

Company Name: Knappett Projects

Project Name: The Cove at James Bay

Project Value: \$8,198,715.00

The purpose-built luxury rental residential project consisted of a 24-unit stacked townhome block with 12 studio units on the ground floor and 12 two-level units on the upper two floors. Rooftop decks are featured on the top level of each.

The project was built on a constrained infill site and situated between two hi-rise structures used as rental housing. Two additional buildings for bike storage and waste collection were built for the use of the rental property.

The townhome structures consisted of cast-in-place concrete foundations and stick-built wood framing. The exterior was finished with fiber-cementitious lapboard and panel siding, PVC windows, SBS membrane roofing, and vinyl decks. The landscaping featured rain garden pools and drainage.