Soil Vapor Intrusion (SVI) Work Plan

Plan for Post-Construction / Pre-Occupancy Testing
NYSDEC Site No. 755010

Project:

Beacon SouthWorks - Gateway
Ithaca, New York 14850

Location:

620 South Aurora Street
Ithaca, New York 14850
NYSDEC Site No. 755010

Prepared for:

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LaBella Project No. 2261788.01

August 3, 2026
Revised September 22, 2026

LaBella
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CERTIFICATION

I, Daniel P. Noll, certify that I am currently a NYS-registered Professional Engineer (PE) and that this Work Plan was prepared in accordance with all applicable statutes and regulations and in substantial conformance with the DER Technical Guidance for Site Investigation and Remediation (DER-10).



Signature | Stamp | September 22, 2026 Date

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COMMON / FREQUENT ACRONYMS & ABBREVIATIONS

BASE - Building Assessment and Survey Evaluation (USEPA)
CCR – Construction Completion Report
ISMP – Interim Site Management Plan
µg/m³ – Micrograms per Cubic Meter (also sometimes abbreviated as mcg/m³)
NYSDEC – New York State Department of Environmental Conservation
NYSDOH – New York State Department of Health
NYSHCR – New York State Homes and Community Renewal
O&M – Operations and Maintenance
PE – Professional Engineer
PFE – Pressure Field Extension
SSDS – Sub-Slab Depressurization System
SVI – Soil Vapor Intrusion
USEPA or EPA – United States Environmental Protection Agency
VOC – Volatile Organic Compound

1.0 INTRODUCTION AND BACKGROUND

LaBella Associates, D.P.C. (LaBella) has prepared this plan summarizing the post-construction / pre-occupancy testing of the soil vapor intrusion (SVI) mitigation system (sub-slab depressurization system – SSDS) proposed for the Beacon Southworks Gateway Project (hereinafter referred to as the "Project"), located in the City of Ithaca, Tompkins County, New York. The Project is located within a discrete portion of NYSDEC Site No. 755010 (Former Emerson Power Transmission), located at 620 South Aurora Street, Ithaca, New York (hereinafter referred to as the "Site"). Refer to attached Drawings for additional information pertaining to Site location, setting, and existing and proposed features:

- Drawing C300 – Site Plan
- Drawing C400 – Grading Plan
- Drawing C500 – Utility Plan

Based on the Project location (within OU-2 on the Site), the Interim Site Management Plan (ISMP), completed by WSP and dated October 2022, is triggered. Specific to this Plan, this includes Institutional Control number 11, which states the following:

> "*The potential for soil vapor intrusion must be evaluated for any occupied building, existing or new, within the IC boundaries noted on Figure 8, and any potential impacts that are identified must be monitored or mitigated.*"

In addition, based on the Site's location in an EPA Radon Zone 1 (Tompkins County, which has a predicted average indoor screening level greater than 4 pCi/L), the architect's request (SWBR), and the inclusion of certain funding sources (NYS Homes and Community Renewal – HCR), a radon mitigation system is required to be designed for this Project.

This Plan serves to satisfy the requirements of the ISMP and those stated above.

Activities described in this plan are in general accordance with the New York State Department of Health (NYSDOH) document entitled *Guidance for Evaluating Soil Vapor Intrusion in the State of New York*, dated October 2006, and all applicable updates. These documents are available online at: https://www.health.ny.gov/environmental/investigations/soil_gas/svi_guidance/.

1.1 Site History and Background

The Site, known as the Former Emerson Power Transmission (EPT), is an approximately 61.5-acre tract of land within Ithaca, Tompkins County, New York. It is comprised of Operable Unit 1 (OU-1) and Operable Unit 2 (OU-2) with approximately thirty-five (35) areas of concern (AOCs), that have been identified through site investigations. The Site is designated as New York State Department of Environmental Conservation (NYSDEC) Superfund Program Site No. 755010. An ISMP and Environmental Easement remain in place at the Site to manage residual contamination via Engineering and Institutional Controls.

Based on a Feasibility Study conducted in 2020, remaining contamination at the Site consists of, but is not limited to, site-wide chlorinated VOCs, barium and cyanide in groundwater, isolated areas of site-wide non-aqueous phase liquid (NAPL), seeps containing various chemicals of concerns, a historical underground well, and soil vapor intrusion into Site buildings. A state pollution discharge elimination system (SPDES) permit, monitored natural attenuation of groundwater, monitoring and maintenance of the dual-phase extraction (DPE) and treatment system, and NAPL recovery are ongoing as part of the ISMP.

Per the ISMP, the evaluation and/or mitigation of potential SVI is required in any buildings constructed on Site. Mitigation of SVI would require the installation/operation of an SVI mitigation system. These systems are designed to minimize potentially impacted sub-slab vapors from entering the indoor air space and potentially exposing building occupants to such contamination.

1.2 Project Description

Beacon Communities LLC ("Beacon") is planning for the redevelopment of part of this Site as the "Gateway" Project, which includes the construction of two (2) new residential buildings with the following characteristics:

Building ID	Foundation Type	No. of Stories	SF of Footprint*	No. of Units
G1	Split-Level with Carport	5	6,900	50
G2	Split-Level	5	11,000	50

**Square feet (SF) of Footprint includes area(s) in contact with earth/ground requiring mitigation, and should be considered approximate.*

Based on plans provided to LaBella, the Project includes the construction of the aforementioned buildings on the northeast portion of the Site, within OU-2 (refer to Drawing C300).

As noted above and in the ISMP, an SVI Work Plan for the Project is required. This is based on the ISMP and requirements of NYSHCR.

2.0 SUB-SLAB DEPRESSURIZATION SYSTEM

2.1 SSDS Design

The SSDS has been designed by a Professional Engineer (PE) licensed in New York State. The SSDS Design is included in the attached Drawings numbered as follows:

Drawing No.	Title
SSDS001	Notes Sheet
SSDS100 – G1	Foundation Plan G1
SSDS101 – G1	First, Second, & Third Floor Plan G1
SSDS102 – G1	Fourth, Fifth, & Roof Plan G1
SSDS100 – G2	Foundation Plan G2
SSDS101 – G2	First, Second, & Third Floor Plan G2
SSDS102 – G2	Fourth, Fifth, & Roof Plan G2
SSDS200	Details

Please note that the design represents a passive system for both buildings, that is able to be activated later, if determined necessary by the results of post-construction / pre-occupancy testing described herein.

The design includes a network of sub-grade perforated PVC piping that is laid horizontally to provide coverage of the entire building footprint, as well as a vapor barrier installed beneath the concrete slab and above the subbase and gas permeable layer.

For additional information related to the SSDS Design, refer to the 'General SSDS Notes' included on Drawing SSDS001.

2.2 SSDS Construction / Installation

The SSDS shall be constructed and installed by the Project Contractor (or their subcontractors) according to the Project Plans. The Contractor will provide all labor, equipment, and materials necessary for system construction / installation.

The Contractor shall coordinate SSDS construction and installation activities with the Owner and the Design Engineer so that "Hidden" components (i.e., those that will be installed beneath the concrete slab/foundation and/or behind walls) may be visually inspected prior to being covered.

3.0 POST-CONSTRUCTION (PRE-OCCUPANCY) INSPECTION & TESTING

Once the SSDS is installed, its effectiveness and proper installation shall be confirmed. The activities related to effectiveness testing shall be documented and reported (see Section 4.0). The following sections detail the components of the post-construction (pre-occupancy) testing to be performed during this Project:

1) Visual/Building Inspection and Product Inventory;
2) Sub-Slab and Indoor Air Testing for VOCs;
3) Pressure Field Extension (PFE) Testing (if system is required to be "activated"); and
4) Indoor Air Testing for Radon.

3.1 Visual/Building Inspection and Product Inventory

Per the ISMP, Appendix J, section 3.9.1 (Pre-Sampling Site Inspection), the first step shall be to conduct a building inspection and material inventory.

After the SSDS installation is complete, a final visual inspection of visible components of the system shall occur to verify the construction characteristics match the Project Plans and that all materials are in good condition. The visual inspection shall note the following:

- Each vent / exhaust system has been installed according to the design, with two (2) (Building G1), or three (3) (Building G2), vertical risers (exhaust locations) present.
- Where system piping penetrates the concrete slab, an inspection to verify the penetration(s) are adequately sealed with urethane caulk / sealant to ensure an air-tight seal shall occur.
- An inspection of the concrete foundation / slab shall occur to ensure no significant cracking, holes, or other unsealed penetrations of the building foundation / slab exists.
- If the system is activated, the visual inspection shall also include the following:
    - Verify that all SSDS exhaust fans are operational
    - Verify and document system operating pressure on the manometers installed on each of the vertical risers / fan systems (Refer to SSDS Design Drawings)
    - Determine that electrical power provided to the SSDS exhaust fans is adequate and labeled at the circuit breaker box (or similar) and that the circuit breaker box is secured.
    - Verify the alarm system is operational by simulating a power outage to the system.
    - Confirm that contact information of the individual(s) responsible for maintenance/repairs to the system are posted adjacent to the manometer/alarm gauges.

The pre-sampling site inspection shall be conducted a minimum of two (2) days before conducting the sampling activities. During the Site inspection the building construction shall be evaluated, the NYSDOH's indoor air questionnaire and building inventory form shall be completed, and an inventory of materials and equipment stored in accessible areas on the ground/first floor of the building will be conducted. The materials and equipment of concern, include but are not limited to:

- Petroleum products
- Gas powered equipment
- Kerosene heaters,
- Paints
- Varnishes
- Products containing petroleum distillates or solvents
- Pesticides

Since products used and/or stored within the building have the potential to affect air quality, a product inventory survey will be completed. As identified and if readily available, chemical ingredients of interest will be photographed or recorded for each product observed on the inventory form. If the contents of the containers are not listed on the label, product name and manufacturer's name and address (if available) will be recorded on the inventory form. Air within the building in the area of proposed sampling locations and any chemical storage areas will be screened using a portable part per billion (ppb) photo-ionization detector (PID) equipped with a minimum 10.6 eV lamp. While a PID is not capable of detecting VOCs to the level that is required for making decisions regarding exposure risks and appropriate response actions, it can help identify potential indoor sources of VOCs that may affect sample integrity and laboratory data usability. The presence and description of any odors (e.g., solvent, petroleum, etc.) and PID readings will be noted and utilized to help evaluate potential sources of VOCs.

In the event that sources of VOCs are encountered during the pre-sampling inspection, attempts will be made to control the potential source of the VOCs (by tightly sealing the container, placing them in a tightly sealed "Tupperware" type container or "Zip-lock" bag, and collecting them in an area of the building away from sample collection points), prior to the sampling event. Indoor sampling locations will be biased away from chemical and product storage areas to the extent possible.

During the pre-sampling visual inspection and product inventory, the final sampling locations will be determined and recorded on the floor plans. Sample locations may be modified based on the criteria established by the NYSDOH and NYSDEC in their SVI Guidance document and the results of the pre-sampling visual inspection and product inventory.

Planned sample locations are depicted on the attached Drawings and are biased to readily accessible areas and spaced to encompass the entire building footprint, to the maximum extent feasible.

3.2 Sub-Slab and Indoor Air Testing for VOCs

Per the ISMP, Appendix J, Sections 3.9.2, 3.9.3, and 3.9.4, indoor air, ambient (outdoor) air, and sub-slab soil gas/vapor testing is required prior to occupancy of any building within OU-2.

NOTE - In newly constructed buildings (such as those in the Gateway Project), a site-specific and building-specific indoor air sampling plan is recommended due to potential interferences caused by the off-gassing of volatile chemicals in new building materials (e.g., paints, carpets, furniture, etc.). Because this Project includes new construction of a passive system (able to be activated later, if required), typical sampling protocols may be modified (i.e., it is not required that sampling occur 30-days post system installation, and it is not required that sampling occur during the heating season (as long as the HVAC system is running and at least one volume of air has been exchanged in the building)). However, if pre-occupancy SVI sampling in either Building G1 or G2 occurs outside of the heating season, an additional round of confirmatory SVI sampling would occur during the next heating season in the respective building.

Air samples shall be analyzed using EPA Method TO-15 for the following list of on-site chlorinated VOCs of concern based on previous environmental assessment:

- 1,1,1-Trichloroethane (1,1,1-TCA)
- 1,2-Dichloroethane (1,2-DCA)
- cis-1,2-Dichloroethene
- Methylene Chloride
- Tetrachloroethene (PCE)
- Trans-1,2-Dichloroethene
- Trichloroethene (TCE)
- Vinyl chloride
- Carbon tetrachloride
- 1,1-Dichloroethene
- 1,1-Dichloroethane (1,1-DCA)

All samples shall be collected and analyzed for the above list of VOCs via EPA Method TO-15 analysis, and compared to NYSDOH standards, guidance, and reference values. Comparison shall occur according to the most recent NYSDOH Guidance for Evaluating Soil Vapor Intrusion in New York State protocol and NYSDOH website updates.

The reporting limits, preservation requirements, and holding times for indoor/ambient air and sub-slab vapor samples are as follows:

- Reporting limit for sub-slab vapor samples: 1ug/m^3 by Method TO-15
- Reporting limit for indoor and ambient (outdoor) air samples: 1ug/m^3 by Method TO-15
- Reporting limit for indoor and ambient (outdoor) air samples: 0.2ug/m^3 by Method TO-15 for the following analytes:
    - Vinyl chloride
    - 1,1-Dichloroethene
    - cis-1,2-Dichloroethene
    - Carbon tetrachloride
    - Trichloroethene
- No preservation requirements
- Hold time: 30 days
- The initial and final summa canister pressures shall be recorded on the chain of custody. If the final canister pressure falls below -1 inches of mercury as verified by the lab, the sample will not be considered viable

Sample Location and Frequency

Based on the size and layout of Building G1 and the additional inspection to be performed (visual/building inspection and product inventory, described above), a total of two (2) co-located sub-slab vapor and indoor air samples shall be collected and analyzed for the above-listed VOCs via EPA Method TO-15 analysis, and compared to NYSDOH standards, guidance, and reference values. One (1) duplicate indoor air sample shall be collected. One (1) outdoor / control air sample shall also be collected (for a total of six (6) vapor / air samples to be collected). Comparison shall occur according to the most recent NYSDOH Guidance for Evaluating Soil Vapor Intrusion in New York State protocol and NYSDOH website updates. The duplicate indoor air sample will be used as a measure of quality assurance / quality control (QA/QC) for the sampling event, with results reported alongside the parent sample.

Based on the size and layout of Building G2 and the additional inspection to be performed (visual/building inspection and product inventory, described above), a total of four (4) co-located sub-slab vapor and indoor air samples shall be collected and analyzed for the above-listed VOCs via EPA Method TO-15 analysis, and compared to NYSDOH standards, guidance, and reference values. One (1) duplicate indoor air sample shall be collected. One (1) outdoor / control air sample shall also be collected (for a total of ten (10) vapor / air samples to be collected). Comparison shall occur according to the most recent NYSDOH Guidance for Evaluating Soil Vapor Intrusion in New York State protocol and NYSDOH website updates. The duplicate indoor air sample will be used as a measure of QA/QC for the sampling event, with results reported alongside the parent sample.

Planned sampling locations are depicted on the attached Drawings and are biased to accessible areas and to encompass the entire building footprint, to the maximum extent feasible. The location of the outdoor air (control) sample (OA-01) is not shown as its location is contingent upon weather conditions on the day of sampling (i.e., "upwind").

If post-construction indoor air sampling results do not indicate acceptable concentrations of targeted VOCs, the reason(s) shall be identified and corrected as appropriate. Any corrective actions (if necessary) would be documented in the summary report (see Section 4.0).

Indoor Air

Note that indoor air testing shall be completed in accordance with applicable NYSDOH guidance and protocol, including the following:

- Based on building characteristics, all sample locations shall be located on the ground / first floor;
- All sample locations shall be approximately three to five (3 to 5) feet above the ground / floor surface to mimic the typical breathing zone;
- Sampling shall occur for an approximate 24-hour period (i.e., residential setting);
- Samples shall be collected using conventional sampling methods in an appropriate container (1-liter low flow rate summa® canisters certified clean by the laboratory);
- Physical and visual barriers shall be places around the canisters, if necessary, so that they are not disturbed during sample collection;
- The sample name, location, time and date of sample collection, canister and regulator number, and the analytical method to be used shall be recorded on the chain-of-custody form and in the field logbook;
- Site conditions, including temperature and barometric pressure, will be documented during the indoor air sampling activities.

Ambient Air (Outdoor)

Note that ambient air (i.e., outdoor) testing shall be completed in accordance with the ISMP and applicable NYSDOH guidance and protocol, including the following:

- An ambient air (i.e., outdoor) sample shall be collected from one location upwind of the facility concurrently with indoor air sample collection,
- The sample shall be approximately three to five (3 to 5) feet above the ground surface to mimic the typical breathing zone and away from wind obstructions, if possible (e.g., trees, brush, wooden fences),

- The sample shall be collected using conventional sampling methods in an appropriate container (1-liter low flow rate summa® canisters certified clean by the laboratory),
- Sampling shall occur for an approximate 24-hour period (i.e., residential setting) using the same procedures described above for the indoor air samples.

Sub-slab Vapor

Note that sub-slab soil vapor sample testing shall be completed in accordance with the ISMP and applicable NYSDOH guidance and protocol, including the following:

- To install sub-slab vapor sampling points, a hammer drill shall be used to advance a 5/8" diameter hole through the concrete slab, into the underlying base / soil. The borehole and the area immediately surrounding the borehole shall be immediately cleaned using a vacuum. A Vapor Pin™ shall be inserted into each sub-slab vapor point. 3/8" Teflon® tubing shall be attached to the vapor pin to create an airtight seal. The Teflon® tubing will be used to connect the remainder of the sampling equipment (flow regulator and Summa® cannister) to the Vapor Pin™. Prior to installing the sub-slab vapor pins, a PPB RAE PID capable of detecting concentrations of VOCs in parts per billion (ppb) will be utilized to screen the duct seal and associated tubing;
- Prior to the start of sampling, the sample tubing and pin shall be purged of at least three volumes of air prior to the start of sampling;
- Prior to sampling, a helium leak test shall be performed and will use an enclosed metal shroud (or similar) and an attached RadioDetection MGD-2002 (or similar) helium leak detection monitor. A helium leak test shall be performed to ensure that an airtight seal has been achieved and that indoor air would not be pulled into the sub-slab sample;
- Following the helium leak test, the flow regulator (pre-set by the laboratory to collect the samples over a 24-hour period (residential building)) and canister will be connected to the tubing and Vapor Pin™. The canister shall then be opened to initiate sample collection;
- After the sample collection period, the flow regulator will be closed to complete the sample collection;
- The sample name, location, time and date of sample collection, canister and regulator number, and the analytical method to be used shall be recorded on the chain-of-custody form and in the field logbook;
- The Vapor Pins™ shall be removed after sampling activities are complete and the slab will be repaired with similar material, to the maximum extent feasible.

To avoid potential sampling interferences, the following precautionary steps and measures shall be taken by air sampling personnel:

- No pumping gasoline en-route to the Site (to avoid the potential introduction of VOCs via clothing or contact from such activities).
- Field notes and sample canister labels are to be prepared with ballpoint pens, and no use of "Sharpie" or similar type markers containing VOCs is to occur during the sampling event.
- Clothes worn by sampling personnel are not to have been recently dry-cleaned.

3.3 Pressure Field Extension (PFE) Testing (If Required)

If the mitigation system is required to be activated and once the system is operational, the distance that a pressure change is induced in the sub-slab area (i.e., a PFE test) shall be performed, under the supervision of the Design Engineer.

The PFE test shall employ a quantitative evaluation by using a digital micromanometer capable of measuring differential pressure with an accuracy of ±0.005 inches of water (or better).

Sub-slab soil vapor sampling locations shall be converted to PFE monitoring points (if activation is required). Locations are depicted on the attached Drawings.

For this Project and Design, adequate pressure differential is considered to be at least -0.004 inches of water at each PFE testing location.

If inadequate depressurization is observed, the reason(s) shall be identified and corrected.

3.4 Indoor Air Testing for Radon

The Project also includes indoor air testing for radon. Whenever possible, indoor air testing for radon shall occur during the heating season; however, the timing of construction completion shall ultimately dictate the timing of pre-occupancy testing. Testing shall only occur after the buildings are constructed and enclosed (i.e., all windows and doors installed).

A LaBella environmental technician will prepare and place radon sample kits within each residential area in accordance with Section 9.6.3.2 of the 2021 MAP, HUD Regulations, and ANSI-AARST Standards (MAH 2023 & MA-MFLB 2023). In accordance with the guidance, 100% of ground contact shall be tested. Additionally, at least 10% of units on upper floors will also be tested.

Testing Procedures:

- An environmental technician will prepare and place radon samplers throughout the building in accordance with Section 9.6.3.2 of the 2021 MAP, HUD Regulations, and ANSI-AARST Standards.
    - The owner or an owner's representative will provide access to all areas of the subject building on the scheduled day of testing.
- The environmental technician will return approximately 2-3 days later and collect the samplers.
- The sample kits will be submitted to a laboratory for analysis of radon.

NOTE - The sample kits must remain undisturbed throughout the duration of the test. To the extent possible, closed building conditions shall be maintained during the life of the tests.

Based on the proposed layout and configuration of the building, LaBella anticipates eight (8) total radon sampling kits will be required for Building G1 and eight (8) total radon sampling kits will be required for Building G2 to complete pre-occupancy radon testing at this Site.

If post-construction / pre-occupancy indoor air testing results do not indicate acceptable concentrations of radon (i.e., if radon is greater than 4 picocuries per liter of air (pCi/L)), any potential reason(s) shall be identified and corrected as possible. Any corrective actions would be documented in the summary report (see Section 4.0).

4.0 REPORTING

4.1 Summary of Post-Construction / Pre-Occupancy Testing

Upon the conclusion of the Post-Construction / Pre-Occupancy Testing described in Section 3.0 above, the SVI assessment results will be summarized in a report suitable for providing to NYSDEC, NYSDOH, and NYSHCR for their review and record keeping. The report will include a comparison to applicable NYSDOH and EPA standards and guidance.

In addition, a final radon report will be prepared, summarizing the methods used to collect the samples, listing results, stating conclusions, and providing recommendations as appropriate.

4.2 Construction Completion Report

A Construction Completion Report (CCR) will be prepared in accordance with DER-10 to document the engineering control (SVI mitigation system). The CCR will include a summary of field activities, inspection observations, SVI assessment and finds/results, radon testing results, and As-Built drawings depicting suction point locations, riser configuration, and exhaust locations. The CCR will be submitted to NYSDEC and NYSDOH for review and approval.

4.3 Operation and Maintenance Plan (If Required)

Upon activation of the SVI mitigation system to an SSDS (if required), an Operation and Maintenance (O&M) Plan shall be provided. The O&M Plan shall include the "as-built" drawings of the system and affirm the need to maintain the system for an on-going basis. The O&M Plan will outline the requirements for periodic inspections of the system. It shall also include procedures to be implemented in the event of damage or malfunctioning of the system. The O&M plan will be appended to the current ISMP. Alternatively, depending upon timing of the construction phases, the current SMP may be updated to include the new engineering control(s) and its O&M requirements using the most current SMP template.

5.0 CLOSING

If there are questions concerning the SVI Work Plan, please contact Drew Brantner at 585-287-9089, or via e-mail at dbrantner@labellapc.com.

Respectfully submitted,

LABELLA ASSOCIATES, D.P.C.

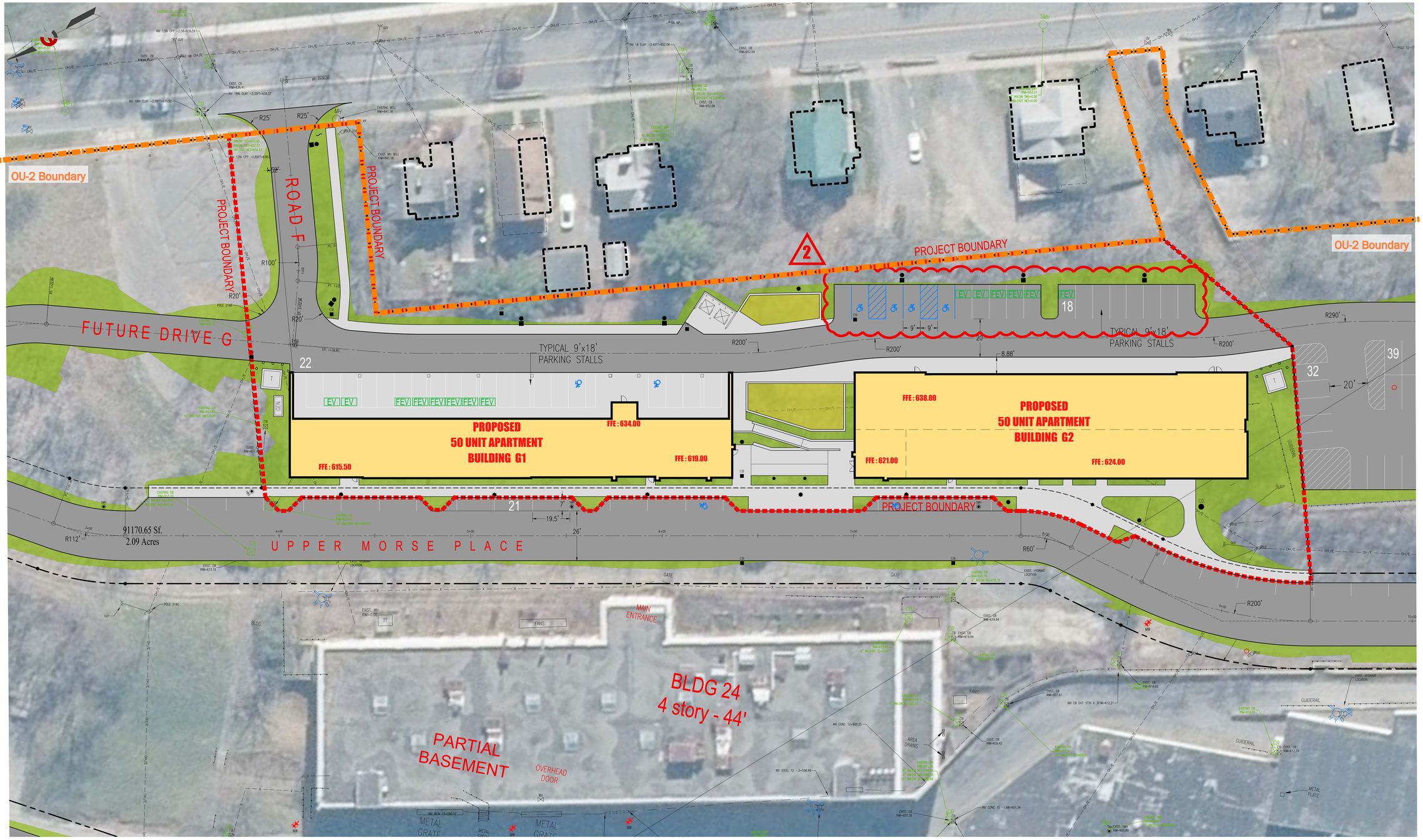
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DRAWINGS

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LEGEND

PROPERTY LINE	EXISTING SANITARY MANHOLE
EXISTING EASEMENT	EXISTING FIRE HYDRANT ASSEMBLY
EXISTING EDGE OF ROADWAY	EXISTING CLEANOUT
EXISTING CURB LINE	EXISTING SPOT ELEVATION
EXISTING SANITARY SEWER	PROPOSED SANITARY MANHOLE
EXISTING GAS MAIN	PROPOSED WATER VALVE
EXISTING UTILITY LINE (UG-UNDERGROUND, OH-OVERHEAD, T-TELEPHONE, E-ELECTRIC, C-CABLE)	PROPOSED THRUST BLOCK
EXISTING FENCE LINE	PROPOSED FIRE HYDRANT ASSEMBLY
EXISTING WATER LINE	PROPOSED CLEANOUT
EXISTING CONTOUR LINE	PROPOSED LIGHTING FIXTURE
PROPOSED LIMIT OF DISTURBANCE	PROPOSED SPOT ELEVATION
PROPOSED CONTOUR LINE	PROPOSED DRYWELL
PROPOSED EASEMENT	PROPOSED CATCH BASIN
PROPOSED STORM SEWER	PROPOSED INLET PROTECTION
PROPOSED EDGE OF ROADWAY	PROPOSED TOP/BOTTOM CURB
PROPOSED CURB LINE	PROPOSED FIELD DRAIN
PROPOSED SANITARY SEWER	OU-2 BOUNDARY
PROPOSED GAS LINE	
PROPOSED UTILITY LINE (UG-UNDERGROUND, OH-OVERHEAD, T-TELEPHONE, E-ELECTRIC, C-CABLE)	
PROPOSED WATER LINE	
PROPOSED SILT FENCE	
PROPOSED COMPOST SOCK	

0 20' 40'

Note :
Utility information has been plotted from available sources and their locations and size should be considered approximate only. The contractor is responsible for determining exact utility locations, sizes, and elevations prior to commencing construction. If uncharted or misplotted utilities are encountered, the contractor is required to notify the owner immediately.

New York State law requires excavators to contact the one-call notification system prior to digging to prevent damage to buried facilities.
IT'S THE LAW!
Call three days before you dig!
1-800-962-7962
Dig Safely New York
(non-members must be contacted separately)

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Revisions

4/16/2026	Town Sketch Plan Comments
6/29/2026	Addendum #1
7/07/2026	Town Preliminary Plan Submission
7/27/2026	Addendum #2

Beacon Southworks - Gateway

Ithaca, NY

SWBR Project Number 25189.00
FE Project Number 2011.104-008

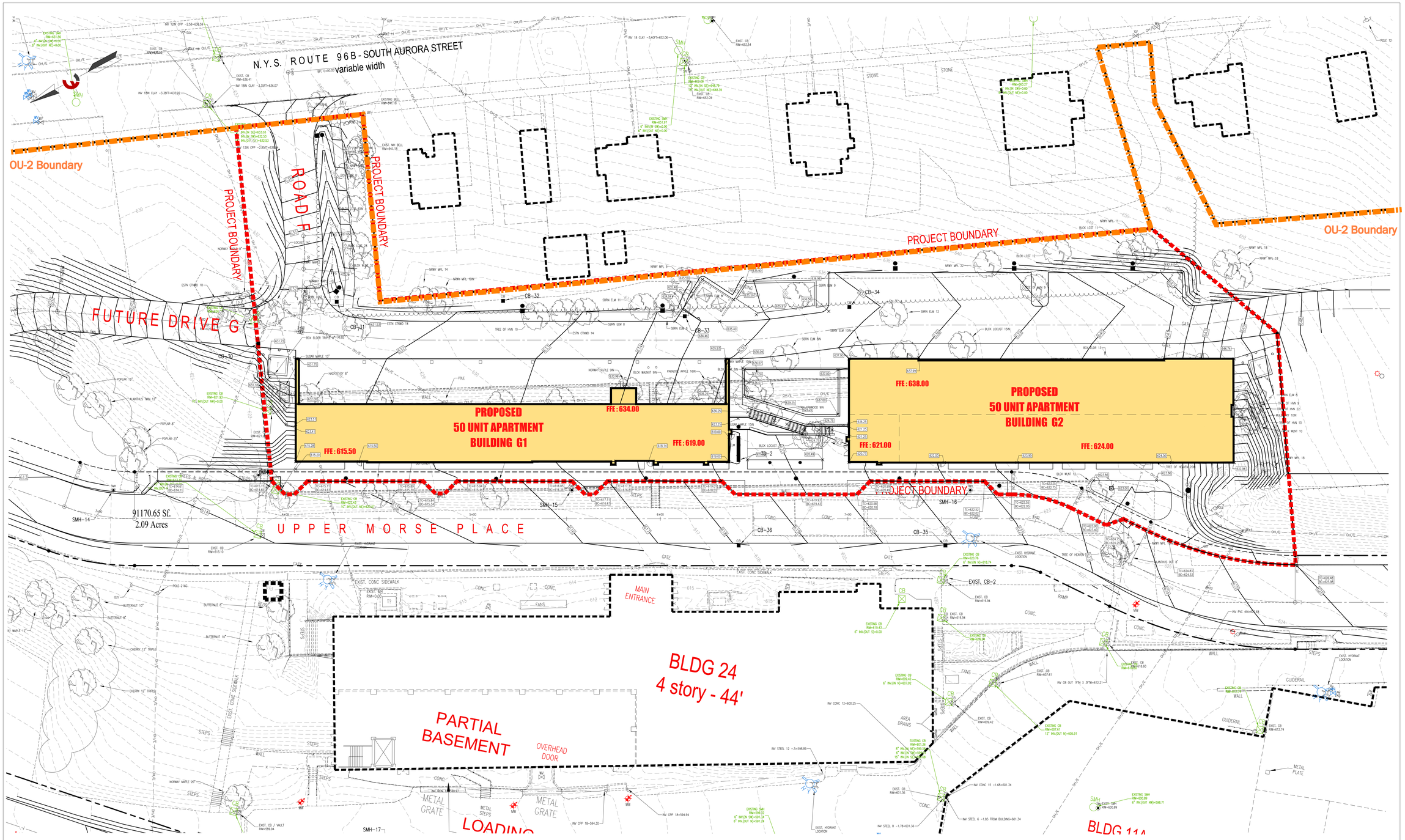
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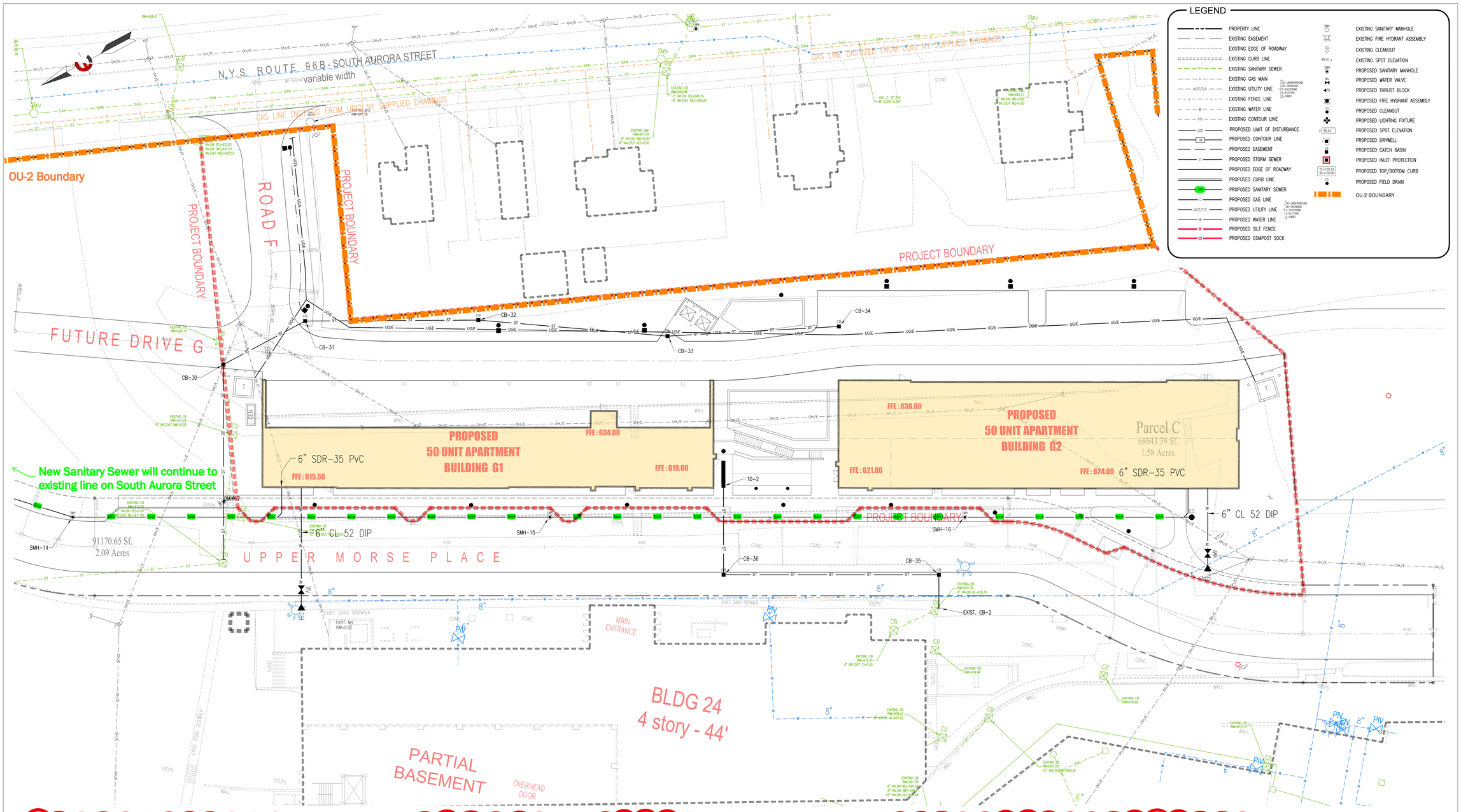
C300
SITE PLAN

07/27/2026
100% CONSTRUCTION DOCUMENTS

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N.Y.S. ROUTE 96B - SOUTH AURORA STREET
variable width
OU-2 Boundary
PROJECT BOUNDARY
ROAD F
FUTURE DRIVE G
PROPOSED
50 UNIT APARTMENT
BUILDING G1
FFE : 634.00
FFE : 615.50
FFE : 619.00
PROPOSED
50 UNIT APARTMENT
BUILDING G2
FFE : 638.00
FFE : 621.00
FFE : 624.00
91170.65 Sf.
2.09 Acres
UPPER MORSE PLACE
MAIN
ENTRANCE
BLDG 24
4 story - 44'
PARTIAL
BASEMENT
OVERHEAD
DOOR
LOADING
BLDG 114
EXIST. CB-2
CB-30
CB-31
CB-32
CB-33
CB-34
CB-35
CB-36
TD-2
SMH-14
SMH-15
SMH-16
SMH-17
EXIST. CONC SIDEWALK
EXIST. HYDRANT LOCATION
EXIST. HIGHWAY LOCATION
AREA DRAINS
METAL GRATE
METAL STEPS
METAL PLATE
GUIDERAIL
RAMP
STEPS
WALL
FANS
GATE
CONC.
STONE
EXIST. CB / VAULT RIM=589.84
EXIST. CB RIM=613.10
EXIST. CB RIM=636.41
EXIST. CB RIM=652.54
EXIST. CB RIM=652.09
EXIST. CB RIM=619.94
EXIST. CB RIM=619.34
EXIST. CB RIM=609.42
EXIST. CB RIM=607.61
EXIST. CB RIM=612.74
EXIST. CB RIM=618.60
EXISTING CB RIM=620.76 6" INV.IN N=618.74
EXISTING CB RIM=619.43 6" INV.OUT S=619.00
EXISTING CB RIM=609.42 6" INV.IN N=607.92
EXISTING CB RIM=607.61 12" INV.OUT N=605.91
EXISTING CB RIM=601.36 6" INV.IN SW=599.36 6" INV.IN SE=599.36 12" INV.OUT N=599.06
EXISTING SMH RIM=589.32 6" INV.IN SW=591.34 6" INV.OUT N=591.24
EXISTING SMH RIM=600.89 6" INV.OUT NW=588.71
EXISTING SMH RIM=600.89
EXISTING CB RIM=621.53 15" INV.OUT NW=615.05
EXISTING CB RIM=624.47 15" INV.OUT NE=620.62
EXISTING CB RIM=641.18 12" INV.OUT S=633.03
EXISTING CB RIM=648.79 18" INV.OUT NE=648.39
EXISTING SMH RIM=651.97 4" INV.IN SW=643.00 4" INV.OUT N=643.00
EXISTING SMH RIM=641.18 4" INV.IN SW=633.03 8" INV.IN SE=633.03 8" INV.IN SW=633.03 8" INV.OUT S=633.53
INV 12IN OPP =2.56=636.59
INV 18IN CLAY =3.39T=635.92
INV 18 CLAY =3.40T=652.06
INV 18IN CLAY =3.39T=636.07
12IN OPP =2.85T=633.68
INV CONC 12=600.25
INV STEEL 12 =5=598.89
INV CONC 15 =1.68=601.34
INV STEEL 6 =1.85 FROM BUILDING=601.34
INV STEEL 8 =1.78=601.36
INV CPP 18=594.94
INV CPP 18=594.30
INV PVC 48=625.64
INV CMP 12=630.97
INV CONC 12=636.90
INV CONC 12=636.90
INV CONC 12=636.90

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LEGEND

- PROPERTY LINE
- EXISTING EASEMENT
- EXISTING EDGE OF ROADWAY
- EXISTING CURB LINE
- EXISTING SANITARY SEWER
- EXISTING GAS MAIN
- EXISTING UTILITY LINE (G=UNDERGROUND, OH=OVERHEAD, T=TELEPHONE, E=ELECTRIC, C=CABLE)
- EXISTING FENCE LINE
- EXISTING WATER LINE
- EXISTING CONTOUR LINE
- PROPOSED LIMIT OF DISTURBANCE
- PROPOSED CONTOUR LINE
- PROPOSED EASEMENT
- PROPOSED STORM SEWER
- PROPOSED EDGE OF ROADWAY
- PROPOSED CURB LINE
- PROPOSED SANITARY SEWER
- PROPOSED GAS LINE
- PROPOSED UTILITY LINE (G=UNDERGROUND, OH=OVERHEAD, T=TELEPHONE, E=ELECTRIC, C=CABLE)
- PROPOSED WATER LINE
- PROPOSED SILT FENCE
- PROPOSED COMPOST SOCK
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT ASSEMBLY
- EXISTING CLEANOUT
- EXISTING SPOT ELEVATION
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER VALVE
- PROPOSED THRUST BLOCK
- PROPOSED FIRE HYDRANT ASSEMBLY
- PROPOSED CLEANOUT
- PROPOSED LIGHTING FIXTURE
- PROPOSED SPOT ELEVATION
- PROPOSED DRYWELL
- PROPOSED CATCH BASIN
- PROPOSED INLET PROTECTION
- PROPOSED TOP/BOTTOM CURB
- PROPOSED FIELD DRAIN
- OU-2 BOUNDARY

STRUCTURE TABLE

STRUCTURE NAME:	RIM ELEV.	PIPES IN:	PIPES OUT
EXIST. SMH-1	728.16	INV.(SE)=719.35 8" SDR-35 PVC @ 16.05% SLOPE	
EXIST. SMH-2	769.07		INV.(W)=768.34 8" SDR-35 PVC @ 10.73% SLOPE
EXIST. SMH-3	748.94	INV.(SE)=748.21 8" SDR-35 PVC @ 10.77% SLOPE	
EXIST. SMH-4	723.43	INV.(SE)=722.70 8" SDR-35 PVC @ 27.25% SLOPE	
SMH-1	741.45	INV.(SE)=732.96 8" SDR-35 PVC @ 12.05% SLOPE	INV.(NW)=732.86 8" SDR-35 PVC @ 16.05% SLOPE
SMH-2	749.54	INV.(SW)=740.88 8" SDR-35 PVC @ 0.50% SLOPE	INV.(NW)=740.78 8" SDR-35 PVC @ 12.05% SLOPE
SMH-3	750.94	INV.(SE)=742.10 8" SDR-35 PVC @ 16.24% SLOPE INV.(SW)=742.10 8" SDR-35 PVC @ 0.90% SLOPE	INV.(NE)=742.00 8" SDR-35 PVC @ 0.50% SLOPE
SMH-4	752.41		INV.(NE)=744.74 8" SDR-35 PVC @ 0.90% SLOPE
SMH-5	763.60	INV.(E)=754.10 8" SDR-35 PVC @ 21.42% SLOPE	INV.(NW)=754.00 8" SDR-35 PVC @ 16.24% SLOPE
SMH-6	774.59		INV.(W)=766.33 8" SDR-35 PVC @ 21.42% SLOPE
SMH-7	739.82	INV.(NE)=732.69 8" SDR-35 PVC @ 0.40% SLOPE	INV.(NW)=732.89 8" SDR-35 PVC @ 27.25% SLOPE
SMH-7A	739.82		INV.(SW)=734.00 8" SDR-35 PVC @ 0.40% SLOPE
SMH-8	760.33	INV.(E)=756.10 8" SDR-35 PVC @ 10.73% SLOPE	INV.(W)=756.00 8" SDR-35 PVC @ 10.77% SLOPE
SMH-10	579.28	INV.(NE)=572.64 8" SDR-35 PVC @ 2.42% SLOPE INV.(S)=572.64 8" SDR-35 PVC @ 2.54% SLOPE	INV.(N)=572.54 8" SDR-35 PVC @ 10.03% SLOPE
SMH-11	586.17	INV.(E)=579.10 8" SDR-35 PVC @ 6.41% SLOPE	INV.(SW)=579.00 8" SDR-35 PVC @ 2.12% SLOPE
SMH-12	598.66	INV.(S)=591.10 8" SDR-35 PVC @ 7.14% SLOPE	INV.(W)=591.00 8" SDR-35 PVC @ 6.41% SLOPE
SMH-13	604.50	INV.(SW)=597.35 8" SDR-35 PVC @ 3.44% SLOPE	INV.(N)=597.25 8" SDR-35 PVC @ 7.14% SLOPE
SMH-14	612.77	INV.(SW)=605.10 8" SDR-35 PVC @ 1.49% SLOPE INV.(SW)=605.10 8" SDR-35 PVC @ 1.49% SLOPE	INV.(NE)=605.00 8" SDR-35 PVC @ 3.44% SLOPE
SMH-15	616.38	INV.(SW)=608.85 8" SDR-35 PVC @ 2.42% SLOPE	INV.(NE)=608.75 8" SDR-35 PVC @ 1.49% SLOPE INV.(NE)=608.75 8" SDR-35 PVC @ 1.49% SLOPE

STRUCTURE TABLE

STRUCTURE NAME:	RIM ELEV.	PIPES IN:	PIPES OUT
AQUA BOX OUTLET STRUCTURE	729.78		INV.(NW)=727.00 15" HDPE @ 19.86% SLOPE
ARCADIA SEPERATOR (LOWER)	740.68	INV.(SE)=729.44 24" HDPE @ 0.50% SLOPE	
ARCADIA SEPERATOR (UPPER)	775.99	INV.(NW)=767.61 15" HDPE @ 0.83% SLOPE	
CB-1	783.85	INV.(S)=779.15 24" HDPE @ 0.50% SLOPE	INV.(NE)=779.05 24" HDPE @ 3.53% SLOPE
CB-2	784.67		INV.(N)=779.48 24" HDPE @ 0.50% SLOPE
CB-3	775.75	INV.(NE)=767.81 15" HDPE @ 0.50% SLOPE	INV.(SE)=767.71 15" HDPE @ 0.83% SLOPE
CB-4	774.63	INV.(NE)=768.31 15" HDPE @ 0.50% SLOPE	INV.(SW)=768.21 15" HDPE @ 0.50% SLOPE
CB-5	774.06		INV.(SW)=768.85 15" HDPE @ 0.50% SLOPE
CB-6	740.35	INV.(NE)=729.62 18" HDPE @ 0.49% SLOPE INV.(SE)=732.60 24" HDPE @ 5.15% SLOPE	INV.(NW)=729.52 24" HDPE @ 0.50% SLOPE
CB-7	741.58	INV.(SE)=734.11 24" HDPE @ 5.11% SLOPE INV.(NE)=734.11 15" HDPE @ 0.90% SLOPE	INV.(NW)=734.11 24" HDPE @ 5.15% SLOPE
CB-8	755.68	INV.(NE)=738.97 18" HDPE @ 0.50% SLOPE	INV.(NW)=738.87 24" HDPE @ 5.11% SLOPE
CB-9	752.45	INV.(NE)=739.44 18" HDPE @ 0.50% SLOPE	INV.(SW)=739.34 18" HDPE @ 0.50% SLOPE
CB-10	751.71	INV.(NE)=740.19 18" HDPE @ 0.50% SLOPE INV.(E)=740.19 15" HDPE @ 16.14% SLOPE	INV.(SW)=740.09 18" HDPE @ 0.50% SLOPE
CB-11	750.77	INV.(NE)=741.23 18" HDPE @ 0.50% SLOPE INV.(SE)=741.23 15" HDPE @ 10.95% SLOPE	INV.(SW)=741.13 18" HDPE @ 0.50% SLOPE
CB-12	749.85		INV.(SW)=742.11 18" HDPE @ 0.50% SLOPE
CB-13	738.64	INV.(NE)=730.29 18" HDPE @ 0.50% SLOPE	INV.(SW)=730.19 18" HDPE @ 0.49% SLOPE
CB-14	736.63		INV.(SW)=731.00 18" HDPE @ 0.50% SLOPE
CB-15	739.94		INV.(SW)=734.50 15" HDPE @ 0.90% SLOPE

STRUCTURE TABLE

STRUCTURE NAME:	RIM ELEV.	PIPES IN:	PIPES OUT
CB-16	752.51	INV.(SE)=749.74 15" HDPE @ 21.43% SLOPE	
CB-17	755.61		INV.(NW)=752.83 15" HDPE @ 21.43% SLOPE
CB-18	753.07		INV.(W)=749.00 15" HDPE @ 16.14% SLOPE
CB-19	752.29	INV.(SE)=745.73 15" HDPE @ 23.07% SLOPE	INV.(NW)=745.73 15" HDPE @ 10.95% SLOPE
CB-20	764.08	INV.(SW)=756.90 15" HDPE @ 1.00% SLOPE	INV.(NW)=756.80 15" HDPE @ 23.07% SLOPE
CB-21	764.53	INV.(E)=758.43 15" HDPE @ 12.41% SLOPE	INV.(NE)=758.43 15" HDPE @ 1.00% SLOPE
CB-22	774.06		INV.(W)=767.90 15" HDPE @ 12.41% SLOPE
CB-23	776.03	INV.(NE)=771.72 15" HDPE @ 0.94% SLOPE	INV.(SW)=771.72 15" HDPE @ 0.77% SLOPE
CB-24	776.46		INV.(SW)=772.50 15" HDPE @ 0.94% SLOPE
CB-30	631.14	INV.(S)=625.00 15" HDPE @ 2.81% SLOPE	INV.(NW)=625.00 15" HDPE @ 18.98% SLOPE
CB-31	631.81	INV.(SW)=626.43 15" HDPE @ 1.00% SLOPE	INV.(N)=626.33 15" HDPE @ 2.81% SLOPE
CB-32	631.64	INV.(SW)=627.42 15" HDPE @ 3.12% SLOPE	INV.(NE)=627.32 15" HDPE @ 1.00% SLOPE
CB-33	634.80	INV.(SW)=630.55 15" HDPE @ 2.22% SLOPE	INV.(NE)=630.45 15" HDPE @ 3.12% SLOPE
CB-34	636.76		INV.(NE)=632.50 15" HDPE @ 2.22% SLOPE
CB-35	621.09	INV.(NE)=610.79 15" HDPE @ 2.00% SLOPE	INV.(NW)=608.52 15" HDPE @ 2.00% SLOPE
CB-36	617.82	INV.(SE)=613.18 15" HDPE @ 4.40% SLOPE	INV.(SW)=613.00 15" HDPE @ 2.00% SLOPE
DMH-1	757.08	INV.(SW)=743.36 24" HDPE @ 8.61% SLOPE	INV.(NW)=743.36 24" HDPE @ 2.52% SLOPE
DMH-2	758.49	INV.(SE)=751.84 24" HDPE @ 12.71% SLOPE	INV.(NE)=751.74 24" HDPE @ 8.61% SLOPE

STRUCTURE TABLE

STRUCTURE NAME:	RIM ELEV.	PIPES IN:	PIPES OUT
DMH-3	770.19	INV.(SE)=763.05 24" HDPE @ 12.71% SLOPE INV.(SW)=765.98 15" HDPE @ 1.74% SLOPE	INV.(NW)=763.05 24" HDPE @ 12.71% SLOPE
DMH-4	779.20	INV.(SW)=774.20 24" HDPE @ 3.53% SLOPE	INV.(NW)=774.10 24" HDPE @ 12.71% SLOPE
DMH-7	615.12	INV.(SE)=611.67 15" HDPE @ 18.98% SLOPE	INV.(NW)=611.74 15" HDPE @ 0.82% SLOPE
END SECTION-1	742.89	INV.(SE)=740.75 24" HDPE @ 2.52% SLOPE	
END SECTION-2	745.82		INV.(SW)=742.65 36" HDPE @ 4.16% SLOPE
END SECTION-3	742.90	INV.(NE)=739.73 36" HDPE @ 4.16% SLOPE	
END SECTION-4	725.67		INV.(SW)=722.50 36" HDPE @ 3.73% SLOPE
END SECTION-5	723.17	INV.(NE)=720.00 36" HDPE @ 3.73% SLOPE	
END SECTION-6	716.36	INV.(SE)=715.00 15" HDPE @ 19.86% SLOPE	
END SECTION-7	772.53	INV.(NE)=771.17 15" HDPE @ 0.77% SLOPE	
EXIST. CB-1	612.84	INV.(SE)=611.50 15" HDPE @ 0.82% SLOPE	
EXIST. CB-2	609.52	INV.(SE)=608.18 15" HDPE @ 2.00% SLOPE	
STORMTECH OUTLET STRUCTURE	771.59		INV.(NE)=768.81 15" HDPE @ 1.74% SLOPE
TD-1	750.85		INV.(SE)=747.16 8" HDPE @ 1.12% SLOPE
TD-2	618.96		INV.(NW)=615.18 15" HDPE @ 4.40% SLOPE

1

0 20' 40'

Note :
Utility information has been plotted from available sources and their locations and size should be considered approximate only. The contractor is responsible for determining exact utility locations, sizes, and elevations prior to commencing construction. If uncharted or misplotted utilities are encountered, the contractor is required to notify the owner immediately.

New York State law requires excavators to contact the one-call notification system prior to digging to prevent damage to buried facilities.
IT'S THE LAW!!
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Dig Safely New York
(non-members must be contacted separately)

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STATE OF NEW YORK — DANIEL G. FAGAN — No. 077601 — LICENSED PROFESSIONAL ENGINEER

Drawn By:	RSN
Checked By:	JBG
Project Manager:	JBG

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Revisions

- 4/16/2026 Town Sketch Plan Comments
- 6/29/2026 Addendum #1
- 7/07/2026 Town Preliminary Plan Submission
- 7/27/2026 Addendum #2

Beacon Southworks - Gateway

Ithaca, NY

SWBR Project Number 25189.00
FE Project Number 2011.104-008

BEACON COMMUNITIES - GATEWAY

505 Ellicott St. Suite 44
Buffalo,
NY 14203

C500
UTILITY PLAN

07/27/2026
100% CONSTRUCTION DOCUMENTS

FILE PATH: Autodesk Docs://25189.00 Beacon The Woods/25189_Beacon The Woods_Arch R25_Central.rvt

GENERAL SSDS NOTES

1. This drawing is not intended to provide all structural plumbing information. Refer to structural drawings and plumbing drawings as appropriate.
2. The depressurization system installation contractor ("Contractor") assumes the responsibility for the means and methods, coordination, supervision, and management utilized to complete the project in a timely, professional, legal, and safe manner.
3. The Contractor shall coordinate/schedule all work with the building owner and Environmental Consulting Firm / Professional.
4. The Contractor shall provide their employees with adequate personal protective equipment at all times when performing work on this project. LaBella is not responsible for monitoring the health and safety of the Contractor's workers.
5. The Contractor acknowledges that portions of the building may be occupied by other trades during system installation activities. The contractor shall coordinate phasing/sequencing of work with the building owner.
6. All components of depressurization systems installed shall be in compliance with applicable mechanical, electrical, building, plumbing, energy and fire prevention codes, standards, and regulations of the local jurisdiction.
7. The Contractor shall protect all existing architectural finishes, mechanical, electrical and plumbing systems, and other building and site features that are not to be impacted by the system installation. Should damage occur, the contractor shall be liable for the costs associated with their repair, restoration, and/or replacement.
8. All concrete floor slabs shall be designed, mixed, placed, reinforced, consolidated, finished, and cured to minimize the formation of cracks in accordance with standards set forth in the Model Building Codes.
9. Heating, Ventilating, and Air Conditioning (HVAC) systems shall be designed and installed to avoid depressurization of the building relative to underlying and surrounding soil. Specifically, joints in air ducts and plenums passing through unconditioned spaces shall be sealed.
10. Large openings, if any, through the concrete floor slab, grade beams, or other foundation components in contact with the soil (e.g., spaces around storm sewer piping, etc.) shall be filled or closed with materials that provide a permanent airtight seal such as non-shrink mortar, grouts, expanding foam, or similar materials designed for such application.
11. Smaller gaps around all pipe, wire, or other objects, if any, that penetrate concrete floor slab or other floor assemblies shall be made air-tight with an elastomeric joint sealant, as defined in ASTM C920-87, and applied in accordance with the manufacturer's recommendations.
12. All control joints, isolation joints, construction joints, and any other joints in the concrete floor slab or between the floor slab and the building's walls shall be sealed. A continuous formed gap (for example, a "tooled edge") which allows the application of a sealant that will provide a continuous, airtight seal shall be created along all joints. When the slab has cured, the gap shall be cleared of loose material and filled with an elastomeric joint sealant, as defined in ASTM C920-87, and applied in accordance with the manufacturer's recommendations.
13. Joints, cracks, or other openings around all penetrations of both exterior and interior surfaces of masonry block or poured concrete foundation components below the ground surface shall be sealed with an elastomeric sealant that provides an air-tight seal. Penetrations of poured concrete walls should also be sealed on the exterior surface. This includes sealing of wall tie penetrations, if applicable.
14. The excavation shall be backfilled with No. 2 stone (or engineer's approved equivalent) to provide a consistent gas permeable layer.
15. Vertical piping shall be supported and secured in a permanent manner that prevents downward movement to the underlying SSDS piping trenches.
16. Vertical riser and manifold piping shall be rigid 4" diameter Schedule 40 PVC.
17. 4-inch Schedule 40 PVC perforated piping to be installed in sub-slab trenches were shown. Perforations shall be no less than one square inch per foot ($1in^2$/ft).
18. Trenched piping / collection points must be backfilled with #2 washed stone (i.e., pea stone consisting of material that will pass through a 2-inch sieve and be retained by a 1/4-inch sieve). A minimum of 3 inches of the #2 washed stone shall be placed beneath the pipe.
19. Install perforated cap at each vapor collection pipe termination.
20. All pipe joints and connections shall be sealed permanently, with the exception of the area of installation of the radon fans, which are to be connected via fittings able to be removed to foster future fan maintenance/replacement.
21. Supports for horizontal runs of aboveground depressurization system piping shall be installed at least every 4 feet, if such runs become necessary based on the need to re-design the system based on in-field conditions. If used, horizontal piping shall be sloped at least $\frac{1}{8}$ inch per foot. Vertical runs shall be secured above or below the points of penetration through floors, ceilings, and roofs, and at least every 10 feet on runs that do not penetrate floors, ceilings, or roofs.
22. Horizontal runs in depressurization system piping shall be sloped at least $\frac{1}{8}$ inch per foot, to promote drainage of water from rain or condensation drains downward into the soil beneath the slab.
23. The contractor shall provide photo documentation for all piping prior to covering.
24. Routine construction inspections shall be conducted to ensure compliance with the design and ANSI/ AARST standards at the following points:
    - 24.1. prior to the placement of concrete or vapor barrier over the gas permeable layer.
    - 24.2. prior to the completion of indoor finishes to ensure a continuous sealed barrier has been constructed between soil gas and air spaces within the building; and,
    - 24.3. prior to the completion of indoor finishes that enclose vent piping (such as walls or ceilings).
25. To reduce the risk of vent stack blockage due to heavy snowfall, and to reduce the risk of re-entrainment of vapors into the living spaces of the building, the discharge from vent stack pipes shall extend vertical and upward at least 24 inches above the surface of the roof. The discharge / exhaust point(s) shall also be 25 feet or more away from any window, door, air intakes, or other opening into conditioned / occupied building space, and 25 feet or more away from similar openings of adjacent buildings, unless explicitly permitted by the PE responsible for the Design. Discharge / exhaust point(s) shall never be permitted within ten (10) feet of such openings, in accordance with NYSDOH guidance..
26. All roof penetrations must be properly sealed and completed in accordance with other related specifications.
27. A system description label shall be placed on each vertical riser in a prominent and readily visible location. At least one label must be used per twenty (20) feet of riser. The label shall read "Sub-Slab Depressurization System" or similar.
28. A Soil Vapor Intrusion Workplan that encompasses the installation, start up, testing, and sampling of the sub-slab depressurization system shall be submitted prior to site altering activities, and should be referenced in addition to these Plans and Details.
29. During construction, the exhaust vent piping shall extend at least 2 feet above the slab and shall be temporarily closed or capped to prevent debris from entering. The portion of pipe above the slab will be marked with words "SSDS vent" or similar.
30. Sumps or other pit openings that connect to soil air and require access for maintenance shall have a rigid lid that is sealed with a gasket material and mechanically fastened in a manner to facilitate removal. Pits that receive water from above concrete shall retain water control capabilities through an independent floor drain with a one-way flow valve. Floor drains and condensate drains shall not allow soil gas entry.
31. The exhaust pipe at the designated location for each fan shall be labeled or marked to include the words "This location reserved for a fan should a soil gas fan be installed" or similar.
32. A label should be provided for sump lids, block-outs, access opening, and other closed surfaces that could require access in the future to indicate these are components of a mitigation system.
33. Performance testing for radon or soil gases of concern shall be conducted post-construction. If action levels are exceeded, the system shall be activated with a fan and the building shall be retested. Refer to "Active System" Notes below.
34. An O&M Manual for the system will be provided upon completion.

FIGURE NO.	TITLE
SSDS001	NOTES SHEET
SSDS100 - G1	FOUNDATION PLAN G1
SSDS101 - G1	FIRST, SECOND, & THIRD FLOOR PLAN G1
SSDS102 - G1	FOURTH, FIFTH, & ROOF PLAN G1
SSDS100 - G2	FOUNDATION PLAN G2
SSDS101 - G2	FIRST, SECOND, & THIRD FLOOR PLAN G2
SSDS102 - G2	FOURTH, FIFTH, & ROOF PLAN G2
SSDS200	DETAILS

LEGEND:

- 4" HDPE PERFORATED PIPING (SUB-SLAB)
- SSDS PIPE BELOW HAUNCHED SLAB
- 4" DIAMETER CONNECTIVE PVC PIPING INSTALLED AT CEILING HEIGHT
- RISER WHERE PENETRATES SLAB
- RISER LOCATION
- SYSTEM EXHAUST LOCATION
- MONITORING POINT (VAPOR PIN) LOCATION

VAPOR BARRIER

1. A minimum 20-mil polyethylene or approved equivalent flexible sheeting material shall be placed above (on top of) the Gas Permeable Layer (i.e., soil/fill) prior to pouring the slab or placing the floor assembly to serve as a soil-vapor-barrier, by bridging any cracks that develop in the slab or floor assembly. The vapor barrier / sheeting should cover the entire floor area, and separate sections of sheeting should be overlapped at least 12 inches. The sheeting shall be sealed around any pipe, wire or other penetrations of the material, per the manufacturer's instructions. All punctures or tears in the material shall be repaired according to the manufacturer's instructions.
2. Seams in the vapor barrier shall be sealed with a product designed to be compatible with the vapor barrier (e.g., Stego Tape for Stego Wrap products).
3. A caulk meeting ASTM C920 class 25 or a manufacturer recommended sealant shall be applied to all outer edges of the vapor barrier/membrane.

PASSIVE SYSTEM

1. SSDS vents shall be screened, with wire mesh that shall not be smaller than one-half inch ($\frac{1}{2}$"), to prevent the intake of debris and allow for periodic cleaning by the building Owner.

ACTIVE SYSTEM

1. Depressurization system fans shall be installed outside of the building. This location is necessary to minimize the risk of vapor entry into living spaces which could result from leaks in radon fan housings or in vent stack piping above the radon fan. Radon fans mounted on the exterior of buildings must be rated for outdoor use or installed in a weather-proof protective housing.
2. Depressurization system mitigation fans shall be mounted and secured in a manner that minimizes transfer of vibration to the structural framing of the building.
3. Electrical source to be provided at fan locations. Fans shall be hard-wired to the electrical source. A means of electrical disconnect shall be provided within eyesight of the fan.
4. The breaker and boxed outlet shall each be labeled with the words "SSDS Fan" or similar.
5. The use of Fantech Rn 4EC-4 Inline Radon Fans, or approved equivalent, is recommended.
6. To facilitate maintenance and future replacement, depressurization system fans shall be installed in the vent pipe using removable couplings or flexible connections (i.e. "Fernco" connections, or similar) that can be tightly secured to both the fan and the vent pipe. Other fittings / connections shall be permanently cemented / sealed.
7. Each vertical riser shall be equipped with a manometer that is located in a readily visible location to allow for routine verification of system operations. The manometer will be clearly marked to indicate the pressure that existed when the system was initially activated. A label will be included on the manometer describing how to interpret the manometer and what to do if the manometer indicates the system performance has changed. The manometer shall be simple to read or interpret and be located where it can be easily seen.
8. Each fan/sstem shall be equipped with an audible warning system (E.g., RadonAway Checkpoint IIA Mitigation System Alarm or approved equivalent) to aler the building maintenance staff if there is a loss of pressure or air flow in the vent pipe, or if the fan ceases operation. The alarm shall be installed in an accessible location. Pneumatic tubing shall be installed on vertical standpipe below the fan and routed to the alarm. The alarm should also be quipped with a low battery-power warning feature. The Contractor will connect the alarm on a separate breaker and the monitors shall be designed to reset automatically when power is restored after a power outage.
9. A fan monitor label shall be provided for each fan monitor. The label shall have a title "Soil Gas Vent System" and include a description of the fan monitor, an advisory statement regarding retesting, additional information resources, and the words "For information, contact: Installer or Party Responsible for Maintenance".
10. The depressurization system installation contractor shall supply the building owner an extra mitigation fan for their inventory, to allow rapid replacement of a fan unit in the event of failure.
11. Where design specifics are not explicitly depicted or design is subject of field conditions, diagnostic testing during installation shall occur in the presence of the designer / engineer to confirm adequate depressurization is achieved across the target footprint. Revisions may be made, if approved by the engineer, to ensure adequate depressurization is obtained.
12. Monitoring points shall be Vapor Pin® Inserts.
13. Opening in bottom of Vapor Pin® Insert shall extend at least 3 inches below the bottom of the vapor barrier and terminate in the gravel subbase. Trim or extend Vapor Pin® Insert per Manufacturer's instructions and specifications.
14. Permanent sub-slab vapor sampling points shall be installed by the contractor during construction, at a location deemed appropriate at the time of construction by the contractor and SSDS Design Engineer, and at a frequency of at least one (1) per 3,600 square feet of ground level floor space, consistent with NYSDOH Guidance and in accordance with the Soil Vapor Intrusion Workplan.

NO.	REVISION	BY	DATE
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STATE OF NEW YORK DANIEL P. NOLL No. 081595 LICENSED PROFESSIONAL ENGINEER

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PROJECT/CLIENT

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BEACON COMMUNITIES LLC
505 ELLICOTT ST, SUITE 44
BUFFALO, NEW YORK 14203

DRAWING TITLE

SUB-SLAB DEPRESSURIZATION SYSTEM (SSDS)
NOTES

ISSUED FOR
SVI WORK PLAN

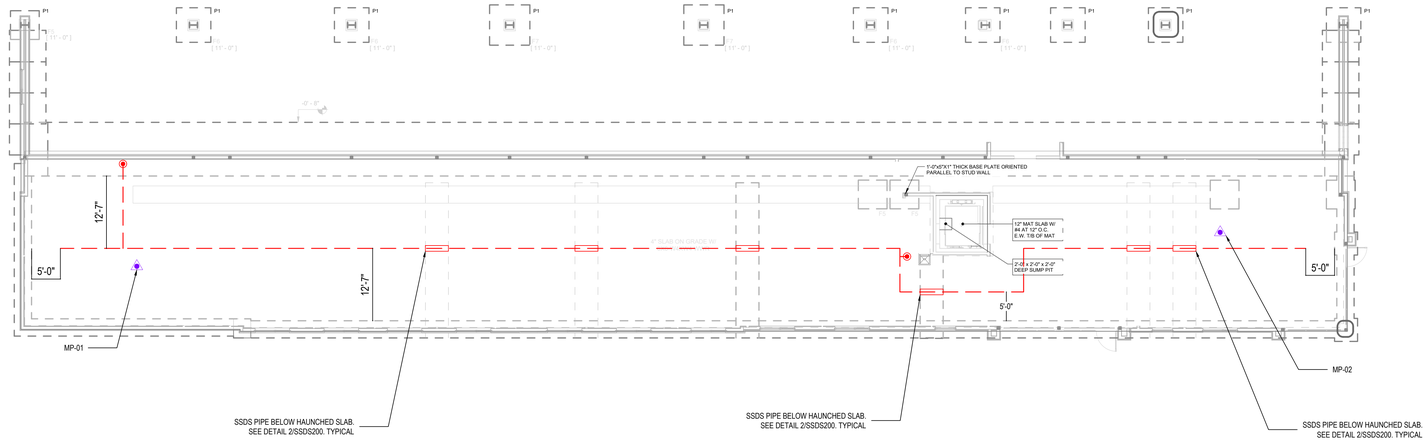
DESIGNED BY: SW / DB / DN
DRAWN BY: SW / DB
REVIEWED BY: DN
DATE: AUGUST 3, 2026

PROJECT/DRAWING NUMBER

2261788.01

SSDS001

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1 FOUNDATION PLAN G1 - SSDS

SCALE: 3/32" = 1'-0"

LEGEND:

- 4" HDPE PERFORATED PIPING (SUB-SLAB)
- SSDS PIPE BELOW HAUNCHED SLAB
- RISER WHERE PENETRATES SLAB
- MONITORING POINT (VAPOR PIN) LOCATION

APPROX. 6,900 SF FOOTPRINT (AREAS IN CONTACT WITH EARTH/GROUND REQUIRING MITIGATION)

NO.	REVISION	BY	DATE
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STATE OF NEW YORK DANIEL P. NOLL No. 081984 LICENSED PROFESSIONAL ENGINEER

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ITHACA, NEW YORK 14850

BEACON COMMUNITIES LLC
505 ELLICOTT ST, SUITE 44
BUFFALO, NEW YORK 14203

DRAWING TITLE

SUB-SLAB DEPRESSURIZATION SYSTEM (SSDS)
G1
FOUNDATION PLAN G1

DESIGNED BY: SW / DB / DN
DRAWN BY: SW / DB
REVIEWED BY: DN

ISSUED FOR
SVI WORK PLAN

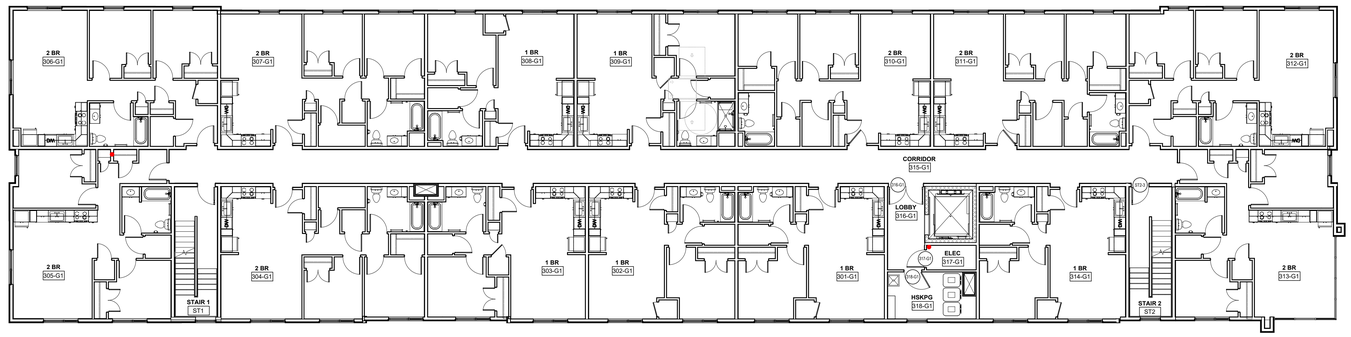
DATE: AUGUST 3, 2026

PROJECT/DRAWING NUMBER

2261788.01

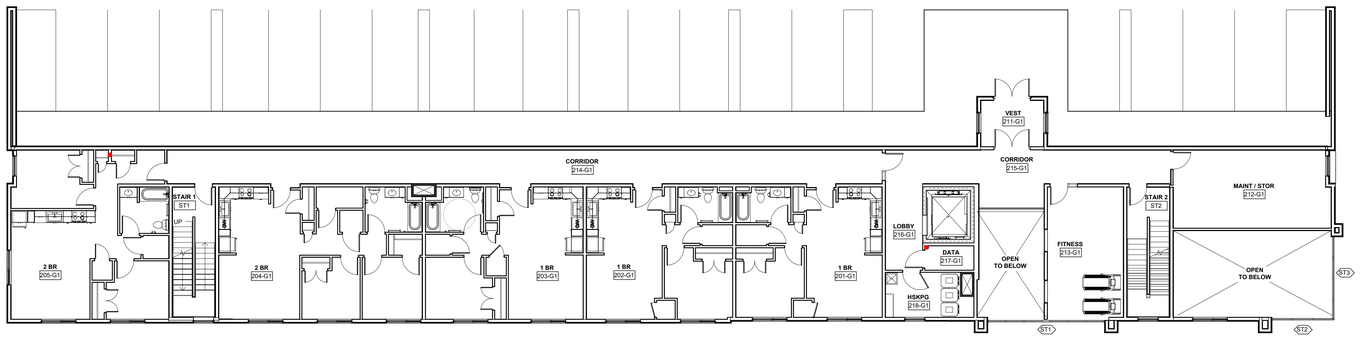
SSDS100 - G1

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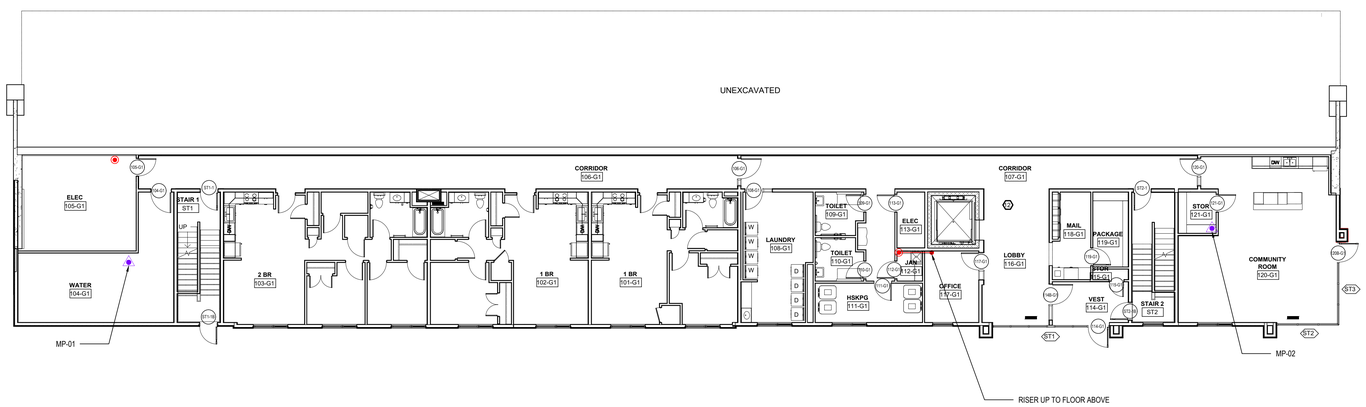
3 THIRD FLOOR PLAN G1 - SSDS

SCALE: 3/32" = 1'-0"



2 SECOND FLOOR PLAN G1 - SSDS

SCALE: 3/32" = 1'-0"



1 FIRST FLOOR PLAN G1 - SSDS

SCALE: 3/32" = 1'-0"

APPROX. 6,900 SF FOOTPRINT (AREAS IN CONTACT WITH EARTH/GROUND REQUIRING MITIGATION)

LEGEND:

- RISER WHERE PENETRATES SLAB
- 4" DIAMETER CONNECTIVE PIPING INSTALLED AT CEILING HEIGHT
- RISER LOCATION
- MONITORING POINT (VAPOR PIN) LOCATION

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DRAWING TITLE

SUB-SLAB DEPRESSURIZATION SYSTEM (SSDS)
G1
FIRST, SECOND, & THIRD FLOOR PLAN G1

ISSUED FOR:
SVI WORK PLAN

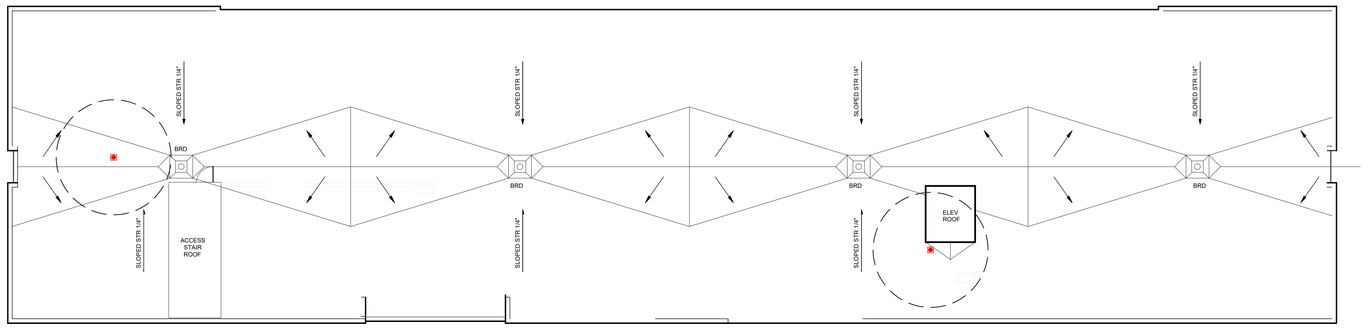
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REVIEWED BY: DN
DATE: AUGUST 3, 2026

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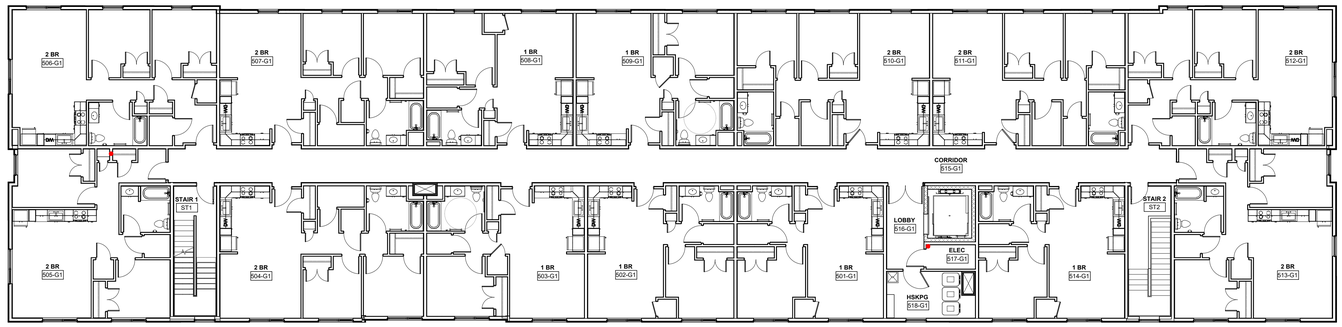
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SSDS101 - G1

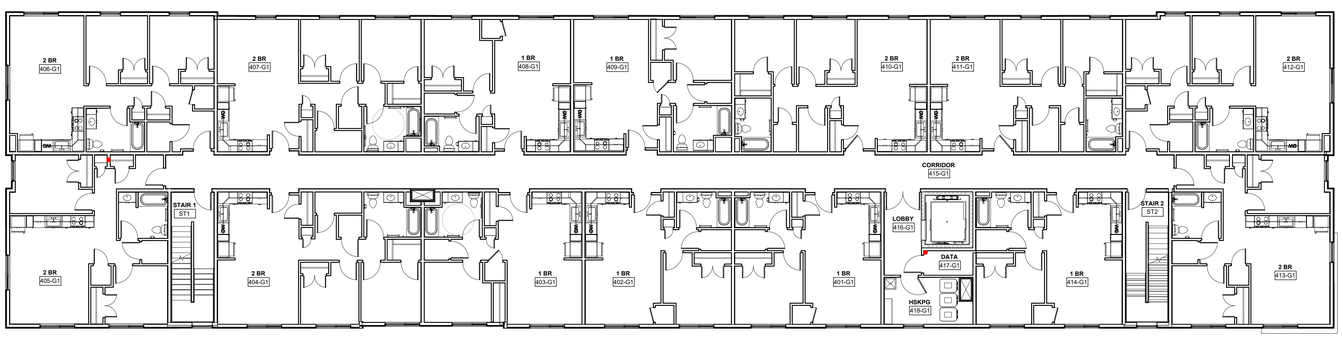
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3 ROOF PLAN G1 - SSDS
SCALE: 3/32" = 1'-0"



2 FIFTH FLOOR PLAN G1 - SSDS
SCALE: 3/32" = 1'-0"



1 FOURTH FLOOR PLAN G1 - SSDS
SCALE: 3/32" = 1'-0"

LEGEND:

- RISER LOCATION
- SYSTEM EXHAUST LOCATION

NO.	REVISION	BY	DATE
1			
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BEACON COMMUNITIES LLC
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BUFFALO, NEW YORK 14203

DRAWING TITLE

SUB-SLAB DEPRESSURIZATION SYSTEM (SSDS)
G1
FOURTH, FIFTH, & ROOF PLAN G1

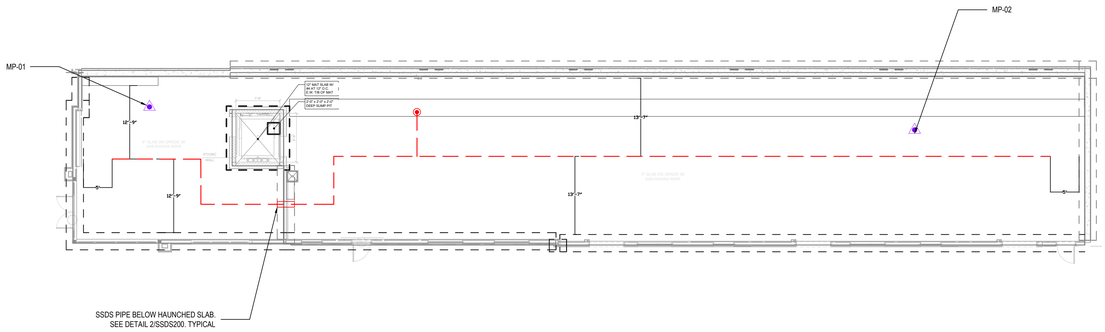
DESIGNED BY:	SW / DB / DN
DRAWN BY:	SW / DB
REVIEWED BY:	DN
ISSUED FOR	SVI WORK PLAN
DATE:	AUGUST 3, 2026

PROJECT/DRAWING NUMBER

2261788.01

SSDS102 - G1

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1 FOUNDATION PLAN G2 - SSDS
SCALE: 3/32" = 1'-0"

LEGEND:

- 4" HDPE PERFORATED PIPING (SUB-SLAB)
- SSDS PIPE BELOW HAUNCHED SLAB
- RISER WHERE PENETRATES SLAB
- MONITORING POINT (VAPOR PIN) LOCATION

APPROX. 11,000 SF FOOTPRINT (AREAS IN CONTACT WITH EARTH/GROUND REQUIRING MITIGATION, 5,200 SF LOWER LEVEL AND 5,800 SF UPPER LEVEL)

NO.	REVISION	BY	DATE
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DRAWING TITLE

SUB-SLAB DEPRESSURIZATION SYSTEM (SSDS)
G2
FOUNDATION PLAN G2

DESIGNED BY: SW / DB / DN
DRAWN BY: SW / DB
REVIEWED BY: DN

ISSUED FOR:
SVI WORK PLAN

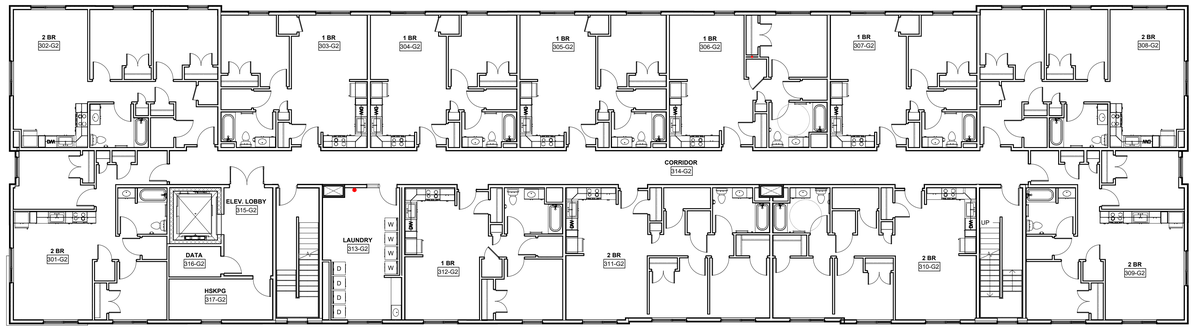
DATE: AUGUST 3, 2026

PROJECT/DRAWING NUMBER

2261788.01

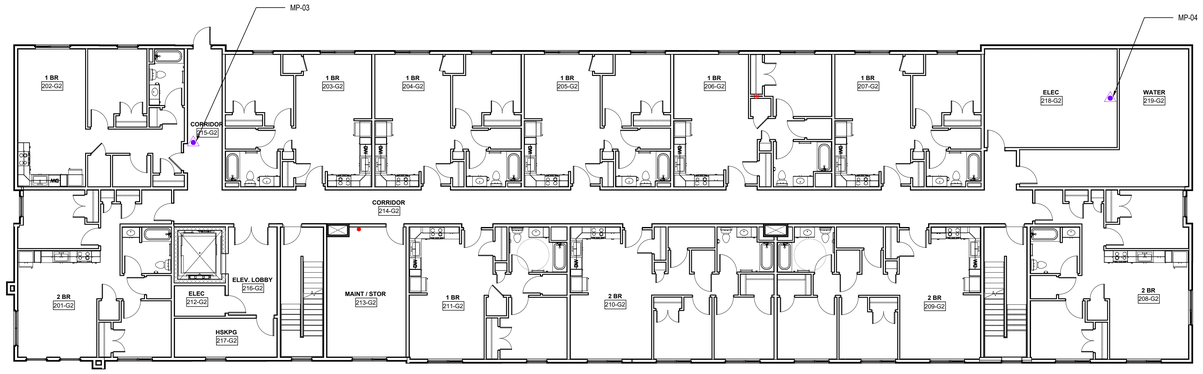
SSDS100 - G2

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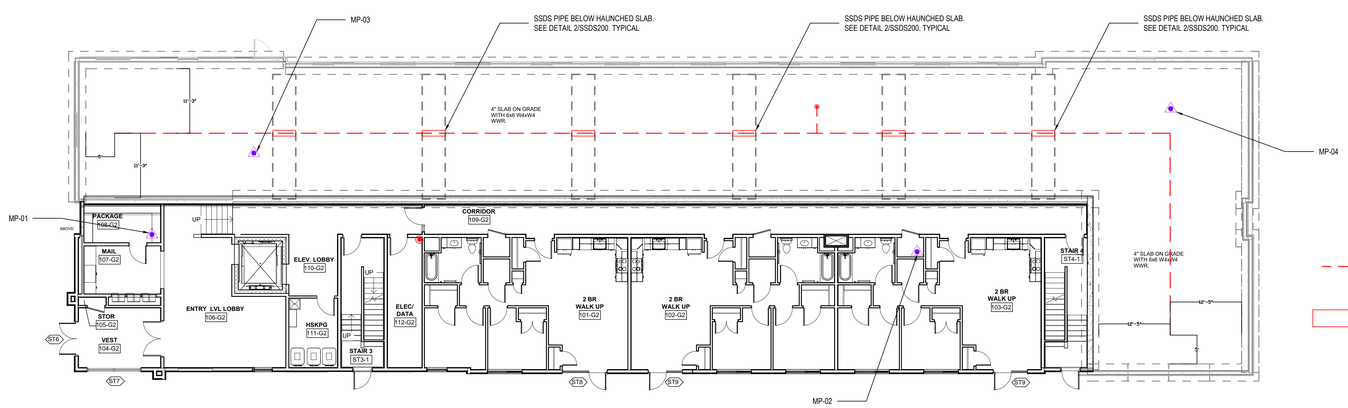
3 THIRD FLOOR PLAN G2 - SSDS

SCALE: 3/32" = 1'-0"



2 SECOND FLOOR PLAN G2 - SSDS

SCALE: 3/32" = 1'-0"



1 FIRST FLOOR PLAN G2 - SSDS

SCALE: 3/32" = 1'-0"

LEGEND:

- 4" HDPE PERFORATED PIPING (SUB-SLAB)
- SSDS PIPE BELOW HAUNCHED SLAB
- RISER WHERE PENETRATES SLAB
- RISER LOCATION
- MONITORING POINT (VAPOR PIN) LOCATION

APPROX. 11,000 SF FOOTPRINT (AREAS IN CONTACT WITH EARTH/GROUND REQUIRING MITIGATION, 5,200 SF LOWER LEVEL AND 5,800 SF UPPER LEVEL)

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PROJECT/CLIENT

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BUFFALO, NEW YORK 14203

DRAWING TITLE

SUB-SLAB DEPRESSURIZATION SYSTEM (SSDS)
G2
FIRST, SECOND, & THIRD FLOOR PLAN G2

ISSUED FOR: SVI WORK PLAN
DATE: AUGUST 3, 2026

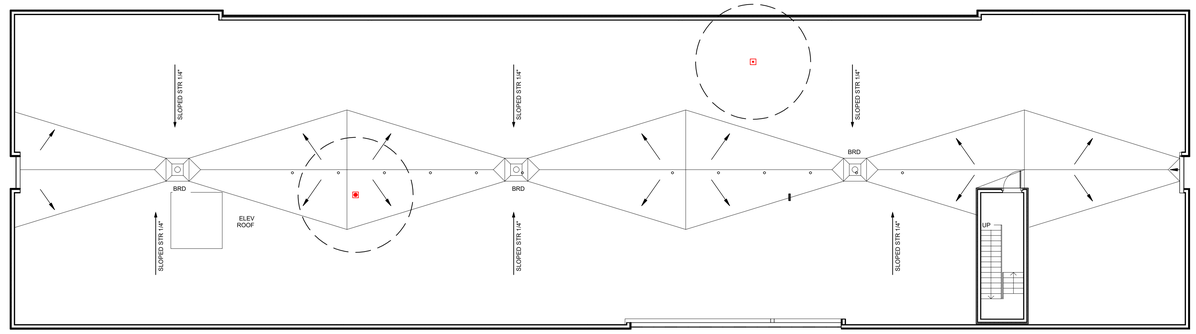
DESIGNED BY: SW / DB / DN
DRAWN BY: SW / DB
REVIEWED BY: DN

PROJECT/DRAWING NUMBER

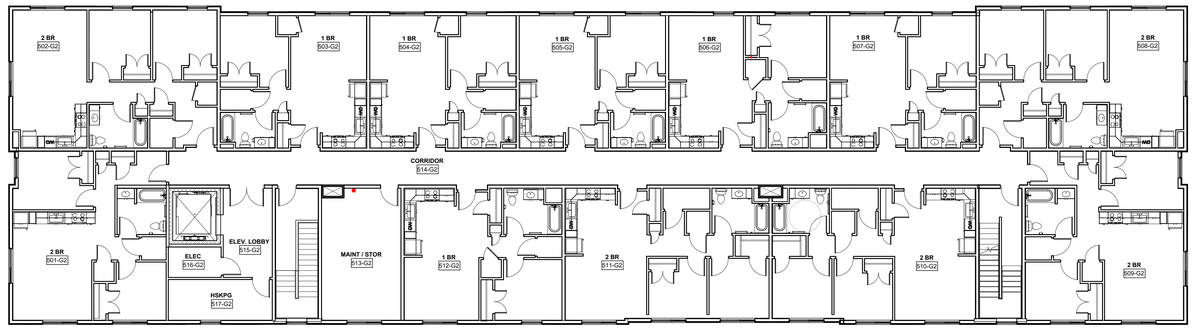
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SSDS101 - G2

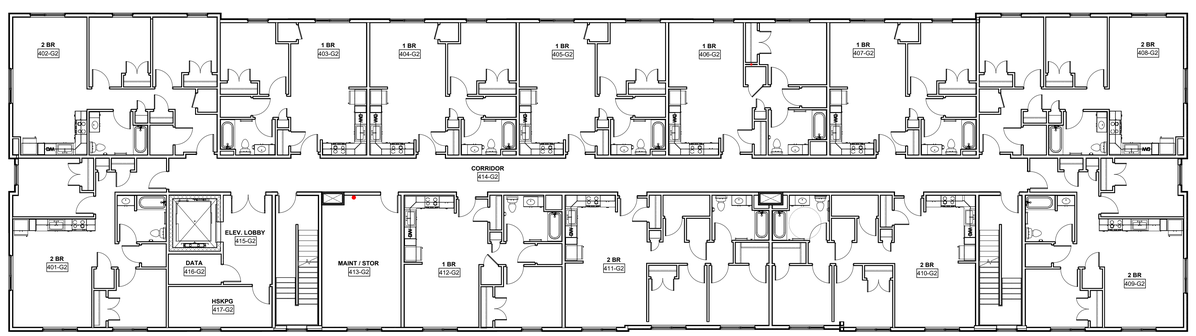
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3 ROOF PLAN G2 - SSDS
SCALE: 3/32" = 1'-0"



2 FIFTH FLOOR PLAN G2 - SSDS
SCALE: 3/32" = 1'-0"



1 FOURTH FLOOR PLAN G2 - SSDS
SCALE: 3/32" = 1'-0"

LEGEND:

- RISER LOCATION
- SYSTEM EXHAUST LOCATION

NO.	REVISION	BY	DATE
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ITHACA, NEW YORK 14850

BEACON COMMUNITIES LLC
505 ELLICOTT ST, SUITE 44
BUFFALO, NEW YORK 14203

DRAWING TITLE

SUB-SLAB DEPRESSURIZATION SYSTEM (SSDS)
G2
FOURTH, FIFTH, & ROOF PLAN G2

DESIGNED BY: SW / DB / DN
DRAWN BY: SW / DB
REVIEWED BY: DN

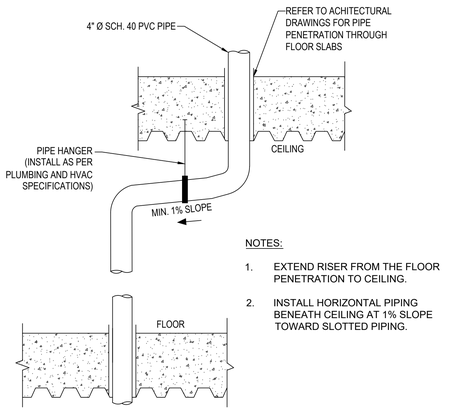
ISSUED FOR: SW WORK PLAN
DATE: AUGUST 3, 2026

PROJECT/DRAWING NUMBER

2261788.01

SSDS102 - G2

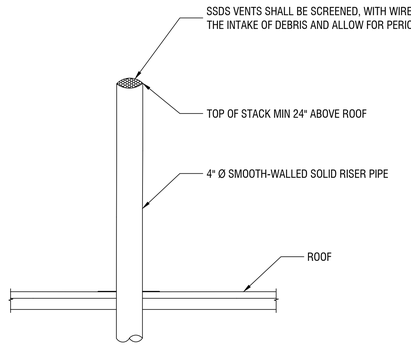
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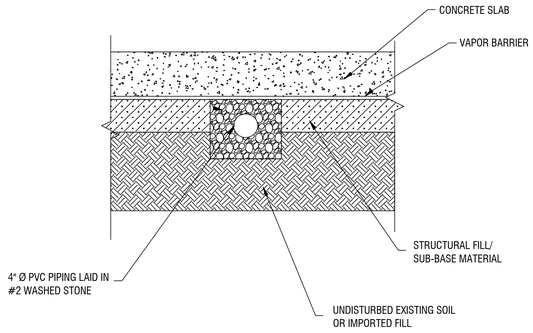
NOTES:

1. EXTEND RISER FROM THE FLOOR PENETRATION TO CEILING.
2. INSTALL HORIZONTAL PIPING BENEATH CEILING AT 1% SLOPE TOWARD SLOTTED PIPING.

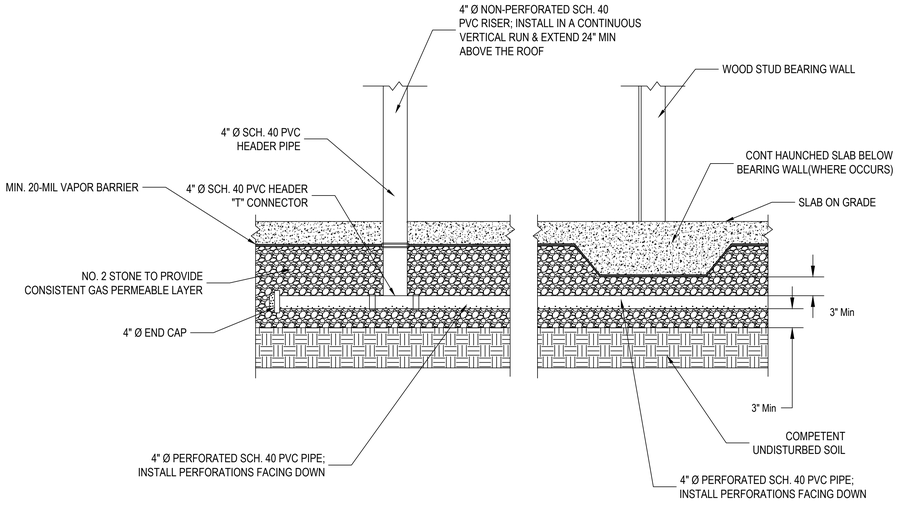
3 TYPICAL PIPING OFFSET
SCALE: NONE



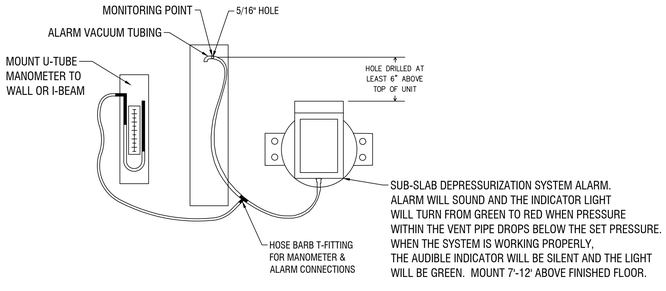
4 DETAIL AT ROOF (PASSIVE SYSTEM)
SCALE: NONE



1 TYPICAL SSDS PIPE AND TRENCH
SCALE: NONE



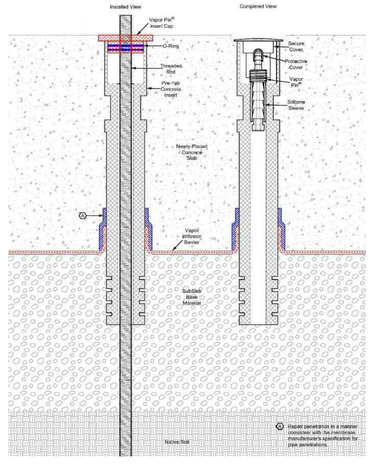
2 TYPICAL SSDS PIPE AND TRENCH
SCALE: NTS



NOTES:

1. CONTRACTOR TO INSTALL ALARM ON SEPARATE CIRCUIT.
2. CONTRACTOR SHALL COMPLETE ALL CONNECTIONS SECURELY AND AIR TIGHT. BRASS BARBED FITTINGS WITH HOSE CLAMPS, OR EQUIVALENT TO BE INSTALLED WITH 1/4 ID TUBING.
3. ALARM AND MANOMETER TO BE INSTALLED ON BUILDING INTERIOR

5 TYPICAL ALARM & MANOMETER (IF ACTIVATION REQUIRED)
SCALE: NTS



6 MONITORING POINT (VAPOR PIN™) WITH CAP
SCALE: NONE

NO.	REVISION	BY	DATE
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DRAWING TITLE

SUB-SLAB DEPRESSURIZATION SYSTEM (SSDS)
DETAILS

ISSUED FOR
SVI WORK PLAN

DESIGNED BY: SW / DB / DN
DRAWN BY: SW / DB
REVIEWED BY: DN
DATE: AUGUST 3, 2026

PROJECT/DRAWING NUMBER

2261788.01

SSDS200

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