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Interior Specifications

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 COLDWELL
BANKER
OCEANSIDE REAL ESTATE

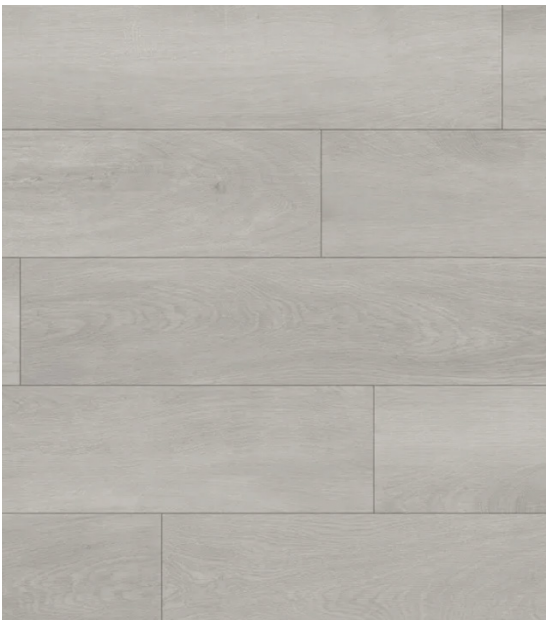
 GTMANN
CONTRACTING

 MR | MARK RICE
REAL ESTATE GROUP

Lumen Scheme

TYPICAL UNIT FINISHES

Flooring (Vinyl)



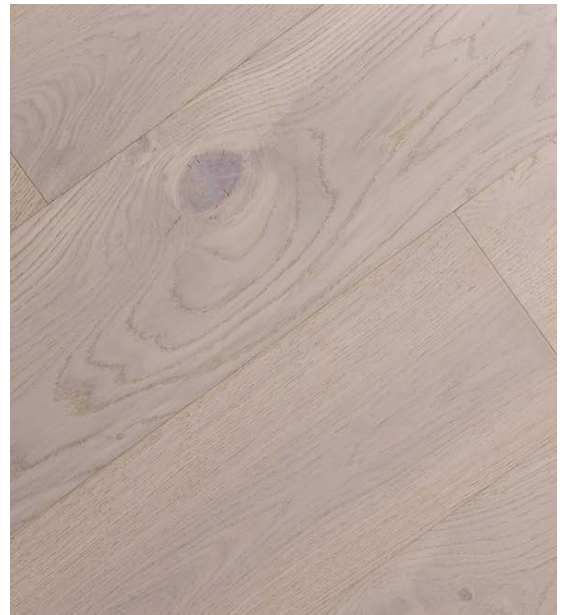
MATERIAL/MFR: Vinyl, Elevation

COLOUR/CODE: Columbia

SERIES/DIM: Rigid Core SPC Flooring,
7"x 48"

INSTALL: TBC

Flooring Upgrade (Hardwood)



MATERIAL/MFR: Oak, Engineered
Hardwood, Urbanwood Flooring

COLOUR/FINISH: Ambleside, Ultra Matte

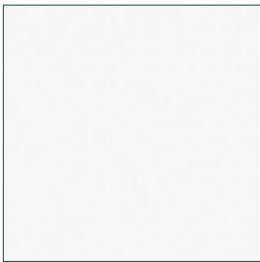
SERIES/DIM: Urban Lifestyle Collection, 7.5"
width x assorted 26-75" lengths

INSTALL: TBC

Kitchen

Lumen

Cabinetry



PROFILE/MATERIAL/MFR: ¾" Shaker-Bristol, PVC, M+J

COLOUR/FINISH: Snow White Vinyl 1.0

Countertops



MATERIAL/MFR: 3cm Quartz, Silestone

COLOUR/CODE: Royal Reef, Basiq, Polished

PROFILE/OVERHANG: Flat Edge, ½" Overhang

Backsplash



MATERIAL/MFR: Ceramic Tile, Ames

SERIES/DIM: Trustone Series, 12"x24"

COLOUR/FINISH/CODE: Grey Decori (rectified), TSGRS1224

GROUT: Mapei # 27 Silver

INSTALL: Vertical installation from countertop to underside of uppers

Hardware



TYPE: Edge Pull

MANUFACTURER: Richelieu

FINISH/CODE: Brushed Black, BP969650990

DIMENSIONS: 2 ¾" Length

LOCATION: Upper Cabinets



TYPE: Pull

MANUFACTURER: Richelieu

FINISH/CODE: Matte Black, BP8160128900

DIMENSIONS: 5" Overall Length

LOCATION: Lower Cabinets, Pantry Doors (as required)



TYPE: Pull

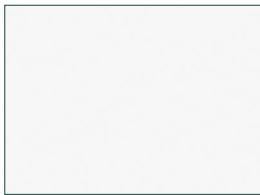
MANUFACTURER: Richelieu

FINISH/CODE: Matte Black, BP8160304900

DIMENSIONS: 14" Length

LOCATION: Appliance Pull

Cabinetry



PROFILE/MATERIAL/MFR: ¾” Shaker-Bristol, PVC, M+J
COLOUR/FINISH: Snow White Vinyl 1.0

Flooring



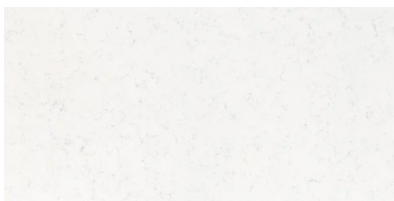
MATERIAL/MFR: Ceramic Tile, Ames
SERIES/DIM: Trustone Series, 12”x24”
COLOUR/FINISH/CODE: Grey plain, T TSGRM1224
GROUT: Mapei #27 Silver
INSTALL: Straight lay parallel to vanity

Hardware



TYPE: Pull
MANUFACTURER: Richelieu
FINISH/CODE: Matte Black, BP8160128900
DIMENSIONS: 5” Overall Length

Countertop + Backsplash



MATERIAL/MFR: 3cm Quartz, Silestone
COLOUR/CODE: Miami Vena, Suede Finish
COUNTERTOP OVERHANG: Flat Edge, ½” Overhang
BACKSPLASH HEIGHT: 1 ½” TBC

Tub/Shower Walls



MATERIAL/MFR: Ceramic Tile, Ames
INSTALL: Horizontal, Brick Stack on Bath/Shower Walls
SERIES/DIM: Marlow, 3”x12”
COLOUR/CODE: Cloud Matte, MACLM312
SHOWER GLASS: Clear Glass, Matte Black Hardware

Cabinetry



PROFILE/MATERIAL/MFR: ¾” Shaker-Bristol, PVC, M+J
COLOUR/FINISH: Snow White Vinyl 1.0

Flooring



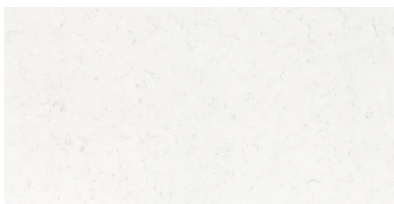
MATERIAL/MFR: Ceramic Tile, Ames
SERIES/DIM: Trustone Series, 12”x24”
COLOUR/FINISH/CODE: Grey plain, T TSGRM1224
GROUT: Mapei #27 Silver
INSTALL: Straight lay parallel to vanity

Hardware



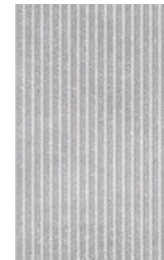
TYPE: Pull
MANUFACTURER: Richelieu
FINISH/CODE: Matte Black, BP8160128900
DIMENSIONS: 5” Overall Length

Countertop + Backsplash



MATERIAL/MFR: 3cm Quartz, Silestone
COLOUR/CODE: Miami Vena, Suede Finish
COUNTERTOP OVERHANG: Flat Edge, ½” Overhang
BACKSPLASH HEIGHT: 1 ½” TBC

Shower Walls



MATERIAL/MFR: Ceramic Tile, Ames
SERIES/DIM: Trustone Series, 12”x24”
COLOUR/FINISH/CODE: Grey Decori (rectified), TSGRS1224
GROUT: Mapei # 27 Silver
INSTALL: Vertical Stacked on all shower walls

Paint Finishes



MANUFACTURER: Benjamin Moore

CODE: OC-117

NAME: Simply White

FINISH: Eggshell (Walls), Flat (Ceiling),
Semigloss (Trim + Doors)

Decorative Light Fixtures



SUPPLIER/MFR: McLaren Lighting

SERIES/CODE: Fantom LED
pendant N5VM

DIM: 10.5"W x 8"H

COLOUR/FINISH: Black

Baseboards + Finishes

Baseboards Throughout

MATERIAL: MDF Flat Stock

COLOUR/CODE: See Paint Specs

DIMENSIONS: 1/2" Thick x 4" High

Door Casing

MATERIAL: MDF Flat Stock

COLOUR/CODE: See Paint Specs

DIMENSIONS: 5/8" Thick x 2 1/2" Wide

Window Casing

MATERIAL: MDF Flat Stock

COLOUR/CODE: See Paint Specs

DIMENSIONS: 5/8" Thick x 2 1/2" Wide

Interior Door Style

MATERIAL: MDF Primed Shaker

STYLE/CODE: #8401

Interior Door Hardware



TYPE/STYLE/MFR: Lever,
Bergen, Taymor

FINISH/CODE: Matte Black,
30-624BLK

Plumbing Fixtures

Lumen

Kitchen Sink + Faucet



SUPPLIER/MFR: Moen

SERIES/CODE:

Align 7565 Series

DIM: 15 5/8"H x 7 17/32"

spout reach c/c

COLOUR/FINISH:

Matte Black



SUPPLIER/MFR: Colonial
Countertops, Pearl

SERIES/CODE: Mabe –

EXI, GBD551

DIM: 29.25"W x 18.5"L x 8"D

COLOUR/FINISH:

Stainless Steel

Toilet



SUPPLIER/MFR:

American Standard

SERIES/STYLE: Studio

Suite, Dual flush right

height elongated

COLOUR/FINISH: White

Bathroom Sink, Faucet + Fixtures



SUPPLIER/MFR: Moen

SERIES/CODE: Cia

COLOUR/FINISH:

Matte Black



SUPPLIER/MFR: American
Standard

SERIES/CODE: Studio u/m

DIM: 21.25" x 15.25"

COLOUR/FINISH: White



Tub/Shower Fixtures

SUPPLIER/MFR: Moen

SERIES/CODE: Cia M-Core
3 port

COLOUR/FINISH:

Matte Black



Shower Only Fixtures

SUPPLIER/MFR: Moen

SERIES/CODE: Eco-
performance Handshower

COLOUR/FINISH:

Matte Black

Flooring Upgrade



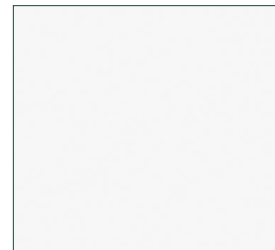
MATERIAL/MFR: Oak, Engineered Hardwood, Urbanwood Flooring

COLOUR/FINISH: Ambleside, Ultra Matte

SERIES/DIM: Urban Lifestyle Collection, 7.5" width x assorted 26-75" lengths

INSTALL: TBC

Cabinetry A



PROFILE/MATERIAL/MFR: Painted "Savoy" 1" shaker

COLOUR/FINISH: Benjamin Moore, OC-117 Simply White, 20* Sheen

LOCATIONS: Main kitchen cabinetry, bathroom vanities

Cabinetry B



MATERIAL/MFR: Rift white oak "Savoy" 1" shaker

COLOUR/FINISH: 4 Grey/1 super black/1 white – 2* Acrylic Horizontal grain direction

LOCATIONS: Kitchen Island and 12"D uppers in all Penthouse Unit Types with Islands, Fridge/Pantry wall cabinetry only in PH-B2, Fridge cabinetry and 12"D uppers in PH-B1

Bathroom Sink Upgrade



SUPPLIER/MFR: Victoria + Albert

SERIES/CODE: Rossendale 107

DIM: 41 7/8" x 14 7/8" x 5 1/2"

COLOUR/FINISH: White

INSTALL/LOCATION: Undermount installation in Baths where 1 sink c/w 2 faucets is required

Lighting Upgrades



Kitchen Pendants

SUPPLIER/MFR: McLaren Lighting, Alora

SERIES/CODE: Royale Pendant, PD535010MBCL

DIM: 10"D x 11 5/8"H

COLOUR/FINISH: Matte Black/Clear Glass



Dining Room Pendant

SUPPLIER/MFR: McLaren Lighting, Alora

SERIES/CODE: Willow Pendant, LP548848MBCL

DIM: 48 1/4"L x 18 1/4"W x 7"H

COLOUR/FINISH: Matte Black/Clear Glass

Caligo Scheme

TYPICAL UNIT FINISHES

Flooring (Vinyl)



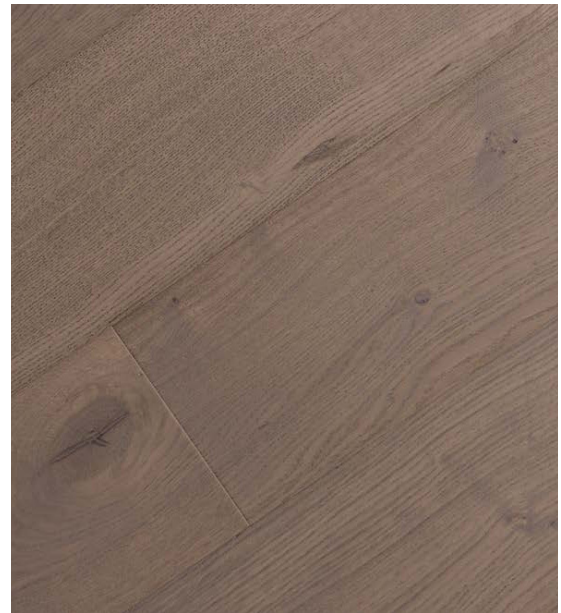
MATERIAL/MFR: Vinyl, Elevation

COLOUR/FINISH: Olympic

SERIES/DIM: Rigid Core SPC Flooring,
7"x 48"

INSTALL: TBC

Flooring Upgrade (Hardwood)



MATERIAL/MFR: Engineered Hardwood,
Urbanwood Floor

COLOUR/FINISH: Yorkville, Ultra Matte

SERIES/DIM: Urban Lifestyle Collection, 7.5"
width x assorted 26-75" lengths

INSTALL: TBC

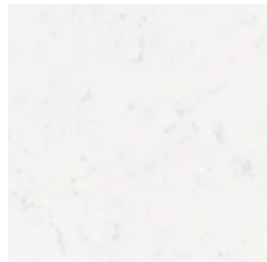
Cabinetry



PROFILE/MATERIAL/MFR:
Slab, PVC, M+J

COLOUR/FINISH: Canadian
Grey, Super Matte

Countertops



COLOUR/CODE: Miami Vena,
Suede Finish

PROFILE/OVERHANG: Flat Edge,
½" Overhang

MATERIAL/MFR: 3cm Quartz,
Silestone

Backsplash



MATERIAL/MFR: Ceramic Tile, Ames

SERIES/DIM: Trustone Series,
12"x24"

COLOUR/FINISH/CODE: White
Decori, TSWHS1224

GROUT: Mapei #77 Frost

INSTALL: Vertical installation from
Countertop to Underside of Uppers

Hardware



TYPE: Edge Pull

MANUFACTURER: Richelieu

FINISH/CODE: Brushed Black,
BP969650990

DIMENSIONS: 2 ¾" Length

LOCATION: Upper Cabinets



TYPE: Pull

MANUFACTURER: Richelieu

FINISH/CODE: Matte Black,
BP8160128900

DIMENSIONS: 5" Overall Length

LOCATION: Lower Cabinets,
Pantry Doors (as required)



TYPE: Pull

MANUFACTURER: Richelieu

FINISH/CODE: Matte Black,
BP8160304900

DIMENSIONS: 14" Length

LOCATION: Appliance Pull

Cabinetry



PROFILE/MATERIAL/MFR: Slab, PVC, M+J

COLOUR/FINISH: Canadian Grey, Super Matte

Flooring



MATERIAL/MFR: Ceramic Tile, Ames
SERIES/DIM: Trustone Series, 12"x24"

COLOUR/FINISH/CODE: White Decori, TSWHM1224

GROUT: Mapei #77 Frost

INSTALL: Straight lay, parallel to vanity

Hardware



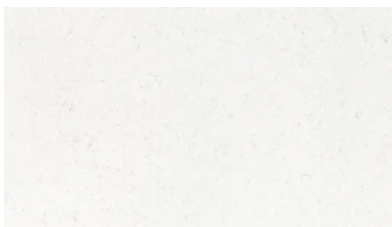
TYPE: Pull

MANUFACTURER: Richelieu

FINISH/CODE: Matte Black, BP8160128900

DIMENSIONS: 5" Overall Length

Countertop + Backsplash



MATERIAL/MFR: 3cm Quartz, Silestone

COLOUR/CODE: Miami Vena, Suede Finish

COUNTERTOP OVERHANG: Flat Edge, 1/2" Overhang

BACKSPLASH HEIGHT: 1 1/2" TBC

Tub/Shower Walls



MATERIAL/MFR: Ceramic Tile, Ames

INSTALL: Horizontal, Brick Stack on Bath/Shower Walls

SERIES/DIM: Marlow, 3"x12"

COLOUR/CODE: Cloud Matte, MACLM312

SHOWER GLASS: Clear Glass, Matte Black Hardware

Cabinetry



PROFILE/MATERIAL/MFR: Slab, PVC, M+J

COLOUR/FINISH: Canadian Grey, Super Matte

Flooring



MATERIAL/MFR: Ceramic Tile, Ames

SERIES/DIM: Trustone Series, 12"x24"

COLOUR/FINISH/CODE: White Decori, TSWHM1224

GROUT: Mapei #77 Frost

INSTALL: Straight lay, parallel to vanity

Hardware



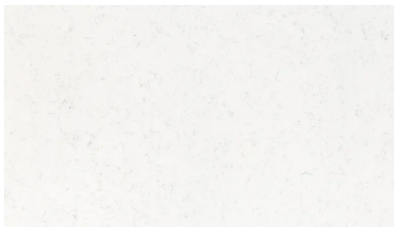
TYPE: Pull

MANUFACTURER: Richelieu

FINISH/CODE: Matte Black, BP8160128900

DIMENSIONS: 5" Overall Length

Countertop + Backsplash



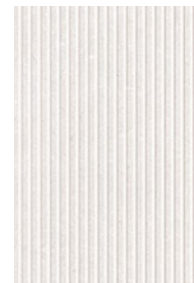
MATERIAL/MFR: 3cm Quartz, Silestone

COLOUR/CODE: Miami Vena, Suede Finish

COUNTERTOP OVERHANG: Flat Edge, 1/2" Overhang

BACKSPLASH HEIGHT: 1 1/2" TBC

Shower Walls



MATERIAL/MFR: Ceramic Tile, Ames

SERIES/DIM: Trustone Series, 12"x24"

COLOUR/FINISH/CODE: White Decori, TSWHS1224

GROUT: Mapei #77 Frost

INSTALL: Vertical Stacked on All Shower Walls

SHOWER GLASS: Clear Glass, c/w Matte Black Hardware

Paint Finishes



MANUFACTURER: Benjamin Moore

CODE: OC-117

NAME: Simply White

FINISH: Eggshell (Walls), Flat (Ceiling),
Semigloss (Trim + Doors)

Decorative Light Fixtures



SUPPLIER/MFR: McLaren Lighting

SERIES/CODE: Fantom LED
pendant N5VM

DIM: 10.5"W x 8"H

COLOUR/FINISH: Black

Baseboards + Finishes

Baseboards Throughout

MATERIAL: MDF Flat Stock

COLOUR/CODE: See Paint Specs

DIMENSIONS: 1/2" Thick x 4" High

Door Casing

MATERIAL: MDF Flat Stock

COLOUR/CODE: See Paint Specs

DIMENSIONS: 5/8" Thick x 2 1/2" Wide

Window Casing

MATERIAL: MDF Flat Stock

COLOUR/CODE: See Paint Specs

DIMENSIONS: 5/8" Thick x 2 1/2" Wide

Interior Door Style

MATERIAL: MDF Primed Shaker

STYLE/CODE: #8401

Interior Door Hardware



TYPE/STYLE/MFR: Lever,
Bergen, Taymor

FINISH/CODE: Matte Black,
30-624BLK

Kitchen Sink + Faucet



SUPPLIER/MFR: Moen

SERIES/CODE:

Align 7565 Series

DIM: 15 5/8"H x 7 17/32"

spout reach c/c

COLOUR/FINISH:

Matte Black



SUPPLIER/MFR: Colonial
Countertops, Pearl

SERIES/CODE: Mabe –

EXI, GBD551

DIM: 29.25"W x 18.5"L x 8"D

COLOUR/FINISH:

Stainless Steel

Toilet



SUPPLIER/MFR:

American Standard

SERIES/STYLE: Studio

Suite, Dual flush right

height elongated

COLOUR/FINISH: White

Bathroom Sink, Faucet + Fixtures



SUPPLIER/MFR: Moen

SERIES/CODE: Cia

COLOUR/FINISH:

Matte Black



SUPPLIER/MFR: American
Standard

SERIES/CODE: Studio u/m

DIM: 21.25" x 15.25"

COLOUR/FINISH: White



Tub/Shower Fixtures

SUPPLIER/MFR: Moen

SERIES/CODE: Cia M-Core
3 port

COLOUR/FINISH:

Matte Black



Shower Only Fixtures

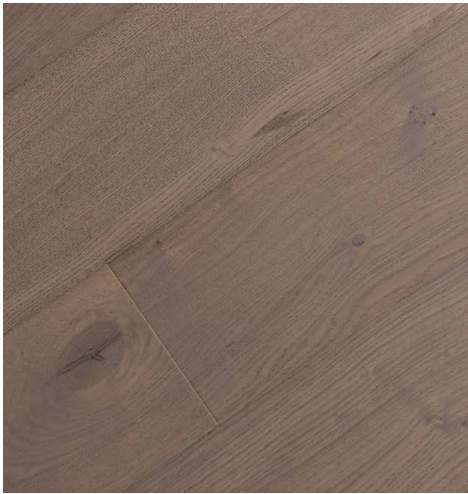
SUPPLIER/MFR: Moen

SERIES/CODE: Eco-
performance Handshower

COLOUR/FINISH:

Matte Black

Flooring Upgrade



MATERIAL/MFR: Engineered Hardwood, Urbanwood Floor

COLOUR/FINISH: Yorkville, Ultra Matte

SERIES/DIM: Urban Lifestyle Collection, 7.5" width x assorted 26-75" lengths

INSTALL: TBC

Cabinetry A



PROFILE/MATERIAL/MFR: Painted "Savoy" 1" shaker

COLOUR/FINISH: Benjamin Moore, CSP-40 Museum Piece, 20* Sheen

LOCATIONS: Main kitchen cabinetry, bathroom vanities

Cabinetry B



MATERIAL/MFR: Rift white oak "Savoy" 1" shaker

COLOUR/FINISH: White – 2* Acrylic, horizontal grain direction

LOCATIONS: Kitchen Island and 12"D uppers in all Penthouse Unit Types with Islands, Fridge/Pantry wall cabinetry only in PH-B2, Fridge cabinetry and 12"D uppers in PH-B1

Bathroom Sink Upgrade



SUPPLIER/MFR: Victoria + Albert

SERIES/CODE: Rossendale 107

DIM: 41 7/8"x14 7/8"x 5 1/2"

COLOUR/FINISH: White

INSTALL/LOCATION: Undermount installation in Baths where 1 sink c/w 2 faucets is required

Lighting Upgrades



Kitchen Pendants

SUPPLIER/MFR: McLaren Lighting, Alora

SERIES/CODE: Royale Pendant, PD535010MBCL

DIM: 10"D x 11 5/8"H

COLOUR/FINISH: Matte Black/Clear Glass



Dining Room Pendant

SUPPLIER/MFR: McLaren Lighting, Alora

SERIES/CODE: Willow Pendant, LP548848MBCL

DIM: 48 1/4"L x 18 1/4"W x 7"H

COLOUR/FINISH: Matte Black/Clear Glass

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