

Schedule "A"

**CARLETON CONDOMINIUM CORPORATION NO. 356**

**BY-LAW NO. 6**

BE IT ENACTED as By-Law No. 6 (being a by-law to define standard units) of Carleton Condominium Corporation No. 356 (hereinafter referred to as the "Corporation") as follows:

**ARTICLE I  
DEFINITIONS**

All words used herein which are defined in the *Condominium Act, 1998*, or any successor, ("the Act") shall have ascribed to them the meanings set out in the Act as amended from time to time.

**ARTICLE II  
GENERAL**

- (1) The purpose of this by-law is to define the standard unit in this condominium, for the purpose of Section 99 of the Act (insurance).
- (2) Where the materials or specifications set out in this by-law are uncertain or incomplete, the standard unit specifications and materials shall be consistent with "Builder's Standard" construction. In the case of any dispute as to what constitutes "Builder's Standard", a comparison shall be had to the quality of the particular feature being offered by builders of comparable construction at the time of the damage.
- (3) The standard unit does not include features, which are part of the common elements. The Corporation's declaration determines which features are part of the common elements and which features are part of the units. To the extent that the attached schedule include features which are part of the common elements, they are included for reference and information purposes. They are not intended to be part of the standard unit.
- (4) Except as otherwise indicated in this by-law, the standard unit(s) shall include all features of the units mentioned in the declaration or shown in the description (including all registered architectural and structural drawings) of the condominium. In the case of any inconsistency between the declaration or description and the schedules to this By-Law, the schedules to this By-Law shall prevail.
- (5) All replacement materials and re-construction shall conform to the current Ontario Building Code, Ontario Fire Code, Ontario Electrical Safety Code, current Municipal regulations and by-laws, and all applicable bulletins in force. If any component of the standard unit must be upgraded or changed in order to comply with any applicable governmental regulation or code or other law applicable to the repair of insured damage or destruction, the said upgrade or change shall be considered part of the standard unit despite not being clearly defined herein as being part of the standard unit.
- (6) Where the schedules to this By-Law refer to specific brands of equipment or materials, this shall be deemed to include equivalent brands.
- (7) The standard unit is defined and described further in plans and specifications contained in the schedule attached.

Schedule "1"

CCC # 356, Village on the Green, Longman Crescent, Ottawa

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## STANDARD UNIT SPECIFICATIONS - CCC #356

**BASEMENTS:**

Footings: 2500 p.s.i. poured concrete.  
 Foundation Walls: 2500 p.s.i. poured concrete 8" thick.  
 Parging: Cement parging to exposed portions of foundation wall externally.  
 Basement Floor: 3" thick 2500 p.s.i. concrete with trowelled finish.  
 Waterproofing: Heavy duty damp proofing.  
 Drainage: 4" diameter perimeter drainage system.  
 Basement Beams: Wood beams supported on steel teleposts (architectural drawings).

**FRAMING:**

Joists: 2" spruce - depths and spacings included on architectural plans.  
 Sub Floor: 5/8" tongue and groove subfloor with 1/4" plywood underlay for cushion floor.  
 External Walls: 2" x 6" studs at 24" centres.  
 Internal Walls: 2" x 4" studs at 16" centres.  
 Roof Construction: Prefabricated roof trusses at 24" centres.  
 Shingles: Self-sealing asphalt.

**INSULATION AND DRYWALL:**

Basement: R-12 Fibreglass insulation to 2' below grade.  
 Walls: R-20 Batt insulation and 1/2" gypsum drywall.  
 Ceilings: R-32 Fibreglass insulation at roof. 1/2" gypsum drywall.  
 Stipple finish ceilings except kitchen and bathrooms.  
 Vapour barrier: 4 mil polyethylene.

**EXTERIOR FINISHES:**

Brick, vinyl siding, aluminum facias and eaves as indicated on architectural drawings.

**INTERIOR TRIM:**

Wood Trim: Pine (painted). Clothes closets: One rod and one shelf in closets. Linen closets: 5 shelves.

**DOORS:**

Exterior Doors: Insulated metal doors with weatherstripping and aluminum thresholds.  
 Interior Doors: Pine doors (painted). Closet Doors: Vinyl bypass. All units have a rear wood frame  
 patio door with dimensions of 58" x 82".

**WINDOWS:**

Wooden casement, or vinyl slider windows. All windows are double glazed with sealed thermal units. All opening lights have screens. 32 of the 50 townhome units have bay windows.

**HARDWARE:**

Front entrance: Polished brass with dead bolt.

Schedule "1" (cont'd)


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*Usher Capordelis Seguin & Associates Ltd.*

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*CCC # 356, Village on the Green, Longman Crescent, Ottawa*

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**STAIRS:**

Wood treads and risers: Carpet (Finished Areas). Woodstringers: paint. Balustrades: Wood cap handrail on wrought iron railing.

**KITCHEN CABINETS AND VANITIES:**

Counter Tops: Post formed formica. Cabinets: Oak cabinets.

**MEDICINE CABINETS AND MIRRORS:**

Medicine Cabinets: Mirrored 16" x 22" cabinet. Mirrors: Plate glass mirror (31" x 26") in the upstairs bathroom with one 30" x 15" mirror downstairs in the powder room.

**FLOOR COVERINGS:**

Carpet: Wall to wall carpeting (40 ounce) in living room, dining room, halls and bedrooms. Vinyl Flooring: Installed in kitchen, vestibule and bathrooms.

**CERAMIC WORK AND BATHROOM ACCESSORIES:**

Ceramic tile (6" x 6") installed above tubs to one foot below ceiling. Towel bars, soap and paper holders are chrome plated.

**PAINTING:**

Bathroom and kitchen walls are semi-gloss. Latex flat paint for remainder of interior walls.

**PLUMBING:**

Kitchen Sink: Stainless steel with single handle faucet. Fixture colours: Bone. Faucets: Chrome finished. Hose Bibs: 1 non-freeze type at front and 1 at rear. Hot Water Tank: 40 Gallon gas rental tank.

**HEATING:**

Gas fired warm air system to National Warm Air Association Standards.

**ELECTRICAL INSTALLATION:**

100 amp underground service with copper wiring throughout. Installed wiring for washer and dryer. Includes smoke detector, weatherproof outlets where illustrated on drawings and all fixtures, chimes, hood fan and doorbell.

**LANDSCAPING:**

Fully landscaped yards. Precast concrete steps to front door. Asphalt paved parking on crushed stone base. Each unit has a fenced rear yard.

**PARKING:**

79 spaces. 66 outdoor parking spaces provides one space per unit. 13 outdoor visitor parking spaces provide visitor parking for the entire complex.

**MUNICIPAL SERVICES:**

Paved roads, curbs, sanitary sewers and water mains.


**ARTICLE III  
MISCELLANEOUS**

- (1) Invalidity: The invalidity of any part of this by-law shall not impair or affect in any manner the validity and enforceability or effect of the balance thereof.
- (2) Waiver: No restriction, condition, obligation or provision contained in this by-law shall be deemed to have been abrogated or waived by reason of any failure to enforce the same irrespective of the number of violations or breaches thereof which may occur.
- (3) Headings: The headings in the body of this by-law form no part thereof but shall be deemed to be inserted for convenience of reference only.
- (4) Alterations: This by-law or any parts thereof may be varied, altered or repealed by a by-law passed in accordance with the provisions of the Act, and the Declaration.
- (5) Copyright: This document was prepared by Nelligan O'Brien Payne LLP exclusively for the Corporation. © All rights reserved (on behalf of Nelligan O'Brien Payne LLP).

The foregoing by-law is hereby passed by the Directors and confirmed by the owners pursuant to the *Condominium Act, 1998* of Ontario.

DATED this 24 day of January, 2006

CARLETON CONDOMINIUM CORPORATION NO. 356

  
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Print Name: Jane Lawley  
Print Title: President

I have authority to bind the Corporation.