DECISION DOCUMENT

Steiner Sequel
Brownfield Cleanup Program
Brooklyn, Kings County
Site No. C224330
January 2024

Prepared by
Division of Environmental Remediation
New York State Department of Environmental Conservation

DECLARATION STATEMENT - DECISION DOCUMENT

Steiner Sequel
Brownfield Cleanup Program
Brooklyn, Kings County
Site No. C224330
January 2024

Statement of Purpose and Basis

This document presents the remedy for the Steiner Sequel site a brownfield cleanup site. The remedial program was chosen in accordance with the New York State Environmental Conservation Law and Title 6 of the Official Compilation of Codes, Rules and Regulations of the State of New York (6 NYCRR) Part 375.

This decision is based on the Administrative Record of the New York State Department of Environmental Conservation (NYSDEC) for the Steiner Sequel site and the public's input to the proposed remedy presented by NYSDEC.

Description of Selected Remedy

The elements of the selected remedy are as follows:

1. Remedial Design

A remedial design program will be implemented to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program. Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per DER-31. The major green remediation components are as follows:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;
- Reducing direct and indirect greenhouse gases and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;
- Maximizing habitat value and creating habitat when possible;
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals;
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development; and
- Additionally, to incorporate green remediation principles and techniques to the extent feasible in the future development at this site, any future on-site buildings shall be

constructed, at a minimum, to meet the 2020 Energy Conservation Construction Code of New York (or most recent edition) to improve energy efficiency as an element of construction.

As part of the remedial design program, to evaluate the remedy with respect to green and sustainable remediation principles, an environmental footprint analysis will be completed. The environmental footprint analysis will be completed using an accepted environmental footprint analysis calculator such as SEFA (Spreadsheets for Environmental Footprint Analysis, USEPA), SiteWise™ (available in the Sustainable Remediation Forum [SURF] library) or similar Department accepted tool. Water consumption, greenhouse gas emissions, renewable and non-renewable energy use, waste reduction and material use will be estimated, and goals for the project related to these green and sustainable remediation metrics, as well as for minimizing community impacts, protecting habitats and natural and cultural resources, and promoting environmental justice, will be incorporated into the remedial design program, as appropriate. The project design specifications will include detailed requirements to achieve the green and sustainable remediation goals. Further, progress with respect to green and sustainable remediation metrics will be tracked during implementation of the remedial action and reported in the Final Engineering Report (FER), including a comparison to the goals established during the remedial design program.

Additionally, the remedial design program will include a climate change vulnerability assessment, to evaluate the impact of climate change on the project site and the proposed remedy. Potential vulnerabilities associated with extreme weather events (e.g., hurricanes, lightning, heat stress and drought), flooding, and sea level rise will be identified, and the remedial design program will incorporate measures to minimize the impact of climate change on potential identified vulnerabilities.

2. Cover System

A site cover will be required in areas where the upper one foot of exposed surface soil will exceed the applicable soil cleanup objectives (SCOs), to allow for future industrial use of the site. Where a soil cover is to be used it will be a minimum of one foot of soil placed over a demarcation layer, with the upper six inches of soil of sufficient quality to maintain a vegetative layer. Soil cover material, including any fill material brought to the site, will meet the SCOs for cover material for the use of the site as set forth in 6 NYCRR Part 375-6.7(d). Substitution of other materials and components may be allowed where such components already exist or are a component of the tangible property to be placed as part of site redevelopment. Such components may include, but are not necessarily limited to: pavement, concrete, paved surface parking areas, sidewalks, building foundations and building slabs.

3. Vapor Mitigation Systems

Any current and future on-site buildings will be required to have an active sub-slab depressurization system, or other acceptable measures to mitigate the migration of vapors into the building from the subsurface.

4. Institutional Control

Imposition of an institutional control in the form of an environmental easement for the controlled

property which will:

- require the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
- allow the use and development of the controlled property for industrial use as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or NYC; and
- require compliance with the Department approved Site Management Plan.

5. Site Management Plan

A Site Management Plan is required, which includes the following:

a. An Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls remain in place and effective:
    - Institutional Controls: The Environmental Easement discussed in Paragraph 4.
    - Engineering Controls: The Cover System discussed in Paragraph 2 and the Vapor Mitigation Systems discussed in Paragraphs 3.

   This plan includes, but may not be limited to:
    - an Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination;
    - descriptions of the provisions of the environmental easement including any land use, and groundwater or surface water use restrictions;
    - a provision that should a building foundation or building slab be removed in the future, a cover system consistent with that described in Paragraph 2 above will be placed in any areas where the upper one foot of exposed surface soil exceed the applicable soil cleanup objectives (SCOs);
    - provisions for the management and inspection of the identified engineering controls;
    - maintaining site access controls and Department notification; and
    - the steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.

b. A Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:
    - monitoring of indoor air to assess the performance and effectiveness of the remedy;
    - a schedule of monitoring and frequency of submittals to the Department.

c. an Operation and Maintenance (O&M) Plan to ensure continued operation, maintenance, optimization, monitoring, inspection, and reporting of any mechanical or physical components of the active vapor mitigation systems. The plan includes, but is not limited to:

- procedures for operating and maintaining the systems;
- compliance inspection of the systems to ensure proper O&M as well as providing the data for any necessary reporting;
- maintaining site access controls and Department notification; and
- providing the Department access to the site and O&M records.

Declaration

The remedy conforms with promulgated standards and criteria that are directly applicable, or that are relevant and appropriate and takes into consideration Department guidance, as appropriate. The remedy is protective of public health and the environment.

January 16, 2024

Date

Jane H. O'Connell
Regional Remediation Engineer, Region 2

DECISION DOCUMENT

Steiner Sequel
Brooklyn, Kings County
Site No. C224330
January 2024

SECTION 1: SUMMARY AND PURPOSE

The New York State Department of Environmental Conservation (NYSDEC), in consultation with the New York State Department of Health (NYSDOH), has selected a remedy for the above referenced site. The disposal of contaminants at the site has resulted in threats to public health and the environment that would be addressed by the remedy. The disposal or release of contaminants at this site, as more fully described in this document, has contaminated various environmental media. Contaminants include hazardous waste and/or petroleum.

The New York State Brownfield Cleanup Program (BCP) is a voluntary program. The goal of the BCP is to enhance private-sector cleanups of brownfields and to reduce development pressure on "greenfields." A brownfield site is real property, where a contaminant is present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance, based on the reasonably anticipated use of the property.

NYSDEC has issued this document in accordance with the requirements of New York State Environmental Conservation Law and 6 NYCRR Part 375. This document is a summary of the information that can be found in the site-related reports and documents.

SECTION 2: CITIZEN PARTICIPATION

NYSDEC seeks input from the community on all remedies. A public comment period was held, during which the public was encouraged to submit comment on the proposed remedy. All comments on the remedy received during the comment period were considered by NYSDEC in selecting a remedy for the site. Site-related reports and documents were made available for review by the public at the following document repositories:

DECInfo Locator - Web Application
https://gisservices.dec.ny.gov/gis/dil/index.html?rs=C224330

Brooklyn Public Library - Sunset Park Branch
4201 4th Avenue
Brooklyn, NY 11232
Phone: (718) 435-3648

Brooklyn Community Board 7
4201 4th Avenue
Brooklyn, NY 11232
Phone: (718) 854-0003

Receive Site Citizen Participation Information By Email

Please note that NYSDEC's Division of Environmental Remediation (DER) is "going paperless" relative to citizen participation information. The ultimate goal is to distribute citizen participation information about contaminated sites electronically by way of county email listservs. Information will be distributed for all sites that are being investigated and cleaned up in a particular county under the State Superfund Program, Environmental Restoration Program, Brownfield Cleanup Program and Resource Conservation and Recovery Act Program. We encourage the public to sign up for one or more county listservs at http://www.dec.ny.gov/chemical/61092.html

SECTION 3: SITE DESCRIPTION AND HISTORY

Location:
The 13.743-acre site is located at 5000 1st Avenue, Brooklyn, NY and is identified on the NYC Tax Map as Tax Block 725, portion of (p/o) Lot 1 and p/o Lot 100.

Site Features:
The portion of the site on Lot 1 has two six-story buildings identified as building 57 and 58 which currently contains various commercial tenants and one seven-story building identified as unit G which is currently vacant. The north portion of Lot 1 formerly contained buildings 39, 40, and 45, all of which were demolished in 2015. The remainder of the portion of the site on Lot 1 is vacant or occupied by an asphalt parking lot. The portion of the site on Lot 100 consists of an asphalt parking lot and two rail crossings at the site entrance on 1st Avenue.

Current Zoning and Land Use:
The current property zoning is M3-1 for Industrial and Manufacturing. Lot 1 has two six-story buildings identified as building 57 and 58 which currently contains various commercial tenants and one seven-story building identified as unit G which is currently vacant. Use. M3 districts are designated for areas with heavy industries that generate noise, traffic or pollutants, such as power plants, solid waste transfer facilities, recycling plants, and fuel supply depots. The contemplated future use as a film and television production facility is consistent with the zoning laws for this area. The area surrounding the site mainly consists of industrial and manufacturing buildings with a mix of commercial, vacant properties, properties used for transportation/utilities, and a park.

Past Use of the Site:
Based on Historic Sanborn fire insurance maps, in the late 1880s the site was mostly vacant while the northern portion of the site was developed with a residential dwelling and a shed. By 1906, the site was occupied by warehouse buildings: one seven-story structure, two six story structures, a 100,000-gallon water tank, and rail lines. Additionally, a rail yard made up most of

the east side of the site with rail lines branching off and running in an east-west direction from the rail yard to the shipping piers located outside of the site, along the western border extending out into the Bay Ridge Channel. By 1922, present day buildings 57 and 58 had been constructed in the southern portion of the site, and between building 57 and unit G a one-story irregularly shaped structure was present. Additional rail lines extending out to the piers toward the west are present on the 1922 Sanborn map. The 1926 Sanborn map shows a "refrigerating building" between building 57 and unit G. The 1951 Sanborn map shows building 58 as a tin manufacturer, building 57 as a packaging company and a coffee roaster, and unit G and the adjacent two six-story structures as public warehouses.

In the 1965 Sanborn map, the two six-story structures adjacent to unit G had been demolished and a portion of building 45 was constructed with a two-story garage and buildings 40 and 30 were constructed. Additionally, the 1965 Sanborn map shows the building uses had changed: building 58 was used as a paper warehouse and building 57 and unit G were used as "Van Brunt Stores, Inc.". The 1978 Sanborn showed the remainder of building 45 as constructed. The 1978 through 2011 Sanborn maps showed the site with buildings 39, 40, 45, 57, 58 and unit G.

Site Geology and Hydrogeology:
The site elevation ranges from approximately 16 feet North American Vertical Datum of 1988 (ft NAVD88) along the eastern side of the site closest to 1st Avenue to approximately 7 ft NAVD88 along the western side of the site, closer to the Bay Ridge Channel. The site is underlain by historic fill to depths ranging from approximately 1.5 to 20 feet below land surface (ft bls). Encountered historic fill materials included manufactured aggregates, bricks, concrete, asphalt, and wood. Native soil underlying historic fill consisted of brown fine to coarse sand and silt with trace clay and gravel. Depth to groundwater ranges from 5.69 ft bls on the west side of site closer to Bay Ridge Channel to 11.45 ft bls on the eastern border of the site. Bedrock is believed to be present at 400-450 ft bls in this area. Groundwater generally flows west, toward the Bay Ridge Channel.

A site location map is attached as Figure 1 and a site layout is attached as Figure 2.

SECTION 4: LAND USE AND PHYSICAL SETTING

NYSDEC may consider the current, intended, and reasonably anticipated future land use of the site and its surroundings when evaluating a remedy for soil remediation. For this site, alternatives (or an alternative) that restrict(s) the use of the site to industrial use as described in Part 375-1.8(g) were/was evaluated in addition to an alternative which would allow for unrestricted use of the site.

A comparison of the results of the Remedial Investigation (RI) to the appropriate standards, criteria and guidance values (SCGs) for the identified land use and the unrestricted use SCGs for the site contaminants is available in the RI Report.

SECTION 5: ENFORCEMENT STATUS

The Applicant under the Brownfield Cleanup Agreement is a Volunteer. The Applicant does not

have an obligation to address off-site contamination. However, NYSDEC has determined that this site does not pose a significant threat to public health or the environment; accordingly, no enforcement actions are necessary.

SECTION 6: SITE CONTAMINATION

6.1: Summary of the Remedial Investigation

A remedial investigation (RI) serves as the mechanism for collecting data to:

- characterize site conditions;
- determine the nature of the contamination; and
- assess risk to human health and the environment.

The RI is intended to identify the nature (or type) of contamination which may be present at a site and the extent of that contamination in the environment on the site or leaving the site. The RI reports on data gathered to determine if the soil, groundwater, soil vapor, indoor air, surface water or sediments may have been contaminated. Monitoring wells are installed to assess groundwater and soil borings or test pits are installed to sample soil and/or waste(s) identified. If other natural resources are present, such as surface water bodies or wetlands, the water and sediment may be sampled as well. Based on the presence of contaminants in soil and groundwater, soil vapor will also be sampled for the presence of contamination. Data collected in the RI influence the development of remedial alternatives. The RI report is available for review in the site document repository and the results are summarized in section 6.3.

The analytical data collected on this site includes data for:

- groundwater
- soil
- soil vapor
- indoor air

6.1.1: Standards, Criteria, and Guidance (SCGs)

The remedy must conform to promulgated standards and criteria that are directly applicable or that are relevant and appropriate. The selection of a remedy must also take into consideration guidance, as appropriate. Standards, Criteria and Guidance are hereafter called SCGs.

To determine whether the contaminants identified in various media are present at levels of concern, the data from the RI were compared to media-specific SCGs. NYSDEC has developed SCGs for groundwater, surface water, sediments, and soil. The NYSDOH has developed SCGs for drinking water and soil vapor intrusion. For a full listing of all SCGs see: http://www.dec.ny.gov/regulations/61794.html

6.1.2: RI Results

The data have identified contaminants of concern. A "contaminant of concern" is a contaminant that is sufficiently present in frequency and concentration in the environment to require evaluation for remedial action. Not all contaminants identified on the property are contaminants of concern. The nature and extent of contamination and environmental media requiring action are summarized below. Additionally, the RI Report contains a full discussion of the data. The contaminant(s) of concern identified at this site is/are:

benzo(a)anthracene	1,1-dichloroethene
benzo(b)fluoranthene	tetrachloroethene (PCE)
benzo(a)pyrene	trichloroethene (TCE)
arsenic	1,2,4-trimethylbenzene
1,1-dichloroethane	benzene

The contaminant(s) of concern exceed the applicable SCGs for:

- groundwater
- soil
- soil vapor intrusion

6.2: Interim Remedial Measures

An interim remedial measure (IRM) is conducted at a site when a source of contamination or exposure pathway can be effectively addressed before issuance of the Decision Document.

The following IRM(s) has/have been completed at this site based on conditions observed during the RI.

IRM - Building Demolition (Incidental Soil Disturbance)

The objectives of the IRM are:

- Complete building demolition of unit G and limited below-grade foundation removal; and
- Remove any potential remaining underground storage tanks (USTs) or grossly impacted materials if encountered during demolition of foundation elements.

IRM activities will commence in January 2024 and will be documented in the Final Engineering Report.

6.3: Summary of Environmental Assessment

This section summarizes the assessment of existing and potential future environmental impacts presented by the site. Environmental impacts may include existing and potential future exposure pathways to fish and wildlife receptors, wetlands, groundwater resources, and surface water. The RI report presents a detailed discussion of any existing and potential impacts from the site to fish and wildlife receptors.

Nature and Extent of Contamination:
Soil and groundwater were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), pesticides, poly-chlorinated biphenyls (PCBs), per- and polyfluoroalkyl substances (PFAS), and metals. Soil vapor was analyzed for VOCs. The primary contaminants of concern include metals and SVOCs in soil, and VOCs in groundwater and soil vapor.

Soil - Soil exceedances were detected in shallow soil at depths up to 8 feet below grade. The following SVOCs were detected at concentrations exceeding the applicable industrial use soil cleanup objectives (IUSCOs): benzo(a)anthracene at a maximum concentration of 44 parts per million, or ppm (IUSCO is 11 ppm), benzo(b)fluoranthene at a maximum concentration of 51 ppm (IUSCO is 11 ppm); and benzo(a)pyrene at a maximum concentration of 43 ppm (IUSCO is 1.1 ppm). For metals, arsenic was detected at a maximum concentration of 856 ppm (IUSCO is 16 ppm). No VOCs, pesticides, or PCBs were detected at concentrations exceeding their respective IUSCOs, and no PFAS were detected at concentrations exceeding the industrial use guidance values. Data does not indicate off-site impacts in soil related to the site.

Groundwater - Several chlorinated VOCs were detected in groundwater samples exceeding their respective Ambient Water Quality Standards and Guidance Values (AWQSGVs). 1,1-dichloroethane was detected at a maximum concentration of 16 parts per billion (ppb), 1,1-dichloroethene was detected at a maximum concentration of 35 ppb, cis-1,2-dichloroethene was detected at a maximum concentration of 16 ppb, tetrachloroethene (PCE) was detected at a maximum concentration of 55 ppb, and trichloroethene (TCE) at a maximum concentration of 85 ppb. The AWQSGV of each of these VOCs is 5 ppb.

SVOC were detected above their AWQSGV include 1,4-dioxane at a maximum concentration of 4.1 ppb (AWQSGV is 0.35 ppb) and naphthalene at a maximum concentration of 11 ppb (AWQSGV is 10 ppb). Regarding dissolved metals, antimony was detected at a maximum concentration of 46 ppb (AWQSGV is 3 ppb). PCBs was detected in one sample at a maximum concentration of 0.81 ppb (AWQSGV is 0.09 ppb). Dieldrin was detected in one sample at a maximum concentration of 0.006 ppb (AWQSGV is 0.004 ppb).

Regarding PFAS, perfluorooctanesulfonic acid (PFOS) was detected at a maximum concentration of 207 parts per trillion (ppt) and perfluorooctanoic acid (PFOA) at a maximum concentration of 207 ppt, which exceed the AWQSGV of 2.7 ppt and 6.7 ppt, respectively. Data does not indicate any off-site impacts in groundwater related to the site.

Soil Vapor and Indoor Air - Petroleum VOCs were detected in soil vapor and indoor air samples. In soil vapor, 1,2,4-trimethylbenzene was detected at a maximum concentration of 311 micrograms per cubic meter (ug/m3) and benzene was detected at a maximum concentration of 54.6 ug/m3. Chlorinated VOCs such as tetrachloroethene (PCE) were detected at a maximum concentration of 1,480 ug/m3 and trichloroethene (TCE) was detected at a maximum concentration of 548 ug/m3 in soil vapor. Sub-slab soil vapors were unable to be obtained due to the elevated groundwater table in buildings 57 and 58. Unit G will be sampled post building demolition. In indoor air in Bldg. 57 and Bldg. 58, tetrachloroethene (PCE) was detected at a

maximum concentration of 0.85 ug/m3 and TCE was detected at a maximum concentration 0.87 ug/m3. Data does not indicate any off-site impacts in soil vapor related to the site.

6.4: Summary of Human Exposure Pathways

This human exposure assessment identifies ways in which people may be exposed to site-related contaminants. Chemicals can enter the body through three major pathways (breathing, touching or swallowing). This is referred to as *exposure.*

Persons who enter the site could contact contaminants in the soil by walking on the site, digging or otherwise disturbing the soil. People are not drinking the contaminated groundwater because the area is served by a public water supply that is not affected by this contamination. Volatile organic compounds in soil vapor (air spaces within soil) may move into buildings and affect indoor air quality. The process, which is similar to the movement of radon gas from the subsurface into the indoor air of buildings, is referred to as soil vapor intrusion. The potential exists for the inhalation of site contaminants via the soil vapor intrusion pathway for current occupied buildings and for any future on-site development. Environmental sampling indicates soil vapor intrusion is not a concern for off-site.

6.5: Summary of the Remediation Objectives

The objectives for the remedial program have been established through the remedy selection process stated in 6 NYCRR Part 375. The goal for the remedial program is to restore the site to pre-disposal conditions to the extent feasible. At a minimum, the remedy shall eliminate or mitigate all significant threats to public health and the environment presented by the contamination identified at the site through the proper application of scientific and engineering principles.

The remedial action objectives for this site are:

Groundwater

RAOs for Public Health Protection

- Prevent ingestion of groundwater with contaminant levels exceeding drinking water standards.
- Prevent contact with, or inhalation of volatiles, from contaminated groundwater.

Soil

RAOs for Public Health Protection

- Prevent ingestion/direct contact with contaminated soil.
- Prevent inhalation of or exposure from contaminants volatilizing from contaminants in soil.

Soil Vapor

RAOs for Public Health Protection

- Mitigate impacts to public health resulting from existing, or the potential for, soil vapor intrusion into buildings at a site.

SECTION 7: ELEMENTS OF THE SELECTED REMEDY

The alternatives developed for the site and the evaluation of the remedial criteria are presented in the Alternative Analysis. The remedy is selected pursuant to the remedy selection criteria set forth in DER-10, Technical Guidance for Site Investigation and Remediation and 6 NYCRR Part 375.

The selected remedy is a Track 4: Restricted Industrial use with site-specific soil cleanup objectives remedy.

The selected remedy is referred to as the Cover System and Vapor Mitigation remedy.

The elements of the selected remedy, as shown in Figure 3 through 7, are as follows:

1. Remedial Design

A remedial design program will be implemented to provide the details necessary for the construction, operation, optimization, maintenance, and monitoring of the remedial program. Green remediation principles and techniques will be implemented to the extent feasible in the design, implementation, and site management of the remedy as per DER-31. The major green remediation components are as follows:

- Considering the environmental impacts of treatment technologies and remedy stewardship over the long term;
- Reducing direct and indirect greenhouse gases and other emissions;
- Increasing energy efficiency and minimizing use of non-renewable energy;
- Conserving and efficiently managing resources and materials;
- Reducing waste, increasing recycling and increasing reuse of materials which would otherwise be considered a waste;
- Maximizing habitat value and creating habitat when possible;
- Fostering green and healthy communities and working landscapes which balance ecological, economic and social goals;
- Integrating the remedy with the end use where possible and encouraging green and sustainable re-development; and
- Additionally, to incorporate green remediation principles and techniques to the extent feasible in the future development at this site, any future on-site buildings shall be constructed, at a minimum, to meet the 2020 Energy Conservation Construction Code of New York (or most recent edition) to improve energy efficiency as an element of construction.

As part of the remedial design program, to evaluate the remedy with respect to green and sustainable remediation principles, an environmental footprint analysis will be completed. The environmental footprint analysis will be completed using an accepted environmental footprint analysis calculator such as SEFA (Spreadsheets for Environmental Footprint Analysis, USEPA), SiteWise^{TM} (available in the Sustainable Remediation Forum [SURF] library) or similar Department accepted tool. Water consumption, greenhouse gas emissions, renewable and non-renewable energy use, waste reduction and material use will be estimated, and goals for the

project related to these green and sustainable remediation metrics, as well as for minimizing community impacts, protecting habitats and natural and cultural resources, and promoting environmental justice, will be incorporated into the remedial design program, as appropriate. The project design specifications will include detailed requirements to achieve the green and sustainable remediation goals. Further, progress with respect to green and sustainable remediation metrics will be tracked during implementation of the remedial action and reported in the Final Engineering Report (FER), including a comparison to the goals established during the remedial design program.

Additionally, the remedial design program will include a climate change vulnerability assessment, to evaluate the impact of climate change on the project site and the proposed remedy. Potential vulnerabilities associated with extreme weather events (e.g., hurricanes, lightning, heat stress and drought), flooding, and sea level rise will be identified, and the remedial design program will incorporate measures to minimize the impact of climate change on potential identified vulnerabilities.

2. Cover System

A site cover will be required in areas where the upper one foot of exposed surface soil will exceed the applicable soil cleanup objectives (SCOs), to allow for future industrial use of the site. Where a soil cover is to be used it will be a minimum of one foot of soil placed over a demarcation layer, with the upper six inches of soil of sufficient quality to maintain a vegetative layer. Soil cover material, including any fill material brought to the site, will meet the SCOs for cover material for the use of the site as set forth in 6 NYCRR Part 375-6.7(d). Substitution of other materials and components may be allowed where such components already exist or are a component of the tangible property to be placed as part of site redevelopment. Such components may include, but are not necessarily limited to: pavement, concrete, paved surface parking areas, sidewalks, building foundations and building slabs.

3. Vapor Mitigation Systems

Any current and future on-site buildings will be required to have an active sub-slab depressurization system, or other acceptable measures to mitigate the migration of vapors into the building from the subsurface.

4. Institutional Control

Imposition of an institutional control in the form of an environmental easement for the controlled property which will:

- require the remedial party or site owner to complete and submit to the Department a periodic certification of institutional and engineering controls in accordance with Part 375-1.8 (h)(3);
- allow the use and development of the controlled property for industrial use as defined by Part 375-1.8(g), although land use is subject to local zoning laws;
- restrict the use of groundwater as a source of potable or process water, without necessary water quality treatment as determined by the NYSDOH or NYC; and
- require compliance with the Department approved Site Management Plan.

5. Site Management Plan

A Site Management Plan is required, which includes the following:

a. An Institutional and Engineering Control Plan that identifies all use restrictions and engineering controls for the site and details the steps and media-specific requirements necessary to ensure the following institutional and/or engineering controls remain in place and effective:
    - Institutional Controls: The Environmental Easement discussed in Paragraph 4.
    - Engineering Controls: The Cover System discussed in Paragraph 2 and the Vapor Mitigation Systems discussed in Paragraphs 3.

   This plan includes, but may not be limited to:
    - an Excavation Plan which details the provisions for management of future excavations in areas of remaining contamination;
    - descriptions of the provisions of the environmental easement including any land use, and groundwater or surface water use restrictions;
    - a provision that should a building foundation or building slab be removed in the future, a cover system consistent with that described in Paragraph 2 above will be placed in any areas where the upper one foot of exposed surface soil exceed the applicable soil cleanup objectives (SCOs);
    - provisions for the management and inspection of the identified engineering controls;
    - maintaining site access controls and Department notification; and
    - the steps necessary for the periodic reviews and certification of the institutional and/or engineering controls.

b. A Monitoring Plan to assess the performance and effectiveness of the remedy. The plan includes, but may not be limited to:
    - monitoring of indoor air to assess the performance and effectiveness of the remedy;
    - a schedule of monitoring and frequency of submittals to the Department.

c. an Operation and Maintenance (O&M) Plan to ensure continued operation, maintenance, optimization, monitoring, inspection, and reporting of any mechanical or physical components of the active vapor mitigation systems. The plan includes, but is not limited to:
    - procedures for operating and maintaining the systems;
    - compliance inspection of the systems to ensure proper O&M as well as providing the data for any necessary reporting;
    - maintaining site access controls and Department notification; and
    - providing the Department access to the site and O&M records.

QUADRANGLE LOCATION

N

1,000 0 1,000'

Title:

SITE LOCATION MAP

5000 1ST AVENUE
BROOKLYN, NEW YORK

Prepared for:

STEINER SEQUEL, LLC

ROUX

Compiled by: L.D.	Date: 05/26/22
Prepared by: M.S.R.	Scale: AS SHOWN
Project Mgr: L.D.	Project: 3454.0001Y002
File: 3454.0001Y123.1.mxd	

FIGURE 1

V:\GIS\PROJECTS\3454\0001Y\123\3454.0001Y123.1.MXD

LEGEND

- BCP SITE BOUNDARY
- LOT BOUNDARY
- 775 BLOCK
- 200 LOT

NOTE

1. SOURCE - NEW YORK CITY DEPARTMENT OF INFORMATION AND TECHNOLOGY

200 0 200'

Title:

EXISTING CONDITIONS MAP

5000 1ST AVENUE
BROOKLYN, NEW YORK

Prepared for:

STEINER SEQUEL, LLC

ROUX

Compiled by: L.D.	Date: 05/26/22	FIGURE
Prepared by: M.S.R.	Scale: AS SHOWN	2
Project Mgr: L.D.	Project: 3454.0001Y002	
File: 3454.0001Y123.3.mxd		

V:\GIS\PROJECTS\3454\0001Y\123\3454.0001Y123.3.MXD

BUILDING 58
20 HARBORSIDE ROAD
FFE 10.68

BUILDING 57
30 HARBORSIDE ROAD
FFE 10.68

PROPOSED
PARKING GARAGE
50 HARBORSIDE ROAD
FFE 12.00

PROPOSED STUDIO BUILDING
(STAGE 1–4)
60 HARBORSIDE ROAD
FFE 15.00

PROPOSED STUDIO BUILDING
(STAGE 5–8)
80 HARBORSIDE ROAD
FFE 15.00

1ST AVENUE

51ST ST

50TH ST

49TH ST

48TH ST

47TH ST

44TH ST

43RD ST

LEGEND

SITE BOUNDARY

SITE COVER SYSTEM COMPRISED OF CONCRETE BUILDING SLAB

SITE COVER SYSTEM COMPRISED OF ASPHALT PAVED PARKING LOTS AND ROADWAYS, OR CONCRETE SIDEWALKS

SITE COVER SYSTEM COMPRISED OF A MINIMUM OF 1 FOOT SOIL MEETING THE LOWER OF THE NYSDEC PROTECTION OF GROUNDWATER AND INDUSTRIAL SOIL CLEANUP OBJECTIVES

N

70' 0 70'

Title:

REMEDIAL ALTERNATIVE 2: TRACK 4 CLEANUP

5000 1ST AVENUE
BROOKLYN, NEW YORK

Prepared for:

STEINER SEQUEL, LLC

ROUX

Compiled by: D.M.H.	Date: 03APR23	FIGURE
Prepared by: B.H.C.	Scale: AS SHOWN	3
Project Mgr: L.D.	Project: 3454.0001Y002	
File: 3454.0001Y135.01.DWG		

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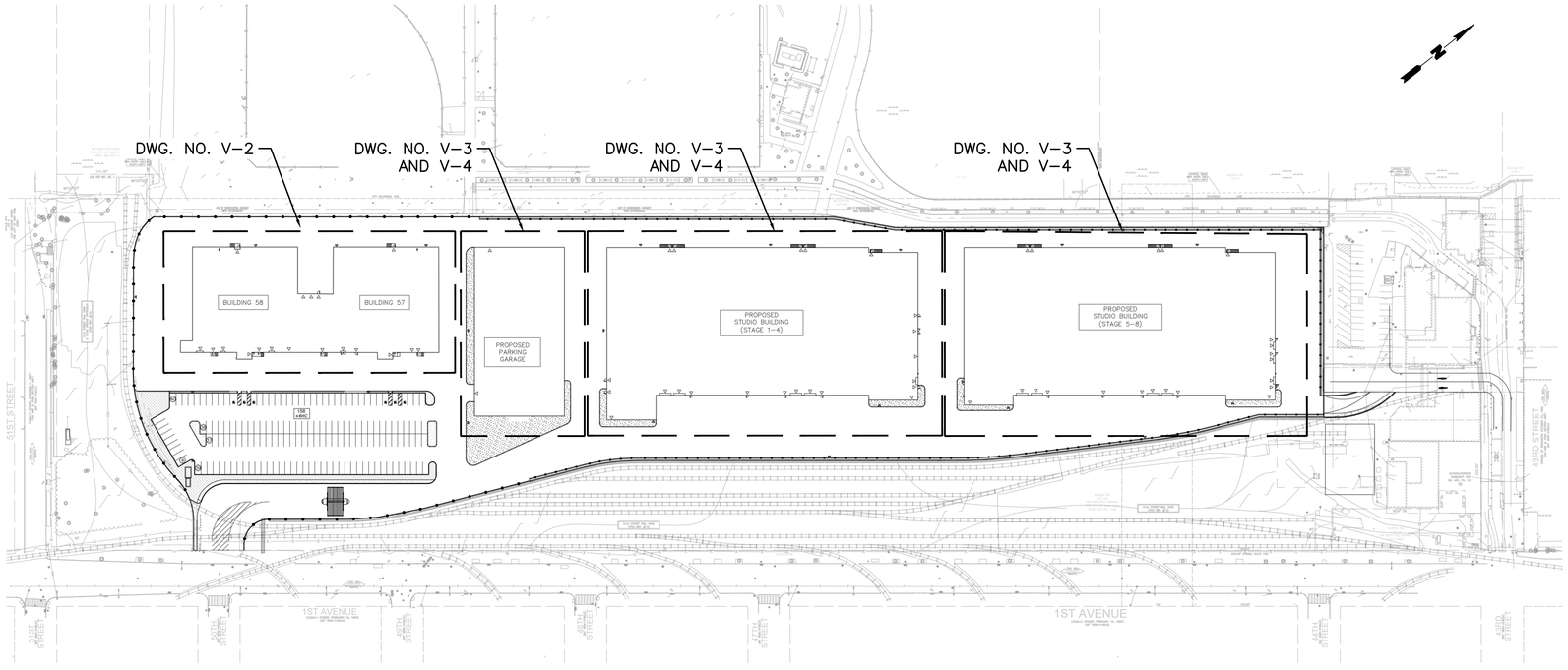

OVERALL SITE PLAN

100' 0 100'

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ROUX
Roux Environmental Engineering and Geology, D.P.C.
209 SHAFTER STREET ISLANDIA NEW YORK 11749
(631) 232-2600

PROJECT NAME:
STEINER SEQUEL BUSH TERMINAL
5000 1ST AVENUE, BROOKLYN, NEW YORK

PROJECT FOR:
STEINER SEQUEL, LLC

TITLE:
OVERALL SITE PLAN
VAPOR MITIGATION SYSTEM

FIGURE NO.
4

V-1
FIGURE
1 OF 4

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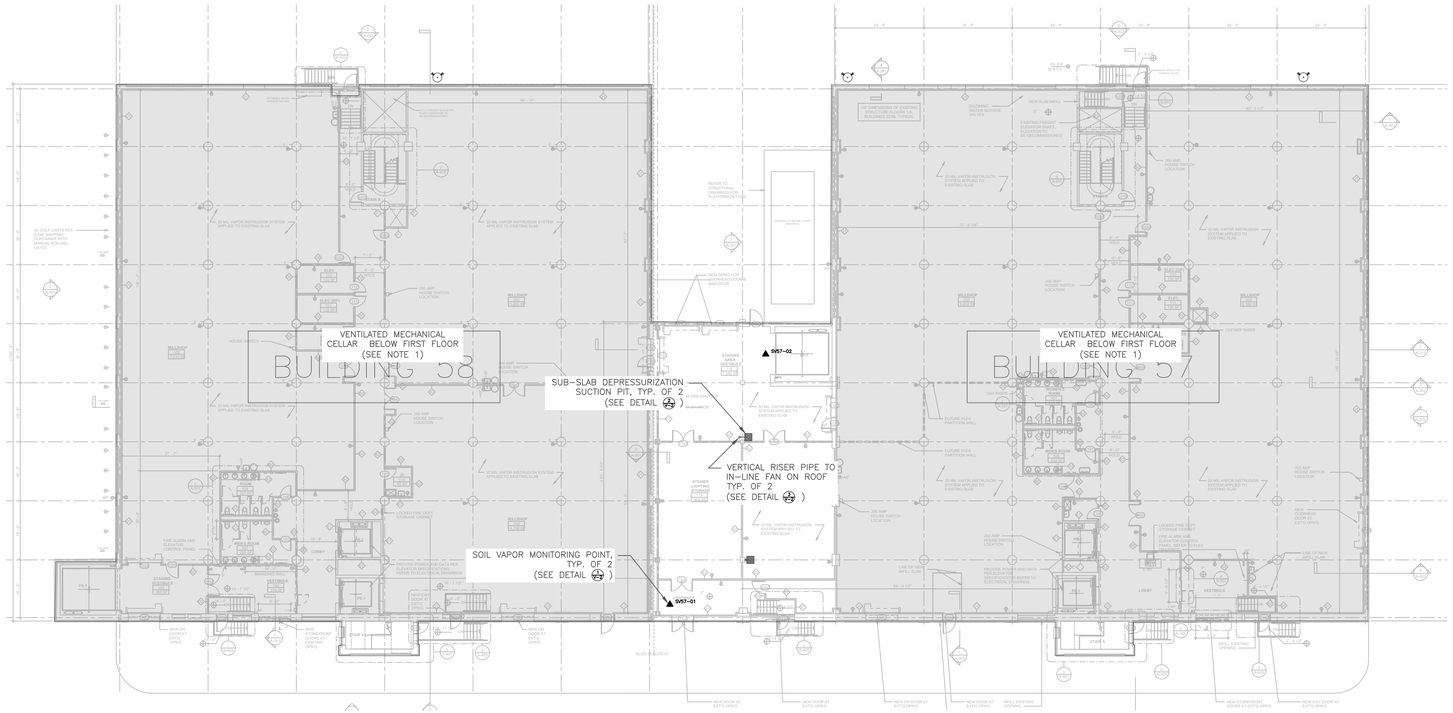
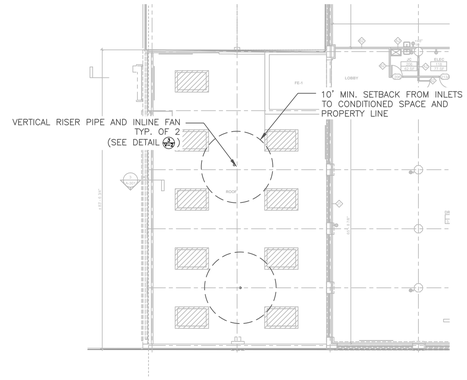


BUILDINGS 58 AND 57 FIRST FLOOR PLAN

20' 0 20'

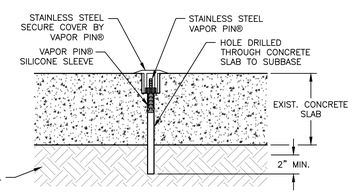


BUILDINGS 58 AND 57
SECOND FLOOR ROOF PLAN

20' 0 20'

GENERAL NOTES

1. MECHANICAL CELLAR SHALL BE ACTIVELY VENTILATED PER LOCAL BUILDING CODE.
2. ACTIVE SUB-SLAB DEPRESSURIZATION SYSTEM SHALL BE INSTALLED FOR SLAB ON GRADE PORTION OF BUILDING AS SHOWN. VERTICAL RISERS SHALL BE FITTED WITH IN-LINE FANS ON ROOF. SEE DWG. V-4 FOR FAN SCHEDULE.
3. THE IN-LINE FANS SHALL OPERATE CONTINUOSLY AND BE PROVIDED WITH A REMOTE ALARM SYSTEM CAPABLE OF NOTIFYING APPROPRIATE BUILDING PERSONNEL IN THE EVENT OF A SHUT-DOWN INCIDENT.
4. THE CONTRACTOR SHALL PROVIDE THE MEANS AND METHODS REQUIRED FOR EXCAVATION AND INSTALLATION OF SUCTION PITS.
5. THE CONTRACTOR SHALL TAKE ANY NECESSARY PRECAUTIONS TO PREVENT DAMAGE TO UNDERLYING MATERIALS DURING PLACEMENT OF THE GEOTEXTILE.
6. THE CONTRACTOR SHALL EXAMINE THE ENTIRE GEOTEXTILE SURFACE AFTER INSTALLATION TO ENSURE THAT NO FOREIGN OBJECTS ARE PRESENT THAT MAY DAMAGE THE GEOTEXTILE OR ADJACENT LAYERS. THE CONTRACTOR SHALL REMOVE ANY SUCH FOREIGN OBJECTS AND SHALL REPLACE ANY DAMAGED GEOTEXTILE.
7. SEAMS SHALL BE OVERLAPPED A MINIMUM OF 12 INCHES AND TAPED IN PLACE.
8. PERFORATED PVC PIPE SHALL TRANSITION TO CAST IRON PRIOR TO SLAB PENETRATION, AS SHOWN IN DRAWINGS.
9. ALL PIPE PENETRATIONS THROUGH THE SLAB SHALL BE SEALED USING A SILICONE BASED WATERPROOF SEALANT OR EUQIVALENT.
10. THE SLAB SHALL BE RESTORED TO PRE-EXISTING CONDITIONS FOLLOWING INSTALLATION OF SUCTION PITS.

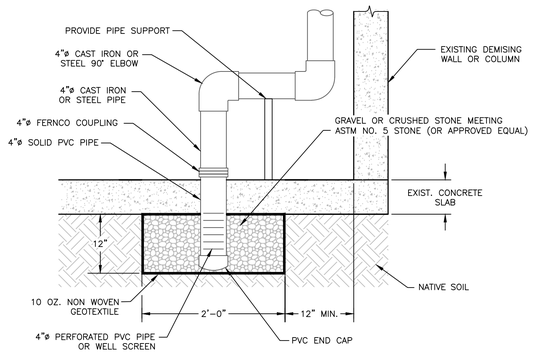


1 / V-2 TYPICAL SUB-SLAB MONITORING POINT DETAIL

SCALE: N.T.S.

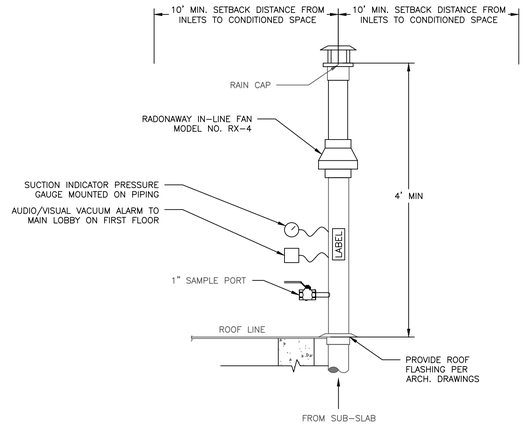
SOIL VAPOR MONITORING POINT NOTES

1. SOIL VAPOR MONITORING POINT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. DEPICTED LOCATIONS OF SOIL VAPOR MONITORING POINTS ARE APPROXIMATE AND SHALL BE COORDINATED AND CONFIRMED WITH THE CONTRACTOR AND ROUX PRIOR TO CONSTRUCTION.



2 / V-2 SUB-SLAB DEPRESSURIZATION SUCTION PIT DETAIL

SCALE: N.T.S.



3 / V-2 ACTIVE DISCHARGE STACK ROOF TERMINATION

SCALE: NOT TO SCALE

OPERATION, MAINTENANCE, AND MONITORING (OM&M) REQUIREMENTS

1. ANNUAL SITE INSPECTIONS TO OBSERVE FOR THE FOLLOWING:
   - DAMAGE TO ABOVEGROUND PIPING, VALVES, AND EQUIPMENT ASSOCIATED WITH SUB-SLAB DEPRESSURIZATION SYSTEMS.
   - SIGNIFICANT CRACKS OR DAMAGE TO THE FIRST FLOOR SLAB ON GRADE AREA.
   - CONDITIONS OR OBSTRUCTIONS IN ROOF AREA THAT INHIBIT PROPER OPERATION OF WIND DRIVEN TURBINES FOR GARAGE SYSTEM.
2. MAINTENANCE OF THE ABOVE-MENTIONED VAPOR-INTRUSION COATING SYSTEM COMPONENTS TO REPAIR ANY DAMAGE OBSERVED DURING THE SITE INSPECTION.
3. SYSTEM START-UP PERFORMANCE MONITORING AND OPTIMIZATION SHALL BE PERFORMED FOR CRAWL-SPACE VENTILATION SYSTEM AND INCLUDE SAMPLING OF EXHAUST STACK EFFLUENT AND VERIFICATION OF DESIGN FLOW RATE AND VACUUM.
4. ANNUAL INDOOR AIR SAMPLING OF FIRST FLOOR FOR A MINIMUM OF 2 YEARS FOLLOWING SYSTEM START-UP.

REFERENCES

1. BASE DRAWING FOR CRAWL SPACE PLAN PREPARED BY ROUX BASED ON BASEMENT SLAB PLAN DRAWINGS NO. S-101 AND S-102 BY TECTONIC, DATED 4/16/2006.
2. BASE DRAWINGS FOR FLOOR PLANS FROM BUILDING 58 AND 57 ARCHITECTURAL DRAWINGS A-101, A-102 AND R-002, PREPARED BY DATTNER ARCHITECTS, DATED 10/06/21.

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ROUX
Roux Environmental Engineering and Geology, D.P.C.
209 SHAFTER STREET ISLANDIA NEW YORK 11749
(631) 232-2600

PROJECT NAME:
STEINER SEQUEL BUSH TERMINAL
5000 1ST AVENUE, BROOKLYN, NEW YORK

PROJECT FOR:
STEINER SEQUEL, LLC

TITLE:
BUILDINGS 58 AND 57
VAPOR MITIGATION SYSTEM PLAN

FIGURE NO.
5
V-2
FIGURE
2 OF 4

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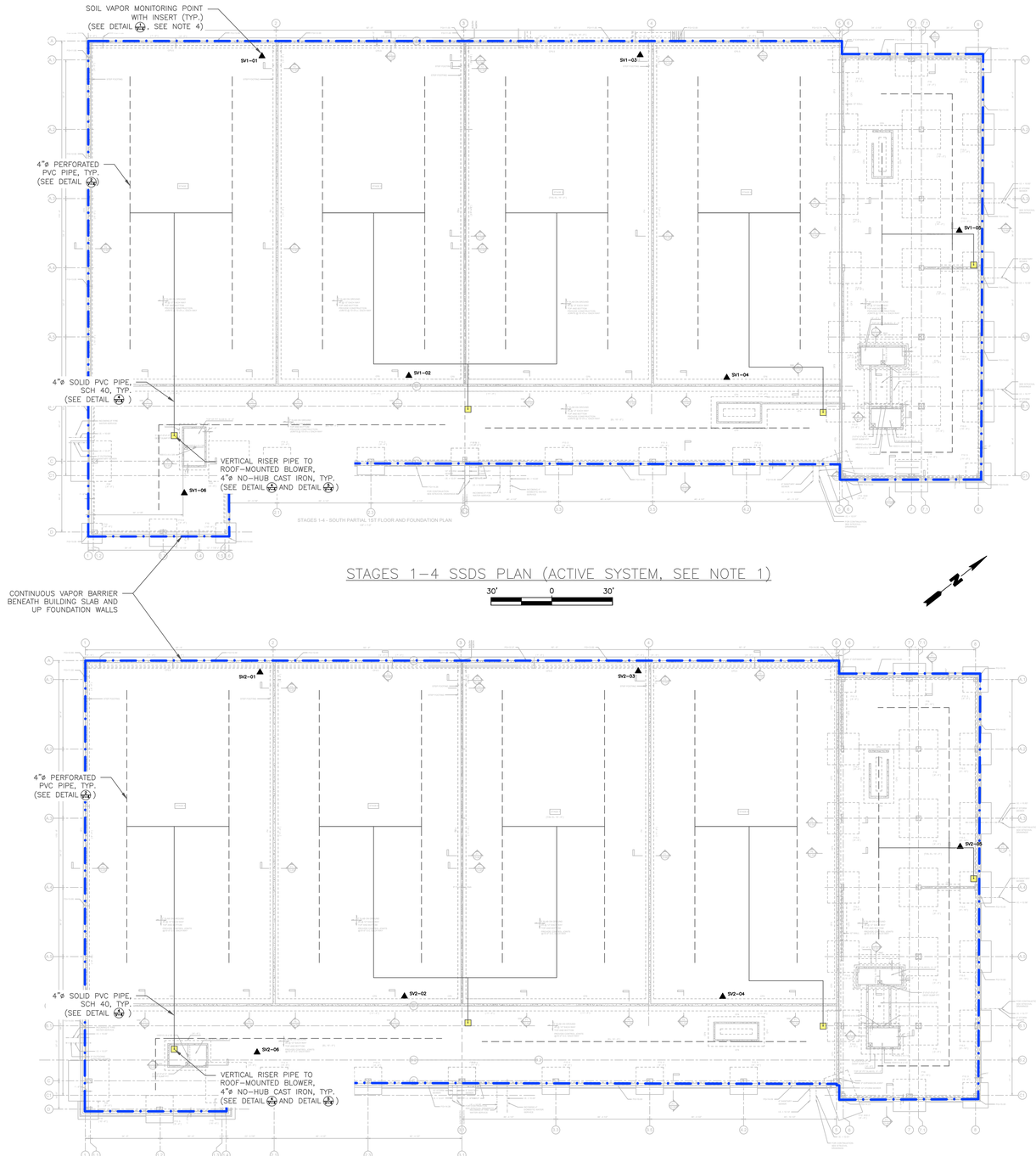
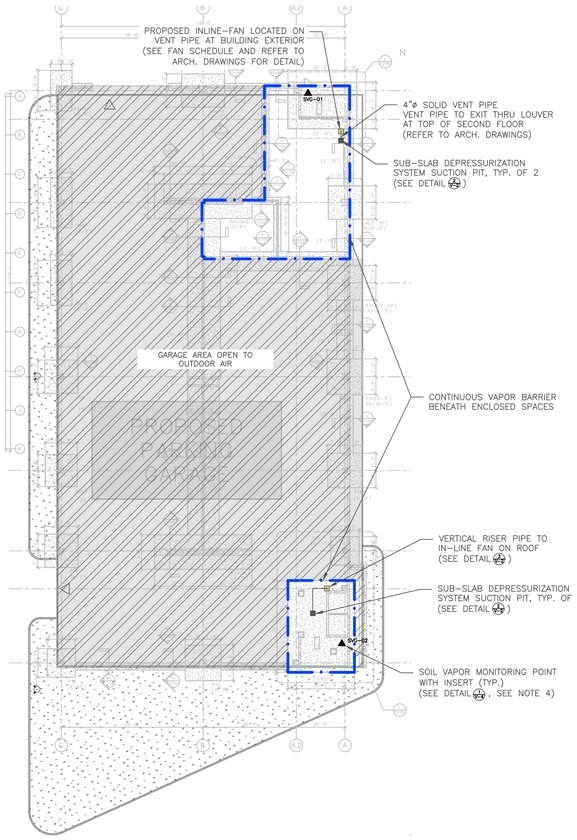


STAGES 1-4 SSDS PLAN (ACTIVE SYSTEM, SEE NOTE 1)

30' 0 30'

STAGES 5-8 SSDS PLAN (ACTIVE SYSTEM, SEE NOTE 2)

30' 0 30'



GARAGE SSDS PLAN (ACTIVE SYSTEM, SEE NOTE 3)

30' 0 30'

GENERAL NOTES

1. STAGES 1-4 AND STAGES 5-8 SSDS SHALL BE ACTIVE DEPRESSURIZATION, RISER PIPES SHALL CONNECT TO ROOF-MOUNTED BLOWER SYSTEM. SEE FAN SCHEDULE, DWG V-4 FOR BLOWER SPECS.
2. GARAGE SHALL BE ACTIVE DEPRESSURIZATION FOR PORTION OF ENCLOSED BUILDING SPACE (I.E. STORAGE AREA AND ELEVATOR LOBBY). RISER PIPES SHALL BE FITTED WITH IN-LINE FANS. SEE FAN SCHEDULE, DWG V-4 FOR FAN SPECS.
3. SUB-SLAB SOIL VAPOR MONITORING POINT LOCATIONS SHOWN ON PLAN ARE APPROXIMATE. SV1-1, SV1-3, SV2-1, AND SV2-2 SHALL BE LOCATED IN FIRST FLOOR VESTIBULE. SV1-2, SV1-4, SV2-2, SV2-4 SHALL BE LOCATED UNDER STAIRS IN STAGES. CONTRACTOR SHALL COORDINATE EXACT LOCATIONS IN FIELD.
4. VAPOR BARRIER SYSTEM SHALL BE INSTALLED BENEATH SLAB AND UP FOUNDATION WALLS IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS AND AS SHOWN BY DETAILS.
5. LOCATION OF VERTICAL RISERS ARE APPROXIMATE AND SHALL BE COORDINATED WITH ARCHITECT AND STRUCTURAL ENGINEERS.
6. LOCATIONS OF SOIL VAPOR MONITORING POINTS ARE APPROXIMATE AND SHALL BE COORDINATED WITH GENERAL CONTRACTOR AT TIME OF CONSTRUCTION.

OPERATION, MAINTENANCE, AND MONITORING (OM&M) REQUIREMENTS

1. ANNUAL SITE INSPECTIONS TO OBSERVE FOR THE FOLLOWING:
   - DAMAGE TO ABOVEGROUND PIPING, VALVES, AND EQUIPMENT ASSOCIATED WITH SUB-SLAB DEPRESSURIZATION SYSTEMS.
   - SIGNIFICANT CRACKS OR DAMAGE TO THE FIRST FLOOR BUILDING SLAB.
   - CONDITIONS OR OBSTRUCTIONS IN ROOF AREA THAT INHIBIT PROPER OPERATION OF WIND DRIVEN TURBINES FOR GARAGE SYSTEM.
2. MAINTENANCE OF THE ABOVE-MENTIONED VAPOR MITIGATION BARRIER SYSTEM COMPONENTS TO REPAIR ANY DAMAGE OBSERVED DURING THE SITE INSPECTION.
3. SYSTEM START-UP PERFORMANCE MONITORING FOR ACTIVE SUB-SLAB DEPRESSURIZATION SYSTEMS INCLUDING SAMPLING OF EXHAUST STACKS EFFLUENT AND VERIFYIFICATION OF DESIGN FLOW RATE AND VACUUM.
4. ANNUAL MONITORING OF SUB-SLAB VACUUM FOR ACTIVE SYSTEMS FOR A MINIMUM OF 2 YEARS FOR SYSTEM START-UP.

REFERENCES

1. BASE DRAWINGS FROM ARCHITECTURAL AND STRUCTURAL PROGRESS DRAWING SETS DATED 10/06/21.

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Roux Environmental Engineering and Geology, D.P.C.
209 SHAFTER STREET ISLANDIA NEW YORK 11749
(631) 232-2600

PROJECT NAME:
STEINER SEQUEL BUSH TERMINAL
5000 1ST AVENUE, BROOKLYN, NEW YORK

PROJECT FOR:
STEINER SEQUEL, LLC

TITLE:
STAGES 1-4, 5-8, AND GARAGE VAPOR MITIGATION SYSTEM PLAN

FIGURE NO.
6
V-3
FIGURE
3 OF 4

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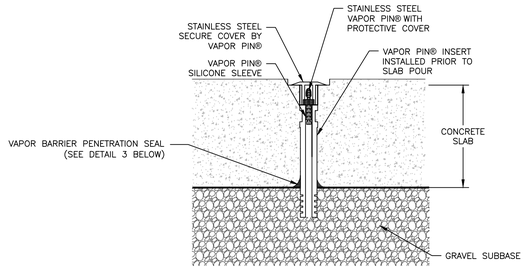
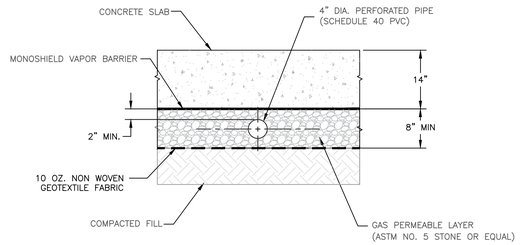


1 / V-4 SOIL VAPOR MONITORING POINT WITH INSERT

SCALE: NTS

SOIL VAPOR MONITORING POINT NOTE

1. SOIL VAPOR MONITORING POINT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
2. VAPOR PIN INSERT© SHALL BE INSTALLED PRIOR TO SLAB CONSTRUCTION TO ALLOW FOR VAPOR BARRIER PENETRATION REPAIR.
3. DEPICTED LOCATIONS OF SOIL VAPOR MONITORING POINTS ARE APPROXIMATE AND SHALL BE COORDINATED AND CONFIRMED WITH THE CONTRACTOR AND ROUX PRIOR TO CONSTRUCTION.

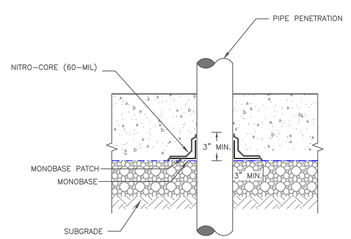


2 / V-4 SUB-SLAB DEPRESSURIZATION PIPE DETAIL (TYP.)

NOT TO SCALE

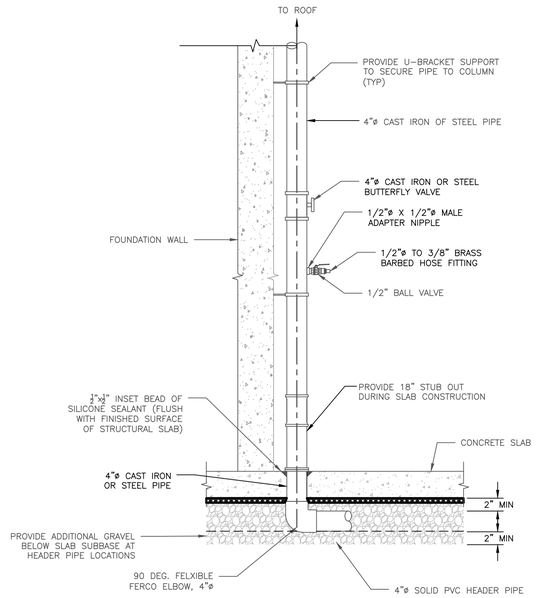
WATERPROOFING/VAPOR BARRIER SYSTEM NOTES

1. WATERPROOFING/VAPOR BARRIER SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.
2. PENETRATIONS THROUGH WATERPROOFING/VAPOR BARRIER SYSTEM SHALL BE SEALED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. SCHEDULE FOR VAPOR BARRIER INSTALLATION AND SLAB POUR SHALL BE COORDINATED TO ALLOW FOR MINIMAL TIME BETWEEN THE TWO EVENTS.



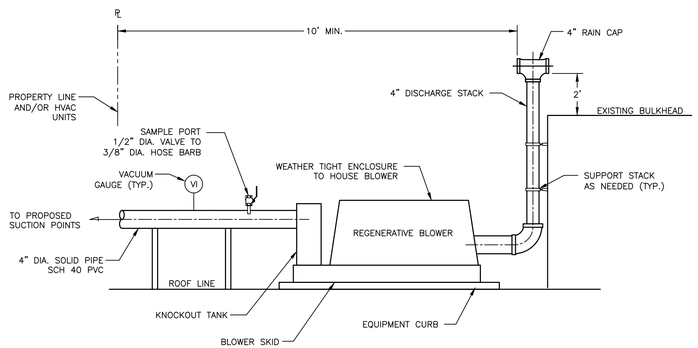
3 / V-4 VAPOR BARRIER PENETRATION REPAIR (TYP.)

SCALE: NTS



4 / V-4 VERTICAL RISER DISCHARGE STACK (TYP.)

SCALE: NOT TO SCALE



5 / V-4 ROOF-MOUNTED BLOWER DETAIL

SCALE: NOT TO SCALE

BLOWER DETAIL NOTES

1. BLOWER SHALL MEET THE FOLLOWING SPECIFICATIONS: MAX FLOW: 150 CFM, MAX VACUUM: 30 IN. W.C., MOTOR: 3 HP.
2. ELECTRICAL/CONTROL CONDUIT TO BLOWER SHALL BE PROVIDED BY LANDLORD'S ELECTRICAL CONTRACTOR. LANDLORD SHALL PROVIDE POWER FOR BLOWER (208-230/460 VAC, 3-PHASE, 60 HZ).
3. THE BLOWER SHALL OPERATE CONTINUOUSLY. SHALL THE BLOWER SHUTDOWN, AN ALARM CONDITION SHALL OCCUR, ACTIVATING A REMOTE AUTODIALER CAPABLE OF NOTIFYING LANDLORD/TENANT PERSONNEL VIA TEXT/EMAIL 24 HOURS, 7 DAYS A WEEK.
4. AUTODIALER SHALL BE SENSAPHONE SENTINEL WITH CELLUR MODEM AND BACKUP BATTERY PROVIDED BY MANUFACTURER. AUTODIALER SHALL BE MOUNTED ON WALL ADJACENT TO UNIT 26 TENANT PANELS. AUTODIALER SHALL BE CONFIGURED TO SEND A TEXT OR EMAIL TO APPROPRIATE PERSONNEL IN THE EVENT OF AN ALARM CONDITION.
5. THE BLOWER SHALL BE PROVIDED WITH A NOISE REDUCING ENCLOSURE.
6. THE BLOWER SKID SHALL INCLUDE ENCLOSURE, KNOCKOUT TANK (WITH HIGH LEVEL ALARM), VACUUM RELIEF VALVE, GAUGES, AND INTERCONNECTING PIPING/FITTINGS.
7. PROVIDE ALL NECESSARY PIPE SUPPORTS IN ACCORDANCE WITH LOCAL BUILDING CODE.
8. THE BLOWER DISCHARGE SHALL BE A MINIMUM OF 10 FEET FROM HVAC AIR INLETS AND PROPERTY LINE.

FAN SCHEDULE

BUILDING	LOCATION	TYPE	MAKE/MODEL	QUANTITY	FLOW (CFM)	VACUUM (IN. WC)	MOTOR SIZE (HP)	VOLTAGE (AC)
BLDG 57/58	MIDDLE-ANNEX ROOF	IN-LINE FAN	RADONAWAY GX-4	x2	60	3	-	120
GARAGE	BUILDING EXTERIOR/ROOF	IN-LINE FAN	RADONAWAY GX-4	x2	60	3	-	120
STAGES 1-4	ROOF	BLOWER	AMETEK MODEL DR656K72X	x4	150	30	3	230/460
STAGES 5-8	ROOF	BLOWER	AMETEK MODEL DR656K72X	x4	150	30	3	230/460

SUB-SLAB DEPRESSURIZATION SYSTEM NOTES

1. CONTRACTOR SHALL COORDINATE INSTALLATION OF SUB-SLAB DEPRESSURIZATION SYSTEM AND ALL UTILITY CROSSINGS WITH THE FOUNDATION, PLUMBING, MECHANICAL, CIVIL AND ELECTRICAL CONTRACTORS.
2. CONTRACTOR SHALL FIELD VERIFY THE DESIGN INVERT ELEVATIONS (BOTTOM OF PIPING/SYSTEM) AND HORIZONTAL OFFSETS FOR THE LOCATIONS OF THE SYSTEM AND RISER STUB-UPS.
3. SOLID PORTIONS OF SSDS PIPING SHALL BE SLOPED TOWARDS THE TERRAVENT SYSTEM TO PREVENT ANY POTENTIAL MOISTURE BUILD UP AND BLOCKAGES.
4. IF SLAB SUBBASE MATERIAL IS BACKFILLED AT THE TIME OF SSDS INSTALLATION AND AT THE PROPOSED SUBBASE ELEVATION, THEN CONTRACTOR SHALL EXCAVATE A SHALLOW TRENCH OF 1 INCH IN DEPTH BY 12 INCHES IN WIDTH FOR INSTALLATION OF THE TERRAVENT SYSTEM. TOP OF TERRAVENT SYSTEM SHALL BE LEVEL WITH PROPOSED TOP OF SUBBASE ELEVATION.
5. CONTRACTOR SHALL INSTALL TERRAVENT OVER SUBSTRATE MATERIAL WHERE DESIGNATED WITH THE FLAT BASE OF THE CORE PLACED UP AND SHALL BE OVERLAPPED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
6. AT AREAS WHERE TERRAVENT STRIPS INTERSECT, CONTRACTOR SHALL CUT AND FOLD BACK FABRIC TO EXPOSE THE DIMPLED CORE. CONTRACTOR SHALL ARRANGE THE STRIPS SO THAT THE TOP STRIP INTERCONNECTS INTO THE BOTTOM STRIP. CONTRACTOR SHALL UNFOLD FABRIC TO COVER THE CORE AND USE MONOSHIELD SPRAY AS APPROVED BY THE MANUFACTURER, TO SEAL THE CONNECTION TO PREVENT SAND OR GRAVEL FROM ENTERING THE CORE.
7. NEAR STUB-UP LOCATION, TERRAVENT WILL REQUIRE A SLIGHTLY DEEPER BURIAL DEPTH TO ALLOW FOR PROPER BURYING DEPTH OF THE STUB-UP PIPING. CONTRACTOR SHALL CONNECT TERRAVENT TO TERRAVENT END OUT AND SEAL WITH MONOSHIELD SPRAY. CONTRACTOR SHALL USE TERRAVENT END OUT WITH THE SPECIFIED DIAMETER PIPING AS SHOWN ON SSDS DRAWING.
8. ALL OVERLYING AND ADJACENT MATERIAL SHALL BE PLACED OR INSTALLED USING APPROVED PROCEDURES AND GUIDELINES TO PREVENT DAMAGE TO THE VAPOR BARRIER.
9. EQUIPMENT SHALL NOT BE DIRECTLY DRIVEN OVER AND STAKES OR ANY OTHER MATERIALS MAY NOT BE DRIVEN THROUGH THE VAPOR BARRIER.
10. TERRAVENT SYSTEM SHALL BE INSTALLED AS PER MANUFACTURER INSTRUCTIONS.
11. TERRAVENT SHALL BE ROUTED DIRECTLY BELOW PROPOSED BOTTOM OF FINISHED CONCRETE SLAB AND VAPOR BARRIER. SHALLOW TRENCHING SHALL BE FREE OF ALL LARGE ROCKS/STONES, SHARP OBJECTS AND CONSTRUCTION DEBRIS OF ANY KIND.
12. TERRAVENT TO BE WRAPPED WITH TERRAVENT GEOTEXTILE AND SEALED/CONNECTED AT JUNCTIONS AS PER MANUFACTURER INSTRUCTIONS.
13. ALL PENETRATIONS THROUGH THE SLAB ON GRADE (SOG) SHALL BE SEALED USING A SILICONE BASED WATERPROOF SEALANT OR EQUIVALENT.

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(631) 232-2600

PROJECT NAME:
STEINER SEQUEL BUSH TERMINAL
5000 1ST AVENUE, BROOKLYN, NEW YORK

PROJECT FOR:
STEINER SEQUEL, LLC

TITLE:
VAPOR MITIGATION SYSTEM DETAILS

FIGURE NO. 7
V-4
FIGURE 4 OF 4

V:\CAD\PROJECTS\3454\V0001Y\135\3454.0001Y135.01.DWG