



INCORPORATED VILLAGE OF SEA CLIFF

**OFFICE OF THE VILLAGE OF SEA CLIFF BUILDING DEPARTMENT
300 SEA CLIFF AVE SEA CLIFF N.Y. 11579 PHONE (516) 671-0080**

Notice of Review

3/2/21

TO:
PROPERTY OWNER: 267 SCA LLC
APPLICANT: Edward W. Daubel
PROPERTY ADDRESS: 267 Sea Cliff Ave
SECTION/ BLOCK/ LOT: 21/136/1272

APPLICATION NO: 12282
APPLICATION RECV'D: 2/26/2021
ZONE: Business A

DESCRIPTION: The applicant proposes to install two AC Condensing Units.

The Proposed Construction does not comply with the following Village of Sea Cliff Code Section(s):

§ 138-815 Accessory buildings.

In addition to the requirements heretofore imposed, the following additional restrictions are placed on the erection of accessory buildings:

A. No accessory building shall be erected in any front yard. A porch constructed or existing in the front yard and connected to the front wall of the principal building shall be excluded from this Subsection A unless such porch is heated or air conditioned by mechanical means.

[Amended 3-9-2009 by L.L. No. 3-2009]

The applicant proposes to install two AC Condensing Units in a front yard where they are not permitted.

Shane Dommin
Village of Sea Cliff Building Department

Note; If the proposed construction does not comply with the Village Code, applicant may apply to the Zoning Board of Appeals for relief, within 60 days hereof. If the proposed construction requires Planning Board approval, an application to the Planning Board may be made. All plans are subject to the Building Codes of New York State.



INCORPORATED VILLAGE OF SEA CLIFF

Post Office Box 340 • 300 Sea Cliff Avenue • Sea Cliff, NY 11579
(516) 671-0080 phone • (516) 671-6508 fax • www.seacliff-ny.gov

BUILDING PERMIT

5249

APPLICATION ID # 12282 APPLICATION DATE 2/26/21 PERMIT # _____

PROPERTY ADDRESS: _____ SECT 21 BLOCK 136 LOT 1272

Owner: 267 SCA LLC
Address: 267 SEA CLIFF AVENUE City: SEA CLIFF State: NY Zip: 11579
Phone: _____ Cell: _____ Email: _____

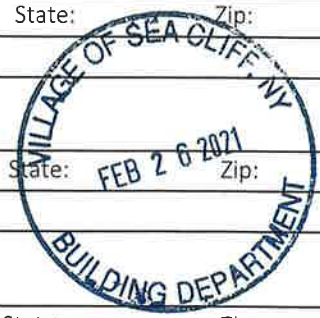
Applicant: Edward W. Dambel
Address: 35 POLLY DR City: HUNTINGTON State: NY Zip: 11743
Phone: 718 932 8300 Cell: 917 359 8911 Email: edwardd@LICOCONTRACTING.COM

Architect:
Address: _____ City: _____ State: _____ Zip: _____
Phone: _____ Cell: _____ Email: _____

Contractor:
Address: _____ City: _____ State: _____ Zip: _____
Phone: _____ Cell: _____ Email: _____

Plumber:
Address: _____ City: _____ State: _____ Zip: _____
Phone: _____ Cell: _____ Email: _____

Electrician:
Address: _____ City: _____ State: _____ Zip: _____
Phone: _____ Cell: _____ Email: _____



Other/Mechanical: COMFORT AIR CONDITIONING & HEATING
Address: 4144 SUNRISE HWY City: MASKAPEQUA State: _____ Zip: _____
Phone: 516 799 0700 Cell: _____ Email: ROB@COMFORTAIR.NY.COM
A/C, Boiler, etc Model# (2) TRANE 4TR6036J1000A - CONDENSING UNITS
A/C, Boiler, etc Model# (2) TRANE GAM5B0B36M31EA - AIR HANDLERS

PROPOSED WORK: Be as detailed as possible describing anything that is not going to be specifically provided for in plans or other supporting documents such as number of plumbing fixtures, new services, i.e. gas, water, electric, number of new branch circuits or anything else billable by permit. Billable permit items are listed in Village Code Chapter 142-A as a pdf. Link. The building dept. is responsible for assessing permit fees.
INSTALL NEW ^{TWO} ZONE A/C DUCTED SYSTEMS



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BUILDING PERMIT

Cost of Improvement: \$ 20,000

Owner: Deposits and says that they are the owner(s) in fee of the Premises, that the work proposed to be done upon the said Premises shall be completed in accordance with the approved application and accompanying plans, and that all the statements herein are true to the deponents own knowledge.

Owner Signature: [Signature]

Owner Signature: [Signature] X [Signature]

JANE L. SLAVONIK
Notary Public, State of New York
No. 01SL6234364
Qualified in Suffolk County
Commission Expires January 18, 2023

Date: 2/26/2021

Notary: Jane L. Slavonik

Contractors must submit proof of current insurance (C-105.2 or U-26.3 for compensation and DB-120.1 for disability or DB-155 for disability) as required by NY State. Form CE-200 may be submitted if exempted. Nassau County requires licensing and liability insurance for residential work. Proof of these are also required of contractors prior to the issuance of the permit

OFFICIAL USE

FEES \$ 250 ZBA pd.

REQUIRED CERTIFICATES

Application Fee \$ 100 pd 2/24/21

- Permit Fees**
- Building _____
 - Plumbing _____
 - Electrical _____
 - Mechanical _____
 - Certificate _____
 - Other _____

- Cert of Occupancy
- Cert of Approval
- Cert of Completion
- Cert of Compliance
- Cert of Tenancy
- Letter in Lieu

Total Permit Fees \$

Approved by _____

Examined for approval on _____

New State Law Requires: Site visits by the **Building Department** prior to the issuance of any permit. Changes in project elements or design shall not be made until such changes are approved and documented with the **Building Department**.

Village Code Requires: Zoning variances become invalid if authorized work has not begun within six (6) months of Building Department Approval. Extensions may be applied for to the Zoning Board. (138-1304). Building Permits expire twelve (12) months after the approval. Two (2) subsequent six (6) month extensions may be applied with approval of the Building Department and payment of fees. Additional approvals require application (48-15)

ZONING BOARD OF APPEALS
PLANNING BOARD _____ (check one)

-----x
IN THE MATTER OF THE APPLICATION OF

267 SCA LLC

APPLICATION

Village of Sea Cliff.

-----x
proposing to install two A/C UNITS.

1. Name of applicant: Edward W. Daubel
2. Applicant's address: 35 POLLY DR HUNTINGTON NY 11743

3. If the applicant is not an owner of the property which is the subject of this application, state the relationship of the applicant to the owner(s):

4. The property which is the subject of this application is located at: 267 SEA CLIFF AVENUE, Village of Sea Cliff, N. Y. and is also known as Section 21, Block 136, Lot(s) 1272 on the Nassau County Land and Tax Map.

5. The full name and residence address of all owners of the property (if applicant is not the sole owner) is:

Edward W. Daubel 35 POLLY DR, HUNTINGTON, NY 11743

Phillip J. Stelling 13 HARRIET CT., SEA CLIFF, NY 11579

JOE R. Gudino 20 MILL SPRING RD, MANHASSET, NY 11030

-
6. The property is located in the BUS A zoning district of the Village of Sea Cliff.
 7. The subject property is located on the SOUTH side of SEA CLIFF AVENUE (street).
 8. The date on which the owner(s) acquired the property was 1/22/2021.
 9. The approximate dimensions of the property are 40 feet by 112 feet, and the total acreage of property is .112 acres.
 10. The property is presently used for CORPORATE OFFICE.
 11. Are there existing buildings on the property? YES of _____
 12. Are there any outstanding village taxes on the property? NO
_____ If so, for what years? _____
 13. The applicant or owner(s) wish to make use of the property for the purpose of: CORPORATE OFFICE
 14. The Building Department of the Village of Sea Cliff denied an application for a building permit on 3/2/2021
 15. The proposed construction use of the property does not comply with the following sections of the Village Code: 138-815
-
-
-

16. This is an application for:

_____an appeal

X a variance

_____a special permit

_____other(describe): _____

17. Description of the problem, or reasons for this application,
that support the request for relief:

(Note to Applicant - this information is particularly important, and must constitute a complete statement of the grounds for the relief which you are seeking. You may use additional sheets of paper if necessary to provide a complete response)

OUR PROPERTY HAS TWO FRONT YARDS
AND WE WOULD LIKE TO INSTALL HVAC
CONDENSING UNITS AT THE SOUTH SIDE
OF THE BUILDING (12th AVENUE).

18. Has any previous application been made to the Zoning Board of Appeals or Planning Board for the relief sought in this application, or relief similar to that sought in this application? NO If so, attach a description of each such prior application, including the date the application was made, the date of the determination by the Zoning Board of Appeals or Planning Board, and a summary of the determination by the Zoning Board of Appeals or Planning Board.

19. Has any previous application been made to the Zoning Board of Appeals or Planning Board for any other relief with respect to the property which is the subject of this application? No
If so, attach a description of each such prior application, including the date the application was made, the date of the determination by the Zoning Board of Appeals or Planning Board, and a summary of the determination of the Zoning Board of Appeals or Planning Board.
20. Are there any outstanding violation notices affecting the subject premises? NO
21. Are there any pending court proceedings involving the subject premises? NO
22. The undersigned applicant states under penalty of perjury that the foregoing statements and information, and all statements and information contained in papers submitted herewith, are true, correct and complete, to best of the signer's knowledge.

Name of applicant: Edward W. Daubel
Signature of applicant: Edward W. Daubel
Title of signatory: CFO
Date: 2/26/2021

AFFIDAVIT OF APPLICANT

STATE OF NEW YORK) SS:

COUNTY OF NASSAU)

The undersigned, being duly sworn, deposes and says that deponent has read the foregoing application subscribed by applicant, and knows the contents thereof, and that the contents of the application are true of the deponent's personal knowledge, except as to the matters stated to be upon information and belief, as to which matters deponent believes the contents to be true.

If the applicant is a corporation, the deponent is an officer thereof, to wit the 267.SCA LLC, and is authorized by the Board of Directors of the corporation to execute this application on behalf of the corporation.

If the applicant is a partnership, the deponent is a general partner thereof, and has authority to execute this application in the name of the partnership.

If the applicant is a limited liability company, the deponent is member thereof, and has authority to execute this application in the name of the company.

Edward W. Daubel

Print Name

Edward W. Daubel

Signature

Sworn to before me this 25th
day of February 2021.

Jane L. Slavonik

JANE L SLAVONIK
Notary Public, State of New York
No. 01SL6234364
Qualified in Suffolk County
Commission Expires January 18, 2023

ZONING BOARD OF APPEALS
PLANNING BOARD _____ (check one)
VILLAGE OF SEA CLIFF

-----X
In the Matter of the Application of

267 SCA LLC

DISCLOSURE

AFFIDAVIT

General Municipal Law
Section 809

-----X

proposing two A/c UNITS

STATE OF NEW YORK) COUNTY OF NASSAU)

ss: Edward W. Danbel being duly sworn, deposes and says:

1. I am the (applicant with respect to) (owner of the premise which are the subject of) the attached application.
2. I make this affidavit for the purposes of complying with the requirements of General Municipal Law Section 809.
3. No officer of the State of New York, and no officer or employee of the County of Nassau, the Town of North Hempstead or the Village of Sea Cliff, and no party officer of any political party, has an interest in the attached application within the meaning of General Municipal Law Section 809, except as stated hereinafter (if none, state "NONE"):

<u>Name</u>	<u>Address</u>	<u>Position</u>	<u>Nature of Interest</u>
<u>NONE</u>			

Edward W. Danbel
Signature

Sworn to before me this 25th
day of February 2021.

JANE L SLAVONIK
Notary Public, State of New York
No. 01SL6234364
Qualified in Suffolk County
Commission Expires January 18, 2023

AFFIDAVIT OF OWNER(S)

(To be completed only if the applicant is not the sole owner)
(All owners must sign either as owner or applicant)

STATE OF NEW YORK) ss:

COUNTY OF NASSAU)

Edward W. Daubel being duly sworn, deposes and says that (s)he is the owner of the property known as 267 SCA LLC in the Village of Sea Cliff. No other person is an owner of the said property except as described in the attached application. The undersigned hereby acknowledges that the applicant herein is authorized to submit this application to the Village of Sea Cliff on behalf of the owner(s) of the subject property.

Edward W. Daubel

Sworn to before me on this 25th
day of February 2021.

Jane L Slavonik

JANE L SLAVONIK
Notary Public, State of New York
No. 01SL6234364
Qualified in Suffolk County
Commission Expires January 18, 2023

STATE OF NEW YORK) ss:

COUNTY OF NASSAU)

PHILLIP J. STEHLING being duly sworn, deposes and says that (s)he is the owner of the property known as 267 SCA, LLC in the Village of Sea Cliff. No other person is an owner of the said property except as described in the attached application. The undersigned hereby acknowledges that the applicant herein is authorized to submit this application to the Village of Sea Cliff on behalf of the owner(s) of the subject property.

PHJ

Sworn to before me on this 25th
day of February 2021.

Jane L Slavonik

JANE L SLAVONIK
Notary Public, State of New York
No. 01SL6234364
Qualified in Suffolk County
Commission Expires January 18, 2023

AFFIDAVIT OF OWNER(S)

(To be completed only if the applicant is not the sole owner)
(All owners must sign either as owner or applicant)

STATE OF NEW YORK) SS:

COUNTY OF NASSAU)

Joe P. Ludino being duly sworn, deposes and says that (s)he is the owner of the property known as 267 SCA LLC in the Village of Sea Cliff. No other person is an owner of the said property except as described in the attached application. The undersigned hereby acknowledges that the applicant herein is authorized to submit this application to the Village of Sea Cliff on behalf of the owner(s) of the subject property.

Sworn to before me on this 25th
day of February 2021 .

Jane L Slavonik



JANE L SLAVONIK
Notary Public, State of New York
No. 01SL6234364
Qualified in Suffolk County
Commission Expires January 18, 2023



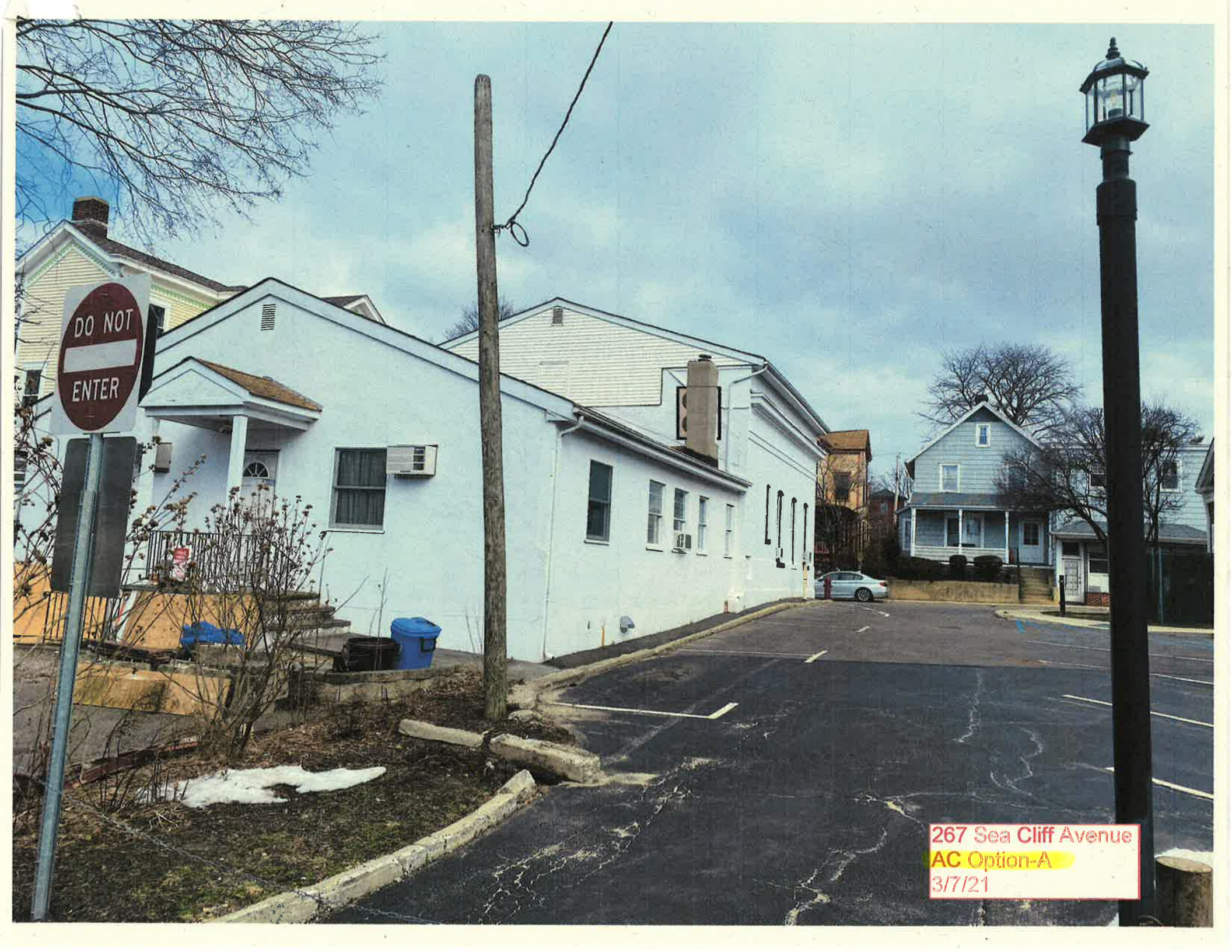
Incorporated Village of Sea Cliff
Office of the Superintendent of Buildings
Sea Cliff Village Hall, 300 Sea Cliff Ave., Sea Cliff, New York 11579

Inspection Authorization

I hereby authorize the members of the Zoning Board and/or Planning Board, the Superintendent of Buildings, and Legal Counsel to the Zoning Board and/or Planning Board to enter upon and inspect my property prior to the Zoning Board and/or Planning Board rendering a determination on this application.

Homeowner: Edward W. Daubel

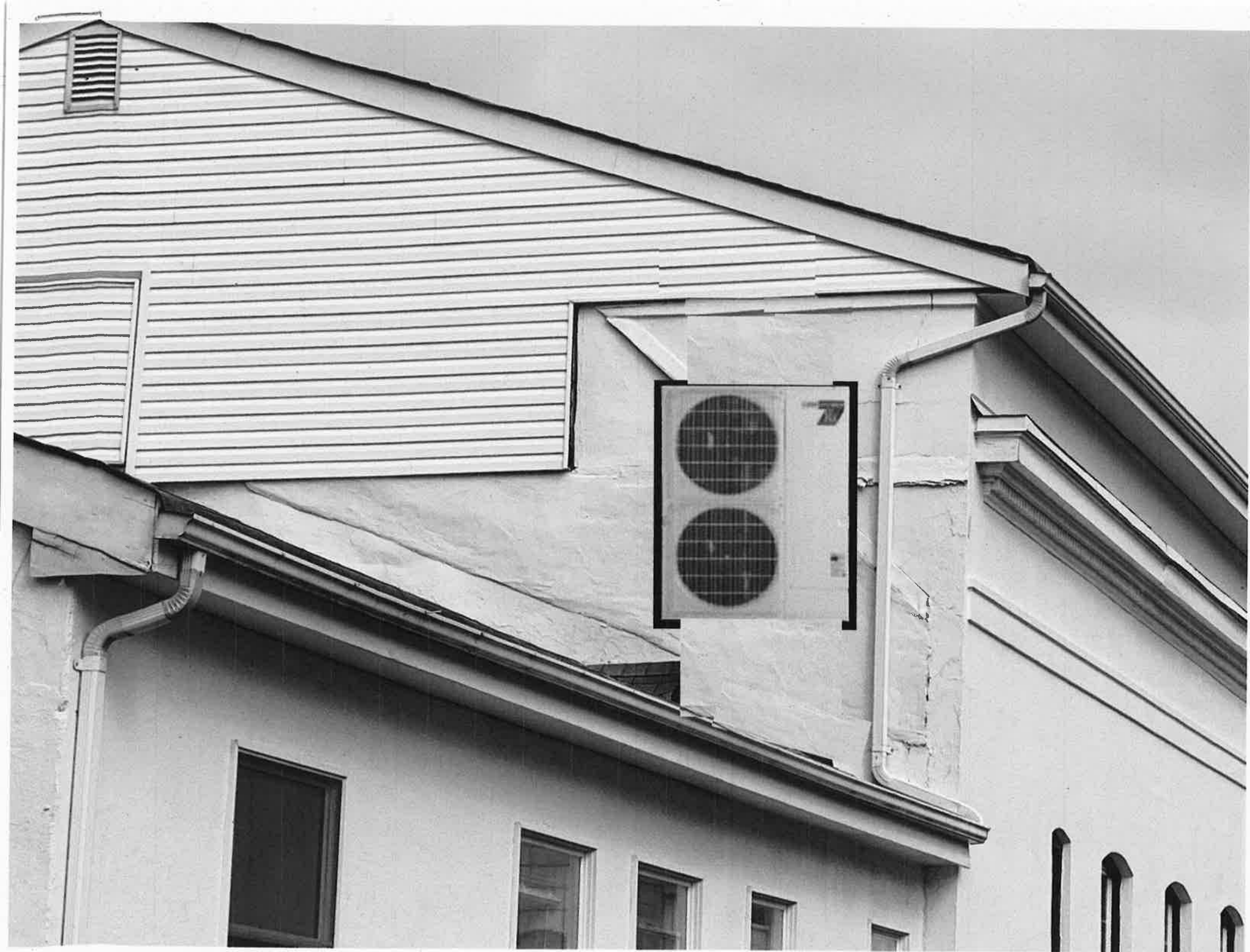
Date: 2/26/2021



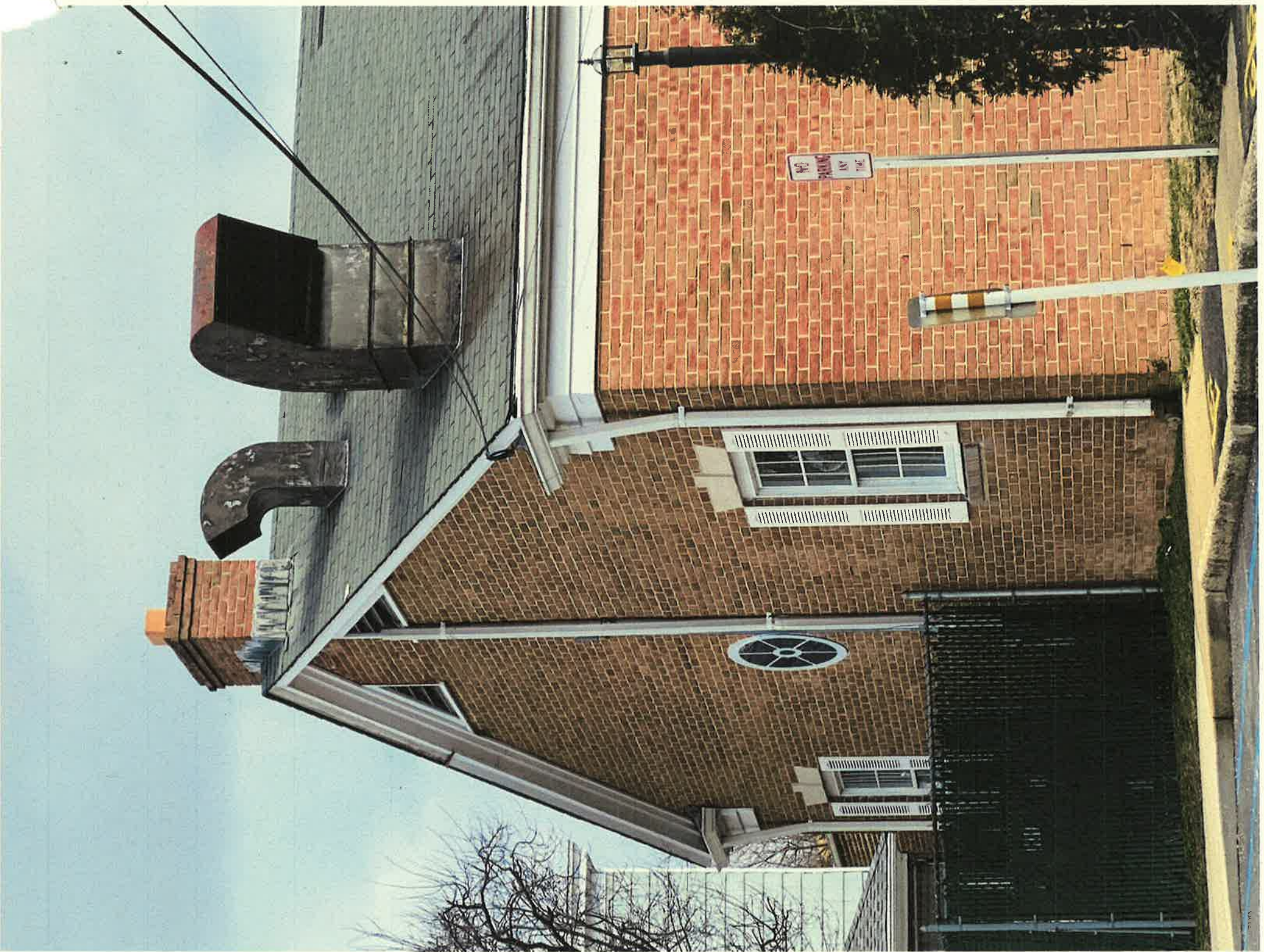
DO NOT
ENTER

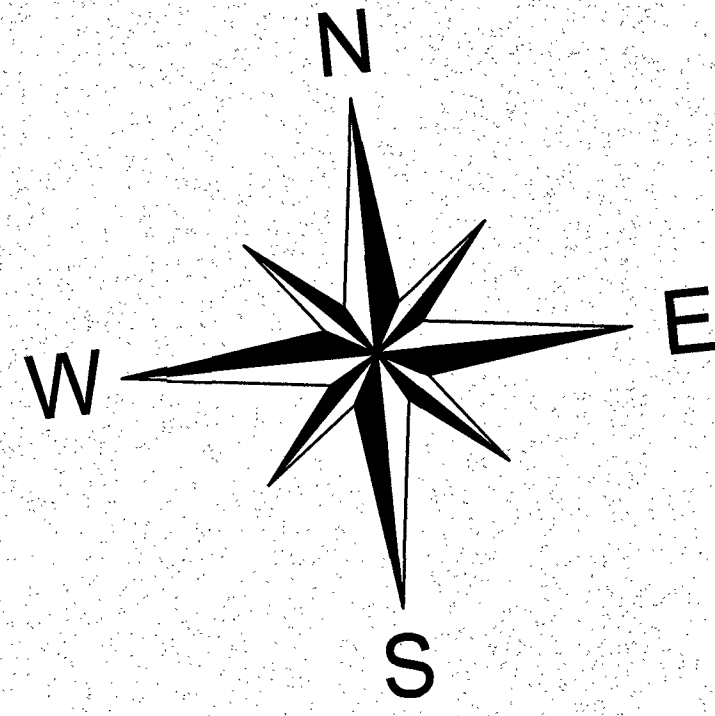
267 Sea Cliff Avenue
AC Option-A
3/7/21











SEA CLIFF (40' wide) AVENUE

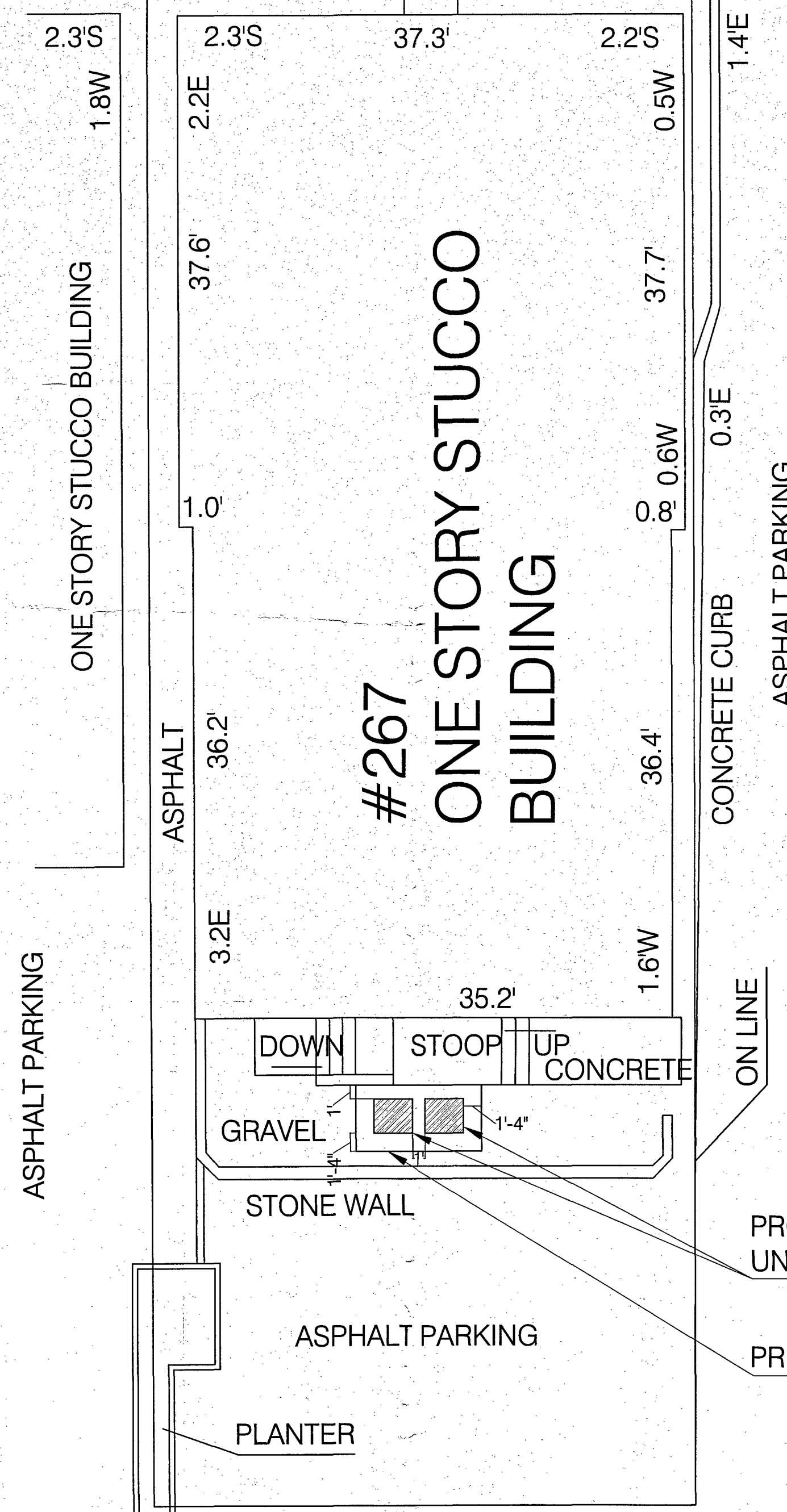
S 76-49'E 40.00'

CONCRETE CURB

CENTRAL AVE

340.00'

N 13-12'E 112.00'



AWNING

#267

ONE STORY STUCCO BUILDING

ASPHALT PARKING

ASPHALT

GRAVEL

STONE WALL

ASPHALT PARKING

PLANTER

EDGE OF ASPHALT

PROPOSED CONDENSER UNIT LOCATION

PRIVACY SCREEN

ON LINE

CONCRETE CURB

ASPHALT PARKING

S 13-12'W 112.00'

N 76-49'W 40.00'

12th (20' wide) AVENUE

1 FLOOR PLAN
1/8"=1'-0"

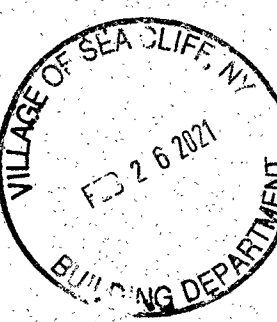
1st SUBMITTAL 02/22/21

REVISIONS

SCALE: 1/8"=1'-0"	DATE: 02/22/21
DATE: 02/22/21	DRAWN BY: WFP
DRAWN BY: WFP	CHECKED BY: ED
CHECKED BY: ED	www.lcocontracting.com

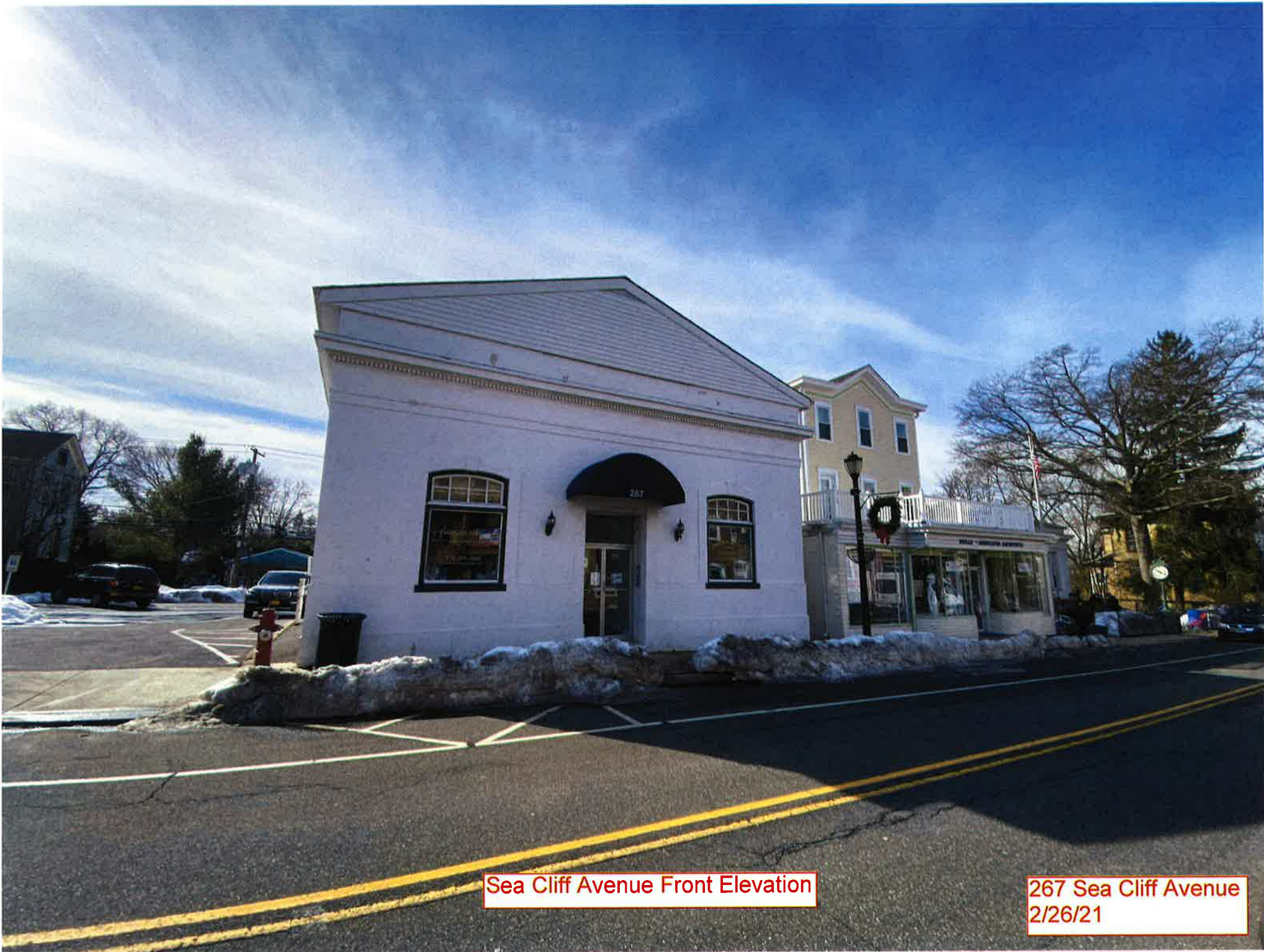
(718) 932-8300
FAX (718) 204-9817

267 SEA CLIFF AVE
SEA CLIFF, NY
ADDRESS (2)
PROPOSED CONDENSER UNIT LOCATIONS



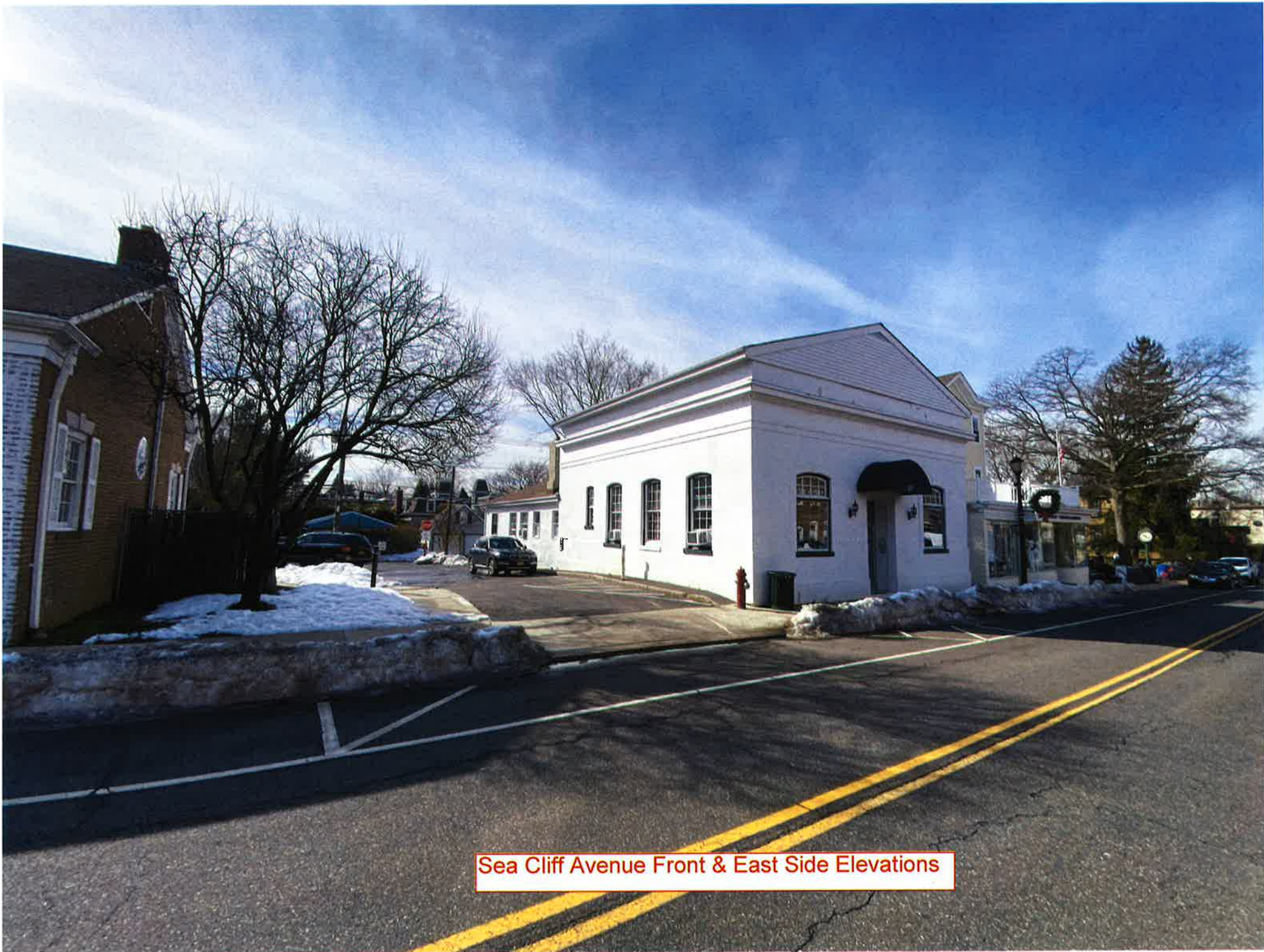
C-1.0

01 OF 01



Sea Cliff Avenue Front Elevation

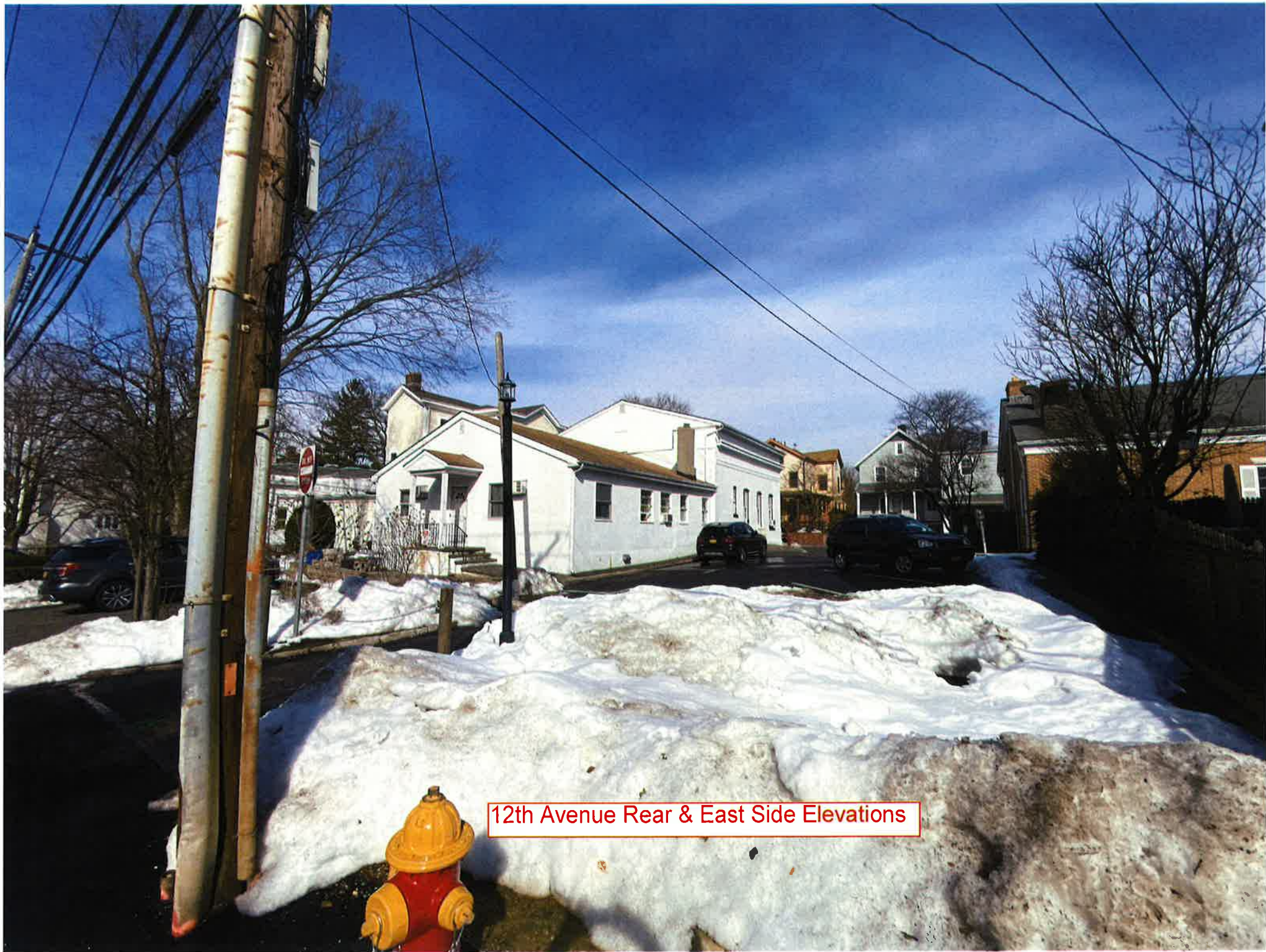
267 Sea Cliff Avenue
2/26/21



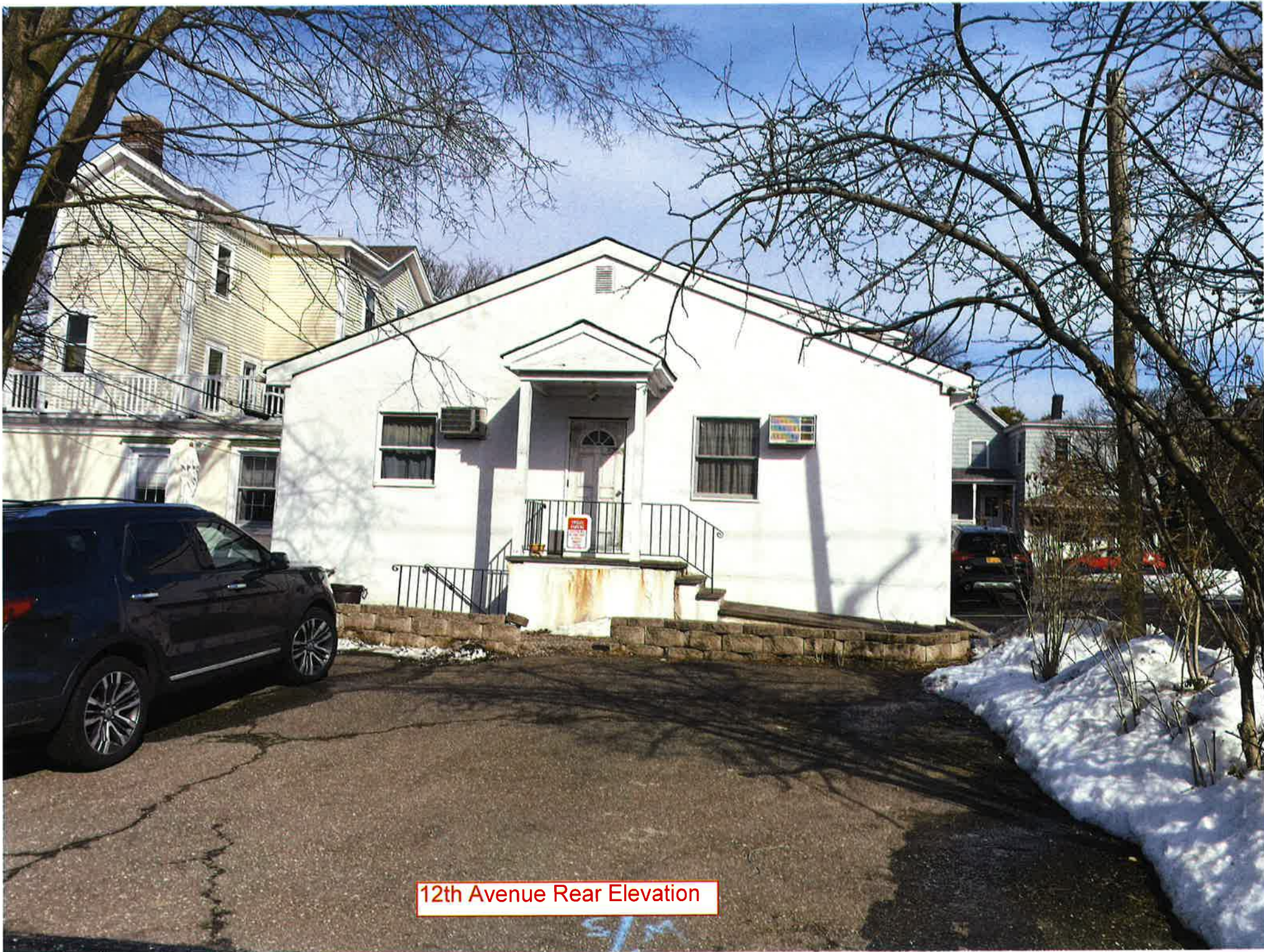
Sea Cliff Avenue Front & East Side Elevations



Sea Cliff Avenue Front & West Side Elevations



12th Avenue Rear & East Side Elevations



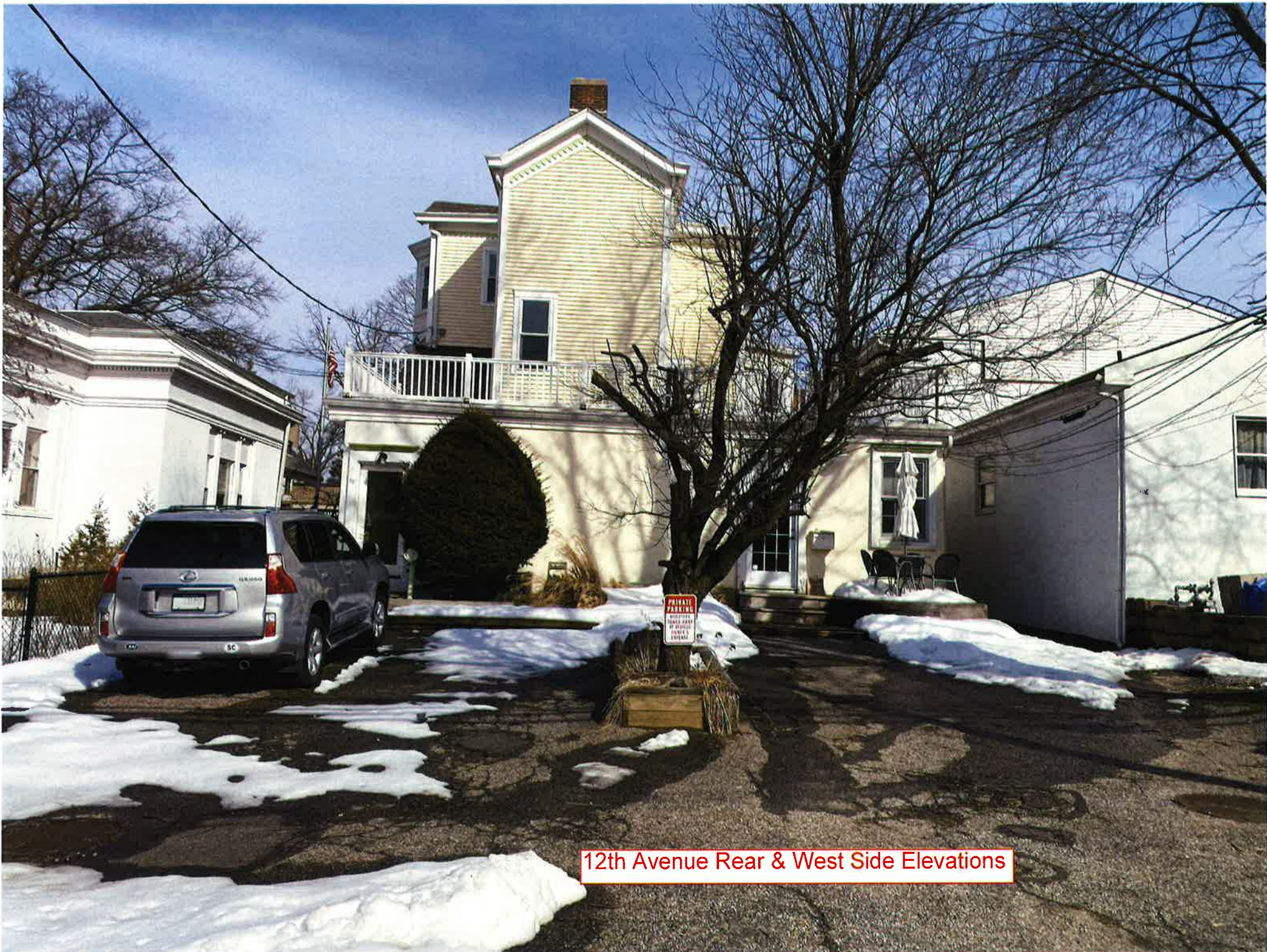
12th Avenue Rear Elevation



12th Avenue Rear Elevation



12th Avenue Rear & West Side Elevations



12th Avenue Rear & West Side Elevations

SCALE 1"=16'

SEA CLIFF (40' WIDE) AVENUE

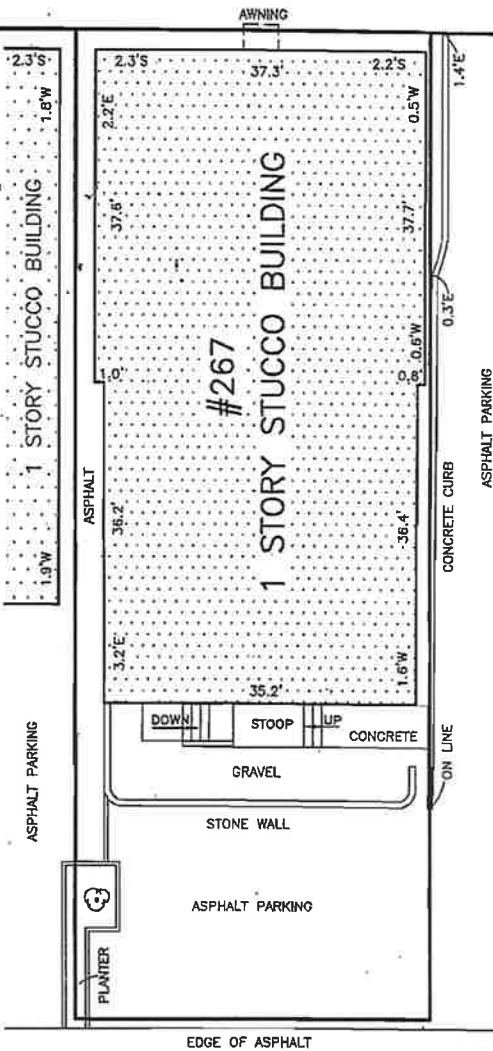
S 76°-49' E 40.00'

CONCRETE CURB

CENTRAL AVENUE

340.00'

N 13°-12' E 112.00'



S 13°-12' W 112.00'

N 76°-49' W 40.00'

12th (20' WIDE) AVENUE



THIS SURVEY IS INTENDED TO BE USED FOR TITLE PURPOSES ONLY AND IS SUBJECT TO WHATEVER A MORE COMPLETE TITLE SEARCH MAY REVEAL. IT IS NOT TO SCALE AND USING IT TO LOCATE NEW CONSTRUCTION MAY RESULT IN PROBLEMS FOR WHICH THIS SURVEYOR WILL NOT BE LIABLE.

TITLE No.
SP-1960-15

CERTIFIED TO:
SEA CLIFF SOCIAL LLC
S & P LAND SERVICE, INC
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

A & B
ENGINEERING AND LAND SURVEYING, P.C.
150-18 HILLSIDE AVENUE
JAMAICA, N.Y. 11432
TELEPHONE (718) 657-8444
FAX (718) 657-8555 Y.C.
EMAIL ABLANDSURVEY@GMAIL.COM
SURVEY No. 5329
TOWN OF OYSTER BAY
COUNTY OF NASSAU
STATE OF NEW YORK
TAX MAP FILED MAP
SECTION 21 SECTION
BLOCK 136 BLOCK
LOT 1272 LOT

DATE: 02/26/2015

DAVID D. ARABI, P.E.
NEW YORK LICENSE 06735-1
PAUL BARYLSKI, L.S.
NEW YORK LICENSE 050782

Submittal

Project Name:

267 Sea Cliff (Revision 1)

Contractor:

Engineer:

Architect:

Rep/Distributor:

Project Detail:

Customer:

Address:

City:

State:

Zip:

Submittal Date:

3/1/2021

Submitted By:

Name:

267 sea cliff ave

Company:

With pride HVAC

Email:

Phone:

Submittal Stage:

Design Only

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Equipment Bill Of Material

Quantities

Qty	Model	Description	Tag
2	MHK2	MHK2	CTR1-AH-1,CTR1-AH-2
2	PUMY-HP48NKMU1	R410A S Series Outdoor Unit	CU-1,CU-2
2	PV FY-P48NAMU-E1	Multi-Position Air Handler Indoor Unit	AH-1,AH-2

Refrigerant Piping Materials

Pipe Size (inch)	Total Length (feet)	Number of Bends
3/8	100	10
5/8	100	10

Equipment Schedules

MITSUBISHI ELECTRIC TRANE HVAC US: CITY MULTI VRF OUTDOOR UNIT SCHEDULE

System Tag	Tag Reference	M-NET Address	Model Number	Modules	Nominal Cooling Capacity (BTU/h)	Nominal Heating Capacity (BTU/h)	Cooling Efficiency (EER/IEER)	Heating COP @ 47°F (HSPF)	Nom System Connected Capacity (% of NOM)	Design Cooling Outdoor Temp DB (°F)	Design Heating Outdoor Temp WB (°F)	Refrig Pipe Dim High/Low Pressure (inch)	Corrected Cooling Total Capacity (BTU/h)	Corrected Heating Capacity (BTU/h)	Sound Pressure (dBA)	Electrical Per Module				Notes / Options
																208/230 or 480V				
																Voltage / Phase	MCA 208/230 V _{LL} (kVA)	RPS	MOCP	
System 1	CJ-1	51	PUMY-HP48NKMJ1	P4B	48,000.0	54,000.0	0.7122 (11.45)	4.02 (11.4)	100.0%	90.0	10.8	3/8 / 5/8	46,985.4	54,838.1	51/54	208/230V / 1-phase	36	40	44	1, 2, 3, 4, 5
System 2	CJ-2	52	PUMY-HP48NKMJ1	P4B	48,000.0	54,000.0	0.7122 (11.45)	4.02 (11.4)	100.0%	90.0	10.8	3/8 / 5/8	46,985.4	54,838.1	51/54	208/230V / 1-phase	36	40	44	1, 2, 3, 4, 5

Notes & Options

- 1 Nominal cooling capacities are based on indoor coil EAT of 80/67°F (DB/WB), outdoor of 95°F (DB)
- 2 Nominal heating capacities are based on indoor coil EAT of 70°F (DB), outdoor of 43°F (WB)
- 3 Efficiency values for EER, IEER, COP are based on AHRI 1230 test method for mixture of ducted & non-ducted indoor units
- 4 For systems with multiple modules, refrigerant pipe dimensions indicate total system combined piping downstream of module twinning
- 5 Added field charge listed is in addition to factory charge, this must be updated based upon final as-built piping layout

MITSUBISHI ELECTRIC TRANE HVAC US: CITY MULTI VRF INDOOR UNIT SCHEDULE

System Tag	Room Name	Tag Reference	Model	Type	Nominal Cooling Capacity (BTU/h)	Nominal Heating Capacity (BTU/h)	Cooling Design Entering Temp. DB/WB (°F) / (COOLING SETPOINT)	Heating Design Entering Temp. DB/WB (°F) / (HEATING SETPOINT)	Corrected Capacity				Refrig Pipe Dim. Liquid/Suction (inch)	Fan Speed Setting	Peak Fan Airflow (cfm) / (L/min) / (GPM) / (GPD)	Max Fan ESP Setting 208V/230V (IN WG)	Voltage / Phase	Electrical MCAMPS	Notes / Options	
									Cooling Diversity Full/Partial Demand	Cooling Total Capacity (BTU/h)	Cooling Sensible Capacity (BTU/h)	Heating Diversity Full/Partial Demand								Heating Capacity (BTU/h)
System 1		AH-1	PVVF-PBSNAMU-E1	Multi-Position Air Handler	48,000.0	54,000.0	80.0/67.0	70.0	FULL DEMAND	46,985.4	33,462.1	FULL DEMAND	53,948.5	3/8 / 5/8	HIGH	1400	0.30 5/0.8	208/230V/1-phase	5.83/5.83/15	1 2 3 4 5 6
System 2		AH-2	PVVF-PBSNAMU-E1	Multi-Position Air Handler	48,000.0	54,000.0	80.0/67.0	70.0	FULL DEMAND	46,985.4	33,462.1	FULL DEMAND	53,948.5	3/8 / 5/8	HIGH	1400	0.30 5/0.8	208/230V/1-phase	5.83/5.83/15	1 2 3 4 5 6

Notes & Options:

- 1 Nominal cooling capacities are based on indoor coil EAT of 80/67°F (DB/WB), outdoor of 95°F (DB)
- 2 Nominal heating capacities are based on indoor coil EAT of 70°F (DB), outdoor of 43°F (WB)
- 3 See outdoor unit schedule for outdoor ambient conditions, connected capacity, and other factors associated with corrected capacities
- 4 See schematic piping/control diagram for indication of required indoor unit remote controllers, system controllers, and integration devices
- 5 Full demand corrected capacity includes de-rate associated with indoor vs. outdoor connected capacity indicated on outdoor unit schedule for associated system. Partial corrected capacity assumes sufficient diversity exists such that the connected capacity de-rate does not apply. It is the designer's responsibility to ensure "Diamond System Builder" is set in the appropriate output capacity setting (full demand/partial demand) prior to generating this schedule.
- 6 It is recommended to always base heating corrected capacity on full demand.

Design View Piping Diagrams

Indoor Units: 1 / 1 to 12
 Capacity: 48 / 24 to 62 (100.0%)
 * Connectable capacity is not actual capacity.
 Total Pipe Length: 54.9 / 984.0 feet
 Furthest Actual: 50.0 / 492.0 feet
 Furthest Equiv.: 54.9 / 492.0 feet
 After 1st Branch Actual: 0.0 / 98.0 feet
 After 1st Branch Equiv.: 0.0 / 98.0 feet

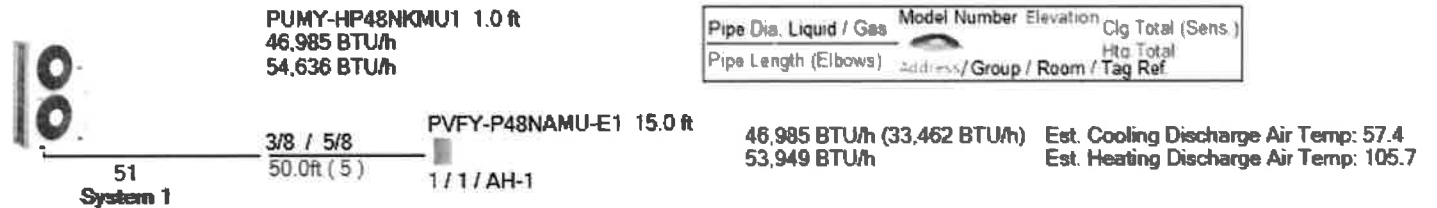
Correction Factors

Outdoor Unit Capacity: 1.00 1.00
 Temperature: 1.01 1.07
 Piping Length: 0.97 0.99
 Defrosting: - 0.95
 User Derate: 1.00 1.00

Total Derate: 0.98 1.01
 Additional Refrigerant: 7.3 lb
 Total Refrigerant Amount: 17.9 lb

Conditions (°F)

Cooling
 Indoor DB 80.0 Humidity 51.8% Indoor WB 67.0
 Outdoor DB 90.0
 Heating
 Indoor DB 70.0
 Outdoor DB 12.0 Humidity 72.8% Outdoor WB 10.8



Indoor Units: 1 / 1 to 12
 Capacity: 48 / 24 to 62 (100.0%)
 * Connectable capacity is not actual capacity.
 Total Pipe Length: 54.9 / 984.0 feet
 Furthest Actual: 50.0 / 492.0 feet
 Furthest Equiv.: 54.9 / 492.0 feet
 After 1st Branch Actual: 0.0 / 98.0 feet
 After 1st Branch Equiv.: 0.0 / 98.0 feet

Correction Factors

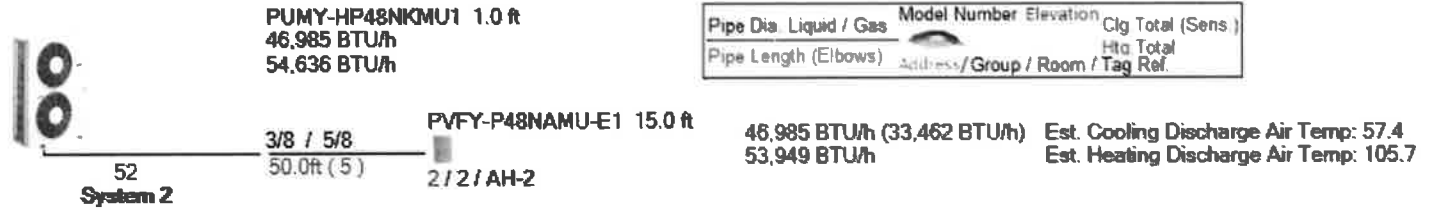
Outdoor Unit Capacity: 1.00 1.00
 Temperature: 1.01 1.07
 Piping Length: 0.97 0.99
 Defrosting: - 0.95
 User Derate: 1.00 1.00

 Total Derate: 0.98 1.01
 Additional Refrigerant: 7.3 lb
 Total Refrigerant Amount: 17.9 lb

Conditions (°F)

Cooling
 Indoor DB 80.0 Humidity 51.8% Indoor WB 67.0
 Outdoor DB 90.0

Heating
 Indoor DB 70.0
 Outdoor DB 12.0 Humidity 72.8% Outdoor WB 10.8



AutoCAD Piping & Wiring Diagrams

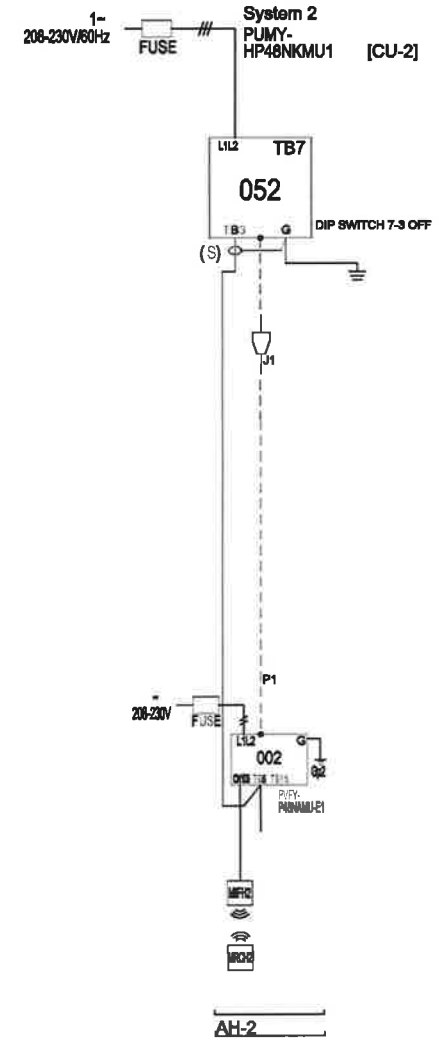
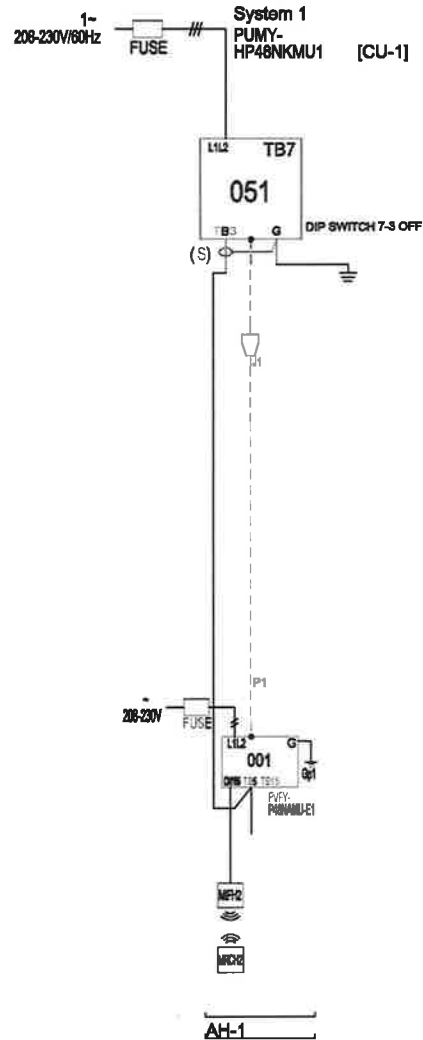
CITY MULTI SYSTEM SCHEMATIC DWG.

This drawing is schematic in nature. Final routing of piping & wiring shall be determined by the installing contractor and/or designer of record. Additional refrigerant charge is needed depending on the size and length of extended piping. Please refer the amount of pre-charge and the formula of calculation which is mentioned on the data book.

1.25mm(1/8 AWG); 1.25mm(1/8 AWG) or more 0.75mm(20 AWG); between 0.5mm(24 AWG) and 0.75mm(20 AWG)

DIAGRAM SYMBOL LEGEND		CONT.No	PAGE
DISPLAY	DESCRIPTION		
—#—	POWER WIRE		
—#—	CONTROL WIRE		
—#—	REF. PIPE		

PIPING AND CONTROLS	
SYMBOL	BRANCH PIPE MODEL NAME
J1	Reducer
SYMBOL	LIQUID PIPE/GAS PIPE SIZE
P1	3/8 / 5/8



Diamond System Builder

sw: 4.3.0.55
db: 4.3.0.39

3/1/2021
2:42 PM

REMARKS
Originator: 267 sea cliff ave
Comments:

Submittal Documents

CITYMULTI®

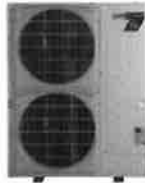
4-TON PUMY-HP48NKMU1



Job Name:

System Reference:

Date:



ACCESSORIES

- Front Wind Baffle (One Piece)*..... WB-PA3
- Air Deflector Vertical..... ADV-1
- Air Outlet Guide (One Piece)*..... PAC-SH96SG-E
- Optional Defrost Heater..... PAC-SJ20BH-E
- Drain Pan..... PAC-SH97DP-E
- Header Kit..... for details see Pipe Accessories Submittal
- Joint Kit..... for details see Pipe Accessories Submittal

*PUMY requires two outlet guides and two wind baffles for installation

Specifications		System	
Unit Type		PUMY-HP48NKMU1	
Cooling Capacity (Nominal)		BTUH	48,000
Heating Capacity (Nominal)		BTUH	54,000
Guaranteed Operating Range	Cooling ^{1,2}	°F [°C]	5.0-115.0 [-15.0-46.0]
	Heating	°F [°C]	-13-59 [-25.0-15.0]
External Dimensions (H x W x D)		In. [mm]	52-11/16 x 41-11/32 x 13+1 [1,338 x 1050 x 330+25]
Net Weight		Lbs. [kg]	278 [128]
External Finish			Galvanized sheets <MUNSELL 3Y 7.8/1.1>
Electrical Power Requirements	Voltage, Phase, Hertz, Power Tolerance		208/230V, 1-phase, 60 Hz,
Minimum Circuit Ampacity		A	36.0
Maximum Overcurrent Protection		A	44
Recommended Fuse Size		A	40
SCCR		kA	5
Refrigerant Piping Diameter	Liquid (High Pressure)	In. [mm]	3/8 [9.52] Flare
	Gas (Low Pressure)	In. [mm]	5/8 [15.88] Flare
Indoor Unit Connectable	Total Capacity		50.0-130.0% of outdoor unit capacity
	Model/Quantity		P04-P54/1.0-12.0
Sound Pressure Levels		dB(A)	51.0-54.0
Compressor Operating Range		Cooling	29.0% to 100.0 %
		Heating	17.0% to 100.0%
Compressor	Type x Quantity		INVERTER-driven Scroll Hermetic x 1
Compressor Motor Output		kW	3.4
Refrigerant	Type x Original Charge		R410A x 10 lbs + 9 oz [4.8 kg]
Protection Devices	High Pressure Protection		High pressure sensor, High pressure switch 601 psi (4.15 MPa)
	Inverter Circuit (Comp./Fan)		Over-heat protection, Over-current protection
	Compressor		Discharge thermo protection, Over-current protection
Lubricant			FV50S (2.3 liters)
AHRI Ratings (Ducted/Non-ducted)	EER		13.1/16.5
	SEER		16.5/22.6
	COP		3.3/4.0
	HSPF		11.0/12.0

NOTES:

Cooling | Indoor: 81 ° F (27 ° C) DB / 68 ° F (19 ° C) WB; Outdoor: 95 ° F (35 ° C) DB

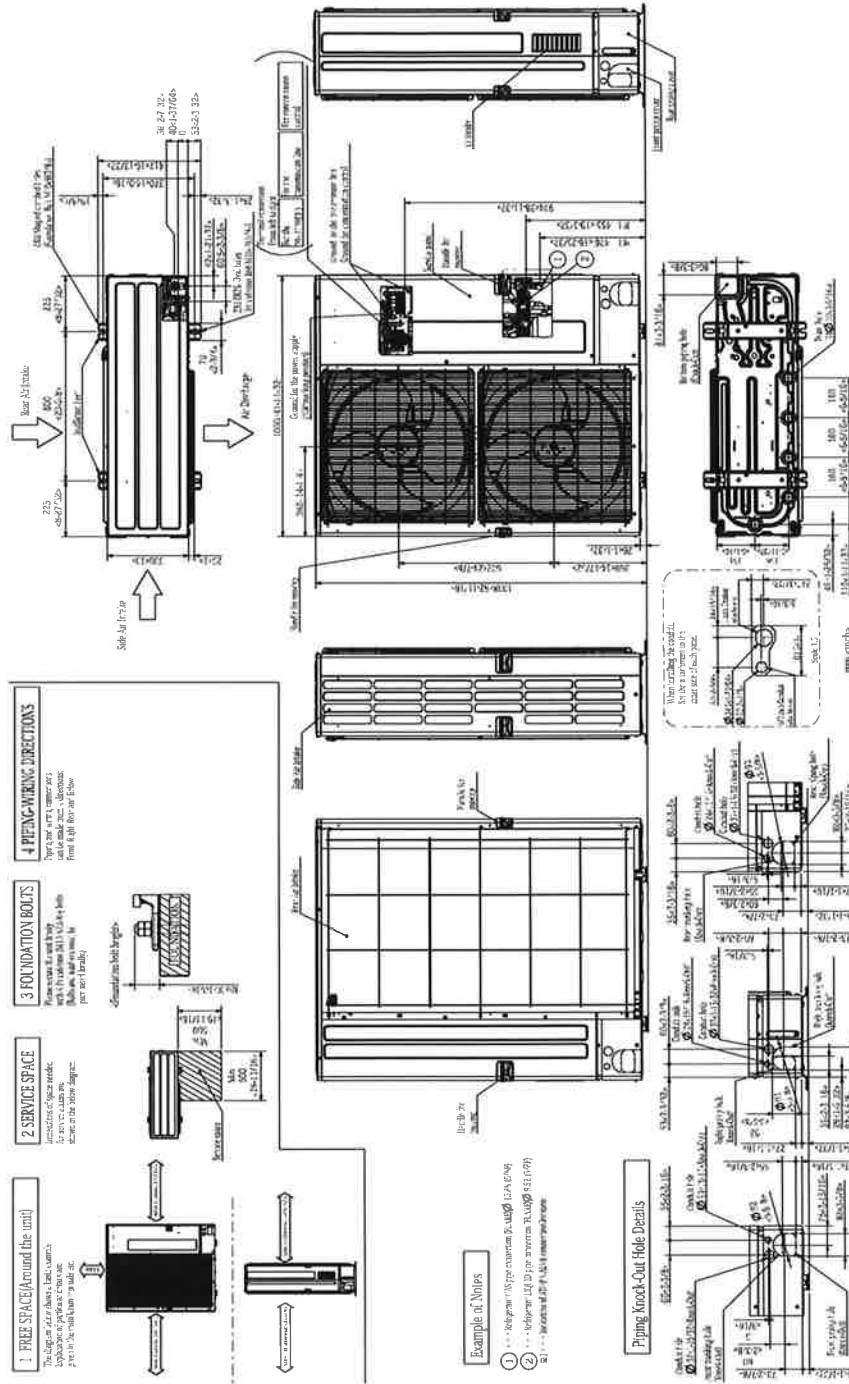
Heating | Indoor: 68° F (20° C) DB, Outdoor 45° F (7° C) DB / 43° F (6° C) WB

¹When using Wind Baffles [WB-PA3], the minimum operating range is 5° F. Without Wind Baffles, the minimum operating range is 23° F

²When connecting PKFY-P06NBMU/P08NHMU, PFFY-P0608/12NEMU or PFFY-P0808/12NRMU indoor units, the minimum operating range is 50° F

OUTDOOR UNIT: PUMY-HP48NKMU1 – DIMENSIONS

Unit: mm(in)



FORM# PUMY-HP48NKMU1 - 202008

1340 Satellite Boulevard Suwanee, GA 30024
Toll Free: 800-433-4822 www.mehvac.com



Job Name:

System Reference:

Date:



PVFY-P48NAMU-E1

SPECIFICATIONS:

Capacity*		
Cooling	Btu/h	48,000
Heating	Btu/h	54,000

* Cooling / Heating capacity indicated at the maximum value at operation under the following conditions:
 Cooling | Indoor : 80° F (27° C) DB / 67° F (19° C) WB
 Cooling | Outdoor : 95° F (35° C) DB
 Heating | Indoor : 70° F (21° C) DB
 Heating | Outdoor : 47° F (8° C) DB / 43° F (6° C) WB

Electrical		
Electrical Power Requirements	1-phase, 208 / 230V, 60Hz	
Minimum Circuit Ampacity (MCA)	A	5.63 / 5.63
Maximum Fuse Size	A	15

External Dimensions		
Height	In.(mm)	59-1/2 (1,511)
Width	In.(mm)	25 (635)
Depth	In.(mm)	21-5/8 (548)

Net Weight	Lbs (kg)	172 (78)
External Finish	High-gloss polyester powder coated	
Coil Type	Cross Fin (Aluminum Plate Fin and Copper Tube)	

Fan		
Type x Quantity	Sirocco fan x 1	
Airflow rate (Low - Mid - High)	CFM	980 - 1,190 - 1,400
External Static Pressure	In. WG	0.30 / 0.50 / 0.80 (Selectable)
Motor Type	DC motor	

Air Filter	Polypropylene Honeycomb
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Refrigerant Piping Diameter		
Liquid (High Pressure)	In.(mm)	3/8 (9.52) Brazed
Gas (Low Pressure)	In.(mm)	5/8 (15.88) Brazed
Field Drain Pipe Size	In.(mm)	FPT 3/4 (19.05)

Sound Data (Low - Mid - High) (measured in anechoic room)		
Sound Pressure Level	dB(A)	35 - 39 - 43

GENERAL FEATURES

- Multi-position design is suitable for any application requires no additional kits, even for downflow configuration
- Dual set point functionality
- Designed specifically for use with CITY MULTI® outdoor units
- Choice of three fan speeds for optimum comfort
- Highly efficient DC motor and a forward curved blower ensures quiet, consistent fan operation
- Optional relay kit provides functionality for two stage auxiliary heat (1 kit per stage), humidifier integration, or other custom applications
- Control board includes a condensate overflow switch connection
- Heavy-gauge steel cabinets with 1" fiberglass-free foam insulation with an R-4.2 insulation value
- Suitable for use in air handling spaces in accordance with Section 18.2 of UL 1995 4th Edition
- Tested in accordance with ANSI/ASHRAE Standard 193; less than 1% air leakage at maximum airflow

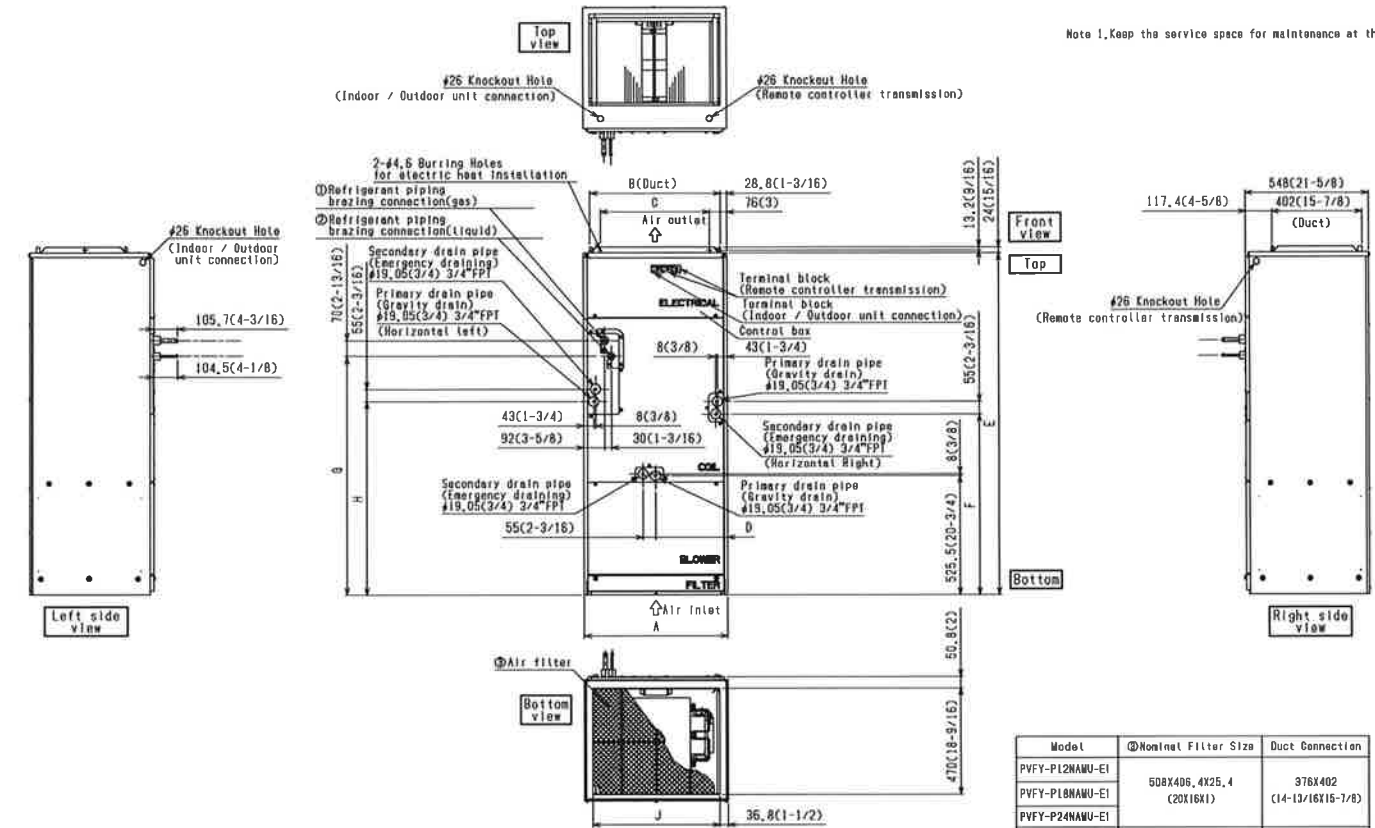
ACCESSORIES:

- Relay Kit.....CN24RELAY-KIT-CM3
- Fan Speed Indication Adapter.....PAC-735
- Electric Heat Kit.....for details see Electric Heat Kit Submittal

Model: PVFY-P48NAMU-E1 – DIMENSIONS

Units: mm (in.)

Note 1. Keep the service space for maintenance at the front.



Unit: mm (in.)

Model	A	B	D	D	E	F	G	H	J	①Gas pipe	②Liquid pipe
PVFY-P12NAMU-E1	432	376	281	224	1275	680	823	736.5	369	φ12.7	φ6.35
PVFY-P18NAMU-E1	(17)	(14-13/16)	(11-1/8)	(8-7/8)	(50-1/4)	(26-13/16)	(32-1/16)	(28)	(14-3/16)	(1/2)	(1/4)
PVFY-P24NAMU-E1											
PVFY-P30NAMU-E1	534	477	382.5	266.5	1378	737	953.5	792	461	φ15.88	φ9.52
PVFY-P36NAMU-E1	(21)	(18-13/16)	(15-1/8)	(10-1/2)	(54-1/4)	(29-1/16)	(37-3/16)	(31-3/16)	(18-3/16)	(5/8)	(3/8)
PVFY-P48NAMU-E1	636	579	484.5	317.5	1611	798.5	1053	853.5	563		
PVFY-P54NAMU-E1	(25)	(22-13/16)	(18-1/8)	(12-1/2)	(59-1/2)	(31-7/16)	(41-1/2)	(33-5/8)	(22-3/16)		

Model	①Nominal Filter Size	Duct Connection
PVFY-P12NAMU-E1	508X406, 4X25.4	376X402
PVFY-P18NAMU-E1	(20X16X1)	(14-13/16X15-7/8)
PVFY-P24NAMU-E1		
PVFY-P30NAMU-E1	508X508X25.4	477X402
PVFY-P36NAMU-E1	(20X20X1)	(18-13/16X15-7/8)
PVFY-P48NAMU-E1	508X608, 6X25.4	579X402
PVFY-P54NAMU-E1	(20X24X1)	(22-13/16X15-7/8)



COOLING & HEATING

1340 Satellite Boulevard, Suwanee, GA 30024
Toll Free: 800-433-4822 www.mehvac.com



Job Name:

System Reference:

Date:

**MRCH2
WIRELESS REDLINK
REMOTE CONTROLLER**

**REDLINK 3.0
WIRELESS
TECHNOLOGY**

**MIFH2
WIRELESS
REDLINK
RECEIVER**
MRC2

kumo touch™

Sold Separately


A Wireless Interface 2 needs to be purchased and installed with each kumo touch in order to remotely control and monitor each indoor unit with the kumo cloud app


**PAC-USWHS002-WF-2
Wireless Interface 2**

kumo cloud®

**MRCH2 WIRELESS REDLINK
REMOTE CONTROLLER SPECIFICATIONS**

- Touch panel, Backlit, easy-to-read display
 - New RedLINK™ 3.0 wireless technology
 - Not compatible with MHK1, MOS1, MCCH1, or Gateway (Rig) RedLINK 2.0 wireless technology environment.
 - User functions allow user to set:
 - On/Off
 - Operation modes cool, heat, drying, fan
 - Set temperature (separate dual set points for heat and cool)
 - Fan speed setting
 - Airflow direction
 - Set temperature range limits (dependent on the system connected):
 - Cooling from 50° to 99° F
 - Heating from 40° to 90° F
 - Auto from 50° to 90° F with dual temperature setting
 - MHK2 Scheduling options:
 - No Schedule
 - MO-SU = Every day the same
 - MO-FR, SA, SU = 5-1-1 schedule
 - MO-FR, SA-SU = 5-2 schedule
 - Each Day = Every day individual
 - Allow kumo cloud to be schedule holder
 - Hold function
 - Temporary or Permanent schedule override
 - Lockout:
 - On, Off, Mode, Fan Speed, Set point, Vane Direction
 - Day/Time display with a 12 or 24-hour clock
 - Supports both Fahrenheit and Celsius
 - RedLINK™ Wireless Connection Status
 - Filter sign display
 - Diagnostics: Displays and records error codes
 - Adjustable auto mode deadband
 - Space temperature offset adjustment
 - Space humidity offset adjustment
 - Hide (on screen only)
- Indoor temperature, Indoor humidity
 - Temperature Sensing Source
 - MHK2
 - Indoor Unit
 - RedLINK Wireless Indoor Air Sensor (IAS)
 - Average of MHK2 and RedLINK Wireless Indoor Air Sensor (IAS)
 - Indoor Humidity Source
 - MHK2
 - RedLINK Wireless Indoor Air Sensor (IAS)
 - Average of MHK2 and RedLINK Wireless Indoor Air Sensor (IAS)
 - Improved indoor unit function code list
 - Indoor unit type
 - Expanded to 28 indoor unit codes
 - Reset to factory default
 - Uses two "AA" alkaline batteries (included)
 - Dimensions: 4-5/64" x 4-5/64" x 1-1/16" (104 x 104 x 27 mm)
 - Operating Ambient Temperature: 32° to 120° F (0° to 48.9° C)
 - Operating Relative Humidity: 5% to 90%

MIFH2 WIRELESS RECEIVER SPECIFICATIONS:

- Included in MHK2 Kit
- Mounts next to or near indoor units to allow MRCH2 Remote Controller operation
- Connects to indoor unit control board with MRC2 Cable
- Dimensions: 3-3/32" H x 1-3/4" W x 39/64" D (74.8 x 44.4 x 15.4 mm)
- Operating Ambient Temperature: -40° to 165° F (-40° to 73.9° C)
- Operating Relative Humidity: 5% to 95%

MRC2 CABLE

- Included in MHK2 Kit in the MIFH2 box
- Connects MIFH2 Wireless Receiver to the CN105 connector on indoor unit control board
- Length: 39-23/64" (1 m)

MHK2 kumo touch™

A Wireless Interface 2 is required in order to use the kumo cloud app – see Install Manual for details.

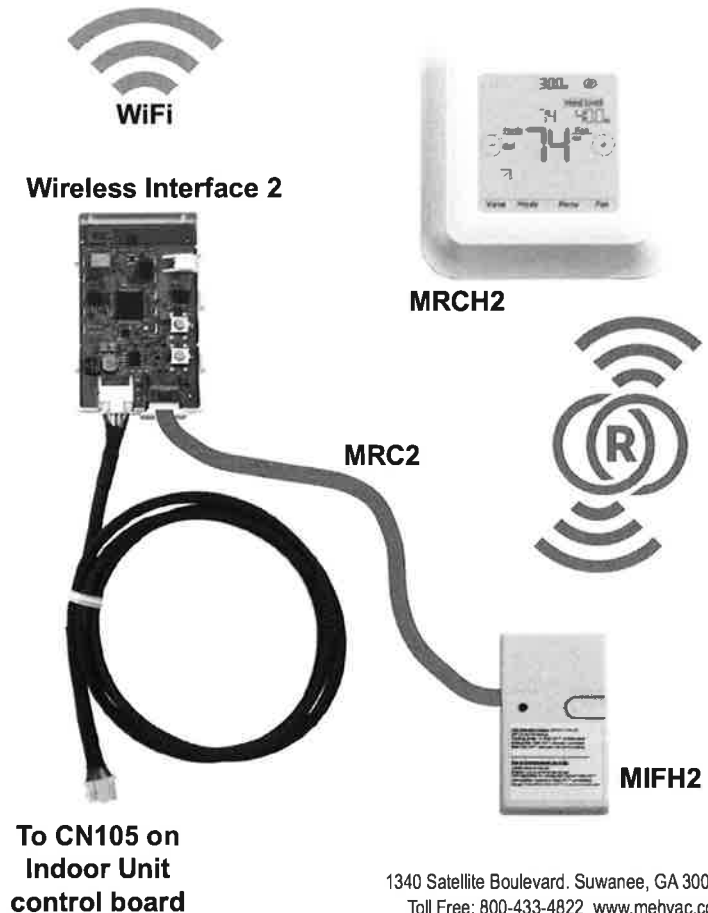


kumo cloud® & MHK2

- kumo cloud and MHK2 can work together on the same indoor unit with the following devices:
 - Wireless Interface 2
 - PAC-USWHS002-WF-2
 - Wireless Interface 2 has an additional CN105 connector on it
 - MHK2 kit
- Compatibility with current indoor units:
 - All CITY MULTI®
 - All P-Series
 - All M-series

Accessories (Sold Separately)

- Wireless Interface 2 (PAC-USWHS002-WF-2)
- CN105 IT Extender (PAC-WHS01IE-E)
- RedLINK 3.0 Wireless Indoor Air Sensor
 - Not sold by Mitsubishi Electric Trane HVAC US LLC
 - Honeywell Model number: RCHTSENSOR
 - Honeywell Part Number: C7189R2002



1340 Satellite Boulevard, Suwanee, GA 30024
Toll Free: 800-433-4822 www.mehvac.com

Warranty Document



MITSUBISHI ELECTRIC US, INC.
Cooling & Heating
1340 Satellite Boulevard
Suwanee, GA 30024

LIMITED WARRANTY STATEMENT

Mitsubishi Electric S-Series Split-ductless Air-conditioner and Heat Pump Systems

Subject to the terms and conditions of this Limited Warranty, the Cooling & Heating Division of MITSUBISHI ELECTRIC US, INC. ("MEUS") warrants to the original purchaser of this S-Series product if purchased on or after **April 1, 2015**, from a licensed HVAC contractor and installed by such contractor in the continental United States, Alaska and Hawaii, that:

- A. The parts are warranted to the original owner for a period of one (1) year from the date of installation by a licensed contractor.** MEUS will provide a replacement for any defective part without charge for the part. Parts used for replacement may be replaced with those of like kind and quality and may be new or remanufactured. Parts used for replacement are warranted for the remainder of the original 1-year warranty period. Defective parts must be made available to MEUS in exchange for the replacement part and become the property of MEUS.
- B. The compressor is warranted to the original owner for a period of seven (7) years from the date of installation by a licensed contractor.** MEUS will replace the defective compressor without charge for the compressor. Replacement compressors are warranted for the remainder of the original 7-year warranty period. Compressors used for replacement may be of like kind and quality and may be new or remanufactured. Defective compressors must be made available to MEUS in exchange for the replacement compressor and become the property of MEUS.
- C. Notwithstanding the foregoing, the parts and compressor will be warranted for a period of ten (10) years to the original owner if: (1) the System is designed by a Diamond Designer using the MEUS Diamond System Builder™ (2) the installing contractor has successfully completed the PUMY or CITY MULTI® MEUS approved training course, and (3) the contractor submits a completed and approved MEUS Extended Warranty Process report.** Specifically, if any parts and/or the compressor should prove defective due to improper workmanship and/or material for a period of ten (10) years from the date of installation, MEUS will replace any defective parts or compressor without charge for the part or compressor. The replacement parts and/or compressor are warranted for the remainder of the original 10-year warranty period. Parts and/or compressors used for replacement may be of like kind and quality and may be new or remanufactured. Defective parts and/or compressors must be made available to MEUS in exchange for the replacement parts and become the property of MEUS.
- D. Notwithstanding the foregoing, the parts and compressor will be warranted for a period of twelve (12) years to the original owner for installation in a residential single-family home if: (1) the System is installed by an MEUS DIAMOND CONTRACTOR (2) the System is designed by a Diamond Designer using the MEUS Diamond System Builder™ (3) the installing contractor has successfully completed the PUMY or CITY MULTI® MEUS approved training course, and (4) the contractor submits a completed and approved MEUS Extended Warranty Process report.** Specifically, if any parts and/or the compressor should prove defective due to improper workmanship and/or material for a period of twelve (12) years from the date of installation, MEUS will replace any defective parts or compressor without charge for the part or compressor. The replacement parts and/or compressor are warranted for the remainder of the original 12-year warranty period. Parts and/or compressors used for replacement may be of like kind and quality and may be new or remanufactured. Defective parts and/or compressors must be made available to MEUS in exchange for the replacement parts and become the property of MEUS.
- E. NO LABOR.** These limited warranties do NOT include labor or any other costs incurred for service, repair, removal, installation, shipping or handling of defective or replacement S-Series product or parts. For certain items that are designed to be replaced by the owner, you are solely responsible for any replacement labor. Air filter cleaning for each indoor unit is normal consumer-required maintenance and this procedure is not covered under warranty. Please refer to the associated indoor unit's Operation Manual for air filter cleaning procedures.
- F. PROPER INSTALLATION; PROOF OF PURCHASE.** This Limited Warranty applies only to Systems that are installed by licensed HVAC contractors who have completed any required MEUS training classes and who install the Systems in accordance with (i) all applicable building codes and permits; (ii) MEUS's installation and operation instructions; and (iii) good trade practices. MEUS may require satisfactory proof of purchase, installation and start-up of the System as a condition to providing replacement parts under this limited warranty.

BEFORE REQUESTING SERVICE, please review the Installation, Technical Service, and Operation Manuals to insure proper installation and correct customer control adjustment for the S-Series System. If the problem persists please arrange for warranty service.

1) TO OBTAIN WARRANTY PARTS SERVICE:

- a. Contact the licensed MEUS Contractor who installed the S-Series system (PUMY model outdoor unit, CITY MULTI indoor units, and CITY MULTI Controllers) or your nearest authorized MEUS Contractor, Dealer or Distributor, whose name and address may be obtained by referencing our website at www.mehvac.com.
- b. Proof of installation date is required when requesting warranty service. Present your sales receipt or other document which establishes proof and date of installation. In the absence of acceptable proof, the effective warranty date shall be considered 120 days after the date of manufacture stamped on the S-Series (PUMY model outdoor unit) product.
- c. This Limited Warranty applies only to Systems purchased on or after **April 1, 2015**, only while the S-Series system (PUMY model outdoor unit, CITY MULTI indoor units, and CITY MULTI Controllers) remains at the site of the original residential installation (except for mobile homes), and only to locations within the continental United States, Alaska and Hawaii.

2) THIS LIMITED WARRANTY DOES NOT COVER: property damages, malfunction or failure of the System, or personal injury caused by or resulting from: (a) accident, abuse, negligence or misuse (b) operating the System in a corrosive or wet environment, including those containing chlorine, fluorine or any other hazardous or harmful chemicals or environmental factors, including sea- or salt-water; (c) installation, alteration, repair or service by anyone other than a licensed contractor or other than pursuant to the manufacturer's instructions; (d) improper matching of System components; (e) improper sizing of the System; (f) improper or deferred maintenance contrary to the manufacturer's instructions; (g) physical abuse to or misuse of the System (including failure to perform any maintenance as described in the Operation manual such as air filter cleaning, or any System damaged by excessive physical or electrical stress; (h) Systems that have had a serial number or any part thereof altered, defaced or removed; (i) System used in any manner contrary to the Operation Manual; (j) freight damage; or (k) damage caused by force majeure or other factors such as power surge damage caused by lightning and fluctuations in or interruptions of electrical power.

3) THIS LIMITED WARRANTY ALSO EXCLUDES: (a) SERVICE CALLS WHERE NO DEFECT IN THE SYSTEM COVERED UNDER THIS WARRANTY IS FOUND; (b) System installation or set-ups; (c) Adjustments of user controls; (d) Systems purchased or installed outside the continental United States, Alaska and Hawaii; or (e) Systems purchased or installed prior to **April 1, 2015**. Consult the operating instructions for information regarding user controls.

4) This Limited Warranty shall not be enlarged, extended or affected by, and no obligation or liability shall arise or grow out of, MEUS providing, directly or indirectly, any technical advice, information and/or service to original owner in connection with the System.

5) EXCEPT AS OTHERWISE PROVIDED IN THIS LIMITED WARRANTY, MEUS MAKES NO OTHER WARRANTIES OF ANY KIND WHATSOEVER REGARDING THE SYSTEM. MEUS DISCLAIMS AND EXCLUDES ALL WARRANTIES NOT EXPRESSLY PROVIDED HEREIN AND ALL REMEDIES WHICH, BUT FOR THIS PROVISION, MIGHT ARISE BY IMPLICATION OR OPERATION OF LAW, INCLUDING, WITHOUT LIMITATION, THE IMPLIED WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT OF THIRD PARTY RIGHTS, AND OF FITNESS FOR ANY PARTICULAR PURPOSE. NO ONE IS AUTHORIZED TO CHANGE THIS LIMITED WARRANTY IN ANY RESPECT OR TO CREATE ANY OTHER OBLIGATION OR LIABILITY FOR MEUS IN CONNECTION WITH THE SYSTEM. MEUS DISCLAIMS ALL LIABILITY FOR THE ACTS, OMISSIONS AND CONDUCT OF ALL THIRD PARTIES (INCLUDING, WITHOUT LIMITATION, THE INSTALLING CONTRACTOR) IN CONNECTION WITH OR RELATED TO THE SYSTEM.

6) UNDER NO CIRCUMSTANCES SHALL MEUS BE LIABLE FOR ANY INDIRECT, INCIDENTAL, SPECIAL, PUNITIVE OR CONSEQUENTIAL DAMAGES INCLUDING, WITHOUT LIMITATION, INFRINGEMENT OF THIRD PARTY RIGHTS, LOST GOODWILL, LOST REVENUES OR PROFITS, WORK STOPPAGE, SYSTEM FAILURE, IMPAIRMENT OF OTHER GOODS, COSTS OF REMOVAL AND REINSTALLATION OF THE SYSTEM, LOSS OF USE, INJURY TO PERSONS OR PROPERTY ARISING OUT OR RELATED TO THE SYSTEM WHETHER BASED ON BREACH OF WARRANTY, BREACH OF CONTRACT, TORT OR OTHERWISE, EVEN IF MEUS HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGE. IN NO EVENT SHALL MEUS'S LIABILITY EXCEED THE ACTUAL PURCHASE PRICE OF THE SYSTEM WITH RESPECT TO WHICH ANY CLAIM IS MADE.

7) SOME STATES DO NOT ALLOW LIMITATIONS ON WARRANTIES OR EXCLUSIONS OR LIMITATION OF DAMAGES, SO THE ABOVE LIMITATIONS OR EXCLUSIONS MAY NOT APPLY.



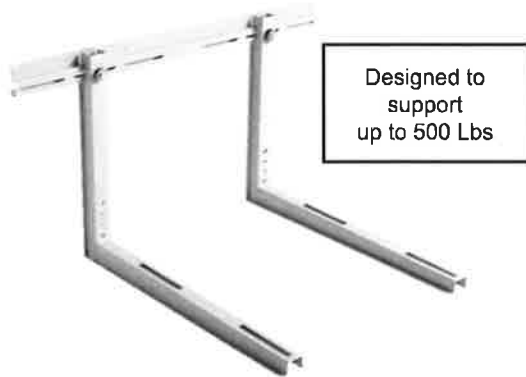
MITSUBISHI ELECTRIC US, INC.
Cooling & Heating
1340 Satellite Boulevard
Suwanee, GA 30024

- 8) **DISPUTE RESOLUTION.** For any dispute with MEUS, you agree to first contact us by phone (800-433-4822) or e-mail (CustomerCare@hvac.mea.com) or U.S. Mail at Mitsubishi Electric US, Inc., ATTN: Customer Care, 1340 Satellite Blvd., Suwanee, GA 30024, and attempt to resolve the dispute with us informally by providing your name, address, and contact information and describing the nature of the dispute. In the unlikely event that MEUS has not been able to resolve a dispute with you within 60 days of your original informal claim (or sooner if, in MEUS's opinion, a dispute is not likely to be resolved within 60 days), we each agree to resolve any claim, dispute, or controversy arising out of or in connection with or relating to this Limited Warranty, or the breach or alleged breach thereof (collectively, "Claims"), by binding arbitration before an arbitrator from Judicial Mediation and Arbitration Services ("JAMS") located in Gwinnett County, Georgia. JAMS may be contacted at www.jamsadr.com and will require you to pay an initial filing fee set by JAMS (unless you successfully apply for a waiver of this fee from JAMS). All other JAMS costs associated with the arbitration will be borne by MEUS. The arbitration will be conducted in Gwinnett County, Georgia, unless you request an in-person hearing where you live, or if you and MEUS agree otherwise. If the arbitrator decides in your favor, the award may include your costs of arbitration, your reasonable attorneys' fees and your reasonable costs for any expert and other witnesses, and any judgment on the award rendered by the arbitrator may be entered in any court of competent jurisdiction. If the arbitrator makes an award in your favor greater than MEUS's last written offer, MEUS will pay you the greater of the award or \$500, plus your reasonable attorney's fees, if any, and reimburse any reasonable expenses (including reasonable expert witness fees and costs) that are reasonably accrued for investigating, preparing, and pursuing your claim in arbitration, as determined by the arbitrator or as agreed to by you and MEUS. Any judgment on the award rendered by the arbitrator may be entered in any court of competent jurisdiction. You may sue under state law in a small claims court of competent jurisdiction without first engaging in arbitration, but you must engage in arbitration before suing under the Federal Magnuson-Moss Act.
- 9) All claims must be brought in the parties' individual capacity, and not as a plaintiff or class member in any purported class or representative proceeding. This waiver applies to class arbitration unless such arbitration is necessary to effectuate the enforcement of the court class action waiver or in the event that class arbitration is expressly agreed to by MEUS. You agree that you and MEUS are each waiving the right to a trial by jury or to participate in a class action.
- 10) You may opt-out of the foregoing arbitration and class action/jury trial waiver provision of this Limited Warranty by notifying MEUS in writing within 30 days of purchase. Such written notification must be sent to Mitsubishi Electric US, Inc., ATTN: Legal, 5900-A Katella Avenue, Cypress, CA 90630, and must include (1) your name, (2) your address, (3) your warranted product's serial number, and (4) a clear statement indicating that you do not wish to resolve disputes through arbitration and demonstrating compliance with the 30-day time limit to opt-out.
- 11) **If any clause herein is found to be illegal or unenforceable, that clause will be severed from this Limited Warranty and the remainder of the Limited Warranty will be given full force and effect. As noted above, if a class action waiver of both court and arbitration class actions is found unenforceable, class arbitration will be expressly allowed under the Limited Warranty.**
- 12) **This Limited Warranty gives the original owner specific legal rights and the original owner may also have other rights that vary from state to state.**
- 13) **This Limited Warranty is valid only in the continental United States, Alaska and Hawaii, and it is not transferable.**

Job Name:

System Reference:

Date:



QSWBSS

GENERAL FEATURES:

- Designed to provide a means to mount the M-Series, S-Series, P-Series and CITY MULTI® PUMY-Series outdoor units on a suitable wall or structure and keep the equipment off the ground in adverse environments like seacoast salt air or waterworks applications.
- Holds up to 500 Lbs.
- Adjustable from 0"-to 34" in width.
- Produced from 316 Series Stainless Steel.
- Shelf depth is 25" to allow correct spacing between the wall and the outdoor unit.

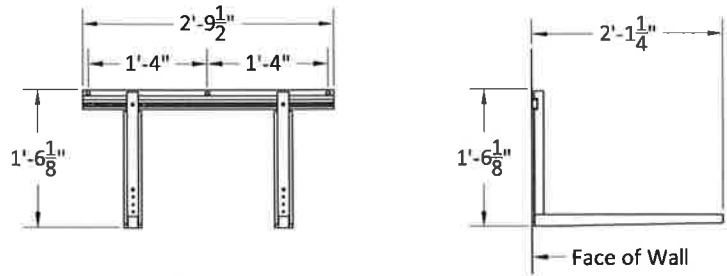
PLEASE NOTE:

- It is the responsibility of the Project Engineer and/or the Installing Contractor / Dealer to specify, furnish, and install any anchor or attachment materials required for the wall construction at the selected mounting location. We are not responsible for any installation faults or defects.
- It is strongly recommended to have the installation periodically inspected by a skilled technician.
- All mounting hardware should be Stainless Steel or other corrosion resistant material.

ASSEMBLY INSTRUCTION:

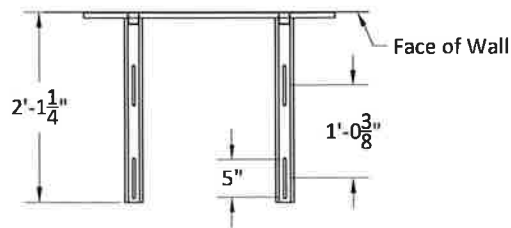
- Remove the three wall mounted bracket parts and bag hardware from the box.
- Mount the straight QSWBSS glide track to the wall the proper bolts and fasteners for the wall type and construction.
- Install the spring nuts into the ends of the QSWBSS glide track and slide them to the desired location.
- Mount the L-bars to the glide track by using the hardware provided. (Note: Insert the 1" 3/4x3/8 bolts and washers thru the L-bar into the spring nuts.

DIMENSIONS:



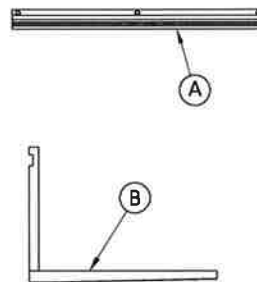
Elevation

Side View



Plan View

PARTS:

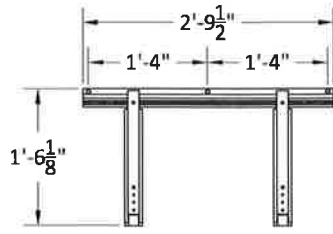


PARTS LIST

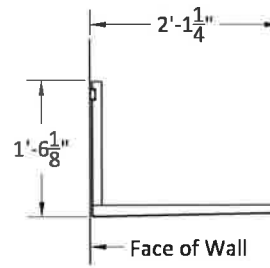
- (A) (1) - 14 gauge Glide Track
- (B) (2) - 14 gauge L-Bar

Note - All assembly hardware is included

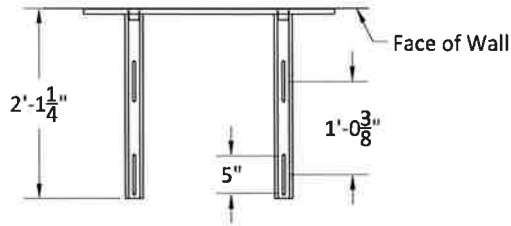
PARTS AND ASSEMBLY: QSWBSS



Elevation



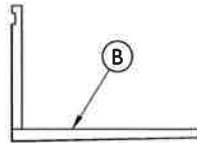
Side View



Plan View



(A)



(B)

PARTS LIST

- (A) (1) - 14 gauge Glide Track
- (B) (2) - 14 gauge L-Bar

Note - All assembly hardware is included

Manufactured for MITSUBISHI ELECTRIC TRANE HVAC US LLC

1340 Satellite Boulevard, Suwanee, GA 30024

Toll Free: 800-433-4822 www.mehvac.com

~~Doug Nadjari~~
~~WARREN TODD & KAREN~~
OR CURRENT OWMER
69 TENTH AVE
SEA CLIFF, NEW YORK 11579

DIPAOLA LE DAMIAN, ANN
OR CURRENT OWMER
285 SEA CLIFF AVE
SEA CLIFF, NEW YORK 11579

R.K. Business Holdings
~~HAAS E WILTA~~
OR CURRENT OWMER
61 NINTH AVE
SEA CLIFF, NEW YORK 11579

RICH ROBERT W
OR CURRENT OWMER
112 12TH ST
SEA CLIFF, NEW YORK 11579

SEA CLIFF SOCIAL LLC
OR CURRENT OWMER
287 SEA CLIFF AVE
SEA CLIFF, NEW YORK 11579

KENNY LINDA
OR CURRENT OWMER
270 SEA CLIFF AVE
SEA CLIFF, NEW YORK 11579

MCKENNA KELLY J & BROOKE E
OR CURRENT OWMER
96 MAPLE AVE
SEA CLIFF, NEW YORK 11579

~~CS Brokers Corp.~~
~~242 SEA CLIFF PROPERTIES LTD.~~
OR CURRENT OWMER
242 SEA CLIFF AVE
GLEN COVE, NEW YORK 11542

BUFFA DOMINICK & LIA
OR CURRENT OWMER
105 12TH AVE
SEA CLIFF, NEW YORK 11579

TUROW VICTOR & CATHI
OR CURRENT OWMER
38 SUMMIT AVE
SEA CLIFF, NEW YORK 11579

PARISI CHARLES E & GOODMAN MARC
OR CURRENT OWMER
75 12TH AVE
SEA CLIFF, NEW YORK 11579

COLLIER THOMAS & LAUREEN
OR CURRENT OWMER
114 12TH AVE
SEA CLIFF, NEW YORK 11579

REILLY JOSEPH & JANE
OR CURRENT OWMER
273 SEA CLIFF AVE
SEA CLIFF, NEW YORK 11579

ALVARADO GEORGE & FARUZZO ABBEY
OR CURRENT OWMER
91 TENTH AVE
SEA CLIFF, NEW YORK 11579

MAZZEO JOSEPH & DIANE TRUST
OR CURRENT OWMER
272 SEA CLIFF AVE
SEA CLIFF, NEW YORK 11579

HERTLEIN MARK & KIMBERLY
OR CURRENT OWMER
86 12TH AVE
SEA CLIFF, NEW YORK 11579

RONDEAU JOSEPH & MADALINE
OR CURRENT OWMER
94 MAPLE AVE
SEA CLIFF, NEW YORK 11579

DANIS JULIA BROWN & E
OR CURRENT OWMER
287 SEA CLIFF AVE
SEA CLIFF, NEW YORK 11579

CONSTANTINO KRISTINA
OR CURRENT OWMER
53 9TH AVE
SEA CLIFF, NEW YORK 11579

~~CS Brokers Corp.~~
~~242 SEA CLIFF PROPERTIES LTD.~~
OR CURRENT OWMER
242-248 SEA CLIFF AVE
SEA CLIFF, NEW YORK 11579

HAGAN MARK
OR CURRENT OWMER
264 SEA CLIFF AVE
SEA CLIFF, NEW YORK 11579

EAMC REALTY LLC
OR CURRENT OWMER
247-249 SEA CLIFF AVE
SEA CLIFF, NEW YORK 11579

DOERING RONALD & ANDREA
OR CURRENT OWMER
107 12TH AVE
SEA CLIFF, NEW YORK 11579

~~INC VILLAGE OF SEA CLIFF~~
~~OR CURRENT OWMER~~
~~SEA CLIFF AVE~~
SEA CLIFF, NEW YORK 11579

SMITH HARRY
OR CURRENT OWMER
82 12TH AVE
SEA CLIFF, NEW YORK 11579

267 SCA LLC -

STENSON MEMORIAL LIBRARY
OR CURRENT OWMER
SEA CLIFF AVE
SEA CLIFF, NEW YORK 11579

FENDERSON L DOBKOWSKI & G
OR CURRENT OWMER
104 MAPLE AVE
SEA CLIFF, NEW YORK 11579

267 Sea Cliff Ave

~~Nancy Schreiber~~
~~HERITAGE CONTRACTING CORP.~~
OR CURRENT OWMER
95 12TH AVE
SEA CLIFF, NEW YORK 11579

KLEINBERG GERI SOLOMON & H
OR CURRENT OWMER
100 MAPLE AVEBYE
SEA CLIFF, NEW YORK 11579

~~SCA Associate~~
~~MORA ANDRES & YOLANDA~~
OR CURRENT OWMER
268 SEA CLIFF AVE
SEA CLIFF, NEW YORK 11579

IRVART ASSET MANAGEMENT LLC
OR CURRENT OWMER
252-260 SEA CLIFF AVE
SEA CLIFF, NEW YORK 11579

SCHINDEL PROPERTIES SEA CLIFF LLC
OR CURRENT OWMER
253 SEA CLIFF AVE
SEA CLIFF, NEW YORK 11579

SEA CLIFF ASSOCIATES LLC
OR CURRENT OWMER
266 SEA CLIFF AVE
SEA CLIFF, NEW YORK 11579

PATH LAND HOLDINGS LLC
OR CURRENT OWMER
263 SEA CLIFF AVE
SEA CLIFF, NEW YORK 11579

HARRIGAN NANCY
OR CURRENT OWMER
87 12TH AVE
SEA CLIFF, NEW YORK 11579

MADDEN TIMOTHY & CATHERINE ELORRIAGA
OR CURRENT OWMER
81 12TH AVE
SEA CLIFF, NEW YORK 11579

~~Claudia Pereira~~
~~SOWINSKI PETER M.~~
OR CURRENT OWMER
99 12TH AVE
SEA CLIFF, NEW YORK 11579



Copy

CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT—THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY.

THIS INDENTURE, made the as of 22nd day of January , in the year 2021

BETWEEN SeaCliff Social ,LLC , a New York Limited Liability Company , having an address at 110 Glenlawn Avenue, Sea Cliff, N.Y. 11579

party of the first part, and 267 SCA LLC, a New York Limited Liability Company , having an address at 29-10 20th Avenue , Astoria, New York 11105

party of the second part,

WITNESSETH, that the party of the first part, in consideration of

\$10.00 dollars

paid by the party of the second part, does hereby grant and release unto the party of the second part, the heirs or successors and assigns of the party of the second part forever,

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the

See Schedule A attached

Being and intended to be the same premises as those described in deed dated April 24,2015 and recorded on May 7,2015 in the Office of the County Clerk , Nassau County, State of New York at Liber 13206 Page 825

Premises being known as 267 Seacliff Avenue, Sea Cliff, New York 11579 Section 21 Block 136 Lots 1272 and 1317

TOGETHER with all right, title and interest, if any, of the party of the first part in and to any streets and roads abutting the above described premises to the center lines thereof; **TOGETHER** with the appurtenances and all the estate and rights of the party of the first part in and to said premises; **TO HAVE AND TO HOLD** the premises herein granted unto the party of the second part, the heirs or successors and assigns of the party of the second part forever.

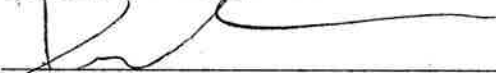
AND the party of the first part covenants that the party of the first part has not done or suffered anything whereby the said premises have been encumbered in any way whatever, except as aforesaid.

AND the party of the first part, in compliance with Section 13 of the Lien Law, covenants that the party of the first part will receive the consideration for this conveyance and will hold the right to receive such consideration as a trust fund to be applied first for the purpose of paying the cost of the improvement and will apply the same first to the payment of the cost of the improvement before using any part of the total of the same for any other purpose. The word "party" shall be construed as if it read "parties" whenever the sense of this indenture so requires.

IN WITNESS WHEREOF, the party of the first part has duly executed this deed the day and year first above written.

IN PRESENCE OF:

SeaCliff Social, LLC



David Swinburne , Managing Member

THE JUDICIAL TITLE INSURANCE AGENCY LLC

Title Number: 141308OL-N

SCHEDULE A

ALL that certain plot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Incorporated Village of Sea Cliff, Town of Oyster Bay, County of Nassau and State of New York, known as and by part of lot number 1317 and all of Lot No. 1272 as shown and designated on a certain map entitled, Map of the North part of Sea Cliff Grave, Town of Oyster Bay, Queens County, Long Island, New York, adopted 11/29/1876" and filed in the Office of the Clerk of the County of Queens on 8/31/1880 under File No. 436 and filed in the Office of the Clerk of Nassau County on 6/16/1900 under the File No. 17, Case No. 3078, being bounded and described as follows:

BEGINNING at a point on the southerly side of Sea Cliff Avenue (11th Avenue), distant 340 feet easterly from the corner formed by the intersection of the easterly side of Central Avenue with the southerly side of Sea Cliff Avenue;

RUNNING THENCE south 76 degrees 49 minutes east along the southerly side of Sea Cliff Avenue, 40 feet;

THENCE south 13 degrees 12 minutes west, 112 feet to the northerly side of 12th Avenue;

THENCE north 76 degrees 49 minutes west along the northerly side of 12th Avenue, 40 feet;

THENCE north 13 degrees 12 minutes east, 112 feet to the southerly side of Sea Cliff Avenue, at the point or place of BEGINNING.

**FOR
CONVEYANCING
ONLY**

The policy to be issued under this report will insure the title to such buildings and improvements erected on the premises which by law constitute real property.

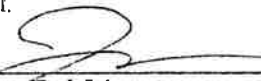
TOGETHER with all the right, title and interest of the party in the first part, or, in and to the land lying in the street in front of and adjoining said premises.

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of Nassau, ss:

On the 21st day of January in the year 2021, before me, the undersigned, personally appeared David Swinburne

, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.



Notary Public

JAMES E. WEI
Notary Public, State of New York
No. 621VE6259070
Qualified in Westchester County
Commission Expires 04/09/2024

ACKNOWLEDGEMENT BY SUBSCRIBING WITNESS TAKEN IN NEW YORK STATE

State of New York, County of _____, ss:

On the _____ day of _____ in the year _____, before me, the undersigned, a Notary Public in and for said State, personally appeared _____, the subscribing witness to the foregoing instrument, with whom I am personally acquainted, who, being by me duly sworn, did depose and say that he/she/they reside(s) in

(if the place of residence is in a city, include the street and street number if any, thereof); that he/she/they know(s)

to be the individual described in and who executed the foregoing instrument; that said subscribing witness was present and saw said

execute the same; and that said witness at the same time subscribed his/her/their name(s) as a witness thereto

ACKNOWLEDGEMENT TAKEN IN NEW YORK STATE

State of New York, County of _____, ss:

On the _____ day of _____ in the year _____, before me, the undersigned, personally appeared

, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

ACKNOWLEDGEMENT TAKEN OUTSIDE NEW YORK STATE

*State of _____, County of _____, ss:

*(Or insert District of Columbia, Territory, Possession or Foreign County)

On the _____ day of _____ in the year _____, before me _____ the undersigned personally appeared

Personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), that by his/her/their signature(s) on the instrument, the individual(s) or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual make such appearance before the undersigned in the

(add the city or political subdivision and the state or country or other place the acknowledgement was taken).

**Bargain and Sale Deed
With Covenants**

Title No. 141308FA-N

SeaCliff Social, LLC
TO
267SCA LLC

SECTION: 21
BLOCK: 136
LOT: 1272 and 1317
COUNTY OR TOWN: Nassau

RETURN BY MAIL TO:

Sandra M. Guiducci, Esq
136-8941st Avenue
Flushing, New York 11355

DISTRIBUTED BY

YOUR TITLE EXPERTS
The Judicial Title Insurance Agency LLC
800-281-TITLE (8485) FAX: 800-FAX-9396