

IBS HERE INC. · CLIENT PROJECT: ROCKFORD PROJECT LLC

ROCKFORD RESIDENCES

ECOPLIT Interior Design & Materials Album

Six apartment finish collections · common areas · wet-area direction ·
procurement approval schedule

Wight School Lofts / Rockford Residences
1358 4th Avenue, Rockford, Illinois 61104

Prepared by Robert Freeman
August 28, 2026 · West Chicago, Illinois

Approve design intent before purchasing

The renderings translate the six selected procurement palettes into repeatable apartment and common-area applications.

01	Compare	Review the six collections through identical room types and comparable camera views.
02	Approve	Select palette direction, accent limits, cabinetry, flooring, metals and lighting intent.
03	Sample	Obtain 11 physical NOVA samples plus at least three supplier-proposed ECOPLIT UV candidates.
04	Procure	Issue final quantities only after the mock-up room, wall-by-wall takeoff and written approvals.

One building identity, six apartment choices

Current schematic program: 31 apartments in the adaptive reuse of the former Wight School.

31

TOTAL APARTMENTS

14

ONE-BEDROOM

17

TWO-BEDROOM

Design guardrail

Renderings preserve compact entries, repeatable kitchens, practical closets, conventional baths and existing school window openings. Furnishings are illustrative; final dimensions and trim follow field verification and architectural documents.

PROPOSED UNIT ALLOCATION

1BR-A	Scandinavian Light	5
1BR-B	Warm Modern	5
1BR-C	Urban Loft	4
2BR-A	Modern Natural	6
2BR-B	Executive Walnut	6
2BR-C	Contemporary Stone & Wood	5

Six distinct palettes share one procurement logic

Primary field + controlled feature + reusable secondary finish.

1BR-A	Scandinavian Light	ICE WOOD / LIGHT GRAIN / FERRO	5 units
1BR-B	Warm Modern	STRATO / VENNERRA / WARM LIGHT NEUTRAL	5 units
1BR-C	Urban Loft	NIMBUS / SCARWOOD / FERRO	4 units
2BR-A	Modern Natural	LIGHT GRAIN / SIERRA / FERRO	6 units
2BR-B	Executive Walnut	FERRO / SCARWOOD / SILK LINE	6 units
2BR-C	Contemporary Stone & Wood	DUST / RUMBLE / NIMBUS	5 units

Separate selected palettes from pending products

Status language prevents a concept rendering from becoming an accidental purchase order.

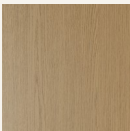
SELECTED PALETTE	Current finish family and design relationship carried forward from the IBS procurement order.
DESIGN INTENT	Proposed placement, scale, cabinetry, flooring, hardware and lighting direction.
UV SAMPLE REQUIRED	Bathroom/backsplash appearance is illustrative; exact UV SKU and assembly await at least three physical samples.
SKU PENDING	Catalog name is known, but supplier must confirm exact code, coating, MOQ, lead time and price.
ILLUSTRATIVE	Furniture, decor, art and loose accessories communicate scale only and are not procurement selections.

Eleven physical NOVA samples are required

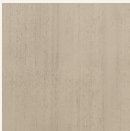
DUST is intentionally added to correct the prior Sample Box omission.



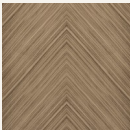
ICE WOOD
Cool pale woodgrain · 1BR-A primary



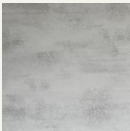
LIGHT GRAIN
Light natural oak · 1BR-A feature / 2BR-A primary



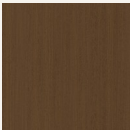
STRATO
Warm beige woodgrain · 1BR-B primary



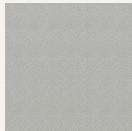
VENNERRA
V-grain veneer pattern · 1BR-B feature



NIMBUS
Concrete-look surface · loft/common field and selective accent



SCARWOOD
Rich walnut · loft/executive feature



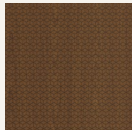
FERRO
Neutral gray-beige matte · reusable secondary / 2BR-B primary



SIERRA
Subtle stone character · 2BR-A dry-area feature



SILK LINE
Vertical textile-like texture · 2BR-B secondary



RUMBLE
Warm geometric 3D look · controlled accent only



DUST
Pale blonde/beige fine woodgrain · 2BR-C primary

CORRECTION
DUST added - 11 NOVA + 3+ UV samples.

COMMON-AREA PALETTE

Common areas establish the building identity

Concrete-look field planes, walnut portals, black metal and warm linear light - with RUMBLE limited to selected moments.



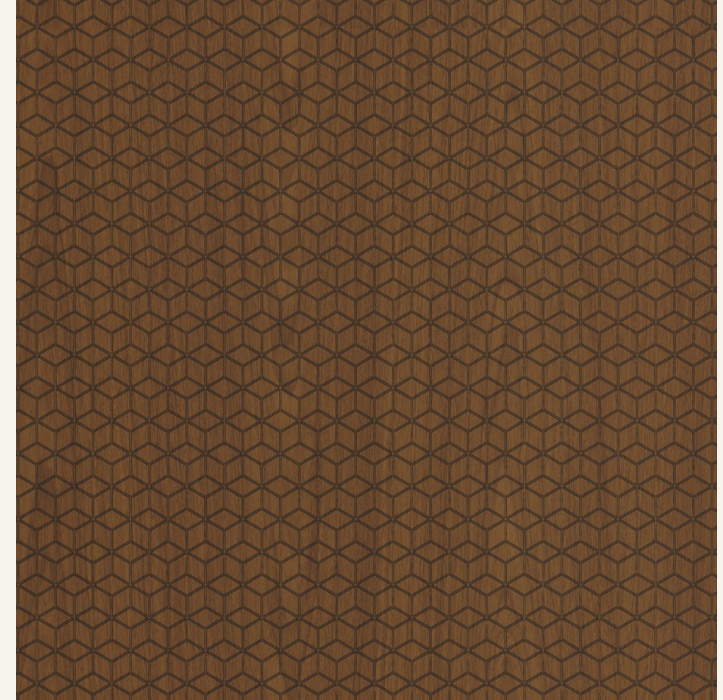
PRIMARY FIELD

NIMBUS



FIXED PORTALS & WALL CLADDING

SCARWOOD



LIMITED WAYFINDING ACCENT

RUMBLE

Main Arrival



MATERIAL INTENT

PRIMARY / WALL FINISH

NIMBUS field walls

FEATURE

SCARWOOD reception portal

SECONDARY / CEILING

RUMBLE only by later approval

FLOOR

Warm-gray commercial floor

CABINETRY & METALS

Charcoal/black metal

ROOM INTENT

Existing-school character is retained while the new material language reads immediately.

Lobby & Mail Gallery



MATERIAL INTENT

PRIMARY / WALL FINISH

NIMBUS field walls

FEATURE

SCARWOOD mailbox wall

SECONDARY / CEILING

Controlled RUMBLE allowance

FLOOR

Warm-gray durable floor

CABINETRY & METALS

Black signage; 3000K linear light

ROOM INTENT

Concept only: resize the final mail bank for 31 units and coordinate USPS/ADA requirements.

Elevator Lobby



MATERIAL INTENT

PRIMARY / WALL FINISH

NIMBUS field walls

FEATURE

SCARWOOD elevator portal

SECONDARY / CEILING

RUMBLE omitted or niche-only

FLOOR

Warm-gray durable floor

CABINETRY & METALS

Black metal; warm cove light

ROOM INTENT

Walnut concentrates attention at the elevator and integrated bench.

Typical Residential Corridor



MATERIAL INTENT

PRIMARY / WALL FINISH
NIMBUS principal field

FEATURE
SCARWOOD unit portals

SECONDARY / CEILING
Light neutral ceiling

FLOOR
Durable light commercial floor

CABINETRY & METALS
Charcoal doors/base; 3000K

ROOM INTENT
Repeat one portal detail to make long corridors feel ordered and premium.

Apartment Door & Wayfinding



MATERIAL INTENT

PRIMARY / WALL FINISH
NIMBUS corridor field

FEATURE
SCARWOOD door portal

SECONDARY / CEILING
RUMBLE omitted

FLOOR
Charcoal door and base

CABINETRY & METALS
Black plaque/lever

ROOM INTENT

The repeatable doorway kit controls joints, numbering, lighting and future replacement stock.

Common areas use one repeatable kit of parts

Room-by-room control schedule. Exact manufacturer SKUs and final quantities remain pending.

ROOM	ECOPLIT WALL DIRECTION	COORDINATING MATERIALS	CONTROL STATUS
Arrival	NIMBUS field; SCARWOOD portal	Warm-gray floor; black metal; warm light	DESIGN INTENT
Lobby/mail	NIMBUS field; SCARWOOD mail wall	Integrated bench; black mailbox fronts	DESIGN INTENT
Elevator	NIMBUS field; SCARWOOD portal	Charcoal elevator; warm cove light	DESIGN INTENT
Corridor	NIMBUS field; SCARWOOD unit portals	Durable light floor; charcoal doors/base	DESIGN INTENT
Door kit	SCARWOOD portal; NIMBUS return	Black number plaque, lever and base	MOCK-UP REQUIRED
RUMBLE	Selected wayfinding/niche only	Never a dominant corridor field	CLIENT APPROVAL

1BR-A · ONE-BEDROOM · PROPOSED ALLOCATION: 5 UNITS

Scandinavian Light

Bright, calm and visually expansive - the broadest-appeal one-bedroom package.

COORDINATING MATERIALS

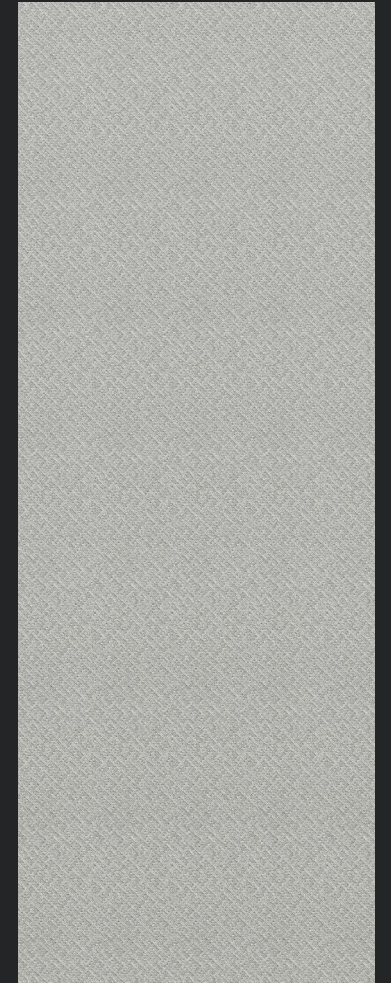
Light natural-oak LVP · matte white/light-greige slab cabinetry · light quartz · matte-black hardware · warm-white doors and trim



PRIMARY
ICE WOOD



FEATURE
LIGHT GRAIN



SECONDARY
FERRO

Apartment Entry



MATERIAL INTENT

PRIMARY / WALL FINISH
ICE WOOD field wall

FEATURE
LIGHT GRAIN fixed wall/reveal

SECONDARY / CEILING
FERRO / light neutral

FLOOR
Light natural-oak LVP

CABINETRY & METALS
Greige storage; matte black

ROOM INTENT
A compact arrival sequence with separate coat and bench cabinetry.

Living & Dining



MATERIAL INTENT

PRIMARY / WALL FINISH
ICE WOOD field walls

FEATURE
LIGHT GRAIN TV wall

SECONDARY / CEILING
FERRO / light neutral

FLOOR
Light natural-oak LVP

CABINETRY & METALS
Matte black accents

ROOM INTENT

Keep the room bright; reserve wood texture for the principal focal wall.

Kitchen



MATERIAL INTENT

PRIMARY / WALL FINISH
ICE WOOD dry walls

FEATURE
LIGHT GRAIN fixed tall-wall
feature
SECONDARY / CEILING
Light neutral ceiling

FLOOR
Light natural-oak LVP

CABINETRY & METALS
White/greige cabinets; light
quartz

ROOM INTENT
Backsplash appearance is
illustrative; exact ECOPLIT UV
SKU and assembly remain TBD.

Bedroom



MATERIAL INTENT

PRIMARY / WALL FINISH
ICE WOOD field walls

FEATURE
LIGHT GRAIN headboard

SECONDARY / CEILING
FERRO / light neutral

FLOOR
Light natural-oak LVP

CABINETRY & METALS
Greige wardrobe; matte black

ROOM INTENT

A quiet bedroom with the wood feature concentrated behind the bed.

Bathroom



MATERIAL INTENT

PRIMARY / WALL FINISH

ECOPLIT UV - illustrative

FEATURE

Direct-wet assembly not approved

SECONDARY / CEILING

Light neutral ceiling

FLOOR

Warm light stone-look floor

CABINETRY & METALS

Light-oak vanity; matte black

ROOM INTENT

Review at least three UV samples; confirm substrate, joints, waterproofing and U.S. code suitability.

Storage, Closets & Cabinetry



MATERIAL INTENT

PRIMARY / WALL FINISH
ICE WOOD field wall

FEATURE
LIGHT GRAIN fixed wall accent

SECONDARY / CEILING
FERRO / light neutral

FLOOR
Light natural-oak LVP

CABINETRY & METALS
Greige doors; black pulls

ROOM INTENT
Cabinet doors are a separate finish; ECOPLIT remains on fixed wall/reveal substrates unless approved.

1BR-A · Scandinavian Light approval schedule

Room-by-room control schedule. Exact manufacturer SKUs and final quantities remain pending.

ROOM	ECOPLIT WALL DIRECTION	COORDINATING MATERIALS	CONTROL STATUS
Apartment Entry	ICE WOOD field; LIGHT GRAIN fixed reveal; FERRO / light neutral	Light natural-oak LVP; Greige storage; matte black	MOCK-UP REVIEW
Living & Dining	ICE WOOD field; LIGHT GRAIN TV wall; FERRO / light neutral	Light natural-oak LVP; Matte black accents	MOCK-UP REVIEW
Kitchen	ICE WOOD dry walls; LIGHT GRAIN tall-wall feature; light ceiling	Light natural-oak LVP; White/greige cabinets; light quartz	SKU PENDING
Bedroom	ICE WOOD field; LIGHT GRAIN headboard; FERRO / light neutral	Light natural-oak LVP; Greige wardrobe; matte black	SKU PENDING
Bathroom	UV appearance only; direct-wet assembly pending; light ceiling	Warm light stone-look floor; Light-oak vanity; matte black	UV SAMPLE REQUIRED
Storage / Closets	ICE WOOD field; LIGHT GRAIN wall accent; FERRO / light neutral	Light natural-oak LVP; Greige doors; black pulls	SKU PENDING

1BR-B · ONE-BEDROOM · PROPOSED ALLOCATION: 5 UNITS

Warm Modern

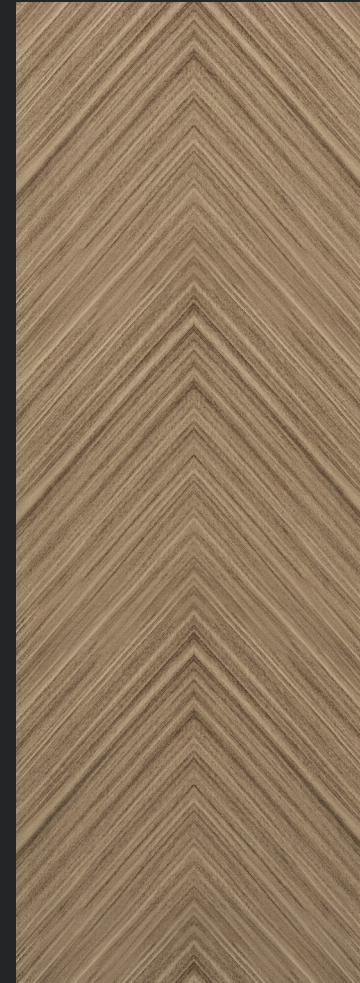
A softer residential palette with a refined veneer accent and warm metal options.

COORDINATING MATERIALS

Light-to-medium oak LVP · warm-white/cream cabinetry · off-white quartz · black or champagne/brushed metal · warm-white trim



PRIMARY
STRATO



FEATURE
VENNERRA



SECONDARY
**WARM LIGHT
NEUTRAL**

Apartment Entry



MATERIAL INTENT

PRIMARY / WALL FINISH
STRATO field wall

FEATURE
VENNERRA entry accent

SECONDARY / CEILING
Warm light neutral

FLOOR
Light-medium oak LVP

CABINETRY & METALS
Cream storage; warm metal

ROOM INTENT

A warmer arrival with the patterned veneer held to one controlled plane.

Living & Dining



MATERIAL INTENT

PRIMARY / WALL FINISH
STRATO field walls

FEATURE
VENNERRA TV/dining wall

SECONDARY / CEILING
Warm light neutral

FLOOR
Light-medium oak LVP

CABINETRY & METALS
Black or champagne accents

ROOM INTENT
Residential warmth without making the apartment visually heavy.

Kitchen



MATERIAL INTENT

PRIMARY / WALL FINISH
STRATO dry walls

FEATURE
VENNERRA fixed wall accent

SECONDARY / CEILING
Warm light neutral

FLOOR
Light-medium oak LVP

CABINETRY & METALS
Cream cabinets; off-white quartz

ROOM INTENT
Backsplash appearance is illustrative; exact ECOPLIT UV SKU and assembly remain TBD.

Bedroom



MATERIAL INTENT

PRIMARY / WALL FINISH
STRATO field walls

FEATURE
VENNERRA headboard

SECONDARY / CEILING
Warm light neutral

FLOOR
Light-medium oak LVP

CABINETRY & METALS
Cream wardrobe; warm metal

ROOM INTENT

Use the V-grain only behind the bed; keep the remaining planes soft.

Bathroom



MATERIAL INTENT

PRIMARY / WALL FINISH
ECOPLIT UV - illustrative

FEATURE
Direct-wet assembly not approved
SECONDARY / CEILING
Warm light neutral ceiling

FLOOR
Warm light stone-look floor

CABINETRY & METALS
Wood vanity; warm metal

ROOM INTENT
Review at least three UV samples;
confirm substrate, joints,
waterproofing and U.S. code
suitability.

Storage, Closets & Cabinetry



MATERIAL INTENT

PRIMARY / WALL FINISH
STRATO field wall

FEATURE
VENNERRA fixed wall insert

SECONDARY / CEILING
Warm light neutral

FLOOR
Light-medium oak LVP

CABINETRY & METALS
Cream doors; warm metal

ROOM INTENT
Cabinetry is separately specified;
VENNERRA is limited to a fixed
adjacent wall insert.

1BR-B · Warm Modern approval schedule

Room-by-room control schedule. Exact manufacturer SKUs and final quantities remain pending.

ROOM	ECOPLIT WALL DIRECTION	COORDINATING MATERIALS	CONTROL STATUS
Apartment Entry	STRATO field; VENNERRA entry accent; Warm light neutral	Light-medium oak LVP; Cream storage; warm metal	MOCK-UP REVIEW
Living & Dining	STRATO field; VENNERRA TV/dining wall; Warm light neutral	Light-medium oak LVP; Black or champagne accents	MOCK-UP REVIEW
Kitchen	STRATO dry walls; VENNERRA wall accent; Warm light neutral	Light-medium oak LVP; Cream cabinets; off-white quartz	SKU PENDING
Bedroom	STRATO field; VENNERRA headboard; Warm light neutral	Light-medium oak LVP; Cream wardrobe; warm metal	SKU PENDING
Bathroom	UV appearance only; direct-wet assembly pending; warm-light ceiling	Warm light stone-look floor; Wood vanity; warm metal	UV SAMPLE REQUIRED
Storage / Closets	STRATO field; VENNERRA wall insert; Warm light neutral	Light-medium oak LVP; Cream doors; warm metal	SKU PENDING

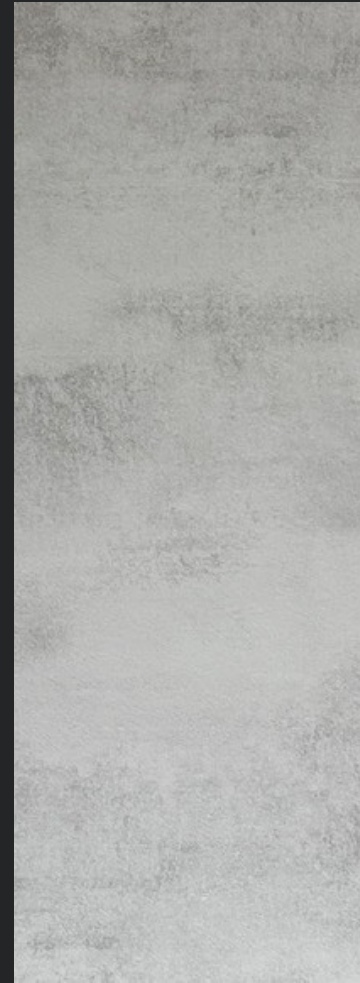
1BR-C · ONE-BEDROOM · PROPOSED ALLOCATION: 4 UNITS

Urban Loft

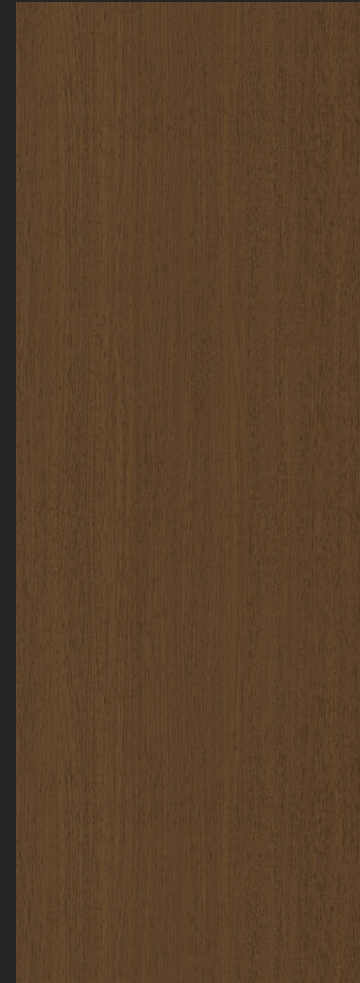
Concrete, walnut and black details create the strongest Rockford Lofts identity.

COORDINATING MATERIALS

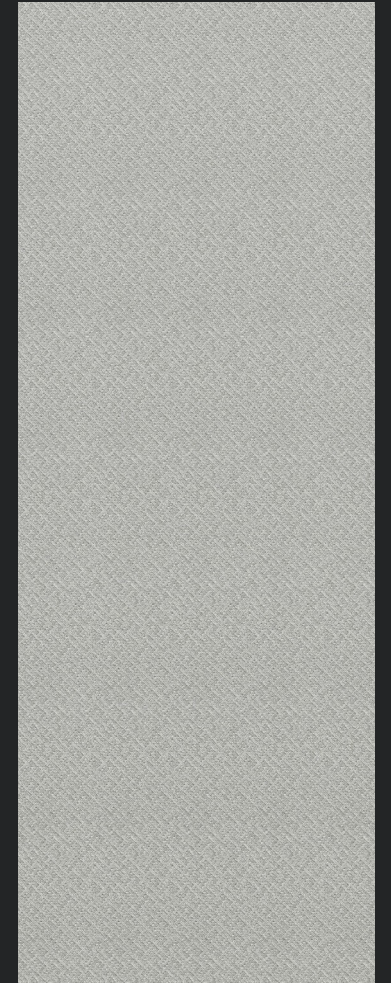
Medium-oak LVP · charcoal lowers/light uppers · light quartz · matte-black fixtures · warm 3000K accents



PRIMARY
NIMBUS



FEATURE
SCARWOOD



SECONDARY
FERRO

Apartment Entry



MATERIAL INTENT

PRIMARY / WALL FINISH

NIMBUS field wall

FEATURE

SCARWOOD fixed wall/reveal

SECONDARY / CEILING

FERRO secondary

FLOOR

Medium-oak LVP

CABINETRY & METALS

Greige storage; matte black

ROOM INTENT

A compact loft entry balanced by separate walnut-tone cabinetry.

Living & Dining



MATERIAL INTENT

PRIMARY / WALL FINISH
NIMBUS field walls

FEATURE
SCARWOOD TV wall

SECONDARY / CEILING
FERRO secondary

FLOOR
Medium-oak LVP

CABINETRY & METALS
Matte-black accents

ROOM INTENT

Concrete remains the field; walnut is the warm focal counterpoint.

Kitchen



MATERIAL INTENT

PRIMARY / WALL FINISH

NIMBUS dry walls

FEATURE

SCARWOOD fixed tall-wall feature

SECONDARY / CEILING

FERRO / light neutral

FLOOR

Medium-oak LVP

CABINETRY & METALS

Charcoal/light cabinets; light quartz

ROOM INTENT

Backsplash appearance is illustrative; exact ECOPLIT UV SKU and assembly remain TBD.

Bedroom



MATERIAL INTENT

PRIMARY / WALL FINISH
NIMBUS field walls

FEATURE
SCARWOOD headboard

SECONDARY / CEILING
FERRO secondary

FLOOR
Medium-oak LVP

CABINETRY & METALS
Greige wardrobe; matte black

ROOM INTENT
Limit walnut to the headboard plane so the room stays calm.

Bathroom



MATERIAL INTENT

PRIMARY / WALL FINISH
ECOPLIT UV - illustrative

FEATURE
Direct-wet assembly not approved
SECONDARY / CEILING
Light neutral ceiling

FLOOR
Light concrete-look floor

CABINETRY & METALS
Dark vanity; matte black

ROOM INTENT
Review at least three UV samples;
confirm substrate, joints,
waterproofing and U.S. code
suitability.

Storage, Closets & Cabinetry



MATERIAL INTENT

PRIMARY / WALL FINISH

NIMBUS field wall

FEATURE

SCARWOOD fixed wall insert

SECONDARY / CEILING

FERRO doors

FLOOR

Medium-oak LVP

CABINETRY & METALS

Greige doors; matte black

ROOM INTENT

Optional open display bay belongs only to the Urban Loft cabinetry package; cabinet finishes are separate.

1BR-C · Urban Loft approval schedule

Room-by-room control schedule. Exact manufacturer SKUs and final quantities remain pending.

ROOM	ECOPLIT WALL DIRECTION	COORDINATING MATERIALS	CONTROL STATUS
Apartment Entry	NIMBUS field; SCARWOOD fixed reveal; FERRO secondary	Medium-oak LVP; Greige storage; matte black	MOCK-UP REVIEW
Living & Dining	NIMBUS field; SCARWOOD TV wall; FERRO secondary	Medium-oak LVP; Matte-black accents	MOCK-UP REVIEW
Kitchen	NIMBUS dry walls; SCARWOOD tall-wall feature; FERRO / light neutral	Medium-oak LVP; Charcoal/light cabinets; light quartz	SKU PENDING
Bedroom	NIMBUS field; SCARWOOD headboard; FERRO secondary	Medium-oak LVP; Greige wardrobe; matte black	SKU PENDING
Bathroom	UV appearance only; direct-wet assembly pending; light ceiling	Light concrete-look floor; Dark vanity; matte black	UV SAMPLE REQUIRED
Storage / Closets	NIMBUS field; SCARWOOD wall insert; FERRO doors	Medium-oak LVP; Greige doors; matte black	SKU PENDING

2BR-A · TWO-BEDROOM · PROPOSED ALLOCATION: 6 UNITS

Modern Natural

Natural oak and restrained stone create the widest-appeal two-bedroom package.

COORDINATING MATERIALS

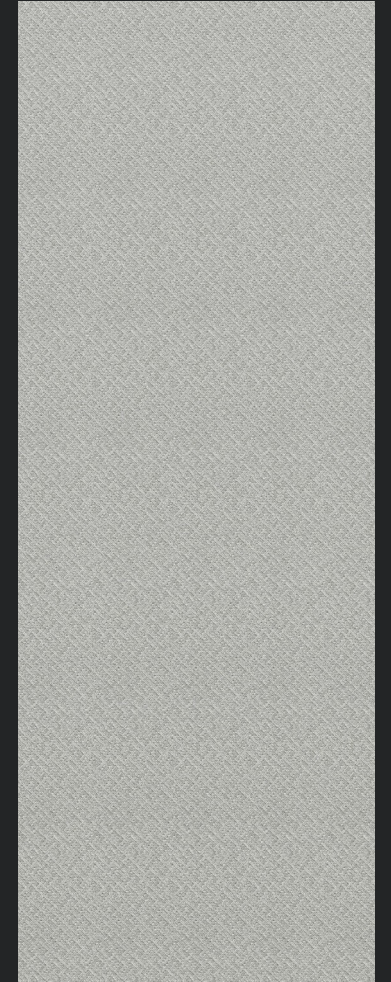
Natural-oak LVP · light-oak plus white/cream cabinetry · white/cream quartz · brushed nickel or black · warm-white trim



PRIMARY
LIGHT GRAIN



FEATURE
SIERRA



SECONDARY
FERRO

Apartment Entry



MATERIAL INTENT

PRIMARY / WALL FINISH

LIGHT GRAIN fixed wall/reveal

FEATURE

SIERRA dry accent

SECONDARY / CEILING

FERRO wall secondary

FLOOR

Natural-oak LVP

CABINETRY & METALS

Light-oak console; black/nickel

ROOM INTENT

A larger entry with a durable, calm natural-material hierarchy.

Living & Dining



MATERIAL INTENT

PRIMARY / WALL FINISH
LIGHT GRAIN focal wall

FEATURE
SIERRA dry accent

SECONDARY / CEILING
FERRO secondary

FLOOR
Natural-oak LVP

CABINETRY & METALS
Black or brushed-nickel accents

ROOM INTENT
The broad-market two-bedroom:
light, natural and easy to furnish.

Kitchen



MATERIAL INTENT

PRIMARY / WALL FINISH

LIGHT GRAIN fixed tall-wall feature

FEATURE

SIERRA on dry feature only

SECONDARY / CEILING

FERRO / light neutral

FLOOR

Natural-oak LVP

CABINETRY & METALS

Light oak + white; cream quartz

ROOM INTENT

Backsplash appearance is illustrative; exact ECOPLIT UV SKU and assembly remain TBD.

Primary Bedroom



MATERIAL INTENT

PRIMARY / WALL FINISH
LIGHT GRAIN headboard

FEATURE
SIERRA dry accent

SECONDARY / CEILING
FERRO secondary

FLOOR
Natural-oak LVP

CABINETRY & METALS
Light-oak casework; black/nickel

ROOM INTENT
A natural focal wall with stone used sparingly outside wet areas.

Secondary Bedroom



MATERIAL INTENT

PRIMARY / WALL FINISH
LIGHT GRAIN focal plane

FEATURE
SIERRA dry accent

SECONDARY / CEILING
FERRO secondary

FLOOR
Natural-oak LVP

CABINETRY & METALS
Light-oak desk/wardrobe

ROOM INTENT
Flexible as a bedroom, home office or guest room.

Bathroom



MATERIAL INTENT

PRIMARY / WALL FINISH
ECOPLIT UV - illustrative

FEATURE
Direct-wet assembly not approved
SECONDARY / CEILING
Light neutral ceiling

FLOOR
Light stone-look floor

CABINETRY & METALS
Light-oak vanity; black/nickel

ROOM INTENT
Review at least three UV samples;
confirm substrate, joints,
waterproofing and U.S. code
suitability.

Storage, Closets & Cabinetry



MATERIAL INTENT

PRIMARY / WALL FINISH
FERRO fixed wall field

FEATURE
LIGHT GRAIN fixed wall accent

SECONDARY / CEILING
Light neutral secondary

FLOOR
Natural-oak LVP

CABINETRY & METALS
Light-oak utility bank

ROOM INTENT
Optional stacked laundry is illustrative; confirm final plan, plumbing, venting and electrical. Cabinetry is separate.

2BR-A · Modern Natural approval schedule

Room-by-room control schedule. Exact manufacturer SKUs and final quantities remain pending.

ROOM	ECOPLIT WALL DIRECTION	COORDINATING MATERIALS	CONTROL STATUS
Apartment Entry	LIGHT GRAIN fixed reveal; SIERRA dry accent; FERRO wall secondary	Natural-oak LVP; Light-oak console; black/nickel	MOCK-UP REVIEW
Living & Dining	LIGHT GRAIN focal wall; SIERRA dry accent; FERRO secondary	Natural-oak LVP; Black or brushed-nickel accents	MOCK-UP REVIEW
Kitchen	LIGHT GRAIN tall-wall feature; SIERRA dry accent; FERRO / light neutral	Natural-oak LVP; Light oak + white; cream quartz	SKU PENDING
Primary Bedroom	LIGHT GRAIN headboard; SIERRA dry accent; FERRO secondary	Natural-oak LVP; Light-oak casework; black/nickel	SKU PENDING
Secondary Bedroom	LIGHT GRAIN focal plane; SIERRA dry accent; FERRO secondary	Natural-oak LVP; Light-oak desk/wardrobe	SKU PENDING
Bathroom	UV appearance only; direct-wet assembly pending; light ceiling	Light stone-look floor; Light-oak vanity; black/nickel	UV SAMPLE REQUIRED
Storage / Laundry	FERRO fixed wall field; LIGHT GRAIN wall accent; Light neutral secondary	Natural-oak LVP; Light-oak utility bank	SKU PENDING

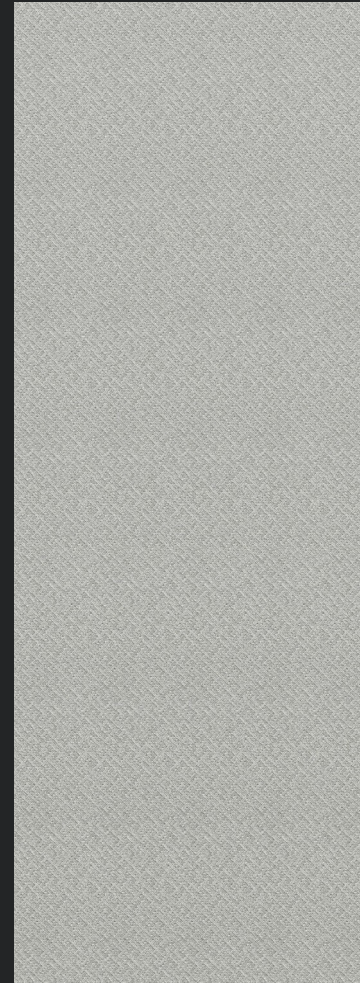
2BR-B · TWO-BEDROOM · PROPOSED ALLOCATION: 6 UNITS

Executive Walnut

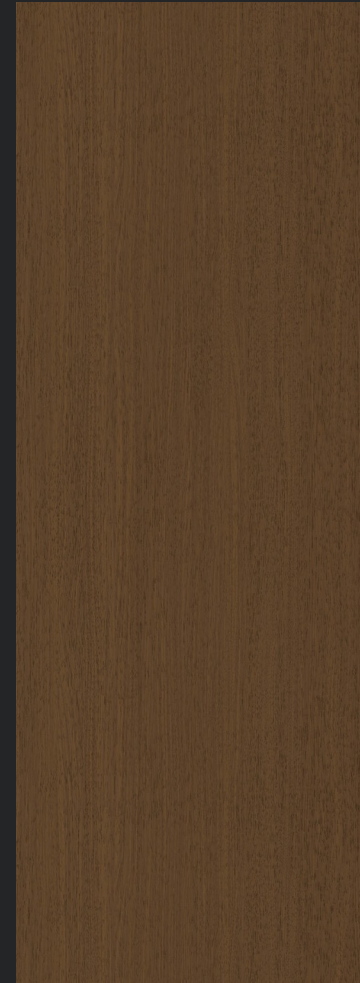
A more executive apartment with walnut focal planes and subtle vertical texture.

COORDINATING MATERIALS

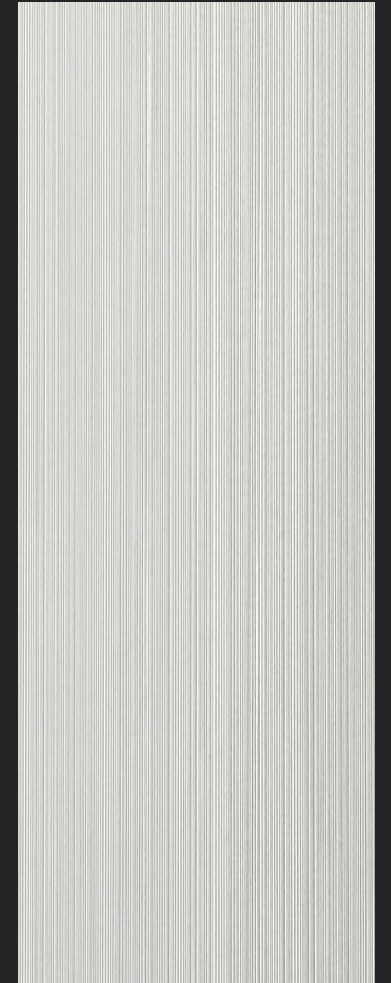
Medium natural-oak LVP · greige plus walnut cabinetry · light quartz · black hardware · proposed 3000K lighting



PRIMARY
FERRO



FEATURE
SCARWOOD



SECONDARY
SILK LINE

Apartment Entry



MATERIAL INTENT

PRIMARY / WALL FINISH
FERRO field walls

FEATURE
SCARWOOD fixed wall/reveal
behind console
SECONDARY / CEILING
SILK LINE secondary

FLOOR
Medium natural-oak LVP

CABINETRY & METALS
Greige storage; matte black

ROOM INTENT
Walnut marks the arrival without
darkening the full corridor.

Living & Dining



MATERIAL INTENT

PRIMARY / WALL FINISH
FERRO field walls

FEATURE
SCARWOOD TV wall

SECONDARY / CEILING
SILK LINE vertical accent

FLOOR
Medium natural-oak LVP

CABINETRY & METALS
Matte-black accents; 3000K

ROOM INTENT
The richest two-bedroom living space; walnut remains concentrated.

Kitchen



MATERIAL INTENT

PRIMARY / WALL FINISH

FERRO dry walls

FEATURE

SCARWOOD fixed island face - approval required

SECONDARY / CEILING

SILK LINE dry accent

FLOOR

Medium natural-oak LVP

CABINETRY & METALS

Greige + walnut; light quartz

ROOM INTENT

Backsplash and fixed island cladding require exact SKU, substrate, edge and impact-detail approval.

Primary Bedroom



MATERIAL INTENT

PRIMARY / WALL FINISH
FERRO field walls

FEATURE
SCARWOOD headboard

SECONDARY / CEILING
SILK LINE secondary

FLOOR
Medium natural-oak LVP

CABINETRY & METALS
Walnut casework; matte black

ROOM INTENT
Warm 3000K light reveals walnut while preserving a neutral envelope.

Secondary Bedroom



MATERIAL INTENT

PRIMARY / WALL FINISH
FERRO field walls

FEATURE
SILK LINE headboard

SECONDARY / CEILING
SCARWOOD fixed wall accent
at desk

FLOOR
Medium natural-oak LVP

CABINETRY & METALS
Greige wardrobe; matte black

ROOM INTENT

A quieter interpretation for guest,
child or office use.

Bathroom



MATERIAL INTENT

PRIMARY / WALL FINISH
ECOPLIT UV - illustrative

FEATURE
Direct-wet assembly not approved
SECONDARY / CEILING
Light neutral ceiling

FLOOR
Light stone-look floor

CABINETRY & METALS
Greige vanity; matte black

ROOM INTENT
Review at least three UV samples;
confirm substrate, joints,
waterproofing and U.S. code
suitability.

Storage, Closets & Cabinetry



MATERIAL INTENT

PRIMARY / WALL FINISH
FERRO fixed wall field

FEATURE
SCARWOOD fixed wall insert

SECONDARY / CEILING
SILK LINE secondary

FLOOR
Medium natural-oak LVP

CABINETRY & METALS
Greige doors; matte black

ROOM INTENT
Optional stacked laundry is illustrative; confirm final plan and utilities. ECOPLIT remains on fixed substrates.

2BR-B · Executive Walnut approval schedule

Room-by-room control schedule. Exact manufacturer SKUs and final quantities remain pending.

ROOM	ECOPLIT WALL DIRECTION	COORDINATING MATERIALS	CONTROL STATUS
Apartment Entry	FERRO field; SCARWOOD fixed reveal; SILK LINE secondary	Medium natural-oak LVP; Greige storage; matte black	MOCK-UP REVIEW
Living & Dining	FERRO field; SCARWOOD TV wall; SILK LINE vertical accent	Medium natural-oak LVP; Matte-black accents; 3000K	MOCK-UP REVIEW
Kitchen	FERRO dry walls; SCARWOOD island face*; SILK LINE dry accent	Medium natural-oak LVP; Greige + walnut; light quartz	SKU PENDING
Primary Bedroom	FERRO field; SCARWOOD headboard; SILK LINE secondary	Medium natural-oak LVP; Walnut casework; matte black	SKU PENDING
Secondary Bedroom	FERRO field; SILK LINE headboard; SCARWOOD wall accent	Medium natural-oak LVP; Greige wardrobe; matte black	SKU PENDING
Bathroom	UV appearance only; direct-wet assembly pending; light ceiling	Light stone-look floor; Greige vanity; matte black	UV SAMPLE REQUIRED
Storage / Laundry	FERRO fixed wall field; SCARWOOD wall insert; SILK LINE secondary	Medium natural-oak LVP; Greige doors; matte black	SKU PENDING

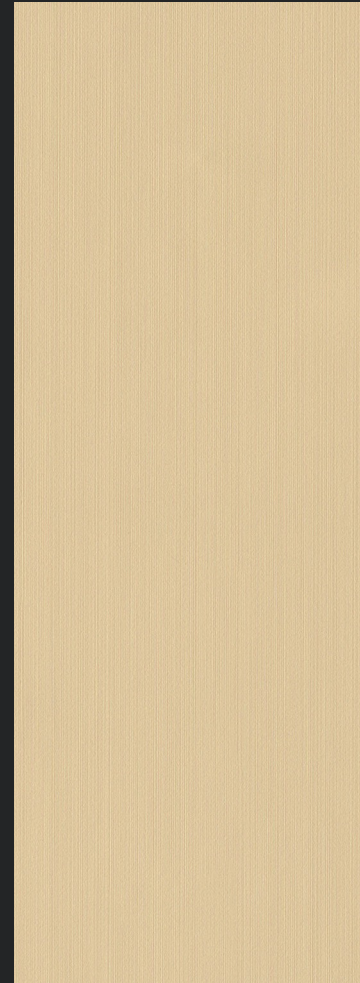
2BR-C · TWO-BEDROOM · PROPOSED ALLOCATION: 5 UNITS

Contemporary Stone & Wood

The signature designer package: pale DUST woodgrain with controlled geometric and concrete accents.

COORDINATING MATERIALS

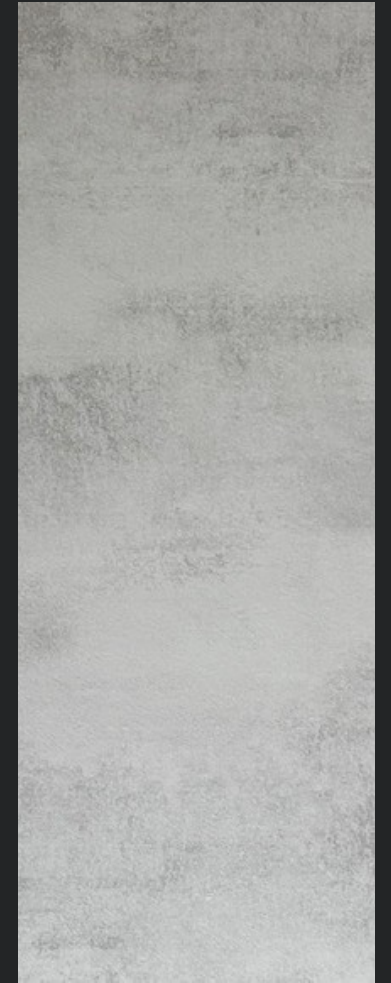
Warm medium-oak LVP · taupe/off-white cabinetry · darker-wood island · light quartz · matte-black hardware



PRIMARY
DUST



FEATURE
RUMBLE



SECONDARY
NIMBUS

Apartment Entry



DUST

Pale blonde; compare with LIGHT GRAIN.

PRIMARY / WALL FINISH

DUST field wall

FEATURE

RUMBLE narrow accent

SECONDARY / CEILING

NIMBUS secondary

FLOOR

Warm medium-oak LVP

CABINETRY & METALS

Taupe storage; matte black

ROOM INTENT

RUMBLE is restricted to a narrow arrival/wayfinding moment.

Living & Dining



DUST

Pale blonde; compare with LIGHT GRAIN.

PRIMARY / WALL FINISH

DUST field walls

FEATURE

RUMBLE TV/dining accent

SECONDARY / CEILING

NIMBUS secondary

FLOOR

Warm medium-oak LVP

CABINETRY & METALS

Matte-black accents

ROOM INTENT

Signature room; RUMBLE should remain approximately 5-10% of visible wall area.

Kitchen



DUST

Pale blonde; compare with LIGHT GRAIN.

PRIMARY / WALL FINISH

DUST dry walls

FEATURE

RUMBLE fixed island face - approval required

SECONDARY / CEILING

NIMBUS secondary

FLOOR

Warm medium-oak LVP

CABINETRY & METALS

Taupe/off-white; dark-wood island

ROOM INTENT

RUMBLE requires supplier-approved substrate, edge and impact detailing; UV backsplash assembly remains TBD.

Primary Bedroom



DUST
Pale blonde; compare with LIGHT GRAIN.

PRIMARY / WALL FINISH
DUST field walls

FEATURE
NIMBUS headboard

SECONDARY / CEILING
RUMBLE optional/omitted

FLOOR
Warm medium-oak LVP

CABINETRY & METALS
Taupe casework; matte black

ROOM INTENT
DUST is the dominant pale blonde woodgrain; the bedroom stays quiet.

Secondary Bedroom



DUST
Pale blonde; compare
with LIGHT GRAIN.

PRIMARY / WALL FINISH
DUST field walls

FEATURE
NIMBUS headboard

SECONDARY / CEILING
RUMBLE omitted

FLOOR
Warm medium-oak LVP

CABINETRY & METALS
Taupe desk/wardrobe

ROOM INTENT
A flexible secondary bedroom with
no unnecessary geometric accent.

Bathroom



DUST

Pale blonde; compare with LIGHT GRAIN.

PRIMARY / WALL FINISH

ECOPLIT UV - illustrative

FEATURE

Direct-wet assembly not approved

SECONDARY / CEILING

Light neutral ceiling

FLOOR

Warm light stone-look floor

CABINETRY & METALS

Taupe vanity; matte black

ROOM INTENT

Review at least three UV samples; confirm substrate, joints, waterproofing and U.S. code suitability.

Storage, Closets & Cabinetry



DUST

Pale blonde; compare with LIGHT GRAIN.

PRIMARY / WALL FINISH

DUST fixed wall field

FEATURE

NIMBUS secondary

SECONDARY / CEILING

RUMBLE omitted

FLOOR

Warm medium-oak LVP

CABINETRY & METALS

Taupe doors; matte black

ROOM INTENT

Optional stacked laundry is illustrative; confirm final plan and utilities. Cabinetry finishes remain separate.

2BR-C · Stone & Wood approval schedule

Room-by-room control schedule. Exact manufacturer SKUs and final quantities remain pending.

ROOM	ECOPLIT WALL DIRECTION	COORDINATING MATERIALS	CONTROL STATUS
Apartment Entry	DUST field; RUMBLE narrow accent; NIMBUS secondary	Warm medium-oak LVP; Taupe storage; matte black	MOCK-UP REVIEW
Living & Dining	DUST field; RUMBLE TV/dining accent; NIMBUS secondary	Warm medium-oak LVP; Matte-black accents	MOCK-UP REVIEW
Kitchen	DUST dry walls; RUMBLE island face*; NIMBUS secondary	Warm medium-oak LVP; Taupe/off-white; dark-wood island	SKU PENDING
Primary Bedroom	DUST field; NIMBUS headboard; RUMBLE optional/omitted	Warm medium-oak LVP; Taupe casework; matte black	SKU PENDING
Secondary Bedroom	DUST field; NIMBUS headboard; RUMBLE omitted	Warm medium-oak LVP; Taupe desk/wardrobe	SKU PENDING
Bathroom	UV appearance only; direct-wet assembly pending; light ceiling	Warm light stone-look floor; Taupe vanity; matte black	UV SAMPLE REQUIRED
Storage / Laundry	DUST fixed wall field; NIMBUS secondary; RUMBLE omitted	Warm medium-oak LVP; Taupe doors; matte black	SKU PENDING

Physical samples must precede UV approval

Review at least three candidates. Bathroom and backsplash appearances are targets only; no exact UV color, SKU or direct-wet assembly is approved.

DESIGN
TARGET A

WARM LIMESTONE

Not a supplier SKU

DESIGN
TARGET B

SOFT MARBLE

Not a supplier SKU

DESIGN
TARGET C

CLEAN NEUTRAL

Not a supplier SKU

REQUIRED SUPPLIER RESPONSE

For each candidate: exact SKU/color, coating, thickness, cleaning data, fire/smoke documentation, price, MOQ and lead time. Direct-wet use also requires written substrate, joints, waterproofing and U.S. code approval.

Keep ceilings light, simple and economical

Decorative NOVA patterns are reserved for wall planes unless specifically approved.

LIGHT NEUTRAL CEILING FIELD

Proposed material class

Proposed light ACRIL or supplier-approved ceiling finish

Visual purpose

Reflect light, simplify replacements and prevent competing wall patterns.

Procurement control

Finalize after mock-up and lighting review.



The complete palette extends beyond ECOPLIT

All non-ECOPLIT products remain proposed directions; vendor SKUs and installed pricing are pending.

SET	FLOORING	CABINETRY	COUNTER / APPLIANCE	HARDWARE / LIGHT
1BR-A	Light natural oak LVP	Matte white / light greige	Light quartz / stainless	Matte black / warm white
1BR-B	Light-medium oak LVP	Warm white / cream + light wood	Off-white quartz / stainless	Black or champagne
1BR-C	Medium oak LVP	Charcoal lowers / light uppers	Light quartz / stainless	Matte black / 3000K accent
2BR-A	Natural oak LVP	Light oak + white/cream	White/cream quartz / stainless	Black or brushed nickel
2BR-B	Medium natural oak LVP	Greige + walnut	Light quartz / stainless	Black / proposed 3000K
2BR-C	Warm medium oak LVP	Taupe/off-white + dark island	Light quartz / stainless	Matte black / warm white

CONTROL NOTE Appliances are illustrative and must be standardized after the MEP fuel decision. Cabinet doors are separate finishes; fixed ECOPLIT island/portal cladding requires supplier-approved substrate, fastening, edge and impact details.

Treat panel joints as architecture

NOVA nominal catalog format: 3000 x 1200 x 6 mm and 28 kg/panel; UV specifications vary by exact SKU.

- | | | |
|----|-------------------------------|--|
| 01 | Full-height modules | Use the 3000 mm length intentionally where room height and code-approved assembly allow. |
| 02 | Narrow, aligned joints | Align seams with door heads, millwork edges, corners and repeatable room datums. |
| 03 | Controlled transitions | Approve inside/outside corners, base, top edge, openings and material-to-material transitions. |
| 04 | Feature-wall limits | Keep RUMBLE and dark walnut on deliberate planes; avoid small offcuts scattered across rooms. |
| 05 | Replacement logic | Record room, wall, finish code and lot so apartment operations can replace damaged panels. |

Correct the sample box before production

Order 11 NOVA samples plus at least three UV candidates, each labeled with exact SKU/color, coating, thickness, production capability and price.



ICE WOOD



LIGHT GRAIN



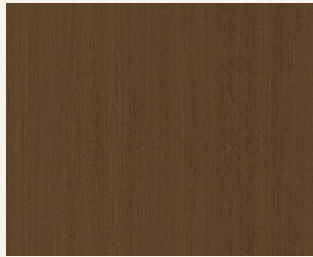
STRATO



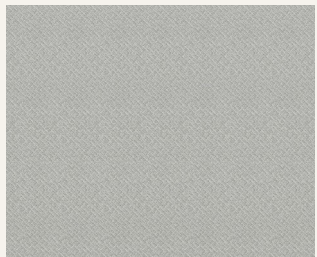
VENNERRA



NIMBUS



SCARWOOD



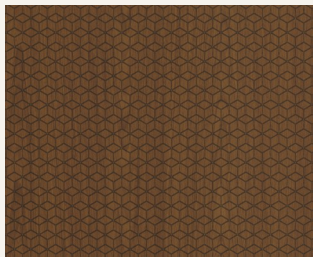
FERRO



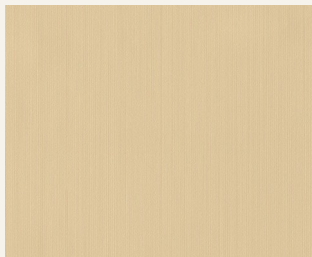
SIERRA



SILK LINE



RUMBLE



DUST
ADDED CORRECTION



A finish name cannot authorize production

ECOPLIT / INNO PANEL should return one complete schedule covering every selected finish.

- ☐ **01** Exact SKU/color code and current commercial availability
- ☐ **02** Collection/coating classification: NOVA, ACRIL, UV, PVC or other
- ☐ **03** Exact dimensions, thickness and weight by SKU; confirm NOVA baseline and every selected UV product
- ☐ **04** Current EXW price per m²; Rockford volume pricing; MOQ and lead time by finish
- ☐ **05** U.S.-relevant fire/smoke, moisture, cleaning and other technical documentation
- ☐ **06** Recommended adhesive/fasteners, joints, trims, corners, edges and transitions
- ☐ **07** Packaging, container loading, breakage allowance and replacement-stock percentage
- ☐ **08** Cleaning/maintenance instructions and future color/lot availability

The mock-up is the procurement gate

Do not convert this album directly into a production order; physical samples and the mock-up separate design intent from purchasing.

- | | | |
|---|---|---|
| 1 | Physical sample box | 11 NOVA + at least 3 UV candidates, labeled with SKU and technical data |
| 2 | Lighting and coordination review | Compare panels with LVP, cabinet, quartz, doors, trim and hardware at 3000K/4000K |
| 3 | Full-size mock-up | Build one representative apartment room plus one corridor/door assembly |
| 4 | Written approval | IBS, Rockford Project LLC, architect/GC and supplier sign the final finish schedule |
| 5 | Takeoff and production order | Complete wall-by-wall quantities, waste, replacement stock, packaging and shipment plan |

Rockford Residences

ECOPLIT interior palettes, common areas and coordinating material direction

Approval confirms design intent only. Final production remains subject to physical samples, exact SKUs, U.S. testing/code review, the mock-up, wall-by-wall takeoff, pricing and a separate written purchase order.

IBS HERE INC.

ROCKFORD PROJECT LLC

Authorized by / Title / Signature / Date

Authorized by / Title / Signature / Date

ARCHITECT / GENERAL CONTRACTOR

ECOPLIT / INNO PANEL LLC

Reviewed by / Title / Signature / Date

Acknowledged by / Title / Signature / Date