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SJP PROPERTIES, Developers

Since 1981, SJP Properties has been setting the benchmark for excellence in the speculative, build-to-suit, investment and development of world-class office space in the New York metropolitan area serving major multi-national and national tenants.

Throughout its distinguished history, the privately held, full-service real estate organization has developed in excess of 20 million square feet of headquarters-quality office space with such prestigious tenants as Bayer AG, BMW, Citigroup, Ingersoll-Rand, Merrill Lynch, Sanofi-Aventis, Tiffany & Co., John Wiley & Sons, and Marsh & McLennan. SJP's award-winning portfolio includes high-rise commercial and residential developments and suburban commercial campuses throughout the metropolitan area.

SJP's unparalleled ability to understand each tenant's unique objectives and create customized real estate solutions that solve their operational, facility and business requirements has earned the company numerous industry accolades and awards. As a result of their relentless commitment to tenant satisfaction, SJP has consistently achieved above-industry occupancy throughout its portfolio.

SJP enjoys an exceptional reputation for excellence in every facet of commercial real estate. Key to that success has been a team of skilled experts assembled over the firm's 25-year history. Their seamless coordination at every stage of a project's execution has built SJP's premier standing in the corporate real estate community. SJP's senior executives head the organization's respective real estate departments, each with its own development discipline. The average tenure at SJP of these department heads is over 20 years each. They have worked as a team on every SJP project, bringing to bear their combined expertise. As one of the largest development organizations in the region, this core team of professionals ensures each premier development project the company undertakes maintains the most stringent quality and cost control discipline.

In 2004, SJP expanded into the residential sector, bringing on board strong new professional talent with the same commitment to quality and achievement. By taking advantage of the synergies inherent in both commercial and residential real estate development, SJP is repositioned to continue to build upon its outstanding track record of success.

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TIMES
SQUARE

THE TEAM

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FXFOWLE, Architects

Known for their unwavering commitment to both design excellence and social responsibility, this New York-based firm boasts a portfolio of renowned projects of every scale, spanning the globe.

Emphasizing a collaborative design process in which the client and every member of the firm's expert staff work closely together, FXFOWLE creates projects that harmoniously satisfy the diverse needs of the client, the user, the site, and the community at large.

Widely recognized as an industry leader, FXFOWLE has designed numerous buildings in Times Square including: New York Times Headquarters with Renzo Piano, 4 Times Square, 3 Times Square, 1675 Broadway, and the U.S. Trust Building. Their projects have garnered all of the profession's major awards and citations.

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GENERAL OVERVIEW

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- Newest office building in Manhattan's most exciting business district.
- 40-story 600' tall crystalline tower.
- 1,100,000 REBNY (1,100,000 rsf) sf including 27% loss factor.
- Spectacular views to Times Square and midtown to the east and an open vista to the west extending beyond the Hudson River.
- 13'-9" floor to floor heights with expansive 9' - 6" floor to ceiling glass.
- Sited to celebrate and define the western gateway to the Times Square business district and the new 42nd St. entertainment corridor.
- Neighborhood boasts many corporate tenants including Ernst & Young, Skadden, Arps, Slate, Meagher and Flom, Ruetters, Instinet, Conde Nast Publications, Covington and Burling and The New York Times
- Centrally located for commuters from the entire tri-state area with the Port Authority, Penn Station, Grand Central Station and all major subway lines within easy walking distance.
- 41st St. black car access.
- Prominent corner entrance lobby with a distinctive separation from the entertainment corridor.

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THE SITE

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Eleven Times Square will be the newest office building in Manhattan's most exciting business district. The site is bound by 42nd Street to the north, Eighth Avenue to the west, 41st Street to the south, and the Hilton Hotel to the east. The neighborhood currently boasts many major corporate tenants including Ernst & Young; Skadden, Arps, Slate, Meagher & Flom; Reuters; Instinet; and Conde Nast Publications, and will soon be home to The New York Times and Covington & Burling.

Eleven Times Square is the western gateway to the Times Square business district and the New 42nd Street entertainment corridor. The site is centrally located and easily accessible for commuters from the entire tri-state region. The Port Authority, Grand Central Station, Penn Station and all major subway lines are within walking distance.

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Eleven Times Square will be an extraordinary, environmentally responsible modern building befitting its marquee location. The design features a sculptural composition of forms sheathed in combinations of sheer glass curtain wall and unique “silk-glass” spandrel panels. The most dramatic of these forms is an outwardly sloped glass-clad “crystal” crowned with a chiseled profile. The building’s sculptural expression creates potential tenant terraces at the building setback floors and at the roof level. Sophisticated massing and detailed surface treatments unify the façade. Exterior sunshades will animate portions of the southern and western facades while improving thermal comfort and reducing glare. High-performance, spectrally selective Low-E glass will be used in the curtain wall and will help this “green” building achieve LEED Silver Certification from U.S. Green Building Council.

Eleven Times Square will be 600 feet tall and 40 stories above grade. The new state-of-the-art building will be approximately 1,100,000 square feet. The office building Lobby is located prominently at the corner of Eighth Avenue and 41st Street. A stacked glass, monumental sculpture terminates the streetscape chaos of 8th Ave. and commences the corporate address at the corner of 41st Street. The Office Lobby entrance is defined by an extraordinary 54’ high structurally glazed curtain wall supported by structural glass fins creating a stunning entrance. The two-story building Lobby is marked by the expression of monumentally-scaled all-glass walls, promoting a sense of light and grandeur within the lobby. The crisply and articulately detailed finishes of the ground floor lobby include silver and blue diagonally cut honed Spanish granite flooring, figured anigre wood wall panels with stainless steel accents at the elevator lobbies, etched glass full height transoms at the 2nd floor level and chiseled stone clad columns. Custom-designed, backlit glass and stainless steel concierge desks and security turnstiles will be located at the passenger elevator bank entrances. The orientation of the lobby to the turnstiles creates a high sense of security. The Lobby plan is composed to accommodate reception and security. A grand two-story café is located adjacent to the Lobby and can serve as a tenant amenity and be opened to tenant receptions and other functions.

The office tenant space will rise from the 4th to the 40th floors. These floors have been designed to accommodate the needs of corporate tenants seeking high-performance, Class-A office space. The podium office floors (4 – 6) have a 16’ slab-to-slab, with a 10’ high window that can provide in excess of an 11’ ceiling height. The office tower floors with 9’-6” floor-to-ceiling glass walls and a 5’0” a wide window module will have no corner columns, resulting in dramatic open spaces with spectacular views of

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the Hudson River, Times Square, and midtown Manhattan. The floor-to-floor heights in the tower will be 13'9", which can provide a 9'6" clear ceiling height. The 30' perimeter structural bay module with interior spans up to 45' maximizes interior planning flexibility and allows for ease of interior planning for open or private office environments or a hybrid of both.

The typical building core is strategically positioned within the building footprint to allow thru access from each elevator bank to either side of the floors in order to maximize space utilization and enhance views and proximity to windows. The core envelops low, mid-rise and high-rise elevator banks as well as toilet rooms, stairs, the mechanical equipment room, and electrical and telecommunication rooms within its 24" thick reinforced concrete walls. The core is designed to maximize comfort, safety, tenant service and convenience. The toilet room fixture counts exceed the code requirements. The Mechanical Equipment Room is located remotely within the core behind the concrete shear walls to maximize acoustical separation. The egress capacity has been increased in one of the stair towers to enhance vertical circulation. The elevator lobby slabs are depressed to accept tenant floor finishes.

The Service entrance includes three (3) truck docks, a compactor room, a messenger receiving area, tenant holding area and storage areas. The messenger entrance is separated from the building egress corridor for an extra measure of security. Executive parking is located at the base of the building, accessed from 41st Street.

The building contains a major retail component on three (3) separate floors. The retail uses will be at Street Level, plus one floor below and one floor above. The Project has 247 linear feet of retail frontage along Eighth Avenue and 42nd Street. In keeping with the Times Square streetscape, large-scale signage "spectaculars" are strategically located for highest visibility, including an iconic 40' diameter three-dimensional sign perched above the corner of 42nd Street and Eighth Avenue.

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The overall structural system of Eleven Times Square has been developed in order to provide optimally designed structural elements that also achieve the architectural and functional needs of the facility. The structure will consist of a steel frame with cast in place concrete slabs on metal deck. The lateral system is a 24" thick concrete shear wall core cast around a steel framed building core enhancing the building's fire safety features. The foundations will be spread concrete foundations on rock, except where deep (caissons) foundations are required adjacent to MTA / NYCTA structures.

Foundations & Slab on Grade:

The water table is below the lowest footing elevations.

The slab on Grade will typically be 8" thick and will be reinforced with Welded Wire Fabric. The slabs below the mechanical spaces will vary in thickness up to 12" and will include reinforcing.

Along 8th Avenue and along 41st Street, the site abuts NYC Transit tunnels. Consequently, the perimeter columns and foundation wall will be supported on caissons drilled down to below the line of influence. In addition, rock anchors will be installed below the concrete core to resist uplift forces due to lateral loads.

Superstructure:

The floor framing system will consist of steel beams and girders with a concrete slab on metal deck. Girder spacing varies from 30'-0" to 50'-0" depending on location. Beams will be roughly spaced at 10' o.c. spanning onto the girders.

The ground floor slab will be 3" metal deck with 5" of normal weight concrete topping, total thickness of 8". This slab provides a 2 hour rating without spray fireproofing. The ground floor is being designed for high live loads to provide maximum flexibility for floor construction and future usage.

The office floor slabs will consist of 3" metal deck with 2 ½" of normal weight concrete topping, total thickness 5 ½". This slab provides a 2 hour rating with spray fireproofing. Typical floors are being designed to include capacity for raised floors systems.

The typical roof slabs are being designed to include capacity for future terrace usage.

The slab below and above major mechanical rooms are anticipated to be 3" metal deck with 6" of normal weight concrete topping, total thickness of 9". This is to provide acoustical sound control.

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Within the concrete core, the floor slabs will be steel framed concrete floors. They will typically be 8" to 10" thick with limited beams.

All floors are being designed for a maximum floor system peak acceleration of 0.5% g using 3% damping for Class-A office-type usage.

Typical Floor Loading Schedule:

The floor framing system is designed to accommodate additional capacity for assembly loading occupancies on floors 2-6 and an additional 12 pounds per square foot to accommodate raised flooring on floors 7-40 exceeding Class A office floor loading standards.

- A** Ground Floor
 - i. Live Loads: 250 psf
- B** 2nd to 6th Floors
 - i. Live Loads: 100 psf
 - ii. Hung Ceiling & Mechanical: 10 psf
 - iii. Partitions: 12 psf
 - iv. Raised Floor: 12 psf
- C** 7th to 40th Floors
 - i. Live Loads: 50 psf
 - ii. Hung Ceiling & Mechanical: 10 psf
 - iii. Partitions: 12 psf
 - iv. Raised Floor: 12 psf
- D** Roof Levels Floors
 - i. Live Loads: 100 psf + Snow Drifts

Columns:

The structure is designed in a way that there will be no columns in the building corners. Column sizes are typically W14, with some columns constructed of built up plates at the base of the building.

Along the north side of the building the façade columns will slope from the 7th floor to the roof. Below the 7th floor these columns will be transferred onto the regular grid.

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Lateral System:

The lateral load resisting system will be a concrete shear wall core around the elevator and mechanical core of the building. These core walls are will be 24" thick. The core will bear on a mat foundation and will extend up to the bottom of the bulkhead. Rock anchors will be installed below this mat to resist any overturning / uplift forces from the core walls. 18" to 30" thick. The core will bear on a mat foundation and will extend up to the bottom of the bulkhead. Rock anchors as required will be installed below this mat to resist any overturning / uplift forces from the core walls.

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BUILDING SYSTEMS

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Eleven Times Square is designed to be a high-performance, energy-efficient building. Meeting the current ASHRAE standards and designed to U.S.G.B.C's LEED Silver Certification level, this office building will have the systems required to support Manhattan's discerning corporate tenants – today and into the future – including a sophisticated BMS (building management system) and space for back up generators for tenants' use.

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System Design Criteria

- A** Summer
 - i. outdoor - 95°F D.B. / 75°F W.B.
 - ii. indoor - 72°F D.B / 50% R.H
- B** Winter
 - i. outdoor - 0°F D.B.
 - ii. indoor - 72°F D.B
- C** Population – 1 person per 100 sf usable office for office occupancy
- D** Ventilation – 20 cfm per person (ASHRAE 62089) based on 1 person per 100 sf
- E** Tenant Lighting & Power – Cooling for 5 watts per SF of usable area
- F** Acoustical Criteria
 - i. within 10' of fan room: NC 45+2
 - ii. beyond 10" of fan room: NC 35 – 40
- G** Supplemental Condenser Water – 1 ton per 1000 USF
- H** Retail Tenant Condenser Water – 15-watts/sf cooling capacity

Condenser Water System:

The central condenser water system will supply condenser water to individual, floor-mounted AC units for maximum flexibility and reliability. Winterized rooftop open cooling towers will be provided with primary pumps, flat plate heat exchangers and a secondary pumping system, and will provide closed loop condenser water to serve the entire building. The cooling tower is a four (4) cell unit with 1,100 tons of cooling capacity per cell totaling 4,400 tons. The cooling towers have been designed to accommodate 1,000 tons of additional cooling capacity for tenant supplemental use. The pumping system includes one standby pump in each system for redundancy and ease of maintenance. At each floor, valved outlets will be provided for tenant connection to the base building and supplementary cooling systems. Condenser water pumps will be provided with VFD drives to maximize energy efficiency. Additionally the closed loop condenser water system reduces maintenance and operating costs. The cooling towers will be located on the roof. The towers will be sized based on an outdoor wet bulb temperature of 78°F W.B. Heat exchangers with a secondary pumping system shall be provided for retail condenser water usage; segregating the retail loop from the office tower service. BTU meters to measure retail tenant condenser water energy consumption shall be provided at the point of connection for each retail tenant. Space on the roof has been allocated for a future tenant cooling tower with condenser water risers routed through the building for tenant use.

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Cooling System:

Each office floor will be air conditioned by means of floor mounted, packaged, water-cooled DX air conditioning units. All units are water cooled from the building's central condenser water system. All units will be supplied with integral direct digital automatic controls. VAV control at each air conditioning unit will be accomplished via inverter drives. For energy economy, the units will be provided with waterside economizers. An assured quantity of ventilation air will be provided to each air-handling unit to meet latest ASHRAE ventilation standards (ASHRAE Standard 62). Filtered fresh air will be supplied to each floor air conditioning unit via a central outdoor air riser system connected to heating and ventilation units located at the top and bottom of the building. The outdoor air riser will be located in the stacked mechanical equipment rooms. Each unit will also be provided with an internal heat source, which allows the units to assist in the winter morning warm-up cycle. The air conditioning units shall provide conditioned primary air supply to the VAV terminals via medium pressure sheetmetal ductwork (either acoustically lined or insulated). From the discharge of the VAV box, the air is directed to the space via low pressure sheetmetal ductwork (either acoustically lined or insulated) and air diffusers.

Heating System:

Hot water will be derived from energy efficient gas fired boilers. Hot water will be distributed with required pumps and risers to base building and tenant areas. Tenant provided fan powered VAV terminal serving perimeter 15' deep zones will incorporate a hot water heating coil to provide overhead heating at the glass line during the heating season. Tenant provided perimeter diffusers will be combination supply/return slot type diffusers and will be located at the glass line. Fan powered VAV terminals servicing perimeter zones will incorporate an automatic control valve at its heating coil that is interlocked with the box control and the D.D.C. space sensor. Warm-up of the space will be accomplished via the heating coils provided within the fan-powered boxes. If additional warm-up is required for the interior zones, the heat source located in each fan room can be operated. Perimeter base board radiation will be utilized on floors 4 through 6 and floor 40 to compensate for the greater ceiling heights on these floors. Heat exchangers with a secondary pumping system shall be provided for retail hot water usage, segregating the retail loop from the office tower service.

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Miscellaneous Air Systems:

Toilet exhaust will be provided for all toilet rooms. The toilet exhaust system is sized to exhaust 2-cfm/sq. ft. from each base building toilet room plus an additional 5% capacity for special tenant toilets that may be added. All base building toilets will be air-conditioned. Base building work includes the air conditioning ductwork, diffusers, and a transfer duct above the finished ceiling of the toilet room. Tenant, as part of its tenant work, is to provide a separate constant volume supply air terminal serving the core toilet rooms and connect to toilet supply air duct. A combination general exhaust/ smoke exhaust system will be provided. General exhaust will be used for relief air at all times the outside air system is energized, and tenant can connect special spaces to this system such as reproduction rooms, pantries, etc. A mechanical smoke exhaust system will be provided as required by code. This general exhaust/ smoke exhaust system, in conjunction with the outside air risers and floor purge dampers, can be utilized for purging of off-gassing on a floor by floor basis. Building lobbies will be heated and cooled via a constant air volume air handling system. These units will be equipped with water side economizers, and hot water heating coils. The lobby space will be pressurized during the heating system to contend with stack effect. Dedicated heating and air conditioning units will be provided for the main lobby. Switchgear mechanical rooms, gas meter rooms will be ventilated. Elevator machine rooms will be mechanically cooled.

Building Management System:

A state of the art direct digital control Automatic Temperature Control and Alarm System will be provided with electronic actuators for dampers and control valves. The system is designed to accommodate fan powered VAV boxes with D.D.C. controls and space sensors, as part of tenant installation. The system will be designed for control optimized starting and stopping of all air conditioning systems, cooling tower fans, pumps, etc. System will provide status of equipment that is started and stopped, and will provide alarms for critical areas and equipment for the building.

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Miscellaneous Systems:

A storm water retention system is designed to retain and utilize the collected water for cooling tower make-up requirements. Storm water will be collected on the project site and retained in a storage tank located on the cellar level and pumped to the cooling towers for make-up water due to evaporation. This system reduces the volume of potable water consumed by the cooling towers. The storm water retention system includes a filtration system designed to maintain the stored water at the appropriate quality. Additionally, the implementation of this system design qualifies for LEED point credits under Sustainable Sites - Stormwater Management category.

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Services:

Dual water services will be provided from the street mains to the cellar water meter room from two locations to provide both domestic and fire water services to the building. Domestic cold water, fire and gas services will be fully metered and provided with reduced pressure backflow preventer on domestic service and detector double check valve on fire service all in accordance with local requirements.

Domestic Water System:

Domestic water service is distributed through a water meter with backflow preventers and a 10,000 gallon suction tank into a gravity roof tank system via triplex house pumps. Water booster pumps will be provided to serve upper floors. The building will be divided into multiple zones with pressure reducing valves as required.

Domestic Hot Water System:

Domestic Hot Water, which services core toilets, is derived from local electric hot water heaters located in the janitor's closets. Faucets in lavatories shall be dual temperature automatic electronic faucets to meet water conservation codes.

Sanitary System:

Sanitary and vent stacks located within the core will be provided for future tenant connections. Building will have multiple stacks with all areas above grade flowing by gravity to adjacent sewers in street. All areas below grade will be provided with sewage ejectors.

Fire Protection:

A complete combination fire standpipe and sprinkler system will be provided throughout the building. Sprinklers shall be a wet system; dry system only in areas exposed to freezing. Fire department valves, Siamese connections will be provided as required to effect coverage requirements of local codes. Provide tamper switches on all fire standpipe and sprinkler control valves.

Miscellaneous:

All core men's and women's toilets will be ADA compliant handicapped facilities. ADA compliant drinking fountains to be located at core areas will be provided by tenant and connected to Landlord provided waste and vent roughing. Space will be located within the core for gas risers to service future tenant kitchens.

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Electrical Services:

The project shall be provided with a 460/265-volt network service served from the Con Edison grid, via multiple transformers and network protectors. Con Edison will be providing a second contingency service, which allows full utility service to be provided to the building even if any two transformers or high-tension feeders supplying them are out of service. Con Edison's reliability is further ensured by the continuous monitoring of transformer and high-tension feeders to anticipate developing problems and thus assure continuity of service.

Distribution:

The electrical distribution system is designed to support tenants lighting and power demand loads, based on useable areas, of 10-watts/square foot on all office floors and 15-watts/square foot for lobby and 30-watts/ square foot in the retail areas. This is exclusive of base building air conditioning, heating, core loads and domestic hot water loads. An additional 3-watts/sq. ft of power will be provided at electric service switchgear for tenant special power requirements. Panels are provided on each floor to accommodate the 460-volt base building mechanical equipment, 265-volt tenant lighting fixtures, as well as 120/208-volt tenant power needs. Building standard transformers located in the floor electrical closets will be K-13 rated to insure suitability for use with harmonic producing electronic equipment (i.e.: P.C.'s). All switchboards will be provided with electrical demand meters and tied into BMS for monitoring purposes.

Metering:

Each tenant's lighting and power loads (includes core toilets, elevator lobby, hot water heater, etc.) will be sub metered and connected to the building's sub metering system. The tenant's air conditioning will be connected to tenant meter. The main building lobby and other "common" areas, as well as the elevators, central condenser water systems, stairway lighting, etc. are separately metered on a "Landlord's" switchboard.

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Telecommunications/Telephone Service:

Dual and diverse Incoming Service Points are provided to ensure that the building is not subject to a complete outage due to damage to one of the incoming service feeds. Each service entrance point has (8) eight 4" conduits installed to the property line. The conduits will be extended to the individual service provider manholes as required. Unused conduits are capped for future use. The incoming service conduits feeding into the building are provided from two different streets and two different manholes. The building will have the capability to be fed from two separate Central Offices.

Two Incoming Service Rooms will be provided at separate locations. Air conditioning, floor drains, leak detection and intrusion alarms will be provided in service entry rooms. Each tenant can arrange for its own telecommunications services to be brought into the building and distributed directly to their floors. Incoming service rooms and all distribution systems will be capable of receiving fiber optic cabling for delivery of services.

There will be two major Telecommunications Risers installed. The service entrance room risers shall consist of direct feeds from the service entrance room to the base of the riser shafts. A total of eight (8) - 4" conduits shall be provided for these feeds to the base of the west riser shaft and a total of ten (10) - 4" conduits shall be provided for these feeds to the base of the east riser shaft. Due the critical nature of many corporate networks and the need for dedicated service, it may be required to bring direct incoming service feeds from the street to individual tenant floor(s), bypassing the service entrance room. This is provided from both service entrance points. Direct street access risers to the base of each telecommunications riser shaft (separate from the service entrance room feeds) are provided in order to accommodate these potential needs. A total of four (4) - 4" conduits shall be provided for these feeds to the base of the shaft. These four conduits shall continue up the riser (located within the telecomm rooms) establishing secure risers within each telecomm room. Pull boxes shall be provided on each floor for future connections to tenant spaces.

Vertically stacked Telecommunications Closets will be located on opposite sides of the core. Each closet to be provided with sleeves to support required vertical telecommunications services. Eight (8) 4" sleeves shall be provided within the West telecomm rooms and ten (10) 4" sleeves shall be provided within the East telecomm rooms. Two (2) - 2-inch empty conduits shall be run from each telephone closet on the highest office floor to areas designated on the roof for future satellite microwave dishes. Space on the roof will be reserved for satellite and microwave dishes. The top two telecommunications closets shall be tied together with two (2) - 4" empty conduits to allow for

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the creation of a fiber optic loop to run through the building. The capabilities of the infrastructure provided are intended to support a wide variety of telecommunications services.

Emergency Power:

A 1500 kw base building life safety generator will be provided to support both life safety needs and critical building functions including four (4) elevators, hot water freeze protection, critical tenant cooling loads, domestic water, sumps, base building security systems and building property management offices. Space is allocated for four (4) future 2000 kw tenant generators, including adequate space for the associated fuel oil storage tanks. Riser slots or sleeves will be provided within the office floor electric closet to allow for the distribution of future emergency power cabling from tenant generators.

The office building is designed with eighteen passenger and two service elevators. The service elevators will be designed to serve all the floors in the building from the Cellar to the rooftop Mechanical Floors. The eighteen passenger elevators will be separated into three distinct groups with secure lobby access to each. The three groups: low-rise, mid-rise and high-rise will contain four, eight and six elevator cars, respectively.

Elevator traffic calculations demonstrate that each elevator group will provide very good passenger elevator service. The low, mid and high rise groups, operating at 500 fpm, 1,000 fpm and 1,200 fpm, will meet or exceed the design criteria recognized for a Class A office building in Midtown Manhattan (maximum 30.0 second interval while handling a minimum 12.5% of the population in a peak five minute up-peak period).

The two 5,000 pound capacity service elevators, at a speed of 700 fpm, will handle the service needs of the Tenants. The service cabs are specially designed with deep interior dimensions to facilitate the transportation of large oversized items. The service elevator entrances, cab enclosures and fixtures will be designed to withstand the rough usage associated with freight delivery functions.

The passenger elevators will be provided with a microprocessor based group supervisory system to optimize passenger service by automatically adapting to varying passenger demands with the shortest possible response time.

The use of solid state or variable voltage variable frequency motor drive systems will enable the elevator system to provide smooth, quick, and comfortable ride with accurate leveling and high operating efficiency.

The elevators will have a manufacturer's standard Elevator Management Information System (EMIS) to individually monitor each elevator and analyze the performance of each group. EMIS will be designed to permit an individual floor cut-out feature for each elevator group from an integral keyboard. A satellite station will be provided with limited controls at the building command center.

Control ports and wiring for CCTV and/or card readers for special operation will be included as a base building standard.