DESIGN GUIDELINES
(Building Standard Specifications)

The Empire State Building
350 Fifth Avenue
New York, NY
# SECTION III
## DESIGN GUIDELINES

<table>
<thead>
<tr>
<th>GENERAL ARCHITECTURAL</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>FIRESTOPPING</strong></td>
<td>Seal all penetrations of existing/new fire rated partitions.</td>
</tr>
<tr>
<td><strong>ABATEMENT</strong></td>
<td>Use only certified asbestos abatement contractor approved by the building management to remove all asbestos.</td>
</tr>
<tr>
<td><strong>MILLWORK</strong></td>
<td>All millwork including blocking and bracing shall be fire retardant as per code.</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>GENERAL ENGINEERING</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SPRINKLER</strong></td>
<td>Partially Sprinklered building. Existing sprinkler floor control valves available for tenant connection on all floors except for ground floor. Existing control valve assemblies are tied into existing building Fire Alarm system.</td>
</tr>
<tr>
<td>PLUMBING</td>
<td>Tenant connections to the plumbing system are accomplished at various wet columns located throughout the floor. Tenants to install new isolation valves when connecting to CW &amp; HW risers.</td>
</tr>
<tr>
<td>--------------------------------</td>
<td>-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>HVAC</td>
<td>Commercial Tenants: Ceiling hung or floor mounted chilled water air handlers serve sections of each floor. Existing systems are constant volume ducted return. New installations are to be variable volume plenum return. All ductwork to be insulated. Ventilation air is obtained from landmark approved louvers in existing window openings. Retail Tenants: Water cooled DX by Tenant.</td>
</tr>
<tr>
<td>SUPPLEMENTAL AC</td>
<td>Commercial Tenants: Water-cooled by Tenant tied to chilled water system Retail Tenants: Water-cooled DX by Tenant</td>
</tr>
<tr>
<td>CONTROLS</td>
<td>Johnson Controls</td>
</tr>
<tr>
<td>ELECTRIC POWER</td>
<td>120/208V power is delivered to each floor via electrical closets. Electrical distribution is then fed from circuit breaker panels to the tenant space. 265/460V power is available on limited floors and strictly at the building’s management discretion on a case by case basis.</td>
</tr>
<tr>
<td>METERING</td>
<td>Landlord to install submeters on all power to demised space by Johnson Controls, base building vendor.</td>
</tr>
<tr>
<td>ELECTRICAL LIGHTING</td>
<td>120V – Battery backup required for emergency.</td>
</tr>
<tr>
<td>EMERGENCY POWER</td>
<td>Generator for life safety only.</td>
</tr>
<tr>
<td>FIRE ALARM</td>
<td>Siemens</td>
</tr>
</tbody>
</table>
## ARCHITECTURAL TYPICAL DESIGN

### ENTRY DOORS

<table>
<thead>
<tr>
<th>Double or Single Entry Doors:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Size: (2) 30&quot; x 7'10&quot; x 1-3/4&quot;</td>
</tr>
<tr>
<td>or</td>
</tr>
<tr>
<td>(1) 3'-0&quot; x 7'-10&quot; x 1-3/4&quot;</td>
</tr>
<tr>
<td>Type: Rated Solid Core Door</td>
</tr>
<tr>
<td>Veneer: Cherry</td>
</tr>
<tr>
<td>Color: Stain to match ESB control sample.</td>
</tr>
<tr>
<td>Astragal: All Metal Stamping Item: 219. (Double Door)</td>
</tr>
<tr>
<td>Kick-Plate: Don-Jo Item: 90 34”x 8”</td>
</tr>
<tr>
<td>Mail Slot: Ives Item:620 B w/sleeve 601</td>
</tr>
<tr>
<td>Closer: LCN Closer Item:4040 XP REG MC</td>
</tr>
<tr>
<td>Silencers: Ives Item: SR64</td>
</tr>
<tr>
<td>Top &amp; Bottom Flush bolts: Ives Item:FB457 w/DP2 (Double Door)</td>
</tr>
<tr>
<td>Floor Stop: Ives Item: FS17</td>
</tr>
<tr>
<td>Hinges: Stanley Item :FBB 179 4-1/2” x 4-1/2” (3 per door)</td>
</tr>
<tr>
<td>TITANIUM METALLIC- Provide (3) BM 611-0</td>
</tr>
<tr>
<td>Mounted 4'-0” AFF center of box. 6” off frame.</td>
</tr>
</tbody>
</table>

Website Link: [Siedle Vario System](#)

### Material Guidelines:

- Urea formaldehyde free.
- FSC Certified wood.
- 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.
**HW**

**ENTRY DOOR
CONTROL SAMPLE**

| HARDWARE (ENTRY DOORS) | **Entry Mortise Lockset** | Manufacturer: Corbin Russwin; 2500 series  
Item: ML2051  
Lever: citation csm w/escutcheon plate  
Cylinder: 6 pin jumbo master cylinder w/ curved lip strike  
Keyway: Corbin Russwin 57a-1 from 40th Fl to Lobby  
Finish: US26D |
<table>
<thead>
<tr>
<th></th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Website: <a href="#">Corbin Russwin Mortise Lockset</a></td>
<td></td>
</tr>
</tbody>
</table>
|  | **NOTE: All hardware finishes to be US26D**  
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. |
**Scheme “A”**

**Office Lockset:**
Manufacturer: Schlage Item: Athens ND50PD 50-210-MK 50-211-CMK

**Passage set:**
Manufacturer: Schlage Item: Athens ND10S

**Storage Set:**
Manufacturer: Schlage Item: Athens ND80PD ATH 50-210-MK 50-211-CMK

**Mechanical Room Set:**
Lockset: Corbin Russwin Item: CL3557 AZD 57A1 C6 MK

Floor Stops: Ives Item: FS13
Hinges: Hager Item: AB700 4-1/2”x4-1/2”
Silencers: Ives Item: SR64

Website: [Schlage ND Series](#)

**NOTE:** All hardware finishes to be US26D

**Scheme “B”**

Same as above except at glass doors:

**Glass Doors:**

**Passage set:**
By office front manufacturer

**Lock set:**
By office front manufacturer

**NOTE:** All hardware finishes to be US26D
<table>
<thead>
<tr>
<th>Scheme “A”</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Non-Conference room/ Non-Private Office Doors:</strong></td>
<td></td>
</tr>
<tr>
<td>Size:</td>
<td>3’0” x 7’10” x 1-3/4’</td>
</tr>
<tr>
<td>Type:</td>
<td>Solid Core Door</td>
</tr>
<tr>
<td>Veneer:</td>
<td>Cherry</td>
</tr>
<tr>
<td>Color:</td>
<td>Stain to match ESB control sample.</td>
</tr>
<tr>
<td>Floor Stops:</td>
<td>Ives Item: FS13</td>
</tr>
<tr>
<td>Hinges:</td>
<td>Hager Item: AB700 4-1/2”x4-1/2”</td>
</tr>
<tr>
<td>Silencers:</td>
<td>Ives Item: SR64</td>
</tr>
<tr>
<td><strong>Conference Room/ Private Office Doors:</strong></td>
<td></td>
</tr>
<tr>
<td>Size:</td>
<td>3’0” x 7’10” x 1-3/4”</td>
</tr>
<tr>
<td>Wood:</td>
<td>Wood rails and stiles</td>
</tr>
<tr>
<td>Glass:</td>
<td>Interior glass panel</td>
</tr>
<tr>
<td>Veneer:</td>
<td>Cherry</td>
</tr>
<tr>
<td>Color:</td>
<td>Stain to match ESB control sample.</td>
</tr>
<tr>
<td>Floor Stops:</td>
<td>Ives Item: FS13</td>
</tr>
<tr>
<td>Hinges:</td>
<td>Hager Item: AB700 4-1/2”x4-1/2”</td>
</tr>
<tr>
<td>Silencers:</td>
<td>Ives Item: SR64</td>
</tr>
</tbody>
</table>

**DOORS & FRAMES**

**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 cores.

**Adhesives:**
- No styrene butadiene, methylene chloride or chlorinated hydrocarbons.

**HM Frames: (only at mechanical room doors)**
| Size: | 3’0” x 7’10” x 2” Face |
| Type: | Hollow metal, rated, welded 4-butt hinges |
| Hinges: | Hager Item: AB700 4-1/2”x4-1/2” (3 per door) |
| Closer: | LCN Closers Item: 4040 XP REG MC |
| Weatherstrip: | Zero Item: 770AA (1) 36” (2) 84” |
| Auto Door Bottom: | Zero Item: 369A 36 |
| Threshold: | Item: Pemko Item: 172 A 36 |
Material Guidelines:

- Urea formaldehyde free.
- FSC Certified wood.
- 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

Scheme “B”
Glass Doors:
Size: 3'0" x 8'-0"
Type: ½” glass

Included with demountable office front system.
| **Paint** | **Primer:**  
Benjamin Moore – Natura Interior waterborne Paint Primer 511  
Website: [Benjamin Moore EcoSpec Primer](#)  
**General Paint:**  
Benjamin Moore – Natura Interior waterborne Paint  
Color: Cotton Ball (OC-122)  
Finish: Flat (513) for drywall / Semi-gloss (514) for HM Frames  
Website: [Benjamin Moore EcoSpec Flat](#)  
**Ceiling Paint:**  
Benjamin Moore – Natural Interior waterborne Paint  
Color: Ceiling White  
Finish: Flat (512)  
Website: [Benjamin Moore EcoSpec Flat](#)  
**Convector Paint:**  
Benjamin Moore – Natura Interior waterborne Paint  
Color: Cotton Ball (OC-122)  
Finish: Semi-gloss (514)  
Primer plus two (2) coats paint on doorframes and metal mechanical room doors. |
| **Mechanical Room Floor** | **Floor Sealer:**  
Scofield Systems  
Scofield Selectseal-W  
Website Link: [Scofield Selectseal-W](#)  
Applied per manufacturer instruction. |
| **Field:** | Manufacturer: Pacificrest  
Style: Deco  
Color: DE932-25 (Stained Glass)  
Backing: E-Cel Cushion Plus  
Website Link: [Pacificrest Deco](#)  
Website Link: [E-Cel Cushion Plus](#) |
|---|---|
| **Offices:** | Manufacturer: Pacificrest  
Style: Art Nouvea  
Color: AR933-25 (Stained Glass)  
Backing: E-Cel Cushion Plus  
Website: [Pacificrest](#)  
Website Link: [E-Cel Cushion Plus](#) |
| **Conference:** | Manufacturer: Pacificrest  
Style: Batik  
Color: BT961-11 (Honey Bee)  
Backing: E-Cel Cushion Plus  
Website: [Pacificrest](#)  
Website Link: [E-Cel Cushion Plus](#) |
| **Conference Border (18”):** | Manufacturer: Pacificrest  
Style: Massina  
Color: MS887-17 (Bernardo)  
Backing: Actionbac  
Website Link: [Pacificrest Massina](#)  
Adhesives to be low VOC systems with no styrene butadiene, methylene chloride or chlorinated hydrocarbons. |
| **WALL BASE:** | Manufacturer: Johnsonite  
Style: Wallbase Reveal (MW-121-F)  
Color: Cement  
4 ¼” High  
Floor Score Certified  
Website: [Johnsonite Wall Base Reveal](#)  
**Adhesives:**  
Low VOC systems with no styrene butadiene, methylene chloride or chlorinated hydrocarbons. |
| Transition Strips | Manufacturer: Roppe  
Style: Vinyl Accessories  
Color: To Match Flooring  
Floor Score Certified  
10% Recycled Content  
Website Link: [Roppe Vinyl Accessories](#)  

**Adhesives:**  
Low VOC systems with no styrene butadiene, methylene chloride or chlorinated hydrocarbons. |
| --- | --- |
| Appliances | **Refrigerator**  
Manufacturer: Sub-Zero  
Item: BI-30U/S/TH  
Finish: Stainless Steel  
Website: [Sub-Zero](#)  

**Microwave**  
Manufacturer: Wolf Microwave Oven  
Item: MW24 with Trim Kit  
Finish: Stainless Steel  
Website: [Microwave](#)  

**Dishwasher**  
Manufacturer: Fisher Paykel  
Item: DD24DCX7EZKLEEN  
Finish: Stainless Steel Panel  
Website: [Dishwasher](#) |
| --- | --- |
| Pantry Fixtures | **Sink**  
Manufacturer: Elkay #ELUH2115 [AKF Comment: Mufson to confirm.]  
Finish: Stainless Steel  
Website: [Elkay Sink](#)  

**Faucet**  
Manufacturer: Moen #CA7106 [AKF Comment: Mufson to confirm.]  
Finish: Stainless Steel  
Website: [Moen Faucet](#) |
<table>
<thead>
<tr>
<th>SOLID SURFACE COUNTERTOP &amp; BACKSPLASH</th>
<th>Plastic Laminate</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Solid Surface Countertop</strong></td>
<td></td>
</tr>
<tr>
<td>Manufacturer: Han Stone</td>
<td></td>
</tr>
<tr>
<td>Color: Bianco Canvas</td>
<td></td>
</tr>
<tr>
<td>Thickness: 1-1/4”</td>
<td></td>
</tr>
<tr>
<td>Website: Hanstone</td>
<td></td>
</tr>
<tr>
<td><strong>Pantry Backsplash</strong></td>
<td></td>
</tr>
<tr>
<td>Manufacturer: Walker Zanger</td>
<td></td>
</tr>
<tr>
<td>Style: Roku</td>
<td></td>
</tr>
<tr>
<td>Color: White</td>
<td></td>
</tr>
<tr>
<td>Size: 1x6 Mosaic</td>
<td></td>
</tr>
<tr>
<td>Website: WalkerZanger</td>
<td></td>
</tr>
<tr>
<td>Adhesives to be low VOC systems with no styrene butadiene, methylene chloride or chlorinated hydrocarbons.</td>
<td></td>
</tr>
<tr>
<td><strong>Millwork Veneer</strong></td>
<td></td>
</tr>
<tr>
<td>White Melamine on interior cabinets.</td>
<td></td>
</tr>
<tr>
<td>Material Guidelines:</td>
<td></td>
</tr>
<tr>
<td>- Urea formaldehyde free.</td>
<td></td>
</tr>
<tr>
<td>- FSC Certified wood with COC certification.</td>
<td></td>
</tr>
<tr>
<td>- Manufactured or extracted within 500 miles of final installation.</td>
<td></td>
</tr>
<tr>
<td>- Be engineered wood product with recycled content cores.</td>
<td></td>
</tr>
<tr>
<td>Adhesives:</td>
<td></td>
</tr>
<tr>
<td>- No styrene butadiene, methylene chloride or chlorinated hydrocarbons.</td>
<td></td>
</tr>
</tbody>
</table>
**Interior Partitions**

**Demising:**
Landlord will provide rated, insulated partitions separating each tenant where required as per code

**Typical:**
2 ½” metal studs 16” O.C. to slab above with 5/8” gyp. bd. both sides to protrude at least 6” above finished ceiling.

**Typical w/ Sound Attenuation:**
2 ½” metal studs 16” O.C. to slab above with 5/8” gyp. bd. both sides to slab above with full height acoustic insulation.

**Plumbing:**
3 ½” metal studs 16” O.C. to slab above with 5/8” green gyp. bd. both sides to finished ceiling with full height acoustic insulation.

**Rated Partitions:**
As per Architectural details.

**Gypsum Board Material:**
- USG Sheetrock, Facility Aliquippa, PA

**Acoustic Insulation:**
- Knauff Insulation, Quiet Therm

**Millwork**

**MDF:**
Manufacturer: Temple Inland  
Product: Ultra Stock-Free MDF

- No added Formaldehyde  
- 100% Recycled Content

Manufactured with a formaldehyde free adhesive as per ANSI A208.2-2009  
All laminate adhesives to comply with South Coast Air Quality Management Rule 1168.

**Millwork Pulls**

Manufacturer: Hafele  
Model: #101.20.720  
Website: [Hafele](http://Hafele)
### Ceilings

**Open Ceilings at Perimeter:**
One layer painted 5/8” gyp. Bd. with 7/8” furring channel

**Acoustic Ceiling Tile:**
- **Grid:** Armstrong, Silhouette 9/16” bolt slot w/ ¼” reveal
- **Tile:** Armstrong, Ultima Tegular Series #1912HRC (High Recycled Content)
- **Size:** 24” x 24” x 3/4”
- **Color:** White
- **Height:** 8’-0” AFF

Website Link: [Armstrong Ceiling Grid](#)  [Armstrong Ceiling Tile](#)

**Material Guidelines:**
- Manufactured or extracted within 500 miles of final installation.

**Adhesives:**
- No styrene butadiene, methylene chloride or chlorinated hydrocarbons.

### Resilient Flooring

**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](#)

**Material Guidelines:**
- PVC free.

**Adhesives:**
- Low VOC systems with no styrene butadiene, methylene chloride or chlorinated hydrocarbons.

### Closets

Landlord to supply chrome rod and wood shelf for approximately 5 linear feet of closet space.

### Window Treatments

- **Manufacturer:** Mechoshade
- **Model:** EcoVeil
- **Color:** White
- **Style:** 5% Openness
- **Note:** with valance, manual crank and mounting hardware

Website Link: [MechoShade Ecoveil](#)

### Emergency Light Fixtures

- **Manufacturer:** AtLite
- **Type:** LED Exit Light w/ Emergency battery pack
- **Item:** Marathon Series Edgelit exit sign series
- **8” Red letters with SS trim**

Website Link: [AT Lite Edgelit Exit Sign](#)
<table>
<thead>
<tr>
<th><strong>LIFE SAFETY</strong></th>
<th>Each floor is tied into the building Fire Alarm system. All equipment by Siemens.</th>
</tr>
</thead>
</table>
| **LIGHT FIXTURES** | Perimeter: (Conference & Offices)  
Integrated Occupancy Sensor & Daylight Sensor  
Manufacturer: Axis  
Type: Custom LT Series  
Lamping: (1) T5HO  
Website Link: Axis LT Fixture  

Open Offices:  
Ceiling Mounted Occupancy Sensor & Integrated Daylight Sensor  
Manufacturer: Axis  
Type: 2x2 recessed light fixture  
Item: DIA22  
Lamping: (1) T5HO  
Website Link: Axis Dia Fixture  

Manufacturer: Axis  
Type: 2x4 recessed light fixture  
Item: DIA24  
Lamping: (1) T5HO  
Website Link: Axis Dia Fixture  

Reception Area:  
Ceiling Mounted Occupancy Sensor  
Manufacturer: Spectrum  
Item: 4”x4” square recessed LED downlight  
Website Link: Spectrum Infinium Fixture  

Undercabinet Lighting:  
Manufacturer: Philips  
Model: eW Profile Powercore 2700k  
Website Link: Philips eW Profile Powercore  

Notes:  
Ancillary rooms to receive wall mounted occupancy sensor  
All lamps to be low-mercury  
All lighting to have manual override |
## MECHANICAL SYSTEMS

### SPRINKLER HEAD (BUILDING STANDARD)
- Concealed Type, Reliable “G4FR” [Reliable “G4A” [AKF Comment: Confirmed.]]
- Upright Type, Reliable “G” [Reliable Model F1FR [AKF Comment: Confirmed.]]

### SPRINKLER AND FIRE STANDPIPE PIPING
- Sprinkler mains and branches: Schedule 40 black steel with 125 PSI screwed fittings.
- Fire-standpipe Piping: Per Table RS 17-1-1 of the 1968 Building Code of the City of New York

<table>
<thead>
<tr>
<th>Plumbing Piping</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sanitary, Waste and Vent:</td>
</tr>
<tr>
<td>No hub service weight cast iron, neoprene gaskets, and heavy duty stainless steel clamps with a minimum of 4 bands per coupling.</td>
</tr>
<tr>
<td>Domestic Hot and Cold Water:</td>
</tr>
<tr>
<td>Type “L” copper, sweat joints, lead free solder insulate with ½” fiberglass with factory jacket.</td>
</tr>
<tr>
<td>Install low-flow fixtures within tenant suites and pantries. Less than:</td>
</tr>
<tr>
<td>0.125 GPF – Urinal</td>
</tr>
<tr>
<td>1.28 – Water Closet</td>
</tr>
<tr>
<td>0.5 GPM – Lav</td>
</tr>
<tr>
<td>Install A.O. Smith model DEL (capacity to be determined by Engineer).</td>
</tr>
<tr>
<td>[AKF Comment: Add building standard Plumbing fixtures (water closets, lavatories, urinals, faucets, flushometers, etc.) (MANUF/MODEL TO BE VERIFIED BY MUFSON PARTNERSHIP)]</td>
</tr>
<tr>
<td>☐ Water Closet (Floor Mount) - Toto #CT705EN(G)</td>
</tr>
<tr>
<td>☐ Water Closet Flush Valve - Toto #TET1LN32#CP</td>
</tr>
<tr>
<td>☐ Water Closet Seat - Toto #SC534</td>
</tr>
<tr>
<td>☐ Water Filter - Cuno Aqua Pure #AP200</td>
</tr>
<tr>
<td>☐ Urinal - Sloan # WEUS-1000.1201-0.13 Solis</td>
</tr>
<tr>
<td>☐ Lavatory - American Standard Ovalyn Undercounter Sink #0495.221</td>
</tr>
<tr>
<td>☐ Lavatory Faucet - Sloan #EFX 680-210-0000 CP</td>
</tr>
</tbody>
</table>

[AKF Comment: ESB shall confirm whether or not this document should mention the removal of the vacuum risers and the removal/replacement of the water risers at the columns. Typically this work is recommended but has been an ESB decision from our experience.]
## HVAC

<table>
<thead>
<tr>
<th>Component</th>
<th>Specification</th>
</tr>
</thead>
<tbody>
<tr>
<td>Perimeter</td>
<td>Steam radiation controlled through automatic control valve tied to VAV zone.</td>
</tr>
<tr>
<td>Interior</td>
<td>Pressure independent VAV boxes, Anemostat single inlet or approved equal.</td>
</tr>
<tr>
<td>VAV</td>
<td>Pressure independent single duct Anemostat variable air volume boxes with Johnson Controls Incorporated (JCI) AS-VAV-100 controllers mounted in the factory by the box manufacturer.</td>
</tr>
<tr>
<td>Controls</td>
<td>DDC, box mounted by manufacturer.</td>
</tr>
<tr>
<td>Filters</td>
<td>MERV 8 during construction. MERV 13 during occupancy.</td>
</tr>
</tbody>
</table>

**New building standard for complete tenant fit up:**
- Ceiling air diffusers to be Anemostat model Paragon 2’x2’, [Anemostat model Paragon 2’x2’](#) baked white enamel finish.
- Ceiling return grilles to be Anemostat model Paragon 2’x2’ [Anemostat model Paragon 2’x2’](#) 15” Neck, baked white enamel finish.
- Side wall diffusers to be Anemostat model S2H [Anemostat model S2H](#) 1’x2’ 20GA steel diffuser, baked white enamel finish.
- Side wall return grilles to be Anemostat model S3H [Anemostat model S3H](#) 1’x2’ 20GA steel grille with 45 degree deflection, baked white enamel finish.

**Supplemental AC:**
All by Tenant – Water-cooled DX equipped with free cooling coil tied to Condenser Water or Chilled Water system. Refrigerant to be CFC free.

[AKF Comment: Recommend using verbiage from agreed upon lease language and incorporating into this document directly. ESB to provide this verbiage.]

## ELECTRICAL SYSTEMS

### ELECTRICAL

**Electrical Power:**
- Electrical closet/floor; power is fed from 120/208V panels in “Core” electrical closet.
- 265/460 V power is available on limited floors and strictly at the building’s management discretion on a case by case basis.

**Emergency Lighting:** Battery backup required for emergency.
**Exit Lights:** L.E.D. Type (Required under ASHRAE 90.1-2004)
**Emergency Power:** Generator for life systems.

### TENANT METERING

Tenant power to be sub-metered. Johnson Controls, base building vendor

### FIRE ALARM

Siemens

### SECURITY

Siedel Intercom System
Website Link: [Siedle Vario System](#)
STANDARD WINDOW DETAIL AT PERIMETER OFFICE
-EXPOSED CEILING-

EMPIRE STATE BUILDING
350 FIFTH AVENUE
NEW YORK, NY 10118
[WINDOW POCKET DETAIL (SUSPENDED CEILING)]

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

EMPIRE STATE BUILDING
350 FIFTH AVENUE
NEW YORK, NY 10118

Empire State Building Co., LLC
New York, NY 10118
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STANDARD WINDOW POCKET AT PERIMETER OFFICE/CONFERENCE
- SUSPENDED CEILING -

EMPIRE STATE BUILDING
350 FIFTH AVENUE
NEW YORK, NY 10118

Empire State Building Co., LLC
New York, NY 10118