

**Condominium Corporation 1014767**  
**Standard Insurable Unit Description**  
**February 8, 2022**

The Standard Unit Insurable Description (SIUD) is based on the original construction documents. Key items to understand:

1. The standard unit is “shell space” with no interior components other than those required to meet code for the original building construction.
2. The standard unit is provided with services such as power and water from common property systems, and the provisions made in the original construction are detailed in this SIUD.
3. The Standard Insurable Unit Description below does not include loading bays or parking spaces.

**Standard Unit Insurable Description**

**Building Envelope**

- Units with exterior walls are provided with fully insulated walls along with windows and exterior doors that meet building code requirements at the time of construction. The internal surface of the exterior wall is unfinished drywall, or steel curtain wall, depending on the location in the building
- Units with roofs above the units are provided with insulated roofs constructed to meet building code requirements at the time of construction. The interior surface of the roof is either bare concrete or metal deck depending on the location in the building.

**Interior Finish**

- Each condominium Unit is provided to the owner as shell space which is unfinished space with no interior walls, flooring or other fixtures installed. Floors are rough concrete.
- Common area or unit demising walls are finished to the level required to meet building code fire rating requirements. The interior surface is unfinished drywall.
- Drop ceilings are not provided. The interior surface of the ceiling of the Unit is either bare concrete or metal deck depending on the location in the building.
- An entry door is to be provided from the common corridors. For ground floor units an exterior entry door will be provided.

**Mechanical**

- A capped off domestic water line and plumbing vent line are provided in the ceiling for owner/tenant installed plumbing fixtures. Drainage lines available for connection to the owner/tenant supplied plumbing fixtures are available in the ceiling of the floor below or P-1 of the parkade.
- Heating water and chilled water cap offs are provided in the ceiling space of the unit for connection to owner/tenant supplied HVAC systems. Temporary unit heaters are installed in the space and become the property of the owner/tenant the unit is purchased.
- Exhaust duct connections are available in the ceiling space for connection to tenant installed washrooms. The exhaust duct connection size is typically 250mm diameter with an air flow of 140 LPS.
- Outside air for ventilation to meet code requirements for typical office space is provided to each space through an open-ended duct connection in the ceiling space. The connection size is typically 200 mm diameter and supplies 120 LPS of tempered outside air.
- Should the owner/tenant require additional outside air or exhaust for their Unit, it is an owner/tenant responsibility.

- Fire protection is provided with sprinkler heads located to meet code requirements for a shell space with no ceiling or internal walls. The owner/tenant is responsible as part of the improvements to modify the sprinkler system to meet code requirements. Sprinkler mains and main branches are not part of the Standard Unit. Sprinkler branches from common property mains leading directly to the heads in the Unit become the property of the owner/tenant once the Unit is purchased.
- Fire extinguishers are distributed throughout the building in the common areas to meet code requirements. It is the owner/ tenant responsibility to install fire extinguishers inside the unit to meet code requirements.

#### Electrical

- Electrical breakers are provided in the main commercial electrical room to provide power to the Unit. The breaker size available is based on the size of the space, and are typically 100 amp, 200 amp, or 400 amp at 120/208V, 3PH, 4 Wire. The owner/tenant is responsible for the installation of a utility meter from ENMAX and the distribution of power to the Unit via common areas of the building. Conduit connections to the second and third floor area of the building have been provided for the convenience of the owner/tenant.
- “Stumble” lighting has been provided in the Unit for temporary use before improvements are performed. The lighting becomes the property of the owner/tenant when the Unit is purchased.
- Exit lighting is provided in the common areas. Exit lights to meet code inside the Unit is the responsibility of the owner/tenant.
- TELUS and Shaw Communication rooms are available for connection to telecommunication by the owner/tenant. It is the responsibility of the owner/tenant to run communication wiring through the common areas from the Unit to the communication rooms. All internal wiring inside the Unit would be installed as part of an owner/tenant improvement.
- Fire alarm devices are provided throughout the building. Additional fire alarm devices will be required inside the Unit as the owner/tenant adds walls/ceilings etc. The addition of these devices and the modification of existing devices to meet building code requirements is the responsibility of the owner/ tenant. The fire alarm devices in the unit become the property of the Unit upon purchase.
- Security systems are provided in the common areas. No systems are available in the Standard Unit.

#### Photos of a Standard Unit Interior

