



KNH SAWATZKY & ASSOCIATES (1995) LTD.
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September 27, 2011

Re/Max Performance
942 St. Mary's Rd.
Winnipeg, Manitoba R3M 3R5

Attention: **Mr. Bill Thiessen**

Dear Bill:

Re: **Highlight/Specification List – 128 James Ave. – 10 Residential Units, Winnipeg, MB**

Following is my first stab at a point form list of the highlights and specifications of the 10 residential units being developed in the 128 James Ave. building. Feel free to add to or modify this list as you see fit.

1. Structural

- Site specific geotechnical engineering report confirming adequacy of existing concrete footings and pads under the 100 year old building to support the re-development of this building, including up to 5 more floors.
- Interior columns and beams are "overdesigned" by a factor of 500% for residential use as the building was originally designed for commercial warehouse loading.
- Minimum 7' wide concrete footings and 6' x 6' interior concrete pads.
- Floor framing consists of laminated 2x4 material stacked on edge, spanning a maximum of 13' between heavy timber beams.
- Basement floor has a new 2" concrete topping to provide nice level floor. No prior heaving was evident in original basement slab.
- 36" thick brick walls/columns along front wall. Balance of exterior are all thick brick walls.
- New elevator shaft constructed with 8" thick reinforced concrete block supported on a new concrete footing at the base.
- New support lintels over new openings in the brick/masonry walls are a combination of reinforced concrete and/or steel beams.
- New stairwell walls constructed with concrete foundation walls, structural steel frame and steel stud infill.

- New stairs all structural steel with metal pans and concrete topping.
- Existing foundation consists of 20" thick limestone walls which are supported on the concrete footings which extend approximately 5' below the basement slab.

2. Architectural

- New 2-ply modified bituthene roof installed in 2008.
- Exterior brick walls will remain exposed on the interior of the building.
- Exterior brick shall remain exposed from the exterior side.
- Exterior surface of front wall has been power washed.
- Interior surface of brick, heavy timber beams and columns, as well as underside of main floor solid wood decking has been sand-blasted for esthetic purposes.
- All windows in exterior walls have been replaced with new fiberglass windows throughout, including triple pane, argon gas and low E coating on all the windows, with the exception of the large front windows which are dual pane.
- Sound rating between main floor office and second floor residential has been tested and meets building code requirements for an sound rating (STC) of 50. This includes pouring a 2" concrete topping on top of the second floor assembly for sound deadening. 60
- Main and third floor assemblies are furred down with insulation and drywall to achieve an STC sound rating of ~~50~~. An STC sound rating of 50 is code.
- Walls between suites and corridors have an STC sound rating of ~~50~~. 59.
- Party walls between suits have an STC sound rating of ~~50~~. 59
- Fire rating between suites is 60 minute.
- New sprinkler system has been installed throughout, including enhancements to meet NFPA-13.
- Current project consists of complete demolition of existing building components down to only the exterior brick walls, interior heavy timber beams and columns and stacked wood decking.
- All new construction consists of steel studs, non-combustible roxul insulation and new drywall.
- New flooring in the suites is engineered veneer hardwood, with the exception of the bedrooms which have carpet and the kitchen/bathroom/laundry areas which have linoleum.
- 40 oz. carpet with 8 lb. upgraded underpad.
- Custom manufactured Tafisa kitchen and bathroom cabinets.

To be confirmed!

- Architectural custom edging on all kitchen cabinets.
- Flow-form Formica kitchen and bathroom countertops with 180 degree under-wrap edging.
- Ceramic tile backsplash area between countertop and cabinets.
- Under cabinet kitchen lighting with valance.
- Hanging pendant lighting over kitchen islands/breakfast bars.
- Stainless steel kitchen appliance package including fridge, stove, dishwasher and range hood fan.
- In-suite Maytag (or equivalent) stackable washer/dryer.
- Wire shelving in closets/pantry.
- 1 piece acrylic tubs with shower curtain.
- Decorative bulkheads with pot lights.
- Ample in-suite storage areas.
- 4 panel colonial embossed in-suite doors, complete with painted MDF Plinth blocks and 5" top transom casing.
- Solid surface decorative sills at all windows.
- Brushed pewter finish cabinet hardware, light fixtures and door hardware.

3. Security Features

- Front security door on self-locking timer which automatically locks at 5:00 p.m. and unlocks at 7:30 a.m. +/- each day.
- Front door furnished with an electronic strike fob unlock system.
- Building has a security system with enter phone pad on the exterior of the main entry lobby.
- An exterior security camera at the front entrance tied in with local circuit television channel for viewing before buzzing visitors into the building.
- 2 additional infra-red security cameras in the main entry lobby and one at the rear stairwell exit.
- All security cameras monitored on a 24/7 digital recording device.
- Individual keyed entrance door to each suite.

4. Common Facilities

- Common unisex washroom in the lower level across from gymnasium.
- 13' x 13' gymnasium in the lower level with dedicated ventilation/air conditioning unit.
- Mailbox service off main elevator lobby on main floor.

5. Mechanical Systems

- Each suite has its own separate heating, ventilation and air conditioning system which is individually controlled and metered.
- Heating system is provided with baseboard electric heaters with individual control per room.
- Air conditioning and ventilation provided by a slim line fan coil unit located in the ceiling above the bathrooms and/or entrance corridor.
- Separate ducted exhaust with booster fans and lint traps for all in-suite dryers as opposed to non-ducted dryers.
- Electric makeup air unit is located in basement mechanical room, which includes an integrated central air conditioning unit for all common areas.

Yours truly,

KNH SAWATZKY & ASSOCIATES (1995) LTD.
per:

Kurtis Sawatzky, P.Eng.
President

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cc: File

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