TENEN ENVIRONMENTAL

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May 14, 2025

New York State Department of Environmental Conservation
Division of Environmental Remediation
Bureau B, Section B
625 Broadway
Albany, NY 12233-1010

Attn: Erick Bower, Project Manager

Subject: Vapor Intrusion Investigation Work Plan
470 Kent Avenue – Brooklyn, NY
DEC Site No. C224053

Dear Erick:

On behalf of 470 Kent Ave Associates LLC (the Volunteer), Tenen Environmental, LLC (Tenen) has prepared this work plan letter to summarize the methodology for indoor air sampling proposed for two completed buildings at the above-referenced Site. In addition, a soil vapor intrusion evaluation is included.

The proposed indoor air sampling will include the collection and analysis of 14 indoor air samples (seven per building) and one ambient air sample. A letter report will be prepared to include the sampling findings for review by New York State Department of Environmental Conservation (NYSDEC) and New York State Department of Health (NYSDOH).

Background

The property is located at 470 Kent Avenue in Brooklyn, New York. The indoor air sampling is proposed for the cellars of the newly developed A1 and A2 buildings, located on the southern portion of the property. The bottoms of the cellar slabs for both buildings are located below the groundwater interface. Additionally, both buildings have subsurface parking garages (accounting for approximately 55% of the total footprint) that are actively vented in accordance with City requirements.

The attached drawings show that the top of the slab of each building is Elevation (EL) +3.0' North American Vertical Datum of 1988 (NAVD88) with a slab thickness of 20 inches across the entire footprints of the buildings. Therefore, the bottom of the slab is at EL +1.33' NAVD. Footings and elevator pits were deeper than this elevation. No areas of the building were higher than this elevation. The design groundwater elevation is EL +3' and the bottom of the slab is within the groundwater.

The A1 building is a 22-story mixed-use residential and commercial building consisting of 249 total residential dwellings and retail space fronting Kent Avenue. The A2 building is a 21-story mixed-use residential and commercial use building with a total of 175 residential dwellings and retail space fronting Kent Avenue.

Building A1 uses include the following: parking, storage, mechanical spaces in the cellar level; retail, residential amenity spaces and residential lobby at grade; residential rental units on floors 2-21, and; mechanical space on the 22nd floor.

Building A2 uses include the following: parking, storage, mechanical spaces in the cellar level; retail, residential amenity spaces and residential lobby at grade; residential rental units on floors 2-6; residential amenity spaces and outdoor pool on floor 7; residential condo units on floors 8-20, and; mechanical space on the 22nd floor.

Soil Vapor Intrusion Evaluation

The potential for soil vapor intrusion is ameliorated by the bottom of the cellar slabs being located below the groundwater inface. The basement slabs and subgrade walls are waterproofed. In addition, vapor intrusion risk is further reduced by the presence of actively ventilated parking garages that account for the significant majority of subsurface footprint.

During the implementation of the interim remedial measures (IRMs) within the A1/A2 building footprints, 33 end-point soil samples were collected and analyzed for volatile organic compounds (VOCs). All VOCs were below the Part 375 Unrestricted Use soil cleanup objectives (SCOs) and were predominantly not detected at all.

Scope of Work

Indoor Air Sampling

In accordance with the NYSDOH Final Guidance for Evaluating Soil Vapor Intrusion in the State of New York (Soil Vapor Guidance, October 2006 with May 2017 updates), 14 indoor air samples (A1-IA-1 through -IA-7, A2-IA-1 through -IA-7) will be collected to evaluate the post-remediation indoor air conditions. One background ambient air sample will also be collected. Two duplicate samples will be collected. Proposed indoor air sample locations are shown on the attached figures. The ambient air sample location will be determined during the sampling event so that it will be secure. A summary table of the proposed sampling locations and analysis is included as Table 1.

Table 1 – Proposed Sample Locations

Sample ID	Location	Sample Type	Analysis	Rationale
A1-IA-1 / Dup	Residential employee break room	Indoor air and duplicate	TO-15 VOCs (see attached reporting list with minimum reporting limits)	Assess potential human exposure.
A1-IA-2	Elevator area	Indoor air		
A1-IA-3	Elevator area	Indoor air		
A1-IA-4	Residential bicycle storage	Indoor air		
A1-IA-5	Parking area	Indoor air		
A1-IA-6	Parking area	Indoor air		
A1-IA-7	Residential laundry room	Indoor air		

Sample ID	Location	Sample Type	Analysis	Rationale
A2-IA-1 / Dup	Residential employee break room	Indoor air and duplicate	TO-15 VOCs (see attached reporting list with minimum reporting limits)	Assess potential human exposure.
A2-IA-2	Parking area	Indoor air		
A2-IA-3	Residential laundry room	Indoor air		
A2-IA-4	Parking area	Indoor air		
A2-IA-5	Elevator area	Indoor air		
A2-IA-6	Residential managers' room	Indoor air		
A2-IA-7	Elevator area	Indoor air		
AA	Upwind location (determined day of sampling).	Ambient Air		Establish background conditions.

A Product Inventory and Building Questionnaire will be completed prior to sampling. The indoor air and ambient air samples will be collected from breathing height (three to five feet above the floor).

Indoor air and ambient air samples will be collected in laboratory-supplied, individually-certified six-liter Summa canisters using 24-hour flow regulators, consistent with the proposed residential use of the Site buildings. All samples will be sealed, labeled and placed in a secure container for delivery to a NYSDOH ELAP-certified analytical laboratory. An independent sub-consultant will validate sample results and prepare a Data Usability Summary Report (DUSR). Quality assurance and quality control (QA/QC) procedures are detailed in the Quality Assurance Project Plan (QAPP) included as Appendix D of the approved October 2023 Remedial Action Work Plan (RAWP).

All indoor air and ambient air samples will be analyzed for full suite volatile organic compounds (VOCs), including naphthalene, by EPA Method TO-15. EPA Method TO-15 Selected Ion Monitoring (SIM) will be used for the following five compounds in indoor and ambient air samples: trichloroethene; cis-1,2-dichloroethene; 1,1-dichloroethene; carbon tetrachloride and vinyl chloride, which require a minimum laboratory reporting limit of 0.20 micrograms per cubic meter (mcg/m3) or less. The attached table from the laboratory includes the TO-15 analytes and the associated detection limits.

Reporting/Schedule

Samples will be collected as soon as possible following approval by NYSDEC and NYSDOH. Therefore, the samples will not be collected during a heating season. Sampling will be repeated in the 2025-2026 heating season.

As soon as the data is available, initial reporting will include transmitting the draft indoor air data along with the completed Product Inventory and Building Questionnaire to the NYSDEC and the NYSDOH. Following the receipt of the validated data, a letter report will be prepared, which will detail field activities, analytical results and conclusions.

Please contact us if you need any additional information.

Sincerely,
Tenen Environmental, LLC

Matthew Carroll, P.E.
Principal / Environmental Engineer

York Analytical Laboratories, Inc.

5/15/2025

Analytical Method Information

Volatile Organics, EPA TO15 Full List in Air (EPA TO-15)

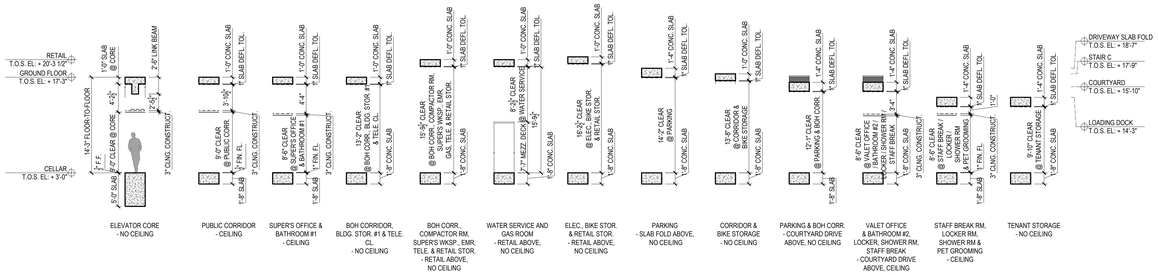
Analyte	MDL	Reporting Limit		Surrogate %R	Duplicate RPD	Matrix Spike %R	Matrix Spike RPD	Blank Spike / LCS %R	Blank Spike / LCS RPD
1,1,1,2-Tetrachloroethane	0.70	0.70	ug/m³		25			70 - 130	
1,1,1-Trichloroethane	0.55	0.55	ug/m³		25			70 - 130	
1,1,2,2-Tetrachloroethane	0.70	0.70	ug/m³		25			70 - 130	
1,1,2-Trichloro-1,2,2-trifluoroethane (Freo	0.78	0.78	ug/m³		25			70 - 130	
1,1,2-Trichloroethane	0.55	0.55	ug/m³		25			70 - 130	
1,1-Dichloroethane	0.41	0.41	ug/m³		25			70 - 130	
1,1-Dichloroethylene	0.10	0.10	ug/m³		25			70 - 130	
1,2,4-Trichlorobenzene	0.75	0.75	ug/m³		25			70 - 130	
1,2,4-Trimethylbenzene	0.50	0.50	ug/m³		25			70 - 130	
1,2-Dibromoethane	0.78	0.78	ug/m³		25			70 - 130	
1,2-Dichlorobenzene	0.61	0.61	ug/m³		25			70 - 130	
1,2-Dichloroethane	0.41	0.41	ug/m³		25			70 - 130	
1,2-Dichloropropane	0.47	0.47	ug/m³		25			70 - 130	
1,2-Dichlorotetrafluoroethane	0.71	0.71	ug/m³		25			70 - 130	
1,3,5-Trimethylbenzene	0.50	0.50	ug/m³		25			70 - 130	
1,3-Butadiene	0.68	0.68	ug/m³		25			70 - 130	
1,3-Dichlorobenzene	0.61	0.61	ug/m³		25			70 - 130	
1,3-Dichloropropane	0.47	0.47	ug/m³		25			70 - 130	
1,4-Dichlorobenzene	0.61	0.61	ug/m³		25			70 - 130	
1,4-Dioxane	0.73	0.73	ug/m³		25			70 - 130	
2,2,4-Trimethylpentane	0.12	0.24	ug/m³		25			70 - 130	
2-Butanone	0.30	0.30	ug/m³		25			70 - 130	
2-Hexanone	0.83	0.83	ug/m³		25			70 - 130	
3-Chloropropene	1.59	1.59	ug/m³		25			70 - 130	
4-Methyl-2-pentanone	0.42	0.42	ug/m³		25			70 - 130	
Acetone	0.48	1.93	ug/m³		25			70 - 130	
Acrylonitrile	0.22	2.87	ug/m³		25			70 - 130	
Benzene	0.32	0.32	ug/m³		25			70 - 130	
Benzyl chloride	0.53	0.53	ug/m³		25			70 - 130	
Bromodichloromethane	0.68	0.68	ug/m³		25			70 - 130	
Bromoform	1.05	1.05	ug/m³		25			70 - 130	
Bromomethane	0.39	0.39	ug/m³		25			70 - 130	
Carbon disulfide	0.32	0.32	ug/m³		25			70 - 130	
Carbon tetrachloride	0.16	0.16	ug/m³		25			70 - 130	
Chlorobenzene	0.47	0.47	ug/m³		25			70 - 130	
Chloroethane	0.27	0.27	ug/m³		25			70 - 130	
Chloroform	0.50	0.50	ug/m³		25			70 - 130	
Chloromethane	0.21	0.21	ug/m³		25			70 - 130	
cis-1,2-Dichloroethylene	0.10	0.10	ug/m³		25			70 - 130	
cis-1,3-Dichloropropylene	0.46	0.46	ug/m³		25			70 - 130	
Cyclohexane	0.35	0.35	ug/m³		25			70 - 130	
Dibromochloromethane	0.87	0.87	ug/m³		25			70 - 130	
Dichlorodifluoromethane	0.50	0.50	ug/m³		25			70 - 130	
Ethyl acetate	0.73	0.73	ug/m³		25			70 - 130	
Ethyl Benzene	0.44	0.44	ug/m³		25			70 - 130	
Hexachlorobutadiene	1.08	1.08	ug/m³		25			70 - 130	
Isopropanol	0.50	1.50	ug/m³		25			70 - 130	
Methyl Methacrylate	0.42	0.42	ug/m³		25			70 - 130	
Methyl tert-butyl ether (MTBE)	0.37	0.37	ug/m³		25			70 - 130	
Methylene chloride	0.71	2.12	ug/m³		25			70 - 130	

York Analytical Laboratories, Inc.

Analytical Method Information

Volatile Organics, EPA TO15 Full List in Air (EPA TO-15)

Analyte	MDL	Reporting Limit		Surrogate %R	Duplicate RPD	Matrix Spike %R	Matrix Spike RPD	Blank Spike / LCS %R	Blank Spike / LCS RPD
Naphthalene	1.07	1.07	ug/m³		25			70 - 130	
n-Heptane	0.42	0.42	ug/m³		25			70 - 130	
n-Hexane	0.36	0.36	ug/m³		25			70 - 130	
o-Xylene	0.44	0.44	ug/m³		25			70 - 130	
p- & m- Xylenes	0.88	0.88	ug/m³		25			70 - 130	
p-Ethyltoluene	0.50	0.50	ug/m³		25			70 - 130	
Propylene	0.18	0.18	ug/m³		25			70 - 130	
Styrene	0.43	0.43	ug/m³		25			70 - 130	
Tetrachloroethylene	0.69	0.69	ug/m³		25			70 - 130	
Tetrahydrofuran	0.60	0.60	ug/m³		25			70 - 130	
Toluene	0.38	0.38	ug/m³		25			70 - 130	
trans-1,2-Dichloroethylene	0.40	0.40	ug/m³		25			70 - 130	
trans-1,3-Dichloropropylene	0.46	0.46	ug/m³		25			70 - 130	
Trichloroethylene	0.14	0.14	ug/m³		25			70 - 130	
Trichlorofluoromethane (Freon 11)	0.57	0.57	ug/m³		25			70 - 130	
Vinyl acetate	0.36	0.36	ug/m³		25			70 - 130	
Vinyl bromide	0.44	0.44	ug/m³		25			70 - 130	
Vinyl Chloride	0.13	0.13	ug/m³		25			70 - 130	
Xylenes, Total	1.32	1.32	ug/m³		25				
ISTD: 1,4-Difluorobenzene			ug/m³						
ISTD: d5-Chlorobenzene			ug/m³						



4 HEIGHT DIAGRAMS
SCALE: 1/8"=1'

SECTION BC1020.1
EXIT QUANTITY AND CAPACITY PROVIDED (RESIDENTIAL)

BLDG. A1

EXIT	WIDTH (IN.)	EGRESS WIDTH PER PERSON	EXIT OCCUPANCY
STAIR A DOOR	36.0	.3	120
STAIR B DOOR	36.0	.3	120
STAIR C DOOR	36.0	.3	120
TOTAL EXIT DOOR CAPACITY			360
STAIR A	45.0	0.3	150
STAIR B	45.0	0.3	150
STAIR C	45.0	0.3	150
TOTAL EXIT STAIR CAPACITY			450
MAXIMUM EXIT CAPACITY			450

SECTION BC1020.1
EXIT QUANTITY AND CAPACITY PROVIDED (RETAIL)

BLDG. A1

EXIT	WIDTH (IN.)	EGRESS WIDTH PER PERSON	EXIT OCCUPANCY
STAIR C DOOR	36.0	.3	120
STAIR D DOOR	36.0	.3	180
TOTAL EXIT DOOR CAPACITY			180
STAIR C	45.0	0.3	150
STAIR D	45.0	0.3	150
TOTAL EXIT STAIR CAPACITY			300
MAXIMUM EXIT CAPACITY			180

3 EGRESS CALCS.
SCALE: NTS

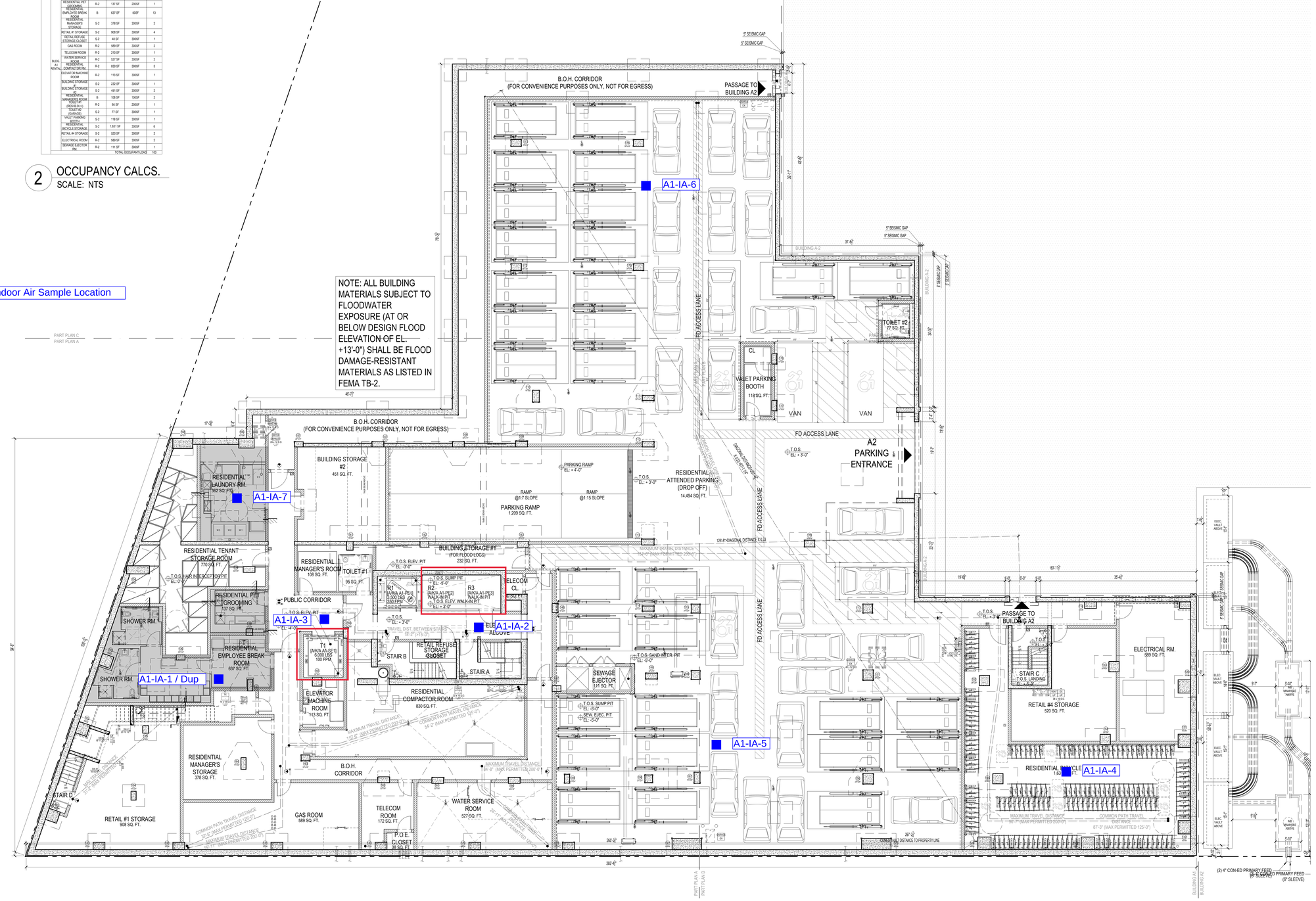
CELLAR OCCUPANT LOAD CALCULATIONS

	ROOM	OCCUPANCY CLASS	GROSS AREA (SQ.FT.)	GROSS AREA FOR OCCUPANT TABLE 1004.1.2)	OCCUPANT LOAD
BLDG. A1 RETAIL	RESIDENTIAL ATTENDED PARKING	S-2	14,494 SF	3000SF	49
	RESIDENTIAL MANAGER'S ROOM	R-2	362 SF	2000SF	2
	TENANT STORAGE	S-2	770 SF	3000SF	3
	RESIDENTIAL PET GROOMING	R-2	137 SF	2000SF	1
	EMPLOYEE BREAK ROOM	B	637 SF	50SF	13
	RESIDENTIAL MANAGER'S STORAGE	S-2	378 SF	3000SF	2
	RETAIL #1 STORAGE	S-2	908 SF	3000SF	4
	RETAIL #4 STORE STORAGE CLOSET	S-2	48 SF	3000SF	1
	GAS ROOM	R-2	589 SF	3000SF	2
	TELECOM ROOM	R-2	210 SF	3000SF	1
	WATER SERVICE ROOM	R-2	527 SF	3000SF	2
	RESIDENTIAL COMPACTOR RM.	R-2	830 SF	3000SF	3
	ELEVATOR MACHINE ROOM	R-2	113 SF	3000SF	1
	BUILDING STORAGE #1	S-2	232 SF	3000SF	1
	BUILDING STORAGE #2	S-2	451 SF	3000SF	2
	RESIDENTIAL MANAGERS ROOM	B	108 SF	100SF	2
	TOILET #1	R-2	95 SF	2000SF	1
	VALET #2 (GARAGE)	S-2	77 SF	3000SF	1
	VALET PARKING BOOTH	S-2	118 SF	3000SF	1
	RESIDENTIAL BICYCLE STORAGE	S-2	1,631 SF	3000SF	6
	RETAIL #4 STORAGE	S-2	520 SF	3000SF	2
	ELECTRICAL ROOM	R-2	589 SF	3000SF	2
	SEWAGE EJECTOR PIT	R-2	111 SF	3000SF	1
			TOTAL OCCUPANT LOAD		103

2 OCCUPANCY CALCS.
SCALE: NTS

Proposed Indoor Air Sample Location

NOTE: ALL BUILDING MATERIALS SUBJECT TO FLOODWATER EXPOSURE (AT OR BELOW DESIGN FLOOD ELEVATION OF EL. +13'-0") SHALL BE FLOOD DAMAGE-RESISTANT MATERIALS AS LISTED IN FEMA TB-2.



1 CELLAR FLOOR PLAN
SCALE: 1/8"=1'-0"

NOTES:

REVISION CLOUDS PROVIDED ON PARTIAL PLANS ONLY.

5	08-27-2024	BULLETIN #5
4	11-28-2023	BULLETIN #4
3	03-02-2023	BULLETIN #3
	01-25-2023	HPD SUBMISSION
2	10-14-2022	BULLETIN #2
	09-27-2022	NB PERMIT / DOB FILING SET
	08-12-2022	ECC FILING SET
1	05-31-2022	BULLETIN #1
	04-01-2022	ECC FILING SET
	02-28-2022	IFC SET
	11-05-2021	BID SET #2
	09-24-2021	DOB FILING SET
	09-17-2021	BID SET #1
	07-02-2021	DOB FILING SET
	05-28-2021	CD PROGRESS SET
	02-26-2021	CD PROGRESS SET
	12-10-2020	DOB FILING SET

Number: Date: Revision:

Project:
BUILDING A1
490 KENT AVENUE
Brooklyn, NY 11249

Client:
470 KENT AVE ASSOCIATES LLC
NAFTALI GROUP
152 West 57th Street, 45th Floor
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Executive Architect:
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(212) 300-8440

Consultant: STRUCTURAL ENGINEER
DESIMONE Consulting Engineers
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Consultant: MEP/FP/FA/SECAT ENGINEER
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Consultant: LANDSCAPE ARCHITECT
SCAPE Landscape Architecture DPC
277 BROADWAY, 9TH FLOOR
NEW YORK, NY 10007
(212) 462-2628

Consultant: SITE / CIVIL / GEOTECH. / MARINE ENGINEER
McLaren Engineering Group
131 WEST 35TH STREET, 4TH FLOOR
NEW YORK, NY 10001
(212) 324-6300

Consultant: BUILDING ENVELOPE CONSULTANT
VIDARIS INC.
360 PARK AVENUE SOUTH, 15TH FLOOR
NEW YORK, NY 10010
(212) 689-5389

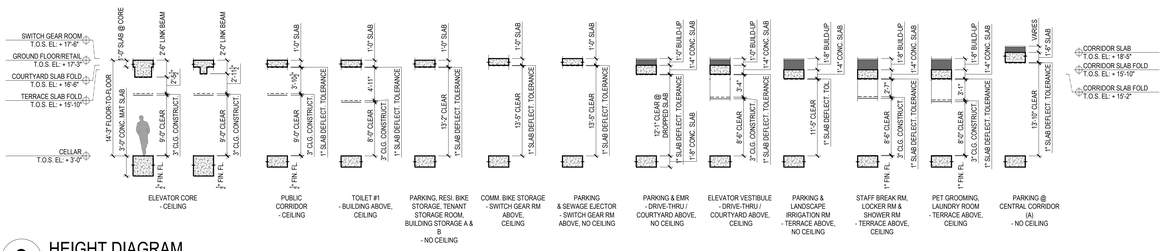
Consultant: POOL CONSULTANT
AQUATECTONIC
333 WESTCHESTER AVENUE
WHITEPLAINS , NY 10604
(914) 741-1115

DWG TITLE:
CELLAR FLOOR OVERALL PLAN (LOWER LEVEL - MARKETING)

SEAL & SIGNATURE:

DATE: 8/23/2024
PROJECT #: 19A06
SCALE: AS NOTED
DWG NO. A-100.00

NB #321599551
67 OF 243



2 HEIGHT DIAGRAM
SCALE: 1/8"=1'

EGRESS (NCRSS 1) EXIT QUANTITY AND CAPACITY PROVIDED (RESIDENTIAL)			
	BLDG. A1		
EXIT	EGRESS WIDTH (WIDTH (IN.))	PER PERSON	EXIT OCCUPANCY
STAIR A DOOR	36.0		180
STAIR B DOOR	36.0		180
	TOTAL EXIT DOOR CAPACITY		360
STAIR A	45.0		225
STAIR B	45.0		225
	TOTAL EXIT STAIR CAPACITY		450
	MAXIMUM EXIT CAPACITY		300

3 EGRESS CALCS.
SCALE: NTS

CELLAR OCCUPANT LOAD CALCULATIONS

	ROOM	OCCUPANCY CLASS	GROSS AREA (SQ.FT.)	GROSS AREA PER OCCUPANT (TABLE 1004.1.2)	OCCUPANT LOAD
BLDG. A2	RESIDENTIAL SELF-PARKING	S-2	11,153 SF	300 SF	41
	RESIDENTIAL LAUNDRY ROOM	R-2	362 SF	2000F	2
	BICYCLE STORAGE	S-2	443 SF	3000F	2
	RESIDENTIAL PET GROOMING RM.	R-2	207 SF	2000F	2
	RESIDENTIAL EMPLOYEE BREAK ROOM	B	1,246 SF	500F	25
	RESIDENTIAL MANAGER'S STORAGE	S-2	486 SF	3000F	2
	LANDSCAPE IRRIGATION CONTROL RM	R-2	215 SF	3000F	1
	COMPACTOR RM.	R-2	594 SF	3000F	2
	ELEVATOR MACHINE ROOM	R-2	206 SF	3000F	1
	RESIDENTIAL MANAGER'S ROOM	B	212 SF	1000F	3
	COMMERCIAL BICYCLE STORAGE	S-2	536 SF	3000F	2
	FLOOD LOG STORAGE	S-2	64 SF	3000F	1
	SEWAGE EJECTOR	R-2	97 SF	3000F	1
	RESIDENTIAL TOILET	R-2	89 SF	2000F	1
	RESIDENTIAL TENANT STORAGE RM.	S-2	1,041 SF	3000F	4
	BUILDING STORAGE A	S-2	255 SF	3000F	1
	BUILDING STORAGE B	S-2	119 SF	3000F	1
				TOTAL OCCUPANT LOAD	92

4 OCCUPANCY CALCS.
SCALE: NTS

■ Proposed Indoor Air Sample Location

● Proposed Ambient Air Sample Location

1 CELLAR FLOOR PLAN
SCALE: 1/8"=1'-0"

NOTES:

REVISION CLOUDS PROVIDED ON PARTIAL PLANS ONLY.
1 2 3 4 5

	Number:	Date:	Revision:
	5	08-30-2024	BULLETIN #5
		01-31-2024	PAA #1
	4	12-18-2023	BULLETIN #4
	3	09-18-2023	BULLETIN #3
	2	02-17-2023	BULLETIN #2
	1	10-28-2022	BULLETIN #1
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		11-05-2021	BID SET #2
		09-24-2021	DOB FILING SET
		09-17-2021	BID SET #1
		07-02-2021	DOB FILING SET
		05-28-2021	CD PROGRESS SET
		02-26-2021	CD PROGRESS SET
		12-10-2020	DOB FILING SET

Project:
BUILDING A2
480 KENT AVENUE
Brooklyn, NY 11249

Client:
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Consultant: STRUCTURAL ENGINEER
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SCAPE Landscape Architecture DPC
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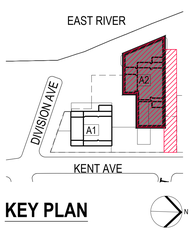
333 WESTCHESTER AVENUE
WHITEPLAINS , NY 10604
(914) 741-1115



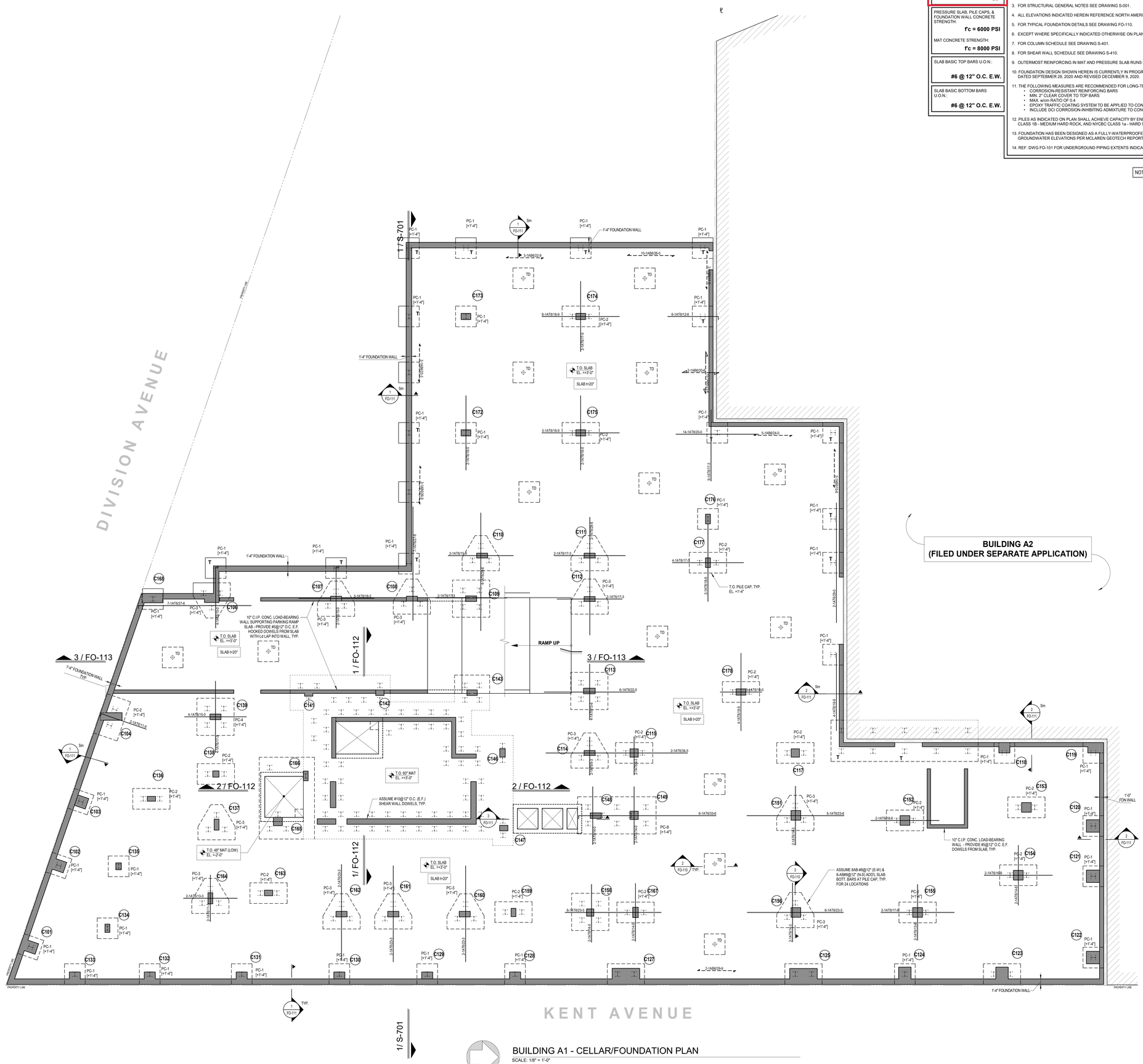
KEY PLAN

DWG TITLE:
CELLAR FLOOR OVERALL PLAN (LOWER LEVEL) - MARKETING)

SEAL & SIGNATURE:

DATE: 8/29/2024
PROJECT #: 19A06
SCALE: AS NOTED
DWG NO. A-100.01

NB #321599560 72 OF 289



TOP OF SLAB ELEVATION U.O.N.:	**+3'-0"**
SLAB THICKNESS U.O.N.:	**20"**
PRESSURE SLAB, PILE CAPS, & FOUNDATION WALL CONCRETE STRENGTH:	**f'c = 6000 PSI**
MAT CONCRETE STRENGTH:	**f'c = 8000 PSI**
SLAB BASIC TOP BARS U.O.N.:	**#6 @ 12" O.C. E.W.**
SLAB BASIC BOTTOM BARS U.O.N.:	**#6 @ 12" O.C. E.W.**

DRAWING NOTES:

1. THE PROJECT SITE IS OCCUPIED BY EXISTING WAREHOUSE BUILDINGS THAT WILL BE COMPLETELY DEMOLISHED. AT THE TIME OF CONSTRUCTION OF THE BUILDING, THE EXISTING PILES MAY STILL EXIST BELOW GRADE. EXTENSIVE ARCHIVAL DRAWINGS OF THE EXISTING AND SURROUNDING BUILDINGS HAVE BEEN LOCATED AND ARE AVAILABLE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE APPROPRIATE MEANS AND METHODS TO ADEQUATELY WORK AROUND EXISTING OBSTRUCTIONS TO CONSTRUCT THE NEW FOUNDATIONS INDICATED IN THE STRUCTURAL DRAWINGS.
2. CONTRACTOR TO DEMOLISH EXISTING FOUNDATION ELEMENTS SUCH AS EXISTING PILE CAPS, FOOTINGS, GRADE BEAMS AND CUT EXISTING PILES AS REQUIRED TO MAKE WAY FOR THE NEW FOUNDATION ELEMENTS AT ALL LOCATIONS WHERE THE NEW FOUNDATION CONFLICTS WITH EXISTING FOUNDATION ELEMENTS.
3. FOR STRUCTURAL GENERAL NOTES SEE DRAWING S-001.
4. ALL ELEVATIONS INDICATED HEREIN REFERENCE NORTH AMERICAN VERTICAL DATUM OF 1988 [NAVD88] EXCEPT WHERE SPECIALLY NOTED OTHERWISE.
5. FOR TYPICAL FOUNDATION DETAILS SEE DRAWING FO-110.
6. EXCEPT WHERE SPECIFICALLY INDICATED OTHERWISE ON PLAN, TOP OF PILE CAP EL. IS BOTTOM OF PRESSURE SLAB EL., NOTED THUS [...]
7. FOR COLUMN SCHEDULE SEE DRAWING S-401.
8. FOR SHEAR WALL SCHEDULE SEE DRAWING S-410.
9. OUTERMOST REINFORCING IN MAT AND PRESSURE SLAB RUNS NORTH-SOUTH.
10. FOUNDATION DESIGN SHOWN HEREIN IS CURRENTLY IN PROGRESS AND HAS BEEN BASED ON PRELIMINARY GEOTECHNICAL REPORT PREPARED BY MCLAREN DATED SEPTEBMER 28, 2020 AND REVISED DECEMBER 9, 2020.
11. THE FOLLOWING MEASURES ARE RECOMMENDED FOR LONG-TERM DURABILITY AT PARKING RAMP AND LOADING DOCK AREAS:
    - CORROSION-RESISTANT REINFORCING BARS
    - MIN. 2" CLEAR COVER TO TOP BARS
    - MAX. w/cm RATIO OF 0.4
    - EPOXY TRAFFIC COATING SYSTEM TO BE APPLIED TO CONCRETE SURFACES
    - INCLUDE DCI CORROSION-INHIBITING ADMIXTURE TO CONCRETE MIX DESIGN.
12. PILES AS INDICATED ON PLAN SHALL ACHIEVE CAPACITY BY END-BEARING ON BEDROCK (NYCBC MATERIAL CLASS 1c - INTERMEDIATE ROCK, NYCBC MATERIAL CLASS 1B - MEDIUM HARD ROCK, AND NYCBC CLASS 1a - HARD SOUND ROCK) AS PER MCLAREN GEOTECH REPORT DATED 12/9/20.
13. FOUNDATION HAS BEEN DESIGNED AS A FULLY-WATERPROOFED BATHTUB TO RESIST UPLIFT AND LATERAL FORCES FROM HYDROSTATIC LOADS BASED ON DESIGN GROUNDWATER ELEVATIONS PER MCLAREN GEOTECH REPORT DATED 12/9/20.
14. REF. DWG FO-101 FOR UNDERGROUND PIPING EXTENTS INDICATED ON PLAN.

NOTE: PROJECT IS NOT LOCATED WITHIN 200 FEET OF EXISTING MTA / NYCT SUBWAY STRUCTURE.

LEGEND:

- TD — DENOTES PC-1 PILE CAP WITH ONE (1) HP14x89 PILE WITH 140 TON SERVICE TENSION CAPACITY. CONTRACTOR MAY USE SOIL ANCHORS WITH EQUIVALENT TENSION CAPACITY IN LIEU OF DRIVEN PILES. REF. 1/FO-110 FOR TYPICAL DETAILS.
- DENOTES HP14x89 200-TON SERVICE COMPRESSION-ONLY DRIVEN PILE; REF. 1/FO-110.
- T — DENOTES HP14x89 200-TON SERVICE COMPRESSION AND 100-TON SERVICE TENSION CAPACITY DRIVEN PILE; REF. 2/FO-110.
- DENOTES LOCATION OF HAUNCH FOR UNDERGROUND PIPING - REF. 12/FO-110; COORDINATE WITH MEP DWGS, TYP.

NOTES:

FOR STRUCTURAL WORK ONLY; ALL OTHER WORK TO BE FILED UNDER SEPARATE APPLICATIONS.

NYCDOB FILING:
NB JOB #: 321599551

DOB NOW APPLICATION:
FOUNDATION JOB #: B00448218-I1
STRUCTURAL JOB #: B00448316-I1

NOT FOR CONSTRUCTION

Number:	Date:	Revision:
12	01/14/2022	ADDENDUM 1
11	11/12/2021	BID SET 2
10	10/07/2021	REVISED FOUNDATION BID
9	09/17/2021	BID SET 1
8	08/13/2021	PRELIMINARY FOUNDATION BID
7	06/18/2021	CD PROGRESS
6	05/06/2021	DOB RESUBMISSION
5	02/26/2021	CD PROGRESS
4	12/10/2020	DOB FILING

Project:
BUILDING A-1
490 KENT AVENUE
Brooklyn, NY 11249

Client:
470 KENT AVE ASSOCIATES LLC
NAFTALIGROUP
152 West 57th Street, 45th Floor
New York, NY 10019

Executive Architect:
HILL | WEST ARCHITECTS
11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
T. 212.213.9007

Consultant: DESIGN ARCHITECT
brandon haw architecture LLP
630 FLUSHING AVENUE, SUITE 310
BROOKLYN, NY 11206
(212) 330-8440

Consultant: STRUCTURAL ENGINEER
DESIMONE Consulting Engineers
140 BROADWAY, 25TH FLOOR
NEW YORK, NY 10005
(212) 532-2211

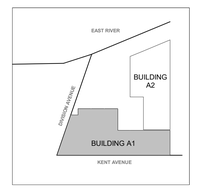
Consultant: MEP/FP/FA/SEC/IT ENGINEER
MGEngineering D.P.C.
116 WEST 32ND STREET
NEW YORK, NY 10001
(212) 643-9055

Consultant: LANDSCAPE ARCHITECT
SCAPE Landscape Architecture DPC
277 BROADWAY, 9TH FLOOR
NEW YORK, NY 10007
(212) 462-2628

Consultant: SITE / CIVIL / GEOTECH. / MARINE ENGINEER
McLaren Engineering Group
131 WEST 35TH STREET, 4TH FLOOR
NEW YORK, NY 10001
(212) 324-6300

Consultant: BUILDING ENVELOPE CONSULTANT
VIDARIS INC.
360 PARK AVENUE SOUTH, 15TH FLOOR
NEW YORK, NY 10010
(212) 689-5389

Consultant: POOL CONSULTANT
AQUATECTONIC
333 WESTCHESTER AVENUE
WHITEPLAINS , NY 10604
(914) 741-1115



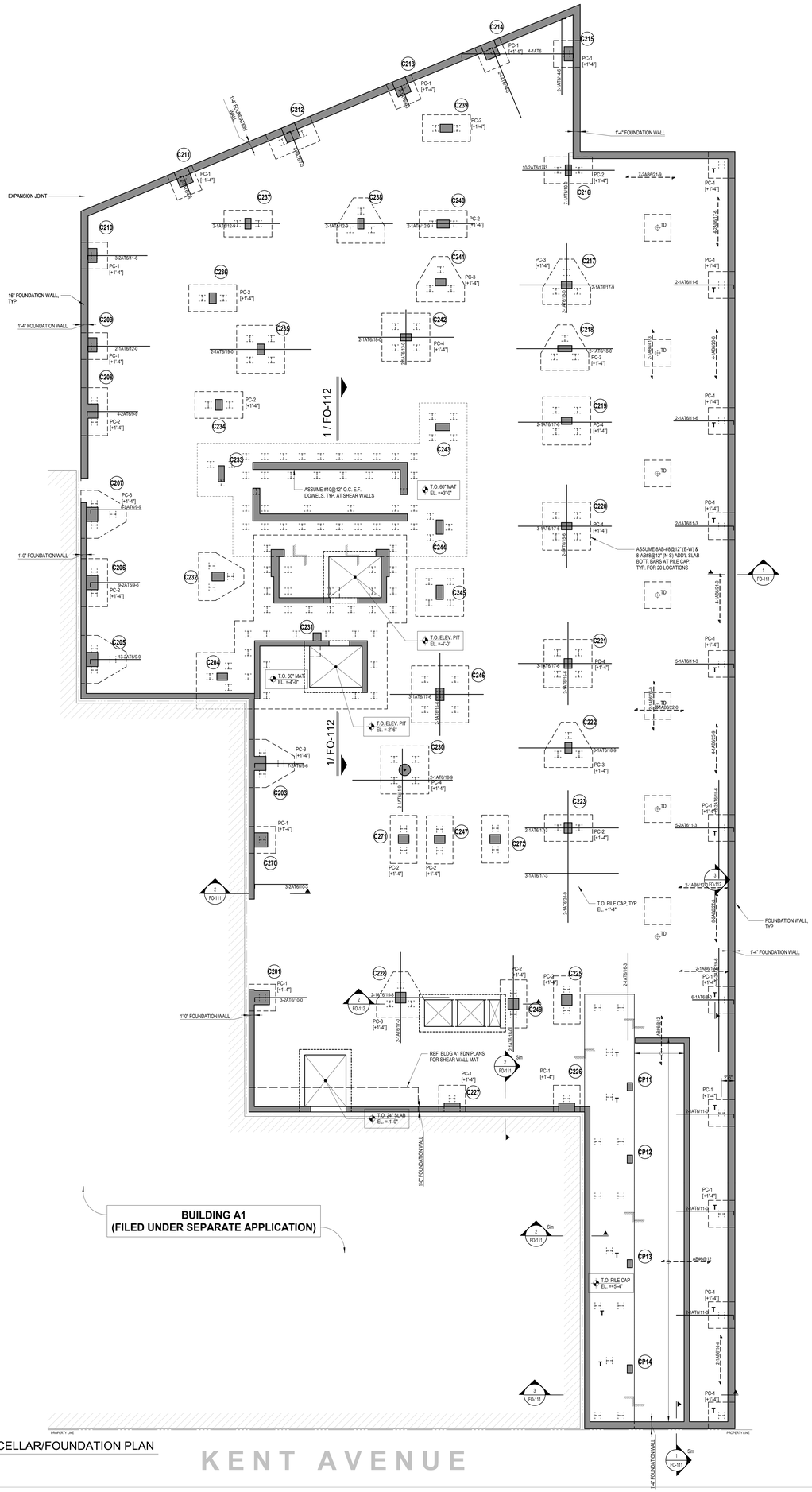
KEY PLAN

DWG TITLE:
CELLAR/FOUNDATION REINFORCEMENT PLAN

SEAL & SIGNATURE:

DATE: 09/11/2020
PROJECT # : 190355.01
SCALE: AS NOTED
FO-301.00
DWG NO.

CAD FILE: J:\1908_470 Kent Ave - Naftali\1_Drawing Sets\10_Construction Drawings



BUILDING A2 - CELLAR/FOUNDATION PLAN

SCALE: 1/8" = 1'-0"

NOTES:

FOR STRUCTURAL WORK ONLY; ALL OTHER WORK TO BE FILED UNDER SEPARATE APPLICATIONS.

NYCDOB FILING:
NB JOB #: 321599560

DOB NOW:
FOUNDATION JOB #: B00448759-I1
STRUCTURAL JOB #: B00448794-I1

NOT FOR CONSTRUCTION

Number:	Date:	Revision:
14	01/14/2022	ADDENDUM 1
12	11/12/2021	BID SET 2
11	10/07/2021	REVISED FOUNDATION BID
10	09/17/2021	BID SET 1
9	08/13/2021	PRELIMINARY FOUNDATION BID
6	05/06/2021	DOB RESUBMISSION
5	02/26/2021	CD PROGRESS
4	12/10/2020	DOB FILING

Project:
BUILDING A-2
480 KENT AVENUE
Brooklyn, NY 11249

Client:
470 KENT AVE ASSOCIATES LLC
NAFTALIGROUP
152 West 57th Street, 45th Floor
New York, NY 10019

Executive Architect:
HILL | WEST ARCHITECTS
11 BROADWAY
17TH FLOOR
NEW YORK, NY 10004
T. 212.213.8007

Consultant: DESIGN ARCHITECT
brandon haw architecture LLP
630 FLUSHING AVENUE, SUITE 310
BROOKLYN, NY 11206
(212) 300-8440

Consultant: STRUCTURAL ENGINEER
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140 BROADWAY, 25TH FLOOR
NEW YORK, NY 10005
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SCAPE Landscape Architecture DPC
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McLaren Engineering Group
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NEW YORK, NY 10001
(212) 324-6300

Consultant: BUILDING ENVELOPE CONSULTANT
VIDARIS INC.
369 PARK AVENUE SOUTH, 15TH FLOOR
NEW YORK, NY 10010
(212) 689-5389

Consultant: PROV. CONSULTANT
AQUATECTONIC
333 WESTCHESTER AVENUE
WHITEPLAINS , NY 10604
(914) 741-1115

LEGEND:

- TD — DENOTES PC-1 FOR DRIVEN HP14x89 PILE WITH 100 TON SERVICE TENSION CAPACITY. CONTRACTOR MAY USE SOIL ANCHORS WITH EQUIVALENT TENSION CAPACITY IN LIEU OF DRIVEN PILES. REF. 1/FO-110 FOR TYPICAL DETAILS.
- DENOTES DRIVEN HP14x89 200 TON SERVICE COMPRESSION-ONLY DRIVEN PILE; REF. 1/FO-110.
- T — DENOTES DRIVEN HP14x89 PILE WITH 200 TON SERVICE COMPRESSION AND 100 TON SERVICE TENSION CAPACITY DRIVEN PILE; REF. 2/FO-110.
- DENOTES APPROX. LOCATION OF HAUNCH FOR UNDERGROUND PIPING - REF. 12/FO-110; COORDINATE WITH MEP DWGS, TYP.

TOP OF SLAB ELEVATION U.O.N.: **+3'-0"**

SLAB THICKNESS U.O.N.: **20"**

PRESSURE SLAB, PILE CAPS, & FOUNDATION WALL CONCRETE STRENGTH: **f'c = 6000 PSI**

MAT CONCRETE STRENGTH: **f'c = 8000 PSI**

SLAB BASIC TOP BARS U.O.N.: **#6@12" O.C. E.W.**

SLAB BASIC BOTTOM BARS U.O.N.: **#6@12" O.C. E.W.**

DRAWING NOTES:

1. THE PROJECT SITE IS OCCUPIED BY EXISTING WAREHOUSE BUILDINGS THAT WILL BE COMPLETELY DEMOLISHED. AT THE TIME OF CONSTRUCTION OF THE BUILDING, THE EXISTING PILES MAY STILL EXIST BELOW GRADE. EXTENSIVE ARCHIVAL DRAWINGS OF THE EXISTING AND SURROUNDING BUILDINGS HAVE BEEN LOCATED AND ARE AVAILABLE. IT ISTHE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THE APPROPRIATE MEANS AND METHODS TO ADEQUATELY WORK AROUND EXISTING OBSTRUCTIONS TO CONSTRUCT THE NEW FOUNDATIONS INDICATED IN THE STRUCTURAL DRAWINGS.
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6. EXCEPT WHERE SPECIFICALLY INDICATED OTHERWISE ON PLAN, TOP OF PILE CAP EL. IS BOTTOM OF PRESSURE SLAB EL., NOTED THUS [..].
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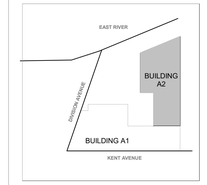
12. FOUNDATION HAS BEEN DESIGNED AS A FULLY-WATERPROOFED BATHTUB TO RESIST UPLIFT AND LATERAL FORCES FROM HYDROSTATIC LOADS BASED ON DESIGN GROUNDWATER ELEVATIONS PER MCLAREN GEOTECH REPORT DATED 12/9/20.
13. SEE DWG FO-101 FOR APPROX. EXENTS OF UNDERGROUND PIPING. REF. MEP DWGS FOR ALL ROUTING & INVERT ELEVATIONS, TYP.

NOTE: PROJECT IS NOT LOCATED WITHIN 200 FEET OF EXISTING MTA / NYCT SUBWAY STRUCTURE.



KEY PLAN

DWG TITLE:
CELLAR/FOUNDATION REINFORCEMENT PLAN

SEAL & SIGNATURE:

DATE: 09/11/2020
PROJECT #: 190355.01
SCALE: AS NOTED
DWG NO: FO-301.00
11 OF 50