

Construction Details

Componentized Construction

To realize the full schedule savings potential, all primary components must be fully or partially prefabricated and integrated into the sequence of construction.

- ① **PRE-FABRICATED ENVELOPE SYSTEM**
 - Insulated Metal Panel envelope with Curtain-wall style back-up structure
 - Passive House rated composite-vinyl windows and doors framed into system with air/water tight detailing
- ② **FLOOR BEARING PLATE AND CONNECTING SPIGOT**

Supports C.L.T. structure while fitting easily into fire-rated partitions
- ③ **HOLLOW STRUCTURAL STEEL (H.S.S.) COLUMN CONNECTION**
- ④ **CROSS LAMINATED TIMBER (C.L.T.) FLOOR STRUCTURE**

Typical 5-ply Douglas Fir C.L.T. structure with acoustic build up and fire-protection
- ⑤ **CONTINUOUS STEEL EDGE CHORD**

Continuous angle ties floor perimeter together, supports envelope connection to structure and forms pour-stop for concrete floor topping
- ⑥ **CORRUGATED RAINSCREEN CLADDING**

Various modules and textures scale across building exterior, with economical and robust material
- ⑦ **TILT&TURN OPERABLE WINDOWS**
 - Occupant control of passive ventilation and cooling in all living areas and bedrooms
 - Awning/casement style operation enables use, rain or shine
- ⑧ **FIXED SOLAR SHADES**
 - Geometry prevents over-heating in summer, allowing for some passive gains in winter
 - Deep reveal and color of shade provide characteristic look of the building
- ⑨ **BALCONY SUPPORT - THERMALLY BROKEN CONNECTION**
- ⑩ **STEEL FRAMED BALCONY**

Moisture resistant, non-combustible structure, prevents thermal bridging through continuous components.

