



SUITE FINISHES *UPDATED*

(Suite Maintenance & Renewals Specifications)

*NOTE: Finishes are subject to change based on project and available budget.
Suite Finishes will be reviewed on an annual basis or as needed.*

ITEM/ LOCATION	MANUFACTURER/ PRODUCT	COLOR / PATTERN (BASIS OF DESIGN)
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Paint (NEW)		
New Walls	Colour: Warm, light grey colour to be utilized for all interior suite walls. Coats: 3 coats, or as required: Eggshell interior latex finish or equivalent.	
	Benjamin Moore	Colour: Abalone (2108-60) LINK
	Sherwin Williams	Colour: Grey Mist (SW 9625) LINK
	Behr	Colour: Silver Feather (BWC-29) LINK
New Ceilings, trim, doors, etc.	Colour: White: Semi-gloss finish or equivalent	
	Benjamin Moore	Colour: Super White (OC-152) LINK
	Sherwin Williams	Colour: Extra White (SW 7006) LINK
	Behr	Colour: Ultra Pure White (UPW) LINK

- Civida may accept alternate paint brands at the discretion of the Civida representative.
- Any Repairs to the above are to match to existing to the best of ability.
- Product shall be cost effective and locally available.

Flooring		
Luxury Vinyl Tile (LVT)	Design: Natural, medium-dark wood look (not grey or other alternate wood shade) Size: "7.56 x 48.43 "approximately Notes: 12 mm wear layer, 2.0 mm thick, direct glue LVT	
	Shnier	Collection: Passport Collection Colour Name: Natural Oak RVIPASS62071 (LINK)
	Evoke	Collection: Mainstreet Colour Zilker 2 (LINK)
	Cascade	Collection: Impact Colour Name: Apple Wood IMP84 (LINK)

Trim, etc. (NEW)		
Suite Trim (Doors & windows)	Windows/Doors	Rectangular, Painted White MDF moulding. Dimensions: 13mm x 100mm (1/2" x 4")
Suite Baseboard (incl. Bathtub surround trim)	Colour: White Profile: 4-inch straight wall base	
	Johnsonite / Tarkett	Profile Series: Thermoset Rubber Product: Baseworks 4 " LINK
	Armstrong	Profile Series: Wall Base Product: R48SL (Salt) LINK
	Shaw Contract	Profile Series: Thermoset Rubber Product: 170CA (Opal) LINK

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- Product shall be cost effective and locally available.

Millwork (NEW)		
UPPERS – Doors	Thermofoil	Thickness: 18mm (minimum thickness) Style: Flat slab Colour: White, camp white, ash or light wood grain equivalent.
UPPERS – Boxes / Shelves	Melamine	Thickness: 16mm Colour: White Note: w/ PVC edge
LOWERS – Doors (same as full height)	Thermofoil	Thickness: 18mm (minimum thickness) Style: Flat slab Colour: White, camp white, ash or light wood grain equivalent. Note: All exposed faces to match thermofoil doors
LOWERS – Boxes / Shelves (same as full height)	Melamine	Thickness: 16mm Colour: White Note: w/ PVC edge All exposed faces to match thermofoil doors
Box Trim (Toe-Kicks, Fillers, End-Panels)	Melamine	Thickness: 18mm (min) Toe-Kicks Colour: White or to match cabinet colour. Fillers/End-Panels Colour: Match adjacent. Note: Install flooring beyond/under toe kick
Handles and Knobs (Doors and Drawers)	Material: Steel Finish: Brushed Nickel Dimensions : 100mm (L) x 30mm (D) x 8m (Dia.) 19mm (L) x 32 mm (D)	

	Note: Back-mount	
	Richelieu	Product Number: BP228896195 (LINK)
	Richelieu	Product Number: BP3295195 (LINK)
	Equivalent	Civida may consider equivalent or similar hardware.
Hinges (Doors)	Material: Zinc Notes: Screw-on, soft-close. Opening: 95-105 degree	
	Richelieu	Product Number: RCS32200050 (LINK)
	Equivalent	Civida may consider equivalent or similar hardware.
Drawer Slides	Material: Steel Load Capacity: 35-45kg minimum. Fit: Side-Mount, Full-extension Length (depth): Fit to drawer design. Motion: Soft-Close	
	Richelieu	Product Number: SS30 (304SC170400) LINK
	Equivalent	Civida may consider equivalent or similar hardware.

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- Product shall be cost effective and locally available.

Countertops (Kitchen AND Vanity, NEW)		
Plastic laminate	Thickness: 1.2mm (+/- 0.12mm) Finish: Crystal finish Core: Industrial-grade particleboard, min 19mm thick Edges: Self-edge w/ wide build up	
	Formica	Pattern Name: Sea Salt (9529) LINK
	WilsonArt	Pattern Name: Luna Frost (1849) LINK
	Arborite	Pattern Name: Arctic Snow (P394) LINK
Backsplash	To match countertop	Height: 100mm

- Laminate countertops colours may vary based on manufacturer or at the discretion of the Civida representative.
- Any Repairs to the above are to match to existing to the best of ability.
- Product shall be cost effective and locally available.

Stairs (in-suite, NEW)		
Tread finish	LVT (to match floors)	Refer to floor section.
Tread Nosing	Colour: (to match LVT) Dimensions: 2 ½" (D) x 1/8" (T) x Full width (approximately).	
	Roppe	Product Number: Rubber #5, colour #114 (LINK)
	Johnsonite	Product Number: DTN 76 (ref: 440187039) LINK
	Roppe	Product Number: Vinyl #203, colour #114 (LINK)
Riser finish	Primed/Painted MDF	Product: Sheet good, cut to size. Finish: White, Painted MDF. Dimensions: 13mm thickness (minimum)
Stringer finish	Primed/Painted MDF	Finish: White, Painted MDF. Dimensions: Same as baseboard trim
Handrail	Profile: Round 1 1/4-inch x 2 1/4-inch, primed and painted Finish: painted white.	
	Alexandria Moulding	Product: round oak, SP038 (LINK)
	Equivalent	Civida may consider equivalent or similar hardware.
Handrail hardware	Type: Wall mounted (bottom of rail mount) Finish: Chrome or Nickel Style: Round, fixed. Projection: 74mm (approximately)	
	Richelieu	Product Number: HR1847880075170 (SS 304) LINK
	Equivalent	Civida may consider equivalent or similar hardware.

- Any Repairs to the above are to match to existing to the best of ability.
- Re-used handrails will be painted white
- Product shall be cost effective and locally available.

Doors	
Entry door (Townhouse/Exterior)	Door Type: 6 Panel, Primed Steel Hollow Front Door Door Size: May vary, typically, 36 x 80. <i>If applicable doors will be reused</i>
	Masonite Primed Steel Door Model 271873 LINK
	Equivalent Civida will consider equivalent or similar door type.
Entry door (Apartment)	Door Type: Solid core wood, flush painted to match existing. Door Size: May vary, typically, 36 x 80. <i>If applicable doors will be reused.</i>
	Masonite Primed MDF Model DHP30 LINK
	Equivalent Civida may consider equivalent or similar door type.
Exterior Door Hardware	The below applies to new door installations. Note: Civida is responsible for the deadbolt and locks
	Ives (or similar) Door Stop: 060F26D 26D (wall mounted) LINK
	Ives(or similar) Door Viewer: U698B26D 26D (56" AFF) LINK
	Assa Abloy (or similar) Seal: DSS11D252 D (colour match frame) LINK
	LCN (or similar) Surface Closer 1461 Rw/PA AL DEL AL LINK
Interior suite door	Door Type: Primed Flush Hollow Core Thickness: 35-45mm Finish: Painted White Door Size: May vary, typically, 32 x 80. <i>If applicable doors will be reused.</i>
	Masonite Primed MDF Model DHP30 LINK
	Equivalent Civida may consider equivalent or similar door type.
Interior suite door hardware (Levers ONLY)	Finish: Brushed / Satin Nickel
	Stanley Hinge: RD(1/4)-FBB179 (3½"x3½") US26D LINK
	<u>Privacy Set:</u> Schlage (bathrooms ONLY)- Taymor F40 JAZZ 626 LINK 30-D007634SN LINK
	<u>Passage Set</u> Schlage As indicated above Taymor F10 Jazz 626 LINK 30-D007634SN LINK
	Ives / Schlage Door Stop: 060F26D 26D (wall mounted) LINK , or equivalent (No hinge pin door stops)

- Any Repairs to the above are to match to existing to the best of ability.
- Product shall be cost effective and locally available.

Plumbing			
Kitchen sink faucet	Features: Single Lever/Handle operation Finish: Spot Resist Stainless Note: Ensure spout provides minimum 4" water flow clearance from edge of sink.		
	<table border="1"> <tr> <td>Moen</td> <td>Product Number: 7423 Name: Chateau(LINK)</td> </tr> </table>	Moen	Product Number: 7423 Name: Chateau(LINK)
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Kitchen Sink	Stainless Steele, 1 faucet hole, 20-gauge top mount/drop in bowl		
	<table border="1"> <tr> <td>Double Bowl</td> <td>Kindred Product Number: QDL2031-8-1 Name: Steel Queen (LINK)</td> </tr> </table>	Double Bowl	Kindred Product Number: QDL2031-8-1 Name: Steel Queen (LINK)
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Bathroom sink faucet	Features: High-Arc, Single Lever/Handle operation Finish: Brushed Nickel		
	<table border="1"> <tr> <td>Moen</td> <td>Product Number: 4621 Name: Chateau (LINK)</td> </tr> </table>	Moen	Product Number: 4621 Name: Chateau (LINK)
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Bathroom Sink	Countertop sink, centre faucet holes only Colour White		
	<table border="1"> <tr> <td>American Standard</td> <td>Product Number: 0346001 Name: Colony (LINK)</td> </tr> </table>	American Standard	Product Number: 0346001 Name: Colony (LINK)
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Bathtub faucet, lever and shower head	Components: Bathtub faucet, Single-lever control, adjustable Shower Head Finish: Brushed Nickel		
	<table border="1"> <tr> <td>Moen</td> <td>Product Number: TI183 series tub/shower trim Name : Chateau POSI-TEMP(LINK)</td> </tr> </table>	Moen	Product Number: TI183 series tub/shower trim Name : Chateau POSI-TEMP(LINK)
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Bathtub (and surround)	Material: Acrylic, White finish. Dimensions: Tub sizes may vary based on unit		
	<table border="1"> <tr> <td>Acritec</td> <td>Product Number: 6032 Name: Amala (LINK)</td> </tr> </table>	Acritec	Product Number: 6032 Name: Amala (LINK)
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<table border="1"> <tr> <td>Tiles</td> <td>4 x 12 subway tiles Colour: White Grout: White</td> </tr> </table>	Tiles	4 x 12 subway tiles Colour: White Grout: White	
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Toilet/Seat	A toilet with low consumption, chair height Colour: White		

	Seat, if required	Residential plastic toilet seat Size: Elongated Material: Plastic Style: Closed front with cover
Toilet Paper holder	Features: Single dispense, wall-mounted, residential style. Finish: Chrome	
	Moen	Product Number: 2050CH (LINK)
	Equivalent	Civida may consider equivalent or similar
Towel bars	Dimensions: 24" Finish: Chrome Note: Use grab bar specs when applicable – backing required.	
	Moen	Product Number: 2224 (LINK)
	Equivalent	Civida may consider equivalent or similar
Grab Bars	Dimensions: 18 to 24 ", sizes may vary. Utilize existing size or ensure code compliance. Finish: Stainless Steel Location: Mount height varies (ensure code compliance) Note: If using as a towel bar, follow towel bar dimensions – backing required.	
	Moen	Product Number: L8724 (LINK)
	Equivalent	Civida may consider equivalent or similar
Mirrors	Dimensions: Full width/height available (vanity) Edge: Frameless, Pencil, Polished edge. Adhered: Mirror Mastic Clips: Retainer Clips, 21ga steel, slotted back (adjustable)	
Medicine Cabinet	Features: Recessed, framed mirror or wall mounted to match existing Polished Edge Metal Cabinet 2 Adjustable Shelves Powder Coated Dimensions: 14" (W) x 18" (H)	
	Arme Supply	Product Number: MC-1418PE (LINK)
	Equivalent	Civida may consider equivalent or similar
Shower Curtain Rod	Features: Tension rod, 32mm O.D. Finish: Chrome Dimensions: 60" typical. (varies per tub/design)	
	Home Decorator	Product Number: 7004277656 (LINK)
	Equivalent	Civida may consider equivalent or similar

Lighting	
Ceiling Lighting (Kitchen / Dining / Bedroom / Hallway)	Type: LED Flush mount (circular drum) Finish: White Dimensions: 9" Dia. Basis of Design: Ortech, 2225-3CCT (LINK)
Storage/Bathroom Ceiling, <i>if applicable</i>	Type: LED Flush mount (circular drum) Finish: White Dimensions: 6" Dia. Basis of Design: Ortech, 2180-3CCT (LINK)
Bathroom (vanity)	Type: Wall Mount, bar, 3 light Finish: Brushed Nickel with white glass shades Dimensions: 24" Type: Bulbs required Basis of Design: , HB3810-35 (LINK)

HVAC	
Humidistats (bathroom)	Type: Bathroom Condensation Control, capable with multiple wall plate styles Product: Dew Stop, FS 300 (LINK)
Exhaust Fan	Type: Exhaust Fan Finish: White Product: Type: Broan Flex Series Fan, #AE80B (LINK)
	Type: Wall Mounted Exhaust Fan Finish: White Product: Type: Broan Lo Profile Ventilation Fan, #LP80 (LINK)
Thermostat	Type: Honeywell 24 V Mercury-Free Mechanical Thermostat Finish: White Product: Honeywell Home, #T822K1034 (LINK)
Range Hood	Type: Under Cabinet Finish: White Dimensions: 24-30, typically 30 Product: Type: Broan Under-Cabinet Economy, #BU230WW (LINK)

- Cividia may consider equivalent or similar products.

Fire/Security	
Smoke & Carbon Monoxide Detector (Townhouse)	Type: 120V AC Talking Photoelectric Smoke & Carbon Monoxide with Front-Load 9V Battery Backup Product: Kidde, 900-0213CA (LINK)
Smoke Detector (Apartment)	Type: 120V Hardwire Ionization Smoke Alarm, Battery Backup Finish: White Product: Type: Kidde, 1276CA, (LINK)

- Civida may consider equivalent or similar products.