

**GENERAL DEMOLITION NOTES:**

- COORDINATE ALL DEMOLITION WITH WHAT IS SHOWN ON ARCHITECTURAL PLANS. NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- PRIOR TO SUBMITTING BID, VISIT THE JOB SITE AND BECOME FULLY ACQUAINTED WITH THE EXISTING CONDITIONS OF THE PROJECT. REVIEW GENERAL NOTES, SPECIFICATIONS AND OTHER DRAWINGS FOR ADDITIONAL REQUIREMENTS THAT MAY NOT BE SPECIFICALLY CALLED OUT IN THIS SECTION. THE CONSTRUCTION DOCUMENTS NOTIFY ARCHITECT, ENGINEER OR OWNER OF CONFLICTS OR DISCREPANCIES PRIOR TO SUBMISSION OF BID.
- OWNER RETAINS RIGHTS OF SALVAGE FOR EQUIPMENT AND FIXTURES TO BE REMOVED. COORDINATE WITH OWNER THE EQUIPMENT AND FIXTURES TO BE SALVAGED AND THE LOCATION FOR STORAGE AND TRANSPORT. EQUIPMENT, FIXTURES AND DEVICES DURING DEMOLITION WORK AND DURING TRANSPORT TO OWNER'S DESIGNATED STORAGE LOCATION.
- AVOID DAMAGING EXISTING SURFACES AND EQUIPMENT TO REMAIN FOR NEW INSTALLATION. REPAIR DAMAGE CAUSED DURING WORK AT NO EXTRA COST TO THE OWNER.
- SEAL PENETRATIONS THROUGH FLOORS, WALLS, CEILINGS AND ROOFS WHERE MECHANICAL COMPONENTS ARE REMOVED AND WHERE THE EXISTING PENETRATION IS NOT USED FOR THE NEW INSTALLATION. REPAIR DAMAGED SURFACES TO MATCH ADJACENT AREAS OR AS INDICATED ON THE ARCHITECTURAL DRAWINGS.
- REMOVE HANGERS AND SUPPORTS WHERE DUCTWORK, PIPING AND/OR EQUIPMENT ARE REMOVED AND THE EXISTING HANGERS AND SUPPORTS ARE NOT USED FOR THE NEW INSTALLATION.
- INSTALL PERMANENT CAPS WHERE DUCTWORK AND PIPING IS REMOVED AND THE EXISTING TAPS ARE NOT USED FOR THE NEW INSTALLATION. PROVIDE A DRAFTING PRACTICE TO REMOVE AND THE EXISTING TAPS WILL BE USED FOR THE NEW INSTALLATION. INSTALL TEMPORARY CAPS TO PROTECT THE INTERIOR SURFACES UNTIL NEW DUCTWORK AND PIPING ARE INSTALLED.
- INSPECT EXISTING EQUIPMENT TO REMAIN TO VERIFY THAT EQUIPMENT IS OPERATING PROPERLY. NOTIFY OWNER OF DAMAGED AND/OR MALFUNCTIONING COMPONENTS.
- WHERE SHUTDOWN OF EXISTING SYSTEMS IS REQUIRED DURING DEMOLITION, COORDINATE SHUTDOWN TIME AND DURATION WITH OWNER TO MINIMIZE DOWNTIME. NOTIFY OWNER SEVEN (7) DAYS PRIOR TO INTERRUPTION OF SERVICE.
- CEASE WORK AND IMMEDIATELY NOTIFY THE OWNER SHOULD ANY HAZARDOUS MATERIALS BE ENCOUNTERED DURING THE PERFORMANCE OF THE WORK.

**ZONING INFORMATION:**

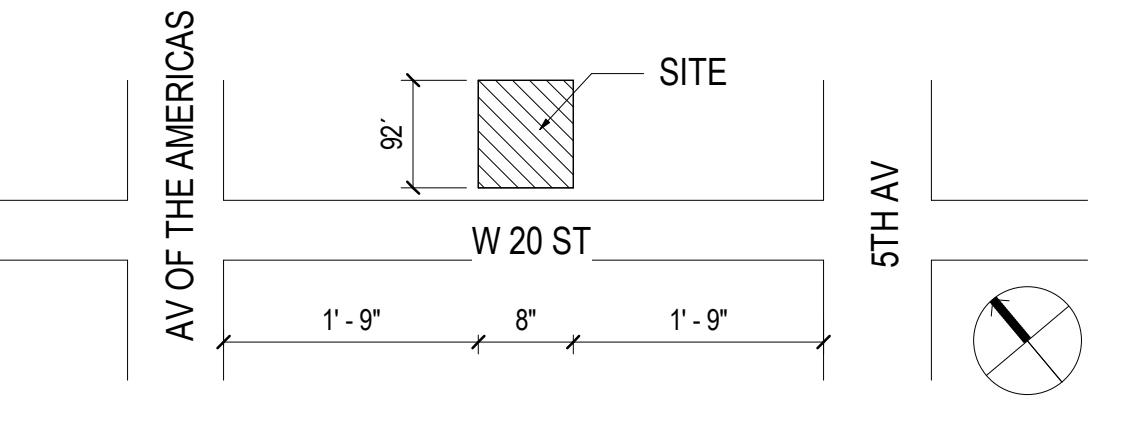
ZONING DISTRICT: C6-4A

LANDMARK: YES

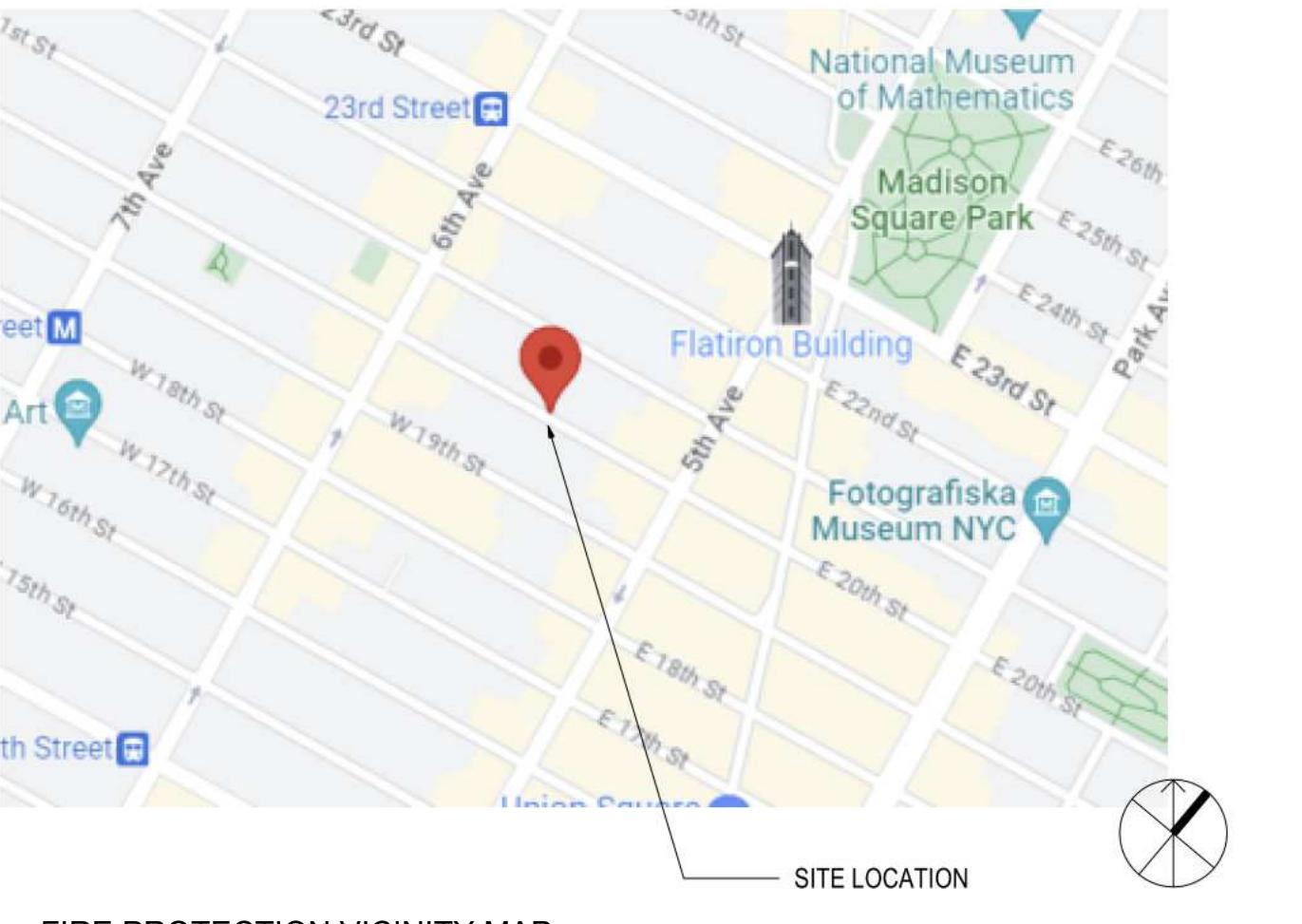
SPECIAL DISTRICT: NO

MAP# 8D

EXISTING USE GROUP: 6- OFFICES AND RETAIL



① MECHANICAL PLOT PLAN  
NTS



② FIRE PROTECTION VICINITY MAP

1" = 160'-0"

**NEW YORK CITY 2022 DEPARTMENT OF BUILDING NOTES**

- FOR EACH SECTION OF THE VENTILATION SYSTEM, CONDUCT A TEST UNDER THE PRESENCE AND DIRECTION OF A PROFESSIONAL ENGINEER OR REGISTERED ARCHITECT QUALIFIED TO OBSERVE SUCH A TEST. THE TEST SHALL SHOW COMPLIANCE WITH CODE REQUIREMENTS FOR VENTILATION AND PROPER FUNCTION OF ALL OPERATING DEVICES BEFORE THE SYSTEM IS APPROVED.
- THE REGISTERED PROFESSIONAL ENGINEER OR REGISTERED ARCHITECT WHO OBSERVES THE TESTS SHALL FILE THE CERTIFICATE TO DEMONSTRATE THAT THE SYSTEM COMPLIES WITH APPLICABLE LAWS. THE TEST AND REPORT SHALL BE MADE IN A MANNER SATISFACTORY TO THE SUPERINTENDENT.
- A TEST REPORT SHALL BE FILED BY THE OWNER THAT THE SYSTEM OF VENTILATION WILL BE KEPT IN CONTINUOUS OPERATION AT ALL TIMES DURING THE NORMAL OCCUPANCY OF THIS BUILDING AS ORDERED IN THE APPLICABLE SECTION OF THE CODE.
- 2022 NEW YORK CITY MECHANICAL CODE CHAPTER 4 SECTION 401 SHALL GOVERN THE VENTILATION OF THE SYSTEMS UNLESS OTHERWISE PROVIDED.
- MECHANICAL VENTILATION BY A METHOD OF SUPPLY AIR AND RETURN OR EXHAUST AIR SHALL BE PROVIDED AS PER 2022 NEW YORK CITY MECHANICAL CODE CHAPTER 4, SECTION 401. THE AMOUNT OF SUPPLY AIR SHALL BE APPROXIMATELY EQUAL TO THE AMOUNT OF RETURN AND EXHAUST AIR. THE SYSTEM SHALL PROVIDE A PRESSURE BALANCE, INDUCING NEGATIVE OR POSITIVE PRESSURE. THE SYSTEM TO CONVEY VENTILATION AIR SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH 2022 NEW YORK CITY MECHANICAL CODE CHAPTER 6.
- MECHANICAL VENTILATION SYSTEMS SHALL BE PROVIDED WITH MANUAL OR AUTOMATIC CONTROLS AS ORDERED IN THE APPLICABLE SECTION OF THE CODE.
- THE DESIGN, CONSTRUCTION, AND INSTALLATION OF MECHANICAL EXHAUST SYSTEMS, INCLUDING DUST, STOCK, AND REFUSE CONVEYOR SYSTEMS, EXHAUST SYSTEMS SERVING COMMERCIAL COOKING APPLIANCES, AND ENERGY RECOVERY VENTILATION SYSTEMS, SHALL BE AS PER 2022 NEW YORK CITY MECHANICAL CODE CHAPTER 6, SECTION 401. THE EXHAUST SYSTEMS SHALL CONFORM TO THE PROVISIONS OF 2022 NEW YORK CITY MECHANICAL CODE CHAPTER 6, SECTION 601.
- THE DESIGN, CONSTRUCTION, AND INSTALLATION OF DUCTWORK SHALL BE AS PER 2022 NEW YORK CITY MECHANICAL CODE CHAPTER 6, SECTION 602.
- PROTECTION OF DUCT PENETRATIONS AND AIR TRANSFER OPENINGS IN ASSEMBLIES REQUIRED TO BE PROTECTED SHALL BE AS PER 2022 NEW YORK CITY MECHANICAL CODE CHAPTER 6, SECTION 607.5. DUCTWORK AND AIR TRANSFER OPENINGS SHALL BE PROVIDED WITH RADIATION DAMPERS. THESE DAMPERS SHALL BE PROVIDED AT THE LOCATIONS PREScribed IN SECTIONS 607.5. THROUGH 607.6. WHERE AN ASSEMBLY IS REQUIRED TO HAVE BOTH FIRE DAMPERS AND SMOKE DAMPERS, COMBINATION FIRE/SMOKE DAMPERS OR A FIRE DAMPER AND A SMOKE DAMPER SHALL BE REQUIRED.
- COMPLY WITH THE VENTILATION RULES OF THE DEPARTMENT OF BUILDINGS.

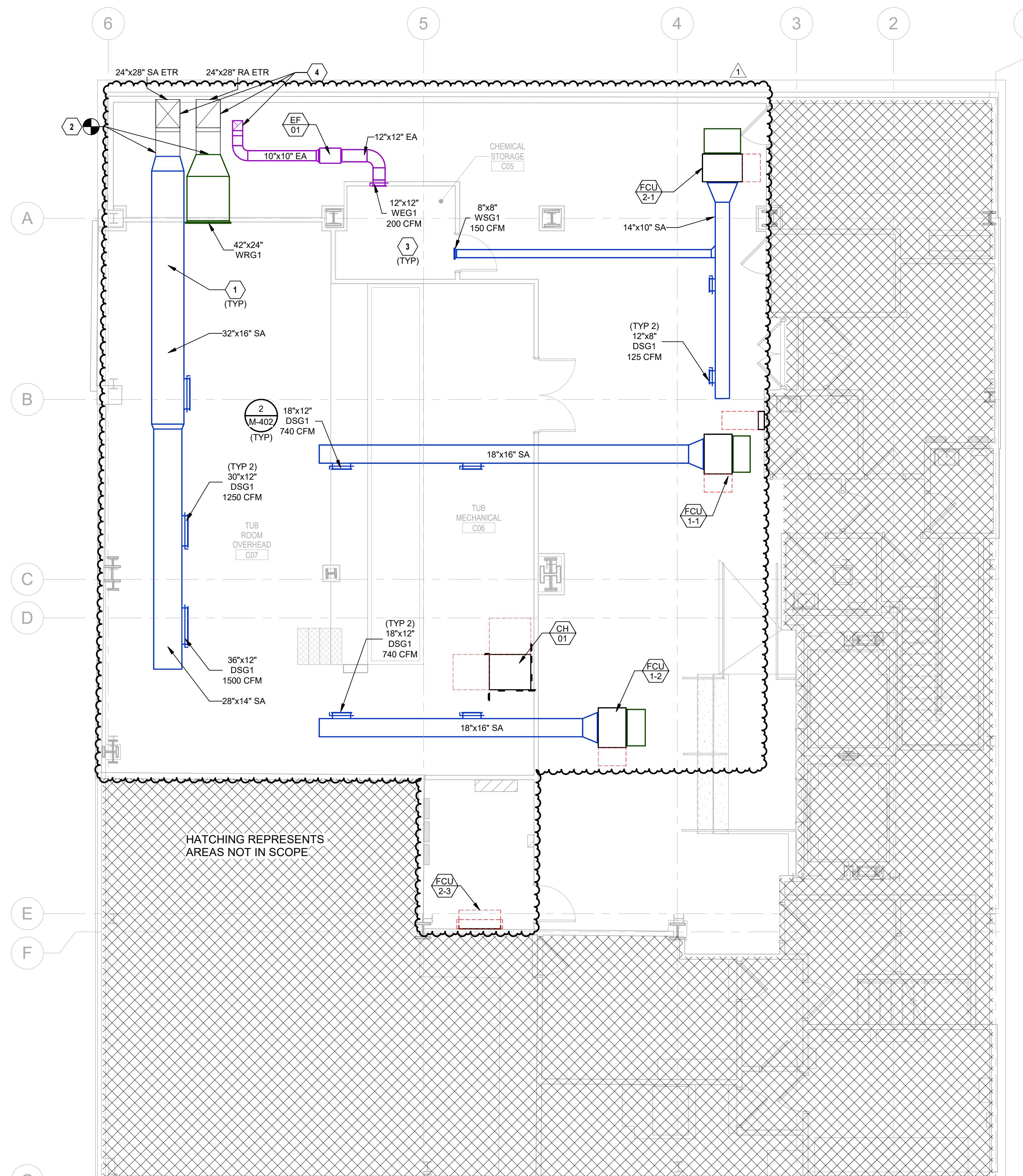
**GENERAL NEW NOTES:**

- PRIOR TO SUBMITTING BID, VISIT THE JOB SITE AND BECOME FULLY ACQUAINTED WITH THE EXISTING CONDITIONS OF THE PROJECT. REVIEW THE GENERAL NOTES, SPECIFICATIONS AND OTHER DRAWINGS FOR ADDITIONAL REQUIREMENTS WHICH MAY NOT BE SPECIFICALLY CALLED OUT IN THIS SECTION. THE CONSTRUCTION DOCUMENTS NOTIFY ARCHITECT, ENGINEER AND/OR OWNER OF CONFLICTS OR DISCREPANCIES PRIOR TO SUBMISSION OF BID.
- PROVIDE SEISMIC RESTRAINTS AS NEEDED FOR THE MECHANICAL SYSTEMS IN THE PROJECT BASED ON THE SEISMIC ANALYSIS REQUIRED BY THE SPECIFICATIONS.
- EXISTING CONDITIONS WERE TAKEN FROM ORIGINAL DRAWINGS AND SITE VISITS AND MAY NOT REFLECT EXACT "AS-BUILT" CONDITIONS. FIELD VERIFY EXISTING CONDITIONS PRIOR TO SUBMITTING FINAL BIDS. COORDINATE NEW WORK AND DEMOLITION WITH OTHER DISCIPLINES AND EXISTING CONDITIONS WITH CURRENT ADA AND LOCAL REQUIREMENTS.
- COORDINATE THE INSTALLATION OF THE MECHANICAL SYSTEMS WITH OTHER TRADES TO ENSURE A NEAT AND PROFESSIONAL INSTALLATION. COORDINATE WITH OTHER TRADES TO AVOID CONFLICTS. COORDINATE INSTALLATION OF DUCTWORK AND PIPING TO AVOID CONFLICTS WITH ELECTRICAL PANELS, LIGHTING FIXTURES, ETC. ANY MODIFICATIONS REQUIRED DUE TO LACK OF COORDINATION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
- WHERE SHUTDOWN OF EXISTING SYSTEMS IS REQUIRED DURING NEW WORK, COORDINATE SHUTDOWN TIME AND DURATION WITH THE OWNER TO MINIMIZE DOWNTIME. NOTIFY OWNER SEVEN (7) DAYS PRIOR TO INTERRUPTION OF SERVICE.
- DURING INSTALLATION OF NEW WORK, AVOID DAMAGING EXISTING SURFACES AND EQUIPMENT TO REMAIN. REPAIR DAMAGE CAUSED DURING CONSTRUCTION AT NO EXTRA COST TO THE OWNER.
- PROVIDE TEMPORARY BARRIERS TO CONTAIN DUST AND DEBRIS RESULTING FROM THE PERFORMANCE OF THE WORK TO THE AREA WHERE WORK IS BEING PERFORMED.
- ALL MECHANICAL EQUIPMENT SHOWN ON THE MECHANICAL PLANS SHALL BE PROVIDED BY DIVISION 23 UNLESS OTHERWISE NOTED.
- NEW MECHANICAL EQUIPMENT, DUCTWORK AND PIPING ARE SHOWN AT APPROXIMATE LOCATIONS. FIELD MEASURE FINAL DUCTWORK AND PIPING LOCATIONS. IF THE ACTUAL LOCATIONS OF DUCTWORK AND PIPING ARE REQUIRED TO FIT THE DUCTWORK AND PIPING WITHIN THE AVAILABLE SPACE, VERIFY THAT FINAL EQUIPMENT LOCATIONS MEET MANUFACTURER'S RECOMMENDATIONS REGARDING SERVICE CLEARANCE AND PROPER AIRFLOW CLEARANCE AROUND EQUIPMENT.
- REFER TO ARCHITECTURAL DRAWINGS FOR RELATED CONSTRUCTION DETAILS AS APPLICABLE TO THE HVAC SYSTEM. VERIFY CHASES AND PENETRATIONS SHOWN ON ARCHITECTURAL DRAWINGS THAT ARE INTENDED FOR DUCTWORK AND PIPING MEET REQUIREMENTS.
- COORDINATE LOCATION OF ROOF MOUNTED HVAC EQUIPMENT AND ROOF PENETRATIONS WITH THE ARCHITECTURAL AND STRUCTURAL DRAWINGS.
- INDOOR AIR QUALITY MEASURES: PROTECT INSIDE OF INSTALLED AND DELIVERED DUCTWORK AND HVAC UNITS FROM EXPOSURE TO DUST, DIRT, PAINT, GLASS, AND OTHER MATERIALS THAT COULD DAMAGE IT AT ANY TIME DURING CONSTRUCTION. DRYING THE INSULATION IS NOT ACCEPTABLE. SEAL ANY TEARS OR JOINTS OF INTERNAL FIBERGLASS INSULATION. REMOVE DEBRIS FROM CEILING/RETURN AIR PLENUM INCLUDING DUST, AN INDUSTRIAL FILTER, AND OTHER MATERIALS. USE A VACUUM CLEAN ANY DUCTWORK CONNECTED TO HVAC UNITS THAT WERE OPERATED DURING THE CONSTRUCTION PERIOD AFTER NEW FILTERS ARE INSTALLED AND PRIOR TO TURNING SYSTEM OVER TO THE OWNER. THE INTERNAL SURFACES AND ASSOCIATED COILS OF ANY HVAC UNITS THAT WERE OPERATED SHALL ALSO BE CLEANED.
- INSTALL DUCTWORK AND PIPING PARALLEL TO BUILDING COLUMN LINES UNLESS OTHERWISE SHOWN OR NOTED.
- OVERHEAD HANGERS AND SUPPORTS FOR EQUIPMENT, DUCTWORK AND PIPING SHALL BE FASTENED TO BUILDING JOISTS OR BEAMS. DO NOT ATTACH HANGERS OR SUPPORTS TO THE ABOVE FLOOR SLAB OR ROOF EXCEPT WHERE CONCRETE INSERTS IN CONCRETE SLABS ARE ALLOWED BY THE SPECIFICATIONS.
- COORDINATE LOCATION OF EQUIPMENT SUPPORTS WITH LOCATION OF EQUIPMENT ACCESS PANELS/DOORS TO ENABLE SERVICE OF EQUIPMENT AND/OR FILTER REPLACEMENT.
- SEAL PENETRATIONS THROUGH THE BUILDING COMPONENTS IN ACCORDANCE WITH THE CONTRACT SPECIFICATIONS. FIREPROOF PENETRATIONS THROUGH FIRE RATED COMPONENTS IN ACCORDANCE WITH UL REQUIREMENTS.
- FOR HYDROGEN, STEAM AND STEAM CONDENSATE PIPING TO EQUIPMENT, MINIMUM ACCEPTABLE SIZE FOR STEEL AND COPPER PIPE IS 3/4 INCH. USE THIS CRITERIA WHERE PIPE SIZES ARE NOT SHOWN ON PLAN.
- DRAIN, FLUSH, AND REFILL ALL PIPING SYSTEMS NECESSARY TO PERFORM THE WORK. REFER TO SPECIFICATIONS FOR FLUSHING PERFORMANCE REQUIREMENTS AND SUBMIT FLUSHING PLAN TO ENGINEER FOR REVIEW. PROVIDE CHEMICAL TREATMENT FOR ALL PIPING SYSTEMS AFTER FLUSHING AND REFILLING THE SYSTEM.
- COORDINATE THE EXACT MOUNTING SIZE AND FRAME TYPE OF DIFFUSERS, REGISTERS AND GRILLES WITH THE SUPPLIER TO MEET THE CEILING, WALL AND DUCT INSTALLATION REQUIREMENTS.
- ADJUST LOCATION OF CEILING DIFFUSERS, REGISTERS AND GRILLES AS REQUIRED TO ACCOMMODATE FINAL CEILING GRID AND LIGHTING LOCATIONS.
- PAINT PORTIONS OF DUCTWORK AND INSULATION THAT ARE EXPOSED TO VIEW BY THE INSTALLATION OF DIFFUSERS, REGISTERS, AND GRILLES IN CEILINGS OR WALLS FLAT BLACK. PORTIONS INCLUDE BOTH THE INTERIOR OF UNINSULATED DUCTWORK AND THE EXTERIOR OF DUCTWORK AND INSULATION.
- DUCTWORK CROSSING FIRE RATED WALLS OR OTHER FIRE RATED ASSEMBLIES SHALL BE MINIMUM 26 GAUGE SHEET METAL.
- LOCATE AND SET THERMOSTATS AND HUMIDISTATS AT LOCATIONS SHOWN ON PLANS. VERIFY EXACT LOCATIONS WITH ARCHITECT PRIOR TO INSTALLATION. DEVICE MOUNTING HEIGHT SHALL MEET ADA REQUIREMENTS UNLESS OTHERWISE NOTED. ON PLANS, PROVIDE BACKING FOAM FOR THE THERMISTORS AND THERMOCOUPLE LEADS. THESE LEADS SHALL BE IN CONDUIT PROVIDED BY DIVISION 26. AT A MINIMUM, PROVIDE CONDUIT IN THE WALL FROM THE JUNCTION BOX TO 6' ABOVE THE CEILING.
- COORDINATE THE LOCATION AND ELEVATION OF WALL-MOUNTED DEVICES WITH PRESENTATION BOARDS, DISPLAY CABINETS, SHELVES OR OTHER COMPONENTS SHOWN ON THE ARCHITECTURAL DRAWINGS THAT ARE TO BE INSTALLED UNDER OTHER DIVISIONS. CONTRACTOR WILL NOT BE REIMBURSED FOR RELOCATION OF WALL-MOUNTED DEVICES CAUSED BY A LACK OF COORDINATION.
- PROVIDE A MANUAL BALANCING DAMPER IN EACH DUCT TAKEOFF FROM FLOOR, RETURN, OUTDOOR AND EXHAUST AIR DUCTS.
- PROVIDE A PREFABRICATED 45 DEGREE, HIGH EFFICIENCY, RECTANGULAR/ROUND BRANCH DUCT TAKEOFF FITTING FOR BRANCH DUCT CONNECTIONS AND TAKE-OFFS TO INDIVIDUAL DIFFUSERS, REGISTERS AND GRILLES PROVIDED. INCLUDE A MANUAL BALANCING DAMPER AND LOCKING QUADRANT WHERE INDICATED ON PLANS.
- BRANCH DUCTWORK TO AIR OUTLETS SHALL BE SAME SIZE AS OUTLET NECK SIZE UNLESS OTHERWISE NOTED.
- REFER TO SPECIFICATIONS FOR DUCTWORK AND PIPING INSULATION REQUIREMENTS. DUCT SIZES ON MECHANICAL PLANS INDICATE CLEAR INSIDE AIRFLOW DIMENSIONS. USE METAL DUCT SIZES ACCORDINGLY TO ACCOUNT FOR THICKNESS OF DUCT LINER.
- FLEXIBLE DUCTWORK SHALL NOT EXCEED 5'-0" IN LENGTH AND SHALL BE INSTALLED AND SUPPORTED TO AVOID SHARP BENDS AND SAGGING. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- PROVIDE A NEW SET OF AIR FILTERS IN LINES PRIOR TO TESTING, ADJUSTING AND BALANCING AND BEFORE TURNING SYSTEMS OVER TO OWNER.
- FIELD VERIFY THAT THE EXISTING EQUIPMENT INCLUDING ACCESSORIES BEING REMOVED FOR THIS PROJECT IS NOT DAMAGED AND IS IN GOOD WORKING ORDER. REPORT ANY DEFECTS TO THE OWNER AND THE ARCHITECT. SUBMIT TO THE OWNER AND ARCHITECT A WRITTEN REPORT DESCRIBING TESTS PERFORMED TO VERIFY OPERATION AND RESULTS OF THE TESTS.
- CLEAN EXISTING EQUIPMENT AND EQUIPMENT COMPONENTS BEING REUSED FOR THIS PROJECT. PROVIDE NEW FILTERS FOR EXISTING AIR HANDLING EQUIPMENT PRIOR TO STARTUP OF EQUIPMENT. NEW FILTERS SHALL BE COMPATIBLE WITH THE EXISTING EQUIPMENT AND EQUAL IN PERFORMANCE TO THE EXISTING FILTERS AT NEW CONDITION UNLESS OTHERWISE NOTED. CLEAN STRAINERS IN PIPING SYSTEMS PRIOR TO STARTING PUMPS.
- CLEAN THE EXISTING EXHAUST COILS TO BE REUSED FOR THIS PROJECT. REMOVE THE COILS AND DRAIN THE DUST AND CLEAN THE COILS WITH COOLING FLUID. COMB ANY FIN BENT TO PROVIDE A STRAIGHT SURFACE FOR AIR FLOW.
- LUBRICATE EXISTING EQUIPMENT BEING REUSED FOR THIS PROJECT IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS. OBTAIN INSTRUCTIONS FROM MANUFACTURER IF THEY ARE NOT AVAILABLE AT THE SITE.
- PROTECTION OF DUCT PENETRATIONS AND AIR TRANSFER OPENINGS IN ASSEMBLIES REQUIRED TO BE PROTECTED SHALL BE AS PER 2022 NEW YORK CITY MECHANICAL CODE CHAPTER 6, SECTION 607.5. DUCTWORK AND AIR TRANSFER OPENINGS SHALL BE PROVIDED WITH RADIATION DAMPERS. THESE DAMPERS SHALL BE PROVIDED AT THE LOCATIONS PREScribed IN SECTIONS 607.5. THROUGH 607.6. WHERE AN ASSEMBLY IS REQUIRED TO HAVE BOTH FIRE DAMPERS AND SMOKE DAMPERS, COMBINATION FIRE/SMOKE DAMPERS OR A FIRE DAMPER AND A SMOKE DAMPER SHALL BE REQUIRED.
- COMPLY WITH THE VENTILATION RULES OF THE DEPARTMENT OF BUILDINGS.

**MECHANICAL SYMBOLS**

THIS IS A MASTER LEGEND AND NOT ALL SYMBOLS OR ABBREVIATIONS ARE USED.

STANDARD MOUNTING HEIGHT	HVAC DUCTWORK AND ACCESSORIES	PIPING SYMBOLS	PIPING LINETYPES
THERMOSTATS (USER ADJUSTABLE) CONTROLS	46" 46"	DUCTWORK/EQUIPMENT TO BE REMOVED OR RELOCATED	- - - EXISTING PIPING TO BE REMOVED OR RELOCATED
INSTALL DEVICES AT THE MOUNTING HEIGHTS SHOWN ABOVE UNO IN THE CONSTRUCTION DOCUMENTS. MOUNTING HEIGHTS LISTED ABOVE OR ELSEWHERE IN THE CONSTRUCTION DOCUMENTS ARE THE TOP OF THE DUCT. THE TOP OF THE DUCTS SHALL BE INSTALLED IN COMPLIANCE WITH CURRENT ADA AND LOCAL REQUIREMENTS.	LINEAR SLOT DIFFUSER	EXISTING DUCTWORK/EQUIPMENT TO REMAIN	- - - EXISTING PIPING TO REMAIN
ANNOTATION	INSULATED FLEXIBLE DUCT (MAX. 5'-0" LONG)	THREE-WAY CONTROL VALVE	CD - CONDENSATE DRAIN (CD)
MECHANICAL PLAN NOTE CALLOUT	BRANCH DUCT WITH 45° RECTANGLE/ROUND	SHUTOFF VALVE	ACD - AUXILIARY CONDENSATE DRAIN (ACD)
Mechanical Plan Note Callout	BRANCH FITTING AND MANUAL VOLUME DAMPER	BALANCING VALVE WITH PRESSURE PORTS	NPW - NON-POTABLE WATER (NPW)
CU 1	RELIEF / TURNING VANES	TRIPLE DUTY VALVE WITH PRESSURE PORTS	N - NATURAL GAS (G)
CONNECTION POINT OF NEW WORK TO EXISTING	STRAINER	CONDENSATE DRAIN (CD)	MPG - MEDIUM PRESSURE NATURAL GAS (MPG)
M1	STRAINER WITH BLOWOFF	NON-POTABLE WATER (NPW)	M - MEDIUM PRESSURE NATURAL GAS ON ROOF (MGP)
DETAIL REFERENCE. UPPER NUMBER INDICATES DETAIL NUMBER LOWER NUMBER INDICATES SHEET NUMBER	SOLENOID VALVE	FUEL OIL RETURN (FOR)	FOR - FUEL OIL RETURN (FOR)
M1	PRESSURE REDUCING VALVE	FUEL OIL VENT (FOV)	FOV - FUEL OIL VENT (FOV)
SECTION CUT DESIGNATION	GAS PRESSURE REGULATOR	LIQUEFIED PETROLEUM GAS (LPG)	LPG - LIQUEFIED PETROLEUM GAS (LPG)
DEDICATED EQUIPMENT ACCESS TILE	TERMOSTATIC MIXING VALVE	BOILER FEED WATER (BFW)	BFW - BOILER FEED WATER (BFW)
ACCESS PANEL	PIPE ANCHOR	HIGH PRESSURE STEAM SUPPLY (HPS)	HPS - HIGH PRESSURE STEAM SUPPLY (HPS)
ABBREVIATIONS	EXPANSION JOINT	HIGH PRESSURE STEAM CONDENSATE (HPC)	HPC - HIGH PRESSURE STEAM CONDENSATE (HPC)
A/C AIR CONDITIONING	PIPE GUIDE	LOW PRESSURE STEAM SUPPLY (LPS)	LPS - LOW PRESSURE STEAM SUPPLY (LPS)
ACC AIR COOLED CHILLER	PIPING SUPPORT	LOW PRESSURE STEAM CONDENSATE (LPC)	LPC - LOW PRESSURE STEAM CONDENSATE (LPC)
ACCU AIR COOLED CONDENSING	F & T TRAP	CONDENSATE PUMP DISCHARGE (CPD)	CPD - CONDENSATE PUMP DISCHARGE (CPD)
AFC ABOVE FINISHED CEILING	BUCKET TRAP	HEATING HOT WATER SUPPLY (HWS)	HWS - HEATING HOT WATER SUPPLY (HWS)
AFF ABOVE FINISHED FLOOR	Thermostatic Trap	HEATING HOT WATER RETURN (HWR)	HWR - HEATING HOT WATER RETURN (HWR)
AGF ABOVE FINISHED GRADE	BACKFLOW PREVENTER	CHILLED WATER SUPPLY (CHWS)	CHWS - CHILLED WATER SUPPLY (CHWS)
AHJ AUTHORITY HAVING JURISDICTION	Pressure Gauge	CHILLED WATER RETURN (CHWR)	CHWR - CHILLED WATER RETURN (CHWR)
AHU AIR HANDLING UNIT	THERMOMETER	HOT / CHILLED WATER SUPPLY (HCS)	HCS - HOT / CHILLED WATER SUPPLY (HCS)
AI ANALOG INPUT	PRESSURE AND TEMPERATURE TEST PLUG	HOT / CHILLED WATER RETURN (HCR)	HCR - HOT / CHILLED WATER RETURN (HCR)
AO AIR PRESSURE DROP	UNION	CONDENSER WATER SUPPLY (CWS)	CWS - CONDENSER WATER SUPPLY (CWS)
AP AIR PRESSURE DROP	FLANGE CONNECTION	CONDENSER WATER RETURN (CWR)	CWR - CONDENSER WATER RETURN (CWR)
AVG AMERICAN WIRE GAUGE	VACUUM RELIEF VALVE		
B BOILER	AUTOMATIC AIR VENT		
BAS BUILDING AUTOMATION SYSTEM	MANUAL AIR VENT		
BB BACKBONE	PRESSURE/VACUUM SWITCH		
BD BACKDRAFT DAMPER	CLEANOUT		
BD DOWN	CAP		
BFC BELOW FINISHED CEILING	ELBOW UP		
BFG BELOW FINISHED GRADE	ELBOW DOWN		
BFP BRAKE/HORSEPOWER	TEE UP		
BI BINARY INPUT	TEE DOWN		
BO BOTTOM OF STRUCTURE	DUCT MOUNTED SMOKE DETECTOR (SDI-SUPPLY/RD-RETURN)		
BTU BRITISH THERMAL UNIT	ROUND DUCT		



① HVAC CELLAR PLAN - OVERALL  
3/16" = 1'-0"

- MECHANICAL PLAN NOTES:**
- COORDINATE DUCT ROUTING WITH POOL SHELLS AND ASSOCIATED STRUCTURE, PIPING AND ALL OTHER TRADES PRIOR TO INSTALL.
  - CONNECT NEW DUCT TO EXISTING, FIELD VERIFY DUCT LOCATION, ELEVATION, SIZE AND AIRFLOW DIRECTION PRIOR TO INSTALLATION.
  - ALL DUCTWORK AND AIR DEVICES SERVING THE CHEMICAL STORAGE AREA SHALL BE OF ALUMINUM CONSTRUCTION.
  - DUCT UP.

**Gensler**

1700 Broadway  
Suite 400  
New York, NY 10019  
United States  
Tel 212.492.1400  
Fax 212.492.1472

**Futurestudio**

Interior Design  
info@futurestudio.ca  
Tel xxx-xxxx-xxxx

**HNY**  
CONSULTING  
ENGINEERS

MEP / HVAC  
240 West 37th Street, 3rd floor  
New York, NY 10018  
www.hny-eng.com  
Tel 212.413.8400

**Thornton Tomasetti**

Structural Engineer  
120 Broadway  
New York, NY 10201  
United States  
Tel 917.661.7800  
Fax 917.661.7801

**aquatectonic**  
Lothrop Associates Architects D.P.C.

Pool Consultant  
333 Westchester Avenue  
White Plains, New York 10604  
www.lothropassociates.com  
Tel 914.741.1115

**STB  
ECOTONE**  
Sauna Consultant  
640 Montauk Ave.  
Brooklyn, NY 11208  
www.ecotony.com  
Tel 212.965.9358

△ Date	Description
07/25/2023	ISSUE FOR BID AND PERMIT
08/24/2023	ISSUE FOR CONSTRUCTION
1 09/19/2023	ADDENDUM #1

Seal / Signature

NOTE:  
DUE TO LANDMARK STATUS THIS BUILDING IS  
EXEMPT FROM COMPLYING WITH 2020 NYC  
ENERGY CODE  
ANDREW C. BENNETT

BUILDING DEPARTMENT FILING NOTE:  
THIS PLAN IS APPROVED ONLY FOR THE WORK  
INDICATED ON THE APPLICATION SPECIFICATION  
SHEET. ALL OTHER MATTERS SHOWN ARE NOT TO  
BE CONSTRUED AS APPROVED UNLESS THEY ARE  
EITHER BEING APPROVED OR IN ACCORDANCE  
WITH APPLICABLE CODES.

SPECIAL INSPECTION:  
OWNER HAS A SUBCONTRACT WITH A NEW YORK  
STATE REGISTERED SPECIAL INSPECTION AGENCY  
TO PERFORM THE REQUIRED SPECIAL  
INSPECTION FOR THE MECHANICAL, PLUMBING  
AND FIRE PROTECTION SYSTEMS AS REQUIRED BY  
THE NEW YORK CITY BUILDING CODE. OWNER  
SHALL PAY AN EXPEDITER TO FILE ALL REQUIRED  
FORMS.

NOTE:  
EXISTING CONDITIONS WERE TAKEN FROM ORIGINAL  
DRAWINGS & SITE VISITS AND MAY NOT REFLECT  
EXACT CONDITIONS ON-SITE. OWNER SHALL  
EXISTING CONDITIONS PRIOR TO SUBMITTING FINAL  
BIDS. CAREFULLY COORDINATE NEW WORK AND  
DEMOLITION WITH OTHER DISCIPLINES AND  
EXISTING CONDITIONS.

NEW YORK ALTERATION WARNING STATEMENT:  
IT IS A VIOLATION OF THE NEW YORK EDUCATION LAW, ARTICLE 145, SECTION  
7209 FOR ANY PERSON, UNLESS THE INDIVIDUAL IS ACTING UNDER THE  
DIRECTION OF AN ENGINEER, TO ALTER ANY ITEM IN THE SYSTEM IN  
ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER IS ALTERED, THE  
ALTERING ENGINEER SHALL AFFIX TO THE ITEM THEIR SEAL AND THE  
NOTIFICATION NUMBER OF THE ENGINEER'S LICENSE, THE DATE OF  
SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION

Project Name  
**Othership - Flatiron**

Project Number  
**53.8309.002**

Description  
**HVAC CELLAR PLAN - OVERALL**

Scale

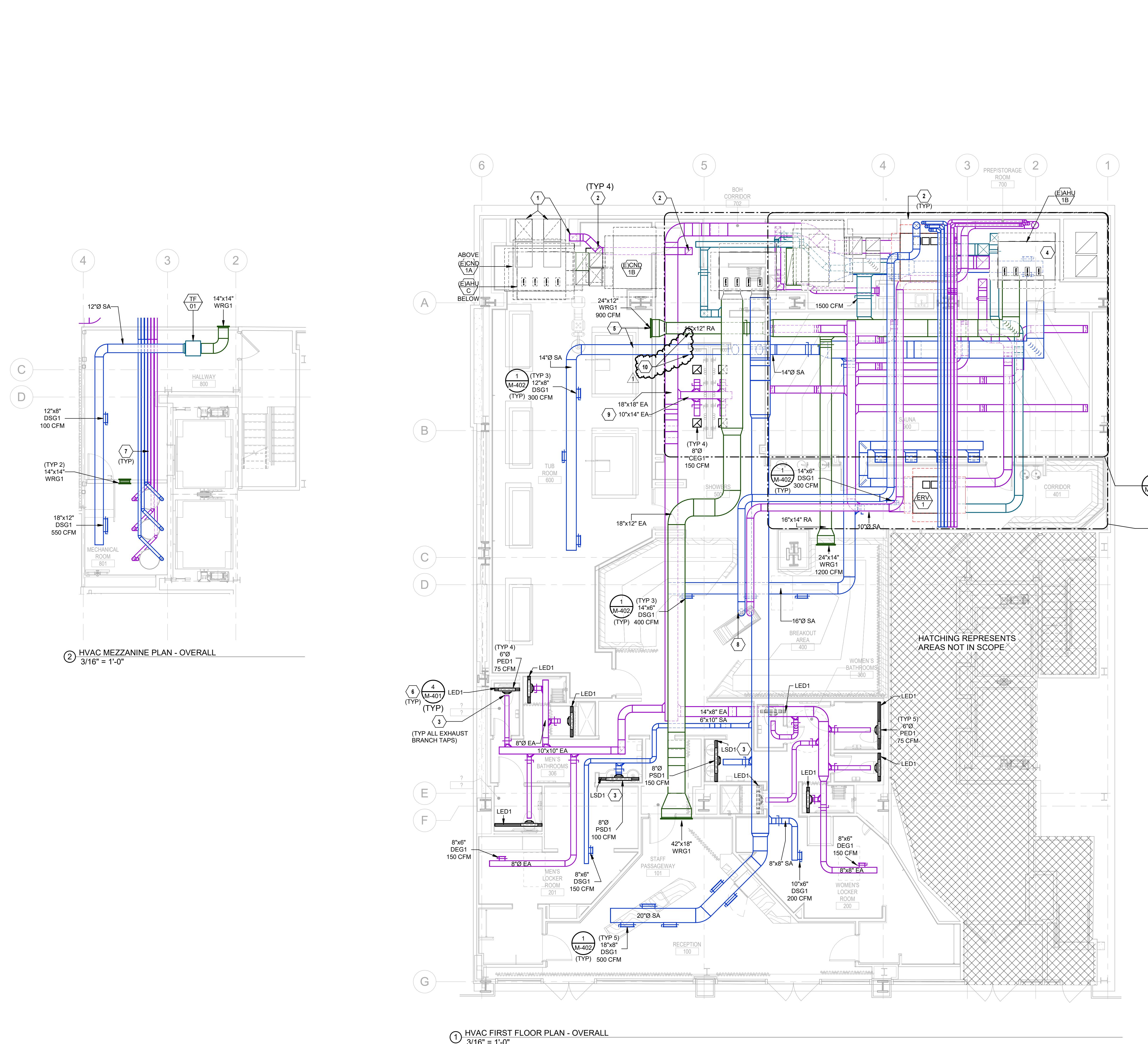
**3/16" = 1'-0"**

**M-101.00**

DOB NOW JOB # M00889237-1

DRAWING NO. 2 OF 16

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**Gensler**  
1700 Broadway  
Suite 400  
New York, NY 10019  
United States  
Tel 212.492.1400  
Fax 212.492.1472

**Futurestudio**

Interior Design  
info@futurestudio.ca  
Tel xxx-xxxx

**HNy**  
CONSULTING  
ENGINEERS

MEP / HVAC  
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New York, NY 10018  
www.hny-eng.com  
Tel 212.413.8400

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United States  
Tel 917.661.7800  
Fax 917.661.7801

**aquatectonic**  
Lothrop Associates Architects D.P.C.

Pool Consultant  
333 Westchester Avenue  
White Plains, New York 10604  
www.lothropassociates.com  
Tel 914.741.1115

**STC  
ECOTONE**  
Sauna Consultant  
640 Montauk Ave.  
Brooklyn, NY 11208  
www.ecotone.com  
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**53.8309.002**

Description  
HVAC FIRST FLOOR AND MEZZANINE  
PLAN - OVERALL

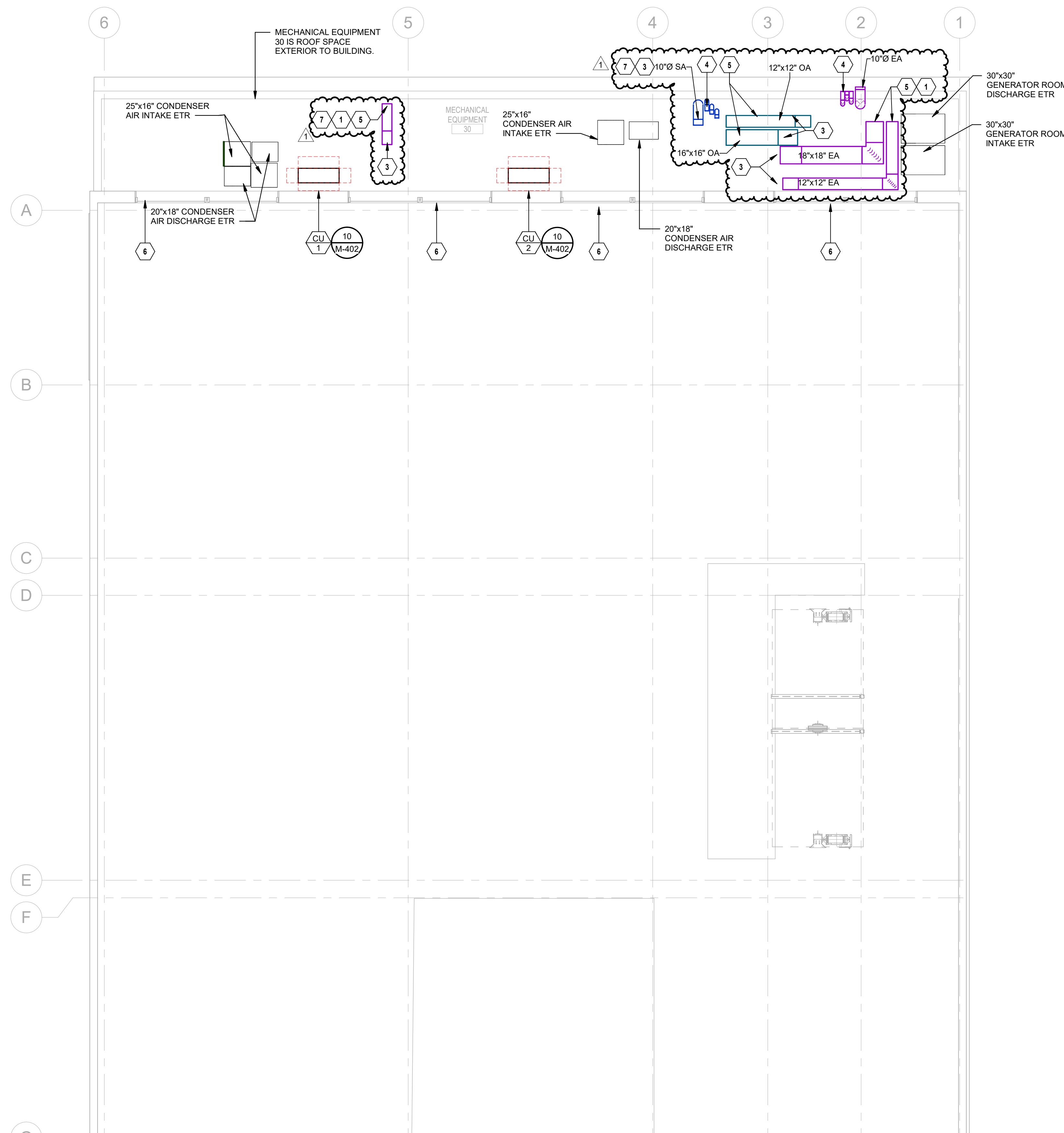
Scale  
3/16" = 1'-0"

**M-102.00**

DOB NOW JOB # M00889237-1  
DRAWING NO. 3 OF 16

NEW YORK ALTERATION WARNING STATEMENT:  
IT IS A VIOLATION OF THE NEW YORK EDUCATION LAW, ARTICLE 145, SECTION 7209 FOR ANY PERSON, UNLESS THE INDIVIDUAL IS ACTING UNDER THE DIRECTION OF AN ENGINEER, TO ALTER, REMOVE, OR OBSTRUCT ANY ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM THEIR SEAL AND THE NOTIFICATION NUMBER OF THE ENGINEER'S LICENSE, THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION

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**MECHANICAL PLAN NOTES:**

- LOCATE EXHAUST TERMINATION MINIMUM 10-FT FROM ALL AIR DUCTS AND ALL ADJACENT BUILDINGS, COORDINATE PRIOR TO INSTALL.
- TERMINATE OUTSIDE AIR DUCT, SANITARY SEWER VENTS, ADJACENT BUILDINGS, AND ALL OTHER NOXIOUS SOURCES.
- ROUTE DUCT THRU ROOF, COORDINATE LOCATION WITH EXHAUST TERMINATION.
- TERMINATE 4" FLUE VENT AND COMBUSTION AIR DUCTS PER MANUFACTURER'S RECOMMENDATIONS. REFER TO SPECIFICATIONS, DETAILS, AND PLUMBING PLANS FOR FURTHER INFORMATION. PROVIDE A TILT BACK OF 10"-0" BETWEEN FLUE AND ALL OUTDOOR AIR INTAKES.
- TERMINATE WITH BOTTOM OF DUCT CUT BACK 45-DEGREES BELOW HORIZONTAL AND COVER DUCT OPENING WITH WIRE MESH.
- NON-OPERABLE FIXED WINDOW.
- PROVIDE GOOSENECK DUCT TERMINATION ABOVE ROOF PER DETAIL.

**Gensler**

1700 Broadway  
Suite 400  
New York, NY 10019  
United States

Tel 212.492.1400  
Fax 212.492.1472

**Futurestudio**

Interior Design  
info@futurestudio.ca  
Tel xxx-xxxx-xxxx



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Fax 212.492.1472

**Thornton Tomasetti**

Structural Engineer  
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△ Date	Description
07/25/2023	ISSUE FOR BID AND PERMIT
08/24/2023	ISSUE FOR CONSTRUCTION
1 09/19/2023	ADDENDUM #1

Seal / Signature

NOTE:  
DUE TO LANDMARK STATUS THIS BUILDING IS  
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ENERGY CODE

ANDREW C. BENNETT

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INSPECTION FOR STRUCTURAL, PLUMBING  
AND FIRE PROTECTION SYSTEMS AS REQUIRED BY  
THE NEW YORK CITY BUILDING CODE. OWNER  
SHALL PAY AN EXPEDITER TO FILE ALL REQUIRED  
FORMS.

NOTE:  
EXISTING CONDITIONS WERE TAKEN FROM ORIGINAL  
DRAWINGS & SITE VISITS AND MAY NOT REFLECT  
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Project Name  
**Othership - Flatiron**

Project Number  
**53.8309.002**

Description  
**HVAC SECOND FLOOR ROOF PLAN -  
OVERALL**

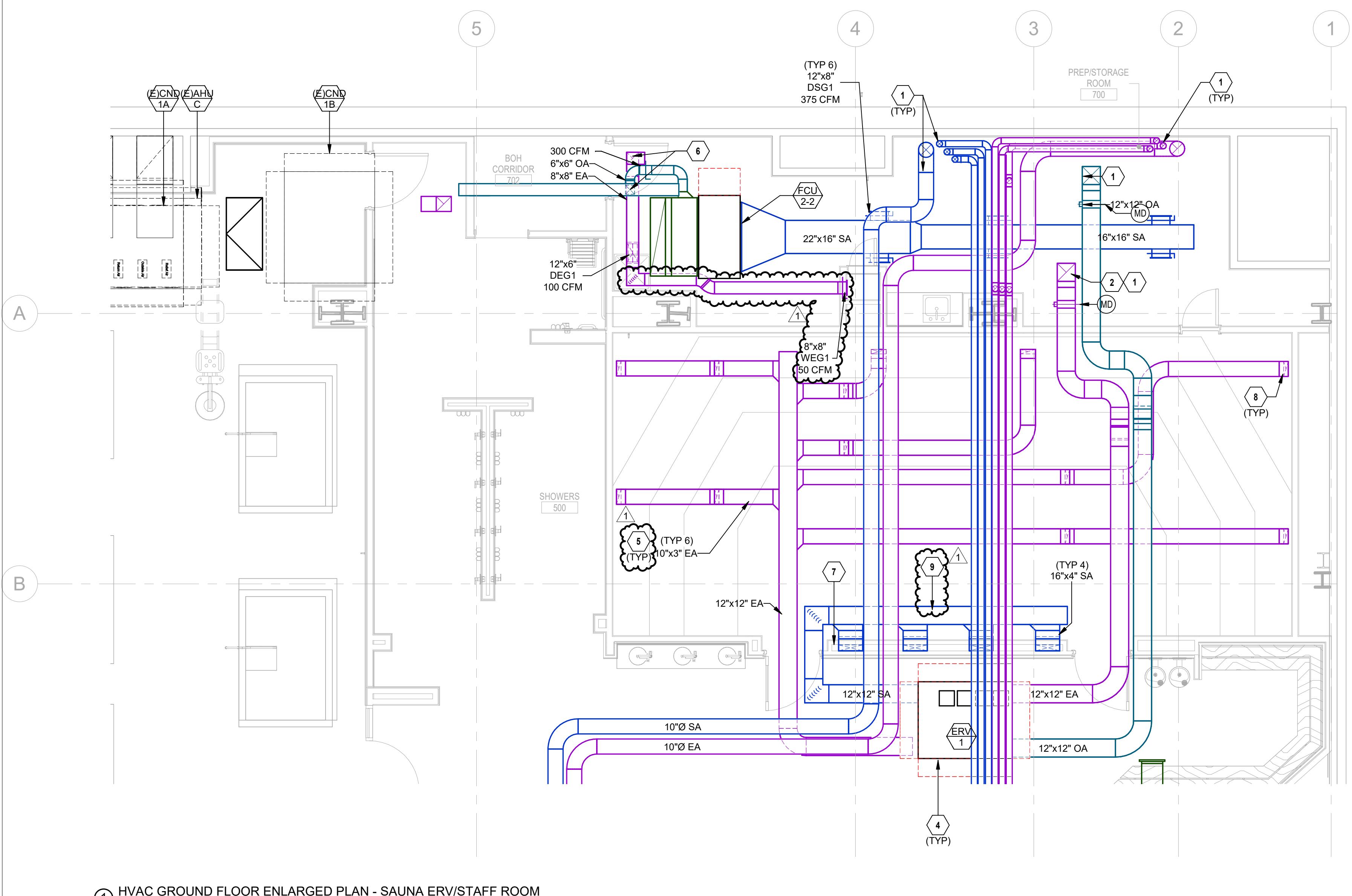
Scale

3/16" = 1'-0"

**M-103.00**

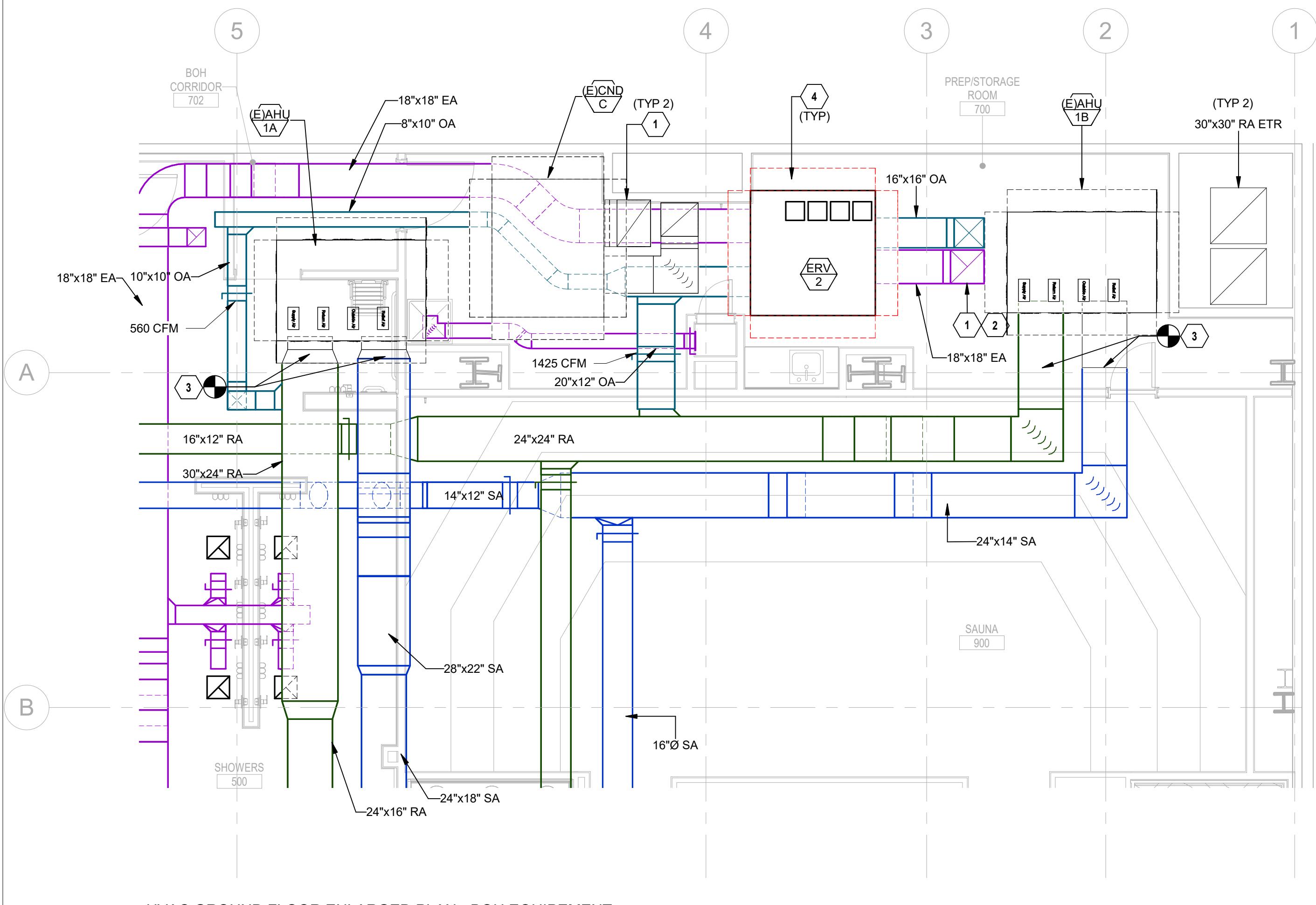
DOB NOW JOB # M00889237-1  
DRAWING NO. 4 OF 16

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① HVAC GROUND FLOOR ENLARGED PLAN - SAUNA ERV/STAFF ROOM

1/4" = 1'-0"



② HVAC GROUND FLOOR ENLARGED PLAN - BOH EQUIPEMENT

1/4" = 1'-0"

**MECHANICAL PLAN NOTES:**

- ROUTE DUCT THRU ROOF, COORDINATE LOCATION WITH EXISTING STRUCTURE AND ALL OTHER UTILITIES.
- CONNECT NEW DUCT TO EXISTING, FIELD VERIFY DUCT LOCATION, ELEVATION, SIZE AND AIRFLOW DIRECTION PRIOR TO INSTALLATION.
- COORDINATE ALL CLEARANCE REQUIREMENTS ARE MAINTAINED FOR NEW AND EXISTING UNITS WITH ALL TRADES BEFORE INSTALLATION.
- ALL BRANCH EXHAUST DUCTWORK SERVING THE SAUNA SHALL BE OF ALUMINUM CONSTRUCTION.
- DUCT IS CONNECTED TO NEUTRAL DUCT DOWN ON M2/104.
- PROVIDE 10' OF ALUMINUM PLenums LOCATED APPROXIMATELY 6" ABOVE FINISHED FLOOR FOR (4) 15" SAUNA SUPPLY AIR DUCT CONNECTIONS. COORDINATE FINAL WALL GRILLE CONNECTIONS WITH SAUNA DRAWINGS.
- COORDINATE FINAL SAUNA GRILLE TERMINATION WITH SAUNA CONSULTANT.
- ALL SUPPLY DUCTWORK AND AIR DEVICES SERVING THE SAUNA SHALL BE OF ALUMINUM CONSTRUCTION.

**Gensler**

1700 Broadway  
Suite 400  
New York, NY 10019  
United States

**Futurestudio**

Interior Design  
info@futurestudio.ca  
Tel xxx-xxxx-xxxx

**HNY  
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MEP / HVAC  
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www.hny-eng.com  
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Sauna Consultant  
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Seal / Signature

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Project Name  
**Othership - Flatiron**

Project Number  
**53.8309.002**

Description  
**HVAC ENLARGED PLANS**

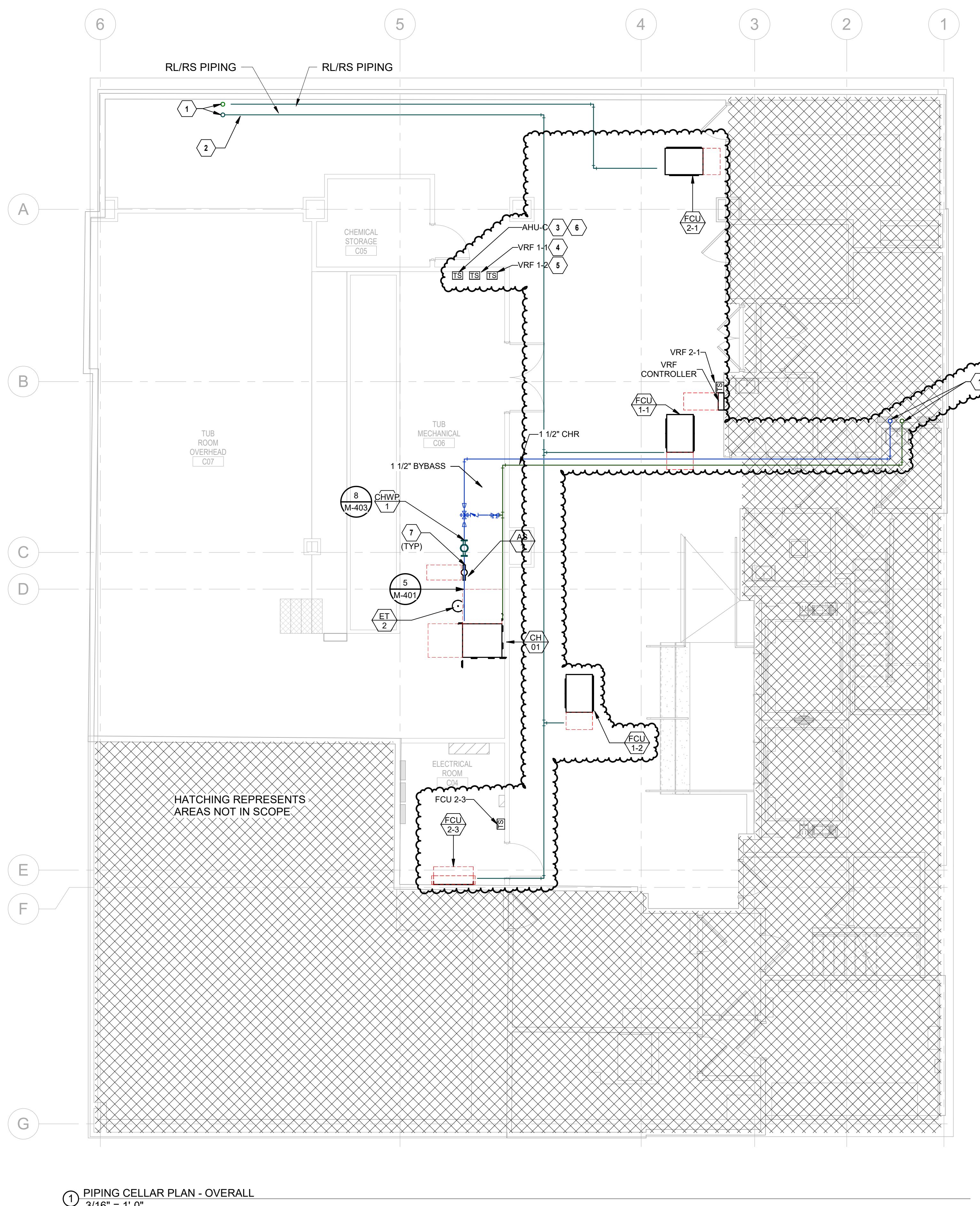
Scale  
1/4" = 1'-0"

**M-104.00**

DOB NOW JOB # M00889237-1

DRAWING NO. 5 OF 16

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**MECHANICAL PLAN NOTES:**

- PIPE UP.
- REFRIGERANT PIPING SHOWN SINGLE LINE FOR GENERAL ROUTING ONLY. VRF MANUFACTURER SHALL SIZE AND PIPE BASED ON FINAL EQUIPMENT LAYOUT. PROVIDE ALL PIPING, FITTINGS, ACCESSORIES, ETC. AS REQUIRED BY MANUFACTURER.
- AHU-C TEMPERATURE SETPOINT SHALL BE 80F.
- FOU 1-1 TEMPERATURE SETPOINT SHALL BE 85F.
- FOU 2-1 TEMPERATURE SETPOINT SHALL BE 90F.
- INSTALL DRYING TEMPERATURE SENSOR IN THIS LOCATION. PROVIDE ADDITIONAL CONTROL WIRING AS NECESSARY.
- PROVIDE PIPE UNIONS ON BOTH SIDES OF ALL VALVES AND COUPLINGS TO FACILITATE EASIER MAINTENANCE.
- COORDINATE PIPE PERFORATION LOCATION WITH AREAS OUT OF PROJECT SCOPE.

**Gensler**

1700 Broadway  
Suite 400  
New York, NY 10019  
United States

Tel 212.492.1400  
Fax 212.492.1472

**Futurestudio**

Interior Design  
info@futurestudio.ca  
Tel xxx-xxxx-xxxx

**HNY  
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ENGINEERS**

MEP / HVAC  
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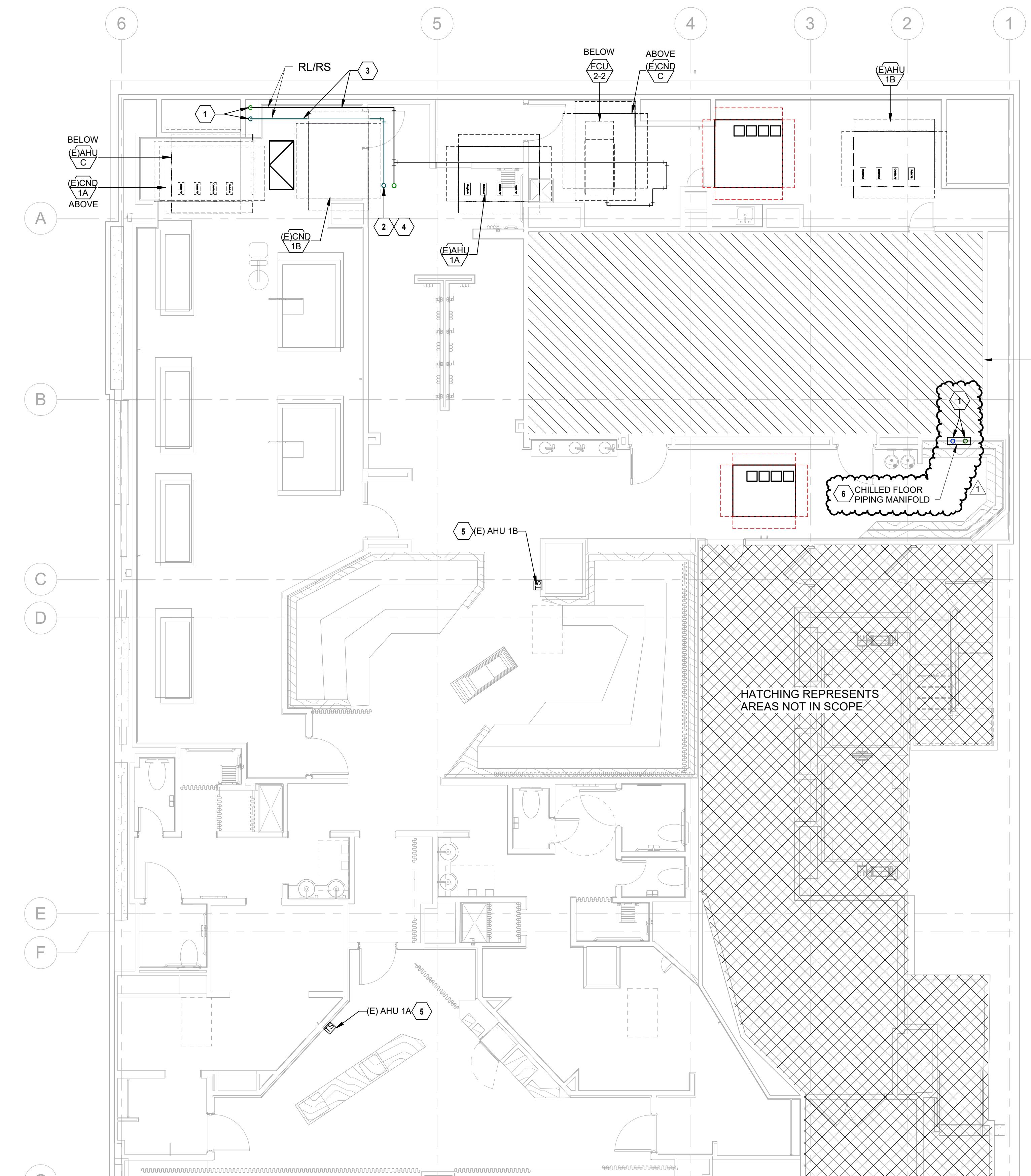
Pool Consultant  
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ECOTONE**  
Sauna Consultant  
640 Montauk Ave.  
Brooklyn, NY 11208  
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△ Date	Description
07/25/2023	ISSUE FOR BID AND PERMIT
08/24/2023	ISSUE FOR CONSTRUCTION
1 09/19/2023	ADDENDUM #1

Seal / Signature

Project Name	Othership - Flatiron
Project Number	53.8309.002
Description	PIPING CELLAR PLAN - OVERALL
Scale	3/16" = 1'-0"
<p><b>M-201.00</b> DOB NOW JOB # M00889237-1 DRAWING NO. 6 OF 16</p>	
<p>NEW YORK ALTERATION WARNING STATEMENT: IT IS A VIOLATION OF THE NEW YORK EDUCATION LAW, ARTICLE 145, SECTION 7209 FOR ANY PERSON, UNLESS THE INDIVIDUAL IS ACTING UNDER THE DIRECTION OF AN ENGINEER, TO ALTER OR MODIFY ANY ITEM IN ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER IS ALTERED, THE ALTERING ENGINEER SHALL AFFIX TO THE ITEM THE SEAL AND THE NOTATION "ALTERED BY [NAME] DATE [DATE]" WHERE [NAME] IS THE DATE OF SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION</p>	



① PIPING FIRST FLOOR PLAN - OVERALL

3/16" = 1'-0"

MECHANICAL PLAN NOTES:

- 1 PIPE DOWN.
- 2 PIPE UP.
- 3 REFRIGERANT PIPING SHOWN SINGLE-LINE FOR GENERAL ROUGHING ONLY. VRF MANUFACTURER SHALL SIZE ALL PIPING BASED ON FINAL EQUIPMENT LAYOUT. PROVIDE ALL PIPING, FITTINGS, ACCESSORIES, ETC. AS REQUIRED BY MANUFACTURER.
- 4 ROUTE REFRIGERANT PIPE THRU ROOF. COORDINATE LOCATION WITH EXISTING STRUCTURE AND ALL OTHER UTILITIES. PROVIDE ROOF PENETRATION PER DETAILS AND SPECIFICATIONS.
- 5 INSTALL EXISTING TEMPERATURE SENSOR IN THIS LOCATION. PROVIDE ADDITIONAL CONTROL WIRING AS NECESSARY.
- 6 INSTALL CHILLED FLOOR MANIFOLD WITHIN WALL. COORDINATE ACCESS PANEL WITH ARCHITECT.

HATCHING INDICATES EXTENTS OF IN-FLOOR CHILLED HYDRONIC PIPING SYSTEM. INSTALL IN-FLOOR TEMPERATURE SENSOR PER MANUFACTURER'S REQUIREMENTS.

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**M-202.00**  
DOB NOW JOB # M00889237-1  
DRAWING NO. 7 OF 16

**Gensler**

1700 Broadway  
Suite 400  
New York, NY 10019  
United States

Tel 212.492.1400  
Fax 212.492.1472

**Futurestudio**

Interior Design  
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09/19/2023	ADDENDUM #1

Seal / Signature

Project Name  
**Othership - Flatiron**

Project Number  
**53.8309.002**

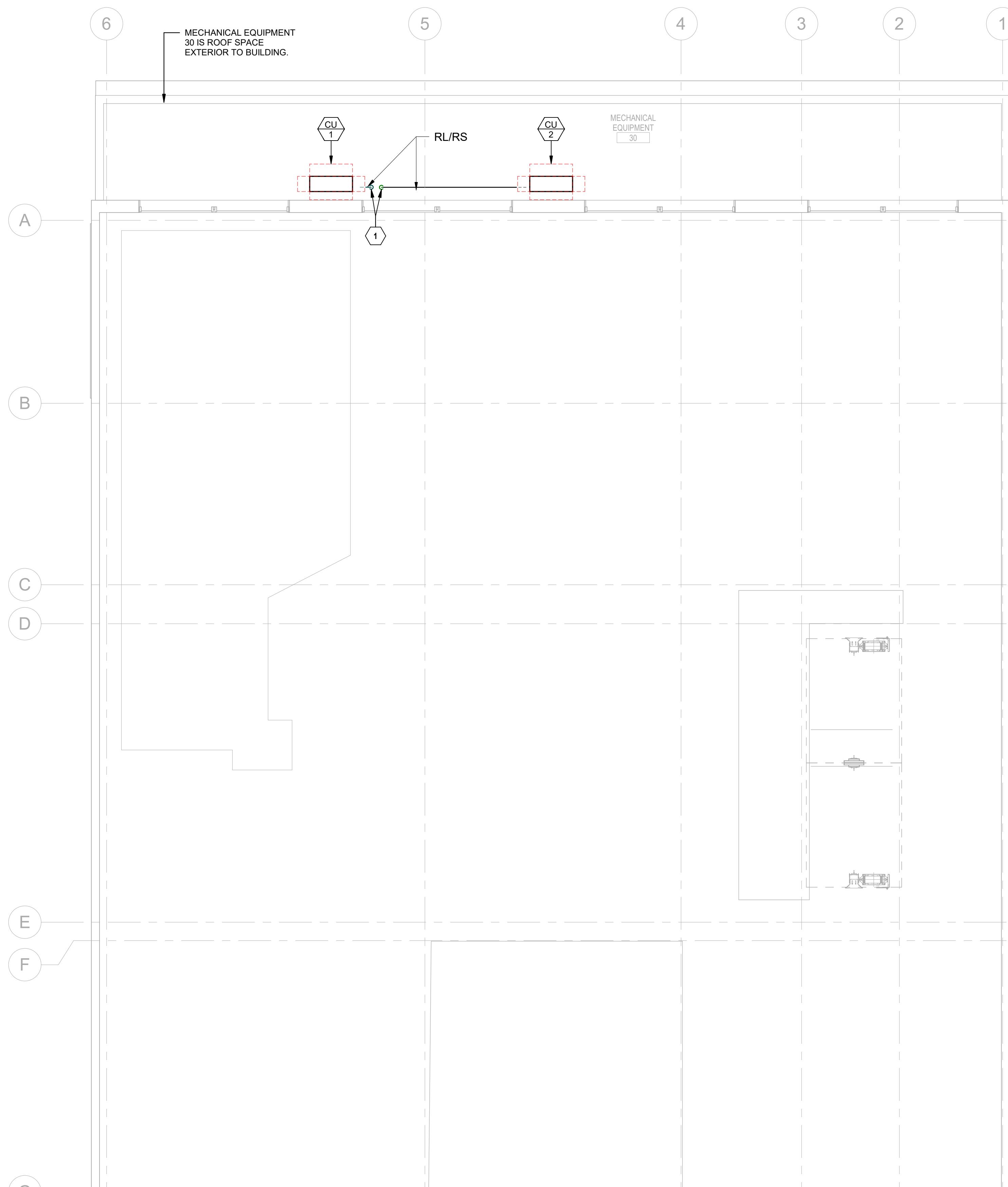
Description  
PIPING FIRST FLOOR AND MEZZANINE PLAN - OVERALL

Scale  
3/16" = 1'-0"

**M-202.00**

DOB NOW JOB # M00889237-1  
DRAWING NO. 7 OF 16

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① PIPING SECOND FLOOR PLAN - OVERALL  
3/16" = 1'-0"

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MECHANICAL PLAN NOTES:  
1 PIPE DOWN.

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Project Name  
**Othership - Flatiron**

Project Number  
**53.8309.002**

Description  
PIPING SECOND FLOOR ROOF PLAN -  
OVERALL

Scale  
3/16" = 1'-0"

**M-203.00**

DOB NOW JOB # M00889237-1  
DRAWING NO. 8 OF 16

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OUTSIDE AIR REQUIREMENTS, IMC-2021 (IP)													
SYSTEM DESIGNATION	SYSTEM TAB NAME OR LIST 'SINGLE'	SINGLE-ZONE SYSTEMS ONLY		MULTI-ZONE SYSTEMS ONLY		FLOOR AREA SERVED BY SYSTEM [Aa] (SF)	SYSTEM AVERAGED AREA-BASED OUTDOOR AIR RATE [CFM/SF]	SYSTEM POPULATION [Ps] (PEOPLE)	SYSTEM AVERAGED PEOPLE-BASED OUTDOOR AIR RATE [CFM/P]	REQUIRED OA INTAKE FLOW [Vot] (CFM)	REQUIRED DCV OA INTAKE FLOW [Vot] (CFM)	DESIGN OA INTAKE FLOW [Vot] (CFM)	NOTES
		SINGLE ZONE ASSOCIATED VENTILATION ZONE	SINGLE ZONE WORST CASE EFFECTIVENESS [Ez]	SYSTEM VENTILATION EFFICIENCY [Ev]	OUTDOOR AIR RATE								
AHU-1A (ENTRY LOBBY/LOCKERS)	MULTIZONE (AHU-1A)	-	-	0.40	714	0.060	4.14	5.00	159	N/A	160		
AHU-1B (TEA ROOM/TUB ROOM)	MULTIZONE (AHU-1B)	-	-	0.75	1,686	0.304	82	6.04	1,345	N/A	1,350		
VRF-1 (STAFF ROOM)	MULTIZONE (VRF-1)	-	-	1.00	325	0.120	0.00001	0.00	39	N/A	40		
						TOTALS		1,543	0		1,550		

GENERAL NOTES:  
1. VENTILATION CALCULATIONS BASED ON IMC-2021.  
2. SYSTEM POPULATIONS BASED ON MAX SEATING AND/OR CODE MAXIMUM VALUES.  
3. SINGLE ZONE SYSTEMS (Vot = Vot). SYSTEM VENTILATION EFFICIENCY CALCULATION IS NOT REQUIRED FOR SINGLE ZONE SYSTEMS. WORST CASE AIR DISTRIBUTION EFFECTIVENESS BETWEEN HEATING AND COOLING MODES OF OPERATION IS SHOWN IN TABLE.  
4. MULTI-ZONE RECYCLING SYSTEMS: CALCULATOR USED TO DETERMINE VENTILATION AIRFLOW IN COMPLIANCE WITH IMC-2021 VRP AND ASHRAE 62.1-2019 APPENDIX A. VENTILATION RATE SHOWN IS ACTUAL CALCULATED WITH CORRECTION FACTORS INCLUDED. EACH ZONE IS CALCULATED WITH ITS WORST CASE ZONE AIR DISTRIBUTION EFFECTIVENESS (HEATING/COOLING) AS PART OF CALCULATIONS TO FIND Ev.

PROJECT DESIGN CONDITIONS													
CLIMATE CONDITIONS		WEATHER STATION		REFERENCE		BUILDING OPERATING HOURS:		SPACE OPERATING HOURS OCCUPIED / UNOCCUPIED					NOTES
WEATHER STATION:		NEW YORK CENTRAL PARK, NY		2021 ASHRAE		MONDAY - FRIDAY	TBD BY OWNER						
CLIMATE ZONE:		4A				SATURDAY	TBD BY OWNER						
ASPERATE HUMIDITY:	99.6%		10.3 °F DB			SUNDAY	TBD BY OWNER						
DESIGN HEATING CONDITIONS:			13 °F DB			HOLIDAY	TBD BY OWNER						
HUMIDIFICATION:	99.6%		-6 °F DP	4.0 gr/lb	15.5 °F DB								
ASHRAE COOLING:	0.4%		90.7 °F DB	73.6 °F WB									
DESIGN COOLING CONDITIONS:			90.7 °F DB	73.6 °F WB									
DEHUMIDIFICATION:	0.4%		74.3 °F DP	128.7 gr/lb	80.0 °F DB								
SPACE / UNIT DESCRIPTION		SET POINTS		COOLING / DE-HUMIDIFICATION		HEATING		DAYS OF THE WEEK					
		OCC	UNOCC			OCC	UNOCC	M-F	S	SU			
		F	F			F	F	TBD	TBD	TBD	A-D		
CORRIDOR		72	80			70	60	TBD	TBD	TBD	A-D		
BREAKOUT AREA		72	80			70	60	TBD	TBD	TBD	A-D		
TUB ROOM		72	80			70	60	TBD	TBD	TBD	A-D		
STAFF ROOM		75	83			68	60	TBD	TBD	TBD	A-D		
STORAGE		72	80			70	60	TBD	TBD	TBD	A-D		
RESTROOMS / LOCKERS		72	80			70	60	TBD	TBD	TBD	A-D		
OFFICES		72	80			70	60	TBD	TBD	TBD	A-D		
MECHANICAL / ELECTRICAL ROOMS		80	80			NA	NA	TBD	TBD	TBD	A-D		
NOTES: A. ZONE LEVEL VENTILATION RESET / DEMAND CONTROL VENTILATION (DCV) CONTROL METHOD. CARBON DIOXIDE SENSOR (CO2). B. ZONE LEVEL SET POINT CONDITIONS SHALL BE AS SCHEDULED UNLESS OTHERWISE SCHEDULED OR NOTED ON THE DRAWINGS FOR ROOM SPECIFIC SPACE CONDITIONS. C. ZONE LEVEL OCCUPANCY HOUR SCHEDULE SHALL BE PER BUILDING OPERATING HOURS UNLESS OTHERWISE SCHEDULED. D. ZONE LEVEL CONTROLS SHALL BE CAPABLE OF OPERATING WITH INDEPENDENT OCCUPANCY SCHEDULES.													

BUILDING AIR BALANCE SUMMARY				
UNIT NO.	SUPPLY (CFM)	OUTDOOR (CFM)	EXHAUST (CFM)	PERCENT OA/SA
AHU-1A	3,200	--	--	16%
AHU-1B	3,200	--	--	45%
FCU 2-1	400	--	--	--
FCU2-2	2,250	--	--	14%
EF 01	--	--	200	--
ERV-2	--	2,285	1,725	--
TOTALS	9,050	2,285	1,925	--
TOTAL AIRFLOW AVAILABLE FOR PRESSURIZATION (CFM)				
PERCENT POSITIVE PRESSURIZATION				
15.8%				

### ENERGY RECOVERY VENTILATOR CONTROL MATRIX (ERV-1)

CONTROL FEATURE	UNITS	ERV-1 SETPOINT OR Y/N	ERV-2 SETPOINT OR Y/N	NOTES
<b>ENERGY RECOVERY</b>				
ENERGY RECOVERY WHEEL (TOTAL ENTHALPY) - CONSTANT SPEED		Y	Y	
ENERGY RECOVERY TIMED DEFROST SEQUENCE		Y		
ENERGY RECOVERY BYPASS DAMPERS			70F NA	
ENERGY RECOVERY ECONOMIZER MODE		Y	N	F
<b>PROGRAMMED CONTROL FEATURES</b>				
HVAC SYSTEM OCCUPANCY OVERRIDE - MANUALLY OPERATED TIMER/BUTTON		Y	Y	A
EQUIPMENT ACCESSORIES, ACCESSORIES AND CONTROL FEATURES				
OUTSIDE AIR DAMPER - MOTOR OPERATED		Y	Y	C
RELIEF/EXHAUST AIR DAMPER - MOTOR OPERATED		Y	Y	C
<b>SUPPLY FAN CONTROL METHODS</b>				
ON DURING OCCUPIED MODE		Y	Y	
CONSTANT SPEED SUPPLY FAN OPERATION		Y	Y	
<b>EXHAUST FAN CONTROL METHODS</b>				
ENABLE EXHAUST FAN WITH SUPPLY FAN STATUS		Y	Y	
CONSTANT SPEED EXHAUST FAN OPERATION		Y	N	
<b>SAFETY INTERLOCKS AND ALARMS</b>				
LOW LIMIT FREEZESTAT - FREEZER PROTECTION SAFETY SHUTDOWN		Y	Y	B
DIFFERENTIAL PRESSURE SWITCH - FILTER CHANGE ALARM		Y	Y	B
<b>DIV. 23 CONTRACTOR SHALL PROVIDE CONTROL PANEL(S), WIRING, THERMOSTAT(S), TEMPERATURE SENSOR(S), HUMIDISTAT(S), AND/OR CO2 SENSOR(S) WHERE SHOWN ON THE DRAWINGS AND AS REQUIRED TO FACILITATE THE SCHEDULED CONTROL MODULES AND SEQUENCES OF OPERATION. EACH UNIT SHALL CONTROL BASED ON ITS OWN INTERNAL SAFETIES, TIME DELAYS, AND SEQUENCES UNLESS NOTED OTHERWISE. COORDINATE WITH OWNER FINAL BUILDING AND EQUIPMENT SCHEDULES DURING STARTUP. REFERENCE DIVISION SPECIFICATIONS FOR INDIVIDUAL DEVICE REQUIREMENTS.</b>				
<b>NOTES:</b>				
A. DIVISION 23 CONTRACTOR SHALL PROVIDE DEVICE.				

**Gensler**

1700 Broadway  
Suite 400  
New York, NY 10019  
United States  
Tel 212.492.1400  
Fax 212.492.1472

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Interior Design  
info@futurestudio.ca  
Tel xxx-xxxx

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07/25/2023	ISSUE FOR BID AND PERMIT
08/24/2023	ISSUE FOR CONSTRUCTION

Seal / Signature

**Project Name**  
**Othership - Flatiron**

**Project Number**  
**53.8309.002**

**Description**  
**MECHANICAL DETAILS**

**Scale**

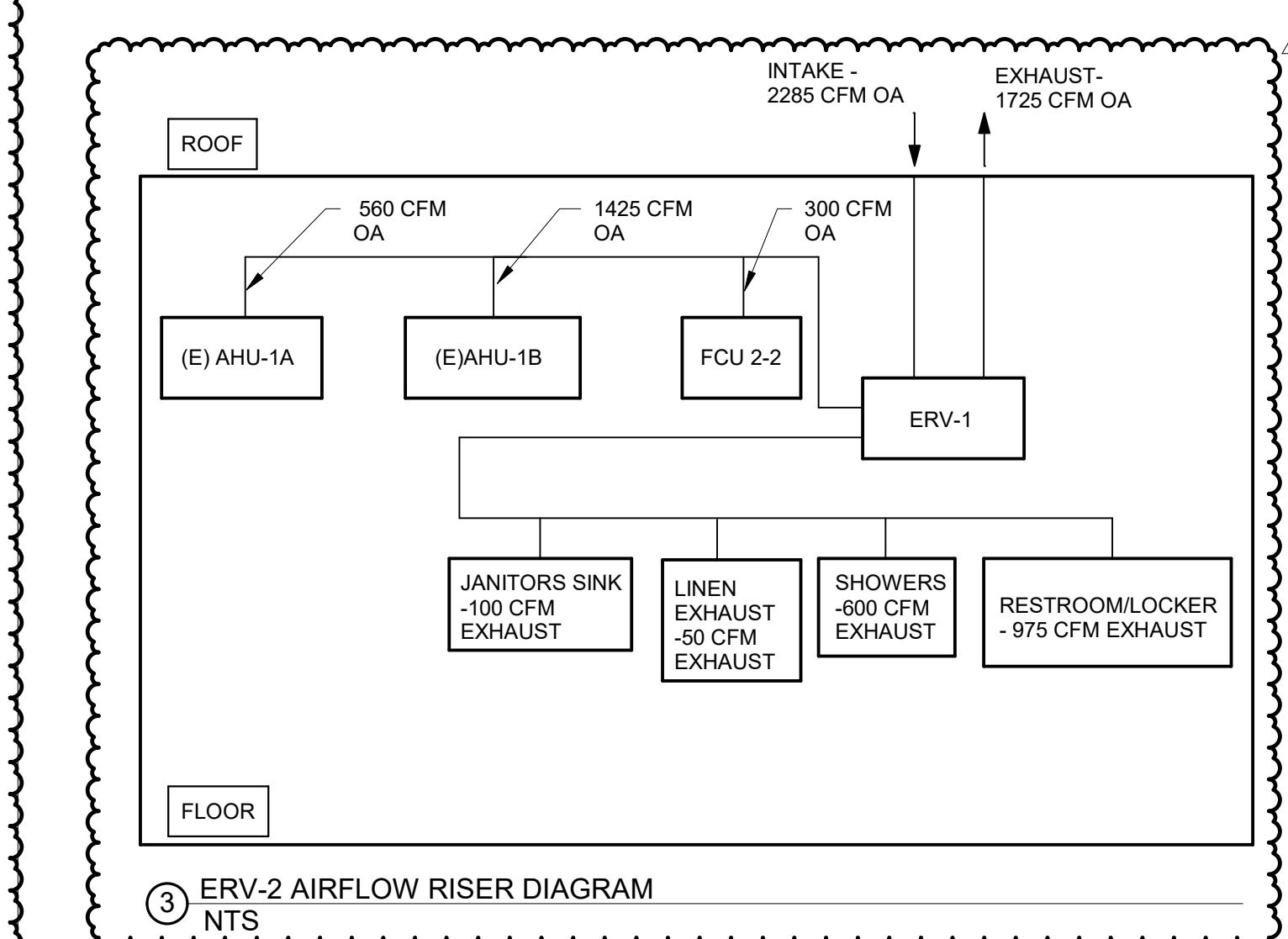
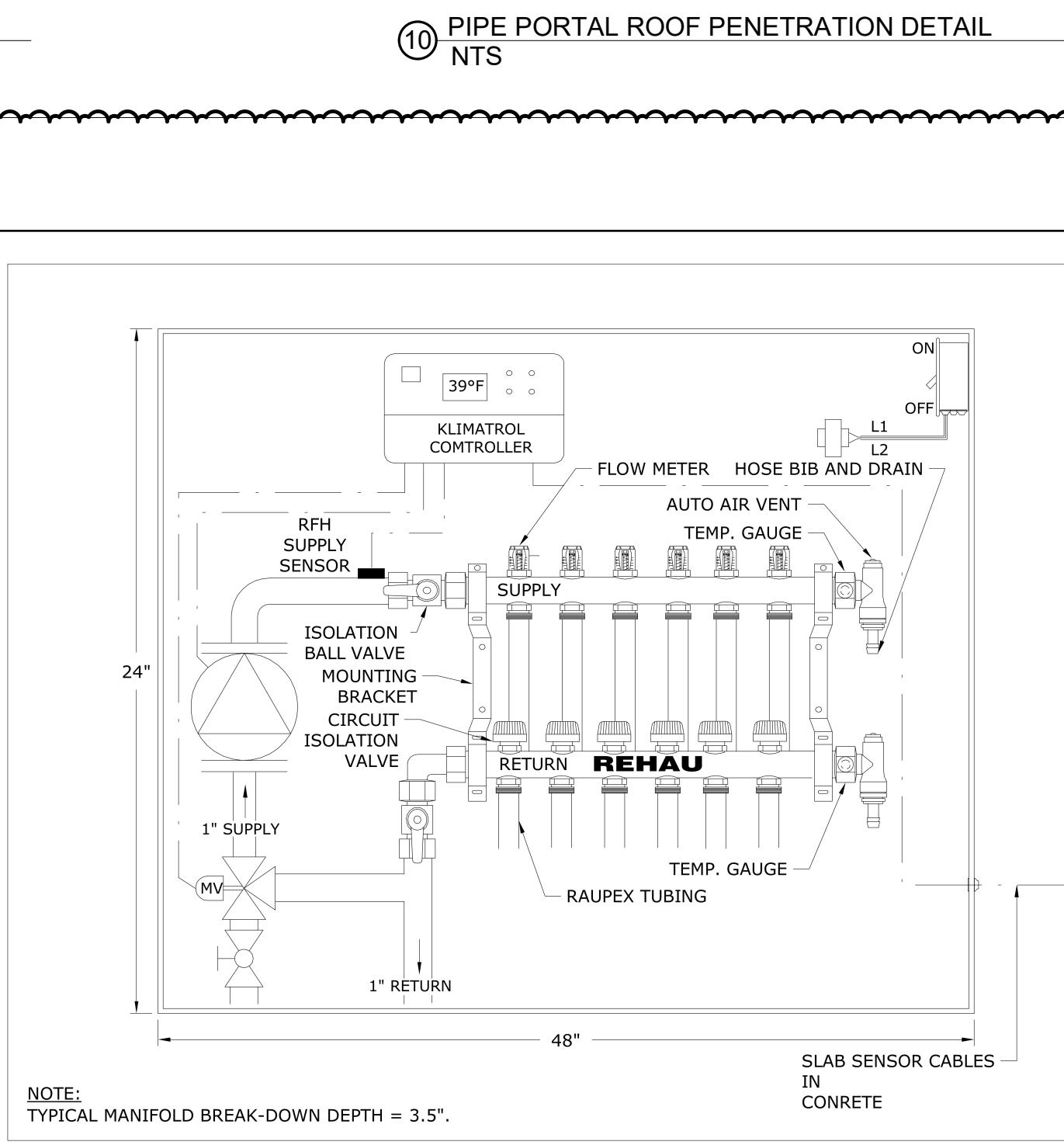
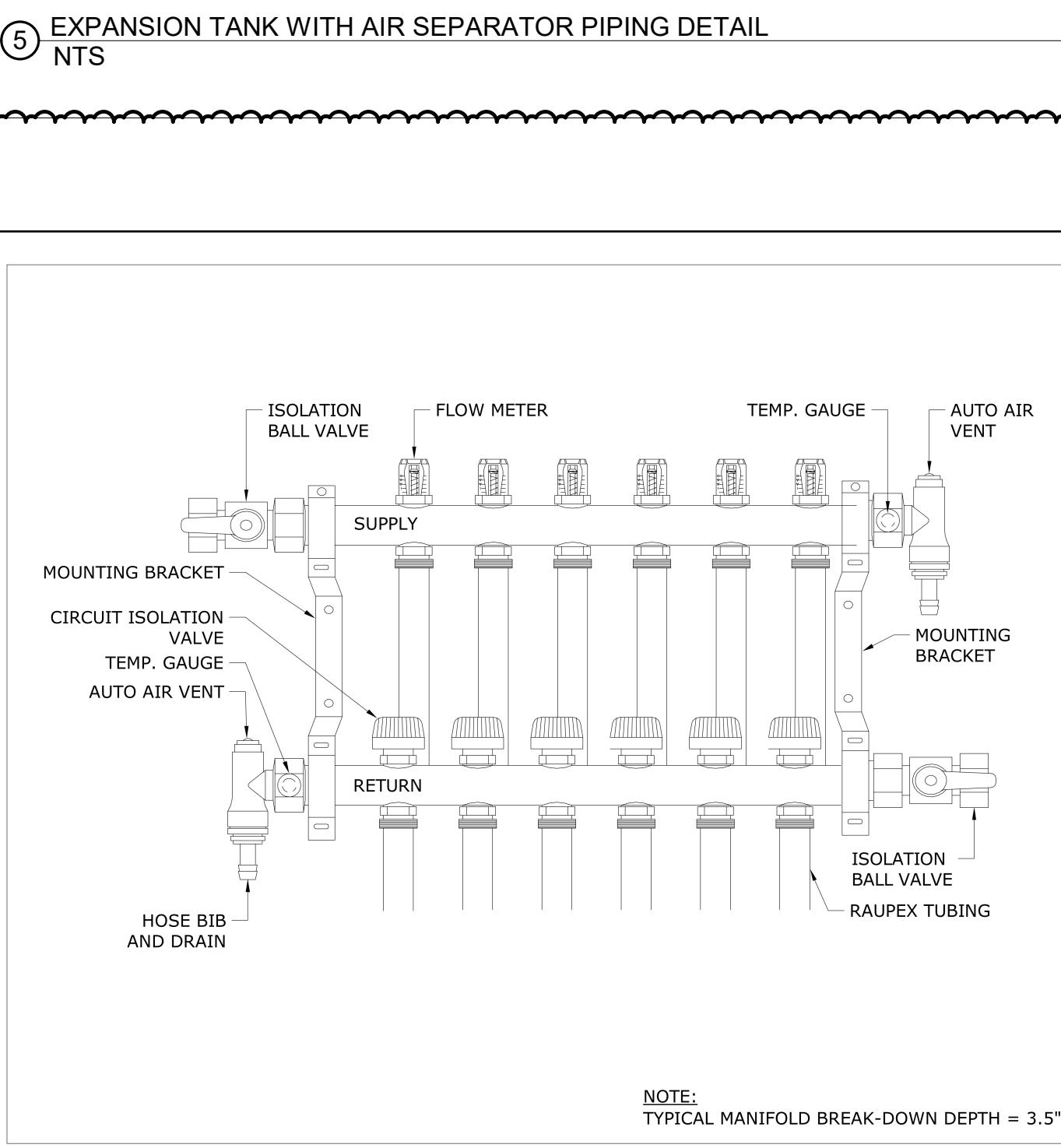
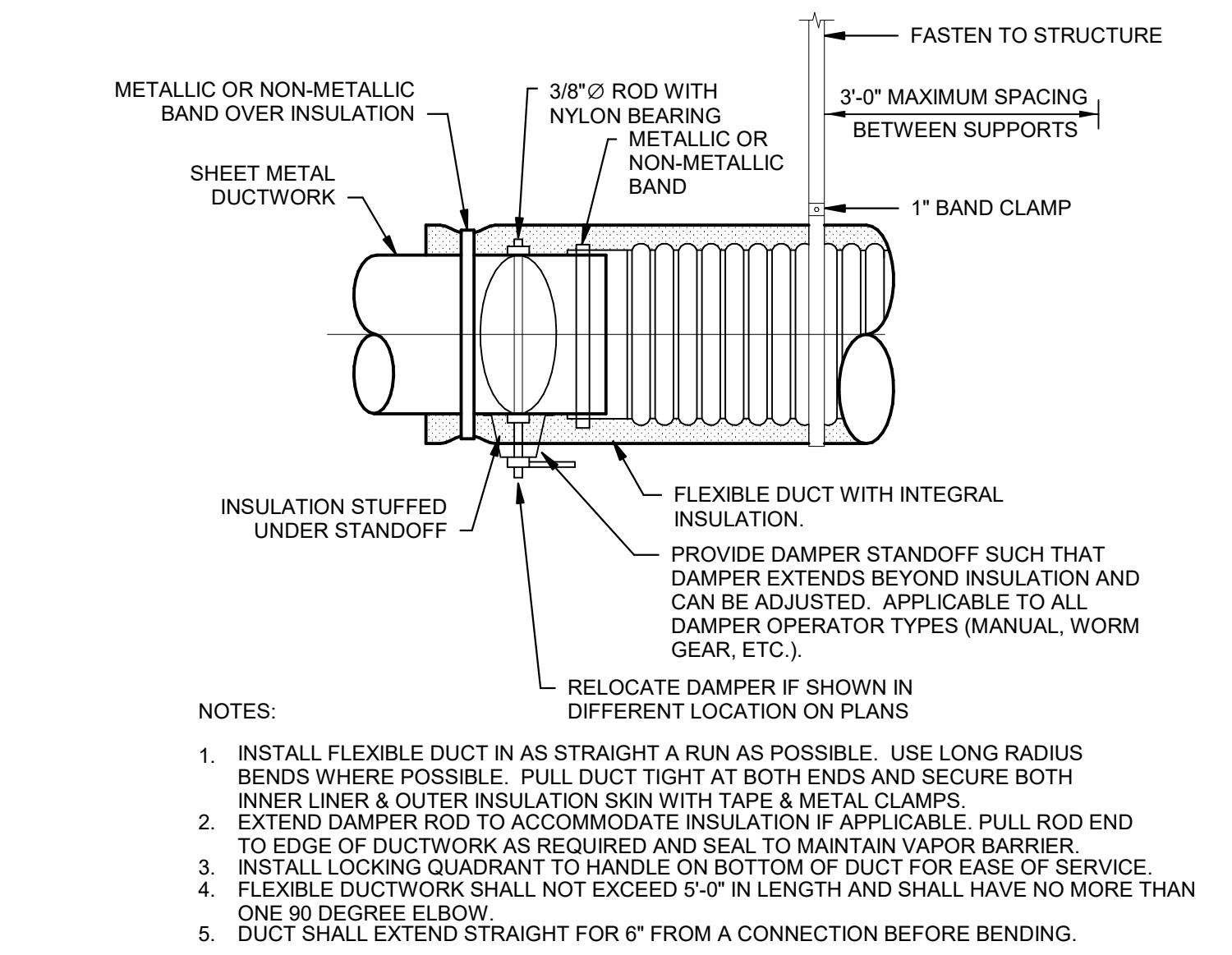
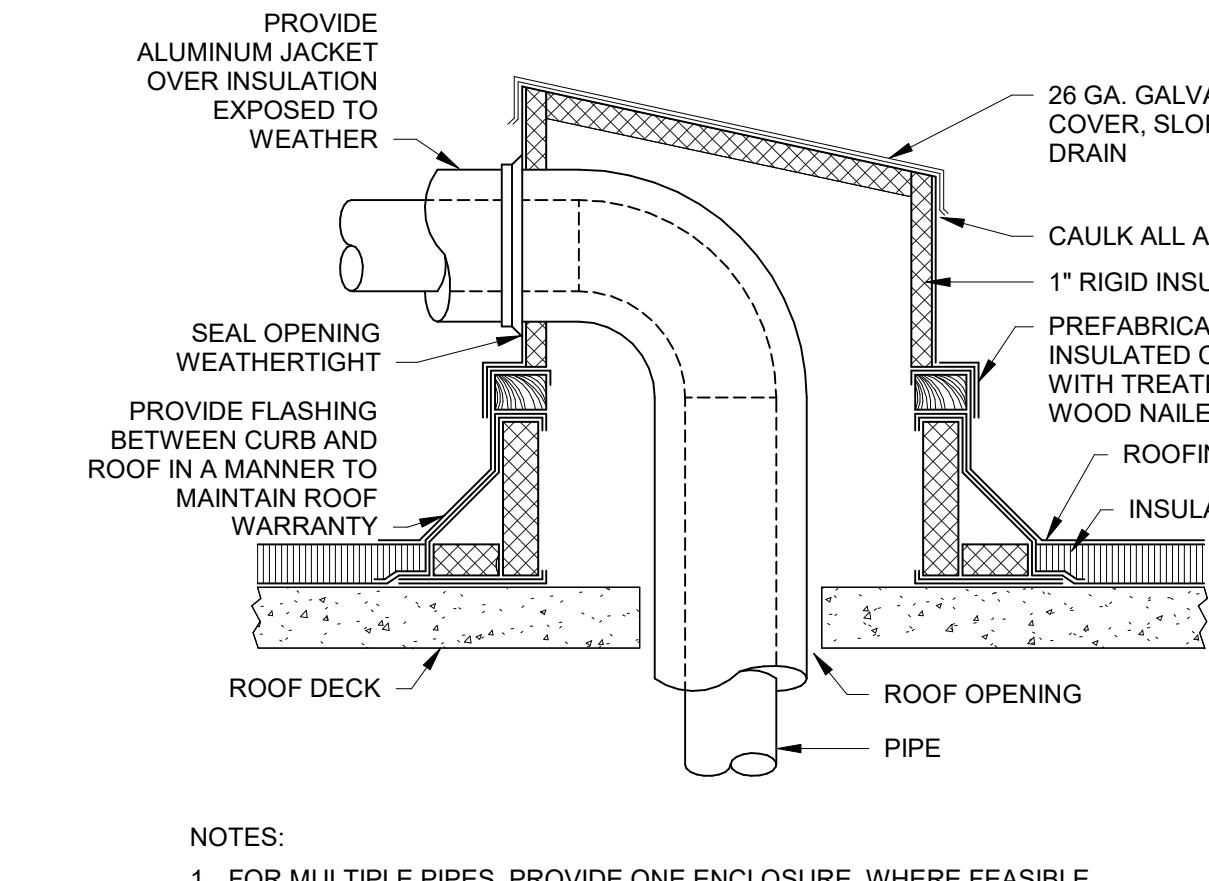
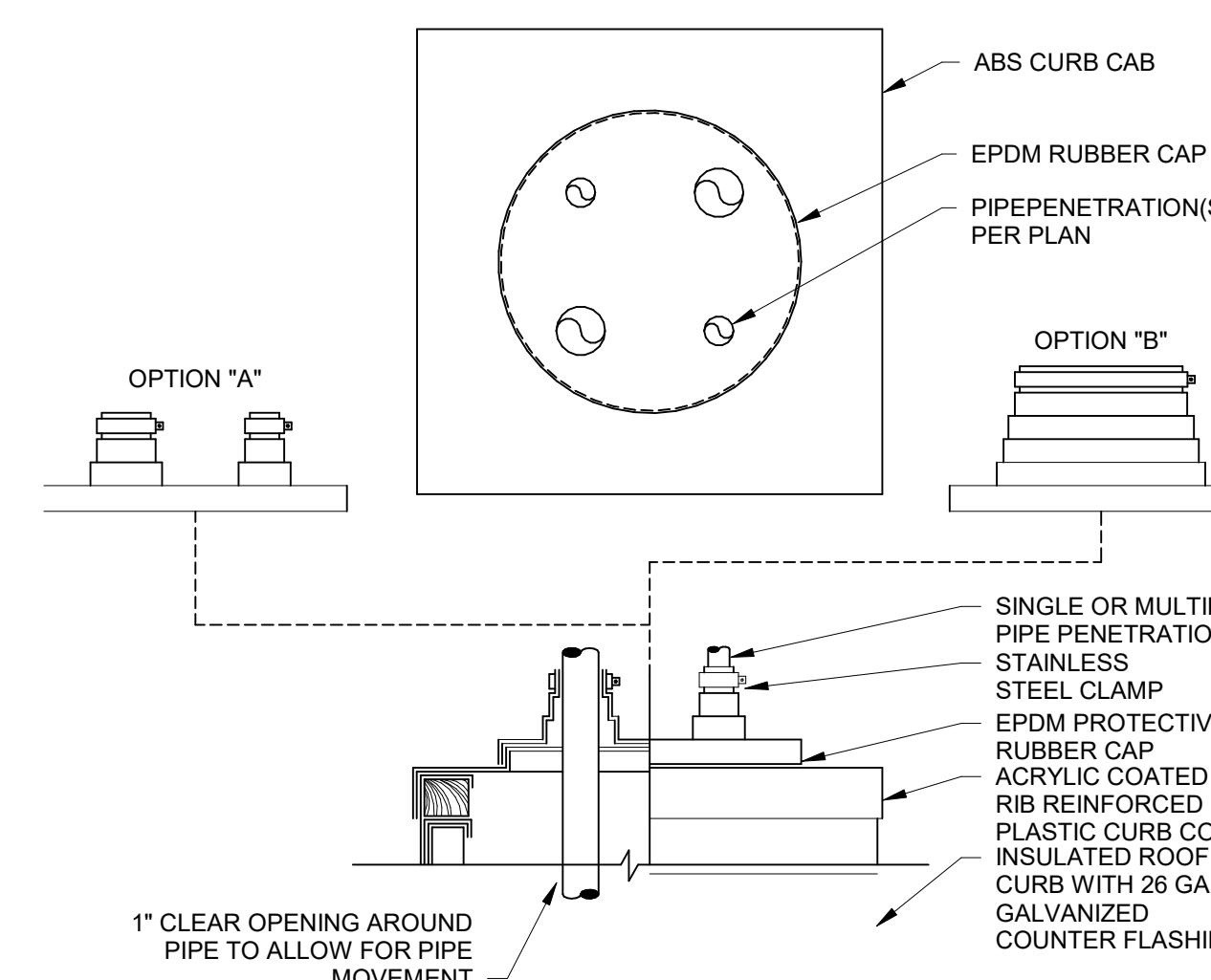
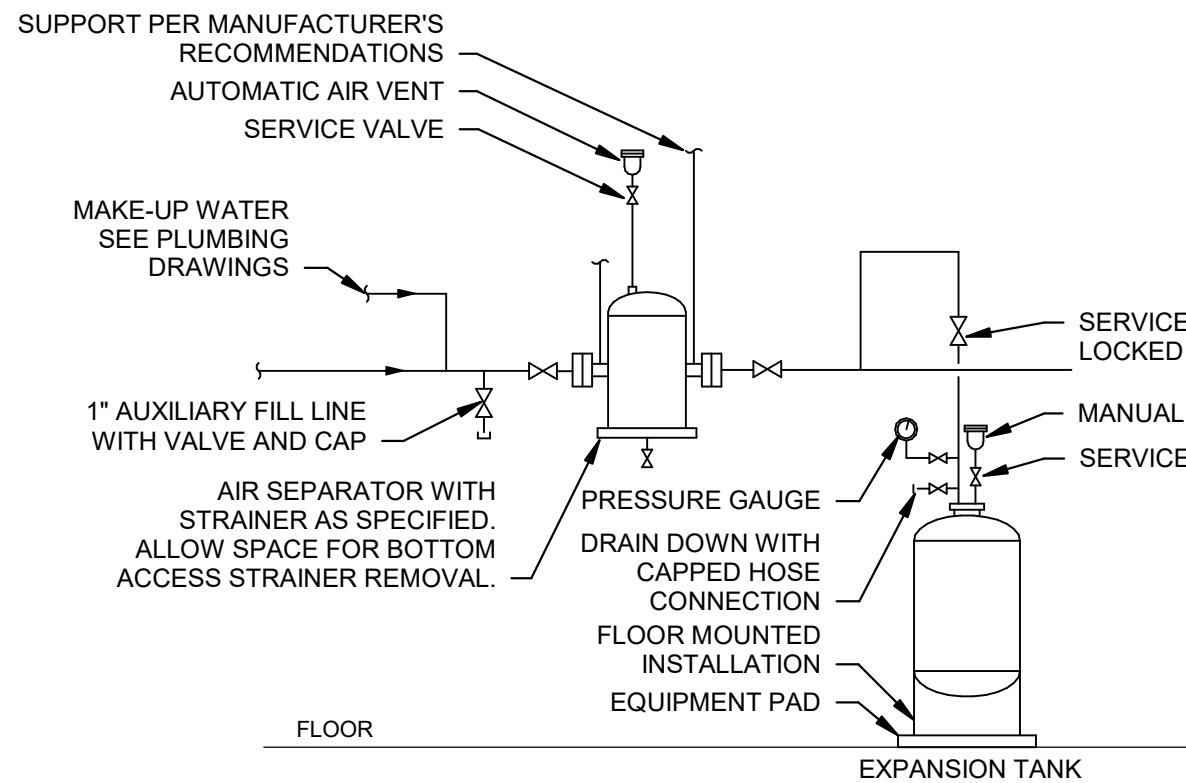
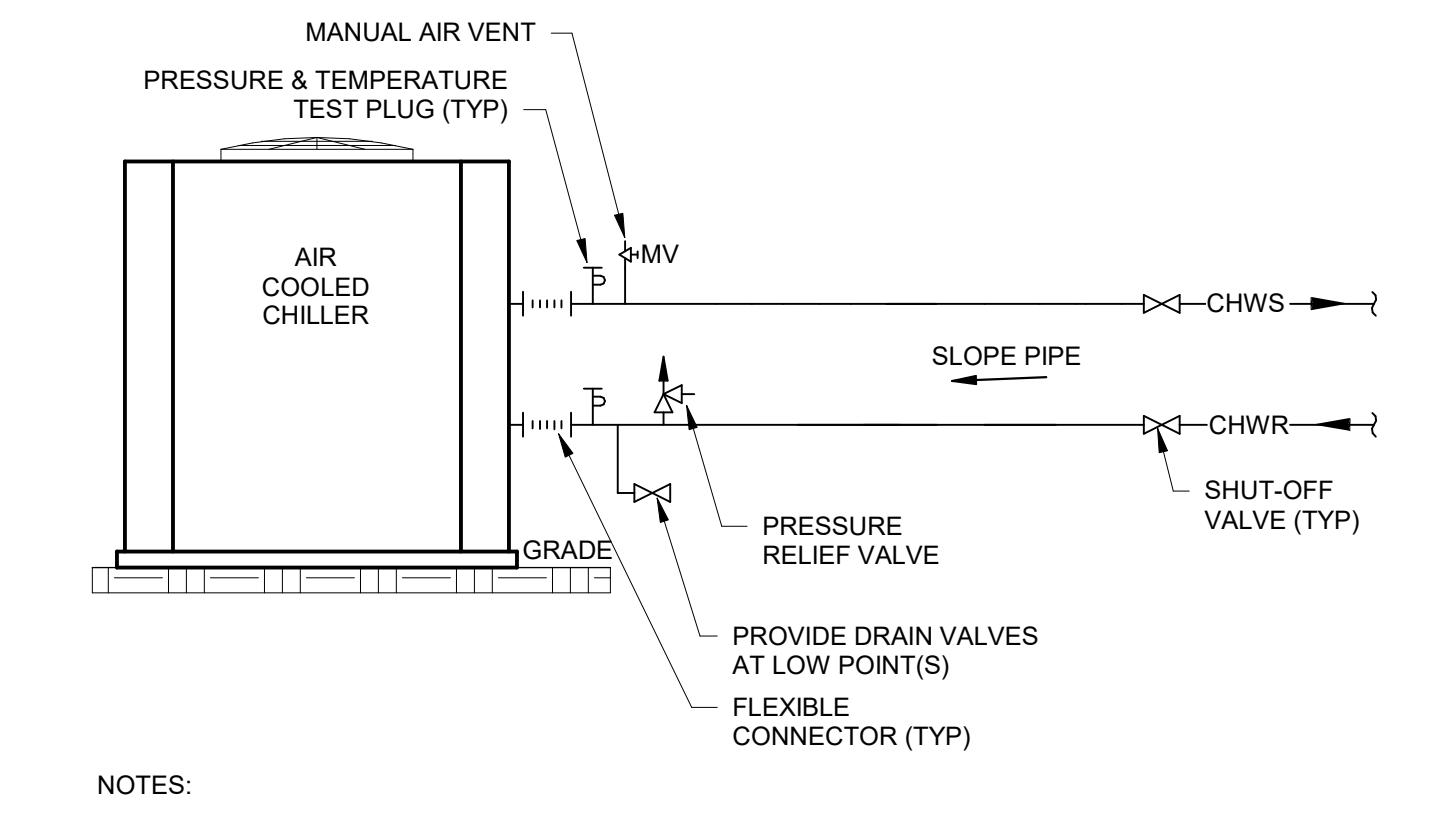
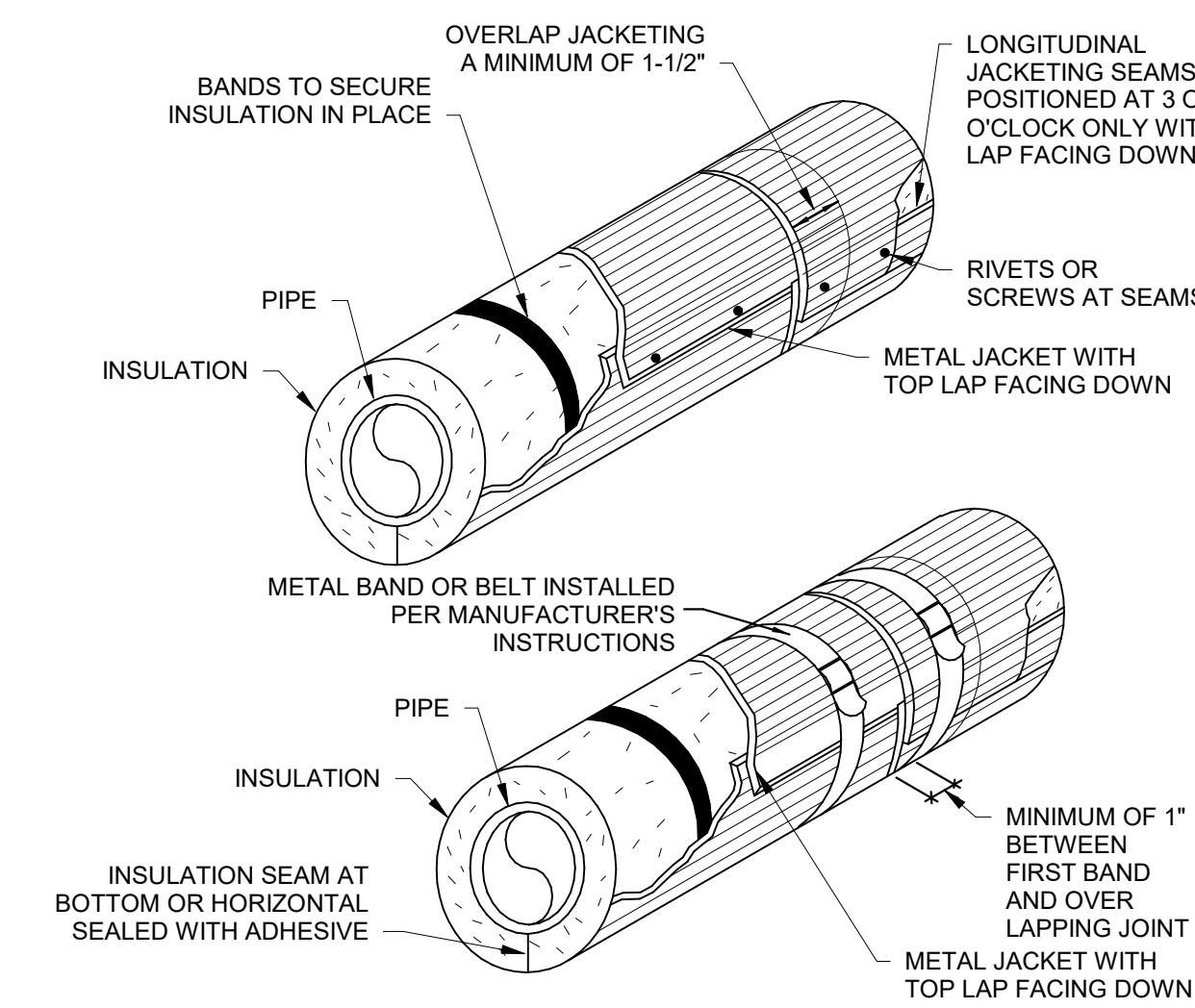
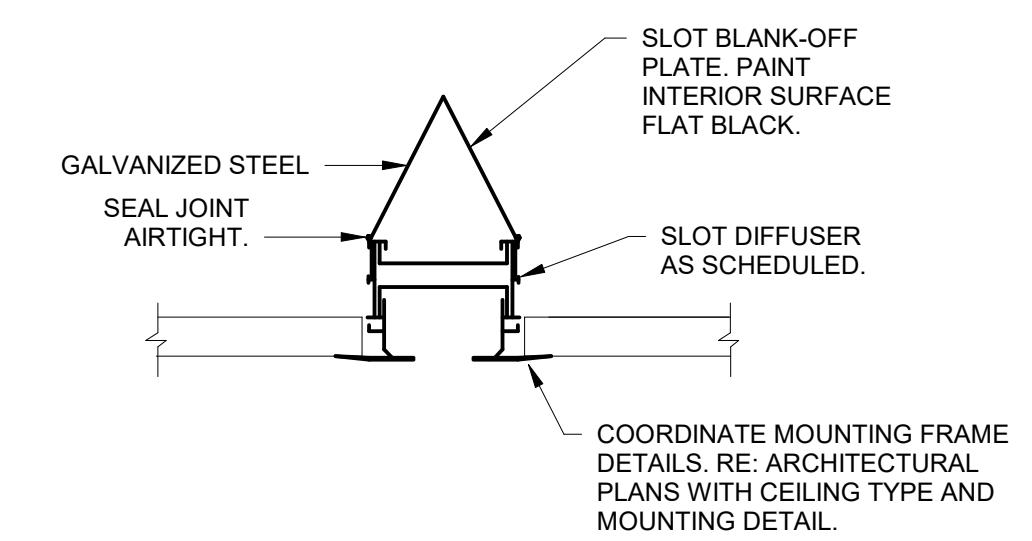
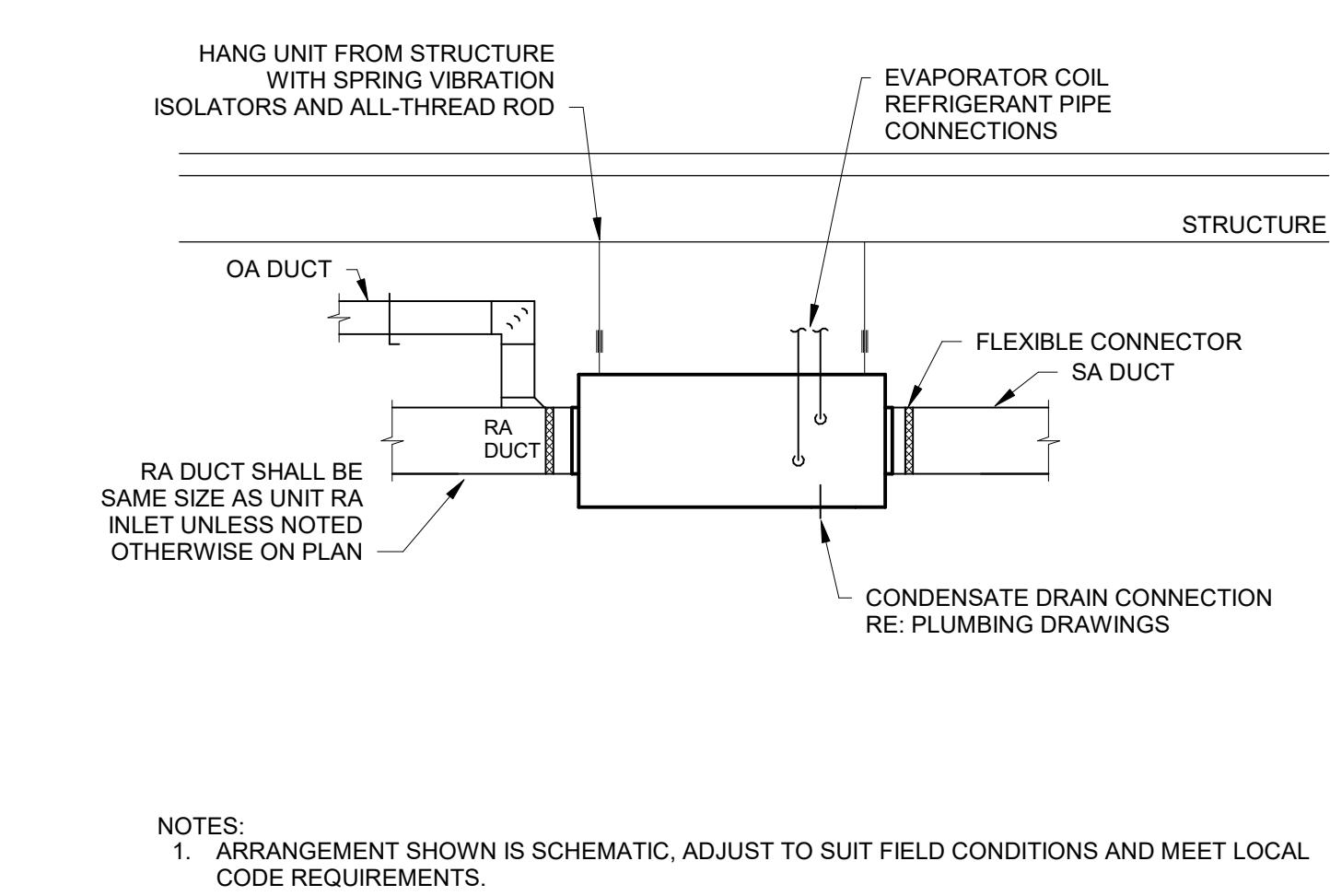
**12" = 1'-0"**

**M-401.00**

**DOB NOW JOB # M00889237-1**

DRAWING NO. 11 OF 16

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NOTE:  
DUE TO LANDMARK STATUS THIS BUILDING IS EXEMPT FROM COMPLYING WITH 2020 NYC ENERGY CODE  
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**Gensler**

1700 Broadway  
Suite 400  
New York, NY 10019  
United States

Tel 212.492.1400  
Fax 212.492.1472

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Interior Design  
info@futurestudio.ca  
Tel xxx-xxxx-xxxx

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MEP / HVAC  
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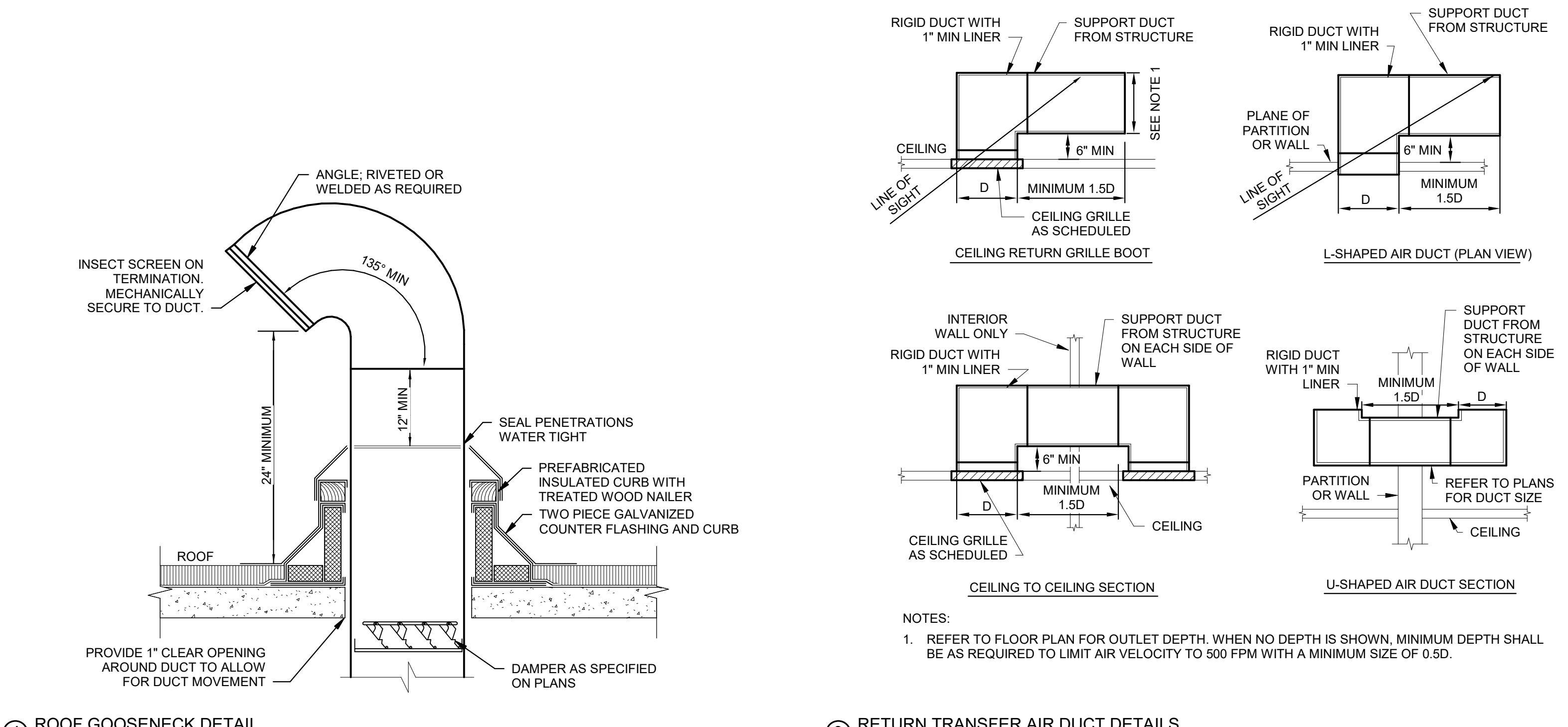
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120 Broadway  
New York, NY 10201  
United States  
Tel 917.661.7800  
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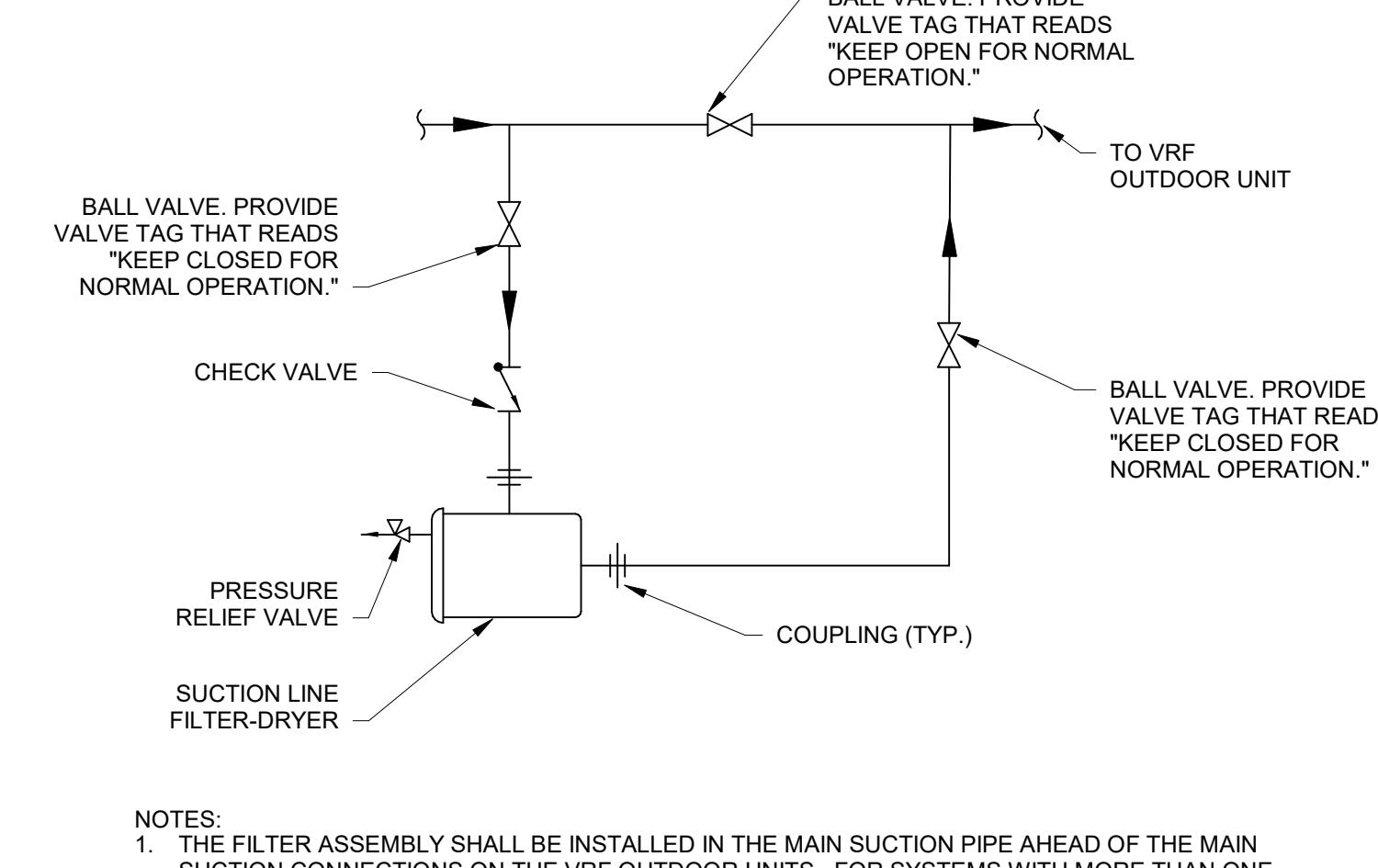


④ ROOF GOOSENECK DETAIL  
NTS

③ RETURN TRANSFER AIR DUCT DETAILS  
NTS

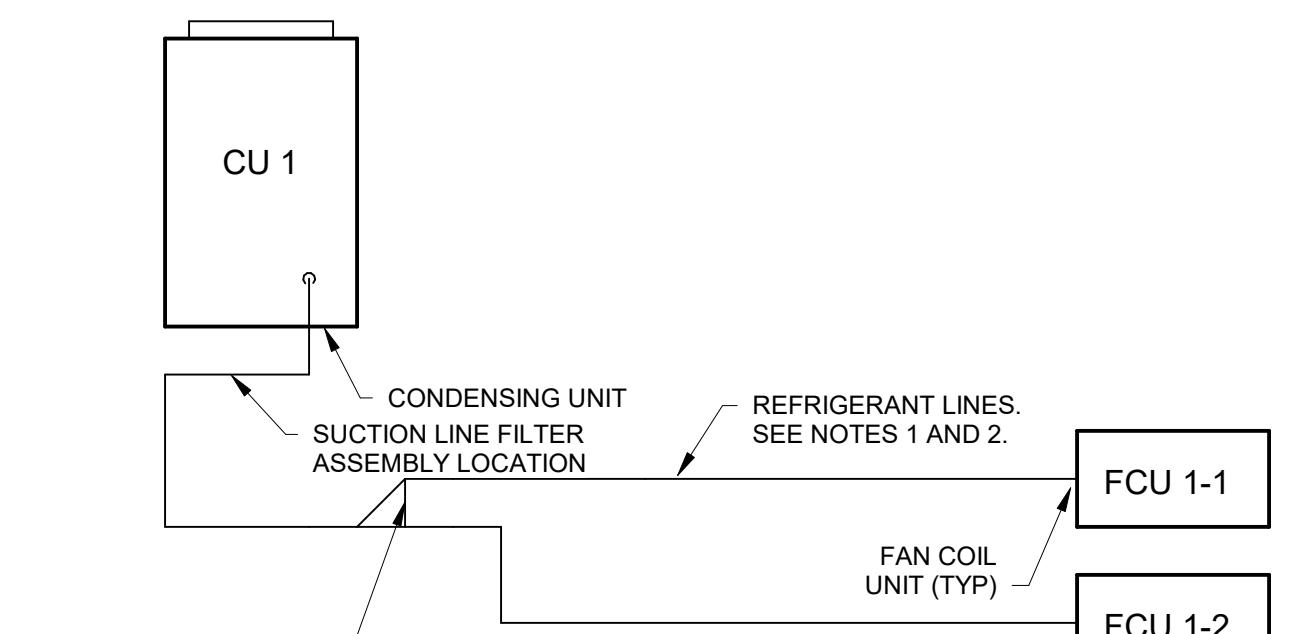
② REGISTER MOUNTING TO RECTANGULAR DUCT DETAIL  
NTS

① REGISTER MOUNTING TO ROUND DUCT DETAIL  
NTS



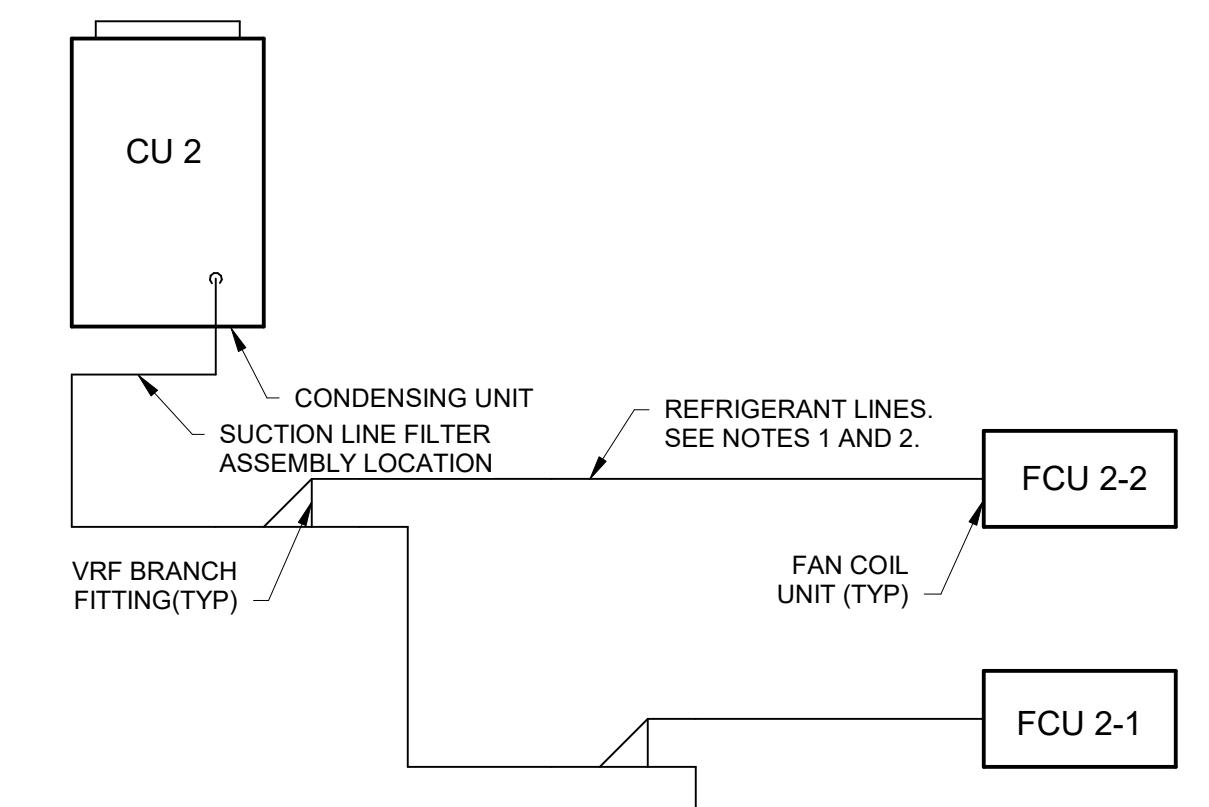
NOTES:  
1. FILTER ASSEMBLY SHALL BE INSTALLED IN THE MAIN SUCTION PIPE AHEAD OF THE MAIN SUCTION CONNECTIONS ON THE VRF OUTDOOR UNITS. FOR SYSTEMS WITH MORE THAN ONE OUTDOOR MODULE, THE SUCTION FILTER SHALL BE INSTALLED IN THE COMMON MAIN SUCTION PIPE PRIOR TO ANY TEES.  
2. CLOSE THE VALVE ON THE MAIN LINE TO THE VRF OUTDOOR UNITS AND OPEN THE VALVES IN THE VRF OUTDOOR UNITS DURING CLEANING AND PURGE OF THE PIPING SYSTEM. AFTER THE PURGING PROCESS IS COMPLETE, THE CONTRACTOR SHALL CLOSE THE VALVES IN THE PIPING TO THE FILTER-DRYER AND OPEN THE VALVE IN THE MAIN LINE TO THE VRF OUTDOOR UNIT.

⑦ VRF SUCTION LINE FILTER ASSEMBLY DETAIL  
NTS



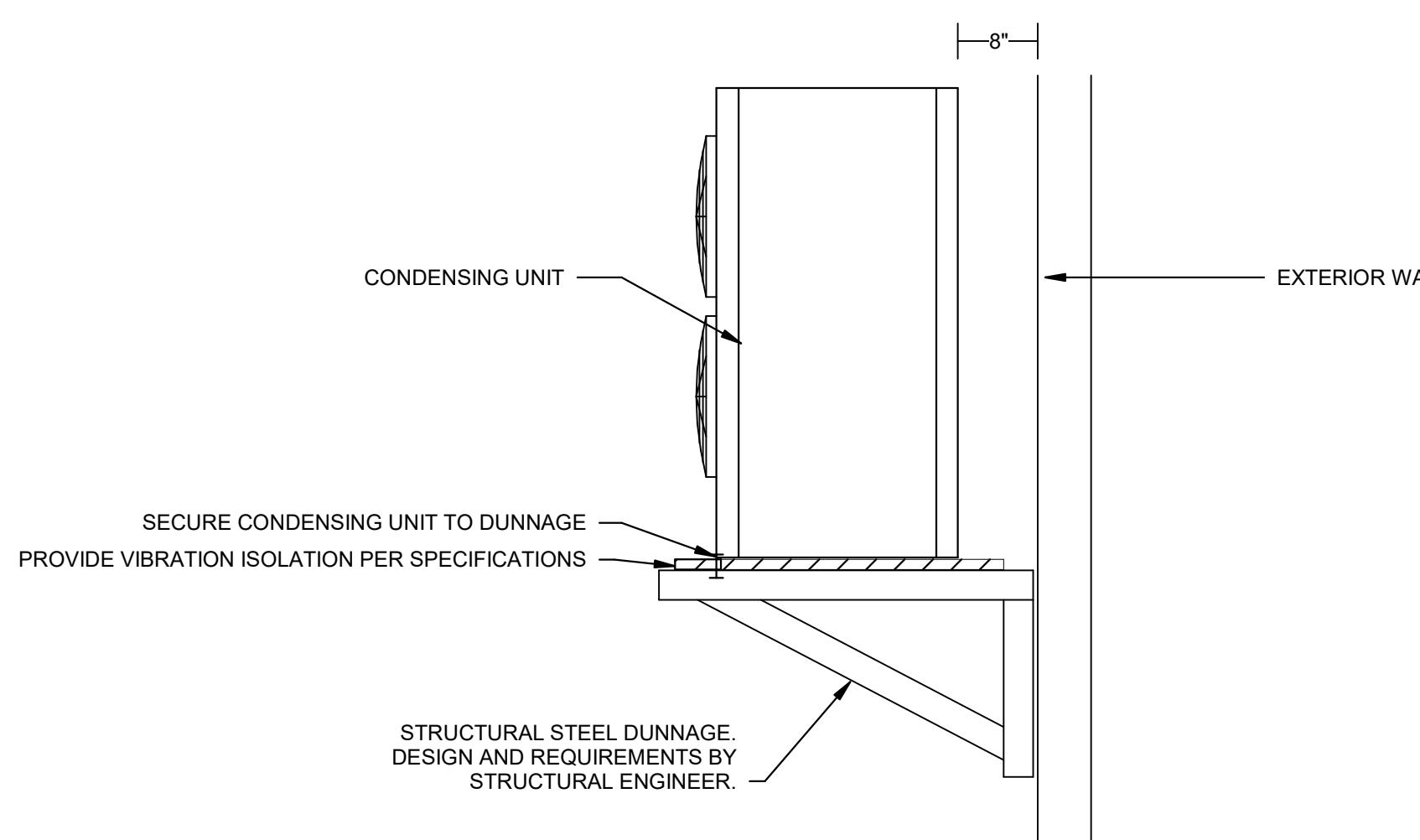
NOTES:  
1. ARRANGEMENT SHOWN IS SCHEMATIC. COORDINATE WITH THE MANUFACTURER THE FINAL HORIZONTAL AND VERTICAL REFRIGERANT PIPE ROUTING TO DETERMINE ACTUAL CIRCUITING, REFRIGERANT LINE QUANTITIES, LENGTHS, SIZES, FITTING TYPES, AND LOCATIONS.  
2. MANUFACTURER SHALL PROVIDE DETAILED REFRIGERANT PIPING DIAGRAMS AND SHOP DRAWINGS INCLUDING DIMENSIONAL DATA FOR ALL REFRIGERANT PIPING DEVICES. THE MANUFACTURER SHALL SHOW SIGHT PLATES ON REFRIGERANT PIPING DEVICES FOR ACTUAL CIRCUITING AND FURNISH OTHER APPURTENANCES TO PROVIDE A FULLY FUNCTIONAL AND OPERATIONAL SYSTEM. COORDINATE WITH THE MANUFACTURER SHOP DRAWINGS TO MAINTAIN SERVICEABILITY AND ACCESSIBILITY OF SYSTEM COMPONENTS.

⑪ VRF SYSTEM 1 PIPING DIAGRAM  
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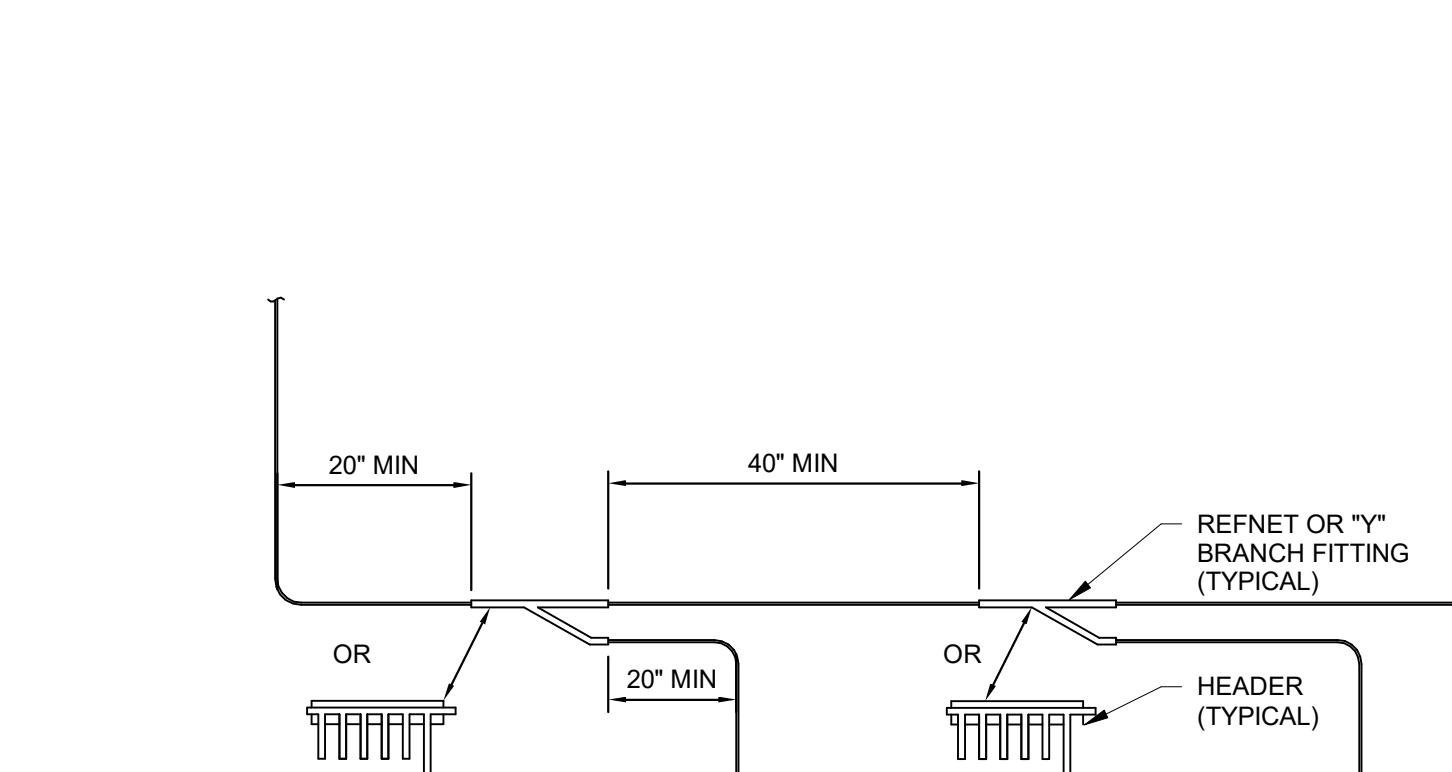
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⑫ VRF SYSTEM 2 PIPING DIAGRAM  
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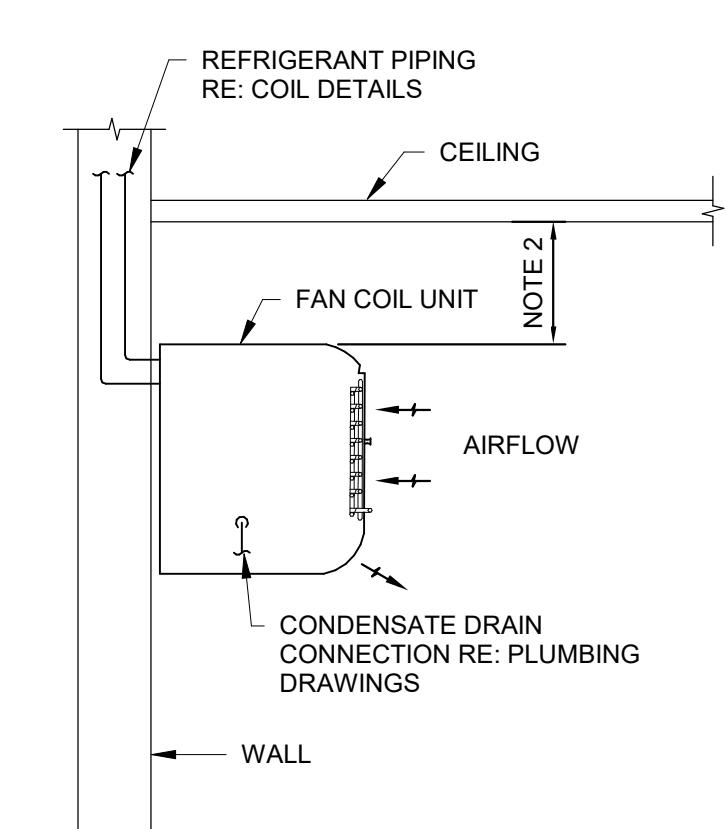


NOTES:  
1. COORDINATE EQUIPMENT LOCATION WITH ARCHITECTURAL PLANS.

⑩ CONDENSING UNIT ON DUNNAGE DETAIL  
NTS



⑨ VRF BRANCH FITTING AND HEADER PIPING DETAIL  
NTS



⑧ VRF WALL-MOUNTED UNIT DETAIL  
NTS

△ Date	Description
07/25/2023	ISSUE FOR BID AND PERMIT
08/24/2023	ISSUE FOR CONSTRUCTION

Seal / Signature

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**Othership - Flatiron**

Project Number  
**53.8309.002**

Description  
**MECHANICAL DETAILS**

Scale  
**12" = 1'-0"**

**M-402.00**

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United States  
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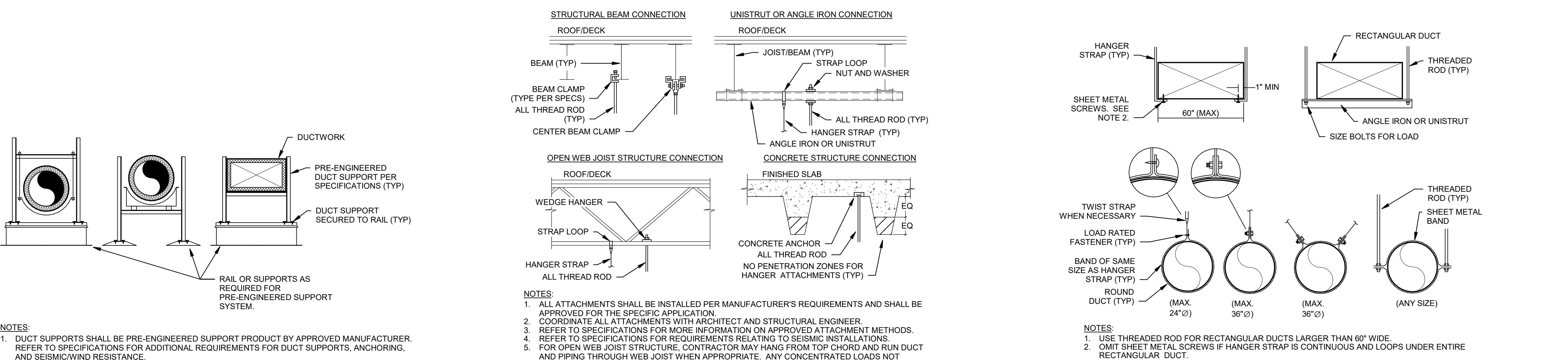
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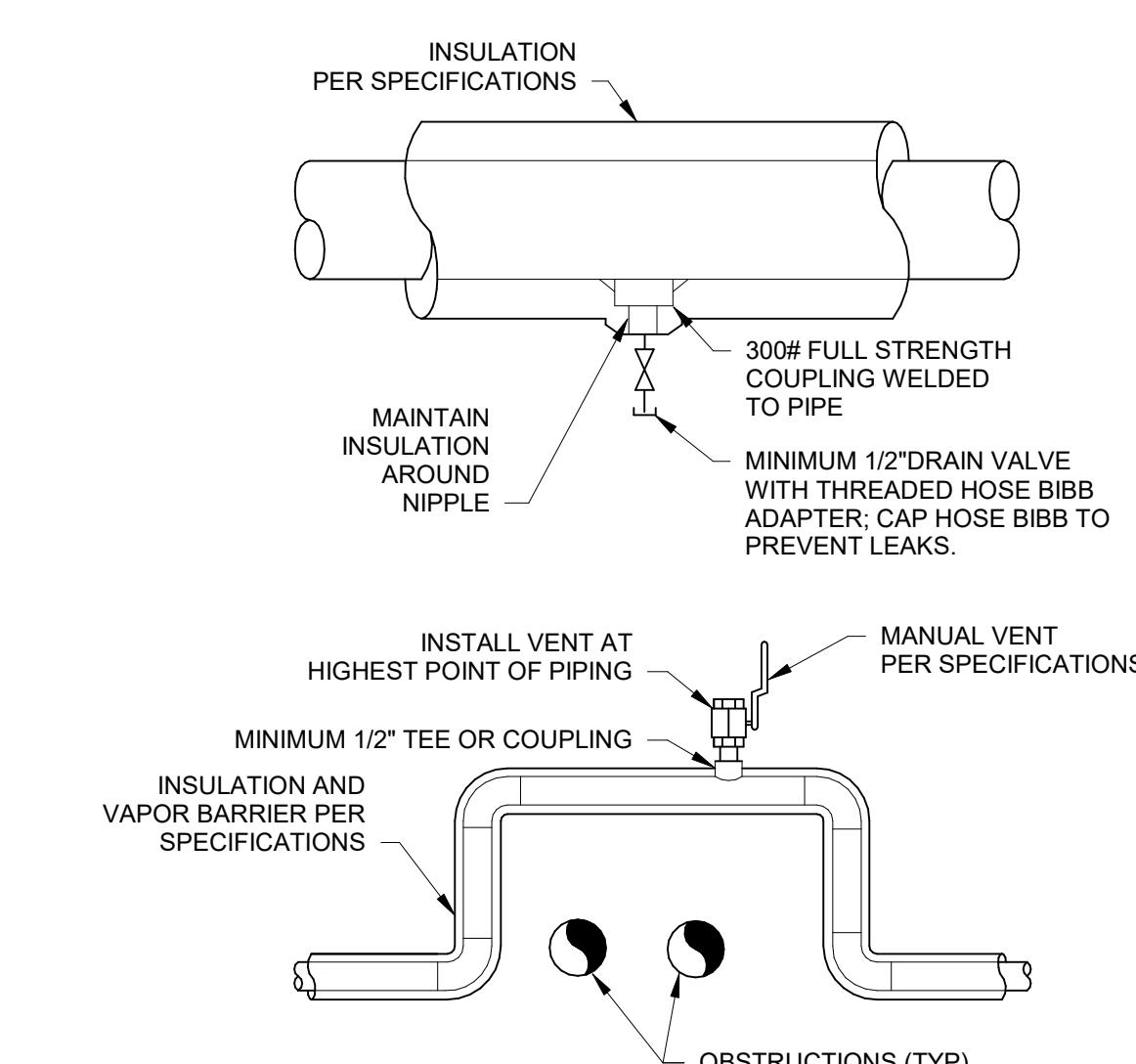
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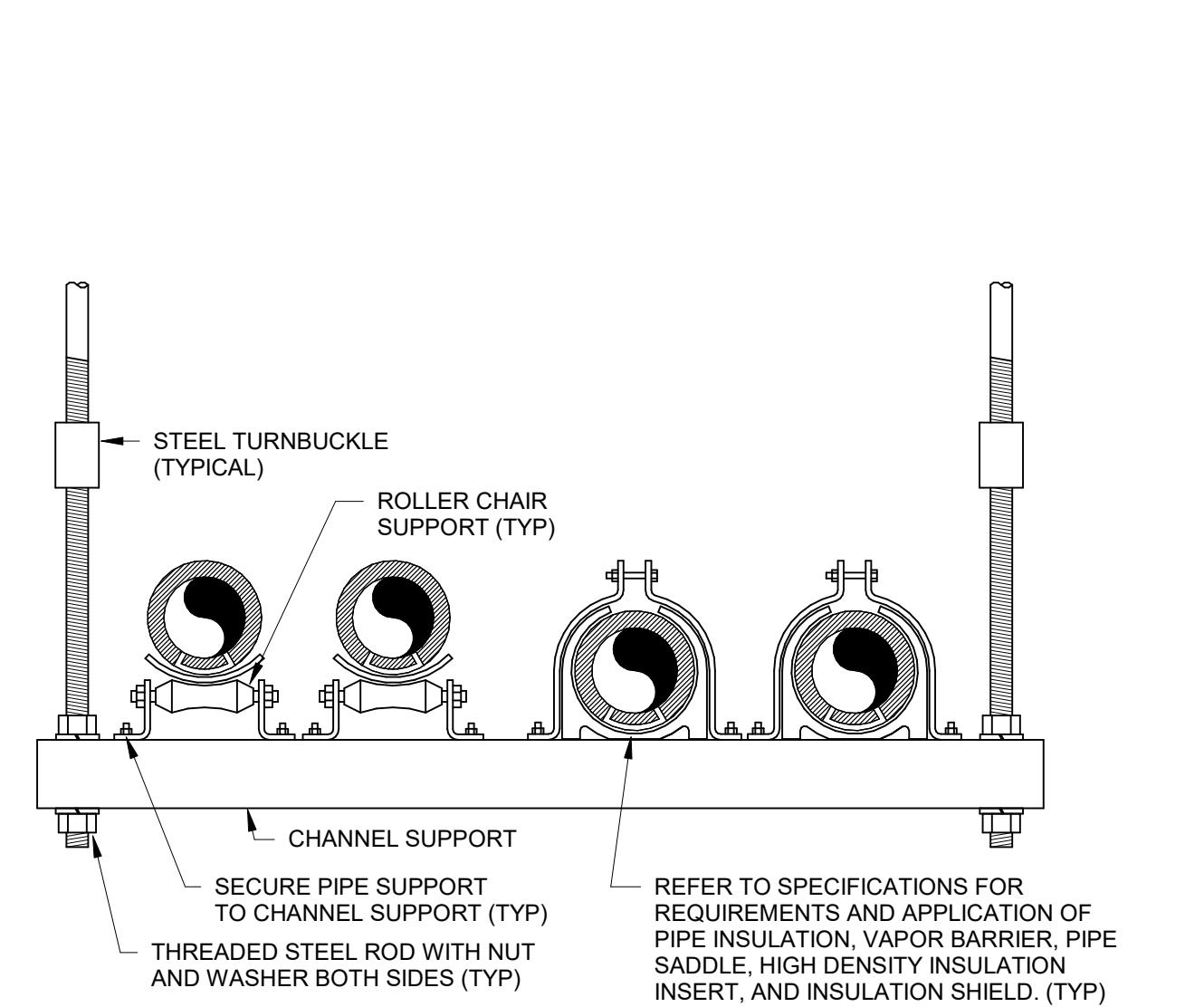
③ ROOF MOUNTED DUCT SUPPORT DETAIL  
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② HANGER UPPER ATTACHMENT DETAILS  
NTS

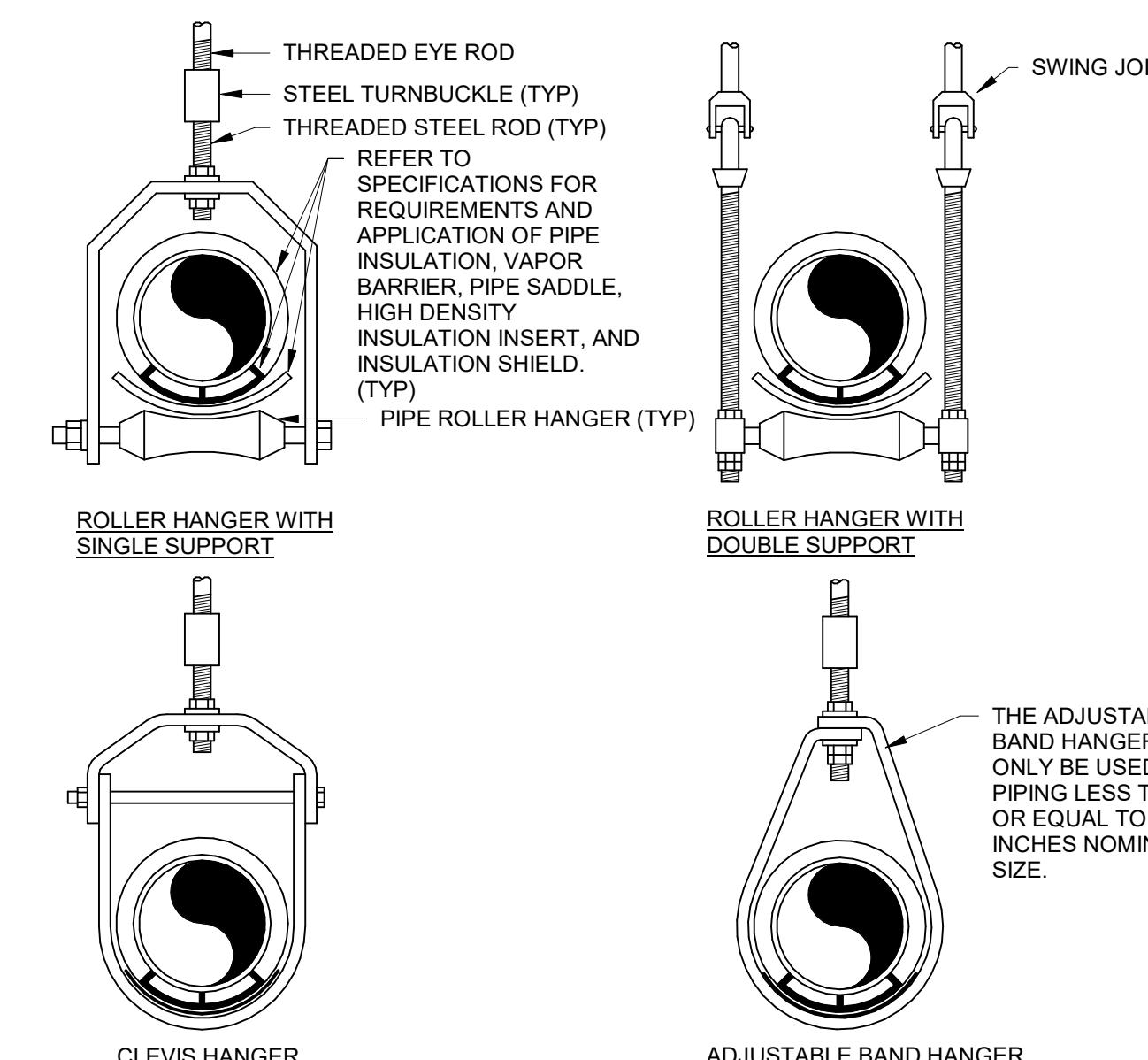
① DUCT HANGER LOWER ATTACHMENT DETAILS  
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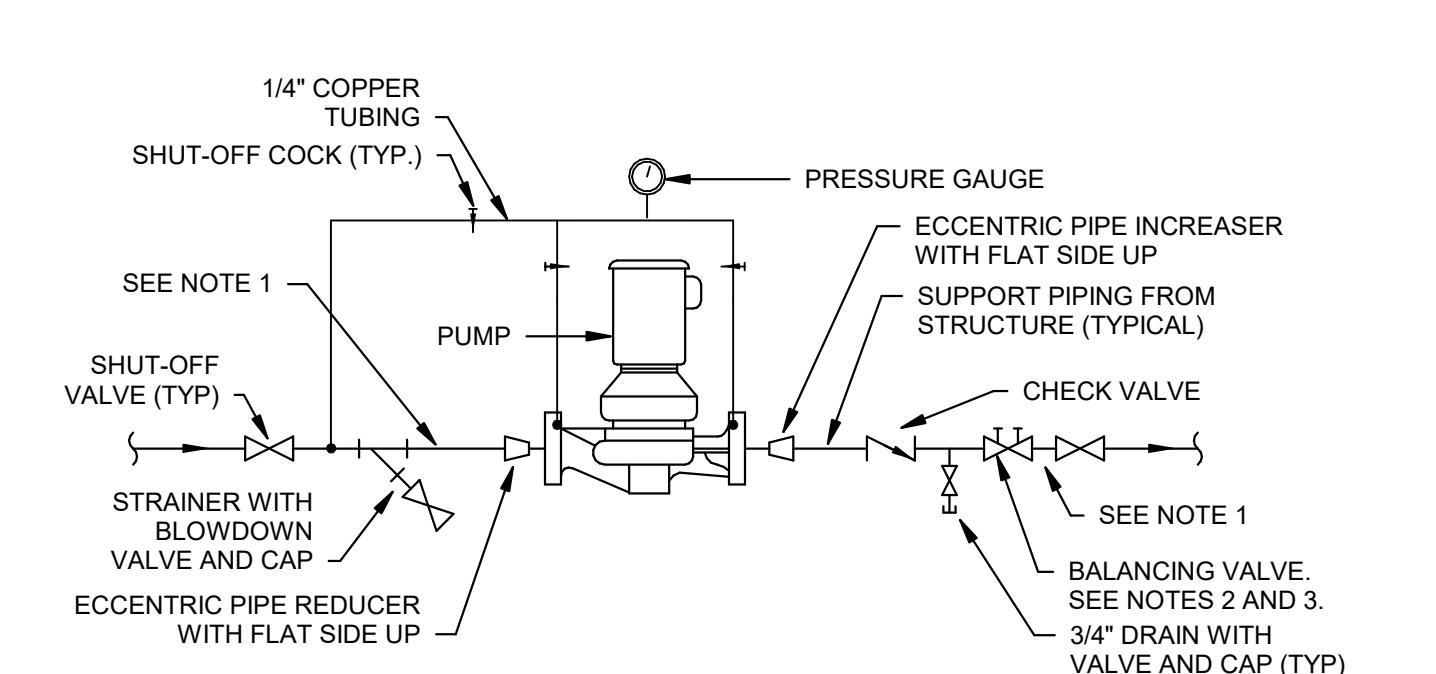
⑥ HYDRONIC DRAIN VALVE AND MANUAL AIR VENT DETAIL  
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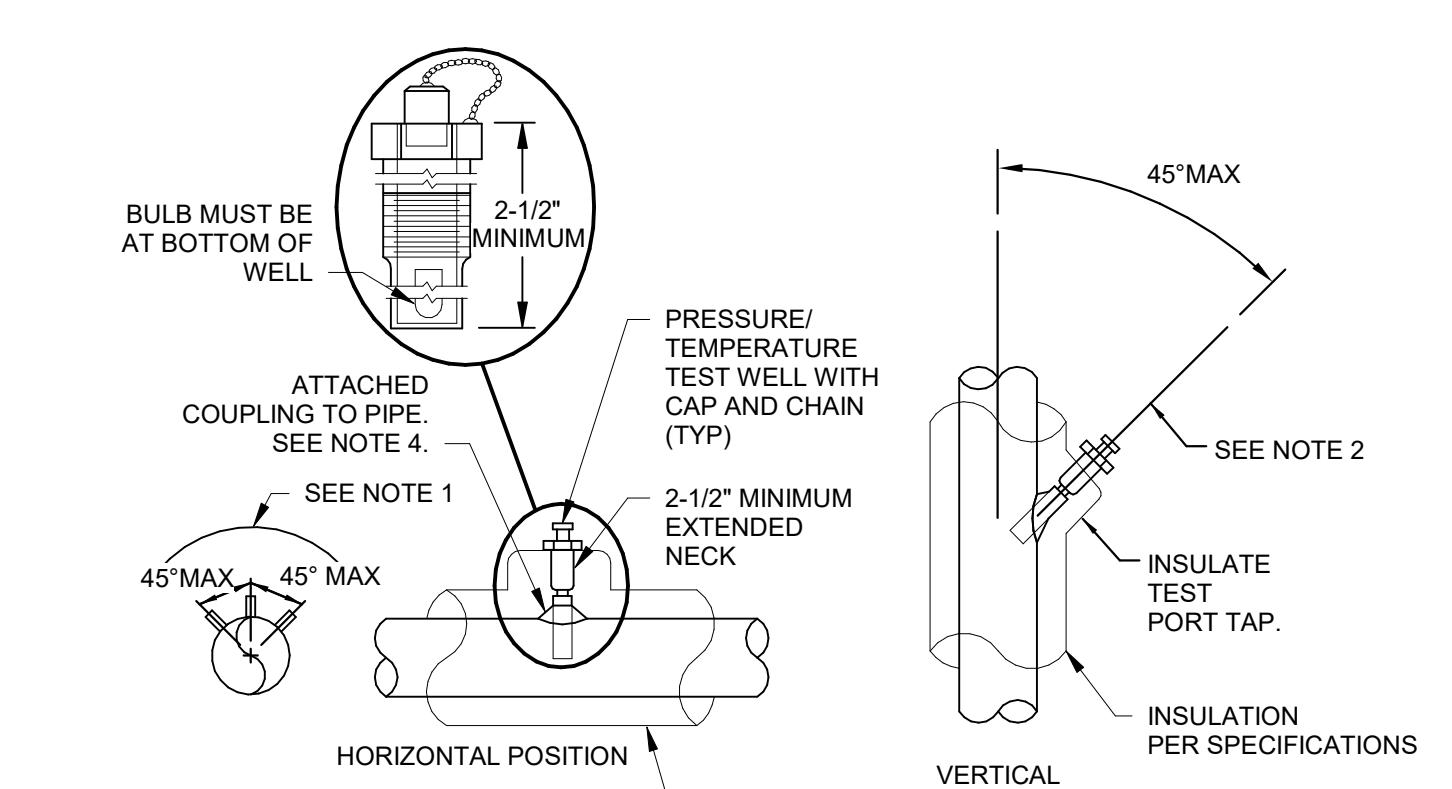
⑤ MULTIPLE PIPE TRAPEZE HANGER DETAIL  
NTS



④ PIPE HANGER DETAILS  
NTS



⑧ SUSPENDED IN-LINE PUMP DETAIL  
NTS



⑦ HYDRONIC PRESSURE AND TEMPERATURE TEST PLUG INSTALLATION DETAIL  
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NOTE:  
DUE TO LANDMARK STATUS THIS BUILDING IS EXEMPT FROM COMPLYING WITH 2020 NYC ENERGY CODE.

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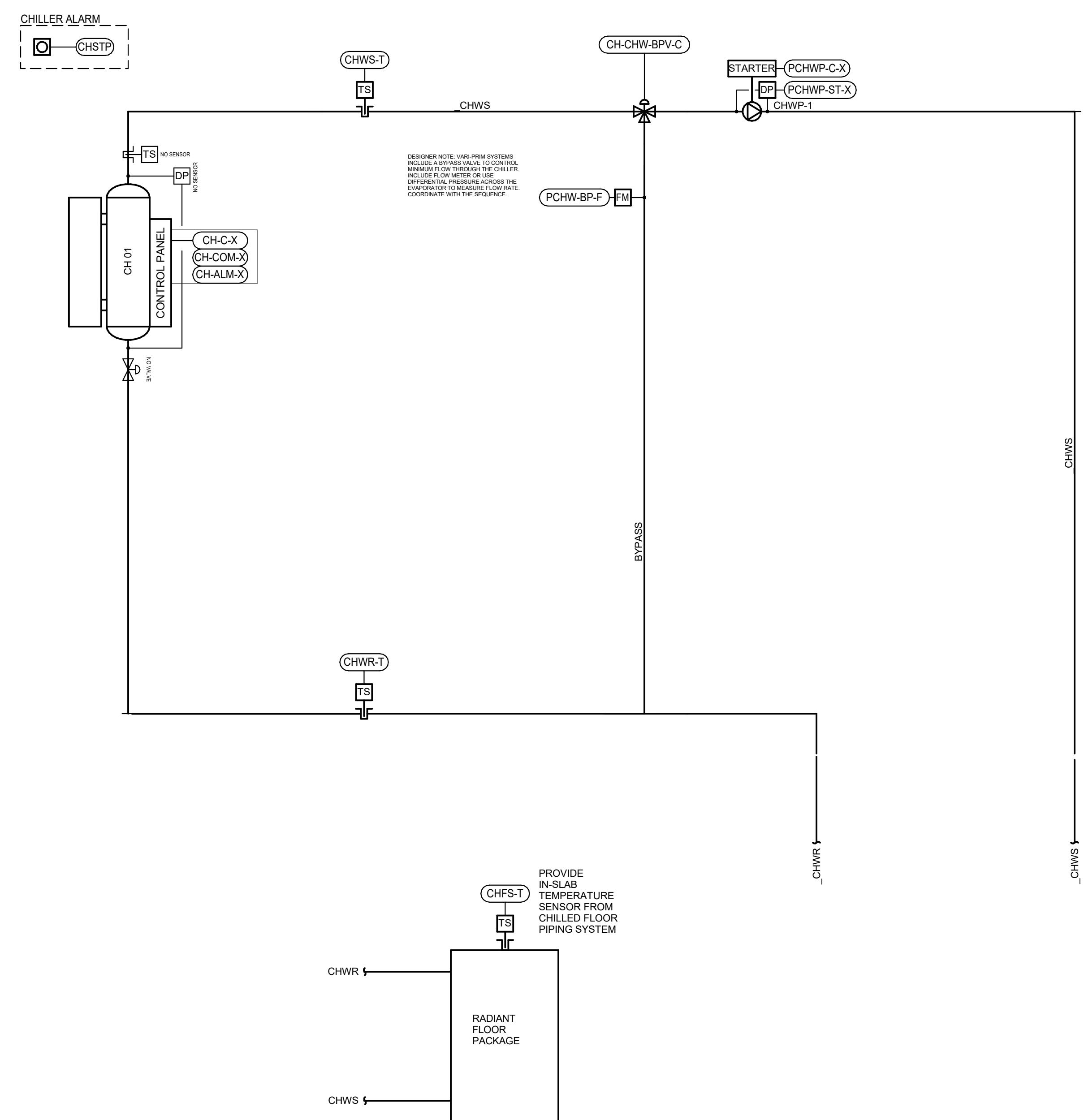
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M-403.00  
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CHILLED WATER PLANT

### SEQUENCE OF OPERATIONS IN-FLOOR CHILLED SYSTEM

This sequence of operations is organized into the following main categories: operating modes, control setpoint resets, safeties, overrides and interlocks, and component control loops. The operating modes describe the criteria that either enable or disable the various modes of operation. If a mode of operation is not listed within a component control loop section, then that mode of operation has no direct influence on the operation of that component. In the safety section, reset ranges, override logic, and reference variables that will be used to reset control setpoints to a new value within their set range. The safeties, overrides, and interlocks section outlines the hardwired interlocks that will be required to meet life safety requirements. Safeties and interlocks take precedence over all other control strategies outlined in this document. The control setpoints of each component for the various modes of operation are described in the component control loop sections.

The sequence of operations, the points list and control diagrams shall be used to provide a complete description of the control philosophy for the controlled equipment. Individual endpoint values, reset ranges, and alarm action levels are listed in the points list. Components and control sensor locations are graphically depicted on the control diagram. The controls contractor shall be responsible for coordinating any necessary time delay setpoints to establish stable system operation.

#### GENERAL DESCRIPTION

The chilled water plant described by this sequence of operations consist(s) of an air cooled chiller with local control panel(s) with constant speed chiller pump serving the in-floor chilled floor hydronic piping system.

#### Factory Chiller Control Panel:

The factory chiller control panel shall be responsible for controlling the chiller subject to the associated equipment related safeties and interlocks to maintain the chiller leaving water temperature setpoint.

#### OPERATING MODES

##### IN-FLOOR CHILLED SYSTEM DISABLED MODE:

The chilled floor system shall be in disabled mode when:

There is no call from the enable modes as defined below;  
Or- when the operator has manually disabled the chilled water plant at the operator's workstation.

##### IN-FLOOR CHILLED SYSTEM ENABLED MODE:

The chilled floor system shall be enabled when any of the following enable methods is employed and the conditions are satisfied. The automatic enable mode shall be the basis of design enable mode.

Automatic Enable Mode: The in-floor temperature sensor detects temperature above setpoint (104F adjustable).

Manual Enable Mode Option: The chilled water plant is in manual enable mode when the operator manually places the plant in enable mode at the operator's workstation.

Scheduled Start Mode Option: In the manual start mode, the system shall be manually enabled by the building operator or by time of day schedule.

##### CHILLER FAILURE MODE:

A chiller shall be in failure mode when:

The enable signal is set to on;  
And- The leaving chilled water supply temperature as measured by (CH-CHWS-T-X) is greater than 5 F (adj.) above setpoint for greater than 20 minutes (adj.);  
Or- The chiller power input is equal to 0-kW for greater than 20 minutes (adj.).

##### CHILLER MANUAL START MODE:

The chiller shall be in manual start mode when manually enabled through the equipment control panel.

##### PUMP FAILURE MODE:

A pump shall be in failure mode when:

The pump is given a start signal;  
And- The pump status indicates it is off.

##### SAFETIES, OVERRIDES AND INTERLOCKS .

###### CHILLER ISOLATION VALVE INTERLOCK:

Interlock for the isolation valve(s) (CH-CHWP-BPV-C) to open when required by the chiller plant load sharing matrix to enable flow through the chiller(s). Interlock shall apply when the chiller is under automatic or manual control.

###### CONTROL LOOPS

###### CHILLED WATER SUPPLY BYPASS VALVE (PCHWS-F)

The bypass control valve shall be a 1/2" valve sized for 10 psi pressure drop. Coordinate final minimum flow setting with the chiller manufacturer provided. The valve shall be furnished by the BAS controls contractor, installed by the mechanical contractor, and controlled by the BAS.

When in chilled water plant disabled mode:

The valve shall be closed.

The valve shall modulate to maintain the minimum chilled water flow rate, as measured by the [minimum differential pressure setpoint across the chiller (CH-CHWP-DP-MIN-X)]. The differential pressure shall be monitored across all operating chillers and the valve shall control to the worst case chiller. The minimum differential pressure setpoint shall be determined in the field and shall correspond to the chilled water flow meter (PCHWS-F).

### CONSTANT PRIMARY PUMP CONTROL (PCHWP-1)

The pump(s) shall be controlled by the BAS.

When in chilled water plant disabled mode:

The pump shall be off.

When in chilled water plant enabled mode:

The pump shall be on to setpoint as determined during balancing.

When in pump failure mode:

The chiller shall be off.

### CHILLER CONTROL (CH-1 - CH-N)

The chiller shall be controlled by the chiller manufacturer control panel. The chiller shall be subject to manufacturer programmed safeties, overrides, and interlocks.

When in chilled floor system disabled mode:

The chiller shall be off.

When in chiller failure mode:

The failed chiller shall be off; the associated chiller stage is locked out of the staging sequence and an alarm is generated.

When in chiller manual start mode:

The chiller shall turn on; the associated chiller stage is locked out of the staging sequence and an alarm is generated at the operator's workstation.

When in chilled floor enabled start mode:

The chiller shall turn on and operate to maintain the supply temperature sensor (chws-t).

When in chiller failure mode:

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When in chiller manual start mode:

The chiller shall turn on; the associated chiller stage is locked out of the staging sequence and an alarm is generated at the operator's workstation.

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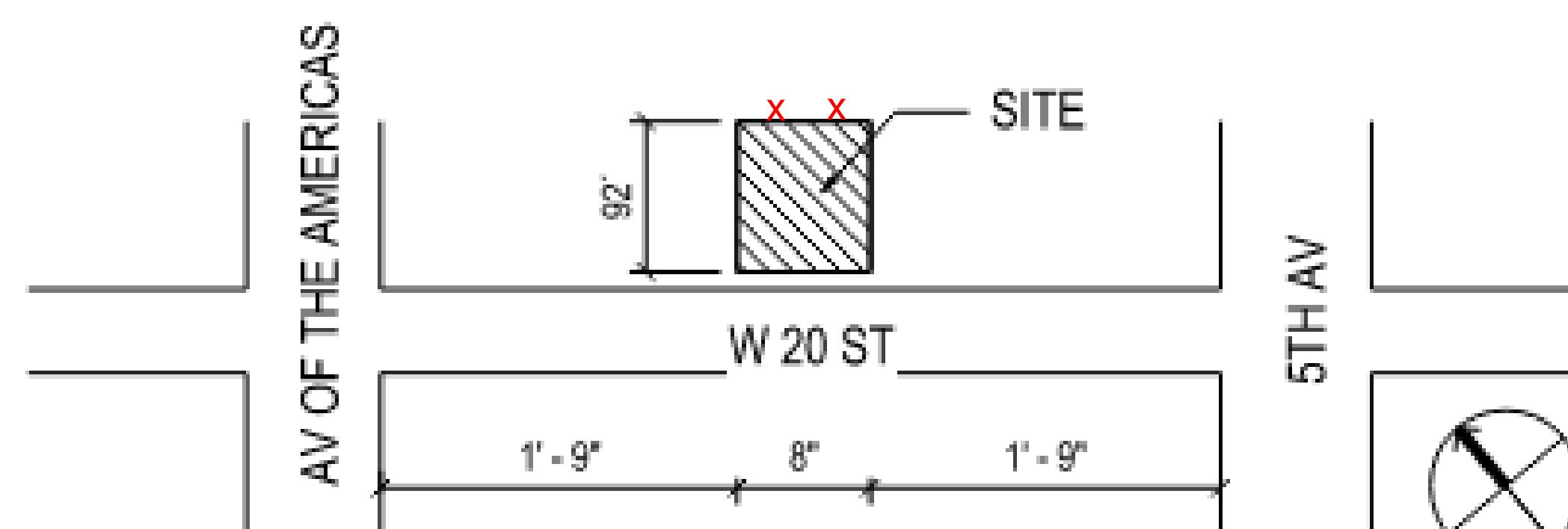
When in chiller manual start mode:



PROPOSED LOCATION OF CU-1 (NOT TO SCALE)

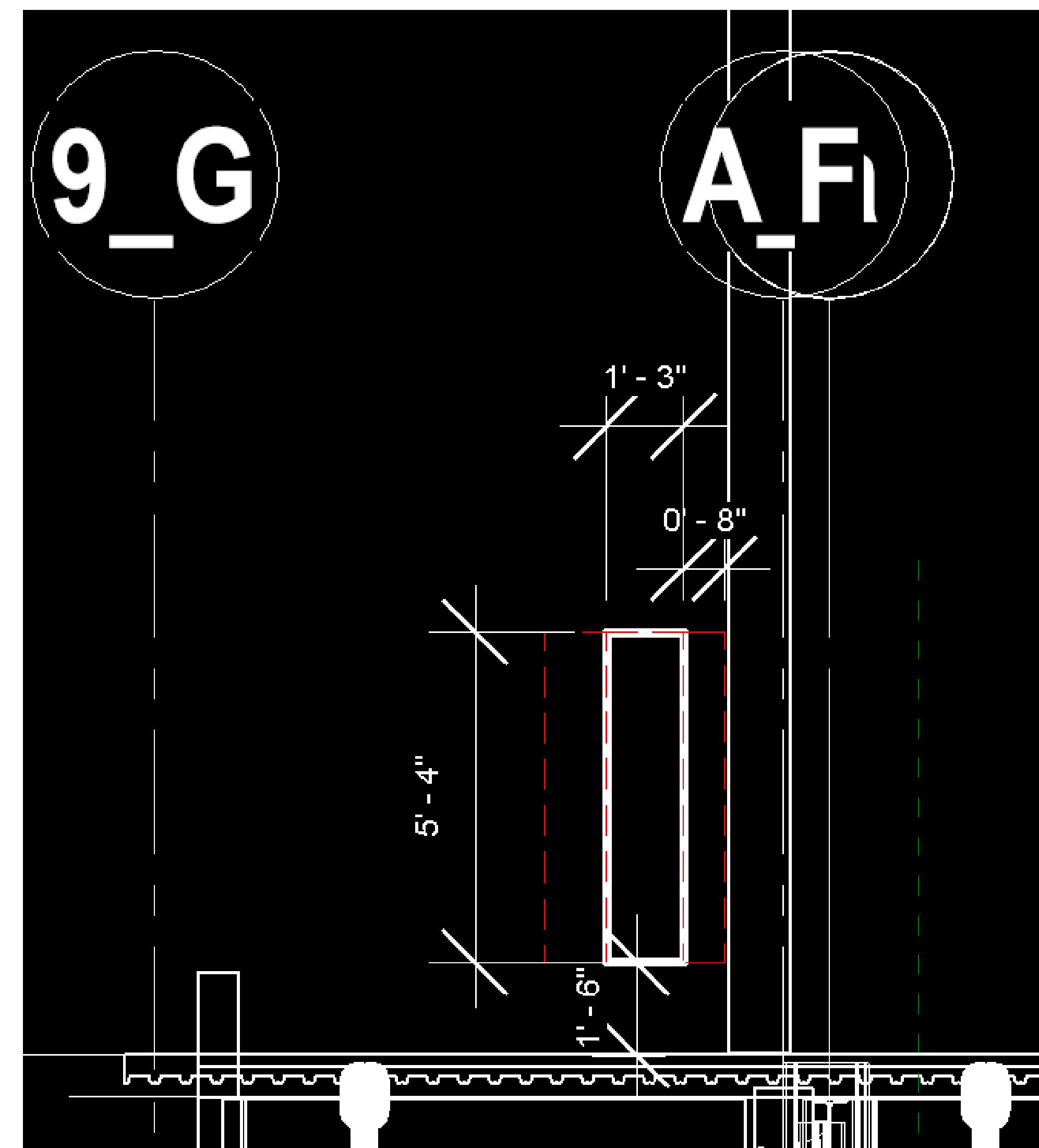


PROPOSED LOCATION OF CU-2 (NOT TO SCALE)

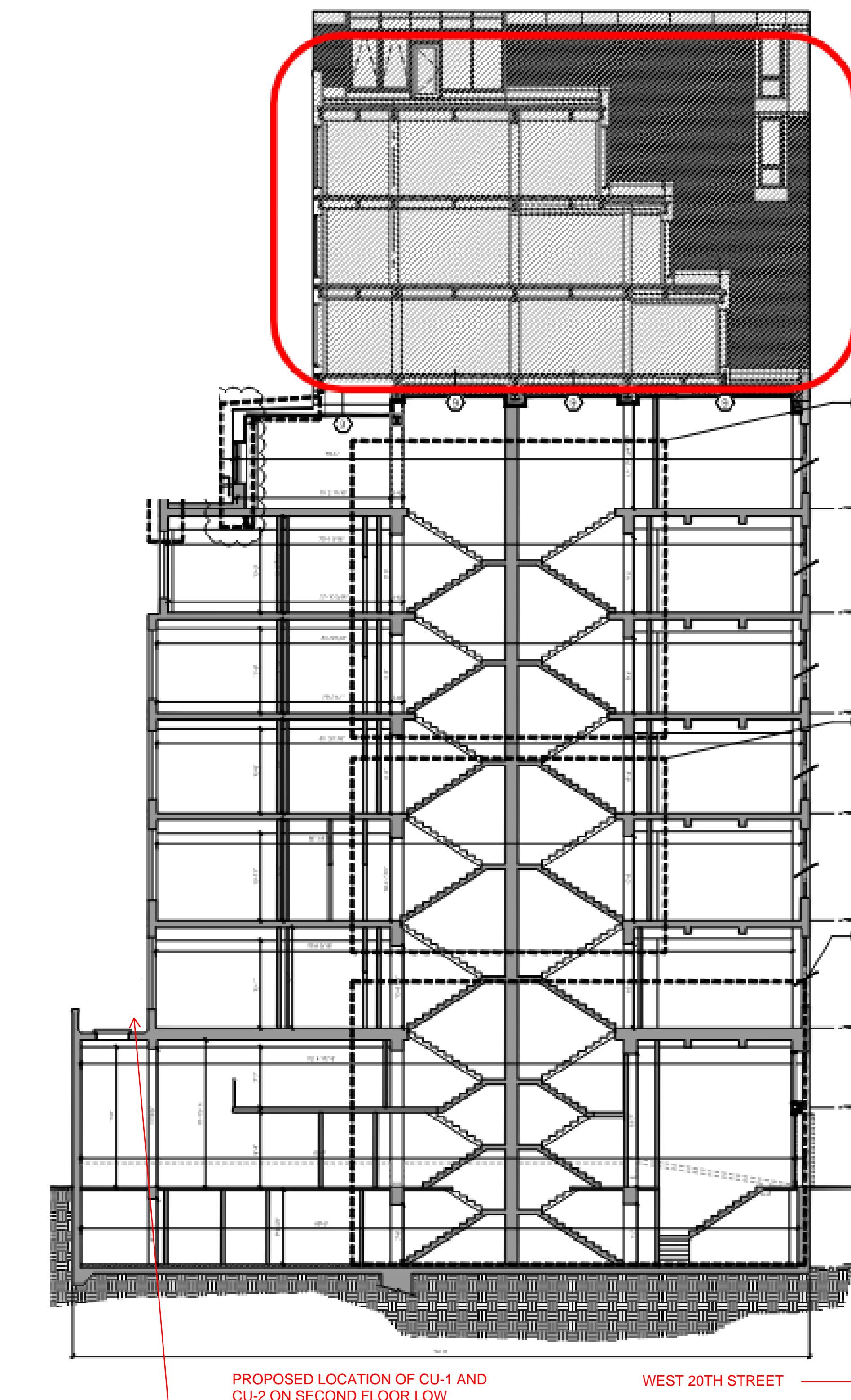


① MECHANICAL PLOT PLAN  
NTS

PROPOSED LOCATION OF CU-1 & CU-2 VIA BLOCK PLAN (NOT TO SCALE)



PROPOSED LOCATION OF CU-1 & CU-2 OFF WALL VIA SECTION (NOT TO SCALE)



PROPOSED LOCATION OF CU-1 AND  
CU-2 ON SECOND FLOOR LOW  
ROOF. LOW ROOF LOCATION AT  
BACK OF BUILD THEREFORE NOT  
VISIBLE FROM STREET

BUILDING ELEVATION (NOT TO SCALE)

△ Date Description  
07/25/2023 ISSUE FOR BID AND PERMIT

Seal / Signature

NOTE:  
DUE TO LANDMARK STATUS THIS BUILDING IS  
EXEMPT FROM COMPLYING WITH 2020 NYC  
ENERGY CODE.

ANDREW C. BENNETT

BUILDING DEPARTMENT FILING NOTE:  
THIS PLAN IS APPROVED ONLY FOR THE WORK  
INDICATED ON THE APPLICATION SPECIFICATION  
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SPECIAL INSPECTION:

OWNER HAS A SUBCONTRACT WITH A NEW YORK  
STATE REGISTERED SPECIAL INSPECTION AGENCY  
TO PERFORM THE REQUIRED SPECIAL  
INSPECTION FOR THE MECHANICAL, PLUMBING  
AND FIRE PROTECTION SYSTEMS AS REQUIRED BY  
THE NEW YORK CITY BUILDING CODE. OWNER  
SHALL PAY AN EXPEDITER TO FILE ALL REQUIRED  
FORMS.

NOTE:  
EXISTING CONDITIONS WERE TAKEN FROM ORIGINAL  
DRAWINGS & SITE VISITS AND MAY NOT REFLECT  
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EXISTING CONDITIONS PRIOR TO SUBMITTING FINAL  
BIDS. CAREFULLY COORDINATE NEW WORK AND  
DEMOLITION WITH OTHER DISCIPLINES AND  
EXISTING CONDITIONS.

NEW YORK ALTERATION WARNING STATEMENT:  
IT IS A VIOLATION OF THE NEW YORK EDUCATION LAW, ARTICLE 145, SECTION  
7209 FOR ANY PERSON, UNLESS THE INDIVIDUAL IS ACTING UNDER THE  
DIRECTION OF A REGISTERED ENGINEER, TO ALTER ANY ITEM IN  
ANY WAY. IF AN ITEM BEARING THE SEAL OF AN ENGINEER IS ALTERED, THE  
ALTERING ENGINEER SHALL AFFIX TO THE ITEM THEIR SEAL AND THE  
NOTIFICATION NUMBER OF THE ENGINEER'S REGISTRATION, THE DATE OF  
SUCH ALTERATION, AND A SPECIFIC DESCRIPTION OF THE ALTERATION.

M-502.00  
DOB NOW JOB # M00889237-I  
DRAWING NO. 15 OF 16

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Gensler

1700 Broadway  
Suite 400  
New York, NY 10019  
United States  
Tel 212.492.1400  
Fax 212.492.1472

Futurestudio

Interior Design  
info@futurestudio.ca  
Tel xxx-xxxx-xxxx

**HNY**  
CONSULTING  
ENGINEERS

MEP / HVAC  
240 West 37th Street, 3rd floor  
New York, NY 10018  
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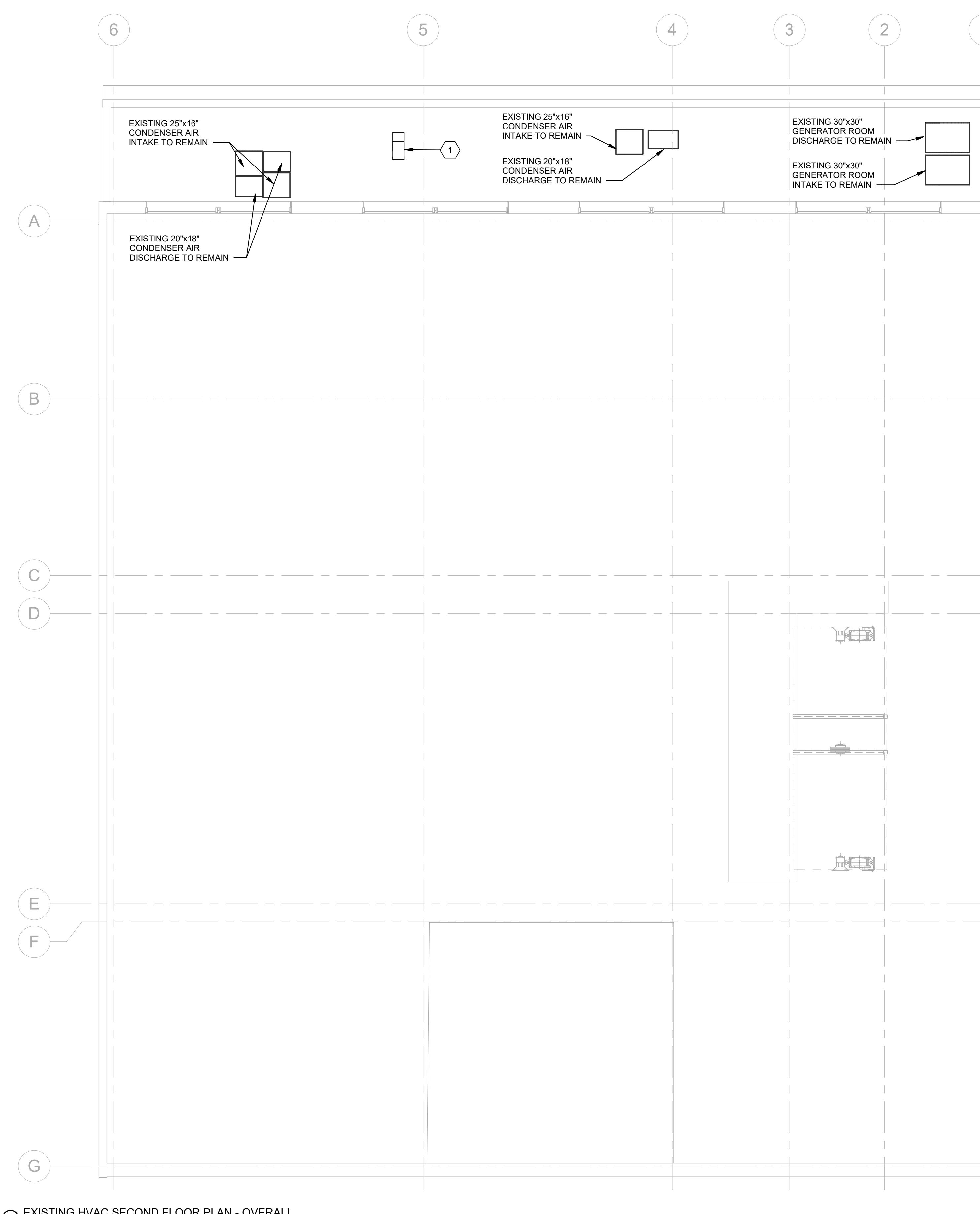
Thornton Tomasetti

Structural Engineer  
120 Broadway  
New York, NY 10201  
United States  
Tel 917.661.7800  
Fax 917.661.7801

**aquitectonic**  
Lottrop Associates Architects D.P.C.

Pool Consultant  
333 Westchester Avenue  
White Plains, New York 10604  
www.lottropassociates.com  
Tel 914.741.1115

**STC**  
**ECOTONE**  
Sauna Consultant  
640 Montauk Ave.  
Brooklyn, NY 11208  
www.ecotone.com  
Tel 212.965.9358



**MECHANICAL PLAN NOTES:**

1 DEMOLISH EXISTING FRESH AIR INTAKE AND ALL ASSOCIATED DUCTWORK TO (3) EXISTING AIR HANDLING UNITS. PROVIDE PERMANENT, WEATHERPROOF CAP SEALED AIR AND WATER TIGHT OVER ALL ROOF PENETRATIONS.

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Interior Design  
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△ Date	Description
07/25/2023	ISSUE FOR BID AND PERMIT

Seal / Signature

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ANDREW C. BENNETT

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Project Name  
**Othership - Flatiron**

Project Number  
**53.8309.002**

Description  
**EXISTING HVAC SECOND FLOOR  
ROOF PLAN**

Scale  
**3/16" = 1'-0"**

**M-601.00**

DOB NOW JOB # M00889237-1  
DRAWING NO. 16 OF 16

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