

# BUILDING SPECS

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## ESTIMATED COMPLETION

2021

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## BUILDING SIZE

1st Floor:	3,550 USF
Lower Level 1 & 2:	7,899 USF
2–9th Floor:	50,612 RSF

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## HEIGHT

9 Stories above grade, 2 below grade

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## ARCHITECT

Roger Ferris + Partners

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## CEILING HEIGHTS

17' ground floor, 12' lower level 1, and  
12' clear slab to slab office levels

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## COLUMN SPACING

Column-free interior space on all levels, except Retail

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## OFFICE FLOOR SIZES

5,094 – 7,066 RSF

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## FLOOR LOAD

100 PSF for the retail & roof,  
50 PSF commercial office floors

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## EMERGENCY POWER

Life safety generator on the roof connected  
to backup tank

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## TRANSPORTATION

Convenient to F, M, B, D, 6 subway lines

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## HVAC

### RETAIL FLOORS (FLOORS B2–1)

Floor B2: Proposed fitness studio – 20 tons delivered  
via split system vrf units.

Floor B1: Proposed restaurant – 36 tons delivered via  
split system vrf units.

Floor B1: Commercial kitchen exhaust system – up to  
8,000 cfm with vertical black iron  
Duct from b1 level to roof.

Floor 1: Proposed retail store – 16 tons delivered via  
split system vrf units.

– Code compliant ventilation and toilet exhaust system

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### COMMERCIAL OFFICE FLOORS (FLOORS 2–9)

Floors 2–5: 18 tons per floor delivered via VRF system

Floors 6–9: 16 tons per floor delivered via VRF system

– 5 Tons per floor supplementary allotment

– Code compliant ventilation and toilet exhaust system

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## LIFE SAFETY

Building fire alarm, fully sprinklered. The fuel storage  
tanks are located on the SC level, as mandated by NYC  
building code. A new redundant and submersible fuel  
oil storage and delivery system has been installed on the  
SC level. Life safety generator on the roof connected to  
backup tank.

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## ELEVATORS

Two 3,500 lb gear traction mrl passenger elevators with  
a rated speed of 350 ft/min that stop at every floor as  
well as the roof. For retail one 3,500 lb hydraulic elevator  
rated at 100ft/min that stops at level 1 and each lower  
retail level.

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## TELECOM

A telecom room will be provided on every floor of the  
building.

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## ELECTRICAL

### RETAIL FLOORS (FLOORS B2–1)

Each retail floor will be provided with a disconnect  
switch and service size (fuse and main circuit breaker  
size) as follows:

Floor B2: Proposed fitness studio – 600a will be  
delivered via disconnect switch

Floor B1: Proposed restaurant – 800a will be delivered  
via disconnect switch

Floor B1: Commercial kitchen exhaust system (included  
as part of proposed restaurant)

Floor 1: Proposed retail store – 200a will be delivered  
via disconnect switch

– Panel distribution downstream of disconnect switch  
shall be provided by tenant

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### COMMERCIAL OFFICE FLOORS (FLOORS 2–9)

Each commercial office floors will be provided with a  
200a disconnect switch, that will serve a 225a rated,  
42-position panel with submeter, and service size (fuse  
and main circuit breaker size) as follows:

Floors 2–5: 125a will be delivered per floor

Floors 6–9: 100a will be delivered per floor

– 6W/sf is provided per floor for lighting and power

– Additional power is also provided to air handlers  
on the floor

– Additional electrical panels shall be provided by the  
tenant, as required

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## OTHER

Unique and dramatic entry sequence through a planted  
and trellised outdoor court. Office tenants on levels 2–5  
have glass on three sides of the building, and tenants  
on 6–9 have four-sided glass and panoramic view of the  
city above neighbors on Houston Street.

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