

DESIGN SPECIFICATION

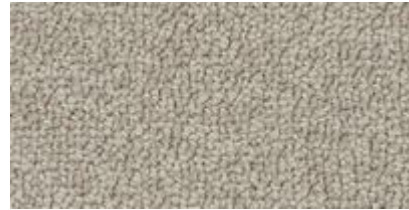



PROJECT: 7376 High Ridge – Westmark Spec house

DATE: 2021-02-12

REVISED: 2021-02-23

KARLY PARKER
INTERIOR DESIGN

FINISHES

CODE	DESCRIPTION	QTY	SPECIFICATION	LOCATION	IMAGE
CARPET					
CP-01	Downstairs bedroom carpet		Manufacturer: Product: Color: Size: Install: Notes:	Beaulieu A5501 Pure Passion 13238 Democracy Broadloom	<ul style="list-style-type: none"> Downstairs bedrooms 
Vendor:					
COUNTERTOP					
CT-01	Quartz		Manufacturer: Product: Model/Color: Profile: Backsplash: Notes:	Caesarstone Quartz Fresh Concrete 4001 Square n/a	<ul style="list-style-type: none"> Kitchen 
CT-02	Quartz		Manufacturer: Product: Model/Color: Profile: Backsplash: Notes:	Caesarstone Quartz Primordia 4043 Square 8"	<ul style="list-style-type: none"> Ensuite 
CT-03	Quartz		Manufacturer: Product: Model/Color: Profile: Backsplash: Notes:	Omnia Quartz Lunar White OQ435 Brushed Waterfall front & side – 12" 6"	<ul style="list-style-type: none"> Powder Room 


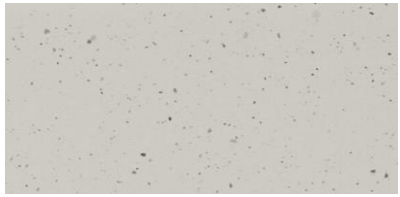


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CT-04	Laminate		Manufacturer: Product: Model/Color: Profile: Backsplash: Notes:	Formica Laminate Neutral Weft, matte 5875-58 Square n/a	<ul style="list-style-type: none"> • Laundry Room 	
CT-05	Quartz		Manufacturer: Product: Model/Color: Profile: Backsplash: Notes:	Caesarstone Quartz 4601 Frozen Terra Square 8"	<ul style="list-style-type: none"> • Kid's Bathroom 	
CT-06	Quartz		Manufacturer: Product: Model/Color: Profile: Backsplash: Notes:	Caesarstone Quartz Fresh Concrete 4001 Square 4"	<ul style="list-style-type: none"> • Media Room bar 	
CT-07	Laminate		Manufacturer: Product: Model/Color: Profile: Backsplash: Notes:	Wilsonart Laminate White Carrara, 4924 Square 4"	<ul style="list-style-type: none"> • Suite Kitchen • Suite Bathroom 	

Vendor: VI Granite & Quartz (for quartz countertops)




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HARDWOOD						
HW-01	Hardwood flooring		Manufacturer: Product: Model/Color: Size: Installation: Notes:	Fuzion Flooring Classical Elegance Collection Rubato EP89018 7/1/2" x 9/16" x RL (up to 73")	<ul style="list-style-type: none"> • Throughout 	
Vendor:						
MILLWORK						
MW-01	Kitchen Millwork		Manufacturer: Product: Door style: Color/Stain: Interiors: Pull-outs: Inserts: Notes:	Shinnoki White oak veneer Flat Mineral Triba Birch plywood & dovetail drawers Recycle/garbage center -	<ul style="list-style-type: none"> • Kitchen – Pantry tall cabinets & perimeter base cabinets 	
MW-02	Kitchen Millwork		Manufacturer: Product: Door style: Color/Stain: Interiors: Pull-outs: Inserts: Notes:	Shinnoki White oak veneer Flat – horizontal opening Manhattan Oak Birch plywood & dovetail drawers - - Touch latch on uppers Open cabinets as per elevation.	<ul style="list-style-type: none"> • Kitchen – Island cabinets, all upper cabinets & custom range hood 	




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MW-03	Fireplace Millwork		Manufacturer: Product: Door style: Color/Stain: Interiors: Pull-outs: Inserts: Notes:	Shinnoki White oak veneer Flat Manhattan Oak Birch plywood & dovetail drawers - - Touch latch 2" floating shelves	<ul style="list-style-type: none"> • Living Room – next to fireplace 	
MW-04	Ensuite Vanity		Manufacturer: Product: Door style: Color/Stain: Interiors: Pull-outs: Inserts: Notes:	Shinnoki White oak veneer Flat – floating vanity Manhattan Oak Birch plywood & dovetail drawers - -	<ul style="list-style-type: none"> • Ensuite vanity 	
MW-05	Laundry Room Millwork		Manufacturer: Product: Door style: Color/Stain: Interiors: Pull-outs: Inserts: Notes:	- Painted cabinet Flat BM HC-172 Revere Pewter Birch plywood & dovetail drawers - - 2" floating shelf w/ rod below	<ul style="list-style-type: none"> • Laundry 	





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MW-05	Kid’s Bath Vanity		Manufacturer: Product: Door style: Color/Stain: Interiors: Pull-outs: Inserts: Notes:	- Painted cabinet Flat – floating vanity BM HC-134 Tarrytown Green Birch plywood & dovetail drawers - -	<ul style="list-style-type: none"> • Kid’s Bath (downstairs) 	
MW-06	Media Room Bar Millwork		Manufacturer: Product: Door style: Color/Stain: Interiors: Pull-outs: Inserts: Notes:	Shinnoki White oak veneer Flat Mineral Triba Birch plywood & dovetail drawers - - 2” floating shelf	<ul style="list-style-type: none"> • Media Room Bar 	
MW-07	Suite Kitchen Millwork – base cabinets & fridge cabinet and panels		Manufacturer: Product: Door style: Color/Stain: Interiors: Notes:	Tafisa, Prelude Series Decorative Panels (TFL) Flat Karisma K583 First Class Birch plywood & dovetail drawers	<ul style="list-style-type: none"> • Suite Kitchen • Suite Bathroom vanity 	
MW-08	Suite Kitchen Millwork – upper cabinets		Manufacturer: Product: Door style: Color/Stain: Interiors: Notes:	Tafisa, Prelude Series Decorative Panels (TFL) Flat Karisma K582 Fashionista Birch plywood & dovetail drawers	<ul style="list-style-type: none"> • Suite Kitchen 	
Vendor:						






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PAINT						
PT-01	Wall Paint		Brand:	Sherwin Williams	• Throughout	
			Color:	Pure White SW7005		
			Finish:	Eggshell		
PT-02	Trim Paint		Brand:	Sherwin Williams	• Throughout	
			Color:	Pure White SW7005		
			Finish:	Pearl		
PT-03	Ceiling Paint		Brand:	Sherwin Williams	• Throughout	
			Color:	Pure White SW7005		
			Finish:	Flat		
TILE						
TL-01	Porcelain		Manufacturer:	Infinity	• Kitchen backsplash • Fireplace hearth	
			Product:	Porcelain		
			Model/Color:	MA01 Terrazo White		
			Finish:	matte		
			Size:	63 ¾ x 127 ½		
			Installation:	Full height kitchen backsplash 4" deep fireplace hearth cladding		
Vendor: FloForm						
TL-02	Fireplace Tile		Manufacturer:	Centanni	• Living Room Fireplace	
			Product:	Carnaby Collection		
			Model/Color:	Blanco		
			Finish:	Matt		
			Size:	24x48		
			Installation:	Stacked horizontal		
			Grout:	Mapei 77 Frost		
			Schlueter:	Mitered edges		




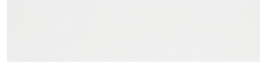
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TL-03	Ensuite Floor Tile & Suite Bathroom Floor Tile		Manufacturer: Product: Model/Color: Finish: Size: Installation: Grout: Schlueter:	Ceratec Newcon Collection White Matte 24"x24" Grid Mapei Warm Grey 93 n/a	<ul style="list-style-type: none"> • Ensuite • Suite Bathroom 	
TL-04	Ensuite Wall Tile		Manufacturer: Product: Model/Color: Finish: Size: Installation: Grout: Schlueter:	Ames Lux Experience Helsinki White Matte 24"x24" Grid Mapei Alabaster 01 TBC	<ul style="list-style-type: none"> • Ensuite 	
TL-05	Laundry Floor Tile		Manufacturer: Product: Model/Color: Finish: Size: Installation: Grout:	Centanni Imperium Collection Cotton Matte 24"x24" Grid Mapei Warm Grey 93	<ul style="list-style-type: none"> • Laundry 	
TL-06	Laundry Wall Tile & Suite Kitchen Backsplash		Manufacturer: Product: Model/Color: Finish: Size: Installation: Grout: Schlueter:	Ames IQ Architectural Marshmallow/ White Matte 2.5x10.5 Stacked vertical (horizontal in suite) Mapei- 38 Avalanche MBW Matte White	<ul style="list-style-type: none"> • Laundry backsplash • Suite kitchen backsplash 	



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TL-07	Kids Floor Tile		Manufacturer: Product: Model/Color: Finish: Size: Installation: Grout: Schlueter:	Centura Whitehall Gris #WHGR1836M Satin 18x36 30/70 Mapei Iron 107 n/a	<ul style="list-style-type: none"> Kids floor tile 	
TL-08	Kids Wall Tile		Manufacturer: Product: Model/Color: Finish: Size: Installation: Grout: Schlueter:	Tierra Sol Inedita Essential Black Matte 5x5 & 5x10 Refer to layout in elevation page D10 Mapei Black 10 Profile; Jolly, Finish; GS Black	<ul style="list-style-type: none"> Kids Wall Tile 	

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MILLWORK HARDWARE



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MILLWORK HARDWARE					
MH-01			Manufacturer: VIEFE Model: VANN Finish: MATTE BLACK Size: 36"-350mm/24-25"-200mm/18"-200mm Notes:	• KITCHEN DRAWERS	
MH-02			Manufacturer: VIEFE Model: VANN Finish: MATT BLACK Size: 30"doors-200mm/50"doors-350mm Notes:	• KITCHEN DOORS	
MH-03			Manufacturer: VIEFE Model: VANN Finish: MATTE BLACK Size: 200mm Notes:	• MEDIA BAR DRAWERS	
MH-05			Manufacturer: RICHELIEU Model: 8160 Finish: MATTE BLACK Size: 15"drawer-6 3/8"/18"drawer- 7 1/2" 24"drawer-8 3/4" Notes:	• ENSUITE DRAWERS	
MH-06			Manufacturer: RICHELIEU Model: 7340 & 3125 Finish: MATTE BLACK Size: Drawers-163mm pull Doors-knobs Notes:	• LAUNDRY ROOM	

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MH-07			Manufacturer:	RICHELIEU	<ul style="list-style-type: none"> • KIDS BATHROOM 	
			Model:	82871 & 6167		
			Finish:	MATTE BLACK		
			Size:	14" drawers-144mm/ Doors- knobs		
			Notes:			
MH-08			Manufacturer:	RICHELIEU	<ul style="list-style-type: none"> • Suite Kitchen • Suite Bathroom 	
			Model:	7348 & 1894		
			Finish:	MATTE BLACK		
			Size:	drawers-144mm, doors - knobs		
			Notes:			

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PLUMBING FIXTURES

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PLUMBING FIXTURE						
PFX-01	Main Kitchen Sink	1	Manufacturer: Product: Model: Finish: Size: Notes:	Blanco Precis U 1 ¾" Truffle SKU 401142 Truffle 33 x 18	• Kitchen	
PFX-02	Main Kitchen Faucet	1	Manufacturer: Product: Model: Finish: Size: Notes:	Riobel Mythic Kitchen faucet w/ spray MY101 Black 10 ¼" x 18 ¼"	• Kitchen	
PFX-03	Prep Sink	2	Manufacturer: Product: Model: Finish: Size: Notes:	Blanco Precis U ¾" Truffle SKU 401180 Truffle 13 ¾ x 18	• Kitchen Island • Media Bar	
PFX-04	Prep Faucet	2	Manufacturer: Product: Model: Finish: Size: Notes:	Riobel Pro Azure single hole prep sink faucet AZ601 Black 8" x 11 5/8"	• Kitchen • Media Bar	




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CODE	DESCRIPTION	QTY	SPECIFICATION		LOCATION	IMAGE
PFX-05	Laundry Sink	1	Manufacturer: Product: Model: Finish: Size: Notes:	Blanco Liven drop-in SKU 401907 Truffle 13 ¾ x 18	• Laundry room	
PFX-06	Laundry Faucet	1	Manufacturer: Product: Model: Finish: Size: Notes:	Riobel Pro Kitchen faucet w/ spray NJ201 Black 15 ½" x 10 1/8"	• Laundry room	
PFX-07	Ensuite Faucet	2	Manufacturer: Product: Model: Finish: Size: Notes:	Riobel Parabola single hole lavatory faucet PBS01 Black 7 ½" x 6 3/8"	• Ensuite	
PFX-08	All sinks in main house	5	Manufacturer: Product: Model: Finish: Size: Notes:	Frederick York Grotto Rectangle Undermount Sink FRYCOU2115WH White Vitreous China 20 5/8" x 15 1/8"	• Ensuite • Powder room • Kid's bath	
PFX-09	Ensuite freestanding tub	1	Manufacturer: Product: Model: Finish: Size: Notes:	Frederick York 59" Noah Freestanding Tub FRYNO5928AWH White 59" x 28-1/4" x 23-1/2"	• Ensuite	




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PFX-10	Ensuite tub filler	1	Manufacturer: Product: Model: Finish: Size: Notes:	Riobel Parabola Wall-mount type T/P Coaxial tub filler w/ hand shower PB21 Black 7 ½" x 6 3/8"	<ul style="list-style-type: none"> • Ensuite 	
PFX-11	Ensuite shower	1	Manufacturer: Product: Model: Finish: Size: Notes:	Riobel Parabola shower kit PKIT#323PB Black	<ul style="list-style-type: none"> • Ensuite 	
PFX-12	All toilets	3	Manufacturer: Product: Model: Finish: Size: Notes:	Frederick York Studio S Collection Right Height Elongated Toilet with Seat - Left Hand Trip Lever 226AA104.020 White 31 x 18 7/8 x 28 ¾	<ul style="list-style-type: none"> • Ensuite • Kid's Bath • Powder Room 	





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PFX-13	Powder room faucet	1	Manufacturer: Product: Model: Finish: Size: Notes:	Riobel Pro Quadrik 8" lavatory faucet QA08 Black	• Powder Room	
PFX-14	Kid's bathroom faucet	2	Manufacturer: Product: Model: Finish: Size: Notes:	Riobel Pro Conik Single hole lavatory faucet COS01 Black	• Kid's bath	
PFX-14	Kid's bathroom shower	2	Manufacturer: Product: Model: Finish: Size: Notes:	Riobel Pro Conik Shower CO595 Assembly ASSY595CO Black	• Kid's bath	
SUITE PLUMBING FIXTURES						
PFX-15	Suite kitchen faucet	1	Manufacturer: Product: Model: Finish: Size: Notes:	Frederick York Gaspé Single Handle Pull-Down Kitchen Faucet FRYGA03MB Matte Black 19" x 30"	• Suite Kitchen	






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PFX-16	Suite Kitchen Sink	1	Manufacturer: Product: Model: Finish: Size: Notes:	Blanco Horizon 210 Drop in sink 402296 Concrete Gray 31 ½" x 20 ½"	• Suite Kitchen	
PFX-17	Suite Bathroom Sink	1	Manufacturer: Product: Model: Finish: Size: Notes:	Frederick York Harbour Rectangle 1 Hole drop-in FRYHAD22171WH White 21-5/8" x 17-1/4"	• Suite Bathroom	
PFX-18	Suite Bathroom Faucet	1	Manufacturer: Product: Model: Finish: Size: Notes:	Riobel Pro Conik Single hole lavatory faucet COS01 Black	• Suite Bathroom	
PFX-19	Suite Bathroom Shower	1	Manufacturer: Product: Model: Finish: Size: Notes:	Riobel Pro Conik Shower CO271 Assembly ASSY271CO Black	• Suite Bathroom	
PFX-20	Suite bathroom toilet	1	Manufacturer: Product: Model: Finish: Size:	Frederick York Harbour Collection with EcoClean High Efficiency Toilet Round Front Bowl - FRYHA230WH White	• Suite Bathroom	
Vendor: Kitchen & Bath Classics						

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DOORS, TRIMS & HARDWARE

CODE	DESCRIPTION	QTY	SPECIFICATION	LOCATION	IMAGE
INTERIOR DOORS					
DR-01			Manufacturer: Masonite Product: Berkley Model: Finish: Smooth Size: 36"-32" 8 foot door Notes:	• THROUGHOUT	
INTERIOR DOOR HARDWARE					
DR-02			Manufacturer: Weiser Product: Halifax Square Rose Passage Model: 9SPSL1010-041 Finish: Smooth Size: Matte black Notes:	• THROUGHOUT	
EXTERIOR DOOR					
DR-03			Manufacturer: B.C. Door Product: Modern Collection Model: 1572 Finish: TBD Size: 36" x 96" Notes:	• FRONT DOOR	

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TRIM					
TR-01	BASEBOARD		Manufacturer: Metrie Product: 7 1/4" MDF Baseboard Model: MFPU499 Size: 7 ¼" Notes:	<ul style="list-style-type: none"> • Throughout 	
TR-02	Window Casing		Manufacturer: Product: **Drywall return windows** Model: Size: Notes:	<ul style="list-style-type: none"> • Throughout 	
TR-03	Door Casing		Manufacturer: Metrie Product: 4" MDF Casing Flat Stock Model: MFP124 Size: 4" Notes:	<ul style="list-style-type: none"> • Throughout 	
Vendor:					

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VINYL					
LVT-01			Manufacturer: Evoke Product: Dina Collection Model: Spark Oak Size: 7"x48" Notes:	<ul style="list-style-type: none"> • Suite flooring throughout, including bedroom (not bathroom) 	
Vendor:					