



BLUE HILL PLAZA

A G L O R I O U S S U N P R O P E R T Y
P E A R L R I V E R , N E W Y O R K

BUILDING SPECIFICATIONS

TOTAL SQUARE FEET

1,100,000

YEAR BUILT

1970

LAND AREA

93 acres

BUILDING CONSTRUCTION

Reinforced concrete

SLAB-TO-SLAB

ONE BLUE HILL PLAZA

11'

TWO BLUE HILL PLAZA

Lobby: 13'

1st – 5th floors: 11' – 12' 3"

6th floor: 18' 4"

COLUMN SPACING

ONE BLUE HILL PLAZA

20', typical

TWO BLUE HILL PLAZA

24', typical

FIBER PROVIDERS

Verizon, Verizon Business, Verizon FIOS, Lightpath, Cablevision, FiberTech, Hudson Valley Data Net

FIRE ALARM SYSTEM

Edwards EST-3; Installed 2,000; software on-site; FSI updates on every new construction

FLOOR LOAD

70 lbs. PSF, "dead" load

100 lbs. PSF, "live" load (typical)

GENERATORS

All building life safety equipment and freight elevators in Blue Hill Plaza are on generators.

HVAC SYSTEM

MULTI-FUEL

Gas/oil fired high-pressure steam boilers. Heat exchangers to produce hot water for secondary loop perimeter induction units and baseboard heat.

AIR CONDITIONING

High-pressured steam plant powers two Murray Turbine Chillers. Centralized 4,000-ton chilled water plant consisting of two 2,000 ton Carrier 17m centrifugal chillers provides cooling.

ELEVATORS

ONE BLUE HILL PLAZA

12 Passenger: 3,500 lbs.
1 Freight: 4,000 lbs.

TWO BLUE HILL PLAZA

8 Passenger: 3,500 lbs.
1 Freight: 4,000 lbs.

LIFE SAFETY

Edward System III, fully addressable class-E fire alarm systems. Elevator recall and HVAC fan shut down are controlled through outputs in the system. Communications to individual floors and zones or building-wide announcements are made through the fire alarm speaker system. Security personnel are trained monthly on the fire alarm system and in-building safety procedures. There are 14 fire hydrants throughout the site.

ONE BLUE HILL PLAZA

Two independent fire stairwells located in the building core. There are two hose cabinets located on each floor.

TWO BLUE HILL PLAZA

Four independent fire stairwells in the building. Two fire stairwells at the center core of the building and one at either end. There are three hose cabinets on each floor.

HVAC HOURS OF OPERATION

Monday – Friday: 8:00 AM – 6:00PM
Saturday & Sunday: upon request (billable)

LOADING DOCK

15 bays

BUILDING SECURITY

A security desk is located at the main entrance to each building and is manned by security officers 24 hours a day, 7 days a week with access controls.

ONSSI Video Surveillance System - Ocularis 5.x Video Management System, 1 Interlogix Network Switch, 4 Bosch 16 Channel Encoders, 12 monitors and 57 cameras.

CARD ACCESS SYSTEM

Software House C-CURE 9000 Access Control System. Indala readers using Indala 26-bit Wiegand flex cards and HID readers.

WINDOW HEIGHT

94.5 inches (7' 10.5")

WINDOW MULLION SIZE

58 inches, typical

