

CONVERSION

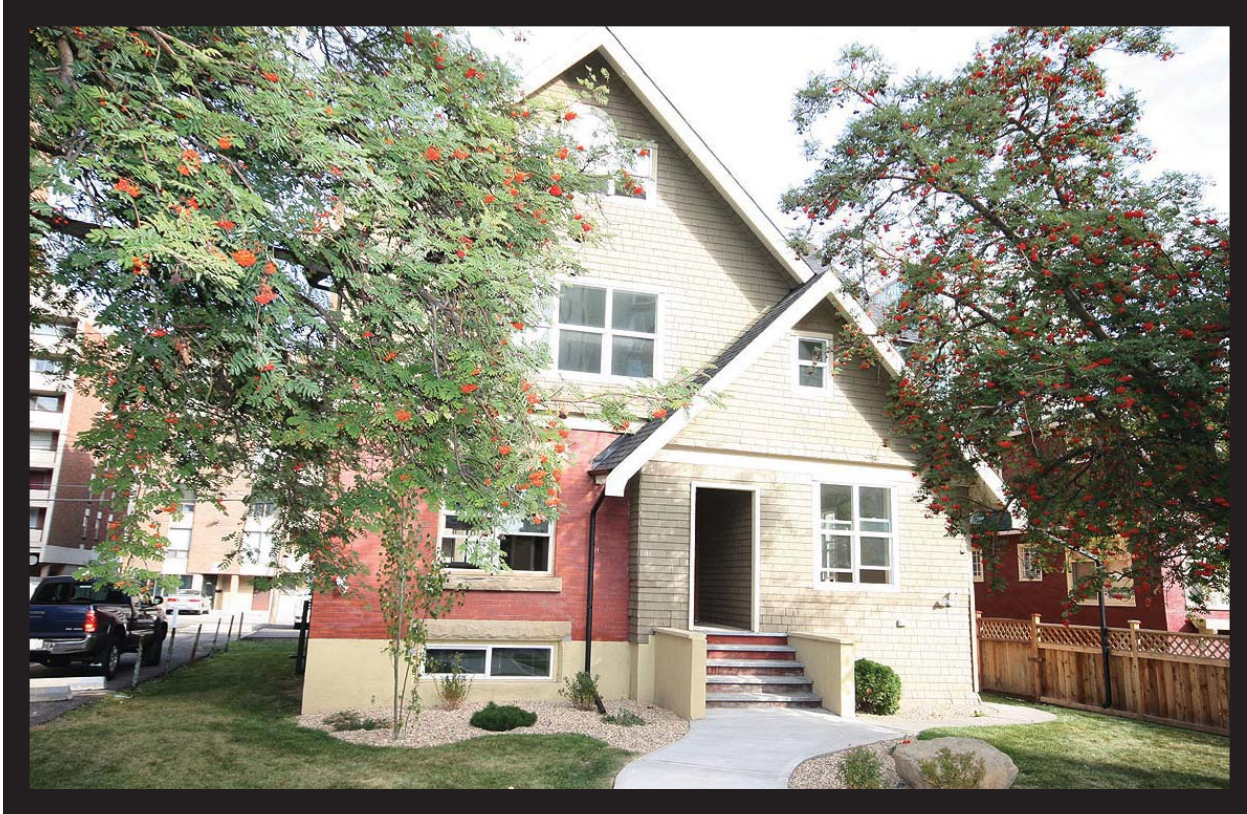
CONNAUGHT

Abandoned Rooming House to Contemporary Office Space



816 - 13 Ave SW

Project Completed: June 2010



Left in disrepair for over 20 years, the house located at 816 13 Ave SW was all but forgotten. Chris Zaharko, seeing the possibilities purchased the house and began a 2 year long renovation. Rather than being knocked down, the 3 Storey house built in 1910 was taken to the studs. 9, 40 yard bins of wooden insulation and debris later, he was left with a blank canvas.

Throughout the construction process over 100 pot lights were installed and with over 40 windows, the house was left bright and open. Engineered beams were installed to carry the weight load from top to bottom. New sub-floors, joists & insulation were installed. The entire interior was primed and painted. The basement floor was re-levelled with concrete to correct a 9" discrepancy in the existing slab. The exterior was treated to new cedar siding, new shingles, new landscaping & walkways and paved to accommodate 15+ parking stalls. Over 20 exterior lights were also installed to illuminate the structure at night.

The main floor was opened up for easy access to all areas; spacious enough to accommodate a reception area with large waiting room as well as separate offices with boardrooms or a bullpen system. The 1,231 sq ft second floor with separate climate control and washroom was developed to accommodate separate offices or a bullpen system. Large windows on this floor provided great natural light and incredible views of the city skyline. The third floor was developed in anticipation that it would be used as a large boardroom; again the area was also perfect for separate offices or a bullpen area. Storage throughout the roofline made it the perfect area to convert for storage and filing. The lower level of the house with its own climate control was the ideal area for a lunchroom, boardroom and storage. (Glass Wall Info)

The one time rooming house had been transformed into a contemporary office space.

Address:	816 13 Ave SW
Building:	3 Storey with Developed Lower Level Building Area
Main:	1,660 sq ft
Second:	1,231 sq ft
Third:	1,155 sq ft
Lower:	1,474 sq ft
Site Area:	50 ft x 131 ft
Parking:	Paved Lot / 15 Stalls



zaharko the name synonymous with real estate

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