

# Incomplete submission 3-13-15

Page 1 (3)



**Subject:** Building Enevelop Thermal Summary  
**Page:** Page 1  
**Status:**  
**Citation:** 1 RCNY §5000-01(g)  
**Date:** 3/13/2015 3:34:00 PM  
**Author:** pwliu  
**Depth:**

1 RCNY §5000-01(g)-  
Provide building thermal envelope summary for each elevation. Summary shall document wall type label, Surface Area and Thermal Performance (U-factor/R-value/SHGC) for all above & below grade wall, slab/floor heat loss conditions, roof, floors/slabs and fenestration types that is part of the exterior thermal envelope for proposed project.

The summary information shall be coordinated with provided Energy Analysis reports.

All building envelope components listed shall have a corresponding wall detail/section, window/door schedule specifying thermal performance properties to confirm R-values and U-factors listed in building envelope summary table.

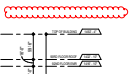
4/15/15 unresolved, see add'l markup

Insufficiet support documentation for NYCECC review.



**Subject:** Image  
**Page:** Page 1  
**Status:**  
**Citation:**  
**Date:** 3/13/2015 3:31:24 PM  
**Author:** pwliu  
**Depth:**

4/15/15 unresolved, see add'l markup



**Subject:** Cloud  
**Page:** Page 1  
**Status:**  
**Citation:**  
**Date:** 3/13/2015 3:36:14 PM  
**Author:** pwliu  
**Depth:**

Per energy model report proposed project has 38% glazing. Provide sufficient support documentation to match Energy Analysis. Please refer to documentation requirements per 1 RCNY §5000-01

4/15/15 unresolved, see add'l markup

# Markup per 4/15 review - incomplete 2nd notice

## Page G-001 - DRAWING LIST (1)

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**Subject:** ECC NO ANALYSIS  
**Page:** Page G-001 - DRAWING LIST  
**Status:**  
**Citation:** 1 RCNY §5000-01(f)  
**Date:** 4/15/2015 5:33:48 PM  
**Author:** pwliu  
**Depth:**

1 RCNY §5000-01(f) - Incomplete submission.

Missing EN dwg: on EN dwg provide the following:

- 1) EN-1 form for energy model
- 2) tr8 inspections
- 3) professional statement

Provide the following support documentation for review with Energy Model

- 4) complete support documentation for building envelope as mark-up
- 5) lighting connected power information to support savings as indicated in energy model.
- 6) completed MEP drawings showing proposed equipment with efficiency ratings as shown in energy model.

Energy Code Compliance review pending until full submission is provided.

# Markup per 4/15/15 - incomplete 2nd notice

## Page G-001 - DRAWING LIST (1)



**Subject:** ECC NO ANALYSIS  
**Page:** Page G-001 - DRAWING LIST  
**Status:**  
**Citation:** 1 RCNY §5000-01(f)  
**Date:** 4/15/2015 5:33:48 PM  
**Author:** pwliu  
**Depth:**

1 RCNY §5000-01(f) - Incomplete submission.

Missing EN dwg: on EN dwg provide the following:

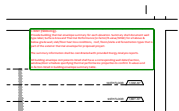
- 1) EN-1 form for energy model
- 2) tr8 inspections
- 3) professional statement

Provide the following support documentation for review with Energy Model

- 4) complete support documentation for building envelope as mark-up
- 5) lighting connected power information to support savings as indicated in energy model.
- 6) completed MEP drawings showing proposed equipment with efficiency ratings as shown in energy model.

Energy Code Compliance review pending until full submission is provided.

## Page A-801 - CURTAIN WALL ZONES (4)



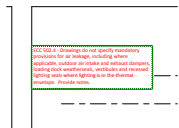
**Subject:** Building Enevelop Thermal Summary  
**Page:** Page A-801 - CURTAIN WALL ZONES  
**Status:**  
**Citation:** 1 RCNY §5000-01(g)  
**Date:** 4/15/2015 5:08:53 PM  
**Author:** pwliu  
**Depth:**

1 RCNY §5000-01(g)-

Provide building thermal envelope summary for each elevation. Summary shall document wall type label, Surface Area and Thermal Performance (U-factor/R-value/SHGC) for all above & below grade wall, slab/floor heat loss conditions, roof, floors/slabs and fenestration types that is part of the exterior thermal envelope for proposed project.

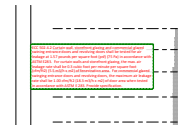
The summary information shall be coordinated with provided Energy Analysis reports.

All building envelope components listed shall have a corresponding wall detail/section, window/door schedule specifying thermal performance properties to confirm R-values and U-factors listed in building envelope summary table.



**Subject:** ECC 502.4 Air Leakage  
**Page:** Page A-801 - CURTAIN WALL ZONES  
**Status:**  
**Citation:** ECC 502.4  
**Date:** 4/15/2015 5:09:42 PM  
**Author:** pwliu  
**Depth:**

ECC 502.4 - Drawings do not specify mandatory provisions for air leakage, including where applicable, outdoor air intake and exhaust dampers, loading dock weatherseals, vestibules and recessed lighting seals where lighting is in the thermal envelope. Provide notes.



**Subject:** ECC storefront curtain  
**Page:** Page A-801 - CURTAIN WALL ZONES  
**Status:**  
**Citation:** ECC 502.4.2  
**Date:** 4/15/2015 5:09:42 PM  
**Author:** pwliu  
**Depth:**

ECC 502.4.2 Curtain wall, storefront glazing and commercial-glazed swining entrance doors and revolving doors shall be tested for air leakage at 1.57 pounds per square foot (psf) (75 Pa) in accordance with ASTM E283. For curtain walls and storefront glazing, the max. air leakage rate shall be 0.3 cubic foot per minute per square foot (cfm/ft<sup>2</sup>) (5.5 m<sup>3</sup>/h x m<sup>2</sup>) of fenestration area. For commercial glazed swinging entrance doors and revolving doors, the maximum air leakage rate shall be 1.00 cfm/ft<sup>2</sup> (18.3 m<sup>3</sup>/h x m<sup>2</sup>) of door area when tested in accordance with ASTM E 283. Provide specification.

**Subject:** ECC door/window schedule  
**Page:** Page A-801 - CURTAIN WALL ZONES  
**Status:**  
**Citation:** ECC 502.4.1  
**Date:** 4/15/2015 5:09:42 PM  
**Author:** pwliu  
**Depth:**

ECC 502.4.1 Air leakage of window/door assemblies shall be determined in accordance with AAMA/WDMA/CSA 101/I.S.2/A440, or NFRC 400 by an accredited, independent laboratory, and labeled and certified by the manufacturer and shall not exceed 0.3 cfm per square foot (1.5 L/s/m<sup>2</sup>), and swinging doors no more than 0.5 cfm per square foot (2.6 L/s/m<sup>2</sup>). Provide Notes.

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## Page A-802 - PODIUM ZONES AND MATERIAL DESIGNATION (2)

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**Subject:** Deficient Support Documentation  
**Page:** Page A-802 - PODIUM ZONES AND MATERIAL DESIGNATION  
**Status:**  
**Citation:** 1 RCNY §5000-01(g) (1)  
**Date:** 4/15/2015 5:14:01 PM  
**Author:** pwliu  
**Depth:**

1 RCNY §5000-01(g) (1) - Specify thermal properties for proposed construction.

For all exterior envelope details/sections/assemblies provided throughout drawing set:

specify R-values, insulation type & thickness, metal/wood stud size and spacing, and other pertinent thermal properties to match provided Energy Analysis. Derate for thermal bridging where applicable.

**Subject:** Appendix A2-A8  
**Page:** Page A-802 - PODIUM ZONES AND MATERIAL DESIGNATION  
**Status:**  
**Citation:** Appendix A2-A8  
**Date:** 4/15/2015 5:13:18 PM  
**Author:** pwliu  
**Depth:**

ASHRAE 90.1-2010 Appendix A1.1 - Use Pre-calculated assembly U-factors, C-factors and heat capacities for typical construction assemblies are included in Sections A2 through A8. These values shall be used for all calculations unless otherwise allowed by Section A1.2

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## Page A-803 - TOWER ZONE AND MATERIAL DESIGNATION (2)

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**Subject:** Deficient Support Documentation  
**Page:** Page A-803 - TOWER ZONE AND MATERIAL DESIGNATION  
**Status:**  
**Citation:** 1 RCNY §5000-01(g) (1)  
**Date:** 4/15/2015 5:14:24 PM  
**Author:** pwliu  
**Depth:**

1 RCNY §5000-01(g) (1) - Specify thermal properties for proposed construction.

For all exterior envelope details/sections/assemblies provided throughout drawing set:

specify R-values, insulation type & thickness, metal/wood stud size and spacing, and other pertinent thermal properties to match provided Energy Analysis. Derate for thermal bridging where applicable.

**Subject:** Appendix A2-A8  
**Page:** Page A-803 - TOWER ZONE AND MATERIAL DESIGNATION  
**Status:**  
**Citation:** Appendix A2-A8  
**Date:** 4/15/2015 5:14:24 PM  
**Author:** pwliu  
**Depth:**

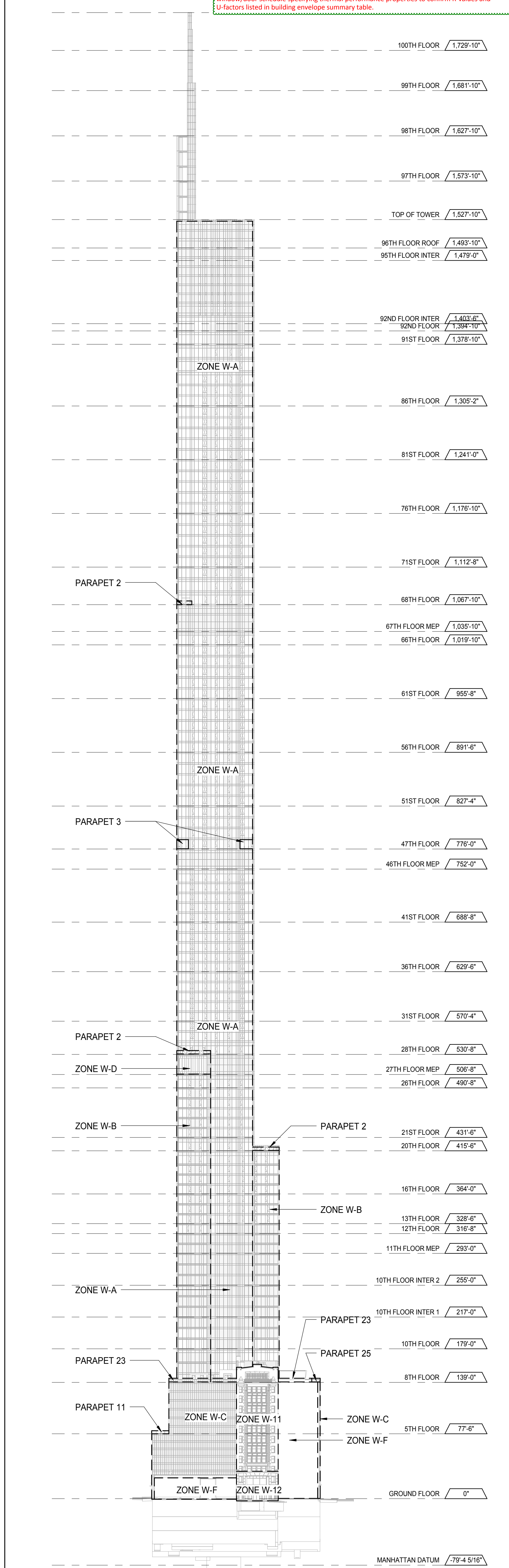
ASHRAE 90.1-2010 Appendix A1.1 - Use Pre-calculated assembly U-factors, C-factors and heat capacities for typical construction assemblies are included in Sections A2 through A8. These values shall be used for all calculations unless otherwise allowed by Section A1.2



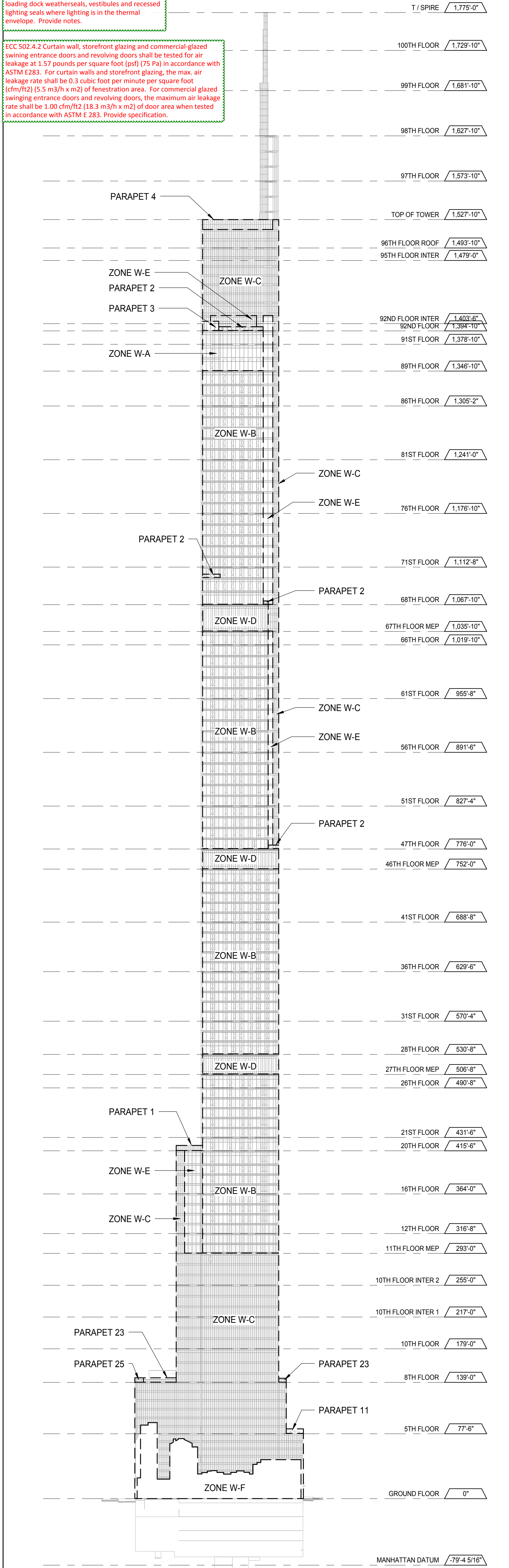
1. RCNY §5000.01(g)  
Provide building thermal envelope summary for each elevation. Summary shall document wall type label, surface area and thermal performance (U-factor/R-value/SHGC) for all above and below grade wall, slab/floor heat loss conditions, roof, floors/slabs and fenestration types that are part of the exterior thermal envelope for proposed project.  
The summary information shall be coordinated with provided Energy Analysis reports.  
All building envelope components listed shall have a corresponding wall detail/section, window/door schedule specifying thermal performance properties to confirm R-values and U-factors listed in building envelope summary table.

ECC 502.4.3 Air leakage of window/door assemblies shall be determined in accordance with AAMA/WDMA/CSA 101/I.S.2/A440, or NFRC 400 by an accredited, independent laboratory, and labeled and certified by the manufacturer and shall not exceed 0.3 cfm per square foot (1.5 L/m<sup>2</sup>), and swinging doors no more than 0.5 cfm per square foot (2.5 L/m<sup>2</sup>). Provide notes.  
ECC 502.4 Drawings do not specify mandatory provisions for air leakage, including where applicable, outdoor air intake and exhaust dampers, loading dock weathereads, vestibules and recessed lighting seals where lighting is in the thermal envelope. Provide notes.

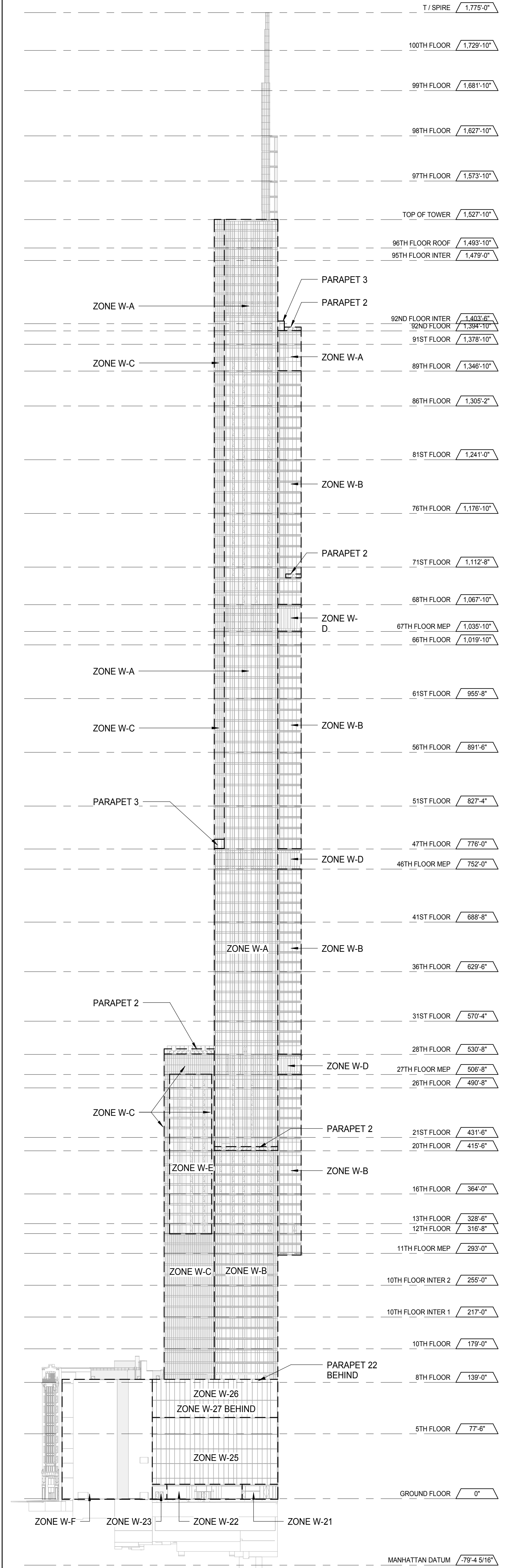
ECC 502.4.2 Curtain wall, storefront glazing and commercial glazed swinging entrance doors and revolving doors shall be tested for air leakage at 1.57 pounds per square foot (pdf) (75 Pa) in accordance with ASTM E283. For curtain walls and storefront glazing, the max. air leakage rate shall be 0.3 cubic foot per minute per square foot (cfm/ft<sup>2</sup>) (5.5 m<sup>3</sup>/h x m<sup>2</sup>) of fenestration area. For commercial glazed swinging entrance doors and revolving doors, the maximum air leakage rate shall be 1.00 cfm/ft<sup>2</sup> (18.3 m<sup>3</sup>/h x m<sup>2</sup>) of door area when tested in accordance with ASTM E 283. Provide specification.



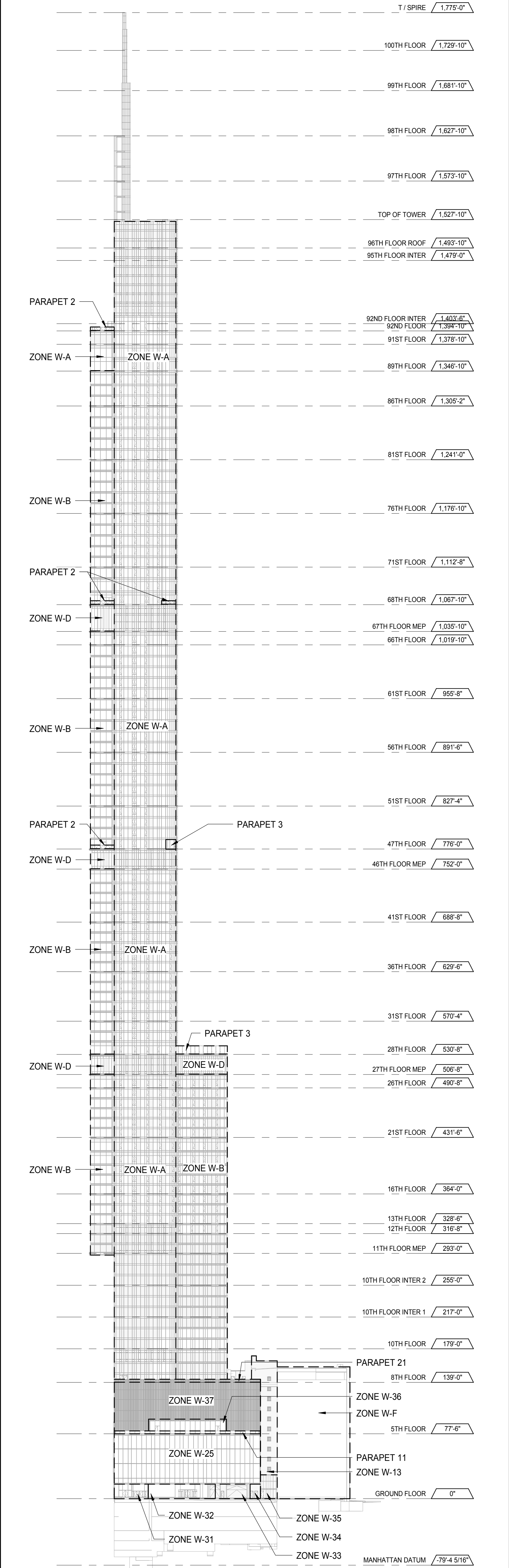
**WEST ELEVATION** 4  
A-108  
1/8" = 1'-0"



**EAST ELEVATION** 3  
1/8" = 1'-0"



**SOUTH ELEVATION** 2  
1/8" = 1'-0"



**NORTH ELEVATION** 1  
1/8" = 1'-0"

KEY PLAN

PROJECT NORTH

TRUE NORTH

DEVELOPER: **EXTELL DEVELOPMENT COMPANY**  
805 THIRD AVENUE, 7TH FLOOR  
NEW YORK, NY 10022 USA  
TEL: 212 712 6000 FAX: 212 712 6100

DESIGN ARCHITECT: Base Building Shell & Core  
**ADRIAN SMITH + GORDON GILL ARCHITECTURE**  
111 WEST MONROE STREET SUITE 2300  
CHICAGO, IL 60603  
TEL: 312 920 1888 FAX: 312 920 1775

INTERIOR DESIGNER: Residential  
**Rottet Architecture and Design Studio, PLLC**  
228 Fifth Ave, 7th Floor  
New York, NY 10001  
TEL: 646 989 7000 FAX:

ARCHITECT OF RECORD: Base Building Shell, Core & Residential  
**AAI ARCHITECTS, P.C.**  
401 Wellington St. W., 3rd Floor  
Toronto, ON M5V 1E7 Canada  
TEL: 416 967 1500 FAX: 416 967 7150

STRUCTURAL ENGINEERS:  
**WSP CANTOR SEINUK**  
228 EAST 45th Street  
New York, NY 10017 USA  
TEL: 212 887 8885 FAX: 646 487 5501

MEP ENGINEERS:  
**AKF GROUP**  
165 Broadway, 22nd Floor  
New York, NY 10006 USA  
TEL: 212 354 5655 FAX: 212 354 5668

GEOTECHNICAL ENGINEERS:  
**Langan Engineering & Environmental Services**  
21 Penn Plaza - 300 West 51st Street, 9th Floor  
New York, NY 10001-2727  
TEL: 212 479 5400 FAX: 212 479 5444

CODE CONSULTANTS:  
**Construction Consulting Associates**  
100 Church Street  
New York, NY 10007  
TEL: 212 385 5181 FAX: 212 385 1911

CURTAINWALL CONSULTANT:  
**AJLP Consulting**  
40 North Street, Suite 826  
New York, NY 10013  
TEL: 212 757 6550 FAX: 646 219 8508

LANDMARK/PRESERVATION CONSULTANT:  
**Jan Hird Pokorny Associates, Inc.**  
39 West 57th Street, 12A  
New York, NY 10019  
TEL: 212 759 6452 FAX: 212 759 6540

No.	DESCRIPTION	DATE
1	CD PROGRESS ISSUE 1	15 OCT 14
2	CD PROGRESS ISSUE 2	19 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15

0 32'-0" 64'-0" 128'-0"

**DOB SUBMISSION**

Discrepancies must be reported immediately to the Architect before proceeding. Only figured dimensions are to be used. Contractors must check all dimensions on site. This drawing is protected by copyright.

ALL DIMENSIONS ARE SHOWN IN IMPERIAL.

CONSULTANT:  
**AAI**  
ARCHITECTS, P.C.

PROJECT:  
**217 WEST 57TH STREET**  
NEW YORK, NY

DRAWING TITLE:  
**CURTAIN WALL ZONES**

SEAL & SIGNATURE

DATE: 15 OCT 14

PROJECT No: 1216-00

DRAWN: Author

CHECKED: Checker

SCALE: 1/8" = 1'-0"

DWG No:

**A-801.00**

DOB PAGE No: 331 of 404

DOB EMPLOYEE STAMP: DOB 5-SCAN:



