

BUILDING SPECS

ESTIMATED COMPLETION

2021

BUILDING SIZE

1st Floor: 3,263 USF
Lower Level 1 & 2: 8,468 USF
2–9th Floor: 50,614 RSF

HEIGHT

9 Stories above grade, 2 below grade

ARCHITECT

Roger Ferris + Partners

CEILING HEIGHTS

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

COLUMN SPACING

Column-free interior space on all levels, except Retail

OFFICE FLOOR SIZES

5,094 – 7,066 RSF

FLOOR LOAD

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

EMERGENCY POWER

Life safety generator on the roof connected
to backup tank

TRANSPORTATION

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

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

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

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.

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.

TELECOM

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

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

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

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.