

Mass Timber Western Project



Mass Timber Low-Rise Commercial

Block #1 Project Identification

Project Name:	Usage:	First Storey Retail, Second and Third storey Office
Code Classifications:	Group E (Merchandise) Group D (Office / Personal Services)	
Number of Storeys:	3	Footprint: 15,945 sf 1,481 m2
Structural System:	Glulam Post and Beam, CLT Lateral System, CLT Floor System	

Block #2 Project Description

Building Size:	47,835 sf 4,443 m2	Building height:	3 Storeys
Fire Rating:	45 min	Maximum footprint:	Unsprinklered: 1,500 m2 Sprinklered: 4,800 m2
Roof loading and deflection:	Dead Load=1.5 KPa Snow Load=2.3 KPa Snow Load Deflection=L/240 Total Load Deflection=L/180	Floor loading and deflection:	Dead Load=3.0 KPa Live Load=2.4 KPa Live Load Deflection=L/420 Total Load Deflection=L/180
Structual system description:	Panel-Purlin System, 25' x 30' typical bay		
SFRS Description (indicate RdRo factor used):	CLT Shearwalls - Rd=2.0, Ro=1.5 Site Class		

NBC 2015 Analysis

3.2.2.60 Group D, Up To 3 Storeys

Sprinklered (Y/N):	No
Storeys:	3
Max Building Area:	Facing 1 Street: 1,600 m2 Facing 2 Streets: 2,000 m2 Facing 3 Streets: 2,400 m2
Construction:	Combustible
Floor Assemblies:	45 min FRR
Mezzanines:	45 min FRR
Roof Assemblies:	45 min FRR
Loadbearing Walls, Columns and Arches:	45 min FRR or noncombustible const.

3.2.2.61 Group D, Up To 3 Storeys, Sprinklered

Sprinklered (Y/N):	Yes
Storeys:	3
Max Building Area (m2):	4,800 m2
Construction:	Combustible
Floor Assemblies:	45 min FRR
Mezzanines:	45 min FRR
Loadbearing Walls, Columns and Arches:	45 min FRR or noncombustible const.

3.2.2.66 Group E, Up To 3 Storeys

Sprinklered (Y/N):	No
Storeys:	3
Max Building Area (m2):	Facing 1 Street: 800 m2 Facing 2 Streets: 1,000 m2 Facing 3 Streets: 1,500 m2
Construction:	Combustible
Floor Assemblies:	45 min FRR
Mezzanines:	45 min FRR
Roof Assemblies:	45 min FRR
Loadbearing Walls, Columns and Arches:	45 min FRR or noncombustible const.

3.2.2.67 Group D, Up To 3 Storeys, Sprinklered

Sprinklered (Y/N):	Yes
Storeys:	3
Max Building Area (m2):	4,800 m2
Construction:	Combustible
Floor Assemblies:	45 min FRR
Mezzanines:	45 min FRR
Loadbearing Walls, Columns and Arches:	45 min FRR or noncombustible const.

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S102	TYP ROOF FRAMING
X001	DRAWN BY

Grand total: 20



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COVER SHEET

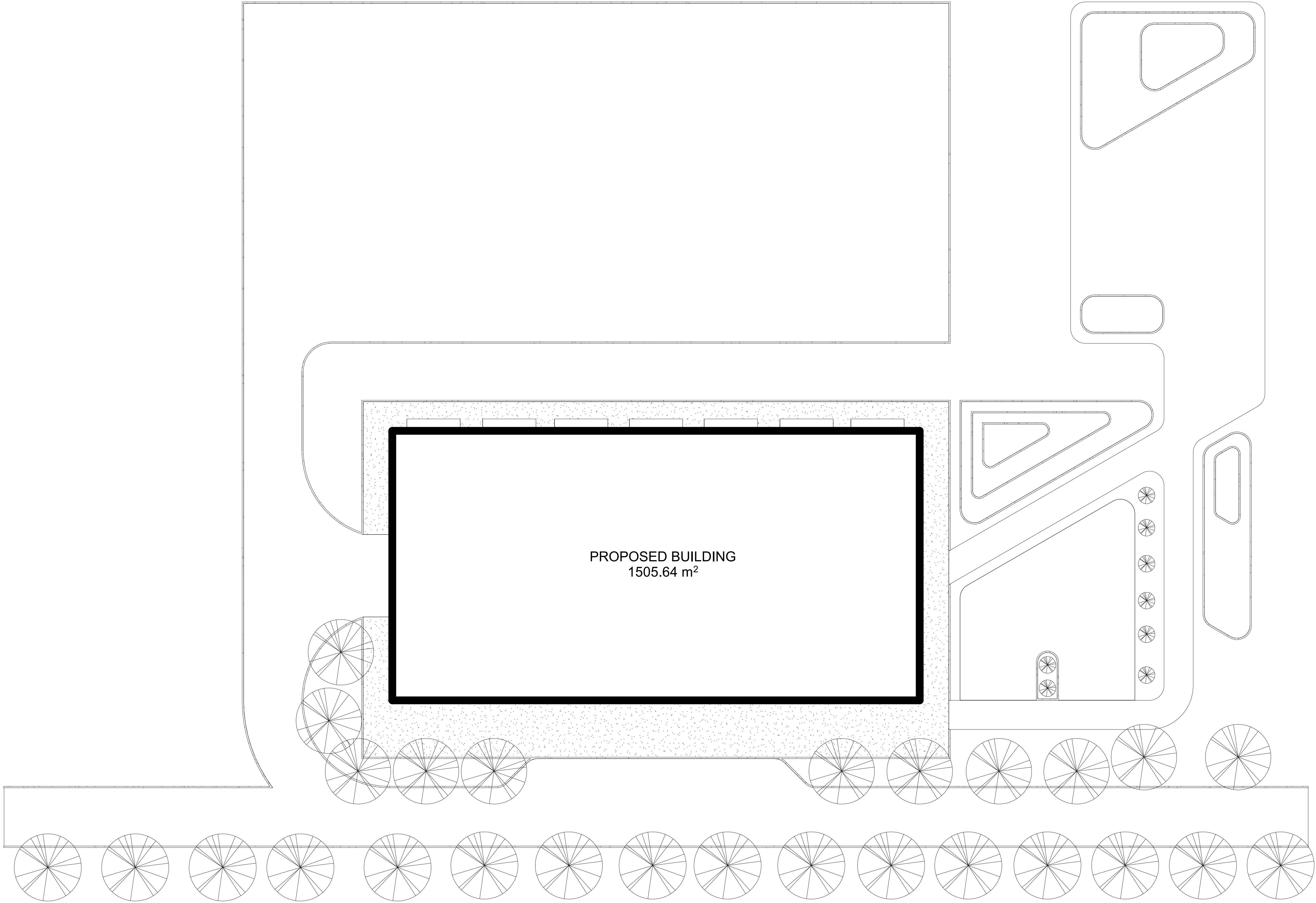
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A100

Scale



1

SITE PLAN

1 : 200



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SITE PLAN

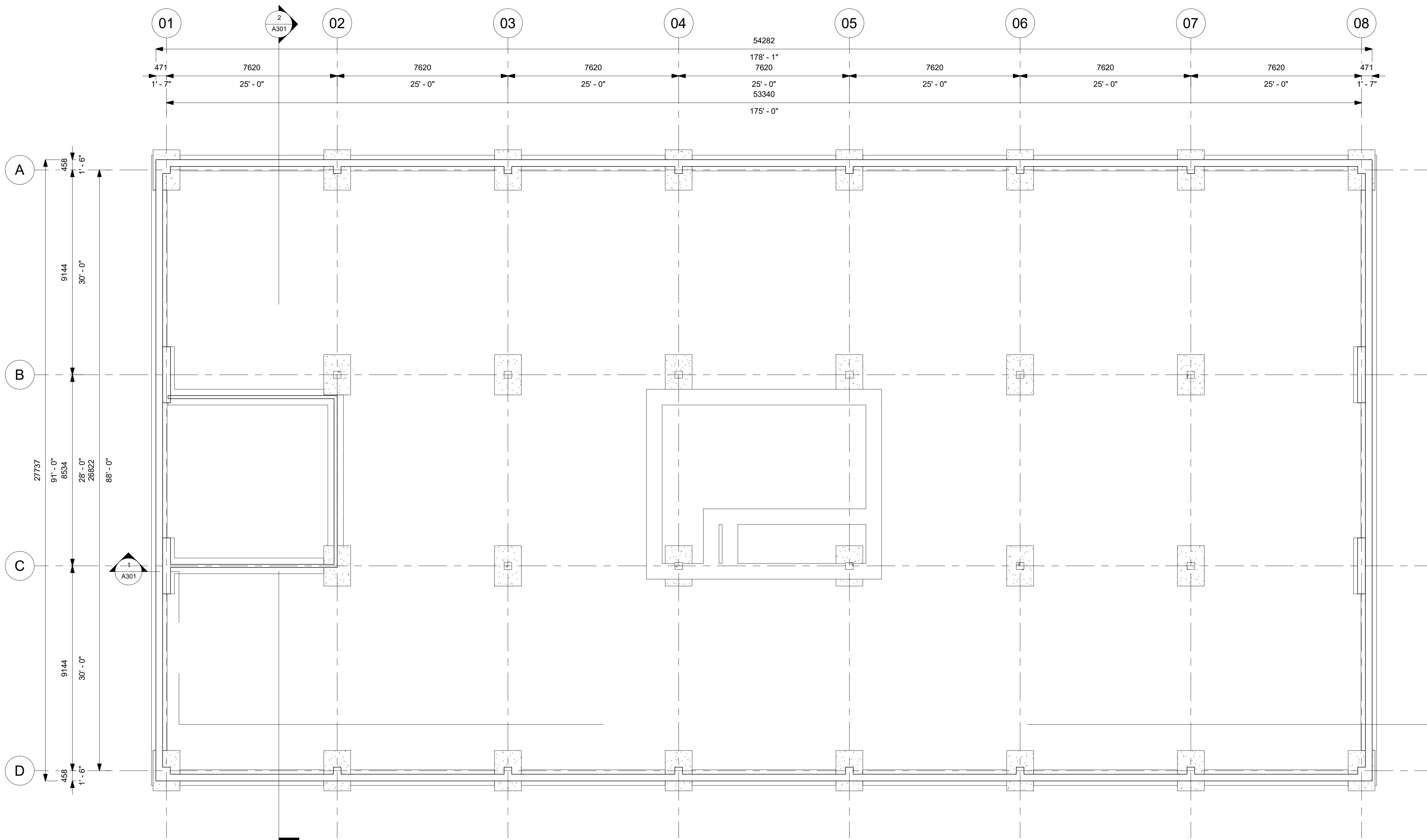
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A101

Scale 1 : 200



1 FOUNDATION PLAN
1 : 100



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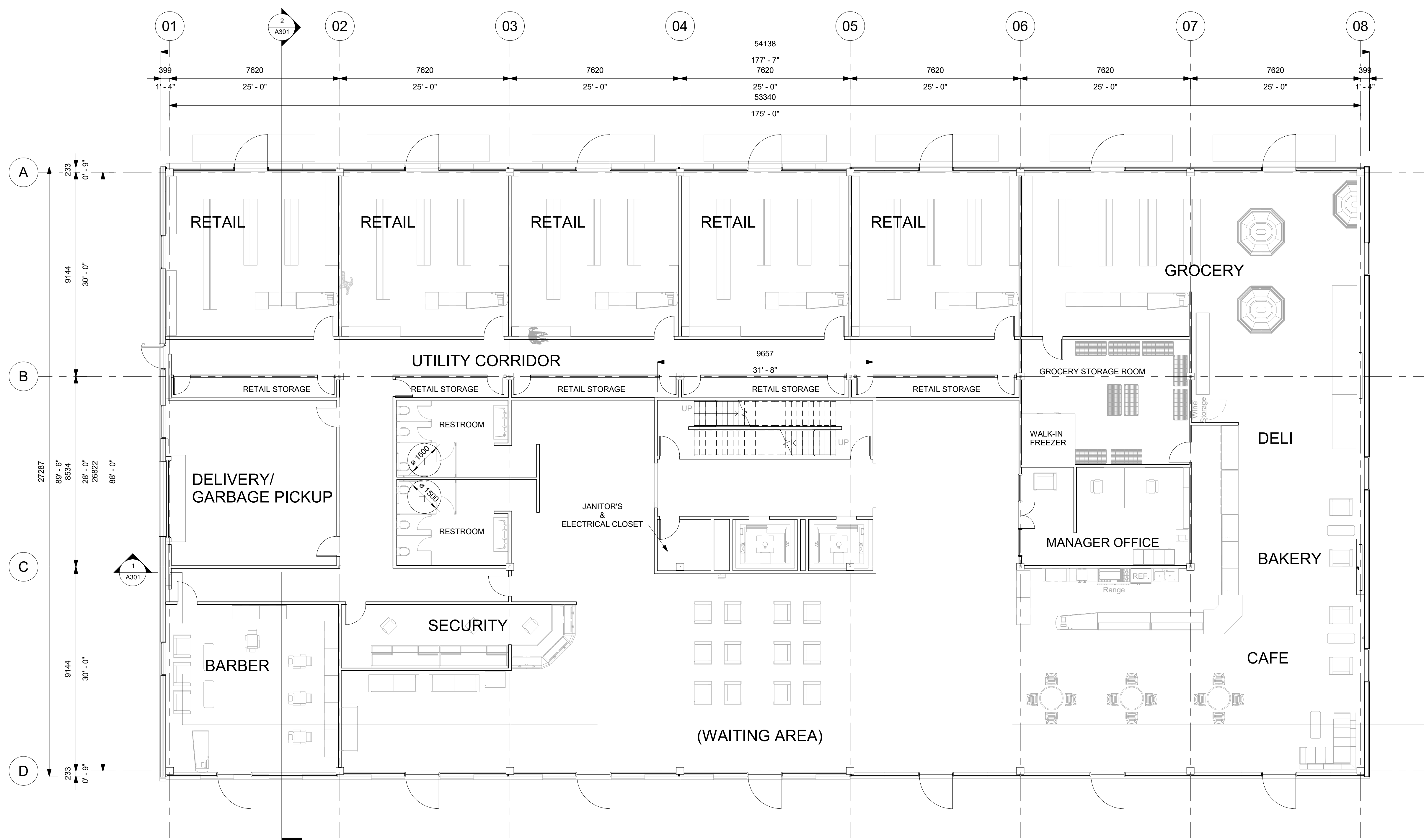
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FOUNDATION PLAN

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A102

Scale	1 : 100
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1 L1 PLAN
1 : 100



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FIRST FLOOR PLAN

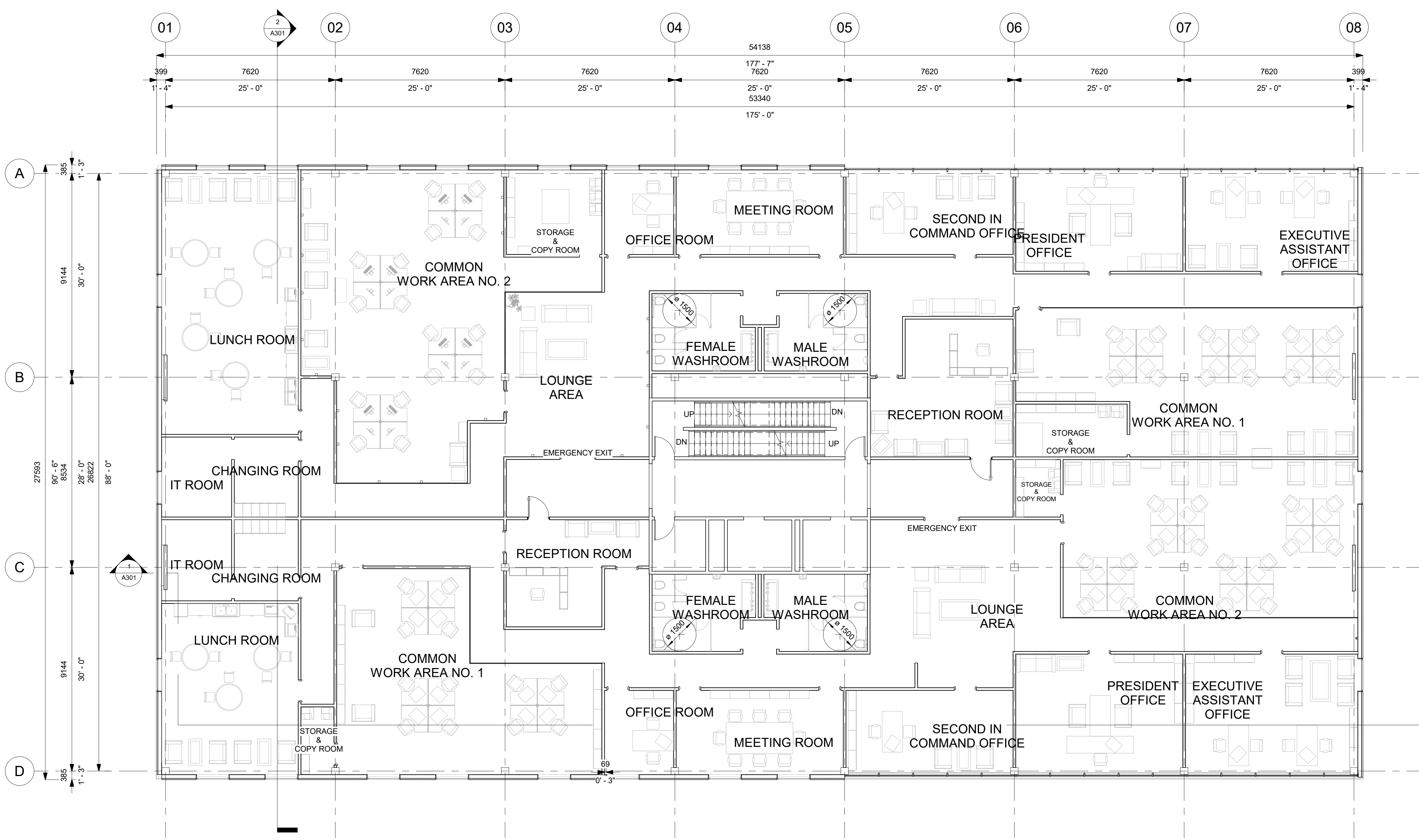
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A103

Scale 1 : 100



1 L2 PLAN
1 : 100



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SECOND FLOOR PLAN

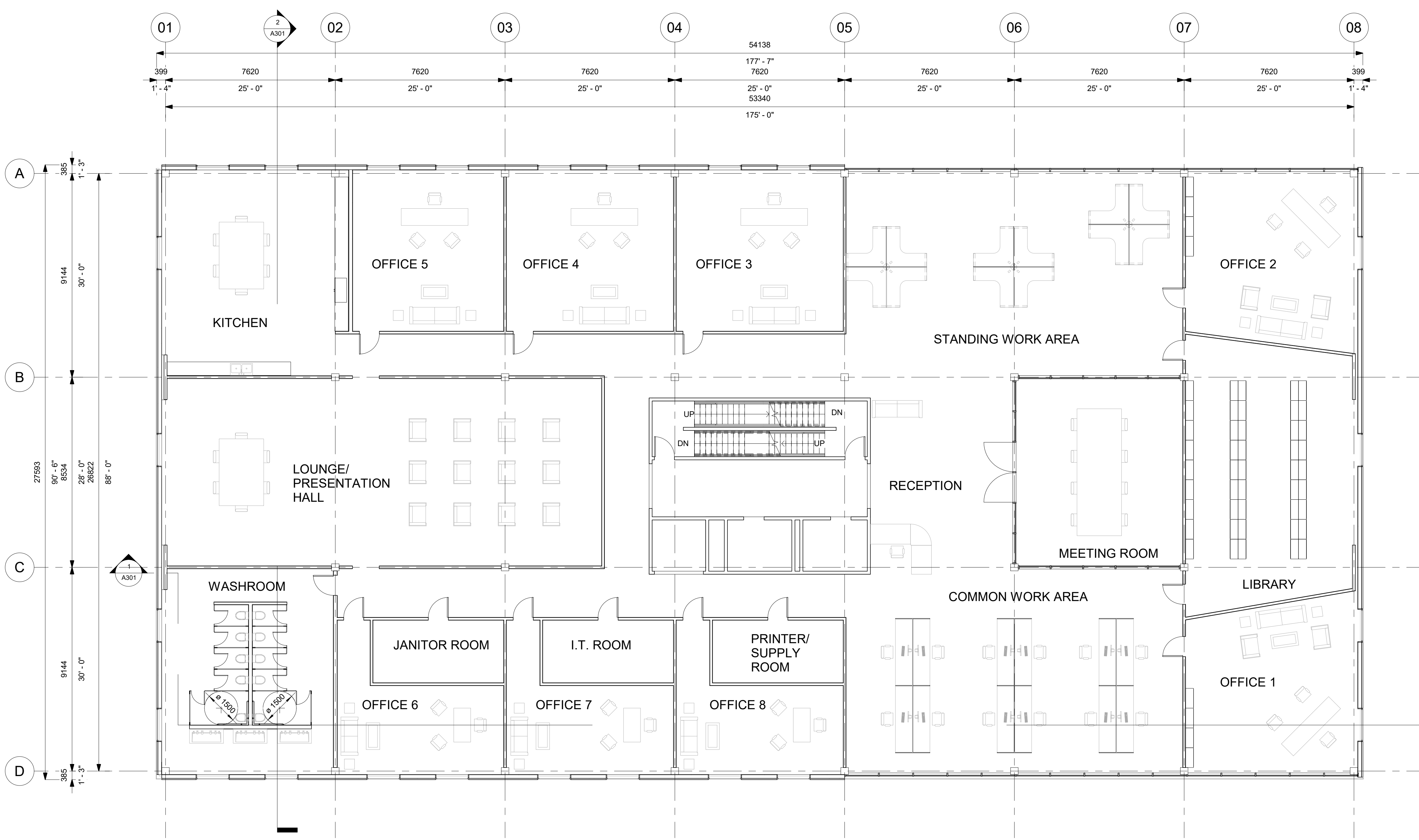
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A104

Scale 1 : 100



1 L3 PLAN
1 : 100



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THIRD FLOOR PLAN

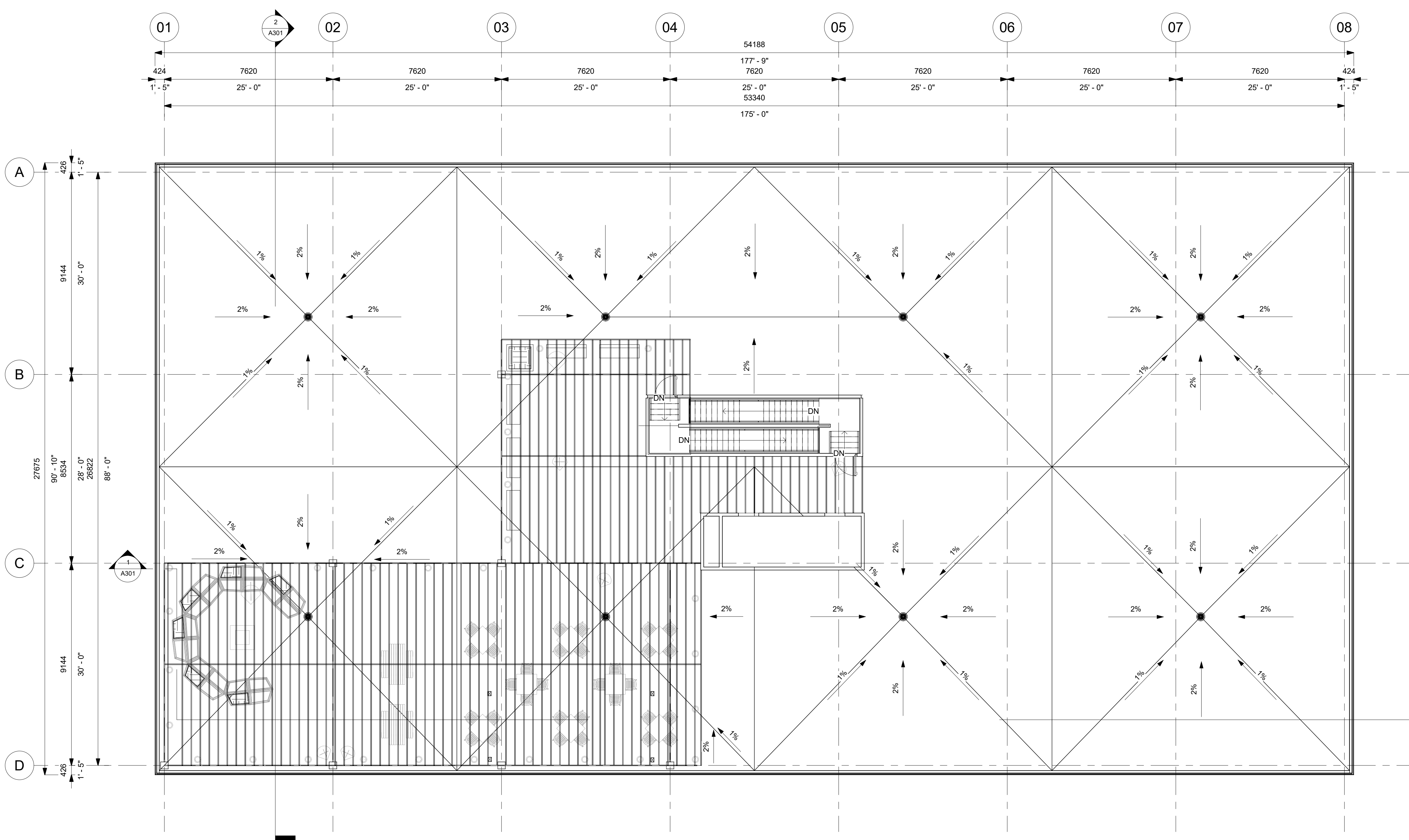
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A105

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1 ROOF PLAN
1 : 100



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ROOF PLAN

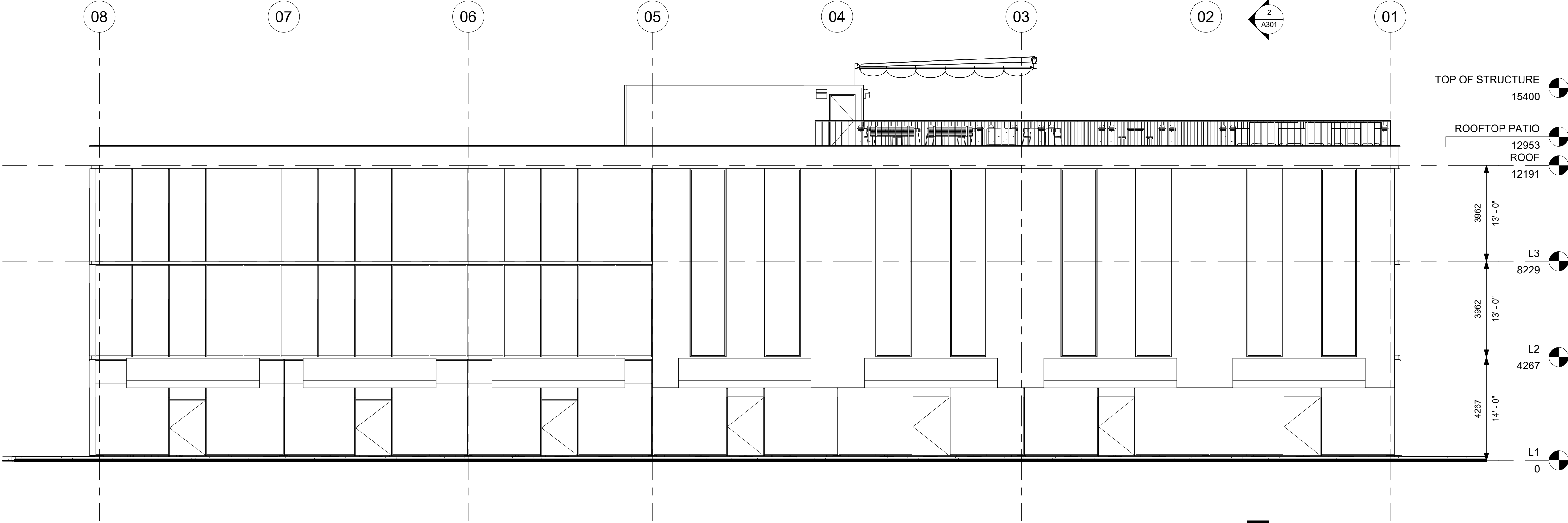
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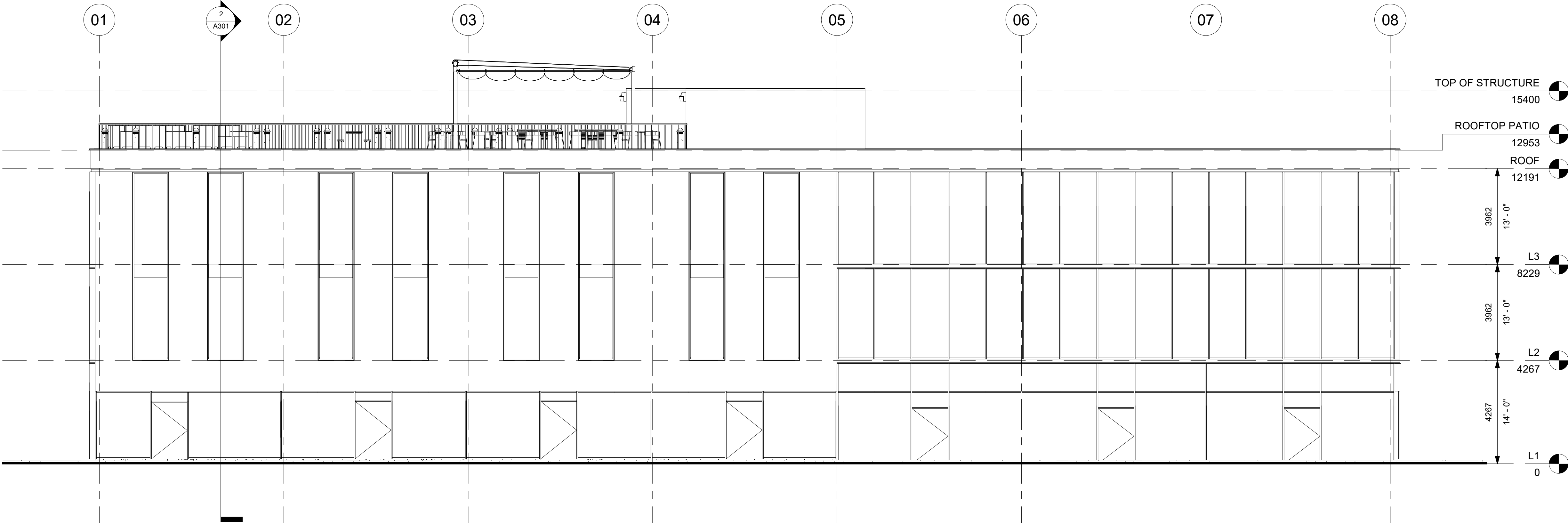
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A106

Scale 1 : 100



1 NORTH ELEVATION
1 : 100



2 SOUTH ELEVATION
1 : 100



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ELEVATIONS

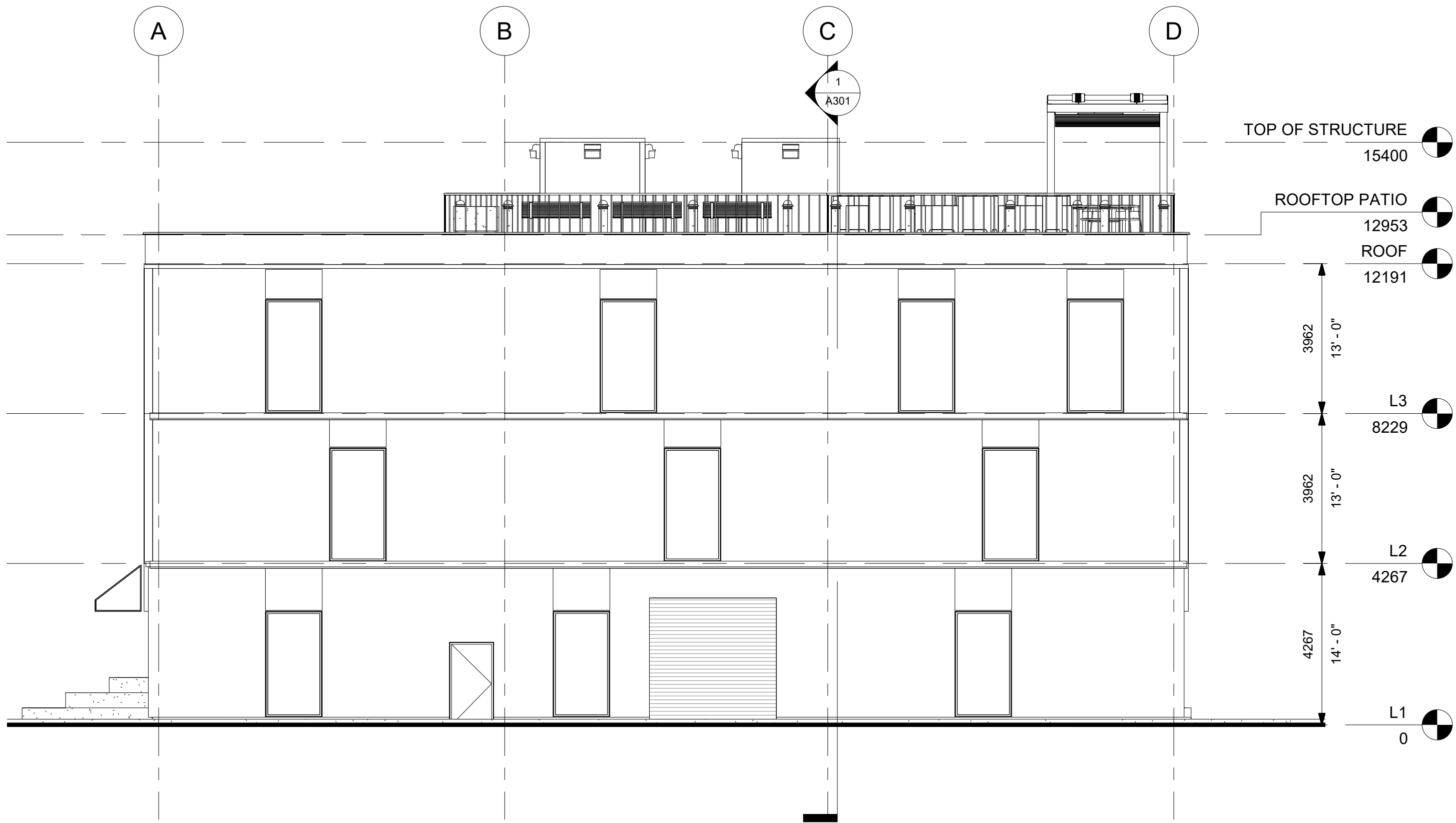
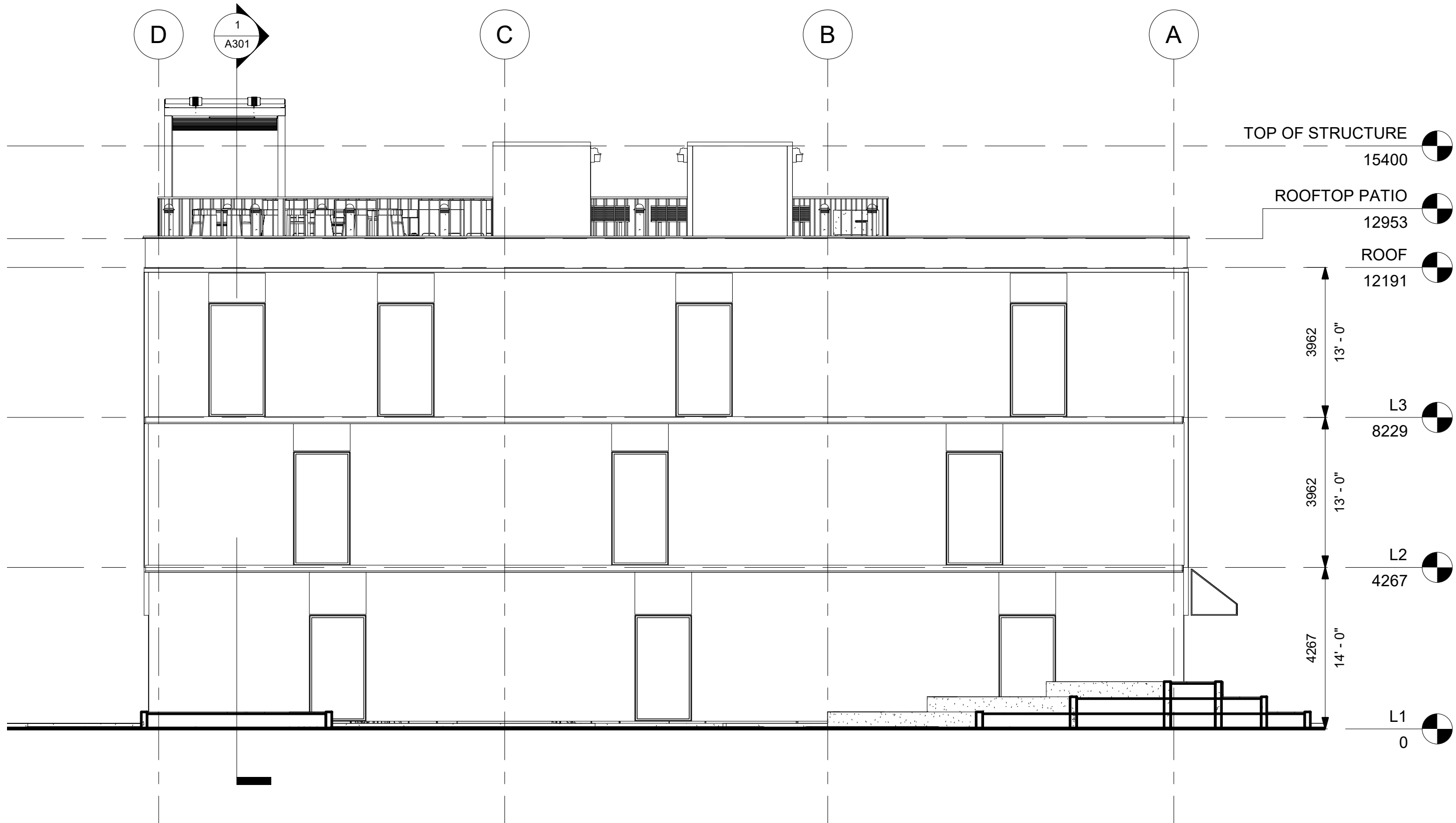
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A201

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ELEVATIONS

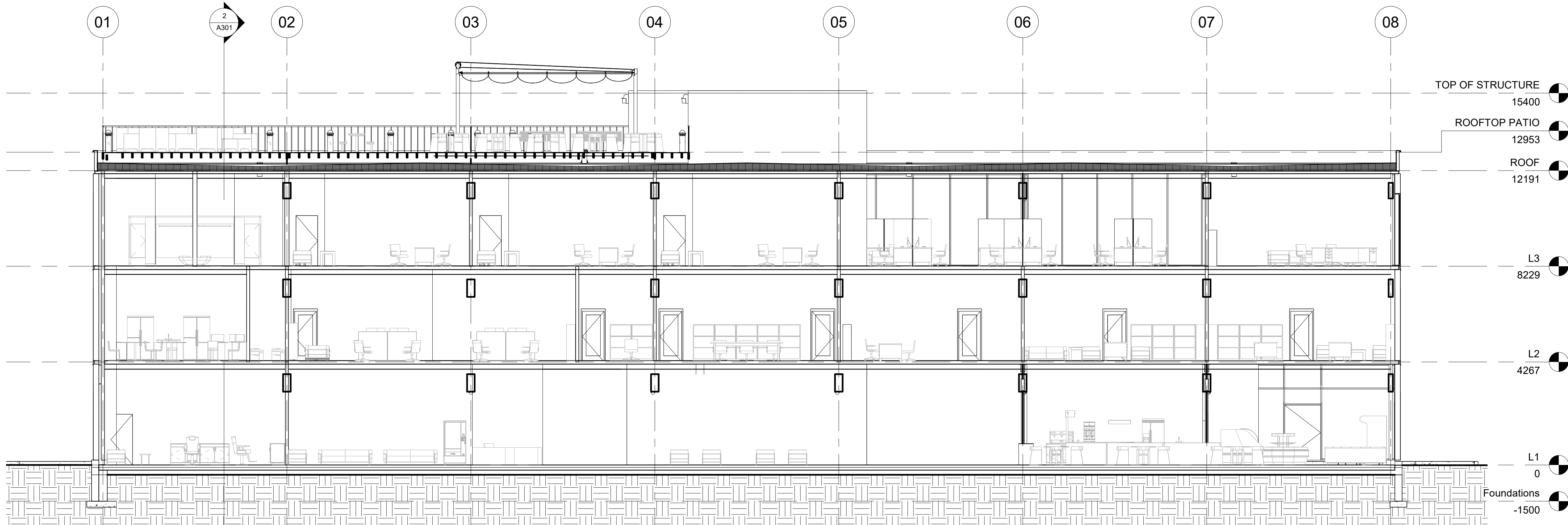
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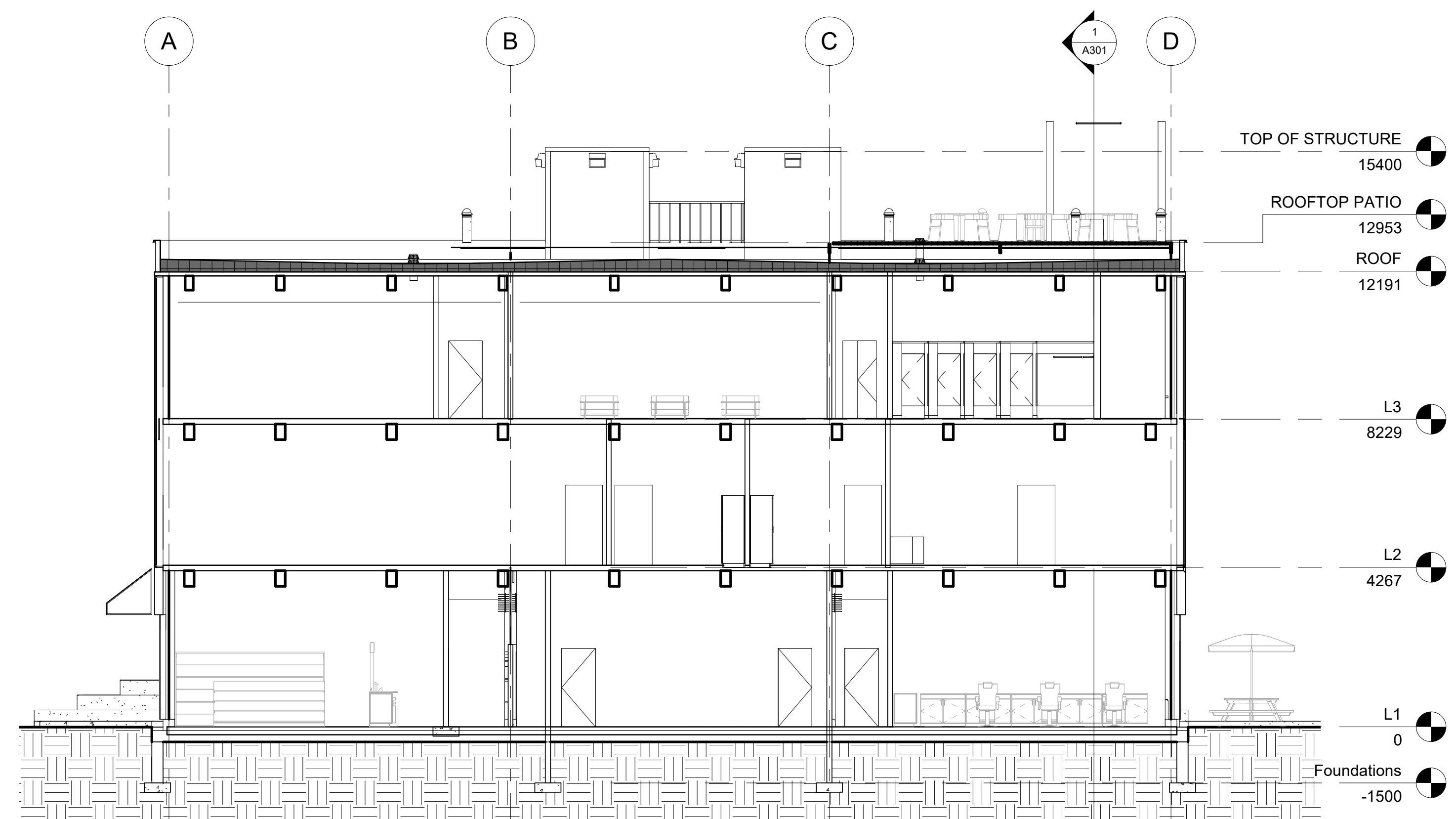
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A202

Scale 1 : 100



1 E/W BUILDING SECTION
1 : 100



2 N/S BUILDING SECTION
1 : 100



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BUILDING SECTIONS

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A301

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NOT FOR CONSTRUCTION



EXTERIOR VIEW FROM SOUTH-EAST



EXTERIOR VIEW FROM SOUTH-WEST



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**EXTERIOR 3D
VIEWS**

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A501

Scale

NOT FOR CONSTRUCTION



EXTERIOR VIEW FROM NORTH



BIRD'S EYE VIEW OF THE BUILDING



EXTERIOR VIEW FROM WEST



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**EXTERIOR 3D
VIEWS**

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A502

Scale



L1 CAFETERIA VIEW

LINKS TO PANORAMA IMAGES:

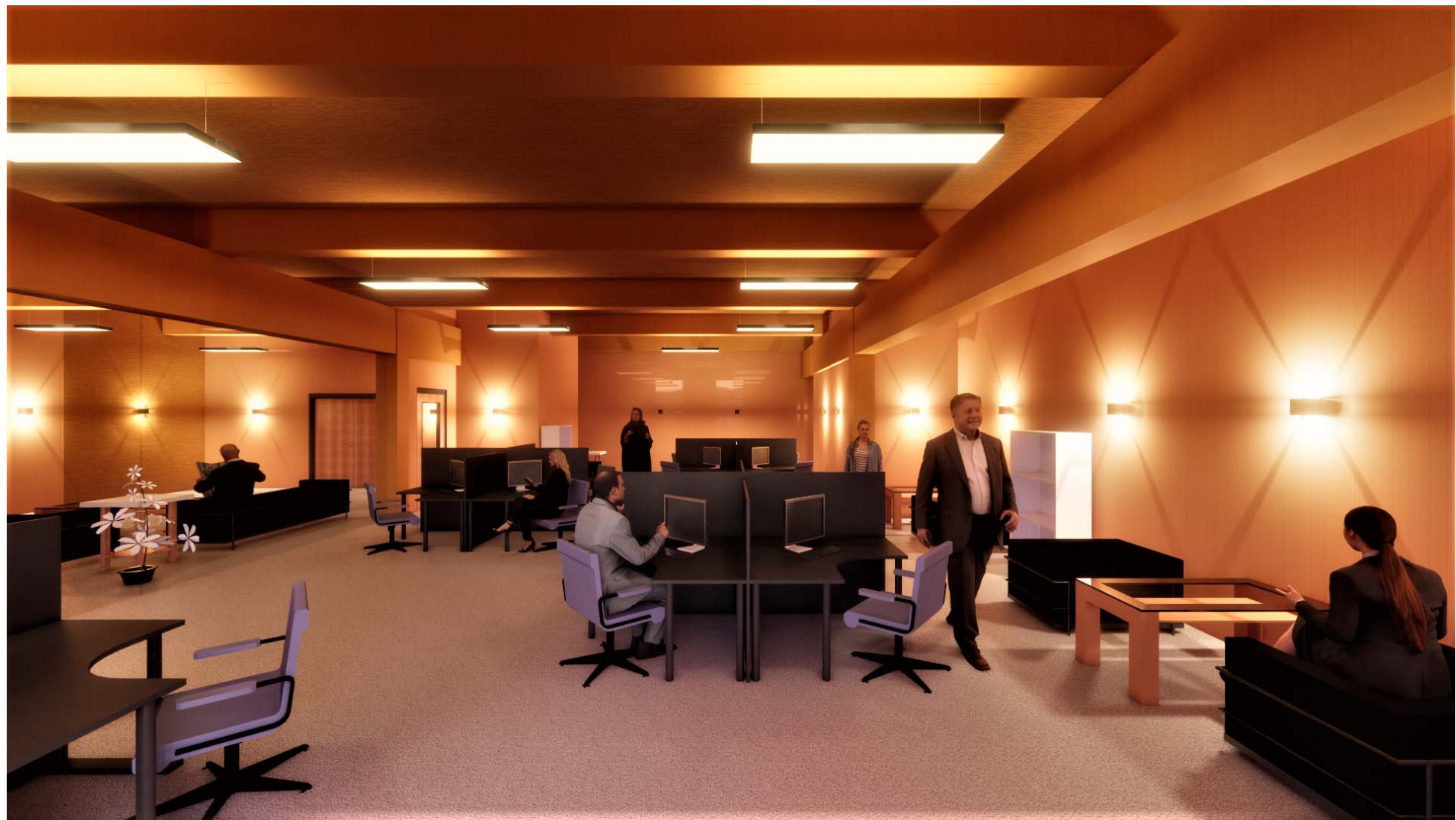
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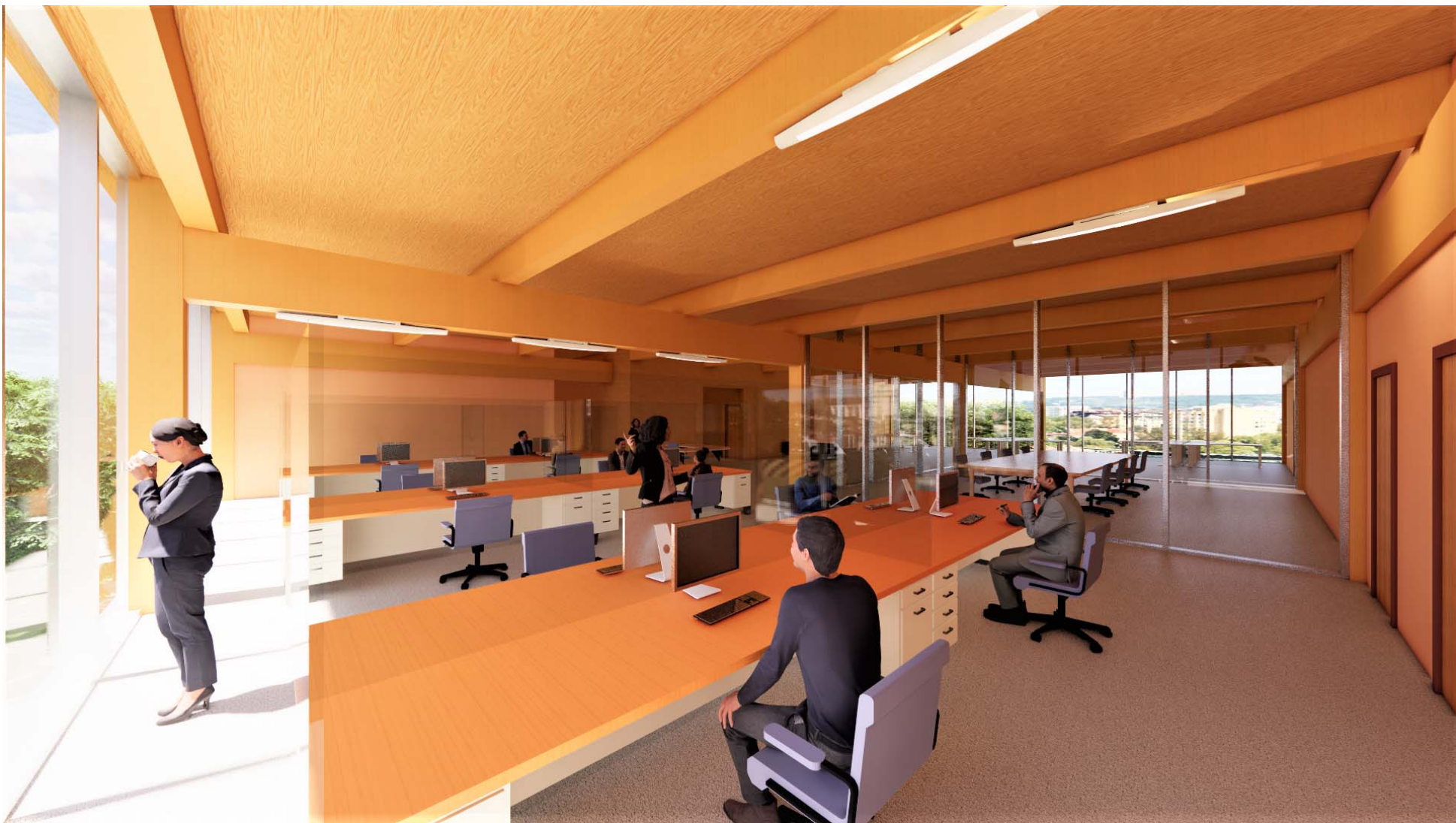
L1 LOBBY



L1 CAFETERIA



L3 OFFICE



L3 OFFICE



SAS
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**INTERIOR 3D
VIEWS**

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A503	
Scale	

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X001

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