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PROJECT: #585 - 19TH STREET EAST
MUNICIPAL HERITAGE REMEDIAL WORK

DATE: 04-07-2024 PAGE NO.: 1 OF 4

COMMUNICATION / DESIGN NOTES

FROM THE DESK OF: NORMAN J. RIDGE

ATTENTION: DARLEN FRANTIK - PLANNER

GOOD MORNING DARLEN

RE: ABOVE NOTED PROJECT

FURTHER TO OUR PREVIOUS SUBMISSION AND YOUR SUBSEQUENT RESPONSE, I HEREBY PROVIDE THE ADDITIONAL INFORMATION REQUESTED AS OUTLINED IN THE SEQUENTIAL ORDER AS PER YOUR LETTER DATED 17-06-2024, NAMELY:

1. THE BASIC EXTENT OF DAMAGE BY FIRE, SMOKE AND WATER ENTAILS:

a) FIRE AND SMOKE DAMAGE - SOUTH / WEST CORNER OF RESIDENCE ORIGINATED BY AN ELECTRICAL FAULT IN THE BATHROOM WALL ON THE THIRD FLOOR ADJACENT TO THE STAIRWELL - THE EXTENT IS SHOWN ON THE ENCLOSED STRUCTURAL AND ARCHITECTURAL DRAWINGS ENCLOSED AND INCLUDED CHARRED ROOF FRAMING MEMBERS, WALLS AND FLOORING JOISTS TO BATHROOM (SOUTH SIDE) ALSO THE WEST WALL TO THE STAIRWELL BETWEEN THE SECOND AND THIRD FLOORS (APPROX. 6'-0") - SMOKE DAMAGE WAS EXTENSIVE TO THE THIRD FLOOR IN THIS AREA.

b) WATER DAMAGE - OAK FLOORING, SKIRTING BOARDS, DECORATIVE MOULDINGS, LATH AND PLASTER TO WALLS AND CEILING TO MAIN, SECOND AND THIRD FLOORS ESPECIALLY TO THE SOUTH-WEST CORNER; ALSO INCLUDED DAMAGE TO WALL CUPBOARDS ON LOWER FLOOR AREA, OAK WAINSCOTING TO STAIRS ON MAIN FLOOR HALL AND DINING ROOM (3 PANELS); IN ADDITION ONE METAL RECESSED CEILING PANEL IN THE DINING ROOM WAS DAMAGED;

c) THE NECESSARY EXTRACTION OF ASBESTOS IN THE ROOF AREA SURROUNDING THE STAIRWELL WAS EFFECTED BY BOTH FIRE AND WATER DAMAGE.

d) THE ELECTRICAL AND PLUMBING SYSTEMS ARE TO BE

d) CONT.

COMPLETELY REPLACED (EXCEPTING CERTAIN LIGHTING / SWITCHING ETC. BATHROOM / BEDROOM FIXTURES) TOGETHER WITH THE BOILER AND BASEBOARD HEATING UNITS, WHERE DAMAGED.

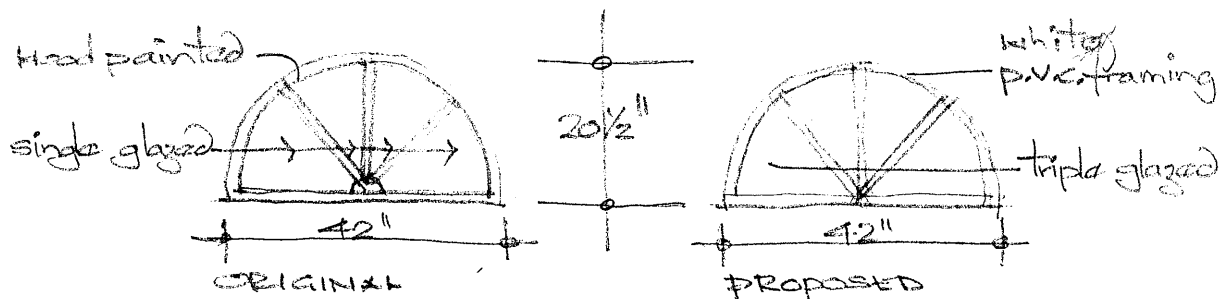
e) THE ORIGINAL DOORS REMAIN STANDING WITH ONLY TWO EXCEPTIONS AND WILL SIMPLY REQUIRE CLEANING DOWN TO ORIGINAL SURFACE AND RE-FINISHING TO THE ORIGINAL COLOUR AND TEXTURE WHICH IS STILL VISIBLE.

f) OAK AND FIR SKIRTING BOARDS WERE REMOVED FROM ALL AREAS ON THE SECOND AND THIRD FLOORS, AND ON THE MAIN FLOOR WITH THE EXCEPTION OF DINING ROOM #3; PART OF HALL #4; CRAFTS / BAR ROOM #6.

g) WATER DAMAGE INCLUDED PENETRATION THROUGH WALLS AND FLOORS TO THE LOWER LEVEL NECESSITATING THE REMOVAL OF LATH AND PLASTER FINISH TO WALLS AND CEILING AREAS TO THE MAIN, SECOND AND THIRD FLOOR AREAS AND TOTAL REMOVAL OF OAK FLOORING TO ALL THREE FLOORS.
- DRYWALL TO WALLS, CEILING TILES AND CARPET TO THE BASEMENT AREA WERE REMOVED AS NECESSARY.

2. AS REQUESTED IN YOUR LETTER THE FOLLOWING LISTED FIVE ITEMS ARE SPECIFICALLY ADDRESSED AS FOLLOWS:

1. THE TWO HALF-ROUND WINDOWS (NORTH ELEVATION ON THE THIRD FLOOR) WILL BE REPLACED WITH NEW UNITS TO MATCH THE ORIGINAL DESIGN BUT WITH P.V.C. FRAMING AND TRIPLE GLAZING.



NOTE: PRIOR TO THE FIRE ONE WINDOW WAS WHITE P.V.C. FRAMING WITHOUT GLAZING BARS AND DOUBLE GLAZED, THE OTHER HAVING DAMAGED AND ROTTEN WOOD FRAMING WITH SINGLE PANE GLAZING.

2. 2. THE REPLACEMENT OAK FLOORING WILL BE STRIP FLOORING TO MATCH THE ORIGINAL IN MATERIAL, SIZE, COLOUR AND FINISH (SAMPLES OF ORIGINAL FLOORING HAVE BEEN RETAINED FOR REFERENCE PURPOSES)
3. KIDDIS WALK - THE OAK FLOORING AND SKIRTING BOARDS ARE TO BE REPLACED TO MATCH THE ORIGINAL - 9" HIGH SKIRTING BOARDS AND STRIP FLOORING AS PER THE RETAINED SAMPLES.
- WALLS / CEILING AND DOOR REMAIN INTACT REQUIRING ONLY MINIMAL PATCHING AND RE-PAINTING.
4. INTRICATE ROOF DESIGN / PROFILE - ENCLOSED PLEASE FIND THE STRUCTURAL ENGINEER'S DRAWINGS CONFIRMING THAT THE DAMAGED ROOF AREA CAN BE REPAIRED TO MATCH THE ORIGINAL IN BOTH STRUCTURAL STABILITY AND SHAPE. THE TWO ASYMETRICAL CHIMNEYS ARE UNDAMAGED.
5. a) ALL ORIGINAL OAK / FIR DAMAGED CEILING MOULDINGS AND BAILS WILL BE REPLACED WITH NEW TO MATCH THE ORIGINAL (SAMPLES HAVE BEEN RETAINED FOR REFERENCE PURPOSES)
- b) OAK / FIR SKIRTING BOARDS ARE TO BE REPLACED WITH NEW WHERE CURRENTLY REMOVED ON MAIN, SECOND AND THIRD FLOORS TO A HEIGHT OF 9" ON THE UPPER TWO FLOORS AND 12" ON MAIN FLOOR.
(SAMPLES HAVE BEEN RETAINED FOR THE UPPER TWO FLOORS 9" HIGH AND SKIRTING BOARDS REMAIN IN DINING ROOM AND CRAFTS / BAR ROOM 12" HIGH)
- c) THE STAIRCASE DOES NOT NEED TO BE REPLACED FOR ANY STRUCTURAL CONCERNS (ONLY ADDITIONAL BRACING IS SPECIFIED TO THE TOP HALF-LANDING AS NOTED ON THE ENCLOSED STRUCTURAL ENGINEERING DRAWINGS ENCLOSED)
- d) THE NEWEL POSTS ARE ALL REMAINING, BEING STRUCTURALLY SOUND REQUIRING ONLY TO BE

5. d) CONTD.

RE-FINISHED FROM WATER DAMAGE TOGETHER WITH THE REPLACEMENT OF TWO CAPS TO MATCH EXISTING IN PLACE.

② THE STAIRS HALF-LANDINGS TO THE SECOND AND THIRD FLOORS REQUIRE NEW OAK STRIP FLOORING TO REPLACE THE ORIGINAL, ALSO THE WAINSCOTING TO THE FIRST FLIGHT FROM THE HALL TO THE FIRST HALF-LANDING IS TO BE RE-PLACED WITH OAK PANELS, MOULDINGS ALL AS CURRENTLY EXIST ON THE MAIN FLOOR EAST SIDE IN HEIGHT, MOULDINGS AND SIZE OF PANELS ETC.

NOTE: TWO CURVED OAK PANELS ARE TO BE RE-PLACED IN THE HALL (ADJACENT TO KITCHEN) AND THREE FLAT WAINSCOTING PANELS IN THE DINING ROOM)

6. WINDOWS - THREE WINDOWS ON THE THIRD FLOOR MUST BE RE-PLACED TO BEDROOMS #1; #2; #3 TO COMPLY WITH THE CURRENT NATIONAL BUILDING CODE 2020 EDITION WITH RESPECT TO THE SIZE OF EXIT OPENING. (REFER TO DRG. NOS CB/5/FF/2024/V; VII; VII.)

NOTE: THE NEW WINDOWS WILL MATCH THE ORIGINAL IN APPEARANCE BUT INCREASED IN OPENING SIZE WITHIN EXISTING ROUGH OPENING)

PLEASE ADVISE ME SHOULD THE ABOVE INFORMATION BE INADEQUATE FOR YOUR ASSESSMENT PURPOSES.

THANK YOU.

KIND REGARDS,



C.C. CATHY BORYSIUK - OWNER
FILE