

July 17, 2019

Luke Mari
Purdey Group
1839 Fairfield Road
Victoria, BC V8S 1G9

Dear Luke,

RE: Speed and Frances – Mass Timber

RJC No. VIC.101398.0004

The proposed building form for Speed and Frances has been developed specifically to take advantage of the benefits of mass timber, to reduce the seismic forces on the building, and to mitigate the effects of the very poor soil conditions.

In areas such as southern Vancouver Island, with very high seismic loads, the seismic force resisting system is a significant portion of building costs. Designing taller, more flexible buildings allows us to reduce the seismic design forces on the buildings and the foundations.

Due to the poor soil conditions, a reduction in building weight and increase in height is critical to project success. Replacing concrete floors with mass timber allows us to save approximate 30% of the building weight, reducing the cost of the transfer slabs and deep foundations. The increase in height also creates a more flexible and ductile structure, reducing the cost of the seismic system.

The building form takes advantage of the economy of mass timber by optimizing spans and using repetition to minimize material and reduce fabrication and erection costs.

We trust the above helps to clarify the design approach for the structure at Speed and Frances. Please don't hesitate to contact us with any questions.

Yours truly,

READ JONES CHRISTOFFERSEN LTD.

Leon Plett, P.Eng, Struct. Eng., MStructE, CED® AP
Managing Principal

LP/hr

