
NASHVILLE WAREHOUSE COMPANY

Presented by Michael Hines and Rachel Killion

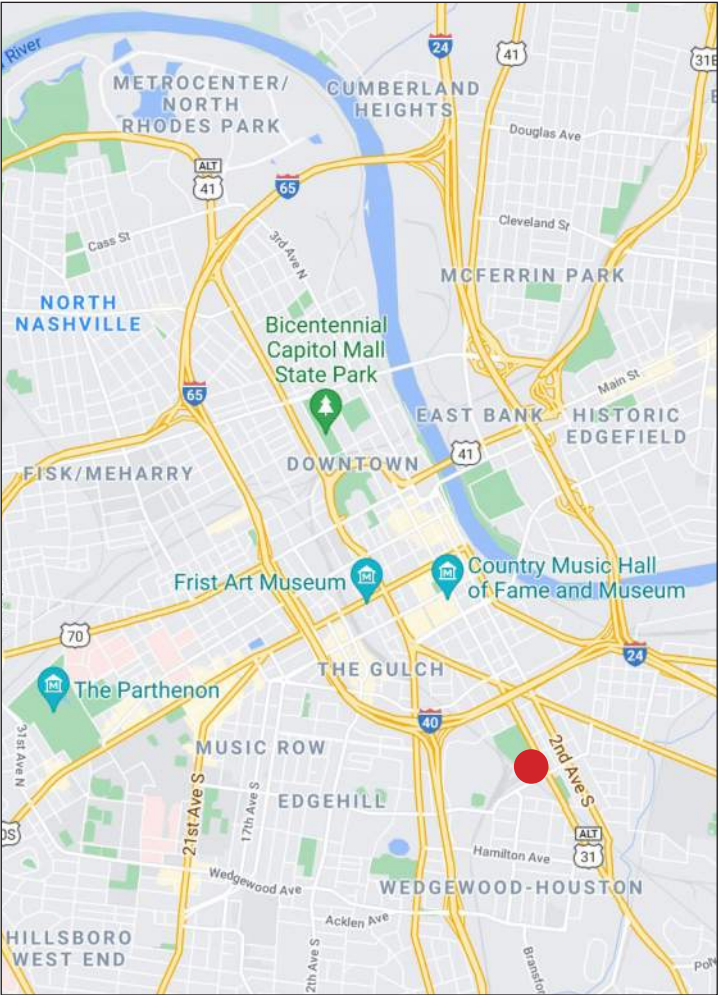


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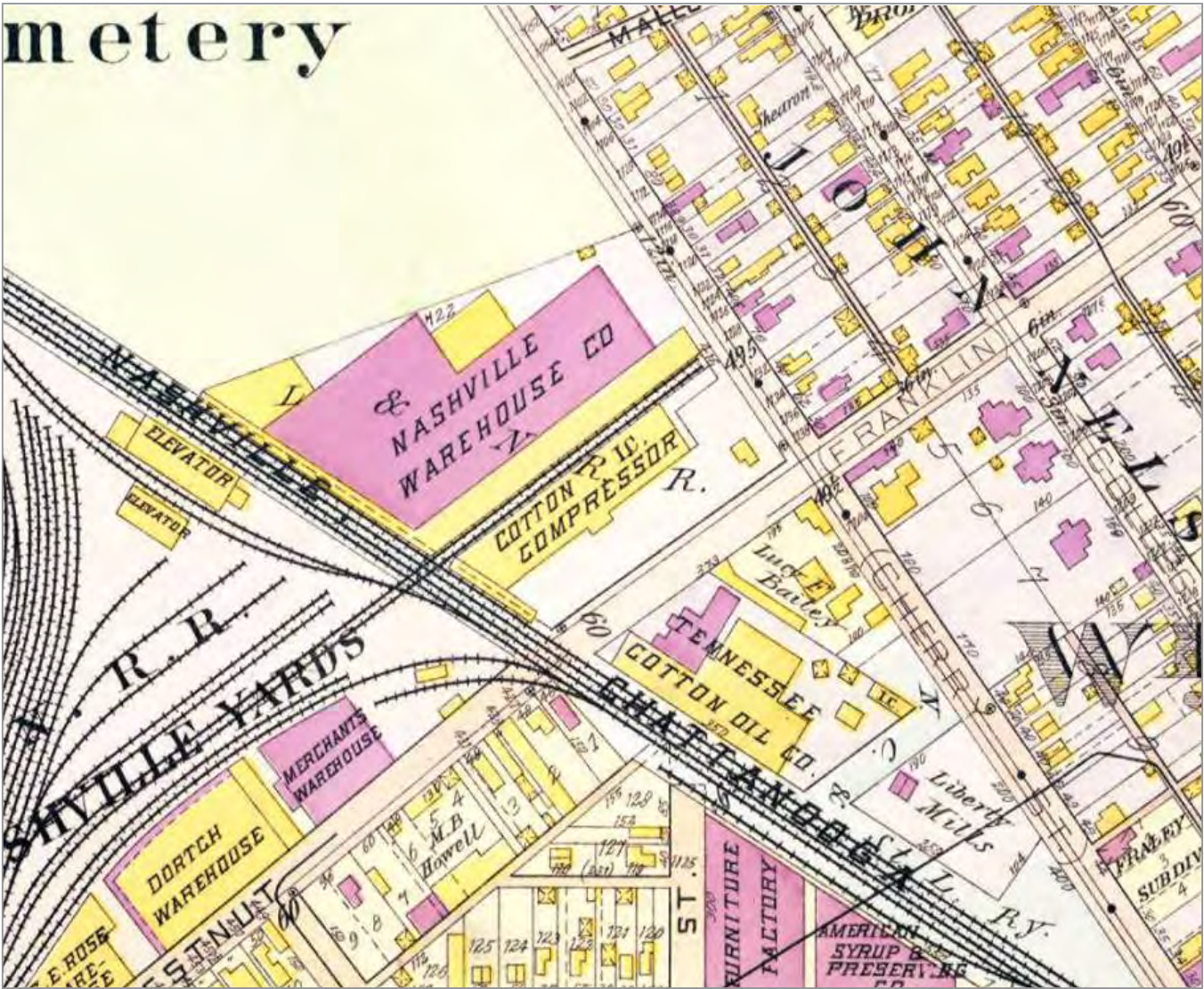
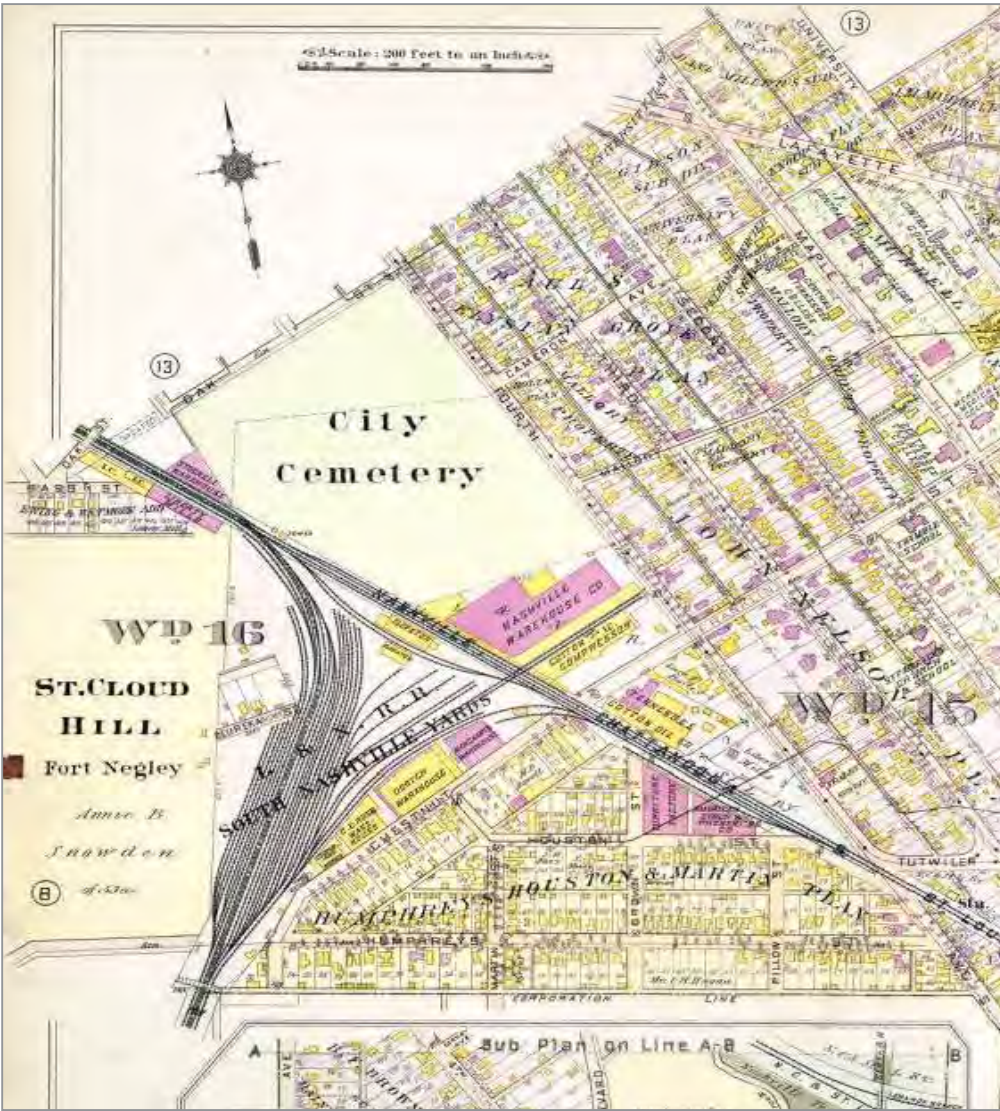
PROJECT TEAM

- + **Owner**
AJ Capital Partners
- + **Project Manager**
CapEx
- + **General Contractor**
DPR Construction
- + **Architect**
Hartshorne Plunkard Architecture
- + **Structural Engineer**
Forefront Structural Engineers, Inc.
- + **Mass Timber Engineer**
StructureCraft
- + **MEP Engineer**
IMEG Corp.
- + **Civil Engineer**
Barge Cauthen & Associates
- + **Landscape Architect**
Hodgson Douglas
- + **Elevator Consultant**
Jenkins & Huntington

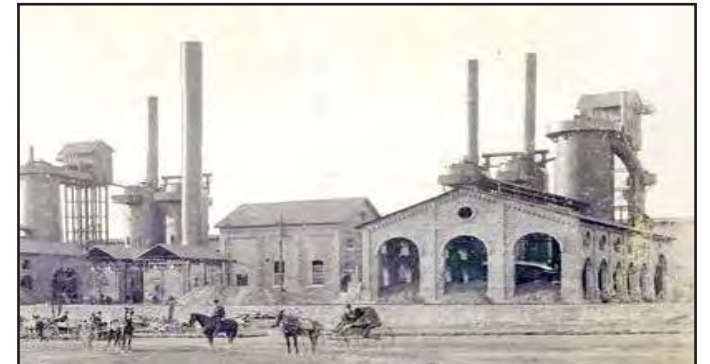
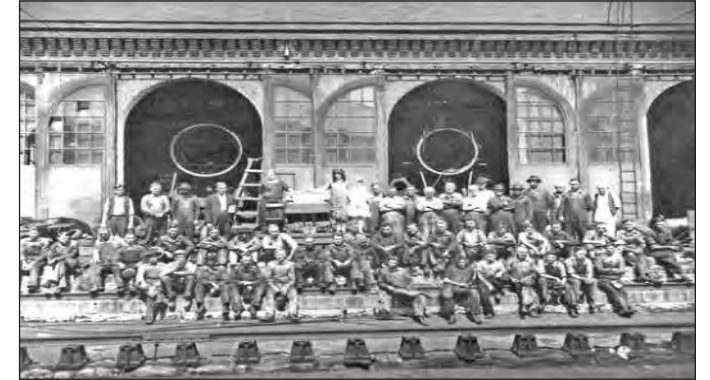
PROJECT LOCATION



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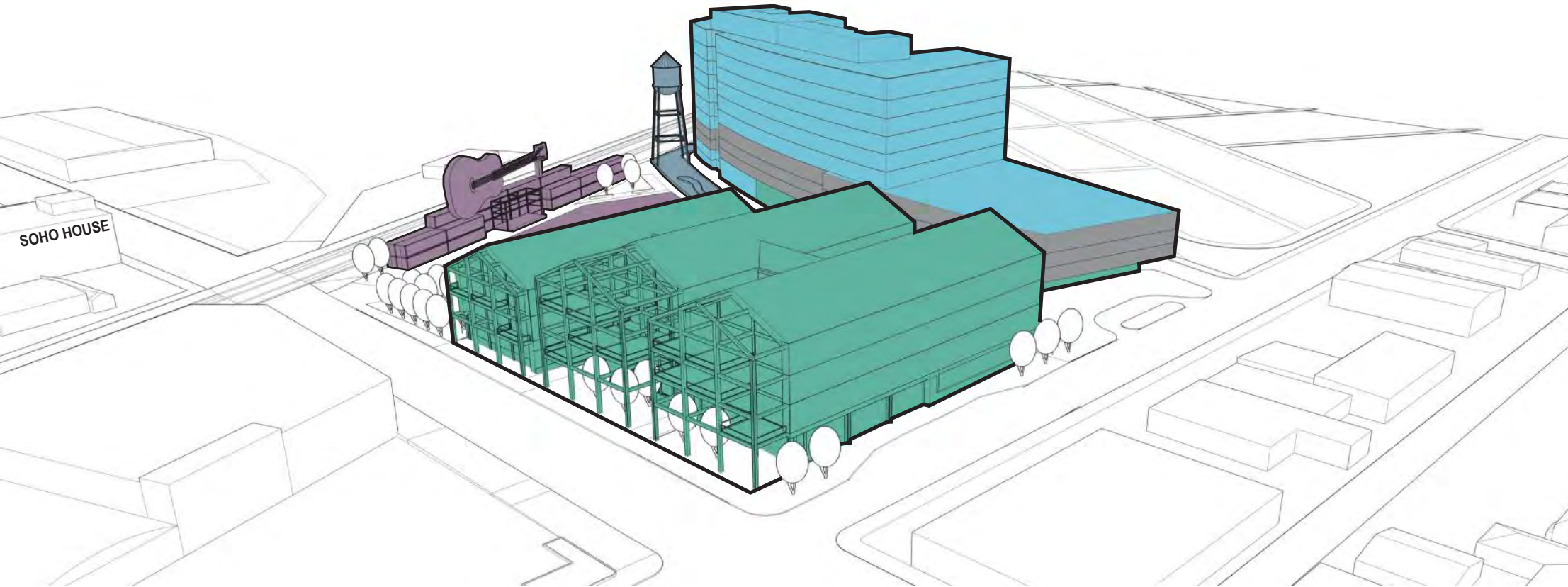


PROJECT HISTORY



PROGRAMMING/EARLY DESIGN CONCEPTS

GROSS OFFICE AREA: 166,294 SF GROSS RESIDENTIAL AREA: 271,631 SF GROSS PROJECT AREA: 663,194 SF EXTERIOR SITE AREA: 131,500 SF



OFFICE
137,987 SF Leasable

RESIDENTIAL
198,717 SF Leasable
305 Total Residential Units

PARKING
606 SPACES

PUBLIC BANDSHELL - LAWN

LAZY RIVER











HEAVY TIMBER AND THE DESIGN CONCEPT



+ Industrial Inspiration

The use of heavy timber construction is a contemporary nod to the historic framing used in industrial buildings of the historical period.

+ Expressed Architectural Forms

Allow for interior expression of the overall architectural forms, including the gable roofs and cross gable framing prominent on the building exterior.

+ Exposed Interior Framing Aesthetic

Provide infrastructure for exposed architectural framing within tenant spaces consistent with Type IV Heavy Timber construction. Minimizes tenant fit out costs for interior finishes and provides a unique aesthetic.

+ Filling a Market Demand

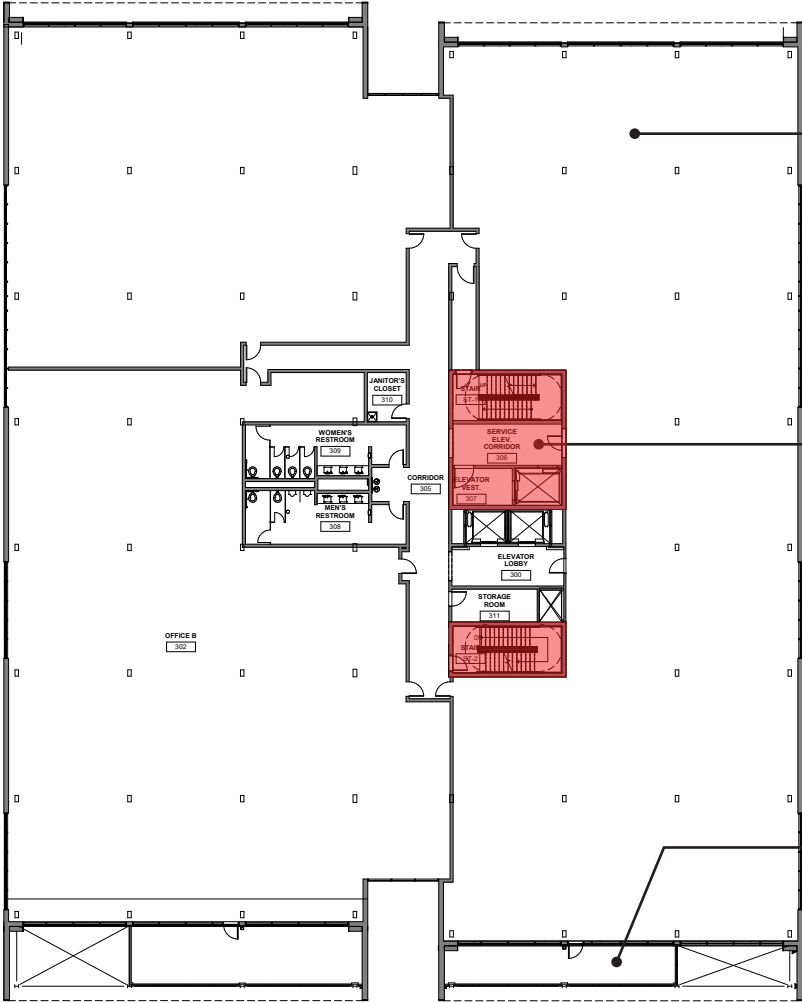
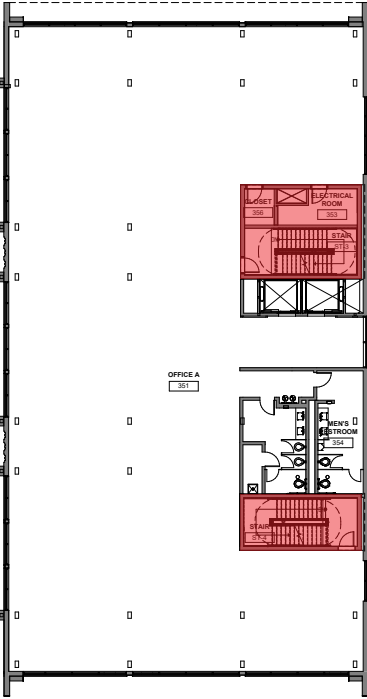
Provide heavy timber office space available within the Nashville market given the lack of existing inventory in the market.

BUILDING PARTI AND STRUCTURAL CONCEPT

BUILDING B/C

TYPICAL COLUMN BAY SPACING

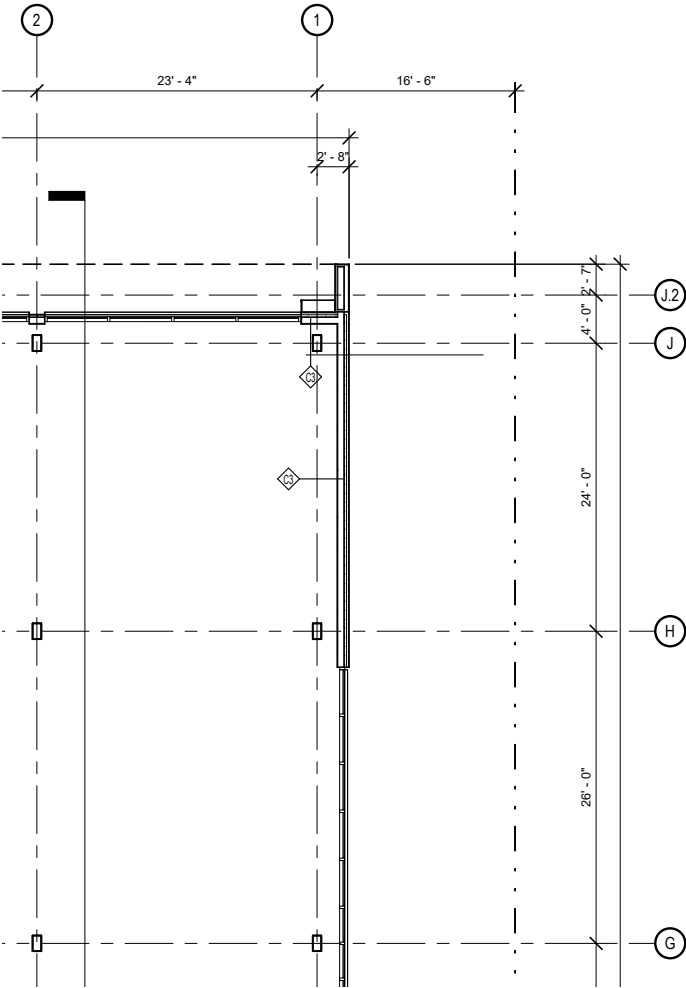
BUILDING A



HEAVY TIMBER
SLABS AND
FRAMING (TYP.)

CIP CONCRETE
CORES AND
LATERAL ELEMENTS
(IN RED)

STRUCTURAL STEEL
TERRACE FRAMING



INTERIOR FRAMING - BUILDING A

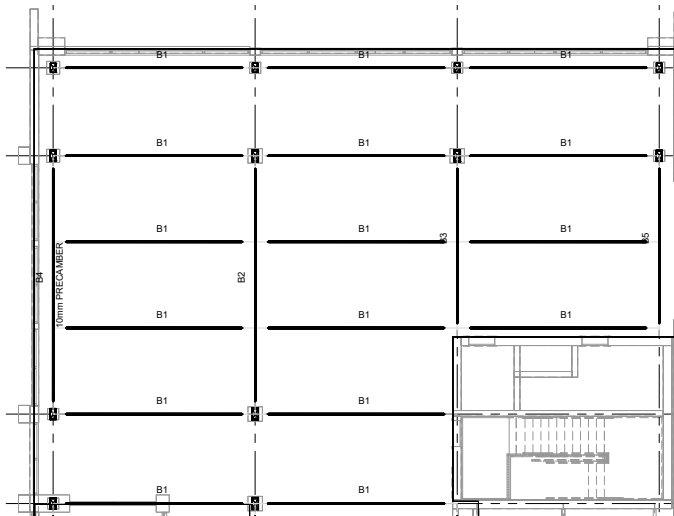


+ Flush Framing Approach

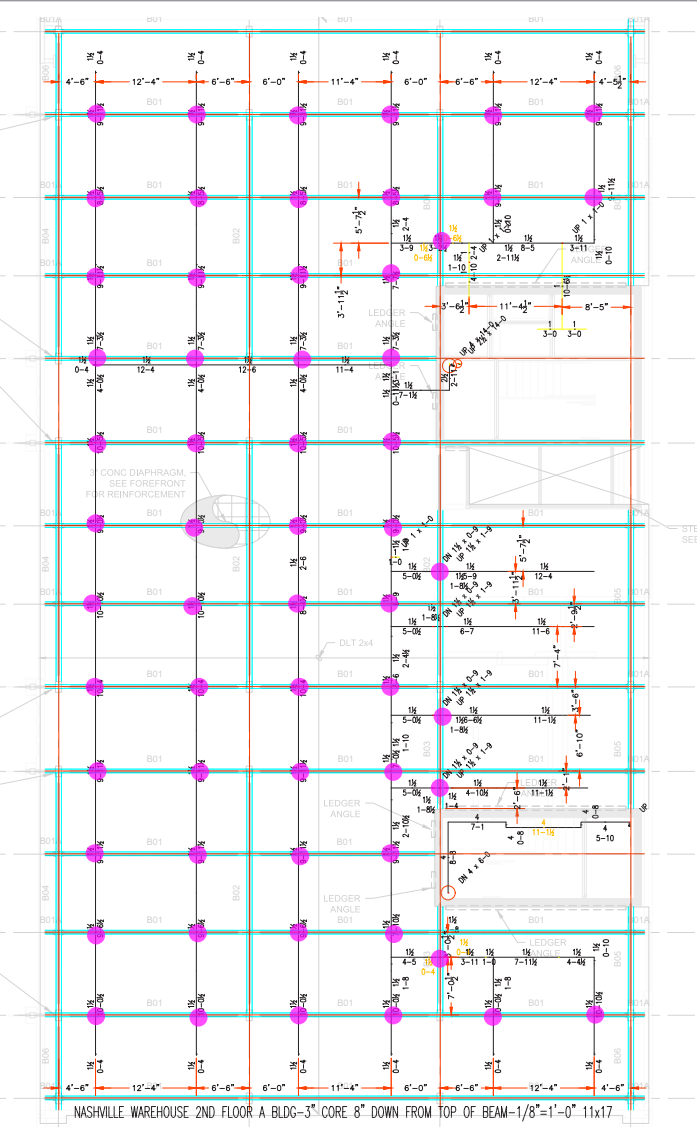
The proposed framing approach places the top of girders and purlins at the bottom of the slab depth above.

The proposed option was selected by the office tenant brought on early in the project and was enabled by girder-free bays at narrow column spans.

MEPFP routing is primarily to be run below the bottom of girder and purlins and exposed in the final installed condition.



INTERIOR FRAMING - BUILDING A



INTERIOR FRAMING - BUILDING B/C

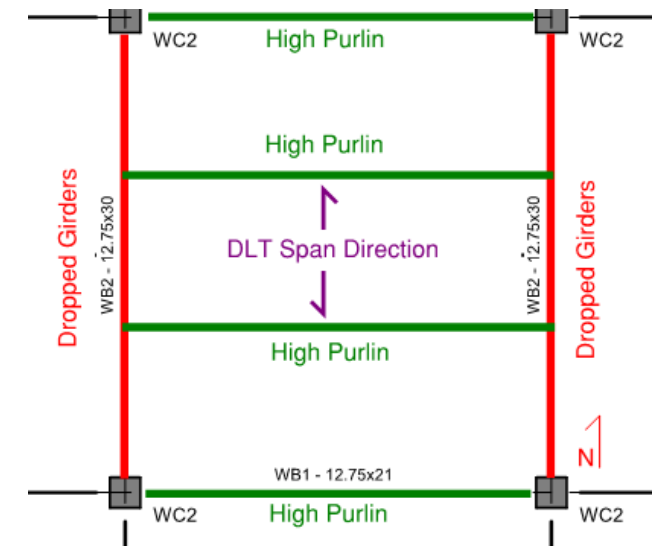


+ High Purlin Framing Approach

The proposed framing approach leaves a gap at the purlin and girder intersection to accommodate MEPFP routing.

MEPFP routing stays primarily higher along the bottom of slab. Girder and purlin framing becomes the primary aesthetic interior finish.

The proposed framing option was available given the project's 14'-0" floor to floor height.



INTERIOR FRAMING - BUILDING B/C



DOWEL LAMINATED TIMBER SLABS (DLT)



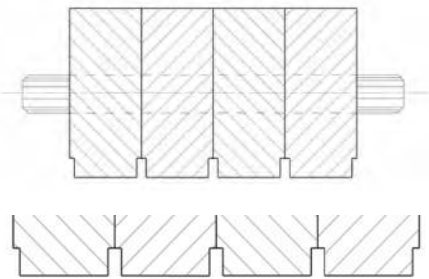
- + **Structurally Efficient**
2X Framing is friction fit with premilled boards together on edge, creating a structurally efficient panel for horizontal spans, specifically for one way spans.
- + **All Wood**
DLT panels are the only all wood mass timber product, in concept they provide no glue or nails.
- + **Expressed Materiality and Profile Flexibility**
Allow for interior expression of timber material in its natural form and CNC routing of jointing allows for significant profile and aesthetic options at exposed locations.
- + **Installation Efficiency**
Large, preassembled panels can be installed quickly
- + Source: StructureCraft

DOWEL LAMINATED TIMBER (DLT) - ARCHITECTURAL PROFILES

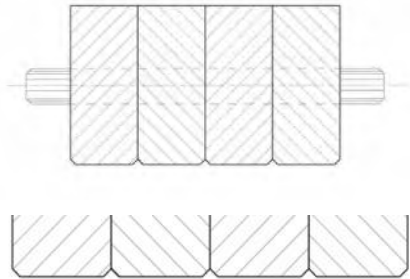
STANDARD DLT PROFILES

These standard profiles give the designer a variety of aesthetic options at no extra cost. Variations of these can be easily incorporated.

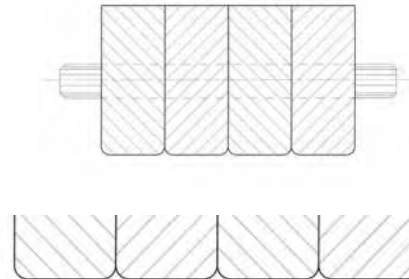
Depth available: 2x4 to 2x12, 3x4 to 3x12, 4x4 to 4x12. Max depth = 12 1/4" without sheathing



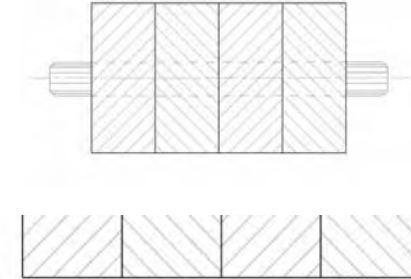
KERF EDGE



CHAMFER EDGE



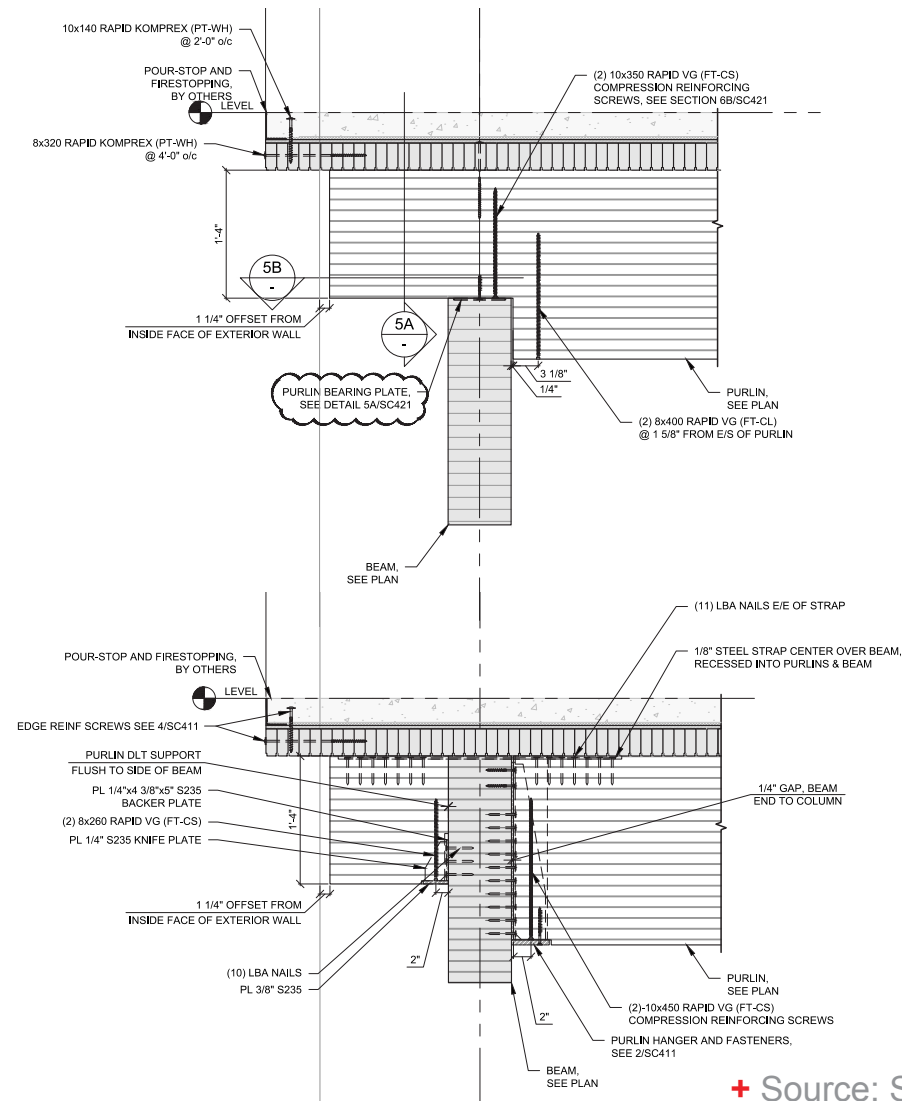
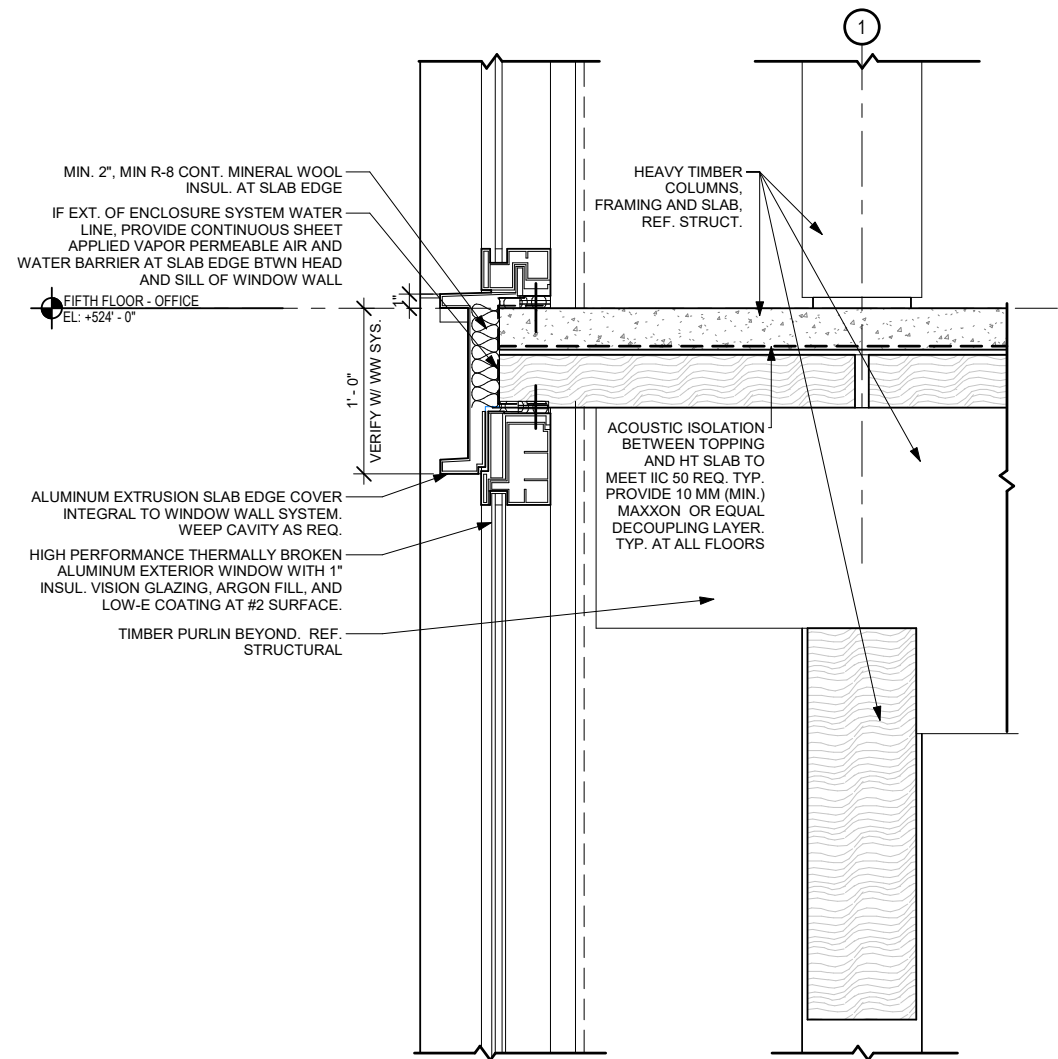
EASED EDGE



SQUARE EDGE

+ Source: StructureCraft

DOWEL LAMINATED TIMBER (DLT) - DESIGN SOLUTIONS



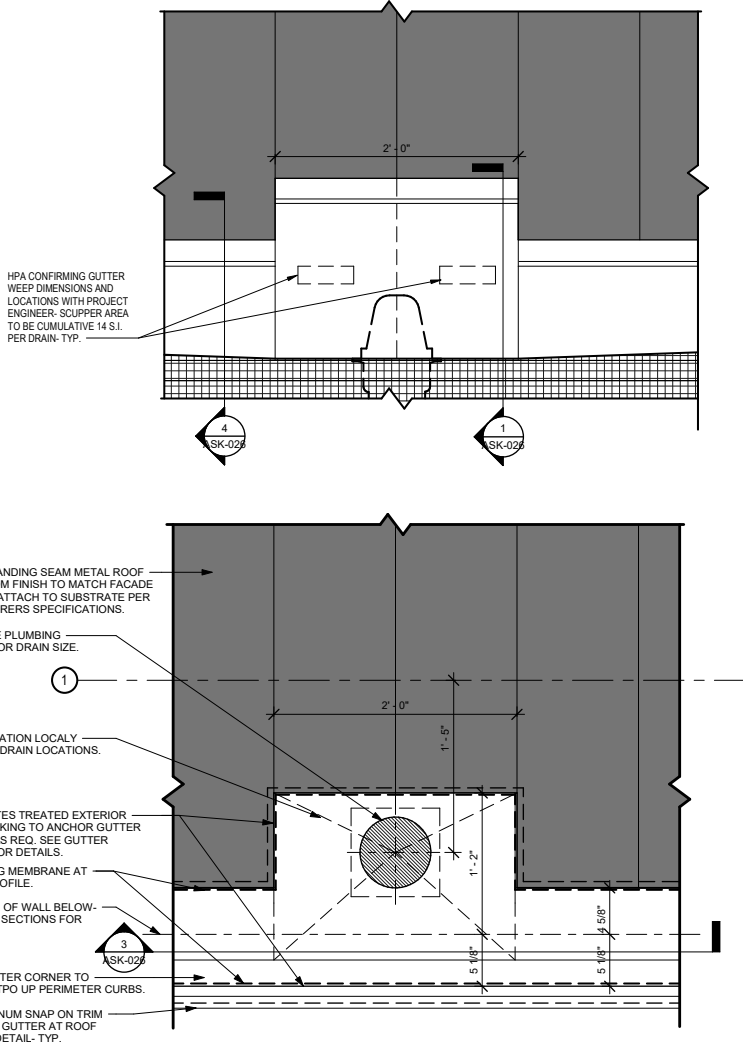
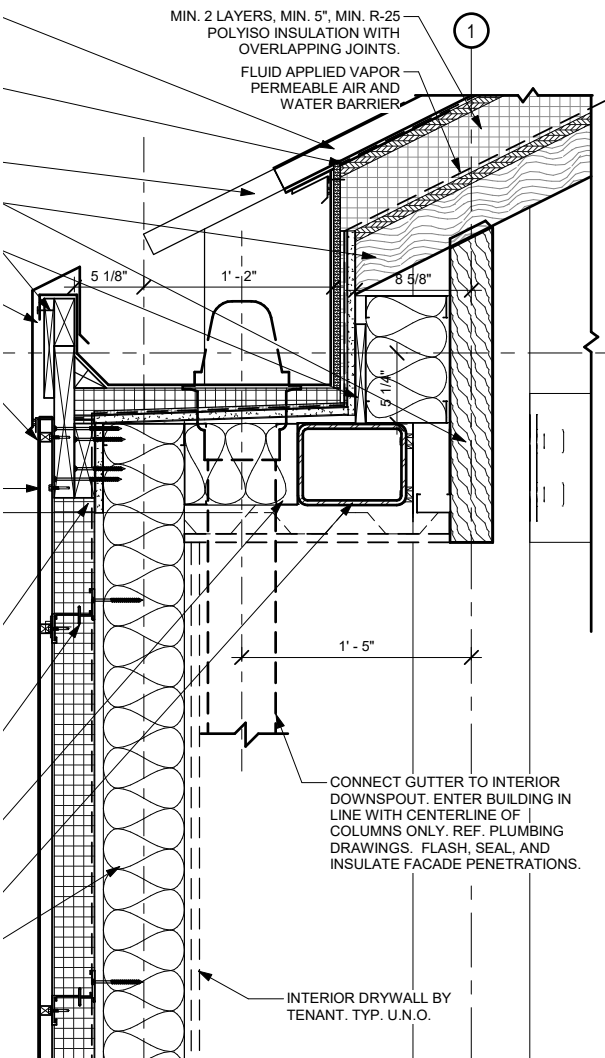
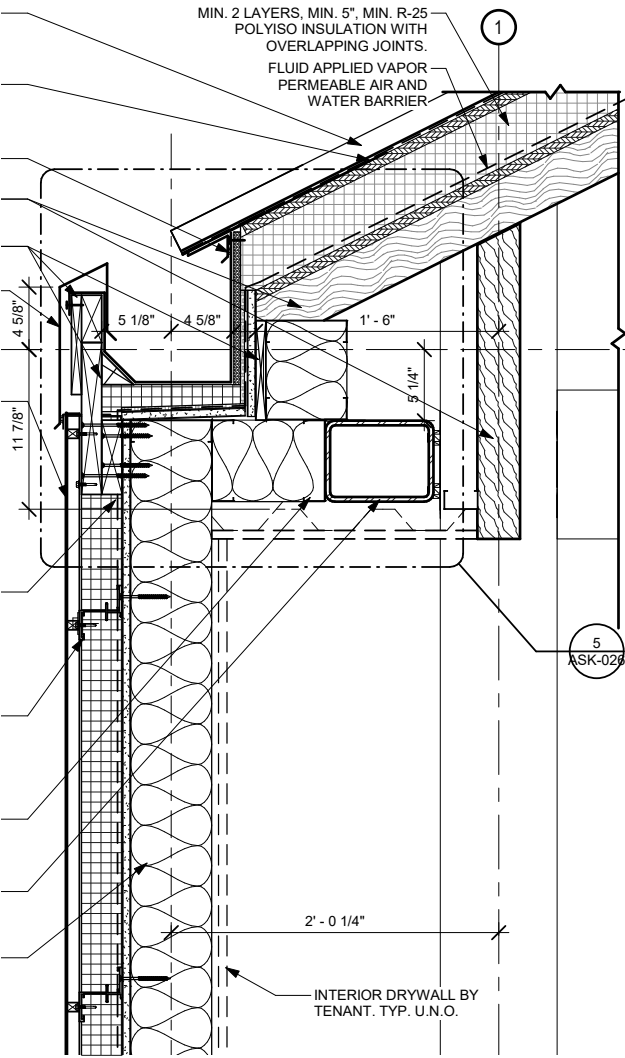
GABLED ROOF DESIGN - BUILDING B/C



GABLED ROOF DESIGN BUILDING A



GABLE ROOF FRAMING AT ROOF PERIMETER

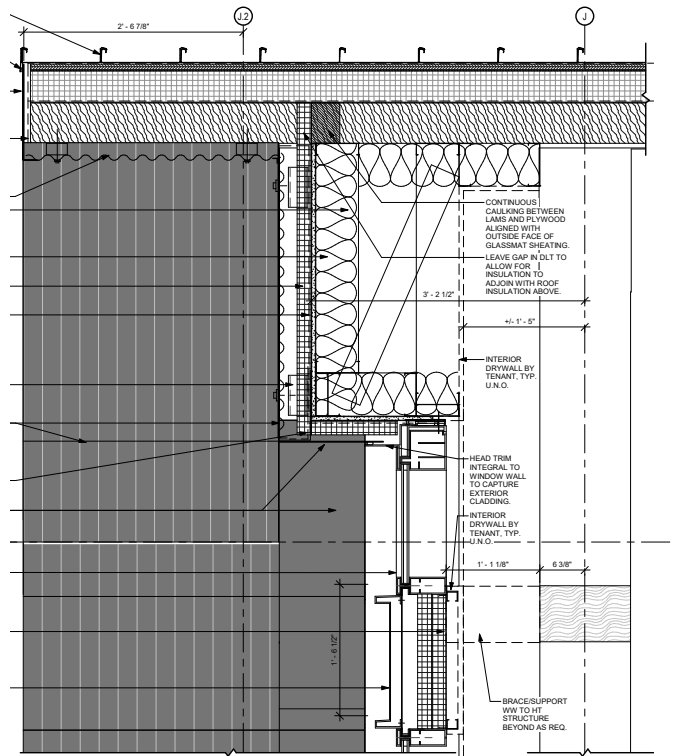


NORTH FACADE - CANTILEVERED ROOF

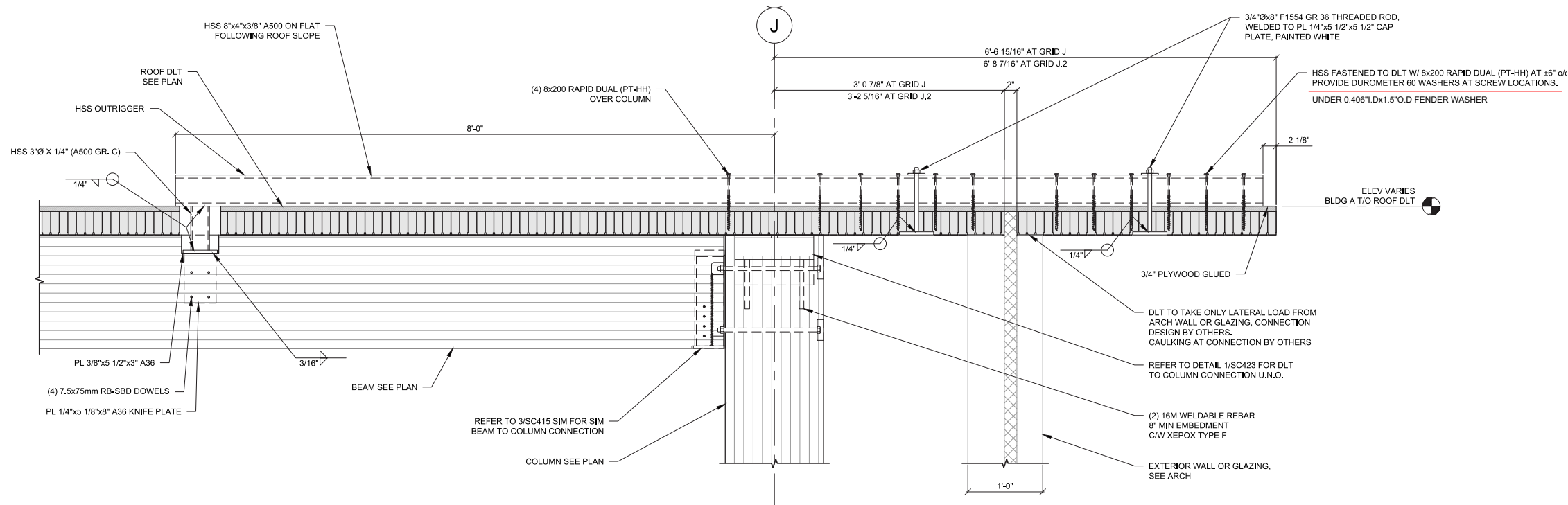


+ Gable End Architectural Expression

The architectural design intent was to express a thin edge profile at the perimeter of the gable frame. Spanning the DLT parallel to the gable profile meant the weak axis of the panel cantilevered at these conditions requiring a framing solution.



NORTH FACADE - CANTILEVERED ROOF

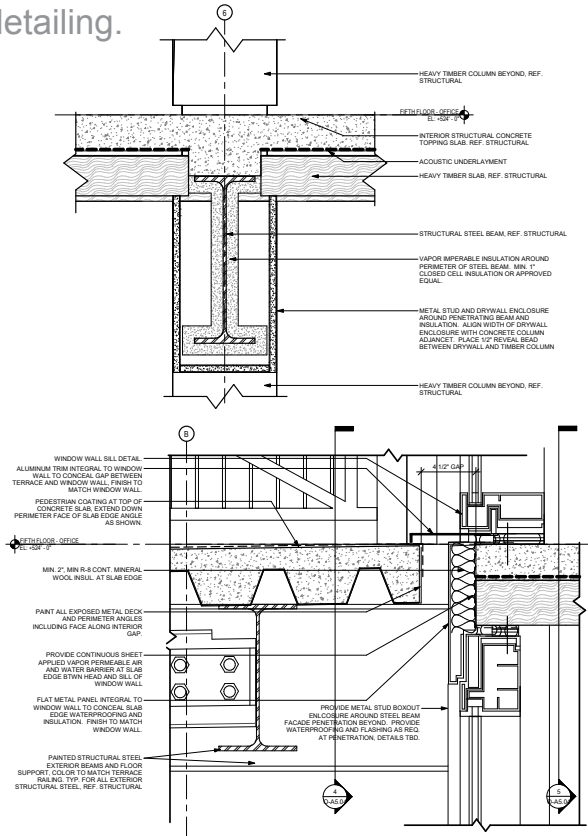


SOUTH FACADE - BALCONY DESIGN



+ Steel to Timber Interface Conditions

For the exterior expression of the terraces on the south facade, structural steel was preferred. The steel framing extends and connects to the interior timber framing in limited locations with careful coordinated detailing.



CONSTRUCTION PROGRESS



CONSTRUCTION PROGRESS



CONSTRUCTION PROGRESS



CONSTRUCTION PROGRESS





QUESTIONS?

+ **Michael Hines & Rachel Killion**
Hartshorne Plunkard Architecture

+ mhines@hparchitecture.com
rkillion@hparchitecture.com

