

The current proposal is:

Preservation Department – Item 2, LPC-26-05817

**372 Clinton Avenue – Clinton Hill Historic District
Borough of Brooklyn**

To testify virtually, please join Zoom

Webinar ID: 165 564 9542

Passcode: 461716

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

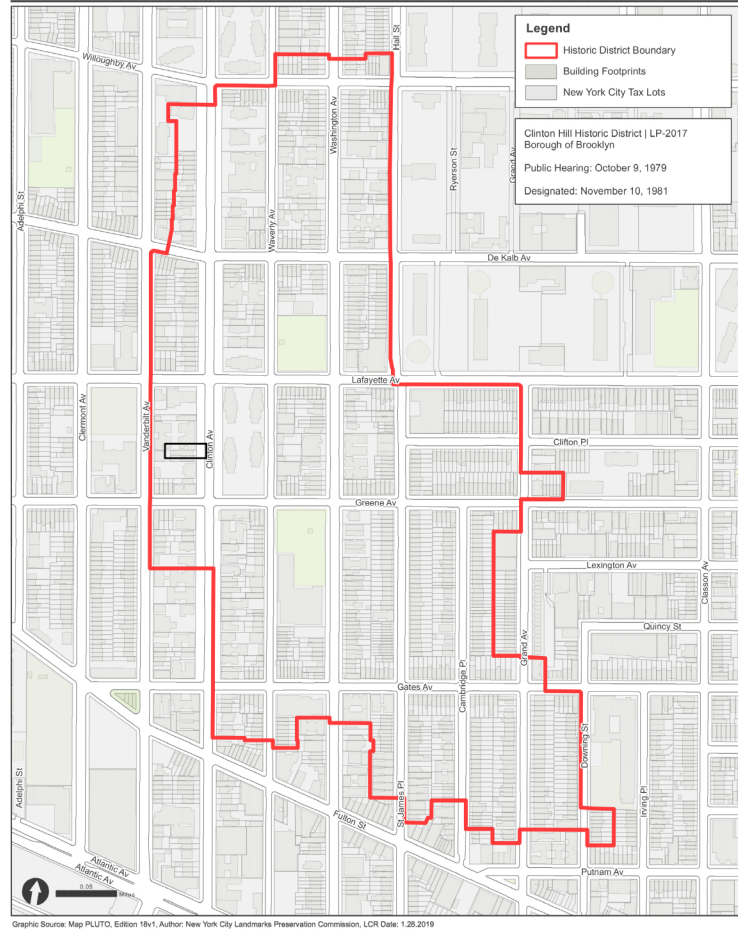
Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.

372 CLINTON AVENUE IS AN ALTERED NEO-GREC STYLE ROWHOUSE DESIGNED BY ROBERT DIXON AND BUILT IN 1878. APPLICATION IS TO CONSTRUCT A TWO-STORY REAR DECK AND LEGALIZE ALTERATIONS.

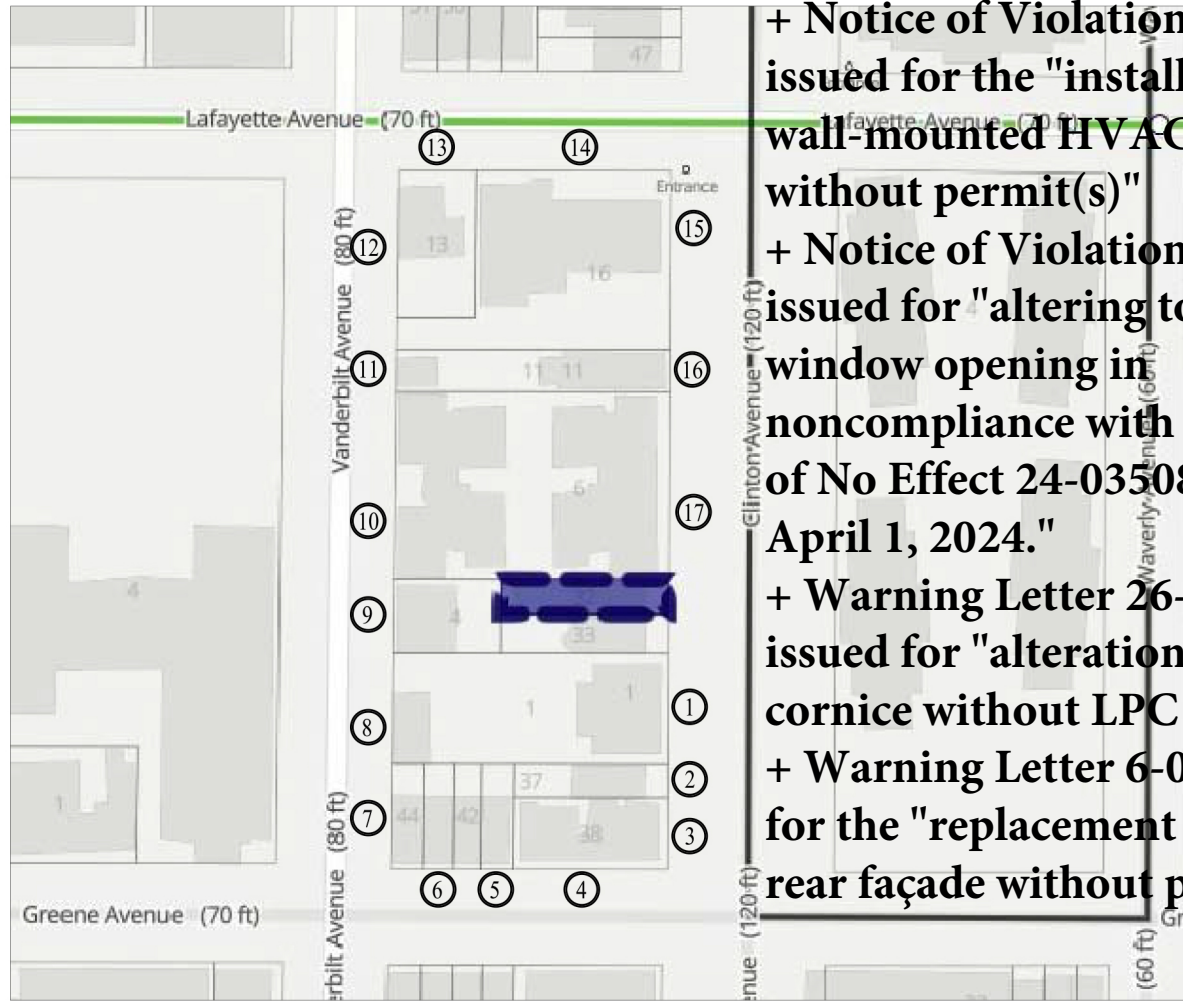
LPC PUBLIC HEARING

MAY 12, 2026

Clinton Hill Historic District | LP-2017



CLINTON HILL Historic District



BUILDINGS HEIGHTS ANALYSIS

- ① 380 CLINTON AVENUE, 11238
NUMBER OF FLOORS : 3 FLOORS
- ② 388 CLINTON AVENUE, 11238
NUMBER OF FLOORS : 4 FLOORS
- ③ 392 CLINTON AVENUE, 11238
NUMBER OF FLOORS : 4 FLOORS
- ④
- ⑤ 107 GREENE AVENUE, 11238
NUMBER OF FLOORS : 3 FLOORS
- ⑥ 103 GREENE AVENUE, 11238
NUMBER OF FLOORS : 3 FLOORS
- ⑦ 101 GREENE AVENUE, 11238
NUMBER OF FLOORS : 3 FLOORS
- ⑧ 380 CLINTON AVENUE, (VANDERBUILT AVE SIDE)
NUMBER OF FLOORS : 3 FLOORS

- ⑨ 375 VANDERBILT AVENUE, 11238
NUMBER OF FLOORS : 2 FLOORS
- ⑩ 360 CLINTON AVENUE, (VANDERBUILT AVE SIDE)
NUMBER OF FLOORS : 6 FLOORS
- ⑪ 356 CLINTON AVENUE, 11238 (REAR)
NUMBER OF FLOORS : 2.5 FLOORS
- ⑫ INDIVIDUAL LANDMARK
200 LAFAYETTE AVENUE, 11238
NUMBER OF FLOORS : 2.5 FLOORS
- ⑬
- ⑭ 210 LAFAYETTE AVENUE, 11238
NUMBER OF FLOORS : 4 FLOORS
- ⑮
- ⑯ 356 CLINTON AVENUE, 11238 (FRONT)
NUMBER OF FLOORS : 2.5 FLOORS
- ⑰ 360 CLINTON AVENUE, (CLINTON AVE SIDE)
NUMBER OF FLOORS : 6 FLOORS

+ Notice of Violation 26-0585 issued for the "installation of wall-mounted HVAC units without permit(s)"

+ Notice of Violation 26-0586 issued for "altering top floor window opening in noncompliance with Certificate of No Effect 24-03508 issued on April 1, 2024."

+ Warning Letter 26-0651, issued for "alterations to rear cornice without LPC permit(s),"

+ Warning Letter 6-0652 issued for the "replacement of doors at rear façade without permit(s)"

DOB ISSUES		DATES
BIG ORANGE CONSULTANT GREENFRONT AVENUE BROOKLYN, NY 11238 P: (718) 369 2294		
CLIENT:		
CARL HAMANN, P.E. 118 FLEETS COVE ROAD HUNTINGTON, NY 11743 TEL: (848) 478-5142 (212) 349-3366 EMAIL: trose@roseandroselaw.com		
PROJECT ADDRESS:		
372 CLINTON AVENUE, BROOKLYN, NY 11238		
APPLICANT:		
CARL HAMANN, P.E. 118 FLEETS COVE ROAD HUNTINGTON, NY 11743 TEL. 917-692-5694		
DRAWING TITLE:		
HISTORIC DISTRICT MAP AND BUILDINGS HEIGHTS ANALYSIS		
SEAL & SIGNATURE	DATE: 02/06/2024 PROJECT No: 1045-2021 DRAWN BY: Z.G. CHK BY: A.M. DRWF:	
	LPC-2	
CADREF#	PG#	2
DOB NOW JOB:		
PLAN APPROVAL:		



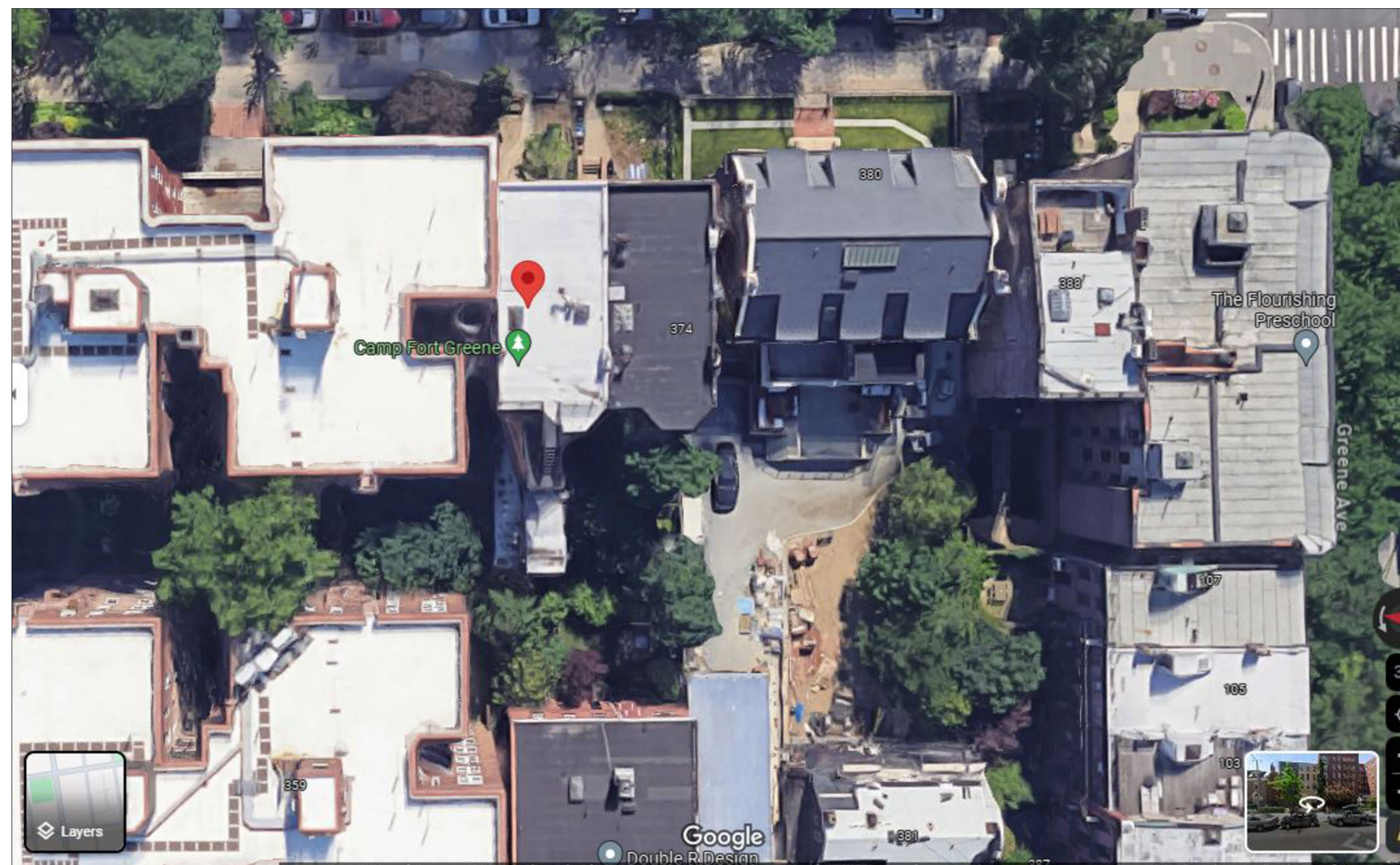
CURRENT FRONT PICTURE 2025



REAR PICTURE IN 2025




CURRENT 3D BLOCK PLAN AND THE SURROUNDING BUILDINGS-FRONT



CURRENT 3D BLOCK PLAN AND THE SURROUNDING BUILDINGS



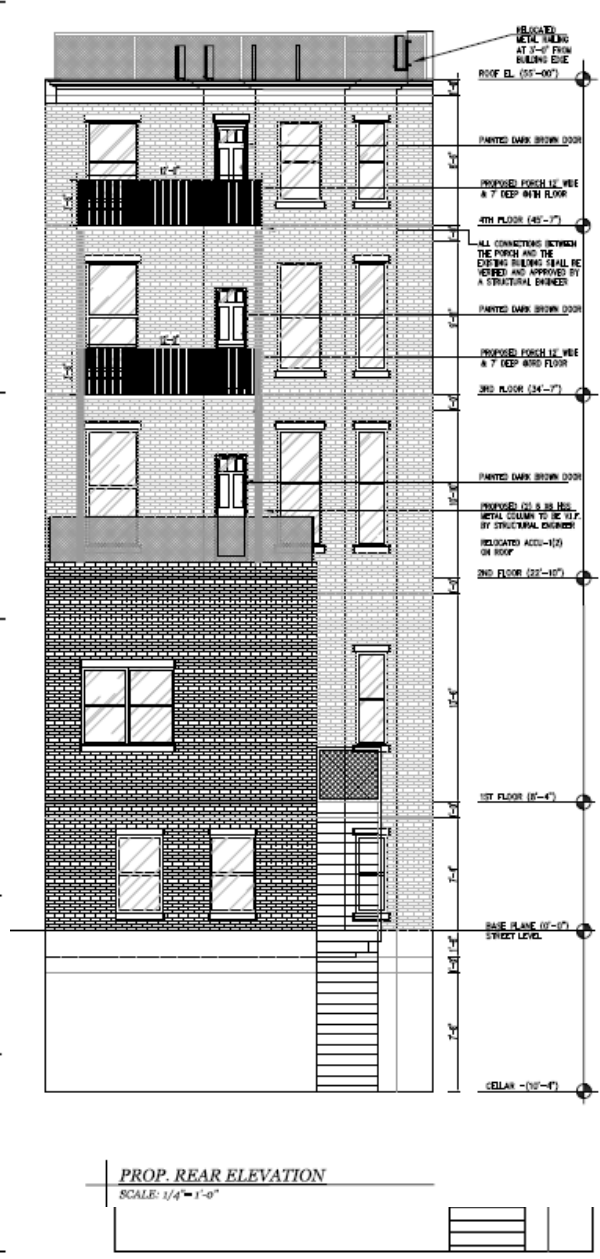
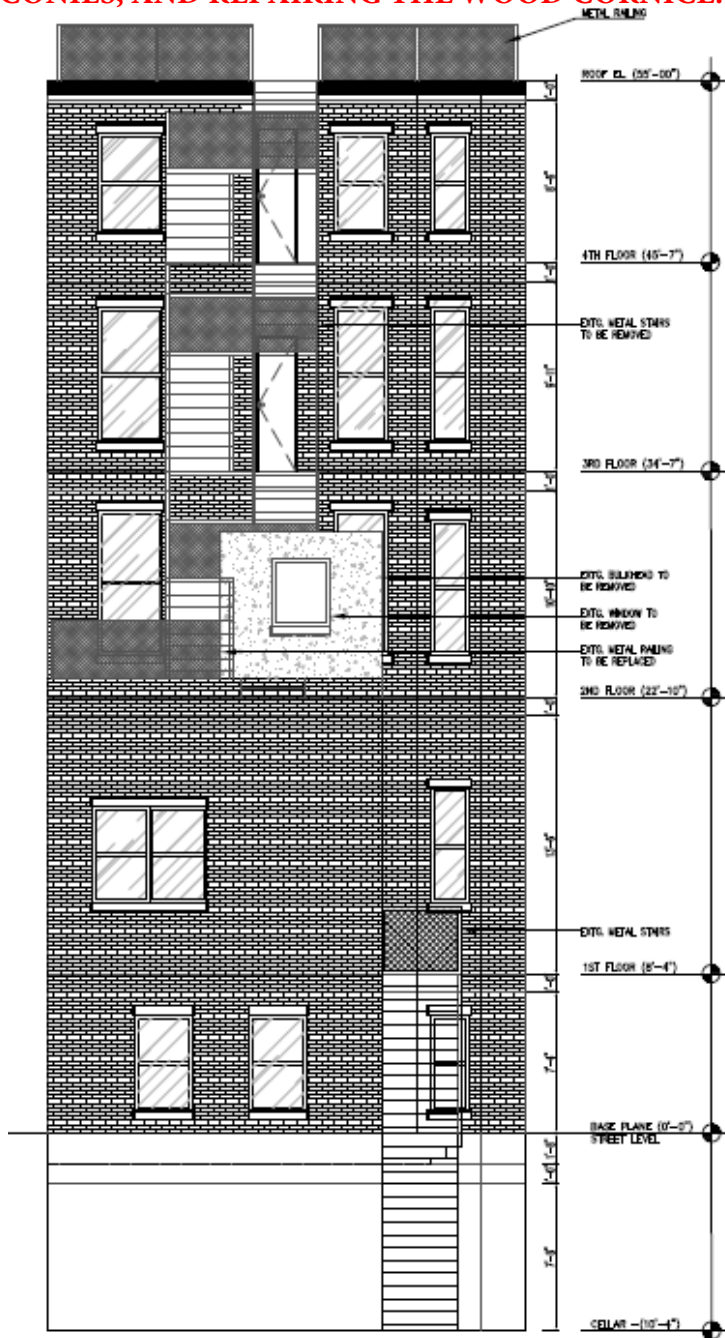
CURRENT 3D BLOCK PLAN AND THE SURROUNDING BUILDINGS-REAR YARD

DOB ISSUES	DATES
<p>CODE CONSULTANT BIG ORANGE EXPEDITING, INC 179 GREENPOINT AVENUE BROOKLYN, NY 11222 T:(718) 389 2294</p>	
<p>CLIENT:</p> <p>TODD ROSE 291 BROADWAY, 13TH FLOOR, NEW YORK, NY 10007 TEL: (646) 479-5142 (212) 349-3366 EMAIL: trose@roseandroselaw.com</p>	
<p>PROJECT ADDRESS:</p> <p>372 CLINTON AVENUE, BROOKLYN, NY 11238</p>	
<p>APPLICANT:</p> <p>CARL HAMANN, P.E. 118 FLEETS COVE ROAD HUNTINGTON, NY 11743 TEL. 917-692-5694</p>	
<p>DRAWING TITLE:</p> <p>SURROUNDING BUILDINGS-FRONT & REAR</p>	
<p>SEAL & SIGNATURE:</p> 	<p>DATE: 12/23/2025 PROJECT No: 1045-2021 DRAWN BY: Z.G. CHK BY: A.M. DRW#: LPC-3</p>
<p>DOB NOW JOB#:</p>	<p>CADREF#</p> <p>PG# 11 11</p>
<p>PLAN APPROVAL:</p>	

EXISTING CONDITION IN 2015. FIRE ESCAPE CONSTRUCTED WITHOUT PERMITS WAS REMOVED UNDER CNE 24-03508, issued on 4/1/2024, WHICH APPROVED FRAMED-GLASS DOORS AND JULIET BALCONIES, AND REPAIRING THE WOOD CORNICE.

CURRENT PROPOSAL IS TO REMOVE WALL-MOUNTED HVAC INSTALLED WITHOUT PERMITS TO A NONVISIBLE PORTION OF THE ROOF, RELOCATE RAILING, AND CONSTRUCT A DOUBLE-DECKER REAR BALCONY AT THE 2nd THRU 4th FLOORS ATOP EXTENSION.

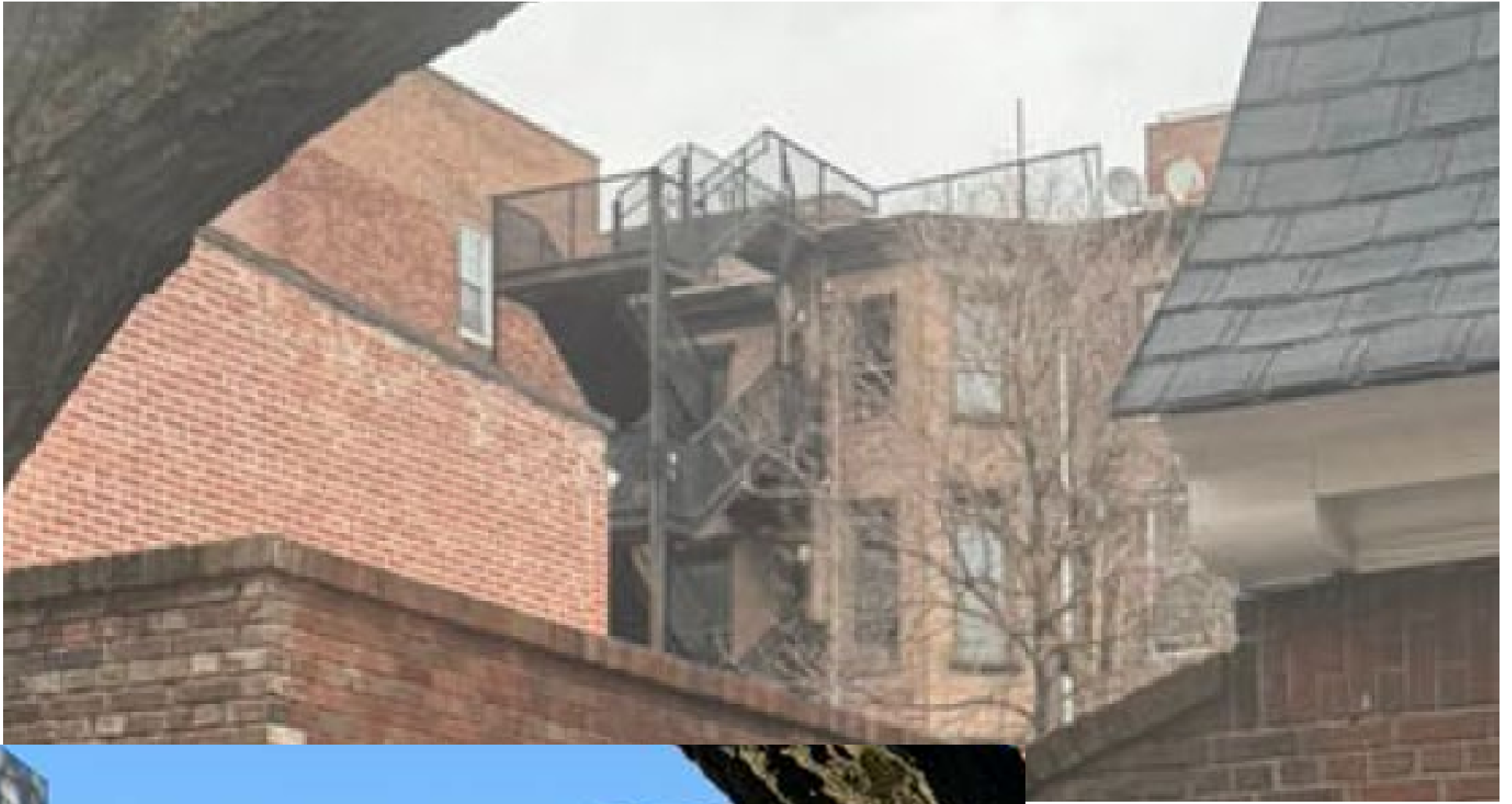
REAR AS IN 2025 SHOWING DOORS, CORNICE, AND HVAC VIOLATIONS



PROP. REAR ELEVATION
SCALE: 1/4" = 1'-0"



REAR AS VIEWED FROM STREET IN 2025



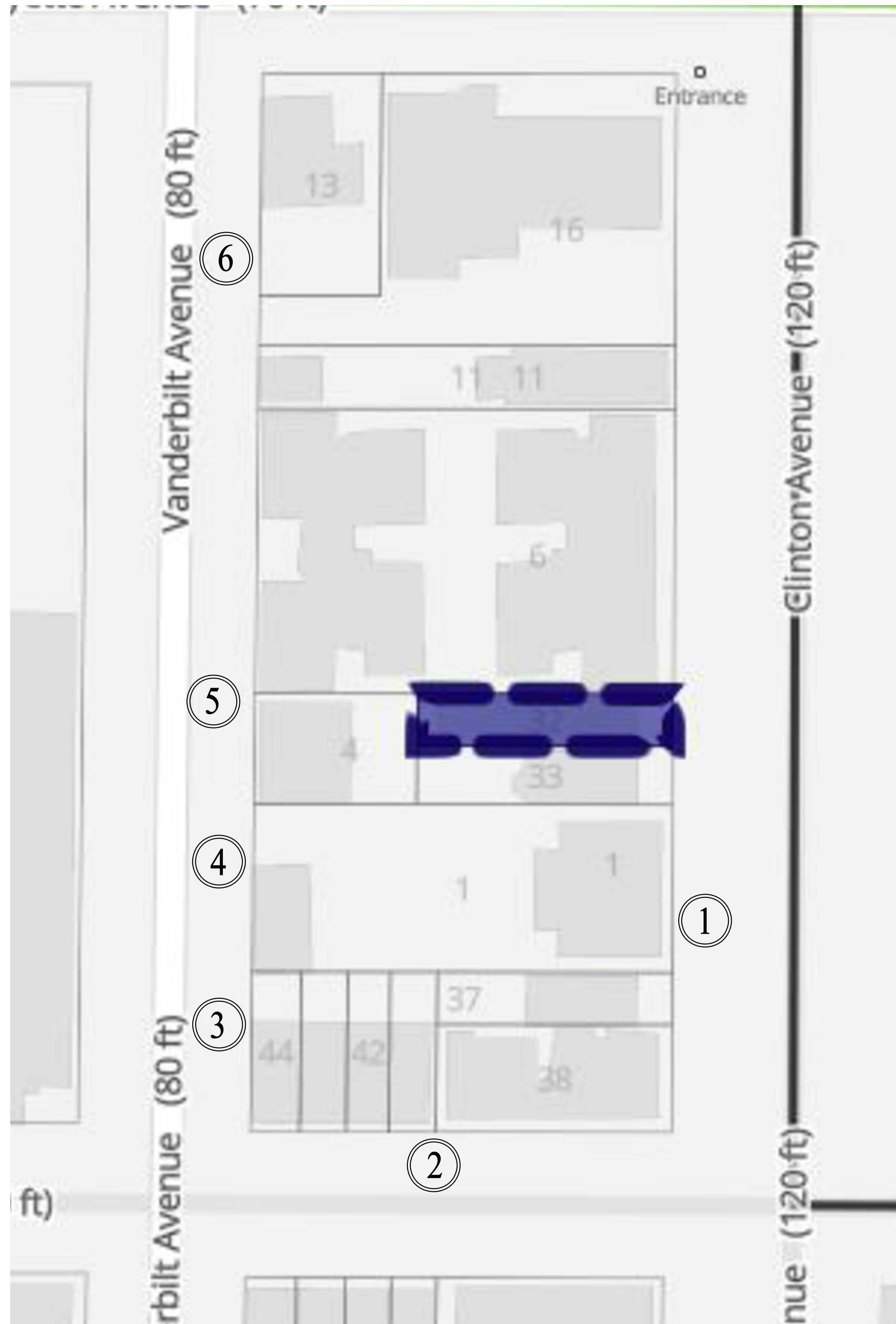
**ABOVE: REAR IN 2024
LEFT: REAR IN 2026
SHOWING 372 CLINTON AV
(LEFT) and 374 CLINTON AV
(RIGHT). THE FULL-HEIGHT
CANTED BAY HISTORICALLY
ONLY HAD SIDE WINDOWS
WITH BLUESTONE LINTELS.**



372 CLINTON AVENUE TOP FLOOR REAR FACADE IN 2024 (LEFT) AND IN 2026 (RIGHT). THE HISTORIC BLUESTONE LINTEL HAS BEEN SHAVED DOWN TO INCREASE THE HEIGHT OF THE DOOR.

[Reference: Notice of Violation 26-0586 issued for "altering top floor window opening in noncompliance with Certificate of No Effect 24-03508 issued on April 1, 2024."]

CNE 24-03508 issued to correctively restore wood cornice at rear facade to rescind Warning Letter 26-0651, issued for "alterations to rear cornice without LPC permit(s)," among other work.



① 380 CLINTON AVENUE, 11238
NUMBER OF FLOORS : 3 FLOORS



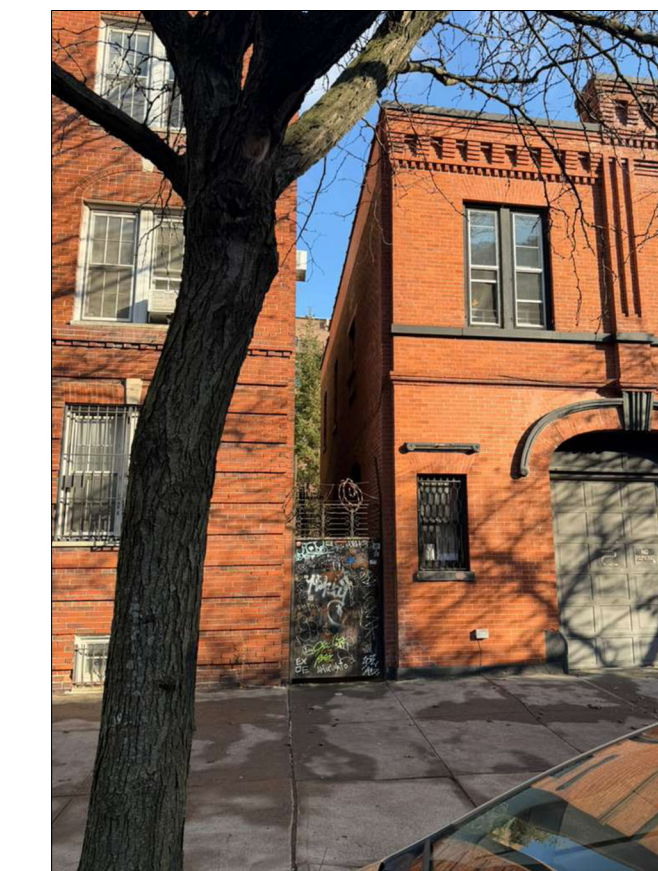
④ 381 VANDERBILT AVENUE
NUMBER OF FLOORS : 2 FLOORS



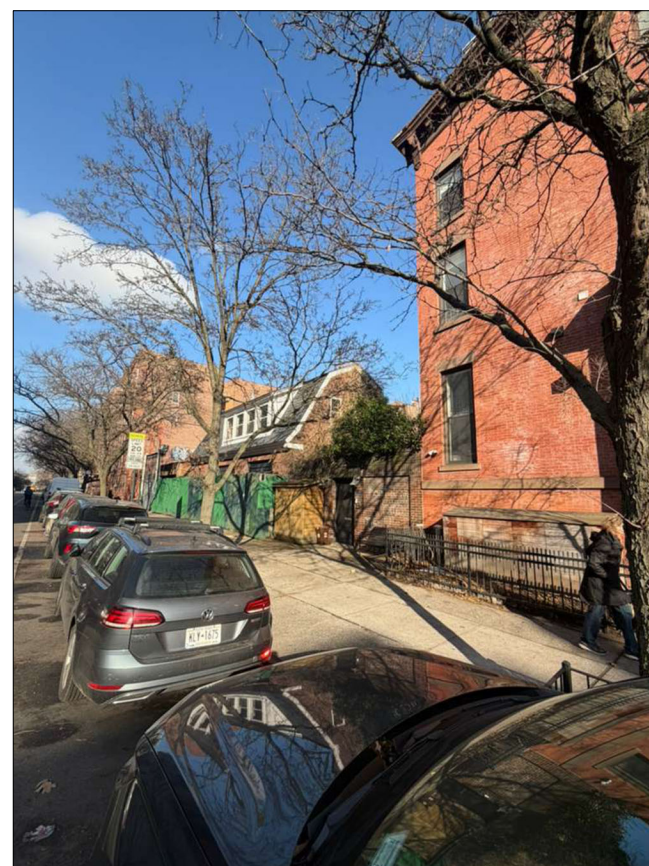
② 107 GREENE AVENUE, 11238
NUMBER OF FLOORS : 3 FLOORS



⑤ 375 VANDERBILT AVE
NUMBER OF FLOORS : 3 FLOORS




③ 387 VANDERBILT AVENUE
NUMBER OF FLOORS : 2 FLOORS

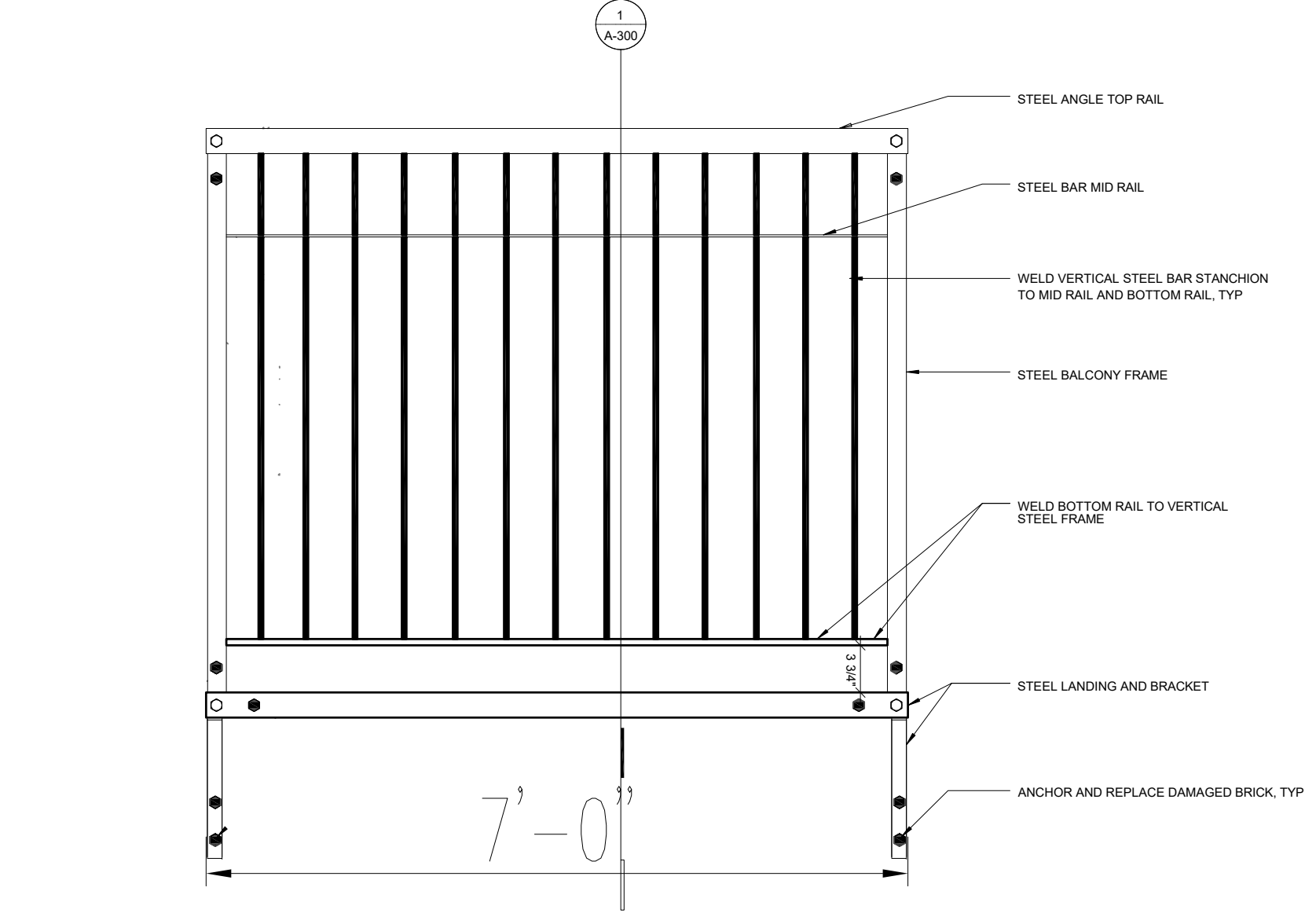
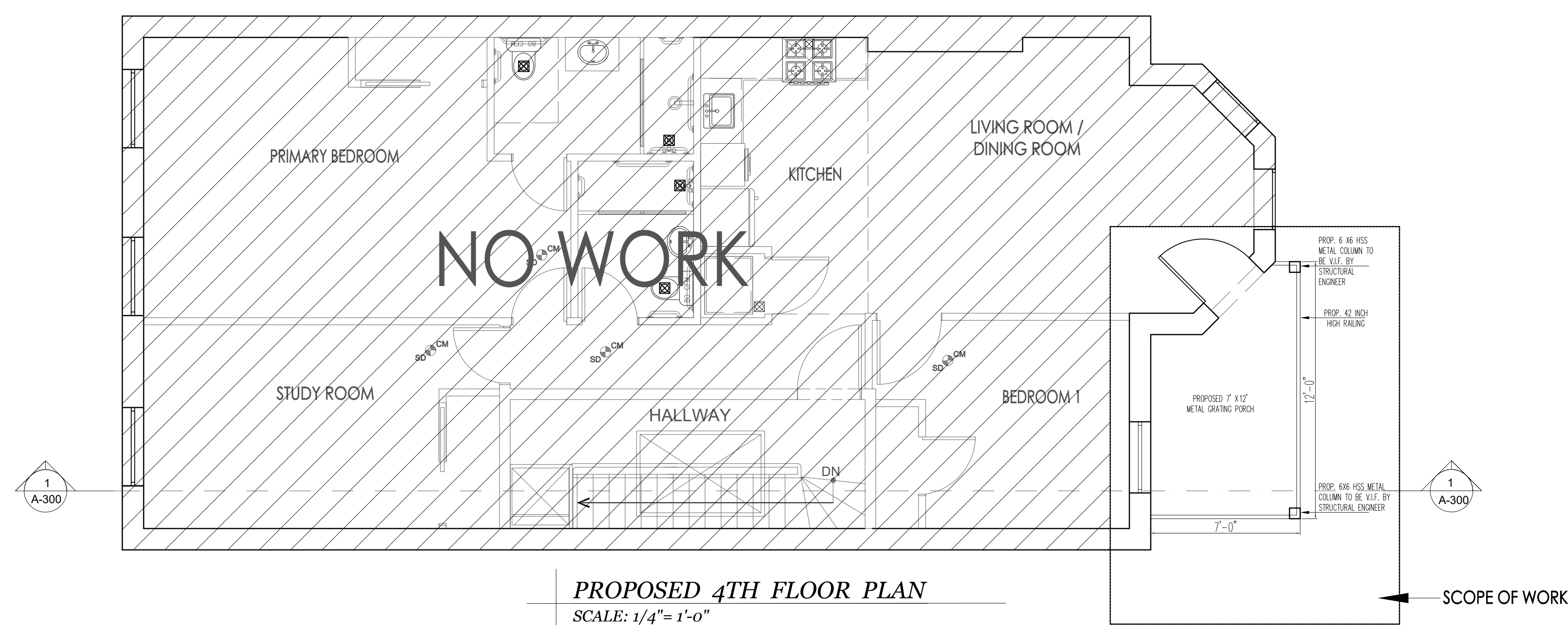
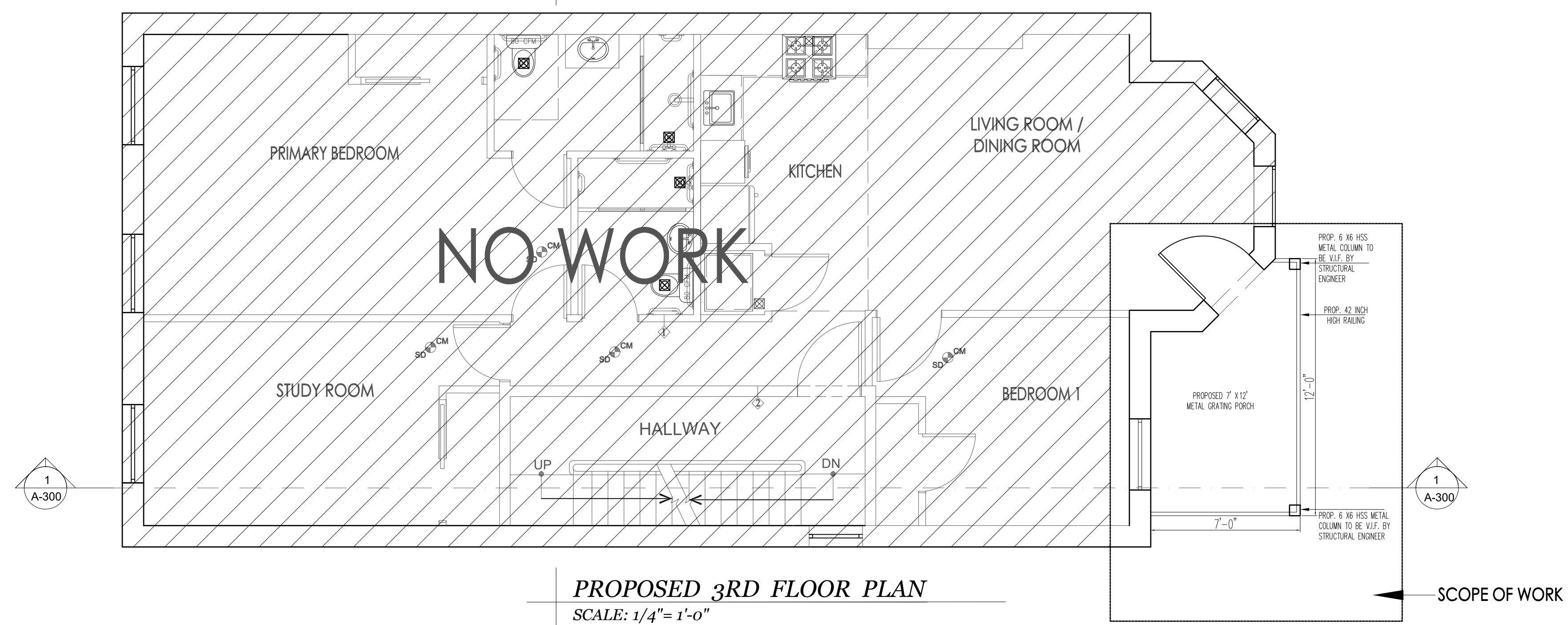
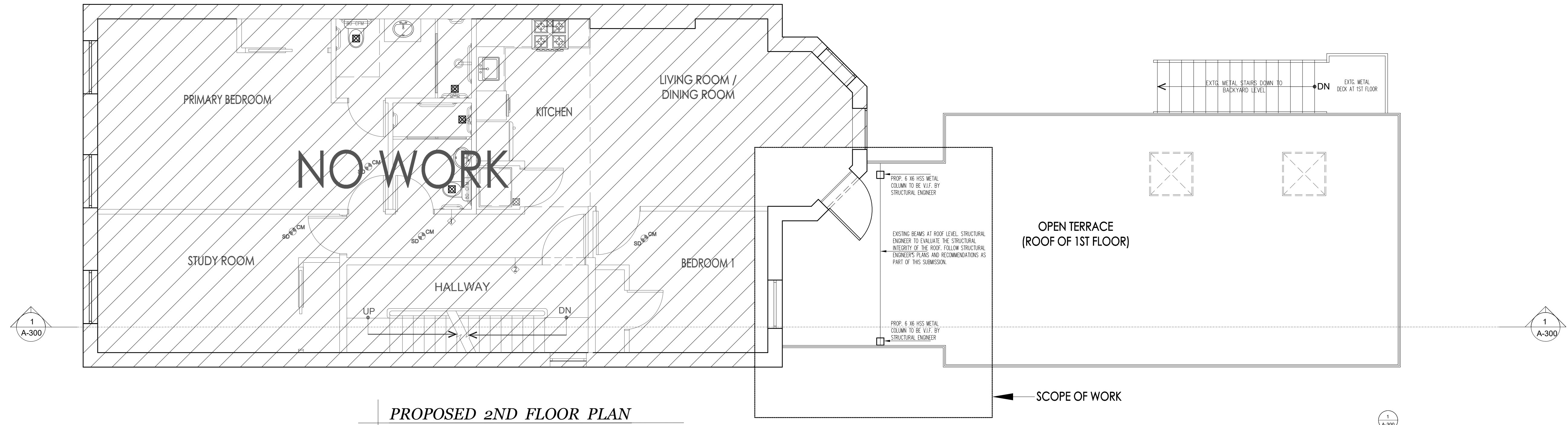


⑥ 200 LAFAYETTE AVENUE
NUMBER OF FLOORS : 2.5 FLOORS



DOB ISSUES	DATES
CODE CONSULTANT BIG ORANGE EXPEDITING, INC 179 GREENPOINT AVENUE BROOKLYN, NY 11222 T:(718) 389 2294	
<small>CLIENT:</small> TODD ROSE 291 BROADWAY, 13TH FLOOR, NEW YORK, NY 10007 TEL: (646) 479-5142 (212) 349-3366 EMAIL: trose@roseandroselaw.com	
<small>PROJECT ADDRESS:</small> 372 CLINTON AVENUE, BROOKLYN, NY 11238	
<small>APPLICANT:</small> CARL HAMANN, P.E. 118 FLEETS COVE ROAD HUNTINGTON, NY 11743 TEL. 917-692-5694	
VISIBILITY ANALYSIS	
<small>SEAL & SIGNATURE</small> 	<small>DATE:</small> 12/23/2025 <small>PROJECT No:</small> 1045-2021 <small>DRAWN BY:</small> Z.G. <small>CHK BY:</small> A.M. <small>DRW#:</small> LPC-1 <small>CADREF#</small> <small>PG#</small> 9 <small>11</small>
<small>DOB NOW JOB#:</small>	
<small>PLAN APPROVAL:</small>	

- LEGEND:
- EXISTING WALL
 - EXIST. DOOR TO REMAIN
 - EXIST. DOOR TO BE REMOVED
 - WALLS TO BE REMOVED
 - NEW DOOR W/ INDICATED SIZE
 - NEW WALL AS PER DETAIL 1
 - NEW WALL AS PER DETAIL 2
 - WET WALL AS PER DETAIL 3
 - PARTITION KEY
 - COMBINATION CARBON MONOXIDE/ SMOKE DETECTOR
 - MECHANICAL VENTILATION



Allure 72 in. x 42 in. Black Aluminum Preassembled Railing Kit
by NewTechWood

★★★★★ (39)

Color Family: **Black**

Product Height x Width (in.): 42 in x 72 in

36 in x 72 in 36 in x 96 in **42 in x 72 in** 42 in x 96 in

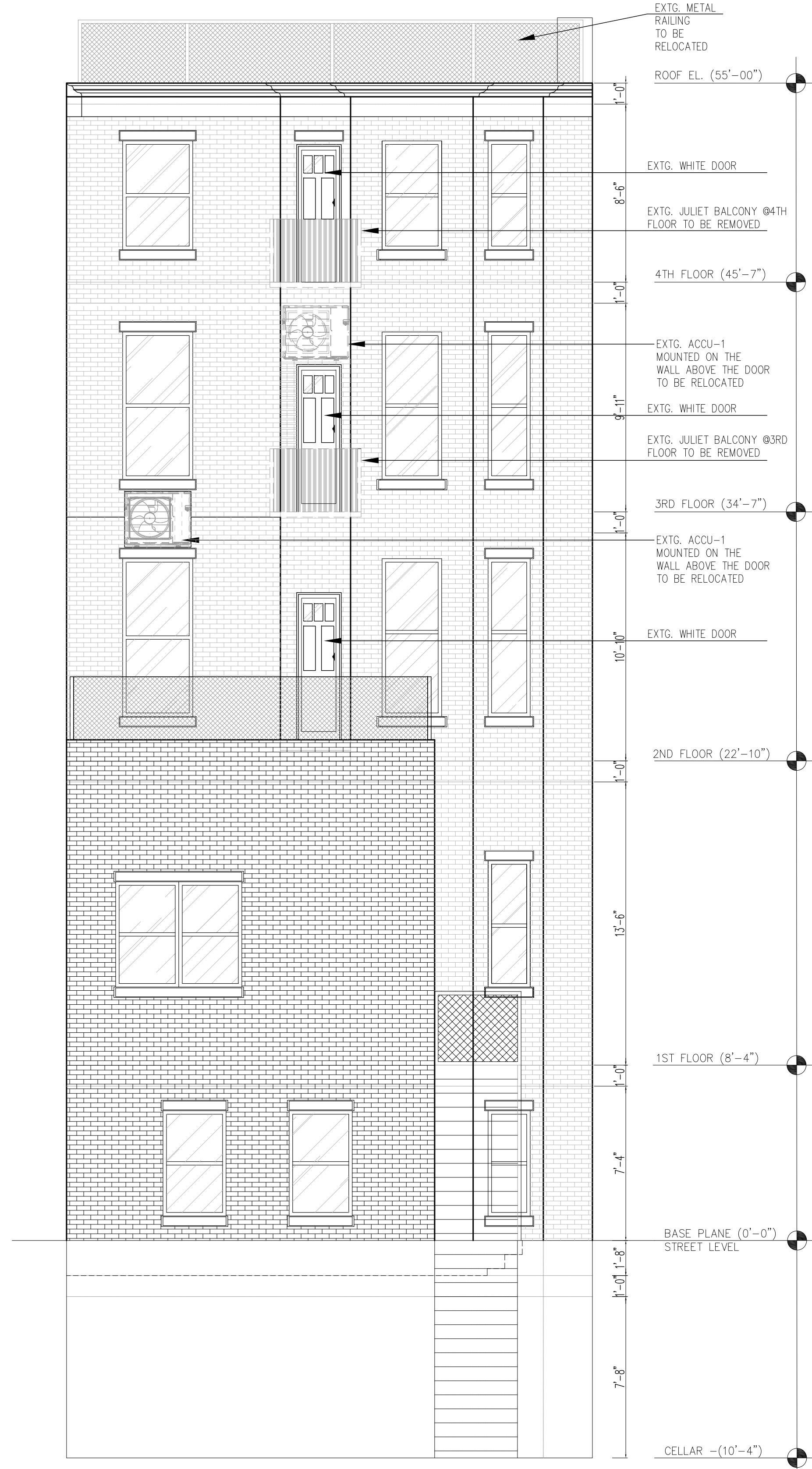
Carbon Steel Bar Grating: Smooth, Black Painted, 24 in x 36 in (W x L), 1 in Overall Ht, Welded

Item 812GK2 Mfr. Model 8J21-B-21X36

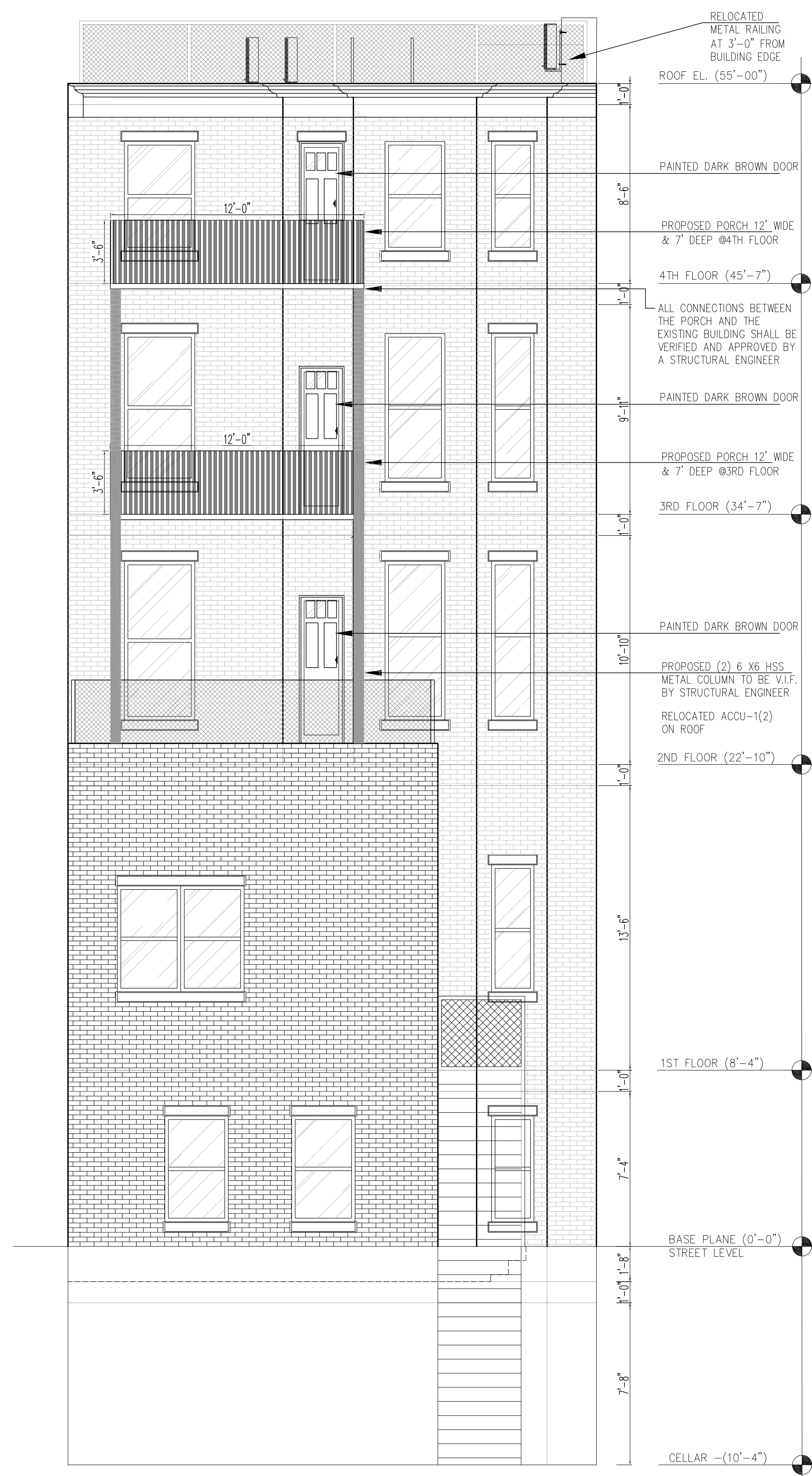
Grating Finish **Black Painted**

Plain **Black Painted** Galvanized


DOB ISSUES	DATES
CODE CONSULTANT BIG ORANGE EXPEDITING, INC 179 GREENPOINT AVENUE BROOKLYN, NY 11222 T:(718) 389 2294	
CLIENT:	TODD ROSE 291 BROADWAY, 13TH FLOOR, NEW YORK, NY 10007 TEL: (646) 479-5142 (212) 349-3366 EMAIL: trose@roseandroselaw.com
PROJECT ADDRESS:	372 CLINTON AVENUE, BROOKLYN, NY 11238
APPLICANT:	CARL HAMANN, P.E. 118 FLEETS COVE ROAD HUNTINGTON, NY 11743 TEL. 917-692-5694
DRAWING TITLE:	2ND, 3RD AND 4TH FLOOR PROPOSED PLANS
SEAL & SIGNATURE:	DATE: 12/23/2025 PROJECT No: 1045-2021 DRAWN BY: Z.G. CHK BY: A.M. DRW#: A-101.00
DOB NOW JOB#:	CADREF# PG# 6 11
PLAN APPROVAL:	

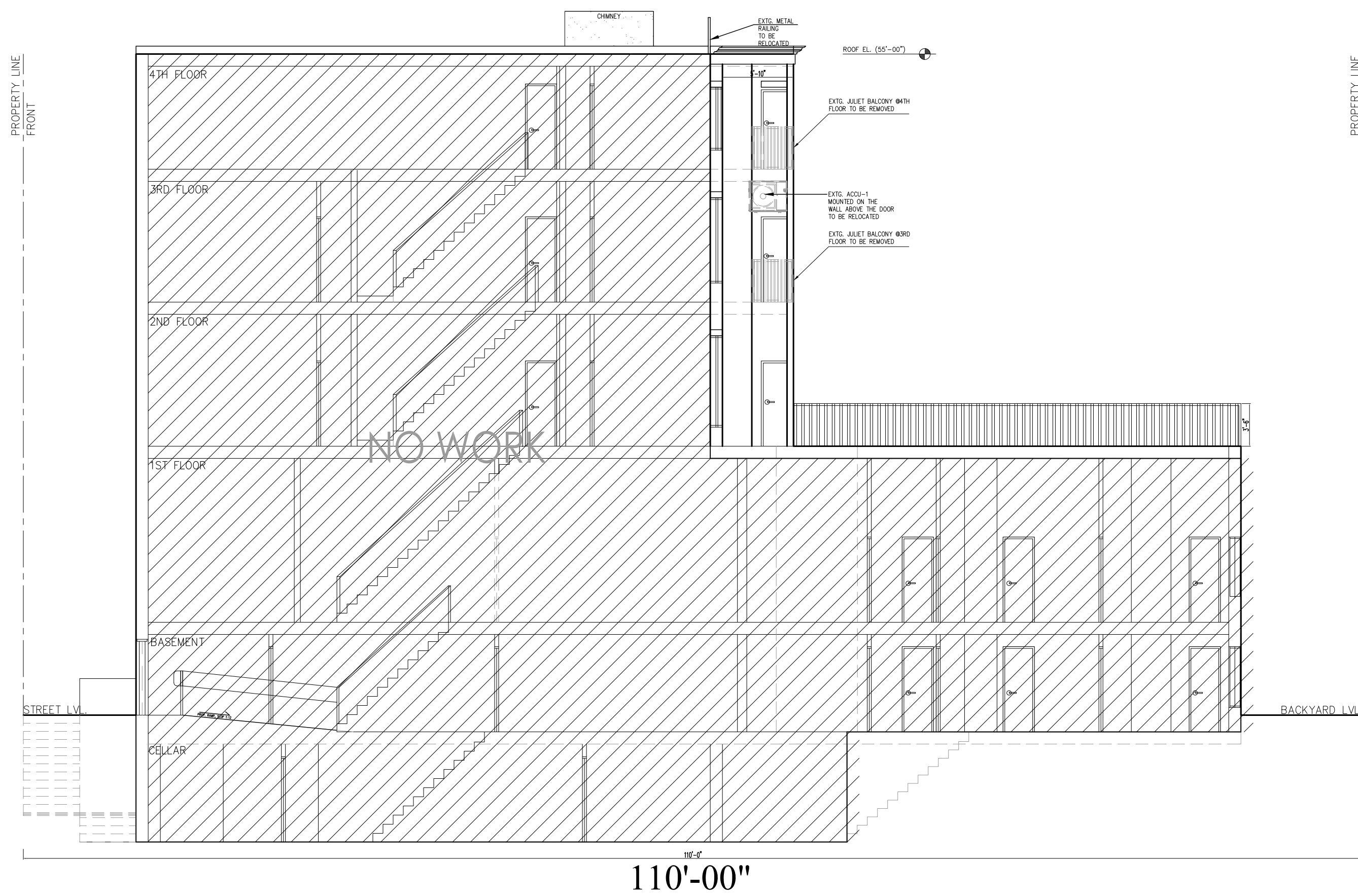


EXTG. REAR ELEVATION
SCALE: 1/4" = 1'-0"



PROP. REAR ELEVATION
SCALE: 1/4" = 1'-0"

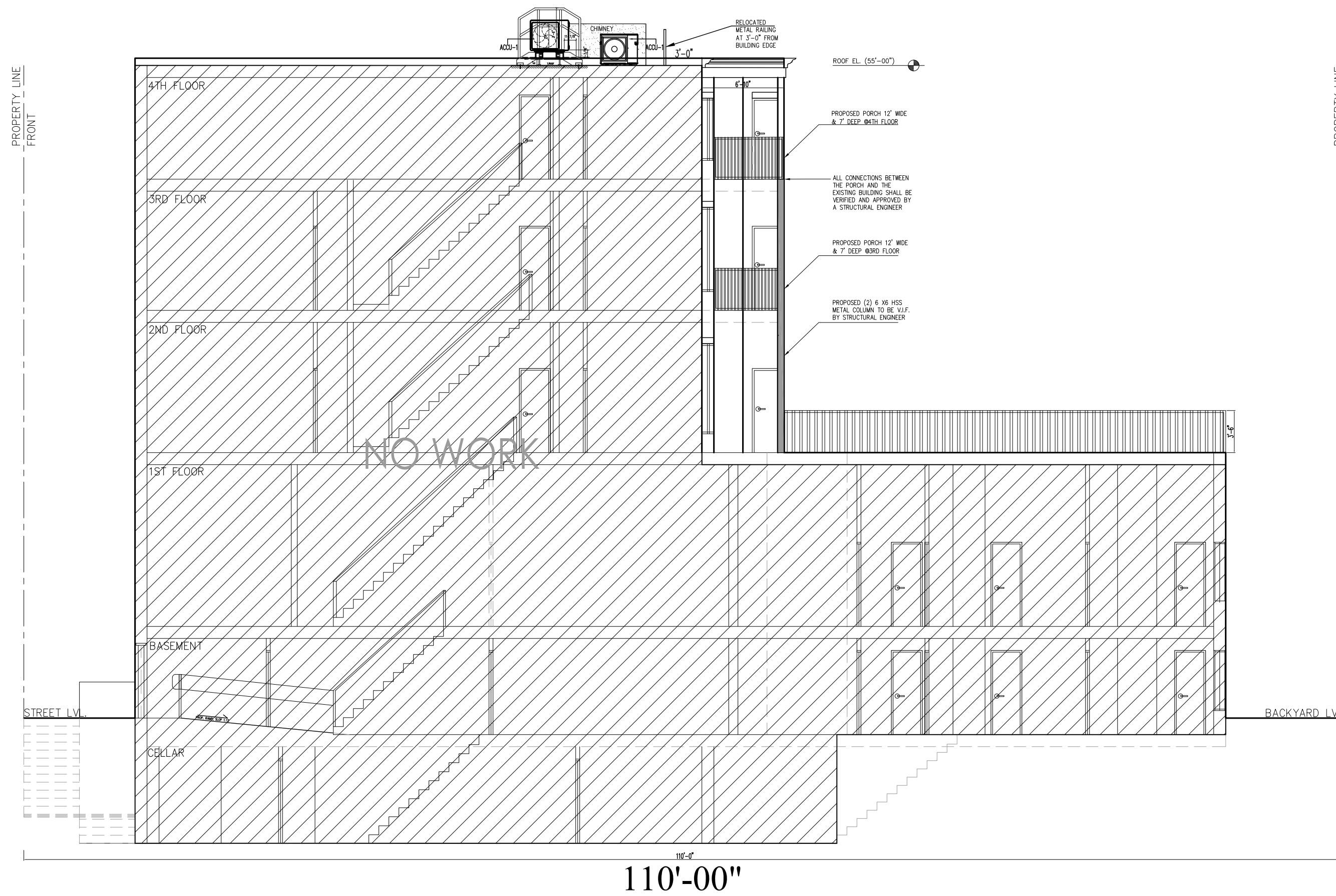
DOB ISSUES	DATES
CODE CONSULTANT BIG ORANGE EXPEDITING, INC 179 GREENPOINT AVENUE BROOKLYN, NY 11222 T:(718) 389 2294	
CLIENT: TODD ROSE 291 BROADWAY, 13TH FLOOR, NEW YORK, NY 10007 TEL: (646) 479-5142 (212) 349-3366 EMAIL: trose@roseandroselaw.com	
PROJECT ADDRESS: 372 CLINTON AVENUE, BROOKLYN, NY 11238	
APPLICANT: CARL HAMANN, P.E. 118 FLEETS COVE ROAD HUNTINGTON, NY 11743 TEL. 917-692-5694	
DRAWING TITLE: EXTG./DEMO. AND PROPOSED REAR FACADE	
SEAL & SIGNATURE 	DATE: 02/03/2026 PROJECT No: 1045-2021 DRAWN BY: Z.G. CHK BY: A.M. DRW#: A-300.00
CADREF#	PG# 6 10
DOB NOW JOB#: B00937194-P2	
PLAN APPROVAL:	



110'-00"

EXTG. BUILDING SECTION


SCALE: 1/8" = 1'-0"



110'-00"

PROP. BUILDING SECTION

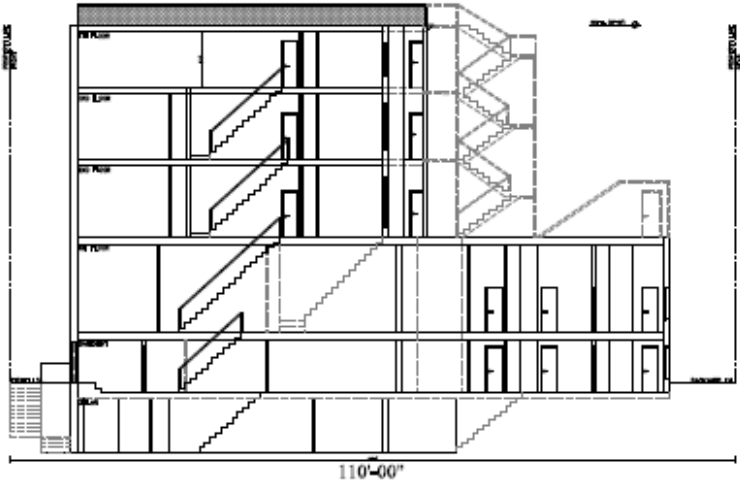
SCALE: 1/8" = 1'-0"

DOB ISSUES	DATES
CODE CONSULTANT BIG ORANGE EXPEDITING, INC 179 GREENPOINT AVENUE BROOKLYN, NY 11222 T: (718) 389 2294	
CLIENT: TODD ROSE 291 BROADWAY, 13TH FLOOR, NEW YORK, NY 10007 TEL: (646) 479-5142 (212) 349-3366 EMAIL: trose@roseandroselaw.com	
PROJECT ADDRESS: 372 CLINTON AVENUE, BROOKLYN, NY 11238	
APPLICANT: CARL HAMANN, P.E. 118 FLEETS COVE ROAD HUNTINGTON, NY 11743 TEL. 917-692-5694	
DRAWING TITLE: EXTG. AND PROP. BUILDING SECTION AND DETAILS	
SEAL & SIGNATURE: 	DATE: 02/03/2026 PROJECT No: 1045-2021 DRAWN BY: Z.G. CHK BY: A.M. DRW#: A-400.00
CADREF#	PG#
	7 10
DOB NOW JOB#: B00937194-P2	
PLAN APPROVAL:	

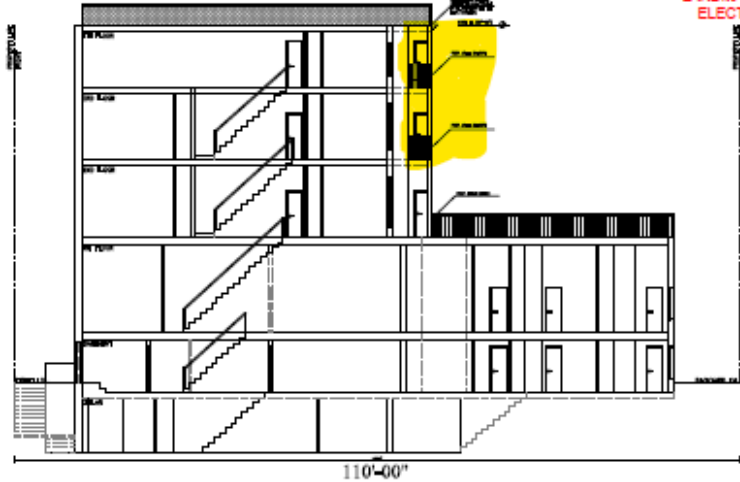
APPENDIX

Certificate of No Effect 24-03508, issued on April 1, 2024

LANDMARKS PRESERVATION COMMISSION
ELECTRONIC APPROVAL - 04/01/2024 - JR



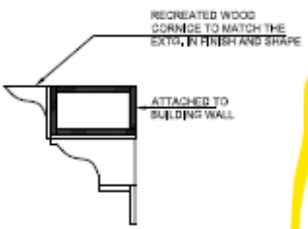
EXTG. BUILDING SECTION
SCALE: 1/8" = 1'-0"



PROP. BUILDING SECTION
SCALE: 1/8" = 1'-0"

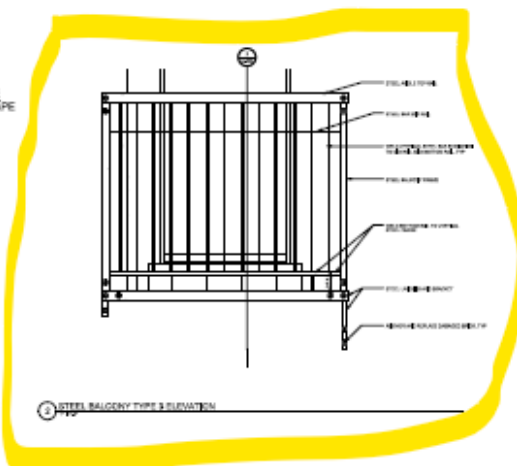


A EXTG. CORNICE DETAIL

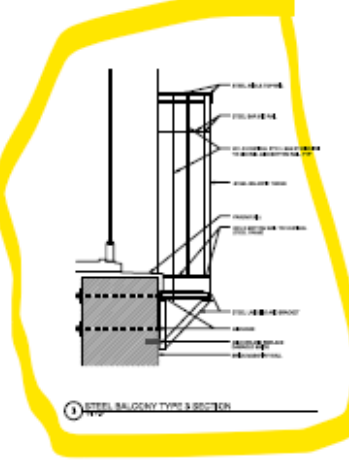


NOTE:
DIMENSIONS TO BE VERIFIED IN FIELD
AND MATCHED TO EXISTING

1 RECREATED WOOD CORNICE SECTION



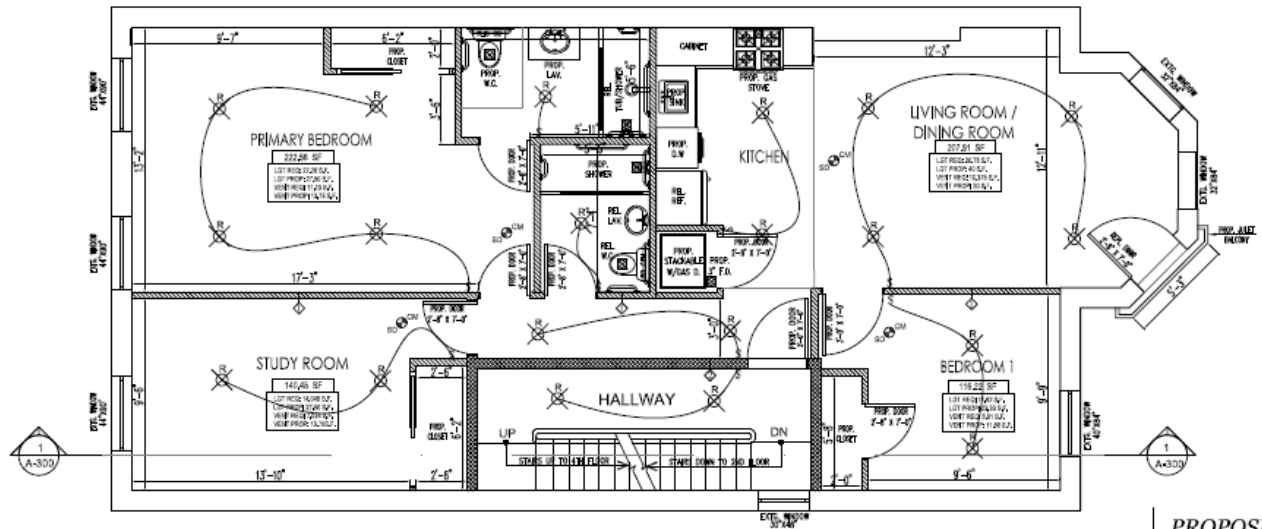
2 STEEL BALCONY TYPE & ELEVATION



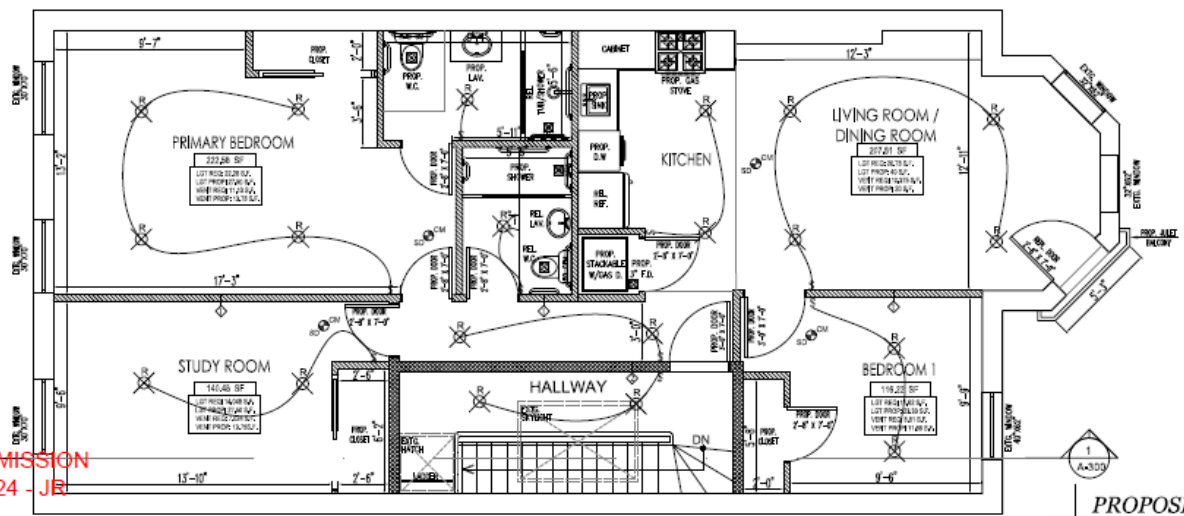
3 STEEL BALCONY TYPE & SECTION

DATE	DESCRIPTION
04/01/2024	LANDMARKS PRESERVATION COMMISSION ELECTRONIC APPROVAL
<p>BIG ORANGE CONSULTANT 179 GREENPOINT AVENUE BROOKLYN, NY 11222 T: (718) 888-2284</p>	
<p>1800 6667 201 BRADWAY, 10TH FLOOR, NEW YORK, NY 10038 TEL: (212) 476-0100 FAX: (212) 476-0100 E: info@bigorangeconsultant.com</p>	
<p>372 CLINTON AVENUE, BROOKLYN, NY 11222</p>	
<p>CARL HANNAH, P.E. 18 HURSTY CORSE ROAD HAWTHORNE, NY 11464 TEL: 914-462-0804</p>	
<p>EXTG. AND PROP. BUILDING SECTION AND DETAILS</p>	
SCALE	DATE
A-300.00	04/01/2024
CADWSP	FILE
8065719441	11

LANDMARKS PRESERVATION COMMISSION
ELECTRONIC APPROVAL - 04/01/2024 - JR



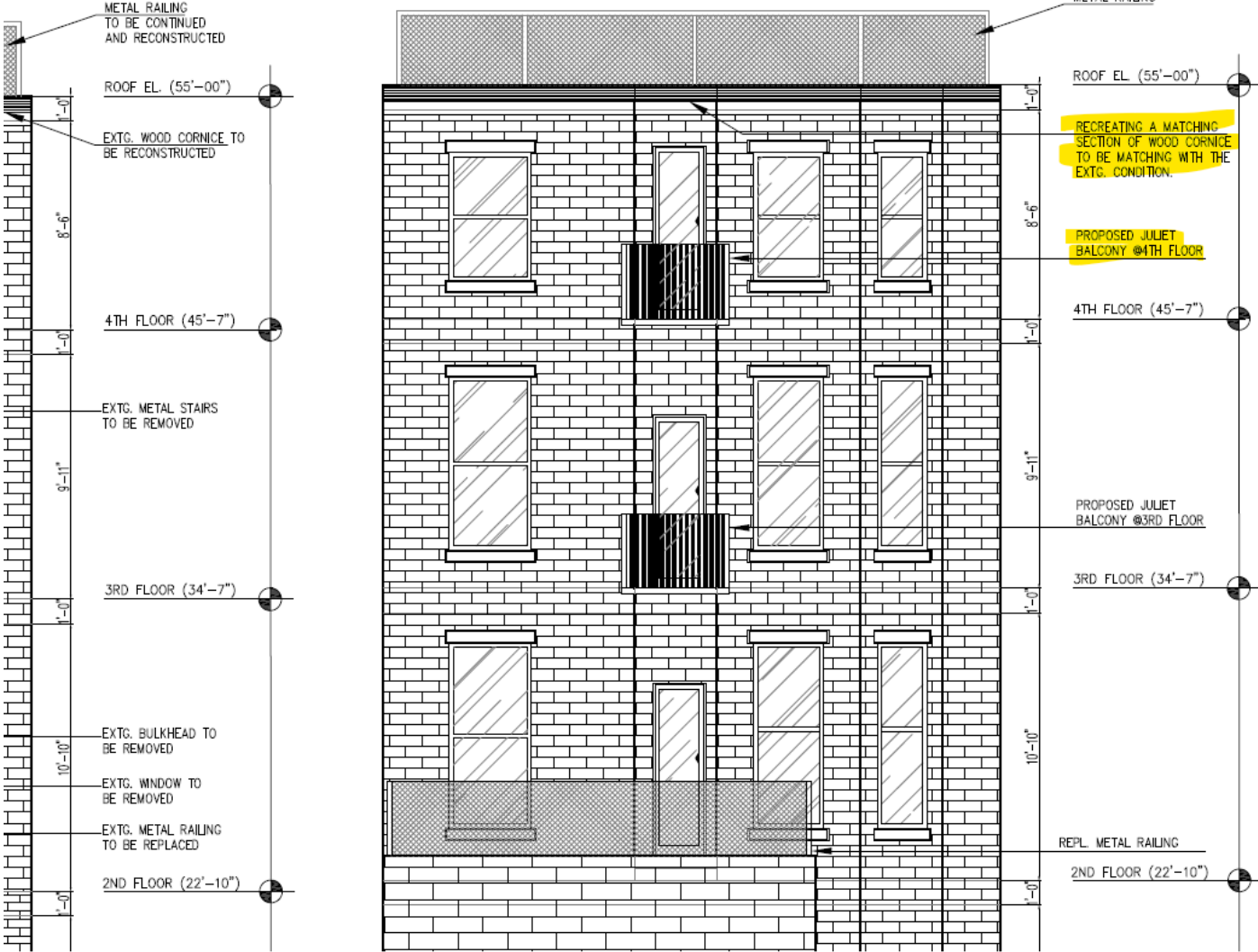
PROPOSED 3RD FLOOR PLAN
SCALE: 1/4"=1'-0"



PROPOSED 4TH FLOOR PLAN
SCALE: 1/4"=1'-0"

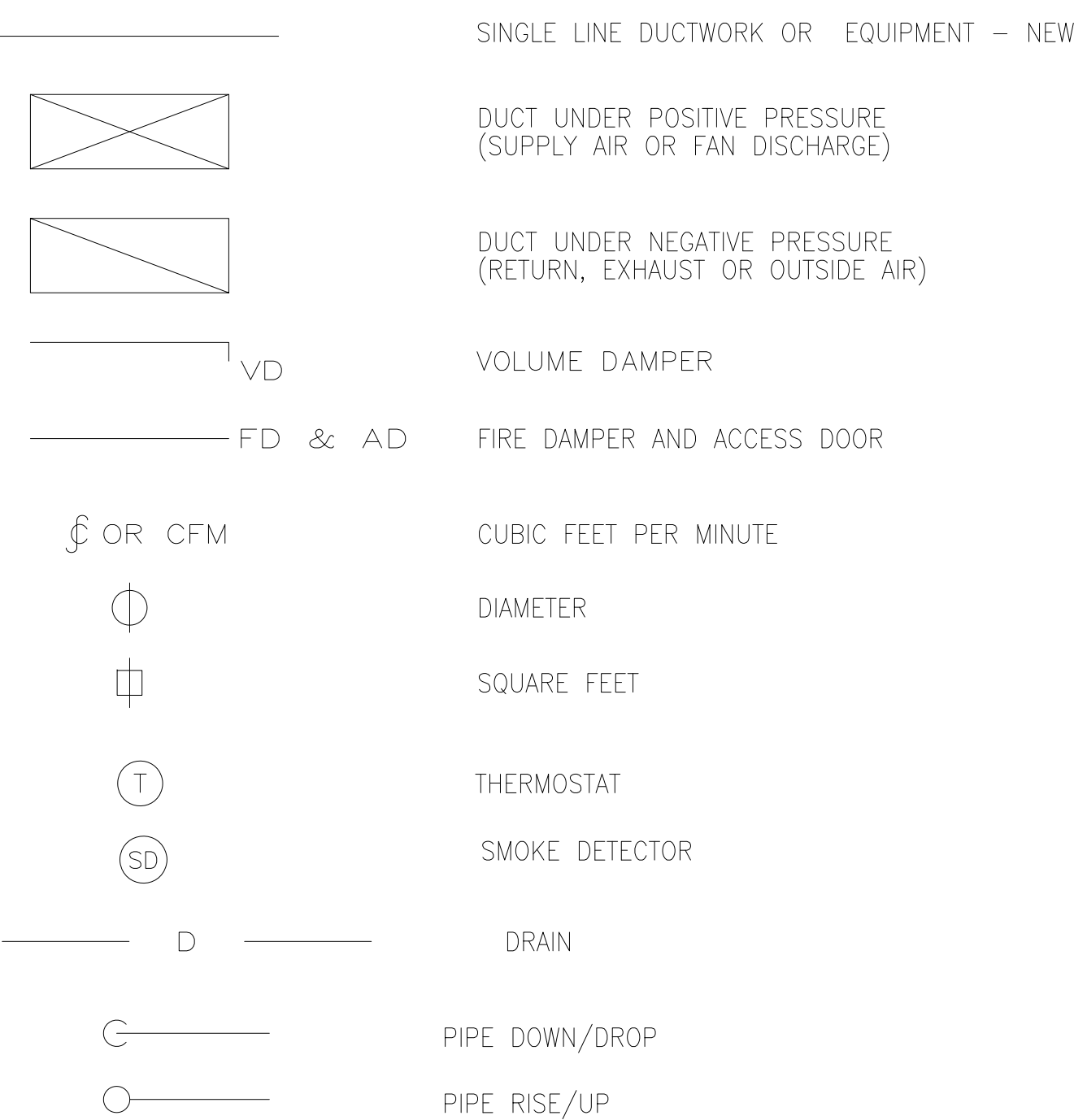
LANDMARKS PRESERVATION COMMISSION
ELECTRONIC APPROVAL - 04/01/2024 - JE

LANDMARKS PRESERVATION COMMISSION
ELECTRONIC APPROVAL - 04/01/2024 - JR



DOB ISSUES	DATES

HVAC SYMBOLS



HVAC ABBREVIATIONS

A	AMPERES	MIN	MINIMUM
AC	AIR CONDITIONING	NTS	NOT TO SCALE
ACU	AIR CONDITIONING UNIT	OAI	OUTSIDE AIR INTAKE
AD	ACCESS DOOR	OED	OPEN ENDED DUCT
AFF	ABOVE FINISHED FLOOR	PD	PRESSURE DROP
BHP	BRAKE HORSEPOWER	PSI	POUNDS PER SQUARE INCH
BTU	BRITISH THERMAL UNIT	PSIA	PSI ABSOLUTE
BDD	BACK DRAFT DAMPER	REFR	REFRIGERANT
CD	CEILING GRILLE	RPM	REVOLUTIONS PER MINUTE
CFM	CUBIC FEET PER MINUTE	SP	STATIC PRESSURE
CLG	CEILING	SR	SUPPLY REGISTER
CR	CEILING REGISTER	TG	TOP GRILLE
D	DROP	TR	TOP REGISTER
DB	DRY BULB	TRD	TRANSFER DUCT
DIAM	DIAMETER	TYP	TYPICAL
DN	DOWN	V	VOLTS
DWG	DRAWING	W	WIDTH
DX	DIRECT EXPANSION	W/	WITH
EF	EXHAUST FAN	W/O	WITHOUT
ELEC	ELECTRIC	WB	WET BULB
EQ	EQUAL	L	LENGTH
EXH	EXHAUST	MAX	MAXIMUM
°F	DEGREES FAHRENHEIT	MBH	THOUSAND BTU PER HOUR
FA	FREE AREA (SQ.FT.)	MER	MECHANICAL EQUIPMENT ROOM
FC	FLEXIBLE CONNECTION	MHP	MOTOR HORSEPOWER
FSD	FIRE SMOKE DAMPER	FT	FEET
FD	FIRE DAMPER	KW	KILOWATT

MECHANICAL WORK AT 69-46 64TH STREET FLUSHING, NY 11385

NOISE LEVEL CRITERIA NYC MC-2008:

NOISE FROM CONDENSING UNIT SHALL NOT EXCEED 42 dBA MEASURED 3 FT AWAY FROM THE OPEN PORTION OF THE RESIDENTIAL WINDOW

ZONING INFORMATION

BLOCK 3631
LOT 30
DISTRICT R5B
MAP 13d
CONSTR. CL 4
OCCUP. CL RES

DRAWING INDEX	
DRAWING NO.	DRAWING TITLE
M-100.00	HVAC NOTES, SYMBOLS AND ABBREVIATIONS
M-200.00	MECHANICAL PLANS: BASEMENT, 001-002
M-300.00	MECHANICAL PLANS: 003-004-ROOF
M-400.00	MECHANICAL ACCU SPECS
M-500.00	UNITS INSTALLATION INFO & DETAILS
M-600.00	MECHANICAL NOTES

SCOPE OF WORK

MECHANICAL WORK AS PER PLANS FILED HERewith. NO CHANGE IN USE, EGRESS AND OCCUPANCY.

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE NYCECC, USING CHAPTER C4 OF 2025.

INSPECTIONS:

- MECHANICAL SYSTEMS
- FINAL
- ENERGY CODE COMPLIANCE INSPECTIONS

ECC INSPECTIONS:

- HVAC AND SERVICE WATER HEATING EQUIPMENT
- HVAC AND SERVICE WATER HEATING SYSTEM CONTROLS
- HVAC INSULATION AND SEALING
- MAINTENANCE INFORMATION

GENERAL NOTES

AS PER 2014 MECHANICAL CODE

- THE CONTRACTOR SHALL BE HELD RESPONSIBLE TO HAVE EXAMINED THE PREMISES AND COMPARE IT WITH THE DRAWINGS AND SPECIFICATIONS AND TO HAVE SATISFIED HIMSELF OF CONDITIONS EXISTING THERE AS TO THE PERFORMANCE OF THE WORK REQUIRED BEFORE SUBMISSION OF HIS BID.
- THE CONTRACTOR SHALL RELOCATE AND RECONNECT EXISTING PIPING, DUCTWORK, VALVES, CONTROLS, ETC. AS REQUIRED FOR INSTALLATION OF NEW WORK. COORDINATE THIS WORK WITH THE OWNER'S REPRESENTATIVE.
- FURNISH AND INSTALL ALL SUPPLEMENTARY STEEL, HANGERS, SUPPORTS AND ACCESSORIES REQUIRED FOR INSTALLATION OF PIPING, DUCTWORK AND HVAC EQUIPMENT.
- THE CONTRACTOR SHALL COORDINATE ALL DEMOLITION, SHUT-DOWN, TIE-INS AND NEW WORK WITH THE OWNER'S REPRESENTATIVE.
- THE CONTRACTOR SHALL FIELD VERIFY THE LOCATION AND SIZE OF THE EXISTING HVAC WORK.

CONSTRUCTION NOTES

- DUCTWORK AND PIPING SHOWN IS DIAGRAMMATIC AND DOES NOT SHOW ALL OFFSETS, DROPS AND RISES OF RUNS. CONTRACTOR SHALL ALLOW IN HIS PRICE THE ROUTING OF DUCTWORK AND PIPING TO AVOID OBSTRUCTIONS. EXACT RELOCATION REQUIREMENTS ARE SUBJECT TO APPROVAL.
- REMOVAL AND RELOCATION OF CERTAIN EXISTING WORK WILL BE NECESSARY FOR THE PERFORMANCE OF THE CONTRACT WORK. EXISTING CONDITIONS ARE NOT COMPLETELY DETAILED ON THE DRAWINGS. CONTRACTOR SHALL SURVEY THE SITE AND INCLUDE ALLOWANCE FOR SUCH REMOVALS AND RELOCATIONS.
- FIREPROOFING AND INSULATION DISTURBED BY NEW CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION.
- INSTALL EQUIPMENT AS TO BE READILY ACCESSIBLE FOR OPERATION, MAINTENANCE AND REPAIR. DEVIATIONS TO ADJUST FOR FIELD CONDITIONS FROM DRAWINGS MAY BE REQUIRED TO ACCOMPLISH THIS.

BUILDING DEPARTMENT NOTES

- A TEST WILL BE CONDUCTED UNDER DIRECTION OF A LICENSED PROFESSIONAL ENGINEER OR ARCHITECT OR OTHER PERSON HAVING NOT LESS THAN 5 YEARS EXPERIENCE SUPERVISING THE INSTALLATION OF THE VENTILATING SYSTEM. THE TEST WILL SHOW COMPLIANCE WITH BUILDING CODE REQUIREMENTS AND C-26-1301, ADMIN. CODE.
- THE LICENSED PROFESSIONAL ENGINEER OR ARCHITECT OR OTHER PERSON SUPERVISING THE INSTALLATION OF VENTILATING SYSTEMS AND CONDUCTING SUCH TESTS WILL FILE A CERTIFICATE AND REPORT OF TEST THAT THE SYSTEM COMPLIES WITH THE APPLICABLE LAWS.
- A STATEMENT WILL BE FILED BY THE OWNER (OR TENANT) IN POSSESSION THAT THE VENTILATING SYSTEM WILL BE KEPT IN CONTINUOUS OPERATION DURING NORMAL OCCUPANCY OF THE PREMISES.
- ALL FIRE DAMPERS ARE TO BE OF TYPE APPROVED BY THE BOARD OF FIRE UNDERWRITERS. WHERE ENTERING OR LEAVING SHAFTS, FIRE DAMPERS ARE TO BE EQUIVALENT TO 1/2 FIRE WALL RATING.
- VENTILATION RULES OF DEPARTMENT OF BUILDINGS ADOPTED DECEMBER 6, 1968, ARE TO BE COMPLIED WITH.
- SMOKE AND FIRE DETECTION TO BE INSTALLED IN ACCORDANCE WITH BUILDING CODE REQUIREMENTS AND RSI7, ADMIN. CODE.

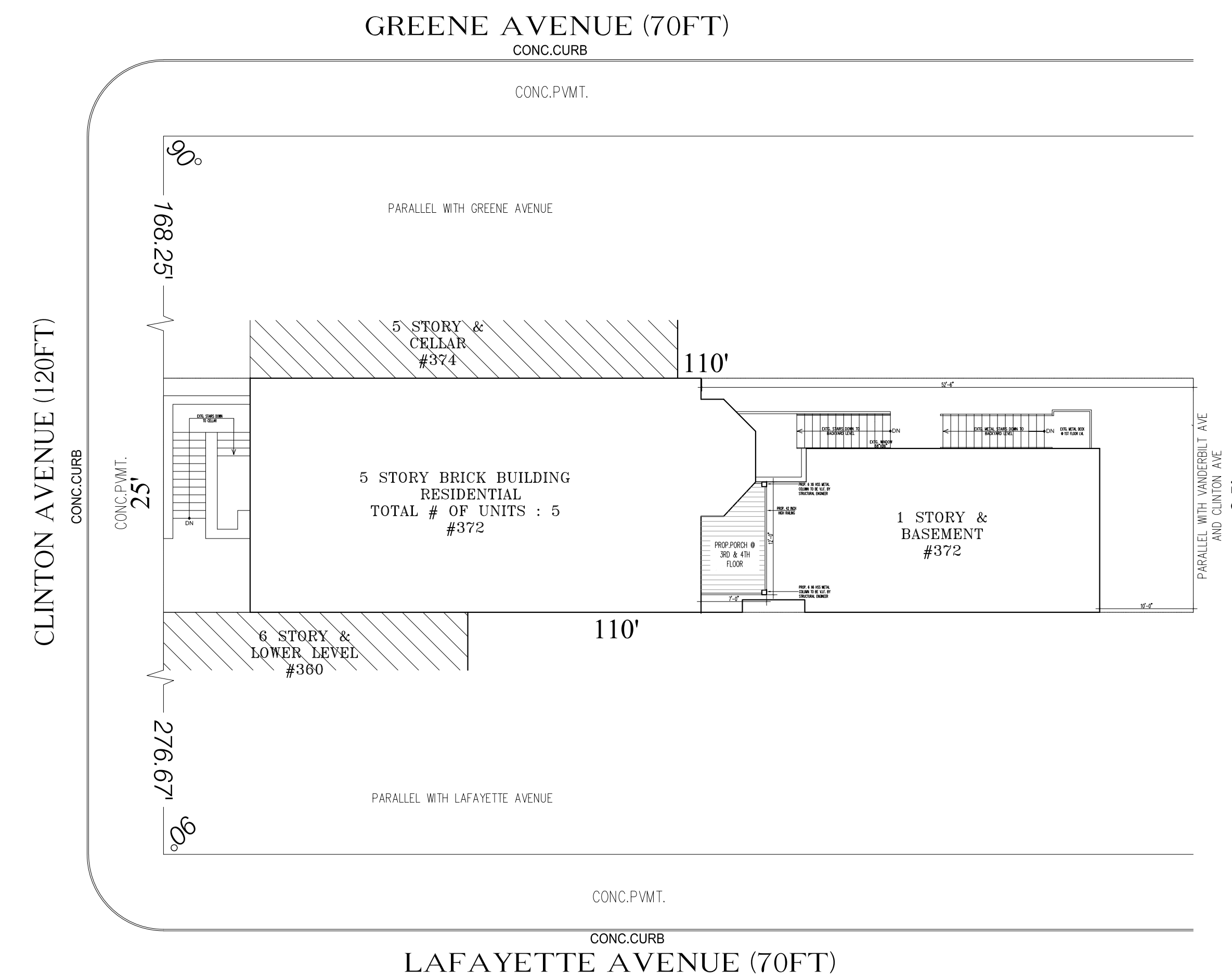
INTERRUPTION OF SERVICES

- ALL WORK SHALL BE DONE AT SUCH TIMES AND IN SUCH A MANNER SO AS TO PROVIDE THE LEAST POSSIBLE INTERFERENCE WITH THE USAGE OF THE BUILDING AND NOT TO INCONVENIENCE ADJACENT TENANTS.
- SERVICES AND FACILITIES IN THE EXIST BUILDING SHALL NOT BE DISCONNECTED OR INTERRUPTED WITHOUT THE WRITTEN PERMISSION OF THE BUILDING MANAGEMENT. NLG MANAGEMENT SHALL BE GIVEN A 72 HOURS NOTICE PRIOR TO SUCH INTERRUPTION.

PIPING MATERIAL SCHEDULE

SERVICE	SIZE	MATERIAL	WEIGHT	STANDARD	JOINT TYPE
COLD CONDENSATE DRAINS, MISCELLANEOUS DRAINS AND OVERFLOWS	2" & BELOW	HARD COPPER	TYPE 'L'	ASTM A88	BRAZE OR SILVER SOLDER
REFRIGERANT (AIR COOLED AND COMMERCIAL REFRIGERATION)	ALL	HARD COPPER	TYPE ACR REFRIGERANT OR TYPE 'L'	ASTM B280 OR ASTM B-88	BRAZE OR SOLDER
PIPING TO MISC. GAUGES	ALL	RED BRASS	STANDARD	ASTM B43	THREADED

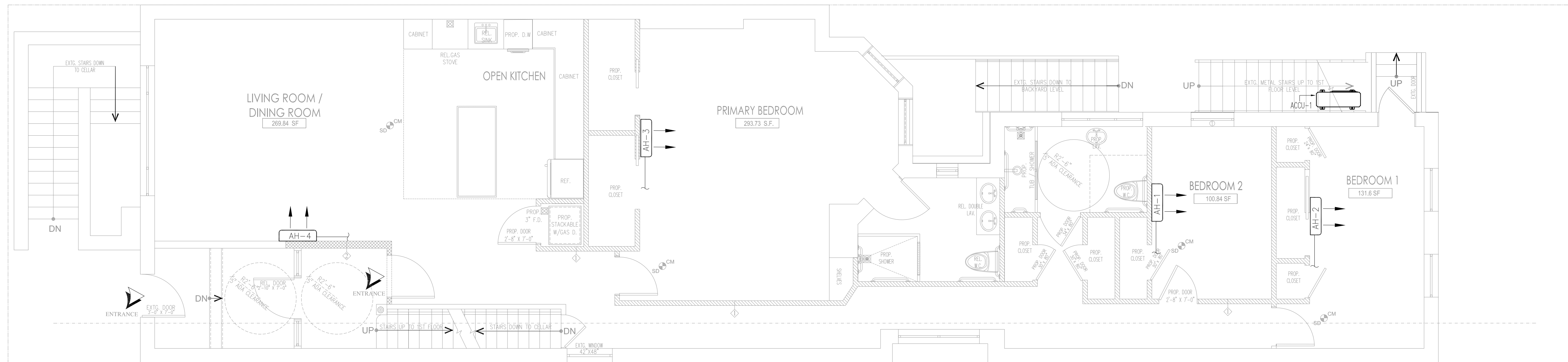
PIPING MATERIAL NOTES:
1. REFER TO SPECIFICATIONS FOR MORE INFORMATION.



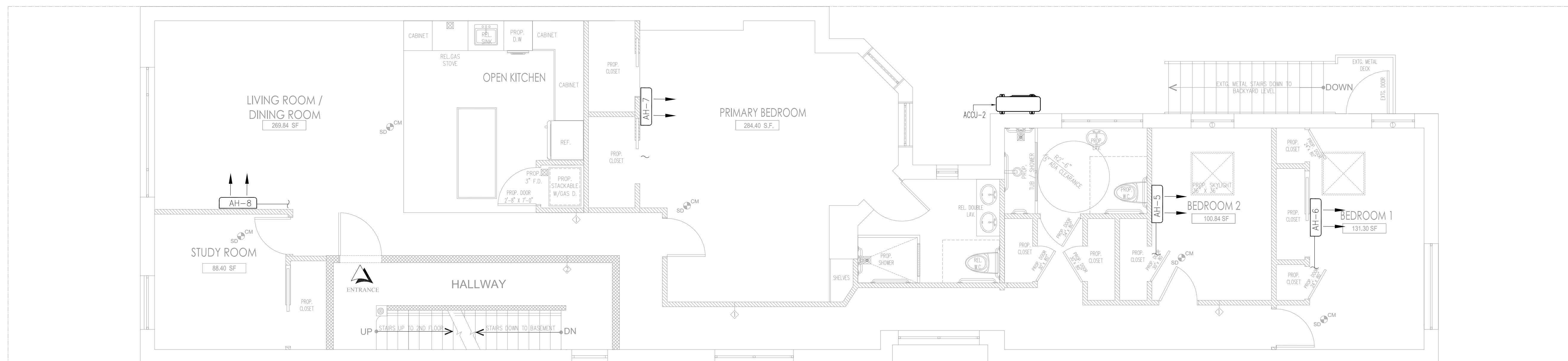
PROP. PLOT PLAN

SCALE : 1/8"=1'-0"

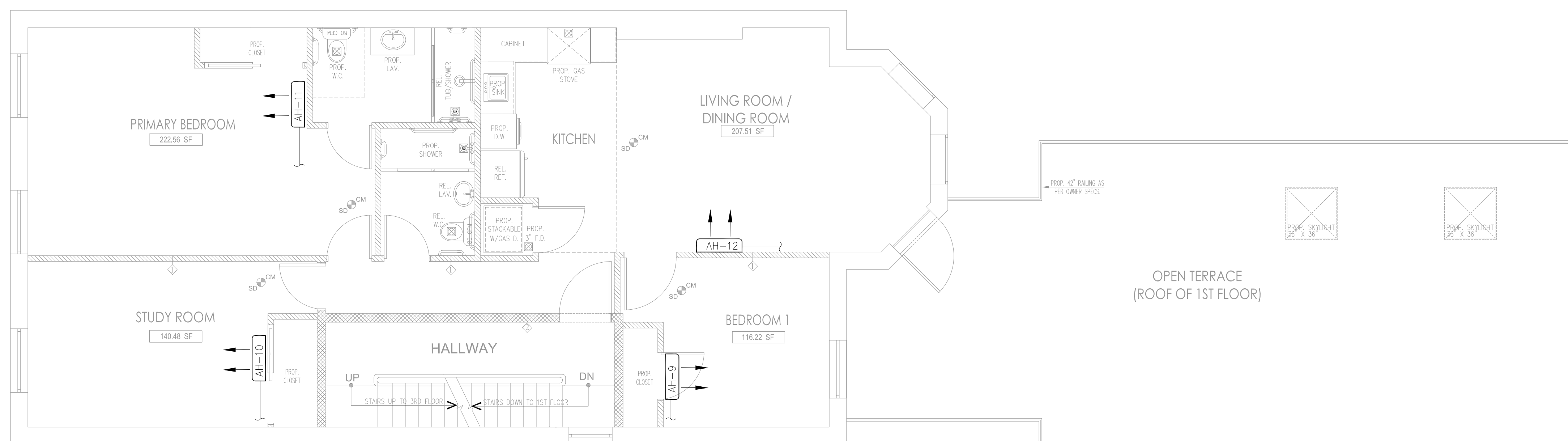
DOB ISSUES	5.8.2026
DOBS	DATES
BIG ORANGE CONSULTANT 179 GREENPOINT AVENUE BROOKLYN, NY 11222 T:(718) 389 2294	
CLIENT:	TODD ROSE 291 BROADWAY, 13TH FLOOR, NEW YORK, NY 10007 TEL: (646) 479-5142 (212) 349-3366 EMAIL: trose@roseandroselaw.com
PROJECT ADDRESS:	372 CLINTON AVENUE, BROOKLYN, NY 11238
APPLICANT:	CARL HAMANN, P.E. 118 FLEETS COVE ROAD HUNTINGTON, NY 11743 TEL. 917-692-5694
DRAWING TITLE:	HVAC NOTES, SYMBOLS AND ABBREVIATIONS
SEAL & SIGNATURE	DATE: 05/05/2026 PROJECT No: 1045-2021 DRAWN BY: Z.G. CHK BY: A.M. DRW#:
M-100.00	
CADREF#	PG#
	1/6
DOB NOW JOB#:	B00937194-S3
PLAN APPROVAL:	



MECH BASEMENT PLAN
SCALE: 1/4" = 1'-0"



MECHANICAL 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"



MECHANICAL 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

DOB ISSUES	5.8.2026
DATES	


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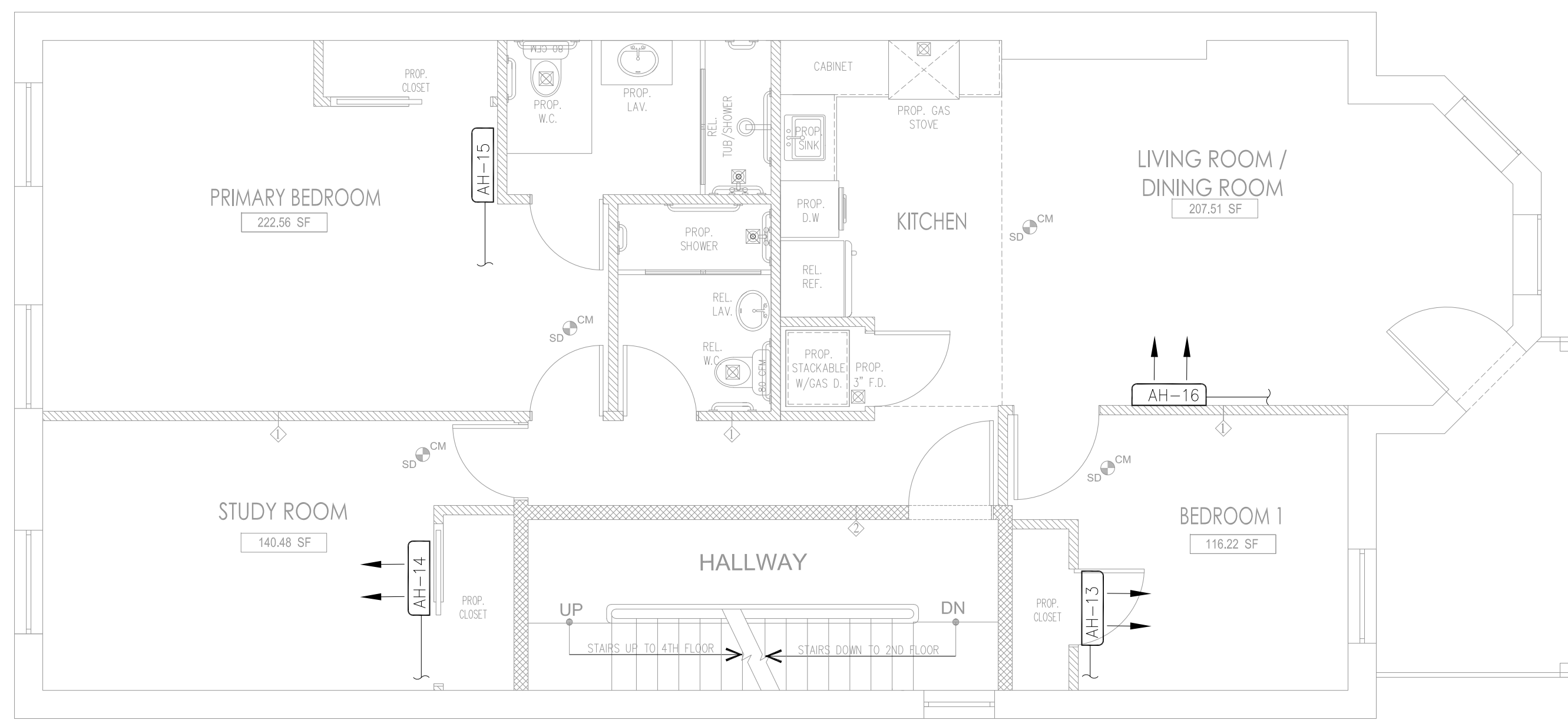
DRAWING TITLE:
**MECHANICAL FLOOR PLAN:
BASEMENT, 001-002**

SEAL & SIGNATURE:  DATE: 05/05/2026
PROJECT No: 1045-2021
DRAWN BY: Z.G.
CHK BY: A.M.
DRW#: M-200.00

CADREF# PG#
2
6

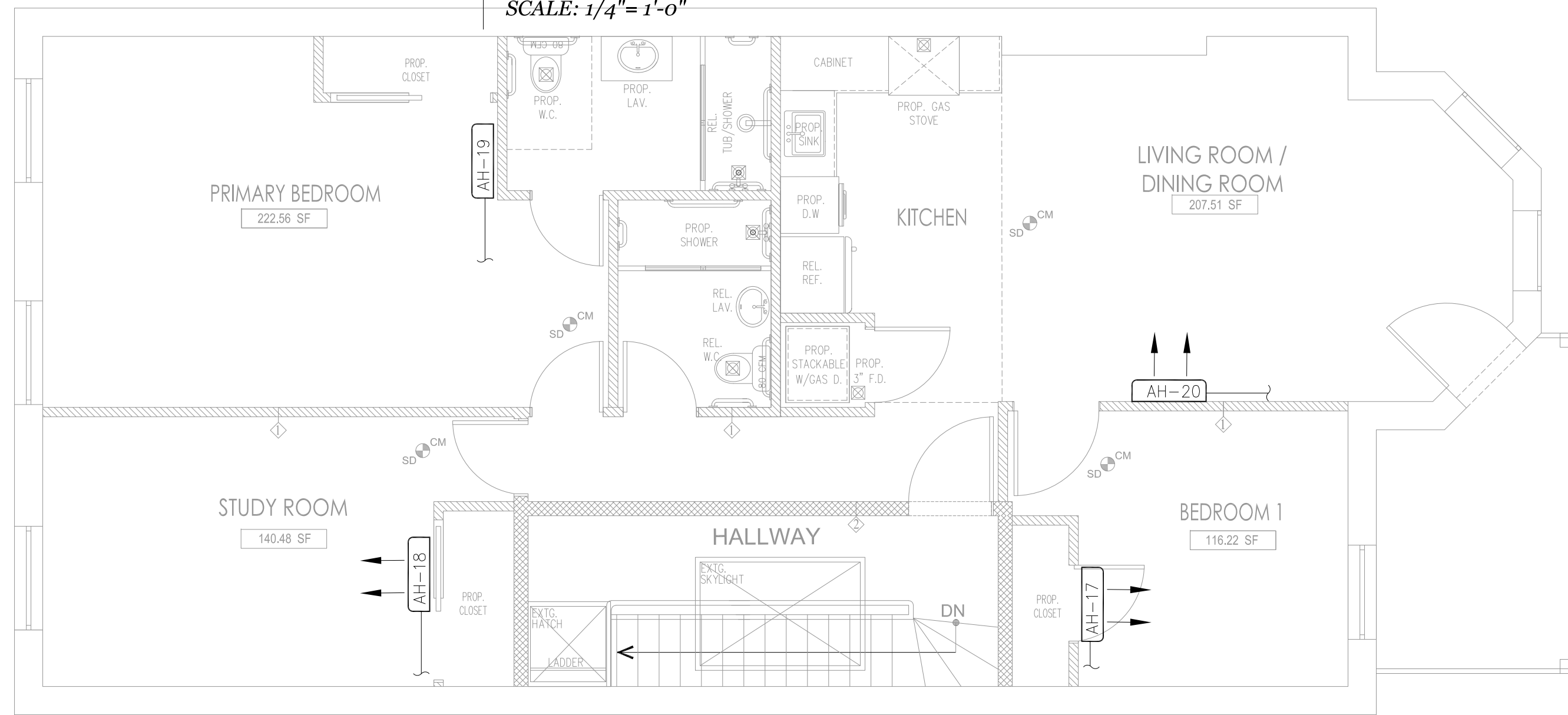
DOB NOW JOB#: **B00937194-S3**

PLAN APPROVAL:



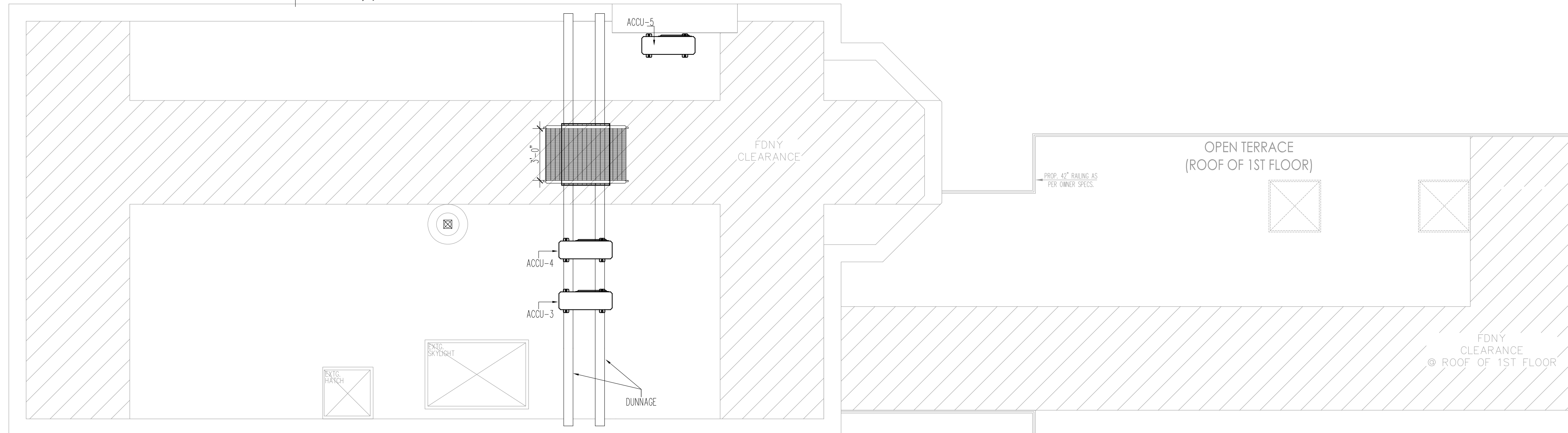
MECHANICAL 3RD FLOOR PLAN

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



MECHANICAL 4TH FLOOR PLAN

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



MECHANICAL ROOF PLAN

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

DOB ISSUES	5.8.2026
DATES	

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DRAWING TITLE:
 MECHANICAL FLOOR PLAN:
 003-004-ROOF

	DATE:	05/05/2026
	PROJECT No:	1045-2021
	DRAWN BY:	Z.G.
	CHK BY:	A.M.
<p>M-300.00</p>		PG#
CADREF#		3
		6

DOB NOW JOB#:
B00937194-S3

PLAN APPROVAL:

MECHANICAL EQUIPMENT SCHEDULE: DAIKIN / BASEMENT FLOOR

Tag	Floor/Room	Model	Capacity		Voltage	Service to	SEER / EER	Dimensions (WxDxH)	Other Specs
			Cooling	Heating					
Accu-1	Bsmt	5MXTH40AVJU9	40,000	48,000	208-230V	BSMT&1ST FL APTS	20 SEER2	43-5/16" x 34-1/4" x 18-1/8"	Hyper Heating, R-32 Weight: 221 lbs
AH-1	BR-2	FTXM06WVJU9	6,000	6,800	208-230V	BSMT, 1ST-4TH		30-5/16" x 11-1/4" x 9-1/4"	Hyper Heating, R-32
AH-2	BR-1	FTXM09WVJU9	9,000	10,900	208-230V	BSMT, 1ST-4TH		30-5/16" x 11-1/4" x 9-1/4"	Hyper Heating, R-32
AH-3	PBR	FTXM12WVJU9	12,000	13,600	208-230V	BSMT, 1ST-4TH		30-5/16" x 11-1/4" x 9-1/4"	Hyper Heating, R-32
AH-4	LDR	FTXM18WVJU9	18,000	21,600	208-230V	BSMT, 1ST-4TH		39-3/8" x 11-11/16" x 10-13/16"	Hyper Heating, R-32

MECHANICAL EQUIPMENT SCHEDULE: DAIKIN / 1ST FLOOR

Tag	Floor/Room	Model	Capacity		Voltage	Service to	SEER / EER	Dimensions (WxDxH)	Other Specs
			Cooling	Heating					
Accu-2	1st	5MXTH40AVJU9	40,000	48,000	208-230V	BSMT&1ST FL APTS	20 SEER2	43-5/16" x 34-1/4" x 18-1/8"	Hyper Heating, R-32 Weight: 221 lbs
AH-5	BR-2	FTXM06WVJU9	6,000	6,800	208-230V	BSMT, 1ST-4TH		30-5/16" x 11-1/4" x 9-1/4"	Hyper Heating, R-32
AH-6	BR-1	FTXM09WVJU9	9,000	10,900	208-230V	BSMT, 1ST-4TH		30-5/16" x 11-1/4" x 9-1/4"	Hyper Heating, R-32
AH-7	PBR	FTXM12WVJU9	12,000	13,600	208-230V	BSMT, 1ST-4TH		30-5/16" x 11-1/4" x 9-1/4"	Hyper Heating, R-32
AH-8	LDR	FTXM18WVJU9	18,000	21,600	208-230V	BSMT, 1ST-4TH		39-3/8" x 11-11/16" x 10-13/16"	Hyper Heating, R-32

MECHANICAL EQUIPMENT SCHEDULE: DAIKIN / 2ND FLOOR


Tag	Floor/Room	Model	Capacity		Voltage	Service to	SEER / EER	Dimensions (WxDxH)	Other Specs
			Cooling	Heating					
Accu-3	ROOF	4MXTH36AVJU9	36,000	42,000	208-230V	2ND, 3RD, 4TH FL APTS	20 SEER2	37-3/8" x 29-1/8" x 13-1/2"	Hyper Heating, R-32 Weight: 150 lbs
AH-9	BR-1	FTXM06WVJU9	6,000	6,800	208-230V	BSMT, 1ST-4TH		30-5/16" x 11-1/4" x 9-1/4"	Hyper Heating, R-32
AH-10	SRM	FTXM06WVJU9	6,000	6,800	208-230V	BSMT, 1ST-4TH		30-5/16" x 11-1/4" x 9-1/4"	Hyper Heating, R-32
AH-11	PBR	FTXM09WVJU9	9,000	10,900	208-230V	BSMT, 1ST-4TH		30-5/16" x 11-1/4" x 9-1/4"	Hyper Heating, R-32
AH-12	LDR	FTXM12WVJU9	12,000	13,600	208-230V	BSMT, 1ST-4TH		30-5/16" x 11-1/4" x 9-1/4"	Hyper Heating, R-32

MECHANICAL EQUIPMENT SCHEDULE: DAIKIN / 3RD FLOOR

Tag	Floor/Room	Model	Capacity		Voltage	Service to	SEER / EER	Dimensions (WxDxH)	Other Specs
			Cooling	Heating					
Accu-4	ROOF	4MXTH36AVJU9	36,000	42,000	208-230V	2ND, 3RD, 4TH FL APTS	20 SEER2	37-3/8" x 29-1/8" x 13-1/2"	Hyper Heating, R-32 Weight: 150 lbs
AH-13	BR-1	FTXM06WVJU9	6,000	6,800	208-230V	BSMT, 1ST-4TH		30-5/16" x 11-1/4" x 9-1/4"	Hyper Heating, R-32
AH-14	SRM	FTXM06WVJU9	6,000	6,800	208-230V	BSMT, 1ST-4TH		30-5/16" x 11-1/4" x 9-1/4"	Hyper Heating, R-32
AH-15	PBR	FTXM09WVJU9	9,000	10,900	208-230V	BSMT, 1ST-4TH		30-5/16" x 11-1/4" x 9-1/4"	Hyper Heating, R-32
AH-16	LDR	FTXM12WVJU9	12,000	13,600	208-230V	BSMT, 1ST-4TH		30-5/16" x 11-1/4" x 9-1/4"	Hyper Heating, R-32

MECHANICAL EQUIPMENT SCHEDULE: DAIKIN / 4TH FLOOR

Tag	Floor/Room	Model	Capacity		Voltage	Service to	SEER / EER	Dimensions (WxDxH)	Other Specs
			Cooling	Heating					
Accu-5	ROOF	4MXTH36AVJU9	36,000	42,000	208-230V	2ND, 3RD, 4TH FL APTS	20 SEER2	37-3/8" x 29-1/8" x 13-1/2"	Hyper Heating, R-32 Weight: 150 lbs
AH-17	BR-1	FTXM06WVJU9	6,000	6,800	208-230V	BSMT, 1ST-4TH		30-5/16" x 11-1/4" x 9-1/4"	Hyper Heating, R-32
AH-18	SRM	FTXM06WVJU9	6,000	6,800	208-230V	BSMT, 1ST-4TH		30-5/16" x 11-1/4" x 9-1/4"	Hyper Heating, R-32
AH-19	PBR	FTXM09WVJU9	9,000	10,900	208-230V	BSMT, 1ST-4TH		30-5/16" x 11-1/4" x 9-1/4"	Hyper Heating, R-32
AH-20	LDR	FTXM12WVJU9	12,000	13,600	208-230V	BSMT, 1ST-4TH		30-5/16" x 11-1/4" x 9-1/4"	Hyper Heating, R-32

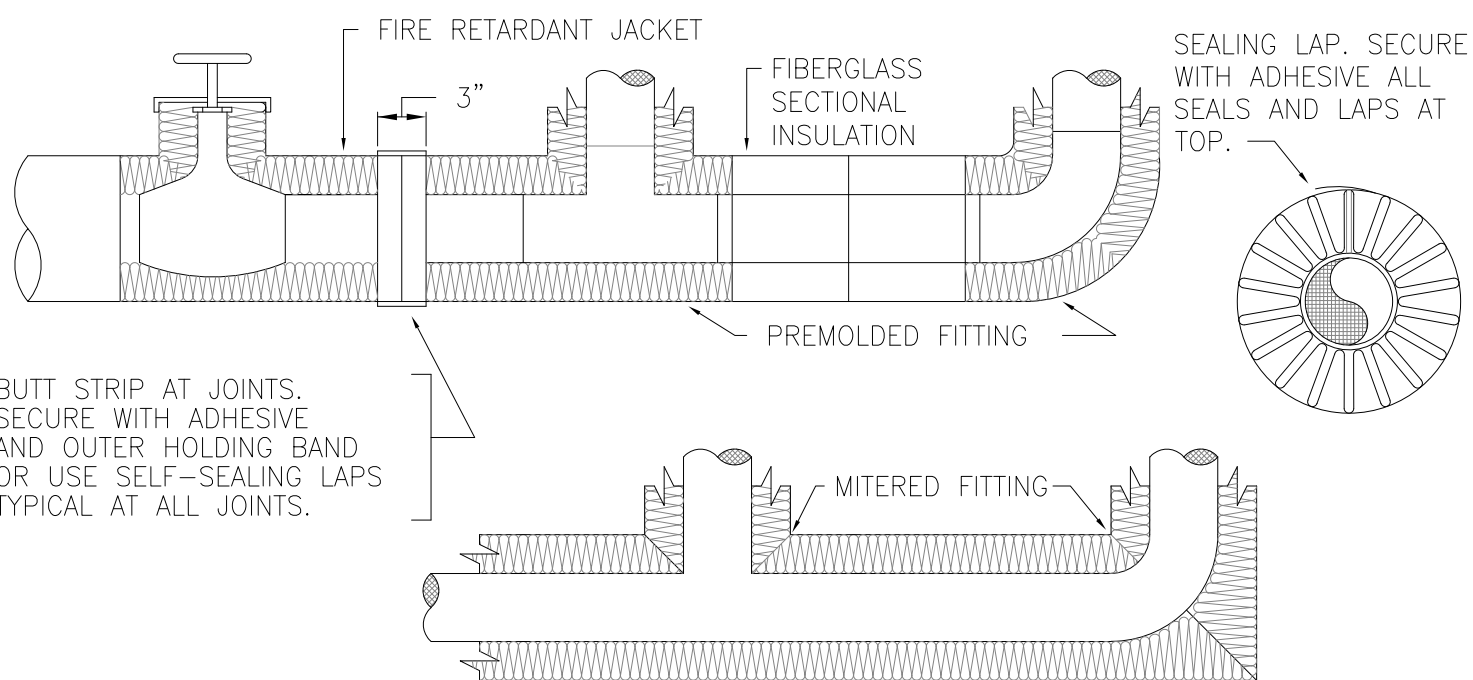
	5.8.2026
DOB ISSUES	DATES
<p>BIG ORANGE CONSULTANT 179 GREENPOINT AVENUE BROOKLYN, NY 11222 T:(718) 389 2294</p>	
<p>CLIENT:</p> <p align="center">TODD ROSE 291 BROADWAY, 13TH FLOOR, NEW YORK, NY 10007 TEL: (646) 479-5142 (212) 349-3366 EMAIL: trose@roseandroselaw.com</p>	
<p>PROJECT ADDRESS:</p> <p align="center">372 CLINTON AVENUE, BROOKLYN, NY 11238</p>	
<p>APPLICANT:</p> <p align="center">CARL HAMANN, P.E. 118 FLEETS COVE ROAD HUNTINGTON, NY 11743 TEL. 917-692-5694</p>	
<p>DRAWING TITLE:</p> <p align="center">MECHANICAL UNITS SPECS</p>	
<p>SEAL & SIGNATURE</p> 	<p>DATE: 05/05/2026 PROJECT No: 1045-2021 DRAWN BY: Z.G. CHK BY: A.M. DRW#: M-400.00</p>
<p>DOB NOW JOB#:</p> <p align="center">B00937194-S3</p>	<p>CADREF#</p> <p align="right">PG# 4 6</p>
<p>PLAN APPROVAL:</p>	

CONCEALED VALVES AND FITTINGS

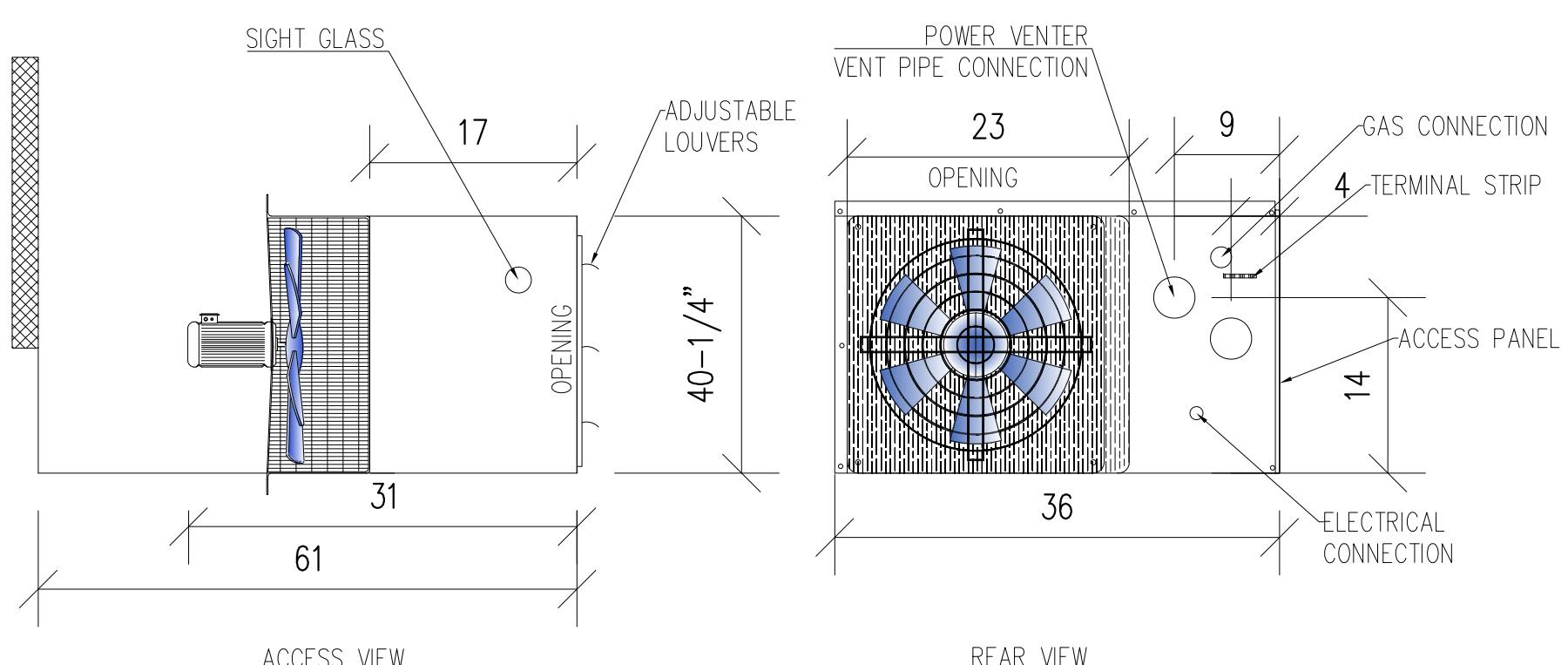
WRAP WITH 1 INCH THICK, 1 POUND DENSITY TO REQUIRED PIPE INSULATION THICKNESS.
 • SECURE WITH WIRE OR TAPE.
 • VAPOR SEAL COLD WATER, CHILLED WATER AND STORM WATER PIPING.

EXPOSED VALVES AND FITTINGS

PREMOLDED FIBERGLASS OR RADIAL MITERED PIPE INSULATION.
 • SKIM COAT OF INSULATION CEMENT.
 • COAT OF MASTIC
 • WRAP WITH FIBERGLASS REINFORCING CLOTH.
 • FINISH COAT OF MASTIC
 • OVERLAP 2 INCHES ON PIPE INSULATION.



INSULATION OF PIPING, VALVES AND FITTINGS FOR EXPOSED AND CONCEALED LOCATIONS
 SCALE: NONE

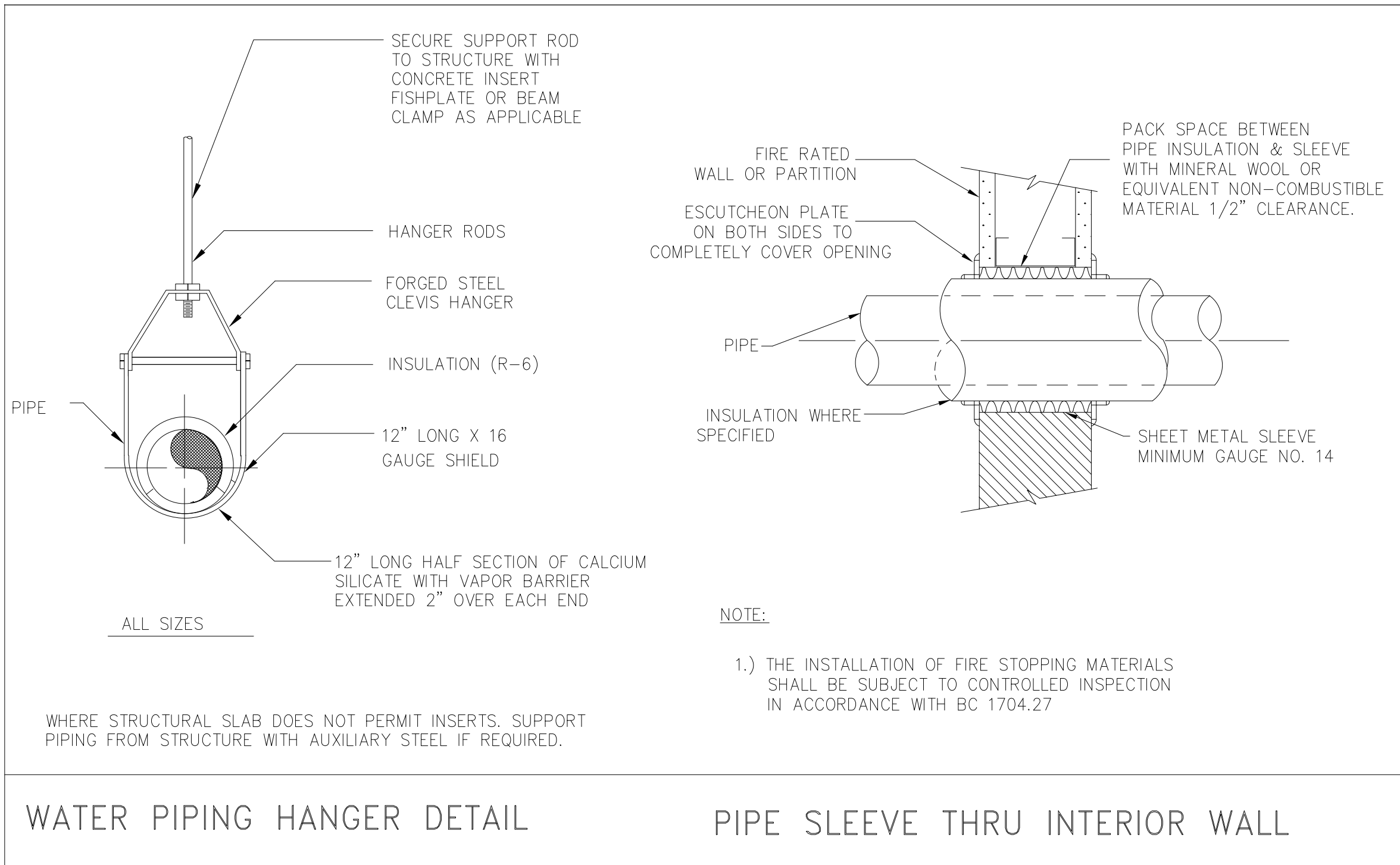


2 | VERTICAL VENT TERMINATION
 SCALE: 1"=1'-0"

NOTES:
 1. OUTDOOR CONDENSING UNIT:
 A. CONTRACTOR TO PROVIDE MOUNTING FRAME, VIBRATION ISOLATORS, DISCONNECT SWITCH, POWER & CONTROL WIRING, REFRIGERATION PIPING 5/16 LQ. & 5/8"SC., TRAPS ETC.
 B. CONTRACTOR TO COORDINATE REFRIGERANT PIPE SIZES WITH MANUFACTURER. ALL PIPES SHALL BE INSULATED.
 2. INDOOR EVAPORATOR UNIT:
 A. CONTRACTOR TO PROVIDE SUPPORT, VIBRATION ISOLATORS, FLEX CONNECTION AND DISCONNECT SWITCH AS PER MANUFACTURERS RECOMMENDATION.
 B. PROGRAMMABLE THERMOSTAT WIRED A/C.- 7-DAY PROGRAMMABLE
 3. CONTRACTOR TO COORDINATE SIGN OFF WITH THE SPECIAL INSPECTION AGENCY.

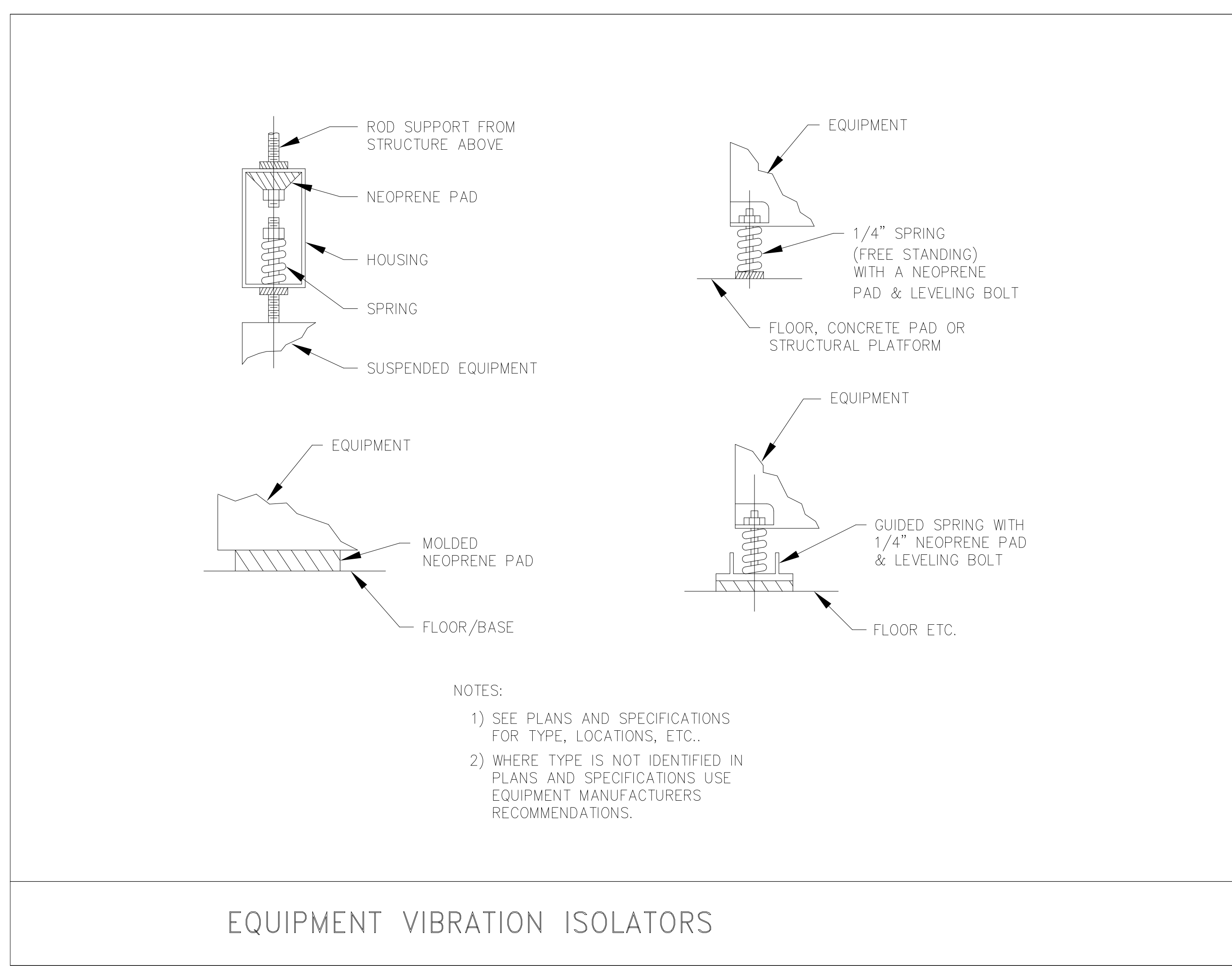


SMALL REFRIG. SUCTION PIPES 0.5" INSULATION (R-3)



WATER PIPING HANGER DETAIL

PIPE SLEEVE THRU INTERIOR WALL



EQUIPMENT VIBRATION ISOLATORS

Outdoor Unit Clearance Planning Recommended Service Clearance	
Side	Recommended Clearance
Front	36" minimum
Rear	12" minimum
Sides	12" minimum
Above	24" minimum

Recommended Pad / Bracket Sizes	
Outdoor Unit	Recommended Pad Size
4MXTH36AVJU9	38" x 18"
5MXTH40AVJU9	48" x 24"

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APPLICANT:	CARL HAMANN, P.E. 118 FLEETS COVE ROAD HUNTINGTON, NY 11743 TEL. 917-692-5694
DRAWING TITLE: UNIT INSTALLATIONS INFO & DETAILS	
SEAL & SIGNATURE	DATE: 05/05/2026 PROJECT No: 1045-2021 DRAWN BY: Z.G. CHK BY: A.M. DRW#: M-500.00
	CADREF# PG# 5 6
DOB NOW JOB#: B00937194-S3	
PLAN APPROVAL:	

6) "EXPOSED": NOT INSTALLED UNDERGROUND OR "CONCEALED" AS DEFINED ABOVE.

7) "SIMILAR" OR "EQUAL": EQUAL IN MATERIALS, WEIGHT, SIZE, DESIGN AND EFFICIENCY OF SPECIFIED PRODUCT.

1. GENERAL

A. THE "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION," AIA DOCUMENT A201, LATEST EDITION, AND THESE SPECIFICATIONS AS APPLICABLE ARE PART OF THIS CONTRACT.

B. ALL APPLICABLE CODES, LAWS AND REGULATIONS GOVERNING OR RELATING TO ANY PORTION OF THIS WORK ARE HEREBY INCORPORATED INTO AND MADE A PART OF THESE SPECIFICATIONS, AND THEIR PROVISIONS SHALL BE CARRIED OUT BY THE CONTRACTOR WHO SHALL INFORM THE OWNER, PRIOR TO SUBMITTING A PROPOSAL, OF ANY WORK OR MATERIALS WHICH VIOLATE ANY OF THE ABOVE LAWS AND REGULATIONS. ANY WORK DONE BY THE CONTRACTOR CAUSING SUCH VIOLATION SHALL BE CORRECTED BY THE CONTRACTOR.

C. INVESTIGATE EACH SPACE THROUGH WITH EQUIPMENT MUST BE MOVED, WHERE NECESSARY. EQUIPMENT SHALL BE SHIPPED FROM MANUFACTURER IN SECTIONS OF SIZE SUITABLE FOR MOVING THROUGH AVAILABLE RESTRICTIVE SPACES. ASCERTAIN FROM BUILDING OWNER AT WHAT TIMES OF DAY EQUIPMENT MAY BE MOVED THROUGH ALL AREAS.

D. DUCTWORK AND PIPING IS SHOWN DIAGRAMMATICALLY AND DOES NOT SHOW ALL OFFSETS, DROPS AND RISES OF RUNS. THE CONTRACTOR SHALL ALLOW IN HIS PRICE FOR ROUTING OF DUCTWORK AND PIPING TO AVOID OBSTRUCTIONS. EXACT LOCATIONS ARE SUBJECT TO APPROVAL OF ARCHITECT. COORDINATION WITH THE EXISTING SERVICES, INCLUDING THOSE OF OTHER TRADES IS REQUIRED.

E. SUPPORT ALL DUCTWORK AND PIPING FROM BUILDING STRUCTURE AND/OR FRAMING IN AN APPROVED MANNER. WHERE OVERHEAD CONSTRUCTION DOES NOT PERMIT FASTENING OR SUPPORTS FOR EQUIPMENT, FURNISH ADDITIONAL FRAMING. INSERTS SHALL BE STEEL, SLOTTED TYPE AND FACTORY PAINTED. SINGLE ROD SHALL BE SIMILAR TO GRINNELL FIG. 281. MULTI-ROD SHALL BE SIMILAR TO FEE & MASON SERIES 9000 WITH END CAPS AND COLOUR STRIPS. MAXIMUM LOADING INCLUDING PIPES, DUCTWORK CONTENTS AND COVERING SHALL NOT EXCEED 75% OF RATED INSERT CAPABILITY, WHEN SUPPORTING FROM BUILDING USE BEAM CLAMPS IN APPROVED MANNER.

F. INSTALL WORK SO AS TO BE READILY ACCESSIBLE FOR OPERATION, MAINTENANCE AND REPAIR. MINOR DEVIATIONS FROM DRAWINGS MAY BE MADE TO ACCOMPLISH THIS, BUT CHANGES WHICH INVOLVE EXTRA COST SHALL NOT BE MADE WITHOUT APPROVAL.

G. REMOVAL AND RELOCATION OF CERTAIN EXISTING WORK WILL BE NECESSARY FOR THE PERFORMANCE OF THE GENERAL WORK. ALL EXISTING CONDITIONS CANNOT BE COMPLETELY DETAILED ON THE DRAWINGS. THE CONTRACTOR SHALL SURVEY THE SITE AND INCLUDE ALL CHANGES IN MAKING UP THE WORK PROPOSAL.

H. PLAN INSTALLATION OF NEW WORK AND CONNECTIONS TO EXISTING WORK TO INSURE MINIMUM INTERFERENCE WITH REGULAR OPERATION OF EXISTING FACILITIES. ALL SYSTEM SHUTDOWNS AFFECTING OTHER AREAS SHALL BE COORDINATED WITH BUILDING OWNER. INSTALL ISOLATION VALVES AT POINT OF CONNECTION TO THE EXISTING PIPING. PROVIDE TEMPORARY DUCT CAPS AND/OR CONNECTIONS TO MINIMIZE SHUTDOWN TIME.

I. CONNECT NEW WORK TO EXISTING WORK IN NEAT AND APPROVED MANNER. RESTORE EXISTING WORK DISTURBED WHILE INSTALLING NEW WORK TO ACCEPTABLE CONDITION AS DETERMINED BY ARCHITECT.

J. DISCONNECT, REMOVE AND/OR RELOCATE EXISTING MATERIAL, EQUIPMENT AND OTHER WORK AS NOTED OR REQUIRED FOR PROPER INSTALLATION OF NEW SYSTEM.

K. THE CONTRACTOR SHALL KEEP ALL EQUIPMENT AND MATERIALS, AND ALL PARTS OF THE BUILDING, EXTERIOR SPACES AND ADJACENT STREETS, SIDEWALKS AND PAVEMENTS, FREE FROM MATERIAL AND DEBRIS RESULTING FROM THE EXECUTION OF THIS WORK. EXCESS MATERIALS WILL NOT BE PERMITTED TO ACCUMULATE EITHER ON THE INTERIOR OR THE EXTERIOR.

L. SEAL OPENINGS AROUND DUCTS AND PIPING THROUGH PARTITIONS, WALLS AND FLOORS (NOT IN SHAFTS) WITH MINERAL WOOL OR OTHER NONCOMBUSTIBLE MATERIAL.

M. PROVIDE ALL NECESSARY FLASHING AND COUNTERFLASHING TO MAINTAIN THE WATERPROOFING INTEGRITY OF THE SYSTEMS REQUIRED BY THE INSTALLATION OR REMOVAL OF PIPES, DUCTS, LOUVERS, CONDUIT, AND EQUIPMENT. PROVIDE EQUIPMENT CURBS AND DUNNAGE STEEL AS REQUIRED.

N. ALL PRESENT MATERIAL, EQUIPMENT AND CONSTRUCTION DEBRIS TO BE REMOVED UNDER THIS CONTRACT SHALL BECOME THE PROPERTY OF THE CONTRACTOR WITH THE EXCEPTION OF SPECIFIC EQUIPMENT AND APPARATUS REQUESTED BY THE BUILDING REPRESENTATIVE ARCHITECT OR AS NOTED TO BE RELOCATED ON THE DRAWINGS SHALL BE PROPERLY DISPOSED OF BY THIS CONTRACTOR.

O. MATERIALS AND WORKMANSHIP, UNLESS OTHERWISE NOTED, SHALL BE IN ACCORDANCE WITH BUILDING STANDARDS.

P. THE WORK IN THE BUILDING SHALL BE DONE WHEN AND AS DIRECTED, AND IN A MANNER SATISFACTORY TO THE OWNER. THE WORK SHALL BE PERFORMED SO AS TO CAUSE THE LEAST POSSIBLE INCONVENIENCE AND DISTURBANCE TO THE PRESENT OCCUPANTS.

Q. THE CONTRACTOR'S PROPOSAL FOR ALL WORK SHALL BE PREDICATED ON THE PERFORMANCE OF THE WORK DURING REGULAR WORKING HOURS, WHEN SO DIRECTED; HOWEVER, THE CONTRACTOR SHALL INSTALL WORK ON OVERTIME AND THE ADDITIONAL COST TO BE CHARGED THEREFORE SHALL BE ONLY THE "PREMIUM" PORTION OF THE WAGES PAID.

R. UNLESS OTHERWISE SPECIFICALLY SPECIFIED, INCLUDE ALL CUTTING AND PATCHING OF EXISTING FLOORS, WALLS, PARTITIONS AND OTHER MATERIALS IN THE EXISTING BUILDING. THE CONTRACTOR SHALL RESTORE THESE AREAS TO ORIGINAL CONDITION.

S. REMOVABLE ACCESS TILE AND/OR ACCESS DOOR ARE REQUIRED IN HUNG CEILINGS, SHAFTS AND WALLS FOR ALL VOLUME AND FIRE DAMPERS, AUTOMATIC DAMPERS AND ALL OTHER MECHANICAL EQUIPMENT AND DEVICES. HVAC CONTRACTOR TO FURNISH ACCESS LOCATION REQUIREMENTS TO GENERAL CONTRACTOR. ACCESS TILE IDENTIFICATION: PROVIDE BUTTONS, TABS, AND INDICATORS TO IDENTIFY LOCATION OF CONCEALED VALVES, DAMPERS AND EQUIPMENT.

T. ALL EQUIPMENT SHALL HAVE AN MEA AND/OR BSA NUMBER. THIS INFORMATION MUST BE INCLUDED IN THE SUBMITTAL PACKAGE.

U. ALL MATERIAL AND EQUIPMENT TO BE NEW UNLESS OTHERWISE NOTED AND SHALL BE IN ACCORDANCE WITH BUILDING STANDARDS.

V. SUBMISSION OF A PROPOSAL SHALL BE CONSIDERED AS EVIDENCE THAT A CAREFUL EXAMINATION OF THE PORTIONS OF THE EXISTING BUILDING, EQUIPMENT, ETC., WHICH AFFECT THIS WORK, AND THE ACCESS TO SUCH SPACES, HAS BEEN MADE AND THAT THE CONTRACTOR IS FAMILIAR WITH EXISTING CONDITIONS AND DIFFICULTIES THAT WILL AFFECT THE EXECUTION OF THE WORK. LATER CLAIMS SHALL NOT BE MADE FOR LABOR, EQUIPMENT OR MATERIALS REQUIRED BECAUSE OF DIFFICULTIES ENCOUNTERED WHICH COULD HAVE BEEN FORESEEN DURING SUCH AN EXAMINATION. THE ON-SITE INSPECTION SHALL VERIFY EXISTING DUCTWORK, PIPING (SIZES, CLEARANCES, ETC) AND CONDITIONS.

W. INSURANCE: IN ACCORDANCE WITH BUILDING REQUIREMENTS AND SHALL INCLUDE A HOLD HARMLESS CLAUSE FOR OWNER AND ENGINEER.

X. THE FINAL ACCEPTANCE WILL BE MADE AFTER THE CONTRACTOR HAS ADJUSTED HIS EQUIPMENT, BALANCED THE VARIOUS SYSTEMS, DEMONSTRATED THAT IT FULFILLS THE REQUIREMENTS OF THE DRAWINGS AND SPECIFICATIONS AND HAS FURNISHED ALL THE REQUIRED CERTIFICATES OF INSPECTION AND APPROVAL.

Y. SPECIFICATIONS ARE OF SIMPLIFIED FORM AND INCLUDE INCOMPLETE SENTENCES, WORDS OR PHRASES SUCH AS "THE CONTRACTOR SHALL," SHALL BE, "FURNISH," "PROVIDE," "A," "THE," AND "ALL" HAVE BEEN OMITTED FOR BREVITY.

Z. DEFINITIONS:

- "PROVIDE": TO SUPPLY, INSTALL AND CONNECT UP COMPLETE AND READY FOR SAFE AND REGULAR OPERATION THE PARTICULAR WORK REFERRED TO UNLESS SPECIFICALLY OTHERWISE NOTED.
- "INSTALL": TO ERECT, MOUNT AND CONNECT COMPLETE WITH RELATED ACCESSORIES.
- "FURNISH" OR "SUPPLY": TO PURCHASE, PROCURE, ACQUIRE AND DELIVER COMPLETE WITH RELATED ACCESSORIES.
- "WORK": LABOR, MATERIALS, EQUIPMENT, APPARATUS, CONTROLS, ACCESSORIES AND OTHER ITEMS REQUIRED FOR PROPER AND COMPLETE INSTALLATION.
- "CONCEALED": EMBEDDED IN MASONRY OR OTHER CONSTRUCTION, INSTALLED IN FURRED SPACES, WITHIN DOUBLE SPACES OR HUNG CEILINGS, IN TRENCHES, IN CRAWL SPACES, OR IN ENCLOSURES.

OF A SUBSTITUTION SHALL BE SUBMITTED TO THE ENGINEER AS PART OF THIS PROPOSAL. THE CONTRACTOR TAKES FULL RESPONSIBILITY FOR THE SUBSTITUTION AND ALL CHARGES RESULTING FROM THE SUBSTITUTION. ALL ITEMS SHALL BE SUBMITTED FOR REVIEW IN CONJUNCTION WITH THE SUBMITTAL OF THE SUBSTITUTION. ANY SUBSTITUTION MUST BE SUBMITTED WITH AN EXPLANATION WHY A SUBSTITUTION IS BEING UTILIZED. IF THE SUBSTITUTED ITEM DEVIATES FROM THE SPECIFIED ITEM, THOSE DEVIATIONS ARE TO BE IDENTIFIED ON A LINE BY LINE BASIS. IF THE SUBSTITUTE IS BEING UTILIZED FOR FINANCIAL REASONS, THE ASSOCIATED CREDIT MUST BE SIMULTANEOUSLY SUBMITTED.

B. ALL SUBSTITUTED EQUIPMENT SHALL CONFORM TO SPACE REQUIREMENTS AND PERFORMANCE REQUIREMENTS SHOWN ON CONTRACT DOCUMENTS. CONTRACTOR SHALL REPLACE ANY EQUIPMENT THAT DOES NOT MEET THESE REQUIREMENTS AT HIS OWN EXPENSE. ANY MODIFICATIONS TO ASSOCIATED SYSTEMS OR ADDITIONAL COSTS ATTRIBUTED TO THIS SUBSTITUTION SHALL BE AT THIS CONTRACTOR'S EXPENSE.

C. CONTRACTOR SHALL SUBMIT BID BASED ON SPECIFIED ITEMS AND SHALL SUPPLY AS AN ALTERNATE PRICE ANY SUBSTITUTIONS.

7. SERVICE AND WARRANTY (MAINTENANCE CONTRACT)

THIS CONTRACTOR SHALL PROVIDE AS AN ADD ALTERNATE PRICE, A FULL ONE YEAR SERVICE AND WARRANTY OF ALL MECHANICAL COMPONENTS AND SYSTEMS, WITH PRICES FOR YEARS 2, 3 AND 4 FOLLOWING THIS FIRST YEAR. AT THE TIME OF ACCEPTANCE OF ACCEPT, THE TENANT OR OWNER'S REPRESENTATIVE WILL DECIDE TO PROTECT WHICH ALTERNATE, IF ANY.

8. ACCESS DOORS IN GENERAL CONSTRUCTION

THIS CONTRACTOR SHALL SUBMIT TO THE ARCHITECT FOR APPROVAL A PLAN INDICATING THE SIZE (MINIMUM 18" X 18") AND LOCATION OF ALL ACCESS DOORS REQUIRED FOR OPERATION AND MAINTENANCE OF ALL CONCEALED EQUIPMENT, DEVICES, VALVES, DAMPERS AND CONTROLS. CONTRACTOR SHALL ARRANGE FOR FURNISHING AND INSTALLATION OF ALL ACCESS DOORS IN FINISHED CONSTRUCTION AND INCLUDE COSTS IN THE BID.

9. SHEET METAL WORK

A. EXCEPT AS OTHERWISE SHOWN OR NOTED, ALL DUCTWORK AND OTHER SHEET METAL WORK SHALL BE GALVANIZED SHEET STEEL AND SHALL BE INSTALLED IN ACCORDANCE WITH THE LATEST EDITION OF SHEET METAL AND AIR CONDITIONING CONTRACTORS NATIONAL ASSOCIATION, INC. DUCT CONSTRUCTION STANDARDS, PRESSURE CLASSIFICATION 2 IN. W.G.

B. DUCTWORK (NEW AND EXISTING TO BE REUSED) SHALL HAVE PRESSURE CLASSIFICATION, SEALING REQUIREMENTS AND LEAKAGE TESTING ACCORDANCE WITH SMACNA AND AS LISTED BELOW UNLESS OTHERWISE SPECIFIED OR SHOWN ON THE DRAWINGS.

- 4" CLASS: ALL SUPPLY DUCTWORK FROM DISCHARGE OF AIR UNITS TO INLETS OF TERMINAL BOXES. SEAL CLASS "A", LEAKAGE CLASS 6 (RECTANGULAR) OR CLASS 3 (ROUND).
- 2" CLASS: ALL OTHER LOW PRESSURE DUCTWORK. SEAL CLASS "A", LEAKAGE CLASS 6 (RECTANGULAR) OR CLASS 12 (ROUND).

STEEL GAUGE	MAX. SIDE IN.	TRAVERSE JOINT CONNECTION	BRACING
24	0-18	1 1/4 x 1 1/4 x 1/8 IN. GALV. MATCHED ANGLE FRAMES	1 IN. x 1 IN. x 1/8 IN. 16 GAUGE ANGLES 48 IN C-C
22	19-36	1 1/4 x 1 1/4 x 1/8 IN. GALV. MATCHED ANGLE FRAMES	1 IN. x 1 IN. x 1/8 IN. ANGLES 40 IN C-C
22	37-48	1 1/4 x 1 1/4 x 1/8 IN. GALV. MATCHED ANGLE FRAMES	1 1/2 IN. C 1 1/2 IN. x 1/8 IN. ANGLES 30 IN C-C
20	49-60	1 1/2 x 1 1/2 x 1/8 IN. GALV. MATCHED ANGLE FRAMES	2 IN. x 2 IN. x 1/8 IN. ANGLES 24 IN C-C
20	61-72	1 1/2 x 1 1/2 x 1/8 IN. GALV. MATCHED ANGLE FRAMES	2 1/2 IN. x 2 1/2 IN. x 1/8 IN. ANGLES 24 IN C-C

3) ALL SUPPLY DUCTWORK FOR A MINIMUM DISTANCE OF 15 FEET FROM THE TYPICAL FLOOR MECHANICAL EQUIPMENT ROOM WALLS, AND NOT LESS THAN 25 FEET FROM THE SUPPLY DISCHARGE OF THE UNIT, SHALL BE 16 GAUGE WITH 1.5" x 1.5" ANGLE BRACINGS EVERY 12" ON CENTER AND SHALL BE CONSTRUCTED IN ACCORDANCE WITH SMACNA'S STANDARDS FOR 10" W.G. JOINTS SHALL BE WELDED FLANGE, FLANGED JOINT AND COMPANION ANGLE JOINT ONLY. INSIDE SLIP, DOUBLE S SLIP, STANDING SEAM AND POCKET LOCK WILL NOT BE PERMITTED PER THE BASE BUILDING RULES AND REGULATIONS. FITTINGS AND/OR JOINTS OF TWO DIFFERENT GALVES, CONNECTED JOINT RATING SHALL MEET MORE STRINGENT CONDITIONS.

C. VOLUME DAMPERS: GALVANIZED STEEL, PER SMACNA "LOW VELOCITY MANUAL," EXCEPT THAT THE END OF DAMPER ROD AND QUADRANT, WITH LEVER AND LOCKScrew TO OTHER END. FOR INSULATED DUCTS, QUADRANTS MOUNTED ON COLLAR TO CLEAR INSULATION. INSTALL WITH LEVERS ACCESSIBLE.

- PROVIDE MANUAL VOLUME DAMPERS TO PROPERLY PROVIDE MANUAL BALANCING VOLUME DAMPERS AS REQUIRED TO PROPERLY BALANCE THE AIR DISTRIBUTION SYSTEM. IF THE LOCATION OF BALANCING DAMPERS ARE NOT DEFINED ON THE DRAWINGS, THE FOLLOWING MINIMUM STANDARDS SHALL GOVERN:
 - LOW PRESSURE: ALL SUPPLY AIR MAIN BRANCHES FROM TRUNK, EACH SPLIT, AND ALL SUB-BRANCHES FROM MAINS SHALL BE PROVIDED WITH BALANCING DAMPERS.
 - LOW PRESSURE: ALL EXHAUST AND RETURN BRANCHES FROM TRUNK, EACH SPLIT AND ALL SUB-BRANCHES FROM MAINS SHALL BE PROVIDED WITH BALANCING DAMPERS.
 - MEDIUM PRESSURE: ALL BRANCHES AND TAKEOFFS DOWNSTREAM OF TERMINAL BOXES (VAV) SHALL BE PROVIDED WITH BALANCING DAMPERS.
 - AS NOTED ON PLANS.
- LEAKAGE TESTING:
 - ALL DUCTWORK GREATER THAN 2" CLASS AS DEFINED WITHIN IS TO BE TESTED. ALL TESTING SHALL BE DONE IN THE PRESENCE OF THE ENGINEER OR OWNER'S REPRESENTATIVE. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL COLLARS, CAPS, ELECTRIC POWER, ETC. NECESSARY TO PERFORM THE TESTS. THE CONTRACTOR IS ALSO RESPONSIBLE FOR SCHEDULING THE TEST NO LESS THAN THREE (3) BUSINESS DAYS PRIOR TO ITS INTENDED OCCURRENCE. LOW PRESSURE DUCTWORK (2" CLASS) SHALL BE TESTED ON AN AS NEEDED BASIS AT THE ENGINEER'S DISCRETION. LEAKAGE TEST PROCEDURE SHALL FOLLOW THE OUTLINES AND CLASSIFICATIONS IN SMACNA HVAC DUCT LEAKAGE TEST MANUAL. IF SPECIMEN FAILS TO MEET ALLOWED LEAKAGE LEVEL, THE CONTRACTOR SHALL MODIFY TO BRING IT INTO COMPLIANCE AND SHALL RETEST IT UNTIL ACCEPTABLE LEAKAGE IS DEMONSTRATED. TESTS AND NECESSARY REPAIR SHALL BE COMPLETED PRIOR TO CONCEALMENT OF DUCTS.

E. ACCESS DOORS: INSULATED OR UNINSULATED, SAME AS DUCT.

- PROVIDE MINIMUM 20 IN. x 14 IN. ON MAIN DUCTS, AND 12 IN. x 6 IN. ON BRANCH DUCTS. ALL ACCESS DOORS SHALL BE PROVIDED WITH DAMPERS, AND AT ALL DUCT ACCESSORIES SUCH AS HUMIDIFIERS, DUCT SMOKE DETECTORS, AUTO DAMPERS, AND LOUVERS.
- ALL ACCESS DOORS TO BE HINGED, WITH LATCH SIMILAR TO VENTLOCK NO. 100.

F. FLEXIBLE CONNECTIONS: NEOPRENE-COATED GLASS FABRIC, 30 OZ PER SQ YD WITH SEWED AND CEMENTED SEAMS, SIMILAR TO VENT FABRICS. PROVIDE WITH METAL COLLARS. ALLOW MINIMUM MOVEMENT OF 1 IN.

G. TURNING VANES: GALVANIZED STEEL SMALL DOUBLE-THICKNESS VANES WITH 2 IN. INSIDE RADIUS.

H. ALL DUCT DIMENSIONS INDICATED ON PLANS ARE INSIDE CLEAR DIMENSIONS.

I. AUTOMATIC DAMPERS: COMPLETE WITH LINKAGE AND ELECTRIC OPERATOR. OPPOSED BLADE DAMPER OR GALVANIZED STEEL MIN. 4 IN., MAX. 8 IN. WIDE WITH COMPRESSIBLE GEE SEALS TO PREVENT LEAKAGE. FACTORY INCLUDES ALL DIMENSIONAL, PERFORMANCE AND MATERIAL SPECIFICATIONS. ANY CHANGES IN LAYOUT, ELECTRICAL CHARACTERISTICS, STRUCTURAL REQUIREMENTS OR DESIGN DUE TO THE USE

EQUAL TO TWICE MAXIMUM OPERATING FORCE WITHOUT DEFLECTION. THIS PROPOSAL, THE CONTRACTOR TAKES FULL RESPONSIBILITY FOR THE SUBSTITUTION AND ALL CHARGES RESULTING FROM THE SUBSTITUTION. ALL ITEMS SHALL BE SUBMITTED FOR REVIEW IN CONJUNCTION WITH THE SUBMITTAL OF THE SUBSTITUTION. ANY SUBSTITUTION MUST BE SUBMITTED WITH AN EXPLANATION WHY A SUBSTITUTION IS BEING UTILIZED. IF THE SUBSTITUTED ITEM DEVIATES FROM THE SPECIFIED ITEM, THOSE DEVIATIONS ARE TO BE IDENTIFIED ON A LINE BY LINE BASIS. IF THE SUBSTITUTE IS BEING UTILIZED FOR FINANCIAL REASONS, THE ASSOCIATED CREDIT MUST BE SIMULTANEOUSLY SUBMITTED.

J. WIRE MESH SCREEN (MESH): NO. 16 USS, 3/4 SQUARE MESH, IN 1 IN. WIDE GALVANIZED STEEL ENVELOPING FRAME. FLANGED DUCT OPENING TO RECEIVE FRAME.

K. FLEXIBLE DUCTWORK SHALL NOT BE USED.

L. EXISTING DUCTWORK TO BE REUSED:

- THE CONTRACTOR SHALL INSPECT, SEAL PER SMACNA REQUIREMENTS, LEAK TEST, AND INSULATE ALL EXISTING DUCTWORK TO BE REUSED. EXISTING DUCTWORK TO BE REUSED SHALL CONFORM TO SPECIFICATIONS FOR NEW DUCTWORK LISTED HEREIN. ALL REQUIRED WORK SHALL BE PART OF BID.

10. AIR OUTLETS

A. GENERAL:

- MARGIN TYPES, COLORS, FINISH AND METHODS OF ATTACHMENT FOR ALL DIFFUSERS, GRILLES AND REGISTERS SHALL BE COORDINATED WITH ARCHITECTURAL CEILING AND WALL DETAILS AND SPECIFICATIONS.
- FRAME TYPE SUITABLE FOR MOUNTING IN CEILING OR WALL CONSTRUCTION AS INDICATED ON ARCHITECTURAL PLANS.
- EXACT LOCATION OF ALL AIR OUTLETS AS PER ARCHITECTURAL PLANS.
- SUITABLE FOR OPERATION AT 20% EXCESS AND 20% LESS THAN NOTED CAPACITY FOR CONSTANT VOLUME SYSTEMS AND AT 20% EXCESS AND 60% LESS THAN NOTED CAPACITY FOR VARIABLE VOLUME SYSTEMS. MANUFACTURER'S RESPONSIBILITY FOR PROPER APPLICATION OF EACH OUTLET AND GUARANTEE THAT EACH WILL PROVIDE REQUIRED NC LEVELS AND COMFORT SPACE CONDITIONS WITHOUT DRAFTS THROUGHOUT OPERATING RANGE.
- ALL REGISTERS AND DIFFUSERS SHALL BE PROVIDED WITH OPPOSED BLADE VOLUME DAMPERS. DAMPER OPERATING LEVERS SHALL BE ACCESSIBLE AT THE FACE OF AIR OUTLETS.

B. LINEAR SPLIT DIFFUSERS: EXTRUDED ALUMINUM CONSTRUCTION, NATURAL ANODIZE FINISH, ADJUSTABLE & REMOVABLE AIR PATTERN CONTROLLERS, AND INVERTED T-MEMBERS. CABLE DAMPER IN EACH BRANCH TAP WITH 3 FT CABLE TO DIFFUSER FACE. SIMILAR TO ANEMOSTAT TYPE LBD TO SPLIT CEILING TYPE.

C. SQUARE DIFFUSERS: DIFFUSERS SHALL BE STEEL CONSTRUCTION PAINTED WHITE SIMILAR TO ANEMOSTAT MODEL PG SUITABLE FOR THE TYPE OF CEILING.

D. REGISTERS AND GRILLES:

- RETURN AND EXHAUST REGISTERS: STEEL CONSTRUCTION WITH VOLUME DAMPER. SIMILAR TO ANEMOSTAT MODEL S35H00.
- TRANSFER/RETURN GRILLES: STEEL CONSTRUCTION WITHOUT VOLUME DAMPER. SIMILAR TO ANEMOSTAT MODEL S35H0.

11. NOISE CONTROL

A. FOR ALL NC LEVELS AND ACOUSTICAL REQUIREMENTS REFER TO ACOUSTICAL CONSULTANTS SPECIFICATIONS.

B. PROVIDE SOUNDINGLING FOR THE FOLLOWING DUCTWORK:

- ALL DUCTWORK WITHIN MECHANICAL ROOMS AND NOT LESS THAN 25 FT ON EACH SIDE OF ALL FANS AND AC UNITS.
- AIR TRANSFER DUCTS.
- DOWNSTREAM OF ALL VARIABLE AIR VOLUME BOXES FOR A MINIMUM OF 15 FT.
- ALSO WHERE NOTED ON A DRAWING.

C. SOUNDINGLING IN DUCTWORK: FIBROUS GLASS, MINIMUM 3 LB DENSITY, 1 IN. THICKNESS, MAXIMUM K-FACTOR AT 75 DEG F MEAN TEMPERATURE WITH ACRYLIC COATED FINISH FACTORY APPLIED EDE COATING AND STENCILED IN ACCORDANCE WITH NFPA 90. FLAMESPREAD SHALL BE A MAXIMUM OF 25. LINING SHALL NOT SUPPORT MICROBIAL GROWTH AND SHALL BE TESTED IN ACCORDANCE WITH ASTM C 1071 AND ASTM G21/G22. SIMILAR TO MANVILLE PERMACOTE LINA COUSTIC.

D. ALL SOUNDINGLING, ADHESIVES, FACES AND ACCESSORIES TO BE APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS, EXCEPT AS OTHERWISE NOTED.

E. FOR INTERNALLY LINED DUCTWORK PROVIDE TWO INTERNAL SADDLES TO PROTECT LINING AS PER BUILDING RULES AND REGULATIONS.

12. TESTING AND BALANCING

A. ALL AIR AND WATER BALANCING SHALL BE BY AN INDEPENDENT CONTRACTOR NOT AFFILIATED WITH THE MECHANICAL CONTRACTOR AND IN ACCORDANCE WITH LOCAL STANDARDS. CONTRACTOR SHALL UTILIZE BALANCING CONTRACTOR OR APPROVED EQUIV, CONTACT BUILDING MANAGER FOR APPROVAL.

B. AIR BALANCING SHALL BE ACCOMPLISHED BY ADJUSTMENT OF FANS AND BRANCH DAMPERS FOR MAJOR ADJUSTMENTS. ADJUSTMENT OF TERMINAL DAMPERS AND DEVICES SHALL BE FOR TRIM OR MINOR ADJUSTMENT ONLY. TAP WITH 3 FT CABLE TO DIFFUSER FACE. THE LEAST NOISE GENERATION IN THE TERMINAL AREAS AND UTILIZE MINIMUM FAN ENERGY.

C. WATER BALANCING SHALL BE ACCOMPLISHED BY ADJUSTMENT OF BALANCING VALVES AT PUMPS FOR PROPER FLOW. ADJUST FLOW THROUGH COILS AS REQUIRED.

D. UPON COMPLETION OF THE INSTALLATION, THE CONTRACTOR SHALL REBALANCE ANY EXISTING PORTIONS OF AIR DISTRIBUTION SYSTEM AND WATER DISTRIBUTION SYSTEM AFFECTED BY THE RENOVATION AND ALSO BALANCE ALL NEW WORK.

E. THE CONTRACTOR SHALL PROVIDE ALL LABOR, PRESSURE GAUGES, FLOW METERS, SHEAVES, AND BELTS REQUIRED TO BALANCE SYSTEMS.

F. BALANCING REPORT SHALL BE PROVIDED ON AABC-TYPE FORMS.

G. AIR BALANCING:

- HVAC CONTRACTOR SHALL ENSURE THAT A FIRST SET OF AIR FILTERS ARE IN PLACE, WHENEVER FANS AND ACTUATORS ARE PLACED WITH A NEW CLEAN SET OF FILTERS BEFORE TESTING IS COMMENCED.
- TEST, ADJUST, REPLACE SHEAVES, AND BALANCE ALL EQUIPMENT AND AIR DISTRIBUTION SYSTEMS TO PROVIDE AIR QUANTITIES INDICATED ON PLANS WITHIN PLUS OR MINUS 5 PERCENT.
- TEST REPORT SHALL INCLUDE, BUT NOT BE LIMITED TO THE FOLLOWING:
 - FLOW, LEAKAGE CLASS, TEMPERATURE, STATIC PRESSURE OF AIR AT ALL TRUNK DUCTS SERVING AREAS OF WORK.
 - TEMPERATURE OF AIR LEAVING OUTLETS AT TWO (2) TYPICAL AIR OUTLETS.
 - ENGINEER'S DIRECTION. LEAKAGE TEST PROCEDURE SHALL FOLLOW THE OUTLINES AND CLASSIFICATIONS IN SMACNA HVAC DUCT LEAKAGE TEST MANUAL.
 - PROVIDE FOR ALL FANS, FAN MOTOR HP, AMPS, VOLTS, FAN RPM, CFM, INLET AND DISCHARGE STATIC PRESSURE, SHEAVES POSITION AND HEATING, WET-BULB-COOLING.) INDICATE UNIT OPERATING MODE DURING TEST.
 - CALIBRATE ALL NEW TERMINAL BOXES (VAV) AS REQUIRED TO MEET SPECIFIED MINIMUM/MAXIMUM CFM.
 - SETTING OF DESIGN AND ACTUAL READINGS AS WELL AS ALL MANUFACTURER'S DATA FOR EQUIPMENT.

13. INSULATION - GENERAL REQUIREMENTS

A. ALL INSULATION MATERIALS, INCLUDING JACKETS, FACING, ADHESIVE, COATINGS, AND ACCESSORIES ARE TO BE FIRE HAZARD RATED AND LISTED BY UNDERWRITERS LABORATORIES, INC. USING STEINER TUNNEL TEST METHOD FOR FIRE HAZARD CLASSIFICATION OF BUILDING MATERIALS, STANDARD UL 723 (ASTM E-84). (ASA 42-5-1063). FLAMESPREAD: MAXIMUM 25. FUEL CONTRIBUTED AND SMOKE DEVELOPED: MAXIMUM 50. FLAMEPROOFING TREATMENTS SUBJECT TO DETEIORATION FROM MOISTURE OR HUMIDITY ARE NOT ACCEPTABLE.

B. DEFINITIONS:

- EXPOSED: INDOOR DUCTS, PIPING OR EQUIPMENT LOCATED IN MECHANICAL EQUIPMENT ROOMS AND ARE AREAS WHICH IS VISIBLE WITHOUT REMOVING CEILINGS OR OPENING ACCESS PANELS.
- CONCEALED: INDOOR DUCTS, PIPING OR EQUIPMENT WHICH IS NOT EXPOSED.
- OUTDOOR: DUCTS, PIPING OR EQUIPMENT WHICH IS EXPOSED TO THE WEATHER.

14. DUCTWORK INSULATION

A. INSULATE ALL DUCTWORK IN ACCORDANCE WITH INSULATION SCHEDULE EXCEPT AS OTHERWISE NOTED.

INSULATION SCHEDULE - DUCTWORK

SERVICE	LOCATION	THICKNESS	MATERIAL	FINISH
SUPPLY/RETURN	CONCEALED	1-1/2"	D-1	VAPORSEAL
SUPPLY/RETURN	EXPOSED	1-1/2"	D-2	VAPORSEAL
INTAKE	ALL	2"	D-3	VAPORSEAL

INSULATION SCHEDULE - DUCTWORK

1) WHERE SOUNDINGLING IS OF MINIMUM THICKNESS SPECIFIED FOR INSULATION.

2) AIR CONDITIONED RETURN AIR DUCTWORK EXPOSED IN AIR CONDITIONED SPACES AND INSTALLED IN HUNG CEILINGS WHERE SPACE IMMEDIATELY ABOVE AND BELOW ARE BOTH AIR CONDITIONED.

D. MATERIAL:

- TYPE D-1: MINIMUM 1-LB DENSITY FIBERGLASS BLANKET, MAXIMUM 0.28 K-FACTOR AT 75 DEG F MEAN TEMPERATURE WITH FACTORY-APPLIED FOAM-BRIM-KRAFT FACING SIMILAR TO MANVILLE MICROULTE.
- TYPE D-2: 3 LB. FIBERGLASS BOARD. THE MAXIMUM K FACTOR SHALL BE 0.23 AT 75 DEG F MEAN TEMPERATURE WITH A MINIMUM DENSITY OF 3 LB. THE INSULATION SHALL BE PROVIDED WITH A FACTORY-APPLIED ALL PURPOSE OR ALL SERVICE FACING. THE INSULATION SHALL BE EQUAL TO MANVILLE TYPE B14 SPIN-GLAS AP.
- TYPE D-3: MINIMUM 6 LB FIBERGLASS BOARD. MAXIMUM 0.22 K-FACTOR AT 75 DEG F MEAN TEMPERATURE WITH FACTORY APPLIED ALL PURPOSE OR ALL SERVICE FACING. SIMILAR TO MANVILLE 817 SPIN-GLAS 60.

E. INSTALLATION:

- FIBERGLASS BLANKET: 2 IN. LAP STRIPS AT ALL SEAMS. SECURE BOTTOM OF ALL DUCTS OVER 24 IN. WIDE WITH MIN. 2 ROWS OF WELD PINS 12 IN. ON CENTER. SECURE ALL SEAMS WITH FOIL VAPOR BARRIER TAPE AND VAPORSEAL ADHESIVE.
- FIBERGLASS BOARD: SEAL JOINTS AND BREAKS IN FACING WITH 3 IN. WIDE TAPE TO MATCH FACING AND ADHERE WITH VAPOR SEAL ADHESIVE. APPLY 1 IN. WIDE TAPE AT CORNERS, WELD PINS ON TOP, SIDES AND BOTTOM.

15. EQUIPMENT

A. PROVIDE ALL EQUIPMENT AND ACCESSORIES OF THE SIZES AND CAPACITIES AS SCHEDULED AND AS INDICATED ON THE DRAWINGS.

B. INSTALL EQUIPMENT IN ACCORDANCE WITH APPROVED SHOP DRAWINGS, MANUFACTURERS INSTRUCTIONS AND ALL CODES AND REGULATIONS WHICH APPLY.

C. FOR CEILING MOUNTED EQUIPMENT, PROVIDE SUPPORTS WITH APPROVED ANCHORS DIRECTLY FROM BUILDING STEEL STRUCTURE. PROVIDE SUPPLEMENTARY STEEL AS REQUIRED TO ADEQUATELY SUPPORT THE LOAD. REUSE OF EXISTING EQUIPMENT:

- GENERAL:
 - PRIOR TO START OF CONSTRUCTION, CONTRACTOR TO PERFORM EXISTING CONDITIONS SURVEY OF SYSTEMS TO BE REUSED AND PREPARE COMPLETE REPORT INDICATING PHYSICAL CONDITION OF UNITS AND ACCESSORIES AND NOTE ANY REPAIRS REQUIRED BEYOND ITEMS INCLUDED IN DESIGN DOCUMENTS. TO RE-STORE EQUIPMENT TO A FULLY OPERATIONAL CONDITION. REPORT TO BE SUBMITTED TO ENGINEER FOR REVIEW AND ANY CORRECTIVE ACTION. COORDINATE THIS WORK WITH ANY NEW OR REBURISHMENT WORK LISTED IN THE SPECIFICATIONS OR PLANS.
 - PROVIDE A UNIT PRICE LIST TO BE SUBMITTED WITH YOUR BID FOR THE REPAIR OF ALL INTERNAL COMPONENTS OF ALL EQUIPMENT TO BE REUSED AS WELL AS ALL ACCESSORIES.
 - UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL WARRANTY ALL REUSED EQUIPMENT FOR ONE (1) YEAR.

E. NEW IN-LINE FANS - DIRECT DRIVE:

- PROVIDE CABINET FANS OF SIZE AND ARRANGEMENT AS INDICATED, AND OF CAPACITIES AS SHOWN ON DRAWINGS.
- FANS TO BE DIRECT DRIVE. SEE SCHEDULE FOR SPECIFIC APPLICATIONS.
- FANS SHALL HAVE ACOUSTICALLY INSULATED HOUSINGS, INTEGRAL BACKDRAFT DAMPER SHALL BE CERTIFIED BY AMCA AND IUL.
- PROVIDE VARIABLE SPEED SWITCH ADJACENT TO EACH FAN FOR BALANCING PURPOSES.
- FANS SHALL BE MANUFACTURED BY COOK OR APPROVED EQUIV.

F. NEW VARIABLE AIR VOLUME (VAV) TERMINAL UNITS:

- VAV BOXES SHALL BE CEILING MOUNTED, SINGLE DUCT, PRESSURE INDEPENDENT, ELECTRONIC DOC BOXES, ANEMOSTAT MODEL EZTS BOXES SHALL BE PROVIDED WITH ALL SENSORS, CONTROLS, TRANSFORMERS, DAMPERS AND ACTUATORS AS REQUIRED. SUBMIT DUCT-BORNE AND EXTERNALLY RADIATED SOUND POWER LEVELS IN ACCORDANCE WITH LOCAL CODES AND RATED NC LEVELS. UNITS ARE TO HAVE NORMALLY OPEN DAMPERS (ON A NO-FLOW CONDITION) WITH A MINIMUM AIR QUANTITY SETTING OF 20% OF THE DESIGN AIR QUANTITY. MINIMUM/MAXIMUM SETTING SHALL BE USER ADJUSTABLE.

G. ALL EQUIPMENT MUST MEET THE REQUIRED BY NYC 2008 CODE NOISE SPECIFICATIONS

5.8.2026
DOBS ISSUES
DATES

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MECHANICAL NOTES

DATE: 05/05/2026
PROJECT No: 1045-25-21
DRAWN BY: Z.G.
CHK BY: A.M.
DRW#: M-600.00
CADREF# PG#
6-6

DOB NOW JOB:
B00937194-S3

PLAN APPROVAL:



100

NO PARKING

NO PARKING

NO PARKING

DO NOT BLOCK DRIVEWAY





DO NOT
TACK
DRIVEWAYS
24 HOUR
ACCESS
REQUIRED





Security Camera in Use

DO NOT BLOCK DRIVEWAY
24 HOUR ACCESS REQUIRED

NO PARKING

381
VANDERBILT



FORSTER
XT

TENANT PROTECTION PLAN 2020 CODE AS PER 28-104.8.4.

1. THE BUILDING CONTAINS APPROXIMATELY 0 DWELLING UNITS THAT WILL BE OCCUPIED DURING CONSTRUCTION.
2. EGRESS: AT ALL TIMES IN THE COURSE OF CONSTRUCTION THE EGRESS FROM THE VARIOUS FLOORS OF THE BUILDING WILL BE MAINTAINED. REQUIRED EGRESS SHALL NOT BE OBSTRUCTED AT ANY TIME.
3. FIRE SAFETY: ALL PRECAUTIONS TO BE OBSERVED TO MAINTAIN FIRE SAFETY AS WELL AS ADDITIONAL SAFETY MEASURES NECESSITATED BY THE CONSTRUCTION SHALL BE STRICTLY OBSERVED.
4. HEALTH REQUIREMENTS: DUST TO BE KEPT TO A MINIMUM AND TO BE REMOVED AFTER COMPLETION OF WORK EACH DAY. DISPOSAL OF CONSTRUCTION DEBRIS MUST BE DONE IN THE SAFE MANNER. CONSTRUCTION NOISE WILL BE CEASED AFTER NORMAL WORKING HOURS. LIMIT NOISE TO ACCEPTABLE LEVELS. MAINTAIN SANITARY FACILITIES. CONTROL PESTS AT ALL TIMES.
5. CONTRACTOR MUST COMPLY WITH APPLICABLE LAWS RELATING TO LEAD AND ASBESTOS. IF OBSERVED IMMEDIATELY CONTACT OWNER OR ARCHITECT.
6. ELECTRIC, GAS, OR OTHER UTILITIES ARE NOT TO BE INTERRUPTED.
7. BUILDING SECURITY TO BE MAINTAINED TO PREVENT UNAUTHORIZED PERSONS FROM ENTERING THE BUILDING.
8. FLOOR SHALL NOT BE OVERLOADED BEYOND WHAT PERMITTED.
9. NO STRUCTURAL WORK SHALL BE DONE THAT MAY ENDANGER THE OCCUPANTS.
10. THE REQUIREMENTS OF THE NY CITY HOUSING MAINTENANCE CODE AND MD LAW SHALL BE STRICTLY OBSERVED.
11. PUBLIC AVAILABILITY OF TENANT PROTECTION PLAN (28-120.1.1) - TENANT PROTECTION PLAN NOTICE WILL BE POSTED IN CONSPICUOUS MANNER IN THE LOBBY AND EACH FLOOR WITHIN 10 FEET OF THE ELEVATOR, OR IF THE BUILDING DOES NOT HAVE THE ELEVATOR, WITHIN 10 FEET OF OR IN THE MAIN STAIRWELL OF EACH FLOOR.
12. COPY OF TENANT PROTECTION PLAN UPON REQUEST (28-120.1.2) - TENANT PROTECTION PLAN WILL BE AVAILABLE UPON REQUEST FROM THE OWNER AND MAY ACCESS THE PLAN ON THE DEPARTMENT'S WEB SITE AT WWW.NYC.GOV/BUILDINGS
13. NOTICE TO OCCUPANTS (28-120.1.3) - TENANT PROTECTION PLAN NOTICE WILL BE DISTRIBUTED TO EACH OCCUPIED DWELLING UNIT.
14. PHASED TENANT PROTECTION PLANS (28-120.2) - MULTIPLE LAYOUTS OF THE TENANTS PROTECTION FEATURES ENUMERATED IN SECTION 28-120.1 MAY BE SUBMITTED AT ANY TIME DURING CONSTRUCTION OPERATIONS TO SHOW PHASED TENANT PROTECTION PLAN DESIGNS CONSISTENT WITH THE PHASE OF ANTICIPATED WORK. LAYOUTS SUBMITTED SUBSEQUENT TO A PREVIOUSLY APPROVED TENANT PROTECTION PLAN SHALL CONSTITUTE AN AMENDMENT TO SUCH PLAN. SUCH AMENDED PLAN SHALL BE APPROVED BY THE DEPARTMENT PRIOR TO THE COMMENCEMENT OF THE WORK REQUIRING SUCH AMENDED PLAN.
15. CONTRACTOR STATEMENT (28-120.3) - THE PERMIT HOLDER FOR THE UNDERLYING ALTERATION, CONSTRUCTION, OR PARTIAL DEMOLITION SHALL SIGN A STATEMENT CERTIFYING THAT THE TENANT PROTECTION PLAN SUBMITTED BY THE REGISTERED DESIGN PROFESSIONAL COORDINATES WITH THE SCOPE OF WORK INTENDED.

SMOKE/CARBON MONOXIDE DETECTORS

1. SMOKE AND CARBON MONOXIDE DETECTORS SHOULD BE INSTALL AS PER CHAPTER 9 FIRE PROTECTION SYSTEMS 2022 NYC BC.
2. SMOKE ALARM DETECTORS SHOULD BE INSTALLED AS PER 907.2.10.1.1 THROUGH 907.2.10.5 BC.
3. AS PER 907.2.10.1.1 SMOKE ALARMS SHOULD BE INSTALLED:
 - 1) ON THE CEILING OR WALL OUTSIDE OF EACH ROOM USED FOR SLEEPING PURPOSES WITHIN 15 FEET FROM THE ENTRANCE TO SUCH ROOM.
 - 2) IN EACH ROOM USED FOR SLEEPING PURPOSES.
 - 3) IN EACH STORY WITHIN DWELLING UNIT INCLUDING BELOW-GRADE STORIES AND PENTHOUSES OF ANY AREA, BUT NOT INCLUDING CRAWL SPACES AND UNINHABITABLE ATTICS.
4. AS PER 907.2.10.2 POWER SOURCE: - PRIMARY POWER FROM A DEDICATED BRANCH CIRCUIT OR THE UNSWITCHED PORTION OF A BRANCH CIRCUIT ALSO USED FOR POWER AND LIGHTING, AND SHALL BE EQUIPPED WITH A BATTERY BACKUP. SMOKE ALARMS SHALL EMIT A SIGNAL WHEN THE BATTERIES ARE LOW. WIRING SHALL BE PERMANENT AND WITHOUT A DISCONNECTING SWITCH OTHER THAN AS REQUIRED FOR OVER-CURRENT PROTECTION.
5. AS PER 907.2.10.3 INTERCONNECTION. WHERE MORE THAN ONE SMOKE ALARM OR DETECTOR IS REQUIRED TO BE INSTALLED WITHIN AN INDIVIDUAL DWELLING UNIT IN GROUP R-2, R-3, OR WITHIN AN INDIVIDUAL DWELLING UNIT OR SLEEPING UNIT IN GROUP R-1, THE SMOKE ALARMS OR DETECTORS SHALL BE INTERCONNECTED IN SUCH A MANNER THAT THE ACTIVATION OF ONE ALARM OR DETECTOR WILL ACTIVATE ALL OF THE ALARMS OR DETECTORS IN THE INDIVIDUAL UNIT. THE ALARM OR DETECTOR SHALL BE CLARLY AUDIBLE IN ALL BEDROOMS OVER BACKGROUND NOISE LEVELS WITH ALL INTERVENING DOORS CLOSED.

DEMO FILED UNDER SEPARATE DOB NOW BUILD APPLICATION # B00774056-11

PLUMBING FILED UNDER SEPARATE DOB NOW BUILD APPLICATION #B00774059-11

SPRINKLERS FILED UNDER SEPARATE DOB NOW BUILD APPLICATION #B00937194-S1

MODIFICATION TO FIRE ALARM SYSTEM WILL BE DONE WITH FDNV

ENGINEER ELECTS TO WAIVE TR2 AND TR3 SINCE TOTAL VOLUME OF STRUCTURAL CONCRETE WILL BE LESS THAN 50 CUBIC YARDS AND THE DESIGN STRESS IN THE STRUCTURAL CONCRETE DOES NOT EXCEED 2,500 PSI, AND THE CONCRETE SPECIFIED ON ALL CONSTRUCTION DOCUMENTS AND DELIVERED TO THE SITE HAS A COMPRESSIVE STRENGTH F 4,000 PSI OR GREATER.

D.O.B. NOTES

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NEW YORK CITY BUILDING CODE, FIRE DEPARTMENT RULES AND REGULATIONS, UTILITY COMPANY REQUIREMENTS, AND THE BEST TRADE PRACTICES.
2. BEFORE COMMENCING WORK, THE CONTRACTOR SHALL FILE ALL REQUIRED INSURANCE CERTIFICATES WITH THE DEPARTMENT OF BUILDINGS, OBTAIN ALL REQUIRED PERMITS, AND PAY ALL FEES REQUIRED BY THE GOVERNING NEW YORK CITY AGENCIES.
3. MINOR DETAILS NOT USUALLY SHOWN OR SPECIFIED, BUT REQUIRED FOR PROPER CONSTRUCTION OF ANY PART OF THE WORK SHALL BE INCLUDED AS IF THEY WERE INDICATED IN THE DRAWINGS.
4. THE CONTRACTOR SHALL COORDINATE ALL WORK PROCEDURES WITH THE STIPULATIONS OF LOCAL AUTHORITIES, BUILDING MANAGEMENT OR BOARD OF DIRECTORS.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CONDITIONS AND MATERIALS WITHIN THE PROPOSED CONSTRUCTION AREA. THE CONTRACTOR SHALL DESIGN AND INSTALL ADEQUATE SHORING AND BRACING FOR ALL STRUCTURAL OR REMOVAL TASKS. THE CONTRACTOR SHALL HAVE SOLE RESPONSIBILITY FOR ANY DAMAGE OR INJURIES CAUSED BY OR DURING THE EXECUTION OF THE WORK.
6. THE CONTRACTOR SHALL LAY OUT HIS OWN WORK, AND SHALL PROVIDE ALL DIMENSIONS REQUIRED FOR OTHER TRADES: PLUMBING, ELECTRICAL, ETC.
7. PLUMBING WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE FOR AND OBTAIN THROUGH THE DEPARTMENT OF BUILDINGS ALL REQUIRED PERMITS, INSPECTIONS AND REQUIRED SIGN OFFS.
8. ELECTRICAL WORK SHALL BE PERFORMED BY PERSONS LICENSED IN THEIR TRADES, WHO SHALL ARRANGE FOR AND OBTAIN THROUGH THE BUREAU OF ELECTRICAL CONTROL ALL REQUIRED PERMITS, INSPECTIONS AND REQUIRED SIGN OFFS.
9. THE CONTRACTOR SHALL DO ALL CUTTING, PATCHING, REPAIRING AS REQUIRED TO PERFORM ALL OF THE WORK INDICATED ON THE DRAWINGS, AND ALL OTHER WORK THAT MAY BE REQUIRED TO COMPLETE THE JOB.
10. ALL PIPING AND WIRING SHALL BE REMOVED TO A POINT OF CONCEALMENT AND SHALL BE PROPERLY CAPPED OR PLUGGED.

CONSTRUCTION NOTES

1. GENERAL: ALL WORK TO BE DONE IN ACCORDANCE TO THE NEW YORK BUILDING CODE, CHAPTER 33, AND ALL OTHER REGULATIONS OF ALL OTHER AGENCIES.
2. MEANS OF EGRESS: ALL EXISTING MEANS OF EGRESS FROM THE BUILDING TO BE MAINTAINED CLEAR AND FREE OF ALL OBSTRUCTIONS, SUCH AS BUILDING MATERIALS, TOOLS, ETC..
3. FIRE SAFETY:
 - A.) ALL BUILDING MATERIALS STORED AT CONSTRUCTION AREA, AND/OR IN ANY AREA OF THE BUILDING ARE TO BE SECURED IN A LOCKED AREA. ACCESS TO SUCH AREAS TO BE CONTROLLED BY OWNER AND/OR GENERAL CONTRACTOR.
 - B.) ALL MATERIALS TO BE STORED IN AN ORDERLY FASHION.
 - C.) ALL FLAMMABLE MATERIALS TO BE KEPT SEALED IN THEIR RESPECTIVE MANUFACTURER'S CONTAINERS. SUCH MATERIALS ARE TO BE KEPT AWAY FROM
 - D.) ALL FLAMMABLE MATERIALS TO BE USED AND STORED IN AN ADEQUATELY VENTILATED SPACE.
 - E.) ALL ELECTRICAL POWER TO BE SHUT OFF WHERE THERE IS AN OPEN CONDUIT.
 - F.) ALL ELECTRICAL POWER IN THE CONSTRUCTION AREA TO BE SHUT OFF AFTER WORKING HOURS.
 - G.) CONTRACTOR, AT ALL TIMES, IS TO MAKE SURE THERE IS NO LEAKAGE OF NATURAL GAS IN BUILDING, OR ANY FLAMMABLE GAS USED IN CONSTRUCTION.
4. DUST CONTROL:
 - A.) DEBRIS, DUST, AND DIRT TO BE KEPT TO A MINIMUM, AND TO BE CONFINED TO THE IMMEDIATE CONSTRUCTION AREA.
 - B.) CONTRACTOR TO ISOLATE THE CONSTRUCTION AREA FROM OCCUPIED BUILDING AREAS BY MEANS OF TEMPORARY PARTITIONS OR HEAVY DROP CLOTHS.
 - C.) DEBRIS, DUST, AND DIRT TO BE CLEANED UP AND CLEARED FROM BUILDING PERIODICALLY TO AVOID EXCESSIVE ACCUMULATION.
5. NOISE AFTER-HOURS: WORK TO BE DONE DURING REGULAR WORKING HOURS MONDAY THROUGH FRIDAY 9:00 AM TO 5:00 PM.
6. NO ONE SHALL OCCUPY THE SPACE DURING CONSTRUCTION

DEMOLITION NOTES

1. ALL CONSTRUCTION WORK SHALL BE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE NEW YORK CITY BUILDING CODE AND OTHER APPLICABLE RULES AND REGULATIONS.
2. ALL DEMOLITION WORK WILL BE PERFORMED ONLY WITH HANDHELD NON-MECHANICAL EQUIPMENT.
3. DEMOLITION WILL NOT EFFECT EGRESS ROUTES DURING PERFORMANCE.
4. DURING THE TIME OF DEMOLISHING, THE APARTMENT IS NOT SUPPOSED TO BE OCCUPIED
5. THE OWNER SHALL BE RESPONSIBLE FOR THE SAFE MAINTENANCE OF THE BUILDING AND ITS FACILITIES
6. THE CONTRACTOR SHALL ARRANGE FOR ALL NECESSARY INSPECTIONS AND APPROVALS.
7. THE CONTRACTOR AND SUB-CONTRACTOR SHALL PROVIDE ALL REQUIRED CERTIFICATES OF INSURANCE AND SHALL COMPLY WITH NEW YORK STATE WORKMENS COMPENSATION AND DISABILITY LAWS.
8. CONTRACTOR SHALL EXECUTE CARE AND CAUTION DURING DEMOLITION SO AS NOT TO DAMAGE EXISTING PIPES, CONDUITS, STRUCTURE, ETC. IF DAMAGE OCCURS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIRING IT IMMEDIATELY.
9. ALL EXITS SHALL BE KEPT READILY ACCESSIBLE AND UNOBSTRUCTED AT ALL TIMES.
10. THE CONTRACTOR MUST OBTAIN ALL REQUIRED PERMITS BEFORE ANY WORK IS BEGUN.

DRAWING INDEX	
DRAWING NO.	DRAWING TITLE
T-100.00	TITLE SHEET - PLOT PLAN
G-100.00	GENERAL NOTES
DM-100.00	EXTG/ DEMOLITION PLANS
DM-101.00	EXTG/ DEMOLITION PLANS
A-100.00	CELLAR, BASEMENT AND 1ST FLOOR PROPOSED PLANS
A-101.00	2ND, 3RD AND 4TH FLOOR PROPOSED PLANS
A-200.00	EXTG./DEMO. AND PROPOSED REAR FACADE
A-300.00	EXTG. AND PROP. BUILDING SECTION AND DETAILS
LPC-1	VISIBILITY ANALYSIS
LPC-2	HISTORIC DISTRICT MAP AND BUILDINGS HEIGHTS ANALYSIS
LPC-3	SURROUNDING BUILDINGS-FRONT & REAR

**EXTERIOR RENOVATIONS
372 CLINTON AVENUE, BROOKLYN, NY 11238**

INSPECTIONS LIST:

SPECIAL INSPECTIONS:	
STRUCTURAL STEEL - WELDING	BC 1704.3.1
STRUCTURAL STEEL - DETAILS	BC 1704.3.2
STRUCTURAL STEEL - HIGH STRENGTH BOLTING	BC 1704.3.3

PROGRESS INSPECTION ITEMS:

1. FINAL 28-1162.4.2, BC 110.5, DIRECTIVE 14 OF 1975, AND 1 RCNY§101-10

PROVISIONS

APPLICABLE CODES: ALL WORK PROPOSED SHALL COMPLY WITH THE PROVISIONS OF THE SPECIFICATIONS AND DRAWINGS AND SHALL SATISFY ALL APPLICABLE CODES, ORDINANCES AND REGULATIONS OF ALL GOVERNING BODIES INVOLVED.

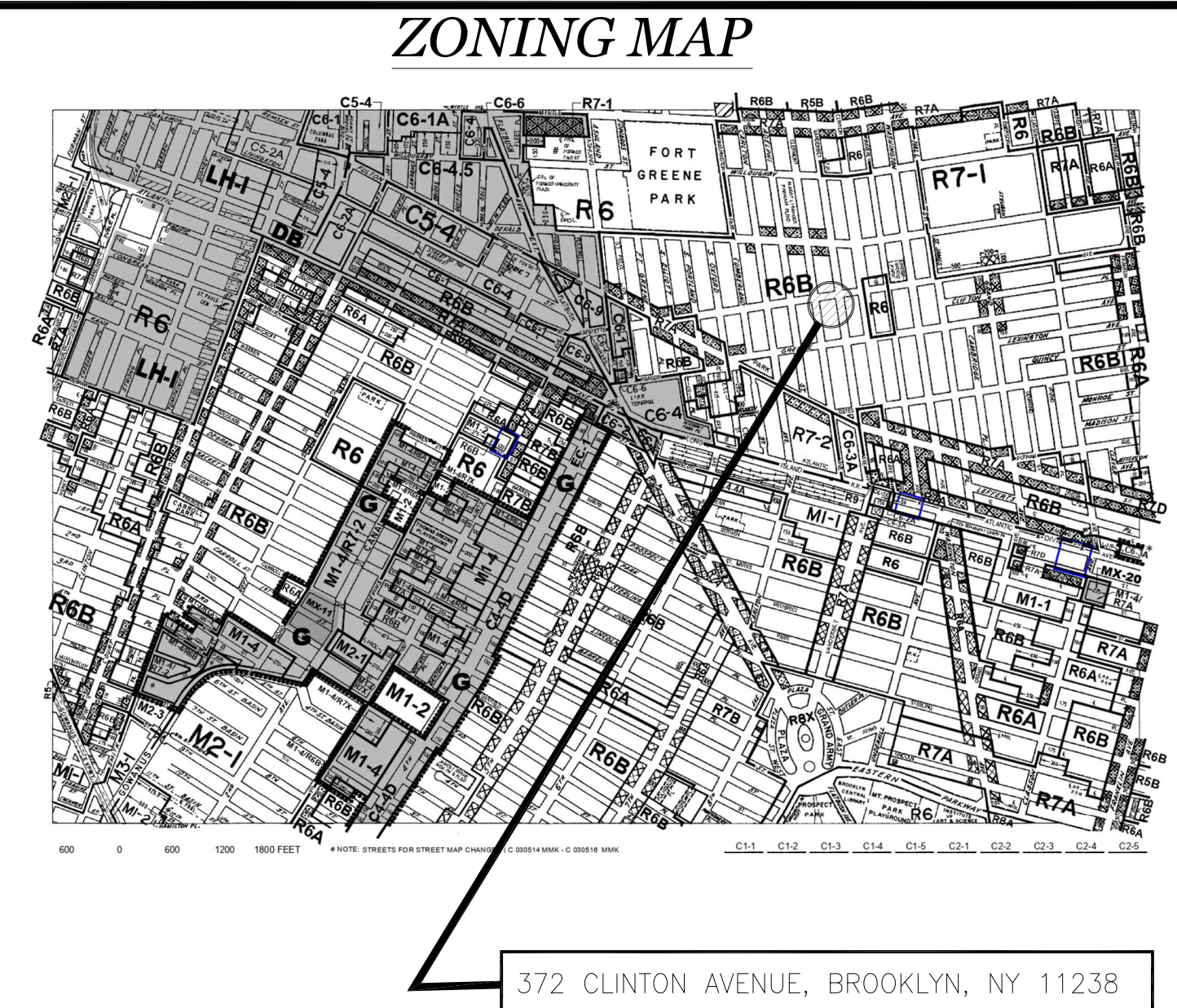
ALL PERMITS AND LICENSES NECESSARY FOR THE PROPER EXECUTION OF THE WORK SHALL BE PROCURED AND PAID FOR BY THE CONTRACTOR INVOLVED. APPLICABLE CODES INCLUDE BUT ARE NOT LIMITED TO:

NYC 2022 BUILDING CODE, NYC 2022 PLUMBING CODE, NYC 2022 MECHANICAL CODE

2020 NYC ENERGY EFFICIENCY CODE



KEY LOCATION PLAN



SCOPE OF WORK:

CONSTRUCTING A NEW PORCH MEASURING 7' x 12' AT THE REAR YARD ON THE 3RD AND 4TH FLOORS WITH AS PER PLANS FILED HEREWITH

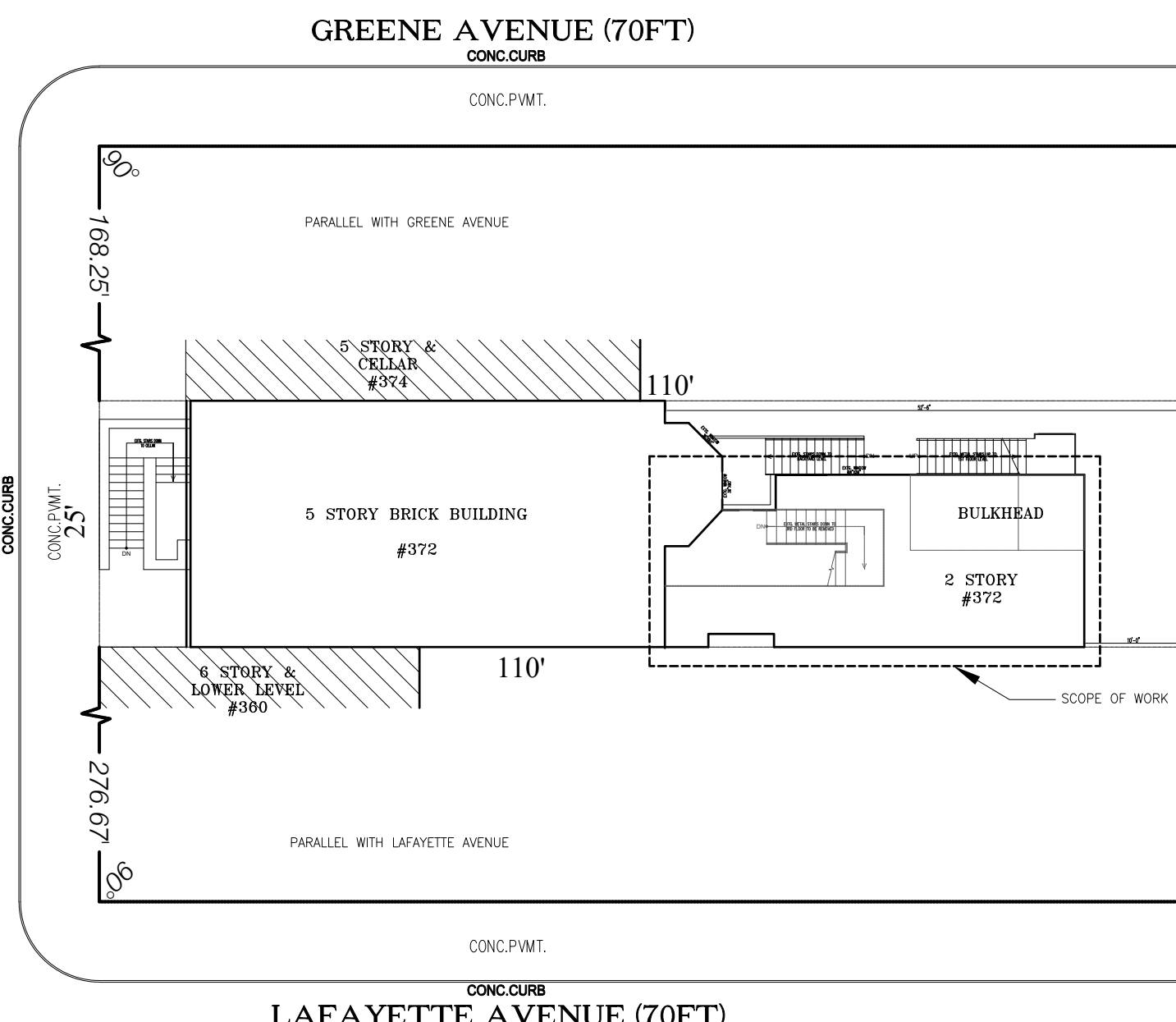
NYCECC COMPLIANCE NOTE

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE NYCECC, USING CHAPTER C4, 2020

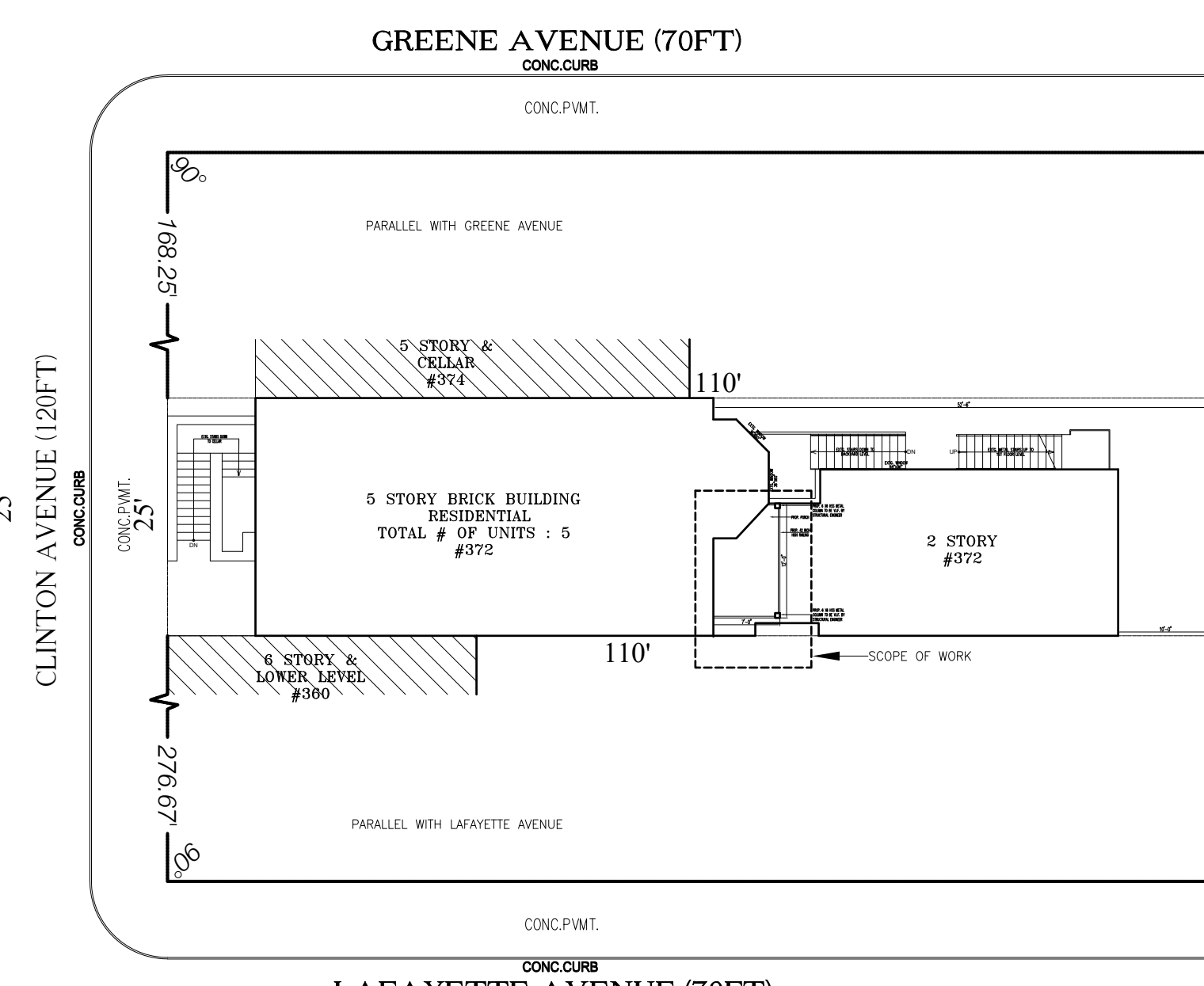
ZONING INFORMATION

BLOCK	1943
LOT	32
DISTRICT	R6B
MAP	16c
CONSTR. CL	2B
OCCUP. CL	R-2

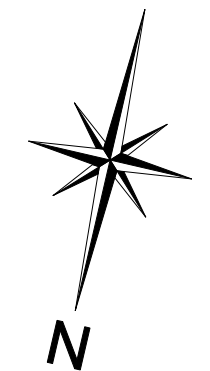
DOB ISSUES	DATES
<p>CLIENT:</p> <p>TODD ROSE 291 BROADWAY, 13TH FLOOR, NEW YORK, NY 10007 TEL: (646) 479-5142 (212) 349-3366 EMAIL: trose@roseandroselaw.com</p>	
<p>PROJECT ADDRESS:</p> <p>372 CLINTON AVENUE, BROOKLYN, NY 11238</p>	
<p>APPLICANT:</p> <p>CARL HAMANN, P.E. 118 FLEETS COVE ROAD HUNTINGTON, NY 11743 TEL. 917-692-5694</p>	
<p>DRAWING TITLE:</p> <p>TITLE SHEET AND PLOT PLAN</p>	
<p>SEAL & SIGNATURE:</p>	<p>DATE: 12/23/2025</p> <p>PROJECT No: 1045-2021</p> <p>DRAWN BY: Z.G.</p> <p>CHK BY: A.M.</p> <p>DRW#:</p>
<p>DOB NOW JOB#:</p>	<p>T-100.00</p> <p>CADREF#</p> <p>PG# 1</p> <p>11</p>
<p>PLAN APPROVAL:</p>	



EXTG. PLOT PLAN
SCALE: 1/16"=1'-0"



PROP. PLOT PLAN
SCALE: 1/16"=1'-0"



GENERAL NOTES

APPLICABLE CODES, ORDINANCES, AND REGULATIONS

- a. All work shall comply with the rules, local laws, and regulations of the city, state and federal government agencies having jurisdiction.
- b. All work shall comply with all ADA and Local Law 58/87 accessibility requirements as directed by federal laws and New York City Building Codes.

FILING

a. All Architectural and Engineering plans shall be Filed with the New York City Department of Building by the Owner or the Tenants Expediter. The General Contractor shall obtain all applicable Alteration Type I, II, or III Permits from the N.Y.C. Dept. of Buildings. The General Contractor shall also obtain all inspections and sign-offs as required by the N.Y.C. Dept. of Buildings to include, but not limited to:

- 1) Inspections and sign-offs required for all work, including structural, mechanical, equipment use permits, etc.
- 2) Electrical and Mechanical Certificates issued by:
 - a. Department of Environmental Protection.
 - b. Board of Fire Underwriters.
 - c. Bureau of Electrical Control, Dept. of Buildings.
 - d. Any other agencies having jurisdiction.

b. Copies of all Certificates of Approval and all Permits must be submitted to the Building Management Office prior to the commencement of work.

c. General Contractor shall be responsible for all inspection costs and fees, including any controlled inspections required for project except progress and special inspection by Architect..

CONTRACTOR'S INSURANCE

a. General Contractor and/or sub-contractors shall furnish to the owner Certificate of Workmen's Compensation Insurance, Certificate of Compliance with N.Y.C. Disability Benefits Law, and Certificate of Comprehensive Liability and Property Damage Insurance on an occurrence basis, issued by an insurance carrier approved by owner; covering all labor employed in the execution of the alteration, including those employed by all sub-contractors, in the following minimum limits:

Excess Liability (Umbrella Form): as required by Building Management

Workman Compensation

SCHEDULING OF WORK

a. The General Contractor shall submit a bar-graph type schedule of construction, indicating all construction trades involved in the project, the starting dates, the anticipated weekly progress and the completion date.

b. The General Contractor shall indicate to the landlord the proposed dates and hours during which the alteration shall be performed and the proposed dates and hours during which the freight elevator shall be required. Contracting and scheduling of elevators and other hoisting facilities for handling of materials shall be the responsibility of the General Contractor.

c. General Contractor shall comply with rules of the building and the permitted methods of handling materials, equipment and debris.

d. The General Contractor shall provide on-site field supervision as required to coordinate all trades, insure the professional completion of all work, and to maintain the construction schedule. General Contractor shall keep complete, current field sets of all Arch. and Mechanical Engineer's drawings on site for reference. General Contractor shall schedule site meetings with all trades on a weekly basis, or as required to maintain project coordination and progress.

PROTECTION

a. The General Contractor shall provide protection for all access areas to reduce possibility of damage. Contractor shall be responsible for public corridors, elevators, lobbies, etc. that are used by him, and shall repair any damage which occurs as a result of his work.

b. The General Contractor shall protect all existing A/C vents and convectors to prevent dust and debris from entering building mechanical system.

CLEANING UP

The General Contractor shall keep the premises free from the accumulation of waste materials and rubbish and shall regularly remove debris. Premises are to be left broom clean at the end of each day. General Contractor shall remove any debris resulting from carpet or flooring installation by others.

EXISTING CONDITIONS

a. The Contractor shall inform himself of the conditions under which the work is to be performed, the obstacles which may be encountered, and all other related matters concerning the contracted work. Where existing conditions conflict with the drawings or specifications, Contractor shall advise IDT and review condition before starting construction.

b. Arch. and the Mechanical Engineer reserve the right to adjust plans and specifications to meet structural, mechanical and architectural field conditions that may emerge during partition layout and construction phases.

MECHANICAL CAPACITIES

Verification of existing capacities in relationship to the Tenant needs is the responsibility of the Mechanical Engineer. In the absence of engineering drawings, this responsibility shall become General Contractor's. The submission of the General Contractor's proposal shall be deemed to indicate positive confirmation of the adequacy and availability of the building mechanical and electrical services required for the project.

9. SUPPLY & INSTALLATION OF EQUIPMENT

Except where specifically noted 'By Others' or 'Not in Contract', the General Contractor shall be responsible for the supply and installation of all equipment, fixtures, and devices as indicated.

10. TENANT'S VERIFICATION OF AS-BUILT CONDITIONS

All dimensions and room sizes for furniture, equipment, flooring fitting and layout must be verified against final as-built conditions and not scaled from plans or taken from plan dimensions.

11. BUILDING CONTACT

Owner: TODD ROSE
Address: 137 ATLANTIC AVE., BROOKLYN NY 11201
TEL : (212) 340-3366
E_mail : TROSE@ROSEANDROSELAW.COM

12. CONTRACTOR'S PROPOSAL OF COST

a. The General Contractor's proposal shall indicate a total project cost and a cost breakdown for all applicable trades as follows:

- 1) Supervision, Cleaning & Protection
- 2) Demolition
- 3) Drywall
- 4) Hardware
- 5) Hollow Metal
- 6) Glass
- 7) Rough Carpentry
- 8) Electric
- 9) HVAC
- 10) Plumbing
- 11) Plaster Work
- 12) Lath & Acoustic Ceiling
- 13) Mill & Cabinetwork
- 14) Paint & Wallcovering
- 15) Ceramic & Marble Tile
- 16) VCT & Base
- 17) Carpet
- 20) Asbestos Abatement(if required)
- 21) Equipment & Fixtures
- 22) Filing & Permits
- 23) Other
- 24) Overhead & Profit

b. General Contractor shall advise Arch. of any requested exclusions prior to submission of project costs, and shall clearly indicate any such exclusions in final proposal. Contractor shall also clearly indicate any proposed substitutions to the project, describe the change and itemize any additional cost or credit.

c. General Contractor's proposal must be reviewed by Arch. and approved by Tenant prior to commencement of work.

d. General Contractor shall provide alternate pricing per Section 21 at end of General Specifications.

13. CHANGE ORDERS

General Contractor shall promptly submit separate Change Orders for any addition to or reduction of contracted work. All Change Orders must be reviewed by IDT and approved by Tenant before Contractor proceeds with work.

B. DRAWINGS & PROCEDURES

1. OWNERSHIP OF DRAWINGS

All drawings and specifications are the property of Arch. and the use thereof is authorized only for the project specified. No plan, design or idea indicated on these drawings may be issued for any other purpose without the written consent of Arch.

2. DRAWINGS & INSTRUCTIONS

All work is to be performed by the General Contractor unless otherwise noted. Should the General Contractor find any discrepancies, omissions, ambiguities or conflicts in any of the construction drawings, or be in any doubt as to their meaning, he must bring such questions to the attention of Arch. before the start of construction.

3. DIMENSIONS & LAYOUT

a. All dimensions are to the finished face of partitions and door openings, unless otherwise noted. Written dimensions take precedence over scaled dimensions.

b. Contractor shall advise Arch. when floor channels for drywall partitions have been set, and layout shall be approved for conformance to design before Contractor shall proceed with partition construction.

4. SHOP DRAWINGS

a. The Contractor shall field check all conditions and submit (3) copies of all shop drawings and schedules required for work of various trades. All shop drawings shall be reviewed and approved by General Contractor prior to their issue, and all such reviews shall be performed with reasonable promptness. All shop drawing and schedule reviews by Arch. are for conformance to the contract documents only.

b. The Contractor shall make any corrections indicated by Arch.; resubmit (2) corrected copies of each drawing, and distribute approved field copies as required. Arch's approval of such drawings or schedules shall not relieve the Contractor from responsibility for deviation from drawings or specifications unless written approval for such deviation has been made by Arch.. Contractor shall have final responsibility for any errors or omissions in shop drawings, schedules, and actual construction.

C. GENERAL SPECIFICATIONS

1. DEMOLITION

The General Contractor shall obtain and adhere to all Building Owner's requirements for demolition and construction methods and materials.

a. All demolition shall be done with reasonable care so as to prevent damage to adjacent areas and any construction to remain. Contractor shall provide all protective materials required by his work.

b. All items designated on plans to remain or to be removed and saved for reuse, but lost or damaged during any phase of the project, shall be replaced by items of equal quality and appearance by the General Contractor at no cost to the Owner, Tenant or Arch. Any such replacement work must be approved by IDT prior to fabrication and installation.

c. Scope of work to include the removal of existing interior partitions, ceilings, lighting fixtures, flooring materials, etc., and all related and obsolete telephone and electrical work, wiring conduits, pipes, ducts, etc. unless otherwise indicated on drawings.

d. Where plumbing fixtures are specified to be removed, related plumbing lines shall be removed and capped flush with new or existing construction.

e. Contractor shall remove all existing carpet, padding, and tack strips. Contractor shall remove all existing resilient flooring where loose, damaged, or otherwise required to obtain satisfactory sub-surface for new flooring.

f. Contractor shall remove all existing wood paneling and wallcovering throughout space, patch walls as necessary and prepare for new finishes.

2. EXISTING CONSTRUCTION

a. The General Contractor shall patch and repair all existing masonry brick veneer surfaces as required. Exterior wall repairs to be plumb with existing and new renovated construction. Surface patching and repair shall include existing walls, slabs, columns, and building perimeter walls as required.

b. Where existing partition outside corners are damaged, G.C. shall apply new corner beads; tape, spackle and polish smooth.

c. All existing perimeter walls, columns or other brick veneered existing surfaces not repairable shall be rebuilt and renovated-reconstructed with new bricks as required.

3. DRYWALL PARTITIONS

a. General Contractor shall tape and spackle all drywall partitions with a minimum of (2) coats of spackling compound and polish smooth. Taping work shall be a minimum of three steps:

- 1) Filler coat to be embed tape or corner bead.
- 2) Second coat to cover tape, level out to final elevation and feather to surface of drywall.
- 3) Polish coat to fill all small holes and ridges and to bring surface of taped joint to a hard, smooth finish.

b. General Contractor shall be responsible for supplying and installing all access doors in walls and ceiling as required throughout the space. Access doors shall be steel, flush type with spackle flange, painted to match wall or ceiling finish. Access doors shall be fire-rated type where required.

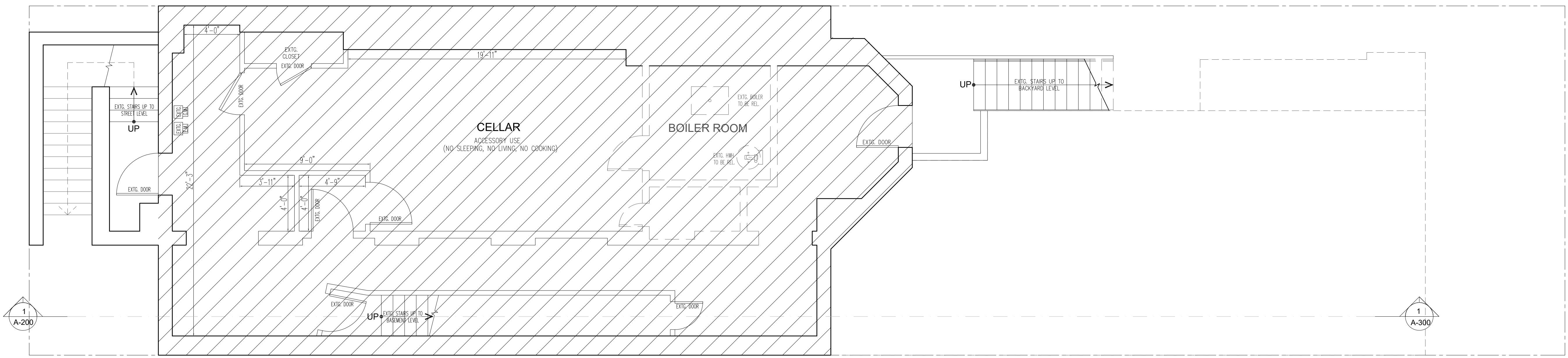
c. Walls shown to 'Align' shall be finished flush with existing and/or new construction. Where existing construction does not permit smooth alignment with new partition, Contractor shall laminate existing surfaces as required to achieve alignment.

4. CEILINGS

a. Unless otherwise noted, Contractor shall provide and install new suspended type gypsum board ceilings throughout the entire demised premises. Contractor shall be responsible for repairs to all existing ceilings that must be accessed during construction, including ceilings in building corridors and adjacent Tenant areas.

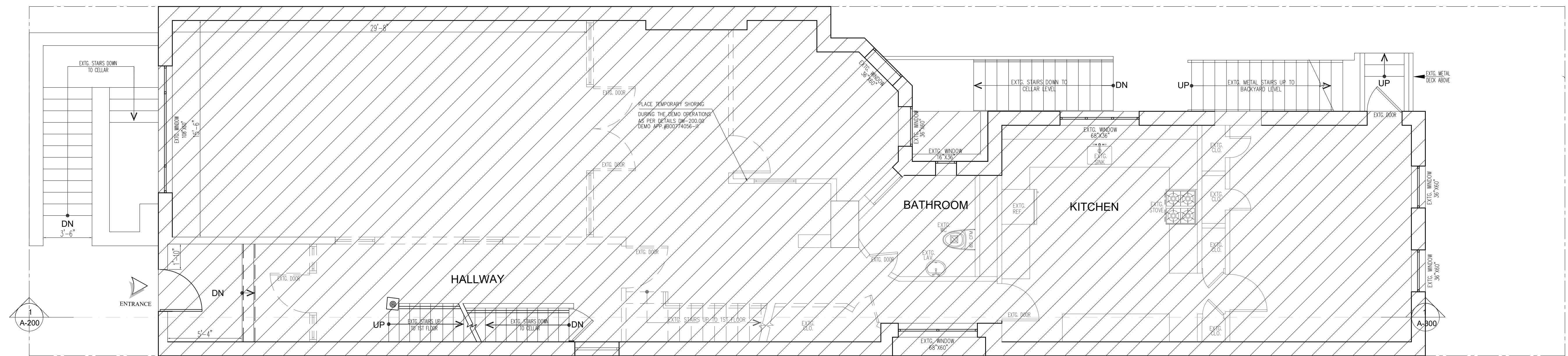
b. Contractor shall preserve and protect all existing ceilings where noted to remain. Contractor shall replace or repair any ceiling which is damaged or altered during construction and shall paint all existing ceilings as specified on the Finish Plan.

DOB ISSUES	DATES
<p>CODE CONSULTANT BIG ORANGE EXPEDITING, INC 179 GREENPOINT AVENUE BROOKLYN, NY 11228 T:(718) 389 2294</p>	
<p>CLIENT:</p> <p style="text-align: center;">TODD ROSE 291 BROADWAY, 13TH FLOOR, NEW YORK, NY 10007 TEL: (846) 479-5142 (212) 349-3366 EMAIL: trose@roseandroselaw.com</p>	
<p>PROJECT ADDRESS:</p> <p style="text-align: center;">372 CLINTON AVENUE, BROOKLYN, NY 11238</p>	
<p>APPLICANT:</p> <p style="text-align: center;">CARL HAMANN, P.E. 118 FLEETS COVE ROAD HUNTINGTON, NY 11743 TEL. 917-692-5694</p>	
<p>GENERAL NOTES</p>	
<p>SEAL & SIGNATURE:</p> <div style="text-align: center;">  </div>	<p>DATE: 12/05/2025 PROJECT No: 1045-2021 DRAWN BY: Z.G. CHK BY: A.M. DRW#:</p> <p style="text-align: center; font-size: 1.2em;">G-100.00</p> <p>CADREF# PG# 2 9</p>
<p>DOB NOW JOB#:</p>	
<p>PLAN APPROVAL:</p>	

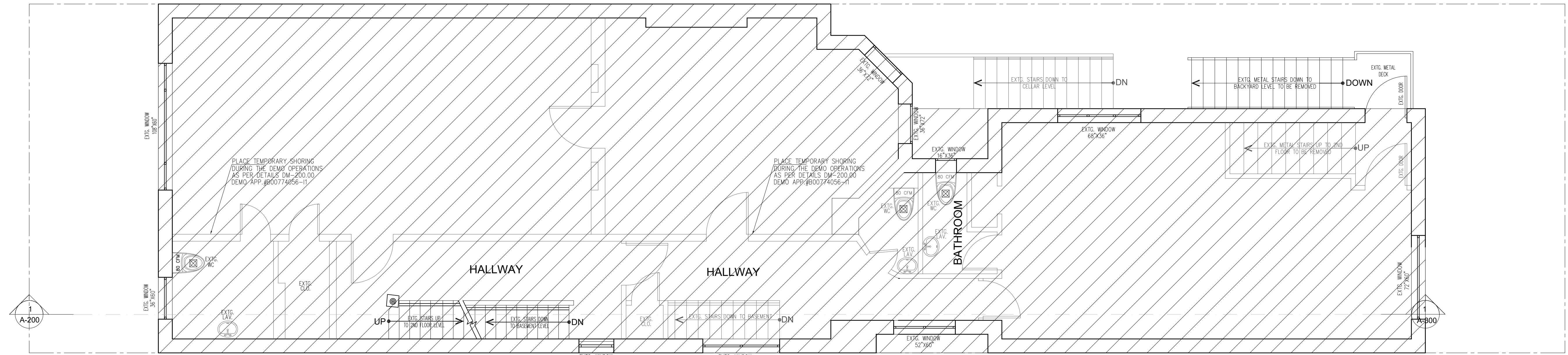


EXTG./DEMO CELLAR PLAN
SCALE: 1/4" = 1'-0"

- LEGEND:**
- EXISTING WALL
 - EXIST. DOOR TO REMAIN
 - EXIST. DOOR TO BE REMOVED
 - WALLS TO BE REMOVED



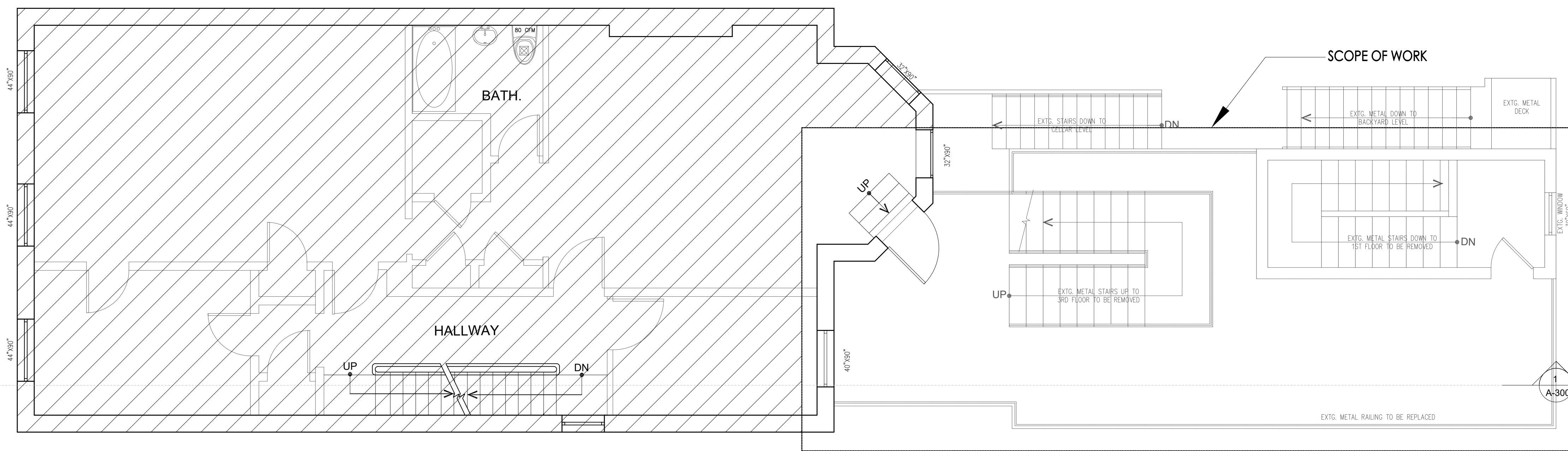
EXTG./DEMO BASEMENT PLAN
SCALE: 1/4" = 1'-0"



EXTG./DEMO 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

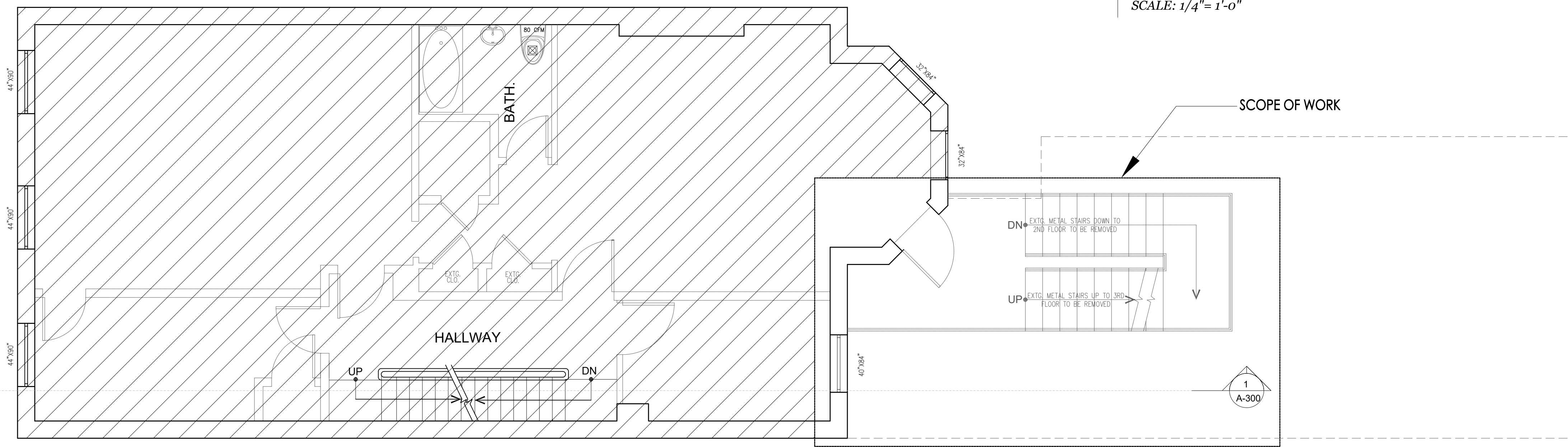
DEMO FILED UNDER
SEPARATE DOB NOW
APPLICATION # B00774056-11

DOB ISSUES	DATES
<p>CODE CONSULTANT BIG ORANGE EXPEDITING, INC 179 GREENPOINT AVENUE BROOKLYN, NY 11222 T:(718) 389 2294</p>	
CLIENT:	<p>TODD ROSE 291 BROADWAY, 13TH FLOOR, NEW YORK, NY 10007 TEL: (646) 479-5142 (212) 349-3366 EMAIL: trose@roseandroselaw.com</p>
PROJECT ADDRESS:	<p>372 CLINTON AVENUE, BROOKLYN, NY 11238</p>
APPLICANT:	<p>CARL HAMANN, P.E. 118 FLEETS COVE ROAD HUNTINGTON, NY 11743 TEL. 917-692-5694</p>
DRAWING TITLE:	<p>EXTG./DEMO PLANS</p>
SEAL & SIGNATURE	<p>DATE: 12/23/2025 PROJECT No: 1045-2021 DRAWN BY: Z.G. CHK BY: A.M. DRW#: DM-100.00</p>
DOB NOW JOB:	<p>CADREF# PG# 3 11</p>
PLAN APPROVAL:	

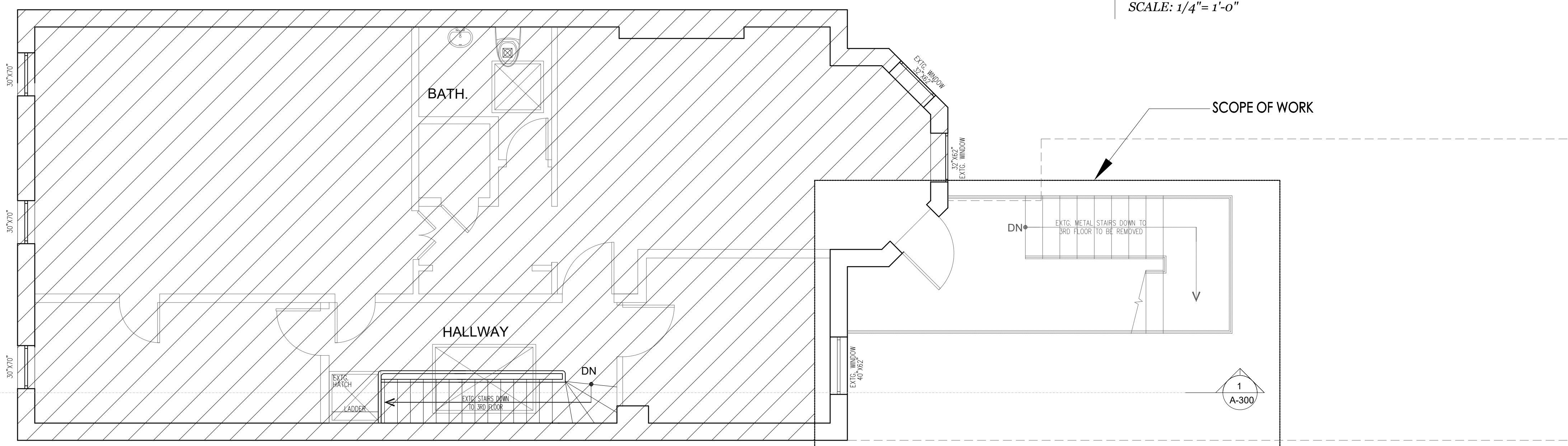


- LEGEND:
- EXISTING WALL
 - EXIST. DOOR TO REMAIN
 - EXIST. DOOR TO BE REMOVED
 - WALLS TO BE REMOVED

EXTG./DEMO 2ND FLOOR PLAN
SCALE: 1/4"= 1'-0"



EXTG./DEMO 3RD FLOOR PLAN
SCALE: 1/4"= 1'-0"



EXTG./DEMO 4TH FLOOR PLAN
SCALE: 1/4"= 1'-0"

DEMO FILED UNDER
SEPARATE DOB NOW
APPLICATION # B00774056-11

DOB ISSUES	DATES

CODE CONSULTANT
BIG ORANGE EXPEDITING, INC
179 GREENPOINT AVENUE
BROOKLYN, NY 11222
T: (718) 389 2294

CLIENT:
TODD ROSE
291 BROADWAY, 13TH FLOOR,
NEW YORK, NY 10007
TEL: (646) 479-5142
(212) 349-3366
EMAIL: trose@roseandroselaw.com

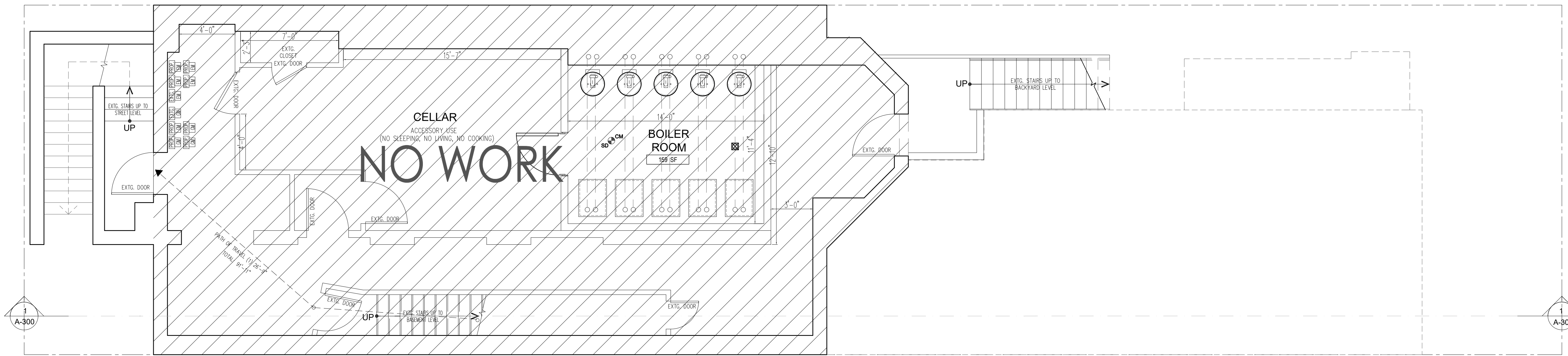
PROJECT ADDRESS:
372 CLINTON AVENUE,
BROOKLYN, NY 11238

APPLICANT:
CARL HAMANN, P.E.
118 FLEETS COVE ROAD
HUNTINGTON, NY 11743
TEL. 917-692-5694

DRAWING TITLE:
**EXTG./DEMO 2ND & 3RD
& 4TH FLOOR PLANS**

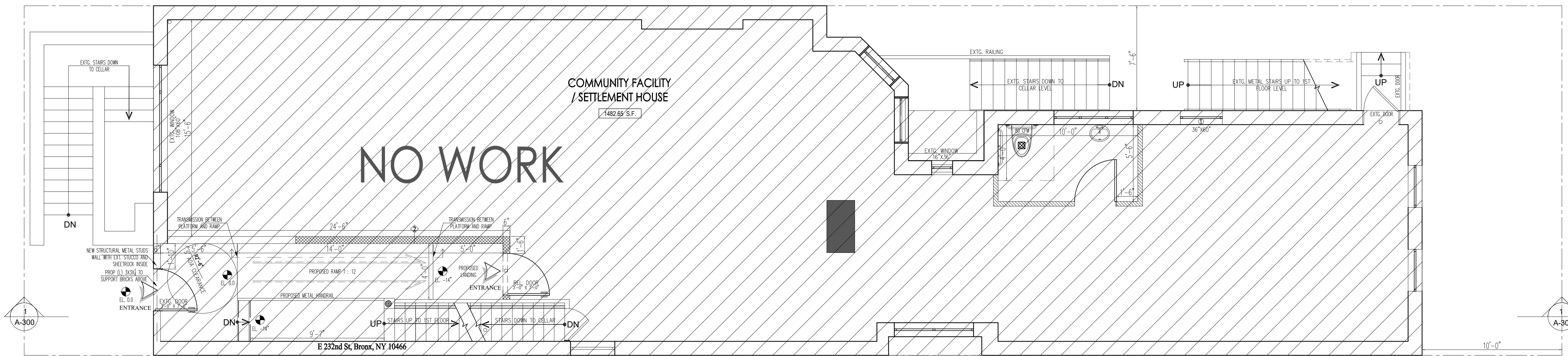
SEAL & SIGNATURE	DATE: 12/23/2025
	PROJECT No: 1045-2021
	DRAWN BY: Z.G.
	CHK BY: A.M.
	DRW#: DM-101.00
CADREF#	PG# 4
DOB NOW JOB#	11

PLAN APPROVAL:



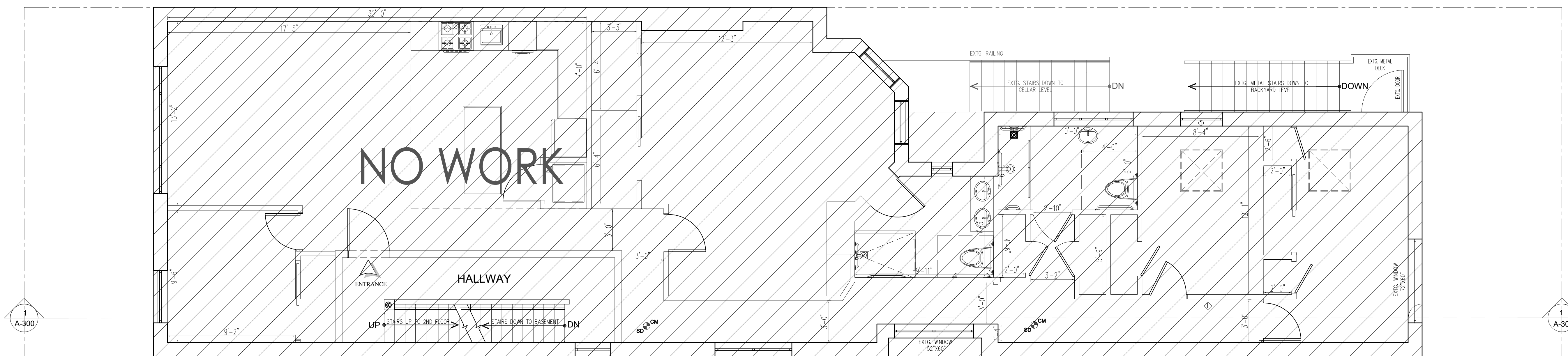
PROPOSED CELLAR PLAN

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



PROPOSED BASEMENT PLAN

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



PROPOSED 1ST FLOOR PLAN

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

DOB ISSUES	DATES
CODE CONSULTANT BIG ORANGE EXPEDITING, INC 179 GREENPOINT AVENUE BROOKLYN, NY 11222 T:(718) 389 2294	
CLIENT:	TODD ROSE 291 BROADWAY, 13TH FLOOR, NEW YORK, NY 10007 TEL: (646) 479-5142 (212) 349-3366 EMAIL: trose@roseandroselaw.com
PROJECT ADDRESS:	372 CLINTON AVENUE, BROOKLYN, NY 11238
APPLICANT:	CARL HAMANN, P.E. 118 FLEETS COVE ROAD HUNTINGTON, NY 11743 TEL. 917-692-5694
DRAWING TITLE:	CELLAR, BASEMENT AND 1ST FLOOR PROPOSED PLANS
SEAL & SIGNATURE:	DATE: 12/23/2025 PROJECT No: 1045-2021 DRAWN BY: Z.G. CHK BY: A.M. DRW#: A-100.00
DOB NOW JOB#:	CADREF# PG# 5 11
PLAN APPROVAL:	

May 12, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 2, LPC-26-05817

372 Clinton Avenue – Clinton Hill Historic District
Borough of Brooklyn

To testify virtually, please join Zoom

Webinar ID: 165 564 9542

Passcode: 461716

By Phone: 646-828-7666 (NY)

833-435-1820 (Toll-free)

833-568-8864 (Toll-free)

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.