

Waters Edge

FORT MCMURRAY, ALBERTA

\$51.3 Million Budget | 273,900 sq.ft. total Commercial, Residential & Parkade | Wood-frame Apartments on conventional structural steel framing on commercial main floor on 154 stalls of underground parking over 54,000 sq.ft. on one level | scheduled to be completed late 2014



The Waters Edge development is one of our most ambitious projects to date with the Liam group. Situated at the south end of downtown Fort McMurray the developer aspires to make this mixed-use project a showcase of McMurray's push for greater density on their downtown area infill developments. Combining apartment residences providing views over the Clearwater river on main floor commercial retail and warehouse occupancies on a one level underground parkade, this project had a bit of everything to consider in its design.

Ethos was conscious of several challenging aspects of the second floor steel transfer framing and proposed a number of innovative solutions to aid construction, drainage, envelope considerations and overall economy. To this end we provided a threshold step detail in our second floor concrete slab and steel framing along with central courtyard slab areas sloped to interior drains.

To service the twenty-five foot high commercial warehouse and retail main floor occupants an interior highway truck ramp was required by the tenants. We were able to accommodate a sloped truck ramp on our main floor structural slab with a very long second floor transfer span over at the entrance ramp. Working closely with the structural steel supplier/fabricator Xzact Steel Services, we designed and detailed an eighty foot self-braced steel girder truss (shown in blue below) to carry the three stories of residences over the truck ramp entrance.

