



**DESIGN GUIDELINES
(Building Standard Specifications)**

**The Empire State Building
350 Fifth Avenue
New York, NY**

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.

GENERAL ENGINEERING	
SPRINKLER	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.

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	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.
SUPPLEMENTAL AC	Commercial Tenants: Water-cooled by Tenant tied to chilled water system Retail Tenants: Water-cooled DX by Tenant
CONTROLS	Johnson Controls
ELECTRIC POWER	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.
METERING	Landlord to install submeters on all power to demised space by Johnson Controls, base building vendor.
ELECTRICAL LIGHTING	120V – Battery backup required for emergency.
EMERGENCY POWER	Generator for life safety only.
FIRE ALARM	Siemens

ENTRY DOORS

Double or Single Entry Doors:

Size: (2) 3'0" x 7'10" x 1-3/4"

or

(1) 3'-0" x 7'-10" x 1-3/4"

Type: Rated Solid Core Door

Veneer: Cherry

Color: Stain to match ESB control sample.

Astragal: All Metal Stamping Item: 219. (Double Door)

Kick-Plate: Don-Jo Item: 90 34"x 8"

Mail Slot: Ives Item:620 B w/sleeve 601

Closer: LCN Closer Item:4040 XP REG MC

Silencers: Ives Item: SR64

Top & Bottom Flush bolts: Ives Item:FB457 w/DP2 (Double Door)

Floor Stop: Ives Item: FS17

Hinges: Stanley Item :FBB 179 4-1/2" x 4-1/2" (3 per door)

Security: Siedel Item: MR 611-3/1-0 W/ KR611-3/1-0 W/GU 611-3/1-0

TITANIUM METALLIC- Provide (3) BM 611-0

Mounted 4'-0" AFF center of box. 6" off frame.

Website Link : [Siedle Vario System](#)

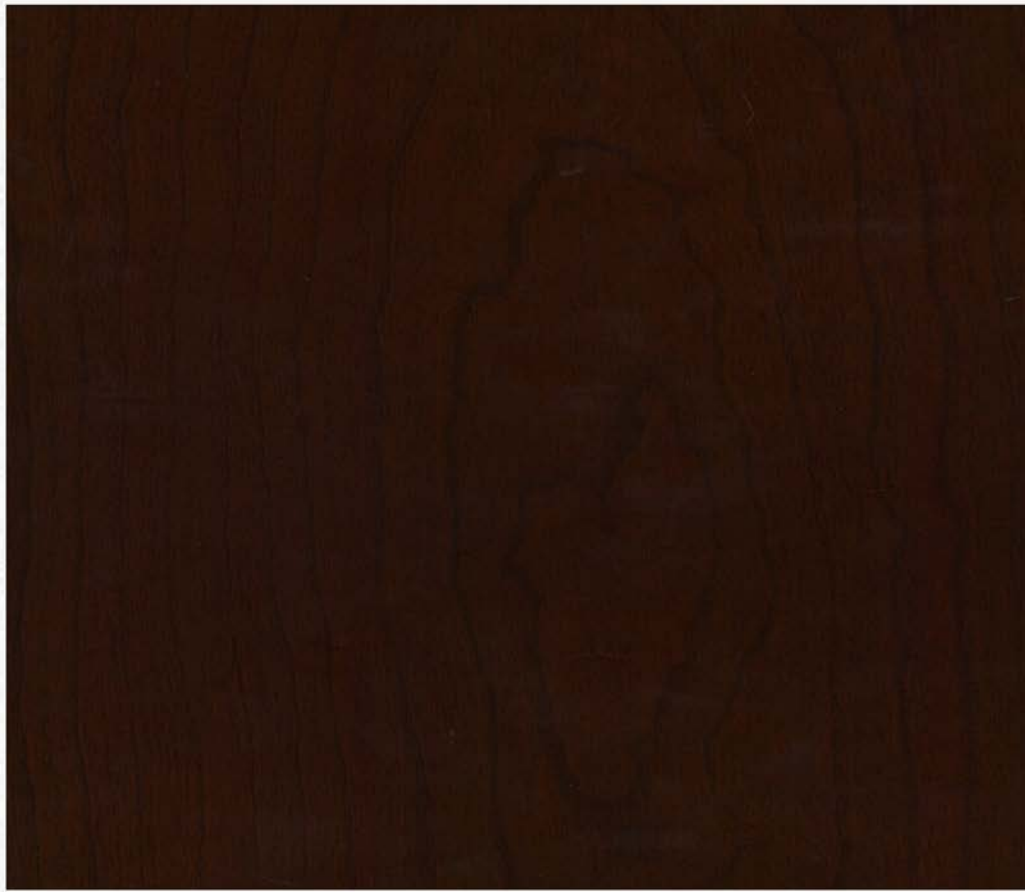
Material Guidelines:

- 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.

**ENTRANCE 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

Website: [Corbin Russwin Mortise Lockset](#)

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..

**HARDWARE:
TENANT INTERIOR**

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

DOORS & FRAMES

Scheme "A"

Non-Conference room/ Non-Private Office Doors:

Size: 3'0" x 7'10" x 1-3/4"
Type: Solid Core Door
Veneer: Cherry
Color: Stain to match ESB control sample.

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

Conference Room/ Private Office Doors:

Size: 3'0" x 7'10" x 1-3/4"
Wood: Wood rails and stiles
Glass: Interior glass panel
Veneer: Cherry
Color: Stain to match ESB control sample.

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

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"

	<p>Material Guidelines:</p> <ul style="list-style-type: none"> ▪ Urea formaldehyde free. ▪ FSC Certified wood. ▪ Manufactured or extracted within 500 miles of final installation. ▪ Be engineered wood product with recycled content if possible. <p>Adhesives No styrene butadiene, methylene chloride or chlorinated hydrocarbons</p> <p>Scheme “B” Glass Doors: Size: 3’0” x 8’-0” Type: ½” glass</p> <p>Included with demountable office front system.</p>
<p>WOOD SYSTEM CONTROL SAMPLE (Scheme A)</p>	

<p>PAINT</p>	<p>Primer: Benjamin Moore – Natura Interior waterborne Paint Primer 511 Website : Benjamin Moore EcoSpec Primer</p> <p>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</p> <p>Ceiling Paint: Benjamin Moore – Natural Interior waterborne Paint Color: Ceiling White Finish: Flat (512) W Website : Benjamin Moore EcoSpec Flat</p> <p>Convectector Paint: Benjamin Moore – Natura Interior waterborne Paint Color: Cotton Ball (OC-122) Finish: Semi-gloss (514)</p> <p>Primer plus two (2) coats paint on doorframes and metal mechanical room doors.</p>
<p>MECHANICAL ROOM FLOOR</p>	<p>Floor Sealer: Scofield Systems Scofield Selectseal-W Website Link: Scofield Selectseal-W</p> <p>Applied per manufacturer instruction.</p>

<p>CARPET</p>	<p>Field: Manufacturer: Pacificrest Style: Deco Color: DE932-25 (Stained Glass) Backing: E-Cel Cusion Plus Website Link: Pacificrest Deco Website Link: E-Cel Cushion Plus</p> <p>Offices: Manufacturer: Pacificrest Style: Art Nouvea Color: AR933-25 (Stained Glass) Backing: E-Cel Cusion Plus Website : Pacificrest Website Link: E-Cel Cushion Plus</p> <p>Conference: Manufacturer: Pacificrest Style: Batik Color: BT961-11 (Honey Bee) Backing: E-Cel Cusion Plus Website : Pacificrest Website Link: E-Cel Cushion Plus</p> <p>Conference Border (18”): Manufacturer: Pacificrest Style: Massina Color: MS887-17 (Bernardo) Backing: Actionbac Website Link: Pacificrest Massina</p> <p>Adhesives to be low VOC systems with no styrene butadiene, methylene chloride or chlorinated hydrocarbons.</p>
<p>WALL BASE</p>	<p>Manufacturer: Johnsonite Style: Wallbase Reveal (MW-121-F) Color: Cement 4 ¼” High Floor Score Certified Website: Johnsonite Wall Base Reveal</p> <p>Adhesives: Low VOC systems with no styrene butadiene, methylene chloride or chlorinated hydrocarbons.</p>

<p>TRANSITION STRIPS</p>	<p>Manufacturer: Roppe Style: Vinyl Accessories Color: To Match Flooring Floor Score Certified 10% Recycled Content Website Link : Roppe Vinyl Accessories</p> <p>Adhesives: Low VOC systems with no styrene butadiene, methylene chloride or chlorinated hydrocarbons.</p>
<p>APPLIANCES</p>	<p>Refrigerator Manufacturer: Sub-Zero Item: BI-30U/S/TH Finish: Stainless Steel Website: Sub-Zero</p> <p>Microwave Manufacturer: Wolf Microwave Oven Item: MW24 with Trim Kit Finish: Stainless Steel Website: Microwave</p> <p>Dishwasher Manufacturer: Fisher Paykel Item: DD24DCX7EZKLEEN Finish: Stainless Steel Panel Website: Dishwasher</p>
<p>PANTRY FIXTURES</p>	<p>Sink Manufacturer: Elkay #ELUH2115 [AKF Comment: Mufson to confirm.] Finish: Stainless Steel Website: Elkay Sink</p> <p>Faucet Manufacturer: Moen #CA7106 [AKF Comment: Mufson to confirm.] Finish: Stainless Steel Website: Moen Faucet</p>

<p>SOLID SURFACE COUNTERTOP & BACKSPLASH PLASTIC LAMINATE</p>	<p>Solid Surface Countertop Manufacturer: Han Stone Color: Bianco Canvas Thickness: 1-1/4" Website: Hanstone</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>Manufacturer: Formica Item: ColorCore2 Color: 7223C-90 Finish: Polished 20% Recycled Content Website: Formica ColorCore 2</p> <p>Adhesives to be low VOC systems with no styrene butadiene, methylene chloride or chlorinated hydrocarbons.</p>
<p>MILLWORK VENEER</p>	<p>White Melamine 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>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 ½” 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 ½” 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 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.</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>MILLWORK</p>	<p>MDF: Manufacturer: Temple Inland Product: Ultra Stock-Free MDF</p> <p>No added Formaldehyde 100% Recycled Content</p> <p>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.</p>
<p>MILLWORK PULLS</p>	<p>Manufacturer: Hafele Model: #101.20.720 Website: Hafele</p>

<p>CEILINGS</p>	<p>Open Ceilings at Perimeter: One layer painted 5/8" gyp. Bd. with 7/8" furring channel</p> <p>Acoustic Ceiling Tile: Grid: Armstrong, Silhouette 9/16" bolt slot w/ 1/4" 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 Website Link: Armstrong Ceiling Tile</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.
<p>RESILIENT FLOORING</p>	<p>Provided in pantries, workrooms, storage rooms and Tel/data rooms. Manufacturer: Amitco Style: AR0ABB28 Color: Black Envy Size: 4-1/2" x 36"</p> <p>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.
<p>CLOSETS</p>	<p>Landlord to supply chrome rod and wood shelf for approximately 5 linear feet of closet space.</p>
<p>WINDOW TREATMENTS</p>	<p>Manufacturer: Mechoshade Model: EcoVeil Color: White Style: 5% Openness Note: with valance, manual crank and mounting hardware</p> <p>Website Link: MechoShade Ecoveil</p>
<p>EMERGENCY LIGHT FIXTURES</p>	<p>Manufacturer: AtLite Type: LED Exit Light w/ Emergency battery pack Item: Marathon Series Edgelit exit sign series 8" Red letters with SS trim</p> <p>Website Link: AT Lite Edgelit Exit Sign</p>

LIFE SAFETY	Each floor is tied into the building Fire Alarm system. All equipment by Siemens.
LIGHT FIXTURES	<p>Perimeter: (Conference & Offices) <u>Integrated Occupancy Sensor & Daylight Sensor</u> Manufacturer: Axis Type: Custom LT Series Lamping: (1) T5HO Website Link: Axis LT Fixture</p> <p>Open Offices: <u>Ceiling Mounted Occupancy Sensor & Integrated Daylight Sensor</u> Manufacturer: Axis Type: 2x2 recessed light fixture Item: DIA22 Lamping: (1) T5HO Website Link: Axis Dia Fixture</p> <p>Manufacturer: Axis Type: 2x4 recessed light fixture Item: DIA24 Lamping: (1) T5HO Website Link: Axis Dia Fixture</p> <p>Reception Area: <u>Ceiling Mounted Occupancy Sensor</u> Manufacturer: Spectrum Item: 4"x4" square recessed LED downlight Website Link : Spectrum Infinium Fixture</p> <p>Undercabinet Lighting: Manufacturer: Philips Model: eW Profile Powercore 2700k Website Link: Philips eW Profile Powercore</p> <p>Notes: Ancillary rooms to receive wall mounted occupancy sensor All lamps to be low-mercury All lighting to have manual override</p>

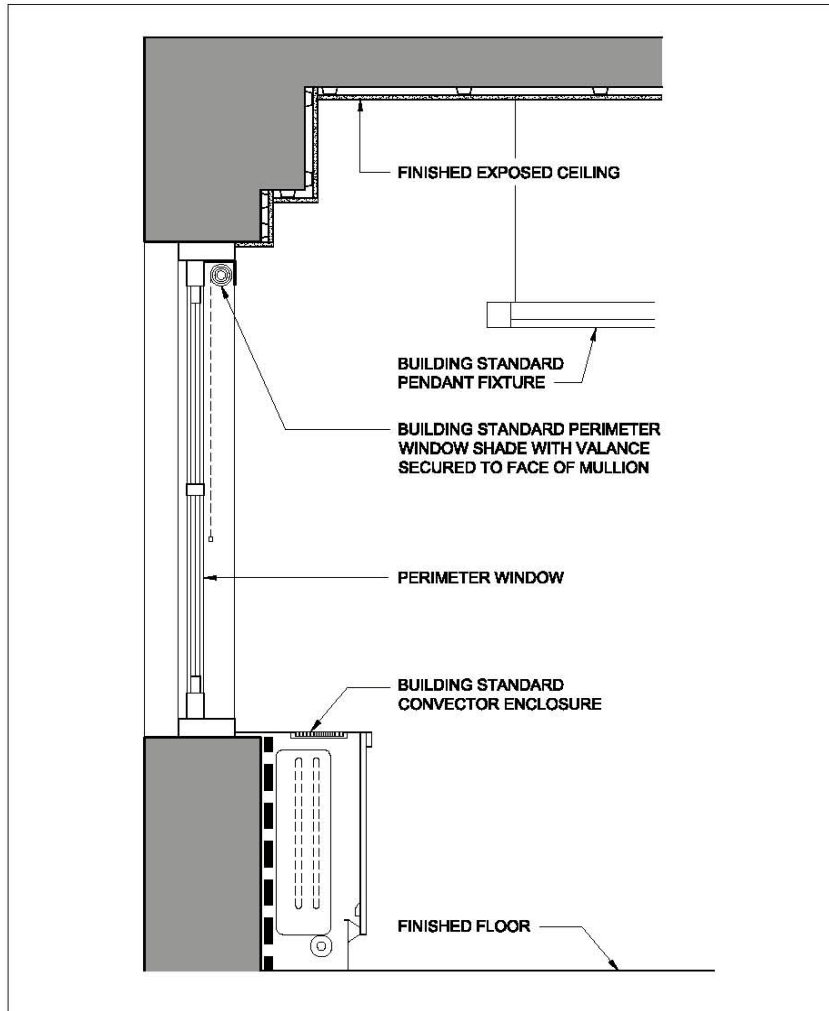
MECHANICAL SYSTEMS

<p>SPRINKLER HEAD (BUILDING STANDARD)</p>	<p>Concealed Type, Reliable “G4FR” Reliable “G4A” [AKF Comment: Confirmed.] Upright Type, Reliable “G” Reliable Model F1FR [AKF Comment: Confirmed.]</p>
<p>SPRINKLER AND FIRE STANDPIPE PIPING</p>	<p>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</p>
<p>PLUMBING PIPING</p>	<p>Sanitary, Waste and Vent: No hub service weight cast iron, neoprene gaskets, and heavy duty stainless steel clamps with a minimum of 4 bands per coupling. Domestic Hot and Cold Water: Type “L” copper, sweat joints, lead free solder insulate with ½” fiberglass with factory jacket.</p> <p>Install low-flow fixtures within tenant suites and pantries. Less than: 0.125 GPF – Urinal 1.28 – Water Closet 0.5 GPM – Lav</p> <p>Install A.O. Smith model DEL (capacity to be determined by Engineer).</p> <p>[AKF Comment: Add building standard Plumbing fixtures (water closets, lavatories, urinals, faucets, flushometers, etc.) (MANUF/MODEL TO BE VERIFIED BY MUFSON PARTNERSHIP)</p> <ul style="list-style-type: none"> <input type="checkbox"/> Water Closet (Floor Mount) - Toto #CT705EN(G) <input type="checkbox"/> Water Closet Flush Valve - Toto #TET1LN32#CP <input type="checkbox"/> Water Closet Seat - Toto #SC534 <input type="checkbox"/> Water Filter - Cuno Aqua Pure #AP200 <input type="checkbox"/> Urinal - Sloan # WEUS-1000.1201-0.13 Solis <input type="checkbox"/> Lavatory - American Standard Ovalyn Undercounter Sink #0495.221 <input type="checkbox"/> Lavatory Faucet - Sloan #EFX 680-210-0000 CP <p>[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.]</p>

HVAC	<p>Perimeter: Steam radiation controlled through automatic control valve tied to VAV zone.</p> <p>Interior: Pressure independent VAV boxes, Anemostat single inlet or approved equal.</p> <p>VAV: 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.</p> <p>Controls: DDC, box mounted by manufacturer.</p> <p>Filters: MERV 8 during construction. MERV 13 during occupancy.</p> <p><u>New building standard for complete tenant fit up:</u></p> <ul style="list-style-type: none"> • 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. <p><u>Supplemental AC:</u> 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.]</p>
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ELECTRICAL SYSTEMS	
ELECTRICAL	<p>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</p> <p>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.</p>
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

WINDOW POCKET DETAIL (EXPOSED CEILING)



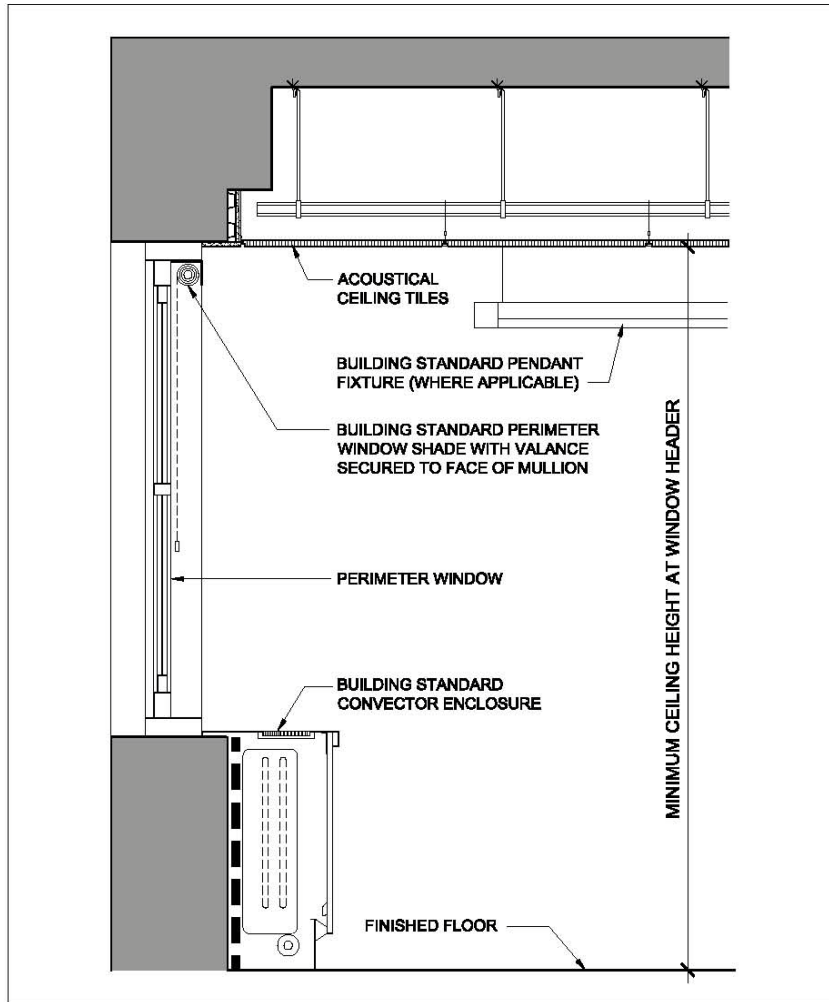
**STANDARD WINDOW DETAIL AT PERIMETER OFFICE
-EXPOSED CEILING-**



EMPIRE STATE BUILDING
350 FIFTH AVENUE
NEW YORK, NY 10118



WINDOW POCKET DETAIL(SUSPENDED CEILING)



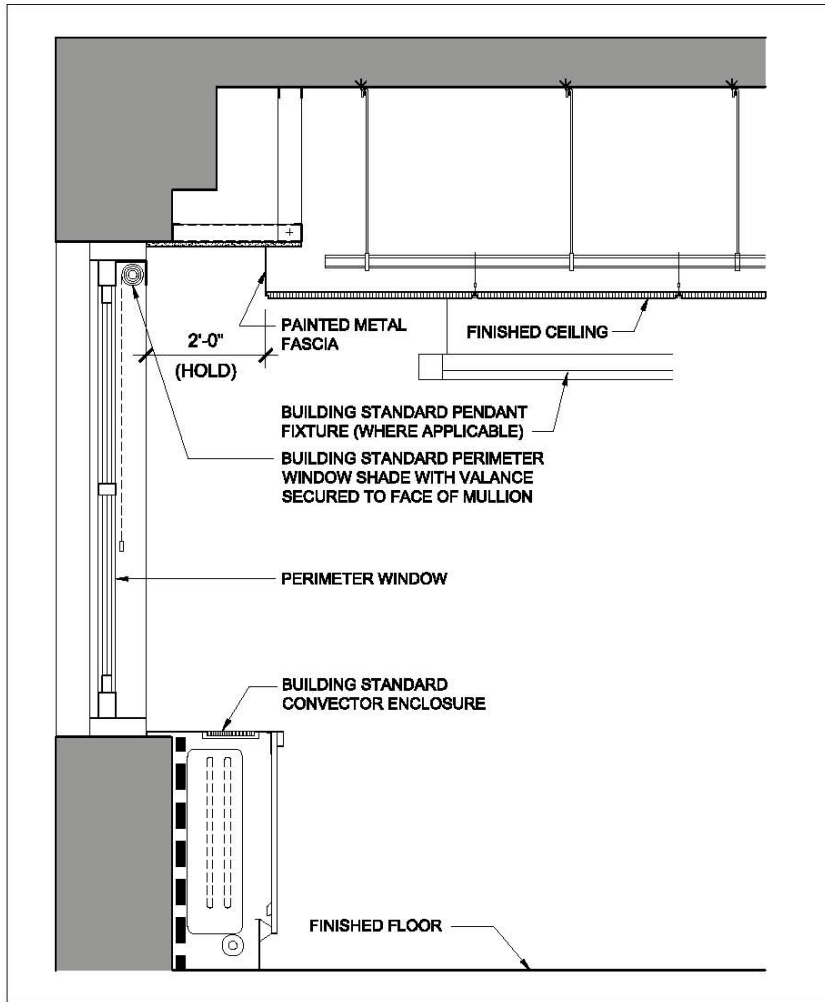
**STANDARD WINDOW DETAIL AT PERIMETER OFFICE/CONFERENCE
-SUSPENDED CEILING-**



EMPIRE STATE BUILDING
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WINDOW POCKET DETAIL(SUSPENDED CEILING BELOW WINDOW)



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



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350 FIFTH AVENUE
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