327 BLEECKER ST.

Existing Conditions

327 Bleecker St.

Existing Conditions

327 Bleecker St.

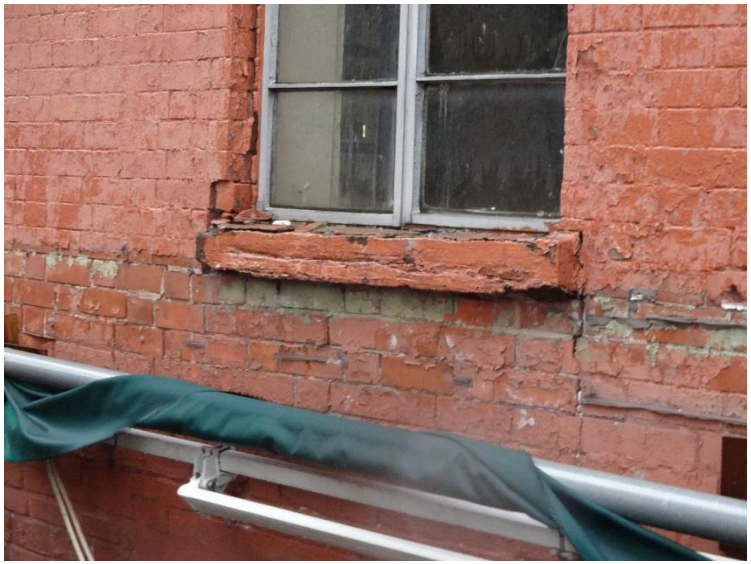
Existing Conditions

327 Bleecker St.

Existing Conditions

327 Bleecker St.

Existing Conditions

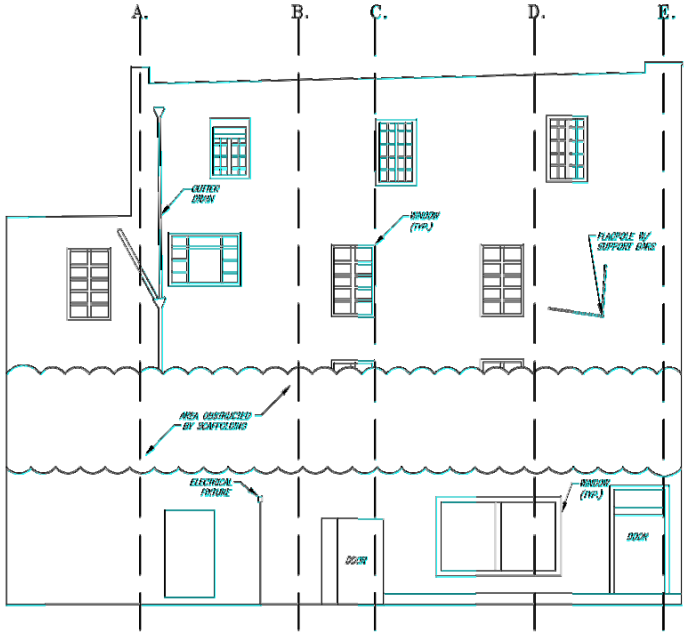


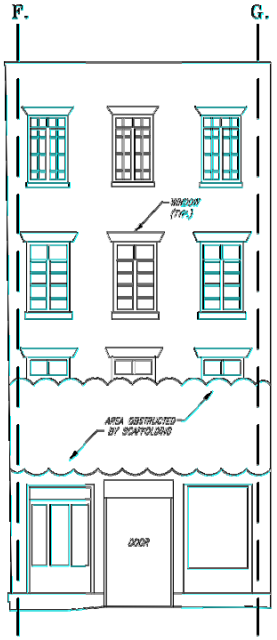
327 BLEECKER ST.

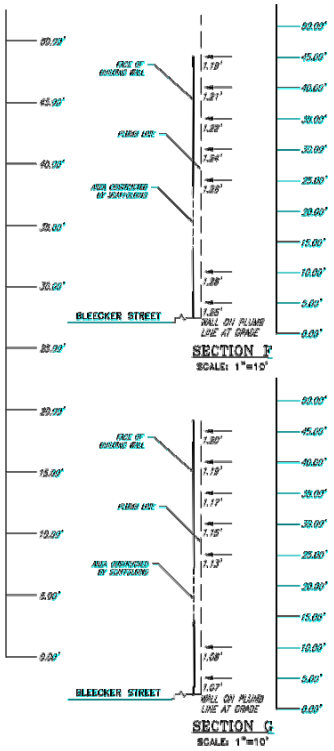
Structural Issues

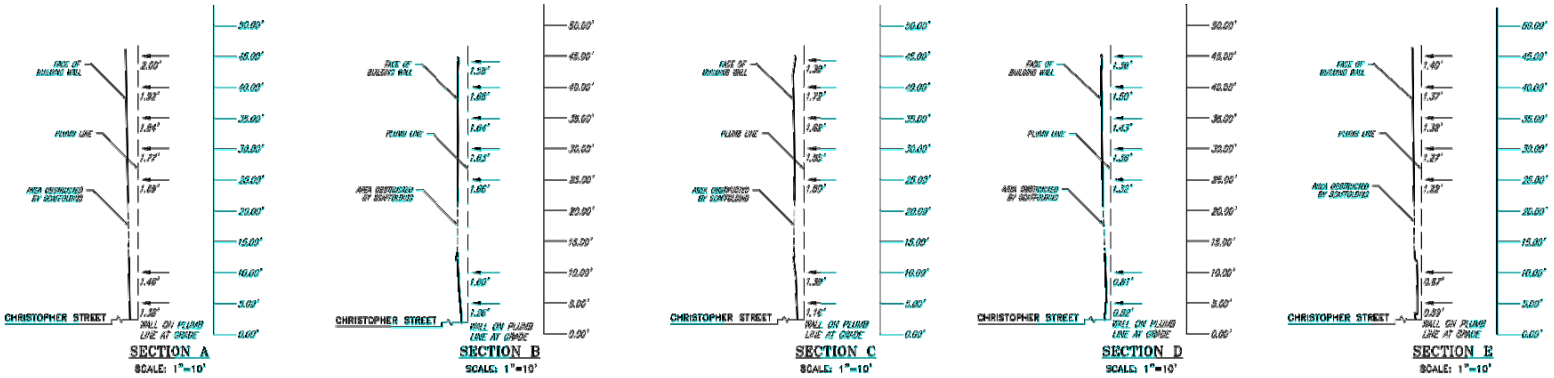
327 Bleecker St.

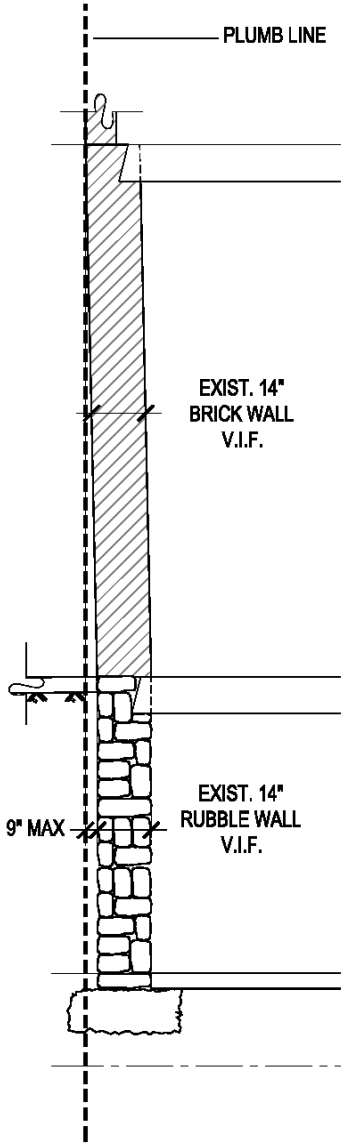
Structural Issues: North wall out of plumb 9”





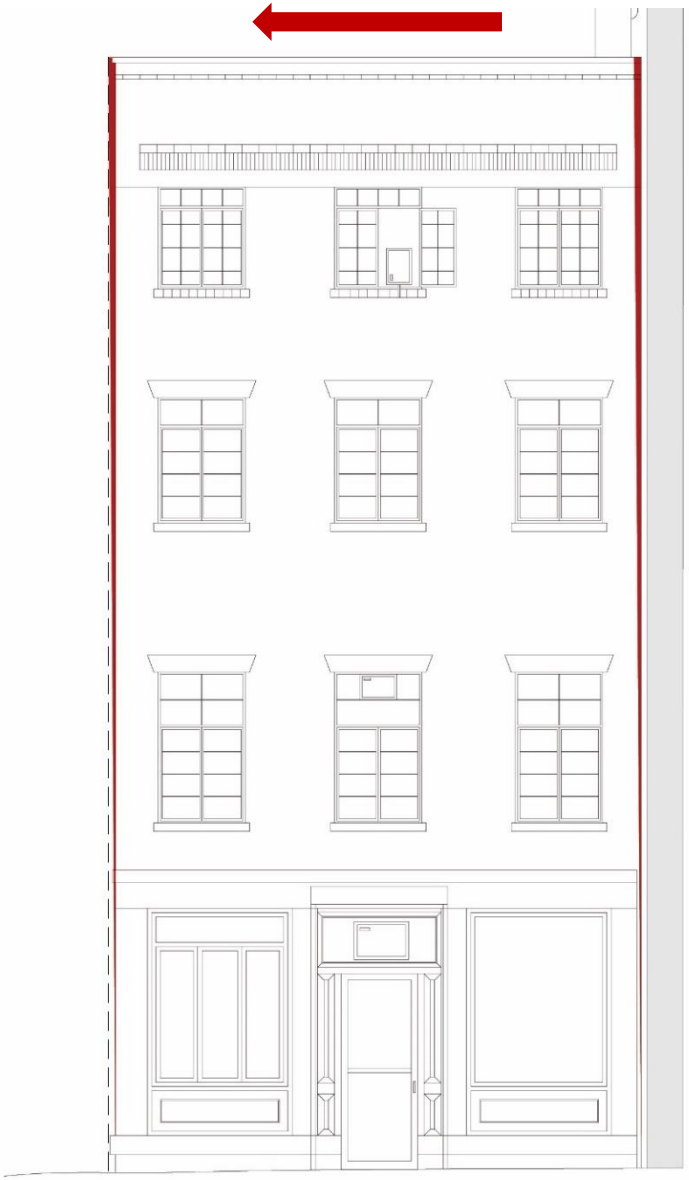






327 Bleecker St.

Structural Issues: Façade leaning along Christopher Street



327 Bleecker St.

Structural Issues: Façade + Insect Damage

VOIDS, DETERIORATED MORTAR, AND LOOSE BRICK AT THE INTERIOR

BULGES VISIBLE AT 2ND LEVEL OF CHRISTOPHER STREET FACADE

327 Bleecker St.

Structural Issues: Façade + Insect Damage

CRACKS AND BROKEN FACE BRICKS

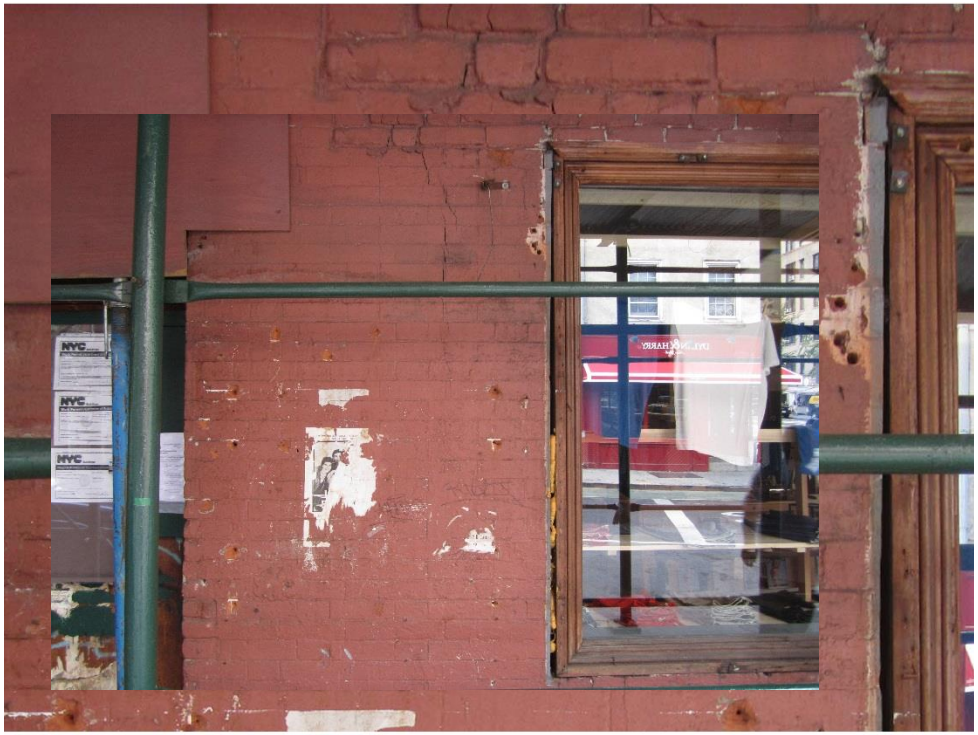
INSECT DAMAGE AT FLOOR JOISTS

327 Bleecker St.

Structural Issues: Evidence of Continued Movement

MEASURE 1: AUGUST 3, 2010

MEASURE 2: DECEMBER 17, 2010



CRACK GROWTH: 1/4"

327 Bleecker St.

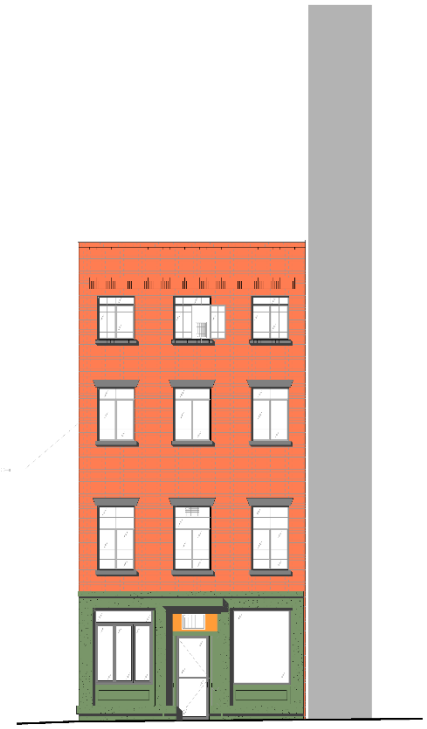
Structural Issues: Unsupported Framing

327 BLEECKER ST.

Previously Approved Restoration

327 Bleecker St.

Previously Approved Restoration: Existing

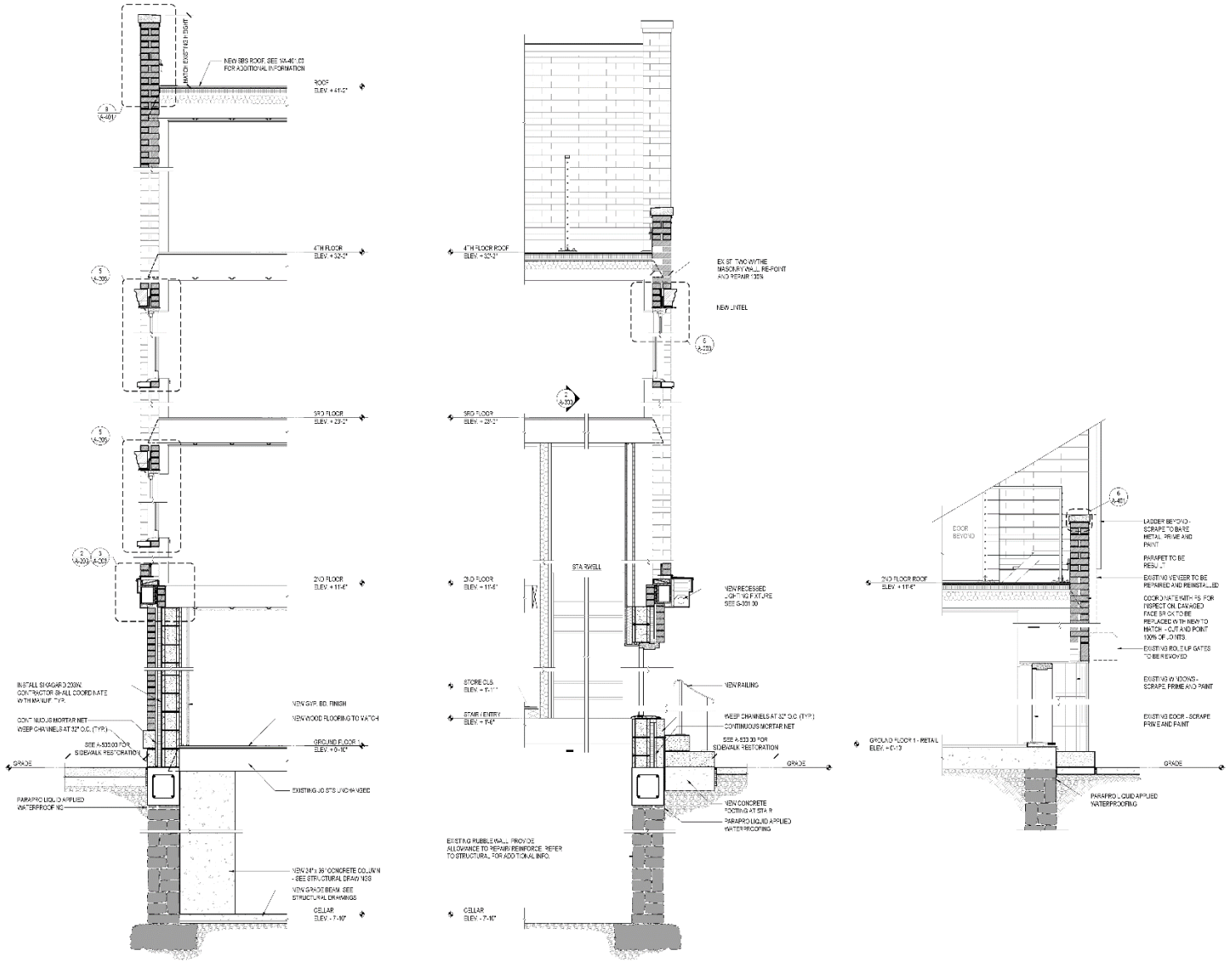


327 Bleecker St.

Previously Approved Restoration: Approved

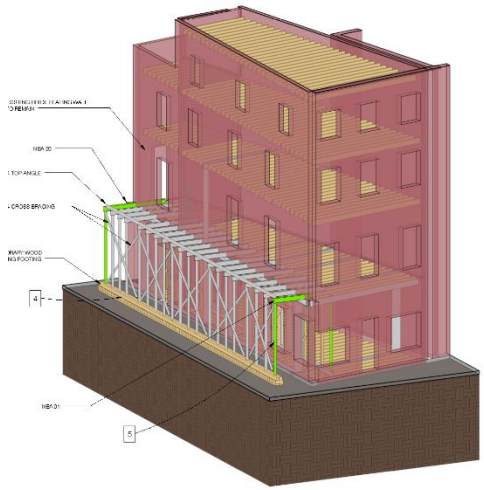
327 Bleecker St.

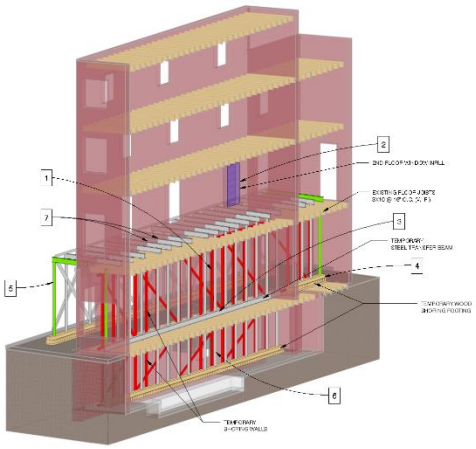
Previously Approved Restoration: Wall Details



327 Bleecker St.

Previously Approved Restoration: Construction Sequence





Suggested Shoring and Construction Sequence

1. Install temporary shoring walls from cellar to 1st floor, and from 1st floor to 2nd floor
2. Infill 2nd window from east at 2nd floor with new interlocking brick
3. Install 1st floor temporary steel transfer beam
4. Install sidewalk and 1st floor temporary wood footings
5. Install NBA1 through NBA20, top angles, and cross bracing angles. DO NOT transfer load onto needle beams with tapered steel shims.
6. Install basement level temporary shoring pipe columns
7. Transfer load on needle beams via tapered steel shims [1]

* * *

8. Demolish north masonry wall first floor wall
9. Demolish isolated portions of rubble foundation wall providing top down braced wall 3x10 lagging [1]

* * *

10. Perform excavation for concrete grade beams and footings
11. Construct formwork and secure steel reinforcing for concrete grade beams and footings [1],[2],[3]

* * *

12. Place concrete for grade beams and footings
13. Install 1st floor beams for moment frames 1 and 2 (on temporary supports)
14. Construct formwork and secure steel reinforcing for concrete brace piers and 1st floor distribution beam [1],[3]

* * *

15. Place concrete for brace piers and 1st floor distribution beam
16. Remove scaling braces
17. Install lot/pr and support 1st floor joists on concrete distribution beam
18. Install remaining steel for new moment frames
19. Install channels along grid line 7
20. Install all steel columns and cross-lot beams
21. Install all sections of continuous steel support tube
22. Join continuous support tube sections via full penetration welds [1],[4]

* * *

23. Install steel shims and non-shrink grout (and new masonry if/as required) between new continuous support tube and existing masonry wall above
24. Repair 1st and 2nd floor floor diaphragms between south wall and temporary shoring wall
25. Fasten all cross-lot steel beams to repaired floor diaphragms [1]

* * *

26. Install new masonry wall between concrete distribution beam and 2nd floor level [1],[5]

* * *

27. Perform demolition for new 1st floor stairwell opening through interior masonry wall along gridline 7 [1]

* * *

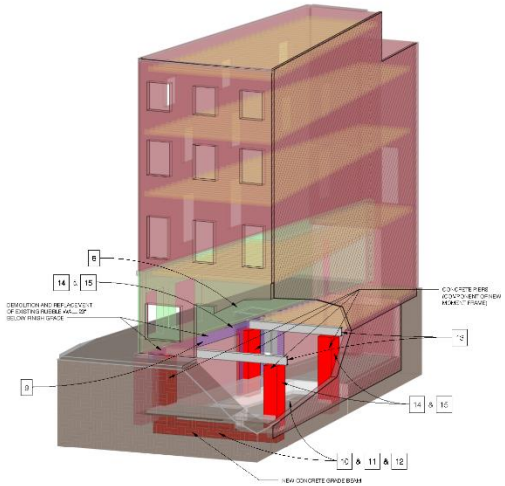
28. Remove shoring walls, needle beams, and shoring columns
29. Patch all masonry needle beam penetrations
30. Repair floor diaphragms between shoring wall and north wall
31. Fastener all cross-lot steel beams to repaired floor diaphragms
32. Install new roof plugged and steel damage [1],[6]

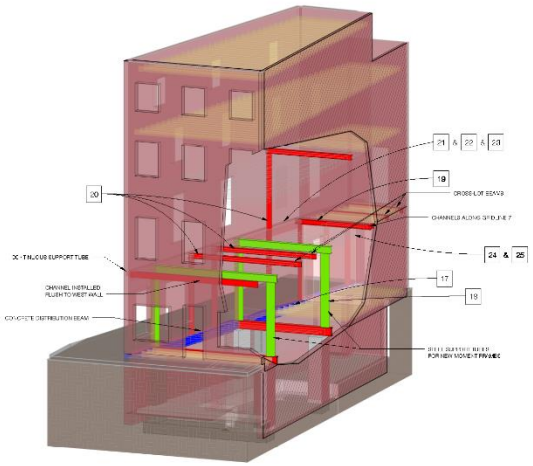
1. Contact Engineer of Record for "Structural Stability Structural Safety" special inspection before proceeding
2. Contact Special Inspector for "Footing and Foundation" Progress Inspection
3. Contact Special Inspector for "Concrete – Cast-in-Place" Special Inspection
4. Contact Special Inspector for "Structural Steel – Welding" and "Structural Steel – Erection & Bolting" Special Inspections and "Frame" Progress Inspection
5. Contact Special Inspector for "Masonry" Special Inspection
6. Contact Special Inspector for "Roof" Progress Inspection

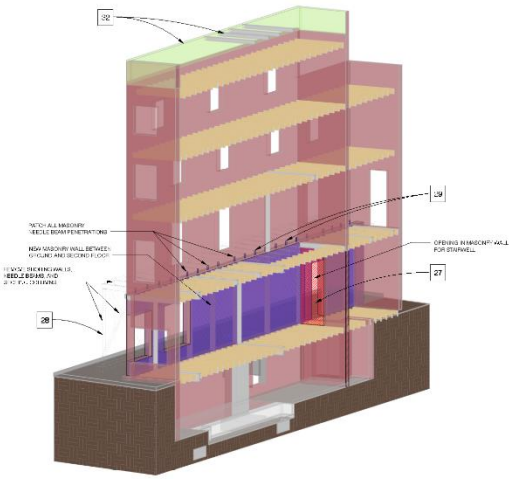
1 SEQUENCE DRAWINGS A & B SHOWING STEPS 1-7

NOTES:

1. "NBA #" INDICATES "NEEDLE BEAM ASSEMBLY #". EACH NBA CONSISTS OF A W8X21 NEEDLE BEAM SUPPORTED ON 2-7" 2 SCHEDULE 40 PIPE COLUMNS.







4 SEQUENCE DRAWING C SHOWING STEPS 8-16

NOTES:

2 SEQUENCE DRAWING D SHOWING STEPS 17-25

NOTES:

3 SEQUENCE DRAWING E SHOWING STEPS 26-32

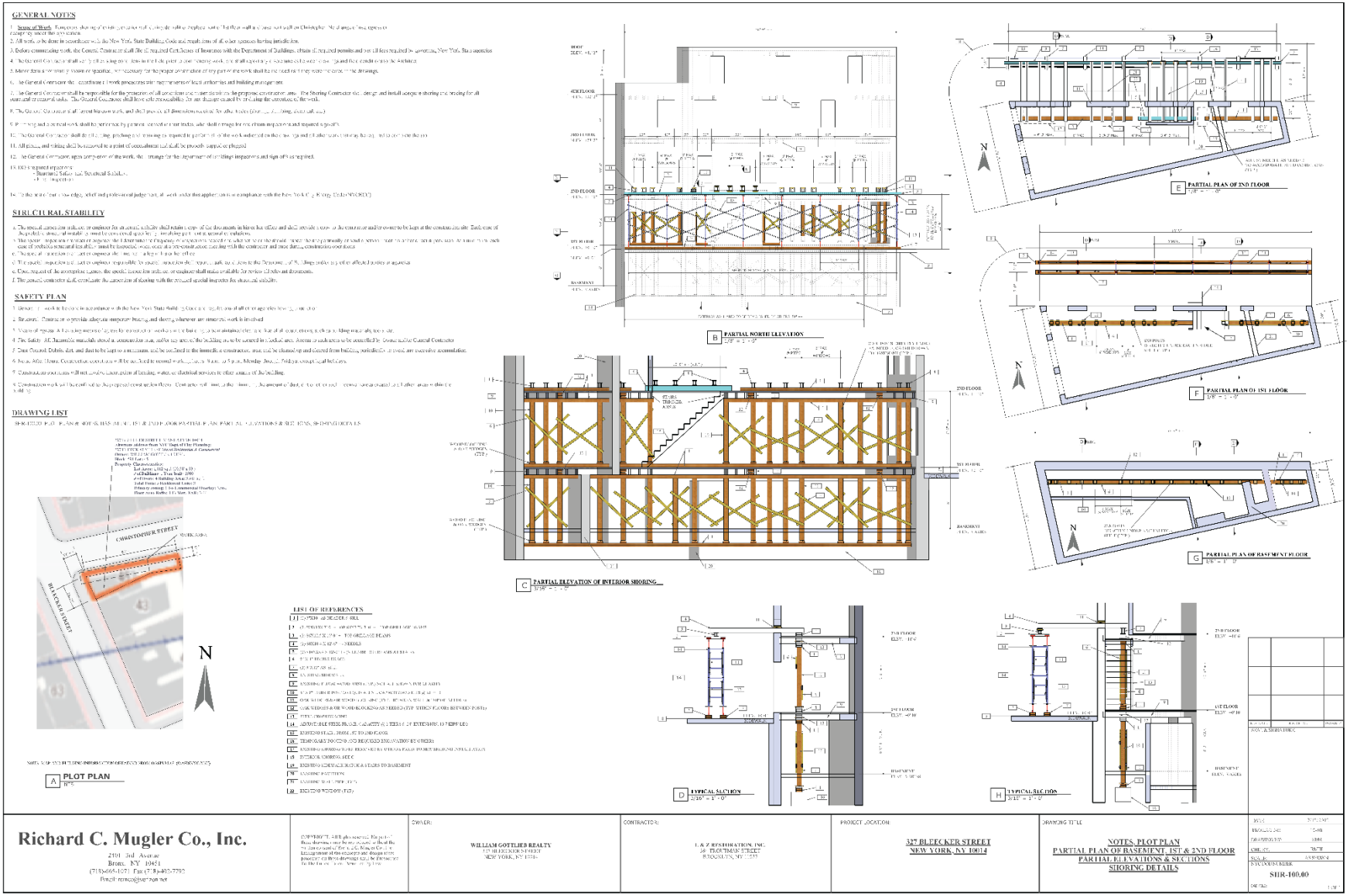
NOTES:

327 BLEECKER ST.

Preliminary Construction

327 Bleecker St.

Preliminary Construction: Shoring Shop Drawings



327 Bleecker St.

Preliminary Construction: Inadequate Joist Bearing

TYPICAL JOISTS WITH INADEQUATE BEARING AT SUPPORT

THE JOISTS ENDS SHOW SIGNS OF DRY ROT, SHRINKAGE, AND INSECT DAMAGE (TYPICAL)

327 Bleecker St.

Preliminary Construction: Inadequate Joist Bearing

JOIST DAMAGED BY WATER INFILTRATION

TYPICAL JOIST WITH TAPE MEASURE IN POCKET. WITHDRAWL FROM POCKET IS CLEAR

327 Bleecker St.

Preliminary Construction: Joist Pulling Out of Wall

JOIST DAMAGED BY WATER INFILTRATION

BUILDING MOVEMENT RESULTED IN JOIST CONDITIONS SUCH AS THIS JOIST, ½" OUT OF POCKET

327 Bleecker St.

Preliminary Construction: Joist Pulling Out of Wall

VOID VISIBLE IN JOIST POCKET

GHOST OUTLINE ON SIDE OF JOIST INDICATES REDUCED BEARING (TYPICAL ON ALL FLOORS)

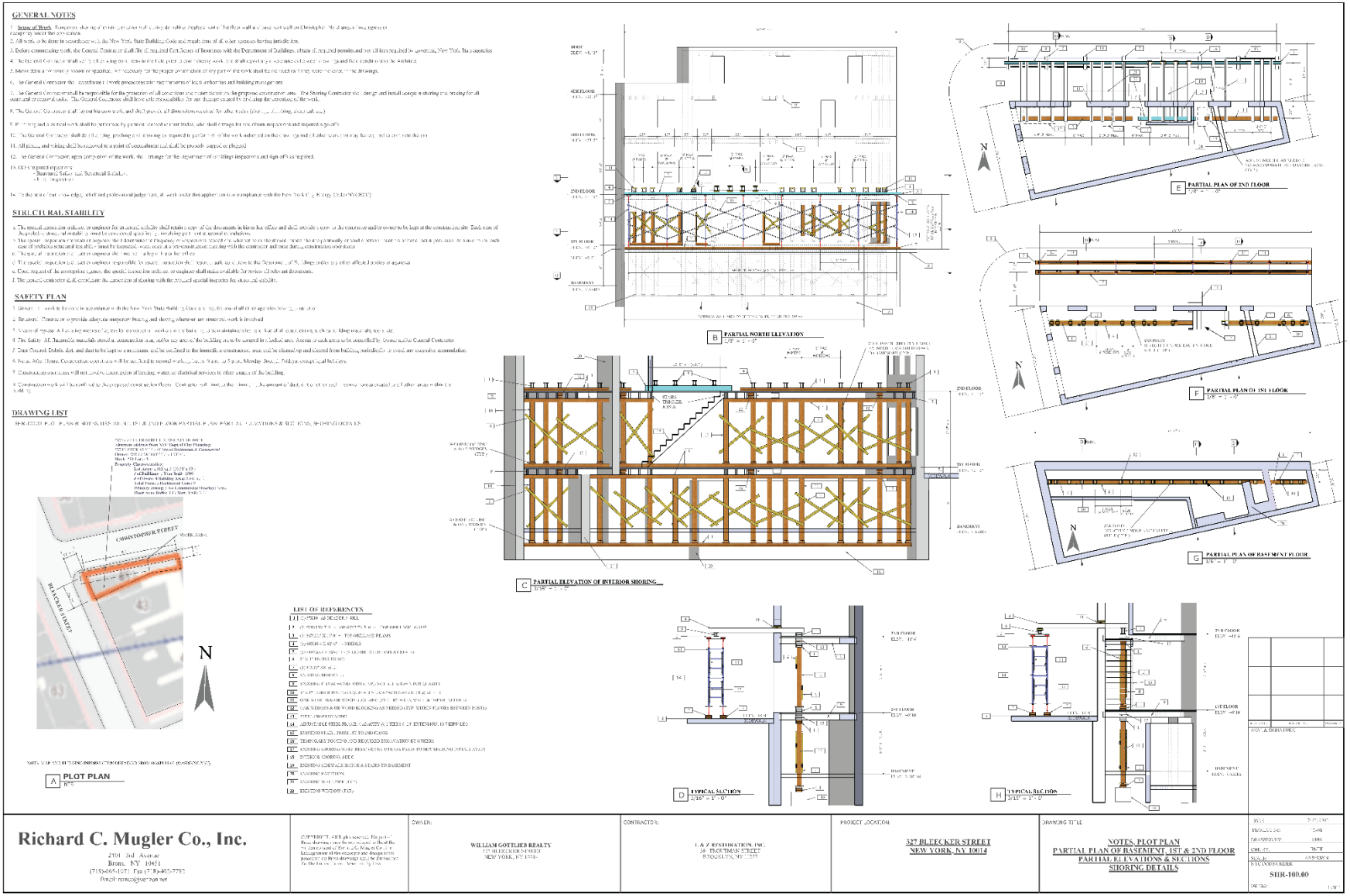
327 Bleecker St.

Preliminary Construction: Inadequate Diaphragm Walls

VOID VISIBLE IN JOIST POCKET

327 Bleecker St.

Preliminary Construction: Shoring Shop Drawings



FSI ARCHITECTURE PC

PROJECT NAME: 327 BLEECKER STREET, NEW YORK, NY 10014
RE: CB2/LPC PRESENTATION

PROJECT NO: 309785
RE: OCTOBER 19, 2015

327 Bleecker St.

Preliminary Construction:

327 BLEECKER ST.

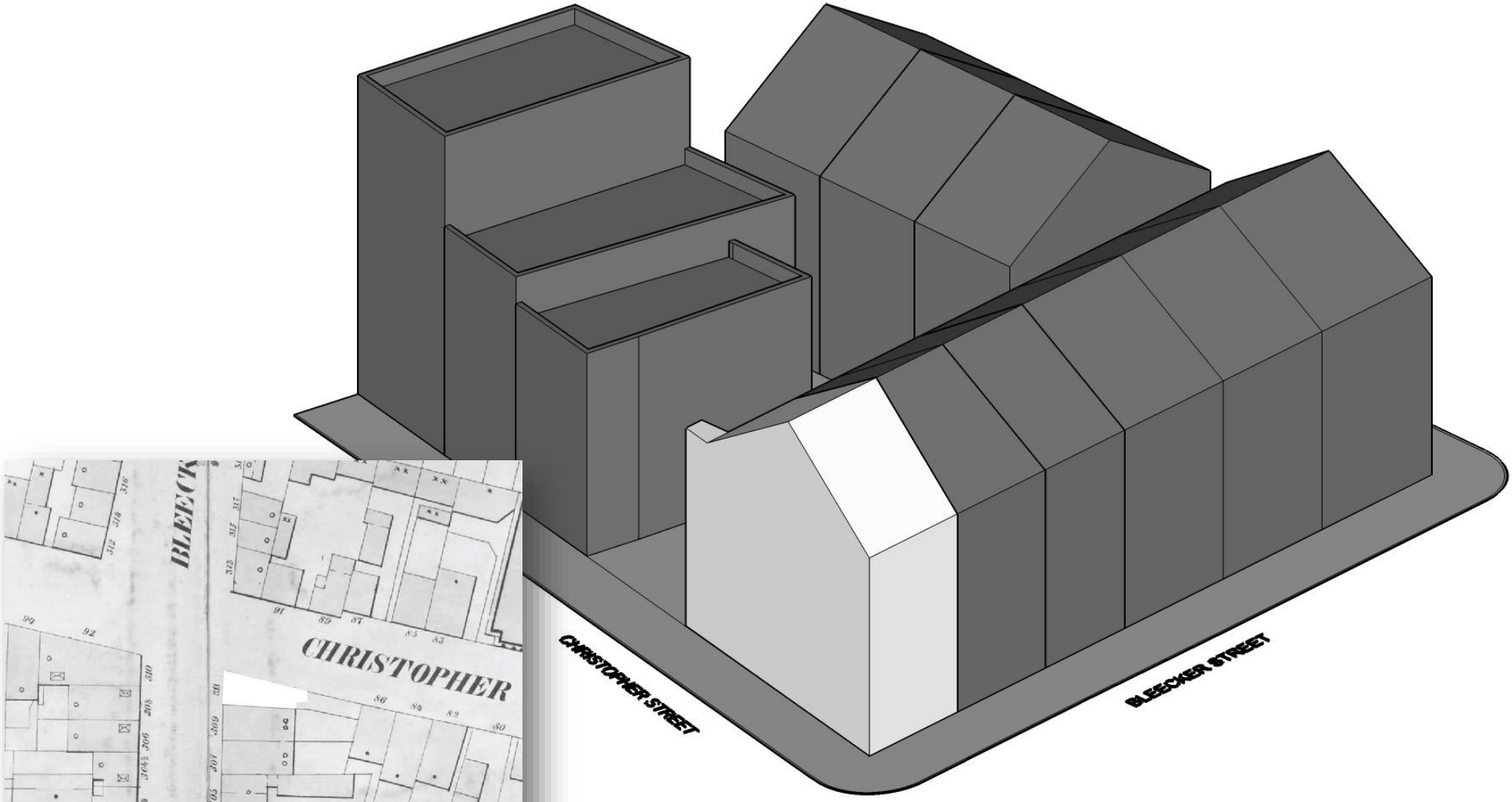
History of Building

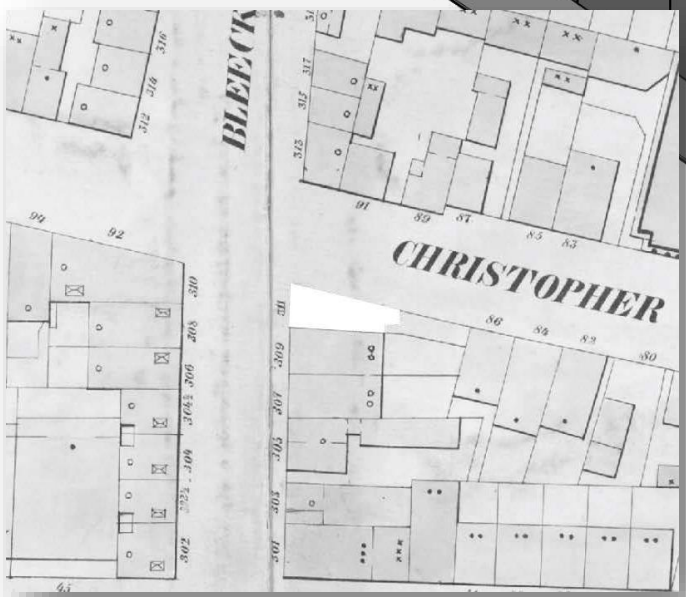
327 Bleecker St.

History of Building: Past

327 Bleecker St.

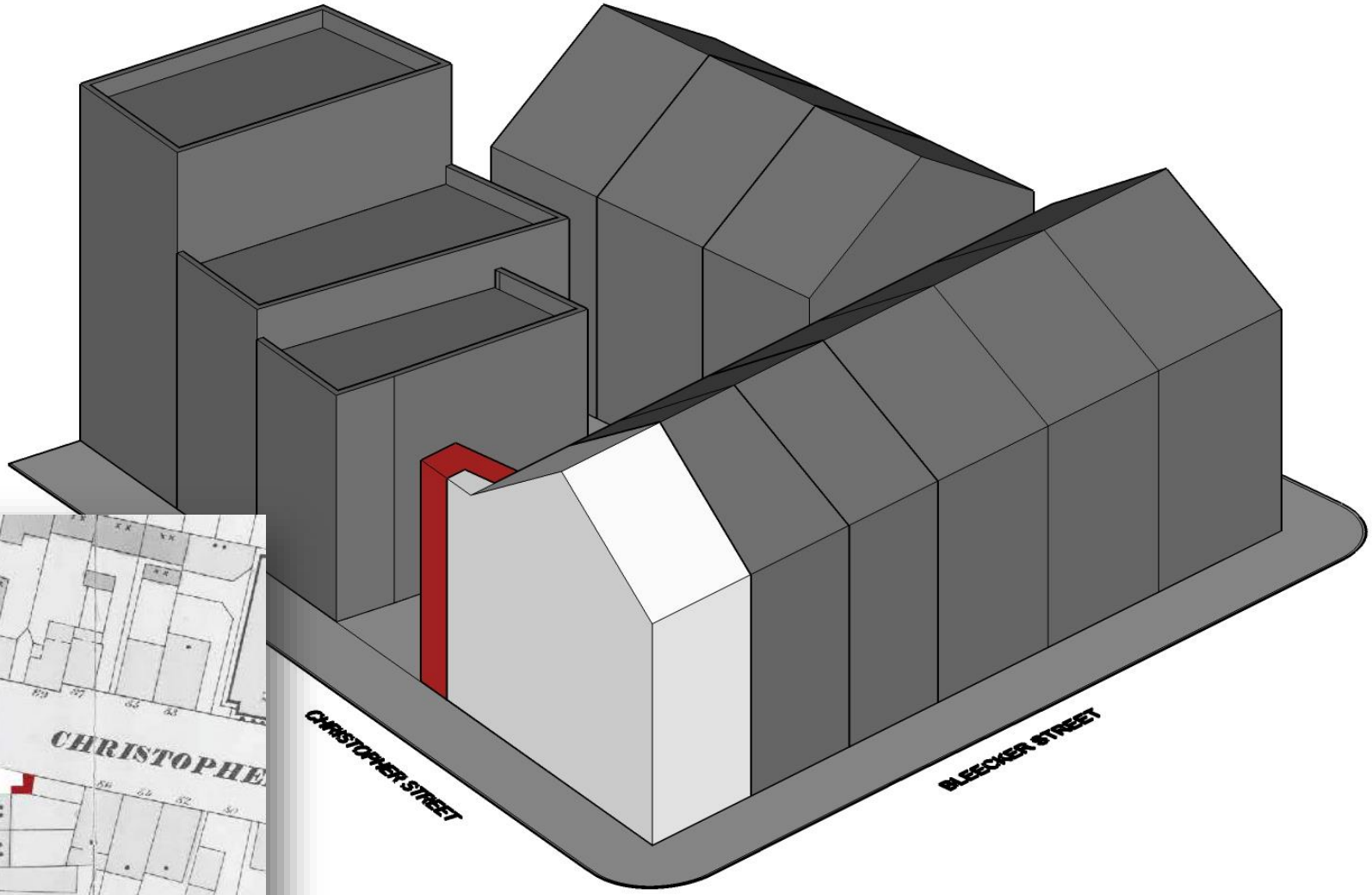
Transformation: ca. 1832-1833

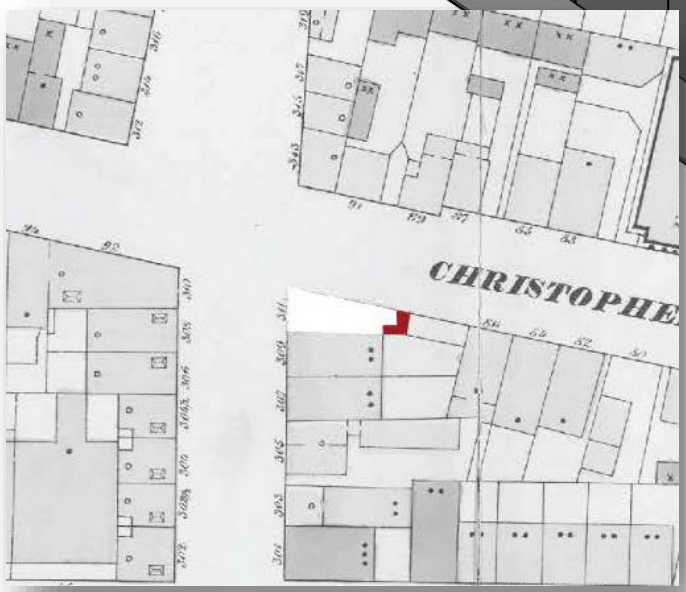




327 Bleecker St.

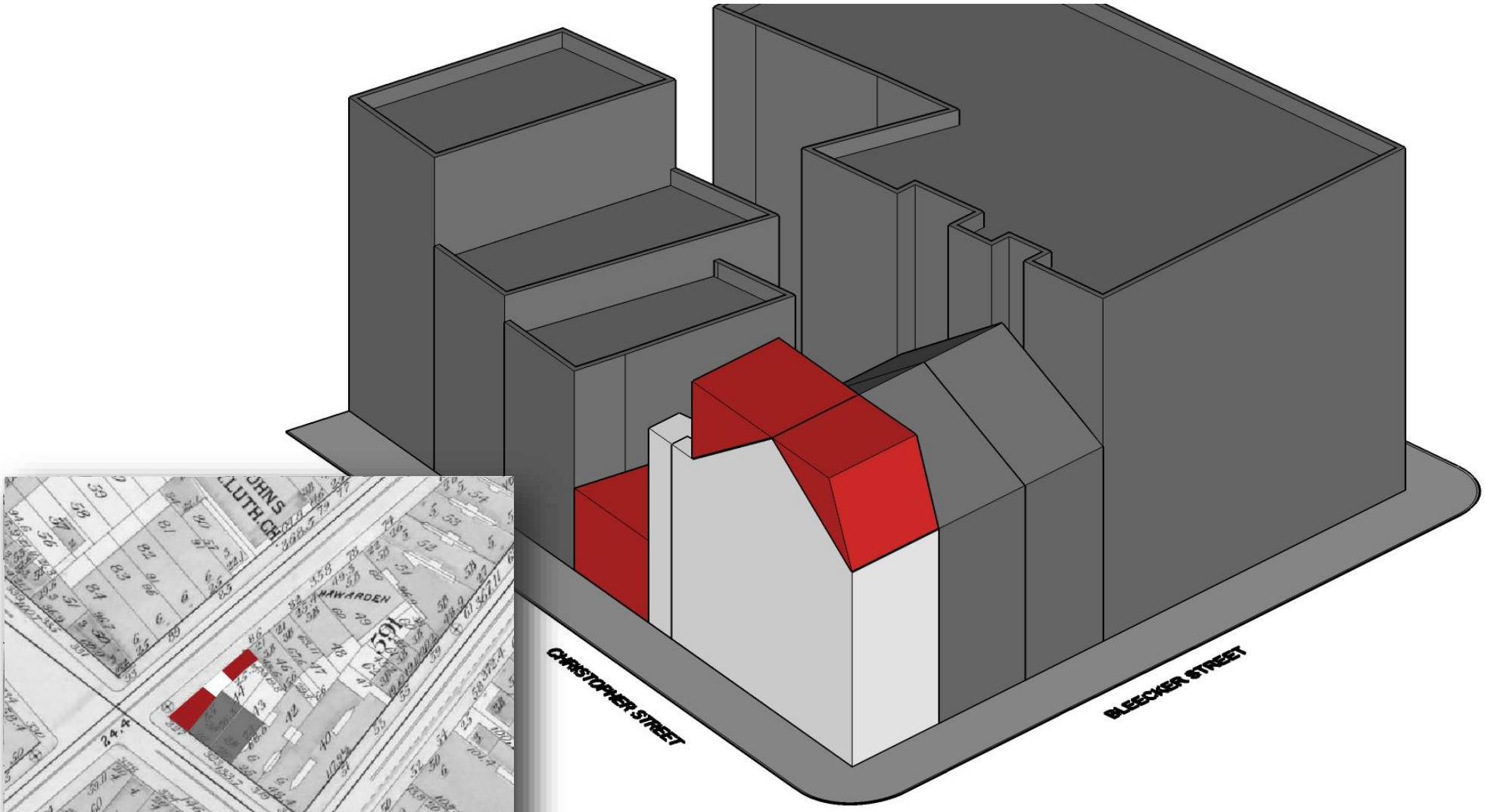
Transformation: ca. 1857-1862





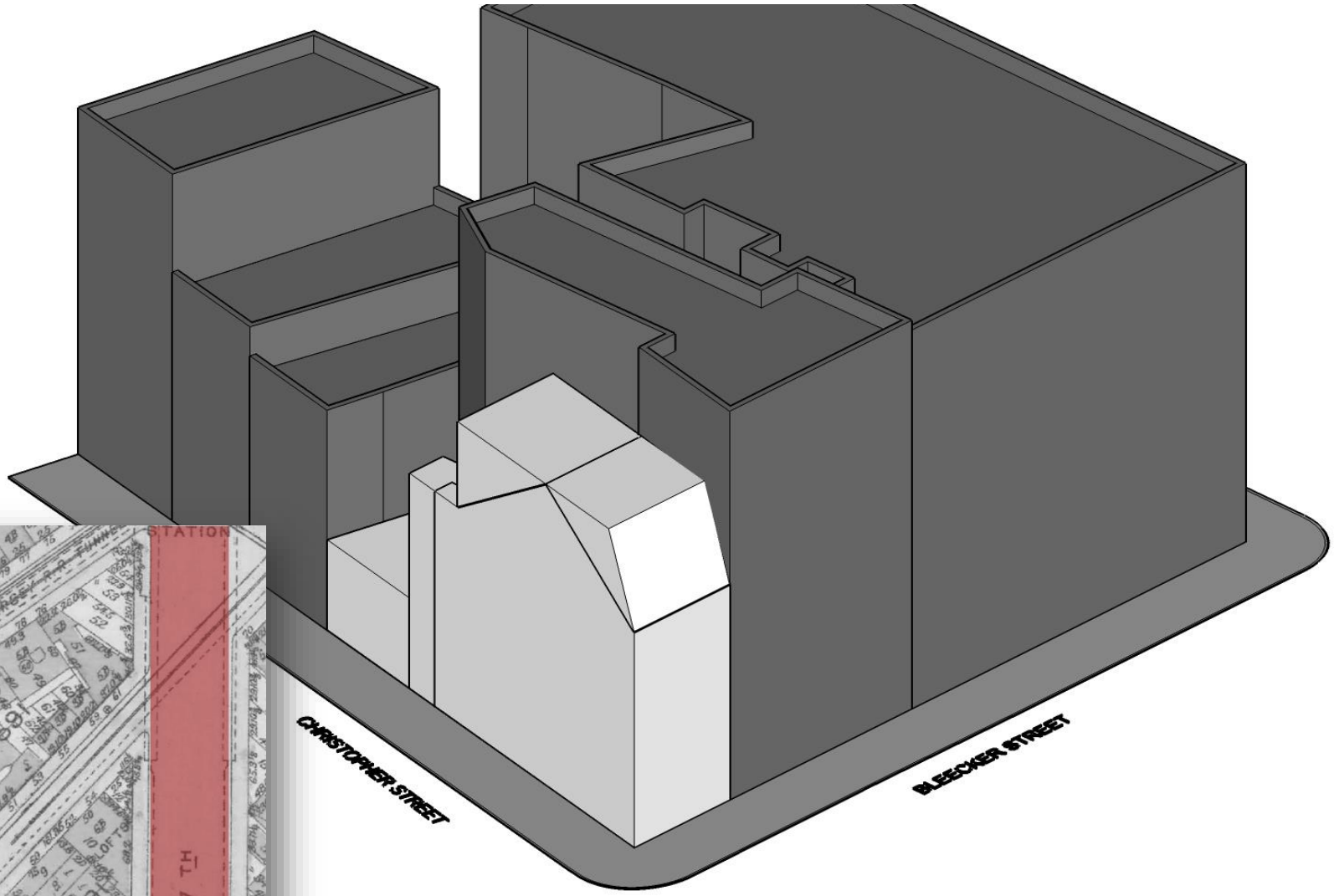
327 Bleecker St.

Transformation: ca. 1899



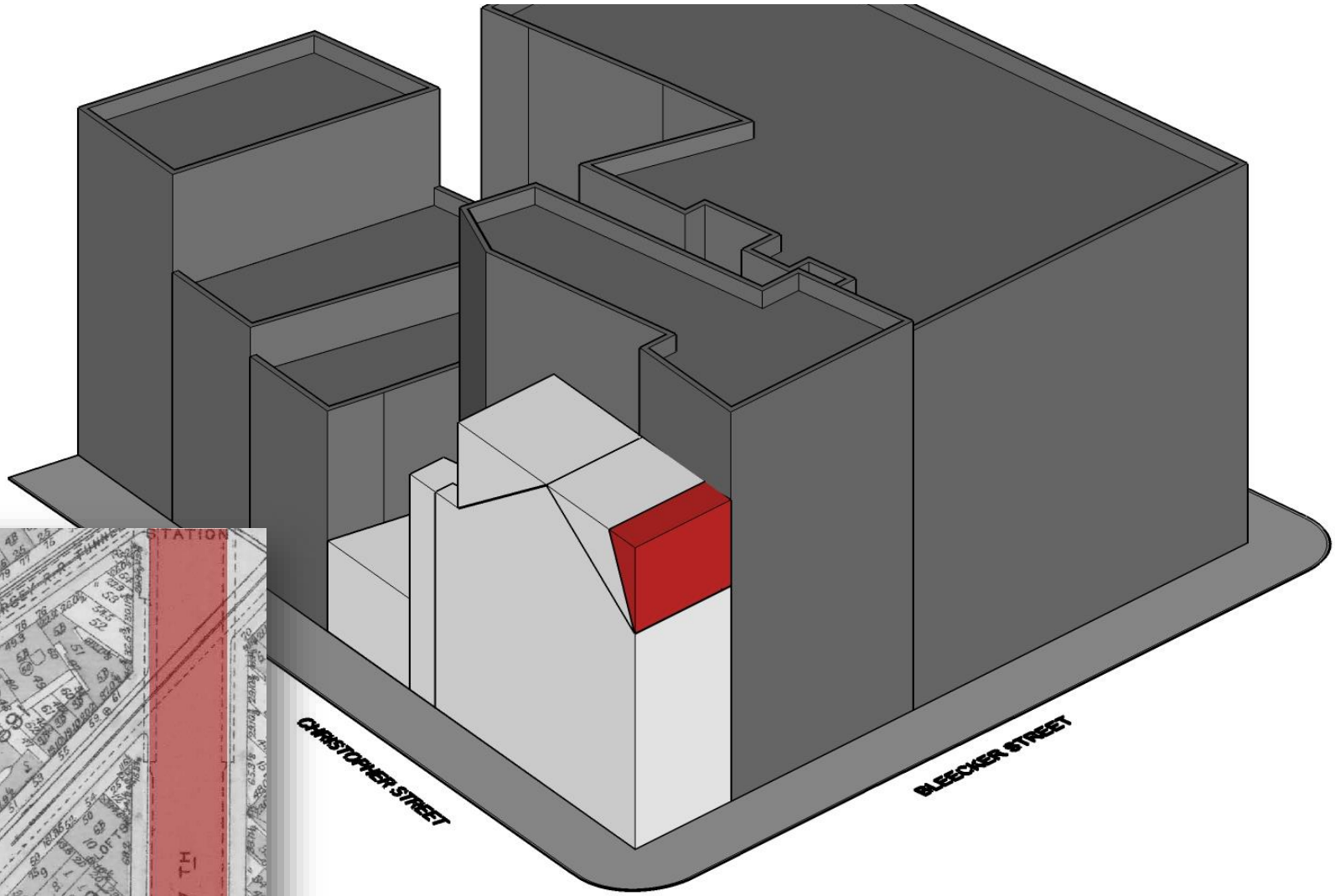
327 Bleecker St.

Transformation: ca. 1902 – Introduction of 7th Avenue



327 Bleecker St.

Transformation: **Post 1940's**



327 Bleecker St.

History of Building: Ghost Lines

327 Bleecker St.

History of Building: Current

327 BLEECKER ST.

Precedents

327 Bleecker St.

History of Building: Past

327 Bleecker St.

Precedents:

327 Bleecker St.

Precedents:

327 Bleecker St.

Precedents: Mansard Roof – 125 MacDougal Street

327 Bleecker St.

Precedents: Mansard Roof – 231 Lafayette St

327 Bleecker St.

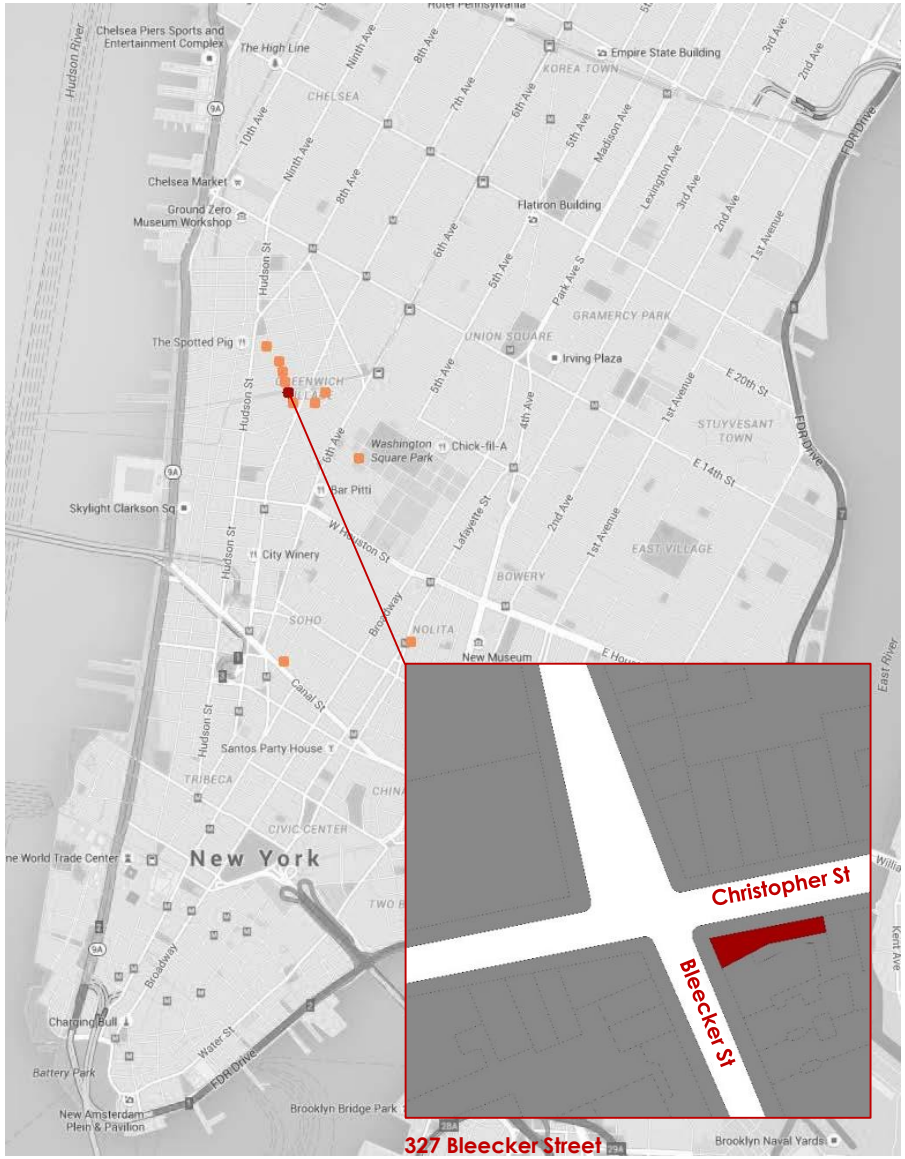
Precedents: Mansard Roof – 301 West Broadway

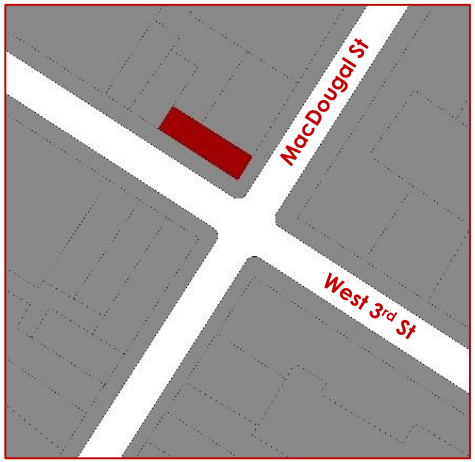
327 Bleecker St.

Precedents: Mansard Roof

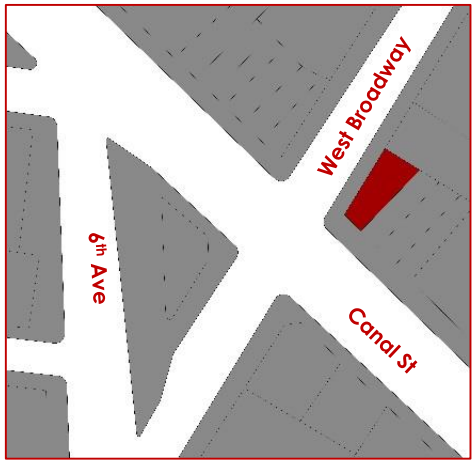
327 Bleecker St.

Precedents: Comparison

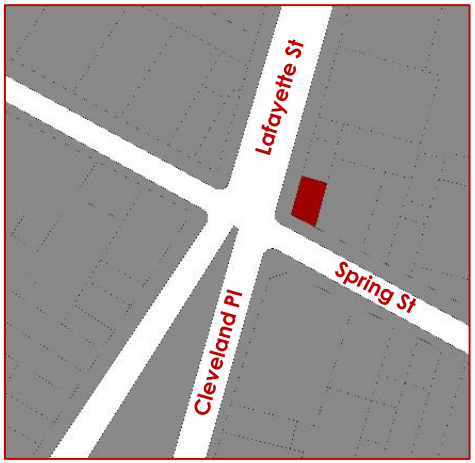




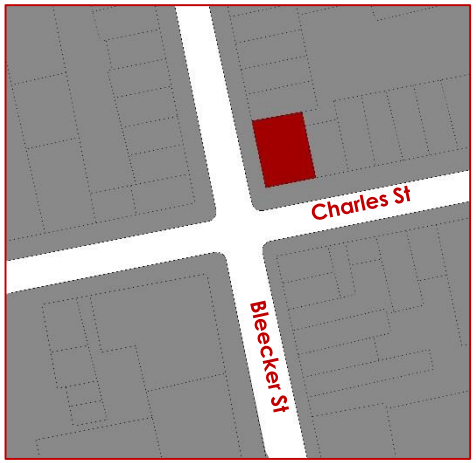
125 MacDougal Street



301 West Broadway



231 Lafayette Street



367 Bleecker Street

327 BLEECKER ST.

New Building Proposal

327 Bleecker St.

New Building Proposal: Bleecker Street

327 Bleecker St.

New Building Proposal: Christopher Street

327 Bleecker St.

New Building Proposal: Brick Reclaim from Existing

1.

2.

3.

4.

5.

6.

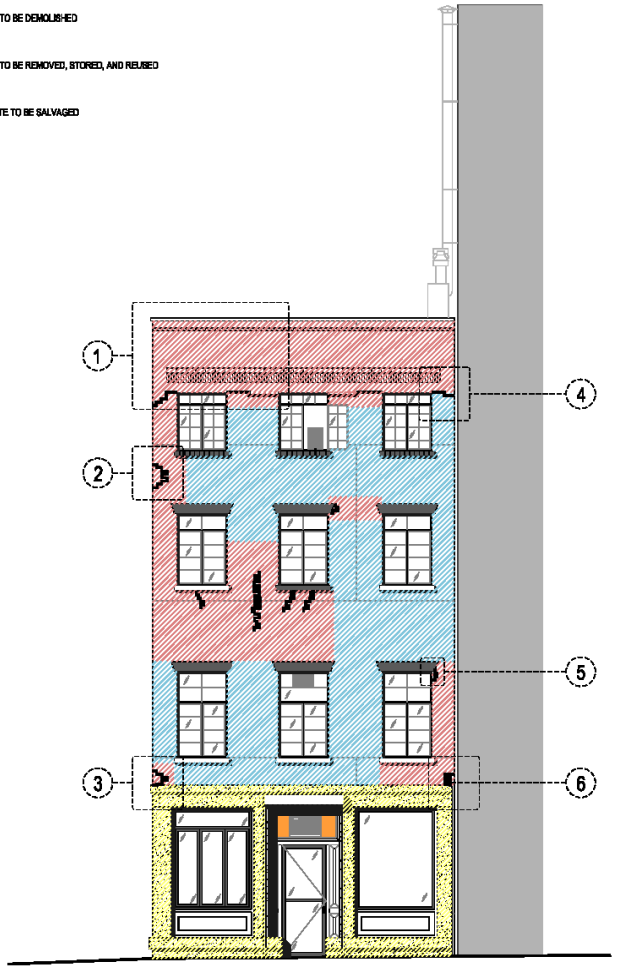
327 Bleecker St.

New Building Proposal: Brick Reclaim from Existing

1.

2.

3.



4.

5.

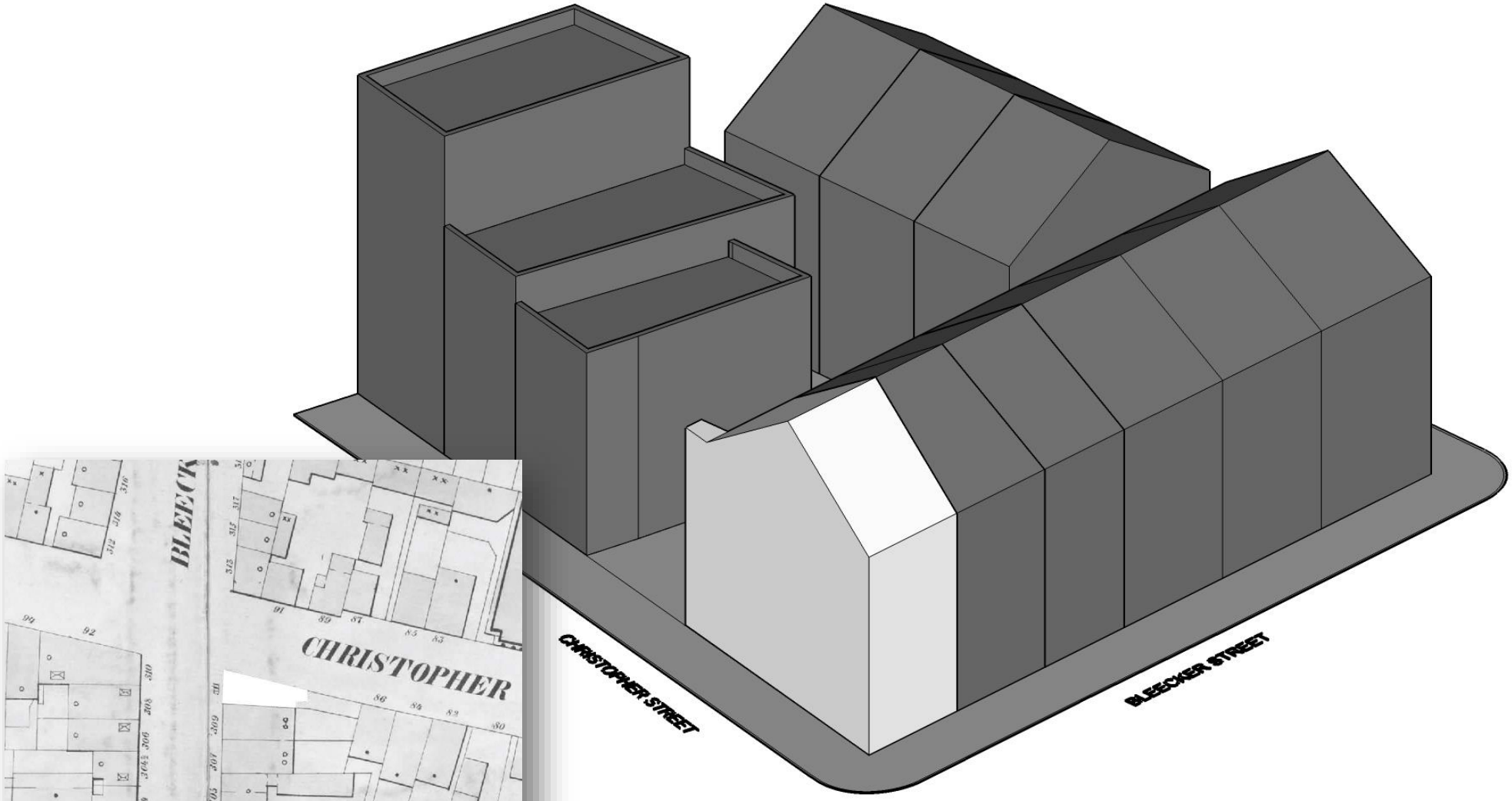
6.

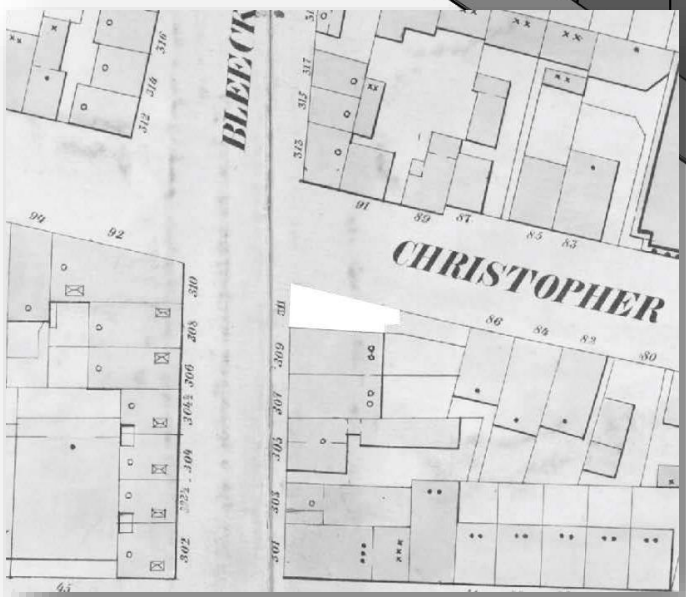
327 BLEECKER ST.

Evolution

327 Bleecker St.

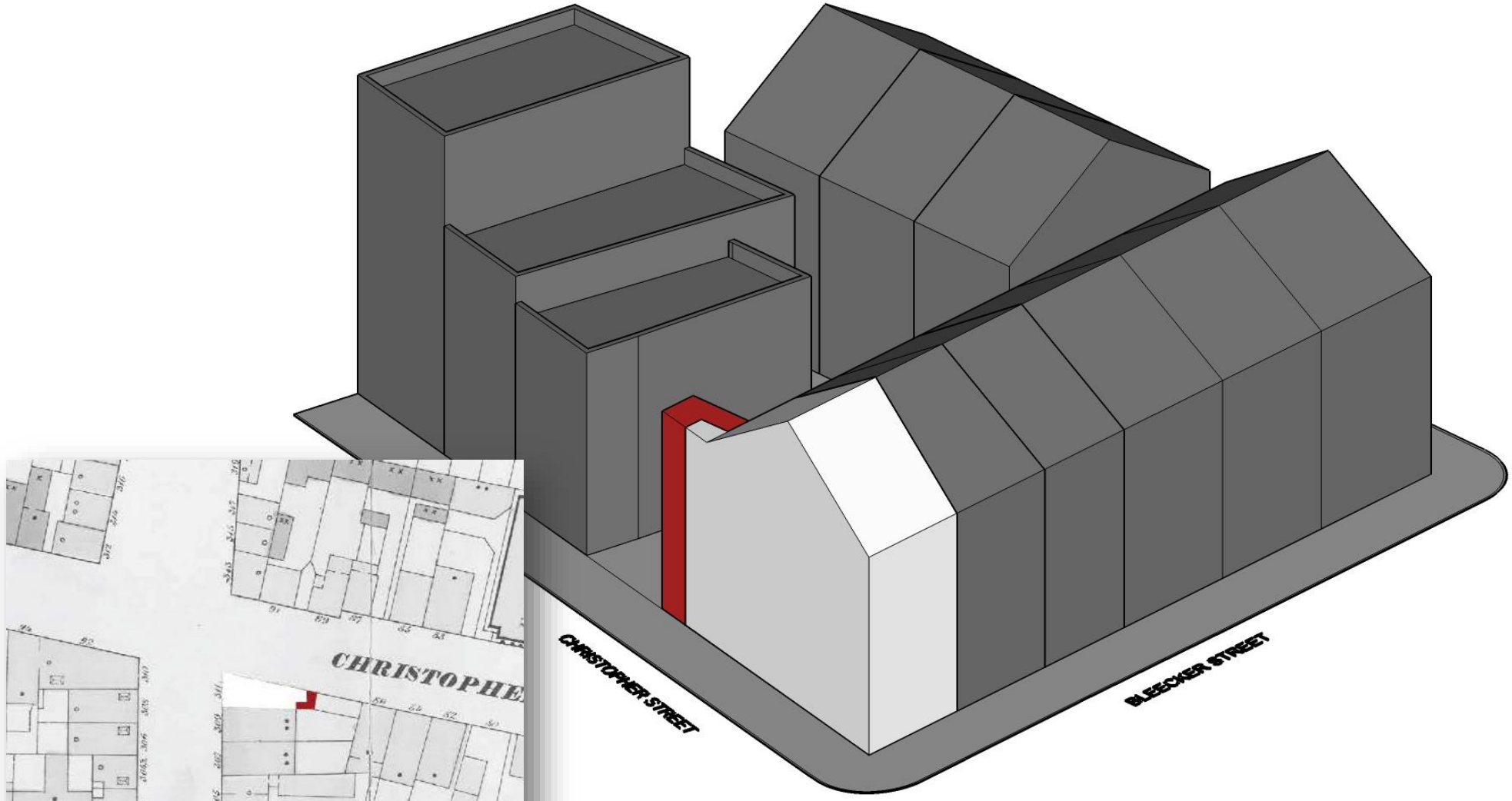
Transformation: ca. 1832-1833

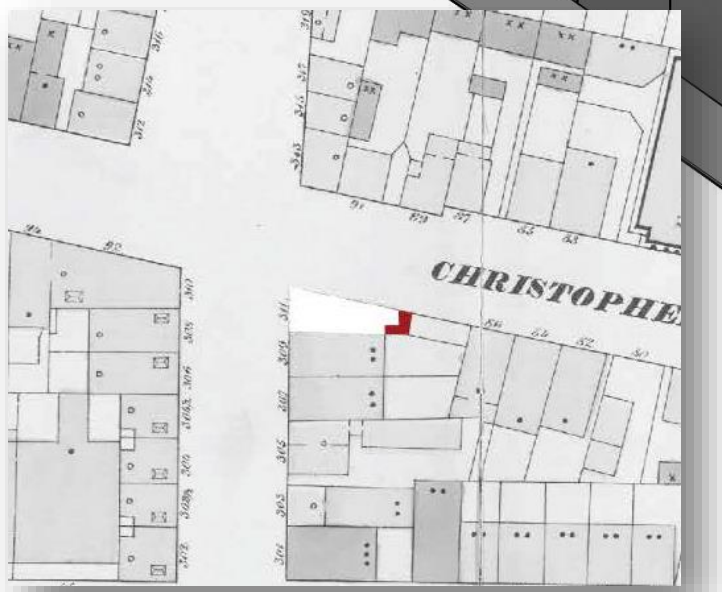




327 Bleecker St.

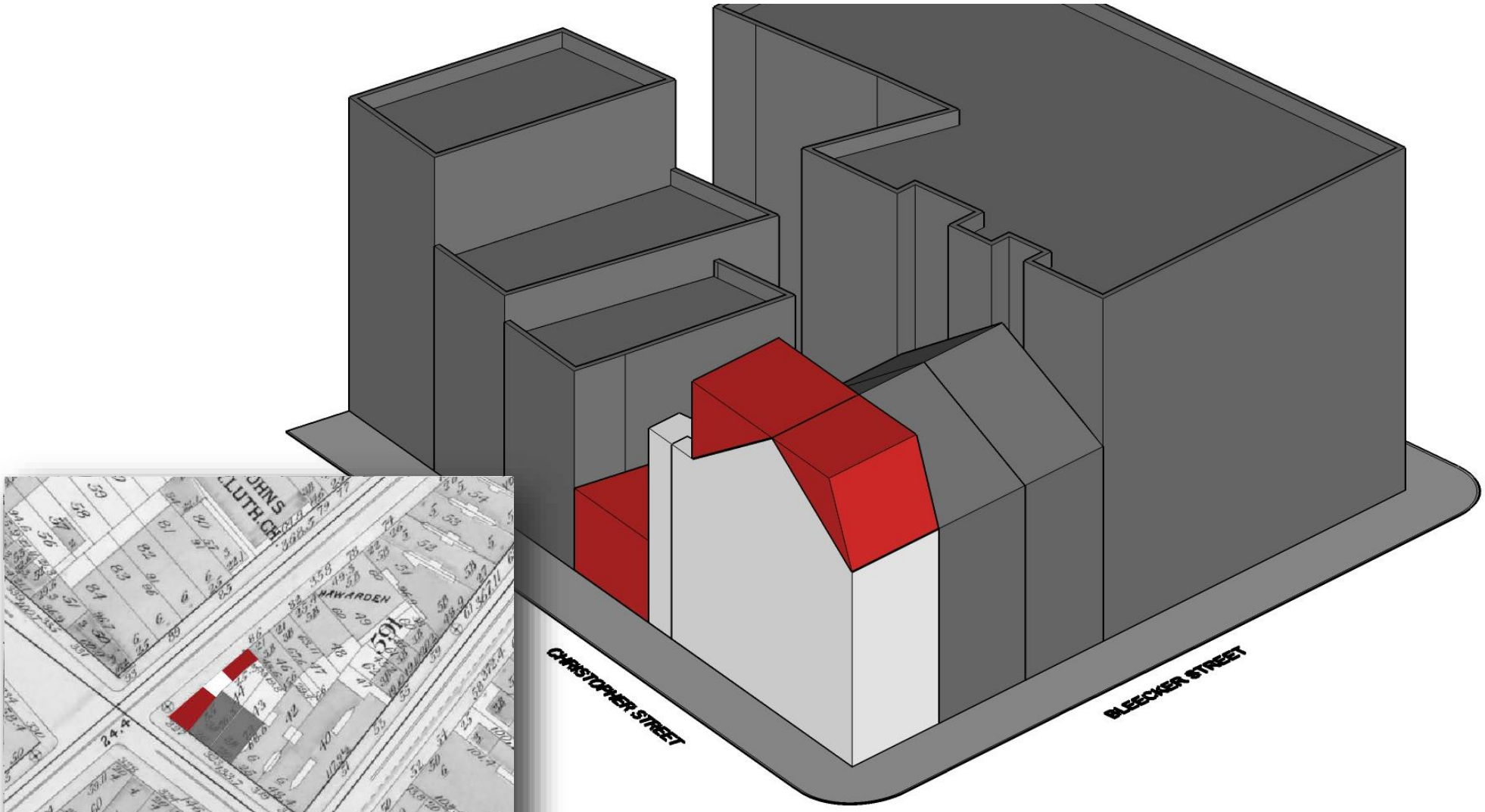
Transformation: ca. 1857-1862





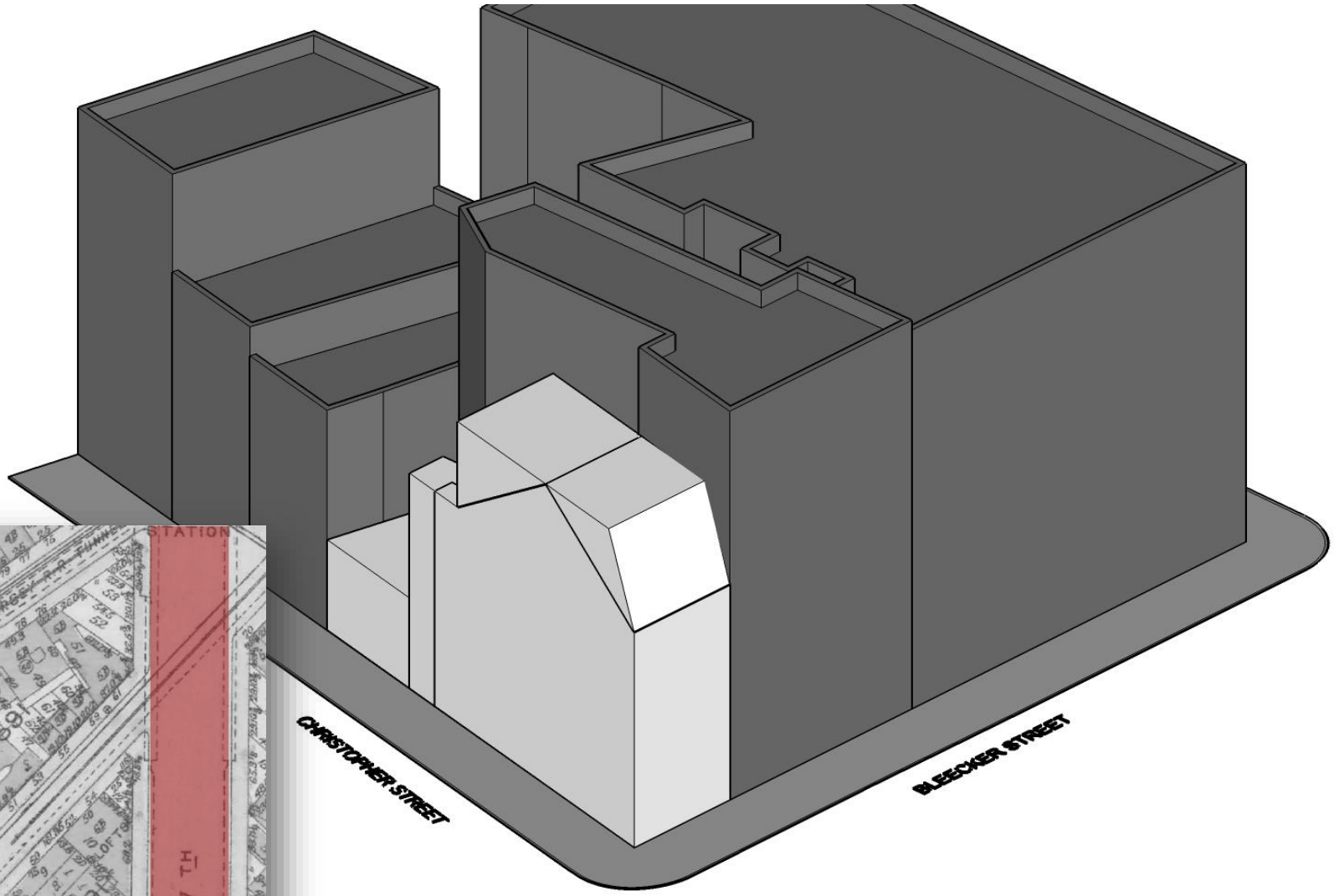
327 Bleecker St.

Transformation: ca. 1899



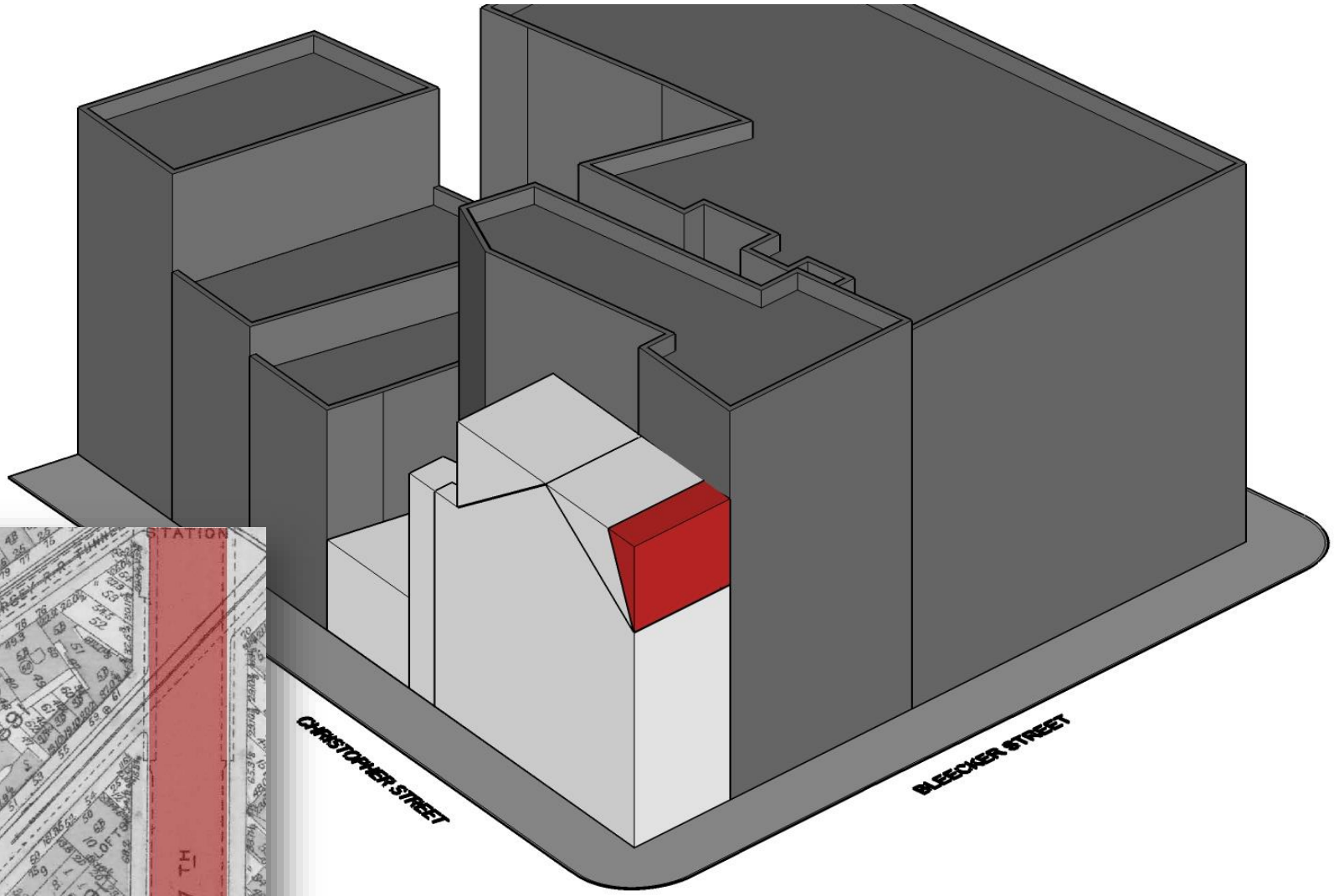
327 Bleecker St.

Transformation: ca. 1902 – Introduction of 7th Avenue



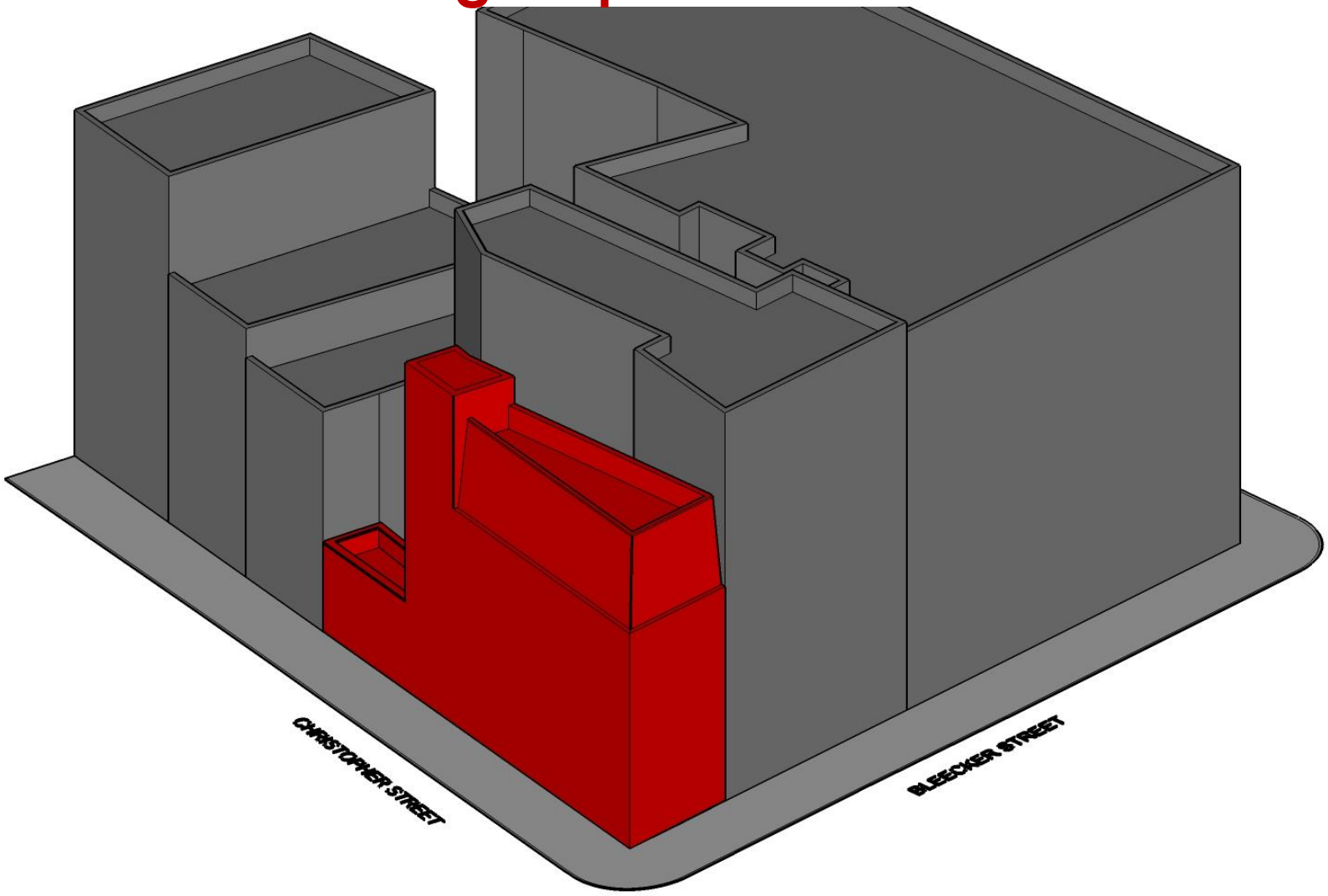
327 Bleecker St.

Transformation: Post 1940's



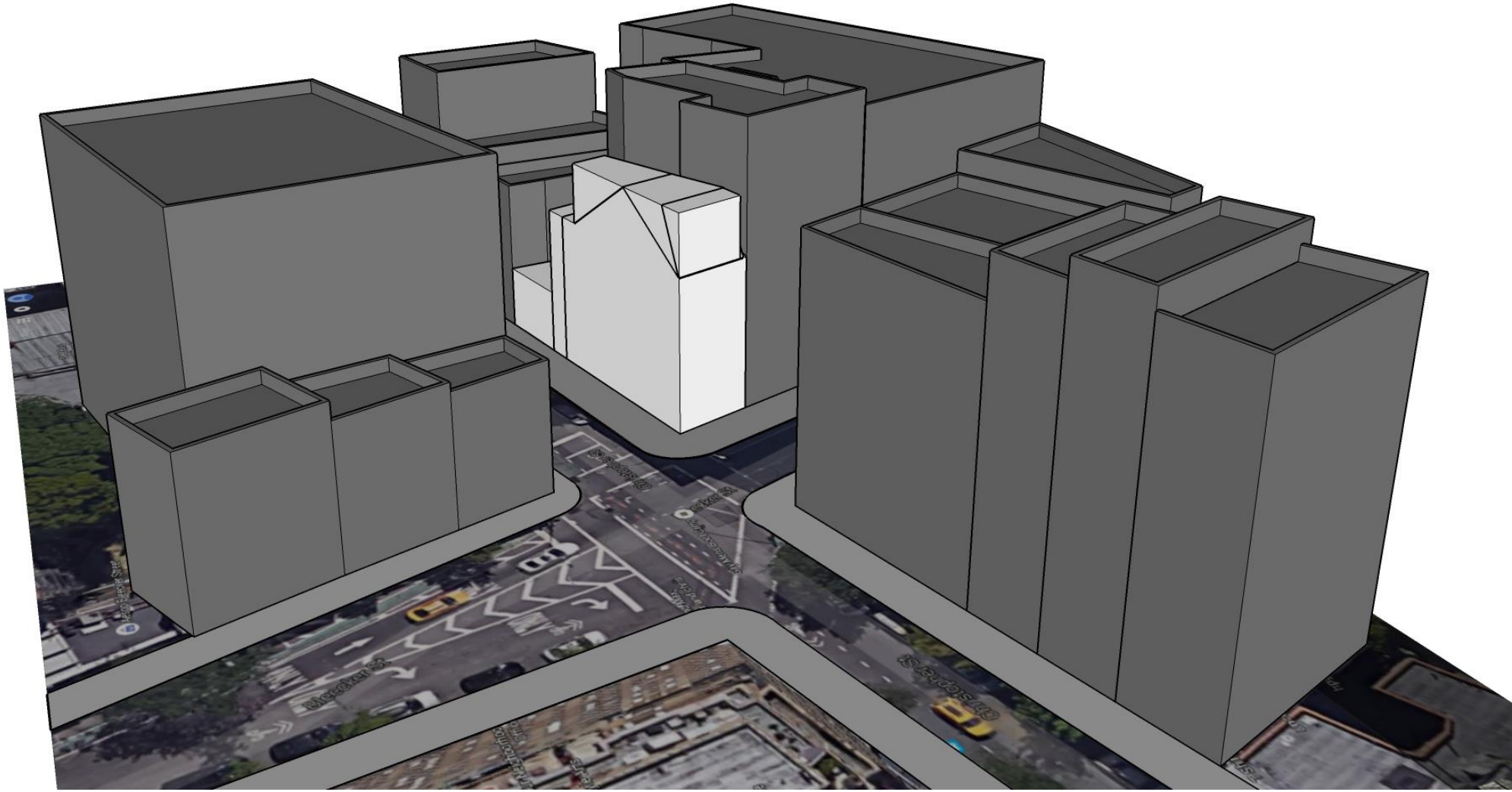
327 Bleecker St.

Transformation: New Building Proposal



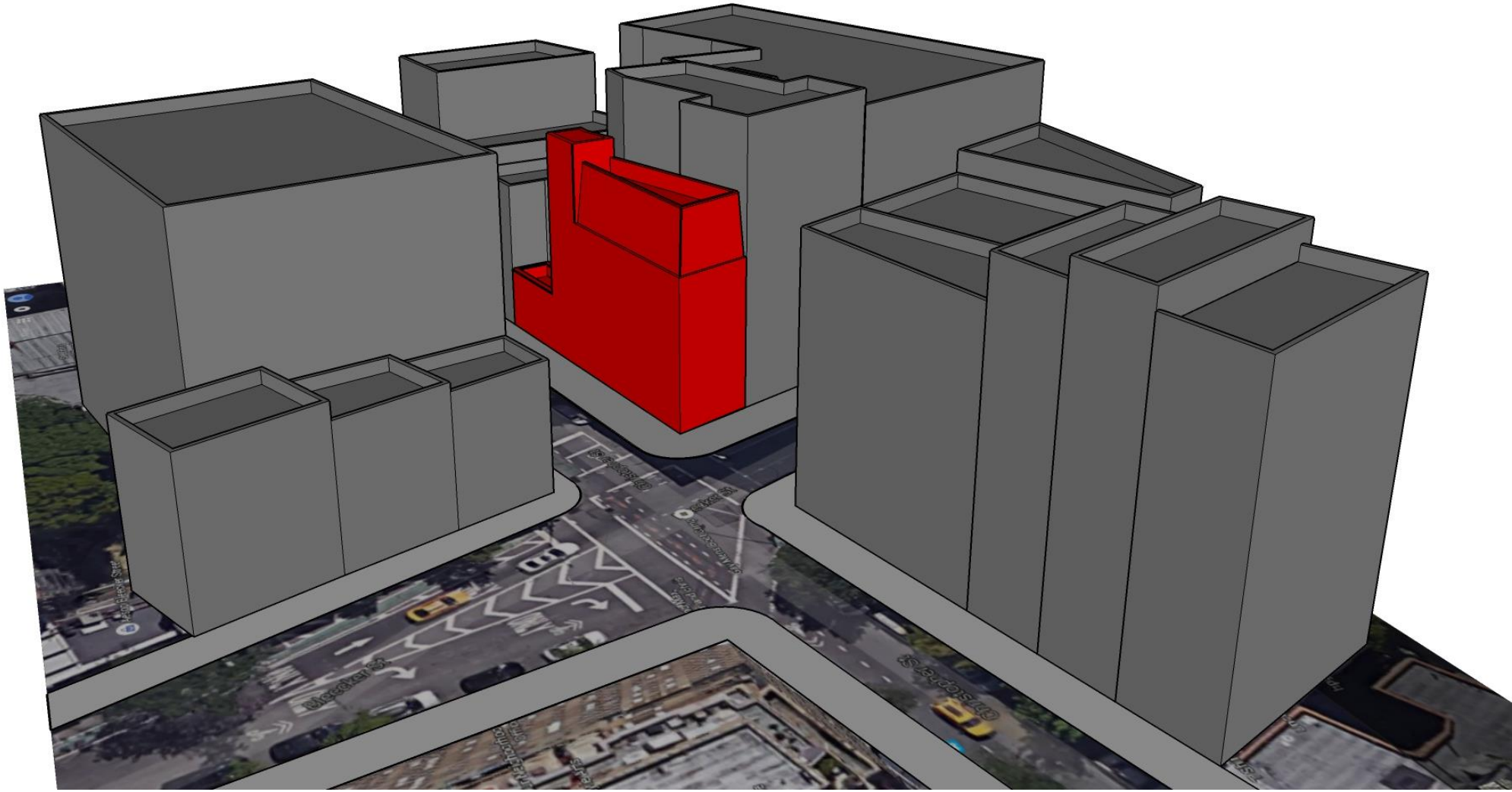
327 Bleecker St.

Evolution: **Existing**



327 Bleecker St.

Evolution: **Proposed**



327 Bleecker St.

Evolution: **Proposed**