



HardHat Tour

Monday, September 11, 2017

161 GRANBY STREET STRUCTURAL REMEDIATION

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

OWNER

Marathon Development Group

ARCHITECT

Tymoff + Moss Architects

CONTRACTOR

Hourigan Construction

STRUCTURAL ENGINEER

Speight Marshall Francis

PME ENGINEERS

Roach Consulting Engineers

SPECIALTY CONSULTANTS

Commonwealth Preservation Group

(Historic Preservation & Tax Credits)

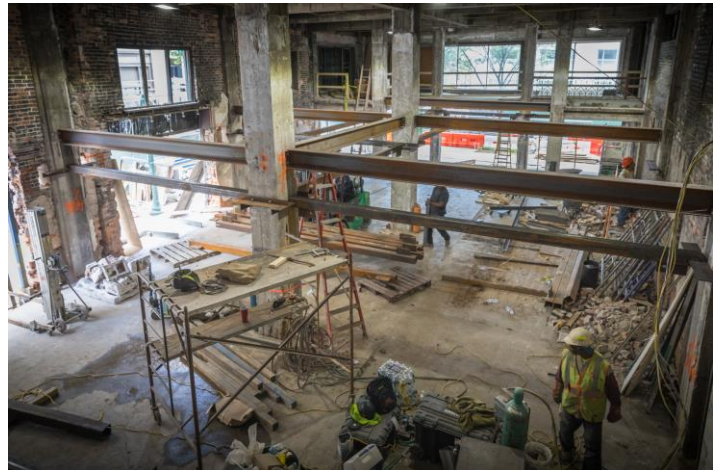
BUILDING AREA/STATUS

32,535 SF (5% Complete)

CONSTRUCTION COST

\$10 MILLION

PROJECT DESCRIPTION:



LOCATION:

161 Granby St., Norfolk, VA

- From I-264, take City Hall Ave. exit 10,
- Follow City Hall Ave. to Granby St.
- The building is at the corner of City Hall and Granby.

Park in the City Parking Garage at City Hall Ave or the garage at McArthur Mall.
Meet at the first floor of the building.

AIAHR WOULD LIKE TO THANK

**Speight Marshall
Francis**

FOR SPONSORING THIS EVENT!!!



**HARDHATS, PROPER FOOTWEAR,
PROTECTIVE EYEWARE, AND SAFETY
VESTS ARE REQUIRED.**

REGISTRATION:

At the AIAHR.org website

Events Calendar

Contact Lamonte Woodard, AIA, LEED BD+C

at lamonte.woodard@burgessniple.com

or (757) 490-3566 for questions.

Space is limited to 75 attendees.

Pre-registraion is required.

RSVP BY 9-06-2017.

**IDP Units & 1.0 AIA Credits
Available**

This project has been divided into two phases. The initial phase of the project is to correct the leaning of the building. Once the building is no longer leaning, the second phase of the project is to renovate the entire building. The plan is to develop commercial space on the first floor and apartment living space on the upper floors.

Currently in the first phase of the project, the structure is going in place to correct the leaning building. The plan will be to support the existing concrete columns with a series of steel clamps that are supported on hydraulic jacks. The jacks will be placed at each of the columns throughout the entire building. Once all of the jacks and clamps are in place, the concrete support columns will be "cut loose" from the existing building foundation. The hydraulic jacks that are monitored by a computer system will slowly raise the building columns to correct the leaning structure. Once the building has been leveled again, the bottoms of the columns will be cast in new concrete column bases on top of the existing foundation. In some cases, the steel clamps and the hydraulic jacks will actually remain in place and will be cast into the concrete columns permanently. Once the building is righted, the second phase will begin where the renovations will take place.

Tour attendees will observe all of the exposed concrete columns, the steel bracing structure, the steel clamping and the jacking structure in place, in preparation for the jacking operation.