The City of New York
Department of Design and Construction
Division of Public Buildings

FMS ID NUMBER	**PWQMAHVAC**
PROJECT TITLE	**MASPETH TOWN HALL HVAC UPGRADE**
PROJECT LOCATION	**53-37 72 STREET**
BOROUGH	**QUEENS**
SPONSOR AGENCY	**NEW YORK CITY DEPARTMENT OF CITYWIDE ADMINISTRATIVE SERVICES**



REQUIRED SIGNATURES

ACCEPTED FOR BID PURPOSES:

DDC PROGRAM UNIT DIRECTOR - JOHN ZIEDONIS DATE

DDC DEPUTY COMMISSIONER OF PUBLIC BUILDINGS - JOSEPH CRUPI DATE

DOB APPROVAL STAMP

SPONSOR AGENCY

NYC DEPARTMENT OF CITYWIDE ADMINISTRATIVE SERVICES
53-37 72nd STREET
MASPETH, NY 11378
TEL (212) 669-1357

SPONSOR INSTITUTION

MASPETH TOWN HALL
53-37 72nd STREET
MASPETH, NY 11378
TEL (718) 335-6049

ARCHITECT

ANTHONY JOHNSON ARCHITECT LLC
80 EIGHTH AVENUE
New York, NY 10011
TEL (646) 930-2135

MEP

COLLECTIF ENGINEERING PLLC
27 WEST 20TH STREET
New York, NY 10011
TEL (646) 610-0343

STRUCTURAL ENGINEER

INNOVATIVE STRUCTURAL AND SPECIALTY ENGINEERING PLLC
140 BROADWAY
New York, NY 10005
TEL (646) 974-1389

NYC Buildings
ACCEPTED
Date: 06/16/2026

DOB JOB #: Q01349527-I1

REVISIONS:

NUMBER	DESCRIPTION	DATE
	ISSUE FOR BID	03/27/2026

Department of Design and Construction

DIVISION OF PUBLIC BUILDINGS

CAPITAL PROJECT NUMBER:
PWQMAHVAC

PROJECT
MASPETH TOWN HALL HVAC UPGRADE

53-37 72 STREET
QUEENS, NY 11378

FOR THE:
NYC DEPARTMENT OF CITYWIDE ADMINISTRATIVE SERVICES

DRAWING TITLE:
COVER

SEAL & SIGNATURE

REGISTERED ARCHITECT ANTHONY E. JOHNSON 035504 STATE OF NEW YORK

DATE:	06/12/26
PROJECT NO:	2430
DRAWN BY:	JP
CHECKED BY:	AJ
DRAWING NUMBER:	**A-000.00**
CADO FILE No:	1OF35

K:\2430_Maspeth Town Hall\Cad\Plot Sheets\A-000.00 COVER.dwg, 6/12/2026 1:41:43 PM

ABBREVIATIONS

ABV.	ABOVE
A.F.F.	ABOVE FINISH FLOOR
ACC.	ACCESS
A.D.	ACCESS DOOR
A.C.T.	ACOUSTICAL CEILING TILE
ADD.	ADDENDUM
ADJ.	ADJUSTABLE
A/C	AIR CONDITIONING
ALT.	ALTERNATE
ALUM.	ALUMINUM
ANOD.	ANODIZED
A.P.	ACCESS PANEL
APPROX.	APPROXIMATE
ARCH.	ARCHITECT-URAL
ASPH.	ASPHALT
@	AT
AUTO.	AUTOMATIC
BM.	BEAM
BEL.	BELOW
BET.	BETWEEN
BITUM.	BITUMINOUS
BLKG.	BLOCKING
BD.	BOARD
BOT.	BOTTOM
BRS.	BRASS
BRZ.	BRONZE
BLDG.	BUILDING
CAB.	CABINET
CPT.	CARPET
C.B.	CATCH BASIN
CLG.	CEILING
CEM.	CEMENT
CTR.	CENTER
℄	CENTER LINE
CER.	CERAMIC
C.T.	CERAMIC TILE
COL.	COLUMN
CO.	COMPANY
COMB.	COMBINE, COMBINATION
COMP.	COMPRESS-ED, -IBLE
CONC.	CONCRETE
C.M.U.	CONCRETE MASONRY UNIT
CONN.	CONNECT
CONST.	CONSTRUCTION
CONT.	CONTINUOUS, CONTINUE
C.L.L.	CONTRACT LIMIT LINE
C.J.	CONTROL JOINT
C.W.	CURTAIN WALL
-D	DEMOLISH/DEMOLITION
DEMO.	DEMOLISH/DEMOLITION
DEP.	DEPRESSED
DEG.	DEGREE
D.O.B.	DEPARTMENT OF BUILDINGS
D.F.	DRINKING FOUNTAIN
DTL.	DETAIL
DIAG.	DIAGONAL
DIAM.	DIAMETER
DIFF.	DIFFUSER
DIM.	DIMENSION
DISP.	DISPENSER
DO.	DITTO
DIV.	DIVISION, DIVIDER
DR.	DOOR
DWL.	DOWEL
DN	DOWN
DRN.	DRAIN
DWG.	DRAWING
EA.	EACH
ELEC.	ELECTRIC-AL
EL.	ELEVATION
ELEV.	ELEVATOR
EMER.	EMERGENCY
ENCL.	ENCLOSE-URE
EQ.	EQUAL
EQUIP.	EQUIPMENT
EXH.	EXHAUST
EXP.	EXPANSION/EXPANDED
E.J.	EXPANSION JOINT
EXPO.	EXPOSED
EXIST.	EXISTING
EXT.	EXTERIOR
F.O.C.	FACE OF CONCRETE
F.O.F.	FACE OF FINISH
F.O.M.	FACE OF MASONRY
F.O.S.	FACE OF STUDS
FBD.	FIBERBOARD
FGL.	FIBERGLASS
FIN.	FINISH-ED
F.F.E.	FINISH FLOOR ELEVATION
F.E.	FIRE EXTINGUISHER
F.E.C.	FIRE EXTINGUISHER CABINET
F.H.C.	FIRE HOSE CABINET
F.H.	FIRE HYDRANT
FPSC.	FIREPROOF SELF CLOSING
FIXT.	FIXTURE
FLG.	FLASHING
F.D.	FLOOR DRAIN
FLR.	FLOORING/FLOOR
FLUOR.	FLUORESCENT
FTG.	FOOTING
FDN.	FOUNDATION
F.B.O.	FURNISHED BY OTHERS
F.O.	FRAMED OPENING
FUR.	FURRING/FURRED
GA.	GAUGE
GALV.	GALVANIZED
G.V.	GAS VALVE
GEN.	GENERAL
G.C.	GENERAL CONTRACT-OR
GL.	GLASS/GLAZING
GRD.	GRADE/GRADING
GRAV.	GRAVEL
G.F.I.	GROUND FAULT INTERUPTOR
GYP.	GYPSUM
GYP. BD.	GYPSUM WALL BOARD
H.C.	HANDICAPPED
HDRL.	HANDRAIL
HDW.	HARDWARE
HTR.	HEATER
HTG.	HEATING
H.V.A.C.	HEAT./VENT/AIR COND.
HT.	HEIGHT-HIGH
H.M.	HOLLOW METAL
HORIZ.	HORIZONTAL
HR.	HOUR
IN.	INCH
INCL.	INCLUDE-D, -ING
INC.	INCORPORATE
INFO.	INFORMATION
I.D.	INSIDE DIAMETER
INSUL.	INSULATE-D, INSULATION
INT.	INTERIOR
J.C.	JANITOR'S CLOSET
JT.	JOINT
J.B.	JUNCTION BOX
LAM.	LAMINATE-D ,LAMINANT
LTG.	LIGHTING
LIN.	LINTEL
LL.	LOCAL LAW
L.O.W.	LINE OF WORK
MFR.	MANUFACTURER
M.H.	MANHOLE
MRB.	MARBLE
MAS.	MASONRY
MAT'L.	MATERIAL
M.O.	MASONRY OPENING
MAX.	MAXIMUM
MECH.	MECHANIC-AL
MEMB.	MEMBERANE
MTL.	METAL, METALLIC
MEZZ.	MEZZANINE
MIN.	MINIMUM
MISC.	MISCELLANEOUS
MOD.	MODULAR
M.R.	MOISTURE RESIST
MTG.	MOUNTING
MVBL.	MOVABLE
MULL.	MULLION
-N	NEW
NAT.	NATURAL
NOM.	NOMINAL
N/S	NON-SLIP
N/A	NOT APPLICABLE
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
NO.	NUMBER
O.C.	ON CENTER
OPG.	OPENING
OPP.	OPPOSITE
O.D.	OUTSIDE DIAMETER
OVHD.	OVERHEAD
PNT.	PAINT-ED
PR.	PAIR
PNL.	PANEL
PART.	PARTITION
PED.	PEDESTAL
PERF.	PERFORATE-D
P.LAM.	PLASTIC LAMINATE
PLAS.	PLASTER
PL.	PLATE
PLUMB.	PLUMBING
PLWD.	PLYWOOD
PT.	POINT
LBS.	POUNDS
P.C.C.	PRECAST CONCRETE
PFB.	PREFABRICATE-D
PROJ.	PROJECTED
PROP.	PROPERTY
PTD.	PAINTED
REC.	RECESS-ED
R.C.P.	REFLECTED CEILING PLAN
REF.	REFERENCE
REIN.	REINFORCE-ED, -ING
REQ'D	REQUIRED
RES.	RESILIENT/RESISTANT
REV.	REVISION-S ,REVISED
R.	RADIUS
RF.	ROOF
R.D.	ROOF DRAIN
RFG.	ROOFING
RM.	ROOM
R.O.	ROUGH OPENING
RND.	ROUND
R.B.	RUBBER BASE
R.T.	RUBBER TILE
-S	SALVAGE
SCHED.	SCHEDULE
SCRN.	SCREEN
SLNT.	SEALANT
SECT.	SECTION
SHT.	SHEET
SDG.	SIDING
SIM.	SIMILAR
SK.	SKETCH
SCW.	SOLID CORE WOOD
SPEC.	SPECIFICATION-S
SPR.	SPRINKLER
S/S	STAINLESS STEEL
STA.	STATION
STL.	STEEL
STOR.	STORAGE
STR.	STRUCTURAL
SURF.	SURFACE
SUSP.	SUSPENDED
SYM.	SYMETRY-ICAL
T.C.	TERRA COTTA
TEL.	TELEPHONE
TERR.	TERRAZZO
TH.	THICK
T.B.D.	TO BE DETERMINED
T.O.S.	TOP OF STEEL/SLAB
T.O.W.	TOP OF WALL
T.M.E.	TO MATCH EXISTING
TR.	TREAD
TYP.	TYPICAL
U.O.N.	UNLESS OTHERWISE NOTED
V.B.	VAPOR BARRIER
V.C.T.	VINYL COMPOSITION TILE
VENT.	VENTILATOR, VENTILATION
V.I.F.	VERIFY IN FIELD
VERT.	VERTICAL
VEST.	VESTIBULE
VIN.	VINYL
V.A.T.	VINYL ASBESTOS TILE
V.C.T.	VINYL COMPOSITION TILE
W.P.	WATER PROOFING
W.V.	WATER VALVE
WSTR.	WEATHERSTRIP
WIN.	WINDOW
W/	WITH
W/O	WITHOUT
WD.	WOOD

MATERIAL SYMBOLS

- GYPSUM BOARD PARTITION
- CAST IN PLACE CONCRETE
- PRECAST CONCRETE
- CEMENT, PLASTER, GYP.BD.
- CONCRETE BLOCK
- BRICK
- QUARRY/CERAMIC TILE (SM. SCALE)
- STONE
- FINISHED WOOD
- ROUGH WOOD (BLOCKING)
- PLYWOOD
- ACOUSTICAL TILE
- BATT INSULATION
- RIGID INSULATION
- STEEL, IRON
- ALUMINUM
- BRASS, BRONZE
- METAL (SMALL SCALE)
- GLASS (LARGE SCALE)
- EARTH
- PARTICLE BOARD

DRAWING SYMBOLS

- SPACE / 00 — ROOM NUMBER
- 0000 — DOOR NUMBER
- 0000 — WINDOW NUMBER
- FIXTURE TYPE
- 00 — COLUMN NUMBER AND CENTERLINE
- 1ST FL. = T.O.S. / FL. = 0'-0" — ELEVATION LEVEL
- FLOOR DRAIN
- REVISIONS
- 0 — WALL TYPE
- 0 / A00 — SECTION NUMBER / DRAWING NUMBER
- 0 / A00 — ELEVATION NUMBER / DRAWING NUMBER
- 5 / A9 — DETAIL NUMBER / DRAWING NUMBER
- CUT LINE
- EXIST. CONSTRUCTION TO REMAIN
- EXIST. CONSTRUCTION TO BE REMOVED
- NEW CONSTRUCTION

GENERAL NOTES

1. BEFORE COMMENCEMENT OF WORK, CONTRACTOR SHALL FURNISH OWNER WITH COPIES OF ALL REQUIRED INSURANCE CERTIFICATES.
2. ALL CONSTRUCTION SHALL BE PERFORMED AND COMPLETED IN COMPLIANCE WITH ALL APPLICABLE CODES AND REGULATIONS, INCLUDING NEW YORK CITY BUILDING CODES AND REGULATIONS. SAFETY AND HEALTH ACT (OSHA), AND AMERICANS WITH DISABILITIES ACT (ADA). ANYTHING SHOWN ON THESE DRAWINGS NOT IN ACCORDANCE WITH THESE RULES AND REGULATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE ANY WORK IS BEGUN.
3. DO NOT CLOSE OR OBSTRUCT MEANS OF EGRESS, OR PUBLIC CIRCULATION AREAS (I.E. STAIRWAYS, ELEVATORS, CORRIDORS). PROVIDE ALL NECESSARY ELEMENTS TO MAINTAIN CLEAR AND EASY ACCESS.
4. THE WORK SHALL INCLUDE THE FURNISHING OF ALL LABOR, MATERIALS, EQUIPMENT HOISTING AND INCIDENTALS, AND THE PERFORMANCE OF ALL OPERATIONS, INCLUDING ERECTION, AS REQUIRED TO COMPLETE ALL THE WORK SHOWN ON THE DRAWINGS AND SPECIFICATIONS.
8. DRAWINGS SHALL NOT BE SCALED FOR DIMENSION INFORMATION.
9. THE WORK AREA MUST REMAIN IN THE STATE OF SAFE CONDITIONS WITH REGARD TO FIRE SAFETY FOR PERSONNEL. ALL FIRE STAIRS, ALARMS, SPEAKERS, SPACE, ELEVATORS, ETC. MUST MUST REMAIN ACCESSIBLE AND OPERABLE AT ALL TIMES.
10. ALL DAMAGED EXISTING AREAS WHICH ARE TO REMAIN AND ALL EXISTING AREAS AFFECTED BY DEMOLITION OR NEW CONSTRUCTION WORK SHOWN ON DRAWINGS SHALL BE PATCHED AS REQUIRED TO MATCH SURROUNDING AREAS IN MATERIAL, FIRE RATING, FINISH AND COLOR UNLESS OTHERWISE NOTED. WHERE PATCHING TO MATCH EXISTING CONDITIONS IS INDICATED AND IDENTICAL MATERIAL CANNOT BE OBTAINED, CONTRACTOR SHALL PROPOSE ALTERNATE, REQUEST APPROVAL OF SUCH FROM THE ARCHITECT, AND SUBMIT SAMPLES.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SAFETY CONDITIONS RELATING TO JOB CONSTRUCTION AND ASSURE PROTECTION RELATED TO ADJACENT OCCUPANCY.
12. CONTRACTOR SHALL PROVIDE TEMPORARY DUST-PROOF PARTITIONS TO PROTECT ALL ADJACENT SPACES AS REQUIRED. PROVIDE ADEQUATE PROTECTION FROM PLASTER, DEBRIS AND OTHER HAZARDS FOR ALL PERSONS ENTERING THE PREMISES DURING CONSTRUCTION.
13. CONTRACTOR SHALL EXERCISE GREAT CARE IN PROTECTING FROM DAMAGE ALL MATERIALS EXISTING ON THE JOB, AND SHALL MAINTAIN PROTECTION FOR ALL TRAFFIC AREAS OF BUILDING HE USES DURING THE EXECUTION OF WORK RELATING TO THIS CONTRACT. WITH THE UNDERSTANDING THAT CONTRACTOR WILL MAKE GOOD ANY DAMAGE ATTRIBUTABLE TO HIS OPERATIONS.
14. DISPOSAL OF ALL SALVAGED MATERIALS IS TO BE CLEARED WITH THE BUILDING MANAGER PRIOR TO REMOVAL.
15. CONTRACTOR SHALL NOT PROCEED WITH ANY WORK FOR WHICH HE EXPECTS ADDITIONAL COMPENSATION BEYOND THE CONTRACT AMOUNT WITHOUT WRITTEN AUTHORIZATION. CHANGE ORDER REQUESTS SHALL BE SUBMITTED TO THE ARCHITECT FOR WRITTEN APPROVAL. FAILURE TO OBTAIN SUCH APPROVAL SHALL INVALIDATE ANY CLAIM FOR EXTRA COMPENSATION.
16. CONTRACTOR SHALL INSTALL AND MAINTAIN TEMPORARY LIGHTING AS REQUIRED TO PERFORM ALL DEMOLITION AND FINISHING WORK, REMOVE AFTER COMPLETION OF FINISHING WORK.
17. CONTRACTOR SHALL SUBMIT PROPOSED SUBSTITUTIONS ONE WEEK (MIN) PRIOR TO BID DUE DATE FOR REVIEW AND ACCEPTANCE BY THE ARCHITECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVE THAT SUBSTITUTIONS ARE OF EQUAL OR GREATER QUALITY THAN THOSE SPECIFIED IN THE DOCUMENTS. PROPOSED SUBSTITUTIONS SHALL BE SUBMITTED WITH ALL TEST DATA, FOR BOTH THE SPECIFIED AND PROPOSED PRODUCTS (OR METHODS), NECESSARY FOR COMPARISON OF QUALITY. ACCEPTANCE OR REJECTION OF SUBSTITUTIONS SHALL BE AT THE SOLE DISCRETION OF THE ARCHITECT AND SHALL REPRESENT NO INCREASE TO THE COST OF THE WORK UNLESS THE COSTS HAVE BEEN PREVIOUSLY IDENTIFIED AND ACCEPTED.
18. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF SUBSTANTIAL COMPLETION OF THE WORK. THE CONTRACTOR SHALL SIMULTANEOUSLY SUBMIT THE TYPEWRITTEN PUNCH LIST INDICATING INCOMPLETE OR DEFECTIVE ITEMS FOR REVIEW BY THE ARCHITECT. THE CONTRACTOR SHALL REVISE AND UPDATE THE PUNCH LIST PER THE DIRECTION OF THE ARCHITECT. THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING UPON COMPLETION OF PUNCH LIST ITEMS FOR RE-REVIEW BY THE ARCHITECT. THE PROCESS SHALL CONTINUE UNTIL REMEDIATION IS COMPLETE.
19. CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING OF FINAL COMPLETION OF THE WORK. THE CONTRACTOR SHALL SIMULTANEOUSLY SUBMIT A CLOSE-OUT PACKAGE FOR REVIEW AND APPROVAL BY THE ARCHITECT. THIS PACKAGE SHALL INCLUDE AFFIDAVIT OF COMPLETENESS & CORRECTNESS OF WORK, AS-BUILT DRAWINGS & DOCUMENTS, GUARANTEES & WARRANTIES, KEYS & MAINTENANCE KITS, MAINTENANCE AGREEMENTS, PERTINENT INFORMATION FOR ALL SUBCONTRACTORS, MANUFACTURERS, & SUPPLIERS OF ITEMS USED IN THE WORK, AFFIDAVIT OF PAYMENT OF DEBTS (AIA-G706) & CLAIMS, CONSENT OF SURETY (AIA-G707), RELEASE OF LIENS (AIA-G706A), COPIES OF ALL TEST DATA, AND BUILDING DEPARTMENT APPROVED PLANS & CERTIFICATES. THREE (3) COPIES OF THE CLOSE-OUT PACKAGE SHALL BE SUBMITTED. THE PACKAGE SHALL BE CONTAINED IN NEATLY LABELED AND CATEGORIZED THREE RING BINDER(S). FINAL PAYMENT CANNOT BE AUTHORIZED UNTIL ACCEPTANCE OF CLOSE-OUT PACKAGE.
20. CONTRACTOR SHALL WARRANTY THE WORK FOR A PERIOD OF NOT LESS THAN ONE YEAR FROM THE DATE OF SUBSTANTIAL COMPLETION - DETERMINED BY THE ARCHITECT. WHERE MANUFACTURER'S STANDARD WARRANTEES AND GUARANTEES EXCEED ONE YEAR, THE CONTRACTOR'S FULL GUARANTEE SHALL EXTEND FOR THAT PERIOD FOR THAT ITEM. GUARANTEES & WARRANTEES SHALL COVER ANY AND ALL WORK DONE UNDER THIS CONTRACT. CORRECTION OF SUCH WORK SHALL INCLUDE WITHOUT ADDITIONAL CHARGE, ALL ADDITIONAL EXPENSES AND DAMAGES IN CONNECTION WITH SUCH REMOVAL, REPLACEMENT OF ANY, OR PART, OF THE WORK WHICH MAY BE DAMAGED OR DISTURBED THEREBY. THE GUARANTEES SHALL COVER ANY AND ALL WORK DONE UNDER THIS CONTRACT, EITHER BY THE CONTRACTOR OR SUBCONTRACTORS.
21. CONTRACTOR SHALL PERIODICALLY REMOVE ANY RUBBISH AND WASTE FROM JOB SITE AND AT THE COMPLETION OF CONSTRUCTION. ALL DEBRIS, DUST OR OTHER FORMS OF REFUSE SHALL BE REMOVED FROM THE SITE AND LEGALLY DISPOSED OF. COMPLETED WORK SHALL BE LEFT DUST-FREE AND BROOM-CLEAN FOR IMMEDIATE OCCUPANCY BY THE OWNER. ARCHITECT SHALL INSPECT AND APPROVE CLEANLINESS OF JOB SITE BEFORE FINAL PAYMENT IS AUTHORIZED.
22. CONTRACTOR SHALL DELIVER TO THE ARCHITECT'S ADDRESS ONE REPRODUCIBLE (VELLUM) & FIVE COPIES OF ALL REQUIRED SHOP DRAWINGS, PRODUCT DATA, & TEST DATA AND TWO COPIES OF ALL MATERIALS SUBMISSIONS. THE ARCHITECT REQUIRES THREE WEEKS FOR REVIEW OF THE SUBMISSIONS. FAILURE OF THE CONTRACTOR TO SCHEDULE SUBMISSIONS IN AMPLE TIME FOR CHECKING, CORRECTION, AND RECHECKING WILL NOT JUSTIFY ANY DELAY IN THE CONTRACT SCHEDULE. ALL SUBMISSIONS SHALL BEAR PROOF OF PRIOR REVIEW & APPROVAL BY THE CONTRACTOR FOR COMPLIANCE WITH CONTRACT DOCUMENTS, FIELD CONDITIONS & DIMENSIONS, AND COORDINATION. ALL SUBMISSIONS SHALL BE LABELED WITH THE DATE, PROJECT NAME, CONTRACTOR, SUBCONTRACTOR, SUPPLIER, AND MANUFACTURER.

THE ARCHITECT'S ACCEPTANCE OF SHOP DRAWINGS IS FOR DESIGN ONLY AND NOT METHOD OF ASSEMBLY OR ERECTION ACCEPTANCE SHALL IN NO WAY BE CONSTRUED AS PERMITTING ANY DEPARTURE FROM THE CONTRACT DOCUMENTS, RELIEVING THE CONTRACTOR FROM FULL RESPONSIBILITY FOR ANY ERROR IN DETAILS, DIMENSIONS, OMISSIONS, OR OTHERWISE THAT MAY EXIST, RELIEVING THE CONTRACTOR FROM FULL RESPONSIBILITY FOR ADEQUATE FIELD CONNECTIONS, ERECTION TECHNIQUES, BRACING, OR DEFICIENCIES IN STRENGTH, RELIEVING THE CONTRACTOR FROM FULL RESPONSIBILITY FOR SATISFACTORY PERFORMANCE OF ALL WORK AND COORDINATION WITH THE WORK OF OTHER CONTRACTORS OR SUBCONTRACTORS, NOR FROM THE NECESSITY OF PROVIDING ANY WORK WHICH MAY NOT BE INDICATED ON THE SUBMISSION.

ANY SUBMISSIONS WHICH, IN THE ARCHITECT'S OPINION ARE INCOMPLETE, CONTAIN ERRORS, HAVE NOT BEEN CHECKED, OR HAVE ONLY BEEN CHECKED SUPERFICIALLY AND ARE NOT APPROVED BY THE ARCHITECT, WILL BE RETURNED UNCHECKED FOR CORRECTION AND RE-SUBMISSION BY THE CONTRACTOR.

23. CONTRACTOR IS RESPONSIBLE FOR THE LAYOUT OF THE WORK AND COORDINATION OF ALL TRADES TO ASSURE EFFICIENT AND ORDERLY INSTALLATION OF EACH PART OF THE WORK. COORDINATE INSTALLATION OF DIFFERENT COMPONENTS TO ASSURE MAXIMUM ACCESSIBILITY FOR REQUIRED MAINTENANCE, SERVICE, AND REPAIR. MAKE PROVISIONS TO ACCOMMODATE ITEMS SCHEDULED FOR LATER INSTALLATION. PREPARE COORDINATION DRAWINGS WHERE CAREFUL COORDINATION IS NEEDED FOR INSTALLATION OF PRODUCTS AND MATERIALS FABRICATED BY SEPARATE ENTITIES.
24. CONTRACTOR IS RESPONSIBLE FOR CONDUCTING WEEKLY JOBSITE PROGRESS MEETINGS THROUGHOUT THE CONSTRUCTION PERIOD. THE CONTRACTOR SHALL PROVIDE A TYPEWRITTEN MINUTES RECORDING DISCUSSIONS FROM THE PREVIOUS MEETING & NEW ISSUES EFFECTING THE WORK AND A NEW AGENDA TO ALL ATTENDEES THREE DAYS (MIN) PRIOR TO THE MEETING.

NYC DEPARTMENT OF BUILDINGS NOTES

1. THE MINIMUM WIDTH OF ALL CORRIDORS SHALL BE 3'-8".
2. EXISTING AND NEW DIRECTIONAL SIGNS AND EXIT LIGHTS ARE TO COMPLY WITH SECTIONS C27-381 THROUGH 386 OF THE NYC BUILDING CODE, LL 76.
3. ENTIRE PROJECT FLOOR AREA IS MECHANICALLY VENTILATED AS PER SECTION C27-776, RS-1 THROUGH 5, RS-16 OF THE NEW YORK CITY BUILDING CODE, LL76.
4. ALL WOOD USED WILL BE FIREPROOFED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTIONS 7.2.3.1. AND 10.9.2.6 OF THE BUILDING CODE.
5. SUSPENDED CEILINGS TO CONFORM WITH SECTION 8.4.10.5 OF THE NEW YORK CITY BUILDING CODE USING METAL HANGERS, RUNNERS AND PURLINS AS PER CLASS 1 FIREPROOF BUILDINGS.
6. ALL DOORS TO BE 3' BY 7' MINIMUM.
7. THERE WILL BE NO CHANGE TO USE, EGRESS OR OCCUPANCY AS A RESULT OF THIS APPLICATION.

TENANT SAFETY NOTES

1. ALL CONSTRUCTION WORK WILL BE CONFINED TO THE AREA OF WORK AS DEFINED BY THE DRAWINGS AND WILL NOT CREATE DUST, DIRT OR OTHER SUCH INCONVENIENCES TO OTHER TENANTS.
2. THE CONSTRUCTION OPERATION WILL NOT BLOCK ANY MEANS OF EGRESS.
3. THE CONSTRUCTION OPERATION WILL BE DONE IN ACCORDANCE WITH THE OWNER'S BUILDING RULES AND REGULATIONS.
4. APPROPRIATE MEASURES WILL BE TAKEN TO PROTECT OCCUPANTS DURING COURSE OF THE WORK.
5. THE BUILDING MANAGER IS TO BE ADVISED OF ANY INTERRUPTION IN HEATING, WATER OR ELECTRICAL SERVICE.

ENERGY ANALYSIS FOR ALTERATIONS - NYCECC 2020

COMMERCIAL - CLIMATE ZONE 4A

WORK ITEMS (NEW & REPLACEMENT)	PROPOSED DESIGN VALUE	CODE DESCRIPTIVE VALUE
ENVELOPE - INSULATION @ ROOF RAFTERS (REPLACEMENT IN KIND)	R-30	R-30 (EXIST. UNCONDITIONED SPACE)
ENVELOPE - INSULATION @ EXT. WALL (REPLACEMENT IN KIND)	R-19 + EXIST. WALL ASSEMBLY	R-19 + R-1.5

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THIS APPLICATION IS IN COMPLIANCE WITH THE 2020 NYCECC.

DRAWING INDEX

ARCHITECTURAL

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A-001.00	INDEX
A-002.00	PROPOSED SITE PLAN
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DM-101.00	FIRST FLOOR SELECTIVE REMOVAL
DM-102.00	ATTIC SELECTIVE REMOVAL
DM-201.00	FIRST FLOOR SELECTIVE REMOVAL RCP
DM-300.00	NORTH & WEST ELEVATIONS
DM-301.00	SOUTH & EAST ELEVATIONS
DM-400.00	SECTION LOOKING NORTH SELECTIVE REMOVAL
DM-401.00	SECTION LOOKING WEST SELECTIVE REMOVAL
DM-500.00	INTERIOR ELEVATIONS SELECTIVE REMOVAL
A-100.00	CELLAR CONSTRUCTION PLAN
A-101.00	FIRST FLOOR CONSTRUCTION PLAN
A-102.00	ATTIC CONSTRUCTION PLAN
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A-400.00	SECTION LOOKING NORTH CONSTRUCTION
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A-700.00	ATTIC HATCH DETAILS
A-701.00	DETAILS
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PHASING PLANS

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A-0.2	FIRST FLOOR FURNITURE PLAN
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A-2.3	ATTIC PHASE 2

WORK TO BE FILED UNDER SEPARATE APPLICATION:

STRUCTURAL

S-000.00	COVER SHEET
S-001.00	GENERAL NOTES
S-100.00	CELLAR LEVEL AND FIRST FLOOR FRAMING PLAN
S-101.00	ATTIC FRAMING PLAN
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MECHANICAL

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M-101.00	MECHANICAL 1ST FLOOR DEMOLITION PLAN
M-102.00	MECHANICAL ATTIC DEMOLITION PLAN
M-200.00	MECHANICAL CELLAR DUCTWORK PLAN
M-201.00	MECHANICAL 1ST FLOOR DUCTWORK PLAN
M-202.00	MECHANICAL ATTIC DUCTWORK PLAN
M-300.00	MECHANICAL CELLAR PIPING PLAN
M-301.00	MECHANICAL 1ST FLOOR PIPING PLAN
M-302.00	MECHANICAL ATTIC PIPING PLAN
M-400.00	MECHANICAL SECTIONS
M-501.00	MECHANICAL DETAILS
M-502.00	MECHANICAL DETAILS
M-601.00	MECHANICAL RISER DIAGRAMS
M-602.00	MECHANICAL RISER DIAGRAMS
M-701.00	MECHANICAL SCHEDULES
M-800.00	MECHANICAL CELLAR CONTROLS PLAN
M-801.00	MECHANICAL 1ST FLOOR CONTROLS PLAN
M-802.00	MECHANICAL ATTIC CONTROLS PLAN

ELECTRICAL

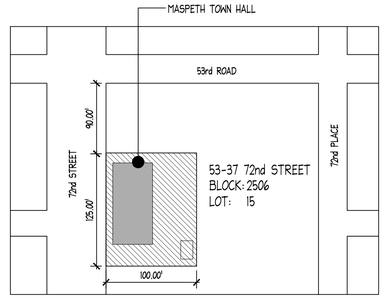
E-001.00	ELECTRICAL NOTES, SYMBOLS & ABBREVIATIONS
E-100.00	ELECTRICAL CELLAR DEMOLITION PLAN
E-101.00	ELECTRICAL 1ST FLOOR DEMOLITION PLAN
E-102.00	ELECTRICAL ATTIC DEMOLITION PLAN
E-200.00	ELECTRICAL 1ST FLOOR LIGHTING PLAN
E-300.00	ELECTRICAL CELLAR POWER PLAN
E-301.00	ELECTRICAL 1ST FLOOR POWER PLAN
E-302.00	ELECTRICAL ATTIC POWER PLAN
E-501.00	ELECTRICAL DETAILS
E-601.00	ELECTRICAL RISER DIAGRAMS
E-701.00	ELECTRICAL SCHEDULES

FIRE ALARM

FA-001.00	FIRE ALARM NOTES, SYMBOLS, RISER DIAGRAM & ABBREVIATIONS
FA-100.00	FIRE ALARM 1ST FLOOR DEMOLITION PLAN
FA-101.00	FIRE ALARM ATTIC DEMOLITION PLAN
FA-200.00	FIRE ALARM 1ST FLOOR PLAN
FA-201.00	FIRE ALARM ATTIC PLAN

SPRINKLER

SP-001.00	SPRINKLER NOTES, SYMBOLS & ABBREVIATIONS
SP-101.00	SPRINKLER CELLAR PLAN
SP-102.00	SPRINKLER 1ST FLOOR PLAN
SP-103.00	SPRINKLER ATTIC PLAN
SP-501.00	SPRINKLER DETAILS
SP-601.00	SPRINKLER RISER DIAGRAM



PLOT PLAN

N.T.S.

NORTH

ZONING INFORMATION

ADDRESS:	53-37
BLOCK:	2506
LOT:	15
ZONING:	R4-1
ZONING MAP:	13c

PROPERTY IS NOT IN NYC FLOOD ZONE

BUILDING INFORMATION

APPLICABLE BUILDING CODE:	1968 NYC BUILDING CODE
YEAR BUILT:	1890
FIRE PROTECTION:	FULLY SPRINKLERED
CONSTRUCTION CLASSIFICATION:	II-E
BUILDING CLASS:	G - EDUCATION
STORIES/BUILDING HEIGHT:	1 STORY + CELLAR / 28'-0"
NO. OF DWELLING UNITS:	0

SPECIAL AND PROGRESS INSPECTIONS

ENERGY CODE COMPLIANCE	PER BC 110.3.5
INSULATION PLACEMENT AND R-VALUES	PER IRCNY 5000-1(11.2)
FINAL INSPECTION	DIRECTIVE 14/75

PROJECT SCOPE

1. REPLACEMENT OF AC UNITS & ASSOCIATED WORK AT CELLAR, ATTIC AND SOUTH FACADE
2. ENLARGEMENT OF ATTIC OPENING & ASSOCIATED WORK.
3. REPLACEMENT OF INSULATION AT ROOF RAFTERS & NW OFFICE AND ASSOCIATED WORK.

NO CHANGE TO USE, EGRESS, ZONING, OCCUPANCY OR ROOM COUNT.

DOB APPROVAL STAMP

SPONSOR AGENCY

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STRUCTURAL ENGINEER

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New York, NY 10005
TEL (646) 974-1389

NYC Buildings
ACCEPTED
Date: 06/16/2026

DOB JOB #: Q01349527-I1

REVISIONS:

NUMBER	DESCRIPTION	DATE
	ISSUE FOR BID	03/27/2026

NYC DDC Department of Design and Construction

DIVISION OF PUBLIC BUILDINGS

CAPITAL PROJECT NUMBER:
PWQMAHVAC

PROJECT

MASPETH TOWN HALL HVAC UPGRADE

53-37 72 STREET
QUEENS, NY 11378

FOR THE:
NYC DEPARTMENT OF CITYWIDE ADMINISTRATIVE SERVICES

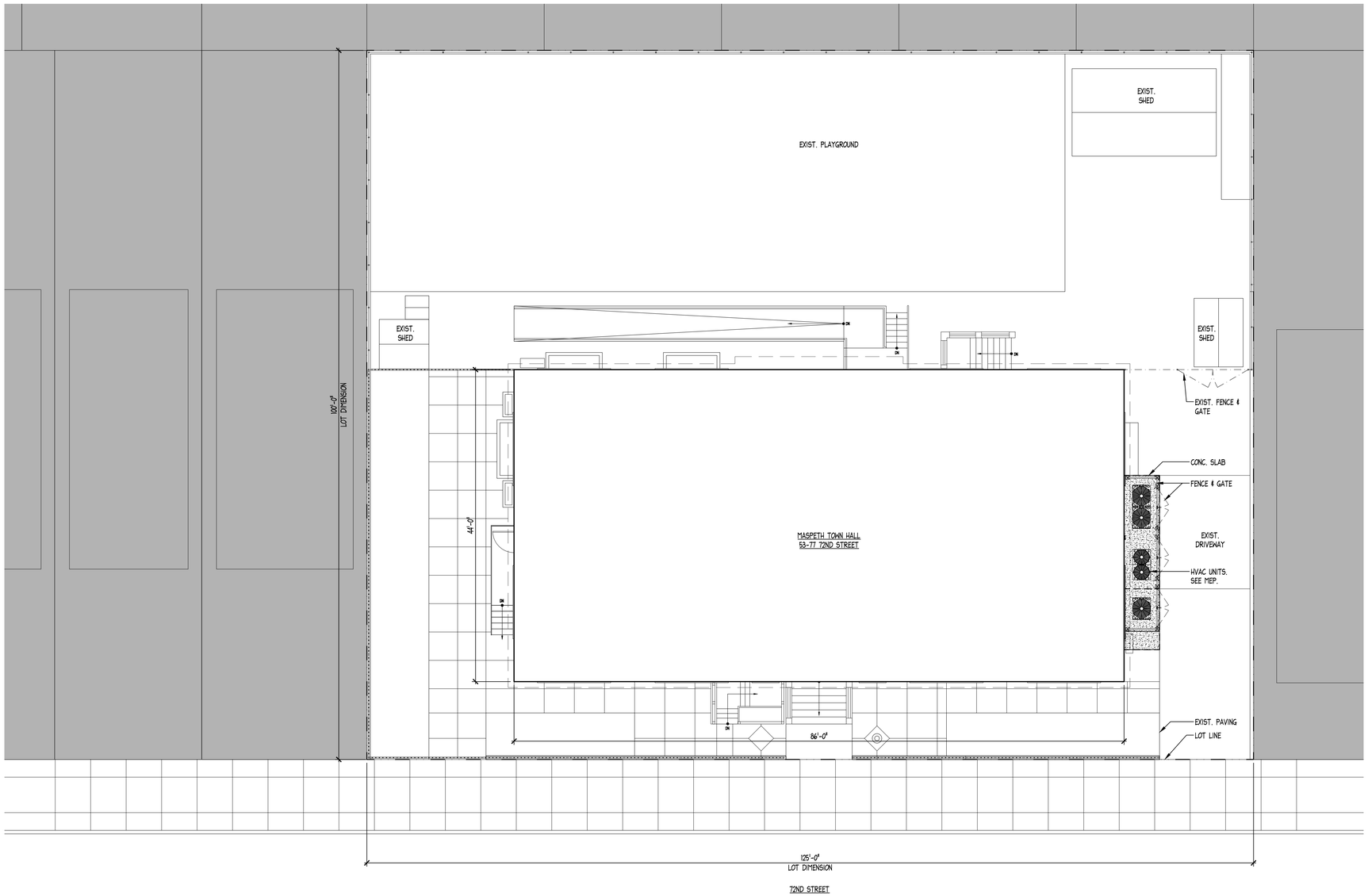
DRAWING TITLE:

INDEX

SEAL & SIGNATURE

REGISTERED ARCHITECT ANTHONY E. JOHNSON 025504 STATE OF NEW YORK

DATE:	06/12/26
PROJECT NO:	2430
DRAWN BY:	JP
CHECKED BY:	AJ
DRAWING NUMBER:	A-001.00
CADO FIL



1 PROPOSED SITE PLAN
SCALE: 1/8"=1'-0"

N

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53-37 72 STREET
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DRAWING TITLE:

PROPOSED SITE PLAN

SEAL & SIGNATURE

REGISTERED ARCHITECT ANTHONY E. JOHNSON 035504 STATE OF NEW YORK

DATE:	06/12/26
PROJECT NO:	2430
DRAWN BY:	JP
CHECKED BY:	AJ
DRAWING NUMBER:	A-002.00
CADO FILE No:	3OF35

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ROOM FINISH SCHEDULE

FLOOR	ROOM NO.	ROOM NAME / DESCRIPTION	FLOORS / PAVING				BASES				WALLS				CEILINGS				OTHER REQUIREMENTS
			MATERIALS		FINISHES		MATERIALS		FINISHES		MATERIALS		FINISHES		MATERIALS		FINISHES		
			WOOD	EXIST JOISTS	PAINT		WOOD		PAINT		GYP. BD.	ORN. METAL	PAINT		GYP. BD.	ORN. METAL	BATT INSUL.	PAINT	
CELLAR	C-01	OFFICE																	
	C-02	DIRECTORS OFFICE													●			●	PATCH EXIST. SOFFIT
	C-03	OFFICE													●			●	PATCH EXIST. SOFFIT
	C-04	CORRIDOR													●			●	PATCH EXIST. SOFFIT
	C-05	CONFERENCE ROOM													●			●	NEW SOFFITS
	C-06	BOILER ROOM																	
	C-07	VESTIBULE																	
	C-08	CLOSET																	
	C-09	CLOSET																	
	C-10	PANTRY									●		●		●			●	NEW SOFFITS
	C-11	WOMEN'S RESTROOM									●		●		●			●	NEW SOFFITS
	C-12	MEN'S RESTROOM													●			●	PATCH EXIST. SOFFITS
	C-13	STAIR																	
	C-14	CLOSET													●			●	PATCH EXIST. SOFFITS
	C-15	OFFICE																	
	C-16	SPRINKLER ROOM																	
	C-17	ELEC. ROOM																	
1ST FLOOR	1-01	OFFICE					●			●	●	●		●			●		
	1-02	OFFICE																	
	1-03	OFFICE																	
	1-04	CORRIDOR																	
	1-05	PROGRAM ROOM																	
	1-06	PANTRY																	PATCH EXIST. SOFFITS
	1-07	TOILET										●			●	●		●	PAINT NEW TIN CLG. TO MATCH EXIST.
	1-08	J.C.																	
	1-09	STORAGE									●	●		●	●	●		●	PAINT NEW TIN CLG. TO MATCH EXIST.
	1-10	VESTIBULE													●			●	PAINT CLG. & MOLDING TO MATCH EXIST.
	1-11	SERVER ROOM																	
	1-12	ELEC. CL.																	
	1-13	TOILET																	
	1-14	STAIR																	
	1-15	PROGRAM ROOM																	
ATTIC	A-01	NORTH ATTIC		●		●											●		
	A-02	MID ATTIC	●			●											●		
	A-03	SOUTH ATTIC		●		●											●		

FINISHES

PAINT	DESCRIPTION	LOCATION
P-1	MATCH EXIST. WALL COLOR	PER DRAWINGS.
P-2	MATCH EXIST. TRIM COLOR	PER DRAWINGS.
P-3	MATCH EXIST. MTL. CEILING COLOR	PER DRAWINGS.
P-4	MATCH EXIST. CEILING COLOR	PER DRAWINGS.
P-5	WHITE	PLWD. FL. @ MID-ATTC
P-6	MATCH EXIST. EXT. SIDING COLOR	PER DRAWINGS.

ORNAMENTAL METALS

M-1	NEW TIN CEILING & COVE MOLDING. SEE SPECIFICATIONS.	PER DRAWINGS

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NYC Buildings
ACCEPTED
Date: 06/16/2026

DOB JOB #: Q01349527-I1

REVISIONS:

NUMBER	DESCRIPTION	DATE
	ISSUE FOR BID	03/27/2026

Department of Design and Construction

DIVISION OF PUBLIC BUILDINGS

CAPITAL PROJECT NUMBER:
PWQMAHVAC

PROJECT

MASPETH TOWN HALL HVAC UPGRADE

53-37 72 STREET
QUEENS, NY 11378

FOR THE:
NYC DEPARTMENT OF CITYWIDE ADMINISTRATIVE SERVICES

DRAWING TITLE:

SCHEDULES

SEAL & SIGNATURE

REGISTERED ARCHITECT ANTHONY E. JOHNSON STATE OF NEW YORK 035504

DATE:	06/12/26
PROJECT NO:	2430
DRAWN BY:	JP
CHECKED BY:	AJ
DRAWING NUMBER:	**A-003.00**
CADO FILE No:	4OF35

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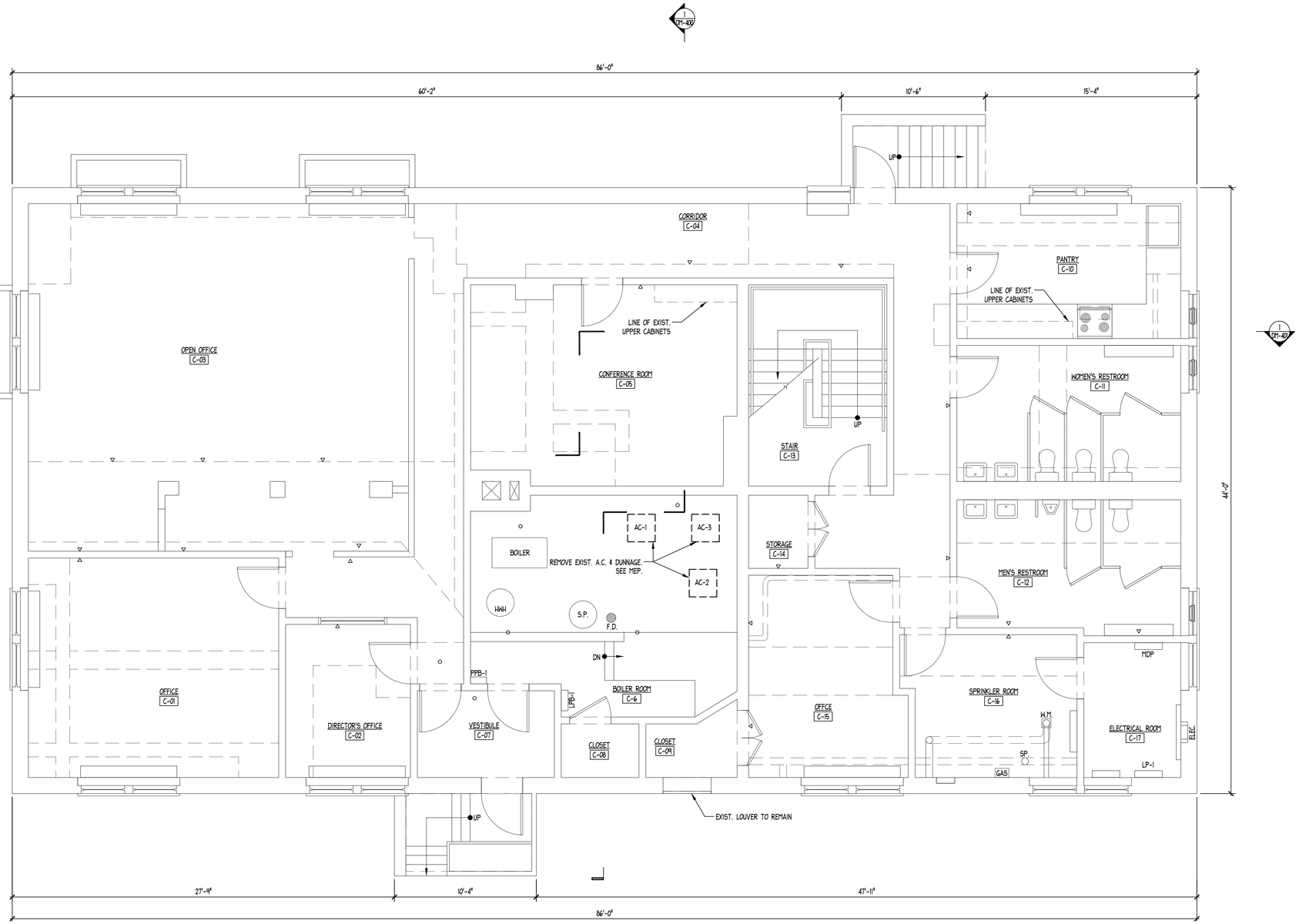
NOTES:

1. EXISTING SOFFITS TO BE MODIFIED FOR NEW MECHANICAL PIPING. SEE SHEET A-200 FOR CEILING SCOPE.



1 CELLAR SELECTIVE REMOVAL
SCALE: 1/4"=1'-0"

N

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NYC Buildings
ACCEPTED
Date: 06/16/2026

DOB JOB #: Q01349527-I1

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NYC DDC Department of Design and Construction

DIVISION OF PUBLIC BUILDINGS

CAPITAL PROJECT NUMBER:
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PROJECT

MASPETH TOWN HALL HVAC UPGRADE

53-37 72 STREET
QUEENS, NY 11378

FOR THE:
NYC DEPARTMENT OF CITYWIDE ADMINISTRATIVE SERVICES

DRAWING TITLE:

CELLAR SELECTIVE REMOVAL

SEAL & SIGNATURE

REGISTERED ARCHITECT ANTHONY E. JOHNSON 029504 STATE OF NEW YORK

DATE:	06/12/26
PROJECT NO:	2430
DRAWN BY:	JP
CHECKED BY:	AJ
DRAWING NUMBER:	DM-100.00
CADO FILE No:	5OF35

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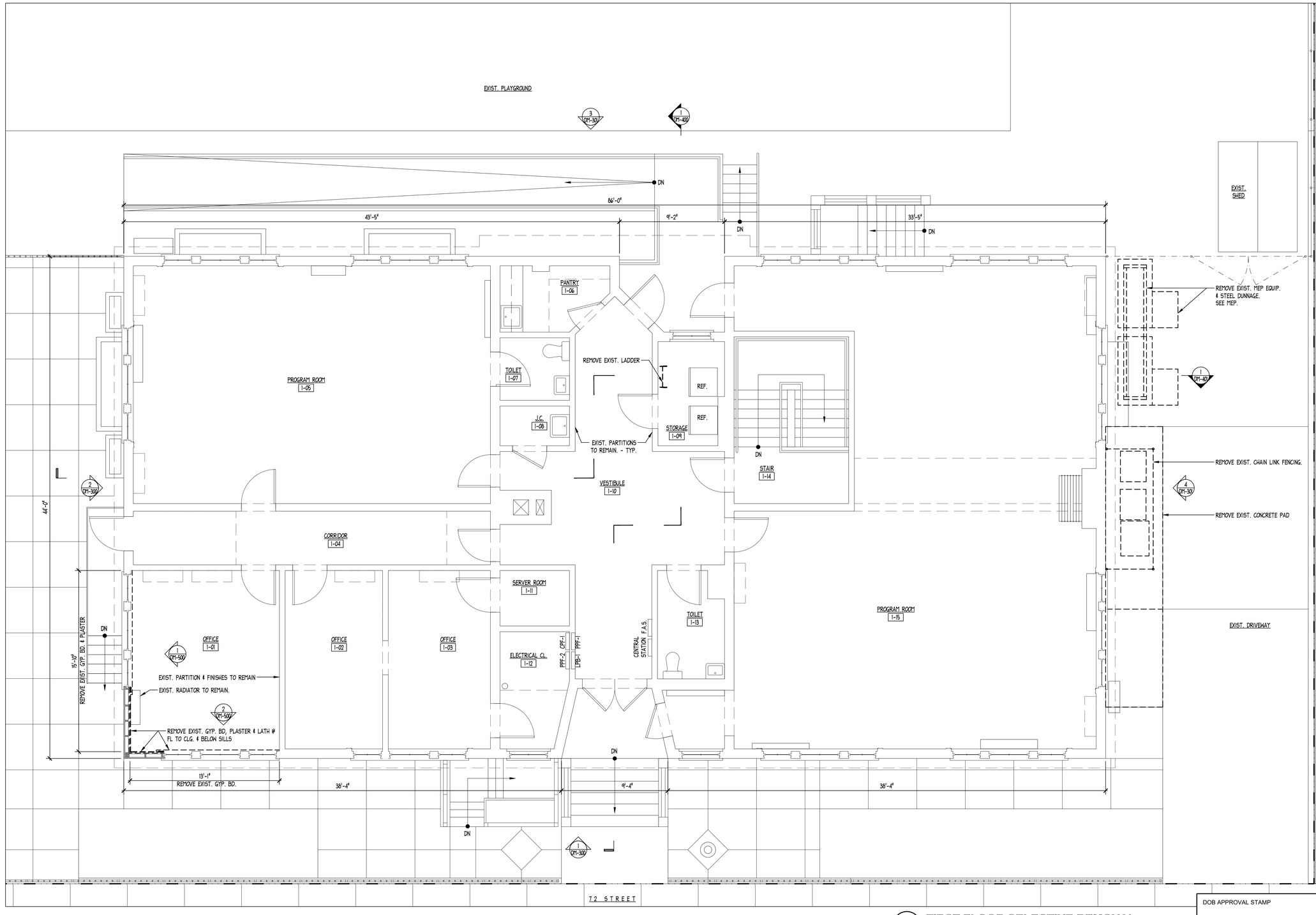

1 FIRST FLOOR SELECTIVE REMOVAL
SCALE: 1/4"=1'-0"

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53-37 72 STREET
QUEENS, NY 11378

FOR THE:
NYC DEPARTMENT OF CITYWIDE ADMINISTRATIVE SERVICES

DRAWING TITLE:

FIRST FLOOR SELECTIVE REMOVAL

SEAL & SIGNATURE

REGISTERED ARCHITECT ANTHONY E. JOHNSON STATE OF NEW YORK 035514

DATE:	06/12/26
PROJECT NO:	2430
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CHECKED BY:	AJ
DRAWING NUMBER:	DM-101.00
CADO FILE No:	6OF35

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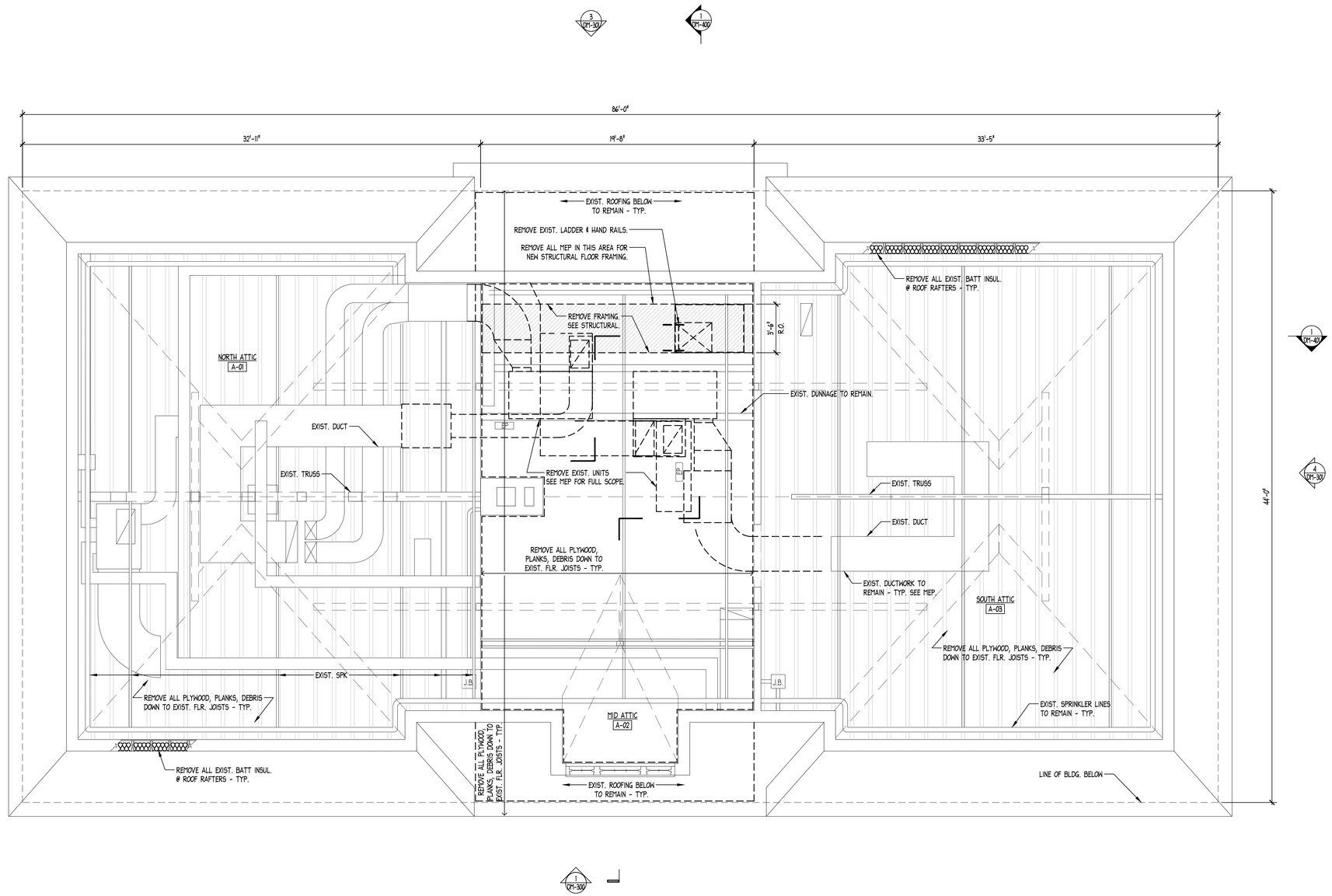

1 ATTIC SELECTIVE REMOVAL
SCALE: 1/4"=1'-0"

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PROJECT

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53-37 72 STREET
QUEENS, NY 11378

FOR THE:
NYC DEPARTMENT OF CITYWIDE ADMINISTRATIVE SERVICES

DRAWING TITLE:

ATTIC SELECTIVE REMOVAL

SEAL & SIGNATURE

REGISTERED ARCHITECT ANTHONY E JOHNSON 035504 STATE OF NEW YORK

DATE:	06/12/26
PROJECT NO:	2430
DRAWN BY:	JP
CHECKED BY:	AJ
DRAWING NUMBER:	DM-102.00
CADD FILE No:	

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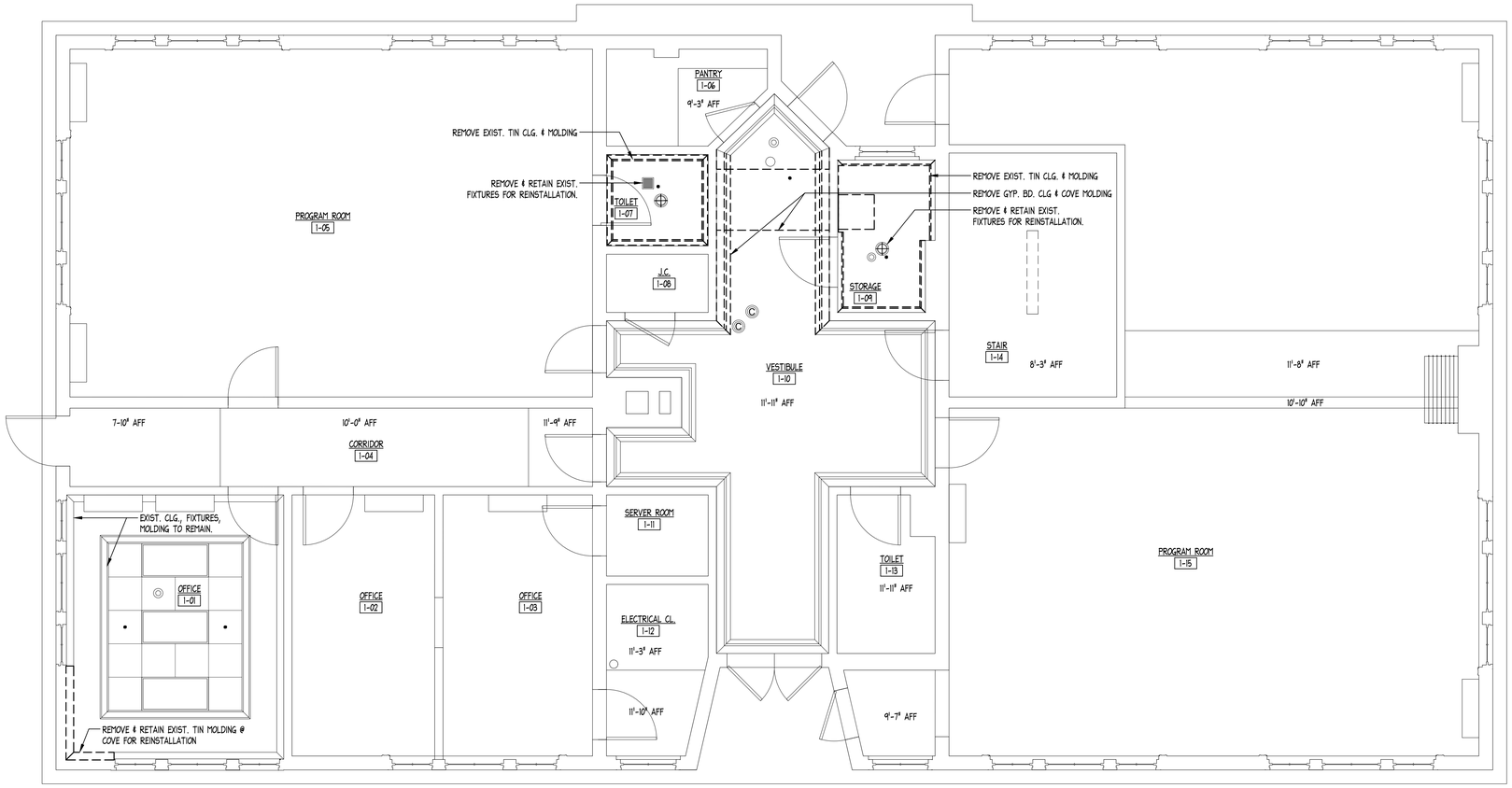
NOTES:

1. TYP. CEILING HEIGHT 13'-10" U.O.N.



1 FIRST FLOOR SELECTIVE REMOVAL RCP
SCALE: 1/4"=1'-0"

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DRAWING TITLE:

FIRST FLOOR SELECTIVE REMOVAL RCP

SEAL & SIGNATURE

REGISTERED ARCHITECT ANTHONY E. JOHNSON 035504 STATE OF NEW YORK

DATE:	06/12/26
PROJECT NO:	2430
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CHECKED BY:	AJ

DRAWING NUMBER:

DM-201.00

CADO FILE No:

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



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

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NYC Buildings
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Date: 06/16/2026

DOB JOB #: Q01349527-I1
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53-37 72 STREET
QUEENS, NY 11378

FOR THE:
NYC DEPARTMENT OF CITYWIDE ADMINISTRATIVE SERVICES

DRAWING TITLE:
NORTH & WEST ELEVATIONS

SEAL & SIGNATURE
REGISTERED ARCHITECT ANTHONY E. JOHNSON AID 025504 STATE OF NEW YORK

DATE:	06/12/26
PROJECT NO:	2430
DRAWN BY:	JP
CHECKED BY:	AJ
DRAWING NUMBER:	DM-300.00
CADO FILE No:	9OF35

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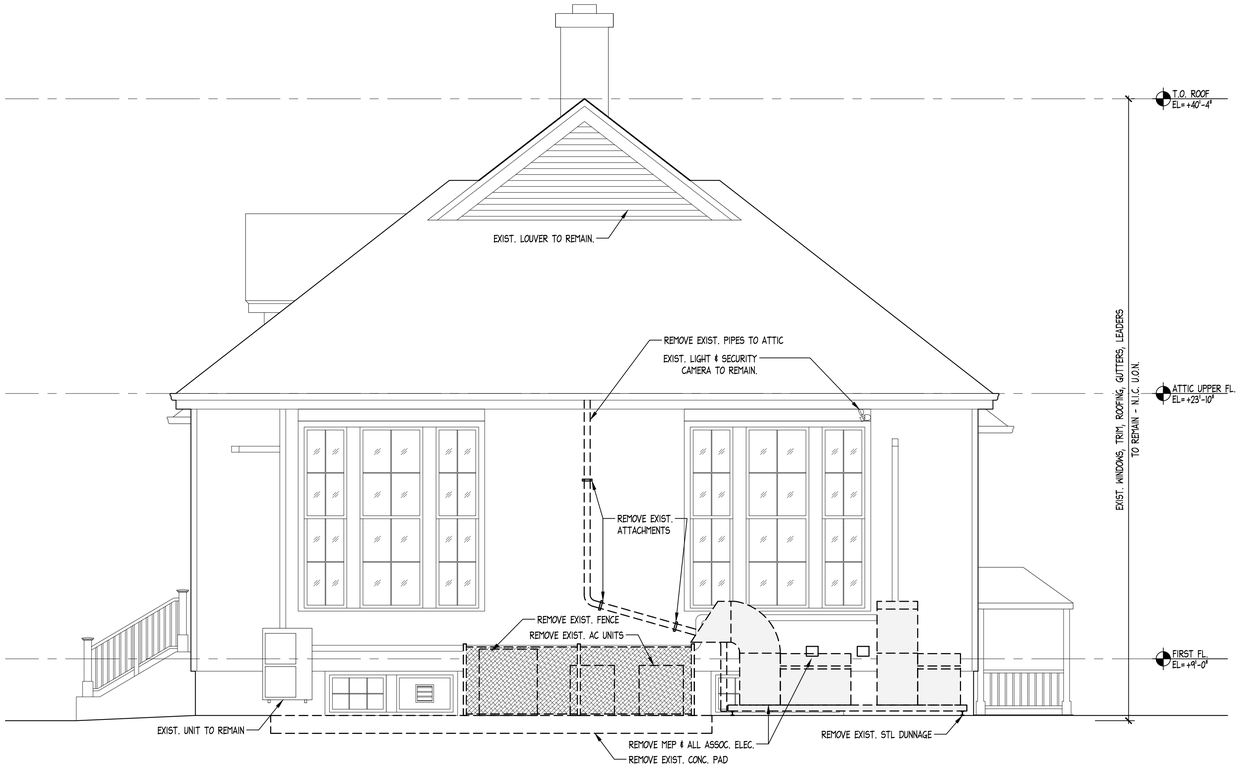

4 SOUTH ELEVATION
SCALE: 1/4"=1'-0"



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

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INNOVATIVE STRUCTURAL AND SPECIALTY ENGINEERING PLLC
140 BROADWAY
New York, NY 10005
TEL (646) 974-1389

NYC Buildings
ACCEPTED
Date: 06/16/2026

DOB JOB #: Q01349527-I1

REVISIONS:

NUMBER	DESCRIPTION	DATE
	ISSUE FOR BID	03/27/2026

NYC DDC Department of Design and Construction

DIVISION OF PUBLIC BUILDINGS

CAPITAL PROJECT NUMBER:
PWQMAHVAC

PROJECT

MASPETH TOWN HALL HVAC UPGRADE

53-37 72 STREET
QUEENS, NY 11378

FOR THE:
NYC DEPARTMENT OF CITYWIDE ADMINISTRATIVE SERVICES

DRAWING TITLE:

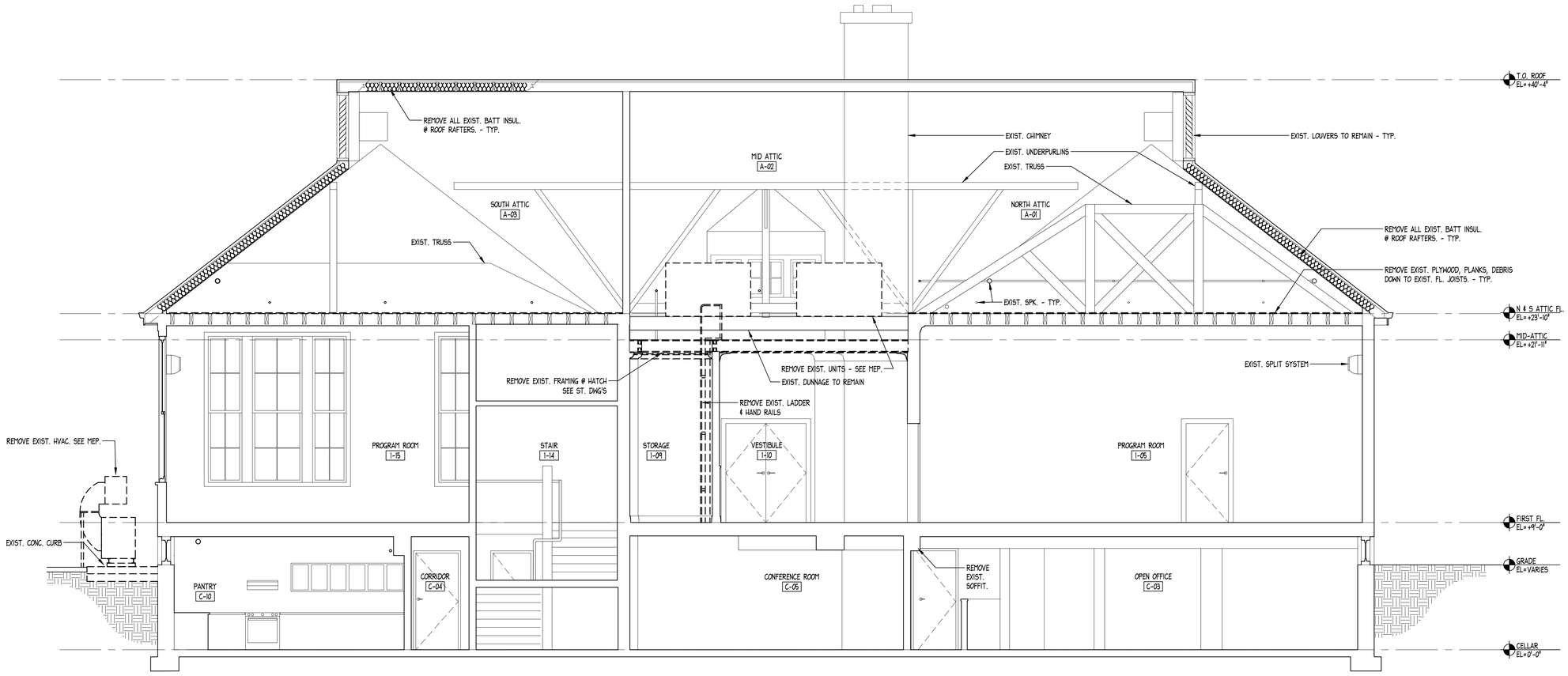
SOUTH & EAST ELEVATIONS

SEAL & SIGNATURE

REGISTERED ARCHITECT ANTHONY E JOHNSON STATE OF NEW YORK 035504

DATE:	06/12/26
PROJECT NO:	2430
DRAWN BY:	JP
CHECKED BY:	AJ
DRAWING NUMBER:	DM-301.00
CADO FILE No:	10OF35

K:\2430_Maspeth Town Hall\Cad\Plot Sheets\DM-301.00 SOUTH & EAST ELEVATIONS.dwg, 6/12/2026 1:42:24 PM



1 SECTION LOOKING WEST SELECTIVE REMOVAL
SCALE: 1/4"=1'-0"

DOB APPROVAL STAMP

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53-37 72nd STREET
MASPETH, NY 11378
TEL (212) 669-1357

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NYC Buildings
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NYC DDC Department of Design and Construction

DIVISION OF PUBLIC BUILDINGS

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PWQMAHVAC

PROJECT
MASPETH TOWN HALL HVAC UPGRADE

53-37 72 STREET
QUEENS, NY 11378

FOR THE:
NYC DEPARTMENT OF CITYWIDE ADMINISTRATIVE SERVICES

DRAWING TITLE:
SECTION LOOKING WEST SELECTIVE REMOVAL

SEAL & SIGNATURE

REGISTERED ARCHITECT
ANTHONY E. JOHNSON
No. 026514
STATE OF NEW YORK

DATE:	06/12/26
PROJECT NO:	2430
DRAWN BY:	JP
CHECKED BY:	AJ
DRAWING NUMBER:	**DM-401.00**
CADO FILE No:	12OF35

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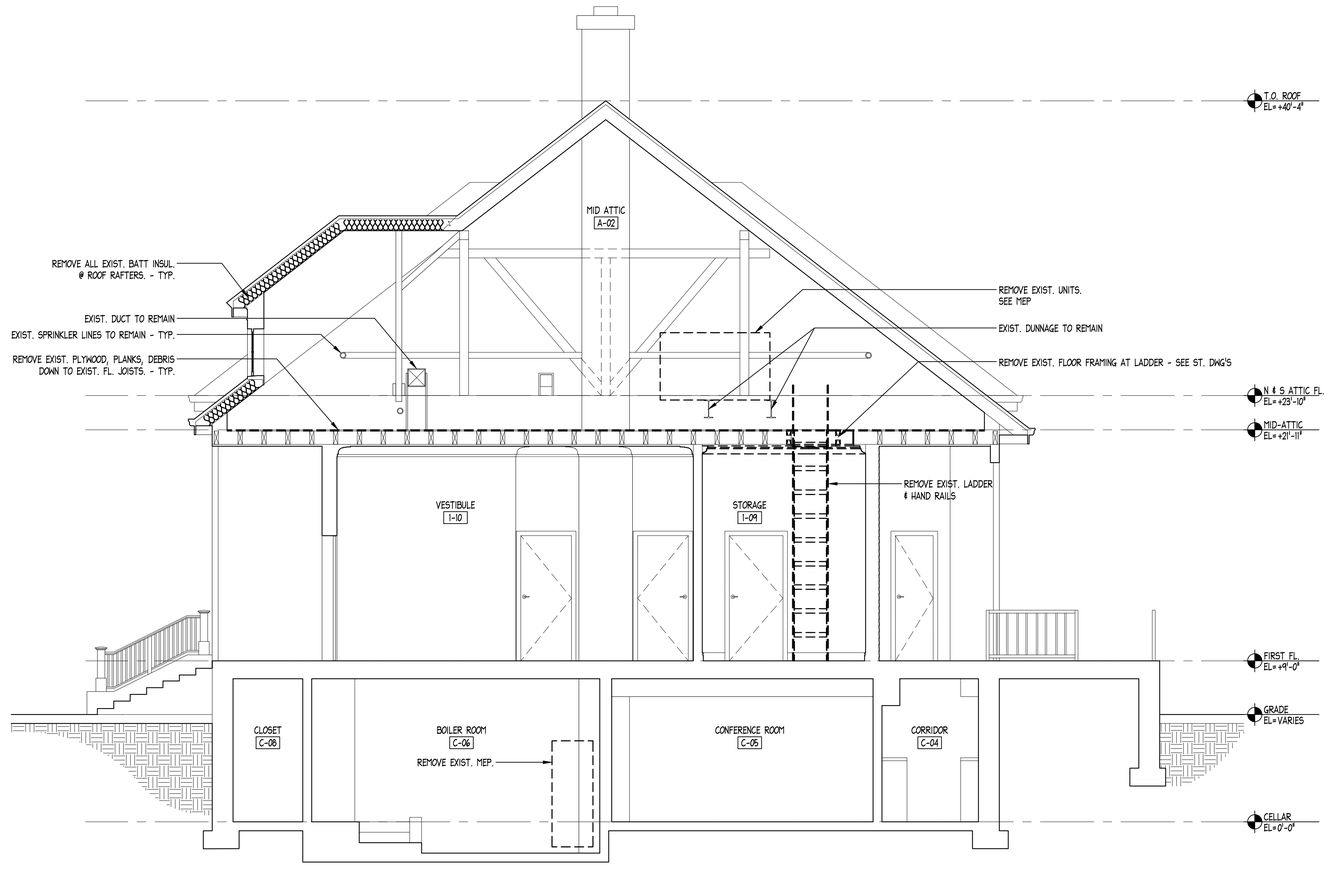

1 SECTION LOOKING NORTH SELECTIVE REMOVAL
SCALE: 1/4"=1'-0"

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NYC Buildings
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Date: 06/16/2026

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Department of Design and Construction

DIVISION OF PUBLIC BUILDINGS

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PWQMAHVAC

PROJECT

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53-37 72 STREET
QUEENS, NY 11378

FOR THE:
NYC DEPARTMENT OF CITYWIDE ADMINISTRATIVE SERVICES

DRAWING TITLE:

SECTION LOOKING NORTH SELECTIVE REMOVAL

SEAL & SIGNATURE

REGISTERED ARCHITECT
ANTHONY E. JOHNSON
No. 035504
STATE OF NEW YORK

DATE:	06/12/26
PROJECT NO:	2430
DRAWN BY:	JP
CHECKED BY:	AJ

DRAWING NUMBER:

DM-400.00

CADO FILE No:

11 OF 35

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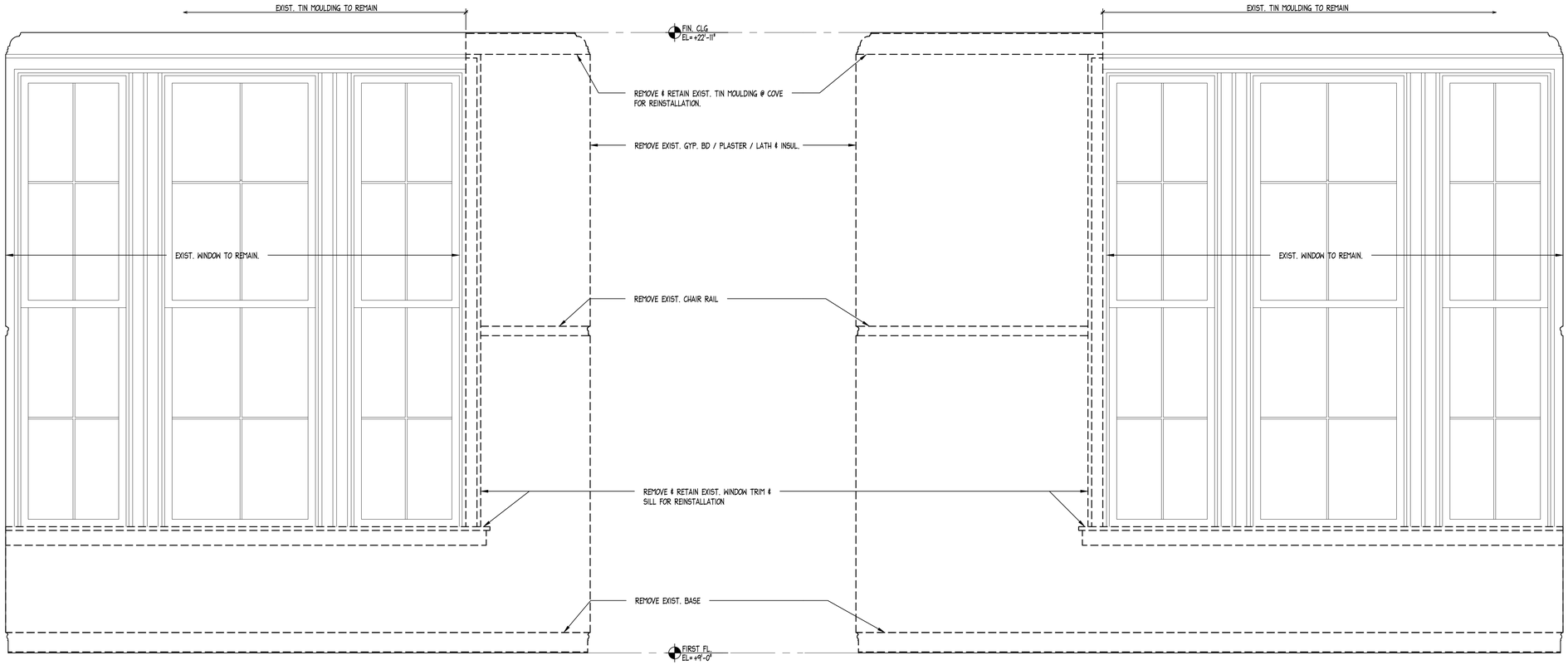

2 ELEVATION @ OFFICE
SCALE: 3/4"=1'-0"

1 ELEVATION @ OFFICE
SCALE: 3/4"=1'-0"

DOB APPROVAL STAMP

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DOB JOB #: Q01349527-I1

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DIVISION OF PUBLIC BUILDINGS

CAPITAL PROJECT NUMBER:
PWQMAHVAC

PROJECT

MASPETH TOWN HALL HVAC UPGRADE

53-37 72 STREET
QUEENS, NY 11378

FOR THE:
NYC DEPARTMENT OF CITYWIDE ADMINISTRATIVE SERVICES

DRAWING TITLE:
INTERIOR ELEVATIONS SELECTIVE REMOVAL

SEAL & SIGNATURE

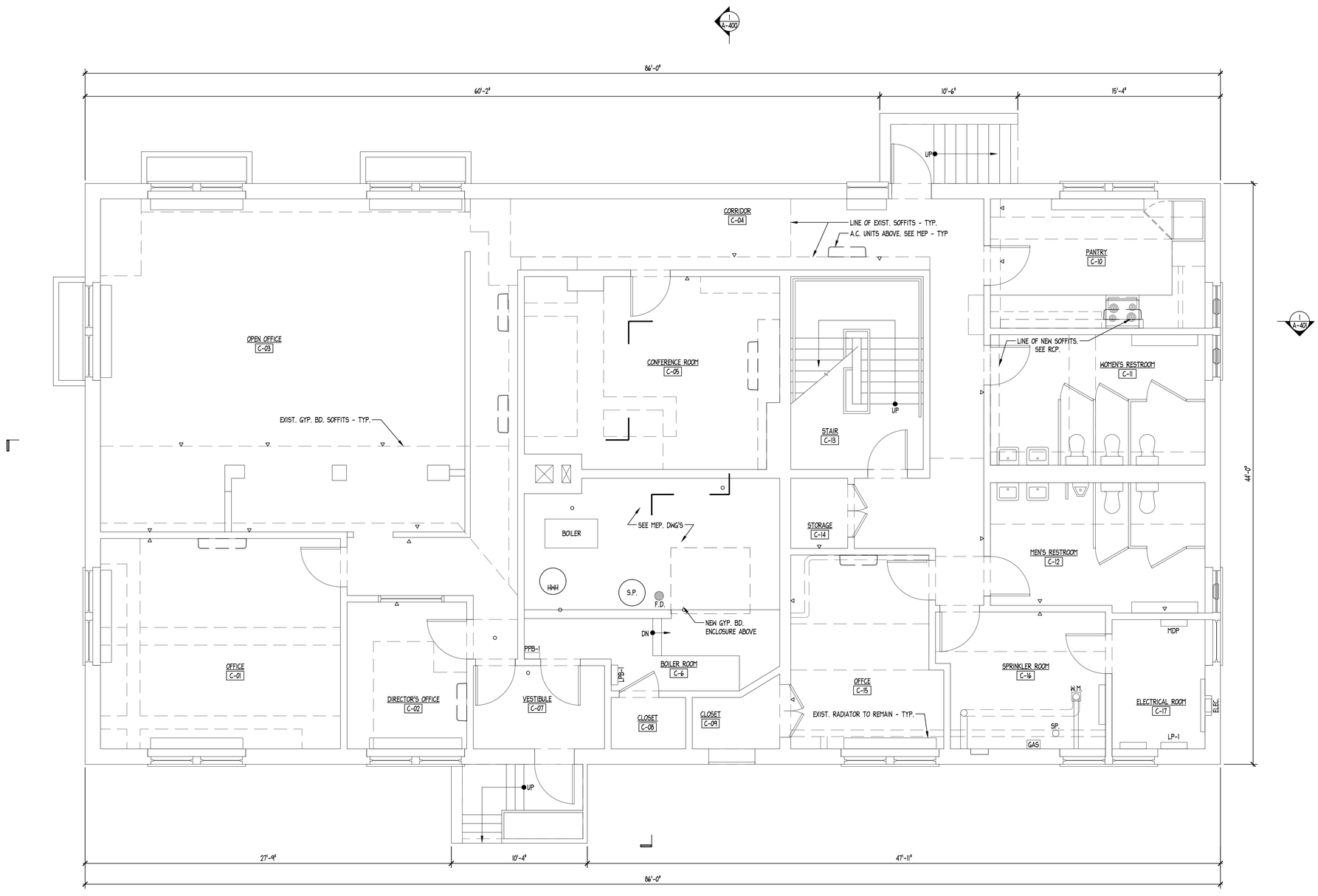
REGISTERED ARCHITECT ANTHONY E. JOHNSON 035504 STATE OF NEW YORK

DATE:	06/12/26
PROJECT NO:	2430
DRAWN BY:	JP
CHECKED BY:	AJ

DRAWING NUMBER:
DM-500.00

CADO FILE No: 13OF35

K:\2430_Maspeth Town Hall\Cad\Plot Sheets\DM-500.00 INTERIOR ELEVATIONS SELECTIVE REMOVAL.dwg, 6/12/2026 1:42:06 PM



1 CELLAR CONSTRUCTION PLAN
SCALE: 1/4"=1'-0"

N

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NYC Buildings
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Date: 06/16/2026

DOB JOB #: Q01349527-I1
REVISIONS:

NUMBER	DESCRIPTION	DATE
	ISSUE FOR BID	03/27/2026

NYC DDC Department of Design and Construction

DIVISION OF PUBLIC BUILDINGS

CAPITAL PROJECT NUMBER:
PWQMAHVAC

PROJECT

MASPETH TOWN HALL HVAC UPGRADE

53-37 72 STREET
QUEENS, NY 11378

FOR THE:
NYC DEPARTMENT OF CITYWIDE ADMINISTRATIVE SERVICES

DRAWING TITLE:

CELLAR CONSTRUCTION PLAN

SEAL & SIGNATURE

REGISTERED ARCHITECT ANTHONY E. JOHNSON STATE OF NEW YORK 035504

DATE:	06/12/26
PROJECT NO:	2430
DRAWN BY:	JP
CHECKED BY:	AJ
DRAWING NUMBER:	A-100.00
CADO FILE No:	

14 OF 35

K:\2430_Maspeth Town Hall\Cad\Plot Sheets\A-100.00 CELLAR CONSTRUCTION PLAN.dwg, 6/12/2026 1:42:09 PM

EXIST. PLAYGROUND

1 A-400

DN

86'-0"

43'-5"

9'-2"

33'-5"

EXIST. SHED

PANTRY 1-06

LINE OF NEW HATCH ABOVE

NEW LADDER

PROGRAM ROOM 1-05

TOILET 1-07

J.C. 1-08

REF.

REF.

STORAGE 1-09

STAIR 1-14

VESTIBULE 1-10

1 A-401

EXIST. LIGHT WELL

FENCE

GATE @ HVAC

1 A-301

SLIMDUCTS FOR REFRIGERANT LINES UP TO ATTIC. SEE MEP.

HVAC UNITS. SEE MEP

44'-0"

CORRIDOR 1-04

SERVER ROOM 1-11

PROGRAM ROOM 1-15

TOILET 1-13

CONCRETE SLAB. SEE ST. DWG'S

EXIST. DRIVEWAY

OFFICE 1-01

OFFICE 1-02

OFFICE 1-03

ELECTRICAL CL. 1-12

CENTRAL STATION F.A.S.

PPF-2 CPF-1

LPB-1 PPF-1

15'-10"

NEW INSULATION & GYP. BD.

DN

1 A-500

WALLS P-1 TRIM P-2

5 A-701

2 A-500

2 A-701

1 A-702

EXIST. RADIATOR TO REMAIN - TYP.

EXIST. AC UNIT TO REMAIN.

13'-1"

NEW INSULATION & GYP. BD.

38'-4"

9'-4"

38'-4"

DN

DN

7.2 STREET

N

1 FIRST FLOOR CONSTRUCTION PLAN

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

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PWQMAHVAC

PROJECT

MASPETH TOWN HALL HVAC UPGRADE

53-37 72 STREET
QUEENS, NY 11378

FOR THE:
NYC DEPARTMENT OF CITYWIDE ADMINISTRATIVE SERVICES

DRAWING TITLE:

FIRST FLOOR CONSTRUCTION PLAN

SEAL & SIGNATURE

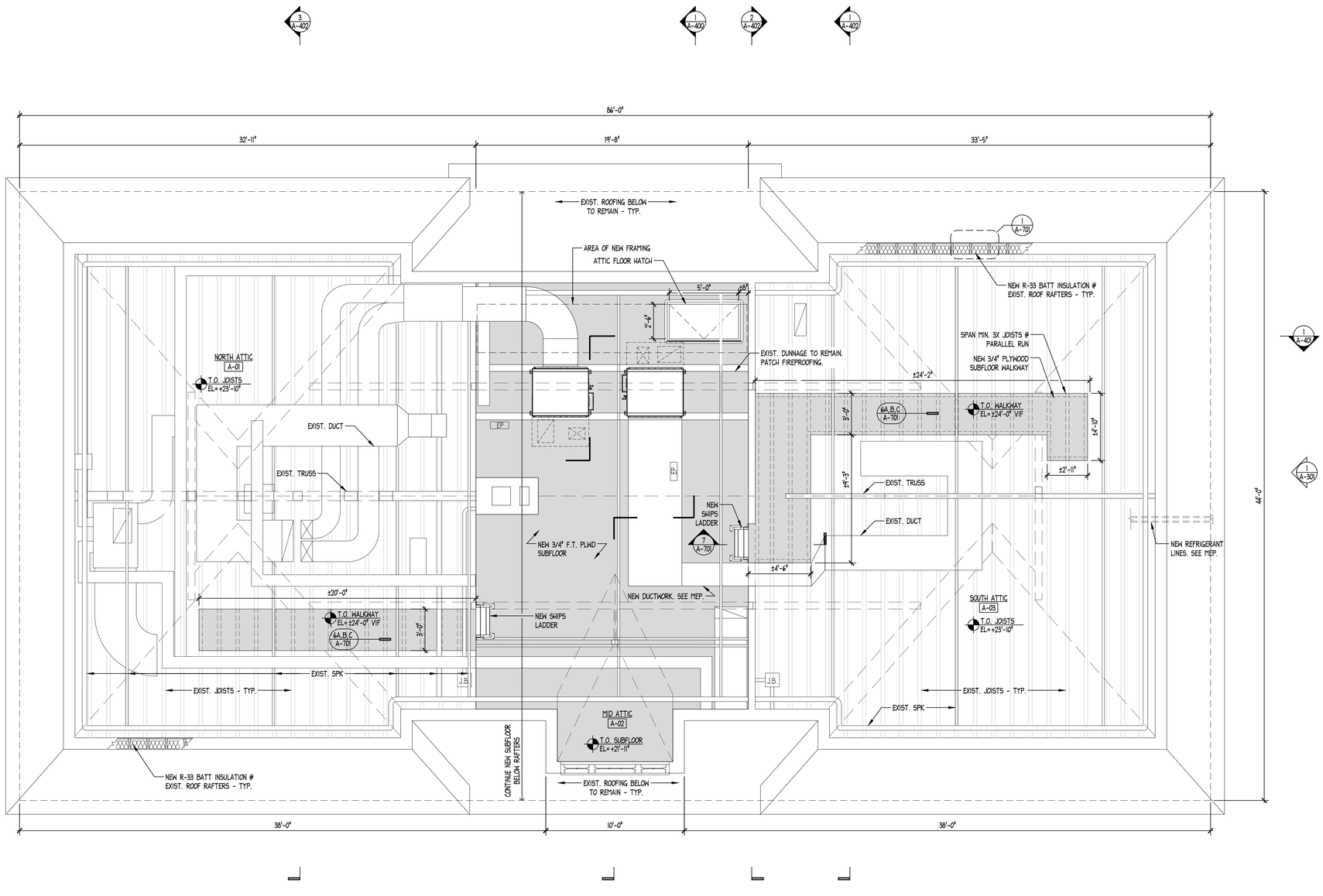
REGISTERED ARCHITECT ANTHONY E. JOHNSON STATE OF NEW YORK 025504

DATE:	06/12/26
PROJECT NO:	2430
DRAWN BY:	JP
CHECKED BY:	AJ
DRAWING NUMBER:	A-101.00
CADO FILE No:	15OF35

K:\2430_Maspeth Town Hall\Cad\Plot Sheets\A-101.00 FIRST FLOOR CONSTRUCTION PLAN.dwg, 6/12/2026 1:41:50 PM

NOTES:

1. G.C. TO SURVEY EXISTING JOISTS AT NEW WALKWAY LOCATIONS FOR OBSTRUCTIONS (PIPES, CONDUITS, ETC.). IDENTIFY HEIGHTS AND LOCATIONS OF OBSTRUCTIONS AND SUBMIT SHOP DRAWINGS SHOWING LOCATIONS OF DETAILS 6A,6B,6C/A-701 AT NEW WALKWAY.



1 ATTIC CONSTRUCTION PLAN
SCALE: 1/4"=1'-0"

DOB APPROVAL STAMP

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DIVISION OF PUBLIC BUILDINGS

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PROJECT
MASPETH TOWN HALL HVAC UPGRADE

53-37 72 STREET
QUEENS, NY 11378

FOR THE:
NYC DEPARTMENT OF CITYWIDE ADMINISTRATIVE SERVICES

DRAWING TITLE:
ATTIC CONSTRUCTION PLAN

SEAL & SIGNATURE

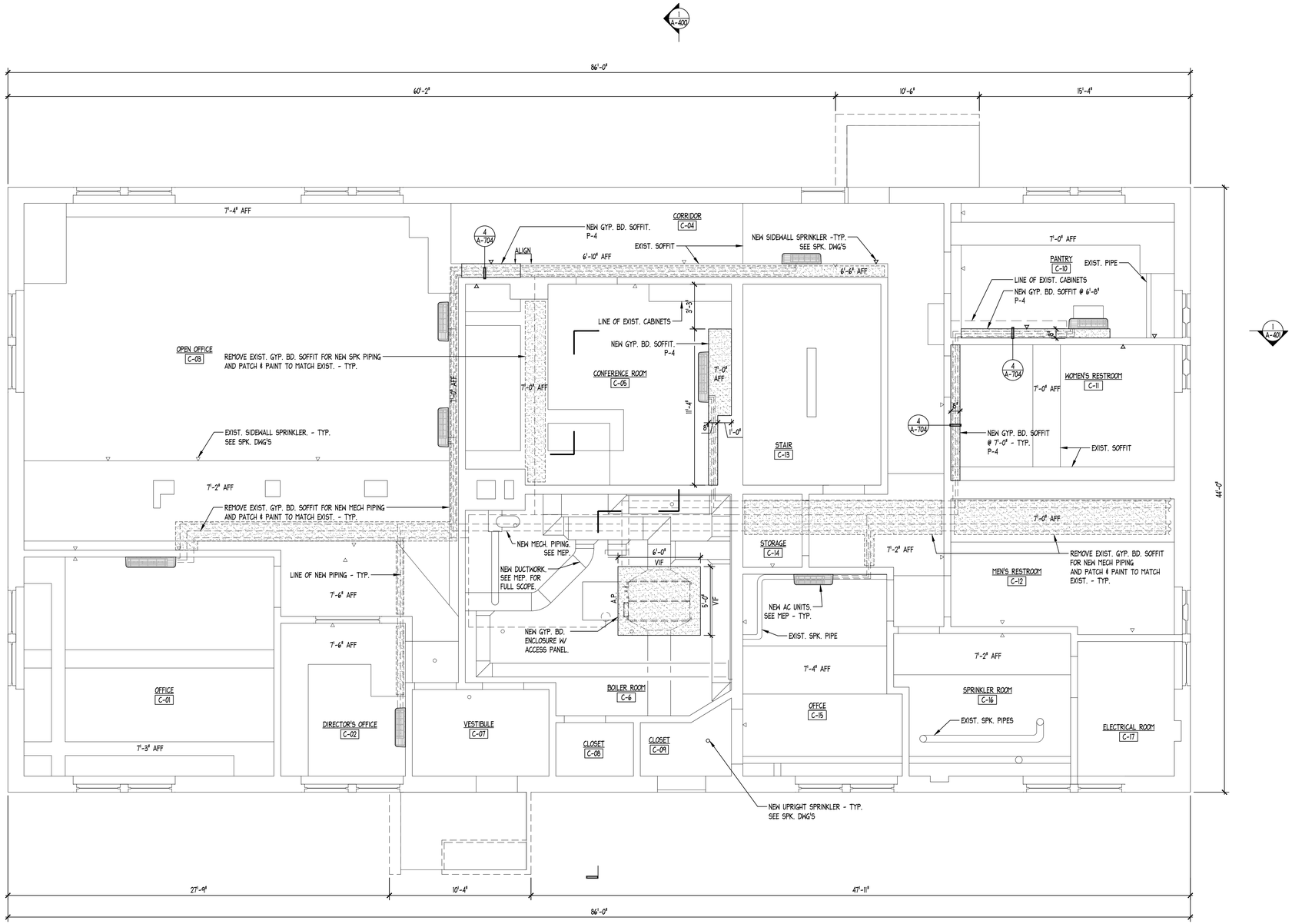
REGISTERED ARCHITECT ANTHONY E JOHNSON No. 035504 STATE OF NEW YORK

DATE:	06/12/26
PROJECT NO:	2430
DRAWN BY:	JP
CHECKED BY:	AJ
DRAWING NUMBER:	A-102.00
CADO FILE No:	16OF35

K:\2430_Maspeth Town Hall\Cad\Plot Sheets\A-102.00 ATTIC CONSTRUCTION PLAN.dwg, 6/12/2026 1:42:14 PM

NOTES:

1. TYP. CEILING HEIGHT 8'-0" U.O.N.
2. PAINT NEW SOFFITS TO MATCH EXIST. CLG.
3. EXIST. SOFFITS TO BE MODIFIED FOR NEW MEP PIPING. PATCH, REPAIR & PAINT.
4. EXIST. LOUVERS & ACCESS PANELS @ EXIST. SOFFITS TO REMAIN U.O.N.



1 CELLAR REFLECTED CEILING PLAN
SCALE: 1/4"=1'-0"

N

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NYC Buildings
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DIVISION OF PUBLIC BUILDINGS

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PROJECT

MASPETH TOWN HALL HVAC UPGRADE

53-37 72 STREET
QUEENS, NY 11378

FOR THE:
NYC DEPARTMENT OF CITYWIDE ADMINISTRATIVE SERVICES

DRAWING TITLE:

CELLAR RCP

SEAL & SIGNATURE

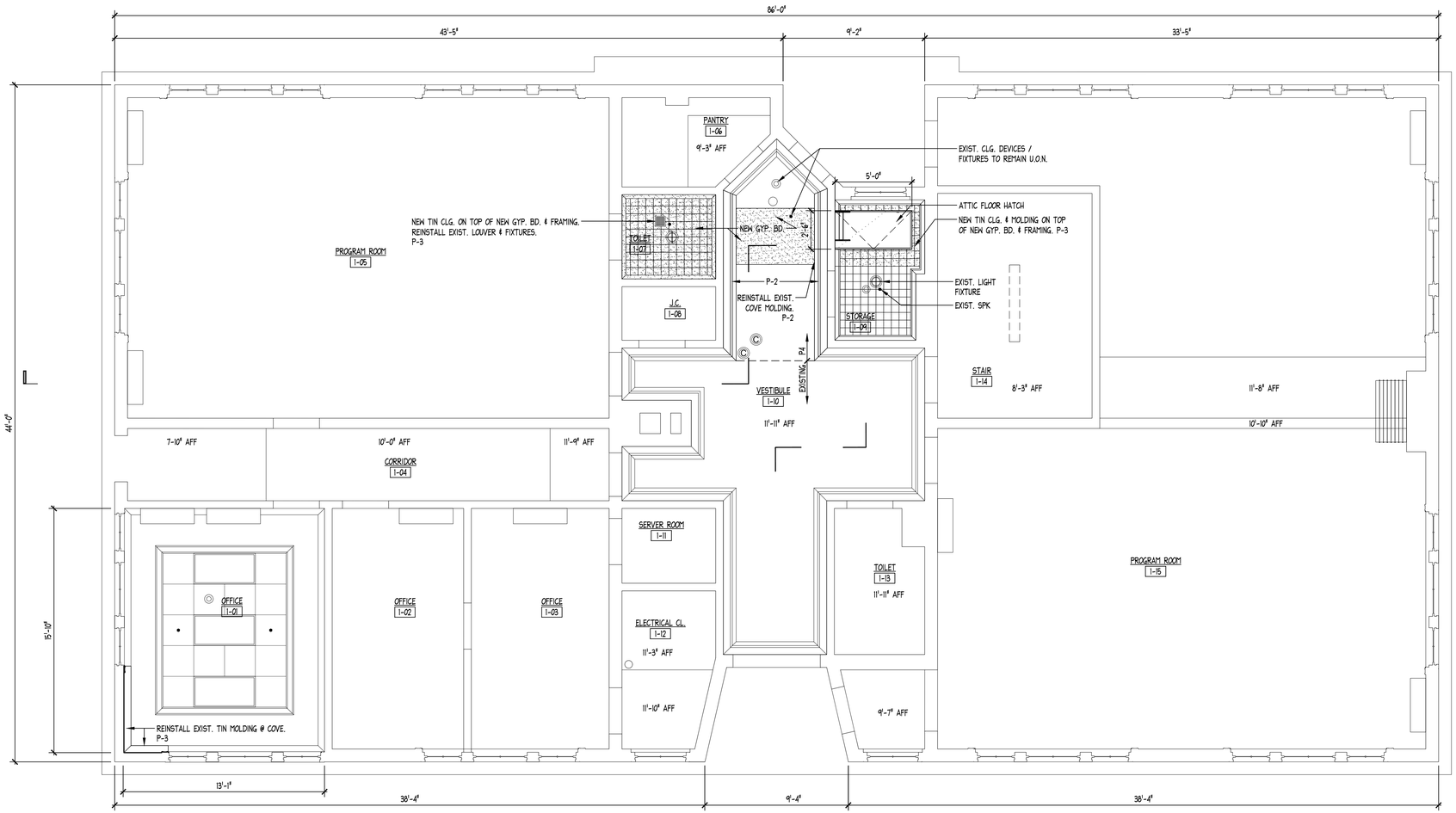
REGISTERED ARCHITECT ANTHONY E. JOHNSON STATE OF NEW YORK 035504

DATE:	06/12/26
PROJECT NO:	2430
DRAWN BY:	JP
CHECKED BY:	AJ
DRAWING NUMBER:	A-200.00
CADO FILE No:	17OF35

K:\2430_Maspeth Town Hall\Cad\Plot Sheets\A-200.00 CELLAR RCP.dwg, 6/12/2026 1:42:19 PM

NOTES:

1. TYP. CEILING HEIGHT 13'-10" U.O.N.



1 FIRST FLOOR RCP
SCALE: 1/4"=1'-0"

DOB APPROVAL STAMP

N

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DRAWING TITLE:

FIRST FLOOR RCP

SEAL & SIGNATURE

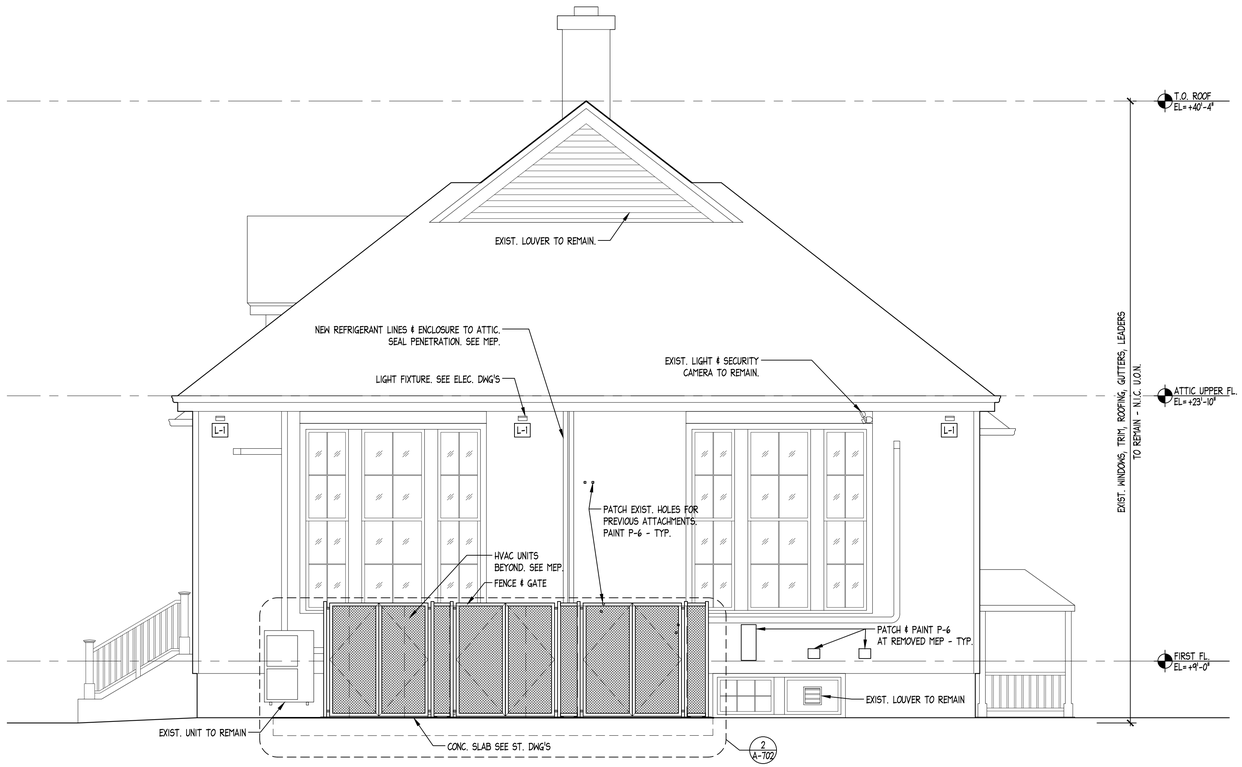
REGISTERED ARCHITECT ANTHONY E. JOHNSON 035504 STATE OF NEW YORK

DATE:	06/12/26
PROJECT NO:	2430
DRAWN BY:	JP
CHECKED BY:	AJ
DRAWING NUMBER:	A-201.00
CADO FILE No:	18OF35

K:\2430_Maspeth Town Hall\Cad\Plot Sheets\A-201.00 FIRST FLOOR RCP.dwg, 6/12/2026 1:42:25 PM

NOTES:

1. PATCH ALL HOLES IN FACADE FROM REMOVED ELEC.



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

DOB APPROVAL STAMP

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DRAWING TITLE:

SOUTH ELEVATION

SEAL & SIGNATURE

REGISTERED ARCHITECT ANTHONY E. JOHNSON NO. 025504 STATE OF NEW YORK

DATE:	06/12/26
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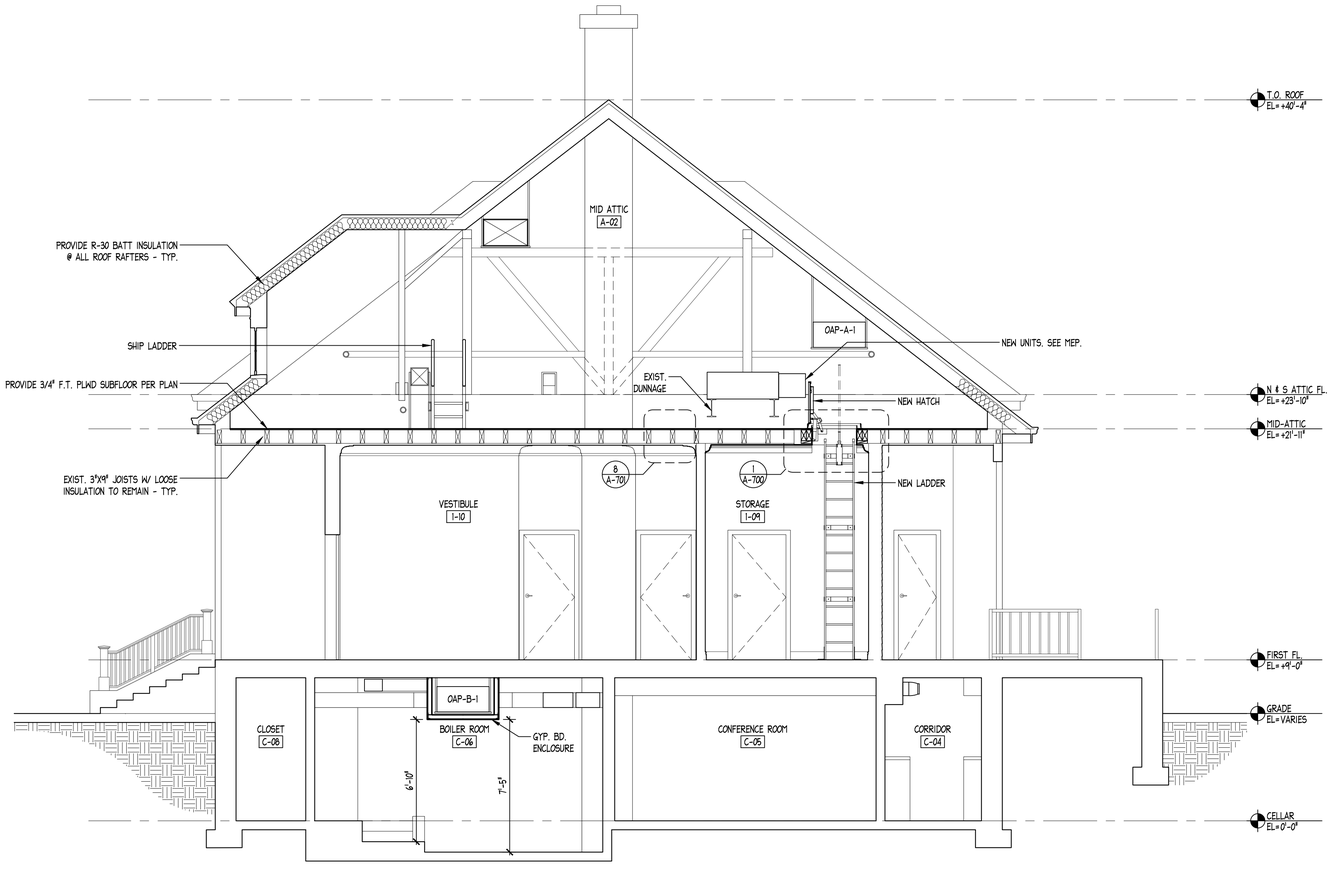
CADO FILE No:	19OF35

K:\2430_Maspeth Town Hall\Cad\Plot Sheets\A-301.00 SOUTH ELEVATION.dwg, 6/12/2026 1:41:48 PM



1 SECTION LOOKING NORTH CONSTRUCTION
SCALE: 1/4"=1'-0"

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NUMBER	DESCRIPTION	DATE
	ISSUE FOR BID	03/27/2026

NYC DDC Department of Design and Construction

DIVISION OF PUBLIC BUILDINGS

CAPITAL PROJECT NUMBER:
PWQMAHVAC

PROJECT

MASPETH TOWN HALL HVAC UPGRADE

53-37 72 STREET
QUEENS, NY 11378

FOR THE:
NYC DEPARTMENT OF CITYWIDE ADMINISTRATIVE SERVICES

DRAWING TITLE:

SECTION LOOKING NORTH CONSTRUCTION

SEAL & SIGNATURE

REGISTERED ARCHITECT ANTHONY E JOHNSON STATE OF NEW YORK 035504

DATE:	06/12/26
PROJECT NO:	2430
DRAWN BY:	JP
CHECKED BY:	AJ
DRAWING NUMBER:	A-400.00
CADO FILE No:	20OF35

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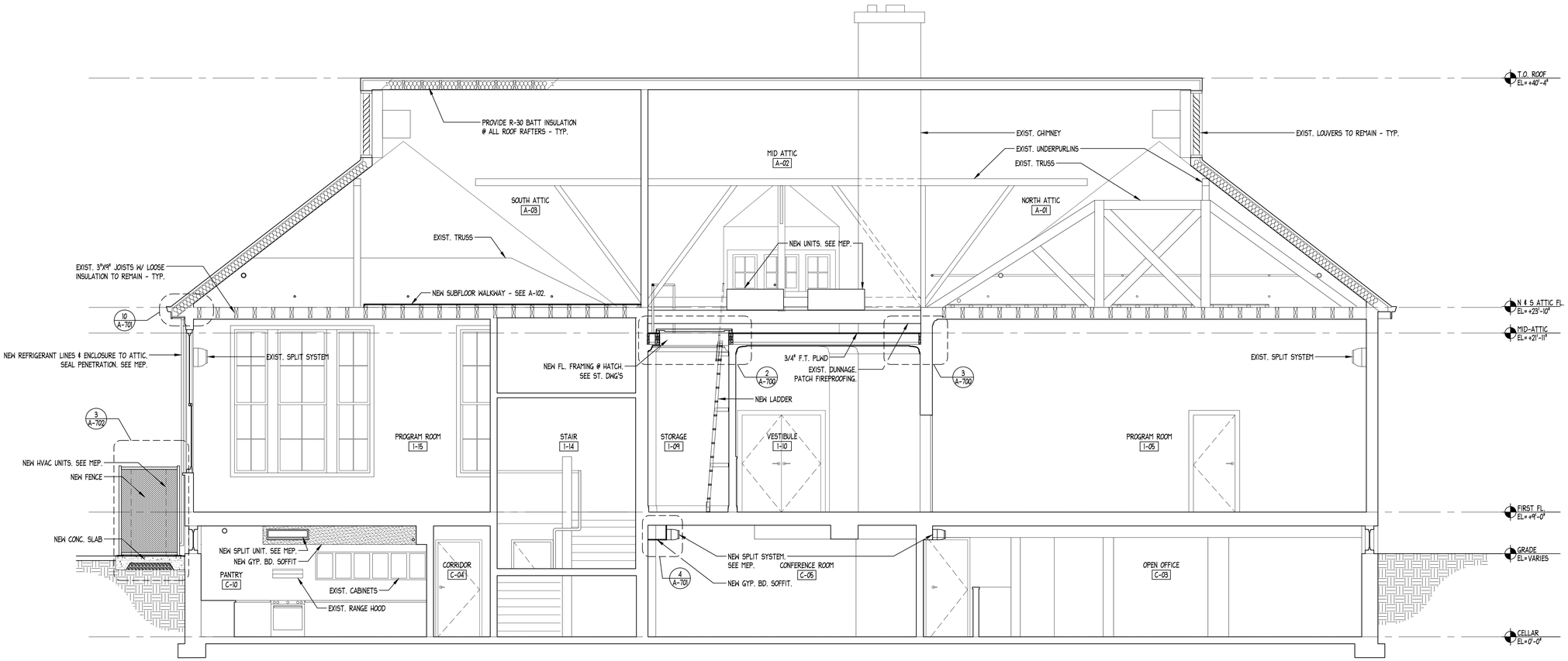

1 SECTION LOOKING WEST CONSTRUCTION
SCALE: 1/4"=1'-0"

DOB APPROVAL STAMP

SPONSOR AGENCY
NYC DEPARTMENT OF CITYWIDE ADMINISTRATIVE SERVICES
53-37 72nd STREET
MASPETH, NY 11378
TEL (212) 669-1357

SPONSOR INSTITUTION
MASPETH TOWN HALL
53-37 72nd STREET
MASPETH, NY 11378
TEL (718) 335-6049

ARCHITECT
ANTHONY JOHNSON ARCHITECT LLC
80 EIGHTH AVENUE
New York, NY 10011
TEL (646) 930-2135

MEP
COLLECTIF ENGINEERING PLLC
27 WEST 20TH STREET
New York, NY 10011
TEL (646) 610-0343

STRUCTURAL ENGINEER
INNOVATIVE STRUCTURAL AND SPECIALTY ENGINEERING PLLC
140 BROADWAY
New York, NY 10005
TEL (646) 974-1389

NYC Buildings
ACCEPTED
Date: 06/16/2026

DOB JOB #: Q01349527-I1

REVISIONS:

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NYC DDC Department of Design and Construction

DIVISION OF PUBLIC BUILDINGS

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PROJECT
MASPETH TOWN HALL HVAC UPGRADE

53-37 72 STREET
QUEENS, NY 11378

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DRAWING TITLE:
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SEAL & SIGNATURE
REGISTERED ARCHITECT ANTHONY E. JOHNSON LICENSE NO. 035504 STATE OF NEW YORK

DATE:	06/12/26
PROJECT NO:	2430
DRAWN BY:	JP
CHECKED BY:	AJ
DRAWING NUMBER:	**A-401.00**
CADO FILE No:	21OF35

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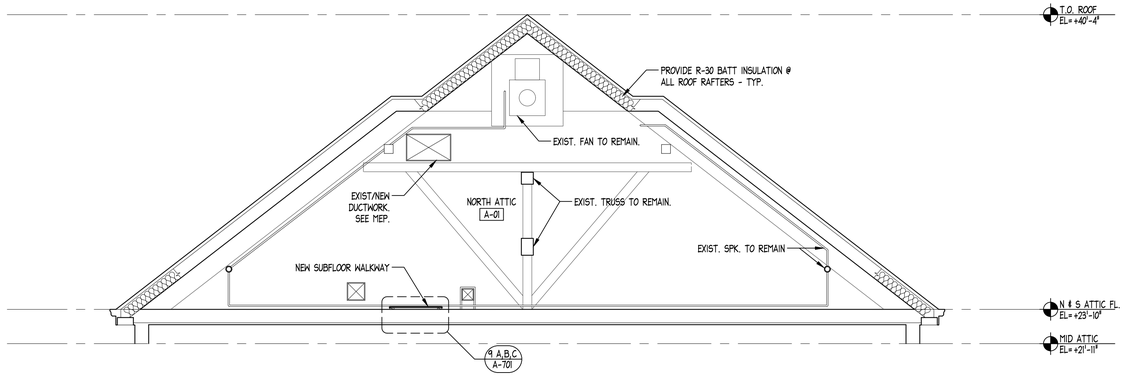

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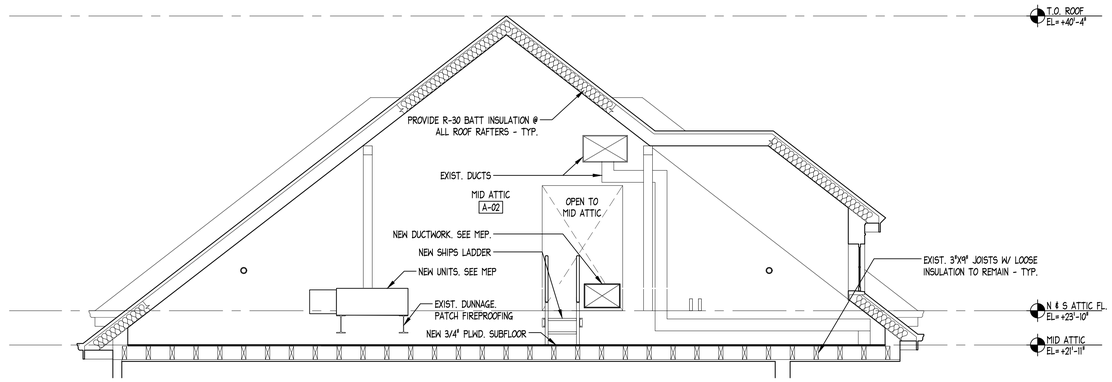

2 SECTION LOOKING SOUTH
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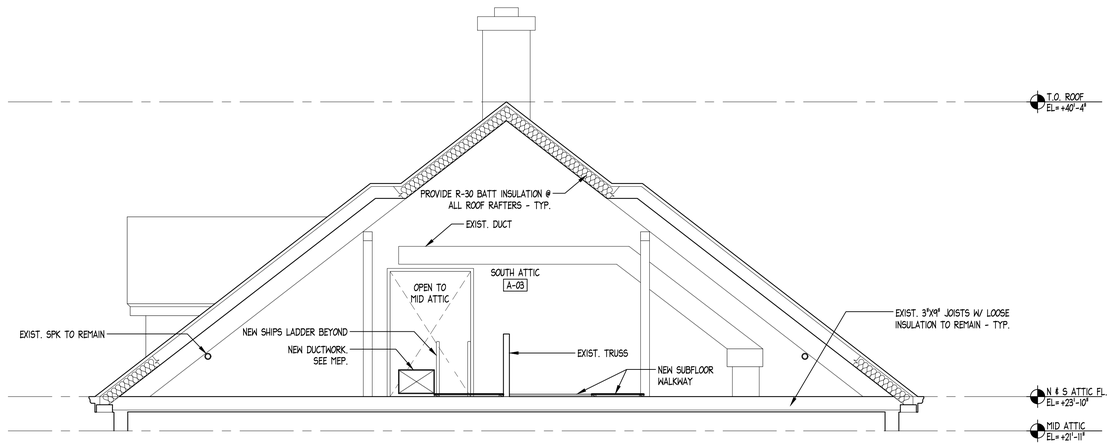

1 SECTION LOOKING NORTH
SCALE: 1/4"=1'-0"

DOB APPROVAL STAMP

SPONSOR AGENCY

NYC DEPARTMENT OF CITYWIDE ADMINISTRATIVE SERVICES
53-37 72nd STREET
MASPETH, NY 11378
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NYC Buildings
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NYC DDC Department of Design and Construction

DIVISION OF PUBLIC BUILDINGS

CAPITAL PROJECT NUMBER:
PWQMAHVAC

PROJECT

MASPETH TOWN HALL HVAC UPGRADE

53-37 72 STREET
QUEENS, NY 11378

FOR THE:
NYC DEPARTMENT OF CITYWIDE ADMINISTRATIVE SERVICES

DRAWING TITLE:

SECTION 1, 2, 3 CONSTRUCTION

SEAL & SIGNATURE

REGISTERED ARCHITECT ANTHONY E. JOHNSON 025504 STATE OF NEW YORK

DATE:	06/12/26
PROJECT NO:	2430
DRAWN BY:	JP
CHECKED BY:	AJ
DRAWING NUMBER:	A-402.00
CADO FILE No:	22OF35

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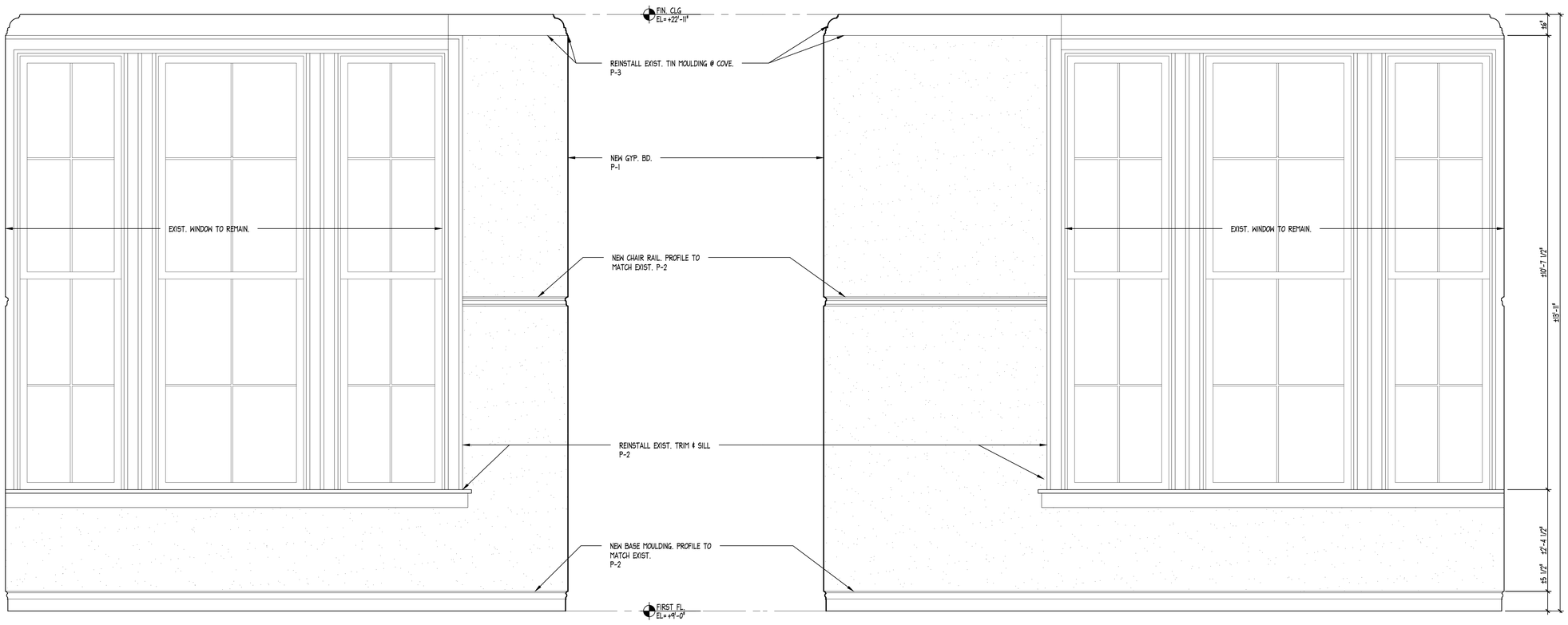

2 ELEVATION @ OFFICE
SCALE: 3/4"=1'-0"

1 ELEVATION @ OFFICE
SCALE: 3/4"=1'-0"

DOB APPROVAL STAMP

SPONSOR AGENCY

NYC DEPARTMENT OF CITYWIDE ADMINISTRATIVE SERVICES
53-37 72nd STREET
MASPETH, NY 11378
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Department of Design and Construction

DIVISION OF PUBLIC BUILDINGS

CAPITAL PROJECT NUMBER:
PWQMAHVAC

PROJECT

MASPETH TOWN HALL HVAC UPGRADE

53-37 72 STREET
QUEENS, NY 11378

FOR THE:
NYC DEPARTMENT OF CITYWIDE ADMINISTRATIVE SERVICES

DRAWING TITLE:

INTERIOR ELEVATIONS

SEAL & SIGNATURE

REGISTERED ARCHITECT ANTHONY E. JOHNSON STATE OF NEW YORK 035504

DATE:	06/12/26
PROJECT NO:	2430
DRAWN BY:	JP
CHECKED BY:	AJ

DRAWING NUMBER:

A-500.00

CADO FILE No: 23OF35

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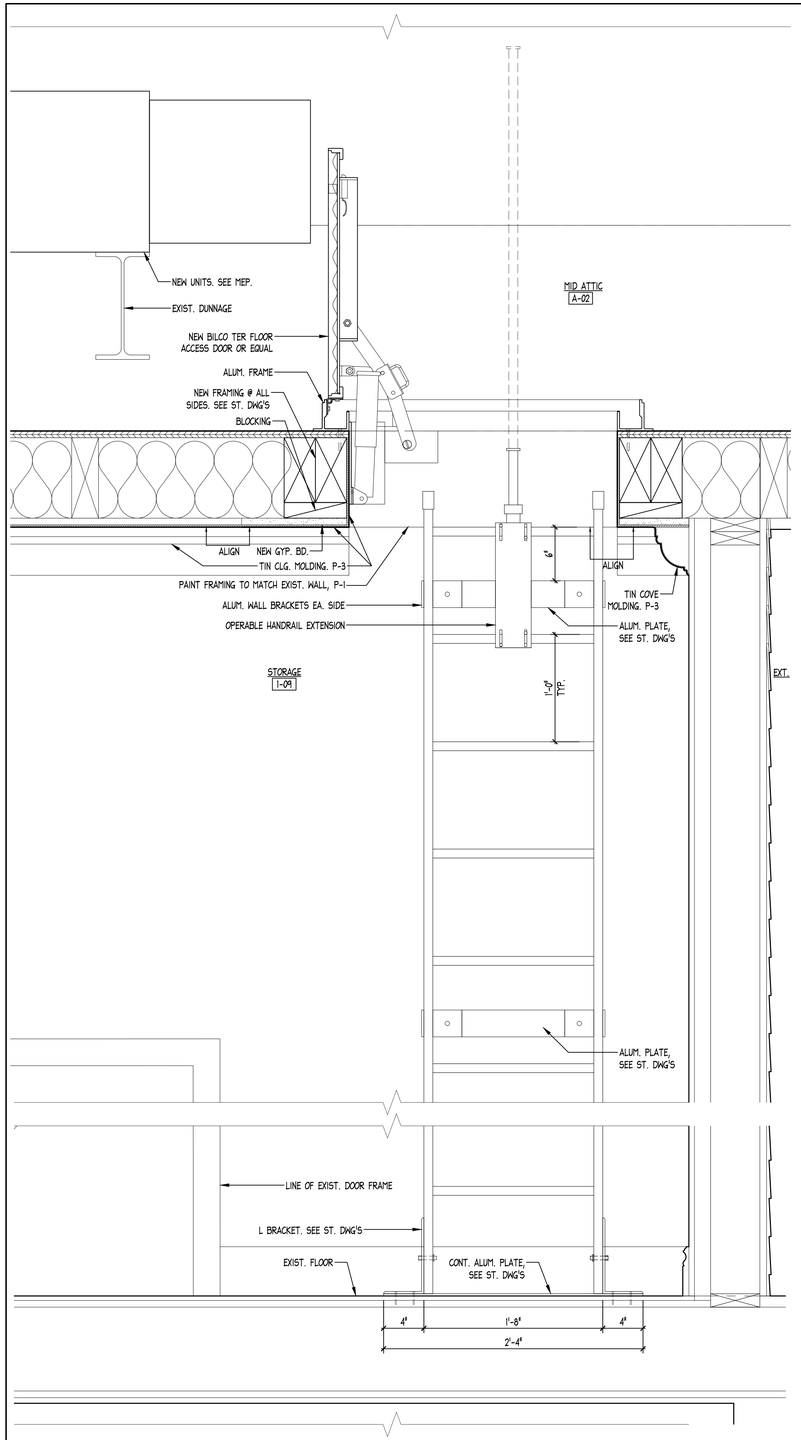

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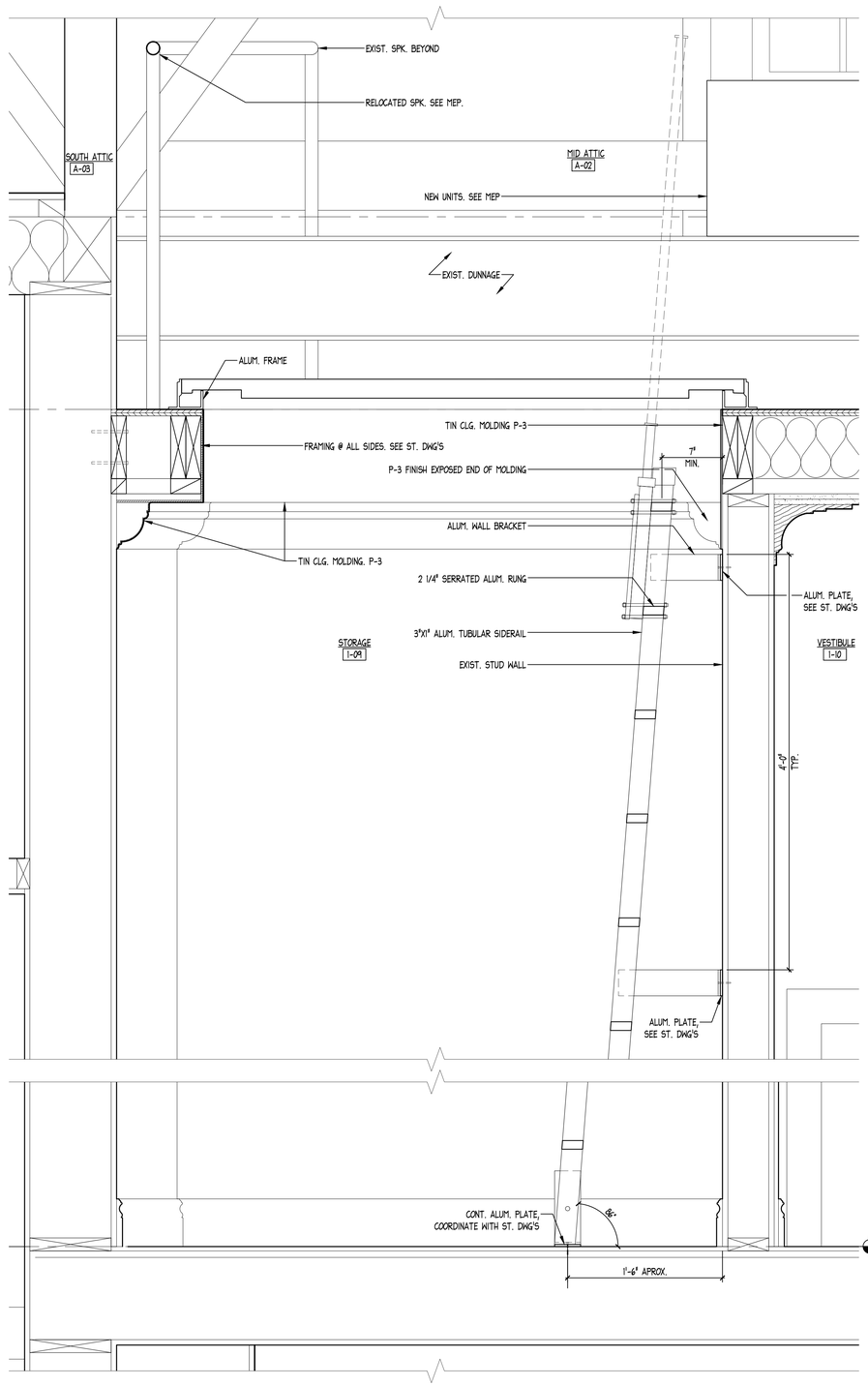

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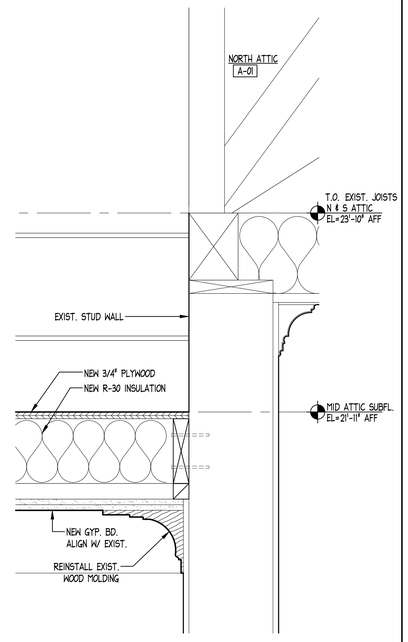

3 NEW JOISTS @ EXIST. WALL DTL.
SCALE: 1 1/2"=1'-0"

DOB APPROVAL STAMP

SPONSOR AGENCY

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MASPETH TOWN HALL HVAC UPGRADE

53-37 72 STREET
QUEENS, NY 11378

FOR THE:
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DRAWING TITLE:

ATTIC HATCH DETAILS

SEAL & SIGNATURE

REGISTERED ARCHITECT ANTHONY E. JOHNSON 035504 STATE OF NEW YORK

DATE:	06/12/26
PROJECT NO:	2430
DRAWN BY:	JP
CHECKED BY:	AJ
DRAWING NUMBER:	**A-700.00**
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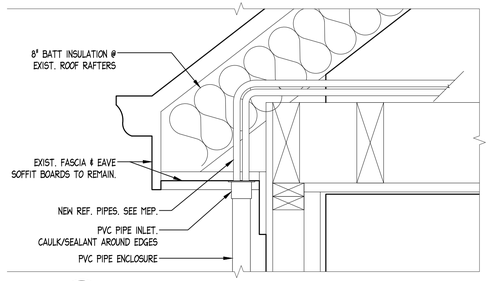

10 PIPE PENETRATION @ EAVE SOFFIT
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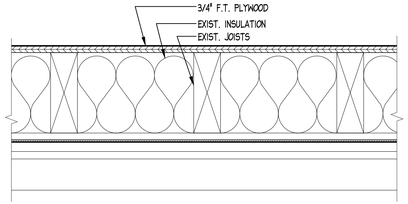

8 SUBFLOOR @ MID ATTIC (TYP)
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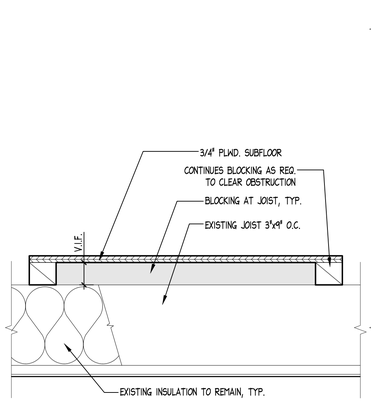

9A SUBFLOOR WALKWAY @ EXIST. JOISTS (TYP)
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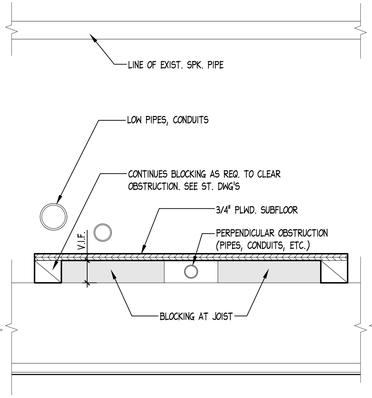

9B SUBFLOOR WALKWAY @ PERPENDICULAR OBSTRUCTION
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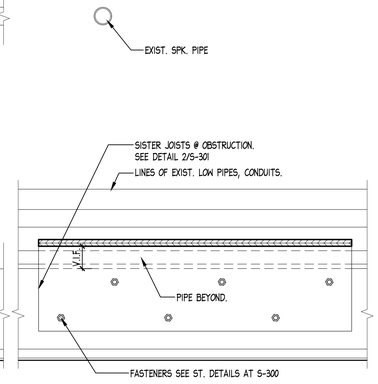
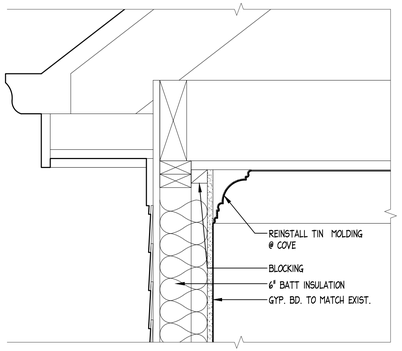
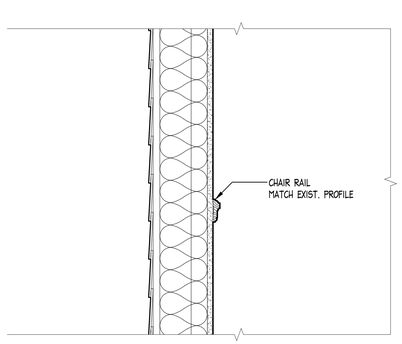
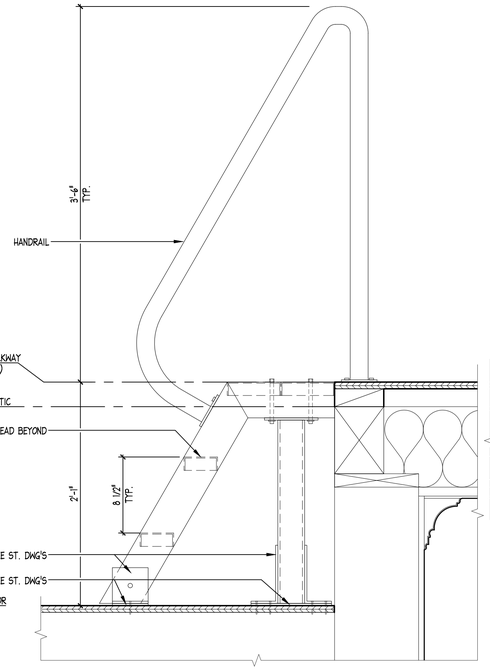


9C SUBFLOOR WALKWAY @ PARALLEL OBSTRUCTION
SCALE: 1 1/2"=1'-0"







7 SHIP LADDER @ N & S ATTIC
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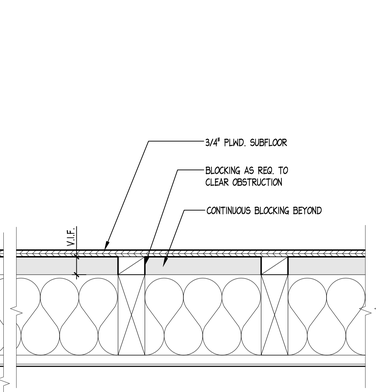
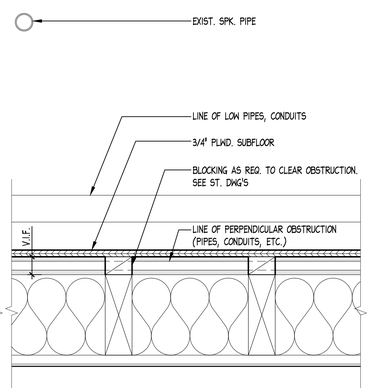


6A SUBFLOOR WALKWAY @ EXIST. JOISTS (TYP)
SCALE: 1 1/2"=1'-0"



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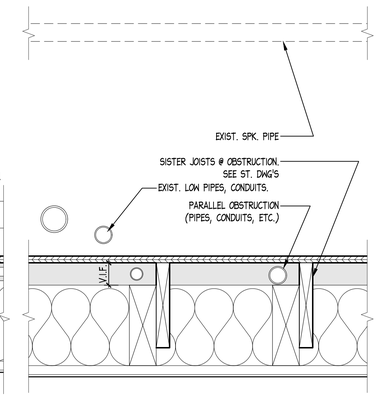

6C SUBFLOOR WALKWAY @ PARALLEL OBSTRUCTION
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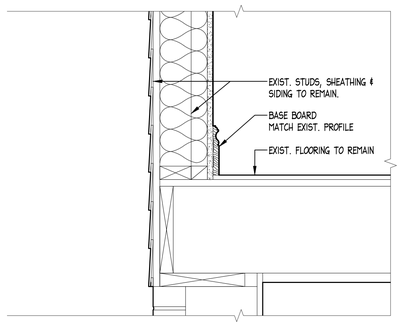

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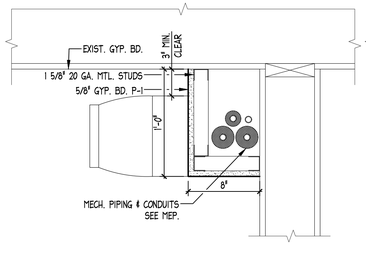

4 NEW SOFFIT @ MECH. PIPING
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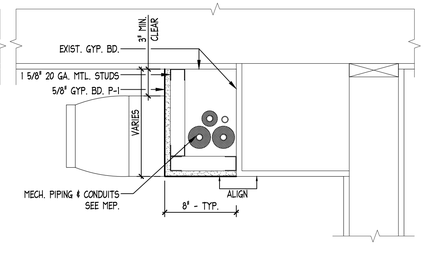

3 SOFFIT EXTENSION @ MECH. PIPING
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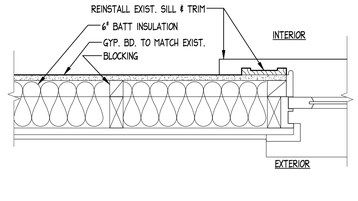

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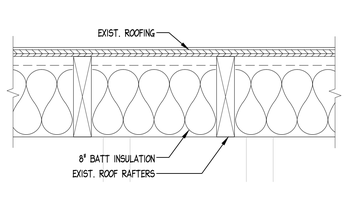

1 TYP. PLAN @ ROOF RAFTERS
SCALE: 1 1/2"=1'-0"

DOB APPROVAL STAMP

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53-37 72nd STREET
MASPETH, NY 11378
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DETAILS

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CADD FILE No:	25OF35

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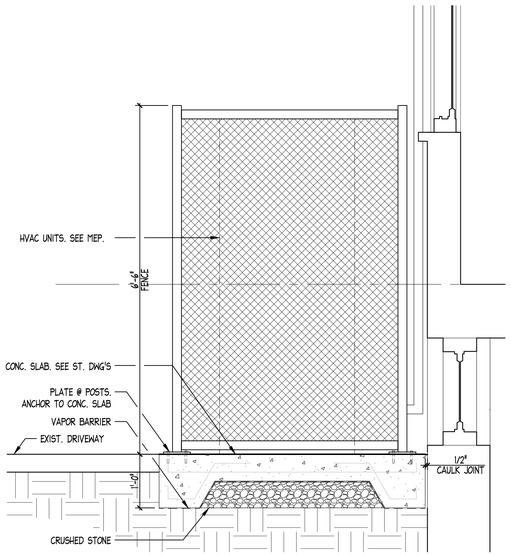

3 ELEVATION @ FENCE
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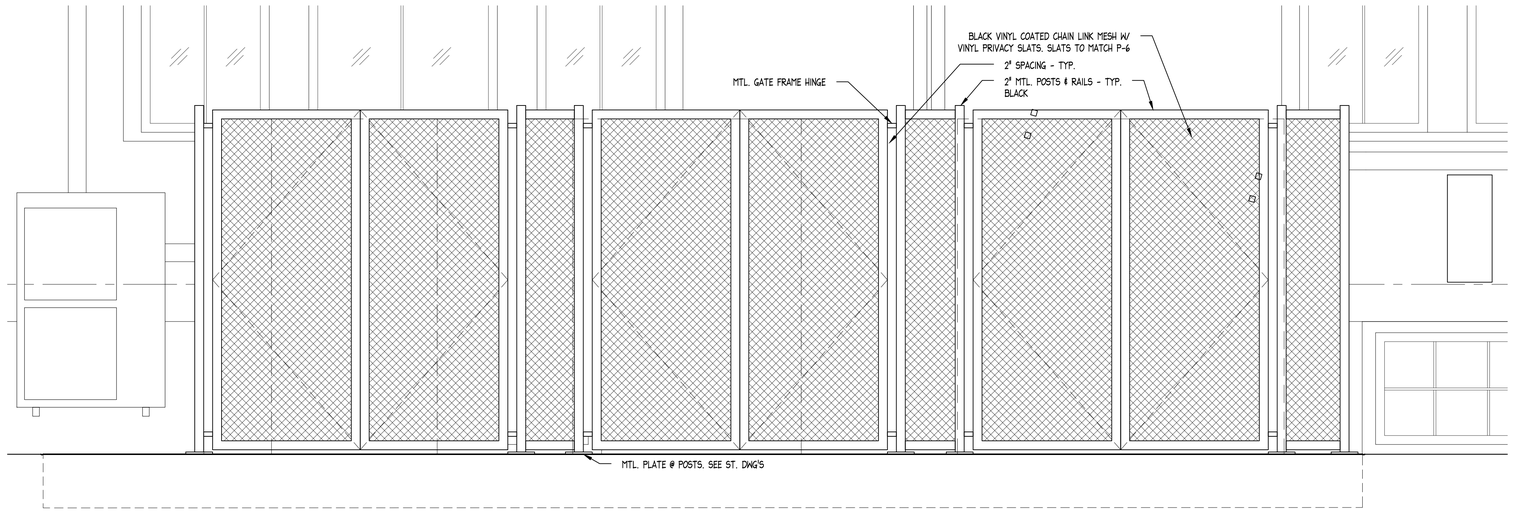

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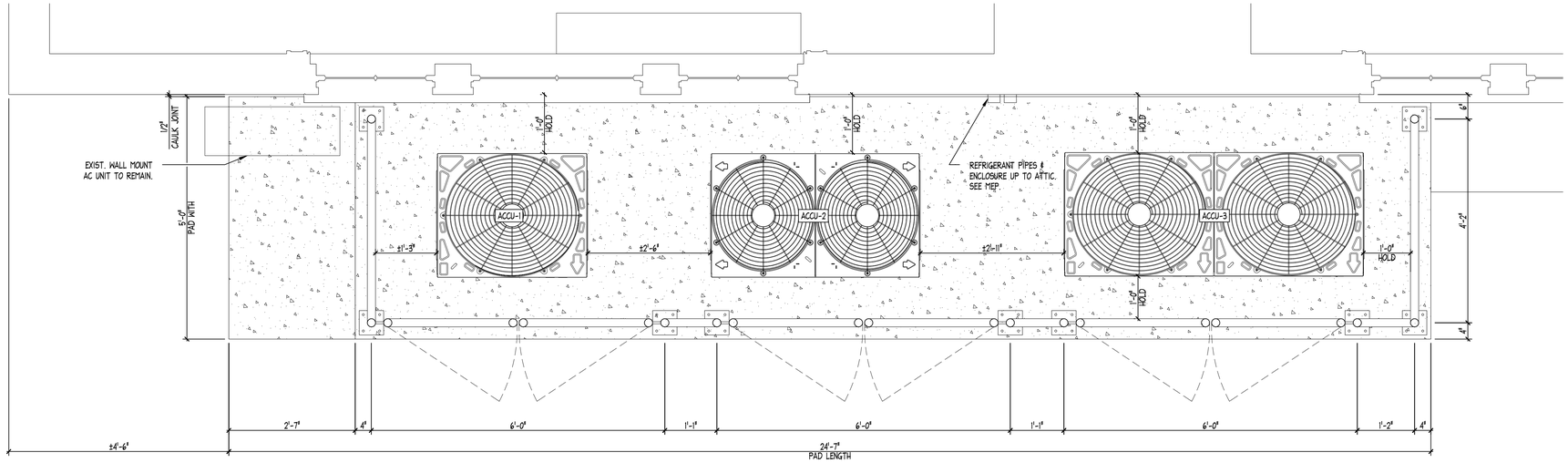

1 PLAN @ FENCE
SCALE: 3/4"=1'-0"

DOB APPROVAL STAMP

N

SPONSOR AGENCY
NYC DEPARTMENT OF CITYWIDE ADMINISTRATIVE SERVICES
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53-37 72 STREET
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DRAWING TITLE:
FENCE DETAILS

SEAL & SIGNATURE
REGISTERED ARCHITECT ANTHONY E. JOHNSON STATE OF NEW YORK 035504

DATE:	06/12/26
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DRAWN BY:	JP
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CADO FILE No:	26OF35

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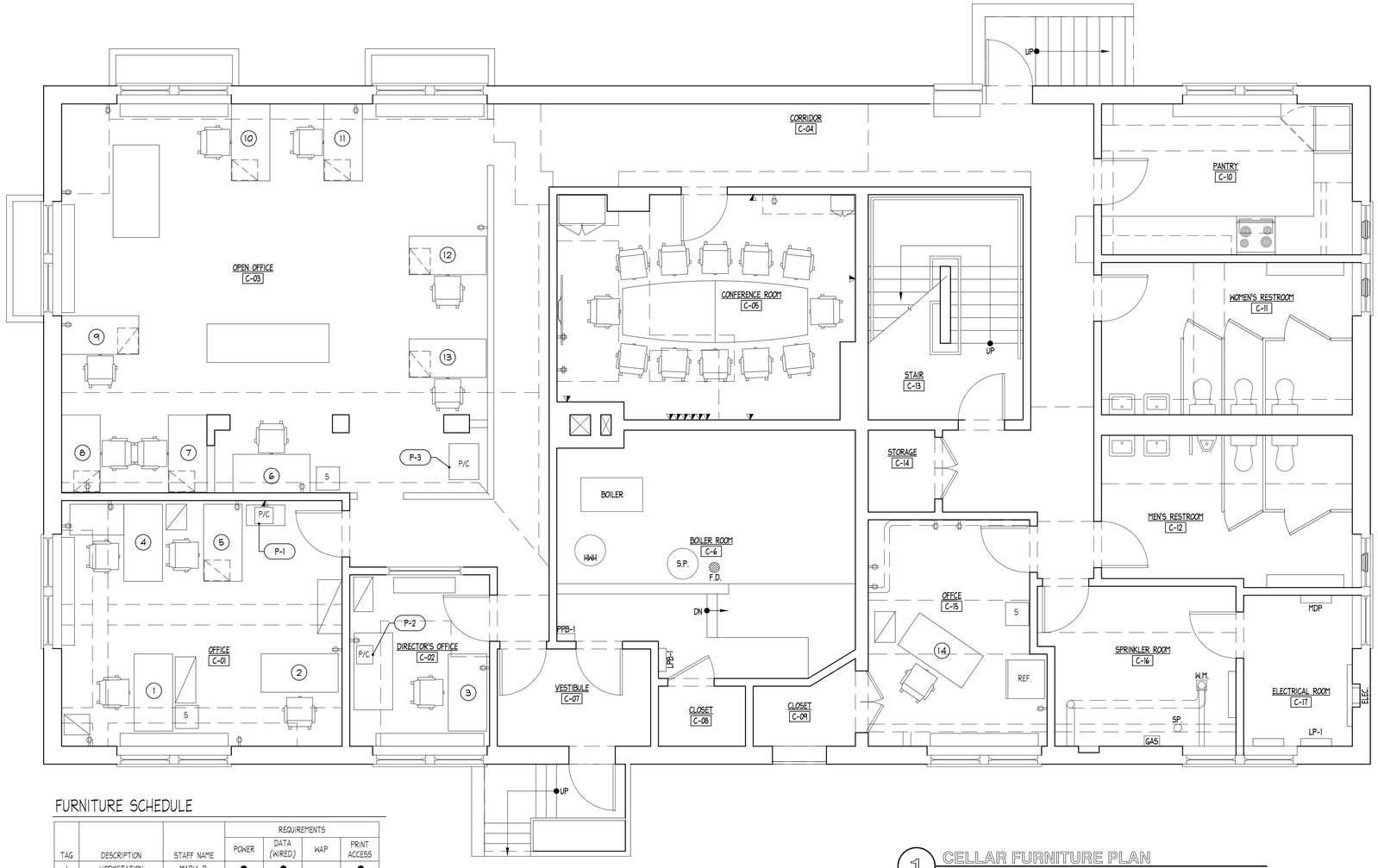

1 CELLAR FURNITURE PLAN
SCALE: 1/4"=1'-0"

FURNITURE SCHEDULE

TAG	DESCRIPTION	STAFF NAME	REQUIREMENTS			
			POWER	DATA (WIRED)	WAP	PRINT ACCESS
1	WORKSTATION	MARIA B.	●	●		●
2	WORKSTATION	NIKKI M.	●	●		●
3	WORKSTATION	ANDREA S.	●	●		●
4	WORKSTATION	CAROL F.	●	●		●
5	WORKSTATION	EILEEN B.	●	●		●
6	WORKSTATION	LORRAINE F.	●		●	
7	WORKSTATION	DIRECTORS DESK	●		●	
8	WORKSTATION	ADRIAN B.	●		●	
9	WORKSTATION	DEVI P.	●		●	
10	WORKSTATION	JASON S.	●		●	
11	WORKSTATION	LORRAINE C.	●		●	
12	WORKSTATION	BILL D.	●		●	
13	WORKSTATION	ARLENE S.	●		●	
14	WORKSTATION	SEAN K.	●		●	
15	WORKSTATION	MARY C.	●	●		●
16	WORKSTATION	FRAN P.	●	●		●
17	WORKSTATION	PATTIE V.	●	●		●
18	WORKSTATION	APHAYA C.	●	●		●
19	WORKSTATION	FRONT DESK - LORRAIN C.	●	●		
P-1	PRINTER / COPIER		●	●		
P-2	PRINTER / COPIER		●	●		
P-3	PRINTER / COPIER		●	●		
P-4	PRINTER / COPIER		●	●		
P-5	PRINTER / COPIER		●	●		

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NYC Buildings
ACCEPTED
Date: 06/16/2026

DOB JOB #: Q01349527-I1
REVISIONS:

NUMBER	DESCRIPTION	DATE
	100% CD RESUBMISSION	03/13/2026

NYC DDC Department of Design and Construction

DIVISION OF PUBLIC BUILDINGS

CAPITAL PROJECT NUMBER:
PWQMAHVAC

PROJECT

MASPETH TOWN HALL HVAC UPGRADE

53-37 72 STREET
QUEENS, NY 11378

FOR THE:
NYC DEPARTMENT OF CITYWIDE ADMINISTRATIVE SERVICES

DRAWING TITLE:

CELLAR FURNITURE PLAN

SEAL & SIGNATURE

REGISTERED ARCHITECT ANTHONY E. JOHNSON STATE OF NEW YORK 035504

DATE:	06/12/26
PROJECT NO:	2430
DRAWN BY:	JP
CHECKED BY:	AJ
DRAWING NUMBER:	A-0.1
CADO FILE No:	27OF35

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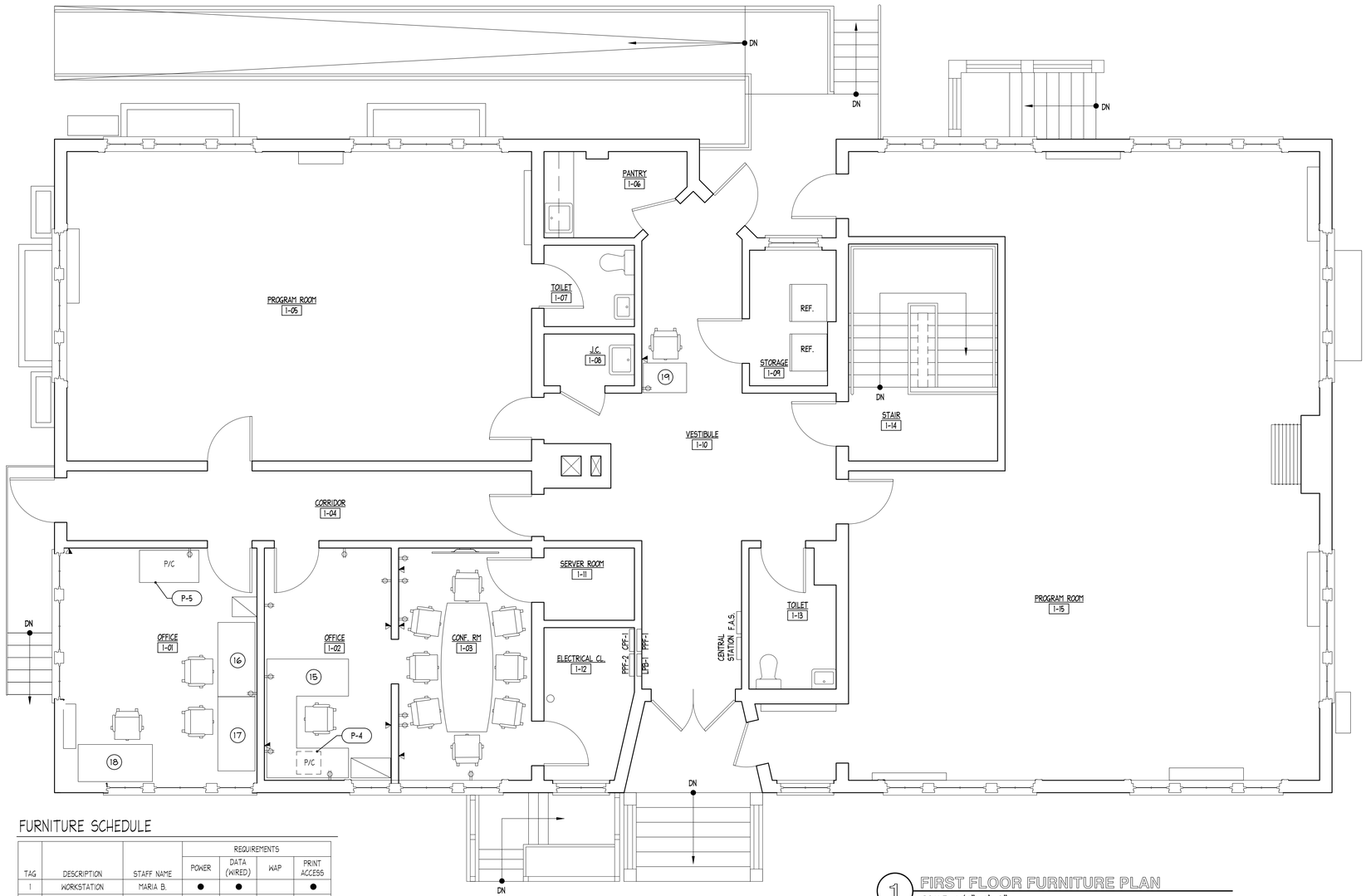

FURNITURE SCHEDULE

TAG	DESCRIPTION	STAFF NAME	REQUIREMENTS			
			POWER	DATA (WIRED)	WAP	PRINT ACCESS
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2	WORKSTATION	NIKKI M.	●	●		●
3	WORKSTATION	ANDREA S.	●	●		●
4	WORKSTATION	CAROL F.	●	●		●
5	WORKSTATION	EILEEN B.	●	●		●
6	WORKSTATION	LORRAINE F.	●		●	
7	WORKSTATION	DIRECTORS DESK	●		●	
8	WORKSTATION	ADRIAN B.	●		●	
9	WORKSTATION	DEVI P.	●		●	
10	WORKSTATION	JASON S.	●		●	
11	WORKSTATION	LORRAINE C.	●		●	
12	WORKSTATION	BILL D.	●		●	
13	WORKSTATION	ARLENE S.	●		●	
14	WORKSTATION	SEAN K.	●		●	
15	WORKSTATION	MARY C.	●	●		●
16	WORKSTATION	FRAN P.	●	●		●
17	WORKSTATION	PATTIE V.	●	●		●
18	WORKSTATION	APHAYA C.	●	●		●
19	WORKSTATION	FRONT DESK - LORRAIN C.	●	●		
P-1	PRINTER / COPIER		●	●		
P-2	PRINTER / COPIER		●	●		
P-3	PRINTER / COPIER		●	●		
P-4	PRINTER / COPIER		●	●		
P-5	PRINTER / COPIER		●	●		

1 FIRST FLOOR FURNITURE PLAN
SCALE: 1/4"=1'-0"

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NYC Buildings
ACCEPTED
Date: 06/16/2026

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Department of Design and Construction

DIVISION OF PUBLIC BUILDINGS

CAPITAL PROJECT NUMBER:
PWQMAHVAC

PROJECT

MASPETH TOWN HALL HVAC UPGRADE

53-37 72 STREET
QUEENS, NY 11378

FOR THE:
NYC DEPARTMENT OF CITYWIDE ADMINISTRATIVE SERVICES

DRAWING TITLE:

FIRST FLOOR FURNITURE PLAN

SEAL & SIGNATURE

REGISTERED ARCHITECT ANTHONY E. JOHNSON 025504 STATE OF NEW YORK

DATE:	06/12/26
PROJECT NO:	2430
DRAWN BY:	JP
CHECKED BY:	AJ
DRAWING NUMBER:	A-0.2
CADO FILE No:	28OF35

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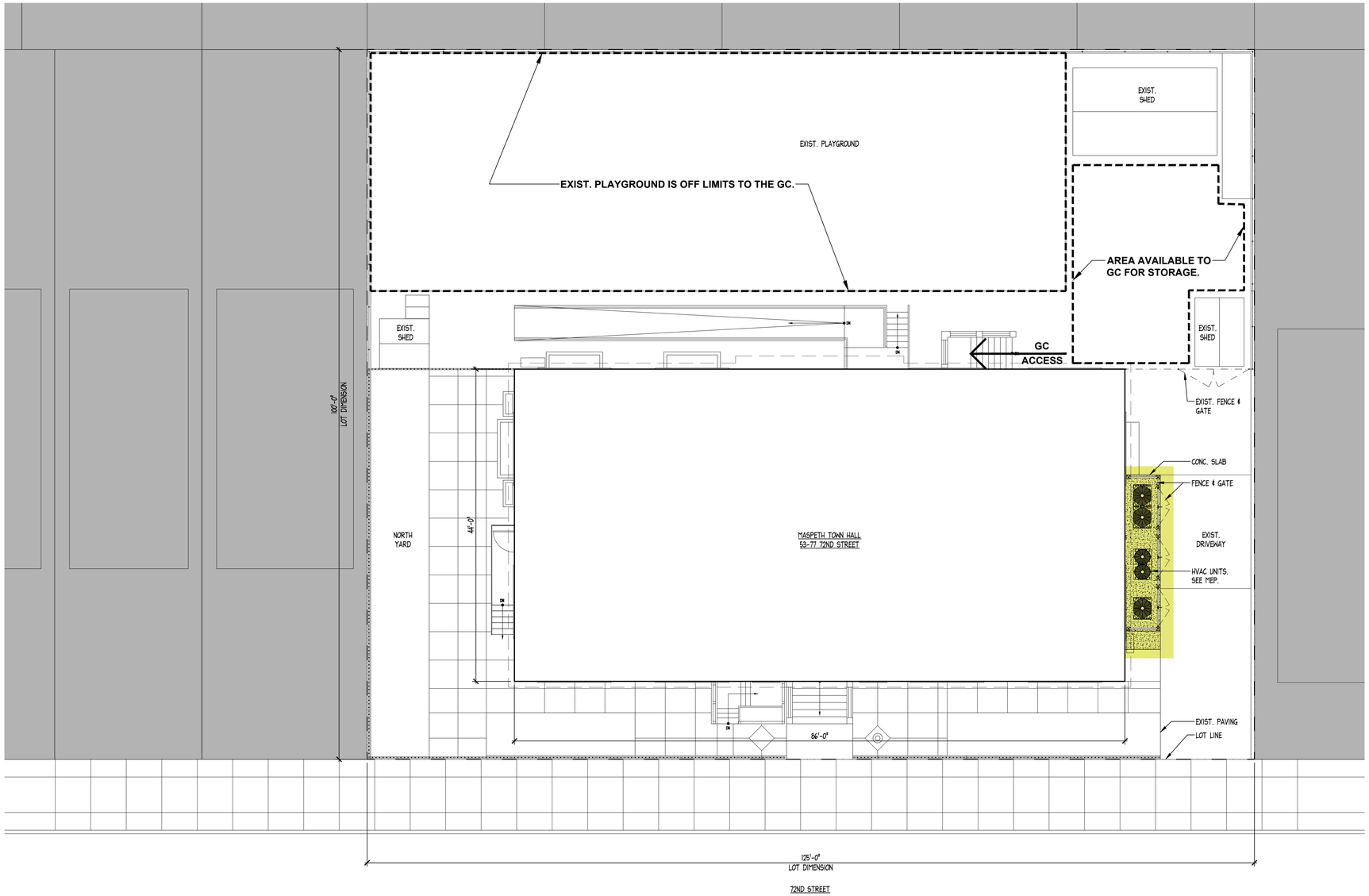

1 SITE PLAN PHASE 1
SCALE: 1/8"=1'-0"

Phase 1 Notes:

- Phase 1 construction work may be scheduled before and/or after Phase 2.
- Cellar work spaces will be closed to the public and Tenant during Phase 1.
- All building restrooms are off-limits to the Contractor.
- The existing playground will be off limits to the Contractor.
- The rear yard is available to the Contractor for storage only as shown on phasing drawing A-1.0.
- Contractor may only access the building through the rear door as shown on phasing drawing A-1.1
- Contractor may only access the rear yard thru the north side yard.
- The existing driveway to the South will not be available for Contractor use except temporarily for deliveries or as required for work related to the north side HVAC (equipment, fence, concrete slab.)

Phase 1 Tenant Responsibility:

- Relocate Cellar staff and their associated furniture and equipment out of the Area of Work within one week of notice that is required by the work schedule - see phasing drawing A-1.1. See phasing drawing A-1.2 for possible furniture locations.
- Relocate the staff and their associated furniture and equipment back to their original location after Phase 1 work is complete.

Phase 1 Contractor Responsibility:

- Maintain safe access to the restrooms in the Cellar for Tenant and Public use. See phasing drawing A-1.1.
- The existing playground surface is unsafe. Contractor shall provide a fence around the playground.

PHASE 1 AREA OF WORK:

- REMOVAL OF MECHANICAL EQUIPMENT @ EXTERIOR
- NEW MECHANICAL EQUIPMENT @ EXTERIOR
- NEW CONCRETE SLAB AND FENCE @ EXTERIOR

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NYC Buildings
ACCEPTED
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NYC DDC Department of Design and Construction

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CAPITAL PROJECT NUMBER:
PWQMAHVAC

PROJECT

MASPETH TOWN HALL HVAC UPGRADE

53-37 72 STREET
QUEENS, NY 11378

FOR THE:
NYC DEPARTMENT OF CITYWIDE ADMINISTRATIVE SERVICES

DRAWING TITLE:

SITE PLAN PHASE 1

SEAL & SIGNATURE

REGISTERED ARCHITECT ANTHONY E JOHNSON STATE OF NEW YORK 035504

DATE:	06/12/26
PROJECT NO:	2430
DRAWN BY:	JP
CHECKED BY:	AJ
DRAWING NUMBER:	A-1.0
CADO FILE No:	29OF35

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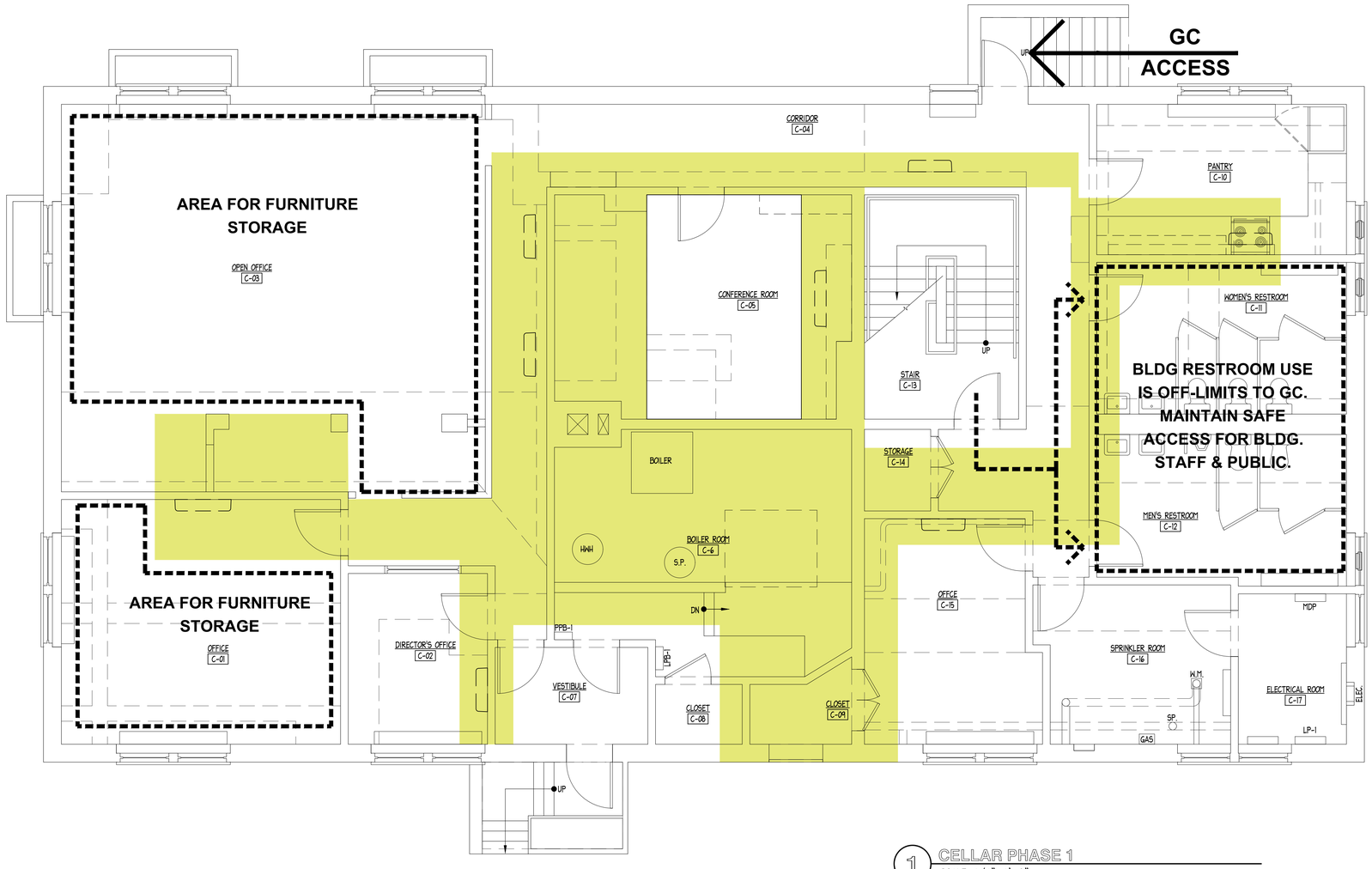

1 CELLAR PHASE 1
SCALE: 1/4"=1'-0"

Phase 1 Notes:

- Phase 1 construction work may be scheduled before and/or after Phase 2.
- Cellar work spaces will be closed to the public and Tenant during Phase 1.
- All building restrooms are off-limits to the Contractor.
- The existing playground will be off limits to the Contractor.
- The rear yard is available to the Contractor for storage only as shown on phasing drawing A-1.0.
- Contractor may only access the building through the rear door as shown on phasing drawing A-1.1
- Contractor may only access the rear yard thru the north side yard.
- The existing driveway to the South will not be available for Contractor use except temporarily for deliveries or as required for work related to the north side HVAC (equipment, fence, concrete slab.)

Phase 1 Tenant Responsibility:

- Relocate Cellar staff and their associated furniture and equipment out of the Area of Work within one week of notice that is required by the work schedule - see phasing drawing A-1.1. See phasing drawing A-1.2 for possible furniture locations.
- Relocate the staff and their associated furniture and equipment back to their original location after Phase 1 work is complete.

Phase 1 Contractor Responsibility:

- Maintain safe access to the restrooms in the Cellar for Tenant and Public use. See phasing drawing A-1.1.
- The existing playground surface is unsafe. Contractor shall provide a fence around the playground.

PHASE 1 AREA OF WORK:

- REMOVAL OF MECHANICAL EQUIPMENT @ EXTERIOR AND CELLAR
- NEW MECHANICAL EQUIPMENT @ CELLAR
- NEW MEP PIPING INSTALL @ CELLAR
- NEW SOFFITS @ CELLAR

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Date: 06/16/2026

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NYC DDC Department of Design and Construction

DIVISION OF PUBLIC BUILDINGS

CAPITAL PROJECT NUMBER:
PWQMAHVAC

PROJECT
MASPETH TOWN HALL HVAC UPGRADE

53-37 72 STREET
QUEENS, NY 11378

FOR THE:
NYC DEPARTMENT OF CITYWIDE ADMINISTRATIVE SERVICES

DRAWING TITLE:
CELLAR PHASE 1

SEAL & SIGNATURE
REGISTERED ARCHITECT ANTHONY E JOHNSON STATE OF NEW YORK 025504

DATE:	06/12/26
PROJECT NO:	2430
DRAWN BY:	JP
CHECKED BY:	AJ
DRAWING NUMBER:	A-1.1
CADO FILE No:	30OF35

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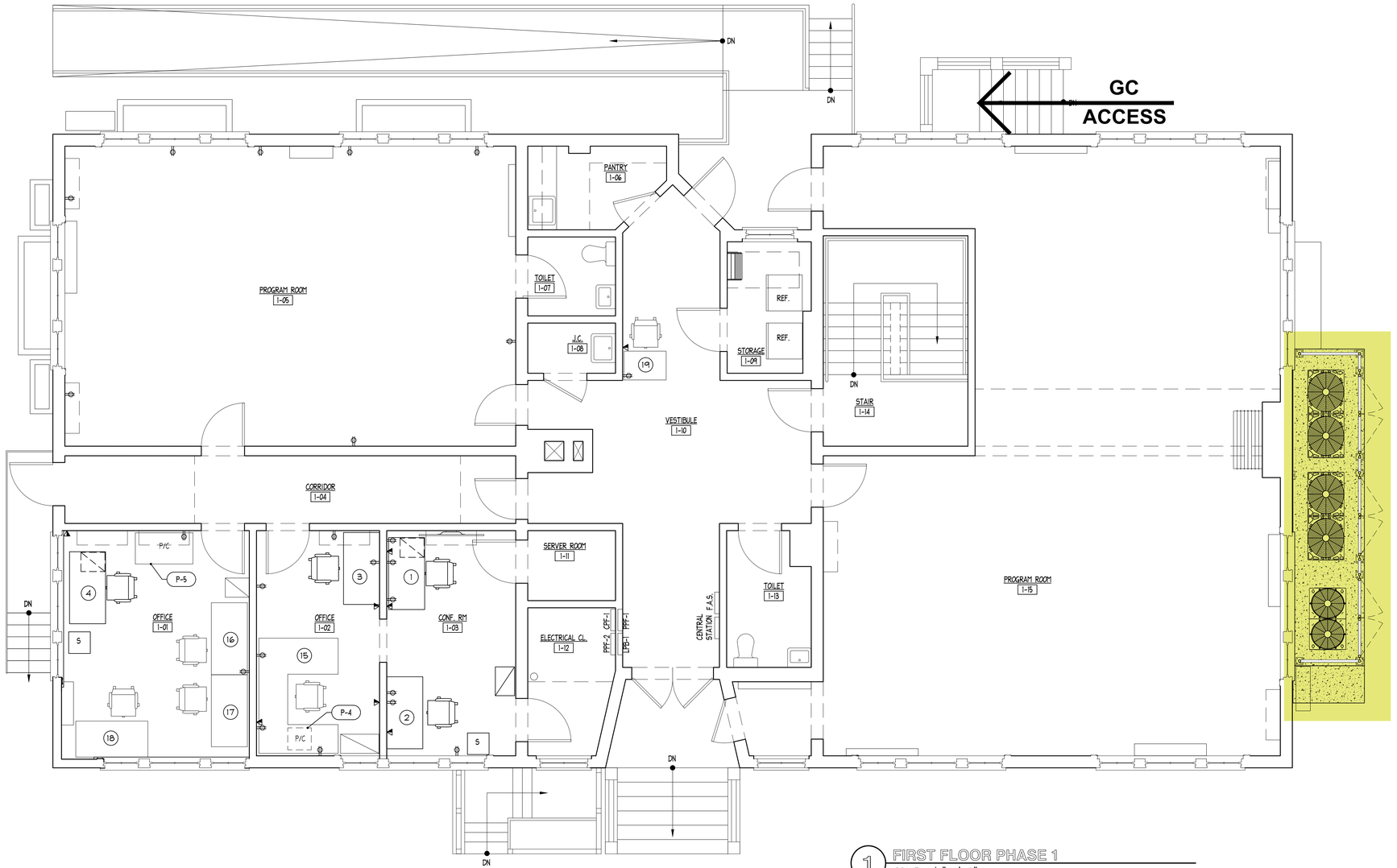

1 FIRST FLOOR PHASE 1
SCALE: 1/4"=1'-0"

Phase 1 Notes:

- Phase 1 construction work may be scheduled before and/or after Phase 2.
- Cellar work spaces will be closed to the public and Tenant during Phase 1.
- All building restrooms are off-limits to the Contractor.
- The existing playground will be off limits to the Contractor.
- The rear yard is available to the Contractor for storage only as shown on phasing drawing A-1.0.
- Contractor may only access the building through the rear door as shown on phasing drawing A-1.1
- Contractor may only access the rear yard thru the north side yard.
- The existing driveway to the South will not be available for Contractor use except temporarily for deliveries or as required for work related to the north side HVAC (equipment, fence, concrete slab.)

Phase 1 Tenant Responsibility:

- Relocate Cellar staff and their associated furniture and equipment out of the Area of Work within one week of notice that is required by the work schedule - see phasing drawing A-1.1. See phasing drawing A-1.2 for possible furniture locations.
- Relocate the staff and their associated furniture and equipment back to their original location after Phase 1 work is complete.

Phase 1 Contractor Responsibility:

- Maintain safe access to the restrooms in the Cellar for Tenant and Public use. See phasing drawing A-1.1.
- The existing playground surface is unsafe. Contractor shall provide a fence around the playground.

PHASE 1 AREA OF WORK:

- REMOVAL OF MECHANICAL EQUIPMENT @ EXTERIOR
- NEW MECHANICAL EQUIPMENT @ EXTERIOR
- NEW CONCRETE SLAB AND FENCE @ EXTERIOR

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CAPITAL PROJECT NUMBER:
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PROJECT

MASPETH TOWN HALL HVAC UPGRADE

53-37 72 STREET
QUEENS, NY 11378

FOR THE:
NYC DEPARTMENT OF CITYWIDE ADMINISTRATIVE SERVICES

DRAWING TITLE:

FIRST FLOOR PHASE 1

SEAL & SIGNATURE

REGISTERED ARCHITECT ANTHONY E. JOHNSON STATE OF NEW YORK 035504

DATE:	06/12/26
PROJECT NO:	2430
DRAWN BY:	JP
CHECKED BY:	AJ
DRAWING NUMBER:	A-1.2
CADO FILE No:	31 OF 35

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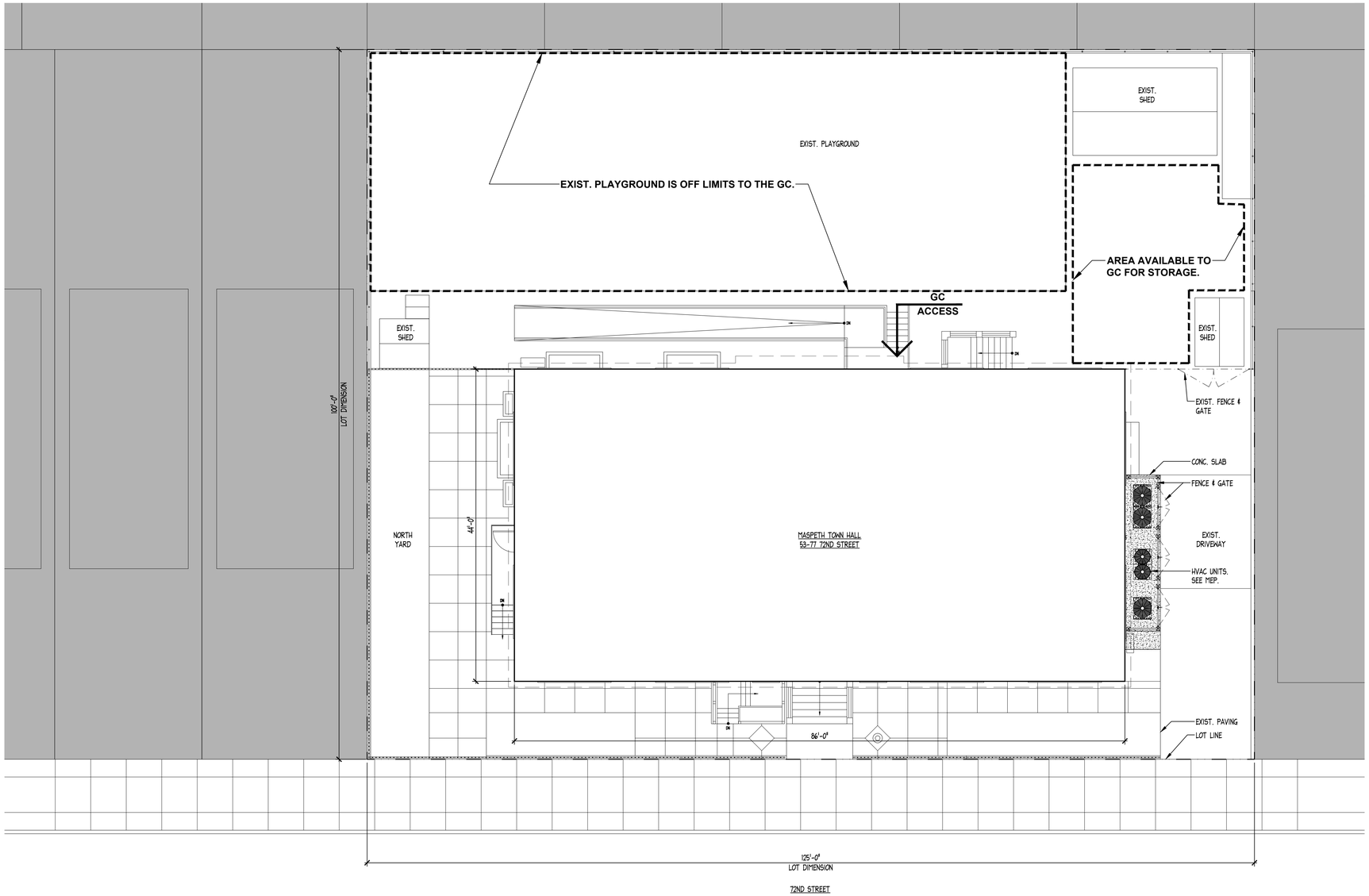

Phase 2 Notes:

- Phase 2 construction work to be scheduled during the NYC Public School summer vacation period.
- First floor will be closed to the public and Tenant during phase 2.
- Tenant staff will occupy the Cellar during Phase 2.
- All building restrooms are off-limits to the Contractor.
- The existing playground will be off limits to the Contractor.
- The rear yard is available to the Contractor for storage only as shown on phasing drawing A-2.0.
- Contractor may access the building through the rear door only as shown on phasing drawing A-2.2
- Contractor may only access the rear yard thru the north side yard.
- The existing driveway to the South will not be available for Contractor use except temporarily for deliveries

Phase 2 Tenant Responsibility:

- Relocate five (5) First Floor staff and their associated furniture and equipment to out of the Area of Work by the first day of the NYC Public School summer vacation. See phasing drawing A-0.2, desks numbered 15, 16, 17, 18, 19 and drawing A-2.1 for possible furniture locations.
- Modify their equipment as required for WiFI / Networking capability in the Cellar. The existing power locations in the Cellar can accommodate the five (5) relocated staff,
- Relocate the five (5) staff and their associated furniture and equipment back to their original location after Phase 2 Work is complete.

Phase 2 Contractor Responsibility:

- Complete construction work during the NYC Public School summer vacation period.
- Maintain safe access to restroom 1-13 on the First Floor for Tenant and/or Public use. See phasing drawing A-2.2.
- The existing playground surface is unsafe. Contractor shall provide a fence around the playground.

1 SITE PLAN PHASE 2
SCALE: 1/8"=1'-0"

PHASE 2 AREA OF WORK:
- NO WORK AT EXTERIOR.

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NYC Buildings
ACCEPTED
Date: 06/16/2026

DOB JOB #: Q01349527-I1

REVISIONS:

NUMBER	DESCRIPTION	DATE
	ISSUE FOR BID	03/27/2026

NYC DDC Department of Design and Construction

DIVISION OF PUBLIC BUILDINGS

CAPITAL PROJECT NUMBER:
PWQMAHVAC

PROJECT

MASPETH TOWN HALL HVAC UPGRADE

53-37 72 STREET
QUEENS, NY 11378

FOR THE:
NYC DEPARTMENT OF CITYWIDE ADMINISTRATIVE SERVICES

DRAWING TITLE:

SITE PLAN PHASE 2

SEAL & SIGNATURE

REGISTERED ARCHITECT ANTHONY E JOHNSON STATE OF NEW YORK 026504

DATE:	06/12/26
PROJECT NO:	2430
DRAWN BY:	JP
CHECKED BY:	AJ
DRAWING NUMBER:	A-2.0
CADO FILE No:	32OF35

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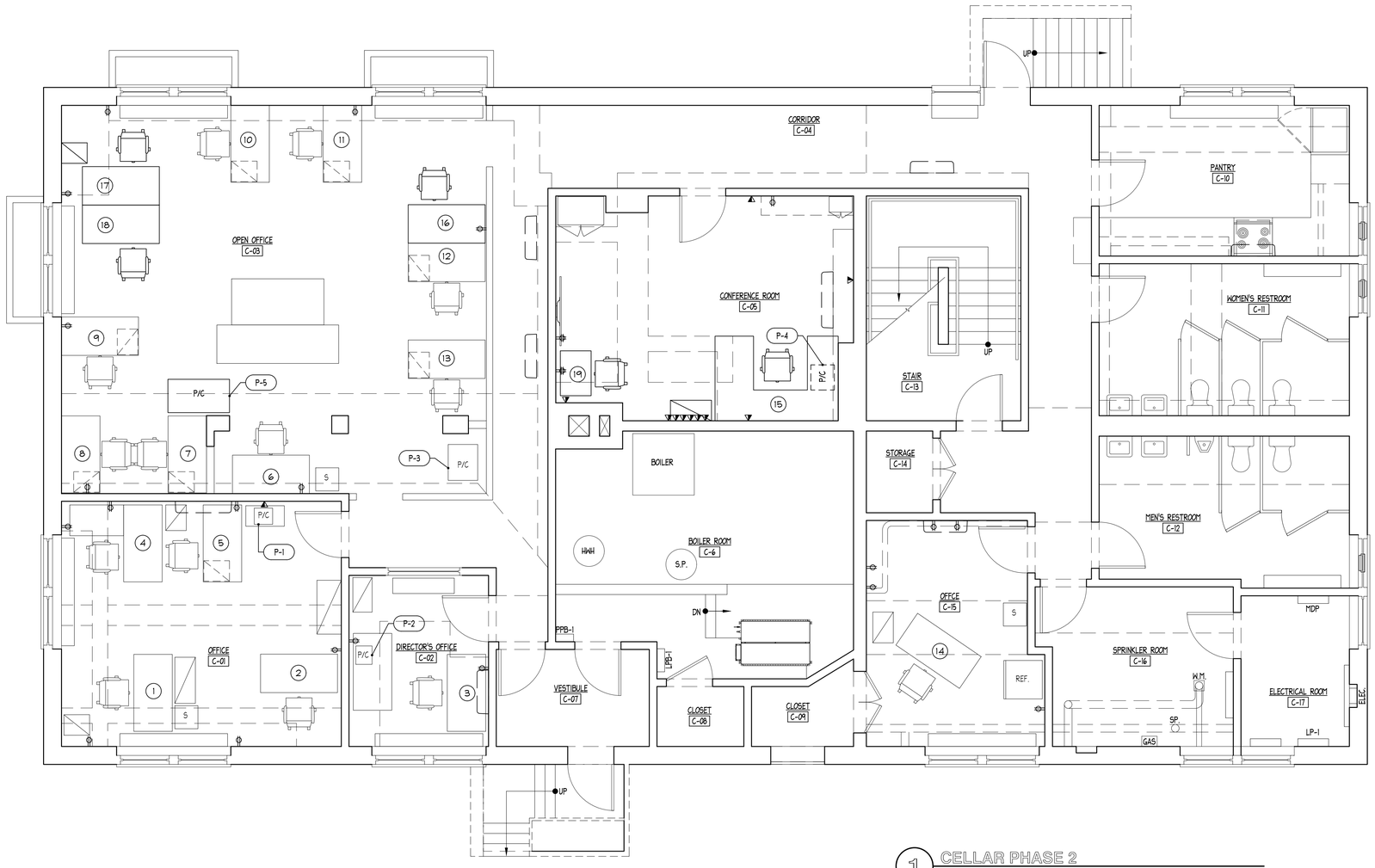

1 CELLAR PHASE 2
SCALE: 1/4"=1'-0"

Phase 2 Notes:

- Phase 2 construction work to be scheduled during the NYC Public School summer vacation period.
- First floor will be closed to the public and Tenant during phase 2.
- Tenant staff will occupy the Cellar during Phase 2.
- All building restrooms are off-limits to the Contractor.
- The existing playground will be off limits to the Contractor.
- The rear yard is available to the Contractor for storage only as shown on phasing drawing A-2.0.
- Contractor may access the building through the rear door only as shown on phasing drawing A-2.2
- Contractor may only access the rear yard thru the north side yard.
- The existing driveway to the South will not be available for Contractor use except temporarily for deliveries

Phase 2 Tenant Responsibility:

- Relocate five (5) First Floor staff and their associated furniture and equipment to out of the Area of Work by the first day of the NYC Public School summer vacation. See phasing drawing A-0.2, desks numbered 15, 16, 17, 18, 19 and drawing A-2.1 for possible furniture locations.
- Modify their equipment as required for WiFI / Networking capability in the Cellar. The existing power locations in the Cellar can accommodate the five (5) relocated staff,
- Relocate the five (5) staff and their associated furniture and equipment back to their original location after Phase 2 Work is complete.

Phase 2 Contractor Responsibility:

- Complete construction work during the NYC Public School summer vacation period.
- Maintain safe access to restroom 1-13 on the First Floor for Tenant and/or Public use. See phasing drawing A-2.2.
- The existing playground surface is unsafe. Contractor shall provide a fence around the playground.

PHASE 2 AREA OF WORK:

- NO WORK IN CELLAR.

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CELLAR PHASE 2

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DRAWN BY:	JP
CHECKED BY:	AJ
DRAWING NUMBER:	A-2.1
CADO FILE No:	33OF35

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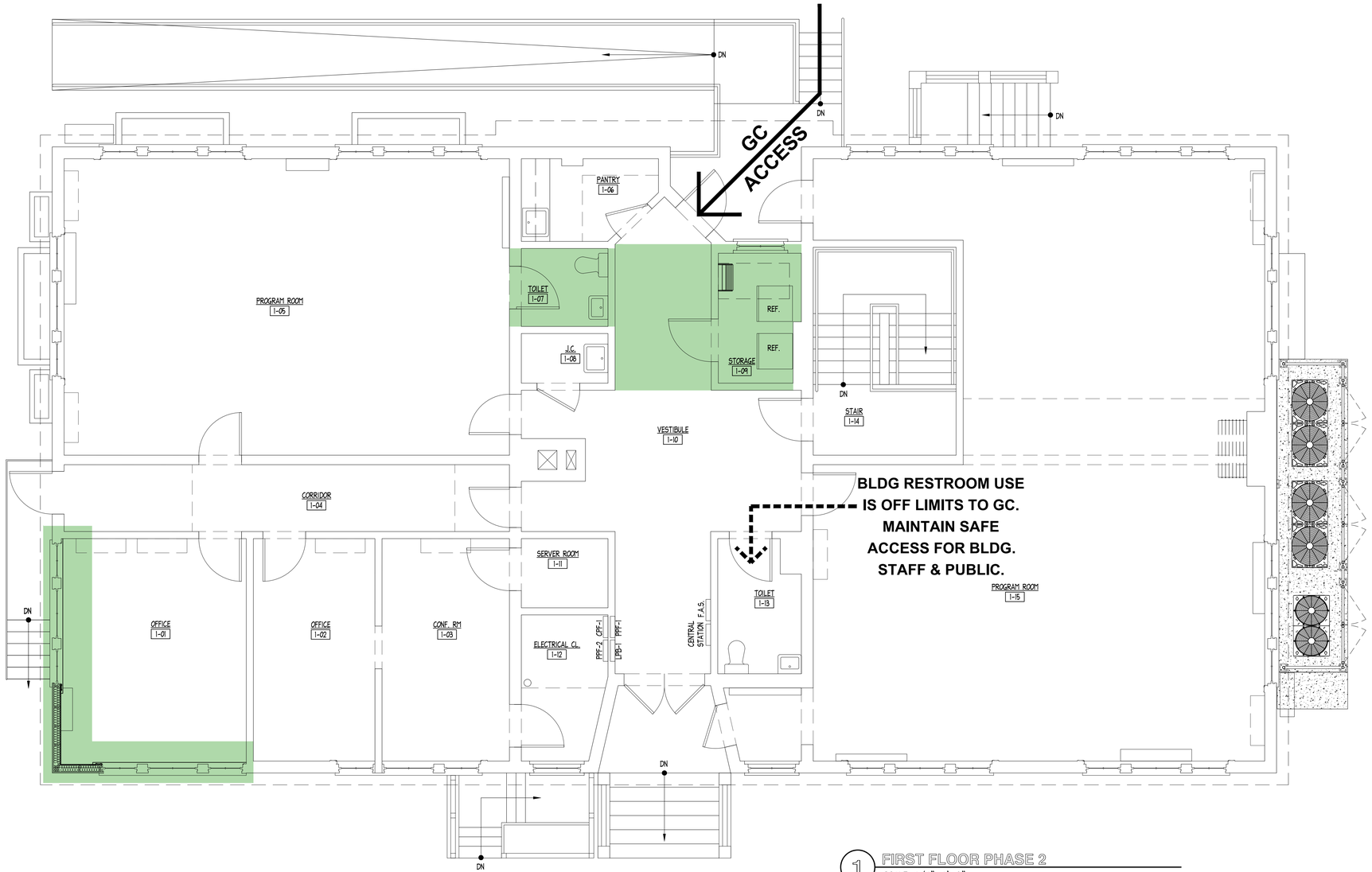

1 FIRST FLOOR PHASE 2
SCALE: 1/4"=1'-0"

Phase 2 Notes:

- Phase 2 construction work to be scheduled during the NYC Public School summer vacation period.
- First floor will be closed to the public and Tenant during phase 2.
- Tenant staff will occupy the Cellar during Phase 2.
- All building restrooms are off-limits to the Contractor.
- The existing playground will be off limits to the Contractor.
- The rear yard is available to the Contractor for storage only as shown on phasing drawing A-2.0.
- Contractor may access the building through the rear door only as shown on phasing drawing A-2.2
- Contractor may only access the rear yard thru the north side yard.
- The existing driveway to the South will not be available for Contractor use except temporarily for deliveries

Phase 2 Tenant Responsibility:

- Relocate five (5) First Floor staff and their associated furniture and equipment to out of the Area of Work by the first day of the NYC Public School summer vacation. See phasing drawing A-0.2, desks numbered 15, 16, 17, 18, 19 and drawing A-2.1 for possible furniture locations.
- Modify their equipment as required for WiFI / Networking capability in the Cellar. The existing power locations in the Cellar can accommodate the five (5) relocated staff,
- Relocate the five (5) staff and their associated furniture and equipment back to their original location after Phase 2 Work is complete.

Phase 2 Contractor Responsibility:

- Complete construction work during the NYC Public School summer vacation period.
- Maintain safe access to restroom 1-13 on the First Floor for Tenant and/or Public use. See phasing drawing A-2.2.
- The existing playground surface is unsafe. Contractor shall provide a fence around the playground.

PHASE 2 AREA OF WORK:

- RE-FRAMING ATTIC OPENING AND ASSOCIATED WORK
- REPLACEMENT OF INSULATION AND ASSOCIATED WORK @ OFFICE 1-01
- ALL ATTIC WORK ABOVE.

DOB APPROVAL STAMP

SPONSOR AGENCY

NYC DEPARTMENT OF CITYWIDE ADMINISTRATIVE SERVICES
53-37 72nd STREET
MASPETH, NY 11378
TEL (212) 669-1357

SPONSOR INSTITUTION

MASPETH TOWN HALL
53-37 72nd STREET
MASPETH, NY 11378
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80 EIGHTH AVENUE
New York, NY 10011
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STRUCTURAL ENGINEER

INNOVATIVE STRUCTURAL AND SPECIALTY ENGINEERING PLLC
140 BROADWAY
New York, NY 10005
TEL (646) 974-1389

NYC Buildings
ACCEPTED
Date: 06/16/2026

DOB JOB #: Q01349527-I1

REVISIONS:

NUMBER	DESCRIPTION	DATE
	ISSUE FOR BID	03/27/2026

NYC DDC Department of Design and Construction

DIVISION OF PUBLIC BUILDINGS

CAPITAL PROJECT NUMBER:
PWQMAHVAC

PROJECT

MASPETH TOWN HALL HVAC UPGRADE

53-37 72 STREET
QUEENS, NY 11378

FOR THE:
NYC DEPARTMENT OF CITYWIDE ADMINISTRATIVE SERVICES

DRAWING TITLE:

FIRST FLOOR PHASE 2

SEAL & SIGNATURE

REGISTERED ARCHITECT ANTHONY E. JOHNSON STATE OF NEW YORK 035504

DATE:	06/12/26
PROJECT NO:	2430
DRAWN BY:	JP
CHECKED BY:	AJ
DRAWING NUMBER:	A-2.2
CADO FILE No:	34 OF 35

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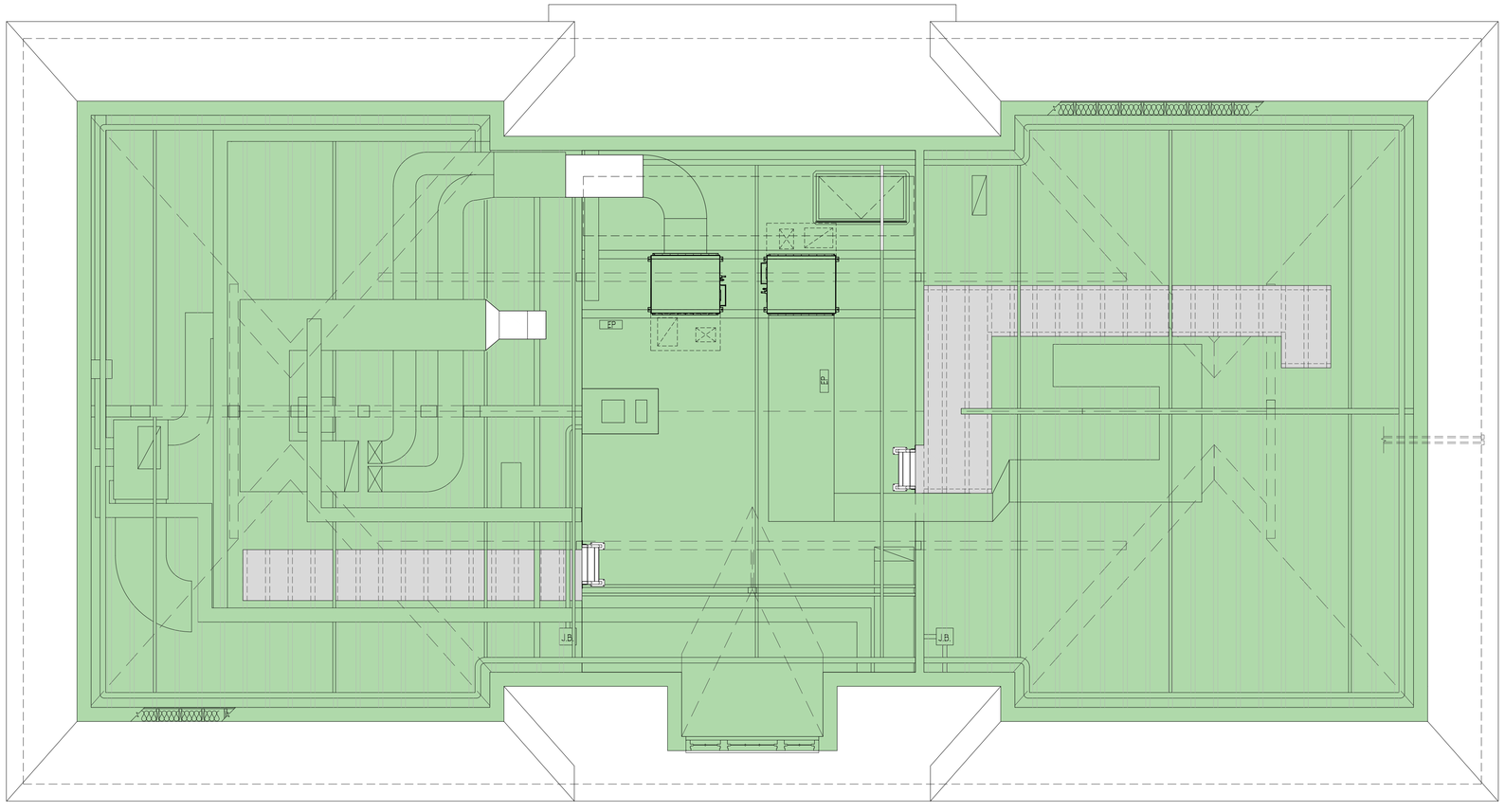

1 ATTIC PHASE 2
SCALE: 1/4"=1'-0"

Phase 2 Notes:

- Phase 2 construction work to be scheduled during the NYC Public School summer vacation period.
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- Tenant staff will occupy the Cellar during Phase 2.
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- The existing playground will be off limits to the Contractor.
- The rear yard is available to the Contractor for storage only as shown on phasing drawing A-2.0.
- Contractor may access the building through the rear door only as shown on phasing drawing A-2.2
- Contractor may only access the rear yard thru the north side yard.
- The existing driveway to the South will not be available for Contractor use except temporarily for deliveries

Phase 2 Tenant Responsibility:

- Relocate five (5) First Floor staff and their associated furniture and equipment to out of the Area of Work by the first day of the NYC Public School summer vacation. See phasing drawing A-0.2, desks numbered 15, 16, 17, 18, 19 and drawing A-2.1 for possible furniture locations.
- Modify their equipment as required for WiFI / Networking capability in the Cellar. The existing power locations in the Cellar can accommodate the five (5) relocated staff,
- Relocate the five (5) staff and their associated furniture and equipment back to their original location after Phase 2 Work is complete.

Phase 2 Contractor Responsibility:

- Complete construction work during the NYC Public School summer vacation period.
- Maintain safe access to restroom 1-13 on the First Floor for Tenant and/or Public use. See phasing drawing A-2.2.
- The existing playground surface is unsafe. Contractor shall provide a fence around the playground.

PHASE 2 AREA OF WORK:

- RE-FRAMING ATTIC OPENING AND ASSOCIATED WORK
- REMOVAL OF MECHANICAL EQUIPMENT
- NEW MECHANICAL EQUIPMENT

DOB APPROVAL STAMP

SPONSOR AGENCY

NYC DEPARTMENT OF CITYWIDE ADMINISTRATIVE SERVICES
53-37 72nd STREET
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ACCEPTED
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NYC DDC Department of Design and Construction

DIVISION OF PUBLIC BUILDINGS

CAPITAL PROJECT NUMBER:
PWQMAHVAC

PROJECT
MASPETH TOWN HALL HVAC UPGRADE

53-37 72 STREET
QUEENS, NY 11378

FOR THE:
NYC DEPARTMENT OF CITYWIDE ADMINISTRATIVE SERVICES

DRAWING TITLE:
ATTIC PHASE 2

SEAL & SIGNATURE

REGISTERED ARCHITECT ANTHONY E. JOHNSON 025504 STATE OF NEW YORK

DATE:	06/12/26
PROJECT NO:	2430
DRAWN BY:	JP
CHECKED BY:	AJ
DRAWING NUMBER:	**A-2.3**
CADO FILE No:	35OF35

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