

2020 EXISTING BUILDING CODE OF NEW YORK STATE			
BUILDING CODE SUMMARY			
Site	Stony Point Elementary School Thiells Elementary School West Haverstraw Elementary School	Date:	9/28/2023
Project Name:	Univent Replacement at Stony Point, Thiells & West Haverstraw Elementary	Location	Rockland County
Project Number:	43040, 43041, 43042	Architect of Record	MSA
Project Address:	140 Route 210, Stony Point, NY 10980 78 Rosman Rd, Thiells, NY 10984 71 Blauvelt Ave, West Hav, NY 10993		
APPLICABLE ORDINANCES, CODES & STANDARD			
2020	Existing Building Code of New York State		
2020	Building Code of New York State		
2020	Energy Conservation Code of New York State		
2020	Fire Code of New York State		
2020	Fuel Gas Code of New York State		
2020	Mechanical Code of NY State		
2020	Plumbing Code of NY State		
	NFPA 70		
EXISTING BUILDING CODE: CHAPTER 1 SCOPE AND ADMINISTRATION			
SECTION 101	GENERAL		
101.2 Scope	The provisions of this code shall apply to the repair, alteration, change of occupancy, addition to and relocation of existing buildings.		
101.4 Applicability	This code shall apply to the repair, alteration, change of occupancy, addition and relocation of existing buildings, regardless of occupancy, subject to the criteria of Sections 101.4.1 and 101.4.2.		
101.4.2 Buildings Previously Occupied	The legal occupancy of any building existing on the date of adoption of this code shall be permitted to continue without change, except as is specifically covered in this code, the Fire Code of New York State, or the Property Maintenance Code of New York State, or as is deemed necessary by the building official for the general safety and welfare of the occupants and the public.		
EXISTING BUILDING CODE: CHAPTER 2 DEFINITIONS			
SECTION 202	GENERAL DEFINITIONS		
EQUIPMENT OR FIXTURE	Any plumbing, heating, electrical, ventilating, air conditioning, refrigerating, and fire protection equipment, and elevators, dumbwaiters, escalators, boilers, pressure vessels and other mechanical facilities or installations that are related to building services. Equipment or fixture shall not include manufacturing, production, or process equipment, but shall include connections from building service to process equipment.		
EXISTING BUILDING CODE: CHAPTER 3 PROVISIONS FOR ALL COMPLIANCE METHODS			
SECTION 301	ADMINISTRATION		
301.3.2 Work Area Compliance Method	Alterations, additions and changes of occupancy complying with the applicable requirements of Chapters 6 through 12 of this code shall be considered in compliance with the provisions of this code.		
302.5 New and replacement materials	Except as otherwise required or permitted by this code, materials permitted by the applicable code for new construction shall be used. Like materials shall be permitted for repairs and alterations, provided that unsafe conditions are not created. Hazardous materials shall not be used where the code for new construction would not permit their use in buildings of similar occupancy, purpose and location.		
302.2 Additional Codes	Alterations, repairs, additions and changes of occupancy to, or relocation of, existing buildings and structures shall comply with the provisions for alterations, repairs, additions and changes of occupancy or relocation, respectively, in this code and the Energy Conservation Construction Code of New York State, Fire Code of New York State, Fuel Gas Code of New York State, Mechanical Code of New York State, Plumbing Code of New York State, Property Maintenance Code of New York State, Residential Code of New York State and NFPA 70. Where provisions of the other codes conflict with provisions of this code, the provisions of this code shall take precedence.		
302.5.1 New structural members and connections	New structural members and connections shall comply with the detailing provisions of the Building Code of New York State for new buildings of similar structure, purpose and location.		
EXISTING BUILDING CODE: CHAPTER 6 CLASSIFICATION OF WORK			
SECTION 601	GENERAL		
601.2 Work Area	The work area, as defined in Chapter 2, shall be identified on the construction documents.		
SECTION 602	ALTERATION - LEVEL 1		
602.1 Scope	Level 1 alterations include the removal and replacement or the covering of existing materials, elements, equipment, or fixtures using new materials, elements, equipment, or fixtures that serve the same purpose.		
602.2 Application	Level 1 alterations shall comply with the provisions of Chapter 7.		
SECTION 603	ALTERATION - LEVEL 2		
603.1 Scope	Level 2 alterations include the reconfiguration of space, the addition or elimination of any door or window, the reconfiguration or extension of any system, or the installation of any additional equipment.		
603.2 Application	Level 2 alterations shall comply with the provisions of Chapter 7 for Level 1 alterations as well as the provisions of Chapter 8.		
EXISTING BUILDING CODE: CHAPTER 7 ALTERATIONS - LEVEL 1			
SECTION 702	BUILDING ELEMENTS AND MATERIALS		
702.1 Interior Finishes	Newly installed interior wall and ceiling finishes shall comply with Chapter 8 of the Building Code of New York State.		
702.2 Interior Floor Finish	New interior floor finish, including new carpeting used as an interior floor finish material, shall comply with Section 804 of the Building Code of New York State.		
702.3 Interior Trim	Newly installed interior trim materials shall comply with Section 806 of the Building Code of New York State.		
SECTION 703	FIRE PROTECTION		
703.1 General	Alterations shall be done in a manner that maintains the level of fire protection provided		
SECTION 704	MEANS OF EGRESS		

EXISTING BUILDING CODE

704.1 General	Alterations shall be done in a manner that maintains the level of protection provided for the means of egress.		
SECTION 705	REROOFING		
705.1 General	Materials and methods of application used for recovering or replacing an existing roof covering shall comply with the requirements of Chapter 15 of the Building Code of New York State.		
705.6 Flashings	Flashings shall be reconstructed in accordance with approved manufacturer's installation instructions. Metal flashing to which bituminous materials are to be adhered shall be primed prior to installation.		
SECTION 706	STRUCTURAL		
706.2 Addition or replacement of roofing or replacement of equipment	Any existing gravity load-carrying structural element for which an alteration causes an increase in design dead, live or snow load, including snow drift effects, of more than 5 percent shall be replaced or altered as needed to carry the gravity loads required by the Building Code of New York State for new structures.		
EXISTING BUILDING CODE: CHAPTER 8 ALTERATIONS LEVEL 2			
SECTION 801	GENERAL		
801.2 Alteration Level 1 Compliance	In addition to the requirements of this chapter, all work shall comply with the requirements of Chapter 7.		
801.3 Compliance	New construction elements, components, systems, and spaces shall comply with the requirements of the Building Code of New York State.		
SECTION 802	BUILDING ELEMENTS AND MATERIALS		
802.4 Interior Finish	The interior finish of walls and ceilings in exits and corridors in any work area shall comply with the requirements of the Building Code of New York State.		
SECTION 803	FIRE PROTECTION		
803.2.2 Groups A, B, E, F-1, M, R-1, R-2, R-4, S-1, & S-1	In buildings with occupancies in Groups A, B, E, F-1, H, I, M, R-1, R-2, R-4, S-1 and S-2, work areas that have exits or corridors shared by more than one tenant or that have exits or corridors serving an occupant		
803.4 Fire Alarm and Detection	In buildings with occupancies in Groups A, B, E, F-1, H, I, M, R-1, R-2, R-4, S-1 and S-2, work areas that have exits or corridors shared by more than one tenant or that have exits or corridors serving an occupant load greater than 30 shall be provided with automatic sprinkler protection where BOTH of the following conditions occur: 1. The work area is required to be provided with automatic sprinkler protection in accordance with the Building Code of New York State as applicable to new construction. 2. The work area exceeds 50 percent of the floor area.		
SECTION 805	MEANS OF EGRESS		
SECTION 806	STRUCTURAL		
806.2 Existing Structural Elements Carrying Gravity Loads	Any existing gravity load-carrying structural element for which an alteration causes an increase in design dead, live or snow load, including snow drift effects, of more than 5 percent shall be replaced or altered as needed to carry the gravity loads required by the Building Code of New York State for new structures. Any existing gravity load-carrying structural element whose gravity load-carrying capacity is decreased as part of the alteration shall be shown to have the capacity to resist the applicable design dead, live and snow loads, including snow drift effects, required by the Building Code of New York State for new structures.		
SECTION 807	ELECTRICAL		
807.1 New Installations	Newly installed electrical equipment and wiring relating to work done in any work area shall comply with all applicable requirements of NFPA 70 except as provided for in Section 807.3.		
SECTION 808	MECHANICAL		
807.1 Altered Existing Systems	In mechanically ventilated spaces, existing mechanical ventilation systems that are altered, reconfigured, or extended shall provide not less than 5 cubic feet per minute (cfm) (0.0024 m ³ /s) per person of outdoor air and not less than 15 cfm (0.0071 m ³ /s) of ventilation air per person; or not less than the amount of ventilation air determined by the Indoor Air Quality Procedure of ASHRAE 62.1.		

ENERGY CODE

2020 ENERGY CONSERVATION CODE OF NEW YORK STATE			
BUILDING CODE SUMMARY			
Site	Stony Point Elementary School Thiells Elementary School West Haverstraw Elementary School	Date:	9/28/2023
Project Name:	Univent Replacement at Stony Point, Thiells & West Haverstraw Elementary	Location	Rockland County
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2020	Building Code of New York State		
2020	Energy Conservation Code of New York State		
ENERGY CONSERVATION CODE: CHAPTER 4 COMMERCIAL ENERGY EFFICIENCY			
SECTION C402	Building Envelope Requirements		
Table C402.1.3	Building Envelope Requirements - Opaque Assemblies		
	Climate Zone 5A	Walls	Average R-Value
	Mass	Above Grade	R-11.4ci
	Climate Zone 5A	Roofs	Average R-Value
	Wood Framed or Other	Insul entirely above roof deck	R-30ci
SECTION C403	Building Mechanical Systems		
C403.1 General	Mechanical systems and equipment serving the building heating, cooling, ventilating or refrigerating needs		
C403.1.1 Calculation of Heating and Cooling Loads (Mandatory)	Design loads associated with heating, ventilating and air conditioning of the building shall be determined in accordance with ANSI/ASHRAE/ACCA Standard 183 or by an approved equivalent computational procedure using the design parameters specified in Chapter 3. Heating and cooling loads shall be adjusted to account for load reductions that are achieved where energy recovery systems are utilized in the HVAC system in accordance with the ASHRAE HVAC Systems and Equipment Handbook by an approved equivalent computational procedure.		
ENERGY CONSERVATION CODE: CHAPTER 5 EXISTING BUILDING			
SECTION C503	ALTERATIONS		
C503.1 General	Alterations to any building or structure shall comply with the requirements of the code for new construction. Alterations shall be such that the existing building or structure is no less conforming to the provisions of this code than the existing building or structure was prior to the alteration. Alterations to an existing building, building system or portion thereof shall conform to the provisions of this code as those provisions relate to new construction without requiring the unaltered portions of the existing building or building system to comply with this code. Alterations shall not create an unsafe or hazardous condition or overload existing building systems.		
C503.4 Heating and cooling Systems	New heating, cooling and duct systems that are part of the alteration shall comply with Sections C403.		



IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO FULL SCALE

No.	Date	Revisions
0	03-04-25	BIDDING DOCUMENTS

REC. EXP DATE: 12-31-25

Drawn by: JC
Checked by: MS/JC
Project No.: 43040
Scale: AS NOTED
Date: 03-18-24

Mechanical Engineer:
GREENMAN PEDERSEN INC
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MONTEBELLA, NY 10901

Structural Engineer:
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UNIVENT REPLACEMENT AT
STONY POINT, THIELLS
AND WEST HAVERSTRAW
ELEMENTARY SCHOOL

SPES SED# 50-02-01-08-0-014-012
YES SED# 50-02-01-06-0-025-018
WHES SED# 50-02-01-06-0-024-015

7 GIBBS DRIVE
STONY POINT, NY 10980

COUNTY OF ROCKLAND

MSA

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Drawing Title: **CODE ANALYSIS**
Drawing No.: **B-100**

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER AN ITEM IN ANY WAY.

ASBESTOS ABATEMENT NOTES

PRE-ABATEMENT WORK NOTES:

- THESE DRAWINGS HAVE BEEN PREPARED UTILIZING THE OWNERS' ORIGINAL CONSTRUCTION DOCUMENTS IN ORDER TO ILLUSTRATE THE EXISTING CONDITIONS OF THE SITE AND STRUCTURES THEREIN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACTUAL VERIFICATION OF ALL EXISTING CONDITIONS IN THE FIELD.
- THE CONTRACTOR SHALL DETERMINE EXACT FINAL LOCATIONS OF PERSONNEL AND WASTE DECONTAMINATION ENCLOSURES, PICK UP AREA FOR REFUSE AND ASBESTOS DEBRIS. THESE LOCATIONS SHALL BE REVIEWED AND PROPERLY APPROVED BY THE DISTRICT PRIOR TO COMMENCEMENT OF WORK. THIS CONTRACTOR SHALL ESTABLISH, LABEL AND MAINTAIN PROPER EXITS AND WAYS OF EGRESS WITHIN EACH WORK AREA FOR NORMAL AND EMERGENCY USE BY WORKERS DURING ALL ABATEMENT ACTIVITIES.
- THE CONTRACTOR, PRIOR TO BIDDING SHALL BE RESPONSIBLE TO BECOME COMPLETELY FAMILIAR WITH ALL ASPECTS OF THE PROJECT, INCLUDING, BUT NOT LIMITED TO, ALL DEMOLITION AND CONSTRUCTION WORK AS SHOWN IN THE COMPLETE SET OF DRAWINGS AND IN THE PROJECT MANUAL / SPECIFICATIONS AND ASBESTOS SURVEY REPORTS IN ORDER THAT THE FULL SCOPE OF WORK WHICH MAY ENCOUNTER ASBESTOS CONTAINING MATERIALS IS UNDERSTOOD AND ACCOUNTED FOR, BY THE CONTRACTOR IN (UNDERTAKING) THIS PROJECT. A COPY OF THE ASBESTOS SURVEY REPORT CAN BE REQUESTED FROM THE OWNERS' ENVIRONMENTAL CONSULTANT.
- PRIOR TO ABATEMENT ALL CONTRACTORS WILL SURVEY EXISTING CONDITIONS IN THE ABATEMENT AND GENERAL WORK AREAS. ITEMS / MATERIALS, ETC., DAMAGED OR NON-FUNCTIONAL SHALL BE LISTED, NOTED, PHOTOGRAPHED AND REVIEWED WITH THE PROJECT INSPECTOR. ALL OTHER ITEMS / MATERIALS SHALL BE ASSUMED TO BE IN GOOD CONDITION AND WORKING ORDER. IT SHALL BE THE RESPONSIBILITY OF THE ABATEMENT CONTRACTOR TO MAINTAIN ALL MATERIALS, ITEMS, EQUIPMENT, SYSTEMS, ETC. IN THEIR ORIGINAL CONDITION AND RETURN TO OWNER/GENERAL CONTRACTOR, ETC., IN SAME CONDITION AT THE END OF THIS CONTRACT.

ASBESTOS REMOVAL GENERAL NOTES:

- ASBESTOS ABATEMENT INDICATED ON THESE DRAWINGS SHALL BE PERFORMED BY A NYS DEPARTMENT OF LABOR LICENSED ASBESTOS ABATEMENT CONTRACTOR, WHO SHALL VERIFY ALL EXISTING CONDITIONS, DIMENSIONS AND QUANTITIES PRIOR TO BID.
- THE CONTRACTOR SHALL PERFORM ALL CONTRACT WORK IN ACCORDANCE WITH CONTRACT SPECIFICATIONS, NEW YORK STATE DEPARTMENT OF LABOR (NYS DOL) INDUSTRIAL HEALTH CODE RULE 56, OSHA, NESHAPS, AHERA, NYSDEC AND ALL OTHER APPLICABLE CODES.
- THE CONTRACTOR SHALL MAINTAIN THE SITE AS NEAT AS POSSIBLE AND ORDERLY DURING (THE COURSE OF)THE WORK. ALL LOOSE DEBRIS WHICH MAY (BECOME WINDBORNE) BLOW OFF THE SITE, SHALL BE COLLECTED AND DISPOSED OF PROPERLY BY THE CONTRACTOR ON A DAILY BASIS AS PART OF THE PROJECT WORK.
- THE CONTRACTOR SHALL PROVIDE BARRIERS AROUND THE WORK AREAS IN ORDER TO ENSURE SAFE PASSAGE BY ANY PERSON. THESE BARRIERS SHALL ALSO SERVE TO KEEP ALL UNAUTHORIZED PERSONS OUT OF THE PROJECT AREA FOR THE DURATION OF THE WORK.
- VARIANCES: CONTRACTOR SHALL PAY FOR AND OBTAIN ANY NECESSARY SITE SPECIFIC VARIANCES.
- THE CONTRACTOR SHALL MAINTAIN SECURITY IN THE BUILDING AND THE WORK AREAS AT ALL TIMES.
- PROJECT STAGING, STORAGE, SCHEDULING AND ACCESS SHALL BE COORDINATED WITH AND APPROVED BY THE ARCHITECT, CONSTRUCTION MANAGER AND OWNER PRIOR TO PROCEEDING WITH WORK.
- SHOULD IT BECOME NECESSARY, THE CONTRACTOR SHALL COORDINATE SHUT DOWN AND LOCK OUT / TAG OUT OF THE ELECTRICAL POWER FROM THE OWNERS' POWER, WITH OWNERS' REPRESENTATIVE, PRIOR TO THE COMMENCEMENT OF WORK.
- ALL TEMPORARY POWER TO THE WORK AREA SHALL BE BROUGHT IN FROM OUTSIDE THE WORK AREA THROUGH A GROUND-FAULT CIRCUIT INTERRUPTER AT THE SOURCE.
- CONTRACTOR SHALL COORDINATE CONNECTION OF WATER SERVICE FOR DECONTAMINATION PURPOSES WITH OWNERS' REPRESENTATIVE. WATER FOR DECONTAMINATION UNITS IS AVAILABLE FROM THE OWNER.
- THE OWNER OR OWNERS' REPRESENTATIVE IS RESPONSIBLE TO CONTRACT FOR NYS DOL PROJECTS MONITORING / AIR SAMPLING TECHNICIAN SERVICES AS REQUIRED.
- CONTRACTOR TO PROVIDE A COPY OF SAFETY DATA SHEETS (SDS'S) FOR ANY CHEMICAL AGENTS TO BE USED DURING THE ASBESTOS ABATEMENT TO THE PROJECT MONITOR AND THE OWNER'S REPRESENTATIVE.
- CONTRACTOR SHALL REQUEST AND RECEIVE PROJECT MONITOR AND OWNERS' REPRESENTATIVES APPROVAL OF ALL WORK BEFORE ANY ABATEMENT IS UNDERTAKEN.
- UNDER NO CIRCUMSTANCES SHALL CONTAMINATED WASTE WATER BE DISCHARGED THROUGH A SYSTEM WITHOUT FILTERING. THE MAXIMUM FILTER SIZE OPENING SHALL BE CAPABLE OF RETAINING A 5.0 MICRON PARTICLE SIZE COLLECTION CAPABILITY.
- DRAWINGS ATTEMPT TO INDICATE THE GENERAL SCOPE OF EXISTING CONDITIONS AND ITEMS AFFECTED BY THE ABATEMENT WORK. CONTRACTOR SHALL EXAMINE THE WORK AREA PRIOR TO FORMULATING HIS BID SHALL INCLUDE FIELD VARIATIONS FROM THOSE SHOWN WITHIN THE GENERAL INTENT OF THE WORK.
- THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL ASBESTOS CONTAINING MATERIALS CONTAINED WITHIN AND GENERATED FROM THE ABATEMENT PROJECT AND ASSOCIATED WITH ALL PROJECT WORK, IN COMPLIANCE WITH ALL APPLICABLE LAWS, RULES REGULATIONS AND ALL REQUIREMENTS OF ALL AUTHORITIES HAVING JURISDICTION.
- THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL ASBESTOS CONTAINING MATERIALS CONTAINED WITHIN AND GENERATED FROM THE PROJECT AND ASSOCIATED WITH ALL PROJECT WORK, IN THE MOST EFFICIENT AND COST EFFECTIVE METHOD POSSIBLE, WHICH ALSO COMPLIES WITH THE REQUIREMENTS LISTED ABOVE.

POST ABATEMENT WORK NOTES:

- PROVIDE ALL APPLICABLE CODE RULE 56 PROCEDURES, CLEAN UP AND ADDITIONAL TESTING AS REQUIRED.
- AFTER FINAL CLEARANCE HAS BEEN ATTAINED (SUBSTANTIAL COMPLETION) THE ABATEMENT CONTRACTOR, TOGETHER WITH THE PROJECT INSPECTOR AND OWNER'S REPRESENTATIVE WILL SURVEY FINAL CONDITIONS IN THE ABATEMENT AND GENERAL WORK AREAS. ITEMS / MATERIALS, ETC., DAMAGED OR NON-FUNCTIONAL SHALL BE LISTED, NOTED, PHOTOGRAPHED AND REVIEWED WITH THE PROJECT INSPECTOR. ALL OTHER ITEMS / MATERIALS SHALL BE REVIEWED WITH THE PROJECT INSPECTOR. ALL OTHER ITEMS / MATERIALS NOT NOTED, SHALL BE ASSUMED TO BE IN GOOD CONDITION AND WORKING ORDER. IT SHALL BE THE RESPONSIBILITY OF THE ABATEMENT CONTRACTOR TO MAINTAIN ALL MATERIALS, ITEMS, EQUIPMENT, SYSTEMS, ETC. IN THEIR ORIGINAL CONDITION AND RETURN TO OWNER/GENERAL CONTRACTOR, ETC., IN SAME CONDITION AT THE END OF THIS CONTRACT. ANY NEW DAMAGE OR MISSING EQUIPMENT SHALL BE NOTED AND THE COST OFFSET FROM THE CONTRACT.
- REMOVE ALL TEMPORARY ENCLOSURES, BARRIERS, ETC. REINSTALL ITEMS/WORK PREVIOUSLY REMOVED. ALL TAPE AND ADHESIVE RESIDUALS TO BE REMOVED. TEST AND REPAIR.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE AGAINST DAMAGE TO THE EXISTING WORK TO REMAIN IN PLACE. ANY DAMAGE TO SUCH WORK SHALL BE REPAIRED OR REPLACED TO THE SATISFACTION OF THE ARCHITECT AND OWNER AT NO ADDITIONAL COST TO THE CONTRACT.
- AT COMPLETION OF THE ABATEMENT WORK, A CONDITION SURVEY SHALL BE DONE BY ALL CONTRACTORS AND PROJECT INSPECTOR (SEE NOTE 2.) ANY VARIATION (I.E. DAMAGE BY THE CONTRACTOR) SHALL BE REPAIRED / RESTORED BY THE ABATEMENT CONTRACTOR.
- THE CONTRACTOR SHALL, UPON COMPLETION OF THE REMOVAL, PROVIDE WRITTEN DOCUMENTATION (INCLUDING ALL APPROPRIATE THIRD PARTY TESTING RESULTS) THAT THE PROJECT WORK AREAS ARE COMPLETELY FREE OF ALL ASBESTOS CONTAINING MATERIALS (CONTEMPLATED FOR REMOVAL UNDER THIS PROJECT, OR PHASE) AT FINAL CLEARANCE.
- THE CONTRACTOR SHALL PROVIDE RECORDS OF ALL ASBESTOS CONTAINING MATERIALS REMOVED FROM THE SITE, INCLUDING THE COMPOSITION AND VOLUMES OF DISPOSED MATERIALS AND THE FINAL DISPOSAL SITE(S).



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No.	Date	Revisions
1		



Drawn by	AINM
Checked by	RL
Project No.	
Scale	AS NOTED
Date	05-07-24

Mechanical & Electrical Engineer.	QUEST, Inc. 1376 Route 9 Wappingers Falls, NY 12590 845.236.0031 www.questny.com
Environmental Engineer.	

UNIVENT REPLACEMENT AT STONY POINT, THIELS AND WEST HAVERSTRAW ELEMENTARY SCHOOL
 FES SED# 50-02-01-06-0-003-012
 TES SED# 50-02-01-06-0-025-016
 WHES SED# 50-02-01-06-0-024-015
 108 Haverstraw Blvd., Poughkeepsie NY 10684
 COUNTY OF ROCKLAND



ABATEMENT NOTES
HM-000

1 ABATEMENT NOTES
 SCALE: NTS



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