

EMPIRE STATE

REALTY TRUST

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**DESIGN GUIDELINES
(Building Standard Specifications)**

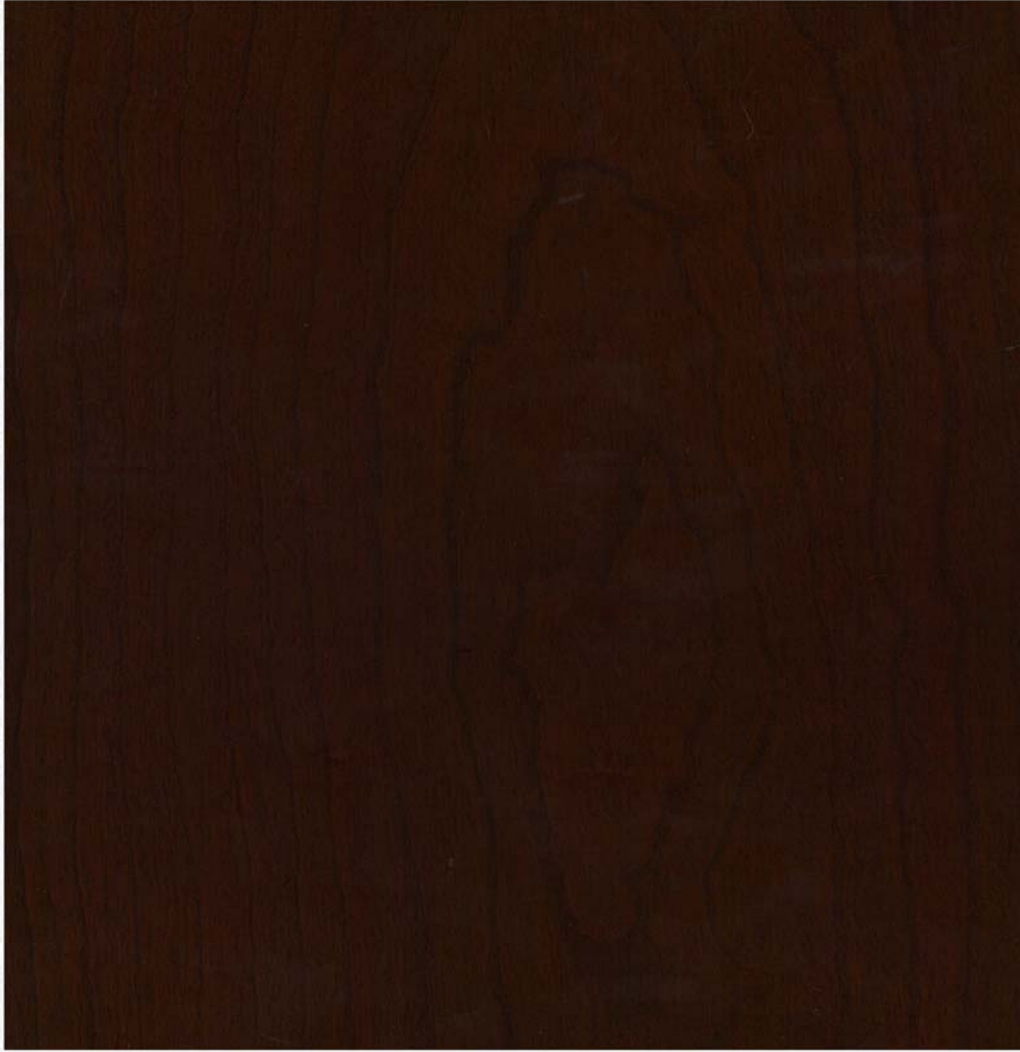
**One Grand Central Place
New York, NY**

Latest Revision November 25, 2014

SECTION III
DESIGN GUIDELINES

GENERAL ARCHITECTURAL	
FIRESTOPPING	SEAL ALL PENETRATIONS OF EXISTING/NEW FIRE RATED PARTITIONS.
ABATEMENT	USE ONLY CERTIFIED ASBESTOS ABATEMENT CONTRACTOR APPROVED BY THE BUILDING MANAGEMENT TO REMOVE ALL ASBESTOS.
MILLWORK	ALL MILLWORK INCLUDING BLOCKING AND BRACING SHALL BE FIRE RETARDANT AS PER CODE

ARCHITECTURAL TYPICAL DESIGN	
ENTRY DOORS (BUILDING STANDARD)	<p><u>Entry Mortise Lockset</u> Manufacturer: Schlage Item: 9453P Mortise 'L' Series Lever: L-Full Escutcheon Plate Cylinder: By Building Keyway: By Building Finish: US10 Satin Bronze (Corridor Side) US26D Satin Chrome (Suite Side) Website : Schlage L Series</p> <p><u>NOTE:</u> All hardware finishes to be US10 Satin Bronze (Corridor Side) and US26D Satin Chrome (Suite Side).</p> <p>Provide all miscellaneous door hardware required for proper operation or to meet code requirements. Undercut all doors as required for floor finishes. Verify keying requirements with Building Management.</p>

<p>ENTRANCE DOOR CONTROL SAMPLE</p>	
<p>HARDWARE (BUILDING STANDARD)</p>	<p>Office Lockset: Manufacturer: Schlage – ‘D’ Series, Item: Athens Passage set: Manufacturer: Schlage – ‘D’ Series, Item: Athens</p> <p>Storage Set: Manufacturer: Schlage – ‘D’ Series, Item: Athens Mechanical Room Set: Manufacturer: Schlage – ‘D’ Series, Item: Athens Website : Schlage ND Series</p> <p>Hinges: Stanley Item:CB1900 (3)Knuckles, (2) Pair, Finish: US26D Satin Chrome Door Stop: Ives Item FS 436/435, Finish: US26D Satin Chrome Silencers: Ives Item:SR64/65 (3) Per Leaf, Finish: Grey</p> <p>NOTE: All hardware finishes to be US26D Satin Chrome</p>
<p>HARDWARE TENANT INTERIOR DOORS</p>	<p>Conference Room/ Office Doors (Wood and glass door): Size: 3'-0" x 7'-10" x 1-3/4" Type: Plain Sliced Cherry veneered/glass door Color: Stain to match building control sample. Hinges: Stanley Item:CB1900 (3)Knuckles, (2) Pair, Finish: US26D Satin Chrome</p>

Door Stop: Ives Item FS 436/435, Finish: US26D Satin Chrome
Silencers: Ives Item:SR65 (3) Per Leaf, Finish: Grey

Conference Room/ Office Doors (Metal/Glass door):

Size: 3'-0" x 7'-10" x 1/2"

Type: Glass door

Color: Anodized metal to match building control sample.

Hinges: Manufacturer recommended Finish: US26D Satin Chrome

Door Stop: Manufacturer recommended, Finish: US26D Satin Chrome

Mechanical Room Doors:

Size: 3'0" x 7'10" x 1-3/4"

Type: Hollow Metal, Non-Rated, Knock-down Frame

Hinges: Stanley Item:CB1900 (3)Knuckles, (2) Pair, Finish: US26D Satin Chrome

Closer: Norton Item: 8501BF w/ Metal Cover 8400M, Finish: US26D Satin Chrome

Door Stop: Ives Item FS 436/435, Finish: US26D Satin Chrome

Silencers: Ives Item:SR65 (3) Per Leaf, Finish: Grey

Acoustic Door Bottom: Zero International Item: 369 Mortised, Finish: Aluminum

Acoustic Door Head & Side: Zero International Item: 770, Finish: Aluminum

Service Room/Closet Doors:

Size: 3'-0" x 7'-10" x 1-3/4"

Type: Hollow Metal, Non-Rated, Knock-down Framees

Hinges: Stanley Item:CB1900 (3)Knuckles, (2) Pair, Finish: US26D Satin Chrome

Door Stop: Ives Item FS 436/435, Finish: US26D Satin Chrome,


Silencers: Ives Item:SR64 (3) Per Leaf, Finish: Grey

Material Guidelines:

- Urea formaldehyde free.
- FSC Certified wood with COC certification.
- Manufactured or extracted within 500 miles of final installation.
- Be engineered wood product with recycled content if possible.

Adhesives

No styrene butadiene, methylene chloride or chlorinated hydrocarbons

<p>WOOD SYSTEM CONTROL SAMPLE</p>	
<p>PAINT</p>	<p>General Paint: Benjamin Moore – Ecospec Interior waterborne Paint Color: Cotton Ball (OC-122) Finish: Flat (512) for drywall / Semi-gloss (514) for HM Doors & Frames Website : Benjamin Moore EcoSpec Primer</p> <p>Ceiling Paint: Benjamin Moore – Ecospec Interior waterborne Paint Color: Bright White Finish: Flat (512) Website : Benjamin Moore EcoSpec Flat</p> <p>Convactor Paint: Benjamin Moore – Ecospec Interior waterborne Paint Color: Cotton Ball (OC-122) Finish: Semi-gloss (514) Website : Benjamin Moore EcoSpec Semi Gloss</p> <p>Primer plus two (2) coats paint on hollow metal doors & frames and metal convactor enclosures.</p>

<p>PAINT (CONTINUED)</p>	<p>Floor Paint (LOWER LEVEL): Manufacturer: Benjamin Moore Color: Battleship Grey Finish: Semi-gloss Website : Benjamin Moore EcoSpec Semi Gloss</p> <p>Rubber flooring(TOWER LEVEL): Manufacturer: ECO Surfaces Item: ECO Night Color: 626 Total Eclipse Website : Eso Surfaces</p> <p>Applied per manufacturer instructions.</p>
<p>CARPET</p>	<p>Field: Manufacturer: Pacificrest Style: Deco Color: DE932-25 Stained Glass Website : Pacificrest</p> <p>Offices: Manufacturer: Pacificrest Style: Art Nouveau Color: AR933-25 Stained Glass Website : Pacificrest</p> <p>Conference Room Infill: Manufacturer: Pacificrest Style: Batik Color: BT961-11, Honey Bee Website : Pacificrest</p> <p>Conference Room Border: Manufacturer: Pacificrest Style: 42ND Street Color: FS167-52 Cinereous Website : Pacificrest</p> <p>Adhesives: Low VOC systems with no styrene butadiene, methylene chloride or chlorinated hydrocarbons.</p>
<p>WALL BASE</p>	<p>Manufacturer: Johnsonite Rubber Base (LOWER LEVEL) Style: Millwork Wall Base, Reveal MW-XX-F, 4 1/4” High Color: 32 Pebble Website: Johnsonite Wall Base Reveal</p> <p>Manufacturer: Johnsonite Rubber Base (TOWER LEVEL) Style: 4” High Continuous Roll base Color: 32 Pebble Website: Johnsonite Wall Base</p> <p>Adhesives: Low VOC systems with no styrene butadiene, methylene chloride or chlorinated hydrocarbons.</p>

<p>TRANSITION STRIPS</p>	<p>Manufacturer: Roppe Style: Rubber Accessories Color: To Match Flooring Floor Score Certified 10% Recycled Content</p> <p>Adhesives: Low VOC systems with no styrene butadiene, methylene chloride or chlorinated hydrocarbons.</p>
<p>MILLWORK</p>	<p>Birch Veneer on interior cabinets.</p> <p>Material Guidelines:</p> <ul style="list-style-type: none"> ▪ Urea formaldehyde free. ▪ FSC Certified wood with COC certification. ▪ Manufactured or extracted within 500 miles of final installation. ▪ Be engineered wood product with recycled content cores. <p>Website: Roppe</p> <p>Adhesives:</p> <ul style="list-style-type: none"> ▪ No styrene butadiene, methylene chloride or chlorinated hydrocarbons.
<p>INTERIOR PARTITIONS</p>	<p>Demising: Landlord will provide rated, insulated partitions separating each tenant where required as per code</p> <p>Typical: 2-1/2" metal studs 16" O.C. to slab above with 5/8" gyp. bd. both sides to protrude at least 6" above finished ceiling.</p> <p>Typical w/ Sound Attenuation: 2-1/2" metal studs 16" O.C. to slab above with 5/8" gyp. bd. both sides to slab above with full height acoustic insulation.</p> <p>Plumbing: 3-5/8" metal studs 16" O.C. to slab above with 5/8" green gyp. bd. both sides to finished ceiling with full height acoustic insulation.</p> <p>Rated Partitions: As per Architectural details.</p> <p>Gypsum Board Material:</p> <ul style="list-style-type: none"> ▪ USG Sheetrock, Facility Aliquippa, PA <p>Acoustic Insulation:</p> <ul style="list-style-type: none"> ▪ Knauff Insulation, Quiet Therm

<p align="center">APPLIANCES</p>	<p>Refrigerator Manufacturer: GE Monogram Item: ZIC30GNDII Finish: Stainless Steel Website: Refrigerator</p> <p>Microwave Manufacturer: GE Monogram Item: ZEM115SF Finish: Stainless Steel Website: Microwave</p> <p>Dishwasher Manufacturer: Fisher & Paykel Item: DD24SCHTX7 Finish: Stainless Steel Panel Website: Dishwasher</p>
<p align="center">PANTRY FIXTURES</p>	<p>Sink Manufacturer: Elkay Item: ELUHAD-2115 Finish: Stainless Steel Website: Sink</p> <p>Faucet Manufacturer: Moen Item: 7165 with Spray Finish: Stainless Steel Website: Faucet</p>
<p>SOLID SURFACE COUNTERTOPS BACKSPLASH</p>	<p>Stone Countertop Distributor: Hellas Stone & Fabrication Species: Superior Nano Glass Thickness: 1-1/4” Finish: Polished</p> <p>Pantry Backsplash Manufacturer: Walker Zanger Style: Roku Color: White Size: 1x6 Mosaic Website: WalkerZanger</p> <p>Adhesives to be low VOC systems with no styrene butadiene, methylene chloride or chlorinated hydrocarbons.</p>
<p align="center">PLASTIC LAMINATE</p>	<p>Wall Cabinets and Shelves: Manufacturer: WilsonArt Item: Laminate Color: D354K-01 Finish: Glossy 20% Recycled Content Website: WilsonArt</p> <p>Adhesives to be low VOC systems with no styrene butadiene, methylene chloride or chlorinated hydrocarbons.</p>

MILLWORK PULLS	<p>Manufacturer: Hafele Model: #101.20.720 Website: Hafele</p>
CEILINGS	<p>Open Ceilings at Perimeter: One layer painted 5/8" Gyp. Bd. with 2-1/2" furring channel</p> <p>Acoustic Ceiling: Grid: Armstrong, Silhouette 9/16" bolt slot w/ 1/8" reveal Tile: Armstrong, Ultima Tegular Series #1912 HRC Size: 24" x 24" x 3/4" Color: White Height: 8'-1" AFF Website Link: Armstrong Ceiling Grid Website Link: Armstrong Ceiling Tile</p> <p>Alternate Gyp. Bd. Ceilings: One layer painted 5/8" gyp. Bd. braced to structure above.</p> <p>Material Guidelines:</p> <ul style="list-style-type: none"> ▪ Manufactured or extracted within 500 miles of final installation. <p>Adhesives:</p> <ul style="list-style-type: none"> ▪ No styrene butadiene, methylene chloride or chlorinated hydrocarbons.
RESILIENT FLOORING	<p>Provided in pantries, workrooms, storage rooms and Tel/data rooms. Manufacturer: Amitco Style: AR0ABB28 Color: Black Envy Size: 4-1/2" x 36" Website Link: AMITCO</p> <p>Material Guidelines:</p> <ul style="list-style-type: none"> ▪ PVC free. <p>Adhesives:</p> <ul style="list-style-type: none"> ▪ Low VOC systems with no styrene butadiene, methylene chloride or chlorinated hydrocarbons.
WINDOW TREATMENTS (BUILDING STANDARD)	<p>Manufacturer: Phifer Sheerweave Style: 2100 Color: P02 White Style: 10% Openness Note: White valance, manual crank and mounting hardware Website Link: Phifer SheerWeave Style 2100</p>
EMERGENCY LIGHT FIXTURES	<p>Manufacturer: AT Lite Type: LED Exit Light w/ Emergency battery pack Item: Marathon Series Exit sign 8" Red letters on white back with white trim Website Link: AT Lite Edgelit Exit Sign</p>
LIFE SAFETY	<p>Each floor is tied into the building Fire Alarm system. All equipment by FIRECOM.</p>
LIGHT FIXTURES	<p>Perimeter: (Conference Room & Offices) Manufacturer: Axis Type: LT Series Lamping: (1) T5HO Website Link: Axis LT Fixture Ballast: Ecosystem Ballast</p>

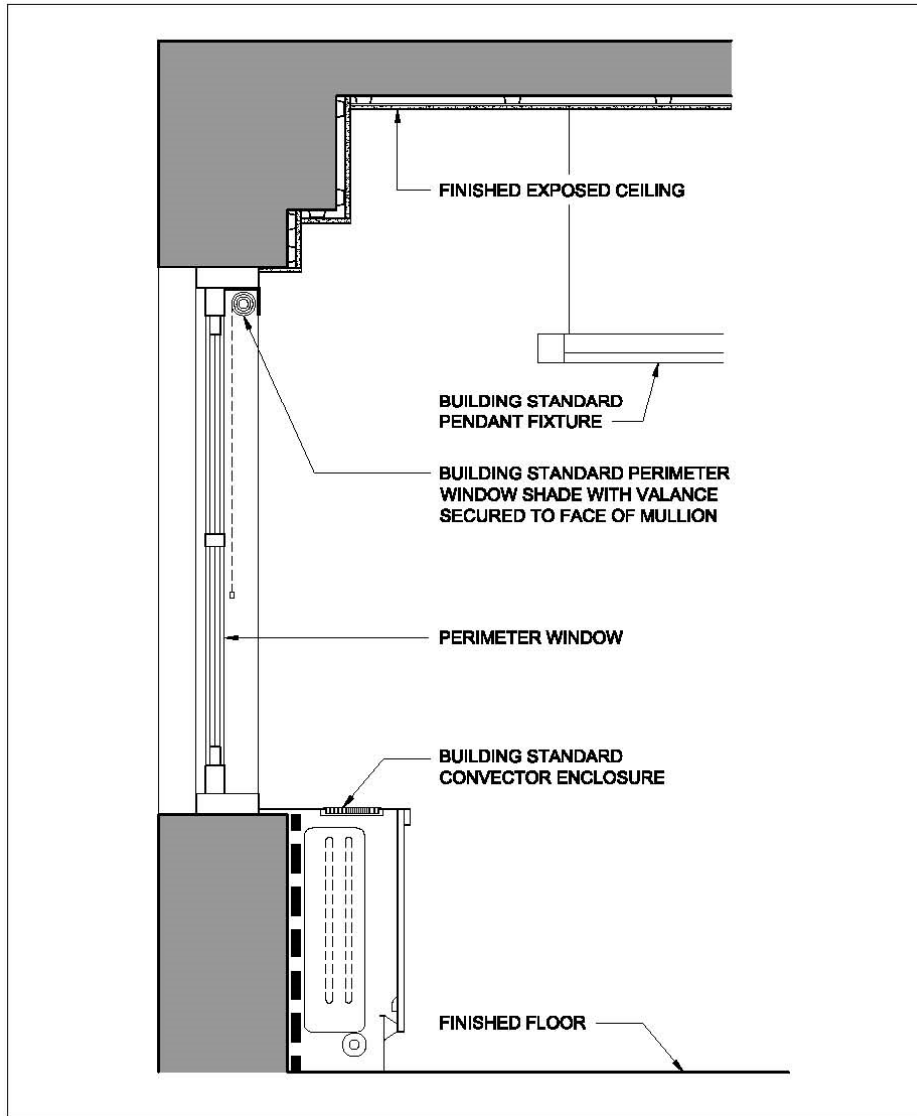
	<p>Open Offices, Corridors, Reception Area: Perimeter: (Conference & Offices) Manufacturer: Axis Type: DIA 2' x 4' recessed fixture Lamping: (1) T5HO Ballast: Ecosystem Ballast Website Link: Axis Dia Fixture</p> <p>Mechanical Room: Manufacturer: Texas Fluorescent Type: 1x4 wall mounted light fixture Item: 555 Series Lamping: (1) T8</p> <p>Notes: Ancillary rooms to receive Lutron wireless occupancy sensor w/ manual override. All lamps to be low-mercury</p>
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MECHANICAL SYSTEMS

SPRINKLER HEAD (BUILDING STANDARD)	<ul style="list-style-type: none"> ▪ Concealed Pendent Sprinkler Type, Reliable "G4A" ▪ Exposed Upright/Pendent Sprinklers Type Reliable Model F1FR
SPRINKLER PIPING	Mains: Schedule 40 Black Steel pipe, cut grooved pipe Victaulic fittings and couplings. Branches: Schedule 40 Black Steel with 125psi screwed fittings.
PLUMBING	Tenant connections to the plumbing system are accomplished at various wet columns located through-out the floor. Tenants to install new isolation valves when connecting to cw & hw risers.
HVAC	<p>Commercial tenants: multiple ceiling hung or floor mounted air-cooled packaged or split dx units serving each floor. Existing systems are constant volume plenum return. New installations (after December 2010) are to be variable volume plenum return. Tenants are served from these units via insulated ductwork. Some upper floors between 45fl and 55fl have existing chilled water air handlers serving their individual floors.</p> <p>Retail tenants: chilled water air handlers or water-cooled dx units.</p> <p>Toilet exhaust: New interior private bathrooms shall be exhausted to the outdoors via ceiling fan and ducted to a new louver installed in an existing window. The new exhaust louver shall be located away from any existing fresh air intakes.</p>
SUPPLEMENTAL A/C	<p>Commercial tenants: ceiling hung or floor mounted air-cooled packaged or split dx unit(s) by tenant.</p> <p>Retail tenants: Chilled water air handlers or water-cooled dx by tenant. Check with building for chilled water or condenser water availability.</p>
CONTROLS	NY temperature controls
ELECTRIC POWER	208 v, single phase power is delivered to each floor for power and light. Electrical distribution is then fed from circuit breaker panels to tenant spaces. 208 v, three phase power is delivered to each floor for a/c units.
METERING	Landlord to install submeters on all power to demised space.

ELECTRICAL LIGHTING	120v – battery backup required for emergency.
EMERGENCY POWER	Generator for life safety only.
FIRE ALARM	Firecom
ELECTRICAL SYSTEMS	
ELECTRICAL	<p>Electrical Power: Minimum 2 Electric closet/floor; power is fed from 120/208V panels in “Core” electrical closet.</p> <p>Emergency Lighting: Battery backup required for emergency. Exit Lights: L.E.D. Type (Required under ASHRAE 90.1-2004).</p>
TENANT METERING	Tenant power to be sub-metered.
FIRE ALARM	Firecom
SECURITY (BUILDING STANDARD)	<p>By Tenant Manufacturer: SIEDLE USA Type: Vario Flush Mount, (3) Module Color: RAL 1013 Website Link: SIEDLE</p>

WINDOW POCKET DETAIL (EXPOSED CEILING)



**STANDARD WINDOW DETAIL AT PERIMETER OFFICE
-EXPOSED CEILING-**

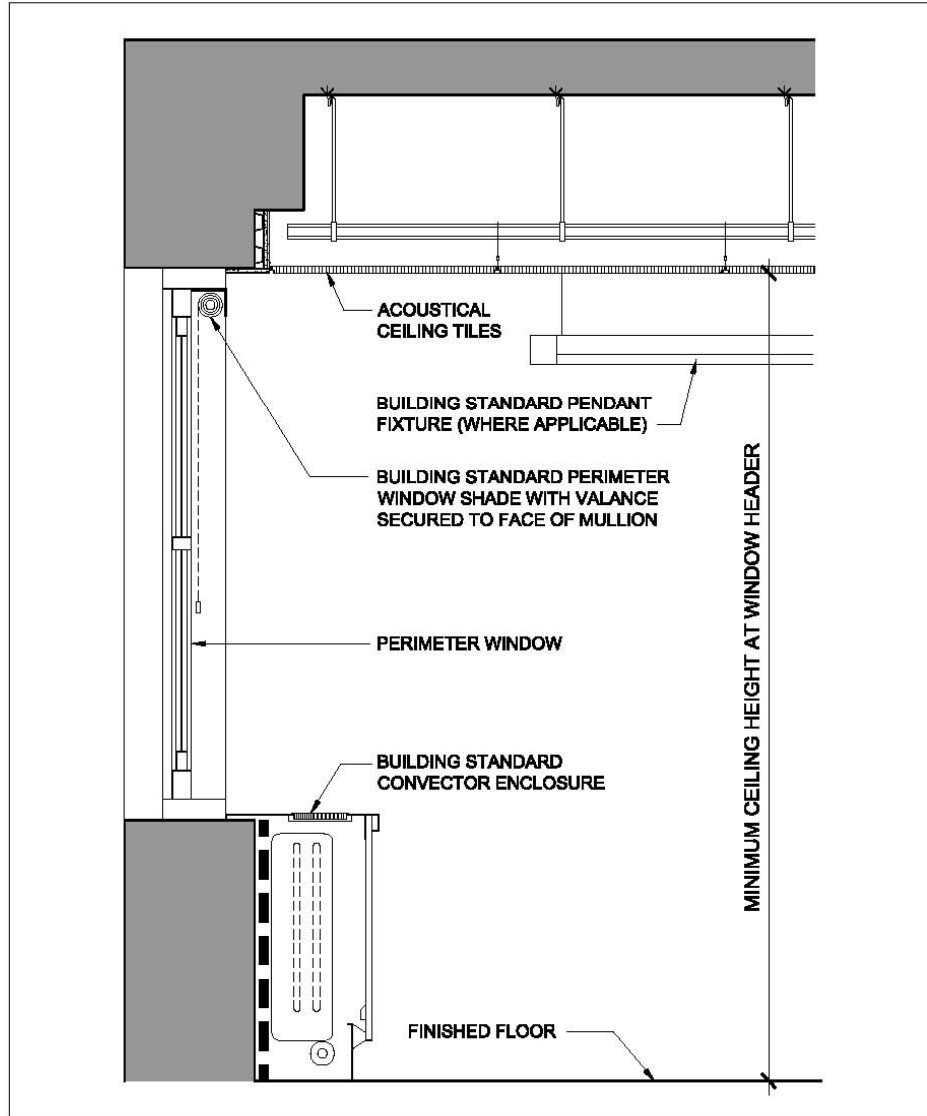


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NEW YORK, NY 10165

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WINDOW POCKET DETAIL (SUSPENDED CEILING)



**STANDARD WINDOW DETAIL AT PERIMETER OFFICE/CONFERENCE
-SUSPENDED CEILING-**

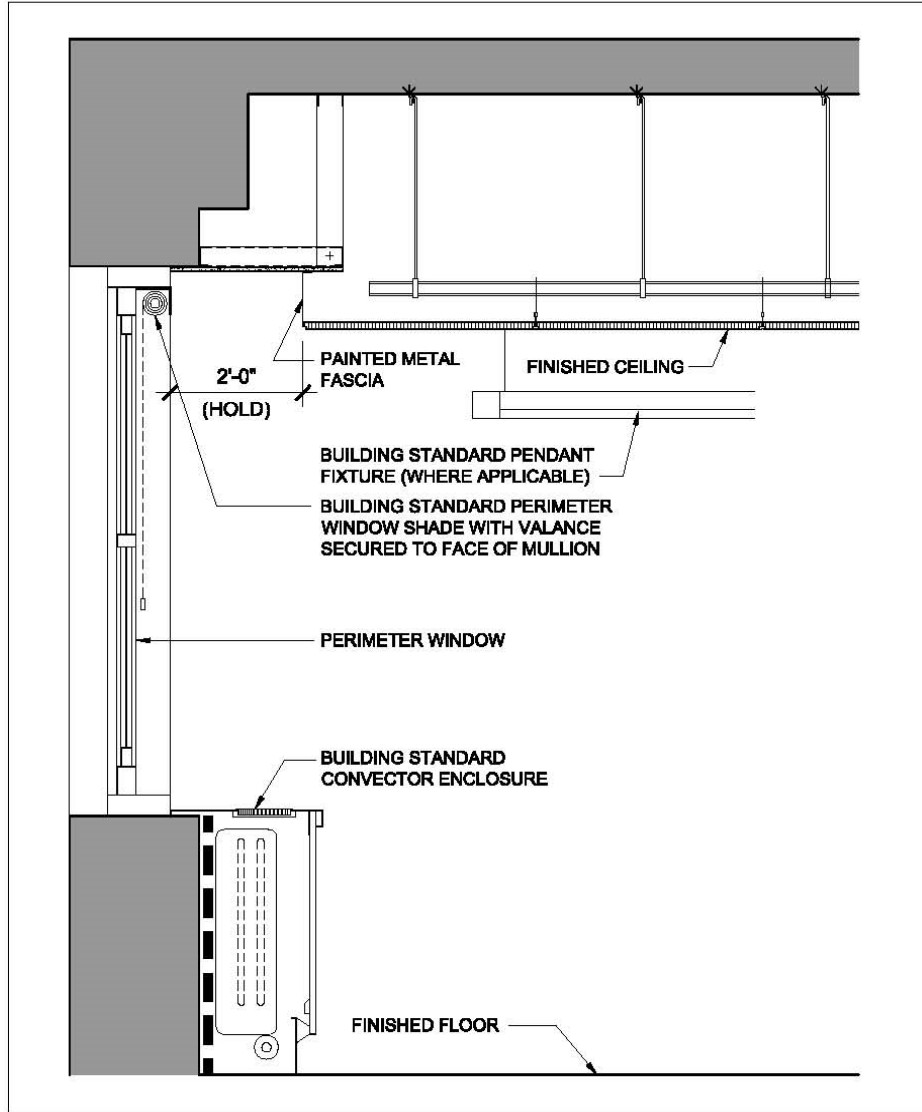


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WINDOW POCKET DETAIL(SUSPENDED CEILING BELOW WINDOW)



**STANDARD WINDOW POCKET AT PERIMETER OFFICE/CONFERENCE
-SUSPENDED CEILING-**



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