

2326 COLLEGE AVE

HERITAGE ALTERATION PERMIT APPLICATION

JUNE 2018 - REVISED 2019-04-09

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2336 College Ave
Kerr Bronfman Residence – Foundation Replacement Project
Heritage Alteration Permit Application
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PART A) EXISTING CONDITION DOCUMENTATION

Located on the edge of the Transitions Area, facing Wascana park, Royal Saskatchewan Museum and across from the University of Regina College Avenue Campus, 2326 College Avenue, is a commercial- mixed use former private residence.



Image 1– SW corner

2336 College Ave
Kerr Bronfman Residence – Foundation Replacement Project
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Image 2 –SE Corner



Image 5–Rear

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Image 4–Rear



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As part of the existing condition documentation, please refer to Appendix D for the structural report prepared by JCKenyon Structural Engineers documenting the existing conditions of the foundation and interior.

PART B) PROPOSED ALTERATION DOCUMENTATION

Please refer to the attached PDFs labeled as Appendix B, C and D.

Appendix B – Architectural – Permit Drawings

Appendix C – Structural – Permit Drawings

Appendix D – Structural Report

TITLE AND OWNERSHIP INFORMATION

Please refer to the attached PDF labeled as Appendix E.

Appendix E – Land Titles Registry 2326 College Ave

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EXISTING / ORIGINAL DRAWINGS

See below for digital photographs of the 5 original drawing possessed by the owners.



Image 6– Front (South) and Rear (North) Elevations

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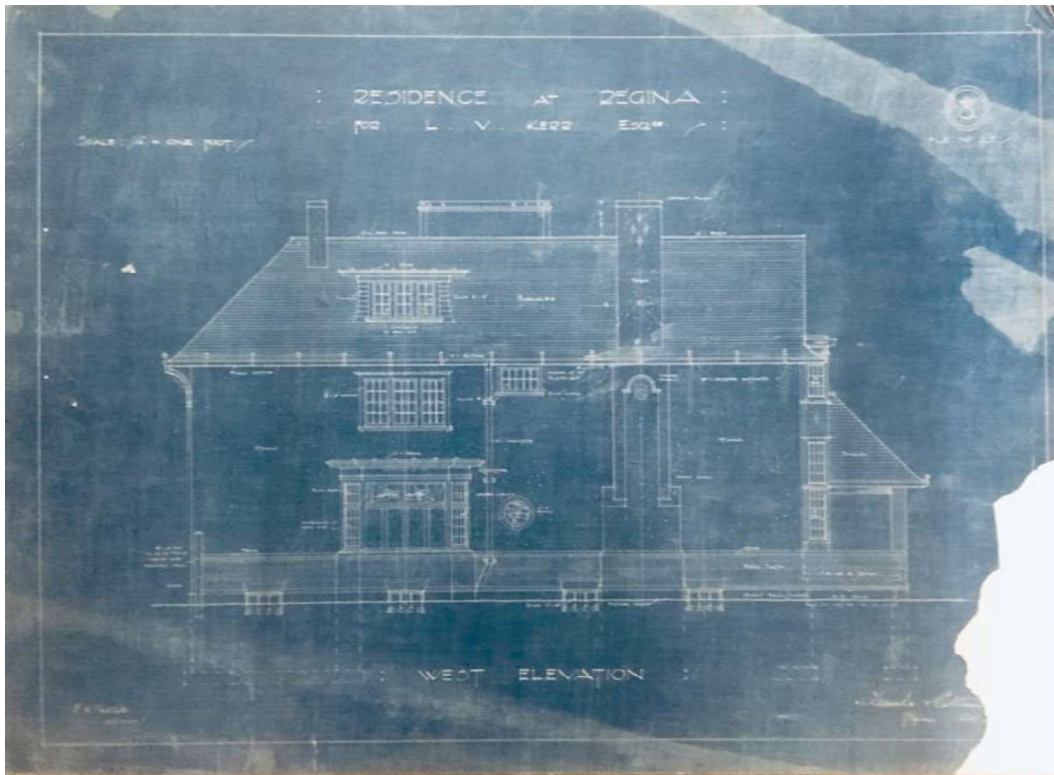


Image 7– Side (West) Elevation

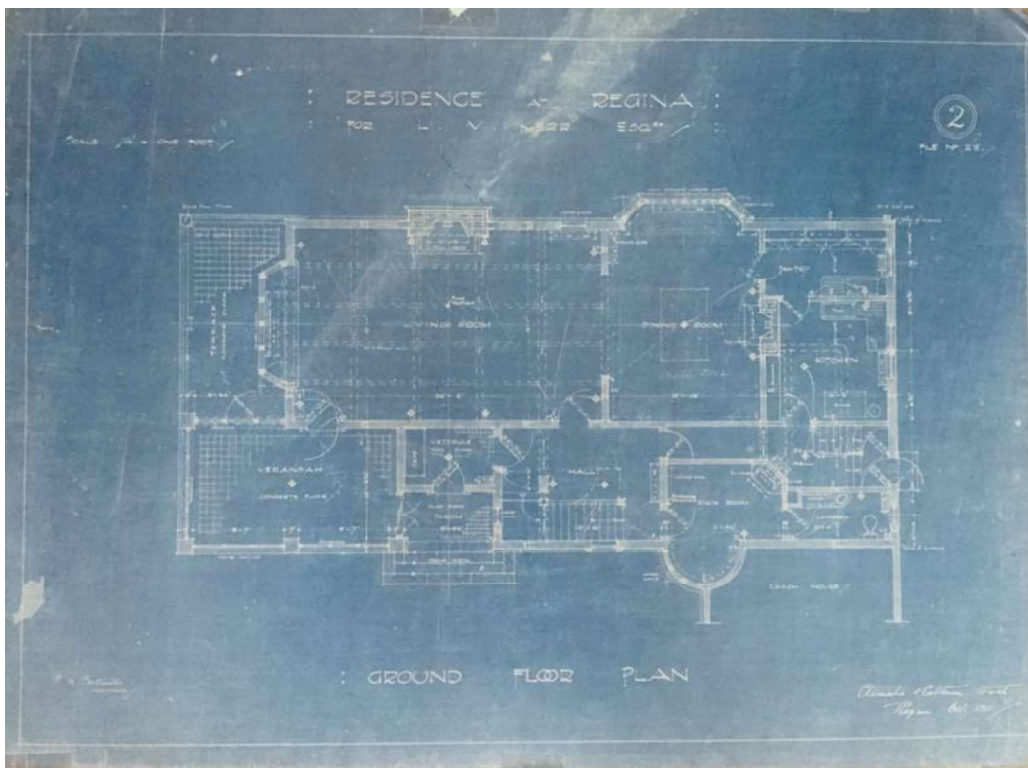


Image 8– Main Floor Plan

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Image 9– Second Floor Plan

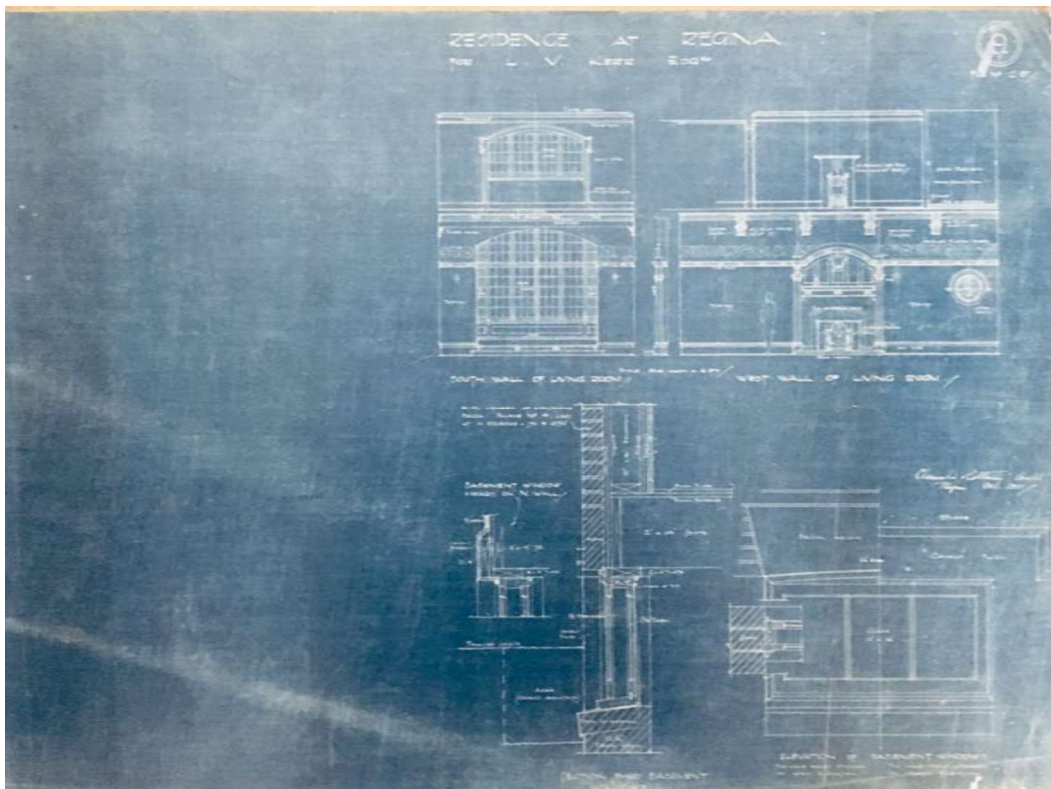


Image 10– Interior Elevations and Window details

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APPENDIX A:

1. Masonry Work.

- Methods (pre-wetting; temperatures; dwell times, etc.) - **All methods are to be specified by the mortar manufacturer.**
- Materials (mortar mix; mortar strength; replacement brick porosity; size and colour; chemical for wash-down; bedding planes or replacement stones, etc.) - **The manufacturer will also specify mortar. We will be using king mortar and the colour will be selected to match the original. The brick is at testing and the psi will be determined. This will allow for the mortar to be matched obtaining the proper psi.**
- Surface preparation and finishes (joint width, profile and colour; coatings etc.) - **Joint width is determined by the elevation required to reach. The profile will match original. No coatings.**
- Related work (flashings; drainage, etc.). - **All as per current building codes and existing.**

- Methods (pre-wetting, temperatures, dwell times); **ALL AS PER SPEC - 1 PART LIME 2 PART SAND, MOIST CURE FOR THREE DAYS AND PROTECTED FROM ELEMENTS FOR 5 DAYS**
- Materials (mortar mix of the existing mortar) and **IF MORTAR TEST IS REQUIRED PLEASE ADVISE.**
- Surface preparation and finishes (joint width, profile and colour, coatings). **TO MATCH EXISTING**

All Salvage, removal and re-install of existing exterior brick to be completed by the following masonry contractor:

CK MASONRY AND RESTORATION LTD
 1251 LORNE ST REGINA, SASKATCHEWAN S4R 2J9
 ph: 306-533-6070 Contact: Mr.Cliff Kobelsky
CKMASONRY1@GMAIL.COM / WWW.CKMASONRY.CA

2. Window Repair

No Window Repair is contemplated at this time.

3. Window Replacement

As per the revised building permit drawings. The windows and doors located in the area labelled as *Kids Play Room* are to be removed to facilitate the return of this space to the originally designed covered Verandah [sic]

The area labelled as *Kids Play Room* was originally a covered Verandah [sic] as per the original 1911 drawings (Refer to Original Drawings – image 8). The current configuration, doors and window are assumed to be part of a renovation completed in the early 1980's. These windows are a combination between vinyl and aluminium window with muntin bars to compliment the adjacent original windows in the bay window. These vinyl and aluminium windows will all be removed and stored off site during reconstruction for either replacement, if required, or reference for new window design.

A door designed Shavers Sash and Door Ltd to match the existing original and installed by Innovation Renovation leading from the waiting room to the new cover verhandah [sic]

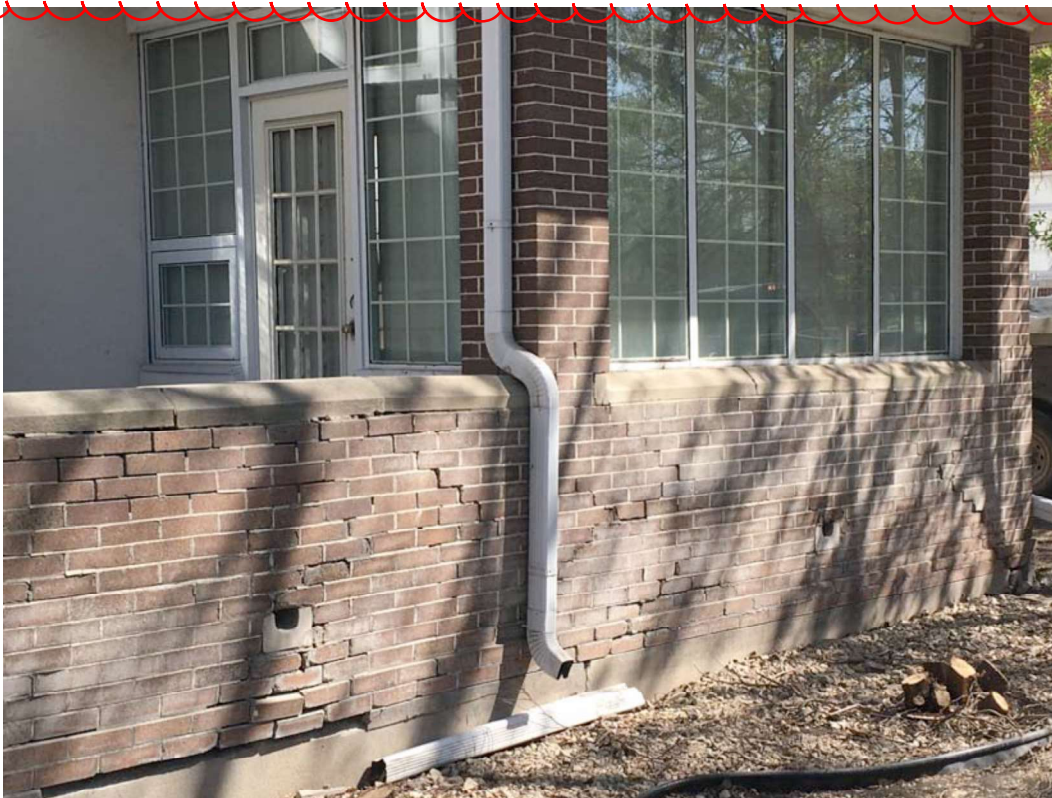


Image 11– Kids Play Room – SW Corner

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Image 13– Kids Play Room – East Elevation

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The current two (2) basement windows are vinyl windows set into a wood frame. (Refer to image 13, 14 and 15)



Image 14– Current Conditions Basement Window

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Image 14– Current Conditions Basement Window



Image 15– Current Conditions Basement Window

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4. Landscaping

As per the building permit drawings. The trees visible in images 1, 2, 12 and 13 are required to be removed to complete the foundation replacement and removal / replacement of the existing exterior brick. All other trees are to be protected and the grass is to be reseeded / re-sod so that it would return to as is or better conditions.

These trees, three (3) spruce / fir (coniferous) along the south elevation and one (1) elm tree (deciduous) located on the south east corner of the *Kids Play Area*, are approximately +/- 25 – 30 years old and should not be considered as part of the heritage or historical significance of the property.

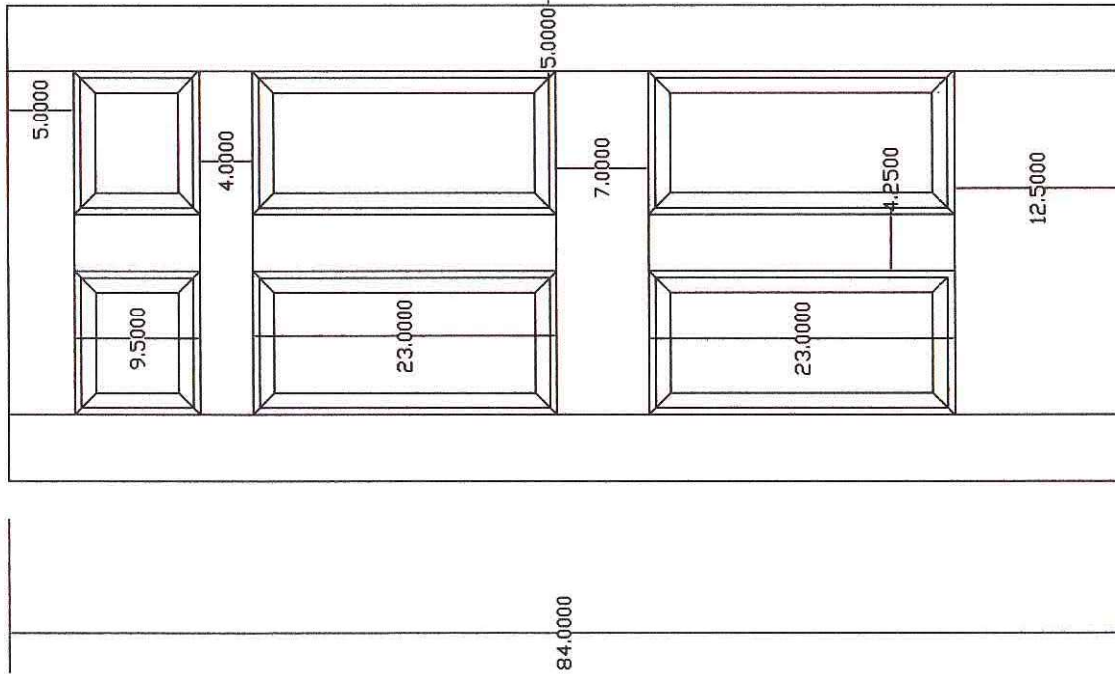
The Owners and the project team is committed to protecting the one (1) elm tree (deciduous) if it is deemed required to be saved as part of the City of Regina development requirements. There is a concern the existing root system is undermining and contributing to failure of the existing foundation. Upon excavation, a full extent can be determined.

The Owners and the project team is committed to working with the City of Regina and the Heritage Community to develop a Landscape plan and design that will complement the Historical conditions of the building while fulfilling the requirements of the development standards as per the City Development Guidelines.

2326 College Avenue - Shop Drawing.

- APRIL 4/19

Shop drawings by
Shaver's Sash and
Doors Ltd.



Detail: Door

Six Raised Panels.

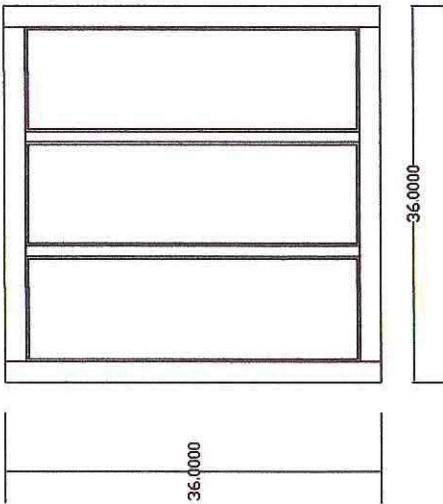
Size: 36 x 84 - 1 3/4".

Material: Solid White Oak.

Customer Name

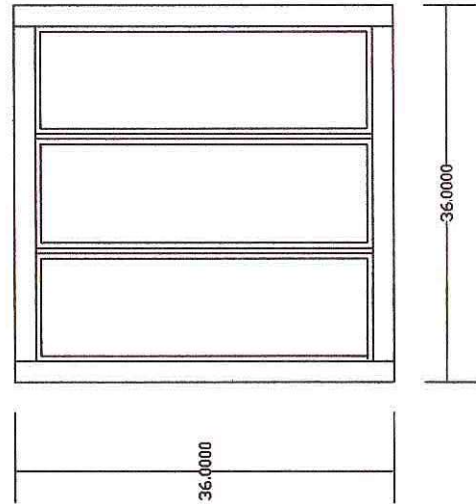
Date

- APRIL 4/19



Exterior Sash

Size: 36 x 36 - 1 3/8"
Material: Fir
Glass: Single Glaze
3mm Float



Interior Sash

Size: 36 x 36 - 1 3/4"
Material: Fir
Glass: Dual Pane Sealed
Units.

Customer Name

Date

"KERR / BRONFMAN RESIDENCE" BUILDING

REPLACEMENT / REPAIR AND BASEMENT REPAIR
2326 COLLEGE AVE, REGINA SASKATCHEWAN

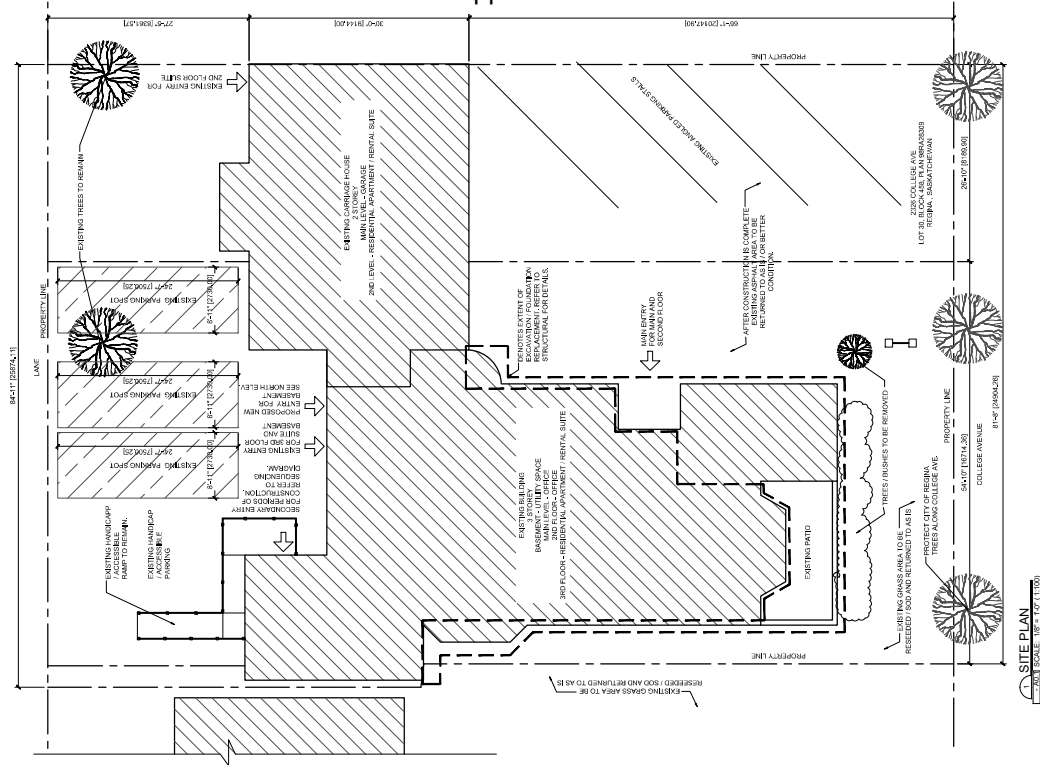
KEY PLAN
- ADULT SCALE NOT TO SCALE

LIST OF ABBREVIATIONS

[illegible]

SYMBOLS & LEGEND

ARCHITECTURAL	COVER SHEET/CODE REVIEW SITE PLAN FOUNDATION PLAN / DEMO PROPOSED FLOOR PLAN / 1ST FLOOR SECTION PROPOSED FLOOR PLAN / 2ND FLOOR SECTION NEW FLOOR PLAN NEW SECTION	STRUCTURAL	GENERAL NOTES / TYPICAL DETAILS FOUNDATION PLAN / DEMOLITION FOUNDATION PLAN / NEW FOUNDATIONS FOUNDATION PLAN / NEW SECTIONS ELEVATIONS	MECHANICAL	MECHANICAL DEMO NOTES BASEMENT MECHANICAL PLAN - PLUMBING BASEMENT MECHANICAL PLAN - HVAC NOTES AND SCHEDULE/LAYOUT	ELECTRICAL NOTES	A1.2
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[illegible][illegible]DESIGN & CONSULTANTS TEAM

GENERAL CONTRACTOR:
INNOVATION RENOVATION INC.
SUITE B - 335 MAXWELL CRES.
REGINA, SASKATCHEWAN
CONTACT: IAN MOKATS
PHONE: 306.525.8344

ARCHITECTURAL:
OKO HAUS DESIGN INC.
2430 8TH AVE
REGINA, SASK. S4R 5E3
CONTACT: NATHAN BRENNER
PHONE: 306.721.2150

STRUCTURAL ENGINEER:
J C KENYON ENGINEERING INC
2424 COLLEGE STREET
REGINA, SASK. S4P 1C8
CONTACT: BRAD TAYLOR
PHONE: 306.585.6126

MECHANICAL ENGINEER:
MACPHERSON ENGINEERING INC.
#220 - 2365 ALBERT STREET
REGINA, SASK. S4P 4K1
CONTACT: GREG FLUTER
PHONE: 306 586 7072

ELECTRICAL ENGINEER:
RITENBURG \$ ASSOC.LTD.
2222 ALBERT STREET
REGINA, SASK. S4P 2V2
CONTACT: MEL LEU
PHONE: 306 569 1303

ARCHITECTURAL DESIGN
RESIDENTIAL • COMMERCIAL
PROJECT MANAGEMENT

DATE	REVISIONS	BY
2018.05.14	ISSUED FOR BUILDING PERMIT	NB
2018.06.22	REVISED ELEC/MECH ROOM	NB
2018.08.02	RE-ISSUED FOR BP	NB
2019.04.09	RE-ISSUED FOR BP AND HAP	NB

PROJECT TITLE:
KERR / BRONFMAN RESIDENCE
2326 COLLEGE AVE.
REGINA, SASKATCHEWAN
.
.
FOUNDATION REPLACEMENT
BASEMENT IMPROVEMENTS

PROJECT NO.: 015-002	SCALE: AS SHOWN	REVIEWED BY: XXX
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MECHANICAL DEMOLITION NOTES:

ARCHITECTURAL DEMOLITION NOTES:

- OWNER, CONTRACTOR AND CONSULTANT'S TO PHOTOGRAPH AND DOCUMENT EXISTING CONDITIONS, MATERIAL DETAILS ETC. PRIOR TO DEMOLITION.
- COORDINATE WITH OWNER, ALL MATERIALS TO BE SALVAGED, SALVAGED MATERIAL (WOOD VENEER, EXISTING DOORS, WINDOWS TO STORED OR PROTECTED ON SITE.
- EXISTING MAIN STAIRS TO BE SITE DOCUMENTED AND RECONSTRUCT AS PER OVERALL DESIGN AND AESTHETIC BUT MEETING CURRENT CODE



1 EXISTING BASMENT / FOUNDATION PLAN
-A- SCALE: 1/4" = 1'-0" (1:50)

[illegible]



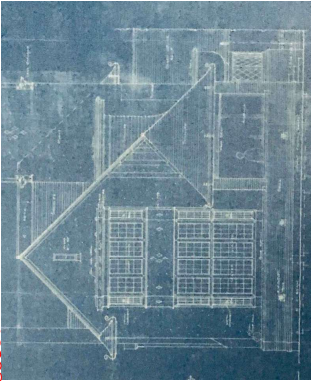
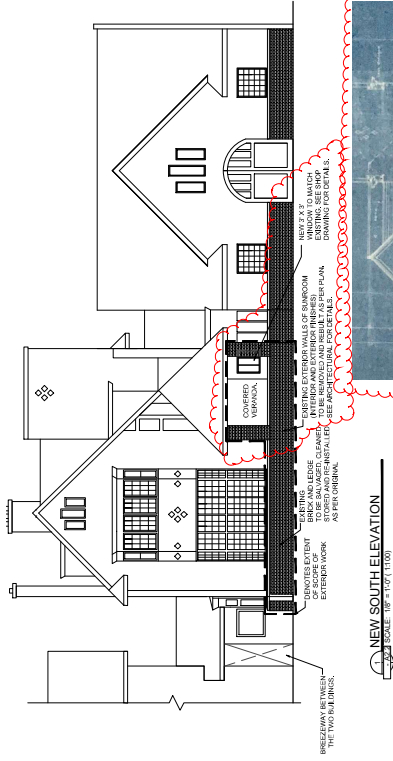
ARCHITECTURAL DESIGN
RESIDENTIAL • COMMERCIAL
PROJECT MANAGEMENT

3 COVERED VERHANDA - MAIN FLOOR
- 413 SQUARE FEET - 100' x 100'

100

5

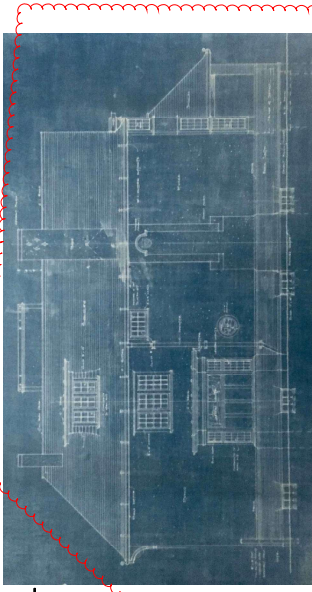
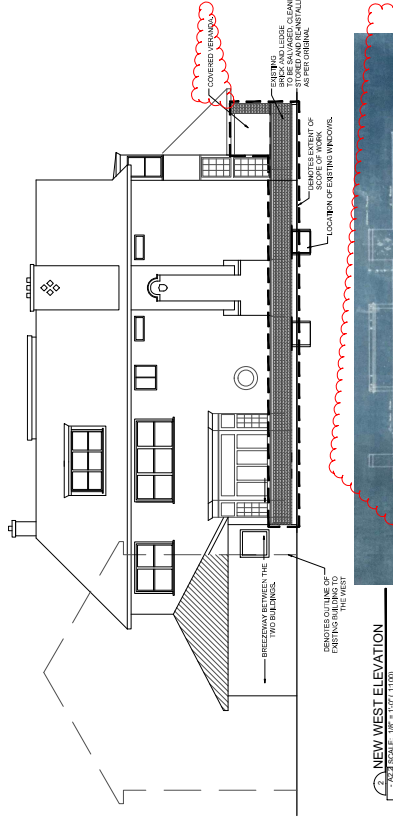
5



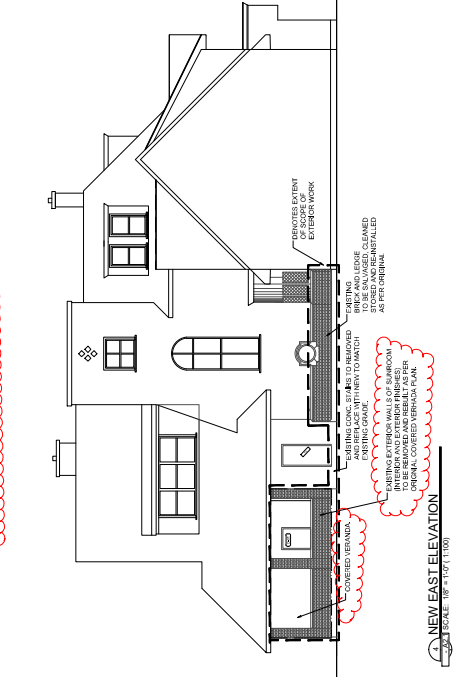
13. ORIGINAL SOUTH ELEVATION
SCALE: 1/8" = 1'-0" (1:100)
IMAGE SHOWN FOR REFERENCE ONLY.



14. EAST ELEVATION - DURING RENOVATION / DEMO
SCALE: 1/8" = 1'-0" (1:100)
IMAGE SHOWN FOR REFERENCE ONLY.



15. ORIGINAL WEST ELEVATION
SCALE: 1/8" = 1'-0" (1:100)
IMAGE SHOWN FOR REFERENCE ONLY.



16. NEW EAST ELEVATION
SCALE: 1/8" = 1'-0" (1:100)



ARCHITECTURAL DESIGN
PROJECT: A2.2
PROJECT: A2.2

ARCHITECT: REGAN BROWN DESIGN
P: 303.971.2150
F: 303.971.2150
WWW.ALSOHAUS.COM

DATE	REVISIONS	BY
2019.05.14	ISSUED FOR BUILDING PERMIT	N13
2019.05.22	REVISED ELECTRICAL PLAN	N13
2019.06.02	RE-ISSUED FOR BP	N13
2019.06.09	RE-ISSUED FOR BP AND HAP	N13

PROJECT FILE: KERRI BROWNMAN RESIDENCE
PROJECT: A2.2
PROJECT: A2.2

PROJECT NO: A2.2
DRAWN BY: N13

DATE: 2019.03.20

SCOPE OF WORK

- REMOVAL/ALLOCATION OF EXISTING MECHANICAL, ELECTRICAL ETC. AS REQUIRED TO COMPLETE DEMOLITION WORK.
- REMOVAL OF EXISTING INTERIOR AND EXTERIOR BASEMENT FOUNDATION WALLS, GRADE BEAMS, SLABS ETC. AS SHOWN ON PLAN 1ST.
- CONSTRUCTION AND INSTALLATION OF NEW PILES, COLUMNS, FOUNDATION WALLS, GRADE BEAMS, SLABS ETC. AS SHOWN ON PAGES 2 THROUGH 4.
- INSTALLATION OF NEW EXTERIOR FOUNDATION WALL, AMBISTRE BARRIER, WEEDING LAY & SUMP PIT.
- INSTALLATION OF NEW MECHANICAL, ELECTRICAL & UTILITIES AS REQUIRED. SEE ARCHITECTURAL.
- NEW LANDSCAPE AS REQUIRED BY OWNER.

GENERAL NOTES

- GENERAL SPECIFICATIONS NATIONAL BUILDING CODE OF CANADA, 2010.
- GENERAL SPECIFICATIONS NATIONAL BUILDING CODE OF CANADA, 2010.
- ALL DIMENSIONS ARE IN FEET AND INCHES, UNLESS NOTED OTHERWISE.
- ALL EXISTING CONSTRUCTION ALTERED OR DAMAGED DURING THE COURSE OF THE WORK IS TO BE MADE GOOD TO MATCH.

EXISTING CONSTRUCTION

- ALL INFORMATION CONCERNING EXISTING CONSTRUCTION HAS BEEN TAKEN FROM ORIGINAL DRAWINGS AND SITE VISIT.
- CONTRACTOR TO CONFIRM ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO COMMENCING CONSTRUCTION. IF EXISTING CONSTRUCTION DOES NOT MATCH THE INFORMATION PROVIDED, THE CONTRACTOR SHALL NOTIFY THE CONSULTANT IN WRITING.
- ALL EXISTING CONSTRUCTION ALTERED OR DAMAGED DURING THE COURSE OF THE WORK IS TO BE MADE GOOD TO MATCH.

DEMOLITION

- CONFORM TO MUNICIPAL AND PROVINCIAL SAFETY REGULATIONS GOVERNING BUILDING CONSTRUCTION AND DEMOLITION.
- DEMOLITION OF EXISTING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL ENGINEER DESIGNATED TO SUPERVISE THE DEMOLITION OF EXISTING CONSTRUCTION.
- CONTRACTOR TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT LOCAL GOVERNMENT.
- REVIEW METHOD OF DEMOLITION WITH THE CONSULTANT BEFORE PROCEEDING.
- DEMOLITION WORK SHALL BE COMPLETED WITHIN THE TIME FRAME SPECIFIED IN THE CONTRACT.
- DEMOLITION WORK SHALL BE COMPLETED WITHIN THE TIME FRAME SPECIFIED IN THE CONTRACT.
- DEMOLITION WORK SHALL BE COMPLETED WITHIN THE TIME FRAME SPECIFIED IN THE CONTRACT.

EXCAVATION AND BACKFILL

- PRIOR TO COMMENCING ANY EXCAVATION WORK THE CONTRACTOR SHALL ESTABLISH AS NEAR AS POSSIBLE THE LOCATION AND STATE OF USE OF ALL BURIED UTILITIES OR SERVICES, ANY UTILITY OR SERVICE WHICH MUST BE REMOVED OR OTHERWISE DISTURBED SHALL BE REMOVED OR OTHERWISE DISTURBED PRIOR TO EXCAVATION WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT LOCAL GOVERNMENT.
- NECESSARY NOTIFICATION TO RESIDE OWNERS.
- EXCAVATE AND GRADE SITE TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND TOWARDS CATCH BASINS.
- TOPSOIL AND OTHER DELICATE MATERIALS SHOULD BE REMOVED FROM THE FLOOR SLAB AND AREAS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE RELEVANT LOCAL GOVERNMENT.

CONCRETE

- ALL CONCRETE TO BE DESIGNED, MIXED, AND CURED IN ACCORDANCE WITH CSA 1-14 TO MEET THE FOLLOWING:

TYPE	LOCATIONS	STRENGTH (MPa)	EXPOSURE CLASS
1	PILES	32	S-2
2	FOUNDATION WALLS	32	S-2
3	GRADE BEAM/PILE CAPS	32	S-2
4	COLUMNS (REFER TO SCHEDULE)	30-40	N
5	GRADE SUMP SLABS	25	N
6	FLOOR SLABS & BEAMS	25	N

CONCRETE COVER SCHEDULE			
ELEMENT	BOTTL.	TOP	SPES
PILES	75	75	75
PILE CAPS	40	40	40
GRADE BEAMS	40	40	40
GRADE WALLS	40	40	40
PLASTER & PLASTER	—	—	—
STRUCTURAL SLAB	25	25	—
COLUMNS	40	—	40

CAST-IN-PLACE CONCRETE PILES

- CONCRETE SHALL BE CAST IN PLACE AND SHALL BE REMOVED FROM THE FORMS AFTER 24 HOURS. THE FORMS FOR CONCRETE SHALL BE REMOVED CENTRALLY, IN HALF, AND PLACE CONCRETE WITHIN 2 HOURS OF EXCAVATING PILE. REINFORCE CONCRETE AS PER SCHEDULE.
- LOCATIONS OF ANY UNDERGROUND SERVICES, THE CONTRACTOR SHALL CHECK AND EXAMINE SITE CONDITIONS AND VERIFY EXACT LOCATION OF ANY UNDERGROUND SERVICES. THE CONTRACTOR SHALL NOTIFY THE CONSULTANT IN WRITING, OF ANY AND ALL SERVICES, BEFORE EXCAVATION WORK COMMENCES.
- PILES HAVE BEEN DESIGNED BASED ON THE FOLLOWING INFORMATION:

TYPICAL PILE DESIGN CRITERIA:

PILES PERFORM ON THE BASIS OF THE FOLLOWING PROPERTIES:			
GEOMETRIC ELEVATION (m)	ULTIMATE SHAFT FRICTION (kN)	GEOTECHNICAL RESISTANCE FACTOR (COMPRESSION)	GEOTECHNICAL RESISTANCE FACTOR (TENSION)
ADRISE 19.3	0	0.4	0.3
574.2 TO 574.3	95		
574.3 TO 574.6	80		

PILE CROSS SECTION

300 DIA. x 12' L.G. OR BEAMS
400 DIA. x 12' L.G. OR BEAMS
10MM TIES @ 1' ON C.C.

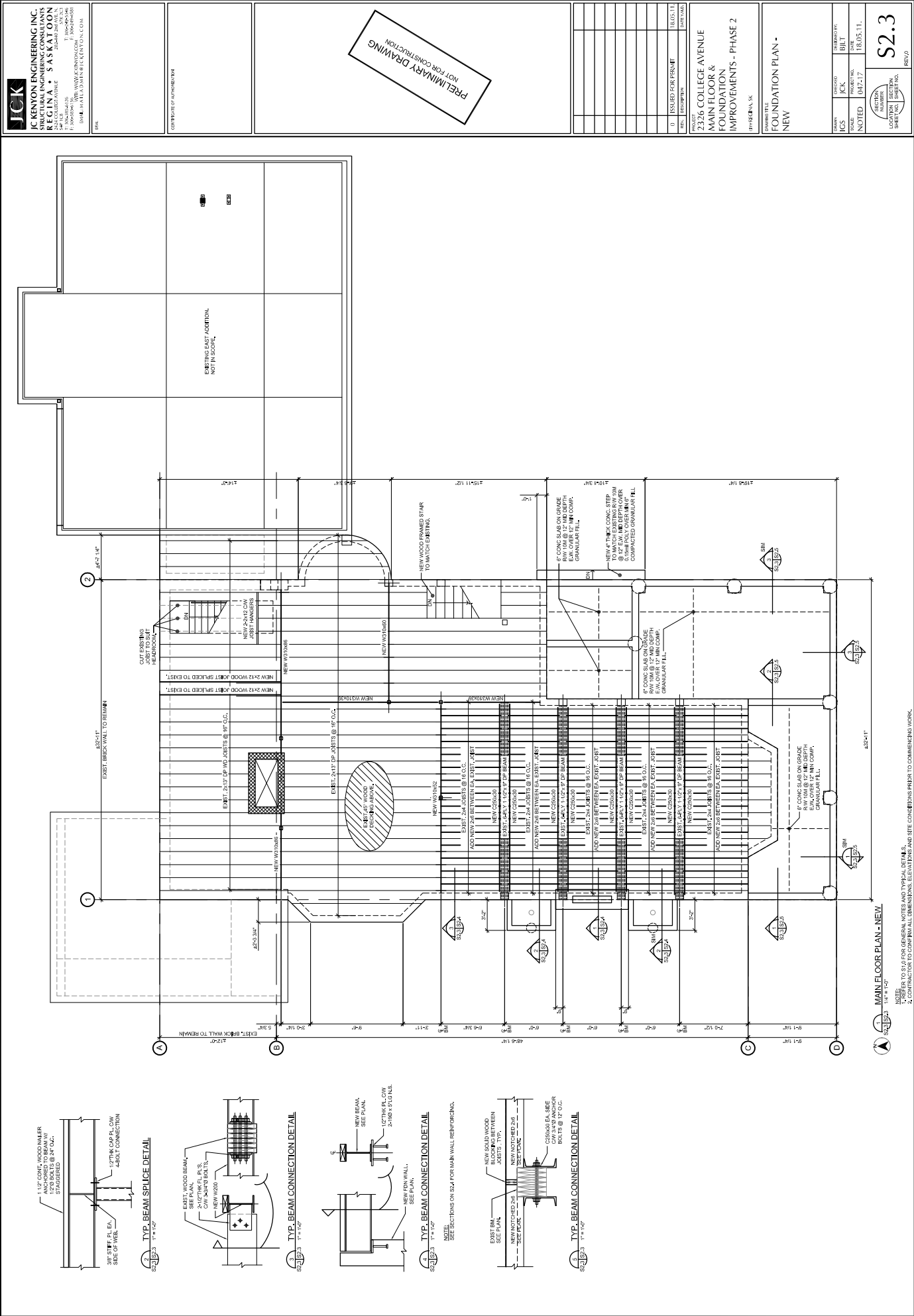
PILE REINFORCING SCHEDULE

ID	VERTS	YES
12	4-10M	10M @ 1' ON C.C.
16	4-10M	10M @ 1' ON C.C.

[illegible][illegible]

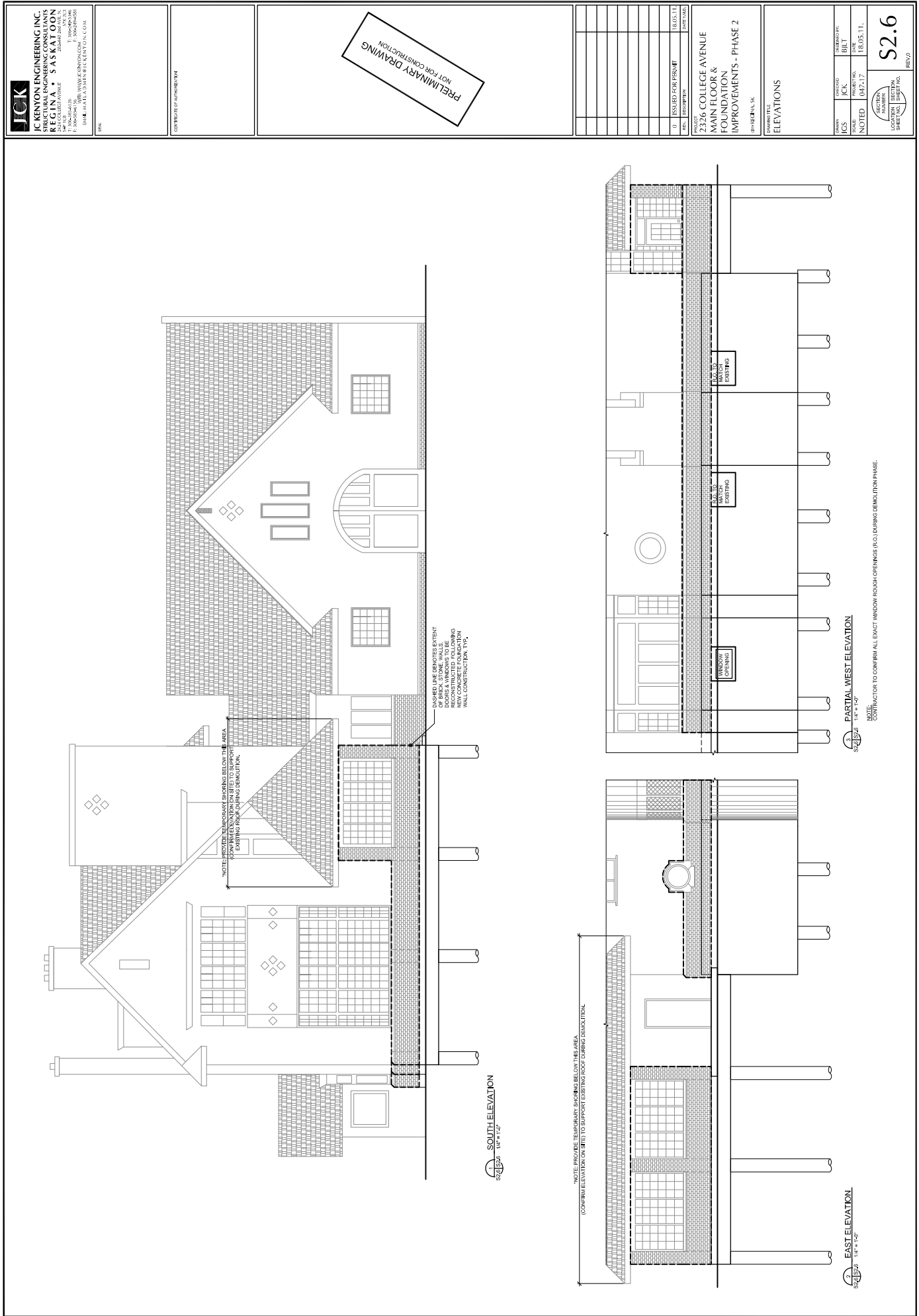
[illegible]

[illegible]



[illegible]

[illegible]





JC KENYON ENGINEERING INC.
STRUCTURAL ENGINEERING CONSULTANTS

File: 047-17

April 17, 2018

Elmer Brenner
2326 College Avenue
Regina, Saskatchewan

Re: Structural Stabilization of Foundations
2626 College Avenue – Office Building
Regina, Saskatchewan

Dear Elmer,

Over the past two years JC Kenyon Engineering has been involved with an ongoing investigation in regards to stabilization of the foundation structure that supports the three story office building located at 2326 College Avenue in Regina, Saskatchewan, Photo 1. In 2015, JC Kenyon Engineering conducted a visual inspection of the main floor and basement to determine the cause of cracks that had formed in the plaster walls on the main and second floor, Photo 2 and 3. During the inspection we determined that the foundation walls were constructed with brick masonry and that the foundations had experience differential movement and inward bowing, which had been caused by swelling and contraction of the clay soil that the footing were supported on. This is a common issue in Regina and is a result of moisture changes in the soil. The differential movement was possibly exacerbated by the masonry foundation, which is more susceptible to cracking than a conventional reinforced concrete foundation. During the inspection we also observed efflorescence, a white powder containing residual minerals from the brick and soil, on the inside face of the brick wall, Photo 6 and 7. This was an indication of moisture infiltration.

As a result of our observations we recommended that that measures be taken to stabilize the foundation. This would include replacement of the foundation walls with reinforced concrete, and stabilization of the foundation with either underpinning piles or a new concrete footing. Replacement of the foundation walls will include excavation of soil around the perimeter of the building, shoring of the building above, demolition of the existing foundations and replacement with cast in place reinforced concrete walls. The walls will be waterproofed on the exterior to stop water infiltration, and new weeping tile will be installed around the perimeter of the building. The new foundations will consist of either new concrete footings or cast in place bored concrete piles. The advantage of bored concrete piles is that they will not be affected by future expansion and contraction of the clay soil, therefore very little long term movement (less than 3 mm) of the structure would be expected. However supporting the building on new concrete footings is an option. The foundation would continue to experience stress from expansion and contraction of the clay soil, but the structure as a whole will be more robust to resist the forces. Future movement would be expected if the building was supported on footings, however if this risk is acceptable, then it may certainly be pursued.

We trust that this report meets your needs at this time.

Yours Truly,

JC KENYON ENGINEERING INC.

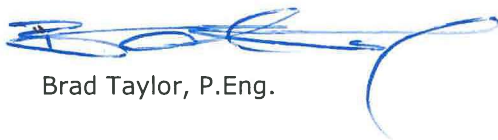

Brad Taylor, P.Eng.





Photo 1: View of the Office Building from the South West



Photo 2: Cracks in the Stairwell between the Main and Second Floor



Photo 3: Cracks in Walls in the Main Floor Waiting Area



Photo 4: Crack in the Brick Masonry Foundation Wall below the Waiting Room



Photo 5: Unlevel Floor due to Differential Movement of the Foundations



Photo 6: Cracks in the Foundation Wall in the Electrical Room on the West Side of the Building



Photo 7: Cracks in the Foundation Wall in the Electrical Room on the West Side of the Building