

Andrew J. Covely – Structural
The Helena 601 W. 57th Street, New York, NY 10019

DESIGN AND CONSTRUCTION TEAM

Owner – The Helena Associates, LLC
Owner's Representative – Rose Associates, Inc.
Architect – Fox & Fowle Architects, P.C.
Structural Engineer – Severud Associates
M.E.P. Engineer – Flack & Kurtz Inc.
Construction Manager – Kreisler Borg Florman

BUILDING OVERVIEW

Usage – Residential apartment building
Approximate cost – \$160 Million
40 Stories – 38 above grade, 2 below
Size – 600,000 sq. ft.
Construction start – March 2003
Construction finish – Autumn 2004

ARCHITECTURAL FEATURES

Roof – 10,000 sq. ft. green roof
Maximize natural light – Floor-to-ceiling high performance glass
Solar power – Exterior metal panels have capability to collect solar energy
Going for the gold – Green designs for the building expected to receive gold LEED certification
What a view – Balconies protrude from the North façade and the NW and SE corners



STRUCTURAL FEATURES

Foundation – Monolithic and spread footings
Sub-Structure – Retaining walls laterally braced by framed slabs and slabs-on-grade
Super-Structure:
Gravity System – 8" flat plate slabs and 12" one-way slabs supported by concrete columns
Lateral System – Shear walls supporting both directions

MECHANICAL FEATURES

One induced draft cooling tower with a total flow rate of 3300 GPM
Two 1350 GPM plate and frame heat exchangers
One rooftop air conditioning unit supplying 3500 CFM
All apartments furnished with a console water source heat pump for heating and cooling

ELEC./LTG. FEATURES

750 and 500 KVA step-up transformers
300 KW 277/480 V backup generator
120/208 V 1 phase typical apartment panel schedule
Power distributed through metering cabinets found on every third floor starting on the third floor
Mainly fluorescent lighting