

Properties

PIN	15279 - 0001 LT	Estate/Qualifier	Fee Simple Absolute
Description	UNIT 1, LEVEL A, CARLETON CONDOMINIUM PLAN NO. 279 ; PT LT 53 (N WILBROD ST) & PT LT 53 (S STEWART ST), PL 6, PT LT C, CON D RF, PTS 1, 2, 3 & 4 4R4322, AS IN SCHEDULE 'A' OF DECLARATION LT403314 ; OTTAWA		
Address	401 UNIT 00555 WILBROD ST OTTAWA		
PIN	15279 - 0002 LT	Estate/Qualifier	Fee Simple Absolute
Description	UNIT 2, LEVEL A, CARLETON CONDOMINIUM PLAN NO. 279 ; PT LT 53 (N WILBROD ST) & PT LT 53 (S STEWART ST), PL 6, PT LT C, CON D RF, PTS 1, 2, 3 & 4 4R4322, AS IN SCHEDULE 'A' OF DECLARATION LT403314 ; OTTAWA		
Address	402 UNIT 00555 WILBROD ST OTTAWA		
PIN	15279 - 0003 LT	Estate/Qualifier	Fee Simple Absolute
Description	UNIT 1, LEVEL B, CARLETON CONDOMINIUM PLAN NO. 279 ; PT LT 53 (N WILBROD ST) & PT LT 53 (S STEWART ST), PL 6, PT LT C, CON D RF, PTS 1, 2, 3 & 4 4R4322, AS IN SCHEDULE 'A' OF DECLARATION LT403314 ; OTTAWA		
Address	301 NUMBER 00555 WILBROD OTTAWA		
PIN	15279 - 0004 LT	Estate/Qualifier	Fee Simple Absolute
Description	UNIT 2, LEVEL B, CARLETON CONDOMINIUM PLAN NO. 279 ; PT LT 53 (N WILBROD ST) & PT LT 53 (S STEWART ST), PL 6, PT LT C, CON D RF, PTS 1, 2, 3 & 4 4R4322, AS IN SCHEDULE 'A' OF DECLARATION LT403314 ; OTTAWA		
Address	302 UNIT 00555 WILBROD ST OTTAWA		
PIN	15279 - 0005 LT	Estate/Qualifier	Fee Simple Absolute
Description	UNIT 1, LEVEL C, CARLETON CONDOMINIUM PLAN NO. 279 ; PT LT 53 (N WILBROD ST) & PT LT 53 (S STEWART ST), PL 6, PT LT C, CON D RF, PTS 1, 2, 3 & 4 4R4322, AS IN SCHEDULE 'A' OF DECLARATION LT403314 ; OTTAWA		
Address	201 UNIT 00555 WILBROD ST OTTAWA		
PIN	15279 - 0006 LT	Estate/Qualifier	Fee Simple Absolute
Description	UNIT 2, LEVEL C, CARLETON CONDOMINIUM PLAN NO. 279 ; PT LT 53 (N WILBROD ST) & PT LT 53 (S STEWART ST), PL 6, PT LT C, CON D RF, PTS 1, 2, 3 & 4 4R4322, AS IN SCHEDULE 'A' OF DECLARATION LT403314 ; OTTAWA		
Address	202 UNIT 00555 WILBROD STREET OTTAWA		
PIN	15279 - 0007 LT	Estate/Qualifier	Fee Simple Absolute
Description	UNIT 1, LEVEL D, CARLETON CONDOMINIUM PLAN NO. 279 ; PT LT 53 (N WILBROD ST) & PT LT 53 (S STEWART ST), PL 6, PT LT C, CON D RF, PTS 1, 2, 3 & 4 4R4322, AS IN SCHEDULE 'A' OF DECLARATION LT403314 ; OTTAWA		
Address	101 NUMBER 00555 WILBROD STREET OTTAWA		
PIN	15279 - 0008 LT	Estate/Qualifier	Fee Simple Absolute
Description	UNIT 2, LEVEL D, CARLETON CONDOMINIUM PLAN NO. 279 ; PT LT 53 (N WILBROD ST) & PT LT 53 (S STEWART ST), PL 6, PT LT C, CON D RF, PTS 1, 2, 3 & 4 4R4322, AS IN SCHEDULE 'A' OF DECLARATION LT403314 ; OTTAWA		
Address	102 UNIT 00555 WILBROD ST OTTAWA		
PIN	15279 - 0009 LT	Estate/Qualifier	Fee Simple Absolute
Description	UNIT 3, LEVEL D, CARLETON CONDOMINIUM PLAN NO. 279 ; PT LT 53 (N WILBROD ST) & PT LT 53 (S STEWART ST), PL 6, PT LT C, CON D RF, PTS 1, 2, 3 & 4 4R4322, AS IN SCHEDULE 'A' OF DECLARATION LT403314 ; OTTAWA		
Address	103 UNIT 00555 WILBROD ST OTTAWA		

Properties

PIN	15279 - 0010	LT	Estate/Qualifier	Fee Simple Absolute
Description	UNIT 1, LEVEL 1, CARLETON CONDOMINIUM PLAN NO. 279 ; PT LT 53 (N WILBROD ST) & PT LT 53 (S STEWART ST), PL 6, PT LT C, CON D RF, PTS 1, 2, 3 & 4 4R4322, AS IN SCHEDULE 'A' OF DECLARATION LT403314 ; OTTAWA			
Address	00555 501 WILBROD STREET OTTAWA			
PIN	15279 - 0011	LT	Estate/Qualifier	Fee Simple Absolute
Description	UNIT 2, LEVEL 1, CARLETON CONDOMINIUM PLAN NO. 279 ; PT LT 53 (N WILBROD ST) & PT LT 53 (S STEWART ST), PL 6, PT LT C, CON D RF, PTS 1, 2, 3 & 4 4R4322, AS IN SCHEDULE 'A' OF DECLARATION LT403314 ; OTTAWA			
Address	502 UNIT 00555 WILBROD ST OTTAWA			
PIN	15279 - 0012	LT	Estate/Qualifier	Fee Simple Absolute
Description	UNIT 1, LEVEL 2, CARLETON CONDOMINIUM PLAN NO. 279 ; PT LT 53 (N WILBROD ST) & PT LT 53 (S STEWART ST), PL 6, PT LT C, CON D RF, PTS 1, 2, 3 & 4 4R4322, AS IN SCHEDULE 'A' OF DECLARATION LT403314 ; OTTAWA			
Address	601 UNIT 00555 WILBROD ST OTTAWA			
PIN	15279 - 0013	LT	Estate/Qualifier	Fee Simple Absolute
Description	UNIT 2, LEVEL 2, CARLETON CONDOMINIUM PLAN NO. 279 ; PT LT 53 (N WILBROD ST) & PT LT 53 (S STEWART ST), PL 6, PT LT C, CON D RF, PTS 1, 2, 3 & 4 4R4322, AS IN SCHEDULE 'A' OF DECLARATION LT403314 ; OTTAWA			
Address	602 UNIT 00555 WILBROD ST OTTAWA			
PIN	15279 - 0014	LT	Estate/Qualifier	Fee Simple Absolute
Description	UNIT 1, LEVEL 3, CARLETON CONDOMINIUM PLAN NO. 279 ; PT LT 53 (N WILBROD ST) & PT LT 53 (S STEWART ST), PL 6, PT LT C, CON D RF, PTS 1, 2, 3 & 4 4R4322, AS IN SCHEDULE 'A' OF DECLARATION LT403314 ; OTTAWA			
Address	701 UNIT 00555 WILBROD ST OTTAWA			
PIN	15279 - 0015	LT	Estate/Qualifier	Fee Simple Absolute
Description	UNIT 2, LEVEL 3, CARLETON CONDOMINIUM PLAN NO. 279 ; PT LT 53 (N WILBROD ST) & PT LT 53 (S STEWART ST), PL 6, PT LT C, CON D RF, PTS 1, 2, 3 & 4 4R4322, AS IN SCHEDULE 'A' OF DECLARATION LT403314 ; OTTAWA			
Address	702 UNIT 00555 WILBROD ST OTTAWA			
PIN	15279 - 0016	LT	Estate/Qualifier	Fee Simple Absolute
Description	UNIT 1, LEVEL 4, CARLETON CONDOMINIUM PLAN NO. 279 ; PT LT 53 (N WILBROD ST) & PT LT 53 (S STEWART ST), PL 6, PT LT C, CON D RF, PTS 1, 2, 3 & 4 4R4322, AS IN SCHEDULE 'A' OF DECLARATION LT403314 ; OTTAWA			
Address	801 NUMBER 00555 WILBROD AVENUE OTTAWA			
PIN	15279 - 0017	LT	Estate/Qualifier	Fee Simple Absolute
Description	UNIT 2, LEVEL 4, CARLETON CONDOMINIUM PLAN NO. 279 ; PT LT 53 (N WILBROD ST) & PT LT 53 (S STEWART ST), PL 6, PT LT C, CON D RF, PTS 1, 2, 3 & 4 4R4322, AS IN SCHEDULE 'A' OF DECLARATION LT403314 ; OTTAWA			
Address	802 UNIT 00555 WILBROD ST OTTAWA			

Name CARLETON CONDOMINIUM CORPORATION NO. 279
Address for Service c/o Nelligan O'Brien Payne
1900-66 Slater Street
Ottawa, ON
K1P 5H1

I, Katharina Lauzon, have the authority to bind the corporation.

Schedule: See Schedules

Kathryn Jennifer Curtis	1900-66 Slater St. Ottawa K1P 5H1	acting for Applicant(s)	Signed	2003 06 04
Tel. 613-238-8080				
Fax 6132382098				

NELLIGAN O'BRIEN PAYNE LLP		1900-66 Slater St. Ottawa K1P 5H1	2003 06 04
Tel	613-238-8080		
Fax	6132382098		

Statutory Registration Fee	\$60.00
Total Paid	\$60.00

Schedule "A"

CARLETON CONDOMINIUM CORPORATION NO. 279

BY-LAW NO. 12

BE IT ENACTED as By-Law No. 12 (being a by-law to define standard units) of Carleton Condominium Corporation No. 279 (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) In this condominium, there are five (5) different classes of standard units. Each class is based upon a different model of unit in this condominium. The standard unit for each class or model is defined and described further in plans and specifications contained in the schedule(s) indicated for the particular class. The classes and schedule(s) are as follows:

Class Number	Class Description	Units	Schedule(s)
1	Two Bedroom Units with Two Bathrooms	Units 1 and 3, Level 1	1
2	One Bedroom Units with Den, One Bathroom and One Powder Room	Unit 1, Level 5	2
3	Two Bedroom Units with One Bathroom and One Powder Room	Unit 2, Level 1	3
4	Three Bedroom Units with Two Bathrooms	Unit 2, Level 5 and Units 1 and 2, Levels 3, 4, 6, 7, 8	4
5	Three Bedroom Units with Two Bathrooms and Dressing Room	Unit 1 and 2, Level 2	5

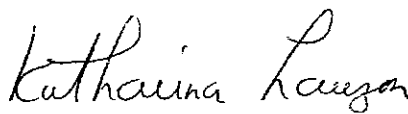
ARTICLE III MISCELLANEOUS

- (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.

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 27th day of May, 2003.

CARLETON CONDOMINIUM CORPORATION NO. 279


 Print Name: Katharina Lauzon
 Print Title: Treasurer

I have authority to bind the Corporation.

Version 5.2 – February 2003

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This document was prepared by Nelligan O'Brien Payne LLP for CCC #279 based on a thorough review of all relevant documentation and the specific circumstances of this condominium. This document may not be appropriate for another condominium.

Please note: The form from which this document was prepared is regularly revised and updated.

**Carleton Condominium Corporation No. 279
Specifications – Schedule “1”**

Two Bedroom Units with Two Bathrooms

Vestibule:

- Flooring - carpet on concrete slab
- Base - 5" profile wood base, paintable grade, finished with 2 coats of latex paint
- Walls - ½" gypsum board drywall finished with 2 coats of latex paint
- Ceilings - stipple finish on concrete slab soffit
- Lighting - glass globe ceiling fixture

Entrance Closet:

- Flooring - carpet on concrete slab
- Base - 5" profile wood base, paintable grade, finished with 2 coats of latex paint
- Walls - ½" gypsum board drywall finished with 2 coats of latex paint
- Ceilings - stipple finish on concrete slab soffit
- Shelves - melamine shelves, hollow chrome plated rod
- Closet Doors - mirrored or painted slab slider doors
- Hardware - polished brass finish

Linen Closet:

- Flooring - carpet on concrete slab
- Base - 5" profile wood base, paintable grade, finished with 2 coats of latex paint
- Walls - ½" gypsum board drywall finished with 2 coats of latex paint
- Ceilings - stipple finish on concrete slab soffit
- Doors - hollow slab door finished with 2 coats of latex paint
- Hardware - polished brass finish

Broom Closet:

- Flooring - carpet on concrete slab
- Base - 5" profile wood base, paintable grade, finished with 2 coats of latex paint
- Walls - ½" gypsum board drywall finished with 2 coats of latex paint
- Ceilings - stipple finish on concrete slab soffit
- Doors - hollow colonial door finished with 2 coats of latex paint
- Hardware - polished brass finish

**Carleton Condominium Corporation No. 279
Specifications – Schedule "1" (continued)**

Two Bedroom Units with Two Bathrooms

Living Room:

- Flooring - carpet on concrete slab
- Base - 5" profile wood base, paintable grade, finished with 2 coats of latex paint
- Walls - ½" gypsum board drywall finished with 2 coats of latex paint
- Ceilings - stipple finish on concrete slab soffit
- Fireplace - wood-burning, airtight, with wood or tile surround and tile hearth

Dining Room:

- Flooring - carpet on concrete slab
- Base - 5" profile wood base, paintable grade, finished with 2 coats of latex paint
- Walls - ½" gypsum board drywall finished with 2 coats of latex paint
- Ceilings - stipple finish on concrete slab soffit

Kitchen:

- Flooring - resilient sheet flooring on concrete slab
- Base - 5" profile wood base, paintable grade, finished with 2 coats of latex paint
- Cabinets - particle board, face frame boxes with melamine finish, wood or melamine doors, simple butt-jointed drawer boxes
- Walls - ½" gypsum board drywall finished with 2 coats of latex paint, ceramic tile backsplash
- Countertop - Standard grade laminate over particle board base with double stainless-steel sink, standard grade
- Doors - louvered bi-fold doors finished with 2 coats of latex paint
- Hardware - polished brass finish
- Lighting - glass globe ceiling fixture

Utility Room:

- Flooring - resilient sheet flooring on concrete slab
- Base - 5" profile wood base, paintable grade, finished with 2 coats of latex paint
- Walls - ½" gypsum board drywall finished with 2 coats of latex paint
- Ceilings - ½" gypsum board drywall (dropped) finished with 2 coats of latex paint
- Doors - louvered bi-fold door finished with 2 coats of latex paint
- Hardware - polished brass finish

Main Bathroom:

- Flooring - ceramic tile on concrete slab
- Vanity - particle board, face frame box with melamine finish, wood or melamine doors
- Walls - ½" gypsum board drywall finished with 2 coats of latex paint
- Ceilings - dropped ½" gypsum board drywall finished with 2 coats of latex paint
- Tub - 60" standard grade steel tub
- Toilet - standard grade basic 2-piece toilet
- Lavatory - standard grade steel lavatory insert
- Plumbing - Moen single lever faucets and tub/shower set
- Tile - ceramic tile tub surround, top of tub to ceiling
- Doors - hollow core colonial door finished with 2 coats of latex paint
- Hardware - polished brass finish
- Lighting - "Fat Albert" light bar over mirror

**Carleton Condominium Corporation No. 279
Specifications – Schedule "1" (continued)**

Two Bedroom Units with Two Bathrooms

Master Bedroom:

- Flooring - carpet on concrete slab
- Base - 5" profile wood base, paintable grade, finished with 2 coats of latex paint
- Walls - ½" gypsum board drywall finished with 2 coats of latex paint
- Ceilings - stipple finish on concrete slab soffit
- Doors - hollow core colonial door finished with 2 coats of latex paint
- Hardware - polished brass finish
- Closet - walk-through with 2 full width closets, melamine shelf and chrome plated hanger rod, mirrored or slab slider doors

Bedroom #2/Den:

- Flooring - carpet on concrete slab
- Base - 5" profile wood base, paintable grade, finished with 2 coats of latex paint
- Walls - ½" gypsum board drywall finished with 2 coats of latex paint
- Ceilings - stipple finish on concrete slab soffit
- Doors - hollow core colonial door finished with 2 coats of latex paint
- Hardware - polished brass finish
- Closet - full width with melamine shelf and chrome plated hanger rod, slab slider doors finished with 2 coats of latex paint

Master Bathroom:

- Flooring - ceramic tile on concrete slab
- Vanity - particle board, face frame box with melamine finish, wood or melamine doors
- Walls - ½" gypsum board drywall finished with 2 coats of latex paint
- Ceilings - dropped ½" gypsum board drywall finished with 2 coats of latex paint
- Tub - 60" standard grade steel tub
- Toilet - standard grade basic 2-piece toilet
- Lavatory - standard grade steel lavatory insert
- Plumbing - Moen single lever faucets and tub/shower set
- Tile - ceramic tile tub surround, top of tub to ceiling
- Doors - hollow core colonial door finished with 2 coats of latex paint
- Hardware - polished brass finish
- Lighting - "Fat Albert" light bar over mirror

**Carleton Condominium Corporation No. 279
Specifications – Schedule “2”**

One Bedroom Units with Den, One Bathroom and Powder Room

Vestibule:

- Flooring - carpet on concrete slab
- Base - 5" profile wood base, paintable grade, finished with 2 coats of latex paint
- Walls - ½" gypsum board drywall finished with 2 coats of latex paint
- Ceilings - stipple finish on concrete slab soffit
- Lighting - glass globe ceiling fixture

Entrance Closet:

- Flooring - carpet on concrete slab
- Base - 5" profile wood base, paintable grade, finished with 2 coats of latex paint
- Walls - ½" gypsum board drywall finished with 2 coats of latex paint
- Ceilings - stipple finish on concrete slab soffit
- Shelves - melamine shelves, hollow chrome plated rod
- Closet Doors - mirrored or painted slab slider doors
- Hardware - polished brass finish

Linen Closet:

- Flooring - carpet on concrete slab
- Base - 5" profile wood base, paintable grade, finished with 2 coats of latex paint
- Walls - ½" gypsum board drywall finished with 2 coats of latex paint
- Ceilings - stipple finish on concrete slab soffit
- Doors - hollow slab door finished with 2 coats of latex paint
- Hardware - polished brass finish

Broom Closet:

- Flooring - carpet on concrete slab
- Base - 5" profile wood base, paintable grade, finished with 2 coats of latex paint
- Walls - ½" gypsum board drywall finished with 2 coats of latex paint
- Ceilings - stipple finish on concrete slab soffit
- Doors - hollow colonial door finished with 2 coats of latex paint
- Hardware - polished brass finish

Living Room:

- Flooring - carpet on concrete slab
- Base - 5" profile wood base, paintable grade, finished with 2 coats of latex paint
- Walls - ½" gypsum board drywall finished with 2 coats of latex paint
- Ceilings - stipple finish on concrete slab soffit
- Fireplace - wood-burning, airtight, with wood or tile surround and tile hearth

**Carleton Condominium Corporation No. 279
Specifications – Schedule “2” (continued)**

One Bedroom Units with Den, One Bathroom and Powder Room

Dining Room:

- Flooring - carpet on concrete slab
- Base - 5" profile wood base, paintable grade, finished with 2 coats of latex paint
- Walls - ½" gypsum board drywall finished with 2 coats of latex paint
- Ceilings - stipple finish on concrete slab soffit

Kitchen:

- Flooring - resilient sheet flooring on concrete slab
- Base - 5" profile wood base, paintable grade, finished with 2 coats of latex paint
- Cabinets - particle board, face frame boxes with melamine finish, wood or melamine doors, simple butt-jointed drawer boxes
- Walls - ½" gypsum board drywall finished with 2 coats of latex paint, ceramic tile backsplash
- Countertop - Standard grade laminate over particle board base with double stainless-steel sink, standard grade
- Doors - louvered bi-fold doors finished with 2 coats of latex paint
- Hardware - polished brass finish
- Lighting - glass globe ceiling fixture

Utility Room:

- Flooring - resilient sheet flooring on concrete slab
- Base - 5" profile wood base, paintable grade, finished with 2 coats of latex paint
- Walls - ½" gypsum board drywall finished with 2 coats of latex paint
- Ceilings - ½" gypsum board drywall (dropped) finished with 2 coats of latex paint
- Doors - louvered bi-fold door finished with 2 coats of latex paint
- Hardware - polished brass finish

Main Bathroom:

- Flooring - ceramic tile on concrete slab
- Vanity - particle board, face frame box with melamine finish, wood or melamine doors
- Walls - ½" gypsum board drywall finished with 2 coats of latex paint
- Ceilings - dropped ½" gypsum board drywall finished with 2 coats of latex paint
- Tub - 60" standard grade steel tub
- Toilet - standard grade basic 2-piece toilet
- Lavatory - standard grade steel lavatory insert
- Plumbing - Moen single lever faucets and tub/shower set
- Tile - ceramic tile tub surround, top of tub to ceiling
- Doors - hollow core colonial door finished with 2 coats of latex paint
- Hardware - polished brass finish
- Lighting - "Fat Albert" light bar over mirror

**Carleton Condominium Corporation No. 279
Specifications – Schedule “2” (continued)**

One Bedroom Units with Den, One Bathroom and Powder Room

Master Bedroom:

- Flooring - carpet on concrete slab
- Base - 5" profile wood base, paintable grade, finished with 2 coats of latex paint
- Walls - ½" gypsum board drywall finished with 2 coats of latex paint
- Ceilings - stipple finish on concrete slab soffit
- Doors - hollow core colonial door finished with 2 coats of latex paint
- Hardware - polished brass finish
- Closet - double width closet, melamine shelf and chrome plated hanger rod, mirrored or slab slider doors

Den:

- Flooring - carpet on concrete slab
- Base - 5" profile wood base, paintable grade, finished with 2 coats of latex paint
- Walls - ½" gypsum board drywall finished with 2 coats of latex paint
- Ceilings - stipple finish on concrete slab soffit
- Doors - double french doors, stain grade, finished with stain and protective coating
- Hardware - polished brass finish

Powder Room:

- Flooring - ceramic tile on concrete slab
 - Vanity - particle board, face frame box with melamine finish, wood or melamine doors
 - Walls - ½" gypsum board drywall finished with 2 coats of latex paint
 - Ceilings - dropped ½" gypsum board drywall finished with 2 coats of latex paint
 - Toilet - standard grade basic 2-piece toilet
 - Lavatory - standard grade steel lavatory insert
 - Plumbing - Moen single lever faucet
 - Doors - hollow core colonial door finished with 2 coats of latex paint
 - Hardware - polished brass finish
 - Lighting - "Fat Albert" light bar over mirror
-

**Carleton Condominium Corporation No. 279
Specifications – Schedule “3”**

Two Bedroom Units with One Bathroom and One Powder Room

Vestibule:

- Flooring - carpet on concrete slab
- Base - 5" profile wood base, paintable grade, finished with 2 coats of latex paint
- Walls - ½" gypsum board drywall finished with 2 coats of latex paint
- Ceilings - stipple finish on concrete slab soffit
- Lighting - glass globe ceiling fixture

Entrance Closet:

- Flooring - carpet on concrete slab
- Base - 5" profile wood base, paintable grade, finished with 2 coats of latex paint
- Walls - ½" gypsum board drywall finished with 2 coats of latex paint
- Ceilings - stipple finish on concrete slab soffit
- Shelves - melamine shelves, hollow chrome plated rod
- Closet Doors - mirrored or painted slab slider doors
- Hardware - polished brass finish

Linen Closet:

- Flooring - carpet on concrete slab
- Base - 5" profile wood base, paintable grade, finished with 2 coats of latex paint
- Walls - ½" gypsum board drywall finished with 2 coats of latex paint
- Ceilings - stipple finish on concrete slab soffit
- Doors - hollow slab door finished with 2 coats of latex paint
- Hardware - polished brass finish

Broom Closet:

- Flooring - carpet on concrete slab
- Base - 5" profile wood base, paintable grade, finished with 2 coats of latex paint
- Walls - ½" gypsum board drywall finished with 2 coats of latex paint
- Ceilings - stipple finish on concrete slab soffit
- Doors - hollow colonial door finished with 2 coats of latex paint
- Hardware - polished brass finish

Living Room:

- Flooring - carpet on concrete slab
- Base - 5" profile wood base, paintable grade, finished with 2 coats of latex paint
- Walls - ½" gypsum board drywall finished with 2 coats of latex paint
- Ceilings - stipple finish on concrete slab soffit
- Fireplace - wood-burning, airtight, with wood or tile surround and tile hearth

**Carleton Condominium Corporation No. 279
Specifications – Schedule “3” (continued)**

Two Bedroom Units with One Bathroom and One Powder Room

Dining Room:

- Flooring - carpet on concrete slab
- Base - 5" profile wood base, paintable grade, finished with 2 coats of latex paint
- Walls - ½" gypsum board drywall finished with 2 coats of latex paint
- Ceilings - stipple finish on concrete slab soffit

Kitchen:

- Flooring - resilient sheet flooring on concrete slab
- Base - 5" profile wood base, paintable grade, finished with 2 coats of latex paint
- Cabinets - particle board, face frame boxes with melamine finish, wood or melamine doors, simple butt-jointed drawer boxes
- Walls - ½" gypsum board drywall finished with 2 coats of latex paint, ceramic tile backsplash
- Countertop - Standard grade laminate over particle board base with double stainless-steel sink, standard grade
- Doors - louvered bi-fold doors finished with 2 coats of latex paint
- Hardware - polished brass finish
- Lighting - glass globe ceiling fixture

Utility Room:

- Flooring - resilient sheet flooring on concrete slab
- Base - 5" profile wood base, paintable grade, finished with 2 coats of latex paint
- Walls - ½" gypsum board drywall finished with 2 coats of latex paint
- Ceilings - ½" gypsum board drywall (dropped) finished with 2 coats of latex paint
- Doors - louvered bi-fold door finished with 2 coats of latex paint
- Hardware - polished brass finish

Main Bathroom:

- Flooring - ceramic tile on concrete slab
- Vanity - particle board, face frame box with melamine finish, wood or melamine doors
- Walls - ½" gypsum board drywall finished with 2 coats of latex paint
- Ceilings - dropped ½" gypsum board drywall finished with 2 coats of latex paint
- Tub - 60" standard grade steel tub
- Toilet - standard grade basic 2-piece toilet
- Lavatory - standard grade steel lavatory insert
- Plumbing - Moen single lever faucets and tub/shower set
- Tile - ceramic tile tub surround, top of tub to ceiling
- Doors - hollow core colonial door finished with 2 coats of latex paint
- Hardware - polished brass finish
- Lighting - "Fat Albert" light bar over mirror

**Carleton Condominium Corporation No. 279
Specifications – Schedule “3” (continued)**

Two Bedroom Units with One Bathroom and One Powder Room

Master Bedroom:

- Flooring - carpet on concrete slab
- Base - 5" profile wood base, paintable grade, finished with 2 coats of latex paint
- Walls - ½" gypsum board drywall finished with 2 coats of latex paint
- Ceilings - stipple finish on concrete slab soffit
- Doors - hollow core colonial door finished with 2 coats of latex paint
- Hardware - standard grade, hollow, brass appearance - polished or antique finish
- Closet - full width closet, melamine shelf and chrome plated hanger rod, mirrored or slab slider doors

Bedroom #2/Den:

- Flooring - carpet on concrete slab
- Base - 5" profile wood base, paintable grade, finished with 2 coats of latex paint
- Walls - ½" gypsum board drywall finished with 2 coats of latex paint
- Ceilings - stipple finish on concrete slab soffit
- Doors - hollow core colonial door finished with 2 coats of latex paint
- Hardware - standard grade, hollow, brass appearance - polished or antique finish
- Closet - full width with melamine shelf and chrome plated hanger rod, slab slider doors finished with 2 coats of latex paint

Powder Room:

- Flooring - ceramic tile on concrete slab
- Vanity - particle board, face frame box with melamine finish, wood or melamine doors
- Walls - ½" gypsum board drywall finished with 2 coats of latex paint
- Ceilings - dropped ½" gypsum board drywall finished with 2 coats of latex paint
- Toilet - standard grade basic 2-piece toilet
- Lavatory - standard grade steel lavatory insert
- Plumbing - Moen single lever faucet
- Doors - hollow core colonial door finished with 2 coats of latex paint
- Hardware - polished brass finish
- Lighting - "Fat Albert" light bar over mirror

**Carleton Condominium Corporation No. 279
Specifications – Schedule “4”**

Three Bedroom Units with Two Bathrooms

Foyer:

- Flooring - ceramic tile on concrete slab
- Base - 5" profile wood base, paintable grade, finished with 2 coats of latex paint
- Walls - ½" gypsum board drywall finished with 2 coats of latex paint
- Ceilings - stipple finish on concrete slab soffit
- Lighting - glass globe ceiling fixture

Entrance Closet:

- Flooring - carpet on concrete slab
- Base - 5" profile wood base, paintable grade, finished with 2 coats of latex paint
- Walls - ½" gypsum board drywall finished with 2 coats of latex paint
- Ceilings - stipple finish on concrete slab soffit
- Shelves - melamine shelves, hollow chrome plated rod
- Closet Doors - mirrored or painted slab slider doors
- Hardware - polished brass finish

Linen Closet:

- Flooring - carpet on concrete slab
- Base - 5" profile wood base, paintable grade, finished with 2 coats of latex paint
- Walls - ½" gypsum board drywall finished with 2 coats of latex paint
- Ceilings - stipple finish on concrete slab soffit
- Doors - hollow slab door finished with 2 coats of latex paint
- Hardware - polished brass finish

Living Room:

- Flooring - carpet on concrete slab
- Base - 5" profile wood base, paintable grade, finished with 2 coats of latex paint
- Walls - ½" gypsum board drywall finished with 2 coats of latex paint
- Ceilings - stipple finish on concrete slab soffit
- Fireplace - wood-burning, airtight, with wood or tile surround and tile hearth

Dining Room:

- Flooring - carpet on concrete slab
- Base - 5" profile wood base, paintable grade, finished with 2 coats of latex paint
- Walls - ½" gypsum board drywall finished with 2 coats of latex paint
- Ceilings - stipple finish on concrete slab soffit

**Carleton Condominium Corporation No. 279
Specifications – Schedule “4” (continued)**

Three Bedroom Units with Two Bathrooms

Kitchen:

- Flooring - resilient sheet flooring on concrete slab
- Base - 5" profile wood base, paintable grade, finished with 2 coats of latex paint
- Cabinets - particle board, face frame boxes with melamine finish, wood or melamine doors, simple butt-jointed drawer boxes
- Walls - ½" gypsum board drywall finished with 2 coats of latex paint, ceramic tile backsplash
- Countertop - Standard grade laminate over particle board base with double stainless-steel sink, standard grade
- Doors - louvered bi-fold doors finished with 2 coats of latex paint
- Hardware - polished brass finish
- Lighting - glass globe ceiling fixture

Utility Room:

- Flooring - resilient sheet flooring on concrete slab
- Base - 5" profile wood base, paintable grade, finished with 2 coats of latex paint
- Walls - ½" gypsum board drywall finished with 2 coats of latex paint
- Ceilings - ½" gypsum board drywall (dropped) finished with 2 coats of latex paint
- Doors - louvered bi-fold door finished with 2 coats of latex paint
- Hardware - polished brass finish

Main Bathroom:

- Flooring - ceramic tile on concrete slab
- Vanity - particle board, face frame box with melamine finish, wood or melamine doors
- Walls - ½" gypsum board drywall finished with 2 coats of latex paint
- Ceilings - dropped ½" gypsum board drywall finished with 2 coats of latex paint
- Tub - 60" standard grade steel tub
- Toilet - standard grade basic 2-piece toilet
- Lavatory - standard grade steel lavatory insert
- Plumbing - Moen single lever faucets and tub/shower set
- Tile - ceramic tile tub surround, top of tub to ceiling
- Doors - hollow core colonial door finished with 2 coats of latex paint
- Hardware - polished brass finish
- Lighting - "Fat Albert" light bar over mirror

Master Bedroom:

- Flooring - carpet on concrete slab
- Base - 5" profile wood base, paintable grade, finished with 2 coats of latex paint
- Walls - ½" gypsum board drywall finished with 2 coats of latex paint
- Ceilings - stipple finish on concrete slab soffit
- Doors - hollow core colonial door finished with 2 coats of latex paint
- Hardware - polished brass finish
- Closet - 3 full width closets, melamine shelf and chrome plated hanger rod, mirrored or slab slider doors

**Carleton Condominium Corporation No. 279
Specifications – Schedule “4” (continued)**

Three Bedroom Units with Two Bathrooms

Bedroom #2:

- Flooring - carpet on concrete slab
- Base - 5" profile wood base, paintable grade, finished with 2 coats of latex paint
- Walls - ½" gypsum board drywall finished with 2 coats of latex paint
- Ceilings - stipple finish on concrete slab soffit
- Doors - hollow core colonial door finished with 2 coats of latex paint
- Hardware - polished brass finish
- Closet - 2 full width closets with melamine shelf and chrome plated hanger rod, slab slider doors finished with 2 coats of latex paint

Bedroom #3/Den:

- Flooring - carpet on concrete slab
- Base - 5" profile wood base, paintable grade, finished with 2 coats of latex paint
- Walls - ½" gypsum board drywall finished with 2 coats of latex paint
- Ceilings - stipple finish on concrete slab soffit
- Doors - double french, stain grade finished with stain and protective coating
- Hardware - polished brass finish

Master Bathroom:

- Flooring - ceramic tile on concrete slab
 - Vanity - particle board, face frame box with melamine finish, wood or melamine doors
 - Walls - ½" gypsum board drywall finished with 2 coats of latex paint
 - Ceilings - dropped ½" gypsum board drywall finished with 2 coats of latex paint
 - Tub - 72" oval soaker tub
 - Shower - single fibreglass shower unit
 - Toilet - standard grade basic 2-piece toilet
 - Lavatory - two standard grade steel lavatory inserts
 - Plumbing - Moen single lever faucets and tub/shower set
 - Tile - ceramic tile tub surround, top of tub to ceiling
 - Doors - hollow core colonial door finished with 2 coats of latex paint
 - Hardware - polished brass finish
 - Lighting - "Fat Albert" light bar over mirror
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Carleton Condominium Corporation No. 279
Specifications – Schedule “5”

Three Bedroom Units with Two Bathrooms and Dressing Room

Foyer:

- Flooring - ceramic tile on concrete slab
- Base - 5" profile wood base, paintable grade, finished with 2 coats of latex paint
- Walls - ½" gypsum board drywall finished with 2 coats of latex paint
- Ceilings - stipple finish on concrete slab soffit
- Lighting - glass globe ceiling fixture

Entrance Closet:

- Flooring - carpet on concrete slab
- Base - 5" profile wood base, paintable grade, finished with 2 coats of latex paint
- Walls - ½" gypsum board drywall finished with 2 coats of latex paint
- Ceilings - stipple finish on concrete slab soffit
- Shelves - melamine shelves, hollow chrome plated rod
- Closet Doors - mirrored or painted slab slider doors
- Hardware - polished brass finish

Linen Closet:

- Flooring - carpet on concrete slab
- Base - 5" profile wood base, paintable grade, finished with 2 coats of latex paint
- Walls - ½" gypsum board drywall finished with 2 coats of latex paint
- Ceilings - stipple finish on concrete slab soffit
- Doors - hollow slab door finished with 2 coats of latex paint
- Hardware - polished brass finish

Living Room:

- Flooring - carpet on concrete slab
- Base - 5" profile wood base, paintable grade, finished with 2 coats of latex paint
- Walls - ½" gypsum board drywall finished with 2 coats of latex paint
- Ceilings - stipple finish on concrete slab soffit
- Fireplace - wood-burning, airtight, with wood or tile surround and tile hearth

Dining Room:

- Flooring - carpet on concrete slab
- Base - 5" profile wood base, paintable grade, finished with 2 coats of latex paint
- Walls - ½" gypsum board drywall finished with 2 coats of latex paint
- Ceilings - stipple finish on concrete slab soffit

**Carleton Condominium Corporation No. 279
Specifications – Schedule “5” (continued)**

Three Bedroom Units with Two Bathrooms and Dressing Room

Kitchen:

- Flooring - resilient sheet flooring on concrete slab
- Base - 5" profile wood base, paintable grade, finished with 2 coats of latex paint
- Cabinets - particle board, face frame boxes with melamine finish, wood or melamine doors, simple butt-jointed drawer boxes
- Walls - ½" gypsum board drywall finished with 2 coats of latex paint, ceramic tile backsplash
- Countertop - Standard grade laminate over particle board base with double stainless-steel sink, standard grade
- Doors - louvred bi-fold doors finished with 2 coats of latex paint
- Hardware - polished brass finish
- Lighting - glass globe ceiling fixture

Utility Room:

- Flooring - resilient sheet flooring on concrete slab
- Base - 5" profile wood base, paintable grade, finished with 2 coats of latex paint
- Walls - ½" gypsum board drywall finished with 2 coats of latex paint
- Ceilings - ½" gypsum board drywall (dropped) finished with 2 coats of latex paint
- Doors - louvred bi-fold door finished with 2 coats of latex paint
- Hardware - polished brass finish

Main Bathroom:

- Flooring - ceramic tile on concrete slab
- Vanity - particle board, face frame box with melamine finish, wood or melamine doors
- Walls - ½" gypsum board drywall finished with 2 coats of latex paint
- Ceilings - dropped ½" gypsum board drywall finished with 2 coats of latex paint
- Tub - 60" standard grade steel tub
- Toilet - standard grade basic 2-piece toilet
- Lavatory - standard grade steel lavatory insert
- Plumbing - Moen single lever faucets and tub/shower set
- Tile - ceramic tile tub surround, top of tub to ceiling
- Doors - hollow core colonial door finished with 2 coats of latex paint
- Hardware - polished brass finish
- Lighting - "Fat Albert" light bar over mirror

Master Bedroom:

- Flooring - carpet on concrete slab
- Base - 5" profile wood base, paintable grade, finished with 2 coats of latex paint
- Walls - ½" gypsum board drywall finished with 2 coats of latex paint
- Ceilings - stipple finish on concrete slab soffit
- Doors - hollow core colonial door finished with 2 coats of latex paint
- Hardware - polished brass finish
- Dressing Room- walk-through with 3 full width closets, melamine shelf and chrome plated hanger rod, mirrored or slab slider doors, countertop dressing table

**Carleton Condominium Corporation No. 279
Specifications – Schedule "5" (continued)**

Three Bedroom Units with Two Bathrooms and Dressing Room

Bedroom #2:

- Flooring - carpet on concrete slab
- Base - 5" profile wood base, paintable grade, finished with 2 coats of latex paint
- Walls - ½" gypsum board drywall finished with 2 coats of latex paint
- Ceilings - stipple finish on concrete slab soffit
- Doors - hollow core colonial door finished with 2 coats of latex paint
- Hardware - polished brass finish
- Closet - 2 full width closets with melamine shelf and chrome plated hanger rod, slab slider doors finished with 2 coats of latex paint

Bedroom #3/Den:

- Flooring - carpet on concrete slab
- Base - 5" profile wood base, paintable grade, finished with 2 coats of latex paint
- Walls - ½" gypsum board drywall finished with 2 coats of latex paint
- Ceilings - stipple finish on concrete slab soffit
- Doors - double french, stain grade finished with stain and protective coating
- Hardware - polished brass finish

Master Bathroom:

- Flooring - ceramic tile on concrete slab
- Vanity - particle board, face frame box with melamine finish, wood or melamine doors
- Walls - ½" gypsum board drywall finished with 2 coats of latex paint
- Ceilings - dropped ½" gypsum board drywall finished with 2 coats of latex paint
- Tub - 72" oval soaker tub
- Shower - single fibreglass corner shower unit
- Toilet - standard grade basic 2-piece toilet
- Lavatory - two standard grade steel lavatory inserts
- Plumbing - Moen single lever faucets and tub/shower set
- Tile - ceramic tile tub surround, top of tub to ceiling
- Doors - hollow core colonial door finished with 2 coats of latex paint
- Hardware - polished brass finish
- Lighting - "Fat Albert" light bar over mirror