

320622714 Energy Audit Notification 6-5-15

Page 1 (2)



Subject: Cloud
Page: Page 1
Status:
Citation:
Date: 6/5/2015 11:29:28 AM
Author: pwliu
Depth:

271088.28/705315.81 shows 38% glazing.
Elevation does not correspond.

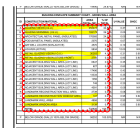


Subject: Text Box
Page: Page 1
Status:
Citation:
Date: 6/5/2015 11:43:49 AM
Author: pwliu
Depth:

Submitted Energy Model Output report shows
discrepancies between Proposed building
envelope in Energy Model and that of Construction
Document.

38% glazing vs. 66% glazing in Energy Model.

Page A-090 (1)



Subject: Cloud
Page: Page A-090
Status:
Citation:
Date: 6/5/2015 11:42:48 AM
Author: pwliu
Depth:

66% glazing

REPORT- LV-D Details of Exterior Surfaces

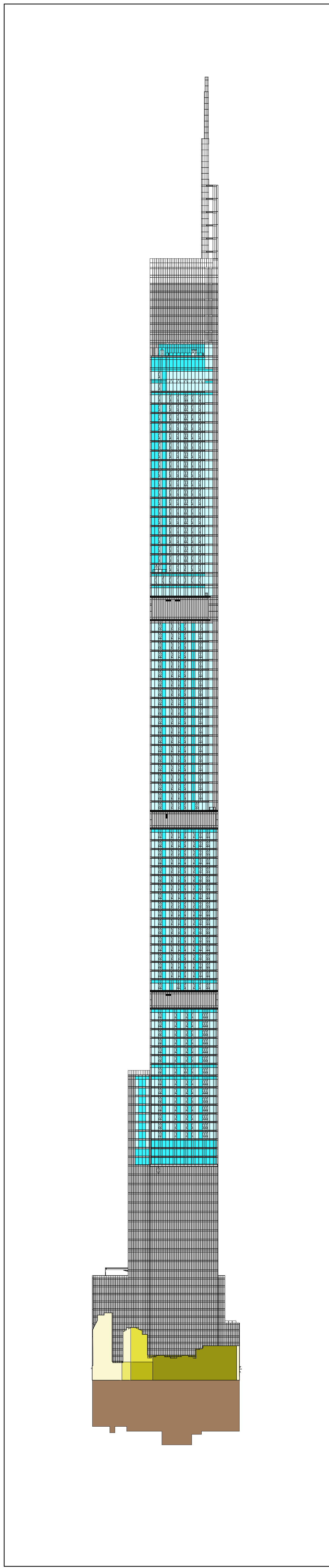
WEATHER FILE- New York CityNY TMY2

(CONTINUED)

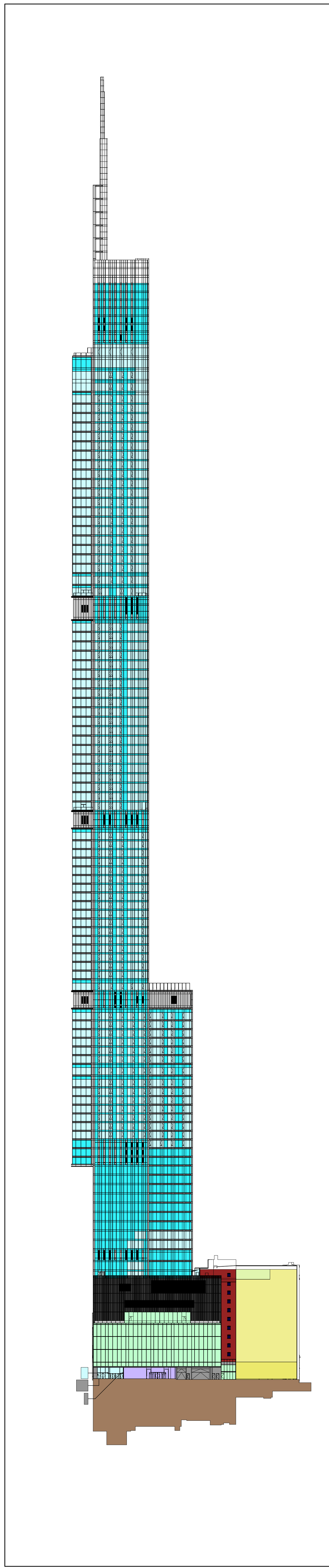
	AVERAGE U-VALUE/WINDOWS (BTU/HR-SQFT-F)	AVERAGE U-VALUE/WALLS (BTU/HR-SQFT-F)	AVERAGE U-VALUE WALLS+WINDOWS (BTU/HR-SQFT-F)	WINDOW AREA (SQFT)	WALL AREA (SQFT)	WINDOW+WALL AREA (SQFT)
NORTH	0.434	0.090	0.266	96180.20	91631.52	187811.78
EAST	0.366	0.077	0.174	51544.73	101708.23	153253.00
SOUTH-EAST	0.000	0.049	0.049	0.00	390.40	390.40
SOUTH	0.452	0.081	0.212	65211.34	119552.14	184763.47
SOUTH-WEST	1.032	0.049	0.466	2844.99	3855.69	6700.68
WEST	0.393	0.062	0.168	55306.98	117088.98	172395.97
ROOF	0.000	0.047	0.047	0.00	12871.30	12871.30
ALL WALLS	0.423	0.077	0.210	271088.28	434227.22	705315.81
WALLS+ROOFS	0.423	0.076	0.207	271088.28	447098.50	718187.13
UNDERGRND	0.000	0.040	0.040	0.00	198357.05	198357.05
BUILDING	0.423	0.065	0.171	271088.28	645455.63	916544.13

Submitted Energy Model Output report shows discrepancies between Proposed building envelope in Energy Model and that of Construction Document.

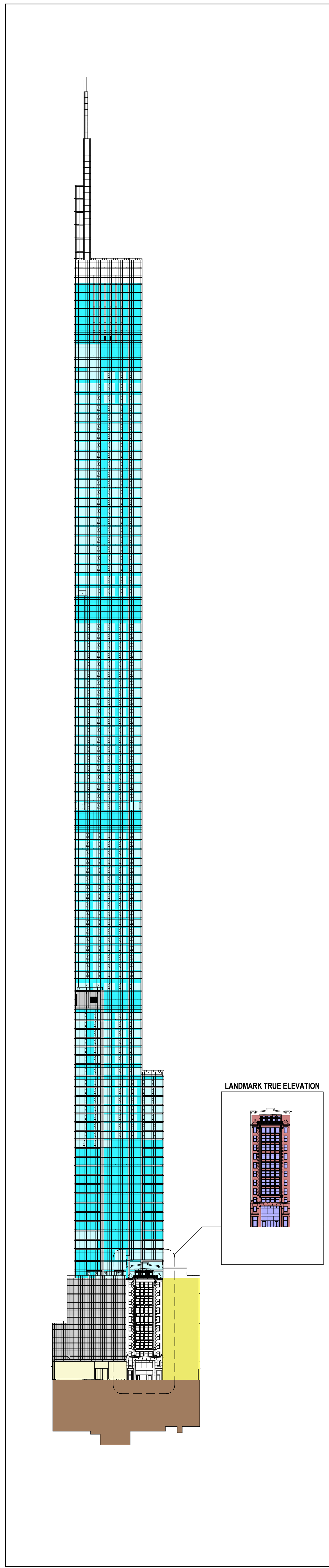
38% glazing vs. 66% glazing in Energy Model.



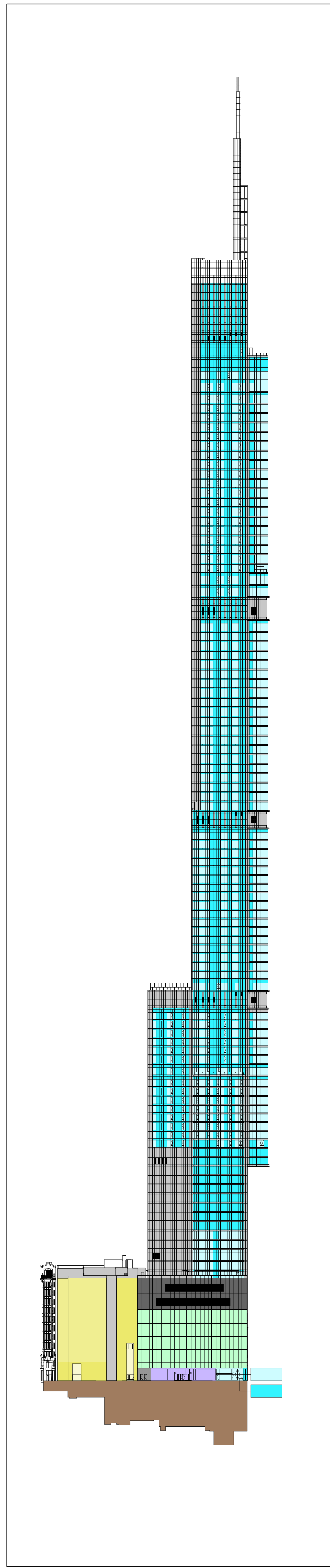
5 EAST ELEVATION
1/8" = 1'-0"



4 NORTH ELEVATION - WEST 56TH STREET
1/8" = 1'-0"



3 WEST ELEVATION - BROADWAY
1/8" = 1'-0"



2 SOUTH ELEVATION - WEST 57TH STREET
1/8" = 1'-0"

BUILDING ENVELOPE - SOUTH ELEVATION					
ID	CONSTRUCTION MATERIAL	AREA TOTAL (SF)	% OF TOTAL	U-VALUE	SHGC
A	GLAZING VISION (G.U.)	5600	28.41%	0.37	0.35
B	GLAZING SPANDREL (G.U.)	89430	30.38%	0.05	N/A
C	ARCHITECTURAL METAL PANEL (INSULATED)	45727	22.99%	0.05	N/A
D	PODIUM METAL PANEL (INSULATED)	317	0.16%	0.07	N/A
E	AIR WELL LOUVER (NON-ACTIVE)	4570	2.30%	0.10	N/A
F	LOUVER (ACTIVE)	2305	1.18%	12.00	N/A
G	RETAIL GLAZING VISION (G.U.)	14025	7.05%	0.31	0.60
H	RETAIL GLAZING VISION (STORE FRONT)	1646	0.83%	0.35	0.80
J1	ADJACENT BUILDING WALL AREA (LOT LINE)	70	0.35%	0.35	N/A
J2	ADJACENT BUILDING WALL AREA (LOT LINE)	0	0.00%	0.83	N/A
J3	ADJACENT BUILDING WALL AREA (LOT LINE)	7856	3.85%	0.43	N/A
J4	ADJACENT BUILDING WALL AREA (LOT LINE)	4808	2.48%	0.35	N/A
J5	ADJACENT BUILDING WALL AREA (LOT LINE)	0	0.00%	0.27	N/A
J6	ADJACENT BUILDING WALL AREA (LOT LINE)	0	0.00%	0.20	N/A
J7	ADJACENT BUILDING WALL AREA (LOT LINE)	0	0.00%	0.09	N/A
K	LANDMARK RECONSTRUCTION WALL AREA	0	0.00%	0.08	N/A
L	LANDMARK RECONSTRUCTION WINDOW AREA	0	0.00%	0.95	0.80
M	LANDMARK WALL AREA	0	0.00%	0.50	N/A
N	LANDMARK WINDOW AREA	0	0.00%	0.95	0.80
TOTAL		198550	100.00%		
P	BELOW GRADE (WALLS 100% BELOW GRADE)	14324	24.42%	N/R	N/R

BUILDING ENVELOPE - WEST ELEVATION					
ID	CONSTRUCTION MATERIAL	AREA TOTAL (SF)	% OF TOTAL	U-VALUE	SHGC
A	GLAZING VISION (G.U.)	6151	37.75%	0.37	0.35
B	GLAZING SPANDREL (G.U.)	56365	34.83%	0.05	N/A
C	ARCHITECTURAL METAL PANEL (INSULATED)	26607	16.43%	0.05	N/A
D	PODIUM METAL PANEL (INSULATED)	0	0.00%	0.07	N/A
E	AIR WELL LOUVER (NON-ACTIVE)	0	0.00%	0.10	N/A
F	LOUVER (ACTIVE)	80	0.05%	12.00	N/A
G	RETAIL GLAZING VISION (G.U.)	0	0.00%	0.31	0.60
H	RETAIL GLAZING VISION (STORE FRONT)	0	0.00%	0.35	0.80
J1	ADJACENT BUILDING WALL AREA (LOT LINE)	2973	1.95%	0.35	N/A
J2	ADJACENT BUILDING WALL AREA (LOT LINE)	0	0.00%	0.83	N/A
J3	ADJACENT BUILDING WALL AREA (LOT LINE)	0	0.00%	0.43	N/A
J4	ADJACENT BUILDING WALL AREA (LOT LINE)	7134	4.49%	0.35	N/A
J5	ADJACENT BUILDING WALL AREA (LOT LINE)	0	0.00%	0.27	N/A
J6	ADJACENT BUILDING WALL AREA (LOT LINE)	0	0.00%	0.20	N/A
J7	ADJACENT BUILDING WALL AREA (LOT LINE)	0	0.00%	0.09	N/A
K	LANDMARK RECONSTRUCTION WALL AREA	0	0.00%	0.08	N/A
L	LANDMARK RECONSTRUCTION WINDOW AREA	0	0.00%	0.95	0.80
M	LANDMARK WALL AREA	4858	3.05%	0.50	N/A
N	LANDMARK WINDOW AREA	3138	1.94%	0.95	0.80
TOTAL		161907	100.00%		
P	BELOW GRADE (WALLS 100% BELOW GRADE)	14480	24.87%	N/R	N/R

BUILDING ENVELOPE - NORTH ELEVATION					
ID	CONSTRUCTION MATERIAL	AREA TOTAL (SF)	% OF TOTAL	U-VALUE	SHGC
A	GLAZING VISION (G.U.)	78149	38.68%	0.37	0.35
B	GLAZING SPANDREL (G.U.)	55700	27.57%	0.05	N/A
C	ARCHITECTURAL METAL PANEL (INSULATED)	30379	15.04%	0.05	N/A
D	PODIUM METAL PANEL (INSULATED)	175	0.87%	0.07	N/A
E	AIR WELL LOUVER (NON-ACTIVE)	0	0.00%	0.10	N/A
F	LOUVER (ACTIVE)	3340	1.65%	12.00	N/A
G	RETAIL GLAZING VISION (G.U.)	16528	8.05%	0.31	0.60
H	RETAIL GLAZING VISION (STORE FRONT)	1144	0.57%	0.35	0.80
J1	ADJACENT BUILDING WALL AREA (LOT LINE)	0	0.00%	0.35	N/A
J2	ADJACENT BUILDING WALL AREA (LOT LINE)	627	0.31%	0.43	N/A
J3	ADJACENT BUILDING WALL AREA (LOT LINE)	8638	4.18%	0.43	N/A
J4	ADJACENT BUILDING WALL AREA (LOT LINE)	1985	0.98%	0.35	N/A
J5	ADJACENT BUILDING WALL AREA (LOT LINE)	0	0.00%	0.27	N/A
J6	ADJACENT BUILDING WALL AREA (LOT LINE)	0	0.00%	0.20	N/A
J7	ADJACENT BUILDING WALL AREA (LOT LINE)	0	0.00%	0.09	N/A
K	LANDMARK RECONSTRUCTION WALL AREA	2739	1.36%	0.08	N/A
L	LANDMARK RECONSTRUCTION WINDOW AREA	107	0.05%	0.95	0.80
M	LANDMARK WALL AREA	0	0.00%	0.50	N/A
N	LANDMARK WINDOW AREA	0	0.00%	0.95	0.80
TOTAL		202019	100.00%		
P	BELOW GRADE (WALLS 100% BELOW GRADE)	15040	25.83%	N/R	N/R

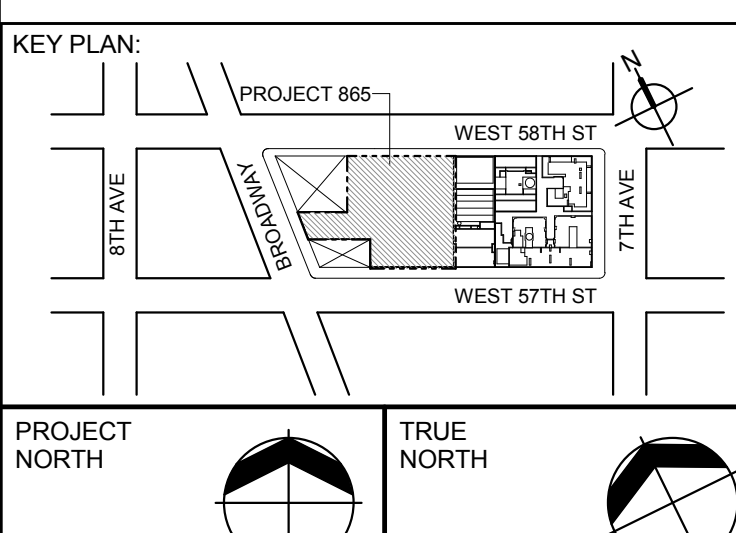
BUILDING ENVELOPE - EAST ELEVATION					
ID	CONSTRUCTION MATERIAL	AREA TOTAL (SF)	% OF TOTAL	U-VALUE	SHGC
A	GLAZING VISION (G.U.)	56865	35.26%	0.37	0.35
B	GLAZING SPANDREL (G.U.)	20850	12.84%	0.05	N/A
C	ARCHITECTURAL METAL PANEL (INSULATED)	73272	45.64%	0.05	N/A
D	PODIUM METAL PANEL (INSULATED)	0	0.00%	0.07	N/A
E	AIR WELL LOUVER (NON-ACTIVE)	0	0.00%	0.10	N/A
F	LOUVER (ACTIVE)	48	0.03%	12.00	N/A
G	RETAIL GLAZING VISION (G.U.)	0	0.00%	0.31	0.60
H	RETAIL GLAZING VISION (STORE FRONT)	0	0.00%	0.35	0.80
J1	ADJACENT BUILDING WALL AREA (LOT LINE)	3311	2.05%	0.35	N/A
J2	ADJACENT BUILDING WALL AREA (LOT LINE)	0	0.00%	0.83	N/A
J3	ADJACENT BUILDING WALL AREA (LOT LINE)	0	0.00%	0.43	N/A
J4	ADJACENT BUILDING WALL AREA (LOT LINE)	269	0.19%	0.35	N/A
J5	ADJACENT BUILDING WALL AREA (LOT LINE)	1056	0.66%	0.27	N/A
J6	ADJACENT BUILDING WALL AREA (LOT LINE)	748	0.47%	0.20	N/A
J7	ADJACENT BUILDING WALL AREA (LOT LINE)	4591	2.86%	0.09	N/A
K	LANDMARK RECONSTRUCTION WALL AREA	0	0.00%	0.08	N/A
L	LANDMARK RECONSTRUCTION WINDOW AREA	0	0.00%	0.95	0.80
M	LANDMARK WALL AREA	0	0.00%	0.50	N/A
N	LANDMARK WINDOW AREA	0	0.00%	0.95	0.80
TOTAL		160771	100.00%		
P	BELOW GRADE (WALLS 100% BELOW GRADE)	14490	24.87%	N/R	N/R

BUILDING ENVELOPE SUMMARY CHART - GROSS WALL AREA					
ID	CONSTRUCTION MATERIAL	AREA TOTAL (SF)	% OF TOTAL	U-VALUE	SHGC
A	GLAZING VISION (G.U.)	26479	34.82%	0.37	0.35
B	GLAZING SPANDREL (G.U.)	19379	25.72%	0.05	N/A
C	ARCHITECTURAL METAL PANEL (INSULATED)	17600	23.34%	0.05	N/A
D	PODIUM METAL PANEL (INSULATED)	2070	2.76%	0.07	N/A
E	AIR WELL LOUVER (NON-ACTIVE)	4570	6.04%	0.10	N/A
F	LOUVER (ACTIVE)	624	0.83%	12.00	N/A
G	RETAIL GLAZING VISION (G.U.)	30283	4.19%	0.31	0.60
H	RETAIL GLAZING VISION (STORE FRONT)	2783	0.38%	0.35	0.80
J1	ADJACENT BUILDING WALL AREA (LOT LINE)	6647	0.92%	0.35	N/A
J2	ADJACENT BUILDING WALL AREA (LOT LINE)	627	0.85%	0.43	N/A
J3	ADJACENT BUILDING WALL AREA (LOT LINE)	8638	1.17%	0.43	N/A
J4	ADJACENT BUILDING WALL AREA (LOT LINE)	17466	2.42%	0.43	N/A
J5	ADJACENT BUILDING WALL AREA (LOT LINE)	14334	1.93%	0.35	N/A
J6	ADJACENT BUILDING WALL AREA (LOT LINE)	1098	0.15%	0.27	N/A
J7	ADJACENT BUILDING WALL AREA (LOT LINE)	748	0.10%	0.20	N/A
J8	ADJACENT BUILDING WALL AREA (LOT LINE)	4591	0.63%	0.09	N/A
K	LANDMARK RECONSTRUCTION WALL AREA	2739	0.38%	0.08	N/A
L	LANDMARK RECONSTRUCTION WINDOW AREA	107	0.00%	0.95	0.80
M	LANDMARK WALL AREA	4858	0.67%	0.50	N/A
N	LANDMARK WINDOW AREA	3138	0.43%	0.95	0.80
TOTAL		738235	100.00%		
P	BELOW GRADE (WALLS 100% BELOW GRADE)	58252	100.00%	N/R	N/R

BUILDING ROOF, SOFFIT, AND SLAB ON GRADE SUMMARY CHART					
ID	CONSTRUCTION MATERIAL	AREA TOTAL (SF)	% OF TOTAL	U-VALUE	SHGC
R	ROOF (RT-01 & RT-02)	4589	100.00%	0.05	N/A
S	SOFFIT (INSULATED)	4555	100.00%	0.05	N/A
T	SLAB ON GRADE	45704	100.00%	N/R	N/R

BUILDING ENVELOPE DESIGN INTENT ASSEMBLIES					
ID	CONSTRUCTION MATERIAL	U-VALUE	SHGC	ASSEMBLY DETAILS	
A	GLAZING VISION (G.U.)	0.37	0.35	N/A ZONE W-A (GL-01, GL-05), W-B, W-E (GL-03, GL-06), W-21, W-31 (GL-04)	
B	GLAZING SPANDREL (G.U.)	0.05	0.05	N/A ZONE W-A (GL-02), W-B, W-E (GL-04)	
C	ARCHITECTURAL METAL PANEL (INSULATED)	0.05	0.05	N/A ZONE W-E, W-2, W-3	
D	PODIUM METAL PANEL (INSULATED)	0.07	0.07	N/A ZONE W-25, W-33, W-34	
E	AIR WELL LOUVER (NON-ACTIVE)	0.10	0.10	N/A ZONE W-27	
F	LOUVER (ACTIVE)	12.00	N/A	MECHANICAL LOUVER	
G	RETAIL GLAZING VISION (G.U.)	0.31	0.60	N/A ZONE W-35, (GL-01) W-36 (GL-04)	
H	RETAIL GLAZING VISION (STORE FRONT)	0.35	0.80	N/A ZONE W-22, W-32 (GL-03)	
J1	ADJACENT BUILDING WALL AREA (LOT LINE)	0.35	0.35	N/A ZONE W-F, CMU WALL WITH 4" INSULATION	
J2	ADJACENT BUILDING WALL AREA (LOT LINE)	0.43	0.43	N/A ZONE W-F, SOLID CONCRETE WALL 12"	
J3	ADJACENT BUILDING WALL AREA (LOT LINE)	0.43	0.43	N/A ZONE W-F, SOLID CONCRETE WALL 20"	
J4	ADJACENT BUILDING WALL AREA (LOT LINE)	0.35	0.35	N/A ZONE W-F, SOLID CONCRETE WALL 24"	
J5	ADJACENT BUILDING WALL AREA (LOT LINE)	0.27	0.27	N/A ZONE W-F, SOLID CONCRETE WALL 30"	
J6	ADJACENT BUILDING WALL AREA (LOT LINE)	0.20	0.20	N/A ZONE W-F, SOLID CONCRETE WALL 36"	
J7	ADJACENT BUILDING WALL AREA (LOT LINE)	0.09	0.09	N/A ZONE W-F, SOLID CONCRETE WALL 52"	
K	LANDMARK RECONSTRUCTION WALL AREA	0.08	0.08	N/A ZONE W-13, 4" BRICK, 2" INSULATION, 8" CMU GROUTED	
L	LANDMARK RECONSTRUCTION WINDOW AREA	0.95	0.80	SINGLE GLAZED UNIT	
M	LANDMARK WALL AREA	0.50	0.50	N/A ZONE W-15, W-12, STONE AND BRICK ON 10" CMU GROUTED EXISTING	
N	LANDMARK WINDOW AREA	0.95	0.80	SINGLE GLAZED UNIT	
P	BELOW GRADE (WALLS 100% BELOW GRADE)	N/R	N/R	CONCRETE WALL THICKNESS VARIES (MIN. 12")	
R	ROOF (RT-01 & RT-02)	0.05	0.05	N/A R-20 INSULATION COMPLETELY ABOVE DECK	
S	SOFFIT (INSULATED)	0.05	0.05	N/A R-20 INSULATION ABOVE METAL PANEL	
T	SLAB ON GRADE (UNHEATED)	N/R	N/R	CONCRETE SLAB	

1 ENERGY AREA SUMMARY
12" = 1'-0"



DEVELOPER:
EXTELL DEVELOPMENT COMPANY
805 THIRD AVENUE, 7TH FLOOR
New York, NY 10022 USA
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New York, NY 10017 USA
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AKF GROUP
1501 Broadway
New York, NY 10036 USA
TEL: 212 354 5656 FAX: 212 354 5668

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21 Fern Plaza - 380 West 31st Street, 8th Floor
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40 Worth Street, Suite 808
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50 West 57th Street, 12A
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TEL: 212 759 6462 FAX: 212 759 6540

No.	DESCRIPTION:	DATE:
1	D.O.B. SUBMISSION	05 DEC 14
3	D.O.B. SUBMISSION	18 FEB 15
2	CD PROGRESS ISSUE 2	19 DEC 14
	D.O.B. SUBMISSION	27 APR 15

DOB SUBMISSION

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

ALL DIMENSIONS ARE GIVEN IN IMPERIAL.
CONSULTANT:



PROJECT:
217 WEST 57TH STREET
NEW YORK, NY

DRAWING TITLE:
ENERGY CONSERVATION CODE - BUILDING ENVELOPE AREAS

SEAL & SIGNATURE: DATE: 05 DEC 14
PROJECT No: 1216-00
DRAWN: Author
CHK: Checker
SCALE: As Indicated
DWG No: **A-090.00**
DOB PAGE No: 111 of 590
DOB EMPLOYEE STAMP: DOB B-SCAN: