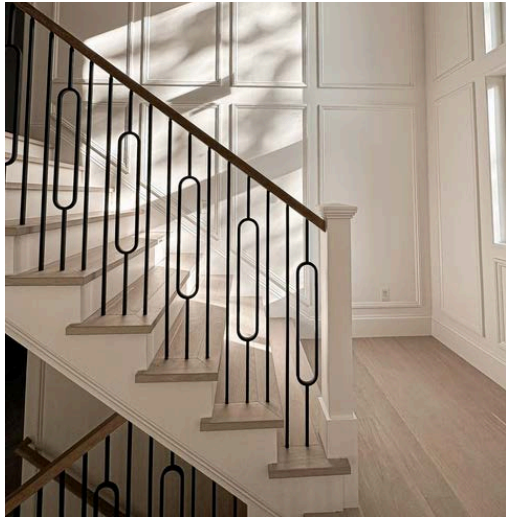


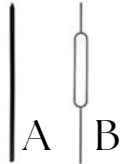
Flat Panel Door + Window Trim  
To Match Basement



Cabinetry Crown  
Moulding

| CODE             | IMAGE                                                                               | PRODUCT            | LOCATION                         | SUPPLIER             | COLOR & MODEL #                      | SIZE               | NOTES          |
|------------------|-------------------------------------------------------------------------------------|--------------------|----------------------------------|----------------------|--------------------------------------|--------------------|----------------|
| BASEBOARD + TRIM |                                                                                     |                    |                                  |                      |                                      |                    |                |
| BB-01            |    | Flat Panel 5"      | Throughout                       | Contractor Preferred | Paint grade MDF flat panel           | 5"                 |                |
| CS-01            |  | flat stock 4"      | Casing                           | Contractor Preferred | Paint grade MDF flat panel           | 4"                 | Match Basement |
| CM-01            |  | E-13<br>(Cornices) | Kitchen + Mud Rm +<br>Laundry Rm | Classic Mouldings    | Stain match to cabinets +<br>Painted | E-13<br>(Cornices) |                |



| DETAIL                                                                                          | IMAGE                                                                               | LOCATION                      | SIZE                                                                | MATERIAL                                            | ADDITIONAL INFO                         |
|-------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------|---------------------------------------------------------------------|-----------------------------------------------------|-----------------------------------------|
| <br>Post       |    | MAIN FLOOR TO UPPER STAIRCASE | 4" X 4" SQUARE                                                      | <b>STAINED WHITE OAK</b><br>STAIN MATCH TO FLOORING | CRAFTSMAN 3-1/2" SQUARE CAP WITH GROOVE |
| <br>Rail       |   | ALL SPINDLE LOCATIONS         | 2 1/2" X 1" APPROX.                                                 | <b>STAINED WHITE OAK</b><br>STAIN MATCH TO FLOORING |                                         |
| <br>Spindles |  | ALL STAIR LOCATION            | STRAIGHT 1/2 INCH SQUARE IRON BALUSTER<br>+<br>MODERN OVAL BALUSTER | MATTE BLACK                                         | SPINDLE PATTERN<br>ABAABA               |
| WALL MOUNTED HAND RAIL                                                                          |  | ALL WALL MOUNTED HAND RAILING | NA                                                                  | MATTE BLACK                                         | MODERN BLACK WALL RAIL BRACKET          |



Ascent™ Linear 56  
Direct Vent Gas Fireplace  
BL56

#### Key Features

- Up to 28,000 BTU's
- USB Battery Backup System
- Optional remote control
- Optional blower kit
- Optional heat management available to reduce clearances to combustibles
- Optional MIRRO-FLAME™ Porcelain Reflective Radiant Panels
- Optional decorative fronts and trim kits
- Pre-wired for wall switch
- Easy Access Air Control
- Made in Ontario/Canada

| CODE      | IMAGE                                                                               | PRODUCT       | LOCATION    | SUPPLIER | COLOR & MODEL #                                                 | QTY | NOTES                                    |
|-----------|-------------------------------------------------------------------------------------|---------------|-------------|----------|-----------------------------------------------------------------|-----|------------------------------------------|
| FIREPLACE |                                                                                     |               |             |          |                                                                 |     |                                          |
| FP-01     |  | Gas Fireplace | Living Room | Napoleon | <b>Ascent™ Linear 56<br/>Direct Vent Gas Fireplace<br/>BL56</b> | 1   | Beach Fire Kit<br>Classic Black Surround |



Bosch 800 Series 21.0 Cu. Ft. Stainless Steel Built In  
Counter Depth French Door Refrigerator  
Product Dimensions 72"h x 35.63"w x 28.94"d



Fulgor Milano Sofia Stainless Steel 30"  
Electric Speed Oven + Microwave  
Product Dimensions 18.63"h x 29.88"w x 21"d



Inca SD 35 " Insert Range  
Hood, Stainless Steel, 295



Fulgor Milano Accento  
36" Stainless Steel Freestanding Gas Range



SHOWER ROD



TUB + SHOWER KIT  
Stainless



TISSUE HOLDER



TOWEL ROD



HOOK



TOILET



TUB KIT



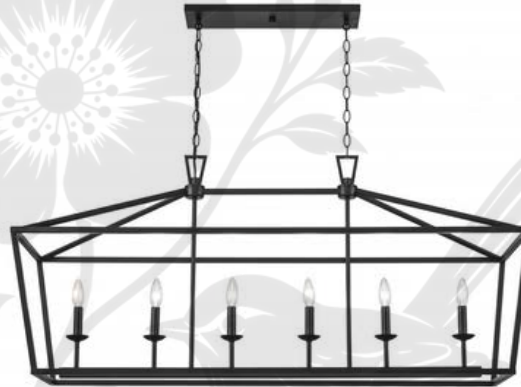
FAUCET + SINK

| CODE                       | IMAGE                                                                               | PRODUCT                    | LOCATION               | MANU/SUPPLIER | COLOR & MODEL #                                                                            | QTY | COLOUR          | NOTES               |
|----------------------------|-------------------------------------------------------------------------------------|----------------------------|------------------------|---------------|--------------------------------------------------------------------------------------------|-----|-----------------|---------------------|
| <b>PLUMBING SELECTIONS</b> |                                                                                     |                            |                        |               |                                                                                            |     |                 |                     |
| PL-07                      |    | Bathroom Faucet            | Main Bath Ensuite (x2) | DELTA         | <b>TRINSIC</b><br>Single Handle High-Arc Bathroom Faucet<br>model#: 559HA-SS-DST           | 3   | Stainless Steel |                     |
| PL-08                      |    | Bathroom Shower/tub Kit    | Main Bath              | DELTA         | <b>ALTADO</b><br>Monitor 17 Series Tub & Shower Trim<br>model#: T17442-SS                  | 1   | Stainless Steel |                     |
| PL-09                      |    | Bathroom Hand Shower + Bar | Ensuite                | DELTA         | <b>DELTA</b><br>7-Setting Slide Bar Hand Shower with Cleaning Spray<br>model#: 51584-SS-PR | 1   | Stainless Steel |                     |
| PL-10                      |    | Shower Kit                 | Ensuite                | DELTA         | <b>ALTADO</b><br>Monitor 17 Series Shower Trim<br>model#: T17242-SS                        | 1   | Stainless Steel |                     |
| PL-11                      |   | Tub Filler                 | Ensuite                | DELTA         | <b>ALTADO</b><br>Roman Tub Trim with Hand Shower<br>model#: T4742-SS                       | 1   | Stainless Steel |                     |
| PL-12                      |  | Drop In Tub                | Ensuite                | MAAX          | Loft 6032 Acrylic Drop-in End Drain Bathtub in White<br>Maax                               | 1   | White           | 59 3/4" x 32" x 20" |
| <b>&amp; COMPANY</b>       |                                                                                     |                            |                        |               |                                                                                            |     |                 |                     |



## 2X FIREPLACE WALL SCONCE

Dorian-Picture Light  
Black



DINING LIGHT  
Fontana Chandelier  
Black



ENTRY CHANDELIER  
Ellsworth Chandelier  
Black



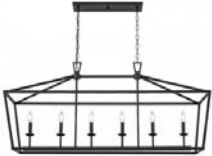
4X KITCHEN ISLAND  
PENDANTS  
Coco Pendant  
Black



POWDER ROOM  
PENDANT  
Tavira 6-in Black LED Pendant  
Black



BREAKFAST NOOK  
Sloane Chandelier  
Black

| CODE            | IMAGE                                                                               | LIGHTING TYPE | LOCATION                           | SUPPLIER   | PRODUCT NAME                             | MODEL # | QTY |
|-----------------|-------------------------------------------------------------------------------------|---------------|------------------------------------|------------|------------------------------------------|---------|-----|
| <b>LIGHTING</b> |                                                                                     |               |                                    |            |                                          |         |     |
| LT1             |    | Wall Sconce   | Fireplace Wall<br>(Right Side)     | Cartwright | <b>Dorian-Picture Light</b>              | RET2    | 2   |
| LT2             |    | Pendants      | Kitchen Island                     | Cartwright | <b>Coco Pendant</b>                      | 660JFY  | 4   |
| LT3             |    | Chandelier    | Breakfast Nook                     | Cartwright | <b>Sloane Chandelier</b>                 | 377UWJ  | 1   |
| LT4             |    | Chandelier    | Dining Light                       | Cartwright | <b>Fontana Chandelier</b>                | 113TGU  | 1   |
| LT5             |   | Chandelier    | Entry                              | Cartwright | <b>Ellsworth Chandelier</b>              | 071CNY  | 1   |
| LT6             |  | Ceiling Fan   | Upstairs (Replace<br>Existing Fan) | Cartwright | <b>52" CEILING FAN WITH DC<br/>MOTOR</b> | 871DCV  | 1   |
| & COMPANY       |                                                                                     |               |                                    |            |                                          |         |     |



**LIGHTING**  
ADDRESS HERE



## INTERIOR DOOR HINGES

8000 Series  
1/4" Radius Hinge  
SKU: 25-8245B



## SLIDING DOOR PULL

Round Recessed Door Pull  
SKU: 20-L2900SN



## INTERIOR DOOR HANDLES

Cross Flow  
Round Rose Lever  
SKU: 33-D009034SN

| CODE                                          | IMAGE                                                                               | PRODUCT           | LOCATION                            | SUPPLIER | COLOR & MODEL #                                     | QTY                            | COLOUR              |
|-----------------------------------------------|-------------------------------------------------------------------------------------|-------------------|-------------------------------------|----------|-----------------------------------------------------|--------------------------------|---------------------|
| <b>DOOR HARDWARE</b>                          |                                                                                     |                   |                                     |          |                                                     |                                |                     |
| DH-01                                         |    | Door lever        | All interior doors                  | Taymor   | Cross Flow<br>Round Rose Lever<br>SKU: 33-D009034SN | Please Count Prior to Ordering | <b>Satin Nickel</b> |
| DH-02                                         |  | Sliding Door Pull | All interior sliding doors (Pantry) | Taymor   | Round Recessed Door Pull<br>SKU: 20-L2900SN         | Please Count Prior to Ordering | <b>Satin Nickel</b> |
| DH-03                                         |  | Hinges            | All Doors                           | Taymor   | 8000 Series<br>1/4" Radius Hinge<br>SKU: 25-8245B   | Please Count Prior to Ordering | <b>Satin Nickel</b> |
| <b>Please Confirm Count Prior to Ordering</b> |                                                                                     |                   |                                     |          |                                                     |                                |                     |



**CABINETRY PULL**  
Grantchester Contemporary Hollow Pull (9668)  
Brushed Nickel



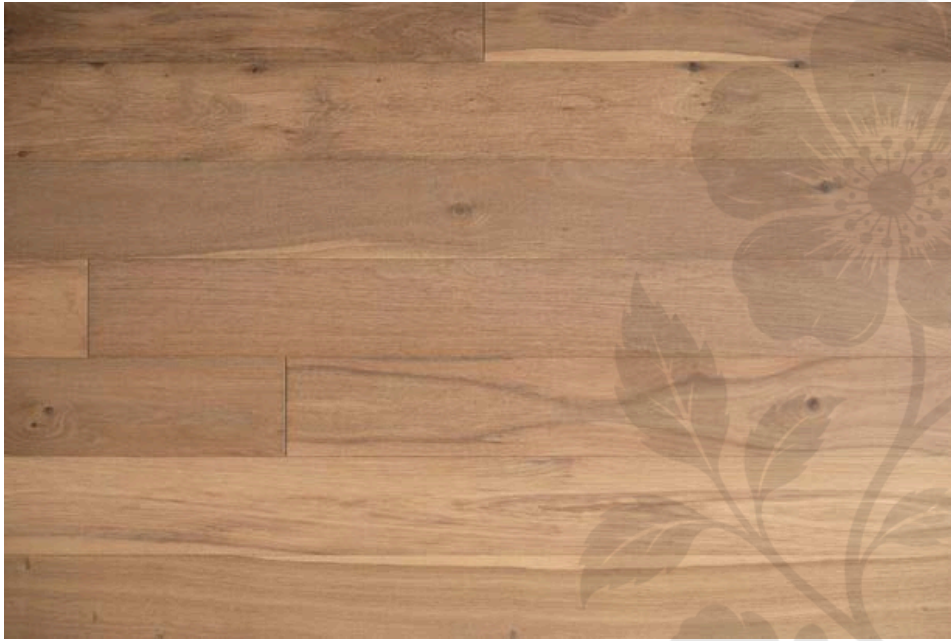
**CABINETRY PULL**  
POWDER RM.  
Kandra Transitional Knob  
Matte Black



**Mud Rm. Hooks**  
Pilltop Hook  
Satin Nickel

| CODE                                          | IMAGE | PRODUCT                                                            | LOCATION                                                                         | SUPPLIER          | MATERIAL & FINISH           | NOTES     |
|-----------------------------------------------|-------|--------------------------------------------------------------------|----------------------------------------------------------------------------------|-------------------|-----------------------------|-----------|
| <b>HARDWARE</b>                               |       |                                                                    |                                                                                  |                   |                             |           |
| HW-01                                         |       | Grantchester Contemporary Hollow Pull (9668)                       | Throughout<br>Living Rm<br>Kitchen<br>Mud rm.<br>Laundry<br>Main Bath<br>Ensuite | Marathon Hardware | <b>Brushed Satin Nickel</b> | 160mm c2c |
| HW-02                                         |       | Kandra Transitional Knob, Matte Black                              | Powder Bath                                                                      | Marathon Hardware | <b>Matte Black</b>          |           |
| HW-03                                         |       | Pilltop Hook, Satin Nickel<br><u>By Amerock</u> PART #: AH55465G10 | Mud Rm. Cabinet Hooks                                                            | Marathon Hardware | <b>Satin Nickel</b>         | 8         |
| HW-04                                         |       | White Push Latch Single Piece Kit<br>PART #: 03-3600               | Living Room Drawers<br>Hidden Cupboard in Kitchen                                | Marathon Hardware | <b>White</b>                |           |
| <b>PLEASE CONFIRM COUNT PRIOR TO ORDERING</b> |       |                                                                    |                                                                                  |                   |                             |           |

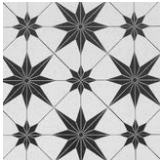
| CODE                 | IMAGE                                                                               | PRODUCT       | LOCATION                                                  | SUPPLIER                   | MATERIAL & FINISH                                           | NOTES                                                                                           |
|----------------------|-------------------------------------------------------------------------------------|---------------|-----------------------------------------------------------|----------------------------|-------------------------------------------------------------|-------------------------------------------------------------------------------------------------|
| <b>MILLWORK TYPE</b> |                                                                                     |               |                                                           |                            |                                                             |                                                                                                 |
| MI-01                |    | Millwork Type | Kitchen<br>Powder Room Vanity<br>Ensuite Vanity           | Layne Kitchens<br>or Other | <b>Rift Cut White Oak</b><br>Stain Match to Flooring        | Designer and Client Approval on Stan Prior to<br>Installation<br><br>Micro Shaker Cabinet Style |
| MI-02                |    | Millwork Type | Kitchen<br>Fireplace<br>Mud Rm<br>Main Bath<br>Laundry Rm | Layne Kitchens<br>or Other | Painted MDF<br><b>Client Confirming Colour</b>              | Micro Shaker Cabinet Style                                                                      |
| MI-03                |   | Millwork Type | Back of Kitchen Island                                    | Layne Kitchens<br>or Other | <b>White Oak 1" half round</b><br>Stain Match to Flooring   | Designer and Client Approval on Stan Prior to<br>Installation                                   |
| MI-04                |  | Millwork Type | Powder Vanity Detail                                      | Layne Kitchens<br>or Other | <b>White Oak 1/2" half round</b><br>Stain Match to Flooring | Designer and Client Approval on Stan Prior to<br>Installation                                   |

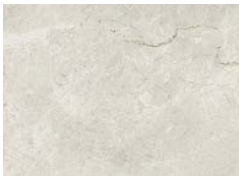
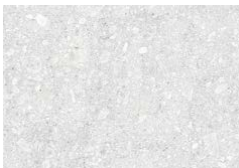


| CODE     | IMAGE                                                                               | PRODUCT             | LOCATION                                                  | SUPPLIER                                             | NAME                                                   | SIZE & PATTERN                        | NOTES |
|----------|-------------------------------------------------------------------------------------|---------------------|-----------------------------------------------------------|------------------------------------------------------|--------------------------------------------------------|---------------------------------------|-------|
| FLOORING |                                                                                     |                     |                                                           |                                                      |                                                        |                                       |       |
| HDW-01   |   | Engineered Hardwood | Throughout Main Floor<br>(See Finishes Plan)              | All Floors<br>davelarsen@allfloors.ca<br>Dave Larsen | Simcoe Collection<br>- Hillcrest                       | Medium width, 5"<br>15-3/4" – 74-4/5" |       |
| CP-01    |  | Carpet              | Stairs + Throughout<br>Upper Floor<br>(See Finishes Plan) | All Floors<br>davelarsen@allfloors.ca<br>Dave Larsen | Shaw Floors -<br>TWEED<br>COMFORT BLUE<br>00173 Mellow |                                       |       |



| CODE                                                     | IMAGE                                                                              | PRODUCT | LOCATION                                                                             | SUPPLIER | MATERIAL & FINISH           | NOTES                                                                                                                                                                                                                                     |
|----------------------------------------------------------|------------------------------------------------------------------------------------|---------|--------------------------------------------------------------------------------------|----------|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| COUNTERTOP (SOLID SURFACE)                               |                                                                                    |         |                                                                                      |          |                             |                                                                                                                                                                                                                                           |
| SS-01                                                    |  | Quartz  | All Countertops + Splash<br>(Kitchen, Powder,<br>Laundry, Main Bath, and<br>Ensuite) | FloForm  | Calacatta Extra<br>HanStone | <b>Splash Details:</b> <ul style="list-style-type: none"> <li>• Kitchen - to underside of uppers</li> <li>• Powder Rm - 8" H</li> <li>• Main Bath - 8" H</li> <li>• Laundry - to Underside of Uppers</li> <li>• Ensuite - 8" H</li> </ul> |
| <p>FLOFORM<br/>JAIMIE FRASER<br/>JFRASER@FLOFORM.COM</p> |                                                                                    |         |                                                                                      |          |                             |                                                                                                                                                                                                                                           |

| CODE       | IMAGE                                                                              | PRODUCT    | LOCATION                           | SUPPLIER    | TILE NAME                                       | SIZE & PATTERN | GROUT/SCHLUTER | NOTES                 |
|------------|------------------------------------------------------------------------------------|------------|------------------------------------|-------------|-------------------------------------------------|----------------|----------------|-----------------------|
| FLOOR TILE |                                                                                    |            |                                    |             |                                                 |                |                |                       |
| FT-01      |   | Floor Tile | Entry Floor<br>(See Finishes Plan) | Julian Tile | <b>REMOVED</b><br>Chamonix<br>CHAW24 - white    | 24" x 24"      | TBD            | Vertical Straight Lay |
| FT-02      |   | Floor Tile | Mud Rm<br>Powder Rm                | Julian Tile | Gallipoli<br>FZGAS8 - ASTERI                    | 8" X 8"        | TBD            | Standard Lay          |
| FT-03      |   | Floor Tile | Laundry Rm +<br>Main Bath          | Ames Tile   | Tuscany   Gesso<br>TYGEM1224                    | 12"x 24"       | TBD            | Vertical Straight Lay |
| FT-04      |  | Floor Tile | Ensuite                            | Ames Tile   | Pietre Di Paragone  <br>Gre Bianco<br>PDGBM1224 | 12"x 24"       | TBD            | Vertical Straight Lay |

| CODE      | IMAGE                                                                             | PRODUCT     | LOCATION  | SUPPLIER    | TILE NAME                                       | SIZE & PATTERN | GROUT/SCHLUTER | NOTES                 |
|-----------|-----------------------------------------------------------------------------------|-------------|-----------|-------------|-------------------------------------------------|----------------|----------------|-----------------------|
| WALL TILE |                                                                                   |             |           |             |                                                 |                |                |                       |
| WT-01     |  | Tile Slab   | Fireplace | Julian Tile | Marvel Diva - Taj Mahal<br>Velvet<br>MDTM2448V  | 24" x 48"      | TBD            | Vertical Straight Lay |
| WT-02     |  | Shower Tile | Main Bath | Ames Tile   | Tuscany   Gesso<br>TYGEM1224                    | 12"x 24"       | TBD            | Vertical Straight Lay |
| WT-03     |  | Shower Tile | Ensuite   | Ames Tile   | Pietre Di Paragone  <br>Gre Bianco<br>PDGBM1224 | 12"x 24"       | TBD            | Vertical Straight Lay |

| CODE           | IMAGE                                                                               | PRODUCT   | LOCATION  | SUPPLIER  | TILE NAME                                       | SIZE & PATTERN | GROUT/SCHLUTER | NOTES   |
|----------------|-------------------------------------------------------------------------------------|-----------|-----------|-----------|-------------------------------------------------|----------------|----------------|---------|
| BASEBOARD TILE |                                                                                     |           |           |           |                                                 |                |                |         |
| BT-02          |  | Baseboard | Main Bath | Ames Tile | Tuscany   Gesso<br>TYGEM1224                    | 12"x 24"       | TBD            | 5" High |
| BT-03          |  | Baseboard | Ensuite   | Ames Tile | Pietre Di Paragone  <br>Gre Bianco<br>PDGBM1224 | 12"x 24"       | TBD            | 5" High |



**WALL TILE + BASEBOARD TILE**  
ADDRESS HERE

| CODE  | IMAGE                                                                             | LOCATION                                                                                   | BRAND          | NAME & NUMBER           | SHEEN    | COMPOSITION            |
|-------|-----------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------|----------------|-------------------------|----------|------------------------|
| PAINT |                                                                                   |                                                                                            |                |                         |          |                        |
| PT-01 |  | ALL WALLS UNLESS OTHERWISE NOTED                                                           | BENJAMIN MOORE | SWISS COFFEE<br>OC-45   | EGGSHELL | WATER BASED<br>ACRYLIC |
| PT-02 |  | ALL TRIM AND DOORS                                                                         | BENJAMIN MOORE | CHANTILLY LACE<br>OC-65 | SATIN    | WATER BASED<br>ACRYLIC |
| PT-03 |  | NEEDS TO BE CONFIRMED WITH MILLWORK OPTIONS                                                |                |                         |          | WATER BASED<br>ACRYLIC |
| PT-04 |  | <b>ALL POWDER ROOM<br/>WALLS (EXCEPT BEHIND<br/>MIRROR/FAUCET - THAT IS<br/>WALLPAPER)</b> | BENJAMIN MOORE | BALBOA MIST<br>1549     | EGGSHELL | WATER BASED<br>ACRYLIC |

| CODE      | IMAGE                                                                               | LOCATION                                           | SUPPLIER                                   | NAME & NUMBER                                | CODE       |
|-----------|-------------------------------------------------------------------------------------|----------------------------------------------------|--------------------------------------------|----------------------------------------------|------------|
| WALLPAPER |                                                                                     |                                                    |                                            |                                              |            |
| WP-01     |  | POWDER RM.<br>BEHIND<br>MIRROR/FAUCET<br>WALL ONLY | BENJAMIN MOORE OR<br>TOTAL<br>WALLCOVERING | 4168-15533 STAR CHARCOAL<br>MARBLE WALLPAPER | 4168-15533 |



**PAINT + WALLPAPER**  
ADDRESS HERE

## APPROVAL STATEMENT:

I acknowledge that I have reviewed and approved all listed finishes for this project.

I understand that:

- Changes made after sign-off may result in delays and additional costs.
- Colours and textures may vary slightly from samples due to natural variation or production differences.
- Once orders are placed, materials may be non-returnable and non-refundable.
- All changes must be made in writing and approved by the designer.
- Additional design time for revisions may be required, and I will be contacted if this is needed.
- Changes may require revised drawings and extended lead times.

By signing below, I confirm my approval of the selections as documented.

## CLIENT SIGNATURE:

Date: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Signature: \_\_\_\_\_



CLIENT SIGN OFF



# Welcome to the company we keep

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