EMPIRE STATE

REALTY TRUST

DESIGN GUIDELINES
(Building Standards Specifications)

250 WEST 57TH STREET
New York, NY

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	**Double or Single Entry Doors:**
	Size: (1) 3'0"+ (1) 2'-6" x 7'0" x 1-3/4" and
	         or
	         (1) 3'-0" x 7'-0" x 1-3/4"
	Type: Rated Hollow Metal Door
	Color: Clay Beige, Benjamin Moore-Paint on corridor side
	Astragal: Zero International #40 Interior Magnet (Double Door)
	Mail Slot: House of Antique Hardware
	Closer: Norton 800 Series
	Silencers: Ives Item: SR64
	Top & Bottom Flush bolts: Ives FB458 w/DP (Double Door)
	Floor Stop: Ives FS438
	Hinges: Hagar AB700 Series 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.

HARDWARE (ENTRY DOORS)	**Entry Mortise Lockset** Manufacturer: Schlage L series Item: L9453 Lever: Athens Small format core pin requirement as per building management Finish: Satin Bronze Website : Schlage L Series **NOTE: All entry door hardware finishes to be US10, (612), Satin Bronze** 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 ND50PD **Passage set:** Manufacturer: Schlage Item: Athens ND10S **Storage Set:** Manufacturer: Schlage Item: Athens ND80PD **Mechanical Room Set:** Lockset: Schlage Item: Athens, Storeroom lockset ND80PD Website : Schlage ND Series Floor Stops: Ives Item:FS13 Hinges: Hager Item:AB700 4-1/2"x4-1/2" Silencers: Ives Item:SR64 **NOTE: All hardware finishes to be US26D US4 (606) Satin Brass or US26D (626) Satin Chrome**

250 West 57th Street
New York, NY 10107

Page | 3

DOORS & FRAMES	**Pre-manufactured Metal and Glass Office Front System**
	
	Conference Room/ Private Office Doors:
	Size: 3'0" x 7'10"
	Glass: ½" Glass Door
	
	Hardware Included with demountable office front system.
	
	Non-Conference room/ Non-Private Office Doors:
	Size: 3'0" x 7'10" x 1-3/4"
	Type: Field Painted Hollow Metal Doors
	Hardware same as Scheme "A"
	
	HM Frames: (for mechanical room doors)
	Size: 3'0" x 7'10" x 2" Face
	Type: Hollow metal, rated, welded 3-knuckle butt hinges
	
	Hinges: Hager Item:AB700 4-1/2"x4-1/2" (3 per door)
	Closer: Norton 8000 Series
	Weatherstrip: Zero Item: 770AA (1) 36" (2) 84"
	Auto Door Bottom: Zero Item: 369A 36
	Threshold: Item: National Guard #513BR
	
	HM Frames: Storage and Closet Doors:
	Size: 3'0 x 7'10" x 1 ¾"
	Type: Hollow metal, 3 knuckle butt hinges
	Hinge: Hager AB700 4 ½ x 4 ½
	
	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

PAINT	**Primer**: Benjamin Moore – Eco Spec Waterborne Interior Latex Primer sealer 372 on all surfaces. Website : Benjamin Moore EcoSpec Primer **General Paint**: Benjamin Moore – Eco Spec Waterborne Interior Latex Paint Color: Navajo White Finish: Flat (374) for drywall Website : Benjamin Moore EcoSpec Flat **Ceiling Paint:** Benjamin Moore – Eco Spec Waterborne Interior Latex Paint Color: Ceiling White Finish: Alkyd Flat (373) Website : Benjamin Moore EcoSpec Flat **Convector HM Frame Paint**: Benjamin Moore – Eco Spec Waterborne Interior Latex Paint Color: Navajo White Finish: Semi-gloss (376) Website : Benjamin Moore EcoSpec Semi Gloss **Primer plus two (2) coats paint on all surfaces.**
MECHANICAL ROOM FLOOR	Supe Spec. HP. Waterborne Polyamide Epoxy High Gloss Enamel P42 Manufacturer: Benjamin Moore Color: Clear Website : Benjamin Moore EcoSpec Semi Gloss Applied per manufacturer instruction.

CARPET	**Field/ Reception:** Manufacturer: Bigelow Style: McCormick II Color: Wells 7848 Website : Bigelow **Offices and Conference Rooms:** Manufacturer: Monterey Style: VIP Color: Stetson 05225 Website : Monterey Carpet Multi-purpose adhesive with CRI-green label plus Adhesives to be low VOC systems with no styrene butadiene, methylene chloride or chlorinated hydrocarbons.
WALL BASE	Manufacturer: Johnsonite Style: Wallbase Reveal (MW-45-F) Color: 45 Sanalwood 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: Johnsonsite Style: Rubber Color: To Match Flooring 10% Recycled Content Floor Score Certified Website: Roppe **Adhesives:** Low VOC systems with no styrene butadiene, methylene chloride or chlorinated hydrocarbons.

APPLIANCES	**Refrigerator** Manufacturer: GE Profile Item: PDCS1NCZLSS Finish: Stainless Steel Website: GE Profile **Microwave** Manufacturer: GE Monogram Item: ZEM200SF Finish: Stainless Steel Website: Microwave **Dishwasher** Manufacturer: Fisher & Paykel Item: DD24SCHTX7 Finish: Stainless Steel Panel Website: Dishwasher
PANTRY FIXTURES	**Sink** Manufacturer: Elkay Item: ELUHAD-2115 Finish: Stainless Steel Website: Elkay Sink **Faucet** Manufacturer: General Electric Item: GTH21SCX Finish: Stainless Steel Website: Moen Faucet
SOLID SURFACE COUNTERTOPS BACKSPLASH	**Solid Surface Countertop** Manufacturer: Hanstone Color: Bianco Canvas Thickness: 1-1/4" Website: Hanstone **Pantry Backsplash** Manufacturer: Walker Zanger Style: Roku Color: White Size: 1x6 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 - ColorCore 2 Item: Laminate Color: New White Finish: Glossy 20% Recycled Content Website: Formica ColorCore 2 **Base Cabinets:** Manufacturer: Wilsonart Item: Laminate Color: Pearl Mist Premium 20% Recycled Content Website: WilsonArt Adhesives to be low VOC systems with no styrene butadiene, methylene chloride or chlorinated hydrocarbons.

MILLWORK VENEER	Birch Veneer on coat closet shelf.
	
	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

250 West 57th Street
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New York, NY 10107

MILLWORK	Full height metal and glass Office fronts or Full height wood and glass Office fronts. 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

CEILINGS	**Acoustic Ceiling Tile:**
	Grid: Armstrong, Silhouette 9/16" bolt slot w/ 1/8" reveal
	Tile: Armstrong, Ultima Tegular Series #1912HRC (High Recycled Content)
	Size: 24" x 24" x 3/4"
	Color: White
	Height: 8'-0" AFF/maximum ceiling height at perimeter
	Website Link: Armstrong Ceiling Grid Website Link: 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	**Pantry /Open Area & Copy Room** Exposed concrete floor -shot blast floor slabs -patch holes with ardex feather finish plaster -diamond grind filled in holes edges & corners -apply (2) coats clear epoxy Manufacturer: Benjamin Moore Color : Clear high gloss Enamel p42 Website : Benjamin Moore Enamel Finish **Offices/Conference rooms:** Same as Scheme "A" *Multi-purpose adhesive with CRI-Green label plus Adhesives to be low VOC systems with no styrene butadiene, methylene chloride or chlorinated hydrocarbons.
CLOSETS	Landlord to supply chrome rod and birch wood shelf for approximately 5 linear feet of closet space.
WINDOW TREATMENTS	Manufacturer: Phifer Shearweave, Style 2100 Color: White 1PO2 Style: 10% Openness Website Link: Phifer SheerWeave Style 2100 Note: with valance, manual crank and mounting hardware
EMERGENCY LIGHT FIXTURES	Manufacturer: AT Lite Type: LED Exit Light w/ Emergency battery pack Item: Marathon 8" Red letters with white trim Website Link: AT Lite Edgelit Exit Sign

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New York, NY 10107

LIFE SAFETY	Each floor is tied into the building Fire Alarm system. All equipment by Cross Fire.
LIGHT FIXTURES	Manufacturer: Axis Type: 2x2 recessed light fixture Item: DIA22 Lamping: (1) T5HO Ballast: Lutron Ecosystem "H" Series Website Link: [Axis Dia Fixture](#) Manufacturer: Axis Type: 2x4 recessed light fixture Item: DIA24 Lamping: (1) T5HO Ballast: Lutron Ecosystem "H" Series Website Link: [Axis Dia Fixture](#) Coordinate with Lutron Lighting controls
LIGHTING 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

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HVAC	Perimeter: Steam radiators. Existing manual valves to be replaced with automatic control valves to be tied to the VAV box where AC units over 5 Tons are installed. If units are constant volume, automatic control valves to be tied to a local thermostat, one per exposure. Coordinate all tie-ins and requirements with Base Building during design phase Base Building Interior AC: Chilled water or air-cooled units with airside economizer. Units over 65,000 BTUH to be VAV. Interior distribution via pressure independent VAV boxes, Anemostat single inlet or approved equal. Tie-in to existing base building chilled water system to be coordinated with Base Building during design phase. VAV: Pressure independent single duct Anemostat variable air volume boxes with DDC controllers mounted in the factory by the box manufacturer. Controls: No central BMS. DDC for VAV, 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 S2H1'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.

PLUMBING

PLUMBING PIPING	Tenant connections to the plumbing system are accomplished at central riser located adjacent to the toilet area. Tenants to install new isolation valves when connecting to CW & HW risers. Sanitary, Waste and Vent: No hub service weight cast iron, with heavy duty neoprene gasketed couplings with stainless corrugated jackets and a minimum of four stainless steel clamps per coupling. Domestic Hot and Cold Water: Type "L" copper, sweat joints, lead free solder insulate with ½" fiberglass with factory jacket. Storm: Schedule 40 galvanized steel pipe with threaded galvanized DWV fittings. Install low-flow fixtures within tenant suites and pantries. Less than or equal to: 0.5 GPF – Urinal 1.28 – Water Closet 0.5 GPM – Lav Install Semi-Instantaneous electric hot water heaters, Eemax Model #EMT-6 - OR - Install mini tank electric hot water heaters, WaiWela WM-2.5 WM 4.0 or equivalent

ELECTRICAL SYSTEMS

POWER	Electrical Power: An Electric closet; all power is fed from 120/208V panels in "Core" electrical closet.
TENANT METERING	Tenant power to be sub-metered. Tenant panels to be located within tenant demised premises, unless prior pre-approved by building management.
FIRE ALARM	CrossFire
EMERGENCY LIGHTING	Battery backup required for emergency. Exit Lights: L.E.D. Type (Required under ASHRAE 90.1-2004

SECURITY

SECURITY	Siedel Intercom System (3 X 1 module) Website Link : Siedle Vario System

SPRINKLER

SPRINKLER HEAD	▪ Concealed Pendent Sprinkler Type, Reliable "G4A" ▪ Exposed Upright/Pendent Sprinklers Type Reliable Model F1FR ▪ Sidewall Sprinkler Type Reliable Model SW56 Recessed F2 Escutcheon ▪ Extended Coverage Sidewall Sprinkler Type Reliable Model F1FR Extended Coverage EC-9
SPRINKLER PIPING	Mains and branches: Schedule 40 black steel with 125 PSI screwed fittings.

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
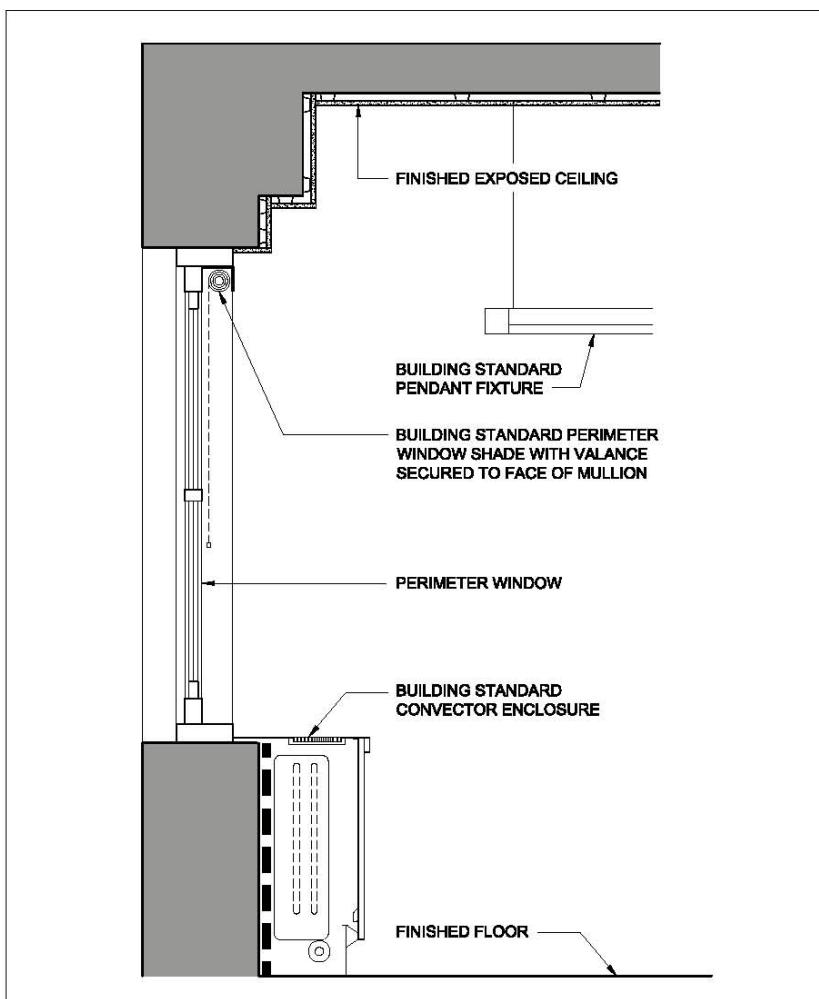
STANDARD WINDOW DETAIL AT PERIMETER OFFICE
-EXPOSED CEILING-

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ACOUSTICAL
CEILING TILES

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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WINDOW POCKET DETAIL (SUSPENDED CEILING BELOW WINDOW)
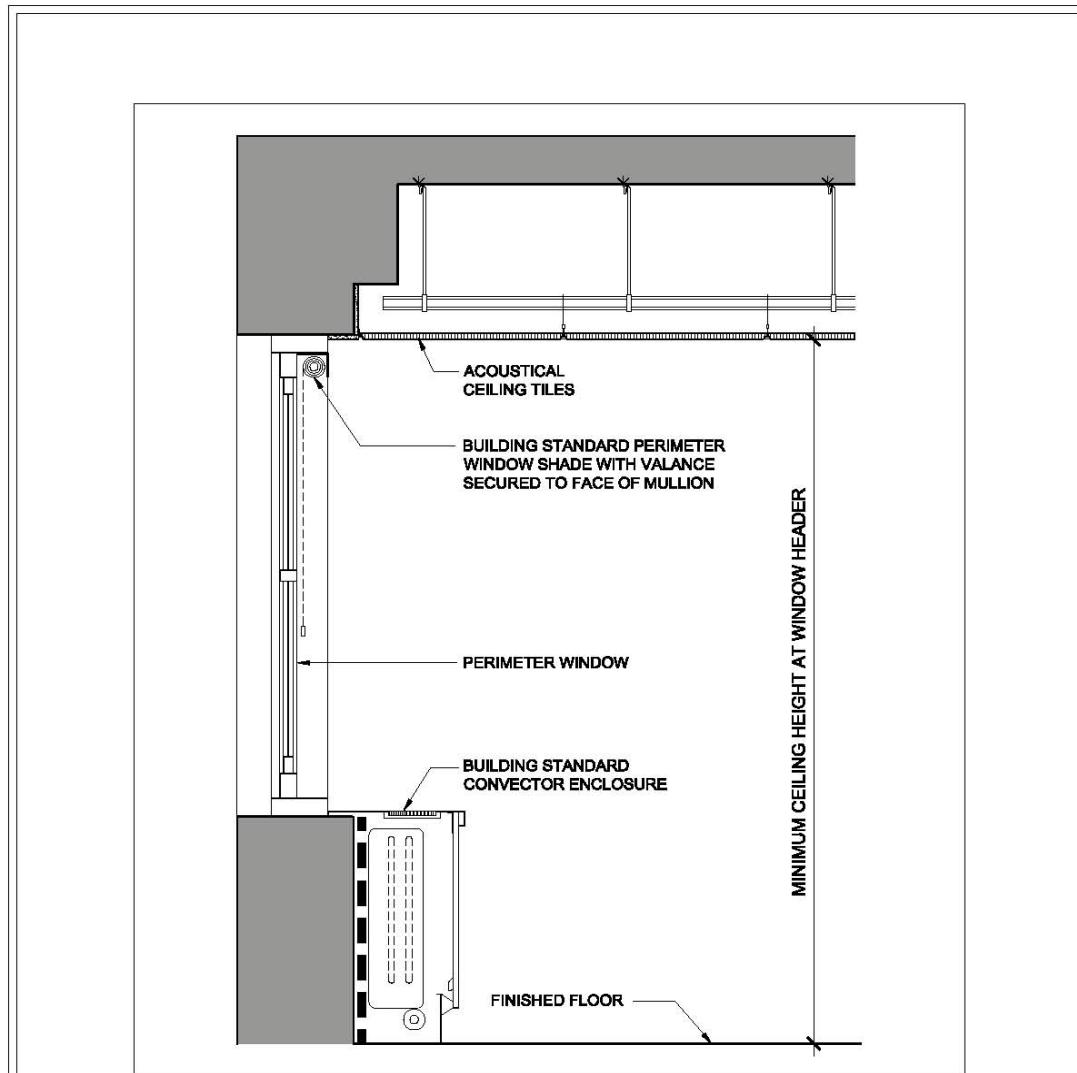
2'-0"
(HOLD)

PAINTED METAL
FASCIA

FINISHED CEILING

BUILDING STANDARD PENDANT
FIXTURE (WHERE APPLICABLE)

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

PERIMETER WINDOW

BUILDING STANDARD
CONVECTOR ENCLOSURE

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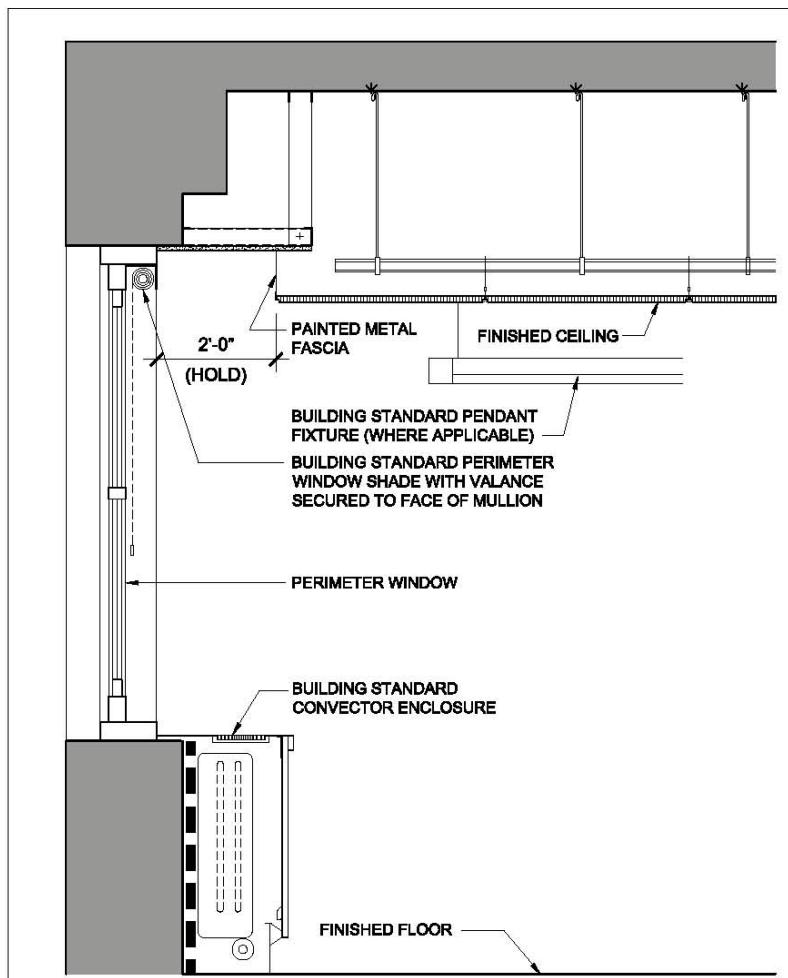
STANDARD WINDOW POCKET AT PERIMETER OFFICE/CONFERENCE
-SUSPENDED CEILING-

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