



HardHat Tour

Thursday April 22, 2021

HARBOR'S EDGE

Tour begins from site at 4:00 and concludes at 5:00 pm

OWNER

Harbor's Edge

ARCHITECT

ClarkNexsen

CONTRACTOR

W. M. Jordan

STRUCTURAL ENGINEER

ClarkNexsen

CIVIL ENGINEER

ClarkNexsen

MEP ENGINEER

ClarkNexsen

INTERIOR DESIGN

studioSix5

KITCHEN DESIGN

Bosma Design Solutions

POST TENSIONING DESIGN

Kline Engineering

BUILDING INFORMATION

27,700 SF | 23 Stories

PERCENT COMPLETE

65%

CONSTRUCTION COST

\$135 MILLION

LOCATION & PARK/MEET

**Corner of Colley and Southampton,
Norfolk, VA**

There is 3 hour on street parking on Colley and on Woods. At the end of the day, spaces open up as workers are heading home.

PROJECT DESCRIPTION

Harbor's Edge - Phase 2 will be an additional Independent Living and Memory Care community in Norfolk, Virginia. The project site is located on the South side of Highway 58 (West Brambleton Avenue) near the intersection of Colley Avenue between the Elizabeth River and The Hague. The project scope consists of a podium and high-rise tower. The three-story podium includes parking garage, nine flats, commons area of dining venues, outdoor terrace, multipurpose, living, entertainment, activities rooms, salon spa and support spaces. The twenty-three story high rise contains 139 Independent Living (IL) residences in a concrete structure with a centralized kitchen that will support the whole facility.

The healthcare portion of the project is located on the 3rd floor with 30 Assisted Living Memory Care bed units and is connected to the existing facility by an 83' long bridge. There are approximately 250 parking spaces provided in the new garage structure. Parking areas and drives will be concrete. Applicable codes include but are not limited to Virginia State Construction Code and Virginia Social Services



Department of Disability Aging & Independent Living, Division of Licensing & Protection.

Three Story Concrete Podium

The parking garage is two stories utilizing the existing parking garage ramp and entrance openings for connection to make it function as one garage with a mechanically ventilated system. Walls are constructed of CMU with

masonry veneer of brick and cast stone on the street fronts and limited Portland cement plaster elsewhere. First floor will consist of four Independent Living residences, retail space, two-story high Porte Cochere and entrance lobby. The second floor holds five Independent Living residences, lobby, resident storage units and back-of-house support spaces. The third floor consists of the Memory Care unit with support spaces on the east side of the tower and on the west the Commons for Independent Living and terrace areas. A commercial kitchen spans between the existing location and the new podium addition.

Independent Living Tower

The Independent Living Apartment Tower is proposed as a twenty-three story (shown as 24 levels), two-hour rated concrete construction, fully sprinkled structure, NFPA 13 with a fire pump and stairwell standpipes. Floor to floor height will be 10'-11" (12'-8" and 13'-8" in the penthouse

units). Roof mechanical screens will be approximately 10' tall metal panels set back from the curtain wall facade. Exterior finishes of the tower will consist of a standard curtain wall system and prefabricated wall panel with thin brick finish. Internal building drain pipes along with courtyard inlets will tie a leader system into the storm system.

LEARNING OBJECTIVES

After completing the tour, attendees should be able to:

1. Understand the process of phased construction with regards to life safety during the occupation of the lower levels of the building while the upper floors are being completed.
2. Evaluate the use of "pull planning" by the General Contractor to help schedule the work.
3. Appreciate the application of BIM technology by the construction team and how it was used to coordinate installation of the different systems.
4. Understand the expansion of the existing building into the new building to create one building with two separate towers.

REGISTRATION

**At the AIAHR.org website
Events Calendar.**

**FOR QUESTIONS
Lamonte Woodard, AIA,
LEED BD+C
at lamonte.woodard@
burgessniple.com or
(757) 490-3566**

**PREREGISTRATION IS REQUIRED
RSVP BY 4-21-2021
IDP Units & 1.0 AIA
Credit Available.**

**◆◆◆◆◆
HARDHATS, CLOSED-TOED
SHOES, PROTECTIVE EYEWARE,
AND SAFETY VESTS ARE
REQUIRED.**

