

Northridge Foundation Seniors

ST. ALBERT, ALBERTA

\$7.1 Million Budget | 56,000 sq.ft. total Residential & Amenity | Modular Superstructure on Structural Steel Transfer Framing on 11,000 sq.ft. of Basement Amenity Space | Completed late 2011



northridge - affordable senior's housing



Applying the lessons learned for our Aspen Village project with Douglas Sollows Architect and Northplex saw another innovative and cost-effective application of modular construction for this four level senior's residence project.

Northplex's proposed 22'0" by 60'0" module footprint yielded two living suites with adjoining corridor constructed as an integral part of the module presenting a number of structural challenges related to module connectivity and resolution of lateral forces. It has been our experience that early consideration and deep integration by the structural consultant of fabricator construction and erection processes are essential to ensure successful design, construction and erection of modular projects. The Northridge project speaks to Ethos Engineering's understanding of these criteria and our ability to apply our tailored, practical and collaborative approach to structural engineering consulting in the service of the project to help ensure success.

To furnish the residents with a large and functional basement amenity area required that Ethos design a structural steel transfer framing system to support the four levels of residence modules. The basement area required further considerations to provide ample headroom and natural lighting from large windows situated in the basement exterior walls.

Site construction was managed by Cormode & Dickson who were successful in installing the reinforced concrete foundations and basement area then erecting the structural steel transfer framing on a tight schedule to allow for timely module delivery and erection. The superstructure was erected and structurally connected over a four day period on site. Module interface sealing, cladding and finishing required several months to complete. However, the total on site construction schedule was significantly reduced in comparison to conventional construction techniques.



Superior Structural Value
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