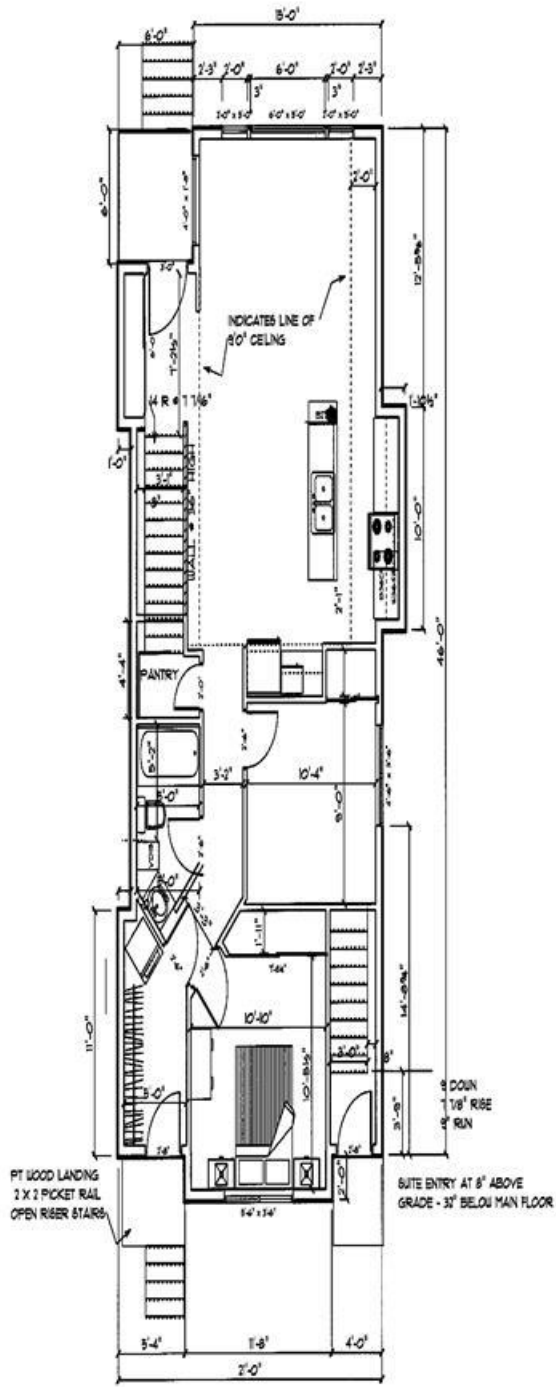




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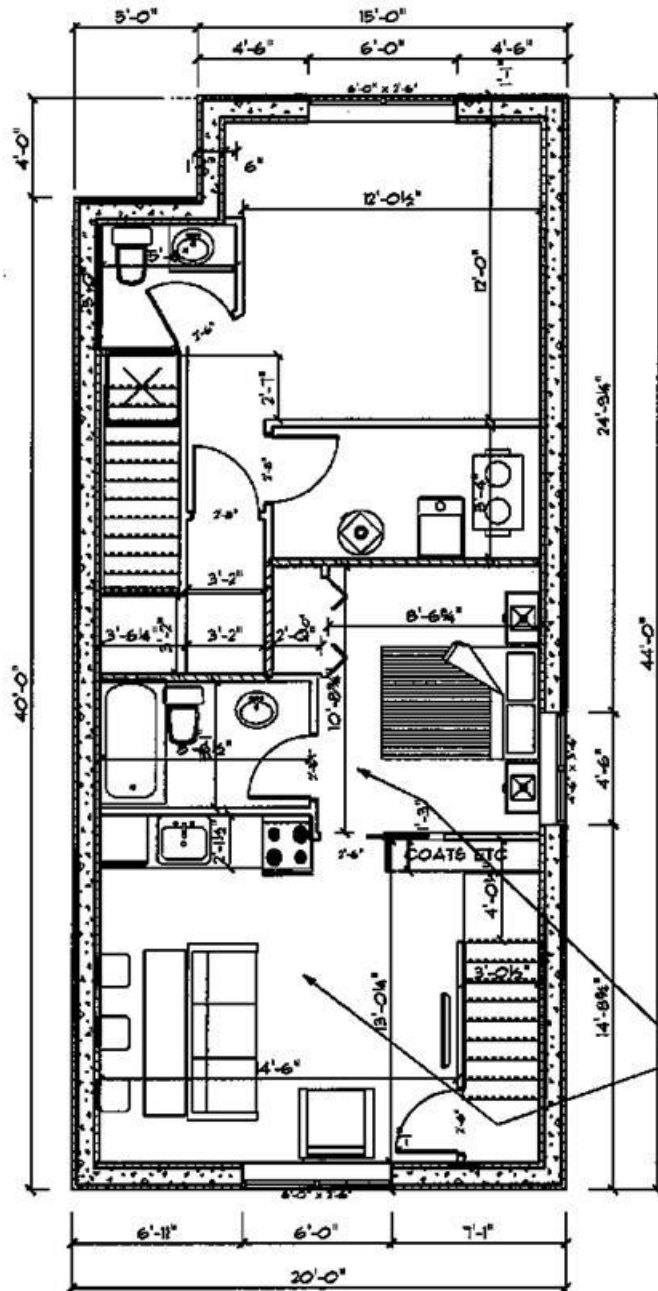
RENOVATIONS & CUSTOM HOMES

Brad Sveinson



These plans are the exclusive property of CHARACTER HOMES LTD. 855 Marion Street, Winnipeg, MB 204-231-4294	MAIN FLOOR	Main Floor	16/08/13
		1" = 10'	A-1

A-1



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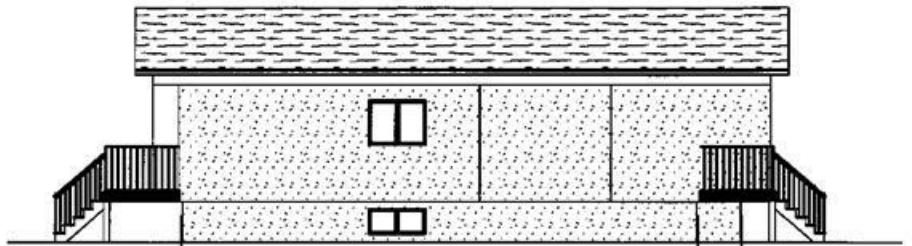
SUITE
BASEMENT

Lower Level	16/08/13
1" = 1'0"	A-1

A-2



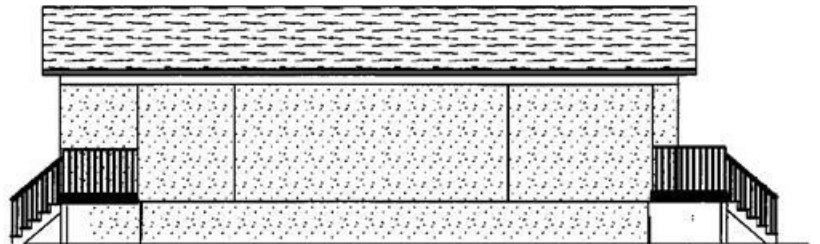
WEST



NORTH



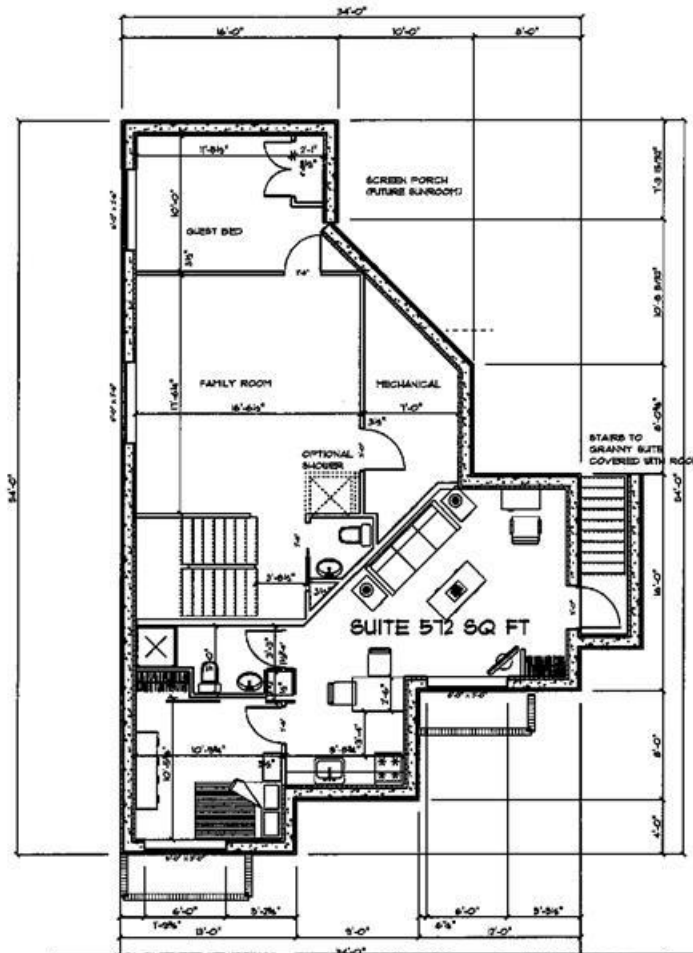
EAST



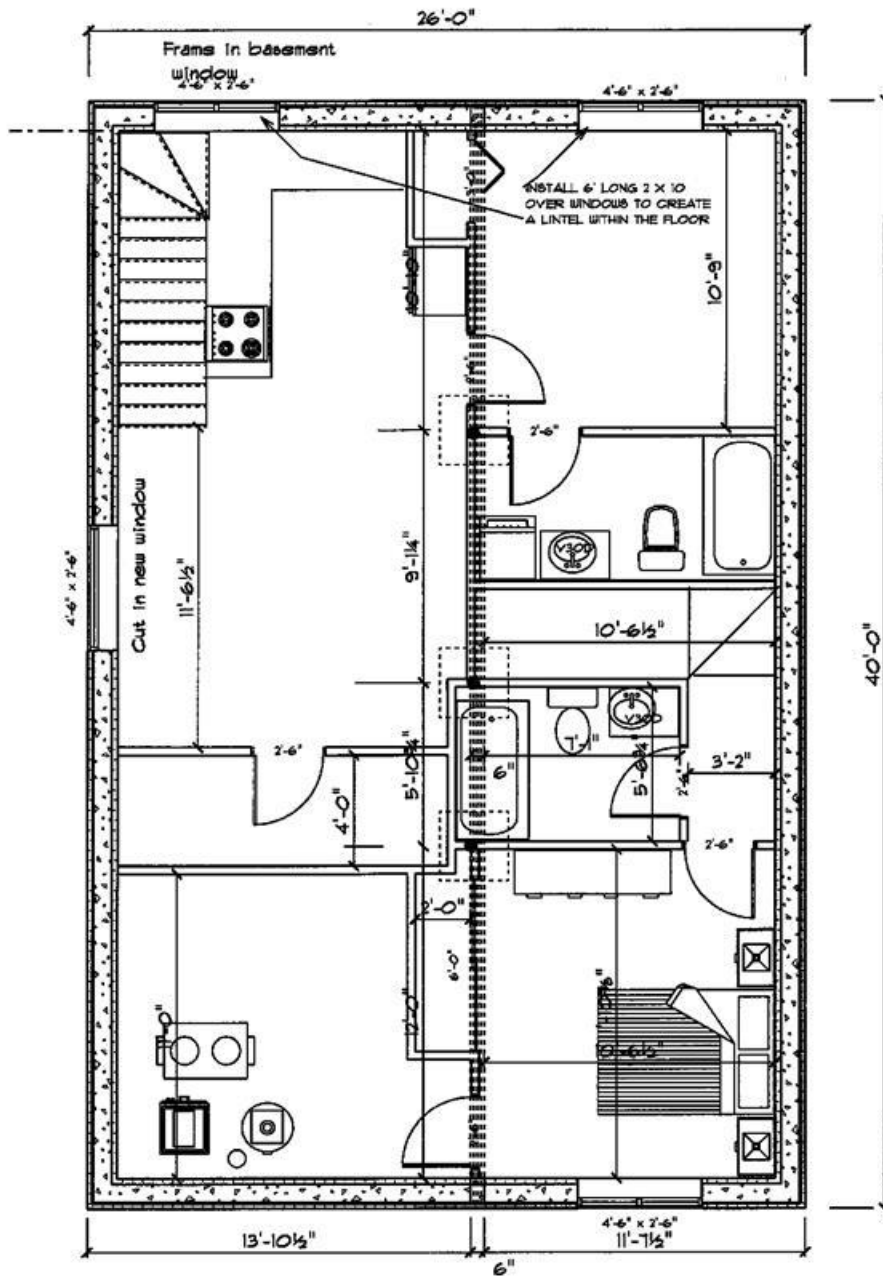
SOUTH

These plans are the exclusive property of CHARACTER HOMES LTD. 888 Marion Street, Winnipeg, MB 204-237-4284	Elevations	16/C8/13
	1" = 10'	A-1

A-3



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	3/16" = 1'-0"	PAGE: _____
	C-1	



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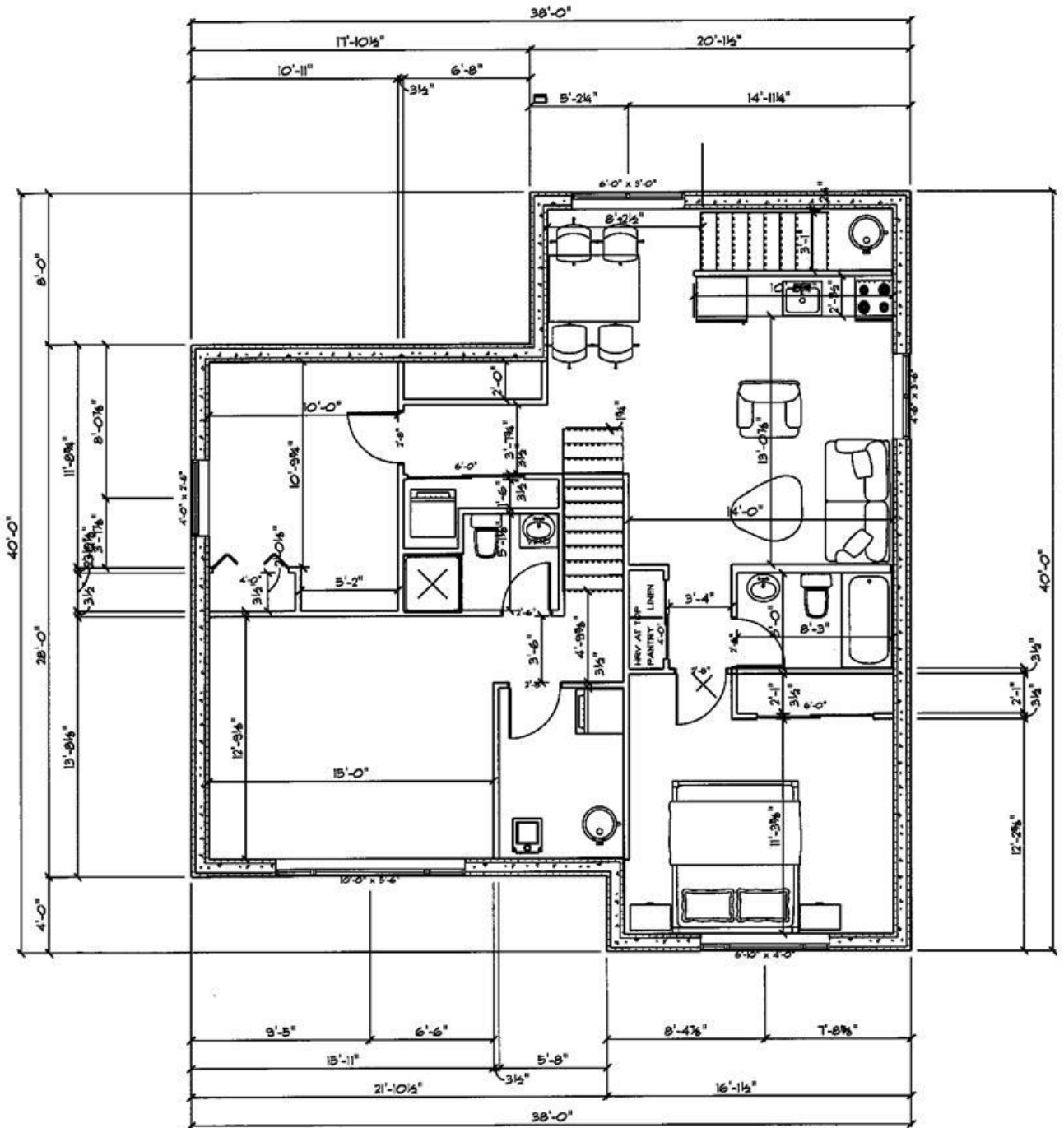
FOUNDATION

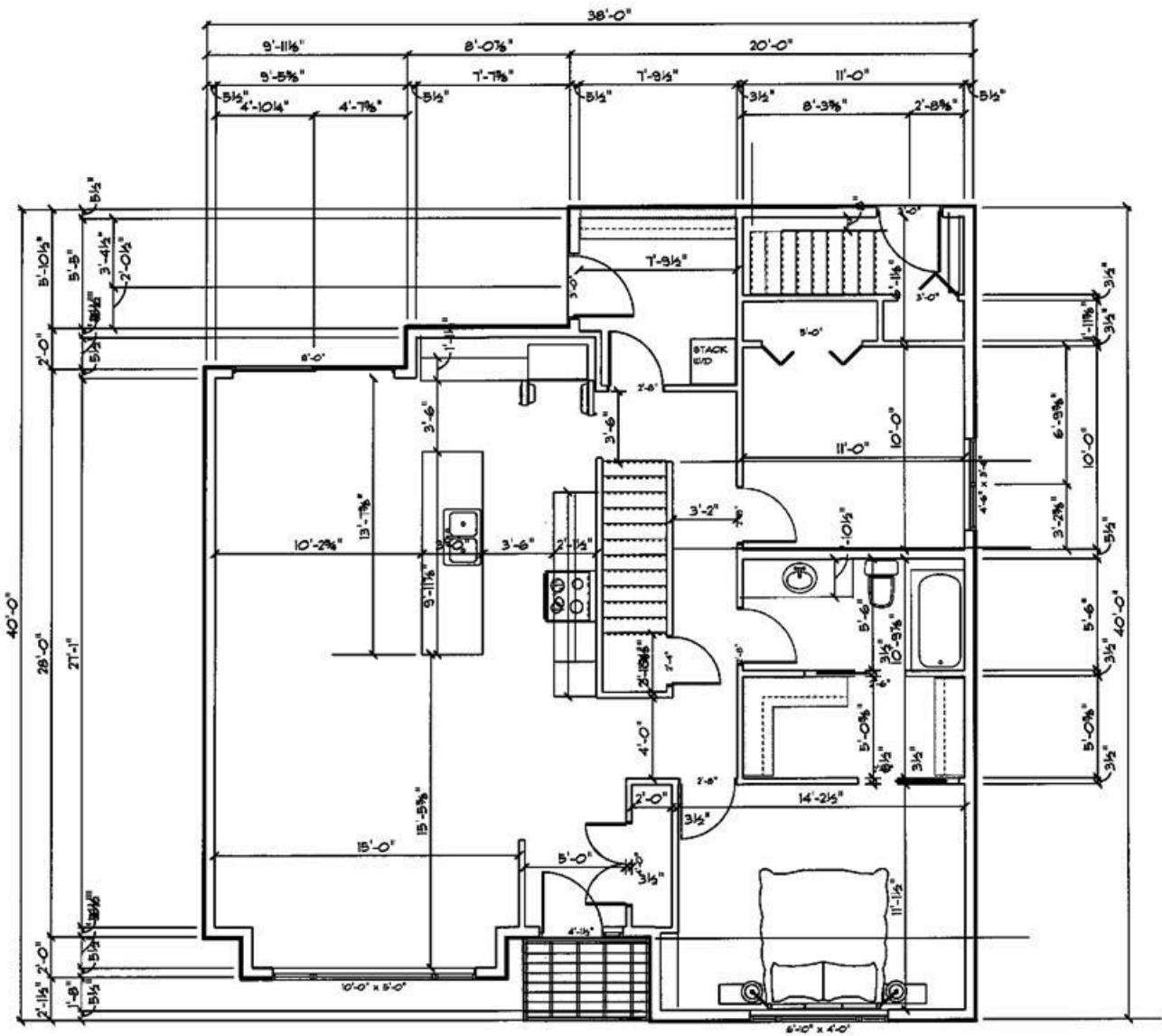
12/02/12

1/4" = 1'0"

PAGE 2

DI





Character Homes Ltd

Secondary suite in basement

Basement Preparation

Frame in the original basement window on the southwest corner of the basement, cut in that window opening on the south side of the basement to provide lighting to the living space of the suite.

Framing

Reframe the back wall of the suite entry for the door as per plan

Cut in and frame the new stairwell to the basement and install closed riser stairs ready to cover with flooring

Interior walls - 2 x 4 KDS @ 16" o.c.

Heating

4 kwh of electric baseboard heat, , Apartment style HRV with 1 wall controls and 1 timers, range hood ducted to exterior, and 1 1/2 ton air conditioner.

Electrical

60 amp service c/w 16 circuit panel with 24 devices (outlet, switch, light), 2 hardwired smoke alarms with battery backup, 1 telephone outlets, 1 cable outlets, kitchen c/w split circuit counter plugs, circuits for the fridge, microwave and range hardwired.

Install all light fixtures

Plumbing

As per plans, rough in and finish the kitchen, 4 piece bath and laundry
40 gallon electric hot water tank

Interior finish

Insulate the ceiling with r20 sound batts and install resilient channel on joists

All the walls and ceilings within the suite will be clad with 1/2" standard drywall.

Bathrooms to receive moisture resistant drywall

The unit will be "smoke tight" from the main residence

Woodwork

All woodwork to be raised panel primed MDF doors, and Taymor Lever style interior locksets

Door casing and trim will be a 3/8" x 2 1/8" eased edge MDF and 3/8" x 3" eased edge MDF