



## TECHNICAL SPECIFICATIONS

Location: 53rd to 54th Streets on the east side of Third Avenue

Architect: Philip Johnson & Jorge Burgee

Year Built: 1986

Year Acquired: 2007

Lot Size: 26,135 rsf (Y-R 25,918)

RSF: 635,800 rsf (Y-R - 606,938)

Floors: 34 stories

Floor-plates: Floors 3-9	25,000 +/- rsf
Floors 10-15	18,800 +/- rsf
Floors 16-18	19,300 +/- rsf
Floors 19-26	16,200 +/- rsf
Floors 27-34	13,800 +/- rsf

Elevators: 4 Low Rise / L-13	1 Freight / Lower Levels I & II, Loading Dock and
4 Mid Rise / L, 14-26	Levels 3034 500 ft. per min
3 High Rise / L 27-34	2 Lower Level / Lobby and Lower Levels I-II

Loading Dock: One deck located on 54th Street and can accommodate delivery vehicles of up to 20 feet

Structure: The building's foundation consists of spread footings on 20-ton rock, poured concrete foundation walls and a structural steel frame with spray on fireproofing per code (non-ACM). The floor slabs are 2 1/2" concrete over 3" Q decking

Facade & Exterior: Building's exterior is comprised of faceted, alternating horizontal bands of polished and flame finished Imperial Red granite from Sweden, stainless steel glass. All windows framing is off-white aluminum, both internally and externally.

Lobby/Entrance: A two-story high elliptical room is nearly equal in size with the footprint of the base of the Building. A surrounding curtain wall of floor-to-ceiling windows, segmented by bands of stone and stainless steel is carried through to the lobby finishes.

Ceiling Height: Typically 9' 0" finished. Typical slab-to-slab heights are 12' 2".

Windows: Windows throughout the Building are 3/4" insulating glass units with an outer pane of solar gray glass and an inner pane of clear glass.

Floor Load: 50 lbs psf live load and 20 lbs psf dead load

## HVAC

### Air Handling

**System:** The basic air handling system consists of horizontal draw-through type air handling units with replaceable media filter banks, chilled water cooling coils, air distribution devices and constant air volume (CAV) fan-powered terminal devices. Heating for exterior zones is provided by hot water heating coils mounted in the CAV fan-powered terminal devices. Individual room thermostats — which are located in every CAV zone — control each terminal device.

**Distribution System:** Each office floor has been separated into a particular number of air conditioning zones, each served by a separate CAV fan-powered terminal device. The number of temperature zones per floor varies according to floor size; this system has the capability to provide a tenant with additional zones by adding or rearranging the fan-powered devices on that floor.

**Chilled Water:** There are 3 Trane Centravac centrifugal refrigeration machines, two 600-ton units and one 300-ton unit provide the air handlers with chilled water. Temperatures and pressures are controlled through the Building Management System (BMS). Condenser water is available at the riser in each air-handling unit room for the tenant's use.

**Plumbing:** Domestic city water delivered by two centrifugal, 3-stage, horizontal split-case Weinmann house pumps rated at 40-gpm operated by U.S. Motor 40-hp, 208-volt, 3-phase, 60-hertz induction electric motors.

**Bathrooms:** Bathrooms are equipped with a handicap stall and have been modified to be ADA compliant on a limited basis. Some floors have unisex handicap restrooms.

**Electric:** The electric service is supplied through individual primary circuits from Con Ed's electrical network to vault type transformers located in the basement transformer vault. Bus ducts from the transformers service the main switchboards with 277/480 volt, three-phase, 4-wire electrical power. The main switchgear includes fusible power switches with high capacity current limiting fuses, single-phase protection and ground fault protection on the bus riser system.