

---

# 22 Thames Street, New York, NY

---

## Peer-review Report Phase I (Foundation)

---

Rosenwasser/Grossman Consulting  
Engineers, P.C.

February, 2014

---

Prepared for

Henry II Thames LP  
c/o Fisher Brothers Management

Prepared by

Ben Pimentel, PE  
Sunghwa Han, PE, SE, LEED AP

Ben Pimentel hereby certifies that I have performed the peer review in accordance with the New York City Building Code and requirements set forth therein.

Name: Ben Pimentel

License No.: 086645

---

# 22 Thames Street, New York, NY

---

## Peer-review Report Phase I (Foundation)

---

Rosenwasser/Grossman Consulting  
Engineers, P.C.

February, 2014

---

Prepared for

Henry II Thames LP  
c/o Fisher Brothers Management

Prepared by

Ben Pimentel, PE  
Sunghwa Han, PE, SE, LEED AP

Ben Pimentel hereby certifies that I have performed the peer review in accordance with the New York City Building Code and requirements set forth therein.

Name: Ben Pimentel

License No.: 086645



## Table of Contents

- 1.1 Executive Summary
- 1.2 Design Criteria
  - 1.2.1 Design Code and References
  - 1.2.2 Design Loads
    - 1.2.2.1 Gravity Loads
    - 1.2.2.2 Wind Loads
    - 1.2.2.3 Seismic Loads
- 1.3 Structural System
  - 1.3.1 Gravity Loads Resisting System
  - 1.3.2 Lateral Load Resisting System
- 1.4 Foundation System
- 1.5 Analysis
  - 1.5.1 Building Periods
  - 1.5.2 Maximum Drift
  - 1.5.3 Maximum Story Drift
- 1.6 Design of Structural Members
  - 1.6.1 Columns and Shear walls
  - 1.6.2 Mat foundation supporting shear walls
  - 1.6.3 Foundation walls Liner foundation walls
  - 1.6.4 20 inch thick structural slab
  - 1.6.5 Secant walls
- 2.1 Summary of Relevant Engineering Investigation
  - 2.1.1 Geo-technical Engineering Report
  - 2.2.2 Wind Tunnel Testing Report
- 3.1 Reviewer's opinion

< Appendix >

- A. Code compliance check list (Foundation part only)
  - B. Sample calculation sheets (Foundation part only)
-

# 22 Thames Street, New York

---

Rosenwasser/Grossman Consulting Engineers P.C

## 1.1 Executive Summary

The proposed building will be located at the South-East corner of the intersection between Thames Street and Greenwich Street in the Lower Manhattan District. The site is approximately 9,000 ft<sup>2</sup> and the proposed building is designed to be a 780 ft tall residential tower consisting of 71 floors above grade and two levels below grade.

The site was occupied by a 10 story building with one level of basement supported by a shallow foundation system consisting of piers with enlarged bases. Substructures for NYCT subway Line 1 and Line R are located underneath of Greenwich Street and Trinity Place respectively. Two neighboring buildings remain: a 5 story landmark building (78-86 Trinity Place), The American Stock Exchange, resting on shallow spread footings on the south side and a 14 story building (88-92 Trinity Place) on the east of the project site.

Rosenwasser/Grossman Consulting Engineers P.C. was retained by the owner to provide a peer review based on the New York City building Code 2008 Section BC 1627. Our peer review is divided into two phases; 1) Review of the foundation design and 2) Review of the super-structure. The clients request these two phases review to accommodate the construction schedule. At the phase I (Review of foundation), overall performance of the structure, adequacy of the estimated design loads and the selected design criteria, appropriate interpretation of geo-technical engineering report and the wind tunnel testing report, and overall performance of structural members which directly anchor to the foundation are reviewed. Design of the remaining structural members will be reviewed at the following phase II (Review of super structure).

It shall be noted that Rosenwasser/Grossman Consulting Engineers P.C states its own opinion as a peer reviewer regarding the design provided by the engineer of record. The structural engineer of record shall retain sole responsibility for the structural design of the entire building.

A structural analysis model which was originally prepared by the engineer of record was reviewed. For our peer-review, necessary modifications have been made onto the analysis model received from the engineer of record. The representative structural members were checked using the results obtained from the modified analysis model. Code compliance of the design according to the New York City Building Code 2008 section 1627.6.1 for foundation is summarized in the checklist (See appendix A).

---

# 22 Thames Street, New York

Rosenwasser/Grossman Consulting Engineers P.C

Below is the list of information Rosenwasser/Grossman Consulting Engineers P.C received from the engineer of record for our peer-review.

## < References >

1. Structural drawings (TA Review set dated October 8, 2013 and Foundation bid set dated December 8, 2013)
2. Geo-technical engineering report prepared by Langan Engineering dated October 25, 2013
3. Wind Tunnel testing reports prepared by CPP Inc.
  - a. Interim Structural Loads Report issued in September, 2013
  - b. Interim Structural Loads Report, Revision 1 issued in November, 2013
4. Narrative of the structural design criteria dated November 15, 2013 and received on January 7, 2014

## 1.2. Design Criteria

### 1.2.1. Design Code and References

- New York City Building Code 2008
- ACI 318-02 Building Code Requirements for Structural Concrete

### 1.2.2 Design loads

#### 1.2.2.1 Gravity loads

Typical floors for residential units			
	Superimposed dead load	:	20 psf
	Live load	:	40 psf
Typical mechanical floors (Equip. weight is separately considered)			
	Superimposed dead load	:	50 psf
	Live load	:	100 psf
Main roof (Weight of damper is included in the 400 psf of live load)			
	Superimposed dead load	:	50 psf
	Live load	:	400 psf
Ground floor			
	Superimposed dead load	:	50 psf
	Live load	:	100 psf

## 22 Thames Street, New York

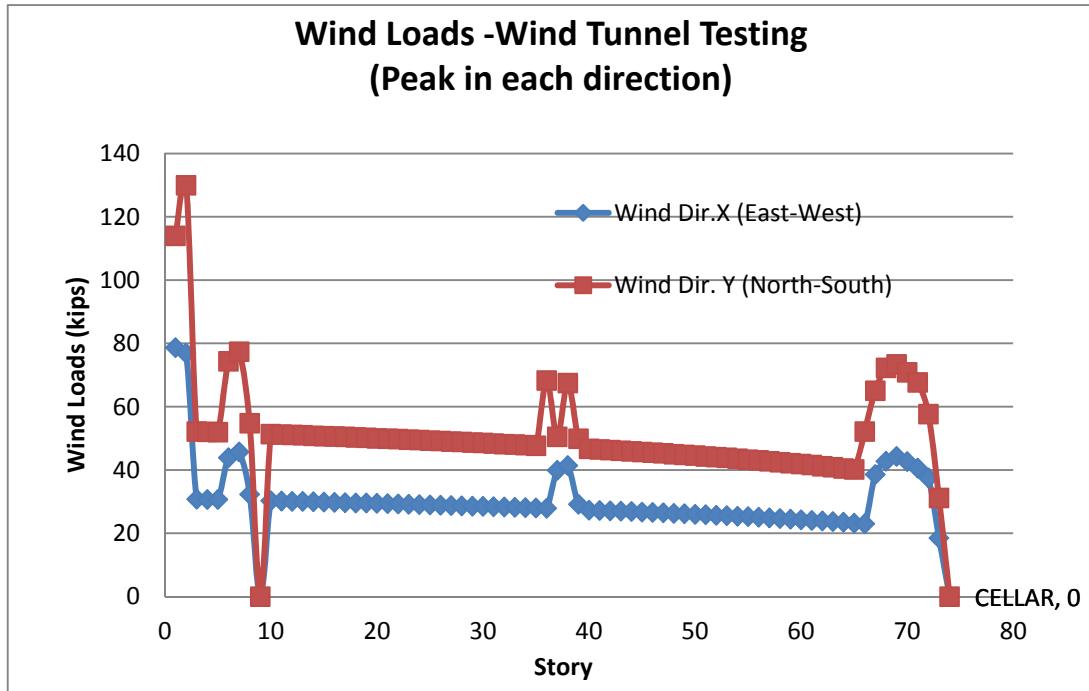
Rosenwasser/Grossman Consulting Engineers P.C

Retail (2F, 3F & 4F)	
	Superimposed dead load : 50 psf
	Live load : 100 psf
Storage or amenities (Cellar / Sub-cellar floor)	
	Superimposed dead load : 25 psf
	Live load : 100 psf

### 1.2.2.2 Wind Loads

Wind loads are estimated from the wind tunnel testing.

- Basic Wind Speed for New York City: 98mph measured at 33 ft above ground as a 3 second gust (Based on local wind climate with annual probability with 0.02, 50 year mean recurrence interval)
- Importance Factor: I=1.0 (Structural Occupancy Category II)
- Assumed damping ratio:
  - 2% of critical damping for estimation of structural loads
  - 2% of critical damping (inherent damping) for estimation of accelerations without a supplementary damping system
- Design wind loads : 50 year recurrence wind loads (wind tunnel testing)
  - Wind Load in N-S Direction: 3,762 kips
  - Wind Load in E-W Direction: 2,219 kips



#### 1.2.2.3 Seismic Loads

- Site: New York City ( $S_s = 0.365 \text{ g}$ , :  $S_1 = 0.071 \text{ g}$ )
- Seismic Use Group I (Occupancy category II)
- Site Class: D ( $F_a = 1.51$  &  $F_v = 2.4$ )
- Importance Factor:  $I=1.0$  (Seismic use group I)
- Load Resisting System: Bearing system consisting of ordinary reinforced concrete shear walls
- Response Modification Factor:  $R=4.0$
- System Over-strength Factor:  $\Omega_o=2.5$
- Deflection Amplification Factor:  $C_d=4.0$
- Seismic Design Category: C
- Seismic Base Shear:  $125,810 \text{ kips} \times 0.016 = 2,012 \text{ kips}$ 
  - Approximate fundamental period:  $T_a = C_t (h_n)^x = 0.02 \times 780^{(0.75)} = 3 \text{ sec}$
  - Upper limit on building period:  $C_u \times T = 1.7 \times 3.0 = 5.1 \text{ sec}$
  - Effective seismic building weight: Approximately 125,810 kips including weight of mechanical equipment (weight of a supplementary damping system shall be included for the final design)
  - Seismic Response Coefficient  $C_s$ 

$$S_{DS} = 2/3 \times S_D \times F_a = 2/3 \times 0.365 \times 1.51 = 0.367 \text{ g}$$

$$S_{D1} = 2/3 \times S_1 \times F_v = 2/3 \times 0.071 \times 2.4 = 0.1136 \text{ g}$$

$$C_s \min = 0.044 \times S_{DS} \times I = 0.044 \times 0.367 \times 1.0 = 0.016$$

# 22 Thames Street, New York

---

Rosenwasser/Grossman Consulting Engineers P.C

$$C_s \text{ max} = S_{DI}/(T \times R/I) = 0.1136 / (5.1 \times 4.0 / 1.0) = 0.0056$$

$$C_s = S_{DS}/(R/I) = 0.367 / (4.0/1.0) = 0.09175 > C_{min} = 0.016$$

- Analysis procedure: Modal response spectrum analysis

## 1.3 Structural System

### 1.3.1 Gravity Load Resisting System

Typically 8 inch thick flat plate (typical floor: residential units) supported by cast-in-place concrete columns and shear walls was utilized to resist the gravity loads.

### 1.3.2 Lateral Load Resisting System

Main core shear walls and full height belt walls at the mid height and the top of the building are utilized to resist the lateral loads.

## 1.4 Foundation system

The proposed building is surrounded by the existing buildings and substructures for NYCT. Substructures for NYCT subway line 1 and line R are located underneath of Greenwich Street and Trinity Place respectively. Each tunnel for Line 1 and Line R was constructed as one tunnel with two tracks. The bottom of the subway tunnels is approximately at EL .-16 (BPMD: Borough President of Manhattan Datum) for line 1 and EL. -14 (BPMD) for line R.

Currently two neighboring buildings remain: a 5 story landmark building (78-86 Trinity Place) resting on shallow spread footings in south and a 14 story building (88-92 Trinity Place) in east of the project site. It was found that a portion of the building at 88-92 Trinity Place is supported by a deep foundation consisting of 100 ton capacity of HP piles driven to rock.

The geo-technical engineering report indicates that the 1 in 100 year flood elevation is at EL. +9.35 (MBPD) which is proposed to be used for the design ground water elevation. Due to the adjacent existing buildings and surrounding substructures, deep footing system consisting of drilled caissons socketed into rock 47 ft to 57 ft below the existing grade is recommended to be used to support columns and core shear walls. Capacity of caissons varies from 200 ton to 750 ton in compression and from 100 ton to 250 ton in tension.

During construction of foundation, excavation and underpinning of the adjacent structures will be required. Since the excavated area is extended to below ground water level, the geo-technical engineers recommended a drilled secant pile wall for temporarily excavation support and a temporary water barrier. This continuous 27 inch thick secant pile wall is installed to prevent any load transfer from the proposed development to the existing NYCB substructures and the adjacent existing buildings. Therefore, secant wall needs to be designed for the soil

---

# 22 Thames Street, New York

Rosenwasser/Grossman Consulting Engineers P.C

lateral pressure, hydrostatic pressure and the lateral surcharge loads from the adjacent existing structures and sidewalk. In addition to the secant walls, cast-in-place concrete liner walls are designed to resist surcharge loads from sidewalk, soil lateral pressure, and hydro static pressure.

Some of the exterior columns and a portion of shear walls are resting on this secant wall with additional embedded steel members to supplement the required compressive force and uplift force. As a part of our review, the specified loads for secant walls supporting portion of the proposed development are reviewed. However, review on the design of secant wall was not included in this peer-review, since it was not designed by the engineer of record.

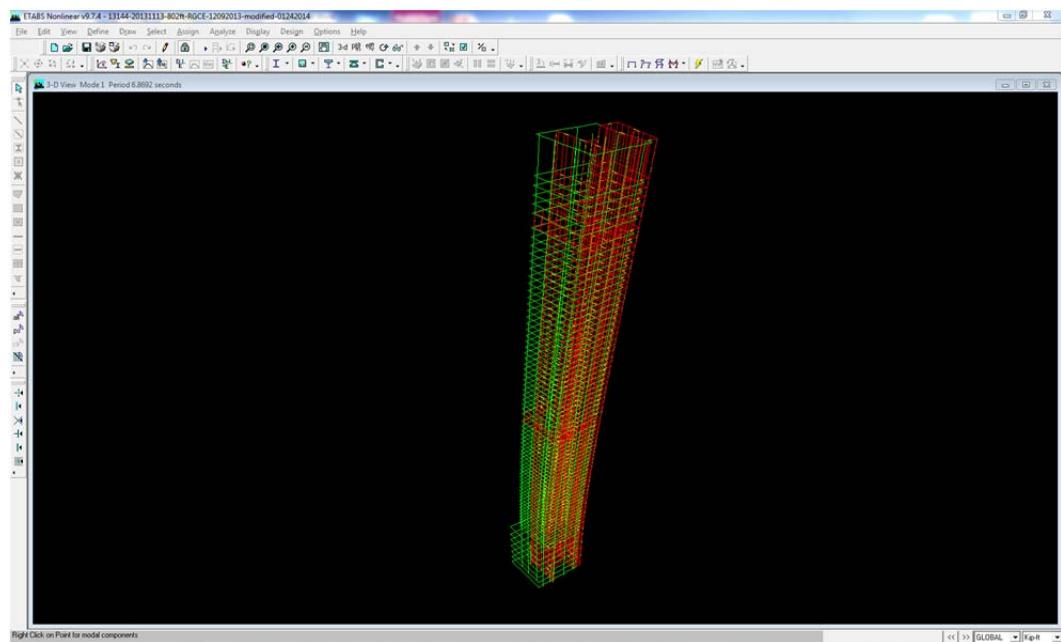
For slab at the lowest level (EL. -15' - 4"), 20 inch thick structural slab is designed to support hydrostatic pressure associated with 1 % chance flood elevation (EL. +9.35 Manhattan Borough President's Datum).

## 1.5 Analysis Output

### 1.5.1 Building periods: Based on our analysis model

- 1<sup>st</sup> Mode: 6.8 sec (East-West direction)
- 2<sup>nd</sup> Mode: 4.5 sec (North-south direction)
- 3<sup>rd</sup> Mode: 2.2 sec (Torsion)

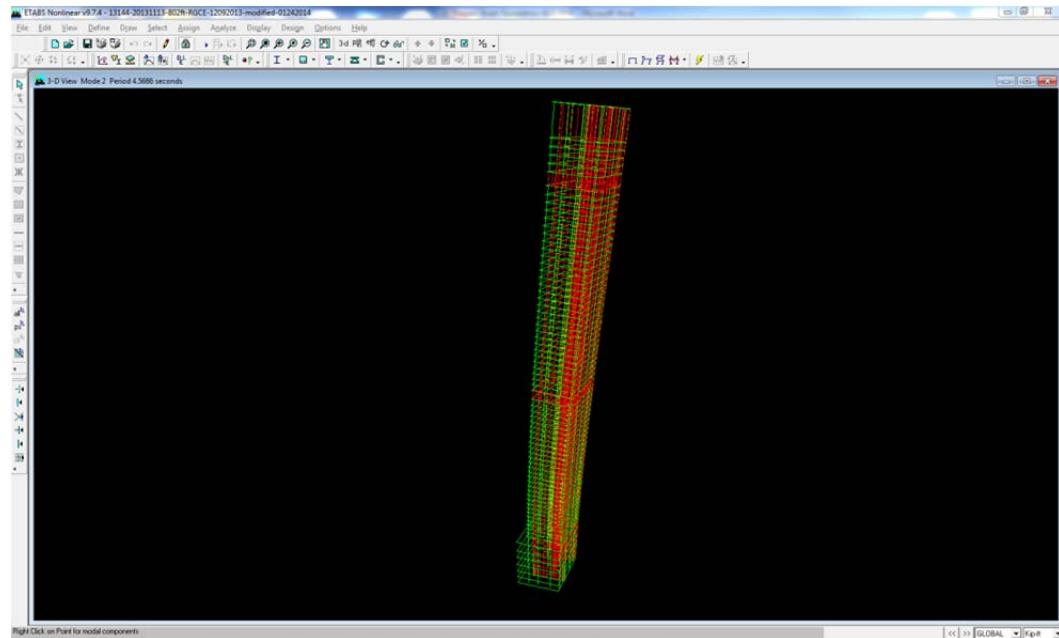
< 1<sup>st</sup> Mode >



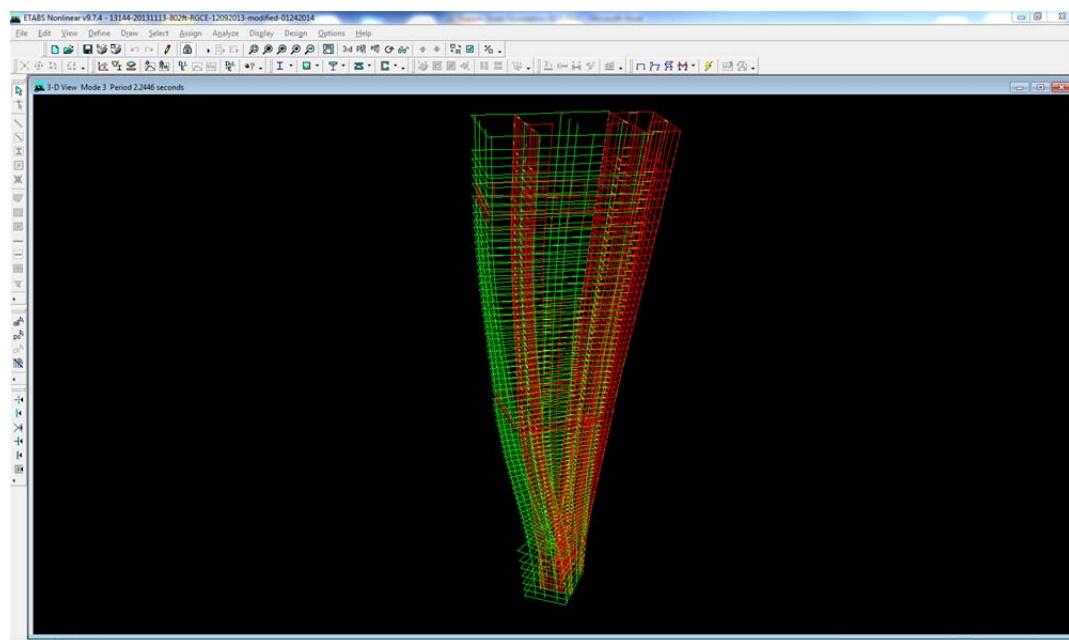
# 22 Thames Street, New York

Rosenwasser/Grossman Consulting Engineers P.C

< 2<sup>nd</sup> Mode >



< 3<sup>rd</sup> Mode >



# 22 Thames Street, New York

Rosenwasser/Grossman Consulting Engineers P.C

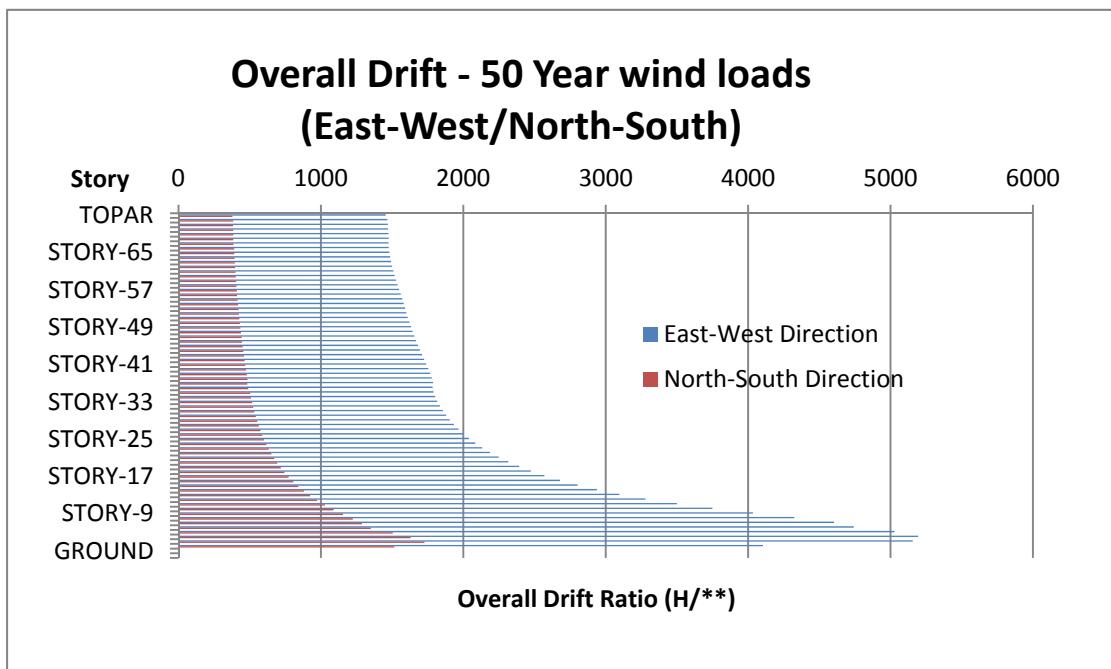
- Comparison of computed building periods

Mode	Direction	Reviewer's analysis result	Dynamic properties used for estimation of wind loads (indicated on the wind tunnel testing report)
1st	East-west direction	6.8 sec	6.8 sec
2nd	North-south direction	4.5 sec	4.5 sec
3rd	Torsion	2.5 sec	2.2 sec

## 1.5.2 Maximum Drift

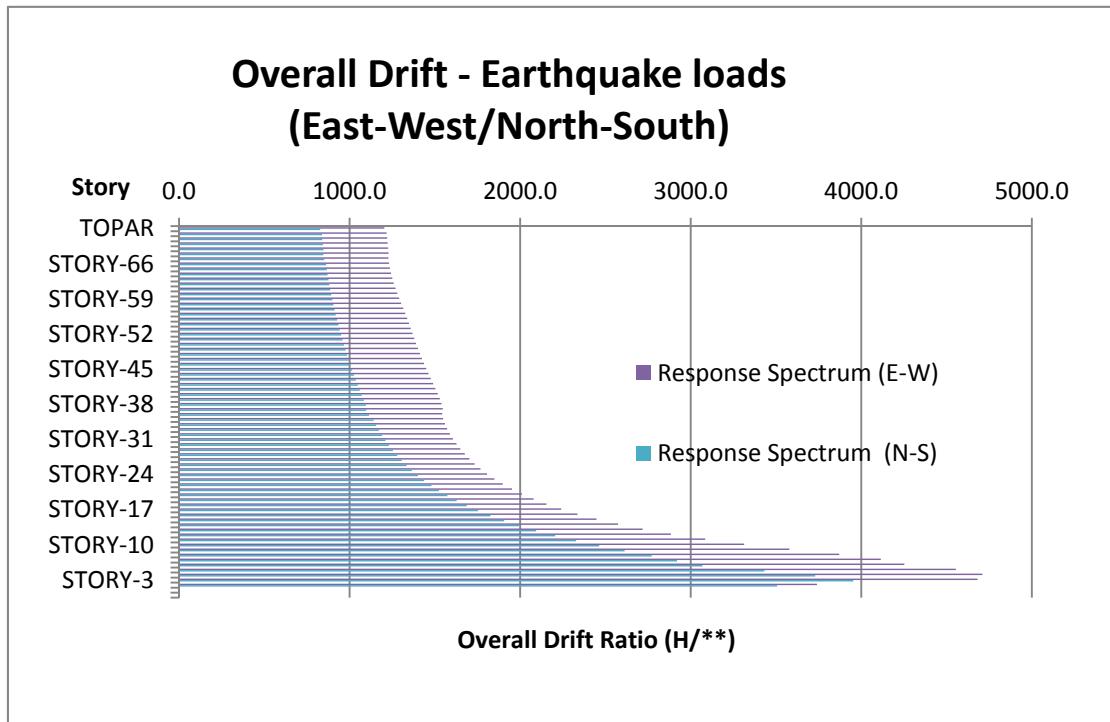
### A. Wind loads (Based on 50 year recurrence wind loads)

- East-West direction (X-direction): 6.5 inch ( $H/1455$ ) at main roof
- North-South direction (Y-direction): 24.9 inch ( $H/379$ ) at main roof



### B. Earthquake loads

- East-West direction (X-direction): 7.6 inch ( $H/1237$ ) at main roof
- North-South direction (Y-direction): 11.4 inch ( $H/827$ ) at main roof

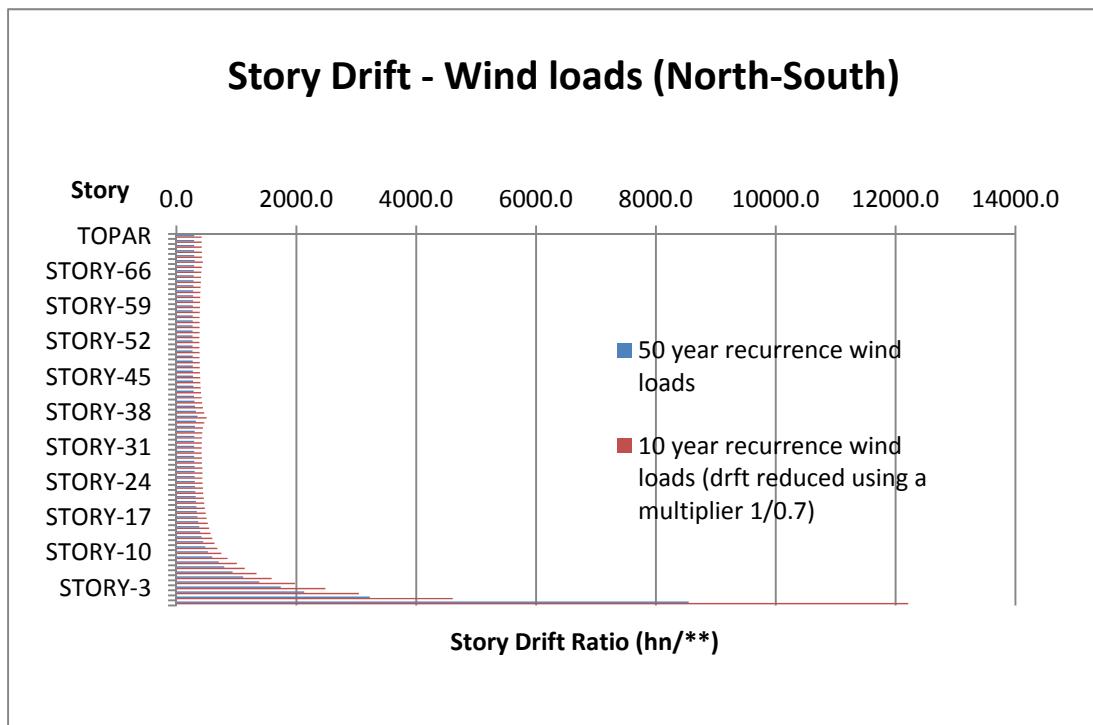
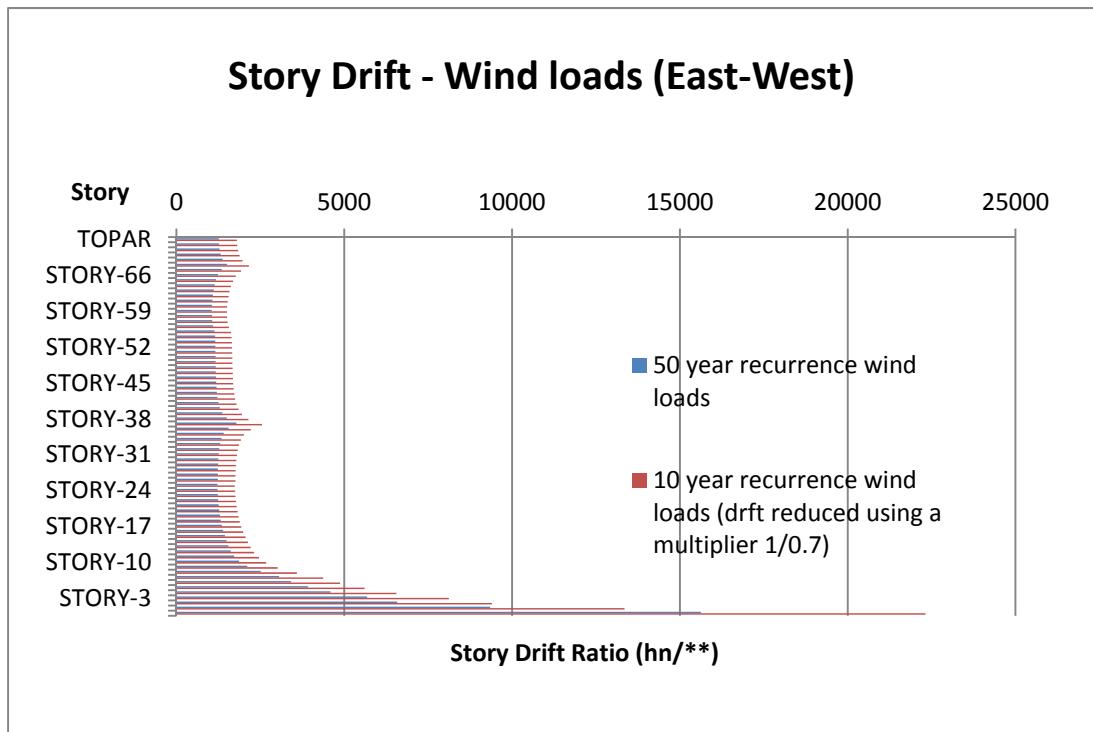


#### 1.5.3 Maximum Story Drift

- A. Wind loads (Based on 10 year recurrence wind loads): Story drifts are increased using a multiplier 1/0.7 from the analysis results which were based on 50 year recurrence wind loads
- X-direction (East-West) : hn/1505 at 59<sup>th</sup> floor
  - Y-direction (North-South) : hn/384 at 52<sup>nd</sup> floor

# 22 Thames Street, New York

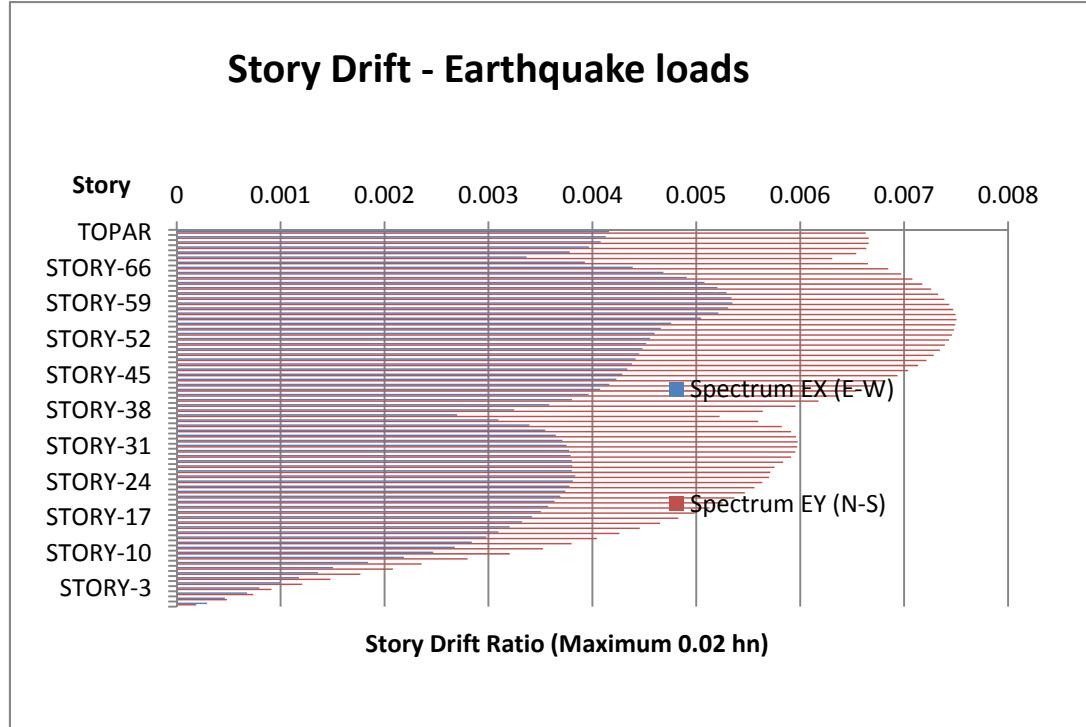
Rosenwasser/Grossman Consulting Engineers P.C



# 22 Thames Street, New York

Rosenwasser/Grossman Consulting Engineers P.C

B. Earthquake loads: less than 0.02 hn (Allowable maximum story drift for occupancy category II)



## 1.6 Design of Structural Members

1.6.1 Columns and Shear walls: Column and shear walls are directly anchored into the foundation system are reviewed. The rest of columns and shear walls will be reviewed at the next phase.

### 1.6.1.1 Columns

- Axial loads for all columns were calculated for strength requirements. See Appendix B “Sample Calculation Sheet” for detail.
- Reinforcing at columns is checked. See Appendix B “Sample Calculation Sheet” for detail.

### 1.6.1.2 Shear walls

- Reinforcing at shear walls at the sub-cellular floor is checked. See Appendix B “Sample Calculation Sheet” for detail.

### 1.6.2 Mat foundation supporting shear walls

- Layout of 24 inch diameter caissons is reviewed. See Appendix B “Sample Calculation Sheet” for detail.
- Required capacity of caissons specified on the foundation drawing is compared with the analysis result based on the modified analysis model. See Appendix B “Sample Calculation Sheet” for detail.

# 22 Thames Street, New York

---

Rosenwasser/Grossman Consulting Engineers P.C

### 1.6.3 Liner foundation walls

In addition to the 27 inch thick secant pile wall, additional liner foundation walls are designed to support a surcharge from the sidewalk, the lateral soil pressure, and the hydrostatic pressure.

### 1.6.4 Structural slab at the sub-cellular floor

A sub-cellular floor slab is located at EL. -15'-4". The 1 in 100 year floor elevation is at EL. +9.35 (MBPD). It is recommended to design the structural slab for 1375 lb/ft<sup>2</sup> of hydrostatic pressure.

### 1.6.5 Secant pile wall

A portion of the shear walls and column 4 and 7 are resting on the secant walls. Additional embedded steel members are specified to supplement the required compressive force at the secant walls. The specified required compressive force supporting shear walls and columns is reviewed, but the design of the secant pile wall was not reviewed.

## 2.1 Summary of relevant engineering investigation

### 2.1.1 Geo-technical engineering report

A review of the site building information and an investigation of subsurface conditions were conducted by Langan Engineering. Below is the summary of their findings and recommendations as stated in the geo-technical engineering report dated October 25, 2013.

- The installation of secant walls along the perimeter of the site is recommended to cut off influx of ground water and to provide temporary excavation support during construction
- A deep foundation system consisting of caissons socketed into rock is recommend for columns and shear walls
- Monitoring of the adjacent existing structures and sidewalk is recommended during excavation and construction of foundation
- A test pit shall be made prior to construction to collect information of the adjacent substructures and the existing buildings
- The ground water level is estimated to be at EL. +9.35" based on 1% chance of flood

### 2.1.2 Wind tunnel testing report

Wind forces and moments for use in designing of the structural system for the building were determined from HFB (High-Frequency-Force Balance Method) by CPP. Below is the summary of their findings and recommendations stated in the wind tunnel testing report dated September, 2013 and revision I issued in November, 2013.

---

- Wind forces and moments are based on a 50 year recurrence wind. Ten load cases in consideration of wind directionality and structural dynamic properties of the are provided
- Wind testing was done for three different configurations of the surrounding conditions. Wind tunnel testing report Revision I indicated that the final wind loads are provided for the configuration C which doesn't include Beacon.
- The wind tunnel testing report indicated that the 10 year peak accelerations for the building with a 2% of inherent damping ratio exceed the commonly acceptable range for residential buildings. It is recommended to incorporate a supplementary damping system to lower the acceleration below 18 or 20 mili-g.

### 3.1 Reviewer's opinion

Rosenwasser/Grossman Consulting Engineers, P.C. has completed the peer review of the foundation design documents prepared by the engineer of record, Desimone Consulting Engineers. As per the client's request, we have reviewed the foundation design as the first phase of our peer review in conjunction with a review of the overall behavior of the building as it would affect the foundation design.

During our peer-review, it was found that there is an alternative interpretation in the classification of the basic- seismic-force-resisting system for the building. We believe that the seismic force resisting system for the proposed building should be categorized as a bearing system consisting of ordinary reinforced concrete shear walls, since the majority of the gravity loads is resisted by shear walls. This change of the seismic-force-resisting system categorization increases the base shear. However, the wind loads are significantly larger than the seismic loads even with the changed basic-seismic-force-resisting system. Drifts due to the seismic loads are still within an acceptable range and design of the structural members is governed by the wind loads. This discrepancy in category of the basic- seismic-force-resisting system for the building will be further discussed in our phase II peer-review.

It is our opinion that the current foundation design seems to comply with the building design codes and the standard of care except for the areas mentioned in this report.

---

22 Thames Street, New York

---

Rosenwasser/Grossman Consulting Engineers P.C

## Appendix A. Code compliance check list



**Peer Review (Foundation design only) – Code Compliance Check List as per NYCBC BC section 1627.6.1 Scope of the structural peer review**

Item	Referenced Code section	Referenced document	Detail	Remarks (Code compliance)	
<b>1. Design Loads</b>					
1) Gravity loads	NYC BC 1607 Table 1607.1	Loading Schedule on Dwg. S-001		✓	
2) Wind loads	NYCBC BC 1609	<ul style="list-style-type: none"> <li>• Wind design data on Dwg. S-001</li> <li>• Wind tunnel testing interim reports (dated September 2013 and December 2013)</li> </ul>	The design wind loads are provided by CPP using the wind tunnel testing	✓	
3) Seismic loads	NYCBC BC 1609	Seismic design data on Dwg. S-001		<ul style="list-style-type: none"> <li>• Correction on the category of the basic seismic-force-resisting system is required. Accordingly, response modification factor (<math>R</math>), system over-strength factor (<math>\Omega_o</math>), and deflection amplification factor (<math>C_d</math>) need to be revised</li> <li>• Base shear for the</li> </ul>	

**Peer Review (Foundation design only) – Code Compliance Check List as per NYCBC BC section 1627.6.1 Scope of the structural peer review**

Item	Referenced Code section	Referenced document	Detail	Remarks (Code compliance)
				seismic load needs to be revised.
4) Soil lateral loads	NYCBC BC 1610	<ul style="list-style-type: none"> <li>Geotechnical report dated October 25, 2013</li> </ul>	Geo-technical engineering report indicates that equivalent lateral soil pressure at rest is based on soil unit weight of 125 pcf and lateral earth pressure coefficient ( $K_o$ ) of 0.5 and a design flood (I in 100 year) ground water elevation is at El. +9.35 (BPMD)	<input checked="" type="checkbox"/> <ul style="list-style-type: none"> <li>Secant pile wall needs to be designed for the equivalent lateral pressure mentioned in detail. In addition, a surcharge from the adjacent substructures and the adjoining existing buildings shall be considered in design of secant pile wall.</li> <li>Liner foundation wall is designed for the lateral pressure</li> </ul>
<b>2. Structural Design Criteria and Assumptions</b>				
1) Serviceability				
A. Lateral displacement		Structural drawings	<ul style="list-style-type: none"> <li>Story drift due to wind loads: As confirmed by the engineer of record, 10 year recurrence wind loads were used to estimate story drift for evaluation of</li> </ul>	<input checked="" type="checkbox"/> <ul style="list-style-type: none"> <li>Story drift criteria (<math>h_n/400</math> at 10 year recurrence wind) used for design can be acceptable, as long as</li> </ul>

**Peer Review (Foundation design only) – Code Compliance Check List as per NYCBC BC section 1627.6.1 Scope of the structural peer review**

Item	Referenced Code section	Referenced document	Detail	Remarks (Code compliance)
			<p>serviceability. According to our study, story drift at the critical floor (52F) is close to <math>hn/385</math></p> <ul style="list-style-type: none"> <li>Story drift due to earthquake loads: less than <math>0.02hn</math> (maximum allowable story drift for seismic use group I/Bearing system using ordinary reinforced concrete shear walls)</li> </ul>	<p>non-structural elements such as cladding and components, partitions and mechanical equipment are properly designed to accommodate this estimated building movement</p>
B. Perception to motion	ISO criteria (these criteria are chosen by the wind tunnel testing lab)		<ul style="list-style-type: none"> <li>Wind tunnel testing results indicated excessive accelerations.</li> <li>CPP (wind tunnel testing lab) recommends installation of a supplementary damping system to reduce accelerations to improve tenants' perception to motion.</li> </ul>	<input checked="" type="checkbox"/> <ul style="list-style-type: none"> <li>Final design of a damper needs to be completed and a supporting system of a damper needs to be incorporated into the final design of the structure</li> </ul>
2) Analysis	NYCBC BC section 1604.4	Structural drawings	<ul style="list-style-type: none"> <li>A computer analysis model prepared by the engineer of record is reviewed and necessary modifications are made for our peer review</li> </ul>	<input checked="" type="checkbox"/>

**Peer Review (Foundation design only) – Code Compliance Check List as per NYCBC BC section 1627.6.1 Scope of the structural peer review**

Item	Referenced Code section	Referenced document	Detail	Remarks (Code compliance)
			<ul style="list-style-type: none"> <li>As a part of phase I peer review, overall behavior of the structure and internal forces at members (columns and shear walls below ground level) directly anchored to foundation were reviewed and compared with the original design</li> </ul>	
3) Anchorage to foundation	NYCBC BC section 1604.8	<ul style="list-style-type: none"> <li>Foundation/Sub-cellar floor framing plan (Dwg. S-FO-100)</li> <li>Typical foundation details (Dwg. S-FO-103)</li> <li>Cellar floor framing plan (Dwg. S-FO-101)</li> <li>Mat reinforcing part plan (Dwg. FO-111 &amp; 122)</li> <li>Column schedule (Dwg. S-301)</li> <li>Cellar Shear wall reinforcement plan (Dwg. S-311)</li> <li>Ground floor Shear</li> </ul>	<ul style="list-style-type: none"> <li>Columns (1 through 7) were checked for the design loads (the gravity loads and the lateral loads) from base (foundation) to top (main roof)</li> <li>Reinforcing at the lower levels are reviewed</li> <li>Shear walls at the lower levels (ground floor and sub-cellar floor) and checked for the design loads (the gravity loads and the lateral loads)</li> </ul>	<input checked="" type="checkbox"/> <ul style="list-style-type: none"> <li>Our analysis indicated that the calculated axial loads for the columns and shear walls are agreed with design loads computed by the engineer of record</li> </ul>

**Peer Review (Foundation design only) – Code Compliance Check List as per NYCBC BC section 1627.6.1 Scope of the structural peer review**

Item	Referenced Code section	Referenced document	Detail	Remarks (Code compliance)	
		wall reinforcement plan (Dwg. S-311)			
4) Lateral displacement capacity of slab-column connection not to contribute lateral resistance	NYCBC BC section 21.11.5				<ul style="list-style-type: none"> <li>To be checked at phase II</li> </ul>
<b>3. Conformity of structural design with engineering investigation</b>					
1) Geo-technical engineering report		<ul style="list-style-type: none"> <li>Structural drawings</li> <li>Geotechnical report dated October 25, 2013</li> </ul>			
A. Stability of the adjacent buildings		<ul style="list-style-type: none"> <li>Foundation / Sub-cellular floor framing plan (Dwg. FO-S-100)</li> <li>Foundation sections and details (FO-104, 105, 106,</li> </ul>	<ul style="list-style-type: none"> <li>Secant pile wall along the perimeter of the site was recommended by the geotechnical engineers to cut off influx of ground water and to provide excavation support during construction</li> </ul>	✓	<ul style="list-style-type: none"> <li>Design of secant pile wall is not reviewed, since it is not the design provided by engineer of record.</li> <li>Secant pile wall shall be designed for a surcharge from the</li> </ul>

**Peer Review (Foundation design only) – Code Compliance Check List as per NYCBC BC section 1627.6.1 Scope of the structural peer review**

Item	Referenced Code section	Referenced document	Detail	Remarks (Code compliance)
		and 107)		sidewalk, the existing subway structures, and the adjacent buildings.
B. Deep footings-Caissons		<ul style="list-style-type: none"> <li>• Dwg. S-001 General notes</li> <li>• Foundation / Sub-cellar floor framing plan (Dwg. FO-S-100)</li> </ul>	<ul style="list-style-type: none"> <li>• Reaction at each caisson is reviewed for the various load combinations including dead loads, live loads, wind loads, and seismic loads. (For details, see Appendix B)</li> </ul>	✓
C. Ground water level and waterproofing			<ul style="list-style-type: none"> <li>• Design ground water level is assumed to be at EL +9.35 (BPMD)</li> <li>• Waterproofing (foundation walls and slab-on-grade) is called for on structural drawings</li> </ul>	✓
D. Additional investigation & protection of adjacent and on-site structure			<ul style="list-style-type: none"> <li>• Geo-technical engineers recommend to do test pit prior to construction for information of foundation types, depths, and conditions of the existing footings for the adjacent buildings</li> </ul>	

**Peer Review (Foundation design only) – Code Compliance Check List as per NYCBC BC section 1627.6.1 Scope of the structural peer review**

Item	Referenced Code section	Referenced document	Detail	Remarks (Code compliance)	
E. Protection of adjacent and on-site structures			<ul style="list-style-type: none"> <li>Construction induced vibrations shall be monitored within the adjacent buildings and subway tunnels during demolition, foundation excavation / construction, underpinning, and temporarily excavation support work proceeds</li> </ul>		
F. Uplift		Dwg. FO-100 Foundation/sub- cellar 2 floor plan	Rock anchors are recommended to control uplift if necessary.	✓	Rock anchor is not required
2) Wind tunnel testing report					
			<ul style="list-style-type: none"> <li>Wind forces and moments are based on a 50 year recurrence wind. Ten load cases in consideration of wind directionality and structural dynamic properties of the area provided</li> <li>The wind tunnel testing report indicated that the 10 year peak accelerations for the</li> </ul>		

**Peer Review (Foundation design only) – Code Compliance Check List as per NYCBC BC section 1627.6.1 Scope of the structural peer review**

Item	Referenced Code section	Referenced document	Detail	Remarks (Code compliance)	
			building with a 2% of inherent damping ratio exceed the commonly acceptable range for residential buildings. It is recommended to incorporate a supplementary damping system to lower the acceleration below 18 or 20 mili-g.		
<b>4. Complete load path</b>					
1) Gravity loads		Structural drawings	<ul style="list-style-type: none"> <li>Gravity loads are resisted by cast-in-place flat plate (horizontal elements) and cast-in-place columns and shear walls (vertical elements).</li> </ul>	✓	Load path for the gravity loads is complete
2) Wind loads		Structural drawings	<ul style="list-style-type: none"> <li>Wind loads are transferred to shear walls by rigid diaphragm (typically 8 inch thick flat plate)</li> <li>Lateral load resisting system consists of core shear walls and belt walls located at roof and mid-height of the building</li> </ul>	✓	Load path for the wind loads is complete

**Peer Review (Foundation design only) – Code Compliance Check List as per NYCBC BC section 1627.6.1 Scope of the structural peer review**

Item	Referenced Code section	Referenced document	Detail	Remarks (Code compliance)	
			<ul style="list-style-type: none"> <li>Cellar floor was assumed to be the base for the lateral loads and overturning moments due to wind loads are resisted by continuous secant walls and caissons</li> </ul>		
3) Seismic loads		Structural drawings	<ul style="list-style-type: none"> <li>Seismic loads are transferred to shear walls by rigid diaphragm (typically 8 inch thick flat plate)</li> <li>Lateral load resisting system consists of core shear walls and belt walls located at roof and mid-height of the building</li> </ul> <p>Cellar floor was assumed to be the base for the lateral loads and overturning moments due to wind loads are resisted by continuous secant walls and caissons</p>	✓	Load path for the seismic loads is complete
4) Soil lateral load	NYCBC BC 1610	Ground floor framing plan, cellar floor framing plan and foundation / sub-cellular floor framing plan	<ul style="list-style-type: none"> <li>Support condition of liner foundation walls at floors (ground floor, cellar floor, and sub-cellular floor) is reviewed</li> </ul>	✓	Load path for the soil lateral load is complete

**Peer Review (Foundation design only) – Code Compliance Check List as per NYCBC BC section 1627.6.1 Scope of the structural peer review**

Item	Referenced Code section	Referenced document	Detail	Remarks (Code compliance)	
<b>5. Design of members</b>	NYCBC BC 1627.6.2	Structural drawings	Representative structural elements (flat plate at one typical floor, shear walls, columns, link beams, independent footing, mat foundation and foundation walls) to be checked based on the results from our analysis.		
1) Flat plate		• Dwg. Floor framing plan	• Adequacy of slab thickness and reinforcing is reviewed		Actual design (reinforcing) To be checked at phase II
2) Shear wall		• Shear wall rebar plans	• Reinforcing at shear walls supporting ground floor and cellar floor is reviewed		Rest of shear walls to be checked at phase II
3) Columns			• Reinforcing at Column 1 through 7 at the lower levels is reviewed		The final review will be done at phase II
4) Link Beams					To be checked at phase II
5) Transfer Beams					To be checked at phase II
6) Caisson cap for shear walls		• Foundation plan/Sub-cellар floor framing plan (Dwg. FO-100)	• Adequacy of layout of caissons is reviewed. • Adequacy of the specified caisson capacity is reviewed.	✓	• See Appendix B. sample calculation sheets for details.

**Peer Review (Foundation design only) – Code Compliance Check List as per NYCBC BC section 1627.6.1 Scope of the structural peer review**

Item	Referenced Code section	Referenced document	Detail	Remarks (Code compliance)	
		<ul style="list-style-type: none"> <li>Mat reinforcing part plan (Dwg. FO-111)</li> </ul>	<ul style="list-style-type: none"> <li>Adequacy of depth and reinforcement of caisson cap is reviewed.</li> </ul>		
7) Structural slab at sub-cellar floor		<ul style="list-style-type: none"> <li>Foundation plan/Sub-cellar floor framing plan (Dwg. FO-100)</li> </ul>	Adequacy of 20 inch thick mat slab with mini caissons along the perimeter of the site is reviewed	✓	<ul style="list-style-type: none"> <li>See Appendix B. sample calculation sheets for details.</li> </ul>
8) Liner foundation walls		<ul style="list-style-type: none"> <li>Foundation/Sub-cellar floor framing plan (Dwg. S-FO-100)</li> <li>Cellar floor framing plan (Dwg. S-FO-101)</li> <li>Ground floor framing plan (Dwg. S-201)</li> <li>Typical foundation details (Dwg. S-FO-103)</li> <li>Mat reinforcing</li> </ul>	<ul style="list-style-type: none"> <li>600 psf of surcharge load is assumed to be applied on sidewalk</li> <li>Design of liner foundation wall Type "A" is reviewed. See Appendix B. sample calculation sheets for details</li> </ul>	✓	

**Peer Review (Foundation design only) – Code Compliance Check List as per NYCBC BC section 1627.6.1 Scope of the structural peer review**

Item	Referenced Code section	Referenced document	Detail	Remarks (Code compliance)
		part plan (Dwg. FO-111 & 122) <ul style="list-style-type: none"> <li>• Column schedule (Dwg. S-301)</li> <li>• Cellar Shear wall reinforcement plan (Dwg. S-311) Ground floor</li> </ul>		
<b>6. Performance-specified structural components</b>				
1) Cladding				To be reviewed at phase II
2) Supplementary damping system				To be reviewed at phase II
<b>7. Structural Integrity</b>				To be reviewed at phase II
1) Prescriptive requirement	NYCBC BC 1625			
A. Continuity and ties	NYCBC BC 1917.2			To be reviewed at phase II

**Peer Review (Foundation design only) – Code Compliance Check List as per NYCBC BC section 1627.6.1 Scope of the structural peer review**

Item	Referenced Code section	Referenced document	Detail	Remarks (Code compliance)
• Slab reinforcing	NYCBC BC 1917.2.1			
• Peripheral ties	NYCBC BC 1917.2.2			
• Horizontal ties	NYCBC BC 1917.2.3			
• Vertical ties	NYCBC BC 1917.2.4			
B. Lateral bracing	NYCBC BC 1625.3			To be reviewed at phase II
C. Vehicular impact	NYCBC BC 1625.5			To be reviewed at phase II
<b>8. General conformance of structural plans with architectural plans</b>				To be reviewed at phase II
<b>9. Major mechanical items</b>				To be reviewed at phase II
1) Water tank				
2) Emergency				

**Peer Review (Foundation design only) – Code Compliance Check List as per NYCBC BC section 1627.6.1 Scope of the structural peer review**

Item	Referenced Code section	Referenced document	Detail	Remarks (Code compliance)	
generator					
3) Cooling tower					
4) Fuel oil tank					
5) Supplementary damping system					
<b>10. General completeness of structural drawings</b>					To be reviewed at phase II

22 Thames Street, New York

---

Rosenwasser/Grossman Consulting Engineers P.C

## Appendix B. Sample calculation sheets



22 Thames Street Peer-Review

Story	Height	Elevation	SimilarTo	Concrete			S. Wall / Belt Wall stiffness	
				Col/Bm/		Slab Thk		
				Wall	Slab			
TOPAR	38.5	786.71	ROOF			9		
ROOF	9.67	748.21	None			9		
STORY-71	9.67	738.54	ROOF			9		
STORY-70	9.67	728.87	ROOF			9		
STORY-69	9.67	719.2	ROOF			9		
MECH3	16	709.53	ROOF			9		
STORY-67	10.92	693.53	ROOF			12		
STORY-66	9.67	682.61	ROOF			9		
STORY-65	9.67	672.94	ROOF			9		
STORY-64	9.67	663.27	ROOF			9		
STORY-63	9.67	653.6	ROOF			9		
STORY-62	9.67	643.93	ROOF			9		
STORY-61	9.67	634.26	ROOF			9		
STORY-60	9.67	624.59	ROOF			9		
STORY-59	9.67	614.92	ROOF			9		
STORY-58	9.67	605.25	ROOF			9		
STORY-57	9.67	595.58	ROOF			9		
STORY-56	9.67	585.91	ROOF			9		
STORY-55	9.67	576.24	None			8		
STORY-54	9.67	566.57	STORY-55			8		
STORY-53	9.67	556.9	STORY-55			8		
STORY-52	9.67	547.23	STORY-55			8		
STORY-51	9.67	537.56	STORY-55			8		
STORY-50	9.67	527.89	STORY-55			8		
STORY-49	9.67	518.22	STORY-55			8		
STORY-48	9.67	508.55	STORY-55			8		
STORY-47	9.67	498.88	STORY-55			8		
STORY-46	9.67	489.21	STORY-55			8		
STORY-45	9.67	479.54	STORY-55			8		
STORY-44	9.67	469.87	STORY-55			8		
STORY-43	9.67	460.2	STORY-55			8		
STORY-42	9.67	450.53	STORY-55			8		
STORY-41	9.67	440.86	STORY-55			8		
STORY-40	9.67	431.19	STORY-55			8		
STORY-39	9.67	421.52	STORY-55			8		
STORY-38	9.67	411.85	STORY-55			8		
MECH2	16	402.18	None			8		
STORY-36	10.92	386.18	MECH2			12		
STORY-35	9.67	375.26	MECH2			8		
STORY-34	9.67	365.59	MECH2			8		
STORY-33	9.67	355.92	MECH2			8		
STORY-32	9.67	346.25	MECH2			8		
STORY-31	9.67	336.58	MECH2			8		
STORY-30	9.67	326.91	MECH2			8		
STORY-29	9.67	317.24	MECH2			8		
STORY-28	9.67	307.57	MECH2			8		
STORY-27	9.67	297.9	MECH2			8		
STORY-26	9.67	288.23	MECH2			8		
STORY-25	9.67	278.56	MECH2			8		
STORY-24	9.67	268.89	MECH2			8		
STORY-23	9.67	259.22	MECH2			8		
STORY-22	9.67	249.55	MECH2			8		
STORY-21	9.67	239.88	MECH2			8		
STORY-20	9.67	230.21	MECH2			8		
STORY-19	9.67	220.54	MECH2			8		
STORY-18	9.67	210.87	MECH2			8		
STORY-17	9.67	201.2	MECH2			8		
STORY-16	9.67	191.53	MECH2			8		
STORY-15	9.67	181.86	None			8		
STORY-14	9.67	172.19	STORY-15			8		
STORY-13	9.67	162.52	STORY-15			8		
STORY-12	9.67	152.85	STORY-15			8		
STORY-11	9.67	143.18	STORY-15			8		
STORY-10	9.67	133.51	STORY-15			8		
STORY-9	9.67	123.84	STORY-15			8		
STORY-8	9.67	114.17	STORY-15			8		
STORY-7	9.67	104.5	None			8		
STORY-6	22.42	94.83	STORY-7			12		
STORY-5	16.83	72.41	STORY-7			12		
STORY-4	20	55.58	STORY-7			12		
STORY-3	18.75	35.58	STORY-7			12		
STORY-2	16.83	16.83	STORY-7			12		
GROUND	16.75	0	STORY-7			12		
CELLAR	10	-16.75	STORY-7			12		
BASE	0	-26.75	None					

**Seismic Loads (based on NYCBC 2008)**

Method: Equivalent Lateral Force (ELF) Procedure According to ASCE 7-02 Section 9

**Criteria : (Refer to ASCE 7-02 Table 9.5.2.5.1 for permitted analytical procedure)**

1. Building assigned to Seismic Design Category A, B & C: permitted for all structures
2. Building assigned to Seismic Design Category D, E & F:
  - a. Occupancy category I or II buildings of light-framed construction **not exceeding 3 stories** in height
  - b. Other occupancy category I or II building **not exceeding 2 stories** in height
  - c. Regular structures with  $T < 3.5\text{ s}$  and all structures of light frame construction
  - d. Irregular structures with  $T < 3.5\text{ s}$  and having only horizontal irregularities type 2, 3, 4 or 5 of Table 9.5.2.3.2 or vertical irregularities type 4, 5a, or 5b of Table 9.5.2.3.3

**↓ Note for users : Input in red (in shaded area and TABLE 1)**

**Limitation (According to ASCE 7-02 Table 9.5.2.5.1)**

Not permitted to use ELF procedure for building assigned to Seismic Design Category D, E &amp; F and having Irregularities listed below

- |   |  |
|---|--|
| 1) With Horizontal irregularities                                 | 2) With Vertical irregularities                                |
| - 1a. Torsional Irregularity                                      | - 1a. Stiffness-Soft story Irregularities                      |
| - 1b. Extreme Torsional Irregularities                            | - 1b. Stiffness-Extreme Soft Story Irregularities              |
| - A combination of other horizontal irregularities (2, 3, 4 or 5) | - 2. Weight (Mass) Irregularities                              |
|   | - 3. Vertical Geometry Irregularities                          |
|   | - A combination of other vertical irregularities (4, 5a or 5b) |

**Required Input**

1) Geometry  
Height above the base to the highest level of the structure ( $h_n$ ) **780.0 ft**  
Effective Seismic Weight ( $W_p$ ) **1,508,600 kips**

2) Parameters for seismic load computation (New York City)  
Spectral response acceleration at short periods ( $S_5$ ) **0.365 g**  
Spectral response acceleration at 1 sec periods ( $S_1$ ) **0.071 g**  
Occupancy Category **II**  
Seismic Use Group **I**  
Importance Factor (I) **1**  
Site Class **D**  
Seismic Force Resisting System **Dual systems with intermediate moment frames with ordinary reinforced concrete shear wall**  
Response Modification Coefficient (R) **4**  
System Overstrength Factor (Q) **2.5**  
Deflection Amplification Factor (Cd) **4**  
**Determined Seismic Design Category** **C**

**Period Calculation (As per ASCE 7-02 Section 9.5.5.3.4)**

Ct	<b>0.02</b> (BC 1617.4 amendment to ASCE)
x	<b>0.75</b>
Approximate Fundamental Period ( $T_a$ )	<b>2.95 sec</b>
Period from Analysis ( $T$ )	<b>6.80 sec</b>
Cu:	<b>1.6728</b>
Actual Period used for Base Shear Calculation	<b>4.94 sec</b> < Tmax. (= Cu x Ta)

**Base Shear calculation**

Short period site coefficient ( $F_a$ )	<b>1.51</b>
Long period (at 1-sec) site coefficient ( $F_v$ )	<b>2.4</b>
Max. Spect. R. Accel. at short periods adjusted for site class ( $S_{MS}$ )	<b>0.55115 g</b>
Max. Spect. R. Accel. at 1-sec. period adjusted for site class ( $S_{M1}$ )	<b>0.170 g</b>
Design Spect. R. Accel. at short periods adjusted for site class ( $S_{OS}$ )	<b>0.367 g</b>
Design Spect. R. Accel. at 1-sec. period adjusted for site class ( $S_{O1}$ )	<b>0.114 g</b>
Ts ( $S_{D1}/S_{OS}$ )	<b>0.309 sec</b>

**Seismic Response Coefficient ( $C_s = S_{OS}/(R/I)$ )** **0.092**  
**Base Shear (V) - Ultimate Level Loads** **0.016 x  $W_p$  = 24389.64 kips**

**Vertical Distribution of Seismic Forces**

Exponent for Vertical Distribution of Seismic Forces ( $k$ ) **2.000**

Occupancy Category (NYCBC 2008 Table 1604.5)		
Occupancy Category	Seismic Use Group	Seismic Factor ( $I$ )
I	I	1
II	I	1
III	II	1.25
IV	III	1.5

Seismic Design Category (ASCE 7-02 Table 11.6-1 & 11.6-2)			
Sds	S1	Occupancy Category	IV
$SDS < 0.167$	$SD1 < 0.067$	A	A
$0.167 \leq SDS \leq 0.33$	$0.067 \leq SD1 \leq 0.133$	B	C
$0.33 \leq SDS \leq 0.5$	$0.133 \leq SD1 \leq 0.2$	C	C
$0.5 \leq SDS$	$0.2 \leq SD1$	D	D

**Site Coefficient  $F_a$  &  $F_v$  (NYCBC 2008 Table 1615.1.2 (1) & (2))**

Site Class	Soil profile Name	$F_a$	$F_v$
A	Hard rock	0.8	0.8
B	Rock	1.0	1.0
C	Very dense soil and soft rock	1.2	1.7
D	Stiff soil profile	1.51	2.4
E	Soft soil profile	2.13	3.5
F		-	-

**Ct and x (NYCBC 2008 Section 1617.4 / ASCE 7-02 Table 9.5.5.3.2)**

Structure Type	Ct	x
Dual system & $h_n > 400$ ft	0.03	0.75
Dual system & $160 \text{ ft} < h_n < 400 \text{ ft}$	$0.02 + 0.01x(h_n - 160)/240$	0.75
Steel Moment Resisting Frame	0.028	0.8
Conc. Moment Resisting Frame	0.016	0.9
Eccentrically Braced Steel Frame	0.03	0.75
All other structural systems	0.02	0.75

**Cu for upper limit (ASCE 7-02 Table 9.5.5.3.1)**

SD1	Cu
$SD1 \geq 0.4$	1.4
0.3	1.4
0.2	1.5
0.15	1.6
$SD1 \leq 0.1$	1.7

**Cs - Upper bound and Lower bound (ASCE 7-02 Section 9.5.5.2.1)**

Upper bound	$SD1/T(R/I)$	(1) ASCE 7-02 Eq. 9.5.5.2.1-2	<b>0.006</b>
	0.5 x $SD1/(R/I)$	(2) ASCE 7-02 Eq. 9.5.5.2.1-4	<b>0.046</b>
Lower bound		(Building assigned to <b>SDC E &amp; F</b> )	
	0.044 x $SDS \times I$	(3) ASCE 7-02 Eq. 9.5.5.2.1-3	<b>0.016</b>
	0.01	(4) ASCE 7-05 Eq. 12.8-5	<b>0.010</b>

**Exponent for period calculation (ASCE 7-02 Section 9.5.5.4)**

Periods	k
$T \leq 0.5$	1
$0.5 < T \leq 2.5$	Interpolate
$T > 2.5$	2

**Distribution of Base Shear induced at each floor**

TABLE 1

Floor	S. Height (ft)	Elevation (ft)	Weight (kips)	$Wxh^k$ (kips)	Sesmic Force (kips)	Shear Force (kips)	Overturning Moment (kips,ft)
			-	-	0	-	-
TOPAR	38.5	813.46	1668	1,103,557,969	1083	1,083	41,697
ROOF	9.67	774.96	2391	1,435,861,854	1409	2,492	65,796
STORY-71	9.67	765.29	1288	754,090,575	740	3,232	97,052
STORY-70	9.67	755.62	1288	735,154,001	721	3,954	135,285
STORY-69	9.67	745.95	1288	716,458,225	703	4,657	180,316
MECH3	16	736.28	1988	1,077,878,223	1058	5,715	271,751
STORY-67	10.92	720.28	2404	1,247,330,292	1224	6,939	347,523
STORY-66	9.67	709.36	1422	715,645,558	702	7,641	421,413
STORY-65	9.67	699.69	1389	680,071,215	667	8,309	501,757
STORY-64	9.67	690.02	1389	661,403,391	649	8,958	588,378
STORY-63	9.67	680.35	1389	642,995,358	631	9,589	681,101
STORY-62	9.67	670.68	1389	624,847,117	613	10,202	779,754
STORY-61	9.67	661.01	1389	606,958,669	596	10,798	884,166
STORY-60	9.67	651.34	1389	589,330,013	578	11,376	994,172
STORY-59	9.67	641.67	1389	571,961,149	561	11,937	1,109,606
STORY-58	9.67	632	1389	554,852,077	545	12,482	1,230,305
STORY-57	9.67	622.33	1389	538,002,797	528	13,010	1,356,110
STORY-56	9.67	612.66	1389	521,413,309	512	13,522	1,486,863
STORY-55	9.67	602.99	1339	486,770,239	478	13,999	1,622,236
STORY-54	9.67	593.32	1357	477,576,371	469	14,468	1,762,141
STORY-53	9.67	583.65	1356	461,856,330	453	14,921	1,906,429
STORY-52	9.67	573.98	1356	446,678,903	438	15,360	2,054,957
STORY-51	9.67	564.31	1356	431,755,038	424	15,783	2,207,581
STORY-50	9.67	554.64	1356	417,084,735	409	16,193	2,364,164
STORY-49	9.67	544.97	1356	402,667,994	395	16,588	2,524,568
STORY-48	9.67	535.3	1356	388,504,817	381	16,969	2,688,659
STORY-47	9.67	525.63	1356	374,595,201	368	17,337	2,856,305
STORY-46	9.67	515.96	1356	360,939,148	354	17,691	3,027,377
STORY-45	9.67	506.29	1356	347,536,657	341	18,032	3,201,746
STORY-44	9.67	496.62	1356	334,387,729	328	18,360	3,379,289
STORY-43	9.67	486.95	1356	321,492,363	316	18,676	3,559,883
STORY-42	9.67	477.28	1356	308,850,560	303	18,979	3,743,408
STORY-41	9.67	467.61	1356	296,462,319	291	19,270	3,929,747
STORY-40	9.67	457.94	1356	284,327,640	279	19,549	4,118,784
STORY-39	9.67	448.27	1356	272,446,524	267	19,816	4,310,406
STORY-38	9.67	438.6	1356	260,818,970	256	20,072	4,504,504
MECH2	16	428.93	2242	412,454,892	405	20,477	4,832,134
STORY-36	10.92	412.93	2757	470,089,904	461	20,938	5,060,780
STORY-35	9.67	402.01	1536	248,168,113	244	21,182	5,265,608
STORY-34	9.67	392.34	1492	229,664,054	225	21,407	5,472,616
STORY-33	9.67	382.67	1492	218,482,514	214	21,622	5,681,697
STORY-32	9.67	373	1492	207,580,003	204	21,825	5,892,749
STORY-31	9.67	363.33	1492	196,956,523	193	22,019	6,105,669
STORY-30	9.67	353.66	1492	186,612,072	183	22,202	6,320,360
STORY-29	9.67	343.99	1492	176,546,652	173	22,375	6,536,727
STORY-28	9.67	334.32	1492	166,760,261	164	22,539	6,754,676
STORY-27	9.67	324.65	1496	157,682,556	155	22,693	6,974,122
STORY-26	9.67	314.98	1504	149,184,863	146	22,840	7,194,983
STORY-25	9.67	305.31	1504	140,165,413	138	22,977	7,417,175
STORY-24	9.67	295.64	1504	131,427,180	129	23,106	7,640,614
STORY-23	9.67	285.97	1504	122,970,164	121	23,227	7,865,220
STORY-22	9.67	276.3	1504	114,794,366	113	23,340	8,090,915
STORY-21	9.67	266.63	1504	106,899,784	105	23,445	8,317,625
STORY-20	9.67	256.96	1504	99,286,420	97	23,542	8,545,277
STORY-19	9.67	247.29	1504	91,954,272	90	23,632	8,773,802
STORY-18	9.67	237.62	1504	84,903,342	83	23,716	9,003,132
STORY-17	9.67	227.95	1504	78,133,629	77	23,792	9,233,204
STORY-16	9.67	218.28	1504	71,645,133	70	23,863	9,463,956
STORY-15	9.67	208.61	1504	65,451,166	64	23,927	9,695,329
STORY-14	9.67	198.94	1505	59,563,787	58	23,985	9,927,267
STORY-13	9.67	189.27	1505	53,914,011	53	24,038	10,159,717
STORY-12	9.67	179.6	1505	48,545,697	48	24,086	10,392,628
STORY-11	9.67	169.93	1505	43,458,846	43	24,129	10,625,951
STORY-10	9.67	160.26	1505	38,653,458	38	24,166	10,859,641
STORY-9	9.67	150.59	1505	34,129,533	33	24,200	11,093,655
STORY-8	9.67	140.92	1633	32,434,735	32	24,232	11,327,977
STORY-7	9.67	131.25	1719	29,606,252	29	24,261	11,562,579
STORY-6	22.42	121.58	2889	42,709,415	42	24,303	12,107,448
STORY-5	16.83	99.16	3913	38,475,586	38	24,341	12,517,099
STORY-4	20	82.33	3707	25,127,195	25	24,365	13,004,403

STORY-3	18.75	62.33	3843	14,930,776	15	24,380	13,461,525
STORY-2	16.83	43.58	3726	7,076,475	7	24,387	13,871,955
GROUND	16.75	26.75	3586	2,566,073	3	24,389	14,280,476
CELLAR	10	10	3229	322,912	0	24,390	14,524,373
<b>Sub Total</b>			<b>125,811</b>	<b>24,851,891,357</b>	<b>24,389.64</b>	<b>24,389.64</b>	<b>14,524,373</b>

**22 Thames Street**

**Column Axial Loads Comparison**

		Column No.						
		1	2	3	4	5	6	7
Desimone Column Schedule (S-301)	Dead Load	2175	2550	2550	2175	3765	4585	3870
	Live Load	450	620	620	450	870	1100	975
	Wx (Strngth)	513	505	494	486	119	86	75
	Wy (Strngth)	1284	413	696	1554	1324	387	1452
Desimone Etabs Model	Dead Load	3208	3015	3178	2667	3006	2758	2612
	Live Load	992	892	960	721	886	789	757
	Wx (Strngth)	513	505	494	486	119	86	75
	Wy (Strngth)	1284	413	696	1554	1324	387	1452
RGCE (Based on Tributary Area)	Dead Load	3004	3793	3978	2537	4616	4394	4893
	Live Load	691	751	837	393	1018	956	892
	Wx (Strngth)	513	505	494	486	119	86	75
	Wy (Strngth)	1284	413	696	1554	1324	387	1452

**Project: 22 Thames Street, New York**

fy: 75 ksi  
 φ: 0.65

**At Foundation level (Sub-Cellar Floor)**

&lt; Desimone Design &gt;

Gravity Loads: From column schedule on Dwg. S-301

Lateral Loads: From Etabs (Wind Strength X &amp; Y)

Unit: kips, in

Col	Conc. Str (ksi)	Column Size (in)			Service Axial Loads			Axial Force-Combination (Service)		Axial Force-Combination (Strength)		Reinforcing						Caissons			
		Diameter	Width	Depth	Wind Load	Dead Load	Live Load	min.	max.	min	max	max. Stress (ksi)	Tens. (ratio)	Comp. (ratio)	Req. Reinf.	Required As (in <sup>2</sup> )	Design (in <sup>2</sup> )	Desing / Required	Req. no. of Caissons	Caisson Capacity	Design
1	14	36	31.9	31.9	1284	2175	450	21	3476	-97	4889	4.80	0.0014	0.0075	0.75%	7.63	25.40	3.3	1.7	1000T	3
2	14	36	31.9	31.9	515	2550	620	1015	3401	1471	4194	4.12	0.0000	0.0075	0.75%	7.63	32.76	4.3	2.3	750T	3
3	14	36	31.9	31.9	695	2550	620	835	3536	1183	4482	4.40	0.0000	0.0075	0.75%	7.63	32.76	4.3	2.4	750T	3
4	14	36	31.9	31.9	1554	2175	450	-249	3678	-529	5321	5.23	0.0077	0.0075	0.77%	7.84	25.40	3.2	1.8	1000T	-
5	14	38	33.67	33.67	1324	3765	870	935	5411	1270	7071	6.24	0.0000	0.01	1.00%	11.34	32.76	2.9	2.7	1000T	3
6	14	38	33.67	33.67	387	4585	1100	2364	5700	3507	7262	6.41	0.0000	0.01	1.00%	11.34	21.84	1.9	2.9	1000T	3
7	14	40	35.44	35.44	1452	3870	975	870	5690	1160	7455	5.94	0.0000	0.0075	0.75%	9.42	43.68	4.6	1.9	1500T	-

Maximum Tension - Service load: 249 kips (Column 4)

&lt; RGCE check &gt;

Gravity Loads: From spread sheets based on tributary area

Lateral Loads: From Etabs (Wind Strength X &amp; Y)

Unit: kips, in

Col	Conc. Str (ksi)	Column Size (in)			Service Axial Loads			Axial Force-Combination (Service)		Axial Force-Combination (Strength)		Reinforcing						Caissons			
		Diameter	Width	Depth	Wind Load	Dead Load	Live Load	min.	max.	min	max	max. Stress (ksi)	Tens. (ratio)	Comp. (ratio)	Req. Reinf.	Required As (in <sup>2</sup> )	Design (in <sup>2</sup> )	Desing / Required	Req. no. of Caissons	Caisson Capacity	Design
1	14	36	31.9	31.9	1284	3004	691	518	4485	649	6005	5.90	0.0000	0.0075	0.75%	7.63	25.40	3.3	2.2	1000T	3
2	14	36	31.9	31.9	515	3793	751	1761	4743	2590	5753	5.65	0.0000	0.0075	0.75%	7.63	32.76	4.3	2.4	1000T	3
3	14	36	31.9	31.9	695	3978	837	1692	5127	2468	6304	6.20	0.0000	0.01	1.00%	10.18	32.76	3.2	2.6	1000T	3
4	14	36	31.9	31.9	1554	2537	393	-32	3997	-203	5727	5.63	0.0030	0.0075	0.75%	7.63	25.40	3.3	2.0	1000T	-
5	14	38	33.67	33.67	1324	4616	1018	1446	6373	2036	8167	7.20	0.0000	0.031	3.10%	35.09	32.76	0.9	3.2	1000T	3 (OK)
6	14	38	33.67	33.67	387	4394	956	2249	5401	3335	6802	6.00	0.0000	0.0075	0.75%	8.50	21.84	2.6	2.7	1000T	3
7	14	40	35.44	35.44	1452	4892	892	1483	6650	2080	8640	6.88	0.0000	0.02	2.11%	26.44	43.68	1.7	2.2	1500T	-

Maximum Tension - Service load: 32 kips (Column 4)







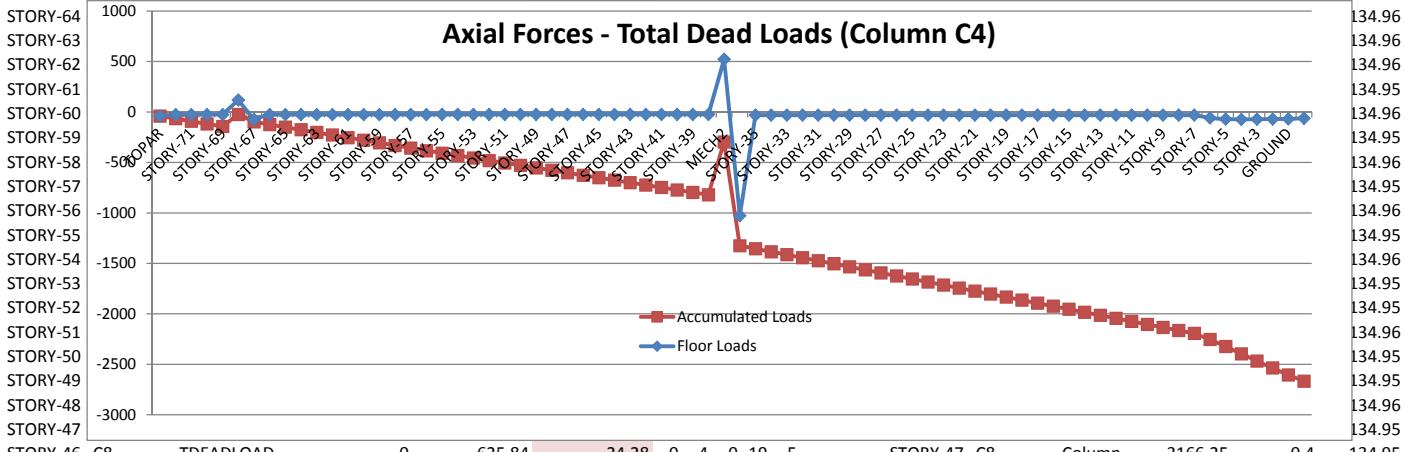






## C4 - Column Load

Story	Column	Load	Loc	Accumulated						
				Loads	Floor Loads	V2	V3	T	M2	M3
TOPAR	C8	TDEADLOAD	0	-39.55	-39.55	-0	2	-0	23	-5
ROOF	C8	TDEADLOAD	0	-65.52	-25.97	-1	4	0	21	-5
STORY-71	C8	TDEADLOAD	0	-91.49	-25.97	-1	4	0	20	-5
STORY-70	C8	TDEADLOAD	0	-117.45	-25.96	-1	5	0	26	-5
STORY-69	C8	TDEADLOAD	0	-143.42	-25.97	-1	1	0	-2	-7
MECH3	C8	TDEADLOAD	0	-24.68	118.74	-0	-1	0	-9	-4
STORY-67	C8	TDEADLOAD	0	-97.41	-72.73	-1	1	0	15	-5
STORY-66	C8	TDEADLOAD	0	-123.38	-25.97	-1	5	0	8	-5
STORY-65	C8	TDEADLOAD	0	-149.34	-25.96	-1	4	0	8	-5



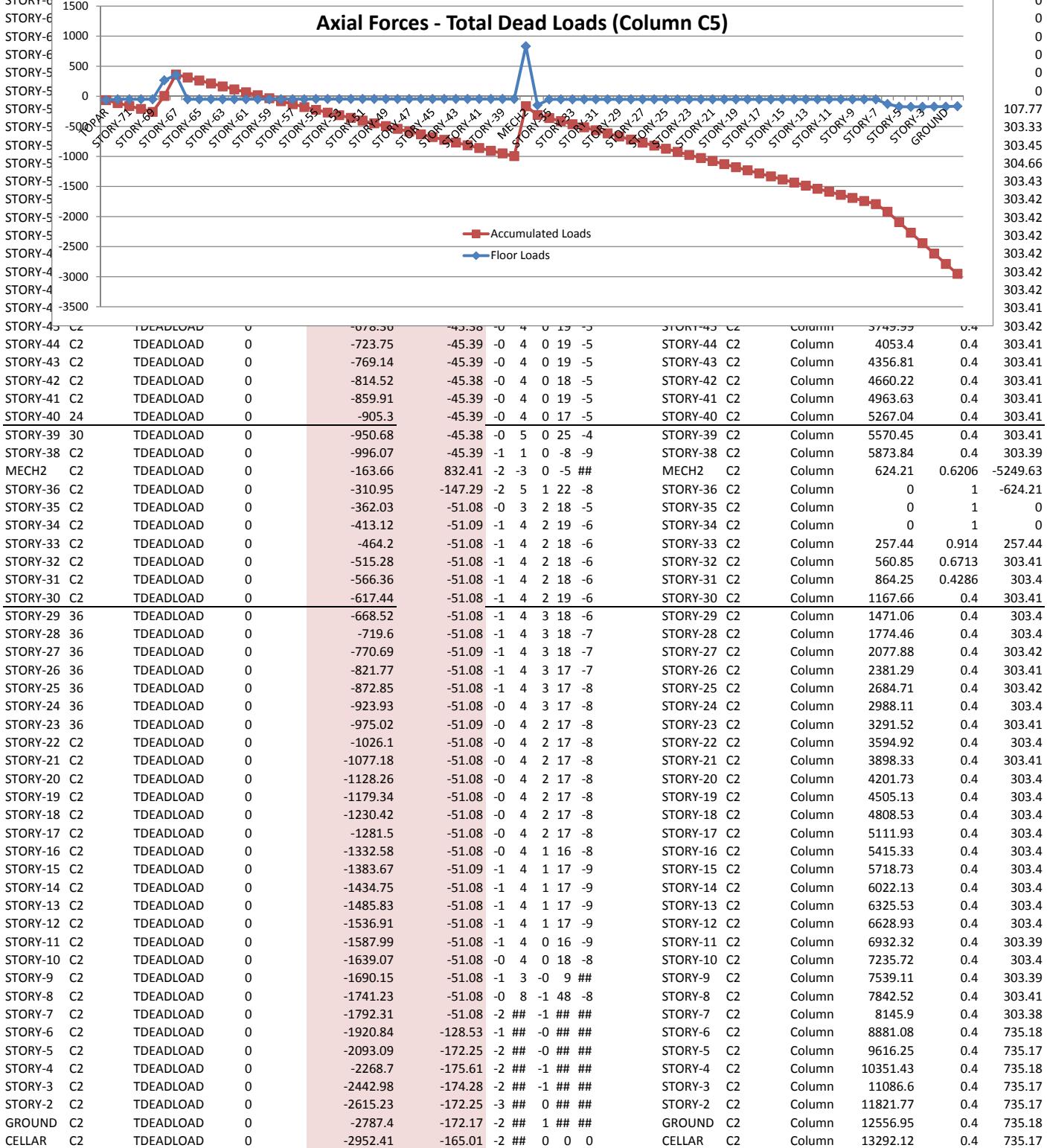
## Tributary Area

Story	ObjectLabel	ObjectType	TribArea	RLLF	Tributary A
BASE	3759	Point	12923.4	0.4	12923.4
TOPAR	C8	Column	134.93	1	-12788.5
ROOF	C8	Column	269.89	0.9041	134.96
STORY-71	C8	Column	404.85	0.7961	134.96
STORY-70	C8	Column	539.82	0.6881	134.97
STORY-69	C8	Column	674.79	0.5802	134.97
MECH3	C8	Column	104.87	1	-569.92
STORY-67	C8	Column	467.16	0.7463	362.29
STORY-66	C8	Column	602.11	0.6383	134.95



## C5 (C2) - Column Load

Story	Column	Load	Loc	Accumulated							
				Loads	Floor Loads		V2	V3	T	M2	M3
TOPAR	C2	TDEADLOAD	0	-62.77	-62.77	-0	2	-0	23	-5	
ROOF	C2	TDEADLOAD	0	-111.94	-49.17	-1	4	0	21	-5	
STORY-71	C2	TDEADLOAD	0	-161.12	-49.18	-1	4	0	20	-5	
STORY-70	C2	TDEADLOAD	0	-210.29	-49.17	-1	5	0	26	-5	
STORY-69	C2	TDEADLOAD	0	-259.46	-49.17	-1	1	0	-2	-7	
MECH3	C2	TDEADLOAD	0	6.51	265.97	-0	-1	0	-9	-4	
STORY-67	C2	TDEADLOAD	0	361.96	355.45	-1	1	0	15	-5	
STORY-66	C2	TDEADLOAD	0	312.78	-49.18	-1	5	0	8	-5	
STORY-65	C2	TDEADLOAD	0	263.61	-49.17	-1	4	0	8	-5	
STORY-64	C2	TDEADLOAD	0	214.43	-49.18	-1	4	0	21	-5	
STORY-63	C2	TDEADLOAD	0	-165.26	-49.17	-1	4	0	21	-5	



## Tributary Area

Story	ObjectLabel	ObjectType	TribArea	RLLF	Tributary A
TOPAR	C2	Column	303.41	0.8773	303.41
ROOF	C2	Column	606.77	0.6346	303.36
STORY-71	C2	Column	910.1	0.4	303.33
STORY-70	C2	Column	1213.47	0.4	303.37
STORY-69	C2	Column	1516.8	0.4	303.33
MECH3	C2	Column	0	1	-1516.8
STORY-67	C2	Column	0	1	0
STORY-66	C2	Column	0	1	0
STORY-65	C2	Column	0	1	0
STORY-64	C2	Column	0	1	0
STORY-63	C2	Column	0	1	0
STORY-62	C2	Column	0	1	0
STORY-61	C2	Column	0	1	0
STORY-60	C2	Column	0	1	0
STORY-59	C2	Column	0	1	0
STORY-58	C2	Column	0	1	0
STORY-57	C2	Column	0	1	0
STORY-56	C2	Column	0	1	0
STORY-55	C2	Column	0	1	0
STORY-54	C2	Column	0	1	0
STORY-53	C2	Column	0	1	0
STORY-52	C2	Column	0	1	0
STORY-51	C2	Column	0	1	0
STORY-50	C2	Column	0	1	0
STORY-49	C2	Column	0	1	0
STORY-48	C2	Column	0	1	0
MECH	C2	Column	0	1	0
STORY-47	C2	Column	0	1	0
STORY-46	C2	Column	0	1	0
STORY-45	C2	Column	0	1	0
STORY-44	C2	Column	0	1	0
STORY-43	C2	Column	0	1	0
STORY-42	C2	Column	0	1	0
STORY-41	C2	Column	0	1	0
STORY-40	C2	Column	0	1	0
STORY-39	C2	Column	0	1	0
STORY-38	C2	Column	0	1	0
MECH2	C2	Column	0	1	0
STORY-36	C2	Column	0	1	0
STORY-35	C2	Column	0	1	0
STORY-34	C2	Column	0	1	0
STORY-33	C2	Column	0	1	0
STORY-32	C2	Column	0	1	0
STORY-31	C2	Column	0	1	0
STORY-30	C2	Column	0	1	0
STORY-29	C2	Column	0	1	0
STORY-28	C2	Column	0	1	0
STORY-27	C2	Column	0	1	0
STORY-26	C2	Column	0	1	0
STORY-25	C2	Column	0	1	0
STORY-24	C2	Column	0	1	0
STORY-23	C2	Column	0	1	0
STORY-22	C2	Column	0	1	0
STORY-21	C2	Column	0	1	0
STORY-20	C2	Column	0	1	0
STORY-19	C2	Column	0	1	0
STORY-18	C2	Column	0	1	0
STORY-17	C2	Column	0	1	0
STORY-16	C2	Column	0	1	0
STORY-15	C2	Column	0	1	0
STORY-14	C2	Column	0	1	0
STORY-13	C2	Column	0	1	0
STORY-12	C2	Column	0	1	0
STORY-11	C2	Column	0	1	0
STORY-10	C2	Column	0	1	0
STORY-9	C2	Column	0	1	0
STORY-8	C2	Column	0	1	0
STORY-7	C2	Column	0	1	0
STORY-6	C2	Column	0	1	0
STORY-5	C2	Column	0	1	0
STORY-4	C2	Column	0	1	0
STORY-3	C2	Column	0	1	0
STORY-2	C2	Column	0	1	0
GROUND	C2	Column	0	1	0
CELLAR	C2	Column	0	1	0





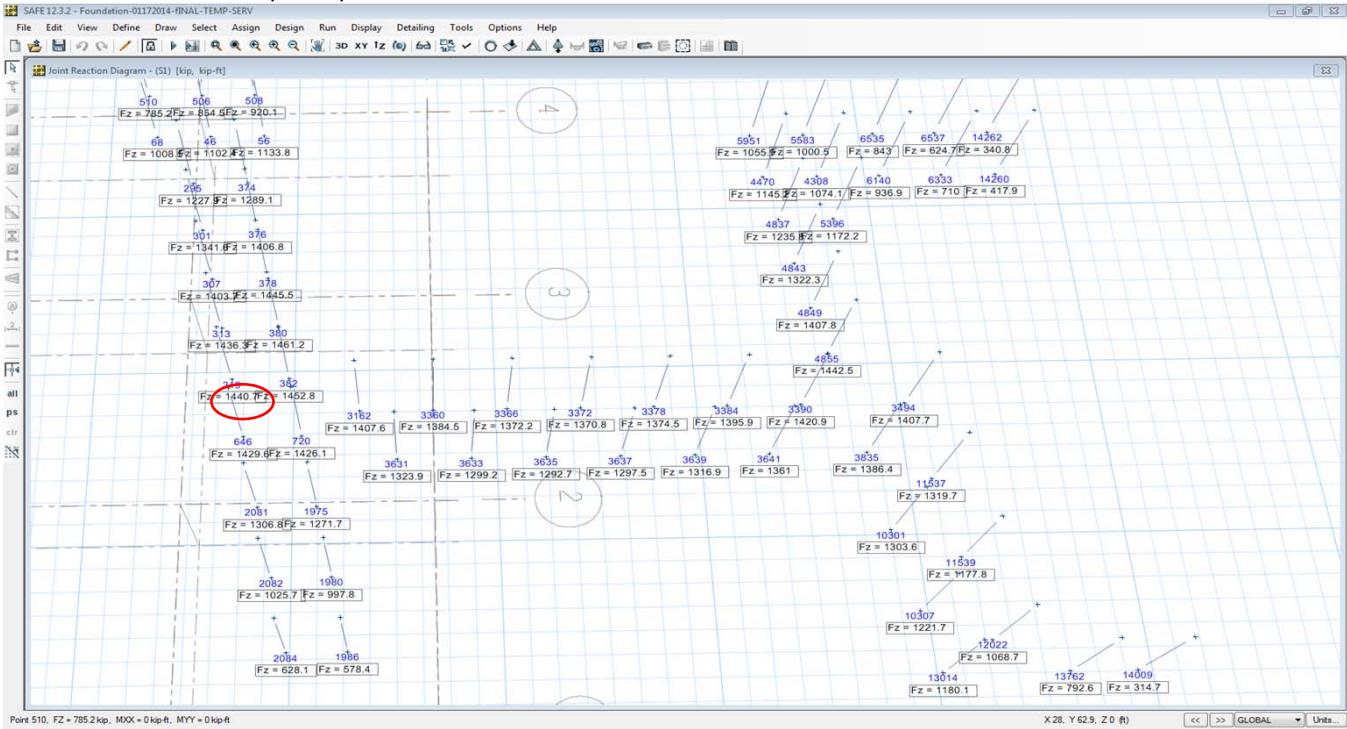




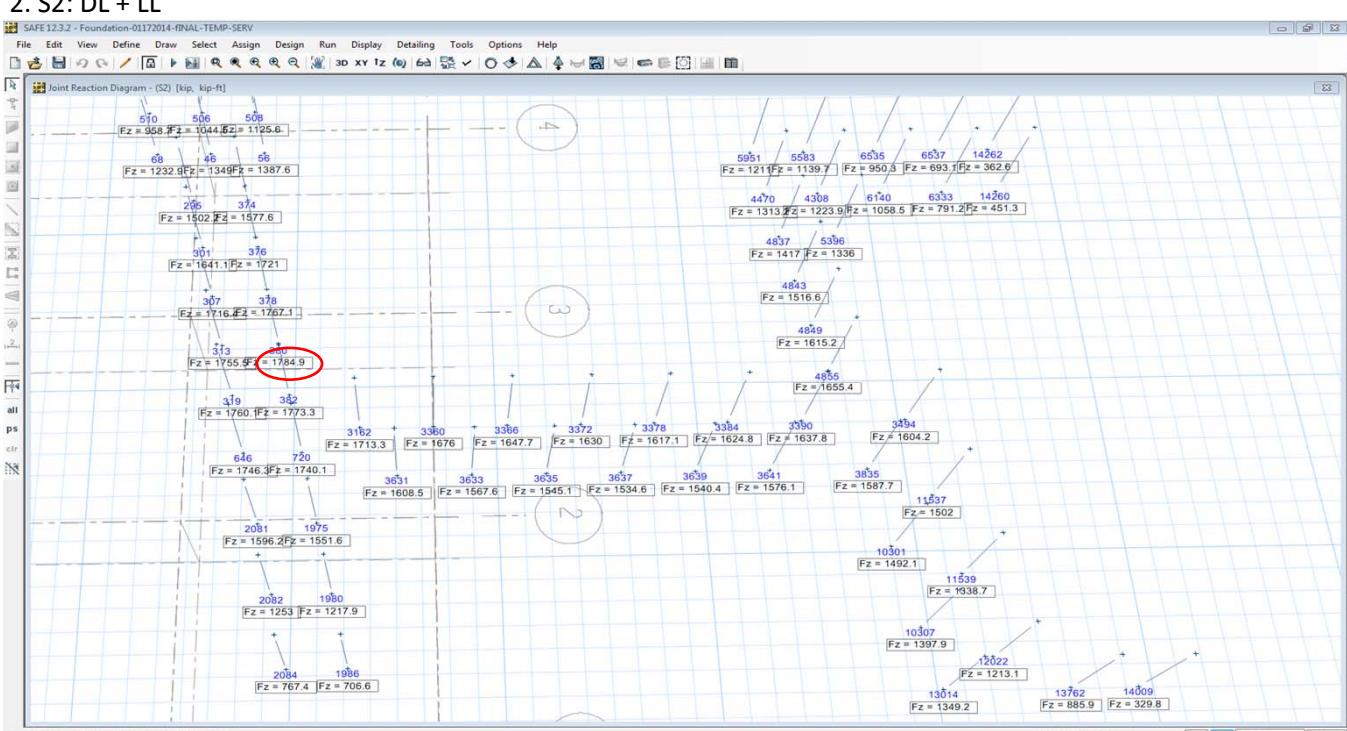


## 22 Thames Street (Vertical loads at caissons underneath of shear walls)

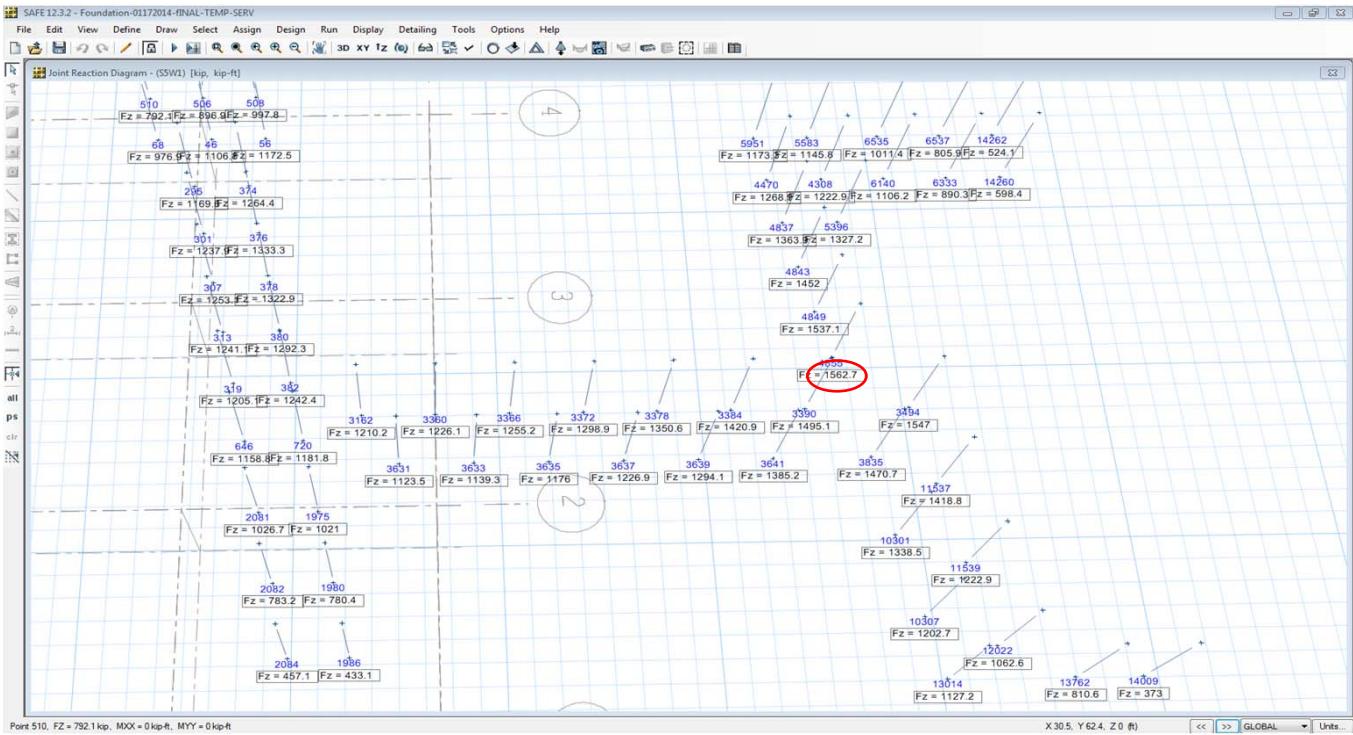
### 1. S1: Dead Loads + Superimposed Dead Loads



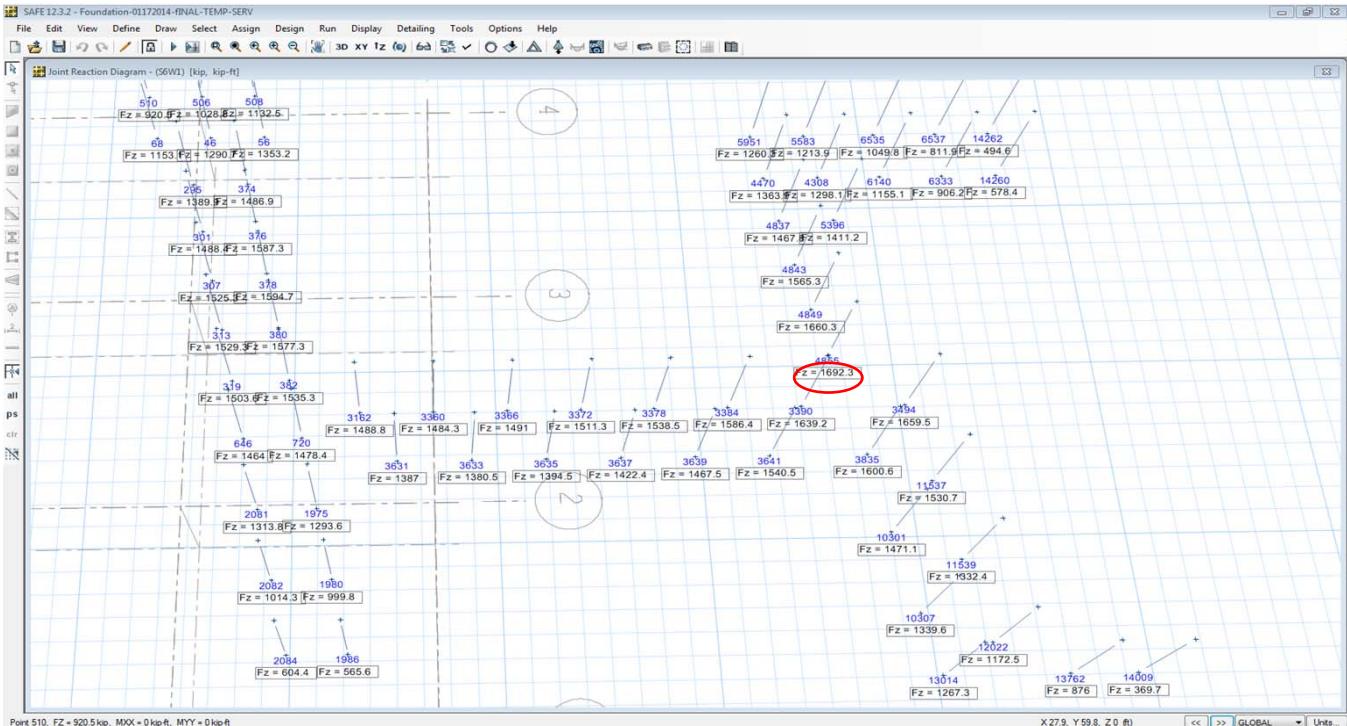
### 2. S2: DL + LL



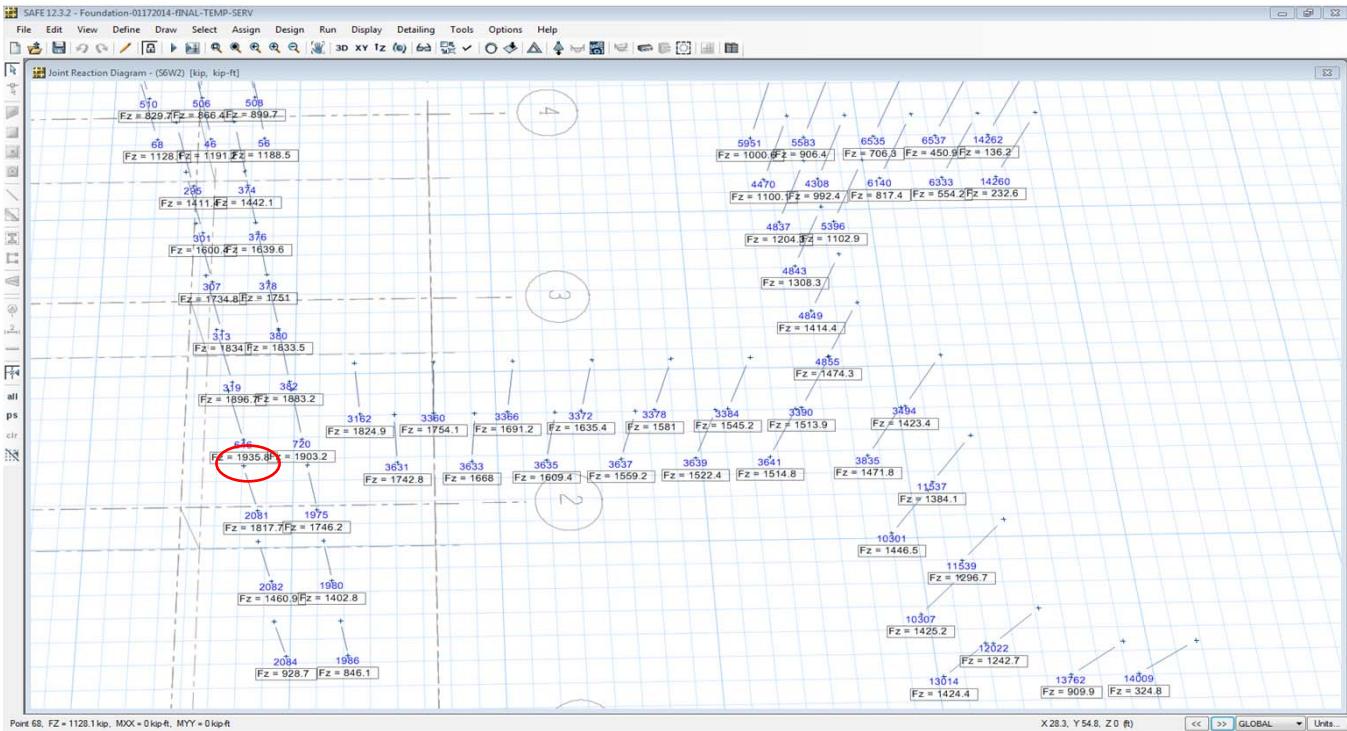
### 3. S3: DL + Roof Live



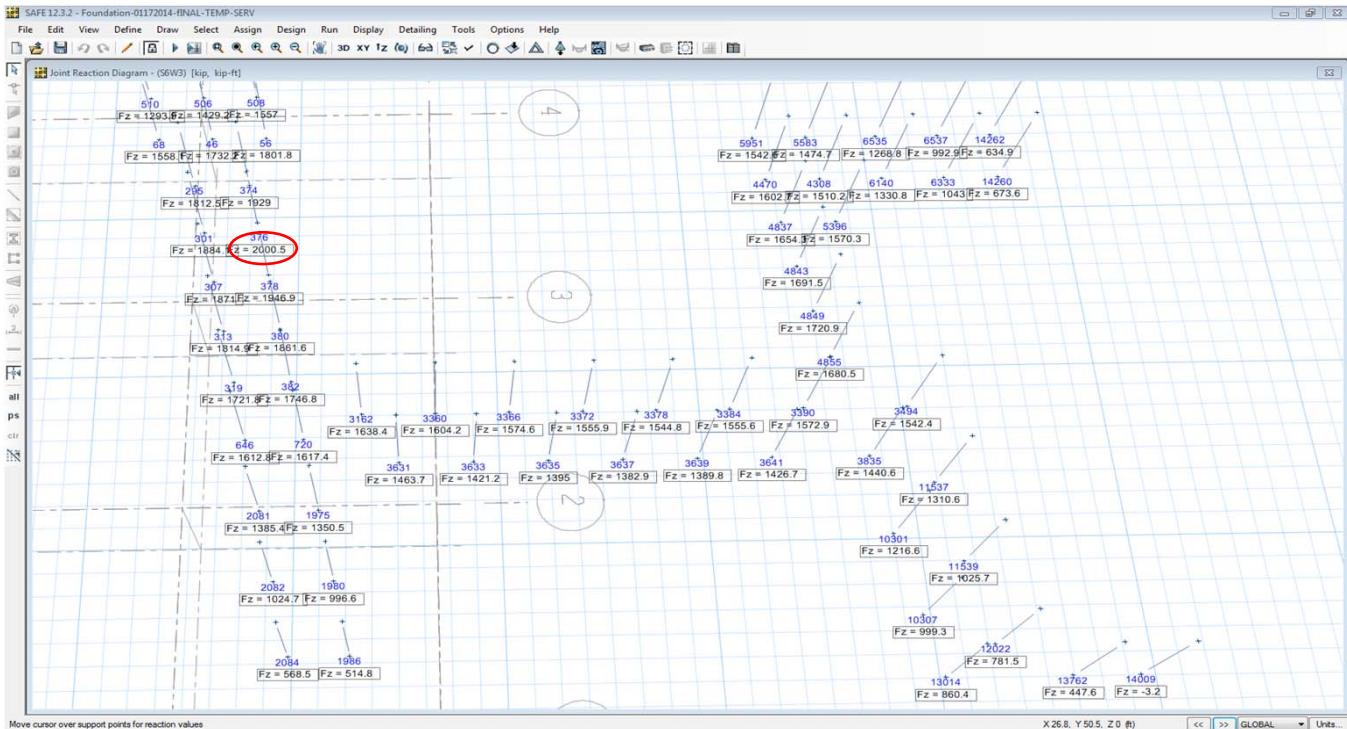
### 4. S6W1: DL + 0.75L + 0.75Wind W1



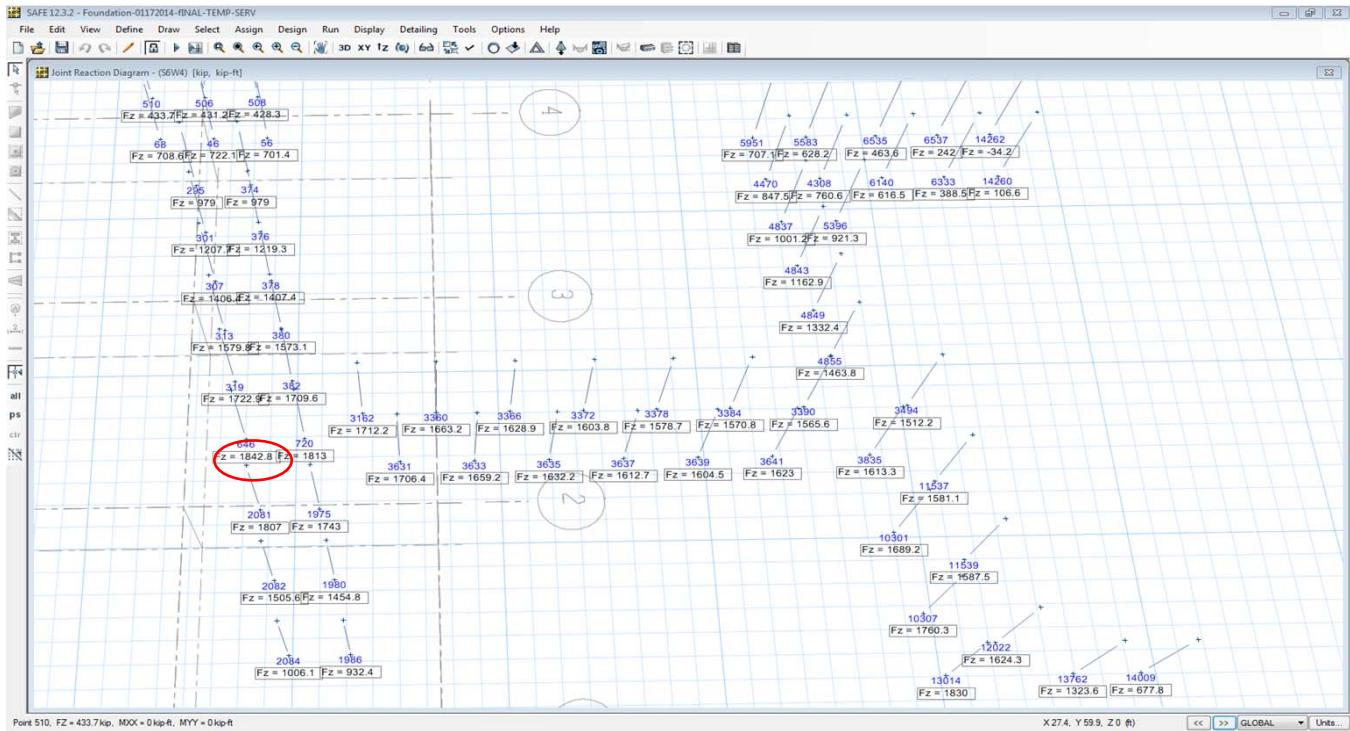
## 5. S6W2: DL + 0.75L + 0.75Wind W2



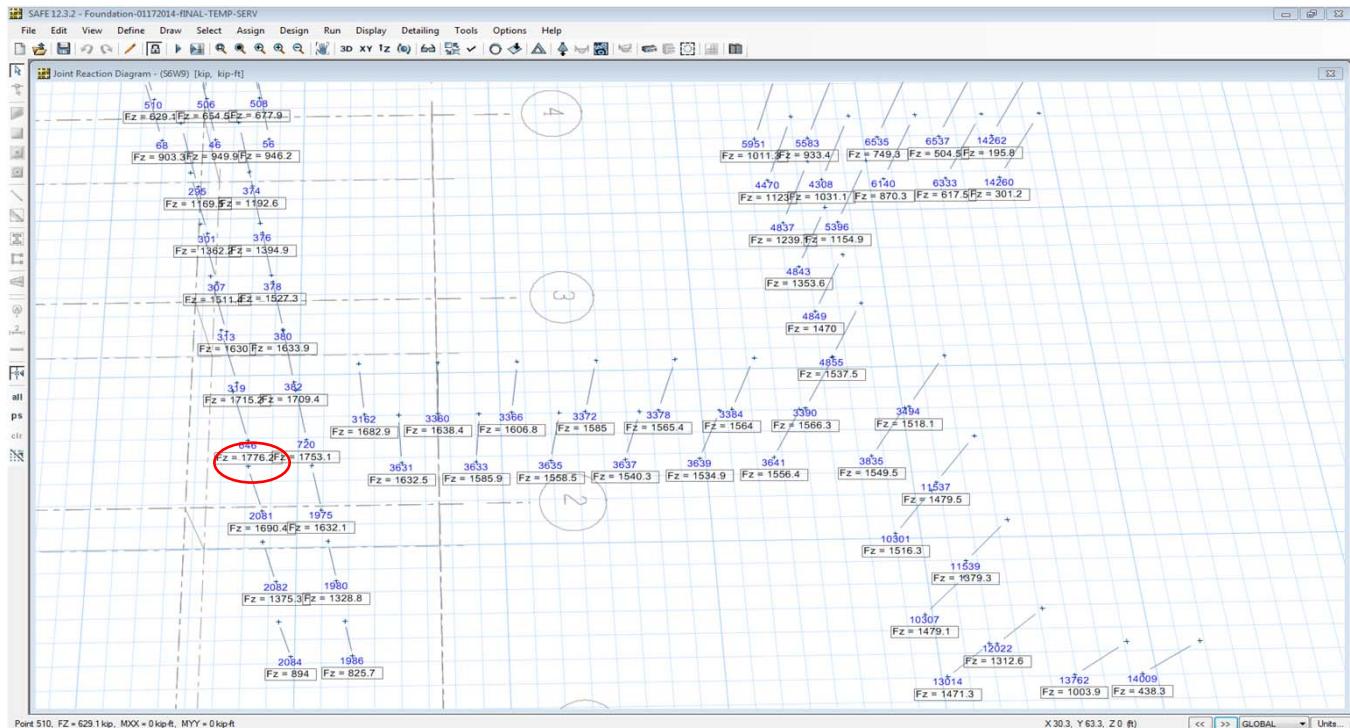
## 6. S6W3: DL + 0.75L + 0.75Wind W3



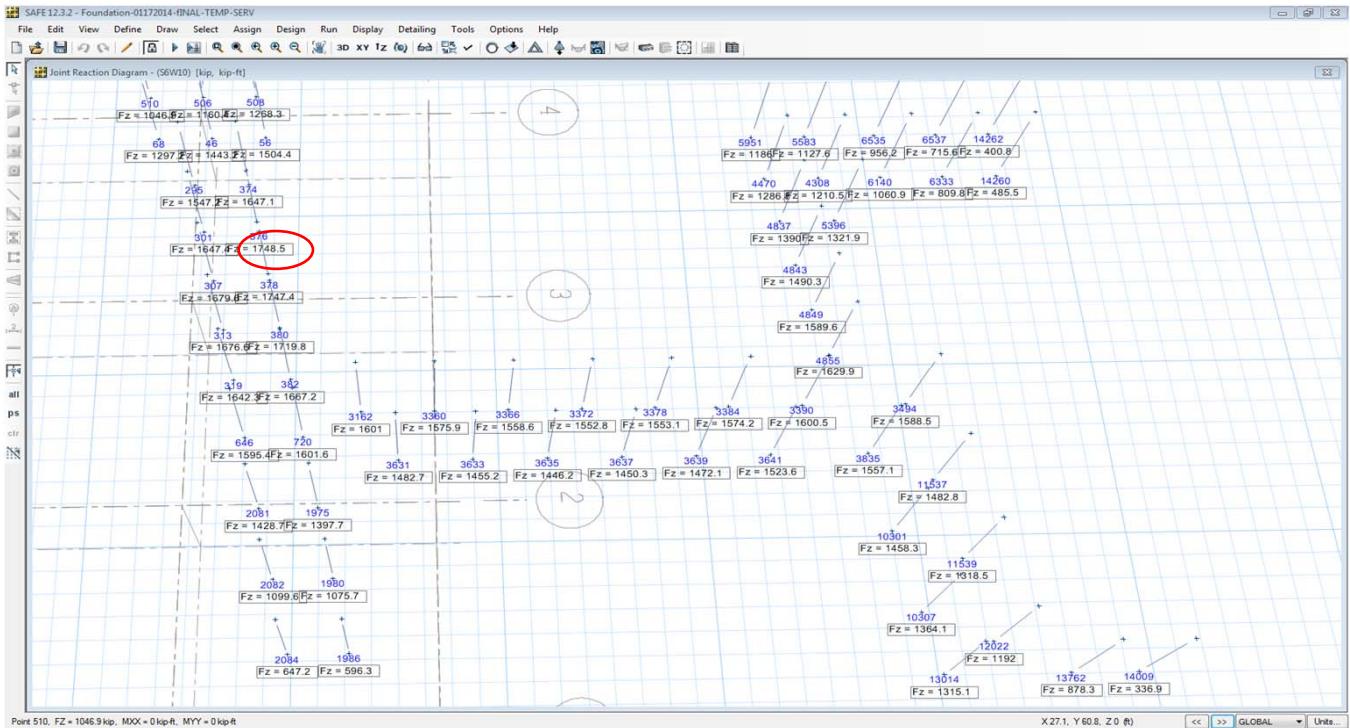
## 7. S6W4: DL + 0.75L + 0.75Wind W4



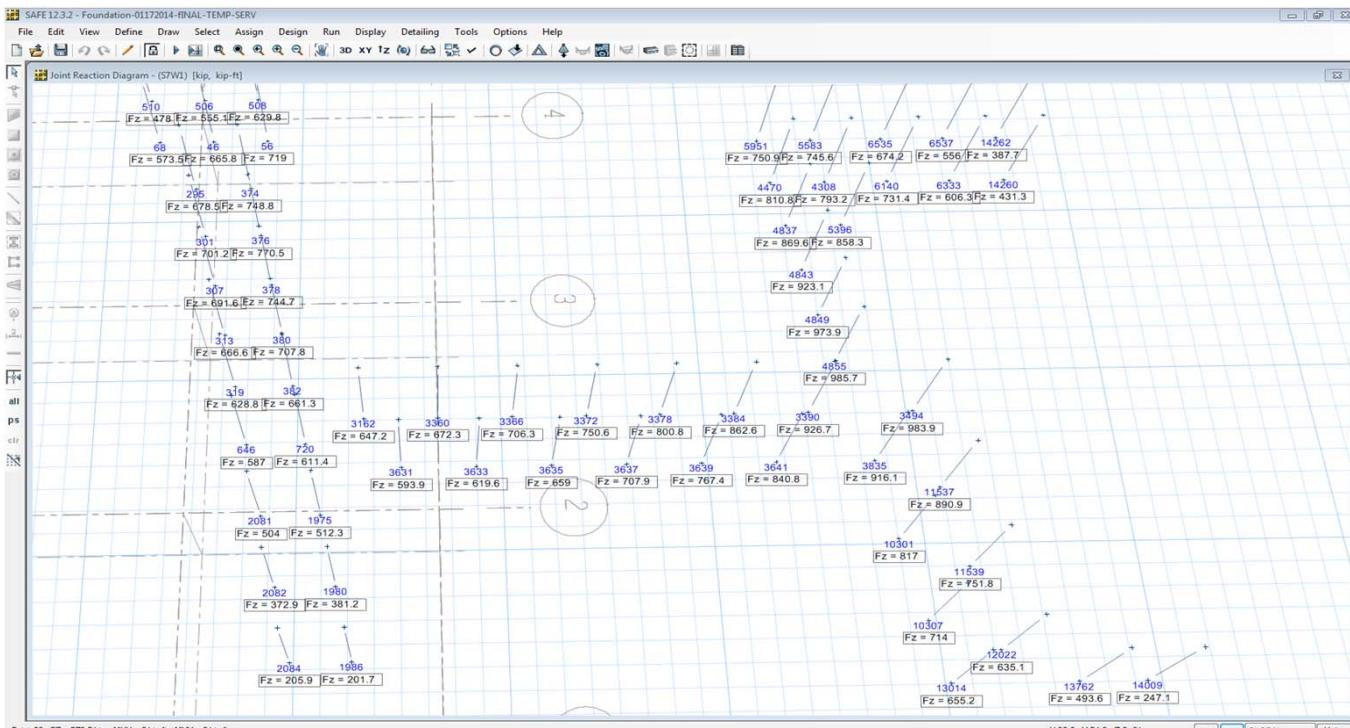
## 8. S6W9: DL + 0.75L + 0.75Wind W9



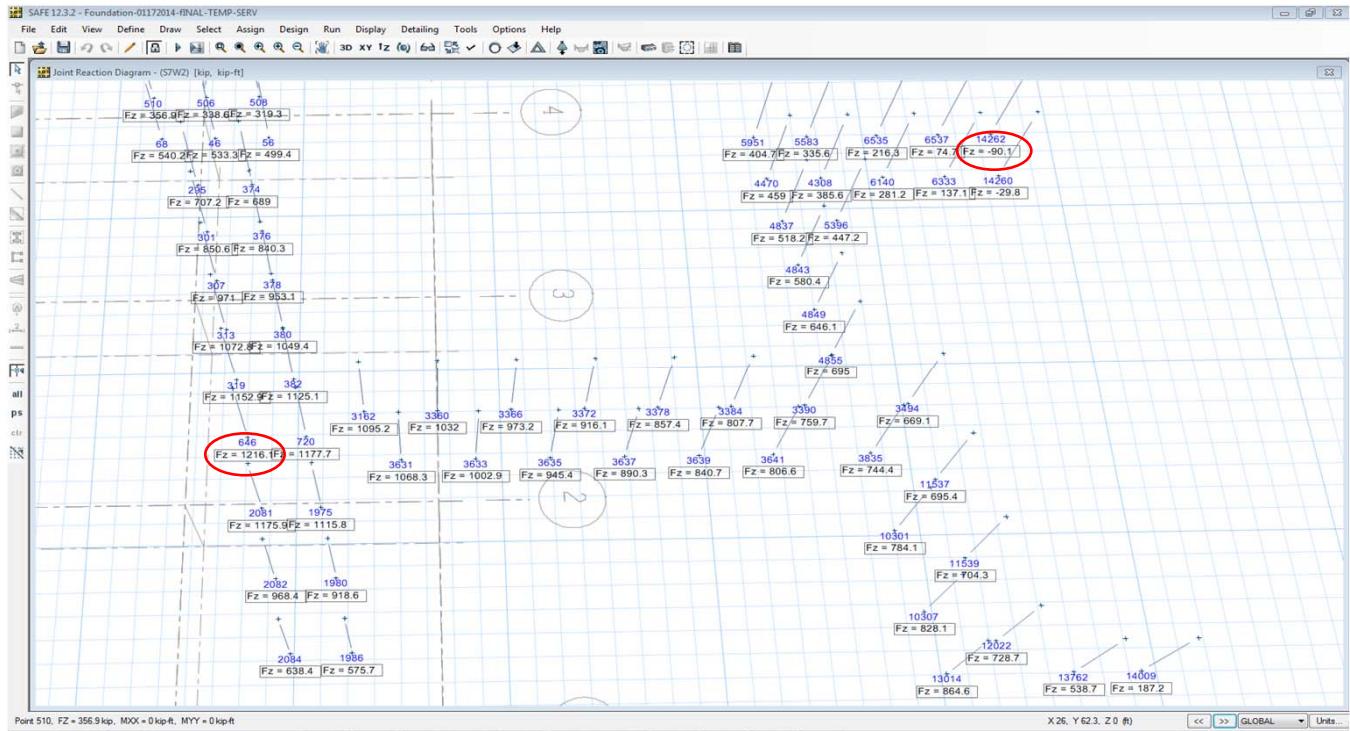
## 9. S6W10: DL + 0.75L + 0.75Wind W10



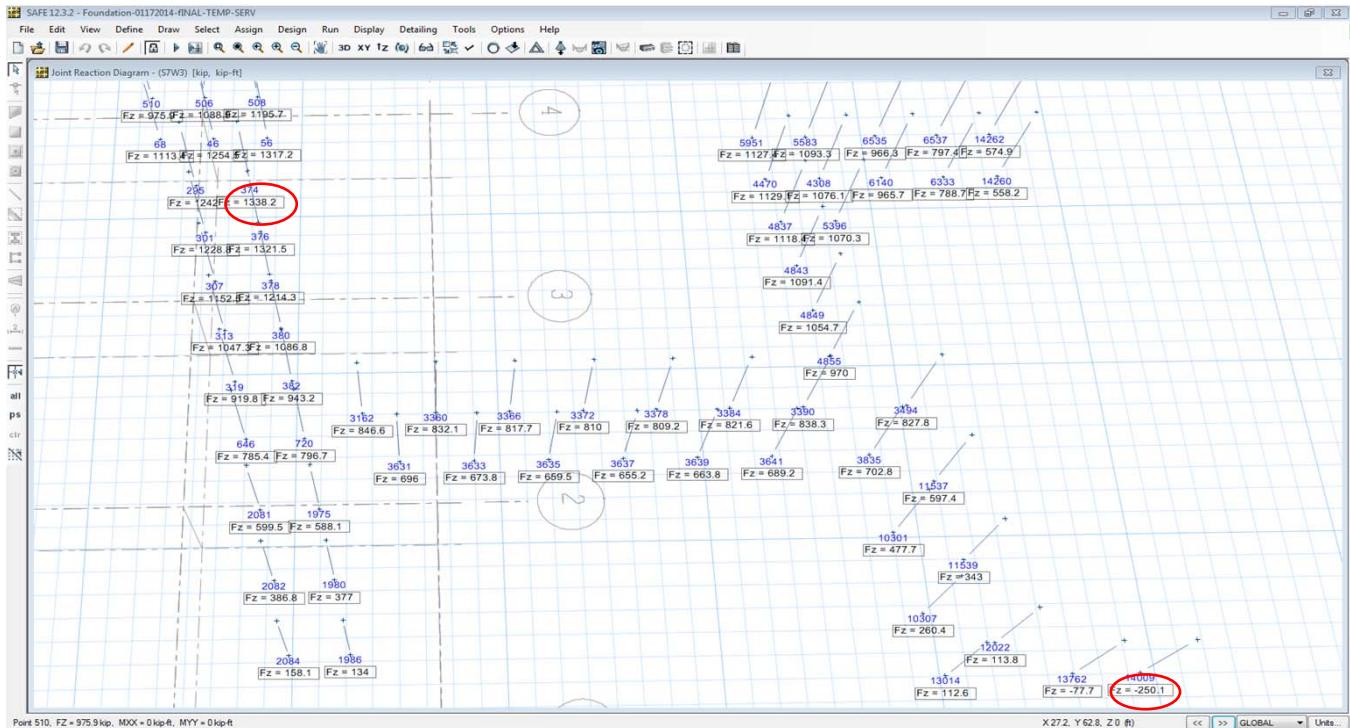
## 10. S7W1: 0.6DL + Wind W1



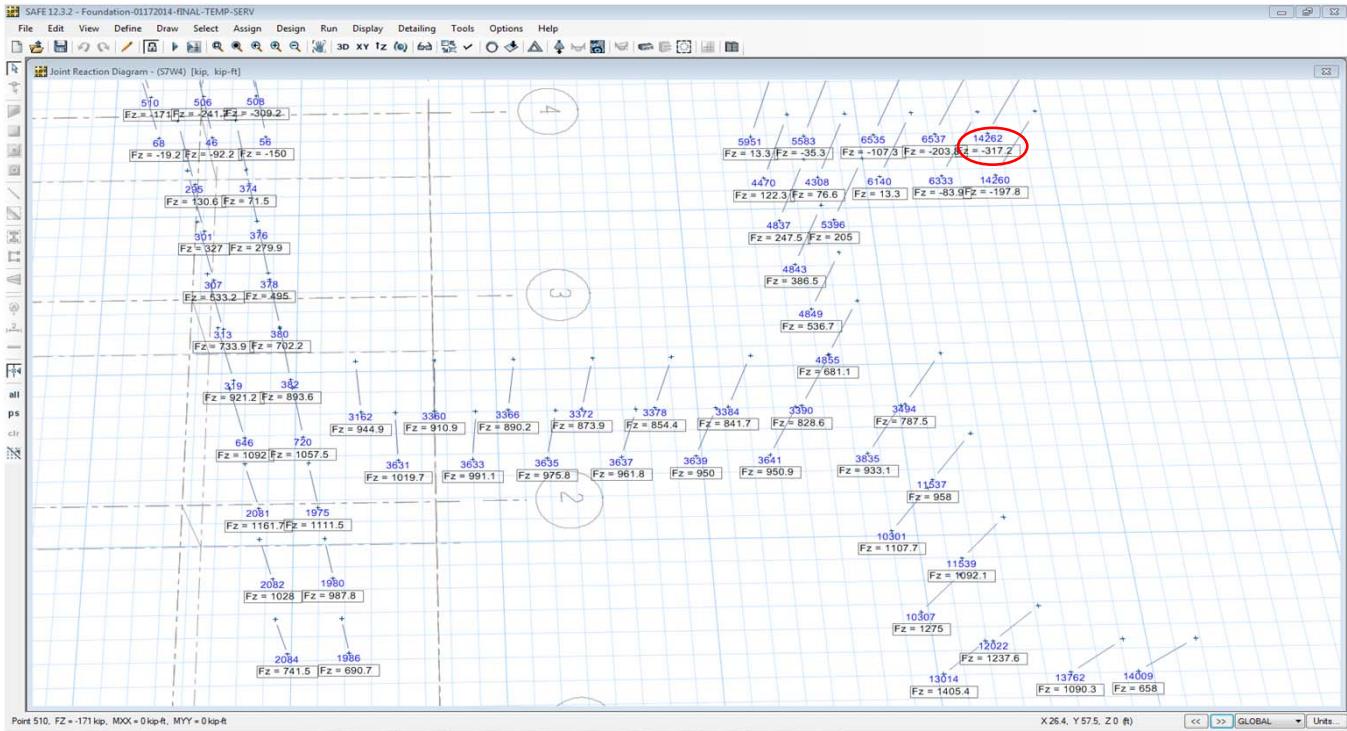
## 11. S7W2: 0.6DL + Wind W2



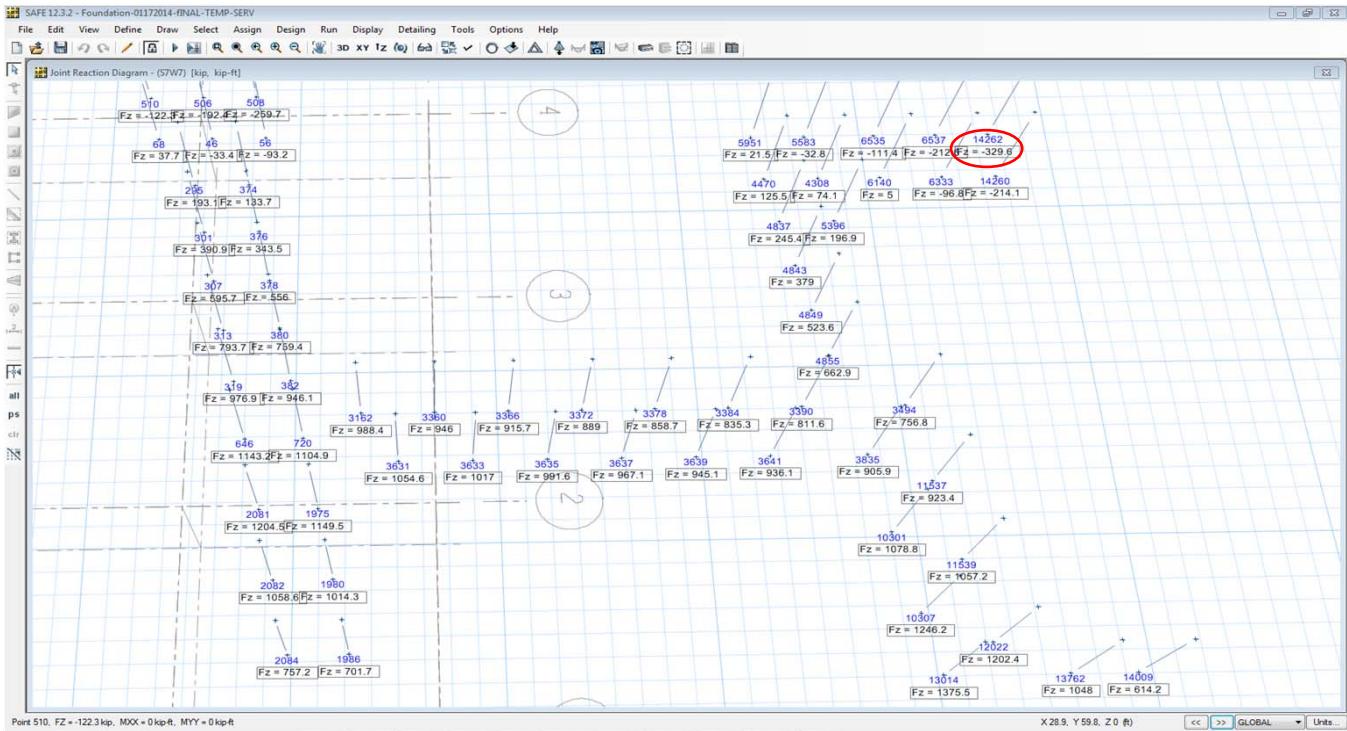
## 12. S7W3: 0.6DL + Wind W3



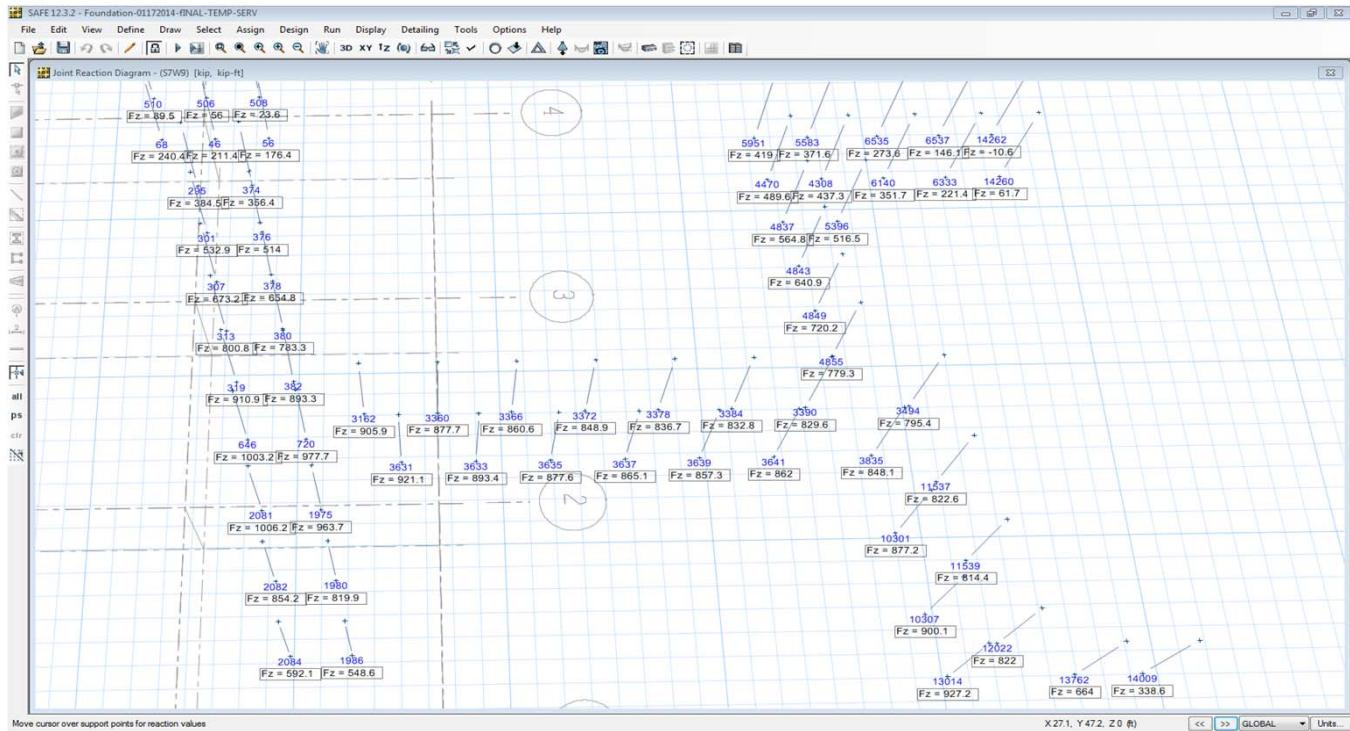
### 13. S7W4: 0.6DL + Wind W4



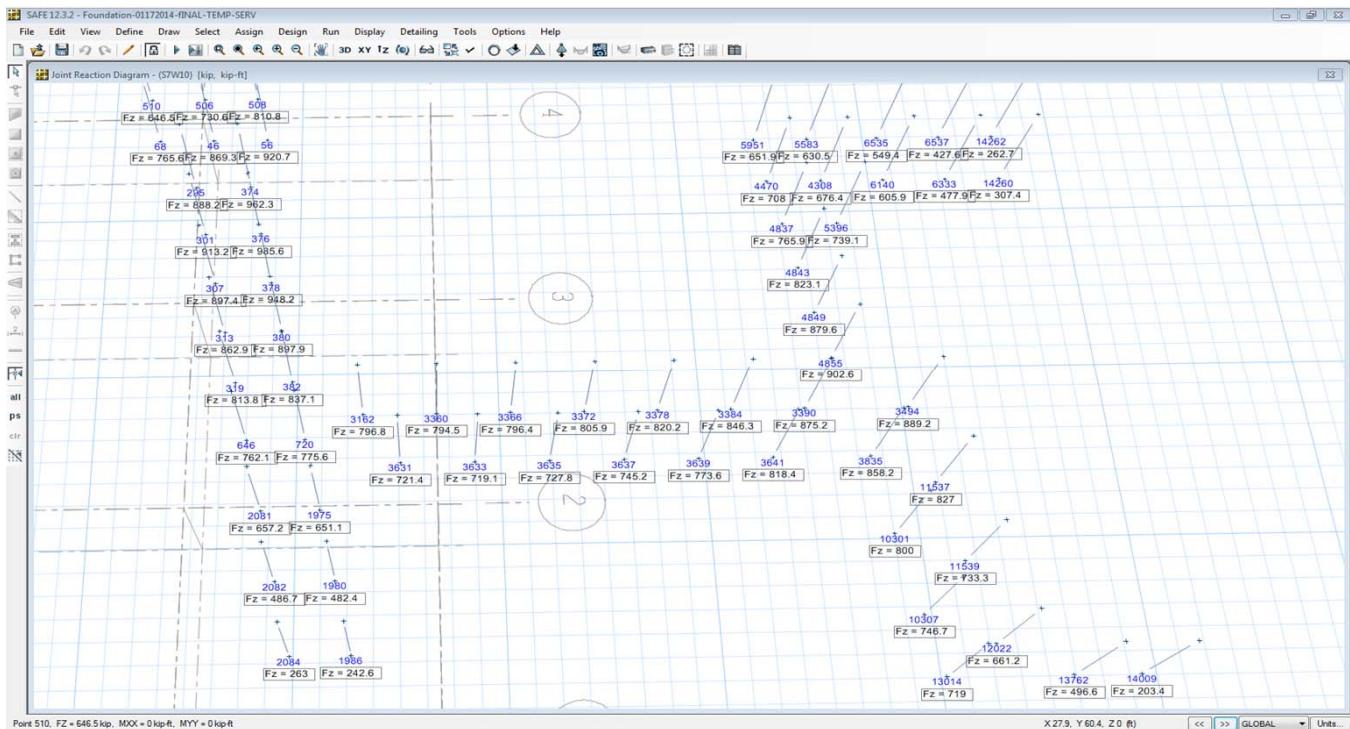
### 14. S7W7: 0.6DL + Wind W7



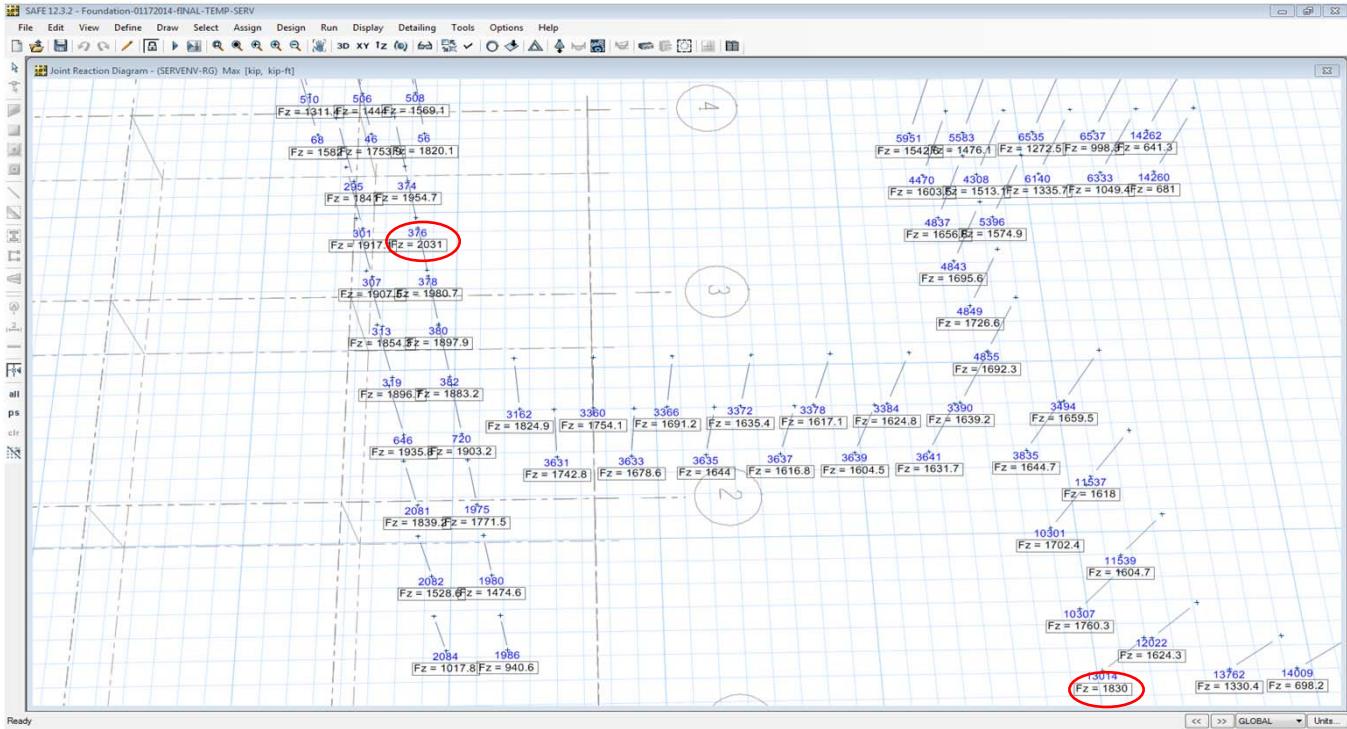
## 15. S7W9: 0.6DL + Wind W9



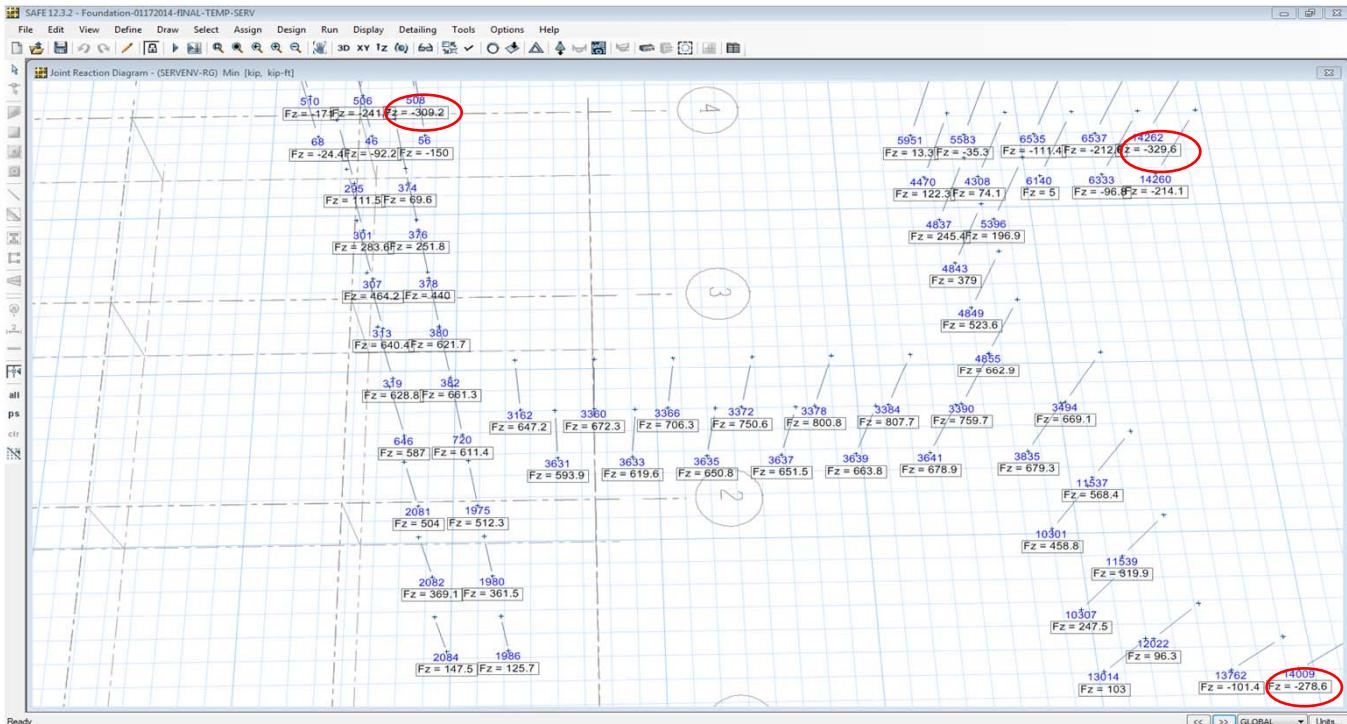
## 16. S7W10: 0.6DL + Wind W10



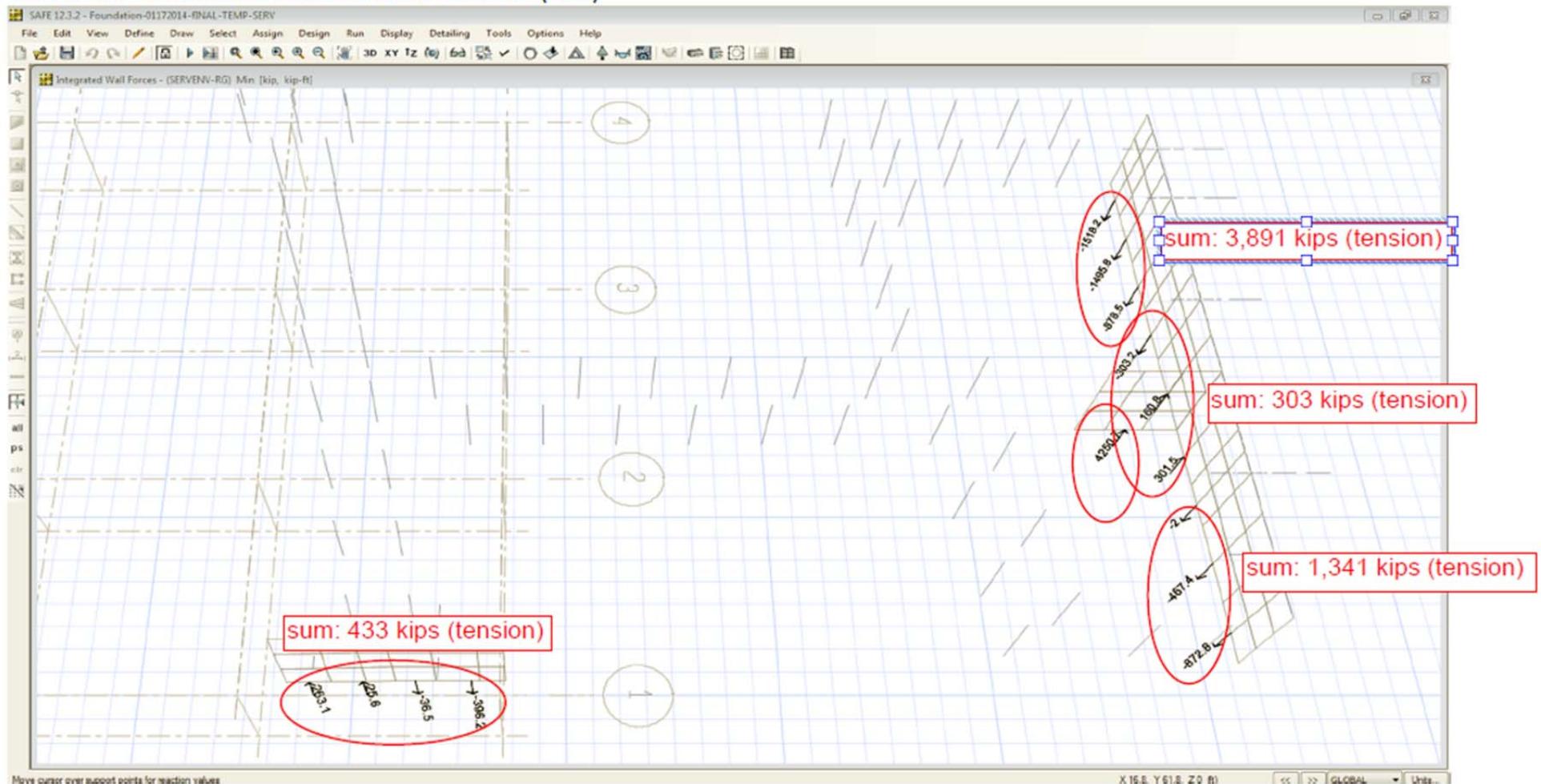
## 17. SERVICE LOAD :ENVELOP (MAX)



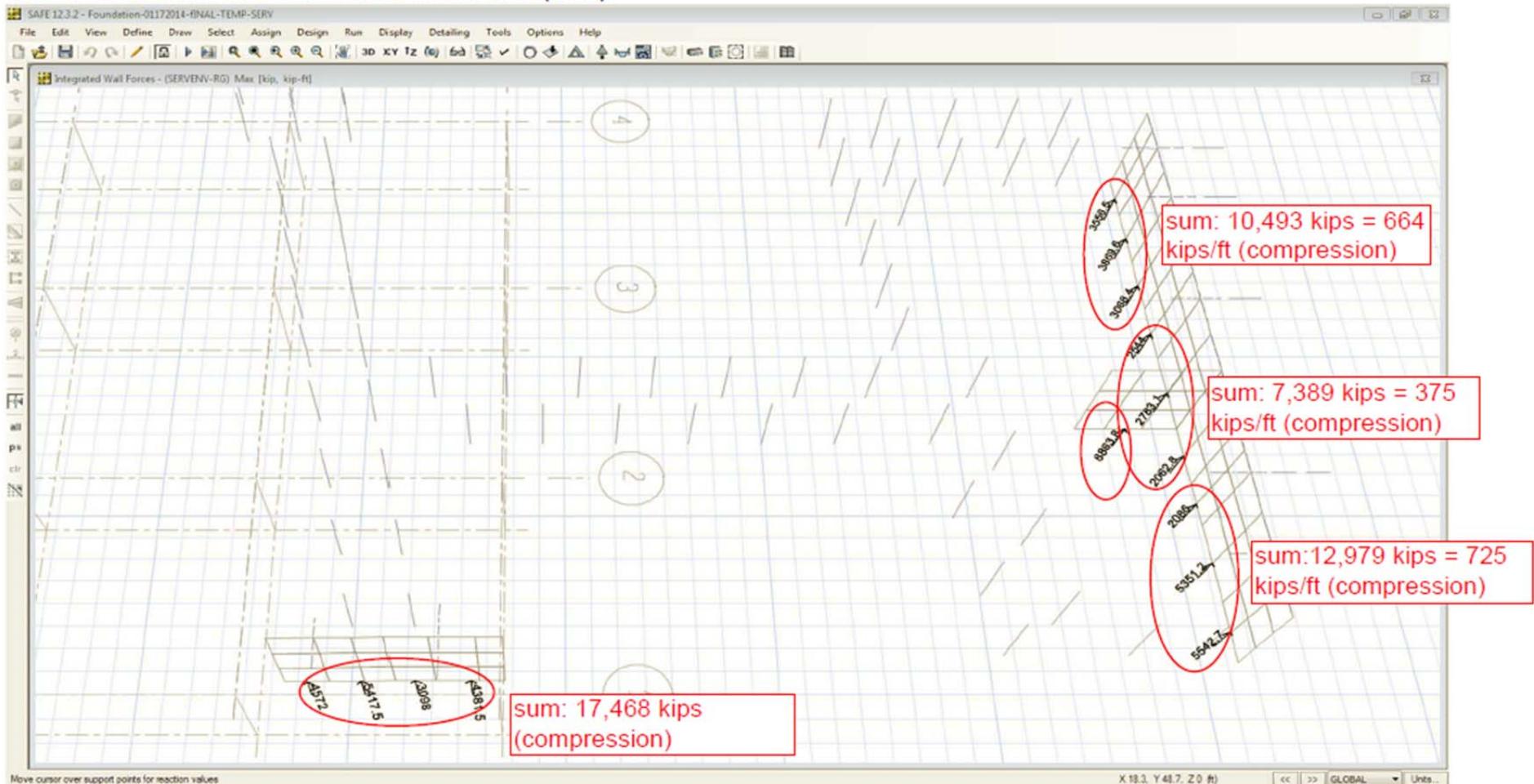
## 18. SERVICE LOAD :ENVELOP (MIN)



## Reactions at Secant Wall : SERVICE LOAD-ENVELOP (MIN)



## Reactions at Secant Wall : SERVICE LOAD-ENVELOP (MAX)



MEMBER NAME : TYPE A

## 1. General Information

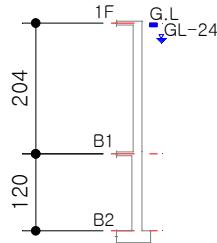
Design Code	Unit System	F' <sub>c</sub>	F <sub>y</sub>	F <sub>ys</sub>
ACI318-08	lbf, in	8,000psi	60,000psi	60,000psi

## 2. Section

Basewall Type	Cover	Basewall Width
1 Way	1.500in	-
-	Name	H(ft)
1	B1	17.00
2	B2	10.00

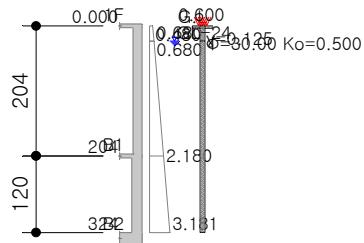
## 3. Boundary Condition

Top	Bottom	Left	Right
Pin(0.000)	Pin(0.000)	-	-

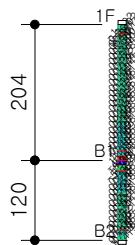


## 4. Load

Surcharge	1st Floor Level	Water Level	Soil Factor	Water Factor
0.600kip/ft^2	GL+0.000ft	GL-2.000ft	1.600	1.600

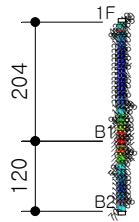


## 5. Moment Diagram



## 6. Shear Force Diagram

MEMBER NAME : TYPE A



## 7. Check Moment &amp; Shear Capacity

(1) Story : B1

Rebar	Top	Center	Bottom	Min.
$M_u$ (kip.in/ft)	43.49	317	-552	$\rho = 0.00180$
#5	@18.00	@7.620	@4.320	@18.00(11.25)
#5+6	@18.00	@9.169	@5.197	@18.00(11.25)
#6	@18.00	@10.76	@6.098	@18.00(11.25)
#6+7	@18.00	@12.65	@7.167	@18.00(11.25)
#7	@18.00	@14.59	@8.270	@18.00(11.25)

-	Top	Bottom
$V_u$ (kip)	-6.448	17.79
$V_{u,critic}$ (kip)	-5.825	13.99
$V_s$ (kip)	0.000	0.000
$\phi V_c$ (kip)	19.02	19.02
$\phi V_s$ (kip)	0.000	0.000
$\phi V_n$ (kip)	19.02	19.02
$V_{u,critic} / \phi V_n$	0.306	0.736
Rebar (in)	-	-

(2) Story : B2

Rebar	Top	Center	Bottom	Min.
$M_u$ (kip.in/ft)	-543	185	70.08	$\rho = 0.00180$
#5	@5.147	@15.29	@18.00	@18.00(11.25)
#5+6	@6.197	@18.00	@18.00	@18.00(11.25)
#6	@7.272	@18.00	@18.00	@18.00(11.25)
#6+7	@8.554	@18.00	@18.00	@18.00(11.25)
#7	@9.870	@18.00	@18.00	@18.00(11.25)

-	Top	Bottom
$V_u$ (kip)	-17.44	9.063
$V_{u,critic}$ (kip)	-13.86	4.800
$V_s$ (kip)	0.000	0.000
$\phi V_c$ (kip)	22.24	22.24
$\phi V_s$ (kip)	0.000	0.000
$\phi V_n$ (kip)	22.24	22.24
$V_{u,critic} / \phi V_n$	0.623	0.216
Rebar (in)	-	-