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# GRAND CENTRAL TERMINAL ARCHITECTURAL DESIGN GUIDELINES

## RETAIL STORES

(INCLUDES: BALCONY RESTAURANTS & TAKE-OUT FOOD STORE AREAS)

07/20/10

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# Grand Central Terminal Retail Development: TABLE OF CONTENTS

## TABLE OF CONTENTS

### I. Introduction

|                      |    |
|----------------------|----|
| Preface              | 5  |
| Landlord Contacts    | 6  |
| Vicinity Plan        | 7  |
| Balcony Plan         | 8  |
| Main Concourse Plan  | 9  |
| Lower Concourse Plan | 10 |
| Building Sections    | 11 |
| Definitions          | 12 |

### II. Technical Information for All Tenants

|   |    |
|---|----|
| Tenant Submission Requirements & Procedures | 14 |
| Construction Procedures                     | 21 |
| Sustainable Design Criteria                 | 24 |

### III. General Criteria

|   |    |
|---|----|
| Common Area Materials   | 31 |
| Tenant Construction Finishes  | 32 |
| General Design Criteria:<br>Historic Building Elements, Demising Walls<br>and Partitions, Mezzanine, Floors | 33 |
| General Design Criteria:<br>Ceilings, Closure and Security  | 34 |
| General Design Criteria:<br>Display Zone, Merchandise Zone, Work Zone,<br>Storefronts, Demising Columns     | 35 |
| General Design Criteria:<br>Visual Merchandising  | 37 |
| General Signage Criteria  | 39 |
| General Lighting Criteria   | 44 |

# Grand Central Terminal Retail Development: TABLE OF CONTENTS

## IV. Specific Criteria

|  |    |
|--|----|
| A. Premises Location Plan  | 47 |
| Premises Plans, Plans A - I  | 48 |
| B. Design Information for Specific Tenants   | 57 |
| <i>42nd Street Passage, Shuttle Passage, Lexington Passage, Roosevelt Passage and Transitions:</i> |    |
| Type 1   | 58 |
| Type 2   | 60 |
| Type 3 & 3A  | 62 |
| Type 4   | 64 |
| Type 5   | 66 |
| Type 5A, 5B, 5C & 5D   | 68 |
| Type 6, 6A   | 70 |
| Type 6B  | 72 |
| Type 7   | 74 |
| Type 8A  | 76 |
| Type 10  | 78 |
| <i>Main Concourse:</i>   |    |
| Type 11 & 11A  | 80 |
| Type 12  | 82 |
| Type 12A   | 84 |
| Type 14  | 86 |
| Type 15  | 88 |

|                          |    |
|--------------------------|----|
| <i>Graybar Building:</i> |    |
| Type 16                  | 90 |
| Type 16A                 | 90 |
| Type 17                  | 90 |
| Type 17A                 | 90 |
| Type 18                  | 90 |
| Type 18A                 | 90 |

|                            |    |
|----------------------------|----|
| <i>42nd Street Retail:</i> |    |
| Type 19                    | 92 |
| Type 20                    | 94 |

|                       |    |
|-----------------------|----|
| <i>Biltmore Room:</i> |    |
| Type 21               | 96 |
| Type 22               | 98 |

|                               |     |
|-------------------------------|-----|
| C. Typical Storefront Details | 100 |
| D. Balcony Restaurants        | 107 |
| F. Take Out Food Stores       | 109 |

**Grand Central Terminal Retail Development: I. INTRODUCTION**

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## PREFACE

The Tenant Package is comprised of:

- Grand Central Terminal Architectural Design Criteria (this document)
- MEP Design Criteria
- Landlord/Tenant Work Schedules as outlined in Lease Documents
- Lease Outline Drawings

Each Tenant and its Architect must be familiar with the intent, scope, and requirements of these documents.

The Architectural Design Criteria are intended to encourage design of the Tenant space which is both individualized and sensitive to Grand Central Terminal. The Architectural Design Criteria is an extension of and supplement to the lease, and is a legally binding document. Tenants should familiarize themselves with the Criteria before the Design Conference, at which time the Tenant’s questions will be discussed.

The Architectural Design Criteria is organized as indicated in the Table of Contents. General Criteria, which pertain to all tenant improvements, are in the beginning of this document. Criteria pertaining only to specific storefront types are located in later pages entitled Specific Criteria.

The renderings, drawings, and floor plans contained in this Architectural Design Criteria approximate the plans and are not intended for actual construction. They are included here for illustrative purposes as an aid to Tenant compliance with the Architectural Design Criteria. The actual configuration and design of spaces within Grand Central Terminal as constructed, however, may vary in certain aspects from such renderings, drawings, and floor plans. In case of deviations between the Design Criteria drawings and the Landlord’s Lease Outline Drawings, the latter will control. However, the Landlord does not guarantee the accuracy of the Lease Outline Drawings and all Tenants are required to field verify all as-built conditions.

All Tenants are responsible for ensuring that their designs comply with NY State Building Code 2007 and Federal ADA regulations

## SUSTAINABLE DESIGN

All tenant build-outs will contribute to Grand Central Terminal’s overall direction towards sustainable design practices. Retail areas are to be compliant with the United States Green Building Council’s (USGBC) sustainable design requirements. Standards are to be followed as per the 2009 LEED-ID&C for Retail rating system.

For all Sustainable Design Criteria details and requirements, refer to Section IV. Technical Information for All Tenants.

# Grand Central Terminal Retail Development: LANDLORD CONTACTS

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## TENANT COORDINATION STAFF

The Landlord’s Tenant Coordination and Design Review staff (“Tenant Coordinator”) will provide liaison between the Landlord, Landlord’s Architect, Leasing Agent, Tenant, Tenant’s Architect/Designer, Tenant’s Contractor, Landlord’s Contractor, and Metro North Railroad’s Code Compliance Office.

Contact: Tenant Coordinator

### Tenant Coordinator Office

Jones Lang LaSalle Americas, Inc.  
attn: Tenant Coordinator  
Grand Central Terminal  
25 Vanderbilt Avenue Hall 3A  
New York, New York 10017  
tel: (212) 340-3403  
fax: (212) 340-4895

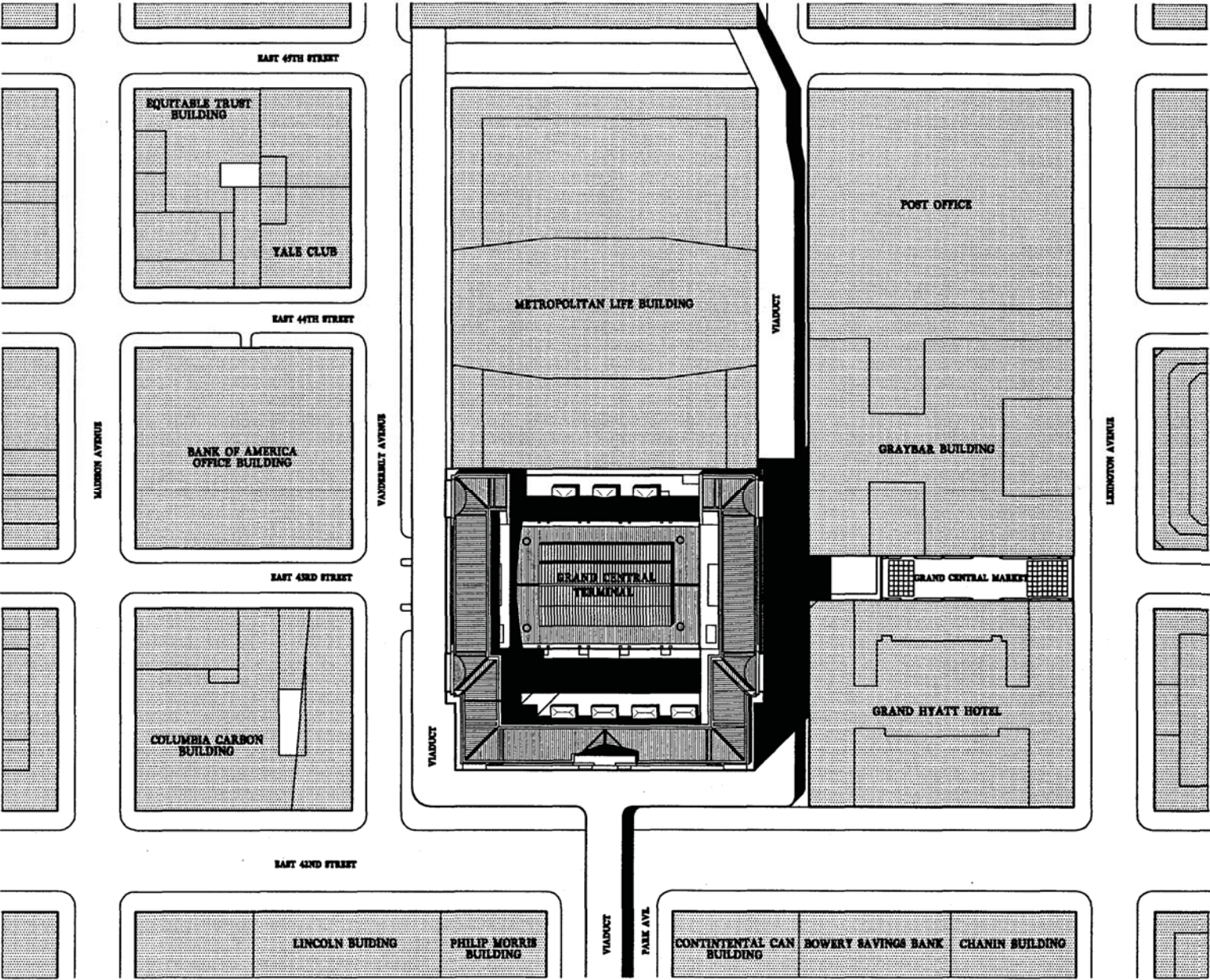
## CODE ENFORCEMENT AGENCY

Metro-North Railroad is the authority having jurisdiction for code enforcement issues. The Tenant Coordinator will assist in coordinating the code enforcement process. The Tenant, the Tenant’s Architect and Tenant’s Engineer will not have direct contact with the Metro-North personnel administering the code enforcement process. Submission of drawings and required forms will be made to the Tenant Coordinator. The Tenant Coordinator will submit the information to Metro-North. Responses such as the Building Permits, the Punchlists, and all items related to Temporary Certificate of Occupancy and Certificate of Occupancy will be supplied by Metro-North to the Tenant Coordinator who will provide these documents to the Tenant.

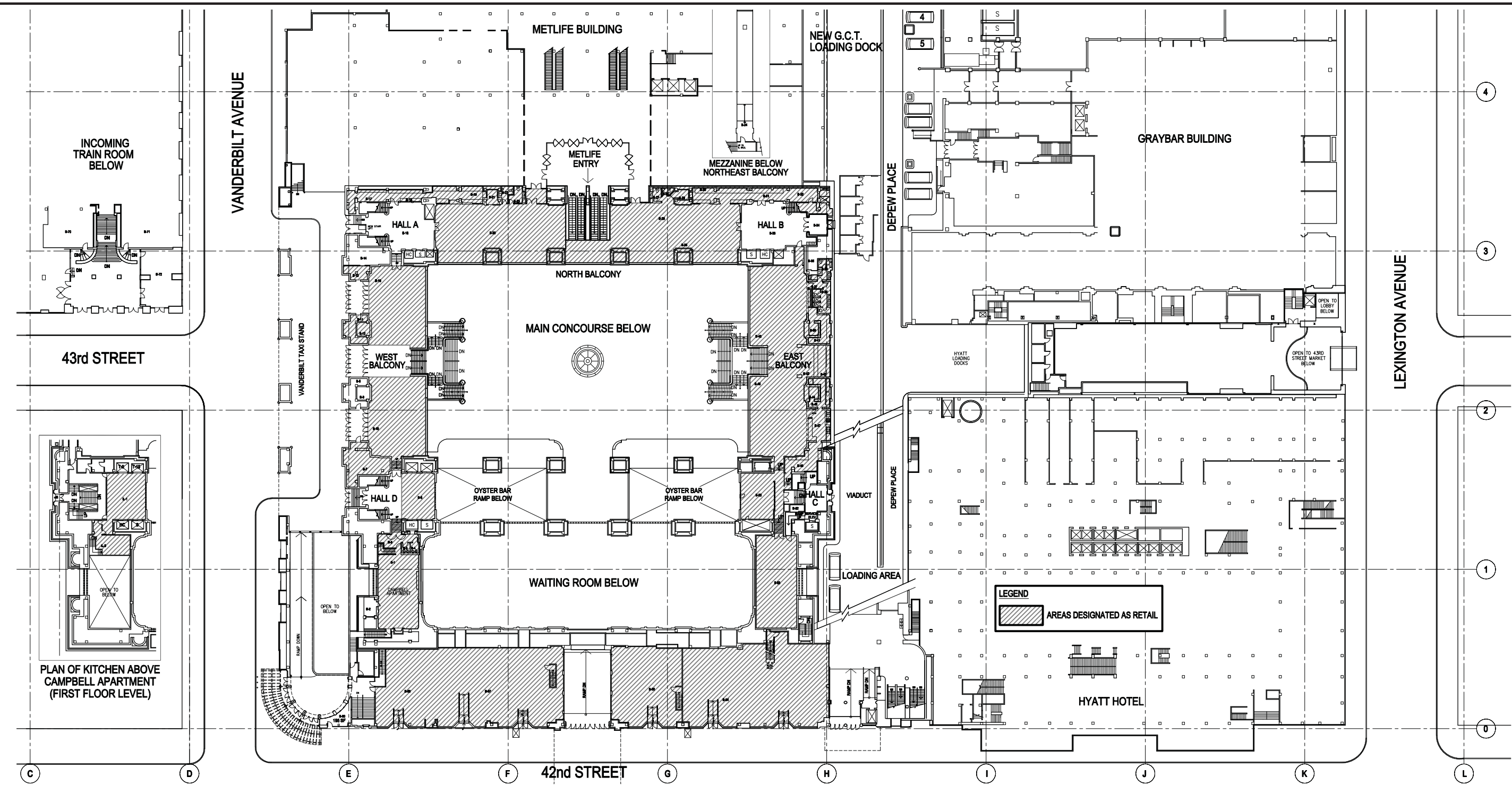
## HEALTH DEPARTMENT

The City of New York Department of Health has jurisdiction over prepared food uses in the Terminal. Application should be made directly to that agency.

Grand Central Terminal Retail Development: VICINITY PLAN

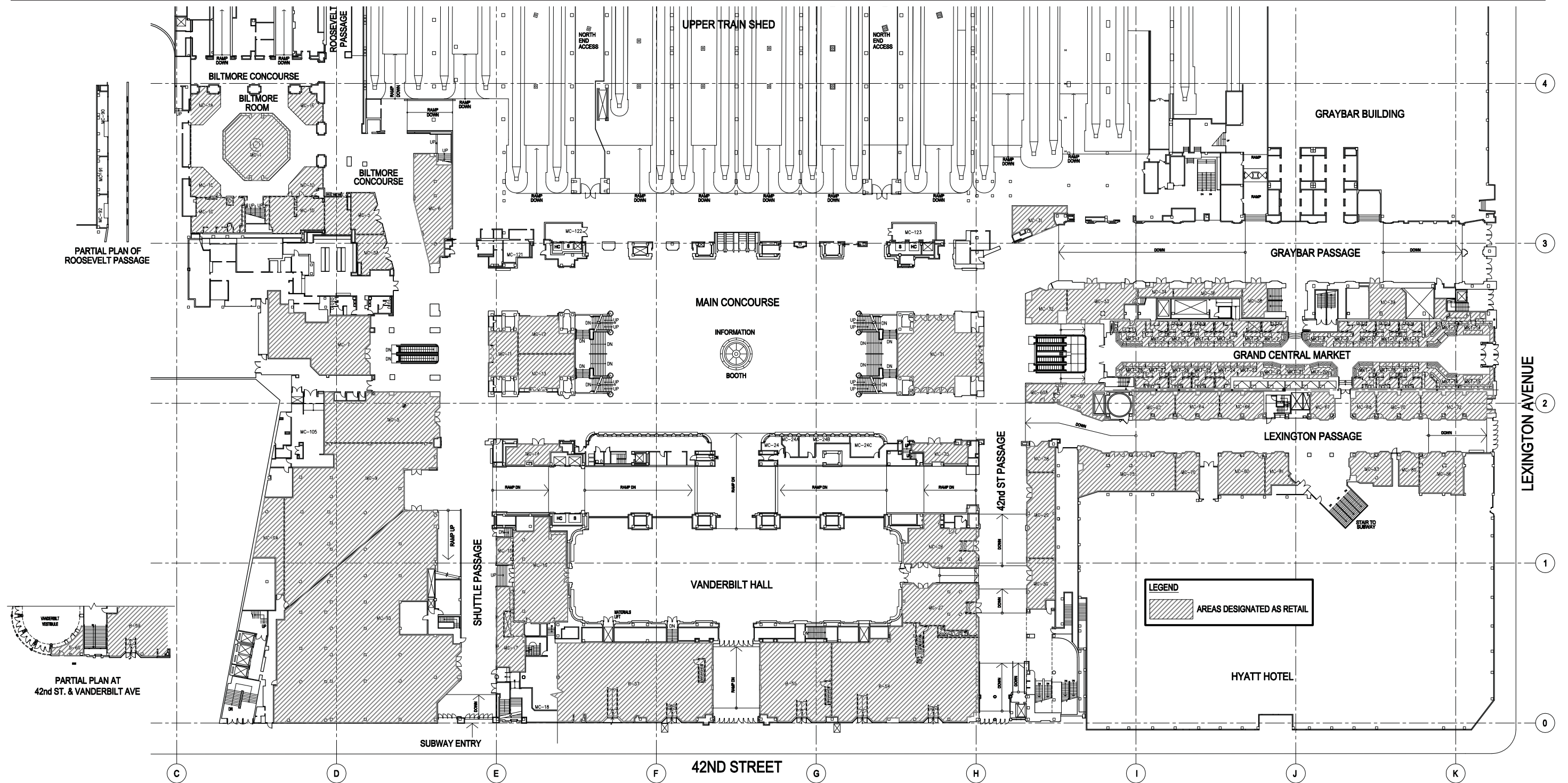


Grand Central Terminal Retail Development: BALCONY PLAN

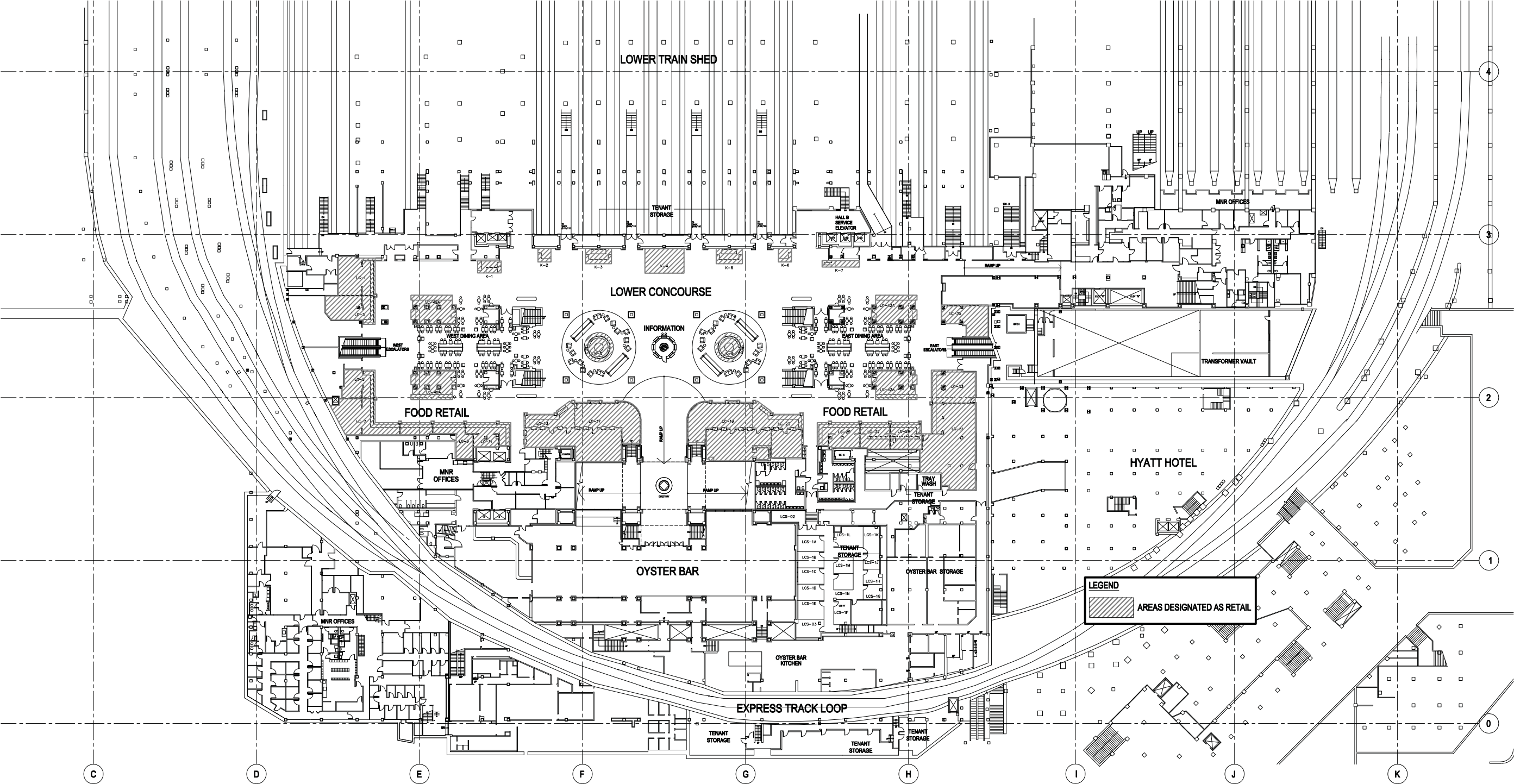


BALCONY PLAN  
SCALE: 1/64" = 1'-0"  
ISSUED: 07/20/10

# Grand Central Terminal Retail Development: MAIN CONCOURSE PLAN



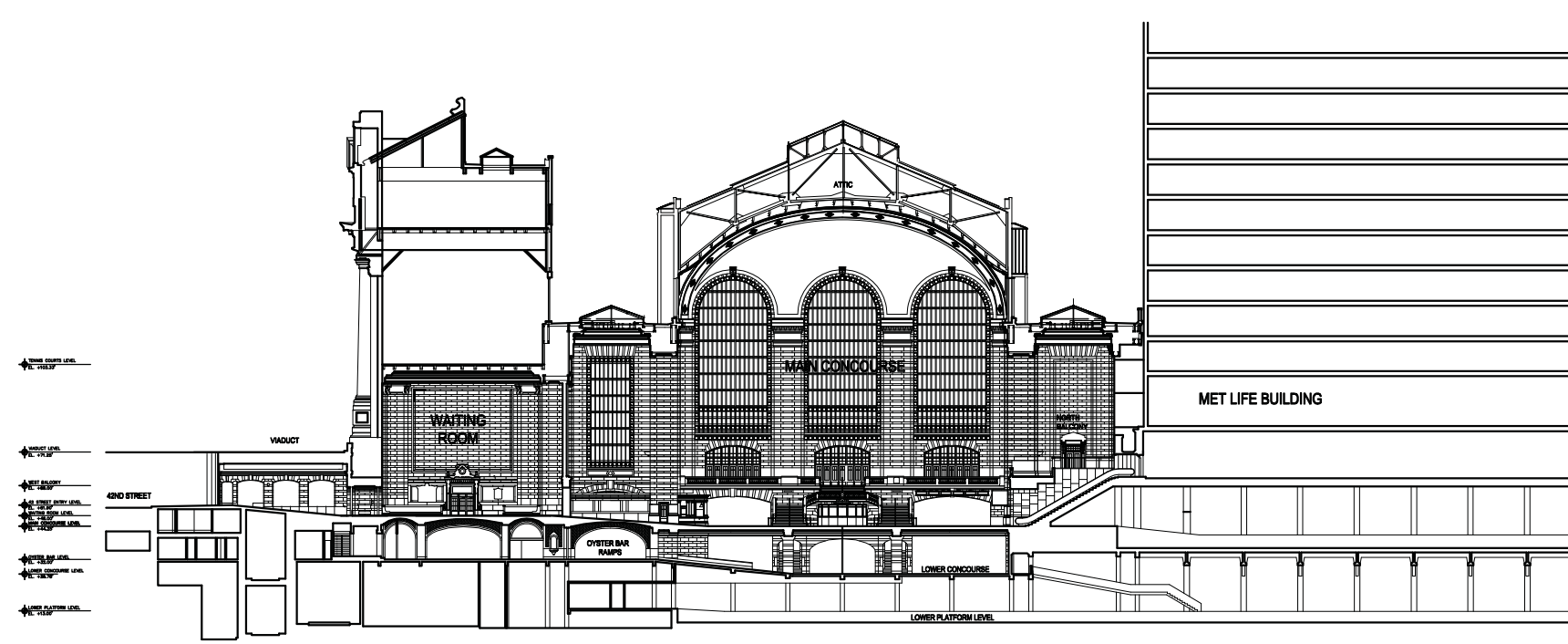
Grand Central Terminal Retail Development: LOWER CONCOURSE PLAN



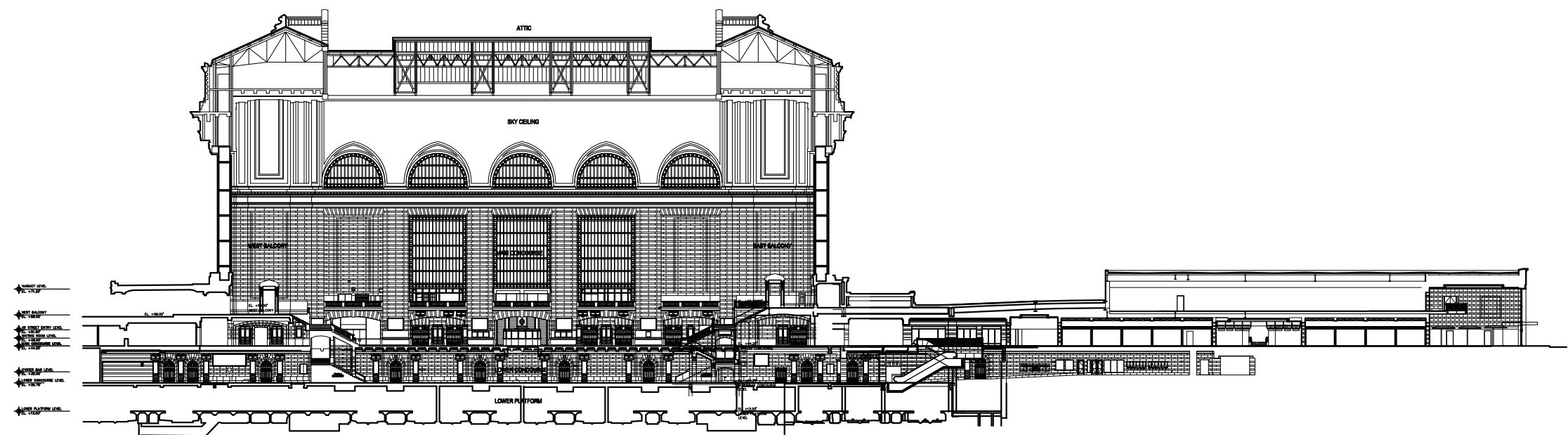
LOWER CONCOURSE PLAN  
SCALE: 1/64" = 1'-0"

ISSUED: 07/20/10

# Grand Central Terminal Retail Development: BUILDING SECTIONS



NORTH - SOUTH SECTION  
SCALE: 1/64" = 1'-0"



EAST - WEST SECTION  
SCALE: 1/64" = 1'-0"

# Grand Central Terminal Retail Development: DEFINITIONS

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## DEFINITIONS

**Common Area** - Those areas built and/or maintained by the Landlord, i.e., concourses, etc.

**Common Area Materials** - The selected materials and finishes maintained by the Landlord used consistently throughout the Common Areas of Grand Central Terminal.

**Demising Column** (Neutral Column) - The finished surface, pier or object on the lease line separating Tenant Premises; provided by Landlord.

**Demising Wall** - Wall surrounding individual Tenant spaces.

**Design Criteria** - The “tool” used by the Landlord and Tenant to allow compatibility between the Landlord’s Common Area successfully and creatively with the Tenant spaces. It is a document which clearly defines the Tenant’s design responsibilities through the use of drawings, sketches, pictures and text.

**Main Concourse Hall** - That area defined which requires Tenants to maintain higher standard of Architectural treatment and finish as shown in the General and Specific Design Criteria.

**Storefronts** - The architectural facade at the perimeter of any Tenant’s Demised Premises adjacent to public circulation areas.

**Lease Line** - The line established by the Landlord to define the Tenant’s leasable area.

**Premises** - The area within the leaselines for the specific use of the Tenant.

**Market Vendor** - Those Tenants selling fresh food or prepared food intended to be taken away from the Premises. Vendors are limited to those selling a fresh food product which can properly and fully be displayed in fixtures provided by the Tenant within the guidelines.

**Cafe Tenant** - Those tenants who sell prepared food with minimal sit-down eating on the Premises.

**Retail Tenant** - Those Tenants selling dry goods; i.e., clothing, shoes, gifts, etc.

**Restaurant Tenant** - Those Tenants who sell prepared food in a full service environment

**Take-Out Tenant** - Those Main Concourse Passage Tenants who sell take-out prepared foods or goods for taking out of the building.

**Fast Food Tenant** - Those Lower Concourse Tenants who sell prepared food over the counter for customers to take out or eat in the public seating areas.

**Display Zone** - That part of the Tenant’s Premises shown graphically or by a designated dimension in the guidelines. Must conform to all Specific Area Criteria guidelines.

**Work Zone** - That rear area shown at Tenant space which is not visible to the public and which must conform to all guidelines shown.

**Merchandise Zone** - That retail area which is visible to the public; includes the Display Zone which must conform to all guidelines shown.

**Grand Central Terminal Retail Development: II. TECHNICAL INFORMATION FOR ALL TENANTS**

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# Grand Central Terminal Retail Development: TENANT SUBMISSION REQUIREMENTS AND PROCEDURES

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## TENANT SUBMISSION REQUIREMENTS AND PROCEDURES

Tenant improvements are subject to Landlord’s approval and shall conform to all Design Criteria. Tenant must use an Architect and/or Engineer registered in the State of New York for preparation of all submittals. Submittals must bear the Architect’s and/or Engineer’s title block with name and address. Submittals must be signed and sealed by the Architect and/or Engineer, depending on the scope of renovation. Plans prepared by anyone other than a New York State registered Architect and/or a New York State registered Engineer will be rejected. Tenant must notify Tenant Coordinator of the name, address and phone number of the Architect and/or Engineer.

All Tenant submittals as outlined in this section must be submitted to the Landlord as a complete package. Partial submittals will not be accepted and will be rejected without review.

Each Tenant is responsible for plan compliance with all governmental codes and regulations. Metro North Railroad is the authority having jurisdiction on code compliance. The Tenant Coordinator will provide application forms. Drawings and applications submitted to the Tenant Coordinator will be sent to Metro-North Railroad for code compliance review. Building Permits and Certificate of Occupancies will be issued to the Tenant from Metro-North Railroad through the Landlord’s Tenant Coordination office. The City of New York Department of Health has jurisdiction over food uses in the Terminal. The State Department of Agriculture and Markets, and for certain uses the City of New York Department of Health, has jurisdiction over food uses in Grand Central Market. An application for approval must be made directly to the agency. The Tenant Coordinator will assist with which agency has jurisdiction.

The Landlord is not responsible for any delay or costs that result from Tenant’s failure to submit complete information, failure to follow the criteria and procedures and/or failure to submit information to the appropriate government agencies for review. All plans, submissions and inquiries should be directed to the attention of:

Jones Lang LaSalle Americas, Inc.  
attn: Tenant Coordinator  
Grand Central Terminal  
25 Vanderbilt Avenue Hall 3A  
New York, New York 10017  
tel: (212) 340-3403  
fax: (212) 340-4895

### Design Package

The Landlord shall furnish the Tenant and/or its Architect with a design package consisting of the following:

1. Lease Outline Drawings
2. Tenant Design Criteria
3. As-Built Drawings from Prior Tenant (if available)
4. Metro-North Permit Application Forms
5. Grand Central Terminal Construction Rules & Regulations
6. Landlord/Tenant Work Schedules as outlined in Lease Documents

### Design Conference

An on-site design conference must be held between Tenant’s Architect and the Tenant Coordinator to review Design Criteria, procedures and schedules prior to starting design. This conference must be scheduled through the Tenant Coordination office.

The purpose of the conference is to acquaint Landlord with Tenant’s intentions, to fully coordinate the Tenant design with the Design Criteria, and to agree on a design concept before drawings are begun.

# Grand Central Terminal Retail Development: TENANT SUBMISSION REQUIREMENTS AND PROCEDURES

## Physical On-Site Inspection

During all phases of plan development, and prior to commencing construction, Tenant or Tenant's Architect shall make physical on-site inspections of the premises to verify as-built conditions and locations, utility locations and physical dimensions of the space.

Landlord shall not be responsible for as-built conditions differing from Lease Outline Drawings, Tenant's construction documents or Design Criteria. Tenant's Architects and Engineers are required to schedule all site visits with the Tenant Coordination office.

Tenant agrees that Tenant's plans will be prepared in strict accordance with Landlord's construction requirements, relevant codes, and the applicable provisions of the Tenant Design Package.

## Pre-Construction Submittal

Upon signing of lease, retailer must submit a storefront or counter elevation showing proposed "Coming Soon" retail signage. This should be submitted within one (1) week of lease execution for Landlord review and approval. Submittal should include the following:

- ☐ **Storefront or Counter Elevation** (scale: 1/2" = 1'-0")
- ☐ Drawings should include noted material & **method of signage application**. Recommended material for retail storefronts: 3M Controltac Removable Graphic Film with Comply Adhesive 3545C. For technical information, go to <http://multimedia.3m.com/mws/mediawebserver?666666UuZjcFSLXTtMxTVox&EVuQEcuZqVs6EVs6E666666-->

## Submission I

Submission I shall be submitted within thirty (30) days after the execution of the Lease.

Landlord requires that Submission I include full sets of architectural and engineering drawings with as much detail as possible. Tenant shall submit to Landlord ten (10) sets of signed and sealed drawings showing the intended design, character and finishes of the Demised Premises. Submission I shall comply with the requirements and specifications of the Design Criteria contained herein.

Submission I shall include the following information at a minimum:

- ☐ **Finish Board** consisting of materials and color chips firmly applied to a 8-1/2" x 11" illustration board. All samples must be clearly labeled.
- ☐ **Floor plans** (scale: 1/4" = 1'-0") indicating interior design, finishes, display, and space planning concept, including fixture layout. Lease lines & demising lines must be indicated on the plan. LOD must be included on a sheet in the set of drawings.
- ☐ **Reflected ceiling plans** (scale: 1/4" = 1'-0"). Include lighting specifications/cut sheets for all proposed lighting.
- ☐ **Typical interior elevations and sections** (scale: 1/2" = 1'-0").
- ☐ **Storefront, counter and partition elevations and sections** (scale: 1/2" = 1'-0"), including graphics, display cases, signage, materials and color of finish.
- ☐ **Plan, section and elevation (including signage and graphics) of storefront and counter fixtures** (if applicable) (scale: 1/2" = 1'-0").
- ☐ **Detailed merchandising display plan & elevations** including equipment selections.
- ☐ **Schematic plumbing, HVAC, electrical and fire protection drawings** (Scale 1/4" = 1'-0").
- ☐ **Location and quantity of all items that require roof or floor penetration.**
- ☐ **Lighting plan** (scale 1/4" = 1'-0").
- ☐ **Signage drawings** indicating the following:
  - Sign size
  - Sign artwork (logo)
  - Materials & Colors
  - Elevation showing mounting height (scale: 1/2" = 1'-0")
  - Plan showing mounting location (scale: 1/2" = 1'-0")

Signage submittals are to be coordinated with the drawings of the Tenant's Architect. The scale of all signage drawings should be at 3" = 1'-0" unless otherwise noted.

# Grand Central Terminal Retail Development: TENANT SUBMISSION REQUIREMENTS AND PROCEDURES

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**Unless otherwise noted, all Submissions must be in 11" x 17" format.** Since floor plans, reflected ceiling plans, equipment plans, etc., are to be submitted at a scale of 1/4" = 1'-0", it is not acceptable to take a typical sheet size which includes door schedules, finish schedules, details, etc., in addition to plans, and reduce it down to 11' x 17". Whether hand drawn or computer generated, drawings must be formatted from the beginning to allow plans to be both at 1/4" = 1'-0" and on 11" x 17" sheet. It is not only acceptable, but desirable, to have schedules and details on 8-1/2" x 11" pages.

As soon as possible after receipt of Submission I, Landlord shall return comments to the Tenant. If Submission I, or any part thereof, is returned to Tenant without approval by Landlord, Tenant shall revise plans and submit Submission II within fourteen (14) days for further review and approval by Landlord.

## Submission II

Submission II consists of revised architectural and engineering plans addressing all comments raised during the Submission I Design Review. Tenant shall submit to Landlord ten (10) sets of signed and sealed drawings.

In addition to the drawings submitted to the Tenant Coordinator for Landlord review, the Tenant or representative should submit a Building Permit Application, a Design Compliance Certification, and Code Compliance Certificates.

Submission II shall include the following information at a minimum:

- ☐ **Interior Finish Schedule and Finish Board** consisting of materials and color chips firmly applied to a 8-1/2" x 11" illustration board. All samples must be clearly labeled.
- ☐ **Floor plans** (scale: 1/4" = 1'-0"), indicating storefront, counter and partition construction by tenant; materials, colors and finishes, location of partitions and type of construction, doors by tenant, placement of fixtures and equipment.

- ☐ **Reflected ceiling plan** (scale: 1/4" = 1'-0") indicating any suspended ceiling, light fixture and color of lamps, sprinklers, HVAC ducts and partitions.  
Interior elevations, sections and details sufficient for construction (scale: 1/2" = 1'-0").
- ☐ **Storefront, counter and partition elevations, sections and details** (scale: 1/2" = 1'-0").
- ☐ **Plan, section and elevation (including signage and graphics) of storefront and counter fixtures** (if applicable) (scale: 1/2" = 1'-0").
- ☐ **Detailed merchandising and display plan.**
- ☐ **Plumbing drawings** (scale: 1/4" = 1'-0") as indicated in MEP Design Criteria.
- ☐ **HVAC drawings** (scale: 1/4" = 1'-0").
- ☐ **Electrical drawings** (scale: 1/4" = 1'-0") as indicated in MEP Design Criteria including fire alarm system components. Drawings must indicate connected electrical loads, weight of heavy equipment cases, etc.
- ☐ **Fire protection drawings** (scale: 1/4" = 1'-0").
- ☐ **Tenant data sheet** (see MEP Design Criteria) indicating the Tenant utility load demands.
- ☐ **Lighting plan** (scale 1/4" = 1'-0").
- ☐ **Sign shop drawings by signage fabricators**, including but not limited to:
  - Refined plan showing mounting location (scale: 1/2" = 1'-0")
  - Refined elevation showing mounting height (scale: 1/2" = 1'-0")
  - Mounting Details
  - Fabrication methodSignage submittals are to be coordinated with the drawings of the Tenant's Architect. The scale of all signage drawings should be at 3" = 1'-0" unless otherwise noted.
- ☐ **Sign sample:** actual samples of prints and materials must be submitted. Paint samples shall be submitted on a sample of the actual sign material which shall be 12" long by the proposed height. A letter of the actual size, style and color shall appear on the sample.

# Grand Central Terminal Retail Development: TENANT SUBMISSION REQUIREMENTS AND PROCEDURES

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**Unless otherwise noted, all Submissions must be in 11" x 17" format.** Since floor plans, reflected ceiling plans, equipment plans, etc., are to be submitted at a scale of 1/4" = 1'-0", it is not acceptable to take a typical sheet size which includes door schedules, finish schedules, details, etc., in addition to plans, and reduce it down to 11" x 17". Whether hand drawn or computer generated, drawings must be formatted from the beginning to allow plans to be both at 1/4" = 1'-0" and on 11" x 17" sheet. It is not only acceptable, but desirable, to have schedules and details on 8-1/2" x 11" pages.

As soon as possible after receipt of Submission II, the Landlord shall return comments (if any) to the Tenant. If plans are approved by the Landlord, a building permit will be issued. If Submission II, or any part thereof, is returned to the Tenant without approval by the Landlord, the Tenant must re-submit revised drawings for approval.

## **Issued for Construction Drawings**

After Submission II has been approved by the Landlord, the Tenant is required to deliver three (3) sets of signed and sealed "Issued for Construction Drawings" in 11" x 17" format and one (1) CD containing the same in AutoCAD to the Landlord. No building permit will be issued until these drawings are received. The building permit number must be referenced in the title block.

## **Changes after Final Plan Approval**

After Landlord's approval of Submission II, no changes shall be made except with the prior written approval of Landlord. However, in the course of construction, Tenant may make such changes in, on, or about the Demised Premises as may be required as a result of "as-built" conditions, provided they are approved in writing and in advance by the Landlord.

## **Extent of Landlord Plan Review and/or Approval**

Landlord's plan review and/or approval is for compliance with Tenant Design Package and Building Code only. This approval does not relieve Tenant of responsibility for compliance with Lease documents, field verification of dimensions and existing conditions, discrepancies between final working drawings and as-built conditions for Tenant's space, and coordination with other trades and job conditions. No responsibility for proper engineering, safety, and/or design of Tenant Work on the Premises is implied or inferred on the part of Landlord by this approval, and any such responsibility is hereby expressly disclaimed.

Tenant shall have sole responsibility for compliance with all applicable governing codes, laws, statutes, ordinances, rules, orders, regulations and other authorities for all work performed by or on the behalf of Tenant in Tenant's Premises. Landlord's or Landlord's agents or representative's approval of Tenant's drawings or of Tenant's Work shall not constitute an implication-representation or certification that said working drawings or Tenant's Work is in compliance with said codes, laws, statutes, ordinances, rules, orders, regulations or other authorities. In instances where several sets of requirements must be met, the requirements of Landlord's Insurance Underwriter or the strictest standard shall apply where not prohibited by applicable codes. In addition, Tenant shall have sole responsibility for compliance with all applicable Federal and New York State requirements for the use of the Premises permitted by Tenant's Lease and Tenant must file for and obtain all required occupancy permits and licenses.

# Grand Central Terminal Retail Development: TENANT SUBMISSION REQUIREMENTS AND PROCEDURES

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## Landlord Notes

Please be advised that the following notations must appear on all submissions to Landlord for plan review. If they are not on the submitted set of plans, they will be returned back to you “Revise and Resubmit” until they are present.

Please place these notations under the title “Landlord Notations” on the sheet where your General Notes are located, in addition place the Landlord notation with your corresponding detail, that matches the Landlord notation.

## General

1. Contractor must provide the following prior to starting Construction:
  - A.) Proper Insurance Certificate listing ( Please get additional insured list from Tenant Coordinator)
  - B.) A set of Landlord approved plans and a copy of the Landlords approval letter.
  - C.) A building permit issued by Metro North Railroad
2. Submit any material substitutions to Landlord for approval.
3. Work affecting any other Tenants must be coordinated after hours.
4. Tenant accepts space in as-is condition.
5. All ceilings in sales area or area visible to the public shall be gypsum board ceiling or alternate hard surface ceiling material.
6. All access doors in ceilings visible Display zone and sales area shall be GFRG access panels by Intexforms, Inc. or similar. ([www.intexforms.com](http://www.intexforms.com))
7. No Core-drilling is allowed without written permission by Landlord. All trenching must be reviewed by Landlord’s representative prior to first cut.
8. No thresholds or vinyl reducer strips are permitted in the sale area. Use only 1/8” metal terrazzo strip.
9. No vinyl base is permitted in the sales/public areas.
10. No VCT is permitted in the sales/public areas or where water is prevalent.

11. All areas where water is prevalent must be protected by waterproofing the slab with a membrane and sealant that is water tested for a minimum of four hours. The waterproofing should reach the nearest walls and extend up them at least six inches to create a ‘tub’. The water test will be observed and signed off by Landlord’s Representative prior to install of finished flooring.
12. All work before or after hours must be scheduled 72 hours in advance. Landlord’s representative must be on site during this time.
13. Any items to be hung from base building structure or placed on or through the roof must be reviewed and approved by the Landlord.
14. Maximum load on all levels is calculated at 75 lbs. per square foot. For loads exceeding 75 lbs. per square foot (i.e., safes, restaurant equipment, etc.) the Tenant shall provide engineered drawings depicting the required additional structural support framing to be reviewed by the Landlord’s structural engineer. Any structural work shall be by the Landlord, or at the Landlord’s option, by the Tenant at the Tenant’s sole cost and expense.
15. Upon substantial completion of the demised premises, the Landlord’s Tenant Coordinator will formulate a punch list. The store cannot receive merchandise until all items on the punch list are completed and written permission is received from the Landlord.

## Mechanical

16. All kitchen exhaust ductwork must be installed in conformance with NFPA Bulletin 96, and the NYC Building Code
17. All Tenant air and water systems shall be balanced by a certified air and water balancer and a copy of the report must be left with the Landlord prior to store opening. The Tenant’s store will not be allowed to open without a copy of the air and water balancing report given to the Landlord.
18. Tenants using Landlord provided chilled water system must install regulating valve to modulate flow of chilled water to their condensers in response to demand.

# Grand Central Terminal Retail Development: TENANT SUBMISSION REQUIREMENTS AND PROCEDURES

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19. Tenant HVAC documentation must show a table detailing compliance with the Building Code Index for Ventilation
20. Flex duct cannot be greater than six (6) feet in length.

## Plumbing

21. Low water consumption fixtures and controls shall be required for water conservation.
22. Floor drains with trap primers shall be installed in each tenant toilet room.
23. Water hammer arrestors shall be installed per PDI requirements.
24. All Tenant gas piping must follow the route designated by the Landlord from the point of the gas manifold to the leased premises.
25. All gas pipe joints outside the leased premises greater than 2 inches shall be welded.
26. All gas piping in plenum spaces shall be welded connections.
27. Relief drain for water heater must be piped to nearest drain.
28. All sprinkler heads in sales area must be concealed type, centered in the tile.
29. Water heater must be set in a water heater pan.

## Electrical

30. Cut sheets of all light fixtures shall be included in the design submittal.
31. All track lighting in public view shall be accommodated with a black metal snap-on hex cell louver.
32. Exit signs that are visible to the public must be edge lit type.
33. All electric must be run through hard conduit. MC not permitted for runs over six (6) feet. MC ok inside walls.
34. Any Tenant requiring additional electrical capacity will be responsible for the cost incurred for construction of additional infrastructure. This is in addition to a capacity allocation charge at Landlord's then current rate (currently \$200 per amp).

## Signage

1. All Tenant signage is subject to Landlord's field review prior to installation. Any non-conformance will result in disapproval of signage.
2. Internally illuminated acrylic signage is not permitted.
3. Time clocks are required to control storefront lighting and signage.

## Pest Control

1. All pipe penetrations and wall openings from the ground to the ceiling larger than 1/4" must be sealed with approved industrial sealant (NOT a caulking or expansion foam).

GCT approved industrial elastomeric sealants are: NP-1™; Geocel™; and Rustoleum's Industrial-Grade Sealant Compound.

Other suitable materials for sealing small holes are: copper mesh plugs sealed with mortar, stainless steel or aluminum sheets or metal screens mounted with an approved elastomeric sealant or screwed into the surface.

Non-approved sealants are: caulking, expanding foam, steel mesh plugs.

## Additional Landlord Notations for Restaurants:

### Grease Traps

1. Installation:
  - a. Grease traps shall be provided and installed by Tenant to confirm to location and capacity as determined by Tenant's architect/engineer, subject to Landlord's reasonable approval and the Design Criteria.
  - b. Tenants that prepare or serve food shall discharge waste from grease producing plumbing fixtures through a tenant provided grease interceptor prior to connection to the base building grease waste system. Dishwasher machines are exempt from this requirement.

# Grand Central Terminal Retail Development: TENANT SUBMISSION REQUIREMENTS AND PROCEDURES

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- c. In certain spaces, an independent grease waste system shall be provided by the Landlord. This system shall be routed to an external grease interceptor, the discharge of which shall connect to the sanitary sewer.
  - i. A grease waste riser or main will be made available within 75 feet of each tenant space.
  - ii. Dishwashers shall be connected to the grease waste system.
  - iii. Tenant is still required to provide a local grease interceptor.
- d. All grease interceptors shall be completely contained within the demised premises, and shall be above floor type complete with flow control fitting and sized as using manufacturers procedure for sizing grease interceptors. Grease interceptors must be approved by the Landlord prior to installation.
- e. At the Tenant's expense, designated Tenants must employ an independent service contractor clean and maintain the grease interceptor within their premises. Tenant must provide Landlord with the name of the contractor and their plumbing / grease disposal license number.

## Kitchen Hoods

- 1. Installation:
  - a. Kitchen hoods with adequate exhaust capabilities shall be provided by Tenant above for all ovens, ranges, fryers, dishwashers, and equipment for the removal of all grease or moisture laden vapors and cooking or objectionable odors.
  - b. All hoods and installation shall comply with the Design Criteria, NFPA requirements, the requirements of state and local codes, and the local health and fire departments.
  - c. All exhaust fans shall be mounted on curbs with a minimum height of 18" above the finished roof, or higher as required by the Design Criteria or local code officials.
  - d. Tenant shall provide adequate protection for roofing material at exhaust fan locations. The cost to repair any damages to roof caused by grease or other materials exhausted shall be borne solely by Tenant.

- e. All hoods shall be provided with ansul (or equal) fire protection systems.
- f. All roofing and roof related work shall be performed, at Tenant's sole cost and expense, by Landlord's roofing contractor.

## Natural Gas

- a. Each restaurant tenant will be provided with (2) gas connections; a connection for equipment (cooking) within their space and a connection on the roof for a makeup air rooftop unit (heating).
- b. Gas piping from the meters at the manifold, to the restaurant tenant space will be schedule 40 black steel and be able to deliver an operating pressure of 6 to 11 inches W.C. A manual shut-off valve will be provided and the piping will be capped at the ceiling of each leased space.
- c. Size of gas piping shall be determined based on the following criteria:
  - i. Rooftop units: capacity required to offset building envelope losses and heat ventilation air.
  - ii. Kitchen equipment: 150 Btuh/ Sq. ft. for restaurant tenants.
  - iii. Makeup air units: 100 Btuh / Sq. ft. for restaurant tenants.

## Domestic Water

- a. Each restaurant tenant shall be responsible for the coordination, supply and installation of a water meter at the point of connection to the Landlord provided service. Water meters with remote reading capabilities shall be installed in the tenant space. The Tenant is responsible for all work associated with the meter and remote reading hardware installation.
  - i. Restaurant Tenants: 2" size, Model #572IIS, with ER-1 Encoder.

# Grand Central Terminal Retail Development: CONSTRUCTION PROCEDURES

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## Commencement of Construction

Tenant must start construction within fourteen (14) days from the date upon which a building permit is issued by the Landlord.

Prior to construction, the necessary building permits and licenses must be obtained by tenant from the Metro-North Code Compliance Office through the Tenant Coordinator. In addition, all food service Tenants must have approved plans from the State of New York Department of Agriculture and Markets and the New York City Health Department, as required. These permits must be posted conspicuously on the inside of the storefront during the duration of construction.

Prior to commencing construction, the following must be on file with the Tenant Coordinator:

- Copy of approved building permits and licenses.
- Copy of application for Certificate of Occupancy.
- Names, addresses and phone numbers of all contractors, subcontractors and suppliers.
- Construction schedule.
- Itemized estimate of construction costs, including architectural and engineering fees.
- Original copy of insurance certificates (both Tenant and Tenant Contractor).
- Three (3) complete sets of construction plans, complete with Metro-North Code Compliance Office stamp and permit number
- A CD containing CAD files of all Construction Documents.
- HASP Report.
- General Contractors who have not previously worked in Grand Central Terminal are required to submit AIA Document A305 - Contractor's Qualification Statement.

Tenant construction shall proceed only on the basis of Submission II as approved, stamped and signed by Landlord. Construction will be monitored for compliance with approved plans. Deviations will result in construction being halted immediately. Any changes to the construction work or costs of delays will be at Tenant's expense.

## Construction Rules

A contractor's manual will be issued to the Tenant contractor outlining the construction rules and regulations and all relevant information.

## Temporary Facilities during Construction

Utility costs or charges for any service to the premises shall be the responsibility of the Tenant from the date Tenant is obligated to commence Tenant's work. If required by Landlord, Tenant must erect a barricade to be constructed to Landlord's specification.

## Pre-Opening

Prior to opening for business, the following must be completed:

- Pre-opening inspection by Landlord
- Completion of all items on pre-opening inspection punchlist
- Certificate of Occupancy from Metro-North Railroad, Inspection Certificate from New York City Department of Health, Sprinkler Test, Underwriters Certificate of Inspection of Electrical System.
- Payment of all monies to date
- All required insurance certificates must be on file with the Landlord

Written approval to open must be obtained from the Landlord prior to opening and prior to the removal of any barricades or Coming Soon signage on the storefront. No merchandising is allowed until the tenant has passed the final inspection.

# Grand Central Terminal Retail Development: CONSTRUCTION PROCEDURES

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## Post-Opening Inspection

After store is open for business and within thirty (30) days of opening, Tenant must schedule a punchlist inspection with Landlord.

## Landlord's Optional Right to Correct Deficiencies in Tenant's Construction

Landlord may, but shall not be obligated to, correct any of the items of Tenant's construction which have not been finished or completed in accordance with the requirements of its lease and Tenant's drawings and specs as approved.

Landlord shall not undertake the performance of any such work until it shall have furnished Tenant with a final punchlist of deficient items and permitted Tenant thirty (30) days to complete the punchlist of deficient items. In the event Landlord performs such work, Tenant shall reimburse Landlord upon demand for any and all costs and expenses including a fee for administration.

## Certificate of Acceptance

Upon completion of Tenant's Work within the Premises, Tenant must request in writing a Certificate of Acceptance from the Landlord, but the issuing of such a certificate shall be contingent upon satisfaction by Tenant of all of the following:

1. The satisfactory completion by Tenant of all work to be performed by Tenant in accordance with approved Submission II and in good and workmanlike manner.
2. Receipt by Landlord of as-built drawings from Tenant.
3. Completion of all items on punchlist issued by Landlord upon inspection of the Premises.

4. Receipt by Landlord of all required AIA forms and supporting waivers and lien releases from all contractors, subcontractors and suppliers.
5. Submission by Tenant to Landlord of a detailed breakdown of Tenant's final and total construction costs, together with receipted invoices showing payment thereof.
6. Tenant shall have reimbursed Landlord for the cost of Tenant's Work done for Tenant by Landlord, the cost of trash removal and any other sums owed by Tenant to Landlord pursuant to the Lease or Schedule E or both.
7. Submission by Tenant of a statement wherein Tenant agrees to indemnify Landlord against any and all claims and liens against the premises (Landlord's and Tenant's) or Tenant's leasehold therein, or the complex, by any material suppliers, contractors or subcontractors.
8. Submission to Landlord of copies of Certificate of Occupancy, all licenses, certificates, permits and other governmental authorization necessary in connection with Tenant's Work or the operation of Tenant's business.
9. Any other documentation Landlord may require.

# Grand Central Terminal Retail Development: CONSTRUCTION PROCEDURES

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## Default

Without limiting any provision of the Lease with-respect to defaults, if Tenant fails to do any of the following, Landlord may at any time thereafter give tenant notice that Tenant is in default of Lease:

- Submit to Landlord the Submission I in accordance with above.
- Submit to Landlord the Submission II in accordance with above.
- Present a full set of construction drawings endorsed with the approval stamp and permit number.
- Failure to provide Landlord with required insurance certificates.
- Failure of Tenant contractor to abide by Rules and Regulations.
- Failure to complete Landlord’s punchlist items within thirty (30) days after receipt thereof.

If Landlord does give such notice of default, such notice shall describe the nature of Tenant’s default and shall specify a date not less than thirty (30) calendar days after giving of such notice by which such default shall be cured by Tenant. If Tenant fails to so cure such default, Tenant shall be deemed incurably in default of the Lease and Landlord shall be entitled to all remedies specified in the Lease.

# Grand Central Terminal Retail Development: SUSTAINABLE DESIGN CRITERIA

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## Part 1 - Introduction

- a. The overall Retail Tenant Building Standards Agreement is for the use of the existing and the prospective Tenant within the retail spaces of Grand Central Terminal (GCT). These standards present the sustainable construction techniques and features which must be implemented within individual Tenant build-outs that will contribute to the overall retail concourse compliance with the United States Green Building Councils sustainable design requirements. GCT's Retail Space Tenant Building Standards Agreement is designed to follow the structure of the 2009 LEED-ID&C for Retail rating system.
- b. **A Different Kind of Retail Space:** While GCT has taken a number of significant steps towards creating a high-performance, healthy environment for the Retail Tenant, any decisions during build-out can dramatically impact the Tenant's long-term bottom line, the health and well-being of employees and customers, as well as the condition of the local environment.
- c. **What is My Triple Bottom Line?** The Retail Tenant's triple bottom line consists not only of financial returns on one's retail investment, but also the social and environmental benefits that are achieved through a sustainable approach to building. In the United States and around the world an increasing number of public and private organizations, along with their development teams are using this triple bottom line concept to build and operate their facilities in a more efficient and integrated manner.
- d. **How Has GCT Started this Process for Me?** The most important element in creating a high-performance and sustainable retail space is the base building itself, as well as the features and materials with which the build-out will integrate. MTA/MNR at Grand Central Terminal have employed certain strategies that will help maximize the value of the Tenant space. Some of those strategies include locally sourced materials where practical, landfill diversion of construction materials, and energy conservation.
- e. This guideline includes general requirements and procedures for compliance with certain USGBC LEED prerequisites and credits needed for Grand Central Terminal to obtain LEED certification based on the 2009 version of **LEED-ID&C for Retail applications**.

- i. Other LEED prerequisites and credits needed to obtain LEED certification depend on material selections and may not be specifically identified as LEED requirements. Compliance with requirements needed to obtain LEED prerequisites and credits may be used as one criterion to evaluate substitution requests and comparable product requests.
- ii. Additional LEED prerequisites and credits needed to obtain the indicated LEED certification depend on Architect's design and other aspects of Project that are not part of the Work of the Contract

## Part 2 - Retail Common Area Operations and Maintenance (Performed by Landlord)

- a. The following items are existing programs or policies already in place or will be in place at the time of tenant move-in.
  - i. **Recycling:** A recycling program to include paper, cardboard, bottles and cans is under development. Due to terminal space restrictions, recycling will be managed by a waste management vendor who will sort at their off-site facilities. Tenant(s) will be required to participate in the program as required.
  - ii. **Green Cleaning:** Green cleaning policy and practices will be in place to improve indoor air quality and personal safety.
  - iii. **No Smoking:** The building is a non-smoking facility. Exterior designated smoking areas will be located away from all entrances, operable windows, and air intakes.
  - iv. **Installed Lighting Systems:**
    - 1. Interior lighting power density:
      - a. The allowable lighting power density shall comply with ASHRAE 90.1-2007
    - 2. Lamps and fixtures: Utilize efficient lighting equipment to ensure lighting efficiency by implementing the following lamp types in all fixture specifications:
      - a. Electronically ballasted fluorescent T-8 systems
      - b. Compact fluorescent systems

# Grand Central Terminal Retail Development: SUSTAINABLE DESIGN CRITERIA

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- c. Light Emitting Diode (LED) technology where feasible for accent and display lighting systems
- d. Internally illuminated exit signs shall not exceed 5 watts per face
- v. **Energy Use:** All common area energy systems will be commissioned to optimize energy efficiency in the retail component.
- vi. **Carbon Dioxide Sensors:** CO2 sensors will be incorporate in the MEP system where retrofit is economical.
- vii. **Air Filtration Systems:** The HVAC system will use high-efficiency particle (HEPA) filters to eliminate viruses and bacteria. MERV 8 and MERV 13 filters or higher will be used for all air intakes and inside air recirculation returns where able to retrofit in existing system.

## Part 3 - Retail Common Area Upgrades (Performed by Landlord)

- a. The following are retail upgrades either currently in place or will be in development at the time of tenant occupancy.
  - i. **LEED™ Standards as a Baseline for Building Renovations and Additions:** Future work in retail areas, such as energy efficient lighting systems, will be designed to incorporate sustainable practices aligned with 2009 LEED-ID&C for Retail certification criteria.
  - ii. **Water Conservation:** Existing plumbing fixture replacement will be phased and aligned with tenant construction where possible to include low-flow fixtures and aerators.
  - iii. **Lighting Controls:** Lighting will be controlled by a combination of time clocks and occupancy sensors in concourse upgrades where possible to decrease energy usage in all future renovations and in existing areas where economical.
  - iv. **HVAC Duct Work:** Exterior insulation will be on all new duct work – no internally lined.
  - v. **Air Filtration Systems:** MERV 8 filters or higher will be installed during construction activities.

## Part 4 - Tenant Design, Construction, and Operations Guidelines

- a. The following are design, construction, and operational guidelines to be incorporated into all tenant interior improvements and operations. All tenant design and construction guidelines are aligned with minimal 2009 LEED-ID&C for Retail (commercial interiors) certification. The tenants design and construction documentation will contribute to the overall and ongoing LEED-ID&C for Retail certification on interior fit-out of existing space.
  - i. **Flexible Space Planning:** Design should keep in mind maximizing the flexibility of spaces for multiple uses.
  - ii. **Water efficiency:**
    - 1. All new plumbing fixtures should be low-flow and include aerators where applicable. Refer to table WE-1 for maximum allowable flush and flow fixture rates.
    - 2. Each tenant is required to achieve a minimum of 20% water use reduction below established industry standards. All plumbing fixtures are required to be approved by the landlord prior to implementation into the work.
  - iii. **Lighting Controls:** Utilize occupancy sensors, programmable time clocks, and task lighting, wherever applicable in new space in order to increase occupancy control. Task lighting in office areas will reduce the foot-candles needed for general lighting.
  - iv. **Lighting efficiency:**
    - 1. Lighting design should be no more than the watt per square foot maximums established in ASHRAE 90.1-2007 for each use type.
    - 2. Interior lighting power density:
      - a. Utilize light fixtures with above 70% efficiency in order to reduce energy usage.
      - b. The allowable lighting power density (LPD) shall comply with ASHRAE 90.1-2007 as well as the design criteria from IESNA Lighting Handbook, 9th Edition
      - c. All tenants will submit comprehensive lighting design density calculations to the landlord for approval to illustrate compliance with ASHRAE guidelines

# Grand Central Terminal Retail Development: SUSTAINABLE DESIGN CRITERIA

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- 3. Lamps and fixtures: Utilize efficient lighting equipment to ensure lighting efficiency by implementing the following lamp types in all fixture specifications:
  - a. Electronically ballasted fluorescent T-8 systems
  - b. Compact fluorescent systems
  - c. Light Emitting Diode (LED) technology where feasible for accent and display lighting systems
  - d. Internally illuminated exit signs shall not exceed 5 watts per face
- 4. Occupancy sensing and automatic lighting control devices
  - a. Retail areas shall be controlled by an integrated time clock system, or appropriate time scheduling device, coordinated appropriately with the tenants regular business hours
    - i. Areas intended for 24-hour operation are exempt from time-clock requirements.
  - b. All back of house areas, classified as non-regularly occupied spaces, shall be controlled by occupancy sensors.
    - i. Each sensor must turn off lights within individually controlled areas no more than 30 minutes after the last occupant detection
  - c. These areas are not limited to the following types for example:
    - i. Offices
    - ii. Storage rooms
    - iii. Bathrooms / washrooms
    - iv. Lockers and changing areas
    - v. Meeting and conference areas
    - vi. Employee lunch and break rooms
- v. **Material Selection:** Include in material specifications the requirements for recycled content, not limited to the following materials, as follows:

- 1. Gypsum assemblies – **90%** Combined PI & PC
- 2. Carpet – **48%** Combined PI & PC
- 3. Ceiling Tile – **50%** Post Industrial and 15% Post Consumer
- 4. Ceiling Grid – **25%** Combined
- 5. Metal Studs – **30%** Combined PI & PC
- 6. These are minimum guidelines for standard construction materials. Preference should be given to the selection of materials with high recycled content percentages.
- vi. **Reduce and Reuse:** Tenant is encouraged to find ways to reduce material usage and reuse existing materials and/or furniture where applicable to new design.
- vii. **Recycling:** Tenants will be required to coordinate with management's off-site recycling vendor for the disposal of all materials, both during construction and throughout the lease period.
- viii. **Furniture Selection:**
  - 1. Give preference to GreenGuard™ or SCS™ certified furniture where applicable to improve indoor air quality.
  - 2. Specify furniture and systems furniture with recycled content where available.
- ix. **HVAC:**
  - 1. Provide multiple thermostats to maximize environmental occupant controls.
  - 2. No use of CFC-based refrigerants is allowed.
- x. **Energy Star Appliances and Equipment:** Purchase EnergyStar appliances where available. See table EA-1 for a list of EnergyStar eligible equipment.
- xi. **Paints:** All paints will have zero or low-VOC. See table IEQ-1 for maximum allowable VOC values.
- xii. **Adhesives:** All adhesives will have zero or low-VOC. See table IEQ-2 for maximum allowable VOC values.

# Grand Central Terminal Retail Development: SUSTAINABLE DESIGN CRITERIA

- xiii. **Flooring Systems:**
- 1. Carpet
    - a. Choose carpets that meet or exceed Carpet & Rug Institute’s Green Label Plus testing and product requirements.
    - b. Carpet pads shall also meet or exceed CRI Green Label testing and product requirements.
    - c. Carpet adhesive must also be low-emitting materials and comply with “Adhesives” requirements noted elsewhere in these guidelines.
      - i. Avoiding 4-PCH entirely can improve indoor air quality in your space and avoid the cost of testing for the compound later.
    - d. Optional: Specify carpet tile for ease of replacement and repair.
  - 2. Resilient Flooring
    - a. All hard surface flooring must be certified by the most \ current FloorScore certification standard.
    - b. FloorScore products include:
      - i. Vinyl
      - ii. Linoleum
      - iii. Laminate flooring
      - iv. Wood Flooring
      - v. Ceramic flooring
      - vi. Rubber flooring
      - vii. Wall base
    - c. Concrete, wood, bamboo, and cork floor finishes must comply with the VOC levels outlined within this guideline.
    - d. Tile setting adhesives and grout must comply with the VOC levels outlined within this guideline.
- xiv. **Toxic or Emissive Products:** Avoid toxic or highly emissive materials and adhesives.

- xv. **Regional Materials:** Specify gypsum, metal studs, and ceiling tile within a 500 mile radius of construction site where available. Optional: specify other finish materials and furniture (and furnishing) with a 500-mile radius.
- xvi. **Construction Waste Management:** Require contractor to divert over 75% of construction waste from landfill or incineration.
- xvii. **Construction IAQ:**
- 1. Require contractor to develop and implement an indoor air quality plan during construction.
  - 2. An IAQ Management plan, implemented by GCT’s retail area, will be available for tenant’s reference.
  - 3. The IAQ management plan should cover the following at a minimum:

## Part 5 - Tables

**Table WE-1**  
**Water Efficiency**

| Flow Fixtures      |        | Flush Fixtures          |            |
|--------------------|--------|-------------------------|------------|
| Lavatory Faucet    | 0.5gpm | Water Closet            | 1.28gpf    |
| Shower             | 1.5gpm | Dual Flush Water Closet | 1.6/1.1gpf |
| Kitchen Faucet     | 1.5gpm | Urinal                  | 0.125gpf   |
| Janitors Sink      | 2.2gpm |                         |            |
| Hand Wash Fountain | 0.5gpm |                         |            |

**Table EA-1**  
**EnergyStar Eligible Equipment**

|                    |               |                                      |
|--------------------|---------------|--------------------------------------|
| Desktop Computers  | Fax Machines  | Commercial Refrigerator              |
| Notebook Computers | Scanners      | Commercial Fryer                     |
| Monitors (15"-21") | Refrigerators | Commercial hot food holding cabinets |
| Laser Printers     | Dishwashers   | Commercial steam cooker              |
| Desktop copiers    | Televisions   | Clothes washer                       |
| Office copier      |               | Clothes dryer                        |

# Grand Central Terminal Retail Development: SUSTAINABLE DESIGN CRITERIA

**Table IEQ-1**  
**VOC Limits for Paints and Coatings (g/l)**

| Coating                                 | Ceiling Limit | Coating                                   | Ceiling Limit |
|---|---------------|---|---------------|
| Bond breakers                           | 350           | Clear wood finishes                       | 350           |
|   |               | Varnish                                   | 350           |
|   |               | Sanding                                   | 350           |
|   |               | Lacquer sealer                            | 680           |
| Clear brushing lacquer                  | 680           | Concrete curing compounds                 | 350           |
| Dry-fog coatings                        | 400           | Fire retardant coatings                   |               |
|   |               | Clear                                     | 650           |
|   |               | pigmented                                 | 350           |
| Flats                                   | 250           | Floor coatings                            | 420           |
| Graphic arts sign coatings              | 500           | Industrial maintenance                    | 420           |
|   |               | Zinc rich primers                         | 420           |
| Japans/faux finish                      | 700           | Magnesite cement                          | 600           |
| Mastic                                  | 300           | Metallic pigmented                        | 500           |
| Multicolor                              | 420           | Non-flat                                  | 250           |
| Non-flat high-gloss                     | 250           | Pigmented lacquer                         | 680           |
| Pretreatment wash primer                | 780           | Primers, sealers, undercoatings           | 350           |
| Quick-dry enamels                       | 400           | Quick-dry primers, sealers, undercoatings | 350           |
| Roof coating                            | 300           | Roof primers, bituminous                  | 350           |
| Aluminum roof coatings                  | 500           |   |               |
| Rust preventive coatings                | 420           | Clear shellac                             | 730           |
|   |               | Pigmented shellac                         | 550           |
| Specialty primers                       | 350           | Stains                                    | 350           |
|   |               | Interior stains                           | 250           |
| Traffic coatings                        | 250           | Waterproofing sealers                     | 400           |
| Waterproofing concrete, masonry sealers | 400           | Other                                     | 350           |

## Part 6 - Definitions

- a. **Chain-of-Custody Certificates:** Certificates signed by manufacturers certifying that wood used to make products was obtained from forests certified by an FSC-accredited certification body to comply with FSC STD-01-001, "FSC Principles and Criteria for Forest Stewardship." Certificates shall include evidence that manufacturer is certified for chain of custody by an FSC-accredited certification body.
- b. **Commissioning (Cx):** is the process of verifying and documenting that a building and all of its systems and assemblies are planned, designed, installed, tested, operated, and maintained to meet the owner's project requirements.
- c. **Construction and Demolition Debris:** Solid wastes arising from demolition or removal, excess or unusable construction materials, packing materials for construction products, and other materials generated on site during the construction process but not incorporated into the Work.
- d. **LEED:** Leadership in Energy & Environmental Design.
- e. **Non-Recyclable Materials:** Construction and demolition debris not capable of being reused or reprocessed, exclusive of the recyclable materials listed in the Recyclable Materials definition.
- f. **Rapidly Renewable Materials:** Materials made from plants that are typically harvested within a 10-year or shorter cycle. Rapidly renewable materials include products made from bamboo, cotton, flax, jute, straw, sunflower seed hulls, vegetable oils, or wool.
- g. **Recyclable Materials:** Construction and demolition debris that can be recovered and processed into new products or materials. Recyclable materials include, but are not limited to, the following:
  - i. **Metals:** Ferrous (iron, steel, stainless steel, galvanized steel) and non-ferrous (copper, brass, bronze, aluminum) types and containers made from metals such as pails, buckets and beverage cans.
  - ii. **Concrete.**
  - iii. **Gypsum wallboard.**
  - iv. **Paper products** such as generated from field office activities and clean corrugated packaging cardboard.

# Grand Central Terminal Retail Development: SUSTAINABLE DESIGN CRITERIA

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- v. Wood products, including untreated dimensional lumber, plywood, oriented strand board, hardboard, particleboard and crates and pallets made from wood products.
- vi. Carpet and padding.
- vii. Plastics and containers made from plastics such as pails, buckets, and beverage bottles.
- viii. Copper wiring.
- ix. Glass: Glass beverage containers, window and mirror glass.
- h. **Recycled Content:** The percentage by weight of constituents that have been recovered or otherwise diverted from the solid waste stream, either during the manufacturing process (pre-consumer), or after consumer use (post-consumer).
  - i. Spills and scraps from the original manufacturing process that are combined with other constituents after a minimal amount of reprocessing for use in further production of the same product are not recycled materials.
  - ii. Discarded materials from one manufacturing process that are used as constituents in another manufacturing process are pre-consumer recycled materials.
- i. **Regionally Manufactured Materials:** Materials that are manufactured within a radius of 500 miles (800 km) from Project site. Manufacturing refers to the final assembly of components into the building product that is installed at Project site.
- j. Regionally Extracted and Manufactured Materials: Regionally manufactured materials made from raw materials that are extracted, harvested, or recovered within a radius of 500 miles (800 km) from Project site.
- k. Submetering: is used to determine the proportion of energy use within a building attributable to specific end uses of subsystems.
- l. Waste Reduction: Construction practices that achieve the most efficient use of resources and materials; uses water efficiently; avoids practices such as over-packaging, improper storage, ordering errors, poor planning, breakage, mishandling and contamination.

**NOTE:**

The engineering team will propose and validate detailed guidelines for all MEP systems within the identified facility scope. The divisions related to water conservation and energy usage are only generic guidelines to give direction related to basic sustainable strategies. Refer to MEP Design Criteria for specific technical requirements.

**Grand Central Terminal Retail Development: III. GENERAL DESIGN CRITERIA**

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# Grand Central Terminal Retail Development: COMMON AREA MATERIALS

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## COMMON AREA MATERIALS

- Botticino marble walls
- Terrazzo floors and bases
- Tennessee marble floors
- Bronze storefronts
- Painted ornamental plaster ceilings
- Stained oak benches with built-up bases
- Historic lighting
- Cast bronze grilles to match existing or pattern shown in Specific Criteria
- Wood and painted metal railings
- Bronze door hardware to match existing historic profile
- Bronze lock sets keyed to landlord's master
- Bronze saddles, closers, etc. as needed by doors
- Clear & Mirrored glass

Note: All bronze architectural is satin non-directional finish.  
(No muntz metal is allowed).

# Grand Central Terminal Retail Development: TENANT CONSTRUCTION FINISHES

## PERMITTED TENANT FINISHES

The following list has been prepared to help the Tenant understand the type and quality of materials that are encouraged by the Landlord:

- Wood
  - Painted or Stained
- Glass
  - Clear Glass/Laminated Safety Glass
  - Mirror
- Metal
  - Cast Iron or Cast Aluminum Painted
  - Satin Finish Brass
  - Satin Finish Bronze
  - Painted Steel
  - Painted Metal
- Stone
  - Marble
  - Granite
  - Limestone
- Plaster
  - Plaster Moldings
  - Plaster Castings
- Masonry
  - Terra Cotta
  - Mosaics
  - Ceramic Tile
  - Quarry Tile

## STOREFRONT METALS

Storefront types 1-7 are Architectural Bronze w/ a non-directional satin finish.  
Storefront types 9-15 are metals painted to match the Historic Storefront color:  
Munsell Color System #7.5Y 6/2 - light grayish olive semigloss.  
Storefront types 16, 17, & 18 are to be finished Dark Statuary Bronze.

## NOT PERMITTED

The following list has been prepared to help the Tenant understand the type and quality of Tenant materials unacceptable to the Landlord:

- Accordion, roll-down, or sliding grilles with acrylic or vinyl panels
- Plywood without a hardwood veneer
- Pressed hardboard, peg board or rough sawn wood
- Wire glass and tinted glass
- Wallpaper (allowed on interior walls only)
- 2 x 4 lay-in exposed tee ceiling in visible areas
- Exposed fluorescent fixtures and tubes
- Highly textured paints, stucco, or fluorescent paint
- Curtains and other shielding devices behind the Tenant's storefront
- Duranotic bronze finish
- Artificial versions of brick, wood, metal, etc.
- Muntz Metal
- Any obstruction of glass by other materials

Materials that, in the Landlord's opinion, are of low quality, non-durable, and/or difficult to maintain.

Any material that would constitute a fire and/or public hazard.

**Note:** No plastic laminate shall be allowed in the Display Zone. Linoleum, vinyl, or vinyl composition, vinyl asbestos tile or vinyl wall base are not permitted in areas that are visible to the public. Plastic laminate may be used in limited amounts, such as in reveals or as accents. Laminates may be of solid colors, small geometric prints, or metallic finishes only.

Slat-wall may be used in the Merchandise Zone but not in the Display Zone. The recessed groove must be finished and no edges exposed.

# Grand Central Terminal Retail Development: GENERAL DESIGN CRITERIA

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## Historic Building Elements

Tenants are not permitted to alter existing building elements in any way. This includes the exterior wall surface, or any finish applied to columns, floors, walls, or ceilings except where specified in Specific Area Criteria or by written direction or approval of the Landlord.

Tenants may not cover marble, terrazzo, metal grilles, or other exposed historic surfaces except as specifically approved by Landlord in writing. Tenants are not permitted to fasten elements to the above mentioned historic surfaces with nails, screws, etc., or to penetrate same without written direction or approval by the Landlord.

## Demising Walls and Partitions

The Landlord will furnish metal studs only for demising walls between Tenants. The Landlord will furnish and install metal studs with finish on the outside only for partitions separating the demised premises from public space or service areas. It will be the Tenant’s responsibility to finish these walls, maintaining any required fire ratings, and provide all other walls within its lease space. Refer to Landlord/Tenant Work Schedules as outlined in Lease Documents and the Lease Outline Drawings for the location and type of the walls provided by the Landlord.

All wall fixtures must be supported on additional metal stud framing. Any blocking used within the demising wall to support wall standards or other wall mounted fixtures must be metal or fire retardant treated wood. Heavy loads must bear in an independent fixture partition installed adjacent to the demising wall.

## Mezzanines

Tenants are not permitted to construct mezzanines in Tenant leased premises without the express written approval of the Landlord.

## Floors

Refer to Landlord/Tenant Work Schedules as outlined in Lease Documents and the Lease Outline Drawings for location and types of floors provided by the Landlord.

Concrete slab floors are provided at each Tenant space as indicated on the Lease Outline Drawings. All wet floors, such as kitchens and washrooms, must be waterproofed by the Tenant with “Dex-O-Tex Cheminert K” as manufactured by Crossfields Products Corp., or approved equal. This waterproofing must extend a minimum of six (6) inches above the floor slab at all surrounding walls.

Ceramic tile, marble tile, and quarry tile installations must be commercial grade with a non-slip surface, thin set where required, on the concrete slab.

All Tenant floors must be installed to match the elevation of adjacent finished floors. Transitions shall be achieved by using blind transition strips.

Wood floors shall be hardwood with a wear resistant surface appropriate for commercial traffic.

High quality commercial grade carpet may be used except where otherwise prohibited in the Specific Area Criteria.

Tenant wall base is to be same as floor material or painted wood work and color coordinated with wall or floor material and 4” in height.

Floor materials other than those mentioned above are prohibited unless otherwise approved by the Landlord.

# Grand Central Terminal Retail Development: GENERAL DESIGN CRITERIA

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## Ceilings

The Landlord provides finished ceilings spaces in Common Areas, and requires Tenant to finish ceilings to Landlord specifications in Tenant spaces. In some locations decorative Tenant ceilings may also be installed. See Specific Area Criteria and Lease Outline Drawings for details.

The Tenant must coordinate the ceiling design with all mechanical, fire protection, lighting systems, and structural requirements as described in the MEP Design Criteria.

Due to the historic significance of the Terminal, drywall ceilings are encouraged throughout the Tenant space visible to the public. Drywall ceilings are required in the Display Zone and in the Merchandise Zone within 20' of the storefront. In spaces in which lay-in ceilings are permitted, the system is limited to 2' X 2' tegular edge ceiling tiles set into a gypsum drywall surround (soffit and fascia) of 2'-0" wide from the adjacent wall or required display zone gypsum drywall area forming a border of painted gypsum drywall around the lay in tile area. In food areas ceiling tiles must meet Health Department regulations. Lay-in ceilings are not permitted in spaces fronting on the Main Concourse.

Tenant must provide access panels to Landlord or Tenant equipment where required. Tenant to provide plastic access panels by Intex Premium Drywall Systems or approved equal.

All ceilings must be nine (9) feet minimum height, except where otherwise noted in Specific Area Criteria, (Premises Areas A, C, D & G at the Main Concourse require ceilings to be as high as possible). See Specific Design Criteria or where otherwise dictated by Base Building ductwork.

Additional exposed ducts, conduit, pipes, and other elements of mechanical and electrical distribution systems beyond those provided by the Landlord, must be approved by the Landlord prior to installation.

Exposed ductwork, conduit, pipes etc. is not permitted.

## Closure and Security

Tenants are responsible for the security of their leased premises, and of the merchandise therein.

Roll-down grille security systems are limited to those specified in the Specific Area Criteria.

Landlord Security items may not be altered in any way.

**Note: Unless otherwise indicated, all building elements indicated in the Specific Criteria or on the typical storefront details shall be provided by the Tenant.**

# Grand Central Terminal Retail Development: GENERAL DESIGN CRITERIA

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## Retail Display Zone

The Display Zone is that of a retail tenant space fronting the lease line, and which is in full view of the public. The depth of the Display Zone, measured from the lease line, varies with different uses, and often extends beyond the closure line. The locations of Display Zones are indicated on the illustrations in the Specific Area Criteria.

The lease line must be strictly observed as the limit of the display in order to guarantee the safe and unobstructed movement of the public

Permanent fixturing, partitions or platforms, plastic laminate, slatwall, faux wood veneer, mirror or highly reflective surfaces and non compliant lighting are not permitted in the Display Zone.

Careful attention to the display and merchandising throughout this zone is required. Transparency is encouraged in the Display Zone, (see Specific Area Criteria), and the displays themselves should be dynamic, lively, and current.

Visibility into a store at the Display Zone must be maintained at all times. A ratio of 75% visibility to 25% display is required. Merchandise display units cannot exceed 48" AFF. Display platforms within Display Zone cannot exceed 18" in height. Tabletop advertising signs such as "Sale" signs must be placed within a standard frame unit or stand and cannot exceed 48" AFF. Refer to Specific Signage Criteria for more detailed information.

A entire retail store's detailed merchandising and display plan is required as part of the Tenant review (see Tenant Submission Requirements). All in-store merchandising is subject to Landlord review and approval.

Proposed retail lighting plans are critical. They should address focused display at storefront and maintain overall quality and good or better light levels for entire retail space. For this reason, a retail merchandising display plan is required for review at design & construction drawing submission phases.

## Retail Merchandise Zone

The Merchandise Zone includes the Display Zone, and is the "lively market" area of Tenant space. It is the area accessible to the customer. The Merchandise Zone might include display, transaction space, dressing rooms or seating, depending upon the use and its location within the project. Allowable uses and architectural finishes within each Merchandise Zone are specified in Specific Area Criteria.

## Retail Work Zone

The Work Zone is that part of Tenant space which is located outside the Merchandise and Display Zones, and which is not visible to the public. This zone is usually separated from the Merchandise Zone by a full height partition. Materials and finishes are subject to approval by the Landlord.

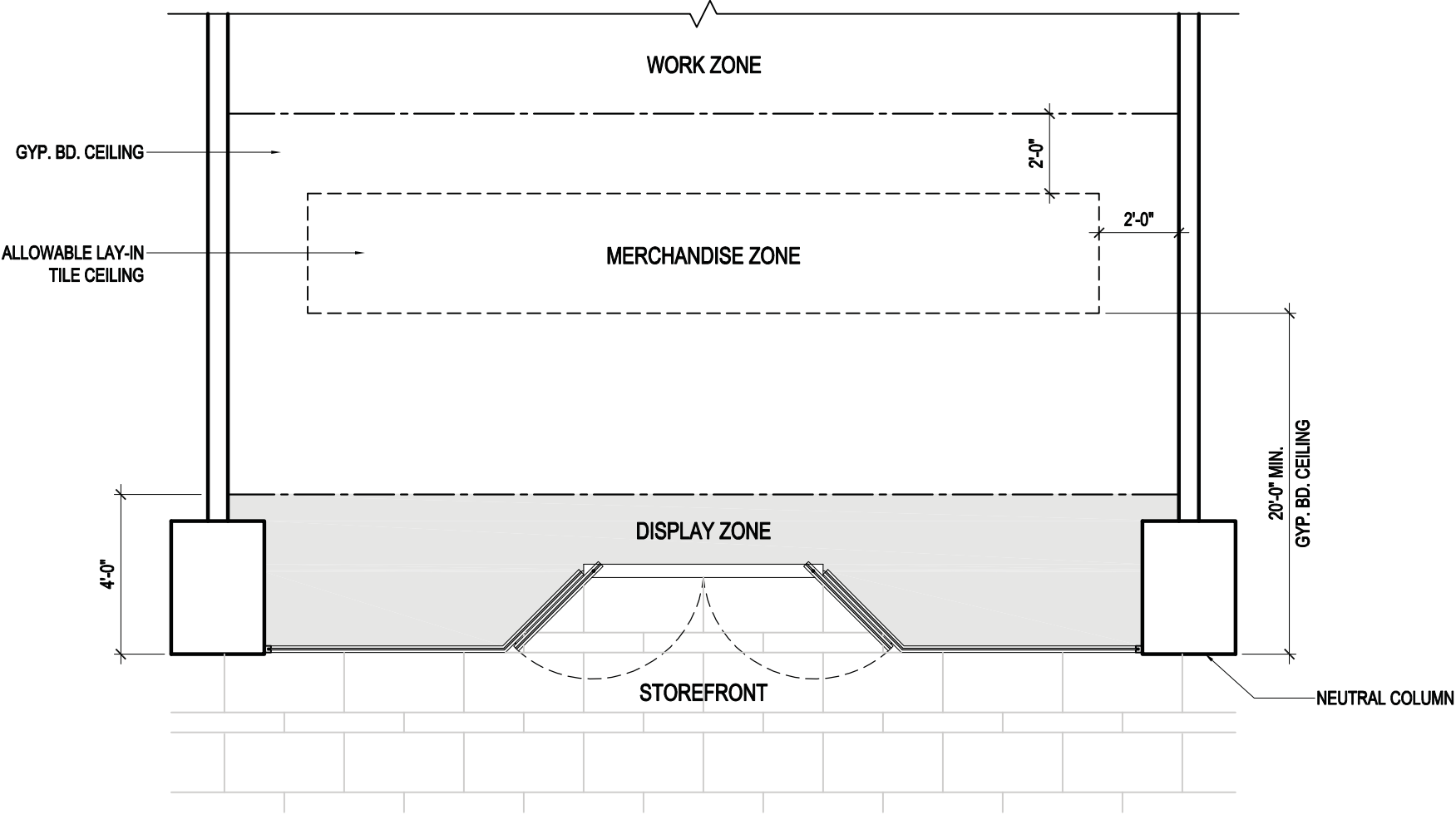
## Storefront Entrance

The Landlord retains the right to approve all locations of storefront entrances to ensure their compatibility with the base building architecture.

## Neutral Demising Column

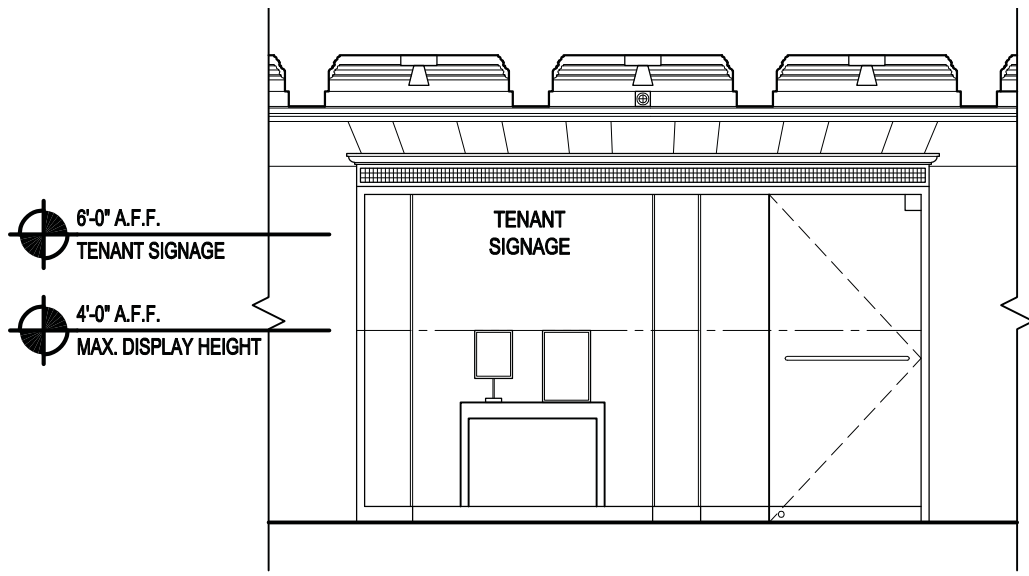
The Tenant's storefront must terminate where indicated on the Lease Outline Drawings and in **no** instance may the Tenant cover finishes provided by the Landlord. Tenants should refer to Lease Outline Drawing for specific demising column details.

# Grand Central Terminal Retail Development: GENERAL DESIGN CRITERIA

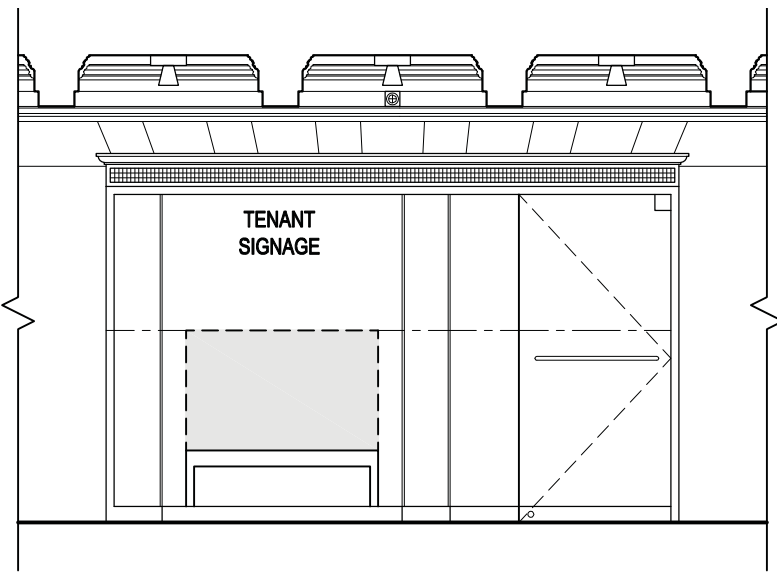


PLAN  
SCALE: 1/4" = 1'-0"  
ISSUED: 07/20/10

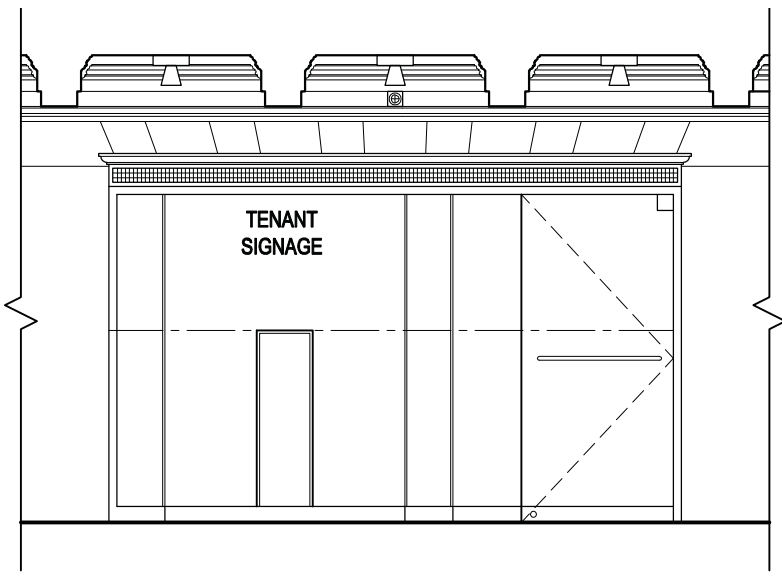
# Grand Central Terminal Retail Development: GENERAL DESIGN CRITERIA - VISUAL MERCHANDISING



TABLETOP DISPLAY



PLATFORM DISPLAY



FREESTANDING SIGN


ELEVATION  
SCALE: 1/4" = 1'-0"

# Grand Central Terminal Retail Development: GENERAL DESIGN CRITERIA - VISUAL MERCHANDISING

## Example of Preferred Tabletop Signage System:

### VGS AeroLinea Series CounterToppers

CounterToppers®



**Large Angled**

AE-ATD-75  
Insert size:  
8½" h x 5½" w

AE-ATG-75  
Insert size:  
5½" h x 8½" w

AE-ATC-75  
Insert size:  
11" h x 8½" w


AE-ATH-75  
Insert size:  
8½" h x 11" w

AE-ATD-S5-75  
Insert size:  
8½" h x 5½" w

AE-ATG-S5-75  
Insert size:  
5½" h x 8½" w

AE-ATC-S5-75  
Insert size:  
11" h x 8½" w

AE-ATH-S5-75  
Insert size:  
8½" h x 11" w



**Large Vertical**

AE-VTD-5  
Insert size:  
8½" h x 5½" w

AE-VTG-5  
Insert size:  
5½" h x 8½" w

AE-VTC-5  
Insert size:  
11" h x 8½" w

AE-VTH-5  
Insert size:  
8½" h x 11" w


AE-VLG-5  
Insert size:  
14" h x 8½" w

AE-VTD-5-S5  
Insert size:  
8½" h x 5½" w

AE-VTG-5-S5  
Insert size:  
5½" h x 8½" w

AE-VTC-5-S5  
Insert size:  
11" h x 8½" w

AE-VTH-5-S5  
Insert size:  
8½" h x 11" w



**Small Vertical**


AE-VTG-3  
Insert size:  
5½" h x 8½" w


AE-VTD-3  
Insert size:  
8½" h x 5½" w












AE-VTH-3  
Insert size:  
8½" h x 11" w

AE-VTC-3  
Insert size:  
11" h x 8½" w

\*Available as single-sided or double-sided




Order online at [vgsonline.com](http://vgsonline.com) or call 800-203-0301.  Contains GripFlex® Technology that tightly holds graphic inserts in place.

| Systems / Options | Base Finish   |   | Backplate   |  | Lens   |   |
|-------------------|---|---|---|--|--|---|
|                   |  ALB<br>Bead Blast<br>Aluminum |  BK<br>Black |  ACG<br>Clear<br>Acrylic |  ACF<br>Frosted<br>Acrylic |  SL<br>Silver |  BK<br>Black |
| CounterToppers®   |                                |              |   |                           |               |              |


## Example of Preferred Freestanding Signage System:

### VGS AeroLinea Series Standup Displays


Standup™ Displays See next page for the additional options.




**AE-SUA  
Layout 1**  
56" h x 12" w x 15" d  
Insert size:  
11" h x 8½" w




**AE-SUA  
Layout 2**  
56" h x 12" w x 15" d  
Insert size:  
14" h x 8½" w




**AE-SUB  
Layout 1**  
56" h x 14" w x 15" d  
Insert size:  
8½" h x 11" w



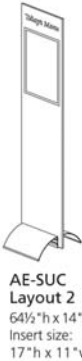
**AE-SUB  
Layout 2**  
56" h x 14" w x 15" d  
Insert size:  
8½" h x 11" w




**AE-SUB  
Layout 3**  
56" h x 14" w x 15" d  
Insert size:  
17" h x 11" w




**AE-SUC  
Layout 1**  
64½" h x 14" w x 15" d  
Insert size:  
8½" h x 11" w




**AE-SUC  
Layout 2**  
64½" h x 14" w x 15" d  
Insert size:  
17" h x 11" w




**AE-SUD  
Layout 1**  
64½" h x 18" w x 15" d  
Insert size:  
8½" h x 14" w




**AE-SUE  
Layout 1**  
64½" h x 22" w x 15" d  
Insert size:  
11" h x 17" w




**AE-SUE  
Layout 2**  
64½" h x 22" w x 15" d  
Insert size:  
11" h x 8½" w



**AE-SUF  
Layout 1**  
68½" h x 26" w x 15" d  
Insert size:  
8½" h x 11" w



**AE-SUF  
Layout 2**  
68½" h x 26" w x 15" d  
Insert size:  
28" h x 22" w



Order online at [vgsonline.com](http://vgsonline.com) or call 800-203-0301.

### Additional Options for Standup™ Displays

#### Backplate Finishes

#### Dimensional Message

(for stands C,D,E or F)  
Welcome  
Today's Menu  
Today's Special  
Today's Events  
Information  
Custom Messages Available

#### Accessories

AC-LIT-AL-TRI  
Trifold Size  
Literature  
Dispenser  
(Perf. Aluminum)

#### Letter Material Options

AL-SH 1/4" Satin Aluminum  
AL-PF 1/4" Polished Aluminum  
BR-SH 1/4" Satin Brass  
BR-PF 1/4" Polished Brass  
VL-SL .003" Silver Vinyl

AC-LIT-AL-LTR  
Letter Size  
Literature  
Dispenser  
(Perf. Aluminum)

38

ISSUED: 07/20/10

# Grand Central Terminal Retail Development: GENERAL SIGNAGE CRITERIA

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## GENERAL SIGNAGE CRITERIA

All Tenants are required to conform to the Specific Design Criteria which apply to the area in which their lease space is located. The Specific Design Criteria also describes certain size and height limitations which may be unique for that location. These descriptions are on the pages which follow.

Tenants are required to submit drawings indicating location, size, materials, color, letter style, and methods of attachment for all signage and graphics, in accordance with Tenant Submission Requirements. Landlord approval is required in writing for all sign design. To the extent possible, signs should be consistent with the character and ambience of historic Grand Central Terminal.

The Tenant is required to design, fabricate, install, and maintain a graphic identity program. Tenant's signage package and its submission must be coordinated by the Tenant's architect. It is strongly recommended that Tenants retain the services of a trained graphic designer to develop their interior and exterior identity programs. Submissions made directly by sign fabricators will not be accepted.

In those locations where the Landlord provides the signs at Tenant expense, camera ready artwork to the scale specified in the Submission Requirements must be submitted and coordinated by the Tenant's architect.

Graphic design should be lively, simple, and clear. Tenants are expected to do business under names that are reasonably straightforward. Generic names of one or two words and simple logos are encouraged. The words "Grand", "Central", "Terminal" and "Station" may not be used for store names.

Tenants may use their company color in all sign applications with the exception of the exterior awning valance along 42nd Street. In this case, all logos and logo types must appear in white.

The use of opaque signbands is not permitted in Grand Central Terminal.

Signs are limited to trading names and logo. Listing of merchandise or descriptions of category are not permitted on signs, except as specified in Specific Area Criteria.

Iridescent signs, flashing lights, animated elements, formed plastic, injection molded plastic, internally illuminated signs, exposed neon signs, and all luminous signs are prohibited.

Postal address, if required, will be installed on the Tenant's premises by the Landlord, at Tenant expense.

No signmaker's labels or other identification, (including UL label), are permitted on the exposed surface of signs, except those required by local ordinance. If required by local ordinance, such labels or other identification must be in an inconspicuous location.

No sale sign, posters, advertisement, notice or other lettering shall be affixed on any part of the storefront unless approved by the Landlord. Charge card decals shall not be affixed to any part of the storefront, nor shall any charge card identification be immediately visible from public space. Tenant may use card identification graphics only in the immediate area of the transaction desk in a discreet manner.

Advertising signs such as "Sale" signs can be displayed at tabletop height and must be placed within a stable standard frame unit or stand that does not exceed 11" x 17" in size. Total height cannot exceed 48" AFF. Visibility into retail store must be maintained at all times (75% visibility to 25% signage). Refer to General Design Criteria - Visual Merchandising for more information.

Hanging signs such as posters held by cord from ceiling and signage with an opaque background which obstructs the view into the retail space are not permitted.

# Grand Central Terminal Retail Development: GENERAL SIGNAGE CRITERIA

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One primary sign is allowed per storefront bay. Any Tenant with two storefront bays, or with more than one exposure, may incorporate one sign per storefront bay.

Burglar alarm tape, contacts or stickers are not permitted on storefronts, frame, glass or on doors.

The Landlord will also provide, at the Tenant’s expense, Tenant name and number as needed on service doors and directories.

Electrical service to Tenant’s sign must come from Tenant’s electrical panel. If Tenant electrical requirements for signage exceed circuit capacity provided by Landlord, capacity must be increased at Tenant’s expense. Electrical service to all signage will be on a 7-day, 24-hour time clock, that is on a separate circuits (with circuit breaker locks) and wired to Tenant’s meter. The time clock shall be set to the Landlord’s requirements. No exposed conduit, tubing, raceways, conductors, transformers or other equipment are permitted.

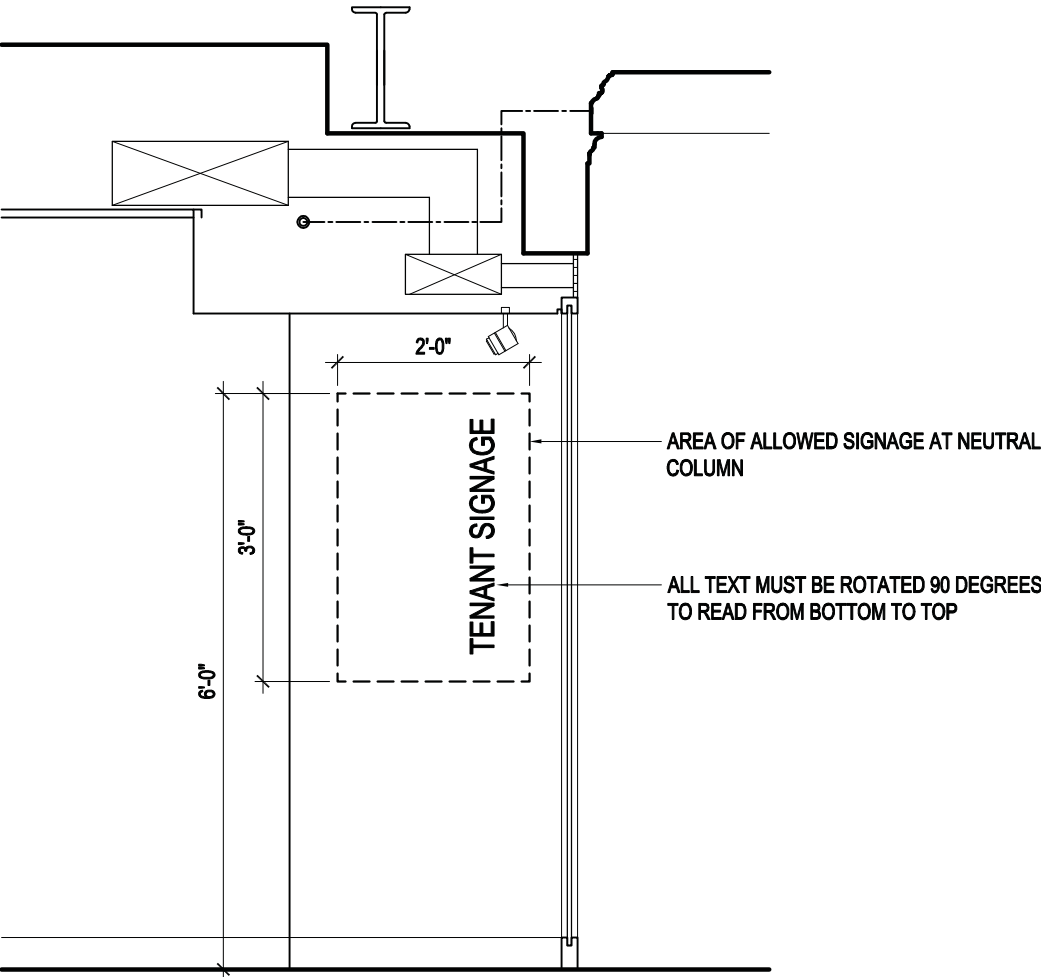
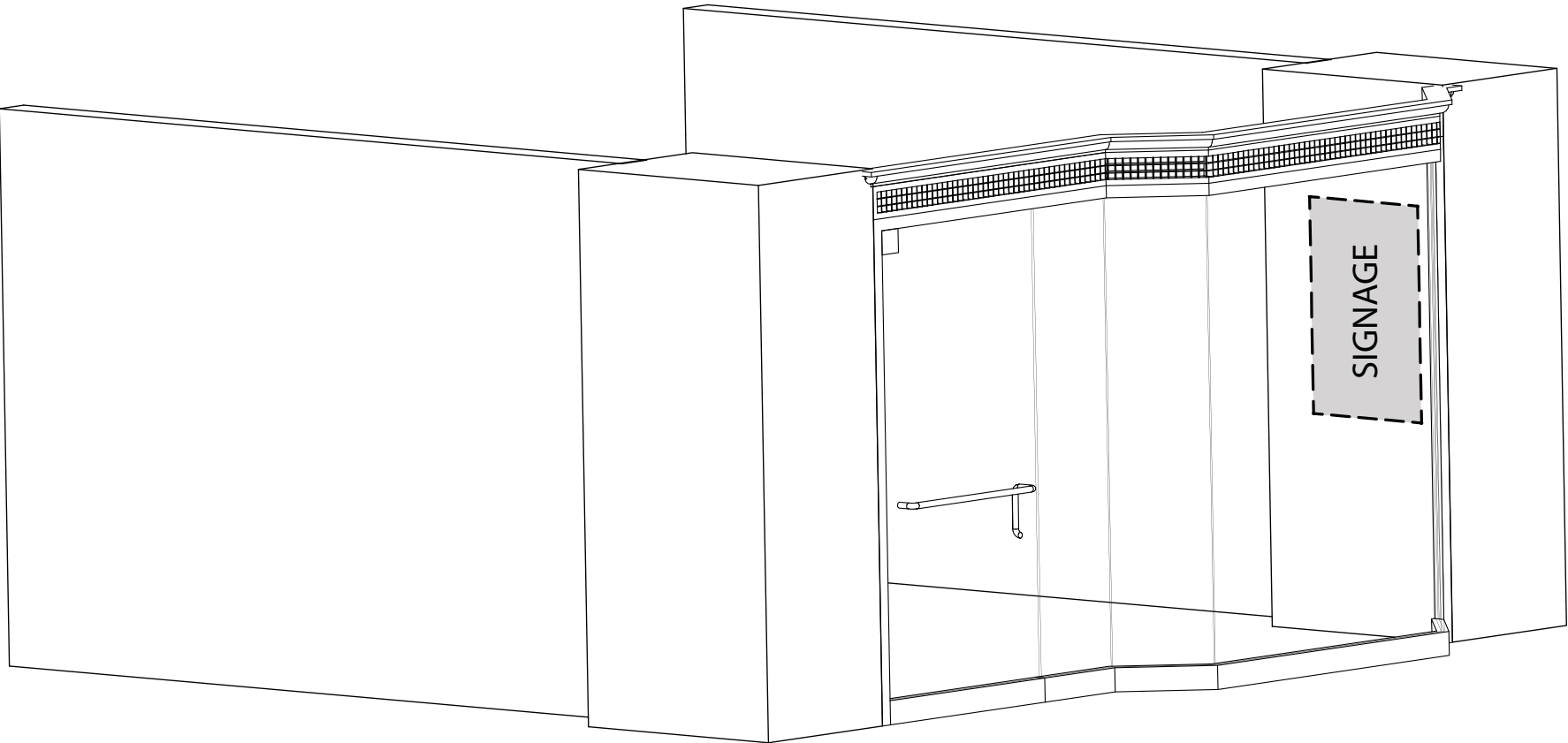
It is recommended that all bolts, hangers, fastenings, and clips shall be of hot dipped galvanized iron, stainless steel, aluminum, brass, or bronze. All black iron materials must be finished to withstand corrosion.

Tenant store hours and postal address (if needed) shall be silkscreened in gold-leaf on door or sidelight in Garamond #3 using 1” cap height characters, flush left, ragged right, upper and lower case

# Grand Central Terminal Retail Development: GENERAL SIGNAGE CRITERIA

## SIGNAGE AT NEUTRAL COLUMN

At neutral column surface perpendicular to storefront: the retail store’s logo may be placed for increased store identity visibility. Signage cannot be directly mounted on neutral columns that are part of the existing historic landmark building (such as marble). In this case only, store signage to be cable-hung within 6” from column surface. Refer to specific the Specific Signage Criteria for more detailed information.



SIGNAGE AT NEUTRAL COLUMN

SECTION  
SCALE: 1/2" = 1'-0"

# Grand Central Terminal Retail Development: GENERAL SIGNAGE CRITERIA

## PRIMARY SIGNAGE AT STOREFRONT

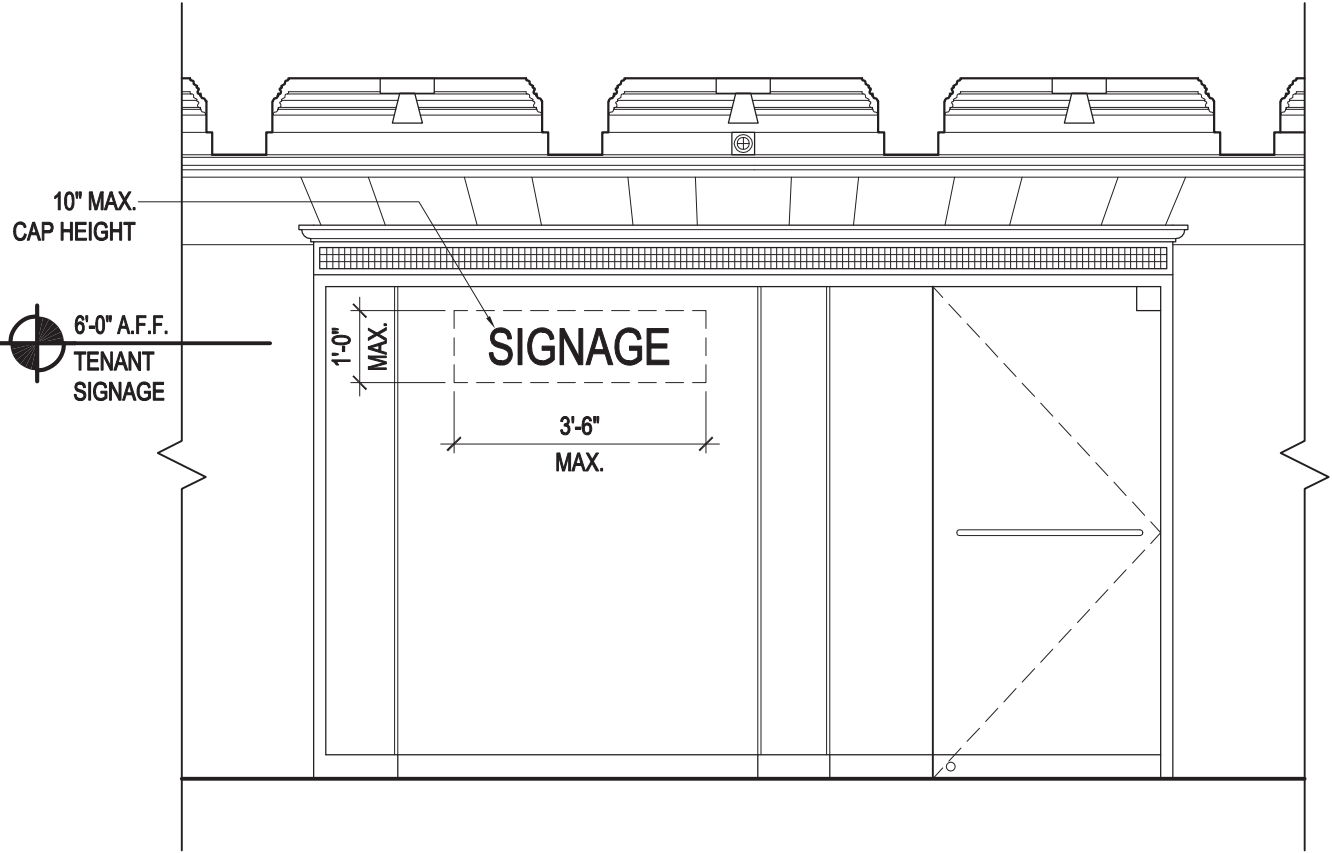
Tenant signs must be computer-cut or photographically-reproduced vinyl or silk-screened letters and graphics applied only on the inside of the storefront glass.

Tenants are permitted one sign per display window.

Tenant signs shall include a logo, limited to a maximum of 12" in height and 42" in length with a 10" maximum cap height.

The use of opaque signbands is not permitted.

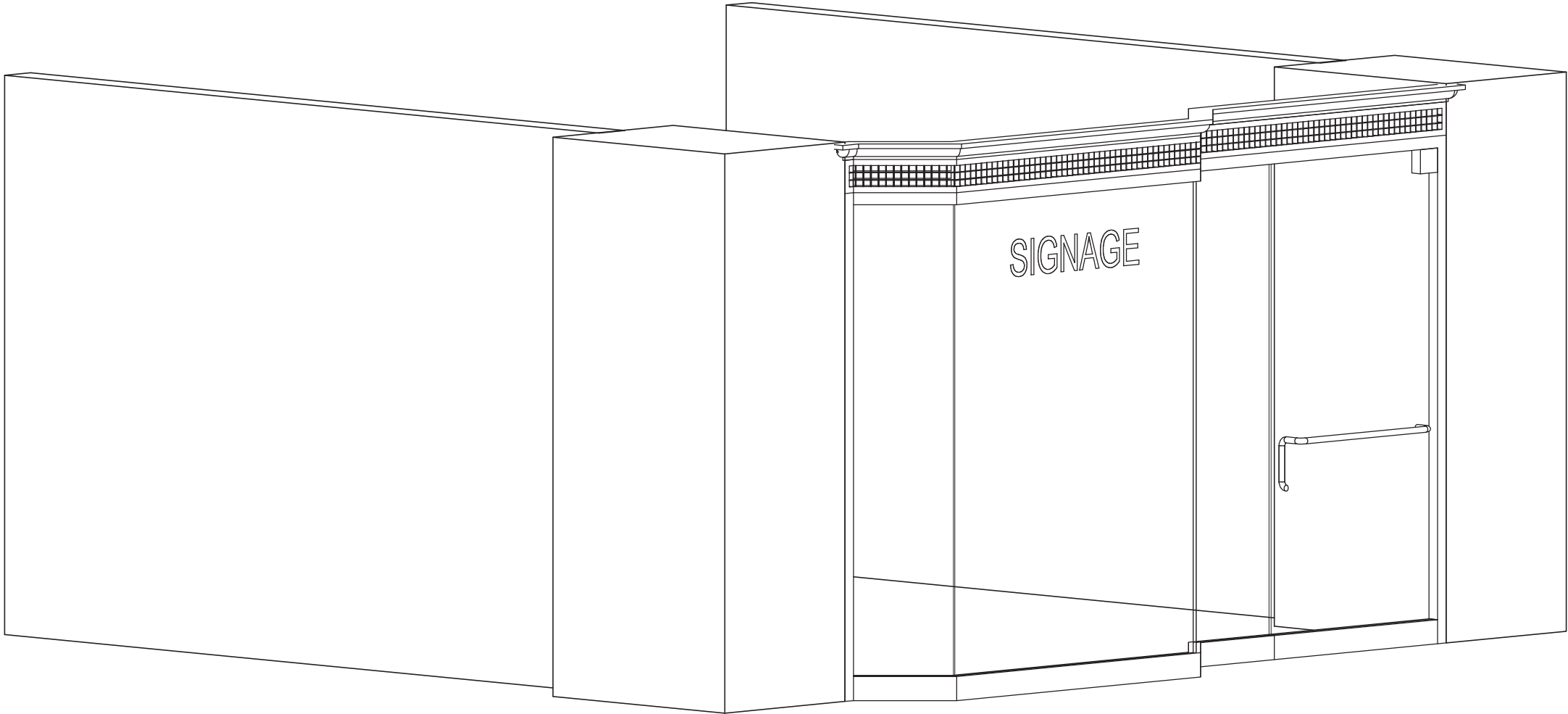
Unless otherwise stated in the Specific Design Criteria for each storefront type, logos should be centered on the width of the glass, with the centerline of the logo at 6'0" above the floor. In no case shall the lower edge of the logo extend below 5'0" above the floor.



ELEVATION  
SCALE: 3/8" = 1'-0"  
ISSUED: 07/20/10

# Grand Central Terminal Retail Development: GENERAL SIGNAGE CRITERIA

PRIMARY SIGNAGE AT STOREFRONT



# Grand Central Terminal Retail Development: GENERAL LIGHTING CRITERIA

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## GENERAL LIGHTING CRITERIA

1. The general intention is to achieve a good color rendering, 3000k color temperature as the dominant light character of Grand Central Terminal. All lighting must be energy efficient with an ultimate goal of sustainability and LEED certification.
2. Lighting levels and all lighting equipment within Tenant's premises must be reviewed and approved by Landlord in writing. Cut sheets for all fixtures must be submitted with reflected ceiling plans, lamp types, wattages and color temperatures.
3. All lighting should provide illumination complementary to the architecture of Grand Central Terminal, to the display of merchandise within the Terminal, and to the safe and unobstructed movement of pedestrians throughout the project.
4. All surface mounted fixtures must be small and of contemporary design. They must be selected to compliment the merchandise and not call attention to themselves.
5. All recessed fixtures in the Merchandise Zone must be round, square or rectangular. Round fixtures may be no larger than 6" in diameter, square fixtures may be no larger than 6" and rectangular may be no larger than 5" x 9".
6. All recessed fixtures in the Display Zone must be round, square or rectangular. Round fixtures may be no larger than 4" in diameter, square fixtures may be no larger than 4" and rectangular may be no larger than 5" x 9".
7. Accent lights may be lamped with 20-39-watt ceramic metal halide in a T4, T6, MR-16 or PAR 20 envelope or any LED. All must be 3000k color temperature.
8. All downlights must be energy efficient, either LED, metal halide or compact fluorescent. Compact fluorescent lamps may be no more than 32-watt. Metal halide lamps may be no more than 39-watts. All must be 3000k color temperature.
9. Exposed neon lighting is prohibited in Grand Central Terminal unless allowed in the Specific Area Criteria. Neon tubes used as indirect accent lighting may be approved at the discretion of the Landlord.
10. Tenant lighting must be mounted to eliminate direct glare into the public space or to the exterior. All lamps must be shielded.
11. Electrical service to all show window displays will be on a 7-day, 24-hour time clock that is on separate circuits (with circuit breaker locks) and wired to Tenant's meter. The time clock shall be set to the Landlord's requirements.
12. Provide lighting controls to automatically shut off lighting in all non-public spaces.

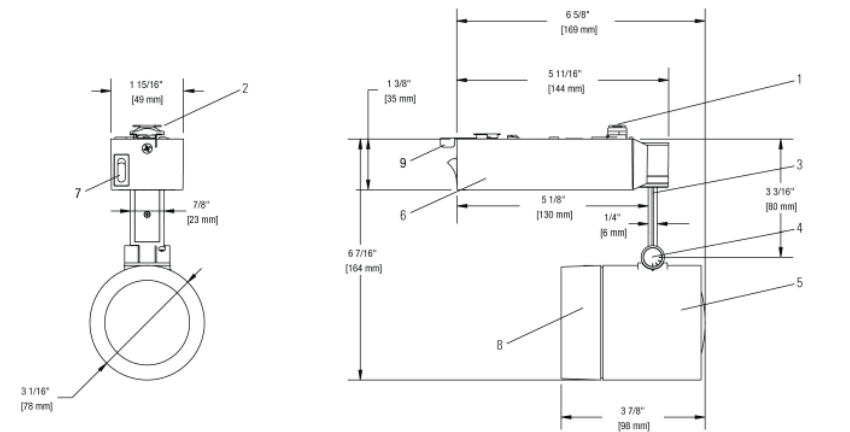
# Grand Central Terminal Retail Development: GENERAL LIGHTING CRITERIA

LIGHTOLIER®

Lytespan® Track Lighting System

23C20MR

Alcyon HID 20W CMH MR16 Cylinder



Ordering Information

| Catalog No. | Finish   | Mounting  | Lamps                                   |
|-------------|----------|---|---|
| 23C20MRAL   | Aluminum | For use with Lytespan Radius, Basic and Advent Track. Not compatible with extension wands or slope ceiling adapters. For monopoint applications refer to spec sheet 6171. | 20W MR16 GX10 Base Ceramic Metal Halide |
| 23C20MRBK   | Black    |   |   |
| 23C20MRWH   | White    |   |   |

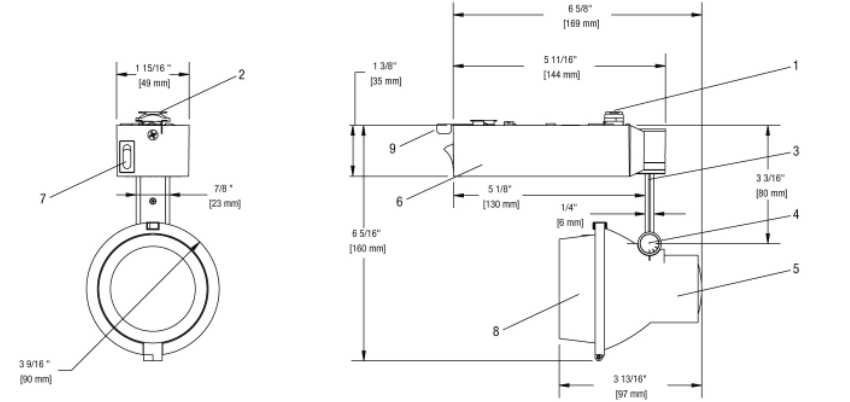


LIGHTOLIER®

Lytespan® Track Lighting System

23S20MR

Alcyon HID 20W CMH MR16 Step Spot



Ordering Information

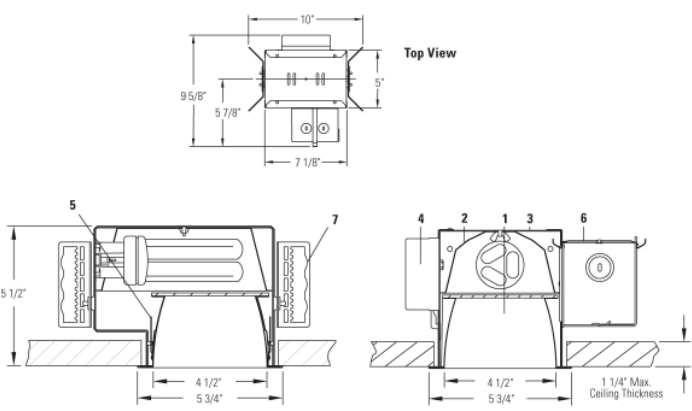
| Catalog No. | Finish   | Mounting  | Lamps                                   |
|-------------|----------|---|---|
| 23S20MRAL   | Aluminum | For use with Lytespan Radius, Basic and Advent Track. Not compatible with extension wands or slope ceiling adapters. For monopoint applications refer to spec sheet 6171. | 20W MR16 GX10 Base Ceramic Metal Halide |
| 23S20MRBK   | Black    |   |   |
| 23S20MRWH   | White    |   |   |



Calculite® Matrix® Lensed Downlight

4X4PL

4 1/2" X 4 1/2" Square Aperture (1) 26/32W Triple Tube Prismatic Lens



Ceiling Cutout: 5 1/8" L X 5 1/8" W

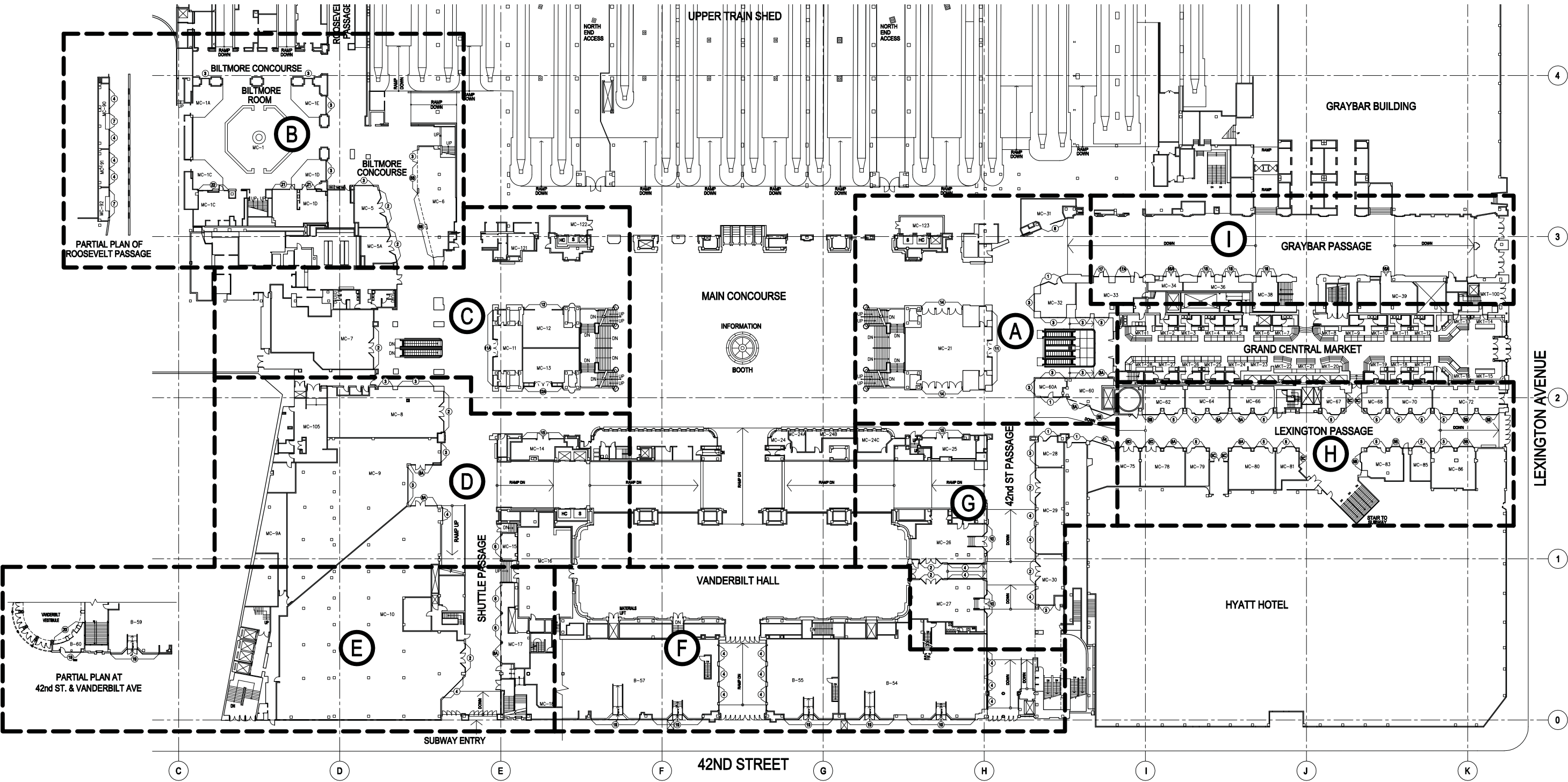
| Trim Kits       |                                | Frame-In Kits |        |                        |               |                     |        |        |        |
|-----------------|--------------------------------|---------------|--------|------------------------|---------------|---------------------|--------|--------|--------|
| Reflector Trims | Finish / Flange                | Frame-In Kits | Type   | Ballast                | Input Voltage | Triple Tube Wattage | Length | Width  | Height |
| 4X4PLCLW        | Specular Clear / White         | 4X4132HU      | Non-IC | Electronic             | 120/277V      | 26/32W              | 10"    | 9 1/2" | 5 3/4" |
| 4X4PLCLP        | Specular Clear / Polished      | 4X4132HUEM4E  | Non-IC | Electronic - Emergency | 120/277V      | 26/32W              | 10"    | 11"    | 5 3/4" |
| 4X4PLCCLW       | Comfort Clear / White          | 4X4132HCU3    | Non-IC | PowerSpec® HDF Dimming | 120/277V      | 26/32W              | 10"    | 9"     | 5 3/4" |
| 4X4PLCCLP       | Comfort Clear / Polished       | 4X4132HJUM7   | Non-IC | Mark 7® Dimming        | 120/277V      | 26/32W              | 10"    | 9 1/4" | 5 3/4" |
| 4X4PLCCDW       | Comfort Clear Diff. / White    | 4X4132HJ1MX   | Non-IC | Mark 10® Dimming       | 120V          | 26/32W              | 10"    | 9 1/4" | 5 3/4" |
| 4X4PLCCDP       | Comfort Clear Diff. / Polished | 4X4132HJ2MX   | Non-IC | Mark 10® Dimming       | 277V          | 26/32W              | 10"    | 9 1/4" | 5 3/4" |
| 4X4PLCCGP       | Clear Corrugated / Self Flange |               |        |                        |               |                     |        |        |        |
| 4X4PLWHW        | White / White                  |               |        |                        |               |                     |        |        |        |



## Grand Central Terminal Retail Development: IV. SPECIFIC CRITERIA

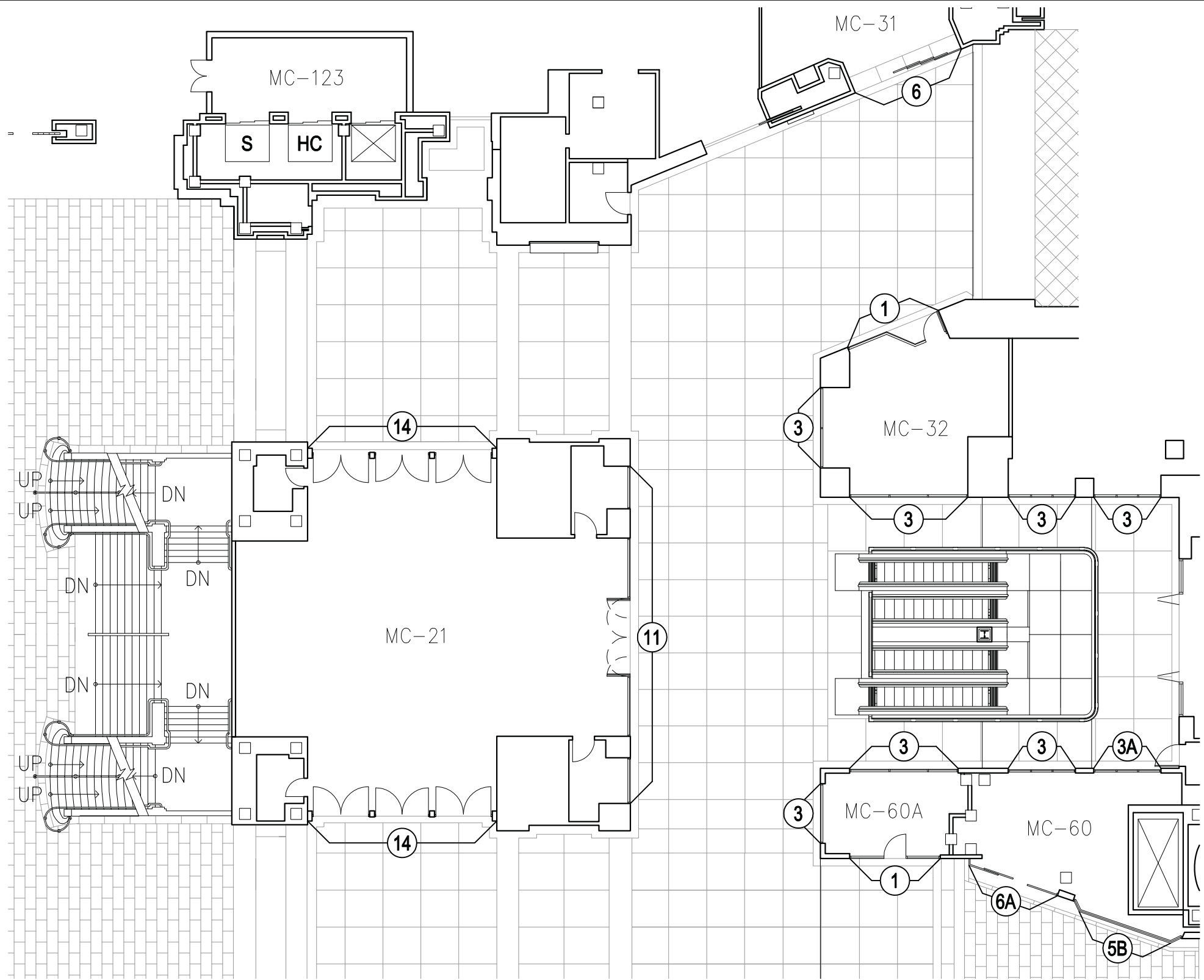
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# Grand Central Terminal Retail Development: PREMISES LOCATION KEY PLAN



PREMISES LOCATION KEY PLAN  
SCALE: 1/64" = 1'-0"

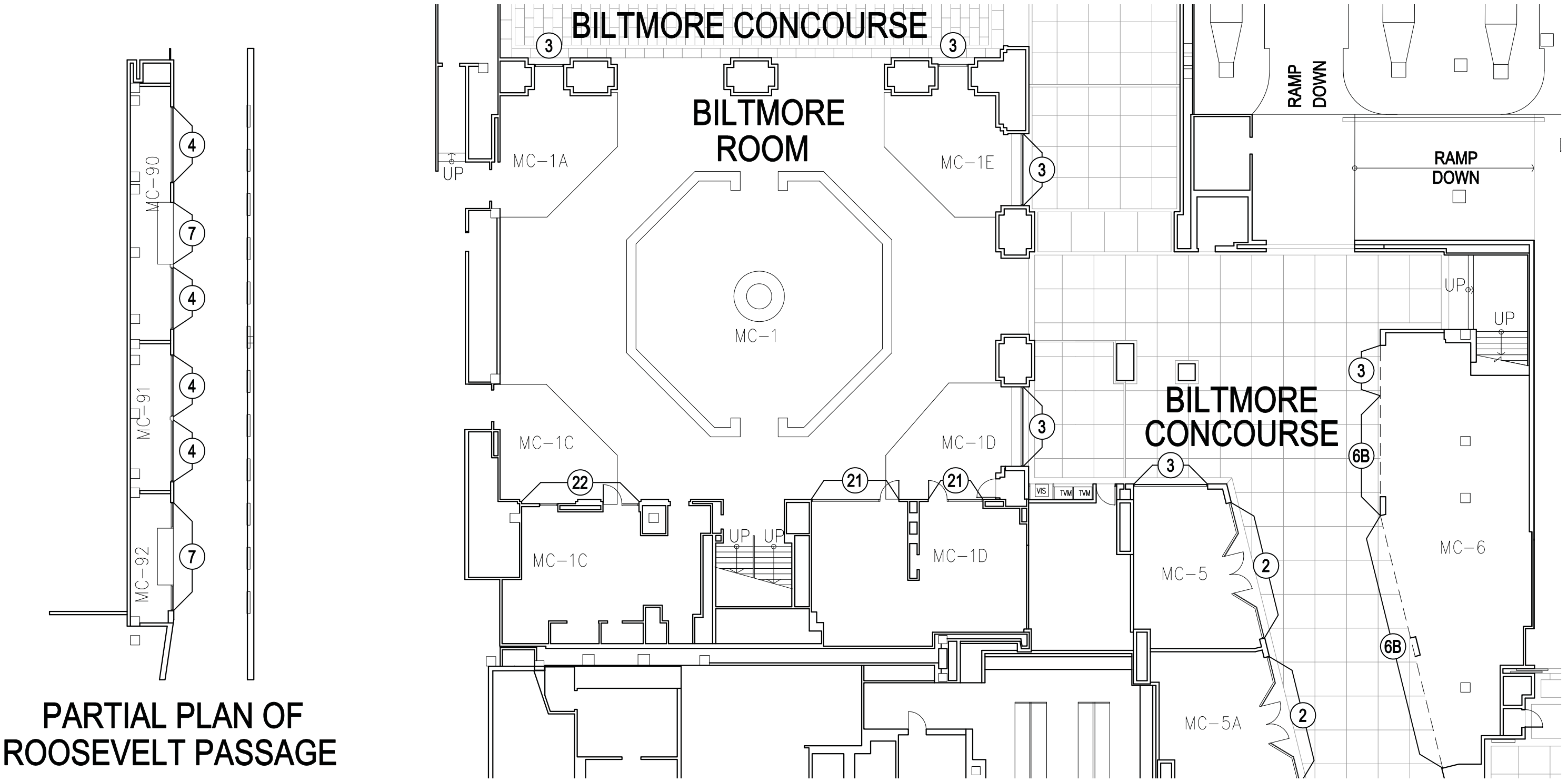
Grand Central Terminal Retail Development: PREMISES PLANS



PREMISES PLAN (A)  
SCALE: 1/16" = 1'-0"

ISSUED: 07/20/10

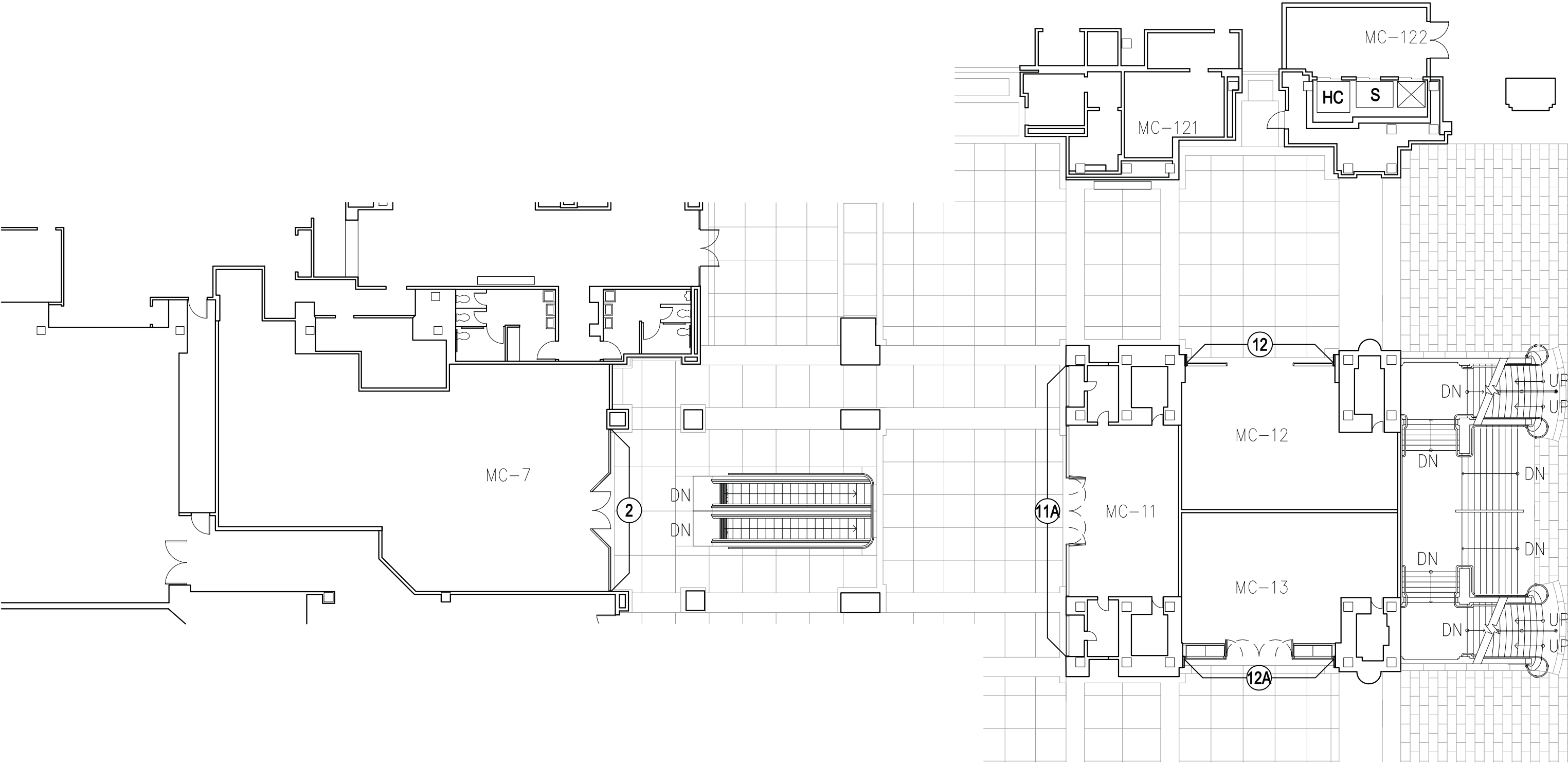
Grand Central Terminal Retail Development: PREMISES PLANS



PARTIAL PLAN OF ROOSEVELT PASSAGE

PREMISES PLAN (B)  
SCALE: 1/16" = 1'-0"

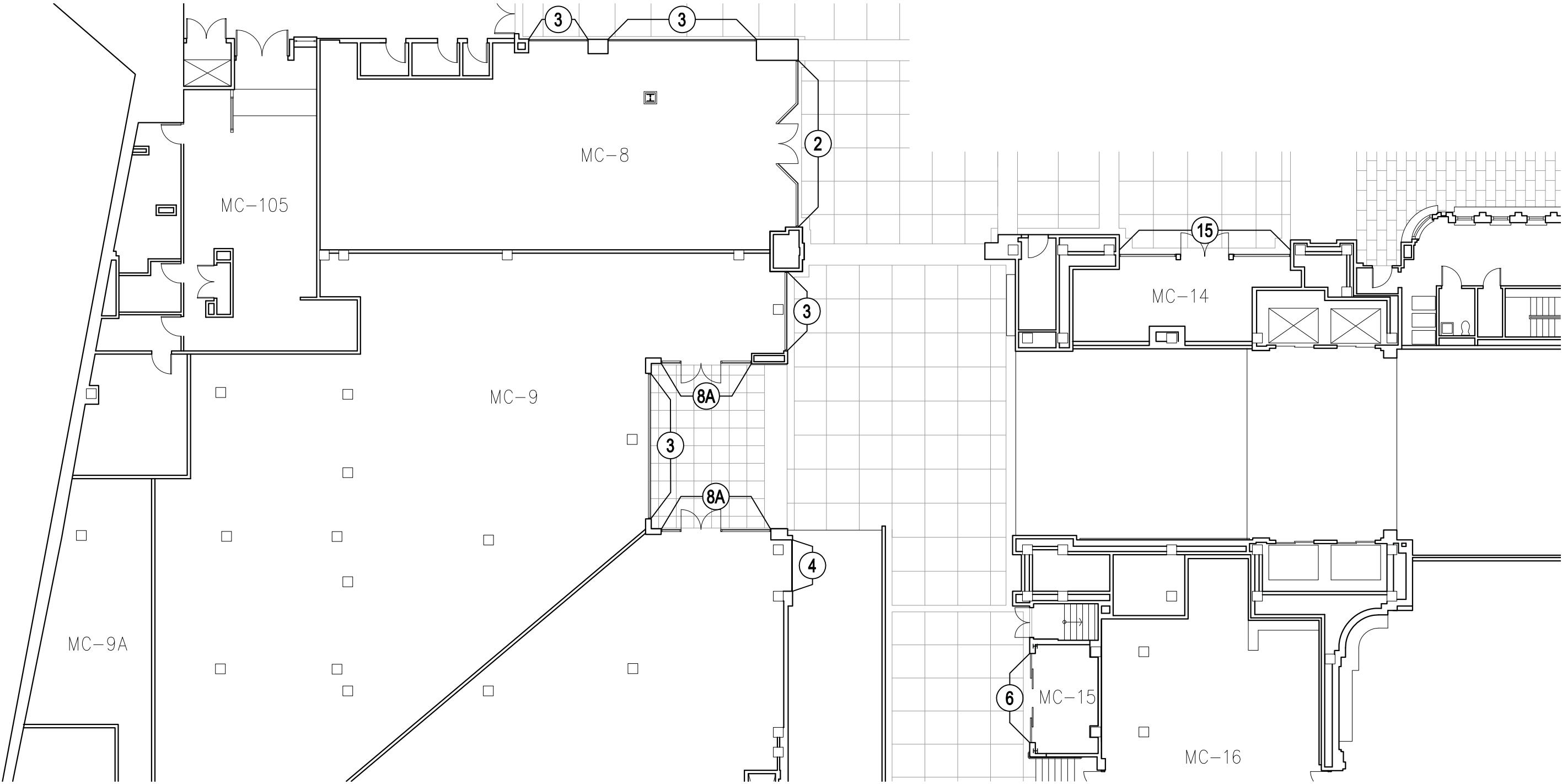
Grand Central Terminal Retail Development: PREMISES PLANS



PREMISES PLAN (C)  
SCALE: 1/16" = 1'-0"

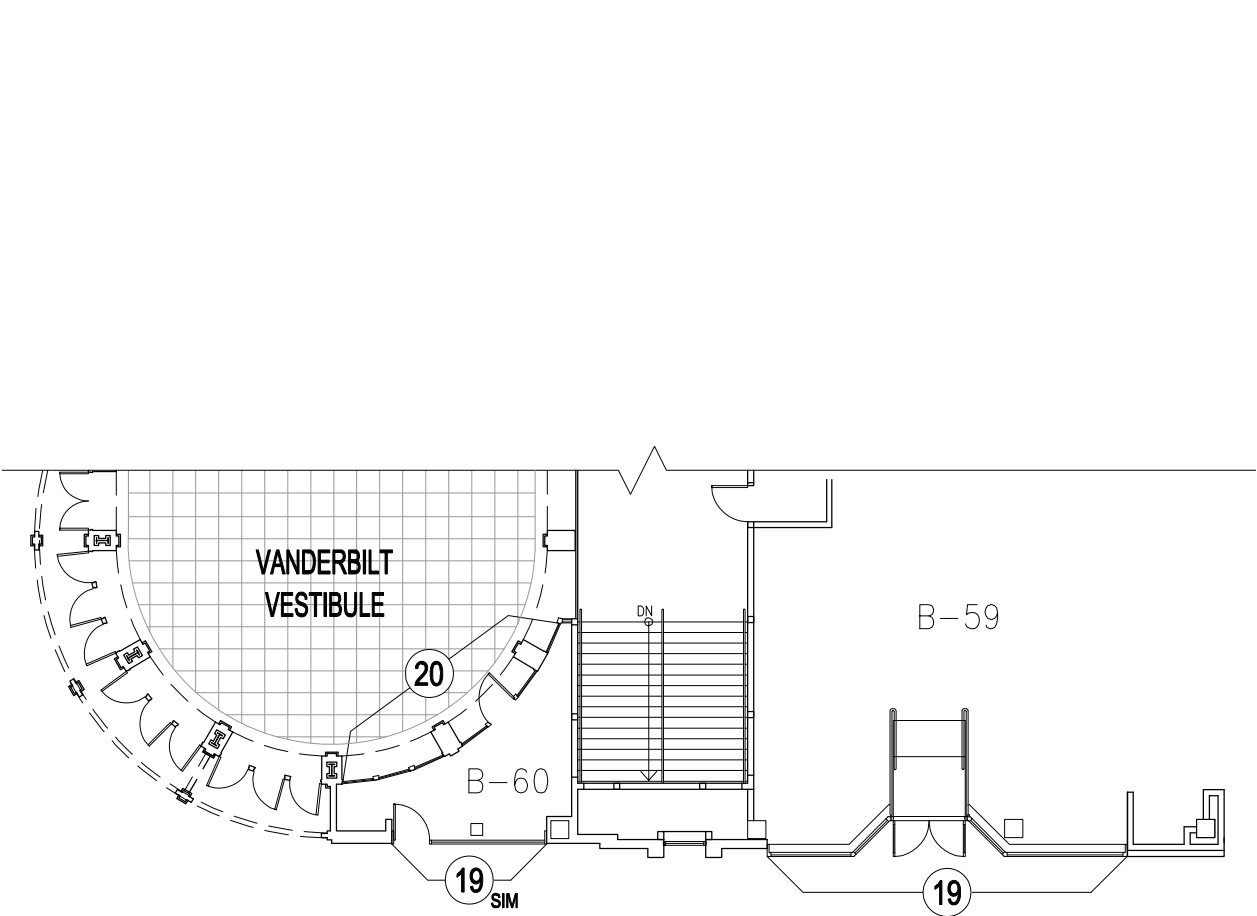
ISSUED: 07/20/10

Grand Central Terminal Retail Development: PREMISES PLANS

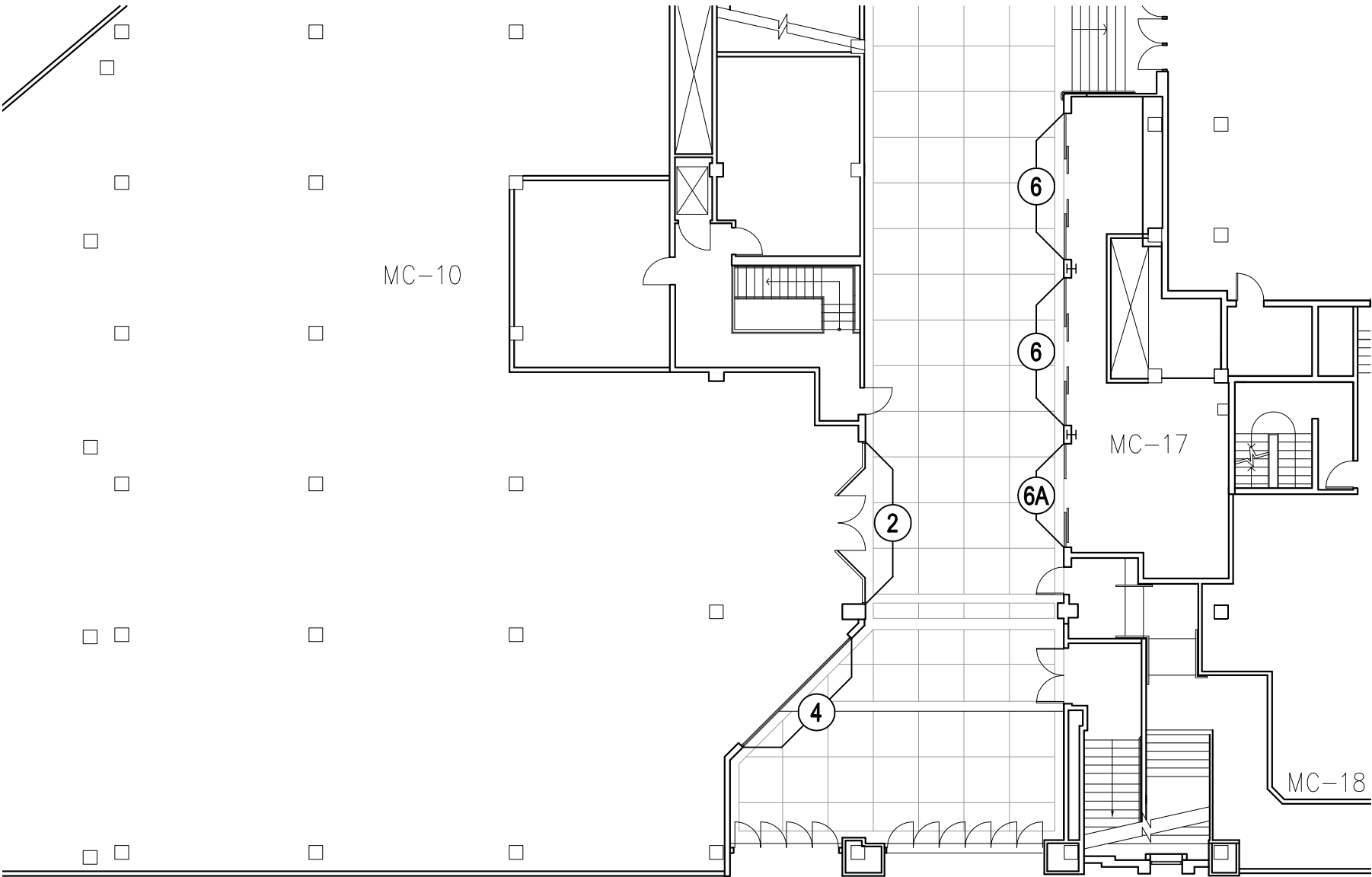


PREMISES PLAN **D**  
SCALE: 1/16" = 1'-0"

Grand Central Terminal Retail Development: PREMISES PLANS



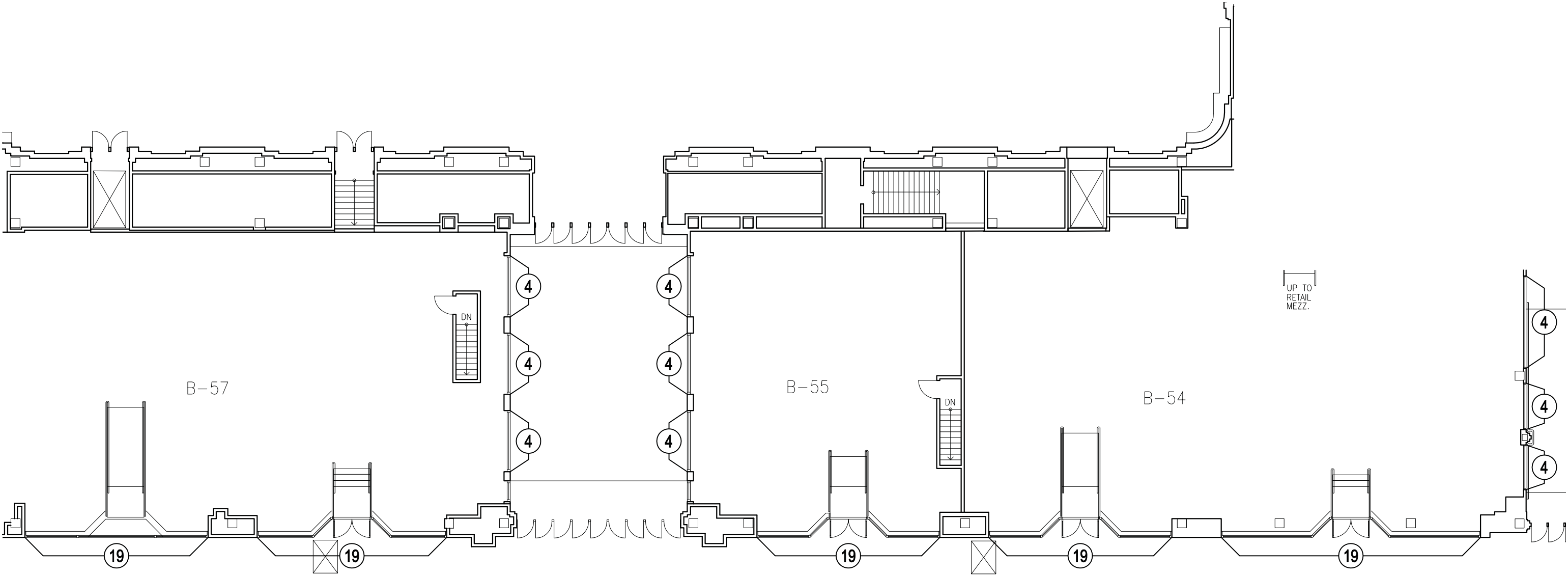
PARTIAL PLAN AT  
42nd ST. & VANDERBILT AVE



PREMISES PLAN (E)  
SCALE: 1/16" = 1'-0"

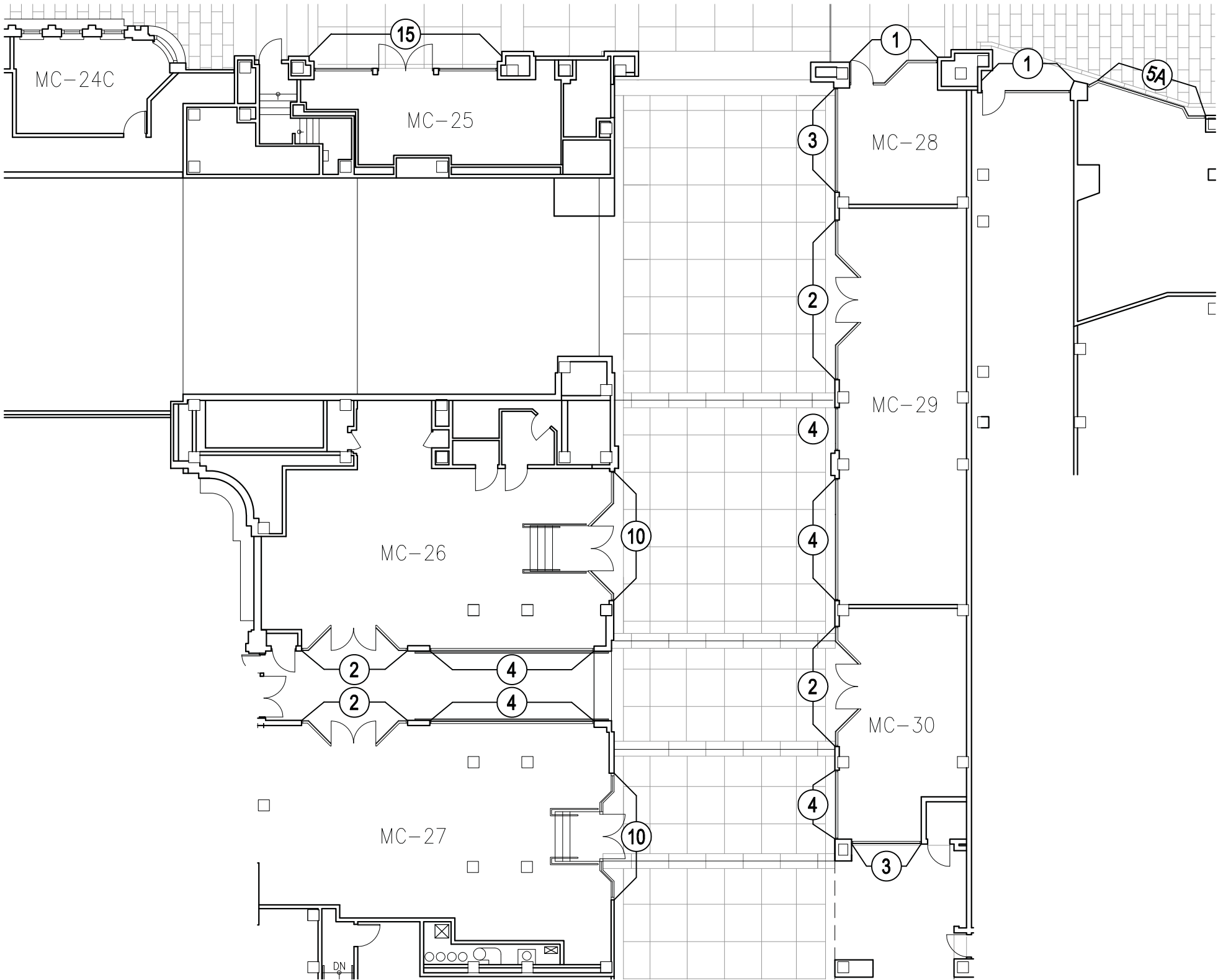
ISSUED: 07/20/10

Grand Central Terminal Retail Development: PREMISES PLANS



PREMISES PLAN (F)  
SCALE: 1/16" = 1'-0"

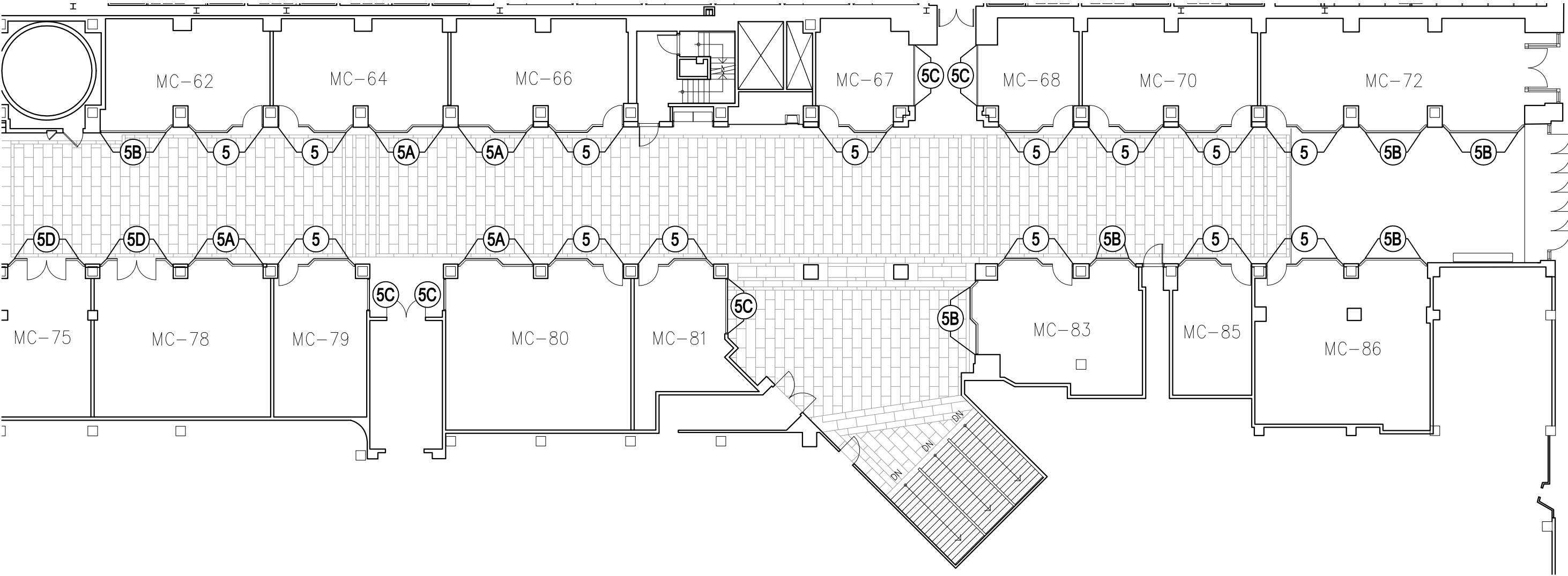
Grand Central Terminal Retail Development: PREMISES PLANS



PREMISES PLAN (G)  
SCALE: 1/16" = 1'-0"

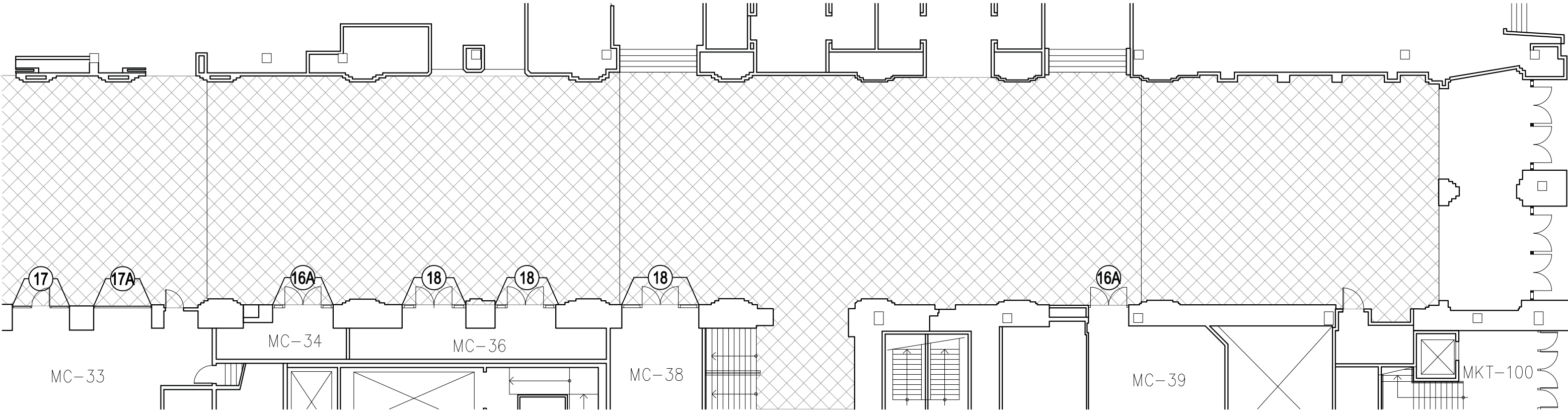
ISSUED: 07/20/10

Grand Central Terminal Retail Development: PREMISES PLANS



PREMISES PLAN (H)  
SCALE: 1/16" = 1'-0"

Grand Central Terminal Retail Development: PREMISES PLANS



PREMISES PLAN 1  
SCALE: 1/16" = 1'-0"  
ISSUED: 07/20/10

# Grand Central Terminal Retail Development: DESIGN INFORMATION FOR SPECIFIC TENANTS

## DESIGN INFORMATION FOR SPECIFIC TENANTS:

*42nd Street Passage, Shuttle Passage, Roosevelt Passage,  
Biltmore Concourse and Transitions:*

|             |                            |        |
|-------------|----------------------------|--------|
| Type 1      | - Single Door              | pg. 48 |
| Type 2      | - Double Door              | pg. 50 |
| Type 3 & 3A | - Fixed Lite to Floor      | pg. 52 |
| Type 4      | - Fixed Lite to Stone Base | pg. 54 |
| Type 6 & 6A | - Sliding Doors            | pg. 60 |
| Type 6B     | - Sliding Doors            | pg. 62 |
| Type 7      | - Counter                  | pg. 64 |
| Type 8A     | - Double Doors             | pg. 66 |
| Type 10     | - High Double Doors        | pg. 68 |

*Lexington Passage:*

|                      |                                   |        |
|----------------------|-----------------------------------|--------|
| Type 5               | - Bow, Single Door                | pg. 56 |
| Type 5A, 5B, 5C & 5D | - Bow, Fixed Lites or Double Door | pg. 58 |

*Main Concourse:*

|               |                           |        |
|---------------|---------------------------|--------|
| Type 11 & 11A | - Arched/Flat Fixed       | pg. 70 |
| Type 12       | - Arched - Four Doors     | pg. 72 |
| Type 12A      | - Arched - Four Doors/TVM | pg. 74 |
| Type 14       | - Arched - Six Doors      | pg. 76 |
| Type 15       | - Arched - Two Doors      | pg. 78 |

*Graybar Building:*

|          |                           |        |
|----------|---------------------------|--------|
| Type 16  | - Single Door - Arched    | pg. 80 |
| Type 16A | - Double Doors - Arched   | pg. 80 |
| Type 17  | - Single Door - Flat High | pg. 80 |
| Type 17A | - Fixed Lites - Flat High | pg. 80 |
| Type 18  | - Double Door - Flat Low  | pg. 80 |
| Type 18A | - Single Door - Flat Low  | pg.80  |

*42nd Street Retail:*

|         |                           |        |
|---------|---------------------------|--------|
| Type 19 | - Exterior - 42nd Street  | pg. 82 |
| Type 20 | - Historic Iron Extension | pg. 84 |

*Biltmore Room:*

|         |                            |        |
|---------|----------------------------|--------|
| Type 21 | - Single Door              | pg. 86 |
| Type 22 | - Single Door & Fixed Lite | pg. 88 |

# Grand Central Terminal Retail Development: SPECIFIC CRITERIA

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## TYPE 1 - SINGLE DOOR

Tenant to coordinate with the Landlord approved supplier of the existing landmark approved storefront; i.e. bronze metal, painted metals, glass, hardware, etc.

Demising wall: GWB and finishes by Tenant. All GWB and Tenant finishes must be held away from stone or storefront surfaces by using 1/2" reveal bead.

*Tenant Controls within Display Zone:*

- a. Light fixtures in the Display Zone shall be installed as indicated on the storefront details and shall be Lightolier Lytespan Track Light System: Alycon HID 20W CMH MR16, white finish, with recessed track. Refer to General Lighting Criteria. No other lighting is allowed.
- b. Painted GWB to be used at all wall and ceiling surfaces. If historic marble exists in the Display Zone, tenant to retain the marble and provide 1/2" reveal between materials.
- c. Use of veneer wood, plastic laminate, pre-fabricated merchandising board like slat wall, or fixed display cases with the above materials, is not allowed.
- d. No mechanical attachments may be made to the storefront material at any time.
- e. All finishes must be approved by Landlord.

*Tenant Finishes in Merchandise Zone:*

- a. Painted GWB is encouraged for all walls and ceilings. Lay-in ceilings are not allowed within 20' of the storefront.
- b. All finishes must be approved by Landlord.

*Tenant Finishes in Work Zone:*

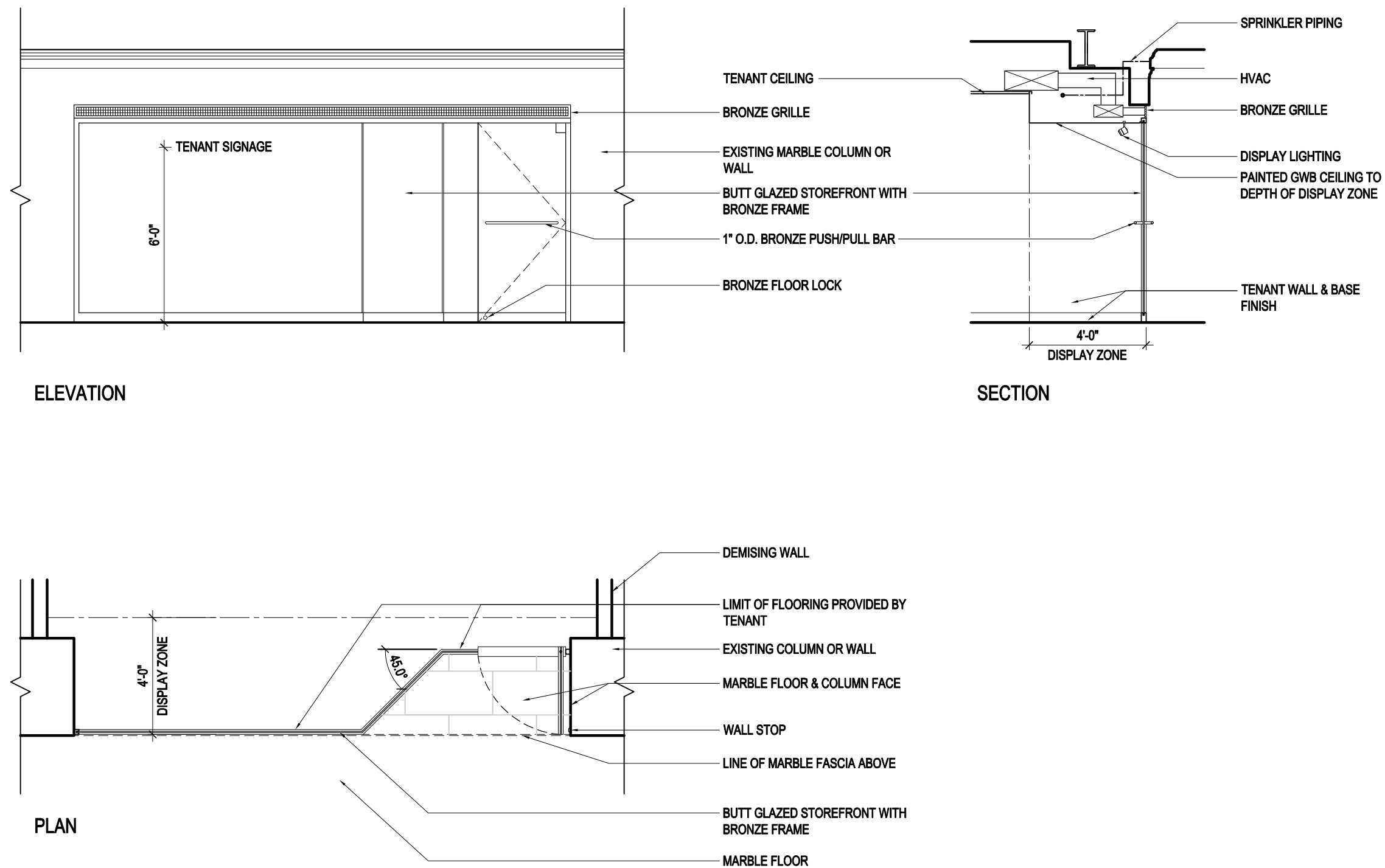
- a. Lighting is to be warm in color temperature such as incandescent, halogen or non-glare deep cell parabolic fixtures with 3000K lamping.
- b. All finishes must be approved by Landlord.

*Sign Criteria:*

- a. Refer to General Signage Criteria
- b. Tenants are permitted one sign per display window.
- c. Tenant signs shall include a logo, limited to a maximum of 12" in height and 42" in length with a 10" maximum cap height.
- d. Logos should be centered on the width of the glass, with the centerline of the logo at 6'0" above the floor. In no case shall the lower edge of the logo extend below 5'0" above the floor.

**Note: Unless otherwise indicated, all building elements indicated in the Specific Criteria or on the typical storefront details shall be provided by the Tenant.**

# Grand Central Terminal Retail Development: TYPE 1 DESIGN CRITERIA



TYPE 1 DESIGN CRITERIA  
SCALE: 1/4" = 1'-0"

# Grand Central Terminal Retail Development: SPECIFIC CRITERIA

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## TYPE 2 - DOUBLE DOOR

Tenant to coordinate with the Landlord approved supplier of the existing landmark approved storefront; i.e. bronze metal, painted metals, glass, hardware, etc.

Demising wall: GWB and finishes by Tenant. All GWB and Tenant finishes must be held away from stone or storefront surfaces by using 1/2" reveal bead.

*Tenant Controls within Display Zone:*

- a. Light fixtures in the Display Zone shall be installed as indicated on the storefront details and shall be Lightolier Lytespan Track Light System: Alycon HID 20W CMH MR16, white finish, with recessed track. Refer to General Lighting Criteria. No other lighting is allowed.
- b. Painted GWB to be used at all wall and ceiling surfaces. If historic marble exists in the Display Zone, tenant to retain the marble and provide 1/2" reveal between materials.
- c. Use of veneer wood, plastic laminate, pre-fabricated merchandising board like slat wall, or fixed display cases with the above materials, is not allowed.
- d. No mechanical attachments may be made to the storefront material at any time.
- e. All finishes must be approved by Landlord.

*Tenant Finishes in Merchandise Zone:*

- a. Painted GWB is encouraged for all walls and ceilings. Lay-in ceilings are not allowed within 20' of the storefront.
- b. All finishes must be approved by Landlord.

*Tenant Finishes in Work Zone:*

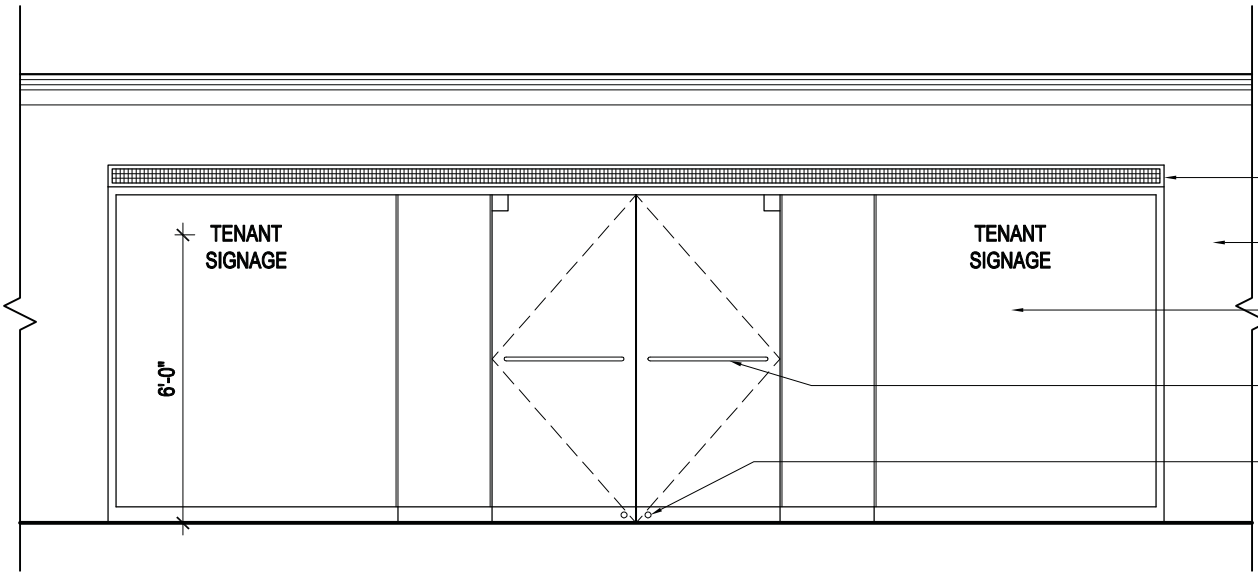
- a. Lighting is to be warm in color temperature such as incandescent, halogen or non-glare deep cell parabolic fixtures with 3000K lamping.
- b. All finishes must be approved by Landlord.

*Sign Criteria:*

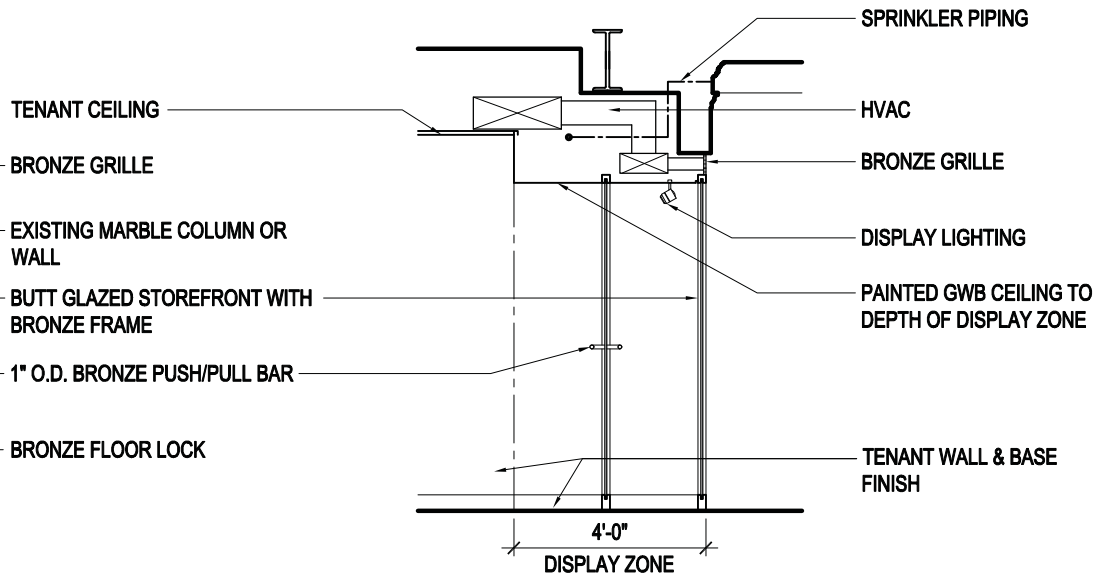
- a. Refer to General Signage Criteria
- b. Tenants are permitted one sign per display window.
- c. Tenant signs shall include a logo, limited to a maximum of 12" in height and 42" in length with a 10" maximum cap height.
- d. Logos should be centered on the width of the glass, with the centerline of the logo at 6'0" above the floor. In no case shall the lower edge of the logo extend below 5'0" above the floor.

**Note: Unless otherwise indicated, all building elements indicated in the Specific Criteria or on the typical storefront details shall be provided by the Tenant.**

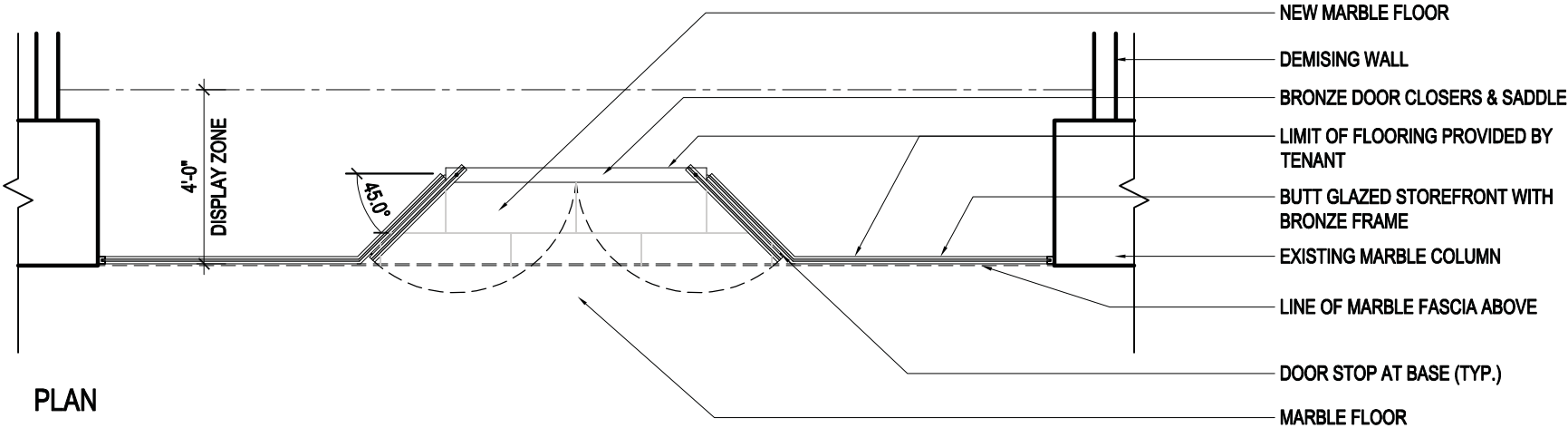
# Grand Central Terminal Retail Development: TYPE 2 DESIGN CRITERIA



ELEVATION



SECTION



PLAN

TYPE 2 DESIGN CRITERIA  
SCALE: 1/4" = 1'-0"

# Grand Central Terminal Retail Development: SPECIFIC CRITERIA

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## TYPES 3 & 3A - FIXED LITE TO FLOOR

Tenant to coordinate with the Landlord approved supplier of the existing landmark approved storefront; i.e. bronze metal, painted metals, glass, hardware, etc.

Demising wall: GWB and finishes by Tenant. All GWB and Tenant finishes must be held away from stone or storefront surfaces by using 1/2" reveal bead.

*Tenant Controls within Display Zone:*

- a. Light fixtures in the Display Zone shall be installed as indicated on the storefront details and shall be Lightolier Lytespan Track Light System: Alycon HID 20W CMH MR16, white finish, with recessed track. Refer to General Lighting Criteria. No other lighting is allowed.
- b. Painted GWB to be used at all wall and ceiling surfaces. If historic marble exists in the Display Zone, tenant to retain the marble and provide 1/2" reveal between materials.
- c. Use of veneer wood, plastic laminate, pre-fabricated merchandising board like slat wall, or fixed display cases with the above materials, is not allowed.
- d. No mechanical attachments may be made to the storefront material at any time.
- e. All finishes must be approved by Landlord.

*Tenant Finishes in Merchandise Zone:*

- a. Painted GWB is encouraged for all walls and ceilings. Lay-in ceilings are not allowed within 20' of the storefront.
- b. All finishes must be approved by Landlord.

*Tenant Finishes in Work Zone:*

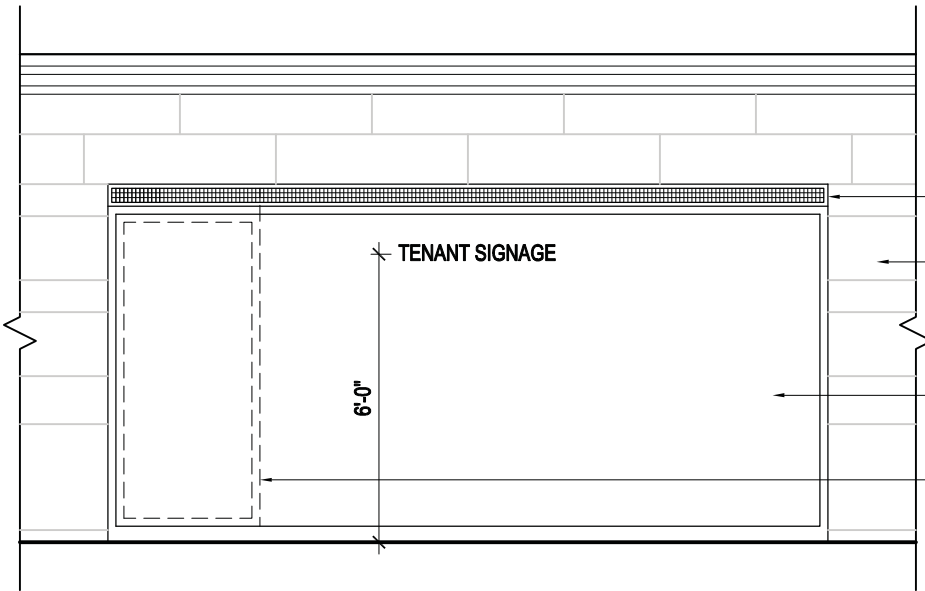
- a. Lighting is to be warm in color temperature such as incandescent, halogen or non-glare deep cell parabolic fixtures with 3000K lamping.
- b. All finishes must be approved by Landlord.

*Sign Criteria:*

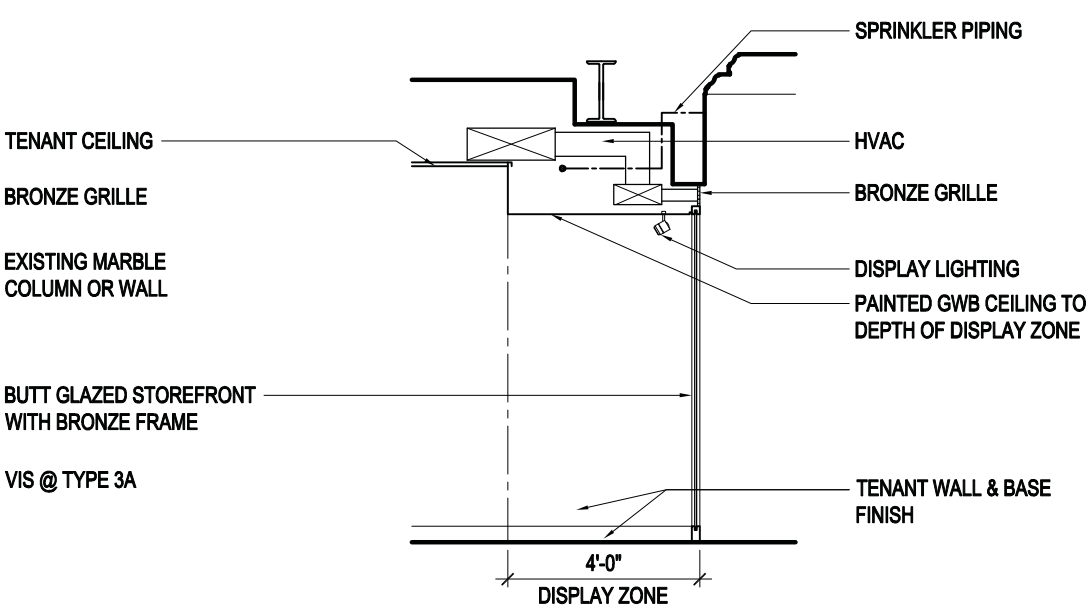
- a. Refer to General Signage Criteria
- b. Tenants are permitted one sign per display window.
- c. Tenant signs shall include a logo, limited to a maximum of 12" in height and 42" in length with a 10" maximum cap height.
- d. Logos should be centered on the width of the glass, with the centerline of the logo at 6'0" above the floor. In no case shall the lower edge of the logo extend below 5'0" above the floor.

**Note: Unless otherwise indicated, all building elements indicated in the Specific Criteria or on the typical storefront details shall be provided by the Tenant.**

# Grand Central Terminal Retail Development: TYPES 3 & 3A DESIGN CRITERIA



ELEVATION

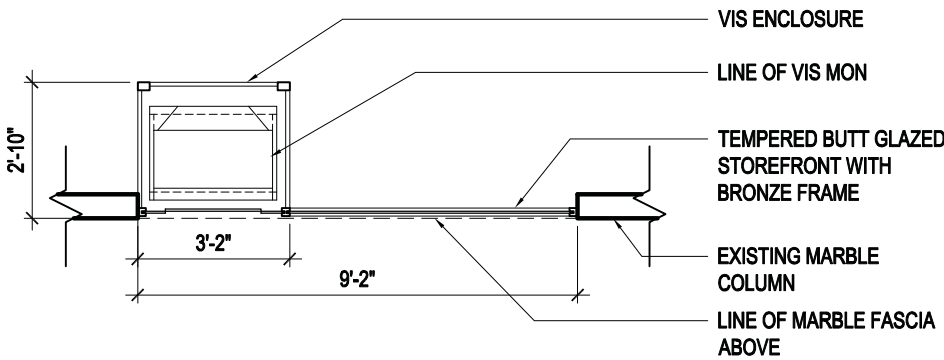


SECTION



PLAN: TYPE 3

- DEMISING WALL
- LIMIT OF FLOORING PROVIDED BY TENANT
- EXISTING COLUMN OR WALL
- EXISTING FLOOR
- LINE OF MARBLE FASCIA ABOVE
- BUTT GLAZED STOREFRONT WITH BRONZE FRAME



PLAN: TYPE 3A (SEE STOREFRONT PACKAGE)

## TYPES 3 & 3A DESIGN CRITERIA

SCALE: 1/4" = 1'-0"

# Grand Central Terminal Retail Development: SPECIFIC CRITERIA

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## TYPE 4 - FIXED LITE TO STONE BASE

Tenant to coordinate with the Landlord approved supplier of the existing landmark approved storefront; i.e. bronze metal, painted metals, glass, hardware, etc.

Demising wall: GWB and finishes by Tenant. All GWB and Tenant finishes must be held away from stone or storefront surfaces by using 1/2" reveal bead.

*Tenant Controls within Display Zone:*

- a. Light fixtures in the Display Zone shall be installed as indicated on the storefront details and shall be Lightolier Lytespan Track Light System: Alycon HID 20W CMH MR16, white finish, with recessed track. Refer to General Lighting Criteria. No other lighting is allowed.
- b. Painted GWB to be used at all wall and ceiling surfaces. If historic marble exists in the Display Zone, tenant to retain the marble and provide 1/2" reveal between materials.
- c. Use of veneer wood, plastic laminate, pre-fabricated merchandising board like slat wall, or fixed display cases with the above materials, is not allowed.
- d. No mechanical attachments may be made to the storefront material at any time.
- e. All finishes must be approved by Landlord.

*Tenant Finishes in Merchandise Zone:*

- a. Painted GWB is encouraged for all walls and ceilings. Lay-in ceilings are not allowed within 20' of the storefront.
- b. All finishes must be approved by Landlord.

*Tenant Finishes in Work Zone:*

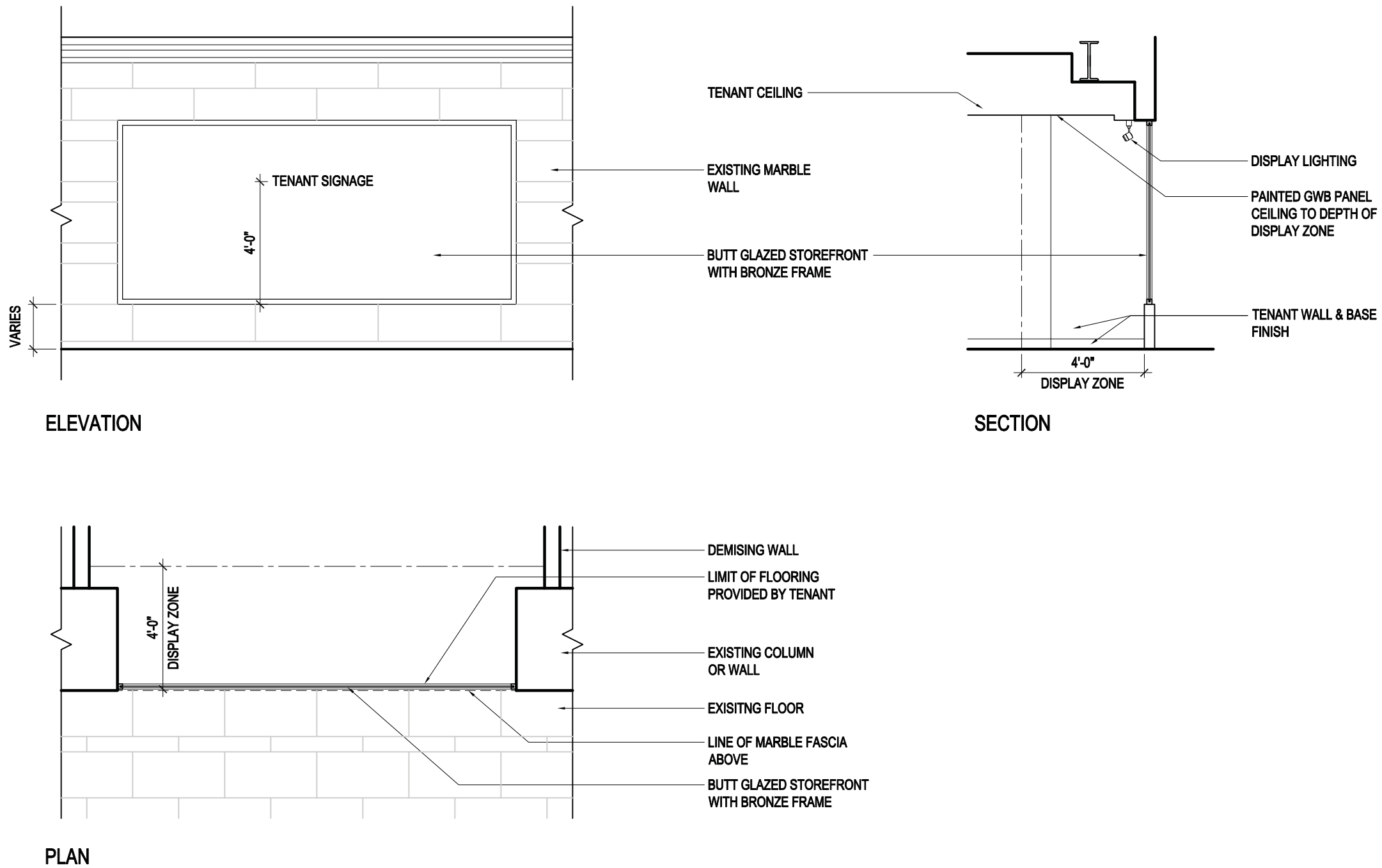
- a. Lighting is to be warm in color temperature such as incandescent, halogen or non-glare deep cell parabolic fixtures with 3000K lamping.
- b. All finishes must be approved by Landlord.

*Sign Criteria:*

- a. Refer to General Signage Criteria
- b. Tenants are permitted one sign per display window.
- c. Tenant signs shall include a logo, limited to a maximum of 12" in height and 42" in length with a 10" maximum cap height.
- d. Logos should be centered on the width of the glass, with the centerline of the logo at 6'0" above the floor. In no case shall the lower edge of the logo extend below 5'0" above the floor.

**Note: Unless otherwise indicated, all building elements indicated in the Specific Criteria or on the typical storefront details shall be provided by the Tenant.**

# Grand Central Terminal Retail Development: TYPE 4 DESIGN CRITERIA



TYPE 4 DESIGN CRITERIA  
SCALE: 1/4" = 1'-0"

# Grand Central Terminal Retail Development: SPECIFIC CRITERIA

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## TYPE 5 - BOW, SINGLE DOOR

Tenant to coordinate with the Landlord approved supplier of the existing landmark approved storefront; i.e. bronze metal, painted metals, glass, hardware, etc.

Demising wall: GWB and finishes by Tenant. All GWB and Tenant finishes must be held away from stone or storefront surfaces by using 1/2" reveal bead.

*Tenant Controls within Display Zone:*

- a. Light fixtures in the Display Zone shall be installed as indicated on the storefront details and shall be Lightolier Lytespan Track Light System: Alycon HID 20W CMH MR16, white finish, with recessed track. Refer to General Lighting Criteria. No other lighting is allowed.
- b. Painted GWB to be used at all wall and ceiling surfaces. If historic marble exists in the Display Zone, tenant to retain the marble and provide 1/2" reveal between materials.
- c. Use of veneer wood, plastic laminate, pre-fabricated merchandising board like slat wall, or fixed display cases with the above materials, is not allowed.
- d. No mechanical attachments may be made to the storefront material at any time.
- e. All finishes must be approved by Landlord.

*Tenant Finishes in Merchandise Zone:*

- a. Painted GWB is encouraged for all walls and ceilings. Lay-in ceilings are not allowed within 20' of the storefront.
- b. All finishes must be approved by Landlord.

*Tenant Finishes in Work Zone:*

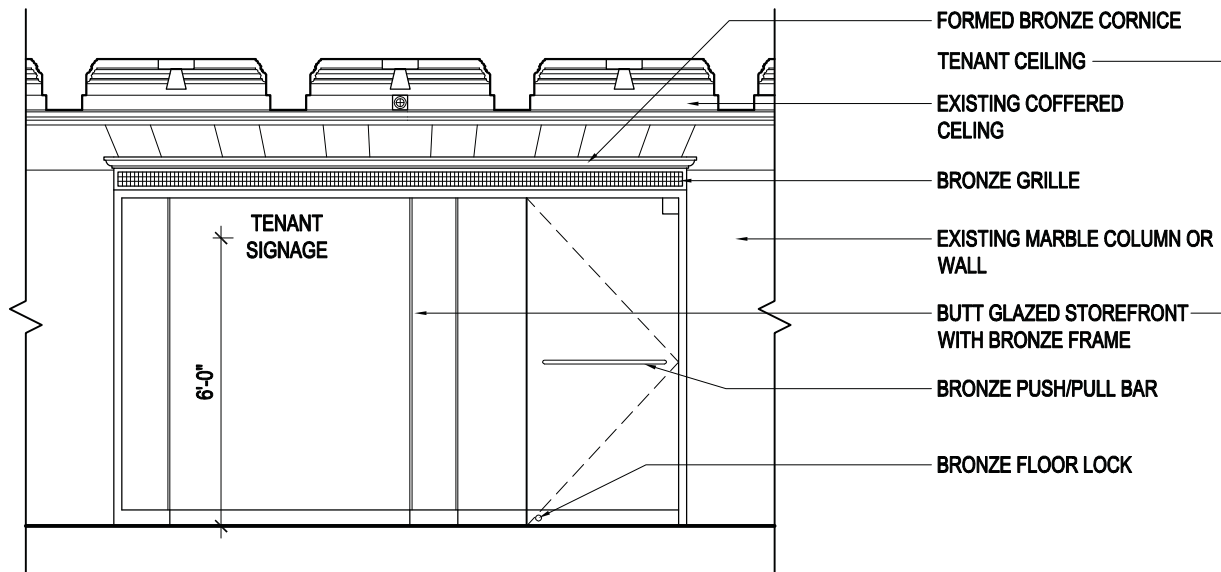
- a. Lighting is to be warm in color temperature such as incandescent, halogen or non-glare deep cell parabolic fixtures with 3000K lamping.
- b. All finishes must be approved by Landlord.

*Sign Criteria:*

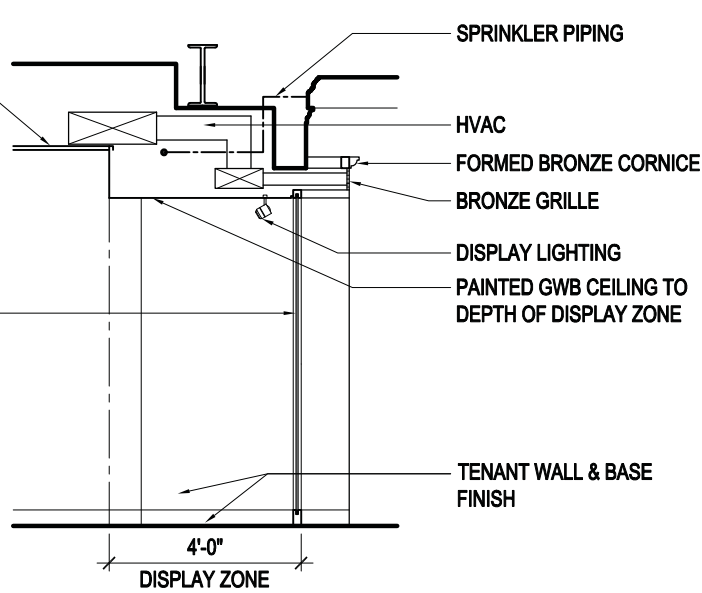
- a. Refer to General Signage Criteria
- b. Tenants are permitted one sign per display window.
- c. Tenant signs shall include a logo, limited to a maximum of 12" in height and 42" in length with a 10" maximum cap height.
- d. Logos should be centered on the width of the glass, with the centerline of the logo at 6'0" above the floor. In no case shall the lower edge of the logo extend below 5'0" above the floor.

**Note: Unless otherwise indicated, all building elements indicated in the Specific Criteria or on the typical storefront details shall be provided by the Tenant.**

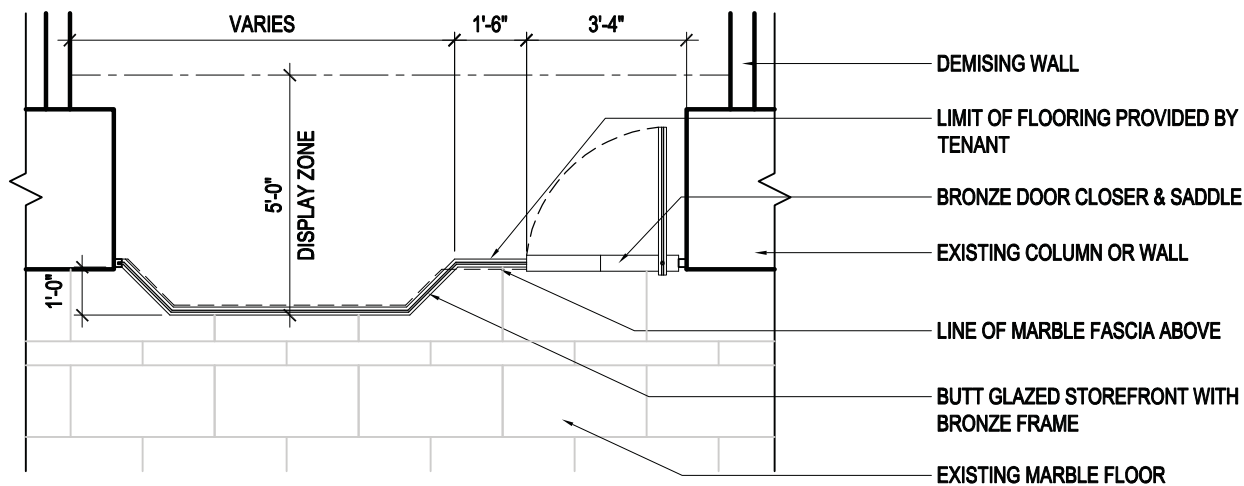
# Grand Central Terminal Retail Development: TYPE 5 DESIGN CRITERIA



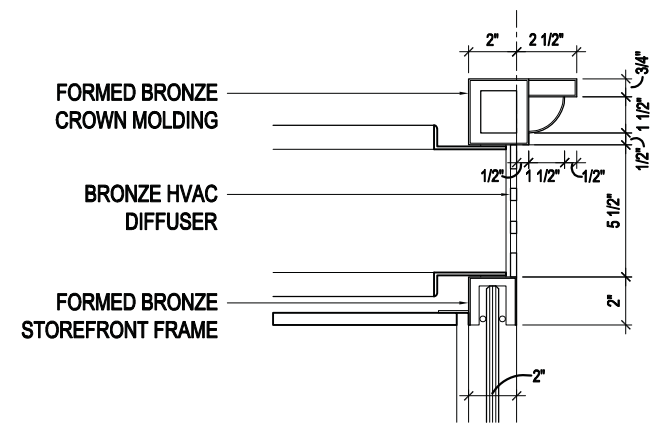
ELEVATION



SECTION



PLAN



SECTION THROUGH CORNICE

TYPE 5 DESIGN CRITERIA  
 SCALE: 1/4" = 1'-0"

# Grand Central Terminal Retail Development: SPECIFIC CRITERIA

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## TYPES 5A, 5B, 5C & 5D - FIXED LITES OR DOUBLE DOOR

Tenant to coordinate with the Landlord approved supplier of the existing landmark approved storefront; i.e. bronze metal, painted metals, glass, hardware, etc.

Demising wall: GWB and finishes by Tenant. All GWB and Tenant finishes must be held away from stone or storefront surfaces by using 1/2" reveal bead.

*Tenant Controls within Display Zone:*

- a. Light fixtures in the Display Zone shall be installed as indicated on the storefront details and shall be Lightolier Lytespan Track Light System: Alycon HID 20W CMH MR16, white finish, with recessed track. Refer to General Lighting Criteria. No other lighting is allowed.
- b. Painted GWB to be used at all wall and ceiling surfaces. If historic marble exists in the Display Zone, tenant to retain the marble and provide 1/2" reveal between materials.
- c. Use of veneer wood, plastic laminate, pre-fabricated merchandising board like slat wall, or fixed display cases with the above materials, is not allowed.
- d. No mechanical attachments may be made to the storefront material at any time.
- e. All finishes must be approved by Landlord.

*Tenant Finishes in Merchandise Zone:*

- a. Painted GWB is encouraged for all walls and ceilings. Lay-in ceilings are not allowed within 20' of the storefront.
- b. All finishes must be approved by Landlord.

*Tenant Finishes in Work Zone:*

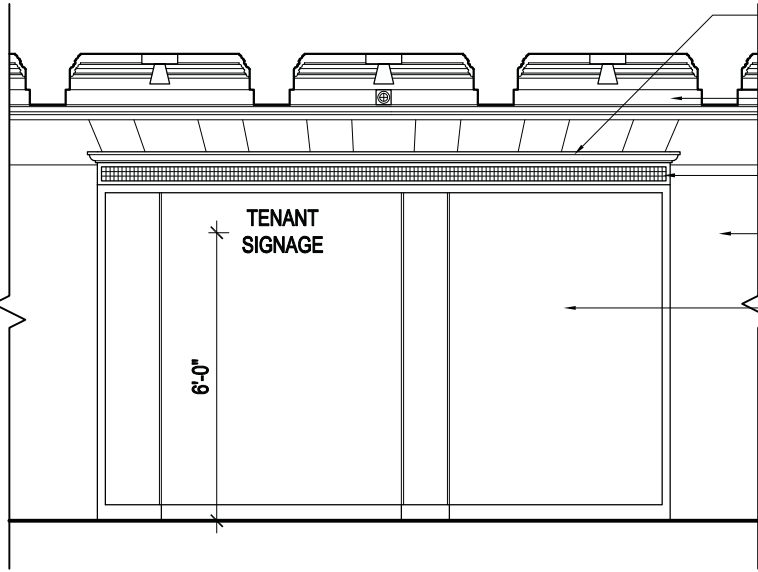
- a. Lighting is to be warm in color temperature such as incandescent, halogen or non-glare deep cell parabolic fixtures with 3000K lamping.
- b. All finishes must be approved by Landlord.

*Sign Criteria:*

- a. Refer to General Signage Criteria
- b. Tenants are permitted one sign per display window.
- c. Tenant signs shall include a logo, limited to a maximum of 12" in height and 42" in length with a 10" maximum cap height.
- d. Logos should be centered on the width of the glass, with the centerline of the logo at 6'0" above the floor. In no case shall the lower edge of the logo extend below 5'0" above the floor.

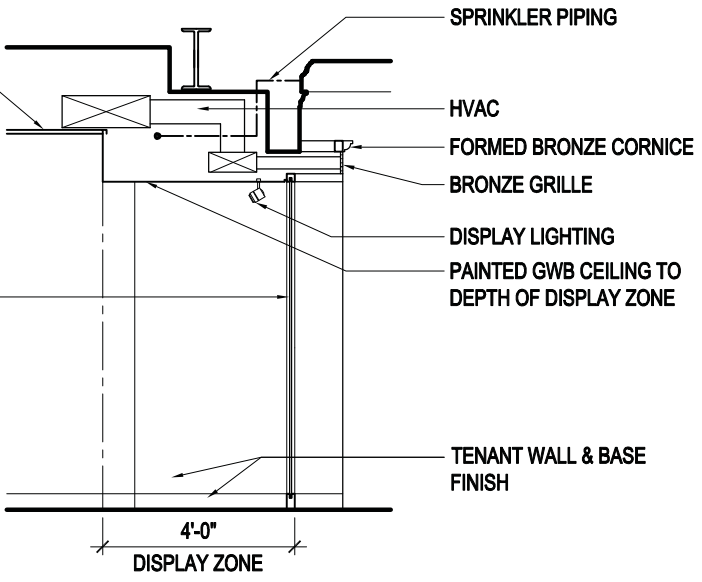
**Note: Unless otherwise indicated, all building elements indicated in the Specific Criteria or on the typical storefront details shall be provided by the Tenant.**

# Grand Central Terminal Retail Development: TYPES 5A, 5B, 5C & 5D DESIGN CRITERIA

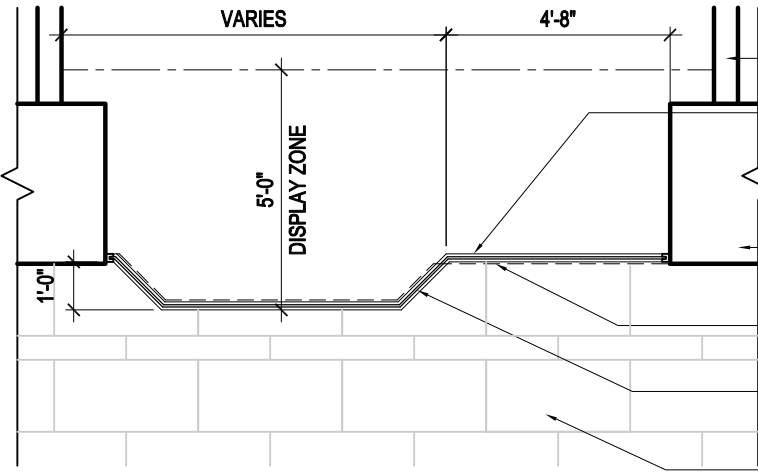


ELEVATION

FORMED BRONZE CORNICE  
TENANT CEILING  
EXISTING COFFERED  
CEILING  
BRONZE GRILLE  
EXISTING MARBLE COLUMN OR  
WALL  
BUTT GLAZED STOREFRONT  
WITH BRONZE FRAME

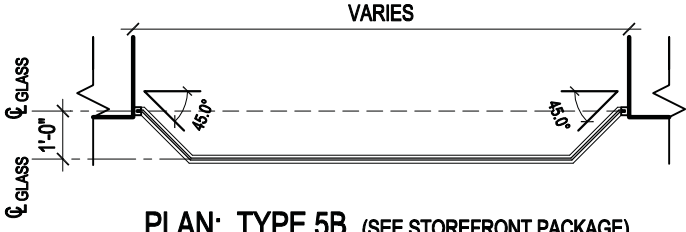


SECTION



PLAN: TYPE 5A

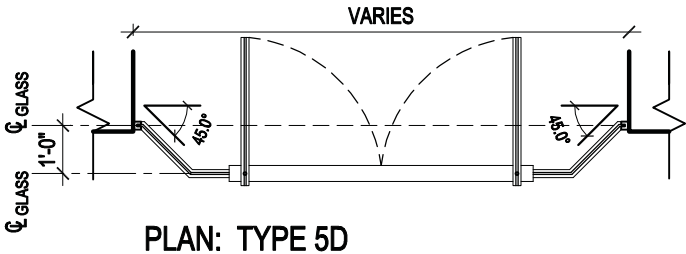
DEMISING WALL  
LIMIT OF FLOORING PROVIDED BY  
TENANT  
EXISTING COLUMN OR WALL  
LINE OF MARBLE FASCIA ABOVE  
BUTT GLAZED STOREFRONT WITH  
BRONZE FRAME  
EXISTING MARBLE FLOOR



PLAN: TYPE 5B (SEE STOREFRONT PACKAGE)



PLAN: TYPE 5C (SEE STOREFRONT PACKAGE)



PLAN: TYPE 5D

TYPES 5A, B, C & D  
DESIGN CRITERIA  
SCALE: 1/4" = 1'-0"

# Grand Central Terminal Retail Development: SPECIFIC CRITERIA

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## TYPES 6 & 6A - SLIDING DOORS

Tenant to coordinate with the Landlord approved supplier of the existing landmark approved storefront; i.e. bronze metal, painted metals, glass, hardware, etc.

Demising wall: GWB and finishes by Tenant. All GWB and Tenant finishes must be held away from stone or storefront surfaces by using 1/2" reveal bead.

*Tenant Controls within Display Zone:*

- a. Light fixtures in the Display Zone shall be installed as indicated on the storefront details and shall be Lightolier Lytespan Track Light System: Alycon HID 20W CMH MR16, white finish, with recessed track. Refer to General Lighting Criteria. No other lighting is allowed.
- b. Painted GWB to be used at all wall and ceiling surfaces. If historic marble exists in the Display Zone, tenant to retain the marble and provide 1/2" reveal between materials.
- c. Use of veneer wood, plastic laminate, pre-fabricated merchandising board like slat wall, or fixed display cases with the above materials, is not allowed.
- d. No mechanical attachments may be made to the storefront material at any time.
- e. All finishes must be approved by Landlord.

*Tenant Finishes in Merchandise Zone:*

- a. Painted GWB is encouraged for all walls and ceilings. Lay-in ceilings are not allowed within 20' of the storefront.
- b. All finishes must be approved by Landlord.

*Tenant Finishes in Work Zone:*

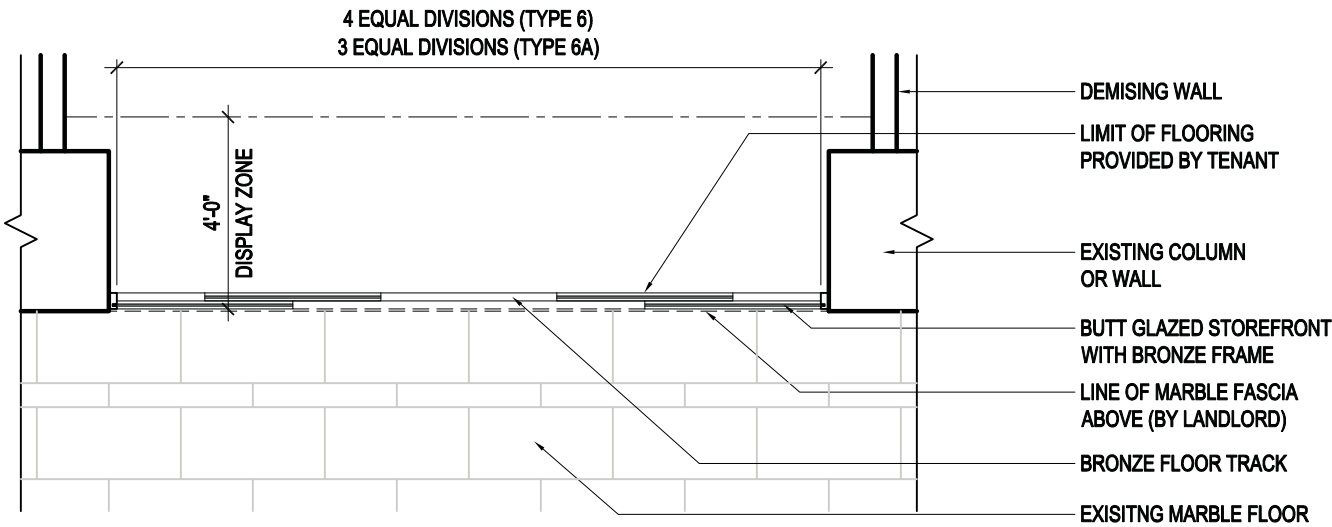
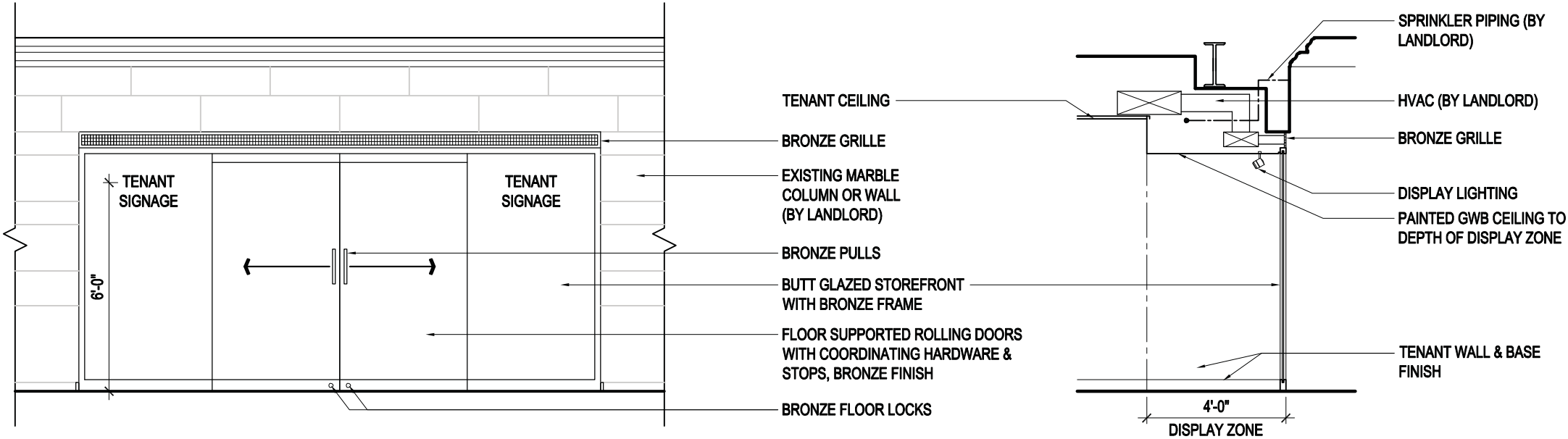
- a. Lighting is to be warm in color temperature such as incandescent, halogen or non-glare deep cell parabolic fixtures with 3000K lamping.
- b. All finishes must be approved by Landlord.

*Sign Criteria:*

- a. Refer to General Signage Criteria
- b. Tenants are permitted one sign per display window.
- c. Tenant signs shall include a logo, limited to a maximum of 12" in height and 42" in length with a 10" maximum cap height.
- d. Logos should be centered on the width of the glass, with the centerline of the logo at 6'0" above the floor. In no case shall the lower edge of the logo extend below 5'0" above the floor.

**Note: Unless otherwise indicated, all building elements indicated in the Specific Criteria or on the typical storefront details shall be provided by the Tenant.**

# Grand Central Terminal Retail Development: TYPES 6 & 6A DESIGN CRITERIA



TYPES 6 & 6A DESIGN CRITERIA  
SCALE: 1/4" = 1'-0"

# Grand Central Terminal Retail Development: SPECIFIC CRITERIA

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## TYPE 6B - SLIDING DOORS

Tenant to coordinate with the Landlord approved supplier of the existing landmark approved storefront; i.e. bronze metal, painted metals, glass, hardware, etc.

Demising wall: GWB and finishes by Tenant. All GWB and Tenant finishes must be held away from stone or storefront surfaces by using 1/2" reveal bead.

*Tenant Controls within Display Zone:*

- a. Light fixtures in the Display Zone shall be installed as indicated on the storefront details and shall be Lightolier Lytespan Track Light System: Alycon HID 20W CMH MR16, white finish, with recessed track. Refer to General Lighting Criteria. No other lighting is allowed.
- b. Painted GWB to be used at all wall and ceiling surfaces. If historic marble exists in the Display Zone, tenant to retain the marble and provide 1/2" reveal between materials.
- c. Use of veneer wood, plastic laminate, pre-fabricated merchandising board like slat wall, or fixed display cases with the above materials, is not allowed.
- d. No mechanical attachments may be made to the storefront material at any time.
- e. All finishes must be approved by Landlord.

*Tenant Finishes in Merchandise Zone:*

- a. Painted GWB is encouraged for all walls and ceilings. Lay-in ceilings are not allowed within 20' of the storefront.
- b. All finishes must be approved by Landlord.

*Tenant Finishes in Work Zone:*

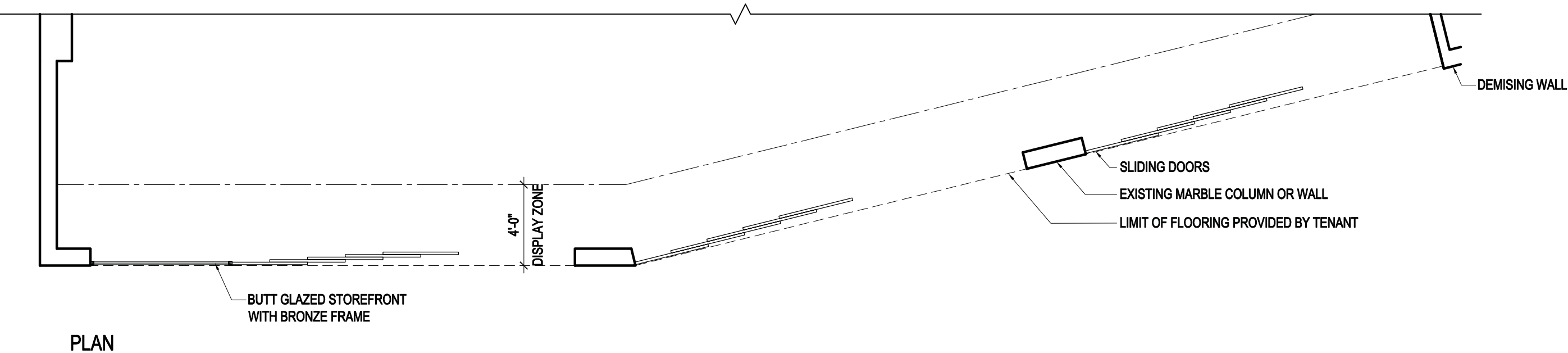
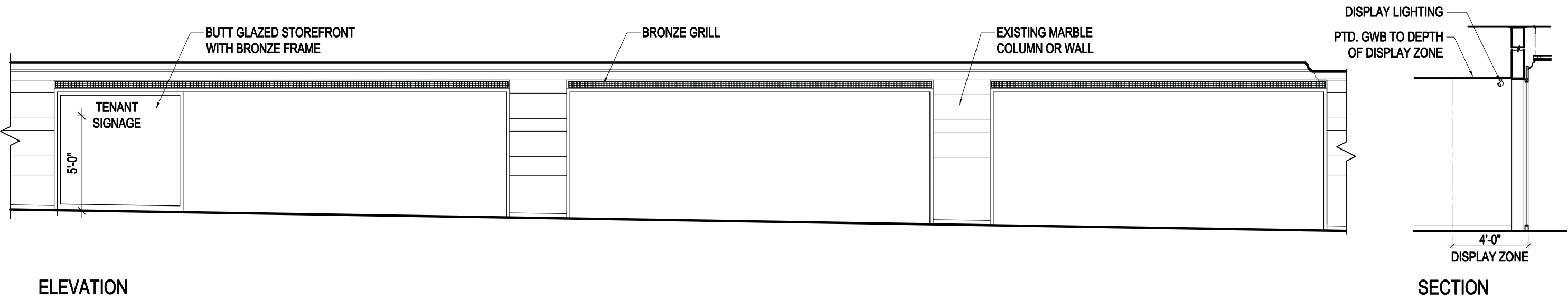
- a. Lighting is to be warm in color temperature such as incandescent, halogen or non-glare deep cell parabolic fixtures with 3000K lamping.
- b. All finishes must be approved by Landlord.

*Sign Criteria:*

- a. Refer to General Signage Criteria
- b. Tenants are permitted one sign per display window.
- c. Tenant signs shall include a logo, limited to a maximum of 12" in height and 42" in length with a 10" maximum cap height.
- d. Logos should be centered on the width of the glass, with the centerline of the logo at 6'0" above the floor. In no case shall the lower edge of the logo extend below 5'0" above the floor.

**Note: Unless otherwise indicated, all building elements indicated in the Specific Criteria or on the typical storefront details shall be provided by the Tenant.**

Grand Central Terminal Retail Development: TYPE 6B DESIGN CRITERIA



TYPE 6B DESIGN CRITERIA  
SCALE: 3/16" = 1'-0"

# Grand Central Terminal Retail Development: SPECIFIC CRITERIA

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## TYPE 7 - COUNTER

Tenant to coordinate with the Landlord approved supplier of the existing landmark approved storefront; i.e. bronze metal, painted metals, glass, hardware, etc.

Demising wall: GWB and finishes by Tenant. All GWB and Tenant finishes must be held away from stone or storefront surfaces by using 1/2" reveal bead.

*Tenant Controls within Display Zone:*

- a. Light fixtures in the Display Zone shall be installed as indicated on the storefront details and shall be Lightolier Lytespan Track Light System: Alycon HID 20W CMH MR16, white finish, with recessed track. Refer to General Lighting Criteria. No other lighting is allowed.
- b. Painted GWB to be used at all wall and ceiling surfaces. If historic marble exists in the Display Zone, tenant to retain the marble and provide 1/2" reveal between materials.
- c. Use of veneer wood, plastic laminate, pre-fabricated merchandising board like slat wall, or fixed display cases with the above materials, is not allowed.
- d. No mechanical attachments may be made to the storefront material at any time.
- e. All finishes must be approved by Landlord.

*Tenant Finishes in Merchandise Zone:*

- a. Painted GWB is encouraged for all walls and ceilings. Lay-in ceilings are not allowed within 20' of the storefront.
- b. All finishes must be approved by Landlord.

*Tenant Finishes in Work Zone:*

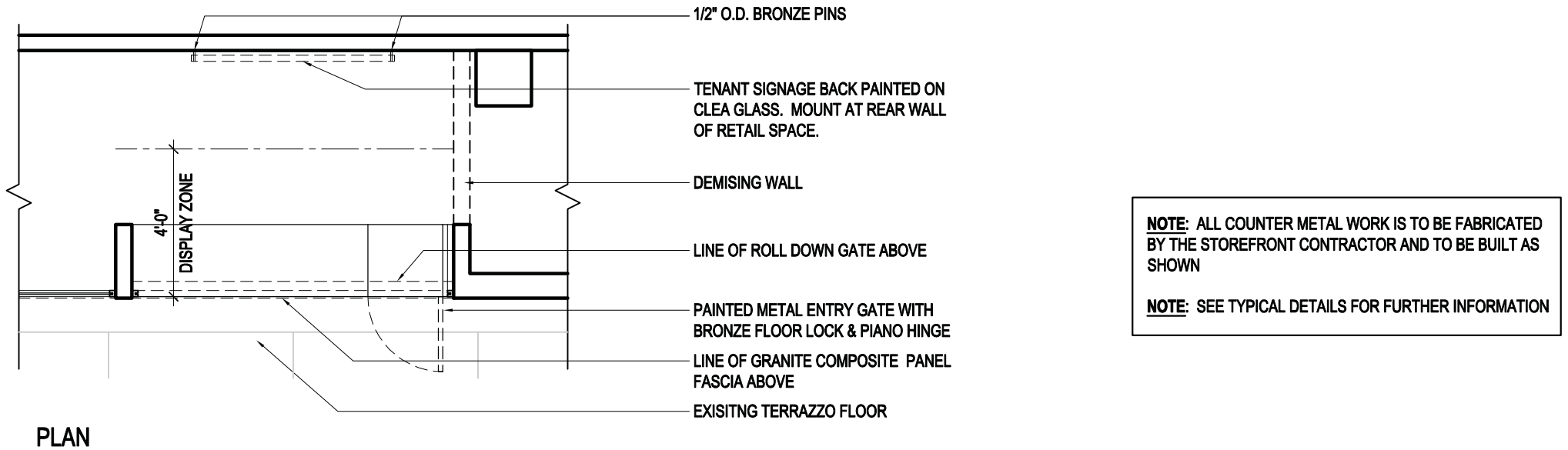
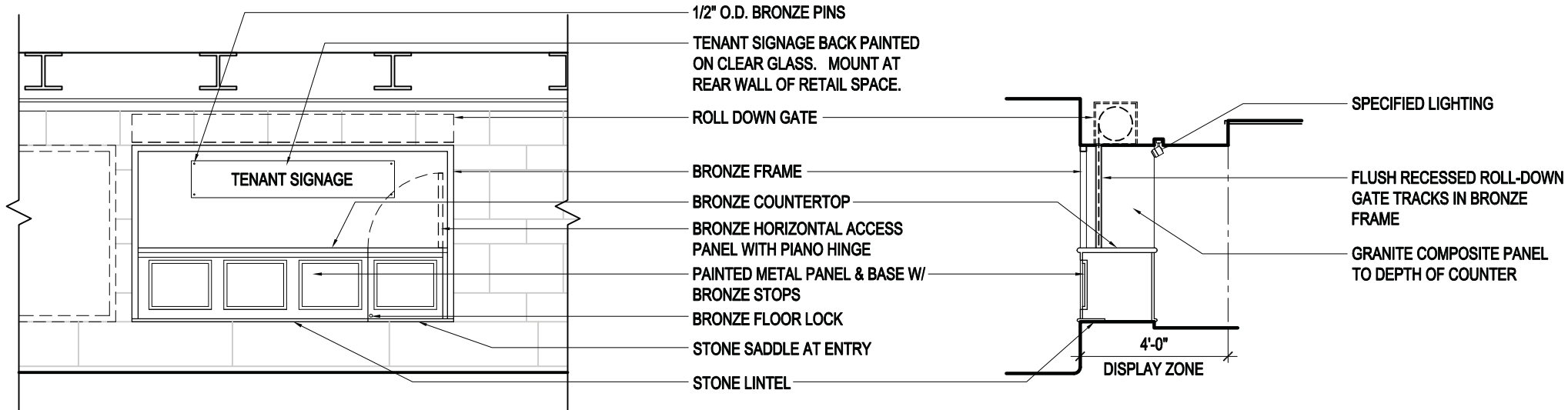
- a. Lighting is to be warm in color temperature such as incandescent, halogen or non-glare deep cell parabolic fixtures with 3000K lamping.
- b. All finishes must be approved by Landlord.

*Sign Criteria:*

- a. Refer to General Signage Criteria
- b. Tenants are permitted one sign per display window.
- c. Tenant signs shall include a logo, limited to a maximum of 12" in height and 42" in length with a 10" maximum cap height.
- d. Logos should be centered on the width of the glass, with the centerline of the logo at 6'0" above the floor. In no case shall the lower edge of the logo extend below 5'0" above the floor.

**Note: Unless otherwise indicated, all building elements indicated in the Specific Criteria or on the typical storefront details shall be provided by the Tenant.**

# Grand Central Terminal Retail Development: TYPE 7 DESIGN CRITERIA



TYPE 7 DESIGN CRITERIA  
SCALE: 1/4" = 1'-0"

# Grand Central Terminal Retail Development: SPECIFIC CRITERIA

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## TYPE 8A - DOUBLE DOORS

Tenant to coordinate with the Landlord approved supplier of the existing landmark approved storefront; i.e. bronze metal, painted metals, glass, hardware, etc.

Demising wall: GWB and finishes by Tenant. All GWB and Tenant finishes must be held away from stone or storefront surfaces by using 1/2" reveal bead.

*Tenant Controls within Display Zone:*

- a. Light fixtures in the Display Zone shall be installed as indicated on the storefront details and shall be Lightolier Lytespan Track Light System: Alycon HID 20W CMH MR16, white finish, with recessed track. Refer to General Lighting Criteria. No other lighting is allowed.
- b. Painted GWB to be used at all wall and ceiling surfaces. If historic marble exists in the Display Zone, tenant to retain the marble and provide 1/2" reveal between materials.
- c. Use of veneer wood, plastic laminate, pre-fabricated merchandising board like slat wall, or fixed display cases with the above materials, is not allowed.
- d. No mechanical attachments may be made to the storefront material at any time.
- e. All finishes must be approved by Landlord.

*Tenant Finishes in Merchandise Zone:*

- a. Painted GWB is encouraged for all walls and ceilings. Lay-in ceilings are not allowed within 20' of the storefront.
- b. All finishes must be approved by Landlord.

*Tenant Finishes in Work Zone:*

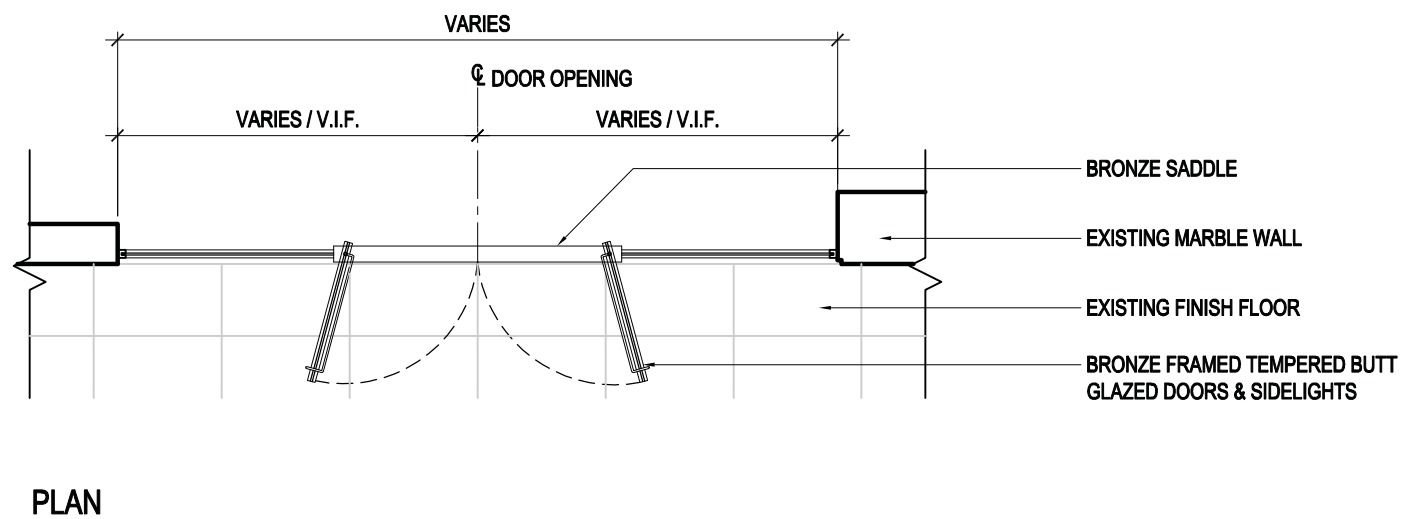
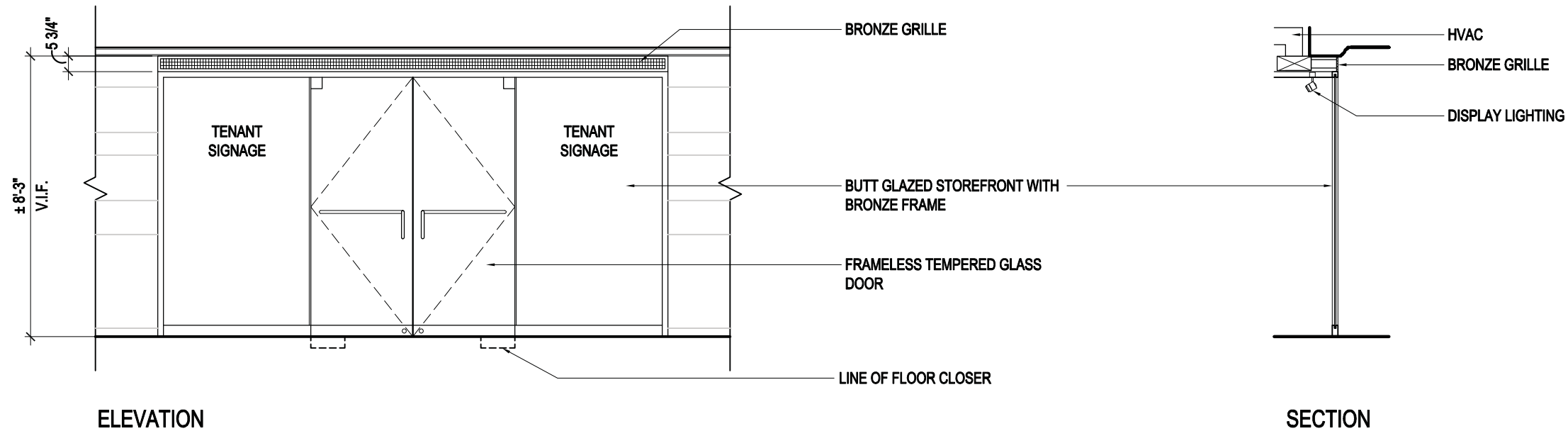
- a. Lighting is to be warm in color temperature such as incandescent, halogen or non-glare deep cell parabolic fixtures with 3000K lamping.
- b. All finishes must be approved by Landlord.

*Sign Criteria:*

- a. Refer to General Signage Criteria
- b. Tenants are permitted one sign per display window.
- c. Tenant signs shall include a logo, limited to a maximum of 12" in height and 42" in length with a 10" maximum cap height.
- d. Logos should be centered on the width of the glass, with the centerline of the logo at 6'0" above the floor. In no case shall the lower edge of the logo extend below 5'0" above the floor.

**Note: Unless otherwise indicated, all building elements indicated in the Specific Criteria or on the typical storefront details shall be provided by the Tenant.**

# Grand Central Terminal Retail Development: TYPE 8A DESIGN CRITERIA



TYPE 8A DESIGN CRITERIA

SCALE: 1/4" = 1'-0"

# Grand Central Terminal Retail Development: SPECIFIC CRITERIA

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## TYPE 10 - HIGH DOUBLE DOORS

Tenant to coordinate with the Landlord approved supplier of the existing landmark approved storefront; i.e. bronze metal, painted metals, glass, hardware, etc.

Demising wall: GWB and finishes by Tenant. All GWB and Tenant finishes must be held away from stone or storefront surfaces by using 1/2" reveal bead.

*Tenant Controls within Display Zone:*

- a. Light fixtures in the Display Zone shall be installed as indicated on the storefront details and shall be Lightolier Lytespan Track Light System: Alycon HID 20W CMH MR16, white finish, with recessed track. Refer to General Lighting Criteria. No other lighting is allowed.
- b. Painted GWB to be used at all wall and ceiling surfaces. If historic marble exists in the Display Zone, tenant to retain the marble and provide 1/2" reveal between materials.
- c. Use of veneer wood, plastic laminate, pre-fabricated merchandising board like slat wall, or fixed display cases with the above materials, is not allowed.
- d. No mechanical attachments may be made to the storefront material at any time.
- e. All finishes must be approved by Landlord.

*Tenant Finishes in Merchandise Zone:*

- a. Painted GWB is encouraged for all walls and ceilings. Lay-in ceilings are not allowed within 20' of the storefront.
- b. All finishes must be approved by Landlord.

*Tenant Finishes in Work Zone:*

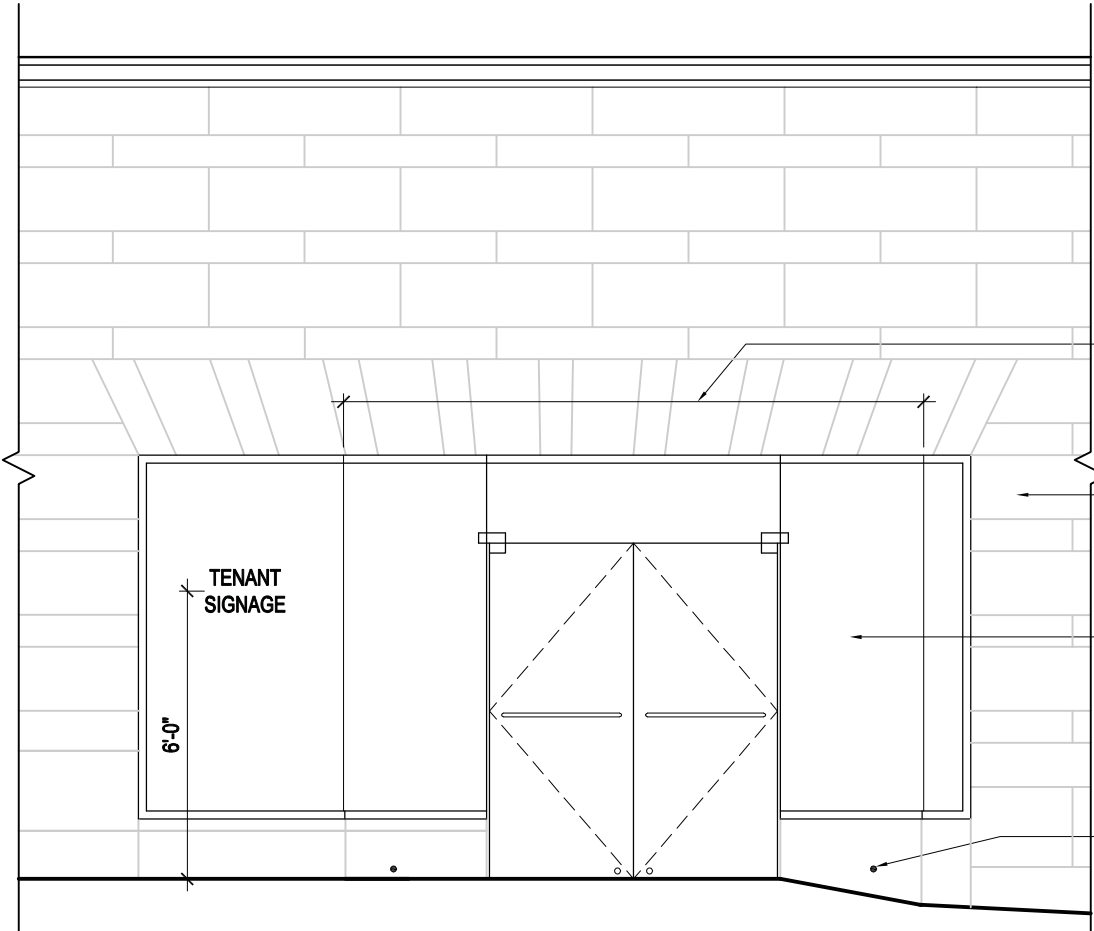
- a. Lighting is to be warm in color temperature such as incandescent, halogen or non-glare deep cell parabolic fixtures with 3000K lamping.
- b. All finishes must be approved by Landlord.

*Sign Criteria:*

- a. Refer to General Signage Criteria
- b. Tenants are permitted one sign per display window.
- c. Tenant signs shall include a logo, limited to a maximum of 12" in height and 42" in length with a 10" maximum cap height.
- d. Logos should be centered on the width of the glass, with the centerline of the logo at 6'0" above the floor. In no case shall the lower edge of the logo extend below 5'0" above the floor.

**Note: Unless otherwise indicated, all building elements indicated in the Specific Criteria or on the typical storefront details shall be provided by the Tenant.**

# Grand Central Terminal Retail Development: TYPE 10 DESIGN CRITERIA



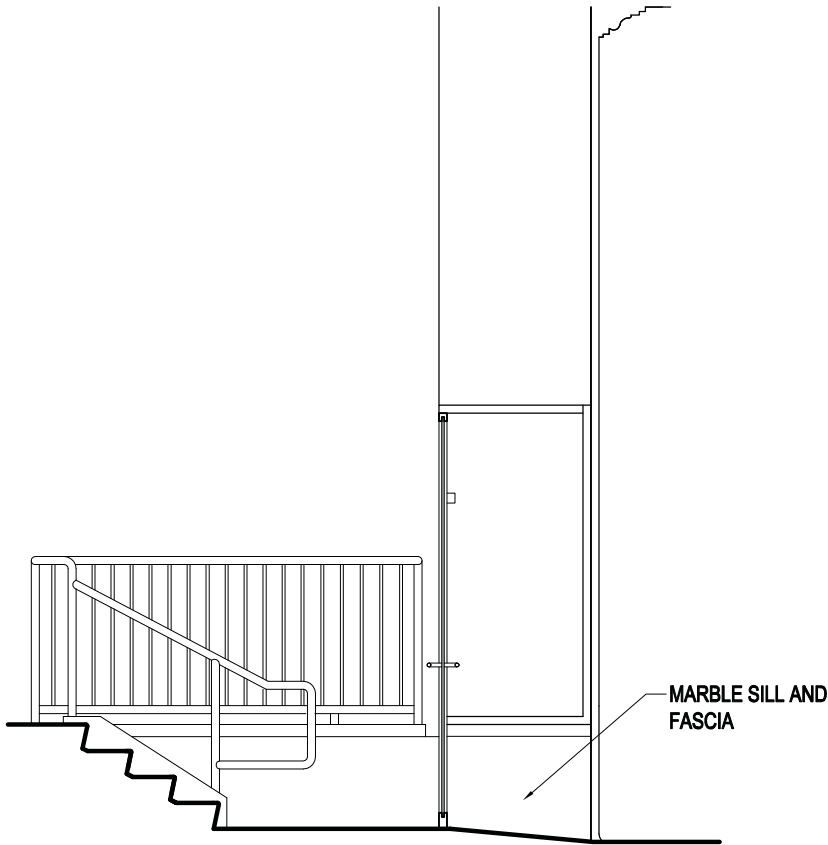
ELEVATION

EXISTING MARBLE SOFFIT

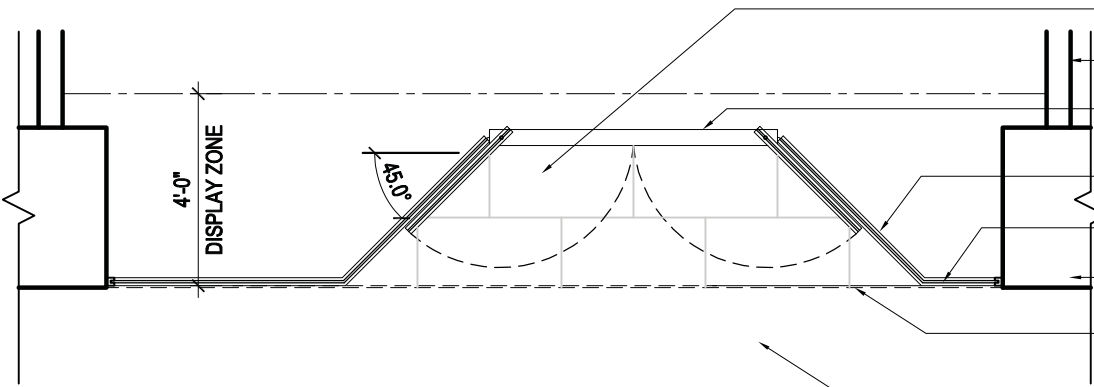
EXISTING MARBLE COLUMN OR WALL

BUTT GLAZED STOREFRONT WITH BRONZE FRAME

BRONZE DOOR STOP (TYP.)



SECTION



PLAN

EXISTING MARBLE FLOOR

DEMISING WALL

BRONZE DOOR CLOSERS, STOP & SADDLE

LIMIT OF FLOORING PROVIDED BY TENANT

BUTT GLAZED STOREFRONT WITH BRONZE FRAME

EXISTING MARBLE COLUMN

LINE OF MARBLE FASCIA ABOVE

MARBLE FLOOR

TYPE 10 DESIGN CRITERIA

SCALE: 1/4" = 1'-0"

# Grand Central Terminal Retail Development: SPECIFIC CRITERIA

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## TYPES 11 & 11A - HIGH DOUBLE DOORS

Tenant to coordinate with the Landlord approved supplier of the existing landmark approved storefront; i.e. bronze metal, painted metals, glass, hardware, etc.

Demising wall: GWB and finishes by Tenant. All GWB and Tenant finishes must be held away from stone or storefront surfaces by using 1/2" reveal bead.

*Tenant Controls within Display Zone:*

- a. Light fixtures in the Display Zone shall be installed as indicated on the storefront details and shall be Lightolier Lytespan Track Light System: Alycon HID 20W CMH MR16, white finish, with recessed track. Refer to General Lighting Criteria. No other lighting is allowed.
- b. Painted GWB to be used at all wall and ceiling surfaces. If historic marble exists in the Display Zone, tenant to retain the marble and provide 1/2" reveal between materials.
- c. Use of veneer wood, plastic laminate, pre-fabricated merchandising board like slat wall, or fixed display cases with the above materials, is not allowed.
- d. No mechanical attachments may be made to the storefront material at any time.
- e. All finishes must be approved by Landlord.

*Tenant Finishes in Merchandise Zone:*

- a. Painted GWB is encouraged for all walls and ceilings. Lay-in ceilings are not allowed within 20' of the storefront.
- b. All finishes must be approved by Landlord.

*Tenant Finishes in Work Zone:*

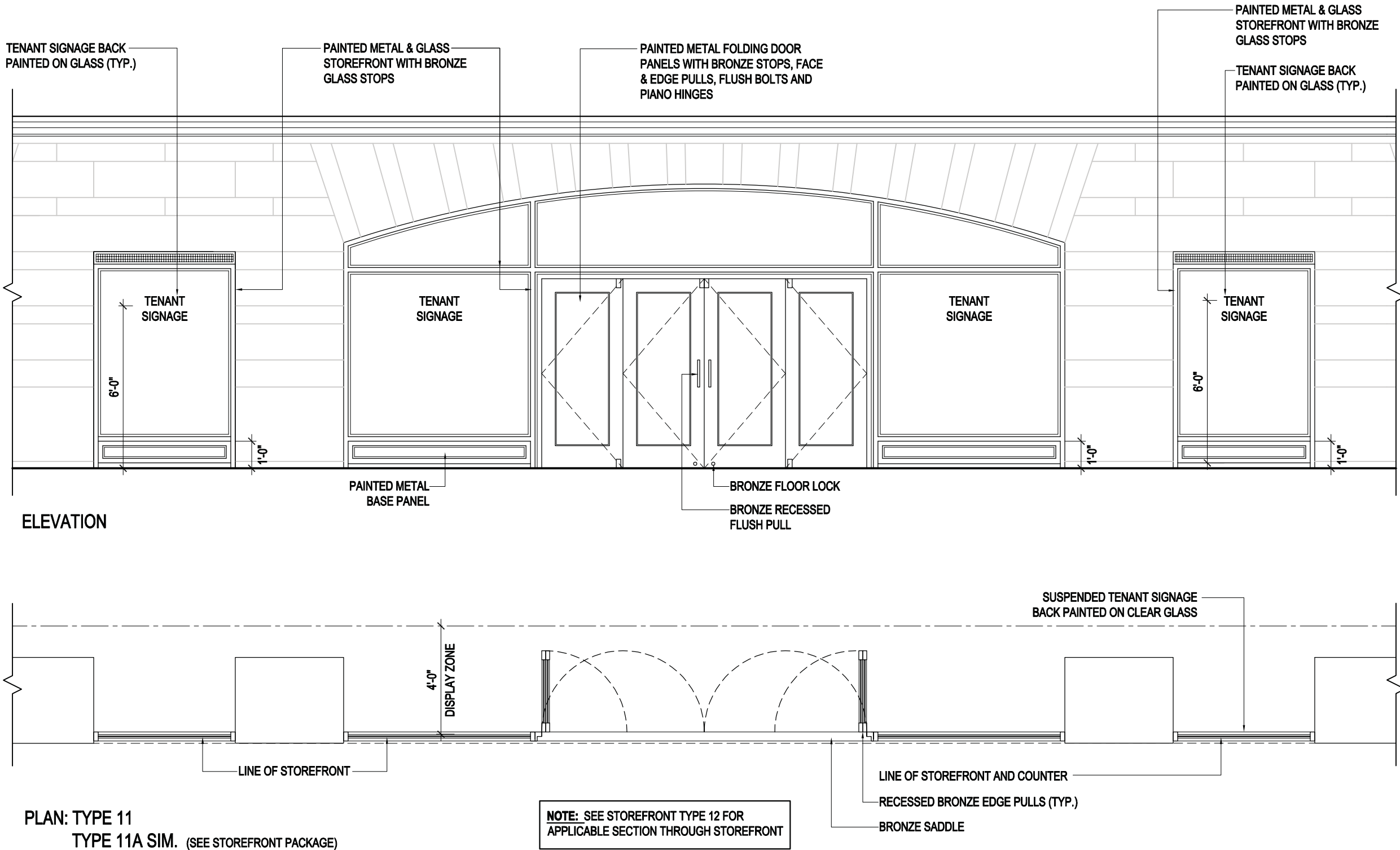
- a. Lighting is to be warm in color temperature such as incandescent, halogen or non-glare deep cell parabolic fixtures with 3000K lamping.
- b. All finishes must be approved by Landlord.

*Sign Criteria:*

- a. Refer to General Signage Criteria
- b. Tenants are permitted one sign per display window.
- c. Tenant signs shall include a logo, limited to a maximum of 12" in height and 42" in length with a 10" maximum cap height.
- d. Logos should be centered on the width of the glass, with the centerline of the logo at 6'0" above the floor. In no case shall the lower edge of the logo extend below 5'0" above the floor.

**Note: Unless otherwise indicated, all building elements indicated in the Specific Criteria or on the typical storefront details shall be provided by the Tenant.**

# Grand Central Terminal Retail Development: TYPES 11 & 11A DESIGN CRITERIA



TYPES 11 & 11A DESIGN CRITERIA  
SCALE: 1/4" = 1'-0"

# Grand Central Terminal Retail Development: SPECIFIC CRITERIA

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## TYPES 12 - ARCHED 4 DOORS

Tenant to coordinate with the Landlord approved supplier of the existing landmark approved storefront; i.e. bronze metal, painted metals, glass, hardware, etc.

Demising wall: GWB and finishes by Tenant. All GWB and Tenant finishes must be held away from stone or storefront surfaces by using 1/2" reveal bead.

*Tenant Controls within Display Zone:*

- a. Light fixtures in the Display Zone shall be installed as indicated on the storefront details and shall be Lightolier Lytespan Track Light System: Alycon HID 20W CMH MR16, white finish, with recessed track. Refer to General Lighting Criteria. No other lighting is allowed.
- b. Painted GWB to be used at all wall and ceiling surfaces. If historic marble exists in the Display Zone, tenant to retain the marble and provide 1/2" reveal between materials.
- c. Use of veneer wood, plastic laminate, pre-fabricated merchandising board like slat wall, or fixed display cases with the above materials, is not allowed.
- d. No mechanical attachments may be made to the storefront material at any time.
- e. All finishes must be approved by Landlord.

*Tenant Finishes in Merchandise Zone:*

- a. Painted GWB is encouraged for all walls and ceilings. Lay-in ceilings are not allowed within 20' of the storefront.
- b. All finishes must be approved by Landlord.

*Tenant Finishes in Work Zone:*

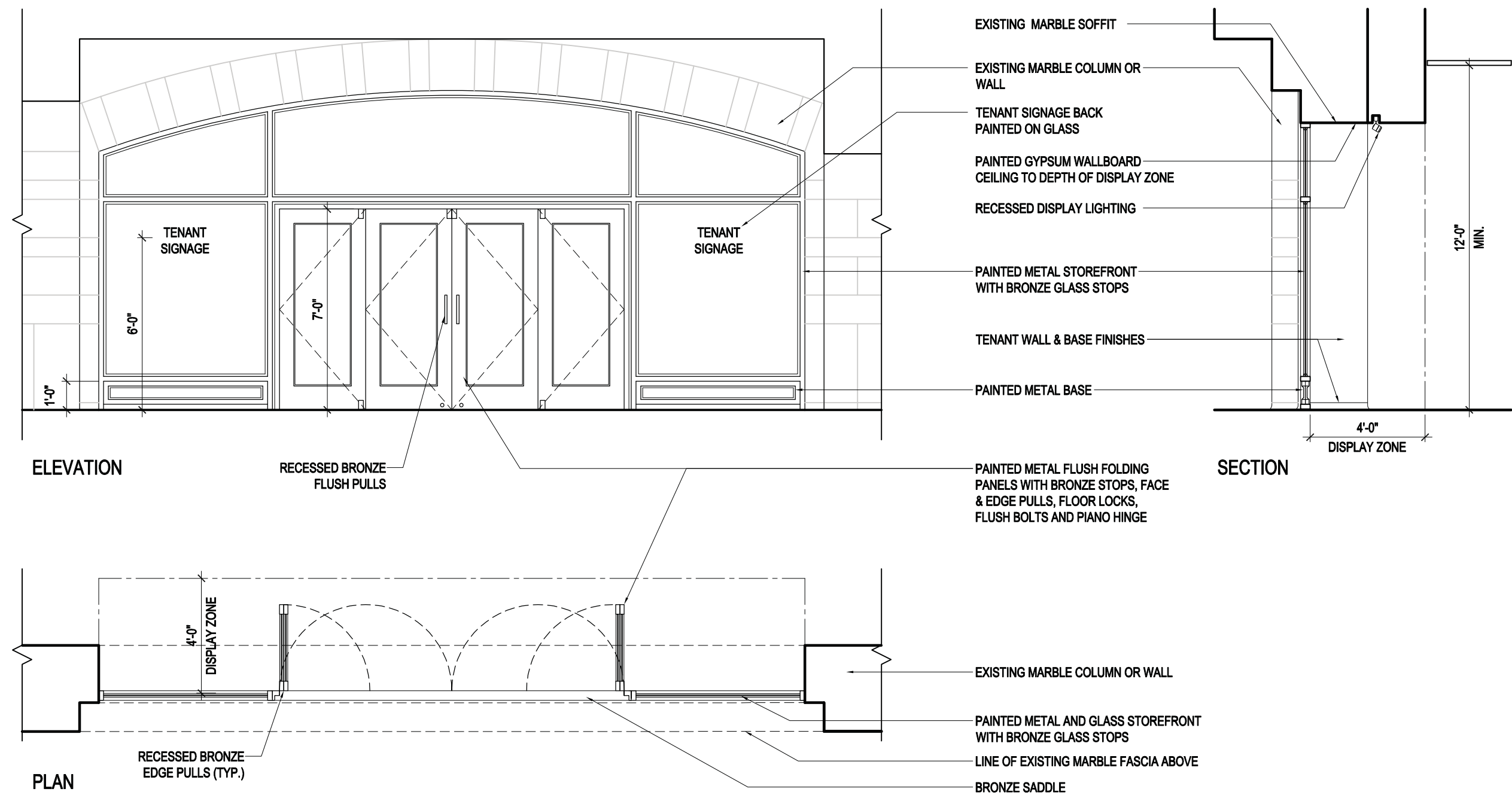
- a. Lighting is to be warm in color temperature such as incandescent, halogen or non-glare deep cell parabolic fixtures with 3000K lamping.
- b. All finishes must be approved by Landlord.

*Sign Criteria:*

- a. Refer to General Signage Criteria
- b. Tenants are permitted one sign per display window.
- c. Tenant signs shall include a logo, limited to a maximum of 12" in height and 42" in length with a 10" maximum cap height.
- d. Logos should be centered on the width of the glass, with the centerline of the logo at 6'0" above the floor. In no case shall the lower edge of the logo extend below 5'0" above the floor.

**Note: Unless otherwise indicated, all building elements indicated in the Specific Criteria or on the typical storefront details shall be provided by the Tenant.**

# Grand Central Terminal Retail Development: TYPE 12 DESIGN CRITERIA



TYPE 12 DESIGN CRITERIA  
SCALE: 1/4" = 1'-0"

# Grand Central Terminal Retail Development: SPECIFIC CRITERIA

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## TYPE 12A - ARCHED 4 DOORS/TVM

Tenant to coordinate with the Landlord approved supplier of the existing landmark approved storefront; i.e. bronze metal, painted metals, glass, hardware, etc.

Demising wall: GWB and finishes by Tenant. All GWB and Tenant finishes must be held away from stone or storefront surfaces by using 1/2" reveal bead.

*Tenant Controls within Display Zone:*

- a. Light fixtures in the Display Zone shall be installed as indicated on the storefront details and shall be Lightolier Lytespan Track Light System: Alycon HID 20W CMH MR16, white finish, with recessed track. Refer to General Lighting Criteria. No other lighting is allowed.
- b. Painted GWB to be used at all wall and ceiling surfaces. If historic marble exists in the Display Zone, tenant to retain the marble and provide 1/2" reveal between materials.
- c. Use of veneer wood, plastic laminate, pre-fabricated merchandising board like slat wall, or fixed display cases with the above materials, is not allowed.
- d. No mechanical attachments may be made to the storefront material at any time.
- e. All finishes must be approved by Landlord.

*Tenant Finishes in Merchandise Zone:*

- a. Painted GWB is encouraged for all walls and ceilings. Lay-in ceilings are not allowed within 20' of the storefront.
- b. All finishes must be approved by Landlord.

*Tenant Finishes in Work Zone:*

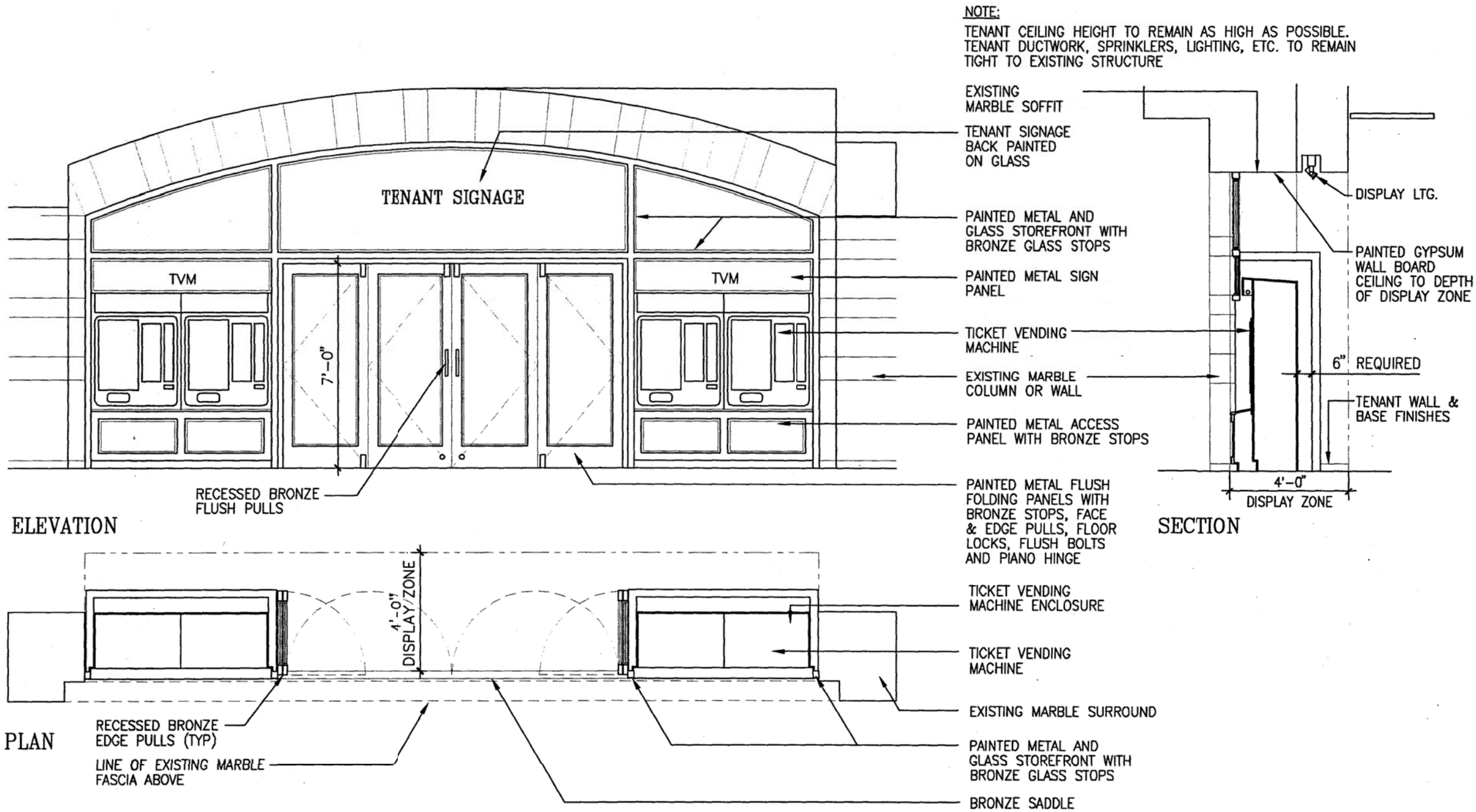
- a. Lighting is to be warm in color temperature such as incandescent, halogen or non-glare deep cell parabolic fixtures with 3000K lamping.
- b. All finishes must be approved by Landlord.

*Sign Criteria:*

- a. Refer to General Signage Criteria
- b. Tenants are permitted one sign per display window.
- c. Tenant signs shall include a logo, limited to a maximum of 12" in height and 42" in length with a 10" maximum cap height.
- d. Logo should be applied to the back of the window above the doors, at a maximum height of 9'-0".

**Note: Unless otherwise indicated, all building elements indicated in the Specific Criteria or on the typical storefront details shall be provided by the Tenant.**

# Grand Central Terminal Retail Development: TYPE 12A DESIGN CRITERIA



# Grand Central Terminal Retail Development: SPECIFIC CRITERIA

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## TYPE 14 - ARCHED 6 DOORS

Tenant to coordinate with the Landlord approved supplier of the existing landmark approved storefront; i.e. bronze metal, painted metals, glass, hardware, etc.

Demising wall: GWB and finishes by Tenant. All GWB and Tenant finishes must be held away from stone or storefront surfaces by using 1/2" reveal bead.

*Tenant Controls within Display Zone:*

- a. Light fixtures in the Display Zone shall be installed as indicated on the storefront details and shall be Lightolier Lytespan Track Light System: Alycon HID 20W CMH MR16, white finish, with recessed track. Refer to General Lighting Criteria. No other lighting is allowed.
- b. Painted GWB to be used at all wall and ceiling surfaces. If historic marble exists in the Display Zone, tenant to retain the marble and provide 1/2" reveal between materials.
- c. Use of veneer wood, plastic laminate, pre-fabricated merchandising board like slat wall, or fixed display cases with the above materials, is not allowed.
- d. No mechanical attachments may be made to the storefront material at any time.
- e. All finishes must be approved by Landlord.

*Tenant Finishes in Merchandise Zone:*

- a. Painted GWB is encouraged for all walls and ceilings. Lay-in ceilings are not allowed within 20' of the storefront.
- b. All finishes must be approved by Landlord.

*Tenant Finishes in Work Zone:*

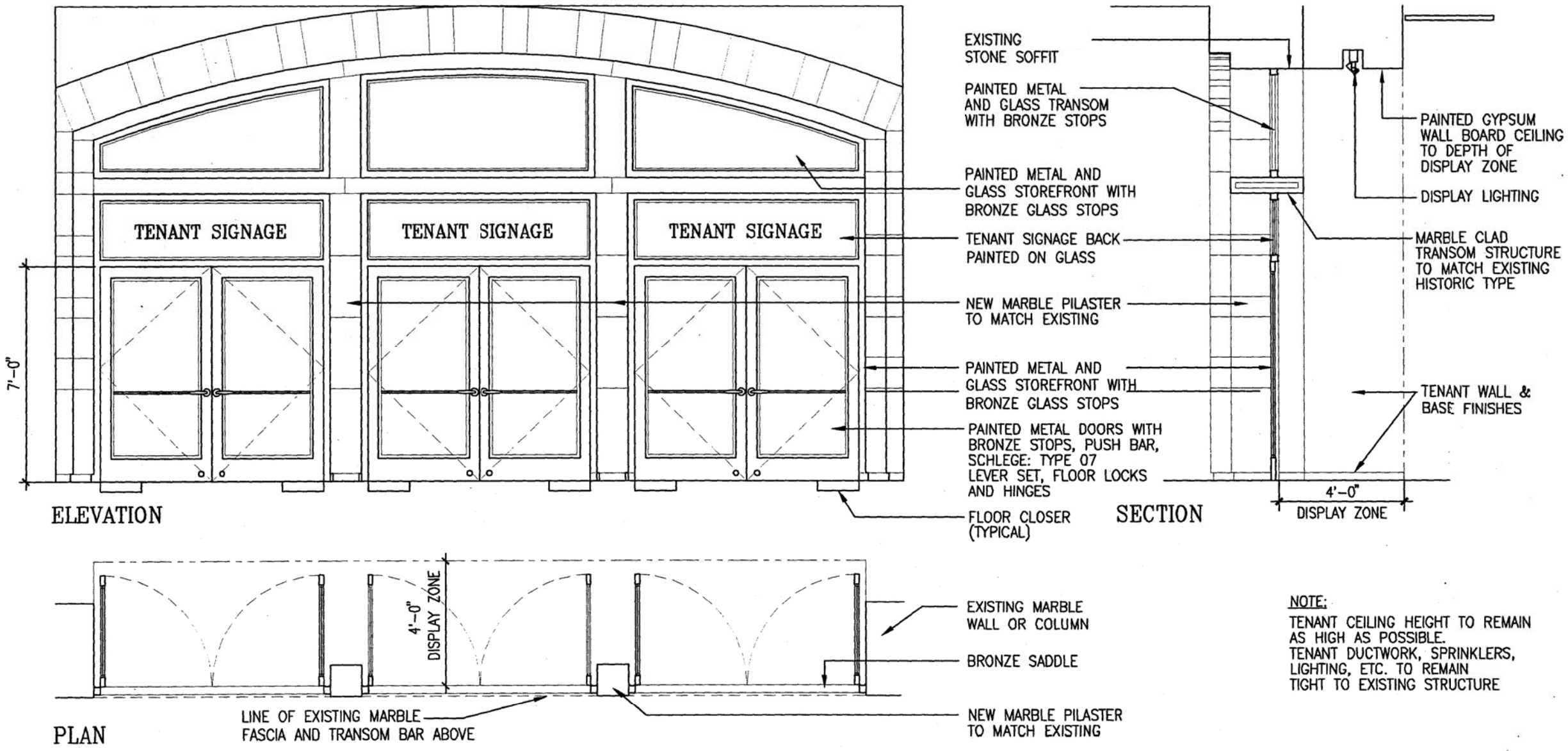
- a. Lighting is to be warm in color temperature such as incandescent, halogen or non-glare deep cell parabolic fixtures with 3000K lamping.
- b. All finishes must be approved by Landlord.

*Sign Criteria:*

- a. Refer to General Signage Criteria
- b. Tenants are permitted one sign per display window.
- c. Tenant signs shall include a logo, limited to a maximum of 12" in height and 42" in length with a 10" maximum cap height.
- d. Logos should be applied to the back of the window above the doors, at a maximum height of 9'-0" and a minimum height of 7'-8" above the floor.

**Note: Unless otherwise indicated, all building elements indicated in the Specific Criteria or on the typical storefront details shall be provided by the Tenant.**

# Grand Central Terminal Retail Development: TYPE 14 DESIGN CRITERIA



# Grand Central Terminal Retail Development: SPECIFIC CRITERIA

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## TYPE 15 - ARCHED 2 DOORS

Tenant to coordinate with the Landlord approved supplier of the existing landmark approved storefront; i.e. bronze metal, painted metals, glass, hardware, etc.

Demising wall: GWB and finishes by Tenant. All GWB and Tenant finishes must be held away from stone or storefront surfaces by using 1/2" reveal bead.

*Tenant Controls within Display Zone:*

- a. Light fixtures in the Display Zone shall be installed as indicated on the storefront details and shall be Lightolier Lytespan Track Light System: Alycon HID 20W CMH MR16, white finish, with recessed track. Refer to General Lighting Criteria. No other lighting is allowed.
- b. Painted GWB to be used at all wall and ceiling surfaces. If historic marble exists in the Display Zone, tenant to retain the marble and provide 1/2" reveal between materials.
- c. Use of veneer wood, plastic laminate, pre-fabricated merchandising board like slat wall, or fixed display cases with the above materials, is not allowed.
- d. No mechanical attachments may be made to the storefront material at any time.
- e. All finishes must be approved by Landlord.

*Tenant Finishes in Merchandise Zone:*

- a. Painted GWB is encouraged for all walls and ceilings. Lay-in ceilings are not allowed within 20' of the storefront.
- b. All finishes must be approved by Landlord.

*Tenant Finishes in Work Zone:*

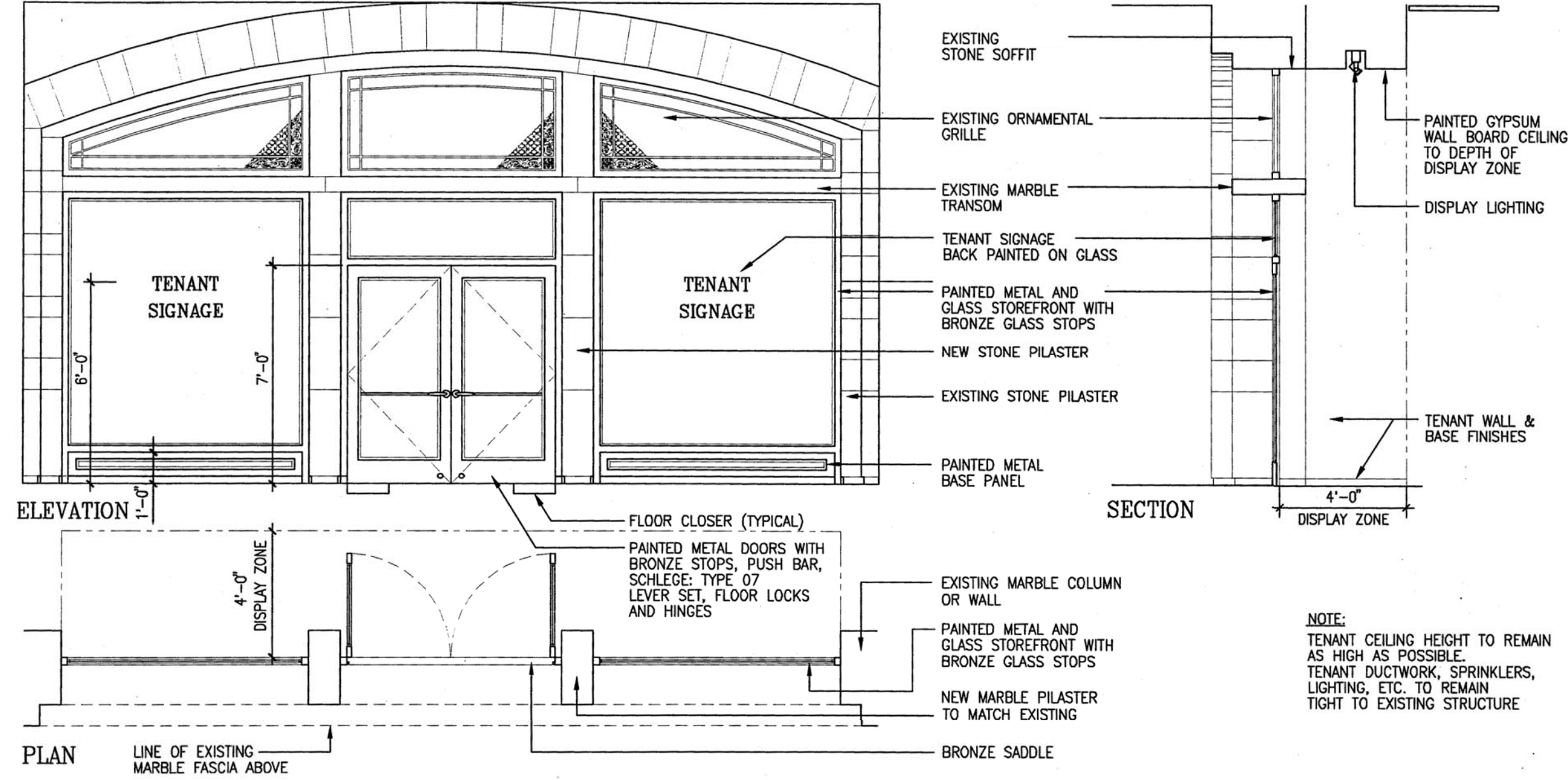
- a. Lighting is to be warm in color temperature such as incandescent, halogen or non-glare deep cell parabolic fixtures with 3000K lamping.
- b. All finishes must be approved by Landlord.

*Sign Criteria:*

- a. Refer to General Signage Criteria
- b. Tenants are permitted one sign per display window.
- c. Tenant signs shall include a logo, limited to a maximum of 12" in height and 42" in length with a 10" maximum cap height.
- d. Logos should be centered on the width of the glass, with the centerline of the logo at 6'0" above the floor. In no case shall the lower edge of the logo extend below 5'0" above the floor.

**Note: Unless otherwise indicated, all building elements indicated in the Specific Criteria or on the typical storefront details shall be provided by the Tenant.**

# Grand Central Terminal Retail Development: TYPE 15 DESIGN CRITERIA



# Grand Central Terminal Retail Development: SPECIFIC CRITERIA

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## TYPES 16, 16A, 17, 17A, 18 & 18A

Tenant to coordinate with the Landlord approved supplier of the existing landmark approved storefront; i.e. bronze metal, painted metals, glass, hardware, etc.

Demising wall: GWB and finishes by Tenant. All GWB and Tenant finishes must be held away from stone or storefront surfaces by using 1/2" reveal bead.

*Tenant Controls within Display Zone:*

- a. Light fixtures in the Display Zone shall be installed as indicated on the storefront details and shall be Lightolier Lytespan Track Light System: Alycon HID 20W CMH MR16, white finish, with recessed track. Refer to General Lighting Criteria. No other lighting is allowed.
- b. Painted GWB to be used at all wall and ceiling surfaces. If historic marble exists in the Display Zone, tenant to retain the marble and provide 1/2" reveal between materials.
- c. Use of veneer wood, plastic laminate, pre-fabricated merchandising board like slat wall, or fixed display cases with the above materials, is not allowed.
- d. No mechanical attachments may be made to the storefront material at any time.
- e. All finishes must be approved by Landlord.

*Tenant Finishes in Merchandise Zone:*

- a. Painted GWB is encouraged for all walls and ceilings. Lay-in ceilings are not allowed within 20' of the storefront.
- b. All finishes must be approved by Landlord.

*Tenant Finishes in Work Zone:*

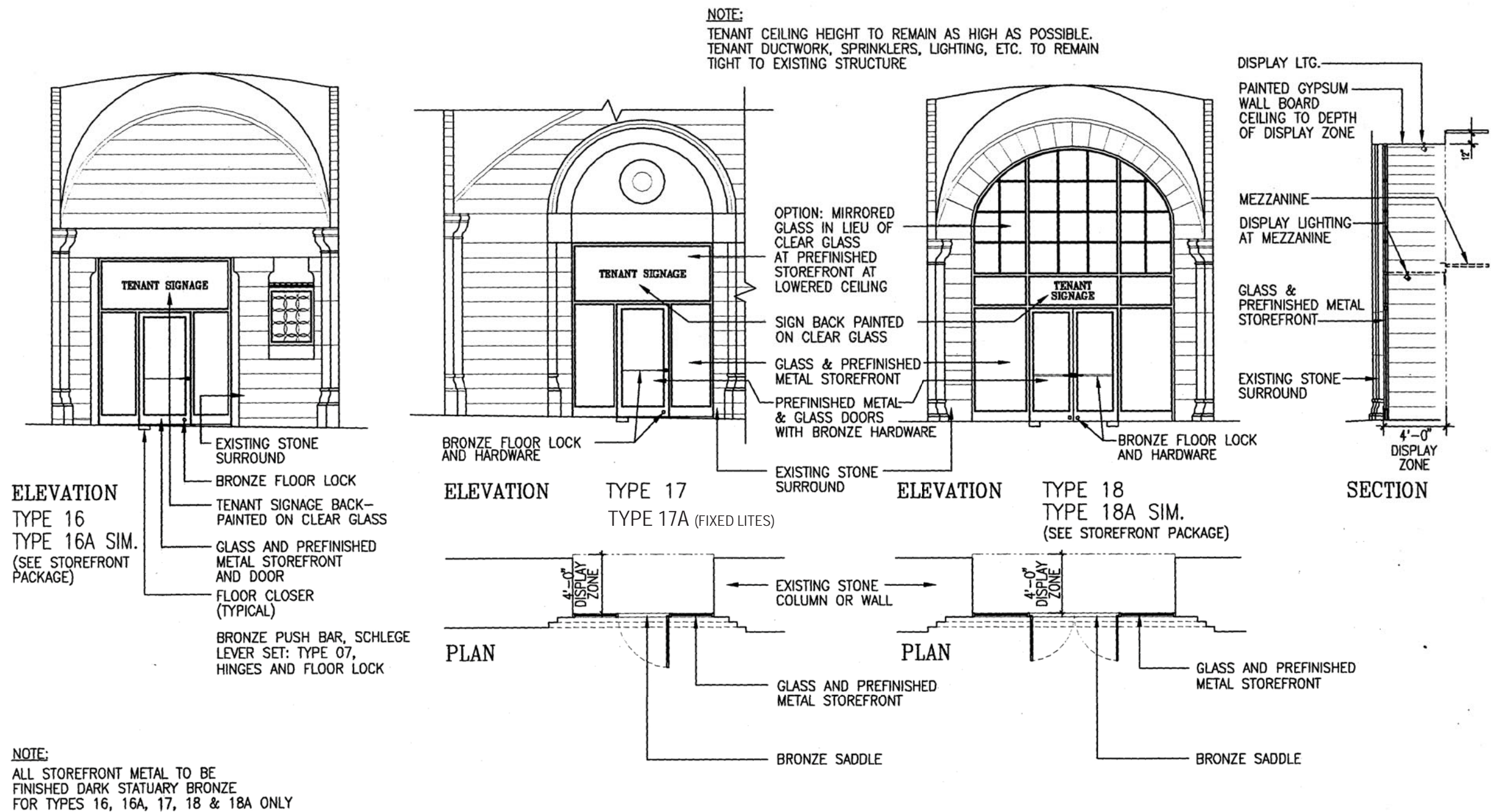
- a. Lighting is to be warm in color temperature such as incandescent, halogen or non-glare deep cell parabolic fixtures with 3000K lamping.
- b. All finishes must be approved by Landlord.

*Sign Criteria:*

- a. Refer to General Signage Criteria
- b. Tenants are permitted one sign per display window.
- c. Tenant signs shall include a logo, limited to a maximum of 12" in height and 42" in length with a 10" maximum cap height.
- d. Logos should be applied to the back of the window above the door, and centered on the glass.

**Note: Unless otherwise indicated, all building elements indicated in the Specific Criteria or on the typical storefront details shall be provided by the Tenant.**

# Grand Central Terminal Retail Development: TYPES 16, 16A, 17, 17A, 18 & 18A DESIGN CRITERIA



# Grand Central Terminal Retail Development: SPECIFIC CRITERIA

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## TYPE 19 - EXTERIOR - 42ND STREET

Tenant to coordinate with the Landlord approved supplier of the existing landmark approved storefront; i.e. bronze metal, painted metals, glass, hardware, etc.

Demising wall: GWB and finishes by Tenant. All GWB and Tenant finishes must be held away from stone or storefront surfaces by using 1/2" reveal bead.

*Tenant Controls within Display Zone:*

- a. Light fixtures in the Display Zone shall be installed as indicated on the storefront details and shall be Lightolier Lytespan Track Light System: Alycon HID 20W CMH MR16, white finish, with recessed track. Refer to General Lighting Criteria. No other lighting is allowed.
- b. Painted GWB to be used at all wall and ceiling surfaces. If historic marble exists in the Display Zone, tenant to retain the marble and provide 1/2" reveal between materials.
- c. Use of veneer wood, plastic laminate, pre-fabricated merchandising board like slat wall, or fixed display cases with the above materials, is not allowed.
- d. No mechanical attachments may be made to the storefront material at any time.
- e. All finishes must be approved by Landlord.

*Tenant Finishes in Merchandise Zone:*

- a. Painted GWB is encouraged for all walls and ceilings. No lay-in ceilings are allowed.
- b. All finishes must be approved by Landlord.

*Tenant Finishes in Work Zone:*

- a. Lighting is to be warm in color temperature such as incandescent, halogen or non-glare deep cell parabolic fixtures with 3000K lamping.
- b. All finishes must be approved by Landlord.

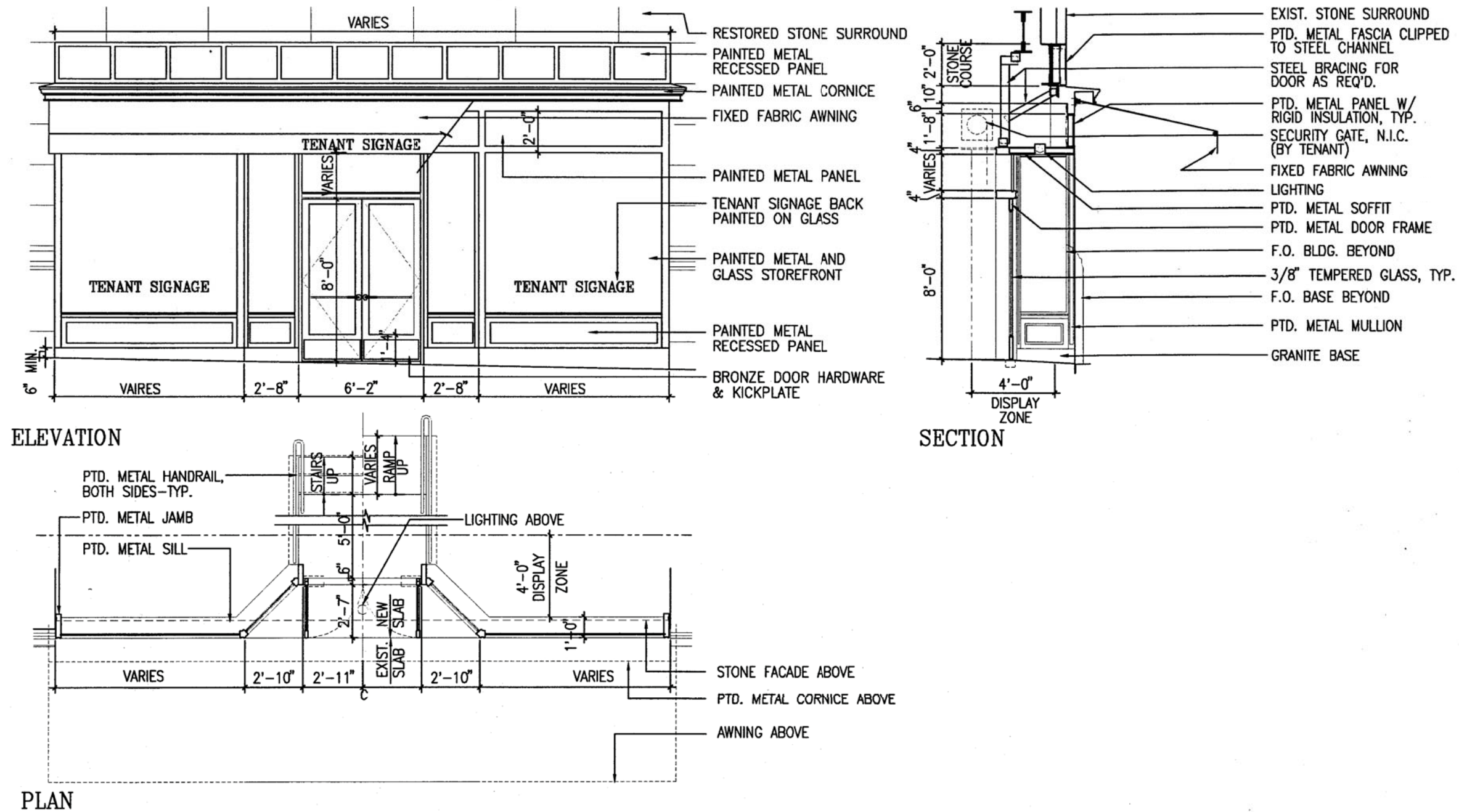
*Sign Criteria:*

Awning graphics are restricted to Tenant name and must appear on the valance in white only. Each message shall not exceed a cap height of 10" and shall have a maximum line length of 12' (centered on front door). All awnings will be fabricated and installed by one of the Landlord's approved awning manufacturers.

Additional Tenant signs must be computer-cut or photographically-reproduced vinyl or silkscreened letters and graphics applied only on the inside of the storefront glass. All logos should be no less than 3" and no more than 21" from the bottom of the storefront, centered on the width of the glass. All logos should have a maximum cap height of 10" and a maximum line length of 7'-0".

**Note: Unless otherwise indicated, all building elements indicated in the Specific Criteria or on the typical storefront details shall be provided by the Tenant.**

# Grand Central Terminal Retail Development: TYPE 19 DESIGN CRITERIA



# Grand Central Terminal Retail Development: SPECIFIC CRITERIA

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## TYPES 11 & 11A - HIGH DOUBLE DOORS

Tenant to coordinate with the Landlord approved supplier of the existing landmark approved storefront; i.e. bronze metal, painted metals, glass, hardware, etc.

Demising wall: GWB and finishes by Tenant. All GWB and Tenant finishes must be held away from stone or storefront surfaces by using 1/2" reveal bead.

*Tenant Controls within Display Zone:*

- a. Light fixtures in the Display Zone shall be installed as indicated on the storefront details and shall be Lightolier Lytespan Track Light System: Alycon HID 20W CMH MR16, white finish, with recessed track. Refer to General Lighting Criteria. No other lighting is allowed.
- b. Painted GWB to be used at all wall surfaces. Painted plaster ceiling to match adjacent existing is required. If historic marble exists in the Display Zone, tenant to retain the marble and provide 1/2" reveal between materials.
- c. Tenant floor finish is to be terrazzo to match adjacent existing.
- d. Use of veneer wood, plastic laminate, pre-fabricated merchandising board like slat wall, or fixed display cases with the above materials, is not allowed.
- e. No mechanical attachments may be made to the storefront material at any time.
- f. All finishes must be approved by Landlord.

*Tenant Finishes in Merchandise Zone:*

- a. Painted plaster ceiling to match adjacent existing in required.
- b. All finishes must be approved by Landlord.

*Tenant Finishes in Work Zone:*

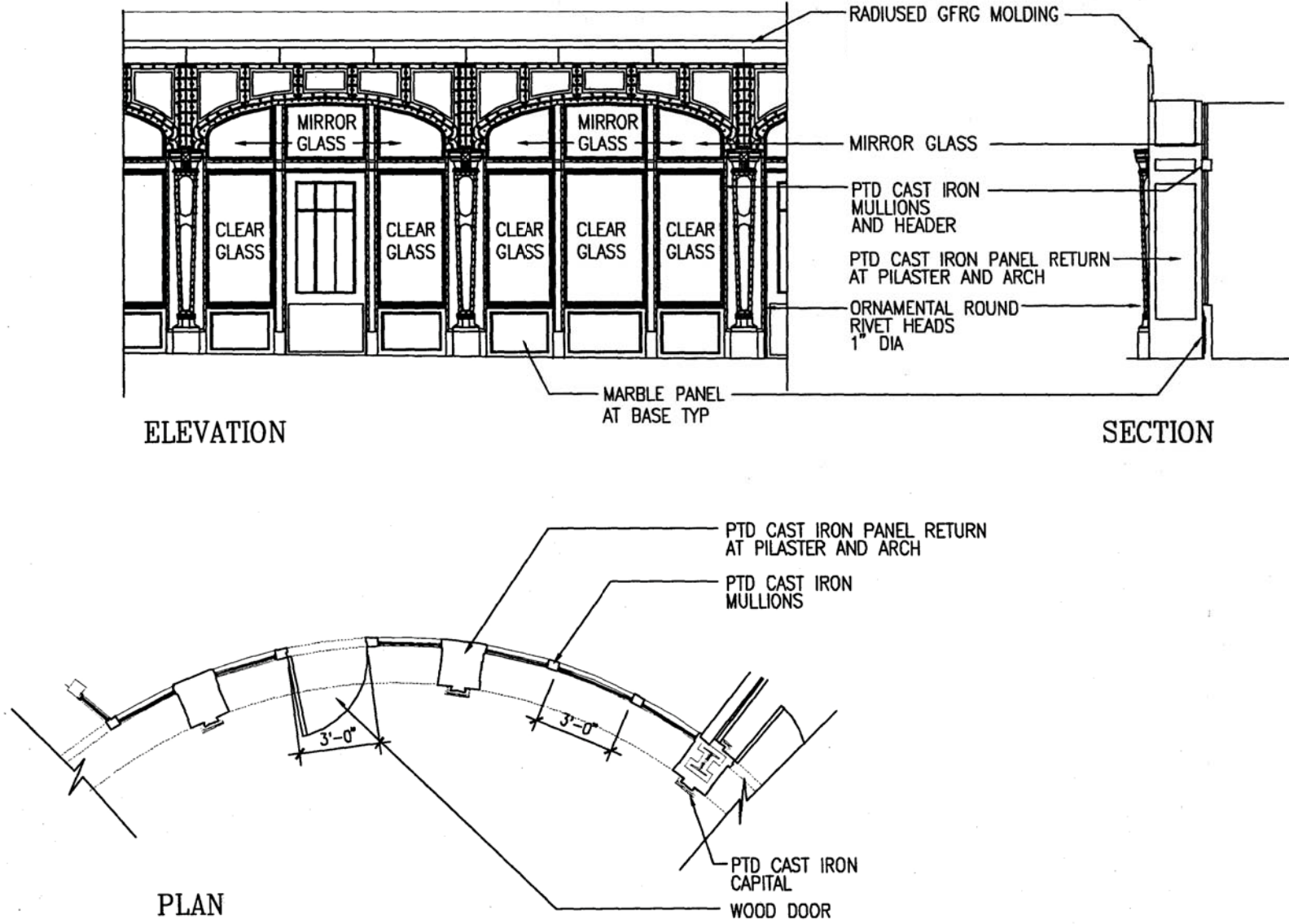
- a. No Work Zone allowed.

*Sign Criteria:*

- a. Refer to General Signage Criteria
- b. Tenants are permitted one sign per display window.
- c. Tenant signs shall include a logo, limited to a maximum of 12" in height and 42" in length with a 10" maximum cap height.
- d. Tenant sign shall be centered in the suspended glass panel.

**Note: Unless otherwise indicated, all building elements indicated in the Specific Criteria or on the typical storefront details shall be provided by the Tenant.**

# Grand Central Terminal Retail Development: TYPE 20 DESIGN CRITERIA



# Grand Central Terminal Retail Development: SPECIFIC CRITERIA

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## TYPE 21 - BILTMORE ROOM - SINGLE DOOR

Tenant to coordinate with the Landlord approved supplier of the existing landmark approved storefront; i.e. bronze metal, painted metals, glass, hardware, etc.

Demising wall: GWB and finishes by Tenant. All GWB and Tenant finishes must be held away from stone or storefront surfaces by using 1/2" reveal bead.

*Tenant Controls within Display Zone:*

- a. Light fixtures in the Display Zone shall be installed as indicated on the storefront details and shall be Lightolier Lytespan Track Light System: Alycon HID 20W CMH MR16, white finish, with recessed track. Refer to General Lighting Criteria. No other lighting is allowed.
- b. Painted GWB to be used at all wall and ceiling surfaces. If historic marble exists in the Display Zone, tenant to retain the marble and provide 1/2" reveal between materials.
- c. Use of veneer wood, plastic laminate, pre-fabricated merchandising board like slat wall, or fixed display cases with the above materials, is not allowed.
- d. No mechanical attachments may be made to the storefront material at any time.
- e. All finishes must be approved by Landlord.

*Tenant Finishes in Merchandise Zone:*

- a. Painted GWB is encouraged for all walls and ceilings. Lay-in ceilings are not allowed within 20' of the storefront.
- b. All finishes must be approved by Landlord.

*Tenant Finishes in Work Zone:*

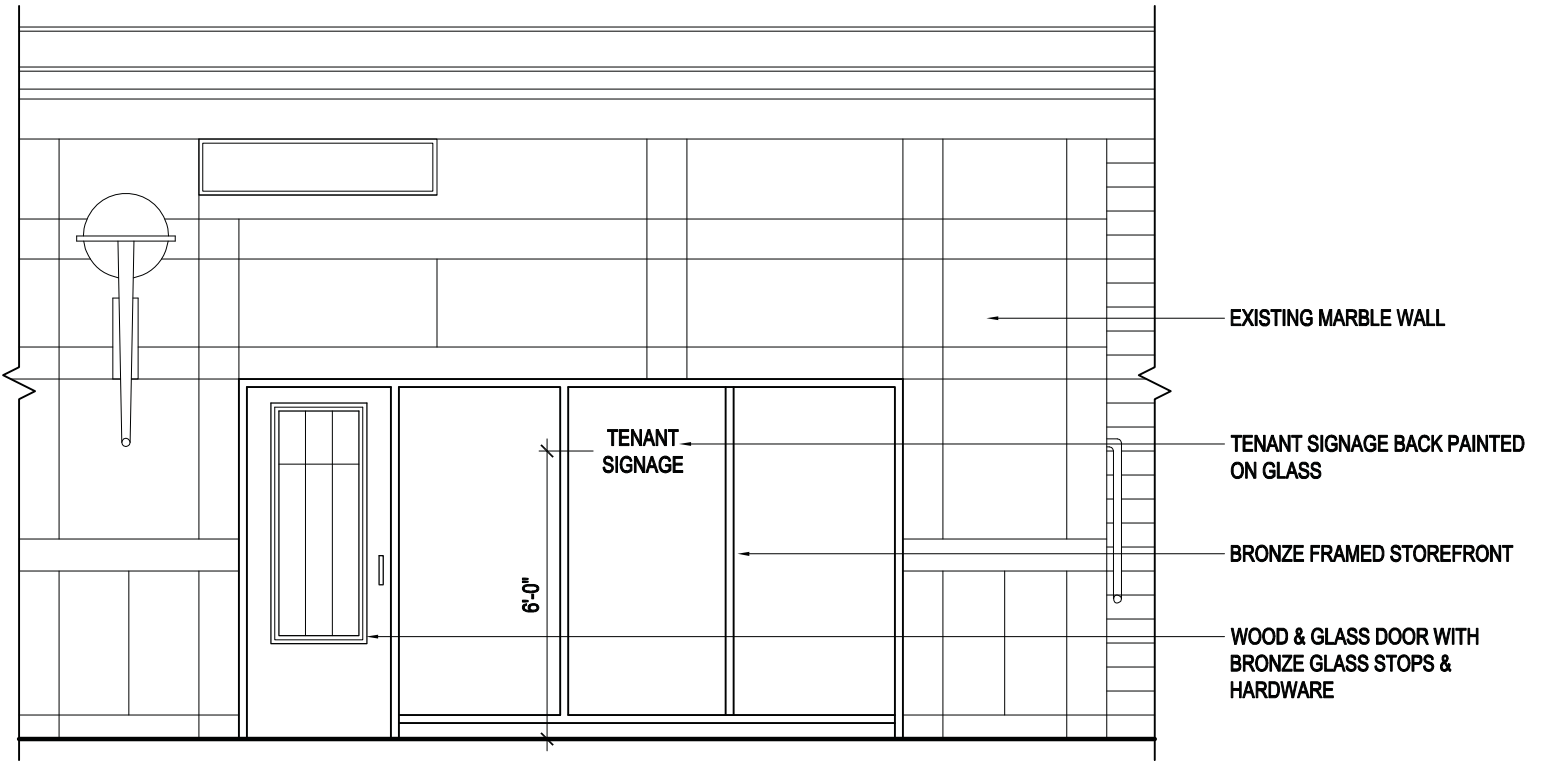
- a. Lighting is to be warm in color temperature such as incandescent, halogen or non-glare deep cell parabolic fixtures with 3000K lamping.
- b. All finishes must be approved by Landlord.

*Sign Criteria:*

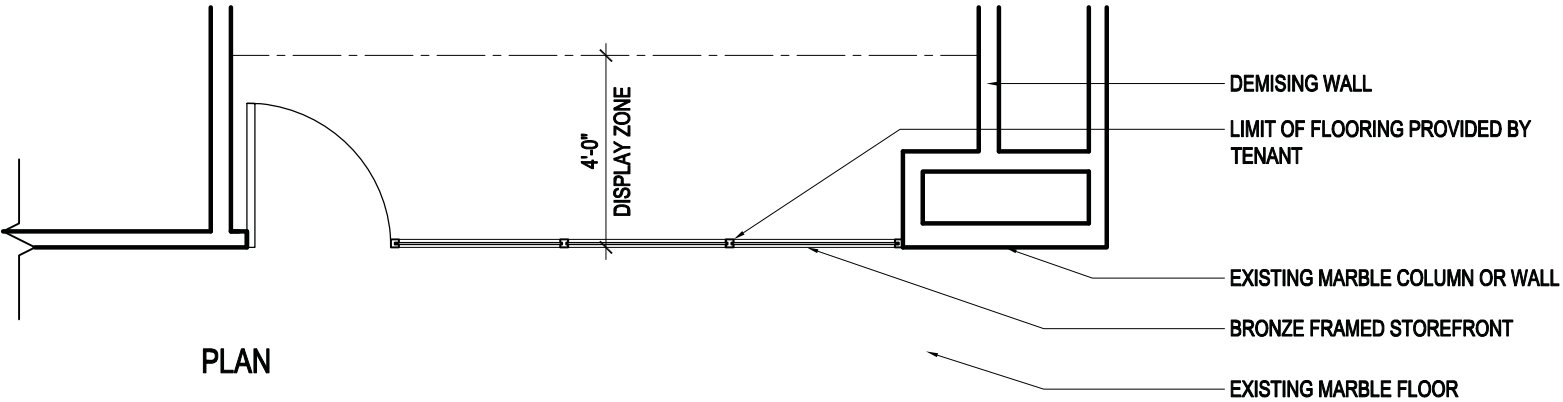
- a. Refer to General Signage Criteria
- b. Tenants are permitted one sign per display window.
- c. Tenant signs shall include a logo, limited to a maximum of 12" in height and 42" in length with a 10" maximum cap height.
- d. Logos should be centered on the width of the glass, with the centerline of the logo at 6'0" above the floor. In no case shall the lower edge of the logo extend below 5'0" above the floor.

**Note: Unless otherwise indicated, all building elements indicated in the Specific Criteria or on the typical storefront details shall be provided by the Tenant.**

# Grand Central Terminal Retail Development: TYPE 21 DESIGN CRITERIA



ELEVATION



PLAN

TYPE 21 DESIGN CRITERIA  
SCALE: 1/4" = 1'-0"

# Grand Central Terminal Retail Development: SPECIFIC CRITERIA

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## TYPE 22 - BILTMORE ROOM - SINGLE DOOR & FIXED LITE

Tenant to coordinate with the Landlord approved supplier of the existing landmark approved storefront; i.e. bronze metal, painted metals, glass, hardware, etc.

Demising wall: GWB and finishes by Tenant. All GWB and Tenant finishes must be held away from stone or storefront surfaces by using 1/2" reveal bead.

*Tenant Controls within Display Zone:*

- a. Light fixtures in the Display Zone shall be installed as indicated on the storefront details and shall be Lightolier Lytespan Track Light System: Alycon HID 20W CMH MR16, white finish, with recessed track. Refer to General Lighting Criteria. No other lighting is allowed.
- b. Painted GWB to be used at all wall and ceiling surfaces. If historic marble exists in the Display Zone, tenant to retain the marble and provide 1/2" reveal between materials.
- c. Use of veneer wood, plastic laminate, pre-fabricated merchandising board like slat wall, or fixed display cases with the above materials, is not allowed.
- d. No mechanical attachments may be made to the storefront material at any time.
- e. All finishes must be approved by Landlord.

*Tenant Finishes in Merchandise Zone:*

- a. Painted GWB is encouraged for all walls and ceilings. Lay-in ceilings are not allowed within 20' of the storefront.
- b. All finishes must be approved by Landlord.

*Tenant Finishes in Work Zone:*

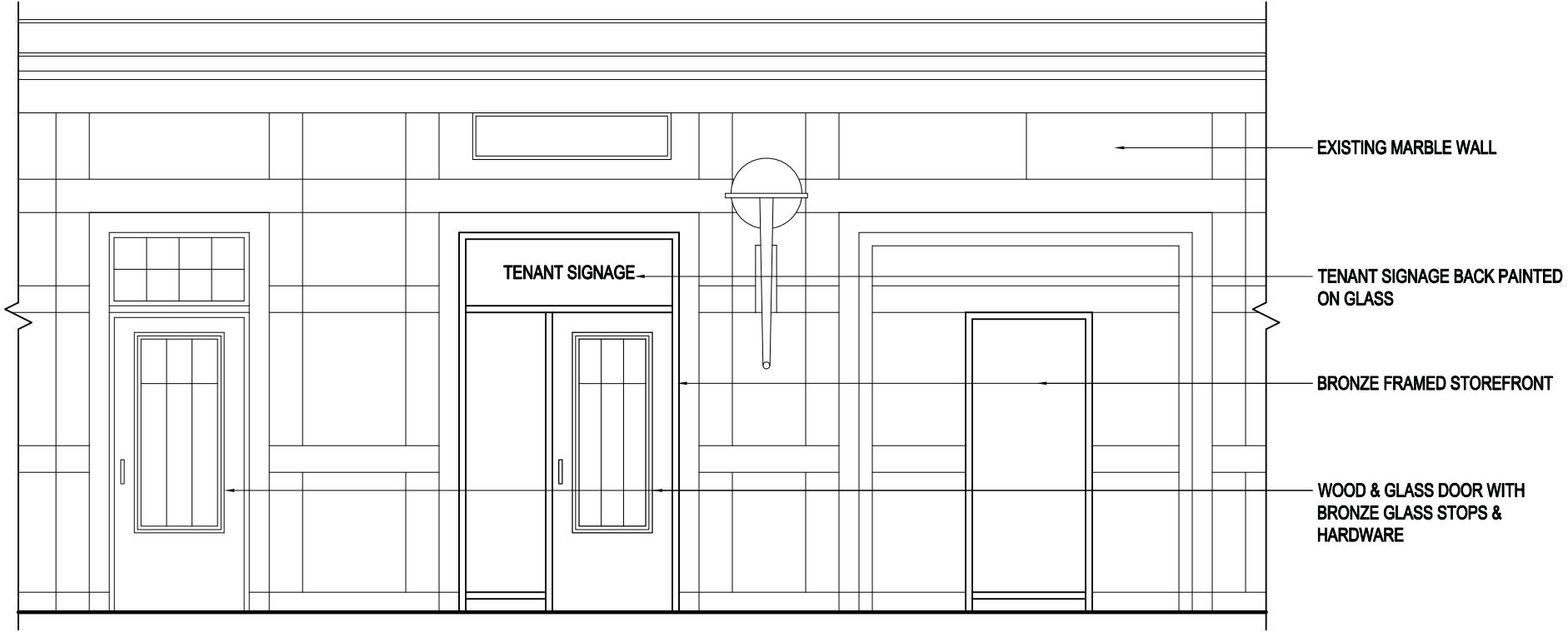
- a. Lighting is to be warm in color temperature such as incandescent, halogen or non-glare deep cell parabolic fixtures with 3000K lamping.
- b. All finishes must be approved by Landlord.

*Sign Criteria:*

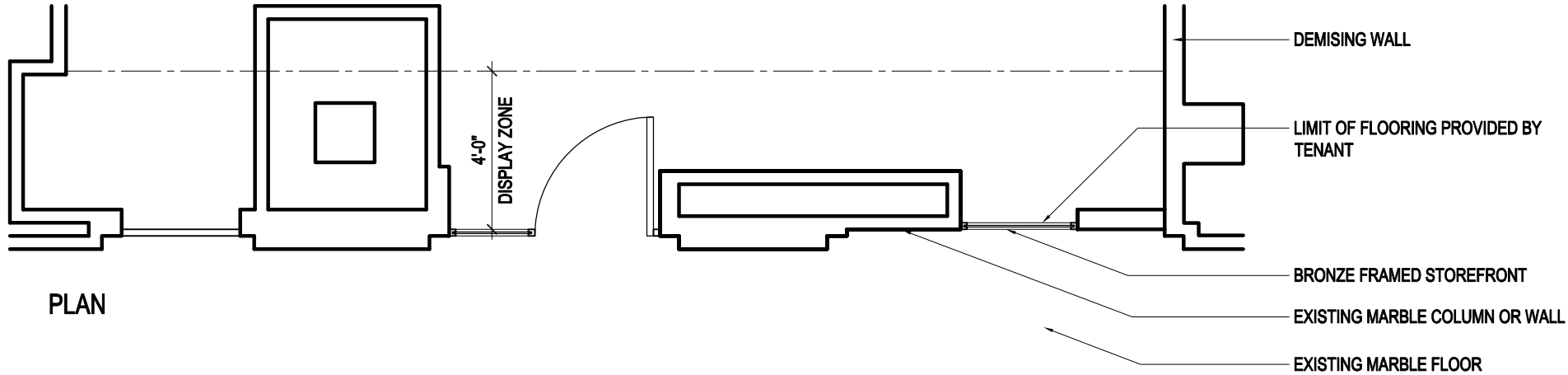
- a. Refer to General Signage Criteria
- b. Tenants are permitted one sign per display window.
- c. Tenant signs shall include a logo, limited to a maximum of 12" in height and 42" in length with a 10" maximum cap height.
- d. Logo to be centered on back of glass above door.

**Note: Unless otherwise indicated, all building elements indicated in the Specific Criteria or on the typical storefront details shall be provided by the Tenant.**

# Grand Central Terminal Retail Development: TYPE 22 DESIGN CRITERIA



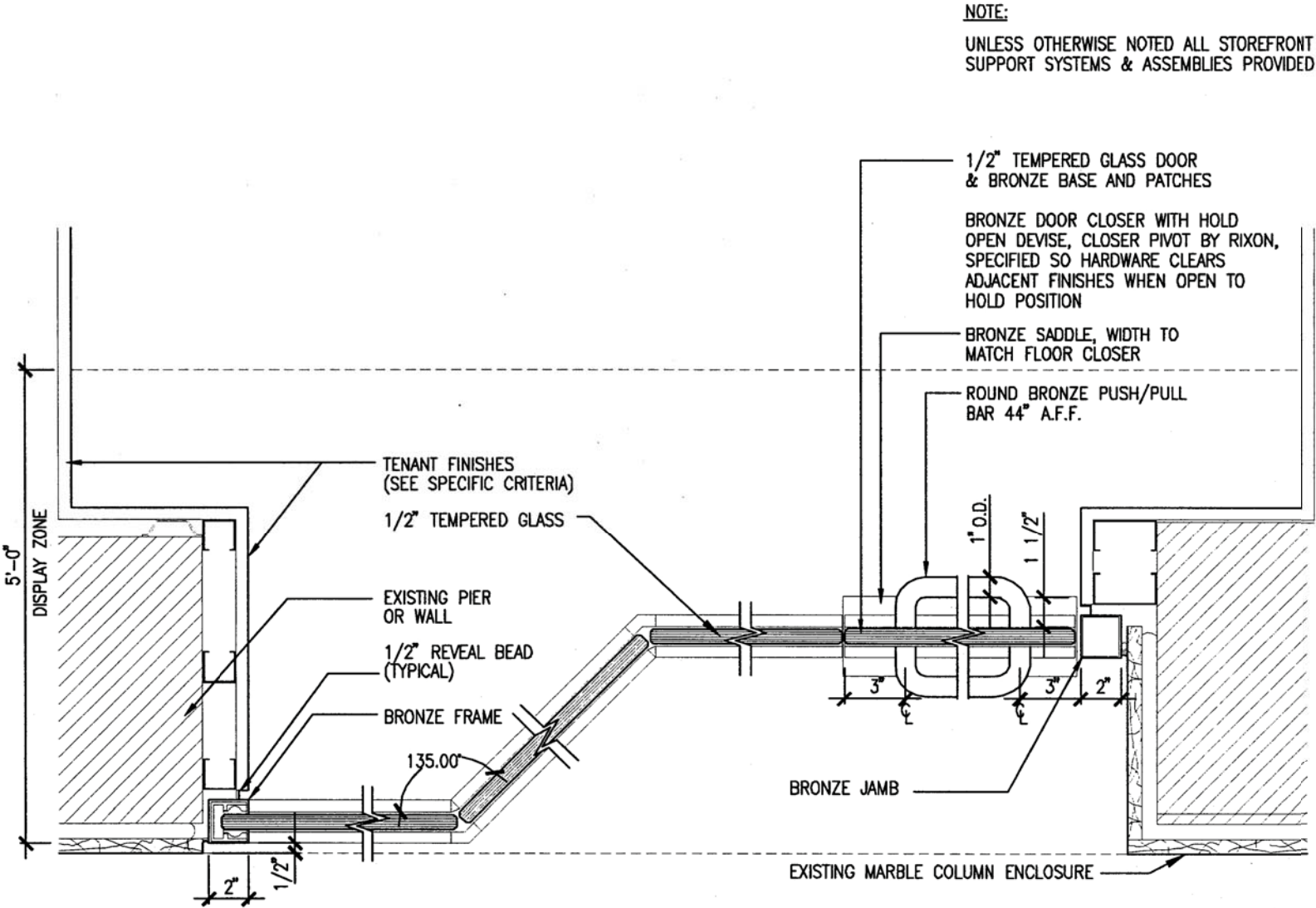
ELEVATION



PLAN

TYPE 22 DESIGN CRITERIA  
SCALE: 1/4" = 1'-0"

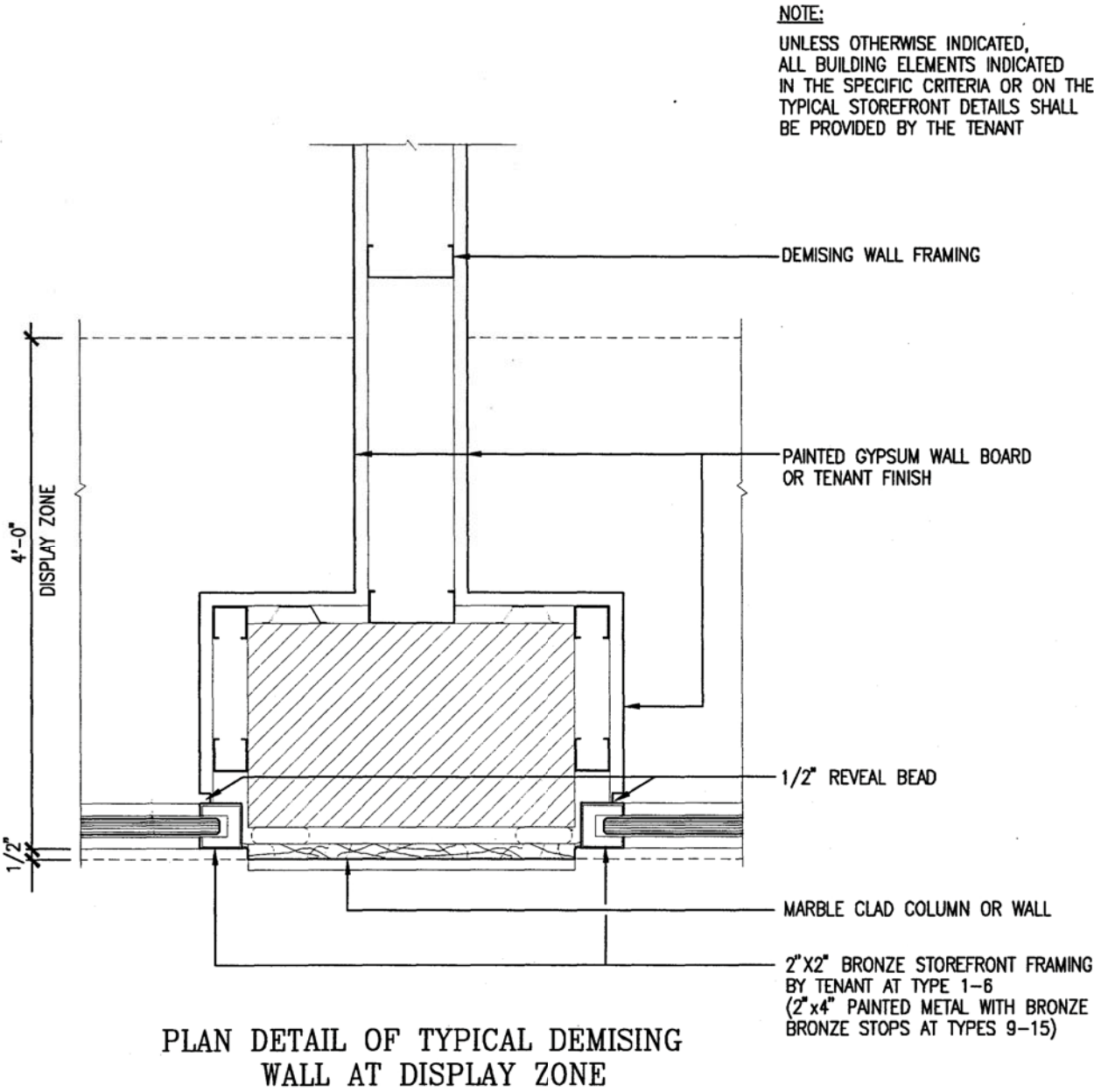
# Grand Central Terminal Retail Development: TYPICAL STOREFRONT DETAILS



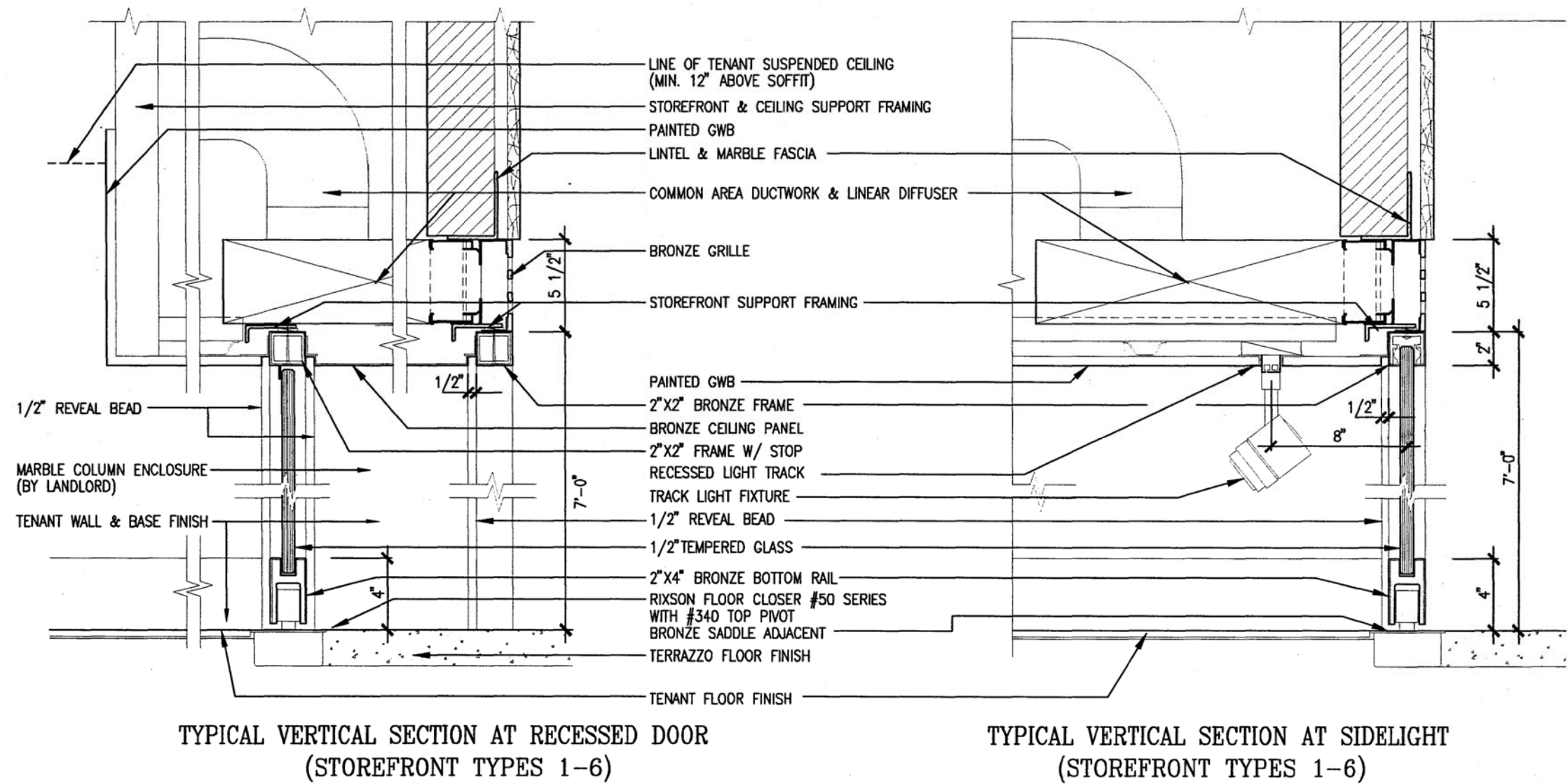
TYPICAL PLAN SECTION DETAILS  
(STOREFRONT TYPES 1-6)

**NOTE:**  
UNLESS OTHERWISE INDICATED,  
ALL BUILDING ELEMENTS INDICATED  
IN THE SPECIFIC CRITERIA OR ON THE  
TYPICAL STOREFRONT DETAILS SHALL  
BE PROVIDED BY THE TENANT

# Grand Central Terminal Retail Development: TYPICAL STOREFRONT DETAILS



# Grand Central Terminal Retail Development: TYPICAL STOREFRONT DETAILS

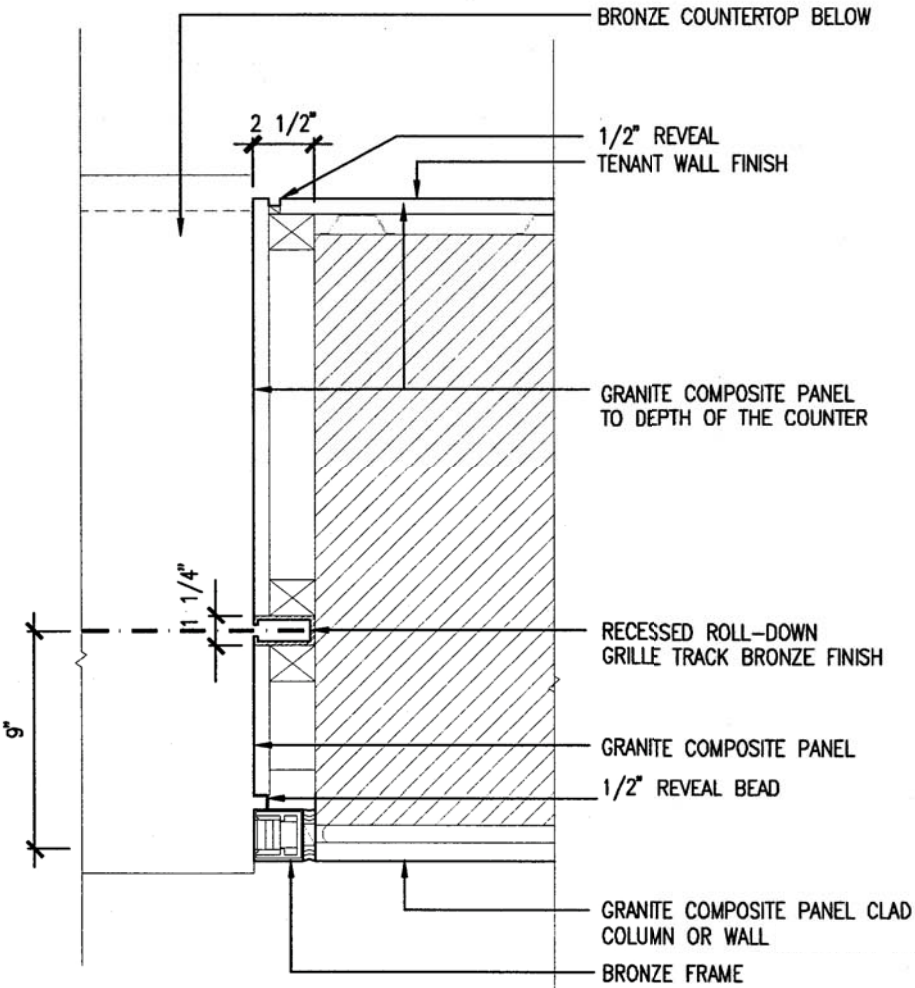


**NOTE:**  
UNLESS OTHERWISE INDICATED, ALL BUILDING ELEMENTS INDICATED IN THE SPECIFIC CRITERIA OR ON THE TYPICAL STOREFRONT DETAILS SHALL BE PROVIDED BY THE TENANT

# Grand Central Terminal Retail Development: TYPICAL STOREFRONT DETAILS

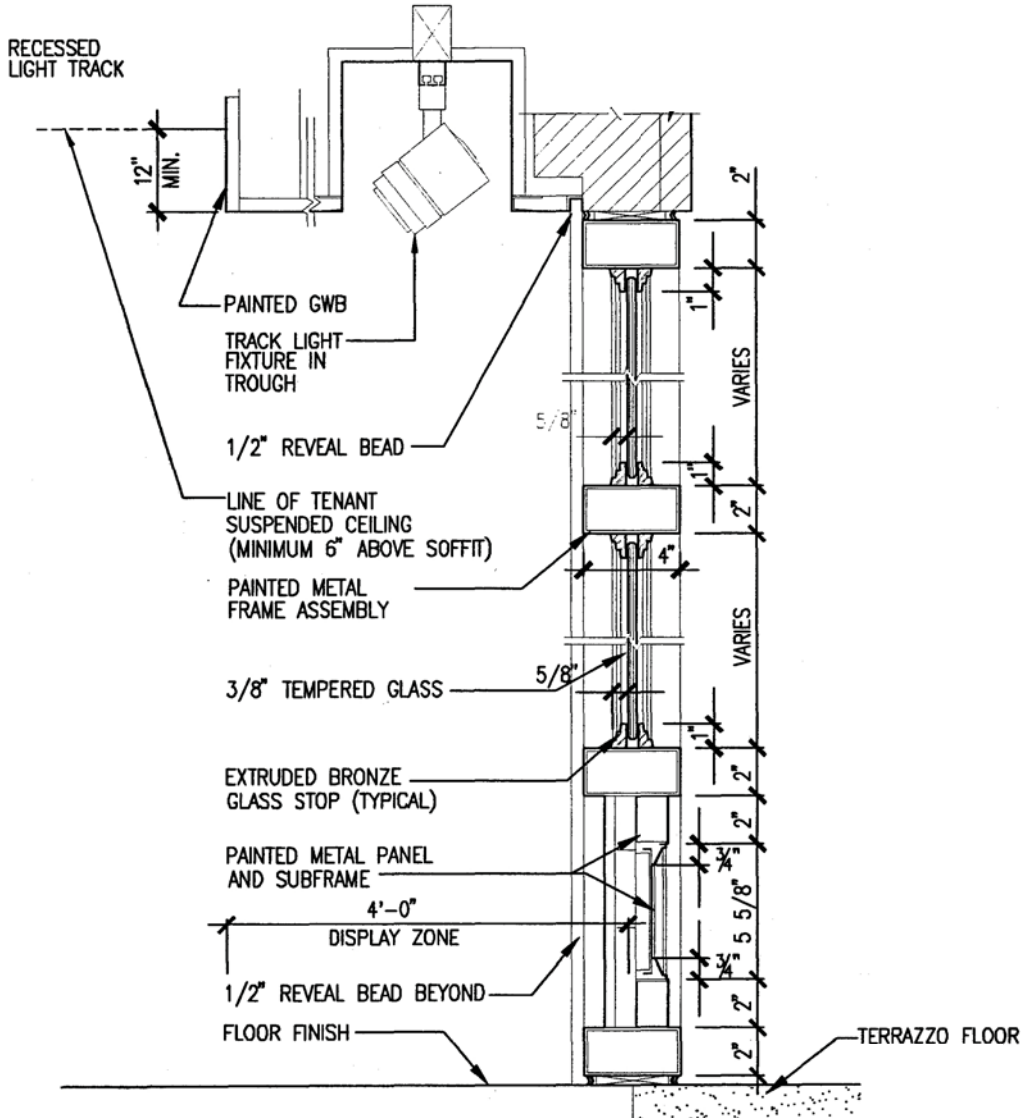
**NOTE:**

UNLESS OTHERWISE INDICATED, ALL BUILDING ELEMENTS INDICATED  
IN THE SPECIFIC CRITERIA OR ON THE TYPICAL STOREFRONT DETAILS SHALL  
BE PROVIDED BY THE TENANT



PLAN DETAIL AT STOREFRONT TYPE 7

## Grand Central Terminal Retail Development: TYPICAL STOREFRONT DETAILS



TYPICAL VERTICAL SECTION AT SIDELIGHT  
(STOREFRONT TYPES 9-15)

NOTE:

UNLESS OTHERWISE INDICATED, ALL BUILDING ELEMENTS INDICATED  
IN THE SPECIFIC CRITERIA OR ON THE TYPICAL STOREFRONT DETAILS SHALL  
BE PROVIDED BY THE TENANT

FLUSH BOLTS:

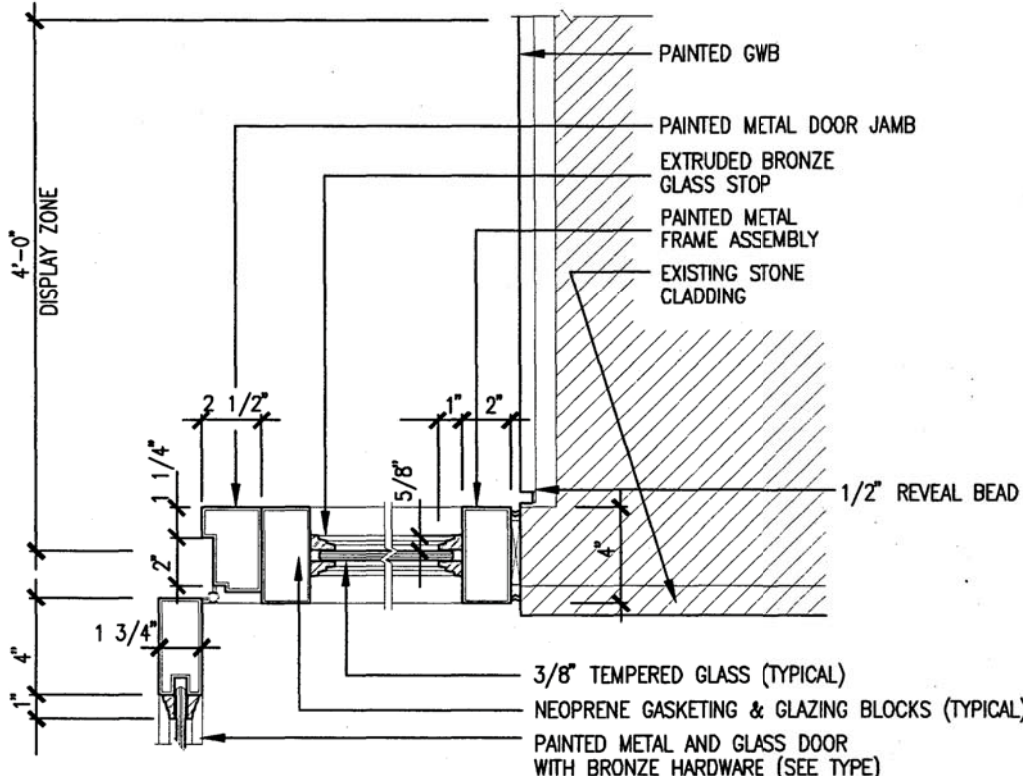
IVES 200 SERIES, SATIN BRONZE

EDGE PULL:

IVES #230, SATIN BRONZE

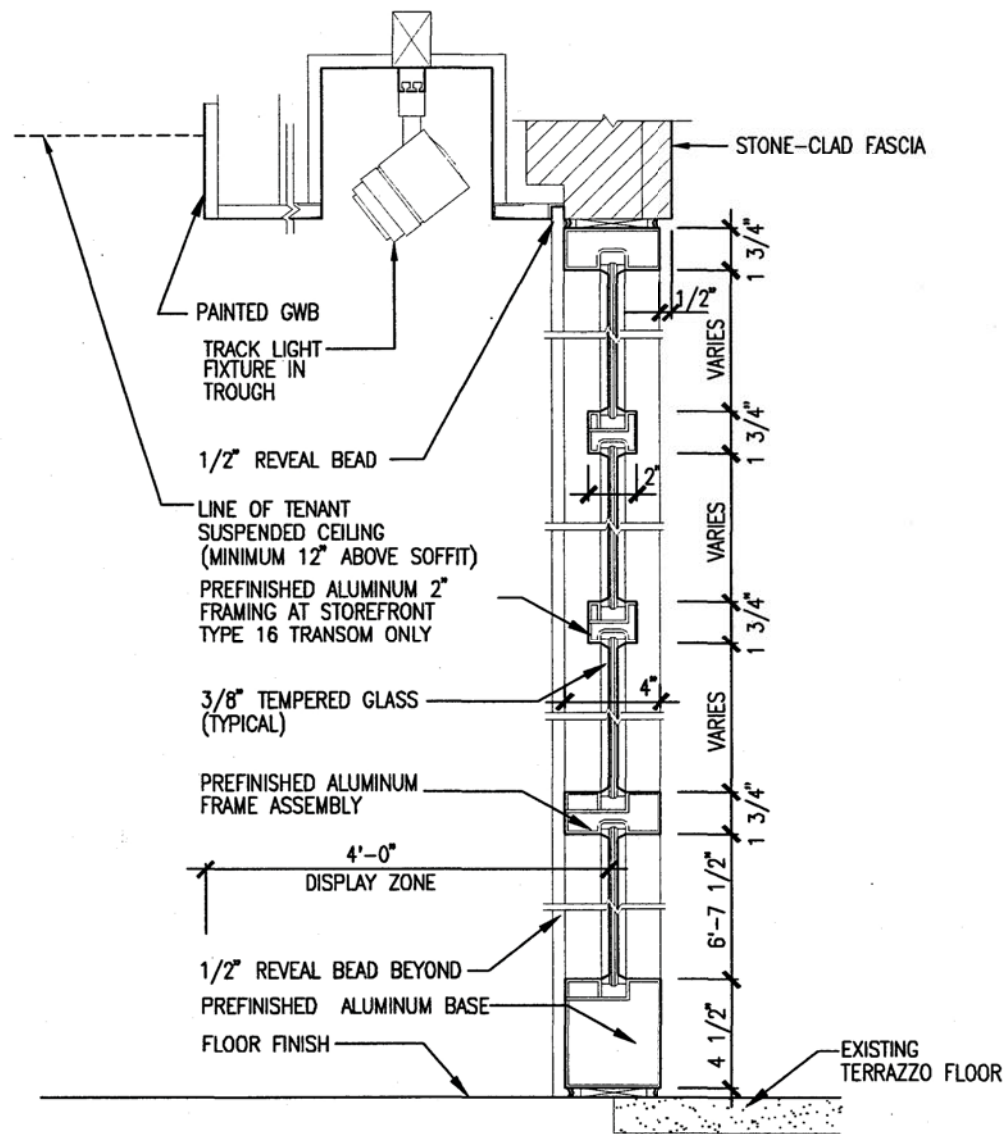
FLUSH PULL:

HAFELE #161.10.526. BRASS GROUND



### TYPICAL PLAN SECTION DETAILS (STOREFRONT TYPES 9-15)

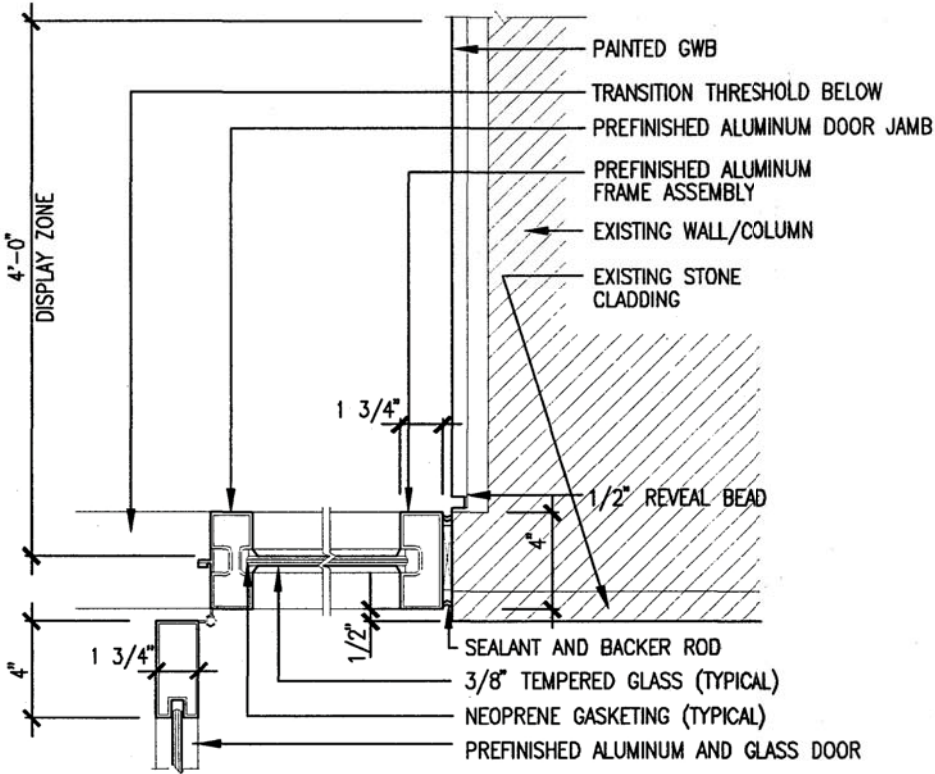
# Grand Central Terminal Retail Development: TYPICAL STOREFRONT DETAILS



TYPICAL VERTICAL SECTION AT SIDELIGHT/TRANSOM  
(STOREFRONT TYPES 16, 17 & 18)

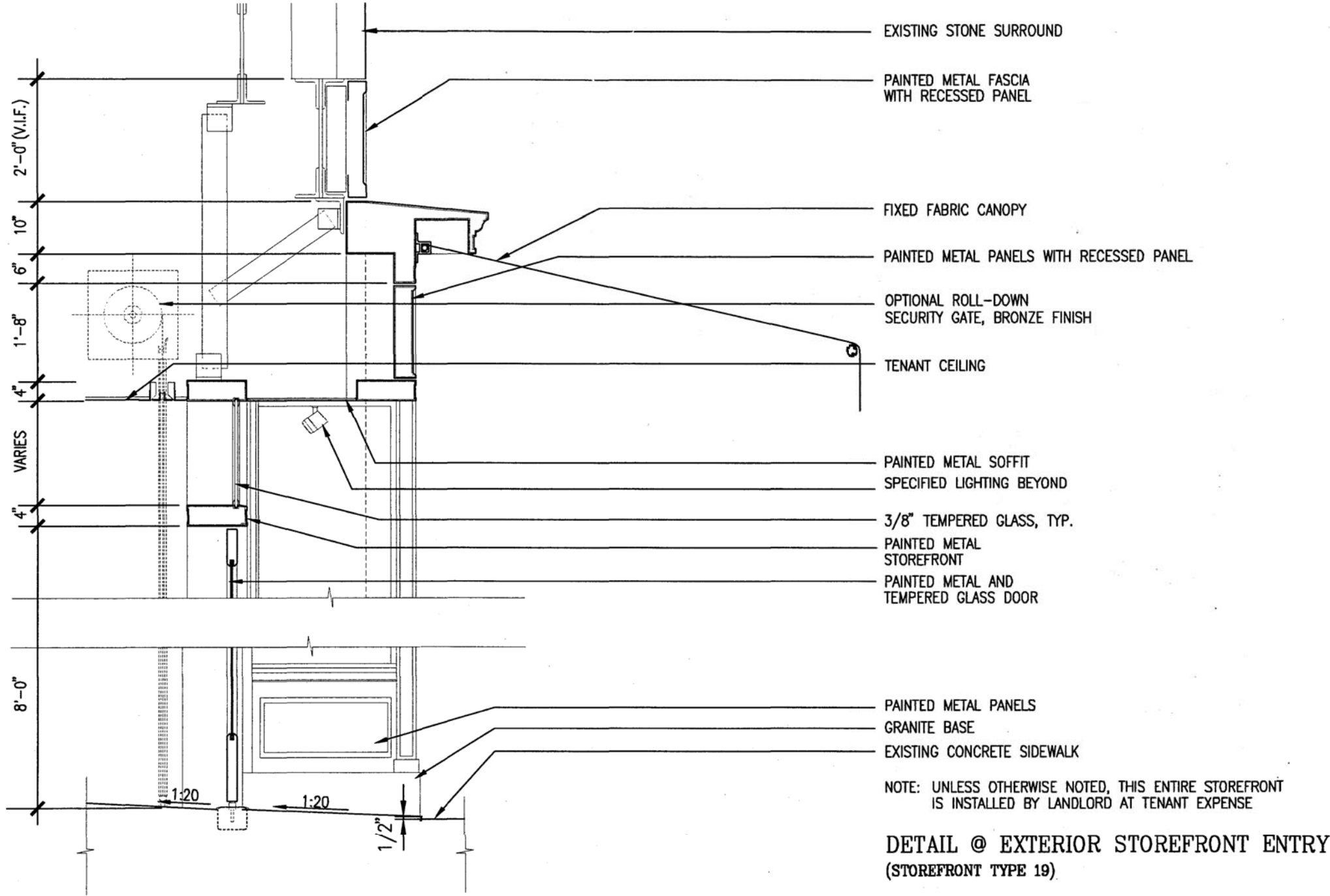
**NOTE:**  
UNLESS OTHERWISE INDICATED, ALL BUILDING ELEMENTS INDICATED  
IN THE SPECIFIC CRITERIA OR ON THE TYPICAL STOREFRONT DETAILS SHALL  
BE PROVIDED BY THE TENANT

**PREFINISHED ALUMINUM:**  
DARK STATUARY BRONZE FINISH AT TYPES 16, 17 & 18



TYPICAL PLAN SECTION DETAILS  
(STOREFRONT TYPES 16, 17 & 18)

Grand Central Terminal Retail Development: TYPICAL STOREFRONT DETAILS



# Grand Central Terminal Retail Development: BALCONY RESTAURANTS

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## BALCONY RESTAURANTS

Grand Central Terminal's Balcony Restaurants are located along the historic East, West, and North Balconies overlooking the Main Concourse. The Balconies offer spectacular views onto the Main Concourse. The Lease Outline Drawings and the Construction Documents will provide necessary information describing the major historic and architectural characteristics and public easements as well as the constraints of each area.

Landlord approval will be required for all restaurant designs, in accordance with the Tenant Submission Requirements referenced in this document. Separate approval by historic agencies must be obtained by the Tenant's architect.

Each restaurant will typically include a main seating area along the balcony within the historic Main Concourse. All back-of-the-house functions and work zone areas will be located in adjacent non-historic auxiliary spaces. All cooking, dish washing, and the majority of the food preparation and storage must be done in these auxiliary spaces.

Most historic walls and ceilings in the Restaurant spaces will be restored and refinished by the Landlord at Tenant cost as part of this project. These surfaces and their finishes are not to be altered or attached to by the Tenant.

### Floors

Areas of raised flooring are allowed on the balconies to improve the sight lines for viewing activity on the Main Concourse below and to minimize the number of plumbing and electrical penetrations in the historic floors. The raised floor may not be attached to the Historic floor.

Allowable areas of raised flooring are limited and must be held back from all historic surfaces such as walls, columns and railings per minimum dimensions as specified in the Lease Outline Drawings. The raised flooring is limited to a single level at a maximum height of 1'-6" off the existing floor, set back 8'-0" from the balcony balustrades.

### Walls

All balcony walls are designated landmark surfaces and may not be altered.

### Ceilings

Ceilings in all historic spaces may not be altered by Tenant. Ceilings in auxiliary spaces are by Tenant and must be in conformance to any specific requirements as outlined in the Lease Outline Drawings.

### Counters, Furnishings, Displays, and Seating

Seating provided by the Tenant shall be compatible in style and character with the furnishings of the adjacent historic spaces of Grand Central Terminal.

Displays, service stations, banquettes, and glass dividers may not be greater than 6'-0" in height above the existing floor.

Bottle displays, glass racks, decorative ornamentation, etc. above bars may be no higher than 9'-0" above the existing floor.

### Lighting

There is existing general lighting in the historic spaces. Any supplementary lighting by the Tenant will be incorporated into or supported by the Tenant's fixturing and will not exceed 9' -0" in height above the existing floor. No fluorescent light sources may be used in any historic space. Fluorescent lighting may be used in work spaces as long as it is shielded from the public view and color corrected.

# Grand Central Terminal Retail Development: BALCONY RESTAURANTS

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## Signage

Required Identifying Sign:

A floor supported sign, by the Tenant, will be required at each public entrance to a Restaurant. Because attachment to the building’s historic surfaces is not permitted, this sign must be a self-supporting, free-standing element. This sign may incorporate a lockable menu case. Maximum size for this sign will be 3’-0” on a side by 8’0” high. Maximum letter size will be 4”.

Optional Sign(s):

A self-supporting menu case may be allowed at each entrance in a location specified by the Landlord.

Easel signs for menus may be placed anywhere within the leased premises.

Fabric signs, canopies with signage or any other signage type must be reviewed and approved by the Landlord.

## Materials

See Section II - General Criteria for historic and allowable materials guidelines.

## Miscellaneous Systems

Supplemental HVAC, Music, Public Address, etc. are allowed. All systems are subject to Landlord review and approval.

**NOTE: All Balcony Restaurant Design Criteria must be submitted to the Landlord for review and approval before submission to the Landmarks Preservation Commission**

# Grand Central Terminal Retail Development: TAKE-OUT FOOD STORES

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## TAKE-OUT FOOD STORES

### Permitted Food Uses

Food uses on the Main Concourse level are limited to dessert, bakery and pastry items such as dessert pies, cakes, cookies, biscuits, donuts, bagels, pastries, tarts, cookies, bread and rolls and cold and dairy dessert items such as frozen yogurt, frozen custard, soft ice cream, ice cream, gelato, granitas and Italian ice.

Specifically excluded from the Main Concourse level are savory snack and entree items such as pizza, quiche, knishes, pretzels and baked items stuffed with vegetables, meat/meat products and cheeses; soups; salads; sandwiches; and carnival food items such as chips, pretzels, popcorn, candy/caramel apples, cotton candy and caramel corn.

### Equipment

Because kitchen and heat exhaust is not available on the Main Concourse, there is no means to exhaust the grease, heat and odors of foods that are being heated. Heating of food will cause food odors to be distributed throughout the Common Area. These heating devices would also require already scarce chilled water to overcome the heat. Such devices as microwave and convection ovens, steam tables, soup warmers, grilles, toasters and corn poppers are not permitted on the Main Concourse. The only heat producing equipment allowed is a hot water heater, refrigeration compressors and coffee and espresso makers.

The use of any ice bucket drink wells is prohibited. Refrigerated cases are recommended in this merchandising situation.

### Design Criteria

Food Tenants are required to adhere to the following Design Criteria in addition to the General Criteria and Specific Criteria set forth in this document.

### Tenant Finishes:

All Tenant materials must provide a durable, washable, hard surfaced finish. The following material are not permitted within customer view:

- plastic laminate
- painted gypsum board walls
- wall coverings
- vinyl tile
- plexiglas
- highly polished metals or mirrors

The Landlord reserves the right to reject any designs or finishes submitted which do not reflect the high quality desired or compliment the common area designs and finishes. Refer to the Specific Criteria for each Tenant Type for information on Landlord shell conditions and exact finish criteria, since these vary greatly among types.

### Visual Merchandising:

Food Tenants must focus careful attention on food displays at the front counter, creating an abundant, attractive impression. Each Tenant should strive for an image of quality, freshness and uniqueness. Food must be displayed in attractive containers or platforms that enhances the Tenant’s design. Tenant designs that include specialty equipment, such as glass-front bakery case, are encouraged. Such designs will be reviewed and accepted if they meet the Landlord’s standard of Visual Merchandising. The Landlord reserves the right to reject any food display that is not compatible with the overall image of the Terminal.

# Grand Central Terminal Retail Development: TAKE-OUT FOOD STORES

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## Counters and Equipment:

1. Counters or any permanent fixturing must be set back from the glass storefront a minimum of four (4) feet.
2. All sneeze guards must be glass, not Plexiglas, and must be of glass-to-glass construction without heavy-looking supports.
3. All cash registers or other equipment located on service counters within customer view must be recessed into those counters so that the top of the machine extends no higher than 6" above the top of the counter.
4. Soda towers are not to be permitted on front counter. Display of bottled or canned drinks are not to be permitted on front counter. Display of bottled or canned drinks are not permitted on front counters. All soda towers must be stainless steel finish, with no advertising displayed on them.
5. At any edge where a Tenant counter approaches an existing historic wall, the Tenant must install a stainless steel channel with rubber gasket to protect the historic wall.
6. All paper goods and supplies must be stored in areas not visible to the public. Any clutter or other unsightly equipment or items such as boxes, shelves, sinks, etc., shall be fully concealed from public view.
7. Tenants must submit manufacturer's catalog sheets of all equipment for Landlord review with special emphasis on equipment visible to public view. Beverage machines, coffee makers, and other equipment of any kind are not permitted at the front counter.
8. No used equipment is permitted.
9. No mechanical attachments of any kind are to be made to the Landlord provided storefronts, historic surfaces, railings, etc.
10. Condiment and utensil retainers must be constructed of Stainless Steel and are recommended to be designed as in-counter units (See Figure 4). Countertop units may not exceed 6" in height.

**NOTE:** All proposed merchandising display equipment and accessories are subject to Landlord review and approval.

## Tenant Menu Boards:

All menu boards are required to have light-colored lettering on dark jeweltone background colors for maximum clarity. Menu board sizes and locations will depend upon the Tenant space but must be kept back a minimum of 8'0" from Tenant's Lease Line. No individual menu board is allowed to be greater than 4'-0" in width. Tenants are encouraged to include a logo and graphic on their menu board, and may feature the store name once on each board. No vendor logos, sale signs or advertisements may be visible on the menu boards or signage.

Menu boards must consist of a steel back panel with changeable polycarbonate magnetic strips. Magnetic changeable blades and tabs consist of magnetic film laminated to polycarbonate sheeting. At time of fabrication, Tenant is advised to order a number of blank horizontal strips. Keep for future silkscreening of menu board changes. In addition, a 'kit' of extra numbers should be done and kept for quick and easy pricing changes.

## Pre-Approved Signage Vendor:

Visual Graphic System, Inc  
Contact: Tom Acosta  
500 Tenth Avenue  
New York, NY 10018  
212-356-5066  
Email: [tacosta@vgs-inc.com](mailto:tacosta@vgs-inc.com)  
[www.vgsonline.com](http://www.vgsonline.com)

# Grand Central Terminal Retail Development: TAKE-OUT FOOD STORES

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## Lighting:

The Tenant’s lighting goals should be to emphasize the distinctive food and merchandise displays on the front counters, to create enough contrast so that the product stands out from the historical architectural surroundings, and to make signs and menu boards easy to read. Tenant lighting must be glare-free, and all light sources must be shielded from view. All General Lighting Criteria and Specific Criteria for each Tenant Type applies. General guidelines are as follows:

1. No fluorescent lighting will be permitted in the Merchandise Zone.
2. Fluorescent lighting in the Work Zone must be carefully located and shielded so that the fixtures and lamps are not visible through a pass-through or other opening between the Work Zone and the Merchandise Zone. Spill of fluorescent light through these openings must be minimized by shielding the fixtures, Fluorescent lamps must have a color temperature of 3000 Kelvin or lower, and an RDI (Color Rendering Index) of 80 or higher.
3. Display cases must be lit with shielded internal incandescent, LED or fluorescent lamps. Lit Sneeze Guards are optional.
4. No heat lamps will be permitted above the front counter or within the Merchandise Zone.