

2013 Wood Design Awards - Project Fact Sheet

Library Square

Location: Kelowna, BC

Height	Size		Completion	Construction Budget
1.5	15,000	1,394	2012-05	\$2,000,000
<i>Storeys</i>	<i>sq ft</i>	<i>sq M</i>	<i>Date</i>	<i>\$ Cdn</i>

Project Description:

Building is Kelowna first heritage building and oldest packing house in BC. Building roof structure is complete wood system; heavy timber trusses, joists and plywood sheathing. All wood roof structure left in natural, unfinished state. Wood Floor substructure structure was reconstructed in wood heavy timber and TJI. Mezzanine and exit stairs are framed in wood frame.

Original wood floor support structure was cut too short to be re-used as floor structure so was sawn into strips, laminated onto salvage glulam beam base and re-made into the finished floor. The entire finished floor in the renovation is reclaimed 100 year old Douglas Fir. Other wood pieces not re-useable for the building were sold for re-use as salvage by the contractor Large hanging-sliding interior doors into Orchard and Wine museums are solid wood clad doors. New exterior Windows were custom made using solid wood in style to match original wood windows. Main Entry Door is solid wood door. Exterior Main Entry Stairs and (HC accessible) Sloped Sidewalk are constructed in heavy timber and finished walking surface, lumber treads and risers.

Project Images



The project is partially completed as follows:

1. underground parking complete
2. main floor concrete complete
 - a. library occupied since June 2010
 - b. various retail units occupied since Sept 2010
3. Phase 1 Residential - 56 units - occupied
4. Phase 2 Residential - 45 units - occupied
5. Phase 3 commercial - occupied
6. Phase 3 Residential - 50 units

Under construction Building Construction Cost is:

- Phase 1 & 2 Phase 1 & 2 - 139,670 sq. ft.
- Phase 3: 58,871 sq. ft.



Where the Wood Was Used:

	Primary Structural System	
Primary Structural System	Columns, Beams & Braces	y
	Floor Structure	y
	Exterior Walls	
	Foundation	y
	Shear Walls	
	Bearing Walls	
	Fire Walls	
	Roof Structure (inc. columns and braces)	y
Secondary Structure	Stairway & Elevator Shafts	y
	Convenience Stairs	y
	Entrances & Canopies	y
	Fire Separations	
	Enclosures for Mechanical Equipment	y

	Architectural	
Architectural	Partitions (interior)	y
	Exterior Curtain Walls	
	Ceilings	y
	Exterior Cladding	
	Parapets	
	Ceiling Bulkheads	y
	Flooring	y
	Doors	y
	Windows	y
	Skylights	
	Trim, Paneling & Features	y
	Millwork	y
	Wall and Corner Guards	
Other Architectural Woodwork		
Hard Landscaping & Structures		
Perimeter Fencing		

Building Project Team Members:

4D Engineering		
Structural Engineer	Cameron Graham	
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Reinbold Engineering		
Mechanical Engineer	Tony Pagnotta	
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Sawchuk Developments Corporation		
Contractor	Gord Sandrin	
486 Adams Road, Kelowna	gord@sawchukdevelopments.com	250-765-3838

SSA Quantity Surveyors Ltd.		
Quality Surveyor	Paul Paul Mitchell	
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Falcond Entgineering		
Electrical Engineer	Bruce Candline	
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