

# North Shore at Canton

Beau Menard

Structural

## Baltimore, MD

### Project Team:

- Cignal Corp – Owner, Developer
- D.W.Taylor- Architects
- Whitney, Bailey, Cox, Magani – Structural Engineers
- Frizner Electric – Electrical contractor
- Charles A. Klein & Sons, Inc. – HVAC and Plumbing contractor

### Project Overview:

- Four story town house structure built over a pier in Baltimore Harbor
- The building is approx. 60,000 sq ft, with a 15,000 sq ft parking garage on the first level
- Project cost a little over \$1.2 million

### Construction:

- Previous pier demolished
- New pier constructed – 1/29/2002
- Town houses completed in summer of 2002

### Mechanical:

- Two zone HVAC system
- 40,000 btu 90% natural gas furnace for both top and bottom zones
- Top zone uses a 2 ton thru-wall condenser
- Bottom zone uses a 2.5 ton thru-wall condenser

### Structural:

- Concrete Pier Foundation
- Concrete piles used for interior supports wood piles used for promenade area
- Steel Moment frame
- Shear wall with gypsum diaphragm
- Concrete and composite floor systems
- Pre-engineered roof trusses

### Electrical:

- 220 / 210 primary and secondary voltages
- Utilizes low voltage system
- 60-70 lights per town home
- Fire protection and security features hardwired to building