

## HARBORVIEW PIER HOMES Baltimore, MD



WBCM provided civil, marine and structural engineering services for the design of two concrete piers, approximately 435' long x 80' wide and 515' long x 80' wide with a 6' deep relieving platform traversing the length of the pier to carry the utilities. An additional 560 linear feet of steel sheet pile bulkhead with tension tie-back piles was installed along the waterfront. Waterfront design included a concrete and brick paver promenade as well as the structural and civil design for 58 luxury pier homes and 28 landside town homes. Additionally, sixteen landside units, located at the south side of the site, are supported on an underground garage structure. The project involved compliance with many permitting and approval regulatory agencies, which included: Federal Joint Permitting Process (COE/MDE), Chesapeake Bay Critical Areas Commission, Site Plan Review Committee (Baltimore City Planning), Baltimore City Planning Commission, Baltimore City General Building permit process and Baltimore City Developer's Agreement.

Structural engineering design of the luxury pier/town homes was also provided by WBCM. The new pier/town homes are constructed on both the new piers and fastland. The homes are three or four-story metal stud bearing wall structures with exterior brick veneer. The elevated floors are constructed with Hambro composite floor-joist systems. Having the civil, marine and structural design services performed by a single engineering firm provided the owner with minimal coordination issues, a more economical project and a single source of responsibility.

**Client:** Harborview Development Inc.

**Total Construction Cost:** \$50,000,000

**Project Size:** N/A

**WBCM Services:** Marine Engineering, Structural Engineering, Civil Engineering