EMPIRE STATE
REALTY TRUST

DESIGN GUIDELINES

1400 Broadway
New York, NY

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SECTION III

1400 Broadway Associates, LLC
1400 Broadway
New York, NY 10018

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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	Sprinklered building
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 condenser water cooled air handlers serve sections of each floor. Existing systems are constant volume ducted return. New installations are to be variable volume plenum return. Tenants are served from these units via insulated ductwork. Ventilation air is obtained from approved louvers in existing window openings. Retail Tenants: Condenser water cooled DX by Tenant. Toilet exhaust and ventilation connections are provided into demised space by 1400 BROADWAY.
SUPPLEMENTAL A/C	Commercial Tenants: Condenser water-cooled by Tenant Retail Tenants: Condenser water-cooled DX by Tenant
CONTROLS	Automated Logic
ELECTRIC POWER	120/208V power is delivered to each floor via conduit and wire risers up to floor 18. Above floor 18, tenant electrical loads are served from the buiklding's bus duct riser. Electricity is then distributed to the tenant space via fused switch and circuit breaker panels.
METERING	Landlord to install submeters to monitor consumption and demand of all power-consuming devices within the demised space.
ELECTRICAL LIGHTING	120 Volt– Battery ballasts required for emergency lighting.
EMERGENCY POWER	N/A

FIRE ALARM	Notifier

ENTRY DOORS (BUILDING STANDARD)	**Double or Single Entry Doors:**
	Size: (2) 3'0" x 7'0"
	            or
	            (1) 3'-0" x 7'-0"
	Type: 1/2" Tempered Glass Door
	Color: Clear
	Header: CRL or equal, satin anodized double door 60" header.
	Glass & Rail: CRL or equal, satin anodized 4" square door rail with lock for 1/2" tempered glass 35-3/4" length, top and bottom, for both doors.
	Door Pull: Forms+Surfaces or equal, back to back extruded tubular door pulls, DT1011. US32D.
	Closer: Rixson or equal, overhead concealed closer model 800. Finish to match doors
	Mag. Lock: Locknetics or equal, Magforce 390+ series high security lock
	Saddle: Zero or equal, saddle #545, +/- 5".
	Top and bottom center pivot hinges and concealed closer for glass doors, Dorma, floor concealed door closer with hold open & LM pivot sets & components, stainless steel US32D
	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.
	
	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.

HARDWARE (ENTRY DOORS) (BUILDING STANDARD)	**Entry Herculite Door Cylinder Lockset** Manufacturer: Schlage Item: Bottom key cylinder lock & thumbturn (At Bottom of Each Door) Finish: #626 US32D Stainless Steel Door Stop: Floor mounted dome stop: IVES #438, US32D finish. Website : Schlage ND Series Door Stop: Metal angle door stop with silencer, brushed stainless steel finish **NOTE:** 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	**Office Lockset:** Manufacturer: Schlage Item: Athens 53LD **Passage set:** Manufacturer: Schlage Item: Athens ND10S **Storage Set:** Manufacturer: Schlage Item: Athens ND80PD ATH **Mechanical Room Set:** Lockset: Schlage Item: Athens ND80PD ATH Website : Schlage ND Series Floor Stops: Ives Item: #438/437 Hinges: Hager Item:AB700 4-1/2"x4-1/2" Silencers: Ives Item:SR64 Closer: Norton Item: 8501BF (to be through bolted) w/ metal full cover #8400M. Non-hold open function w/ parallel arm to be installed on mechanical room side. (Mechanical Room) Acoustical Drop Seal: Zero international Item: Zero 369 mortised – door bottom (Mechanical Room) Acoustical Jamb Seals: Zero international Item: Zero 770 mortised – head & jambs (Mechanical Room) **NOTE: All hardware finishes to be Satin Chrome**

Non-Conference room/ Non-Private Office Doors:

Size: 3'0" x 7'10" x 1-3/4"
Type: Hollow Metal Door
Finish: Paint

Conference Room/ Private Office Doors:
Size: 3'0" x 7'10" x 1-3/4"
Type: Adanlock 375 Series Custom Architectural Walls - SSDT
          Single hollow metal& glass door in hollow metal frame
Finish: 6421-8098 Bright Aluminum

HM Frames: (for Non-Conference room/ Non-Private Office Doors)
Type: Hollow metal, welded frame for rated door, knock-down frame for non-rated
          door.
Finish: Paint

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.

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

PAINT	**Primer**: Benjamin Moore – Natura Interior Waterborne Paint Primer 511 Website : [Benjamin Moore EcoSpec Primer](#) **General Paint**: Benjamin Moore – Eco Spec Color: Cotton Balls (OC-122) Finish: Flat Website : [Benjamin Moore EcoSpec Flat](#) **Ceiling Paint:** Benjamin Moore – Eco Spec Color: Ceiling White Finish: Flat Website : [Benjamin Moore EcoSpec Flat](#) **HM Frames & Convector Paint**: Benjamin Moore – Eco Spec Color: Cotton Balls (OC-122) Finish: Semi-gloss Website : [Benjamin Moore EcoSpec Semi Gloss](#) **Primer plus two (2) coats paint on doorframes and metal mechanical room doors.**
	Floor Sealer: Benjamin Moore – Industrial Enamel Color: Concrete Exterior Battleship Gray (075) Finish: Gloss Website : [Benjamin Moore EcoSpec Semi Gloss](#) Applied per manufacturer instruction.

CARPET	**Field (Creative):** Exposed Concrete Flooring Shop Blast w/ 2 coats of epoxy **Conference Room & Offices (Creative):** Manufacturer: Shaw Style: The Socialite Series 5A166 Color: Mick 66597 Direct glue application and Multi Purpose Adhesive with CRI Green label Website : Shaw Carpet Adhesives to be low VOC systems with no styrene butadiene, methylene chloride or chlorinated hydrocarbons.
BASE	Manufacturer: Johnsonite Style: Wallbase Reveal (MW-121-F) Color: 01 Snow White 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 **Adhesives:** Low VOC systems with no styrene butadiene, methylene chloride or chlorinated hydrocarbons.

SOLID SURFACE COUNTERTOPS BACKSPLASH	**Solid Surface Countertop** Manufacturer: Hanwha L&C Hanstone Color: Bianco Canvas Thickness: 1-1/4" Website: Hanwha **Pantry Backsplash** Manufacturer: Walker Zanger Style: Roku Color: White Size: 1x4 Mosaic Website: WalkerZanger Adhesives to be low VOC systems with no styrene butadiene, methylene chloride or chlorinated hydrocarbons.
PLASTIC LAMINATE	**Wall Cabinets and Shelves:** Manufacturer: Formica Item: Laminate Color: ColorCore 2 New for upper cabinets 20% Recycled Content Website: Formica ColorCore 2 **Base Cabinets:** Manufacturer: Wilsonart Item: Laminate Color: Pearl Mist Premium 20% Recycled Content Website: Wilsonart Pearl Mist Adhesives to be low VOC systems with no styrene butadiene, methylene chloride or chlorinated hydrocarbons.
MILLWORK PULLS	Manufacturer: Hafele Model: #101.20.720 Website: Hafele

	Birch Veneer on interior cabinets.
	
	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.

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.

ARCHITECTURAL TYPICAL DESIGN	
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.

CEILINGS	**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 Website Link: Armstrong Ceiling Tile
	
	Alternate Gyp. Bd. Ceilings:
	One layer painted 5/8" gyp. Bd. braced to structure above.
	
	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
	
	Installed as per manufacturer specifications.
	
	Material Guidelines:
	  ▪ PVC free.
	Adhesives:
	  ▪ Low VOC systems with no styrene butadiene, methylene chloride or chlorinated hydrocarbons.

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CLOSETS	Landlord to supply chrome rod and wood shelf for approximately 5 linear feet of closet space.
WINDOW TREATMENTS (BUILDING STANDARD)	Manufacturer: Phifer SheerWeave Model: 2100 Color: PO-2 White Style: 10% Openness Note: with valance, manual crank and mounting hardware Website Link: Phifer SheerWeave Style 2100
EMERGENCY LIGHT FIXTURES	Manufacturer: AT Lite Type: LED Exit Light w/ Emergency battery pack Item: Edgelit exit sign series 8" Red letters with white trim Website Link: AT Lite Edgelit Exit Sign
LIFE SAFETY	Each floor is tied into the building Fire Alarm system. All equipment by Notifier.
LIGHT FIXTURES	**Open area/Offices and Conference rooms:** Alternate Light Fixture: Manufacturer: Axis Type: LT Series Lamping: (1) T5HO Website Link: Axis LT Fixture Ballast: Ecosystem Ballast **Undercabinet Lighting:** Manufacturer: Philips Model: eW Profile Powercore 2700k **Notes:** Ancillary rooms to receive wall mounted occupancy sensor All lamps to be low-mercury Coordinate with Lutron Lighting controls
LUTRON CONTROLS	**Light Switches** **Switch Fixed Manual Override switch (CA-1PSH-WH)** **Switch (MS) Maestro Wireless Switch (MRF2-8S-DV-WH)** **Switch (Pico) Wireless light switch (PJ-2B-GWH-101)** **Website Link: Lutron Wall Mounted Switch** **Daylight Sensors** **Manufacturer: Lutron Electronics Inc.** **Wireless Ceiling Daylight sensor (LRF2-DCRB-WH)**

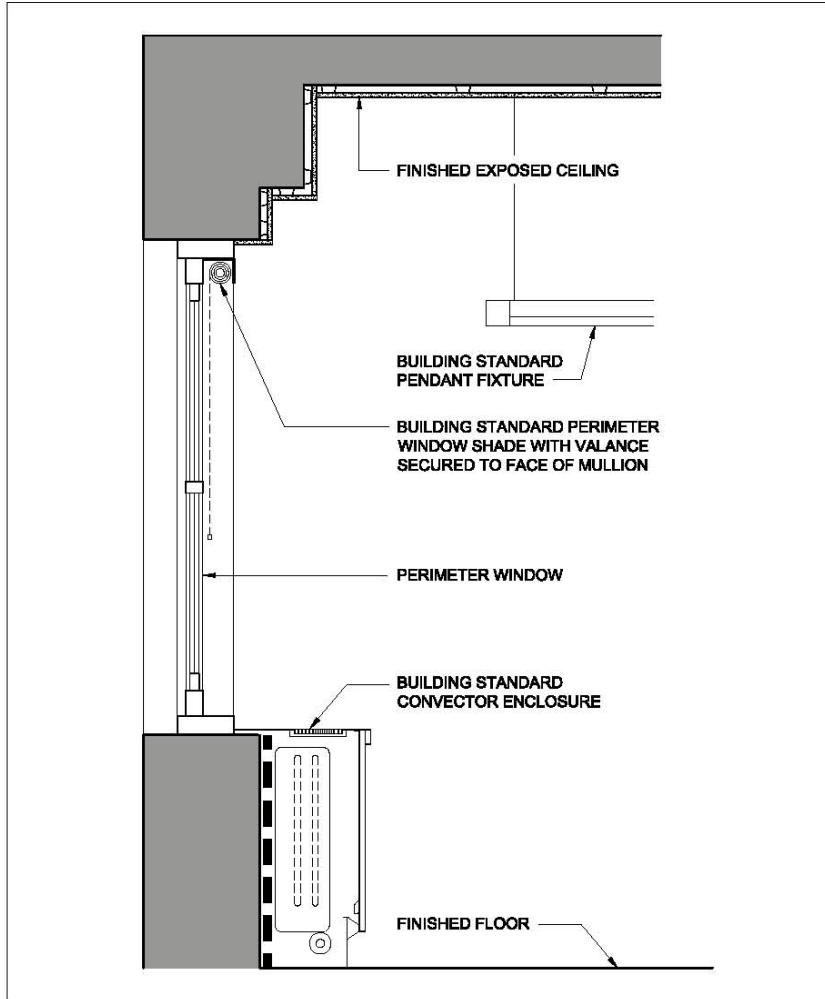|	
	Website Link: **Lutron Daylight Sensor** **Occupancy Sensors** **Manufacturer: Lutron Electronics Inc.** **Switch (OS) Wall Mtd. Occupancy (MR-OPS6AM-WH) or (MS-OPS6AM-WH)** **Wireless ceiling occupancy sensor (LRF2-OCR2B-P-WH/LRF2-VCR2B-P-WH)** **Wireless Corner occupancy sensor (LRF2-OKLB-P-WH)** **Website Link: Lutron occupancy Sensors** **Lighting Control System (10,000 rsf or larger)** **Manufacturer: Lutron Electronics Inc.** **Energi Node with EcoSystem** **Website Link: Lutron Lighting Control System**

MECHANICAL SYSTEMS

SPRINKLER HEAD (BUILDING STANDARD)	Concealed Type, Reliable "G4FR" Upright Type, Reliable "G"
SPRINKLER PIPING	Mains and branches: Schedule 40 black steel with 125 PSI screwed fittings.
PLUMBING PIPING	Sanitary, Waste and Vent: No hub service weight cast iron, neoprene gaskets, and stainless steel clamps. Domestic Hot and Cold Water: Type "L" copper, sweat joints, lead free solder insulate with ½" fiberglass with factory jacket. Install low-flow fixtures within tenant suites and pantries. Less than: 0.5 GPF – Urinal 1.28 – Water Closet 0.5 GPM – Lav Install Semi-Instantaneous electric hot water heaters, Ariston model GL

HVAC	Perimeter: Steam radiation controlled through VAV zone. Interior: Pressure independent VAV boxes, Anemostat single inlet or approved equal. VAV: Pressure independent single duct Anemostat variable air volume boxes with Automated Logic controllers mounted in the factory by the box manufacturer. Controls: DDC, box mounted by manufacturer. Filters: MERV 8 during construction. MERV 13 during occupancy. New building standard for complete tenant fit up: • Ceiling air diffusers to be Anemostat model Paragon 2'x2', baked white enamel finish. • Ceiling return grilles to be Anemostat model Paragon 2'x2' 15" Neck, baked white enamel finish. • Side wall diffusers to be Anemostat model S2H 1'x2' 20GA steel diffuser, baked white enamel finish. • Side wall return grilles to be Anemostat model S3H 1'x2' 20GA steel grille with 45 degree deflection, baked white enamel finish. Supplemental A/C: All by Tenant – Air Cooled DX. Refrigerant to be CFC free.

ELECTRICAL SYSTEMS

ELECTRICAL	Electrical Power: 120/208V power is delivered to each floor via conduit and wire risers up to floor 18. Above floor 18, tenant electrical loads are served from the buiklding's bus duct riser. Electricity is then distributed to the tenant space via fused switch and circuit breaker panels. Emergency Lighting: Battery backup required for emergency. Exit Lights: L.E.D. Type (Required under ASHRAE 90.1-2004)
TENANT METERING	Tenant power to be sub-metered.
FIRE ALARM	Notifier
SECURITY	Siedel Intercom System Website Link : Siedle Vario System

FINISHED EXPOSED CEILING

BUILDING STANDARD
PENDANT FIXTURE

BUILDING STANDARD PERIMETER
WINDOW SHADE WITH VALANCE
SECURED TO FACE OF MULLION

PERIMETER WINDOW

BUILDING STANDARD
CONVECTOR ENCLOSURE

FINISHED FLOOR

STANDARD WINDOW DETAIL AT PERIMETER OFFICE
-EXPOSED CEILING-

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1400 Broadway Associates, LLC
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WINDOW POCKET DETAIL(SUSPENDED CEILING)

ACOUSTICAL
CEILING TILES

BUILDING STANDARD PENDANT
FIXTURE (WHERE APPLICABLE)

BUILDING STANDARD PERIMETER
WINDOW SHADE WITH VALANCE
SECURED TO FACE OF MULLION

PERIMETER WINDOW

BUILDING STANDARD
CONVECTOR ENCLOSURE

MINIMUM CEILING HEIGHT AT WINDOW HEADER

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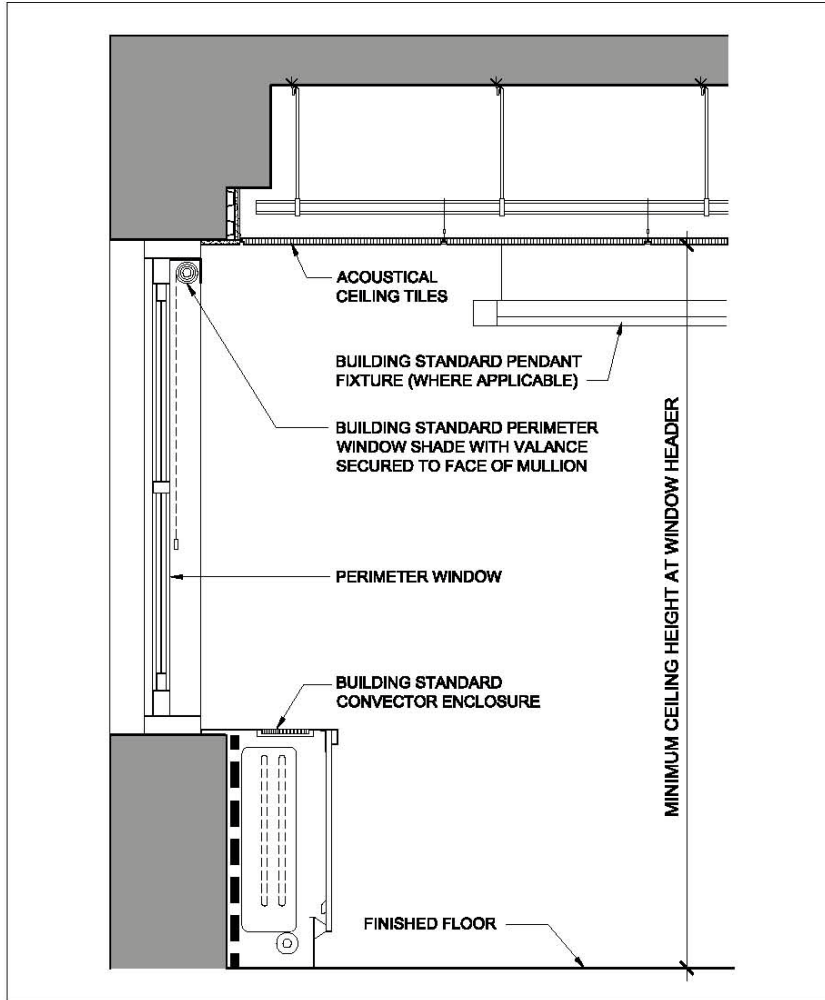
**STANDARD WINDOW DETAIL AT PERIMETER OFFICE/CONFERENCE
-SUSPENDED CEILING-**

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