

## Oak & Stone CRU Base Building Information



The following information pertains to level of finish and specification of the ground floor commercial retail unit located within the Oak & Stone project, at 3226 Shelbourne Street.

### Key Statistics:

- 1,034 sq.ft.
- Approx 29.29 ft Width x 35.87 Length x 8' +/- High
- \$650 psf (\$672,100)
- Broker fee for disposition 2% of CRU revenue
- 4 underground parking stalls for CRU use and as resident visitor stalls outside CRU hours.
- January 2027 completion

### Permitted Uses:

The proposed zoning is Neighbourhood Mixed Use (C-16) which include the following permitted uses:

- Day Care, Adult
- Day Care, Child
- Congregate Housing
- Home Occupation Office
- Personal Service
- Retail Sales of Goods and Services
- Restaurant



## Level of Finish and Specifications

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- Full height demising walls built to current BCBC complete with gypsum wall board finish, sanded and ready for paint (note: there may be some areas of exposed concrete wall)
- Ceiling drywalled with exposed services
- Smooth and level concrete floor ready to receive floor finish
- Exterior patio with pavers.

## Mechanical

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- 1 x1 ½ domestic cold water capped for future connection (60FU max.) No hot water stub provided.
- 3" plumbing vent stubbed into space at high level
- Sanitary rough-in for future accessible washroom (in location shown on drawings)
- 1" Gas line capped for future connection (700MBH Max). Sprinkler design to ordinary hazard group 2 for the undemised space
- No ERV or heating / cooling system. Temporary heat only. Future heat pump location has been allowed for in the parkade. Two louvers included for future connection.

## Electrical

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- 200 Amp electrical panel
- Commercial Distribution Load Allowance is 16.5kW.
- Duplex and quadplex receptacle provided, as well as a ceiling light.
- Two 1- ¼ " conduits stubbed into space adjacent electrical panel for data/communications
- Heating for the undemised space by way of two 3000W unit heaters in ceiling spaces
- One junction box at an exterior wall near the CRU entry and at high level for power for future commercial signage
- Exit signs, lighting, receptacles and fire alarm to code for the undemised space.



## Asemblies

### Ceiling (2 HR fire rating)

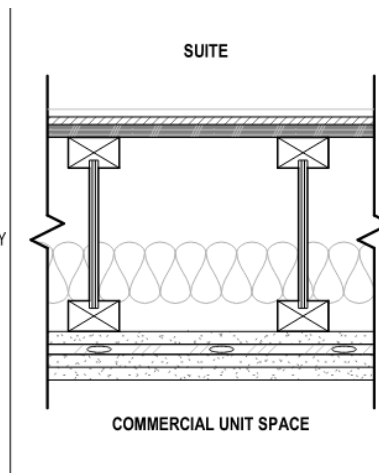


**TJI**  
**SUITE FLOOR OVER CRU**

#### INTERIOR - RESIDENTIAL SUITE

- FINISHED FLOORING (SEE ID.)
- 9.5mm ACOUSTIBOARD
- 16mm PLYWOOD SHEATHING (SEE STRUCT.)
- 240mm TJI JOISTS (SEE STRUCT.) W/  
150mm ULC LIST BATT INSULATION SUPPORTED BY STAY  
WIRES AT 305mm O.C. INSTALLED IN JOIST CAVITIES
- 1 LAYER 16mm TYPE C GYPSUM WALLBOARD
- ACOUSTIVIBE RESILIENT FASTENERS
- 2 LAYERS 16mm TYPE C GYPSUM WALLBOARD

#### INTERIOR - COMMERCIAL UNIT SPACE



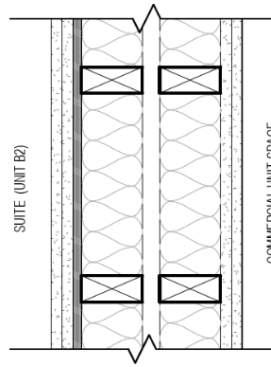
### Wall Assembly between CRU and Residential Unit

**W13** PARTITION - WOOD FRAME  
SHEAR WALL

**COMMERCIAL UNIT SPACE**

- 3 LAYERS OF 16mm TYPE X GYPSUM WALLBOARD
- 2 X 4 WOOD STUDS (SEE STRUCT.) W/  
ULC LISTED BATT INSULATION - FULL CAVITY
- 25mm AIR SPACE
- 2 X 4 WOOD STUDS (SEE STRUCT.) W/  
ULC LISTED BATT INSULATION - FULL CAVITY
- 13mm PLYWOOD SHEATHING (SEE STRUCT.)
- 1 LAYERS 16mm TYPE X GYPSUM WALLBOARD

**SUITE (UNIT B2)**



**FIRE RESISTANCE RATING**

REQUIRED : 2 HR  
PROPOSED : 2 HR

ULC DESIGN NO. W313 CONFIG. C

**INSULATION**

REQUIRED : N/A  
PROPOSED : ACOUSTIC ONLY

**SOUND TRANSMISSION**

REQUIRED : STC 50  
PROPOSED : STC 66

BCBC 2018 APPENDIX A  
TABLE 9.10.3.1.A: W15a

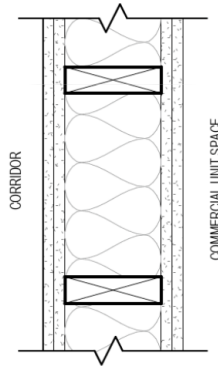
## Wall Assembly between CRU and Corridor

**W14** PARTITION - WOOD FRAME  
RATED WALL

**COMMERCIAL UNIT SPACE**

- 2 LAYERS OF 16mm TYPE 'X' GYPSUM WALLBOARD
- 2 X 6 WOOD STUDS (SEE STRUCT.) W/  
ULC LISTED BATT INSULATION - FULL CAVITY
- 2 LAYERS OF 16mm TYPE 'X' GYPSUM WALLBOARD

**CORRIDOR**



**FIRE RESISTANCE RATING**

REQUIRED : 2 HR  
PROPOSED : 2 HR

ULC DESIGN NO. U301

**INSULATION**

REQUIRED : N/A  
PROPOSED : ACOUSTIC ONLY

**SOUND TRANSMISSION**

REQUIRED : N/A  
PROPOSED : N/A

