LANGAN

# Technical Memorandum

**Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.**
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**To:** Aaron Fischer, E.I.T. (NYSDEC)

**From:** Gerald Nicholls, PE

**Info:** Heidi Dudek (NYSDEC), Scarlett McLaughlin, Shaun Surani (NYSDOH)
Matthew Albert, Frank Dubinsky (Third Street Owner LLC and 155 Third St. LLC)
Paul McMahon, Matt Ambrusch, Tom Herold (Langan)

**Date:** 09 September 2024

**Re:** **Off-Site Soil Vapor Extraction System Design Technical Memorandum**
**141 3rd Street**
**Brooklyn, New York**
**NYSDEC BCP Site Nos.: C224336**
**Langan Project No.: 170390001**

## 1.0 INTRODUCTION

Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan) prepared this Off-Site Soil Vapor Extraction (SVE) System Design Technical Memorandum (the "Memorandum") on behalf of Third Street Owner LLC and 155 Third St. LLC (the Participant) for the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) site identified as 141 3rd Street (BCP Site No. C224336) and located in the Gowanus neighborhood of Brooklyn, New York (the "site").

The site will be remediated to meet Track 4 standards and the work required to install the off-site SVE system described herein will be completed in accordance with the NYSDEC-approved December 2023 Remedial Action Work Plan (RAWP) and the Decision Document. The RAWP includes a Community Air Monitoring Plan (CAMP) that will be implemented during ground-intrusive work, such as installation of the below-grade system components. This Memorandum supplements the descriptions of the Track 4 remedy outlined in the RAWP.

This Memorandum documents the design of an off-site SVE system that will mitigate chlorinated volatile organic compound (CVOC) contamination in soil vapor from potentially migrating from the site. The SVE system is composed of two extraction points, one in the sidewalk along 2nd Street and one in the sidewalk along 3rd Street. This Memorandum is organized as follows:

- Section 2.0 – Background
- Section 3.0 – Pilot Test
- Section 4.0 – Design
- Section 5.0 – Installation
- Section 6.0 – Monitoring
- Section 7.0 – Reporting
- List of Enclosures

## 2.0 BACKGROUND

### 2.1 Site Location

The approximately 53,329-square-foot (1.23-acre) site is located in Kings County, Brooklyn, New York and is identified as Block 462 and Lot 12 on the Brooklyn Borough Tax Map. The site is bound by 2nd Street to the north, the Gowanus Canal to the east, 3rd Street to the south, and industrial, commercial, and residential buildings followed by Bond Street to the west. A site location map and site layout are provided as Figures 1 and 2, respectively.

A 28 June 2021 ALTA/NSPS Land Title Survey, prepared by Control Point Associates Inc., indicates that the ground surface at the off-site SVE area at the 2nd Street sidewalk ranges from elevation (el)[1] 6.8± to 4.5±, and the off-site SVE area at the 3rd Street sidewalk ranges from el 8.2± to 7.5±.

### 2.2 Proposed Development

The proposed redevelopment includes a 22-story, mixed-use commercial and residential building with an about 38,000 square-foot footprint, a 57-foot-wide public esplanade along the Gowanus Canal and a 102-foot-long supplemental public access corridor along 3rd Street. The proposed uses will include retail and a parking garage on the ground floor, and residential units above; 25% of the residential units will be affordable housing. The public esplanade and corridor will contain landscaped areas and covered walkway space. A cellar is not included in the proposed redevelopment. Proposed development plans are included as Attachment A.

### 2.3 CVOC Impacts

As documented by the remedial investigation (RI) completed at the site in September and October 2022, the supplemental RI (SRI) completed in February 2023, and an off-site soil vapor investigation completed in May and June 2023, CVOC impacts were identified at the site in soil, groundwater, and soil vapor.

The off-site soil vapor investigation confirmed the nature and extent of on-site CVOC impacts, which are shallow unsaturated soil impacts. Tetrachloroethene (PCE) was detected in off-site sidewalk soil vapor samples at concentrations ranging from 24.1 to 1,310 micrograms per cubic meter ($\mu g/m^3$). The CVOC concentrations present a potential for off-site migration and a soil vapor intrusion (SVI) pathway. Based on this information, an SVE system will be installed beneath the sidewalk to the north (2nd Street sidewalk) and south (3rd Street sidewalk) of the site boundaries (herein referred to as the "target treatment areas") to mitigate the off-site migration of contaminated soil vapor. The off-site SVE system supplements the on-site soil vapor intrusion mitigation system.

[1] Elevations in this RAWP are in feet and referenced to the North American Vertical Datum of 1988 (NAVD88).

### 2.4 Site Geology and Hydrogeology

Site stratigraphy consists of fill underlain by marsh and marine derived strata of clay, silt, and sand. Fill, predominantly consisting of tannish brown to black fine sand with varying proportions of silt, gravel, brick, coal, white amorphous material, woody debris, asphalt, concrete, wood, glass, metal and ceramics, was encountered from site grade to depths ranging from about 5 to 23 feet bgs.

Groundwater at the site is present in fill and underlying units. Shallow groundwater flows east towards Gowanus Canal. Groundwater underlying the site was observed at about el 2.74± to 4.68± (about 2.7 to 7.5 feet bgs).

## 3.0 PILOT TEST

An SVE pilot test for the proposed SVE system was performed within the target treatment areas in May 2024 to advance the design process and parameters. To determine the site-specific SVE radius of influence (ROI), Langan collected data to evaluate the air intrinsic permeability of the treatment zone soils, subsurface airflow rate and pressure/vacuum relationships, and potential CVOC mass removal and remedial performance. This information was used to develop the full-scale remedial system design.

The pilot test scope of work included the following:

- Completion of a geophysical survey to mark out subsurface utilities and other anomalies beneath the target treatment areas.
- Advancement and installation of one off-site temporary SVE well and at least seven associated off-site temporary vacuum monitoring probes to depths of about 2 feet below sidewalk grade (bsg) (i.e., about 2 feet above the water table) in each of the target treatment areas (for a total of two SVE wells and 15 vacuum monitoring probes collectively).
- Operation of a high-vacuum blower at each of the temporary SVE wells to conduct the design investigation testing. Wellhead control and associated valves, fittings, instrumentation and controls were added to the setup to assist with collecting SVE system design parameter measurements.
- Collection of SVE system design parameter measurements (i.e., extraction airflow rate and pressure/vacuum readings).
- Implementation of Community Air Monitoring Plan (CAMP).

### 3.1 Pilot Test Results

The SVE pilot test was completed in May 2024 to advance the design process and parameters for the off-site SVE system. The testing was completed beneath the sidewalk at two discrete test areas to separately evaluate SVE system needs at each location. Test Area 1 was located in the sidewalk along 2nd Street and Test Area 2 was located in the sidewalk along 3rd Street. The

pilot test was completed to derive the air intrinsic permeability value of the vadose zone soils within each target treatment area. The test was completed to estimate the achievable ROI of the technology and ultimately the required extraction flow rate and vacuum capacity of the system. The pilot test well layout is shown on Figure 3 and pilot test data logs are included as Attachment B. The tests were completed using a Rotron DR SVE blower.

#### 3.1.1 Soil Vapor Extraction Test Procedure

Two SVE test wells and 15 sub-slab vapor monitoring points were installed in the vadose zone within the proposed SVE system locations. The SVE test vacuum extraction points were installed with 4-inch-diameter, 2-foot-long screens set at about 2 feet bsg, or about two feet above the top of the groundwater table. To evaluate the potential for variations, if any, across the target treatment areas, one SVE well (SVE-01) was installed in Test Area 1 and one SVE well (SVE-02) was installed in Test Area 2. The sub-slab monitoring points were installed immediately below the concrete slab. Similarly, seven monitoring points were installed within Test Area 1 and eight were installed within Test Area 2. The monitoring points were installed at distances ranging from 5 to 30 feet and in varying directions from the SVE wells.

A series of step tests were performed at each extraction point. These tests involved the extraction of subsurface air from an individual SVE test well at multiple air extraction flow rates and vacuums, and the subsequent monitoring of vacuum influence at the nearby vacuum monitoring points. The tests were performed at increasing rates – the lowest air extraction flow rate and vacuum condition were tested and then increased incrementally until the maximum air extraction flow rate and vacuum condition were achieved at that particular test well.

Vacuum influence was observed at the majority of the vacuum monitoring points. VMP-01 through VMP-05 and VMP-07 each showed evidence of vacuum influence during the testing at SVE-01. VMP-11, VMP-14, and VMP-15 showed evidence of vacuum influence during the testing at SVE-02. However, VMP-06 (SVE-01), and VMP-08, VMP-09, VMP-10, VMP-12, and VMP-13 (SVE-02) did not show evidence of vacuum influence during testing. After further investigation, the lack of vacuum was attributed to the presence of breaches in the concrete surface and subsurface utilities, which acted as short-circuiting pathways and pneumatic barriers, respectively. To address the short-circuiting and pneumatic barriers, each treatment area will be excavated and backfilled with 0.75-inch stone as part of SVE system installation and completed with a competent impermeable cover. Therefore, features that may have inhibited subsurface vacuum propagation will be addressed/removed during the SVE system installation. The results of the testing that showed vacuum influence indicate that a fan capable of 23 standard cubic feet per minute (scfm) at 22 inches of water column (IWC) is required to induce sufficient vacuum propagation.

## 4.0 DESIGN

The proposed off-site SVE system will consist of two SVE wells that will be used to mitigate contaminated soil vapor from migrating off-site. Each SVE well will consist of an about 60-foot-

long vapor collection screen that will run horizontally within a layer of 0.75-inch stone at a depth of about 8-inches beneath the sidewalk at Test Areas 1 and 2. The vapor collection screen will consist of a low-profile material (i.e., GEOVENT or approved equal), which promotes greater extraction air flow. The collection screen will be connected to 4-inch-diameter Schedule 40 polyvinyl chloride (PVC) manifold piping that will run horizontally beneath the proposed building slab. The manifold pipes will then lead up to the roof of the building where they will be connected to RadonAway® HS5500 blowers, which can generate up to about 50 IWC of vacuum and a flow of about 65 scfm. Each SVE well will be equipped with a vacuum gauge, flow meter, gate valve, and sample port for monitoring and performance optimization. The SVE system will also include an alarm system that will sound when the SVE system loses power or is experiencing low vacuum conditions.

The SVE system drawings are included as Attachment C. The blower specification sheet is included as Attachment D.

## 5.0 INSTALLATION

The following sections describe installation, shakedown, startup, and flow optimization of the remedial system.

### 5.1 System Installation

Installation of the remedial system is anticipated to occur concurrently with construction of the proposed building.

The following summarizes the general sequencing of the system installation.

- Remedial excavations, as described in the RAWP
- Installation of the SVE stone ventilation layer, mitigation screens, and below-grade manifold piping
- Installation of above-grade manifold piping
- Installation of riser pipes and roof-mounted process equipment (generally concurrent with construction of upper floors)
- Installation of electrical connections to process equipment (generally concurrent with other building electrical trades work)
- Shakedown and startup of remedial system

The remedial system installation will be completed in accordance with the procedures described in the RAWP and the Construction Health and Safety Plan (CHASP) appended therein. Modifications to the remedial system may be required to accommodate changing site conditions; however, modifications will be such that they will not affect or alter the projected remedial performance or intent of the system. Prior to system shakedown and startup, an Operation, Maintenance and Monitoring (OM&M) Plan will be prepared that summarizes protocols to operate, maintain, and monitor the system, such that it operates efficiently and effectively. The OM&M Plan will include field data record sheets to record information regarding the proper

operation and maintenance of all equipment during system inspections. The OM&M plan will also contain system component cut sheets, specifications, and warranty information. Following the installation of the system and subsequent shakedown/startup of the system, routine OM&M of the system will be performed. The OM&M Plan and inspection schedule will be included with the Site Management Plan (SMP).

### 5.2 System Shakedown

Before system startup, equipment shakedown testing will be performed to verify individual automation and safety controls are functional. The equipment shakedown will individually test the inherent safety features and mechanical performance of the system. Problems identified during the testing will be addressed prior to startup and optimization in coordination with the general contractor, electrician, and the equipment fabricator.

### 5.3 System Startup

Upon successful completion of system shakedown, system operations will be initiated. The general startup procedures for the remedial system will be as follows:

- All SVE well-specific valves, as well as the system air dilution valve, will be opened so that a large initial load is not placed on the process equipment.
- Electrical power will then be applied to the process equipment.
- After the system is operating properly, the air dilution valve will be closed incrementally until the process vapors are originating from the SVE wells.
- In the absence of a dilution valve, the speed controller of each fan will be adjusted (increased) until the designed system performance is achieved.

Operating parameters will be monitored and recorded during startup to document that the system operates as designed. Potential adjustments to well-specific valves will be evaluated for performance optimization.

## 6.0 MONITORING

Following system startup, routine OM&M will be performed so the system operates within the design parameters (process monitoring) and attains the remedial objectives (performance monitoring). Routine OM&M activities will be described further in the SMP.

### 6.1 Process Monitoring

Process monitoring will consist of the operation, inspection, optimization, and maintenance (routine and/or unscheduled) of the remedial system. Volatile organic compound (VOC) concentrations in the SVE system influent vapor will likely be highest during the first one to three months of operation and decline as VOC mass decreases. Routine monitoring will measure the following parameters at each SVE well:

- Extraction flow rate;
- Extraction vacuum; and

- VOC concentrations.

These measurements will be recorded using the process equipment instrumentation and handheld field instruments. Analytical samples will not be collected for the purposes of process monitoring. The measurements will be used to evaluate system operations. Adjustments to air extraction flow rates can be made, if necessary, to optimize performance.

### 6.2 Performance Monitoring

Performance monitoring will be performed to evaluate the effectiveness of the SVE system.

#### 6.2.1 System Performance Monitoring

SVE system performance monitoring will be conducted at the outlet of the SVE system using a handheld PID following the system startup. Soil vapor samples will also be collected from off-site locations beyond the SVE system and analyzed for VOC analysis via USEPA Method TO-15. The baseline vapor monitoring and sampling will be performed to determine the initial performance of the system. The system performance monitoring will be described further in the SMP.

## 7.0 REPORTING

The activities associated with the installation and startup of the off-site SVE system will be documented in the Final Engineering Report (FER) and/or SMP. Such documentation will include record drawings depicting the as-built condition, startup records, analytical results, equipment specifications and manuals, operating parameters, and OM&M Plan.

## LIST OF ENCLOSURES

### Figures

Figure 1 – Site Location Map
Figure 2 – Site Layout
Figure 3 – SVE System Design Investigation Layout

### Attachments

Attachment A – Proposed Development Plans
Attachment B – Pilot Test Data Logs
Attachment C – Off-Site SVE System Design Drawings
Attachment D – Blower Specification Sheet

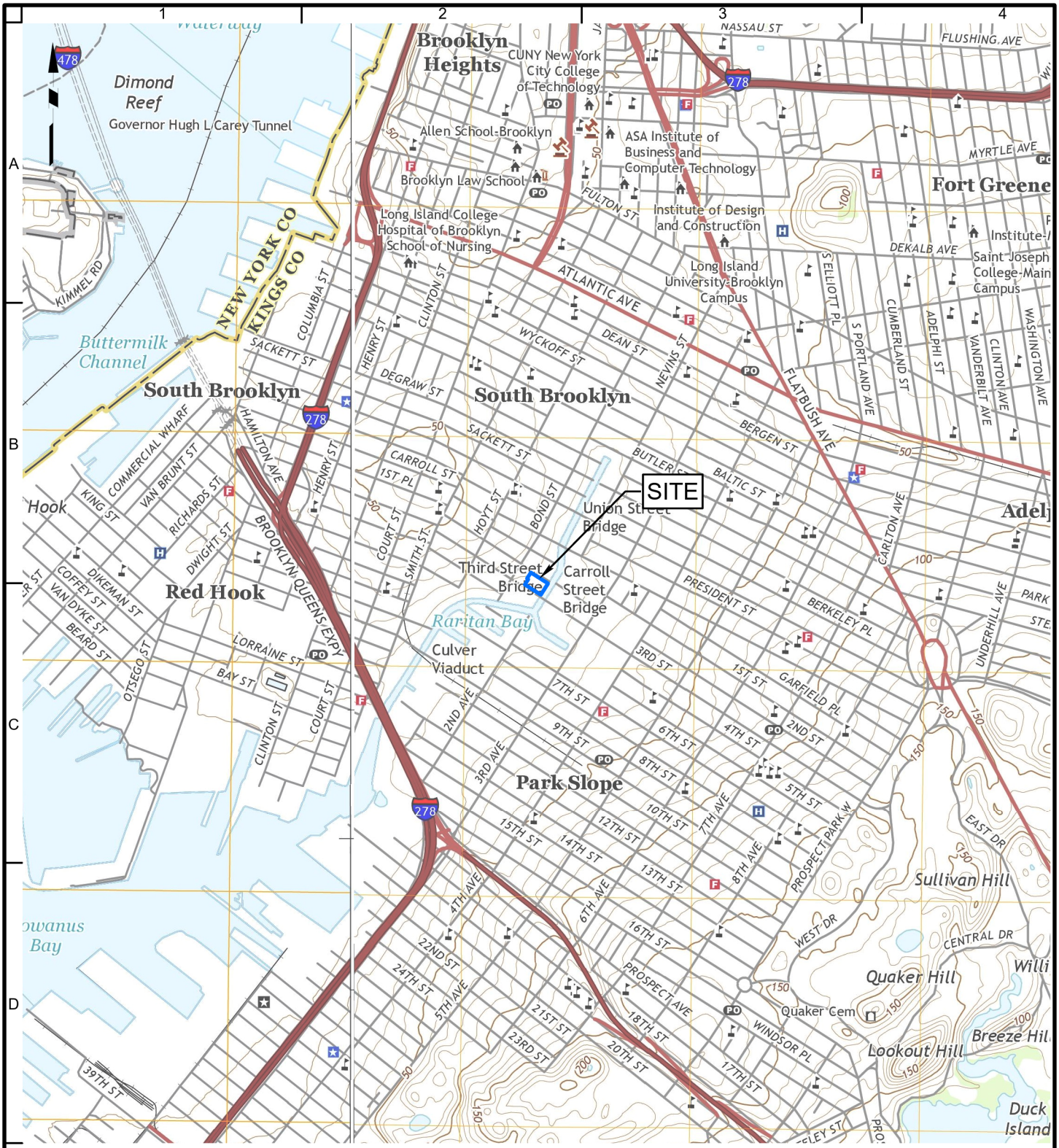
## CERTIFICATION

I, Gerald F. Nicholls, certify that I am currently a NYS registered professional engineer as defined in the NYSDEC Title 6 of the Official Compilation of New York Codes, Rules, and Regulations (NYCRR) Part 375 and that this Remedial and Mitigation System Design Technical Memorandum 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).




| | | |
|---|---|---|
| NYS Professional Engineer No. 092433 | 09/09/2024<br>Date | Gerry Nicholls<br>Signature |

# FIGURES




## Legend

Approximate Site Boundary

2,000 0 2,000

SCALE IN FEET

Notes:

1. Basemap adapted from United States Geological Survey (USGS) 7.5-Minute Series Topographical Maps, Brooklyn, New York, Quadrangle, Dated 2016.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Langan International LLC

Collectively known as Langan


| | |
|---|---|
| Project | 141 3rd STREET<br>BLOCK No. 462, LOT No. 12<br>BROOKLYN NEW YORK |
| Figure Title | SITE LOCATION MAP |
| Project No. | 170390001 |
| Date | 11/8/2022 |
| Scale | 1"=2,000' |
| Drawn By | MG |
| Submission Date | |
| Figure No. | 1 |

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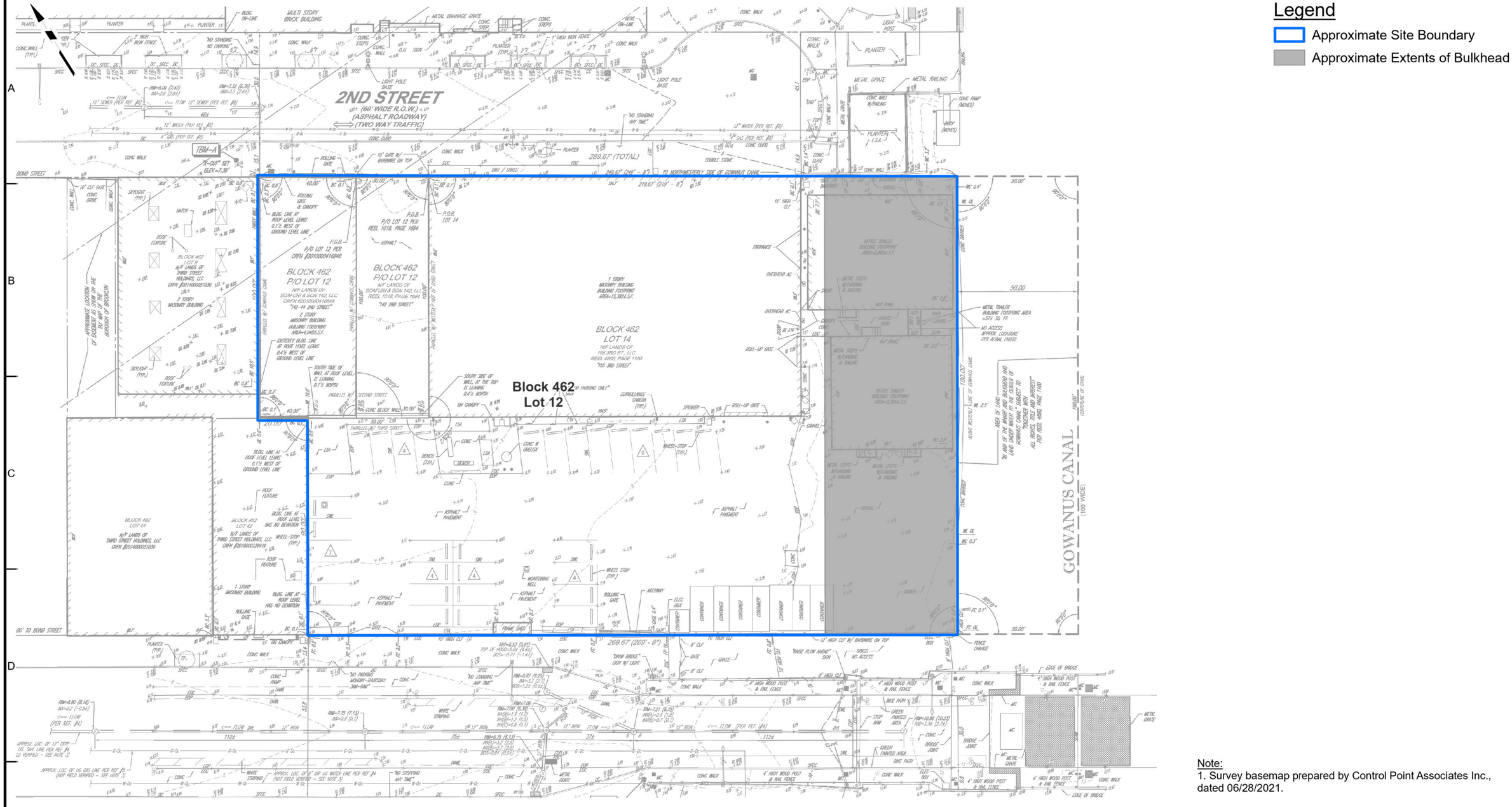


Note:
1. Survey basemap prepared by Control Point Associates Inc., dated 06/28/2021.

40 0 40
SCALE IN FEET


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| Project | 141 3rd STREET<br>BLOCK No. 462, LOT No. 12<br>BROOKLYN NEW YORK |
| Figure Title | SITE LAYOUT |
| Project No. | 170390001 |
| Date | 6/25/2024 |
| Scale | 1"=40' |
| Drawn By | MG |
| Figure No. | 2 |

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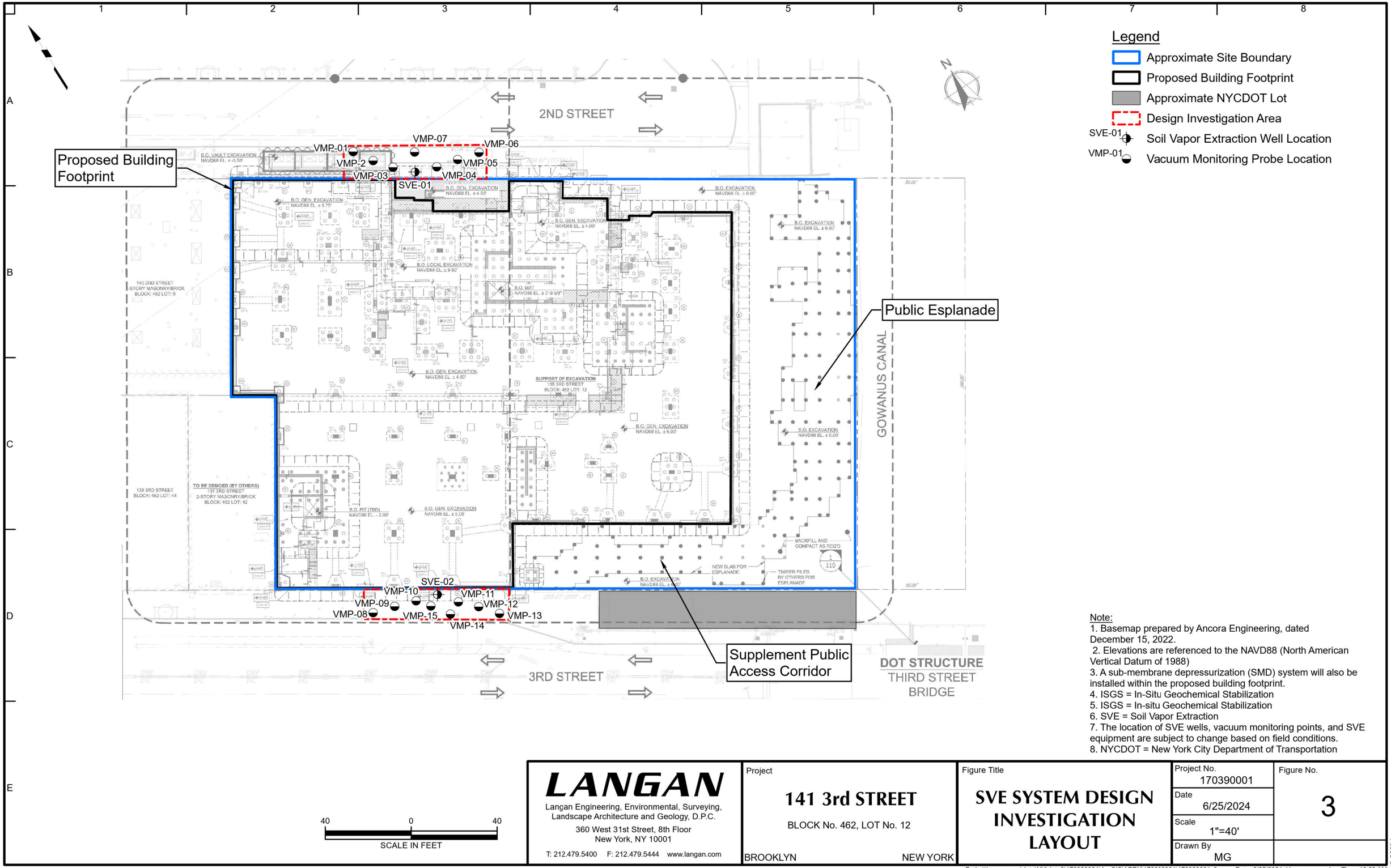


Note:
1. Basemap prepared by Ancora Engineering, dated December 15, 2022.
2. Elevations are referenced to the NAVD88 (North American Vertical Datum of 1988)
3. A sub-membrane depressurization (SMD) system will also be installed within the proposed building footprint.
4. ISGS = In-Situ Geochemical Stabilization
5. ISGS = In-situ Geochemical Stabilization
6. SVE = Soil Vapor Extraction
7. The location of SVE wells, vacuum monitoring points, and SVE equipment are subject to change based on field conditions.
8. NYCDOT = New York City Department of Transportation


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Project
**141 3rd STREET**
BLOCK No. 462, LOT No. 12
BROOKLYN NEW YORK

Figure Title
**SVE SYSTEM DESIGN INVESTIGATION LAYOUT**

| Project No. | Figure No. |
|---|---|
| 170390001 | 3 |
| Date: 6/25/2024 | |
| Scale: 1"=40' | |
| Drawn By: MG | |

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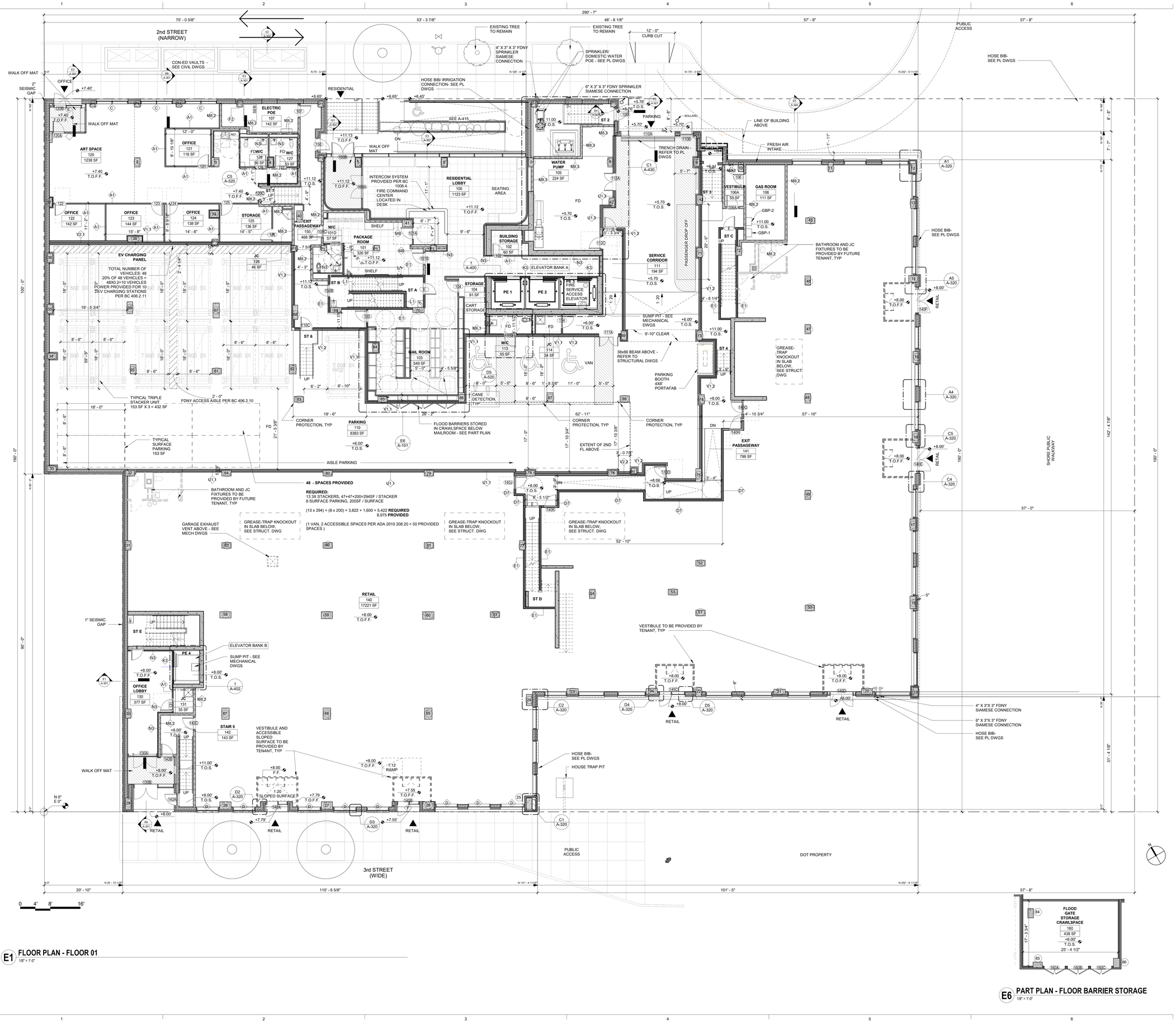
Path: \\langan.com\data\NY\data0\170390001\ArcGIS\APRX\170390001\170390001v3.aprx Date: 6/25/2024 User: mgeorgalas Time: 10:33 AM

# ATTACHMENT A

# PROPOSED DEVELOPMENT PLANS




**E1** FLOOR PLAN - FLOOR 01
1/8" = 1'-0"

**E6** PART PLAN - FLOOR BARRIER STORAGE
1/8" = 1'-0"

# 155 3RD ST

155 3RD ST, BROOKLYN, NY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White Plains, NY 10604

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New York, NY 10020

*Facade Consultant*
AJLP Consulting
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New York, NY 10013

*Lighting Consultant*
Flux Studio Ltd
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New York, NY 10013

*Support of Excavation Consultant*
Ancora Engineering
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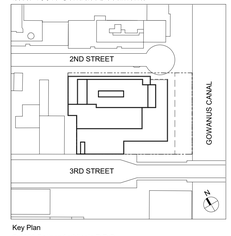
New York, NY 10001

*Site Safety Consultant*
CR Safety Group
248 W. 35th Street, 8th Floor
New York, NY 10001


| | | |
|---|---|---|
| 1 | FUTURE PAA | Date 1 |

Revisions

DOB Now Application # B00640761-I1
Issue: 100% Contract Documents




Key Plan

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## Floor Plan - Floor 01

| | |
|---|---|
| Date | 07/15/22 |
| Scale | 1/8" = 1'-0" |
| Drawn By | KM |
| Checked By | MZ |
| Project No. | 2112 |
| Seal | |
| Sheet No.: | A-101.00 |


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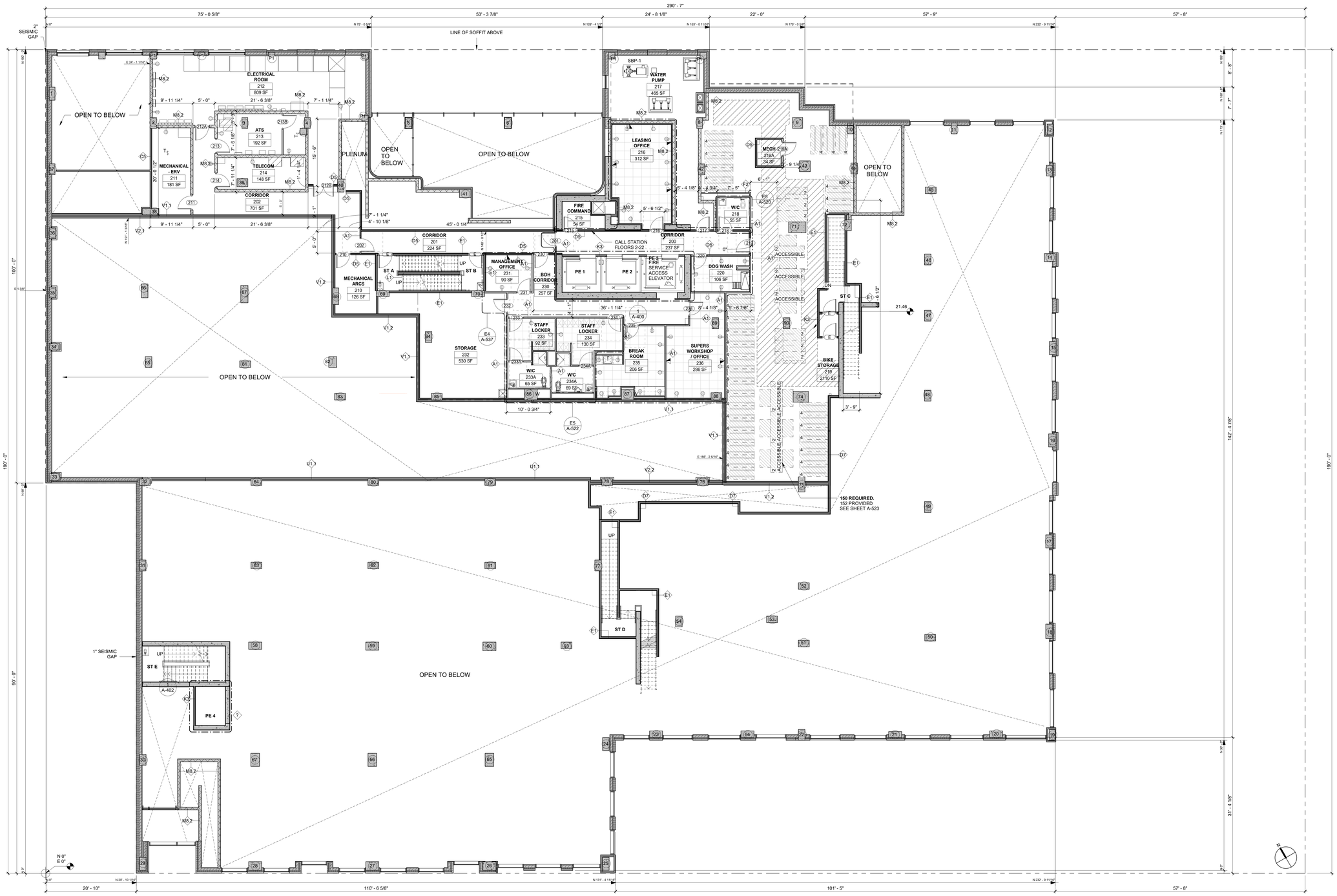



## E1 FLOOR PLAN - FLOOR 02

1/8" = 1'-0"

0 4' 8' 16'

## PLAN NOTES:

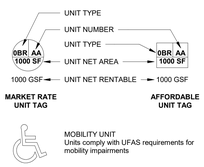
PARTITION TYPE N3 USED AT ALL COLUMNS, UON. SEE ENLARGED PLANS FOR WALL TYPES, TYP.

PARTITION TYPE N3 USED AT EXTERIOR WALLS, CMU WALLS, AND STRUCTURAL CONCRETE WALLS, UON. SEE ENLARGED PLANS FOR WALL TYPES, TYP.

PARTITION TYPE S2 USED AROUND MECH. SHAFTS, UON.

ELEVATION LEVELS ARE TOP OF STRUCTURAL SLAB UNLESS OTHERWISE NOTED.

## LEGEND:

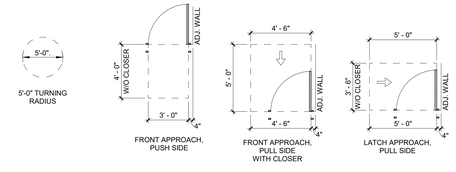



MOBILITY UNIT
Units comply with UFAS requirements for mobility impairments

V/H — VISION / HEARING IMPAIRMENT UNIT
Units comply with UFAS requirements for vision and hearing impairments

| | |
|---|---|
| LR/DA | Living Room / Dining Area |
| BR | Bed Room |
| KIT | Kitchen |
| OFF | Office |

## TYPICAL CLEARANCES:




TYPICAL 4" DIMENSION FROM DOOR TO ADJACENT PARTITION, UON

# 155 3RD ST

155 3RD ST, BROOKLYN, NY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Brooklyn, NY 11231

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29 Broadway
New York, NY 10006

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277 Broadway, Ninth Floor
New York, NY 10007

*Landscape Architects*
Dirtworks Landscape Architecture
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New York, NY 10018

*Civil Engineers / Parking Consultant*
Philip Habib & Associates
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*Geotechnical Engineers*
Mueser Rutledge Consulting Engineers
225 W 34th Street #6
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Lothrop Associates LLP
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Flux Studio Ltd
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New York, NY 10013

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Ancora Engineering
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New York, NY 10001

*Site Safety Consultant*
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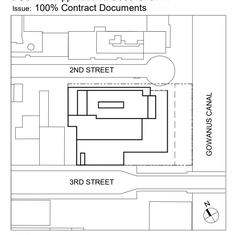
New York, NY 10001


Revisions

DOB Now Application # B00640761-I1
Issue: 100% Contract Documents




Key Plan

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# Floor Plan - Floor 02

| | |
|---|---|
| Date | 07/15/22 |
| Scale | As indicated |
| Drawn By | KM |
| Checked By | MZ |
| Project No. | 2112 |
| Sheet No.: | A-102.00 |

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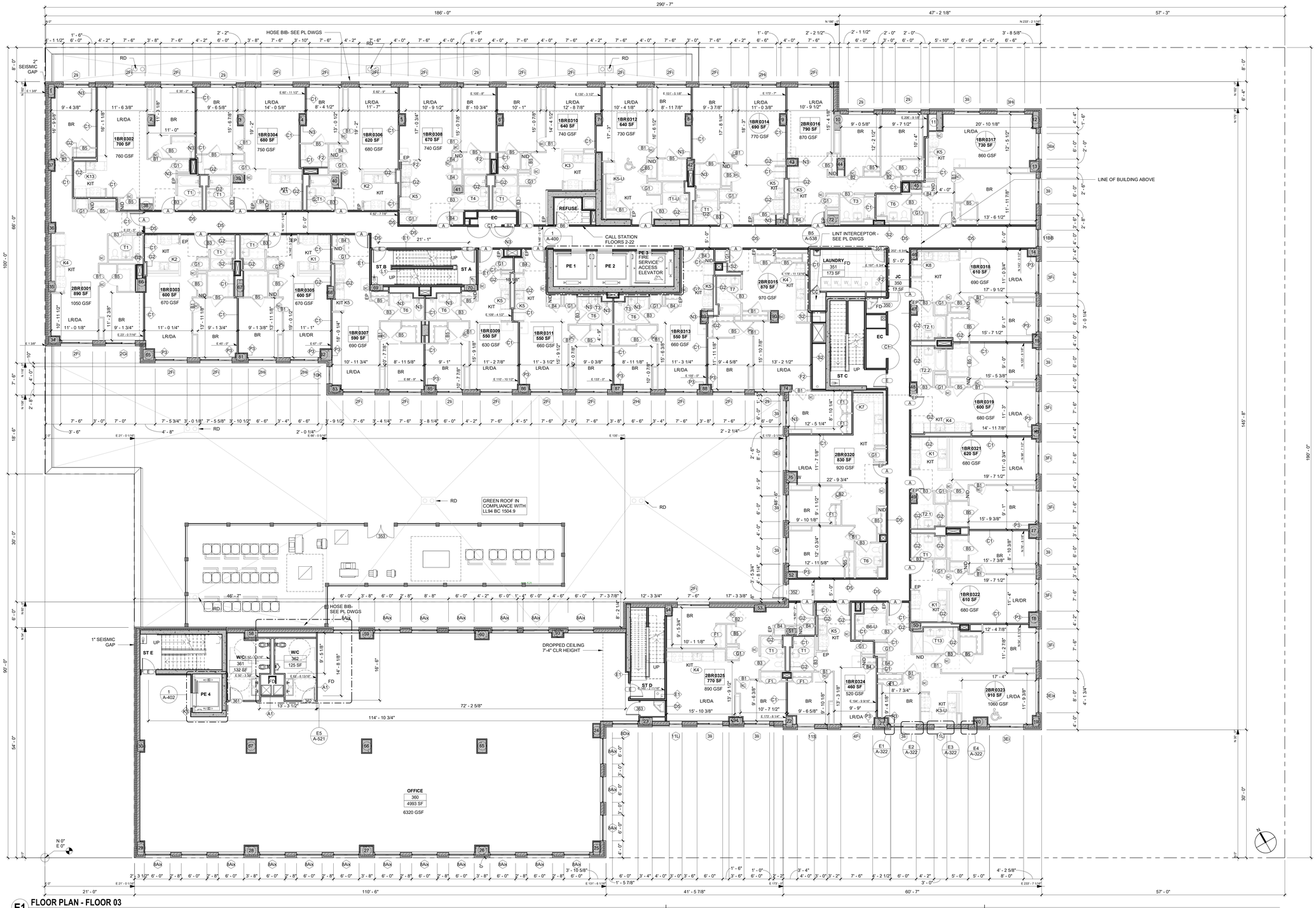


E1 FLOOR PLAN - FLOOR 03
1/8" = 1'-0"
0 4' 8' 16'

## PLAN NOTES:

PARTITION TYPE N3 USED AT ALL COLUMNS, UON. SEE ENLARGED PLANS FOR WALL TYPES, TYP.

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PARTITION TYPE S2 USED AROUND MECH. SHAFTS, UON.

ELEVATION LEVELS ARE TOP OF STRUCTURAL SLAB UNLESS OTHERWISE NOTED.

## LEGEND:

UNIT TYPE
UNIT NUMBER
UNIT TYPE
UNIT NET AREA
UNIT NET RENTABLE

0BR: AA 1000 SF — 1000 GSF

**MARKET RATE UNIT TAG**

0BR: AA 1000 SF — 1000 GSF

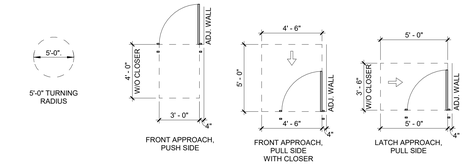
**AFFORDABLE UNIT TAG**

MOBILITY UNIT
Units comply with UFAS requirements for mobility impairments

V/H — VISION / HEARING IMPAIRMENT UNIT
Units comply with UFAS requirements for vision and hearing impairments

| | |
|---|---|
| LR/DA | Living Room / Dining Area |
| BR | Bed Room |
| KIT | Kitchen |
| OFF | Office |

## TYPICAL CLEARANCES:




TYPICAL 4" DIMENSION FROM DOOR TO ADJACENT PARTITION, UON

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155 3RD ST, BROOKLYN, NY

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155 3rd Street
Brooklyn, NY 11231

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Revisions

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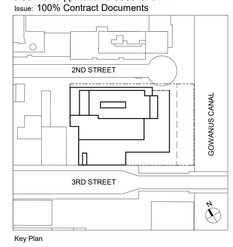


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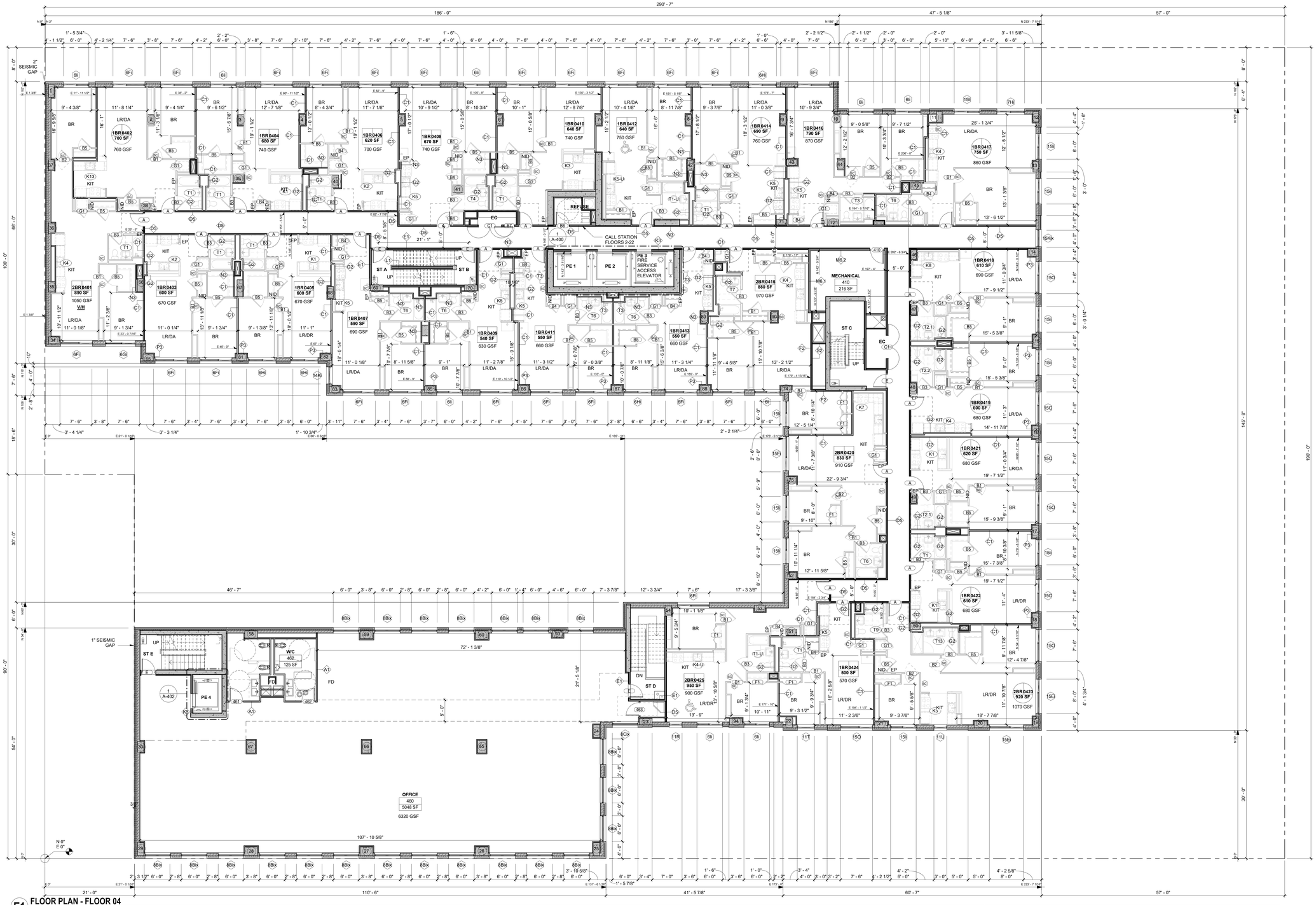
# Floor Plan - Floor 03

| | |
|---|---|
| Date | 07/15/22 |
| Scale | As indicated |
| Drawn By | KM |
| Checked By | MZ |
| Project No. | 2112 |
| Seal | |
| Sheet No.: | A-103.00 |




E1 **FLOOR PLAN - FLOOR 04**
1/8" = 1'-0"
0 4' 8' 16'

## PLAN NOTES:

PARTITION TYPE N3 USED AT ALL COLUMNS, UON. SEE ENLARGED PLANS FOR WALL TYPES, TYP.

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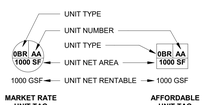
## LEGEND:

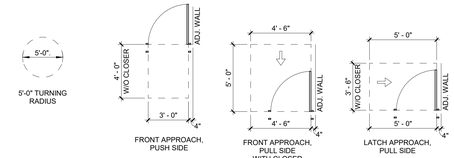



MOBILITY UNIT
Units comply with UFAS requirements for mobility impairments

V/H — VISION / HEARING IMPAIRMENT UNIT
Units comply with UFAS requirements for vision and hearing impairments

| | |
|---|---|
| LR/DA | Living Room / Dining Area |
| BR | Bed Room |
| KIT | Kitchen |
| OFF | Office |

## TYPICAL CLEARANCES:




TYPICAL 4" DIMENSION FROM DOOR TO ADJACENT PARTITION, UON

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Revisions

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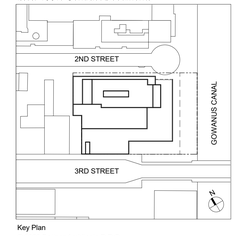


Key Plan

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# Floor Plan - Floor 04

| | |
|---|---|
| Date | 07/15/22 |
| Scale | As indicated |
| Drawn By | KM |
| Checked By | MZ |
| Project No. | 2112 |
| Sheet No.: | A-104.00 |

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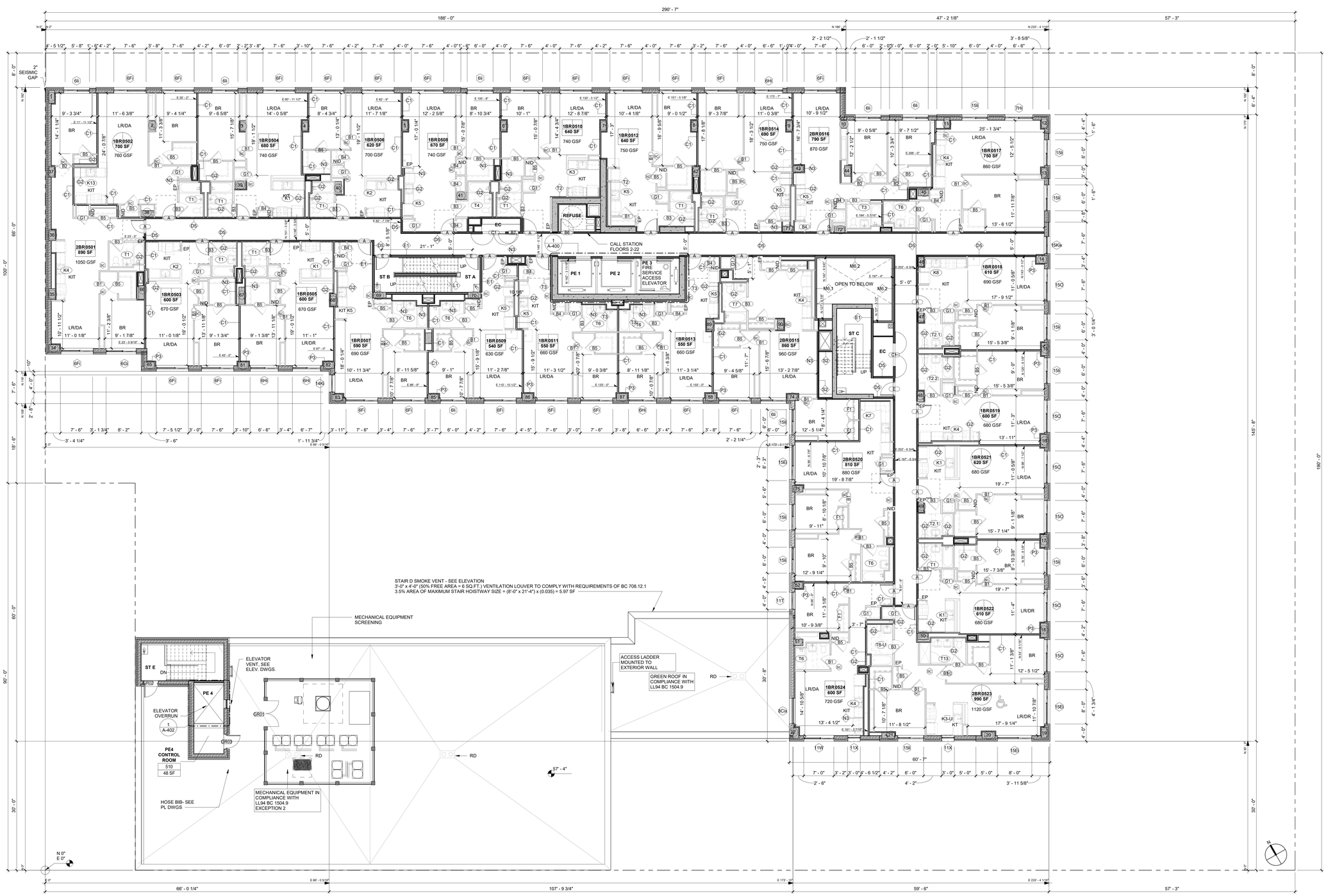


## E1 FLOOR PLAN - FLOORS 05

1/8" = 1'-0"

0 4' 8' 16'

### PLAN NOTES:

PARTITION TYPE N3 USED AT ALL COLUMNS, UON. SEE ENLARGED PLANS FOR WALL TYPES, TYP.

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UNIT TYPE
UNIT NET AREA
UNIT NET RENTABLE

0BR AA 1000 SF — 1000 GSF

**MARKET RATE UNIT TAG** — **AFFORDABLE UNIT TAG**

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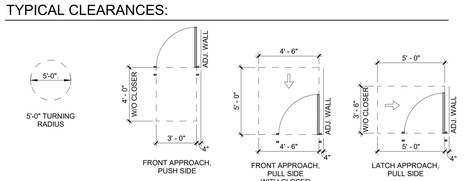
Units comply with UFAS requirements for mobility impairments

V/H — VISION / HEARING IMPAIRMENT UNIT
Units comply with UFAS requirements for vision and hearing impairments

| | |
|---|---|
| LR/DA | Living Room / Dining Area |
| BR | Bed Room |
| KIT | Kitchen |
| OFF | Office |

### TYPICAL CLEARANCES:

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Revisions

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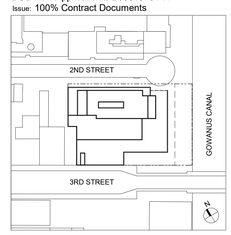
Issue: 100% Contract Documents




Key Plan

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## Floor Plan - Floor 05

| | |
|---|---|
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| Checked By | MZ |
| Project No. | 2112 |
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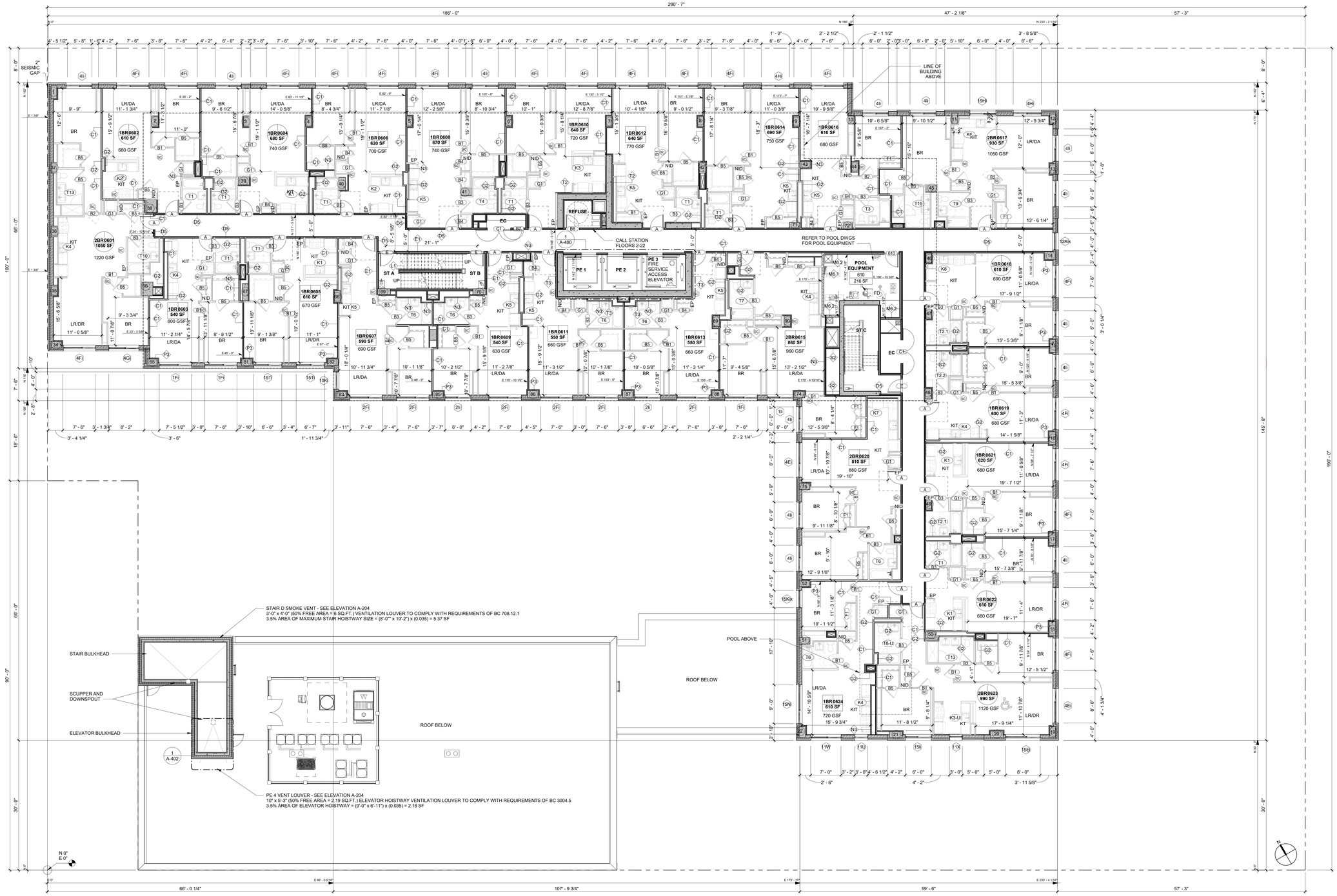


## E1 FLOOR PLAN - FLOOR 06

1/8" = 1'-0"

0 4' 8' 16'

## PLAN NOTES:

PARTITION TYPE N3 USED AT ALL COLUMNS, UON. SEE ENLARGED PLANS FOR WALL TYPES, TYP.

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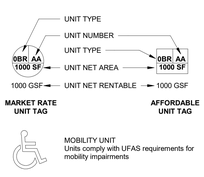
## LEGEND:




MOBILITY UNIT
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V/H — VISION / HEARING IMPAIRMENT UNIT
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| | |
|---|---|
| LR/DA | Living Room / Dining Area |
| BR | Bed Room |
| KIT | Kitchen |
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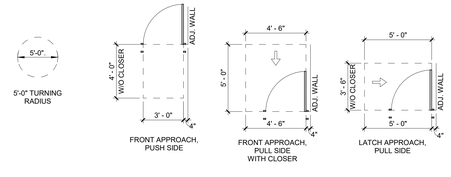
## TYPICAL CLEARANCES:

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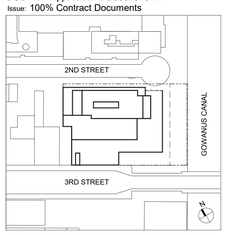


Key Plan

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# Floor Plan - Floor 06

| | |
|---|---|
| Date | 07/15/22 |
| Scale | As indicated |
| Drawn By | KM |
| Checked By | MZ |
| Project No. | 2112 |
| Sheet No.: | A-106.00 |

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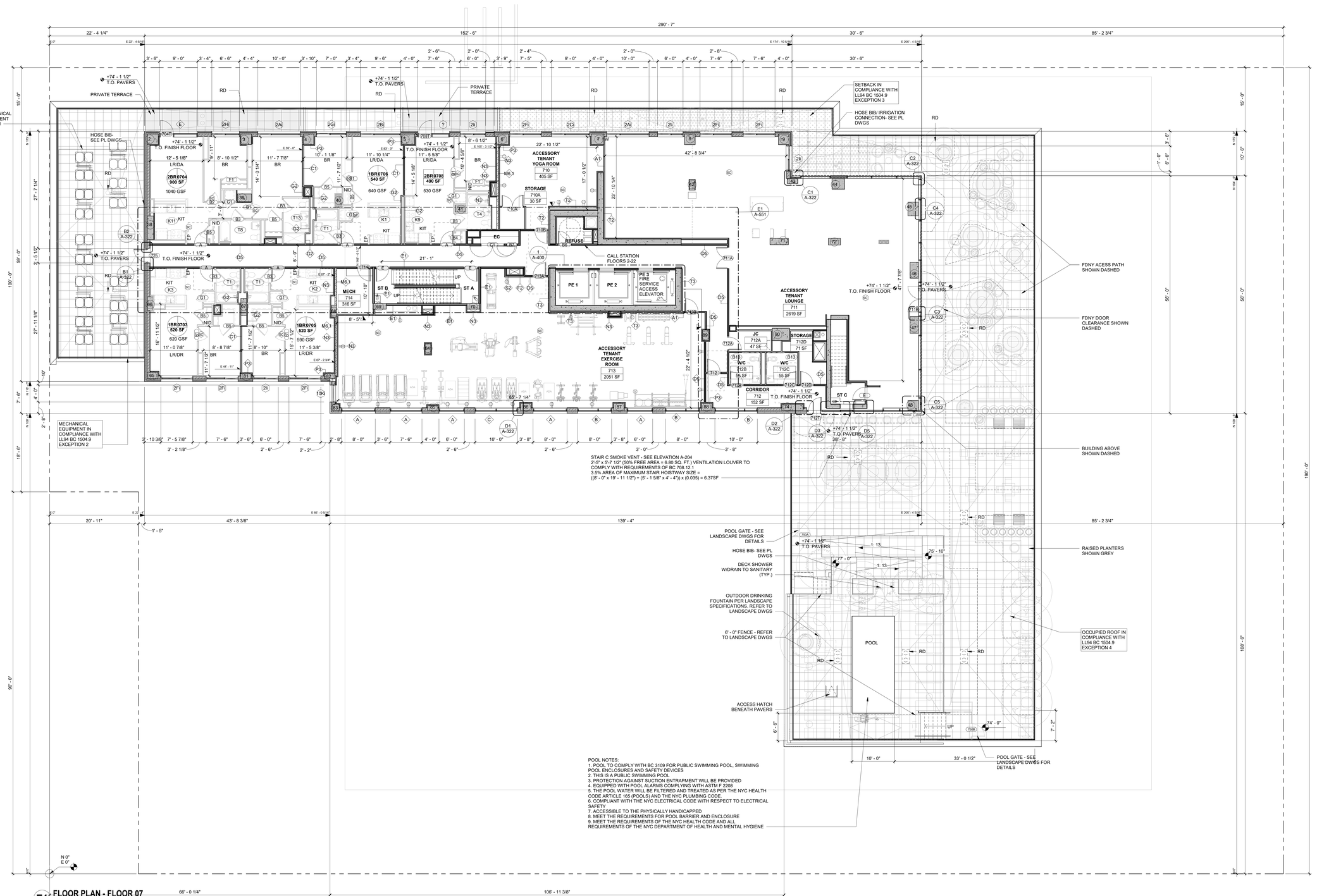


E1 FLOOR PLAN - FLOOR 07
1/8" = 1'-0"

0 4' 8' 16'

## PLAN NOTES:

PARTITION TYPE N3 USED AT ALL COLUMNS, UON. SEE ENLARGED PLANS FOR WALL TYPES, TYP.

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PARTITION TYPE S2 USED AROUND MECH. SHAFTS, UON.

ELEVATION LEVELS ARE TOP OF STRUCTURAL SLAB UNLESS OTHERWISE NOTED.

## LEGEND:

UNIT TYPE
UNIT NUMBER
UNIT TYPE
UNIT NET AREA
UNIT NET RENTABLE

0BR| AA 1000 SF
1000 GSF

**MARKET RATE UNIT TAG**

0BR| AA 1000 SF
1000 GSF

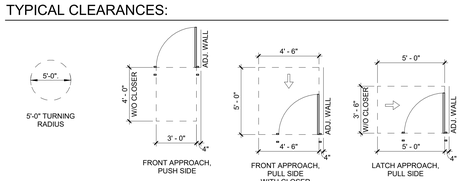
**AFFORDABLE UNIT TAG**

MOBILITY UNIT
Units comply with UFAS requirements for mobility impairments

V/H
VISION / HEARING IMPAIRMENT UNIT
Units comply with UFAS requirements for vision and hearing impairments

| | |
|---|---|
| LR/DA | Living Room / Dining Area |
| BR | Bed Room |
| KIT | Kitchen |
| OFF | Office |

## TYPICAL CLEARANCES:




TYPICAL 4" DIMENSION FROM DOOR TO ADJACENT PARTITION, UON

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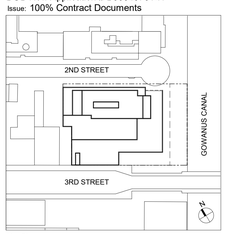


Key Plan

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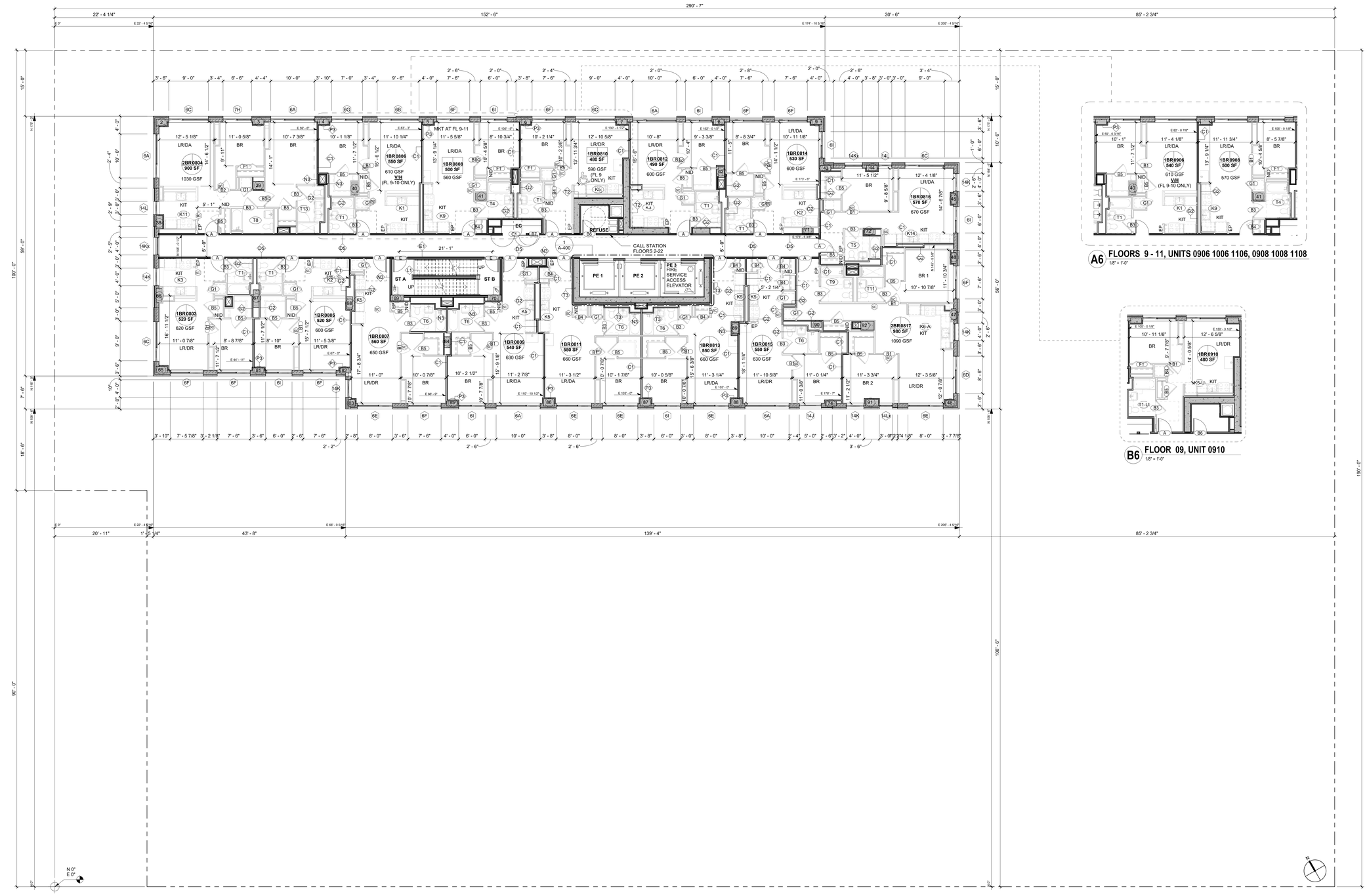
# Floor Plan - Floor 07

| | |
|---|---|
| Date | 07/15/22 |
| Scale | As indicated |
| Drawn By | KM |
| Checked By | MZ |
| Project No. | 2112 |
| Seal | |
| Sheet No.: | A-107.00 |




**E1** FLOOR PLAN - FLOORS 08 - 11
1/8" = 1'-0"

0 4' 8' 16'




**A6** FLOORS 9 - 11, UNITS 0906 1006 1106, 0908 1008 1108
1/8" = 1'-0"




**B6** FLOOR 09, UNIT 0910
1/8" = 1'-0"

## PLAN NOTES:

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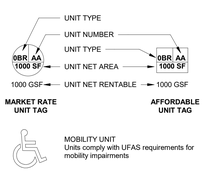


MOBILITY UNIT
Units comply with UFAS requirements for mobility impairments

V/H — VISION / HEARING IMPAIRMENT UNIT
Units comply with UFAS requirements for vision and hearing impairments

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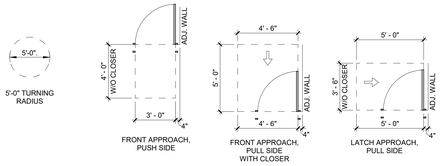
| LR/DA | Living Room / Dining Area |
| BR | Bed Room |
| KIT | Kitchen |
| OFF | Office |

## TYPICAL CLEARANCES:

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Revisions

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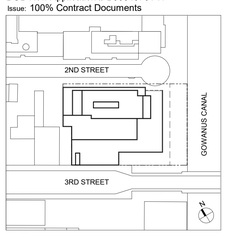


Key Plan

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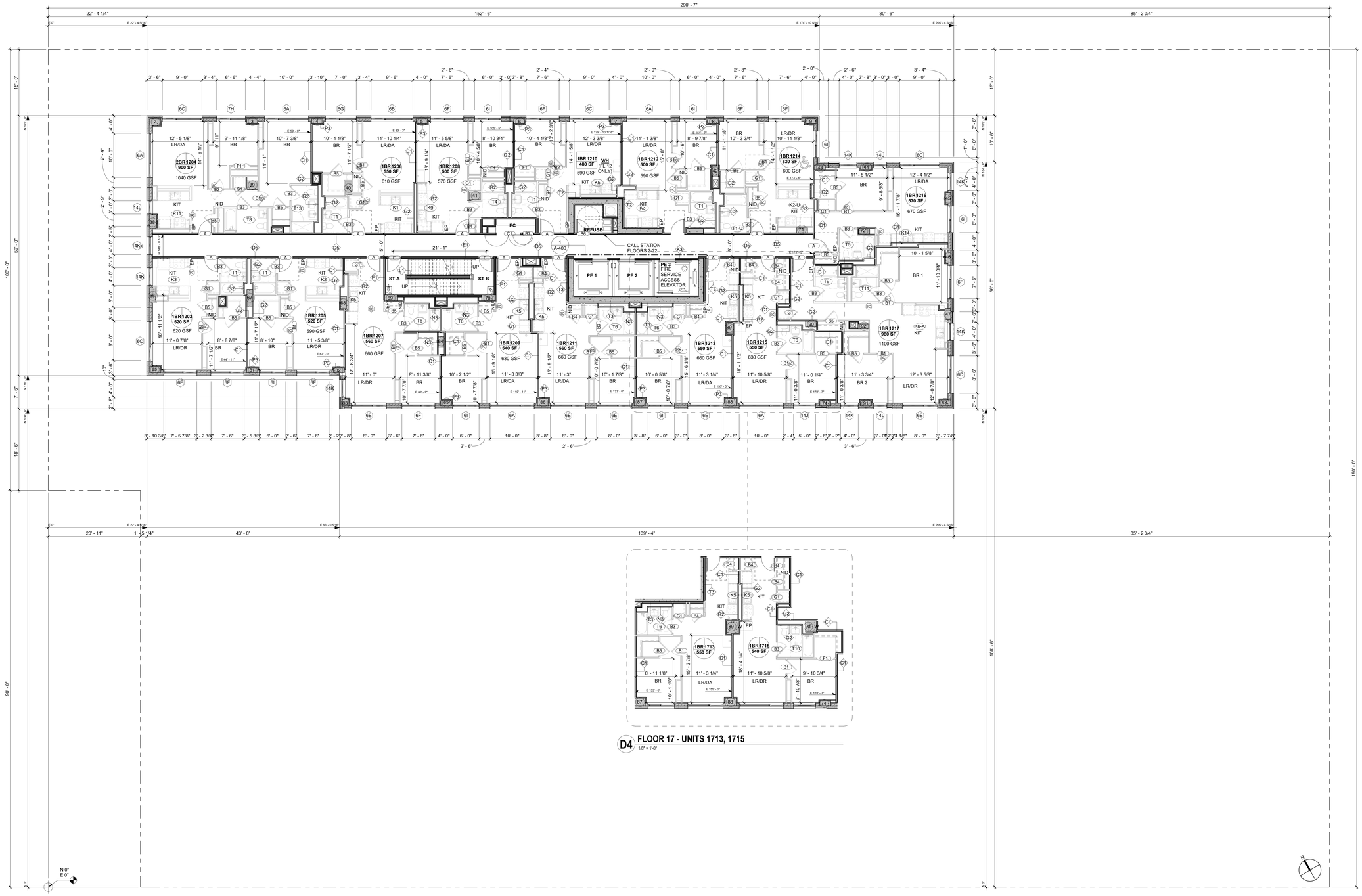
# Floor Plan - Floors 08 - 11

| | |
|---|---|
| Date | 07/15/22 |
| Scale | As indicated |
| Drawn By | KM |
| Checked By | MZ |
| Project No. | 2112 |
| Seal | |

Sheet No.:

# A-108.00







**D4** FLOOR 17 - UNITS 1713, 1715
1/8" = 1'-0"

**E1** FLOOR PLAN - FLOORS 12-17
1/8" = 1'-0"
0 4' 8' 16'

## PLAN NOTES:

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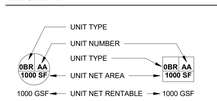
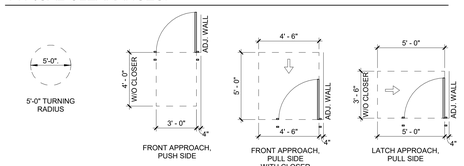



MOBILITY UNIT
Units comply with UFAS requirements for mobility impairments

V/H — VISION / HEARING IMPAIRMENT UNIT
Units comply with UFAS requirements for vision and hearing impairments

| | |
|---|---|
| LR/DA | Living Room / Dining Area |
| BR | Bed Room |
| KIT | Kitchen |
| OFF | Office |

## TYPICAL CLEARANCES:

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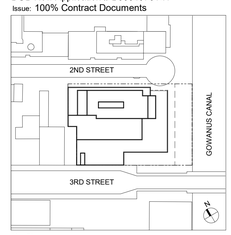


Key Plan

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# Floor Plan - Floors 12 - 17

| | |
|---|---|
| Date | 07/15/22 |
| Scale | As indicated |
| Drawn By | KM |
| Checked By | MZ |
| Project No. | 2112 |
| Sheet No.: | A-109.00 |

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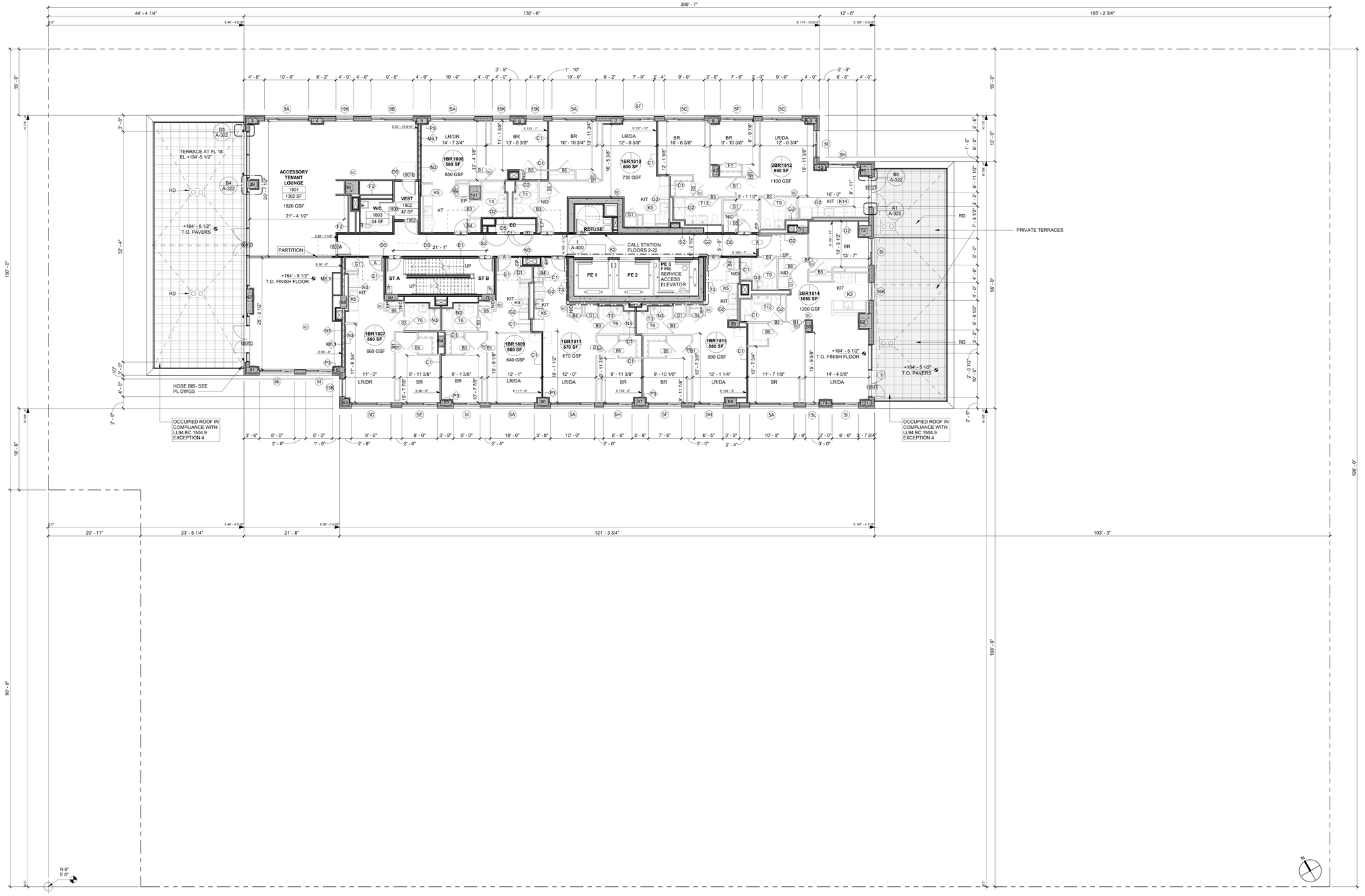


## E1 FLOOR PLAN - FLOOR 18

1/8" = 1'-0"

0 4' 8' 16'

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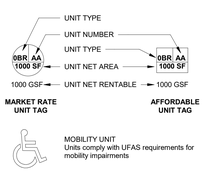


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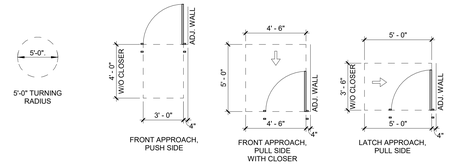


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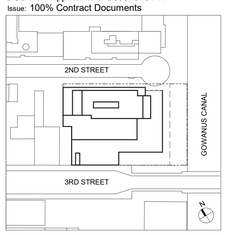


Key Plan

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# Floor Plan - Floor 18

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| Sheet No.: | A-110.00 |

Seal

By acceptance of receipt, the User acknowledges, covenants and agrees that the Documents, prepared by Dattner Architects D.P.C., including but not limited to plans, drawings, specifications, renderings, models, and electronic media, are instruments of professional service. The User agrees that the Documents may not be used for any other projects or for any extra work expressly authorized in writing by Dattner Architects. The User further agrees that Dattner Architects shall have no responsibility or liability in connection with the unauthorized use, reuse, changes or modification of the Documents by any person or by the User or any other party pursuant to this Covenant. No representation is made by Dattner Architects as to the accuracy or sufficiency of the Documents for any purpose other than the specific project for which they were prepared, and the User agrees to indemnify and hold harmless Dattner Architects from any claims, damages or losses arising out of or resulting from the unauthorized use, reuse, changes or modification of the Documents by the User or any other party pursuant to this Covenant. All Dattner Architects models are electronic, visible as viewed in a web by Dattner Architects' or the User's electronic software, and shall not be construed to be architectural drawings, plans or specifications. The User further agrees that Dattner Architects shall have no responsibility or liability in connection with the use, reuse, changes or modification of the Documents, or any portion of the Documents, that User or any other party pursuant to this Covenant may distribute to any third party. The User agrees that it will indemnify and hold harmless Dattner Architects from any claims, damages or losses arising out of or resulting from the unauthorized use, reuse, changes or modification of the Documents by the User or any other party pursuant to this Covenant. All Dattner Architects models are electronic, visible as viewed in a web by Dattner Architects' or the User's electronic software, and shall not be construed to be architectural drawings, plans or specifications. No representation is made by Dattner Architects as to the accuracy or sufficiency of the models for any purpose other than the specific project for which they were prepared, and the User agrees to indemnify and hold harmless Dattner Architects from any claims, damages or losses arising out of or resulting from the unauthorized use, reuse, changes or modification of the models by the User or any other party pursuant to this Covenant.

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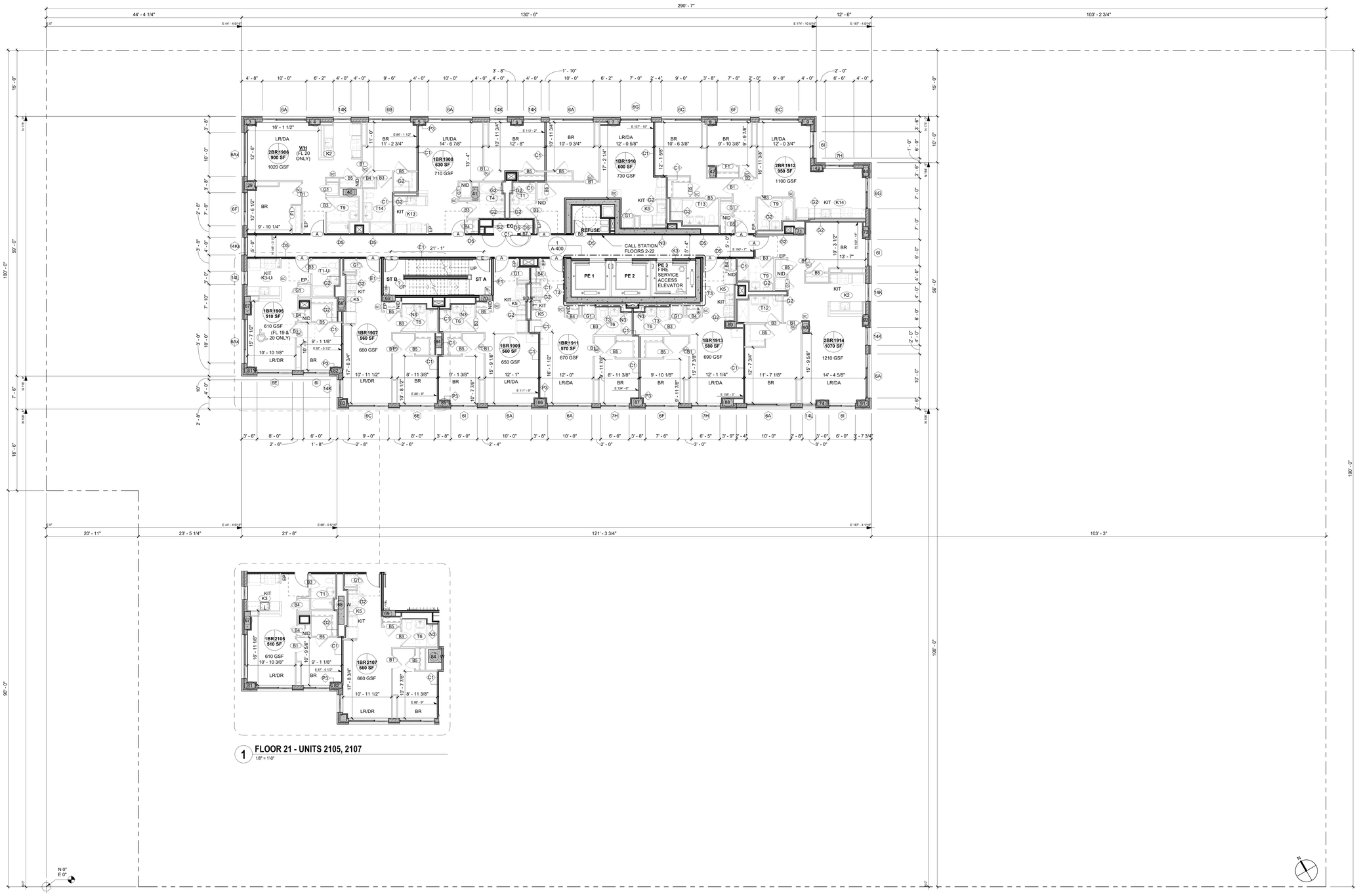






1 FLOOR 21 - UNITS 2105, 2107
1/8" = 1'-0"

E1 FLOOR PLAN - FLOORS 19-21
1/8" = 1'-0"
0 4' 8' 16'

## PLAN NOTES:

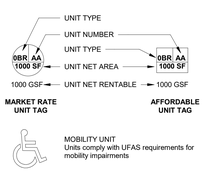
PARTITION TYPE N3 USED AT ALL COLUMNS, UON. SEE ENLARGED PLANS FOR WALL TYPES, TYP.

PARTITION TYPE N3 USED AT EXTERIOR WALLS, CMU WALLS, AND STRUCTURAL CONCRETE WALLS, UON. SEE ENLARGED PLANS FOR WALL TYPES, TYP.

PARTITION TYPE S2 USED AROUND MECH. SHAFTS, UON.

ELEVATION LEVELS ARE TOP OF STRUCTURAL SLAB UNLESS OTHERWISE NOTED.

## LEGEND:

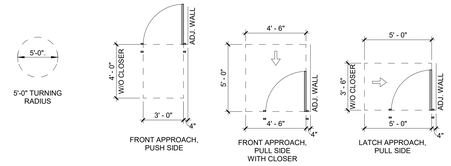



MOBILITY UNIT
Units comply with UFAS requirements for mobility impairments

V/H — VISION / HEARING IMPAIRMENT UNIT
Units comply with UFAS requirements for vision and hearing impairments

| | |
|---|---|
| LR/DA | Living Room / Dining Area |
| BR | Bed Room |
| KIT | Kitchen |
| OFF | Office |

## TYPICAL CLEARANCES:




TYPICAL 4" DIMENSION FROM DOOR TO ADJACENT PARTITION, UON

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155 3RD ST, BROOKLYN, NY

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155 3rd Street
Brooklyn, NY 11231

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t: 212.247.2660
www.dattner.com

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*Civil Engineers / Parking Consultant*
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New York, NY 10016

*Geotechnical Engineers*
Mueser Rutledge Consulting Engineers
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New York, NY 10122

*Pool Consultant*
Lothrop Associates LLP
333 Westchester Avenue
White Plains, NY 10604

*Vertical Transportation Consultant*
Jenkins & Huntington, Inc.
1251 Avenue of the Americas
New York, NY 10020

*Facade Consultant*
AJLP Consulting
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*Lighting Consultant*
Flux Studio Ltd
49 Elizabeth Street
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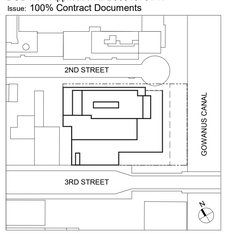
*Support of Excavation Consultant*
Ancora Engineering
494 8th Avenue, PH
New York, NY 10001

*Site Safety Consultant*
CR Safety Group
248 W. 35th Street, 8th Floor
New York, NY 10001

Revisions

DOB Now Application # B00640761-I1
Issue: 100% Contract Documents




Key Plan

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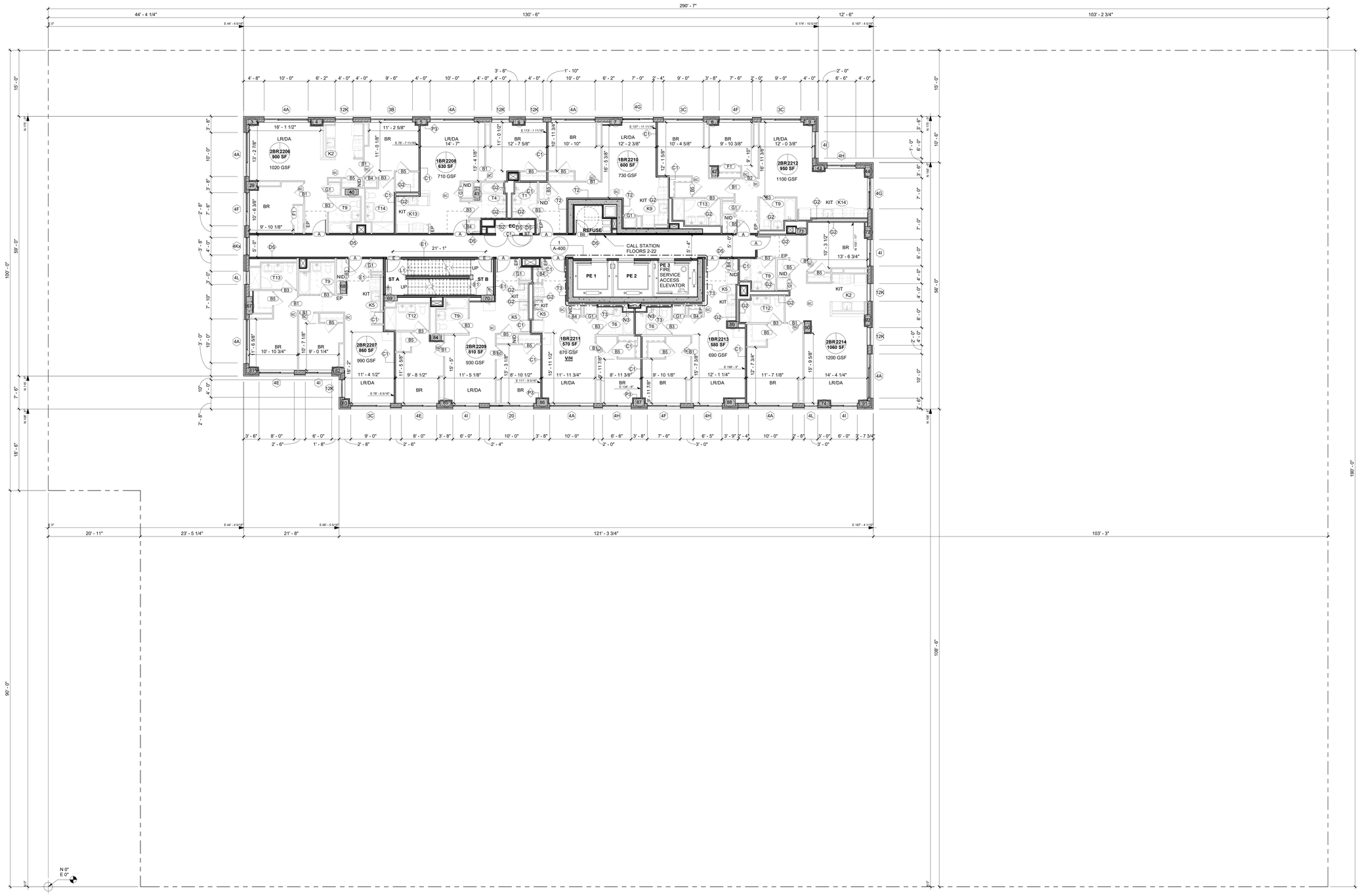
## Floor Plan - Floors 19-21

| | |
|---|---|
| Date | 07/15/22 |
| Scale | As indicated |
| Drawn By | KM |
| Checked By | MZ |
| Project No. | 2112 |
| Sheet No.: | A-111.00 |

Seal




## E1 FLOOR PLAN - LEVEL 22

1/8" = 1'-0"

## PLAN NOTES:

PARTITION TYPE N3 USED AT ALL COLUMNS, UON. SEE ENLARGED PLANS FOR WALL TYPES, TYP.

PARTITION TYPE N3 USED AT EXTERIOR WALLS, CMU WALLS, AND STRUCTURAL CONCRETE WALLS, UON. SEE ENLARGED PLANS FOR WALL TYPES, TYP.

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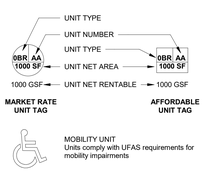
## LEGEND:



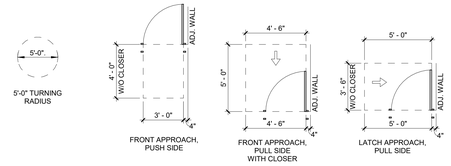

**MARKET RATE UNIT TAG** — **AFFORDABLE UNIT TAG**

MOBILITY UNIT
Units comply with UFAS requirements for mobility impairments

V/H — VISION / HEARING IMPAIRMENT UNIT
Units comply with UFAS requirements for vision and hearing impairments

| | |
|---|---|
| LR/DA | Living Room / Dining Area |
| BR | Bed Room |
| KIT | Kitchen |
| OFF | Office |

## TYPICAL CLEARANCES:

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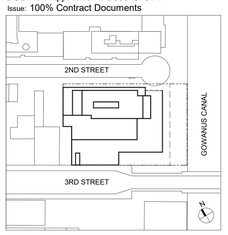


Key Plan

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# Floor Plan - Floor 22

| | |
|---|---|
| Date | 07/15/22 |
| Scale | As indicated |
| Drawn By | KM |
| Checked By | MZ |
| Project No. | 2112 |
| Sheet No.: | A-112.00 |

Seal


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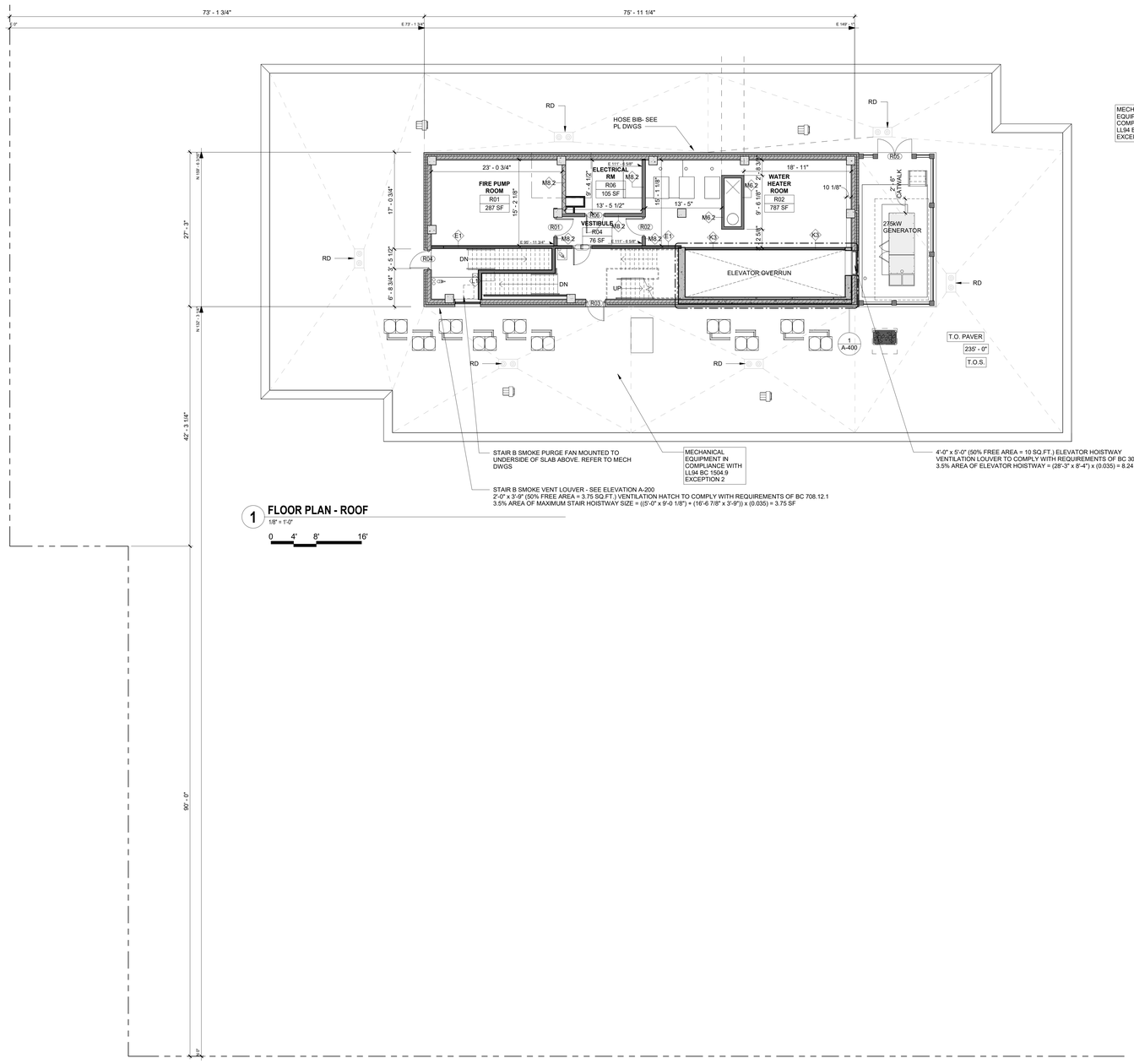
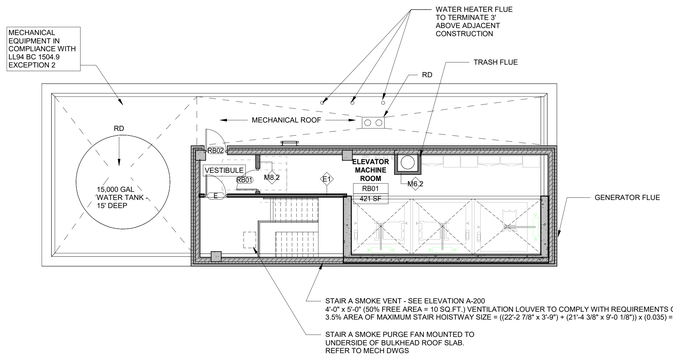


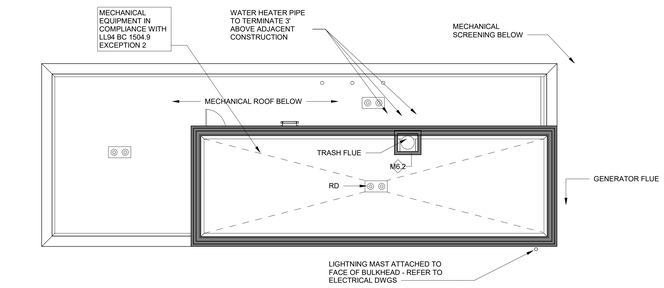

## 1 FLOOR PLAN - ROOF
1/8" = 1'-0"

0 4' 8' 16'




## 2 FLOOR PLAN - MECHANICAL BULKHEAD
1/8" = 1'-0"

0 4' 8' 16'




## 3 FLOOR PLAN - MECHANICAL BULKHEAD ROOF
1/8" = 1'-0"

0 4' 8' 16'

## PLAN NOTES:

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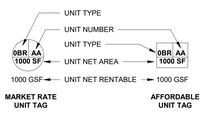


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V/H — VISION / HEARING IMPAIRMENT UNIT
Units comply with UFAS requirements for vision and hearing impairments

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| BR | Bed Room |
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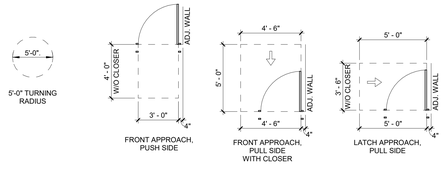
| OFF | Office |

## TYPICAL CLEARANCES:

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Revisions

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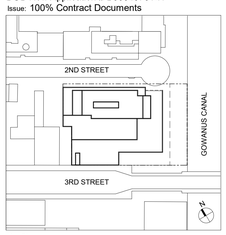


Key Plan

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# Floor Plan - Roof and Bulkheads

| | |
|---|---|
| Date | 07/15/22 |
| Scale | As indicated |
| Drawn By | KM |
| Checked By | MZ |
| Project No. | 2112 |
| Sheet No.: | A-113.00 |

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# ATTACHMENT B

# PILOT TEST DATA LOGS

**Attachment B**
**Off-Site SVE Pilot Communication Test Log**
**141 3rd Street**
**Brooklyn, NY**
**Langan Project # 170390002**

**Date: 5/24/24**

**Langan Staff: Roswell Lo** **Weather: Partly Cloudy / 75 °F**
**Test Point ID: SVE-01**

| Time | Prior to Dilution Valve | | After Dilution Valve | | Vacuum and PID Monitoring Points (IWC) | | | | | | | | | | | | Discharge PID (ppb) | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | PID (ppb) | Flow (ACFM from VeloiCalc) | Temp (°F) | Flow (ACFM from VeloiCalc) | VMP-01 Direction - NW Distance - 30 ft. | | VMP-02 Direction - NW Distance - 20 ft. | | VMP-03 Direction - NW Distance - 10 ft. | | VMP-04 Direction - E Distance - 10 ft. | | VMP-05 Direction - E Distance - 20 ft. | | VMP-06 Direction - E Distance - 30 ft. | | VMP-07 Direction - NE Distance - 10 ft. | | | |
| | | | | | IWC | ppb | IWC | ppb | IWC | ppb | IWC | ppb | IWC | ppb | IWC | ppb | IWC | ppb | | |
| Background 08:30 | - | - | - | - | 0.001 | 10.2 ppm | 0 | 1050 | 0.001 | 741 | 0 | 577 | 0 | 523 | 0 | 492 | 0 | - | 445 | 29.94 hg |
| 100% Open 09:00 | 560 | 217 | - | - | -0.003 | 419 | -0.008 | 437 | -0.076 | 464 | -0.121 | 388 | -0.009 | 310 | 0.001 | 367 | -0.244 | 320 | - | - |
| 25% Closed 09:20 | 660 | 205 | - | - | -0.014 | 1390 | -0.024 | 607 | -0.141 | 429 | -0.27 | 330 | -0.021 | 329 | 0 | 295 | -0.517 | 344 | 330 | - |
| 50% Closed 9:45 | 1125 | 58 | - | 181 | -0.035 | 308 | -0.082 | 411 | -0.457 | 316 | -0.69 | 345 | -0.052 | 306 | 0 | 305 | -1.332 | 329 | 260 | - |
| 75% Closed 10:05 | 1600 | 50 | 109.8 | 165 | -0.065 | 331 | -0.129 | 340 | -1.419 | 320 | -0.96 | 404 | -0.069 | 341 | -0.001 | 364 | -1.853 | 395 | 386 | - |
| 100% Closed 10:30 | 2840 | 80 | - | 180 | -0.137 | 532 | -0.256 | 507 | -2.571 | 588 | -1.624 | 658 | -0.124 | 360 | -0.008 | 366 | -3.149 | 330 | 776 | - |

**Notes:**
SSDS - sub-slab depressurization system
VEP - vapor extraction point
IWC - inches of water column vacuum
°F - degrees Fahrenheit
SCFM - Standard Cubic Feet per minute
in Hg - inches of mercury
ppb - parts per billion
VMP - vacuum monitoring point
1. Distance between each VMP and their respective VEP should be noted.
2. Flow measurements collected using thermal anemometer TSI 9565 VelociCalc
3. Vacuum measurements collected using digital micro manometer or TSI 9565 VelociCalc

**Attachment B**
**Off-Site SVE Pilot Communication Test Log**
**141 3rd Street**
**Brooklyn, NY**
**Langan Project # 170390002**

**Date: 5/23/24**

**Langan Staff: Roswell Lo** **Weather: Cloudy with rain / 70 °F**
**Test Point ID: SVE-02**

| Time | Prior to Dilution Valve | | After Dilution Valve | Vacuum and PID Monitoring Points (IWC) | | | | | | | | | | | | | | | | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | PID (ppb) | Flow (ACFM from VeloiCalc) | Vacuum VEP-2 (IWC) | VMP-08 Direction - W Distance - 30 ft. | | VMP-09 Direction - W Distance - 20 ft. | | VMP-10 Direction - W Distance - 10 ft. | | VMP-11 Direction - E Distance - 10 ft. | | VMP-12 Direction - E Distance - 20 ft. | | VMP-13 Direction - E Distance - 30 ft. | | VMP-14 Direction - S Distance - 10 ft. | | VMP-15 Direction - SW Distance - 10 ft. | | |
| | | | | IWC | ppb | IWC | ppb | IWC | ppb | IWC | ppb | IWC | ppb | IWC | ppb | IWC | ppb | IWC | ppb | |
| Background | 371 | - | 0 | 0.001 | 247 | 0.001 | 255 | -0.001 | 265 | -0.002 | 239 | 0.001 | 496 | 0 | 330 | - | - | - | - | - |
| 10% Open 13:45 | 245 | - | 15 | -0.001 | 245 | -0.002 | 277 | 0 | 208 | -0.0091 | 249 | -0.004 | 560 | 0 | 371 | - | - | - | - | - |
| 25% Closed 13:55 | 242 | 165 | 25 | 0 | - | 0 | - | 0 | - | -0.007 | - | 0 | - | 0 | - | - | - | - | - | - |
| 50% Closed 14:15 | 250 | 142 | - | 0 | - | 0 | - | 0 | - | -0.016 | - | 0 | - | 0 | - | -0.029 | - | -1.196 | - | - |
| 90% Closed 14:30 | - | 52 | 70 | 0 | - | 0 | - | -0.004 | - | -0.044 | - | 0 | - | -0.002 | - | - | - | - | - | - |

**Notes:**
SSDS - sub-slab depressurization system
VEP - vapor extraction point
IWC - inches of water column vacuum
°F - degrees Fahrenheit
SCFM - Standard Cubic Feet per minute
in Hg - inches of mercury
ppb - parts per billion
VMP - vacuum monitoring point
1. Distance between each VMP and their respective VEP should be noted.
2. Flow measurements collected using thermal anemometer TSI 9565 VelociCalc
3. Vacuum measurements collected using digital micro manometer or TSI 9565 VelociCalc

# ATTACHMENT C

# OFF-SITE SVE SYSTEM DESIGN DRAWINGS

# GENERAL NOTES:

1. THE COMPONENTS SHOWN ARE NOT TO SURVEYED COORDINATES. THE CONTRACTOR SHALL COORDINATE THE EXACT LOCATIONS AND LAYOUT OF THE VENTING SYSTEM COMPONENTS IN THE FIELD BASED ON ACTUAL SITE CONDITIONS AND OTHER PROPOSED WORK.
2. DRAWING SET NOT TO BE USED FOR STRUCTURAL, ARCHITECTURAL, OR OTHER REFERENCE EXCEPT FOR SOIL VAPOR EXTRACTION (SVE) SYSTEM.
3. ANY DEVIATION FROM THIS DESIGN MUST BE SUBMITTED TO THE OWNER AND ENGINEER OF RECORD FOR APPROVAL.
4. INSTALLATION OF THE SVE SYSTEM COMPONENTS AND RISER PIPE MUST BE COORDINATED WITH THE INSTALLATION OF OTHER UTILITIES AND STRUCTURAL COMPONENTS.
5. INSTALLATION OF THE SVE SYSTEM COMPONENTS, TESTING (I.E., PRESSURE TESTING, SMOKE TEST, ETC.), AND START-UP SHALL BE COMPLETED UNDER THE OBSERVATION OF THE ENGINEER OF RECORD.

# DRAWING LIST


| SHEET NO. | SHEET TITLE | DOB SET |
|---|---|---|
| H-001.00 | SOIL VAPOR EXTRACTION SYSTEM NOTES | 1 |
| H-101.00 | SOIL VAPOR EXTRACTION SYSTEM PLAN | 2 |
| H-102.00 | SOIL VAPOR EXTRACTION SYSTEM FIRST FLOOR PLAN | 3 |
| H-103.00 | SOIL VAPOR EXTRACTION SYSTEM SECOND FLOOR PLAN | 4 |
| H-104.00 | SOIL VAPOR EXTRACTION SYSTEM THIRD FLOOR ROOF PLAN | 5 |
| H-201.00 | SOIL VAPOR EXTRACTION SYSTEM TYPICAL DETAILS - 1 | 6 |
| H-202.00 | SOIL VAPOR EXTRACTION SYSTEM TYPICAL DETAILS - 2 | 7 |


# SOIL VAPOR EXTRACTION SYSTEM NOTES

1. REFER TO DRAWINGS H-101.00, H-102.00, H-103.00, H-201.00, H-202.00, AND H-203.00 FOR SOIL VAPOR EXTRACTION SYSTEM PLAN AND DETAILS.
2. THE CONTRACTOR SHALL PROVIDE SHOP DRAWINGS FOR OWNER APPROVAL PRIOR TO THE SOIL VAPOR EXTRACTION SYSTEM INSTALLATION. ANY CONDITION OR DETAIL NOT DEPICTED IN THESE DRAWINGS SHALL BE PROVIDED AS A SHOP DRAWING FOR APPROVAL.
3. SVE SYSTEM PIPE, FITTINGS, UNIONS, CLEANOUTS, SLEEVES, SUPPORTS, HANGERS, AND RELATED ACCESSORIES SHALL BE FURNISHED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND PLUMBING SPECIFICATIONS FOR PLUMBING SANITARY VENT PIPING IN DIVISION 15. REFER TO PLUMBING DRAWINGS FOR SVE SYSTEM PIPING SUPPORTS.
4. ALL PIPING SHALL BE INSTALLED IN ACCORDANCE WITH THE NEW YORK CITY MECHANICAL AND PLUMBING CODE, INCLUDING, BUT NOT LIMITED TO, THOSE REQUIREMENTS PERTAINING TO:
   - PROTECTION OF SYSTEM COMPONENTS
   - TRENCHING, EXCAVATION, AND BACKFILL
   - STRUCTURAL SAFETY
   - PIPING SUPPORT
   - JOINTS
   - RISER LOCATION
   - MATERIALS OF CONSTRUCTION
5. ALL ABOVEGROUND SVE SYSTEM PIPES SHALL BE PROVIDED WITH PIPE HANGERS IN ACCORDANCE WITH THE REQUIREMENTS ON THE PLUMBING DRAWINGS AND SPECIFICATIONS.
6. SYSTEM INSTALLATION SHALL ADHERE TO: OCTOBER 2006 FINAL GUIDANCE FOR EVALUATING SOIL VAPOR INTRUSION IN THE STATE OF NEW YORK PREPARED BY NEW YORK STATE DEPARTMENT OF HEALTH (NYSDOH), ALL APPLICABLE PORTIONS OF THE BUILDING CODE OF THE CITY OF NEW YORK, INCLUDING BUT NOT LIMITED TO 2022 NEW YORK CITY MECHANICAL CODE, CHAPTER 5, SECTION MC 512-SUB-SLAB SOIL EXHAUST SYSTEMS.
7. TOP OF VAPOR COLLECTION SCREEN SHALL BE AT LEAST 2 INCHES FROM THE BOTTOM OF THE CONCRETE SIDEWALK AND SUBBASE. WHEN NECESSARY, VAPOR COLLECTION SCREEN MAY BE ROUTED UNDERNEATH OTHER UTILITIES AND PIPING; TOP OF VAPOR COLLECTION SCREEN SHOULD NOT EXCEED 12 INCHES FROM THE BOTTOM OF THE CONCRETE SIDEWALK AND SUBBASE; BOTTOM OF VAPOR COLLECTION SCREEN SHOULD BE A MINIMUM OF 2 INCH ABOVE BOTTOM OF 3/4-INCH STONE LAYER.
8. RISER PIPE (REFER TO ARCHITECTURAL AND MEP DRAWINGS FOR DESIGN AND LOCATION OF ABOVE-SLAB PIPING) SHALL BE EXTENDED TO THE ROOF WITH MINIMAL CHANGES IN DIRECTION AS SHOWN ON THE MECHANICAL AND PLUMBING DRAWINGS. HORIZONTAL RISER PIPE RUNS MUST MAINTAIN A MINIMUM SLOPE OF 1/8 INCHES PER LINEAR FOOT, SLOPING BACK TOWARDS THE SUBSURFACE PERFORATED PIPE (FOR BELOW GRADE SOLID PIPE) OR SLOPING BACK TOWARDS THE RISER (FOR ABOVE-SLAB SOLID PIPE). IN THE EVENT THAT THE SLOPE CANNOT BE MAINTAINED FOR BELOW GRADE PIPING, THE PIPING SHALL BE EQUIPPED WITH CONDENSATE WEEPHOLES. ADDITIONALLY, WEEPHOLES SHALL BE INSTALLED EVERY 15-FEET ON THE HEADER PIPING. WEEPHOLES SHALL CONSIST OF A 1/4-INCH HOLE INSTALLED ON THE BOTTOM OF THE PIPE CENTERLINE. RISER PIPE SHALL BE AIR-TIGHT. THE CONTRACTOR SHALL PERFORM PRESSURE TESTING TO DEMONSTRATE THAT THE RISER PIPE IS AIR-TIGHT BEFORE IT IS PUT INTO SERVICE. PRESSURE TESTING SHALL BE COMPLETED AT EVERY VERTICAL VENT RISER PIPE TO CONFIRM NO DAMAGE TO THE ABOVE GRADE SVE PIPES. PRESSURE TESTING WILL INVOLVE ISOLATING THE RISERS AND SHALL GENERALLY FOLLOW THE TESTING PROCEDURES SET FORTH IN ASME B31.1. A MINIMUM OF 2 INCHES OF MERCURY [IN. HG] SHALL BE APPLIED TO THE PIPE AND MAINTAINED FOR A MINIMUM OF 10 MINUTES. ANY DAMAGE OR DEFECT DETECTED SHALL BE REPAIRED OR REPLACED.
9. RISER PIPE MUST BE CLEARLY LABELED "CAUTION: DO NOT ALTER SOIL VAPOR VENT PIPE" IN EACH ACCESSIBLE AREA A MINIMUM OF EVERY 10 LINEAR FEET OF RISER PIPE RUN.
10. SVE SYSTEM EFFLUENT DISCHARGE POINTS SHALL BE:
    - COORDINATED WITH ARCHITECT AND MECHANICAL ENGINEER;
    - ABOVE THE EAVE OF THE ROOF (PREFERABLY, ABOVE THE HIGHEST EAVE OF THE BUILDING AND AT LEAST 24-INCHES ABOVE THE SURFACE OF THE ROOF);
    - AT LEAST 10 FEET ABOVE GROUND LEVEL;
    - AT LEAST 10 FEET AWAY FROM ANY OPERABLE AIR INTAKE THAT IS LESS THAN 2 FEET BELOW THE EXHAUST POINT; AND
    - 10 FEET FROM ANY ADJOINING OR ADJACENT BUILDINGS, OR HVAC INTAKES OR SUPPLY REGISTERS.
11. ALL EXTERNAL PIPES SHALL BE PAINTED WITH A UV-RATED AND/OR CORROSION RESISTANT COATING, DEPENDING ON PIPE MATERIAL.
12. CONTRACTOR SHALL PROTECT VAPOR COLLECTION PIPE FOLLOWING PLACEMENT OF 3/4-INCH STONE LAYER.
13. CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS (SIGNED AND SEALED BY A NYS-LICENSED PROFESSIONAL ENGINEER) OF COMPLETE SVE SYSTEM TO OWNER FOLLOWING INSTALLATION. THE SUBSURFACE SYSTEM COMPONENTS (E.G. PIPES) SHALL BE SURVEYED BY A NYS LICENSED SURVEYOR.

# SPECIAL INSPECTIONS NOTES

1. SPECIAL INSPECTIONS REQUIRED UNDER THIS APPLICATION IN ACCORDANCE WITH CHAPTER 17 AND THE APPLICABLE SECTIONS OF THE NYC CONSTRUCTION CODE ARE LISTED BELOW. SPECIAL INSPECTIONS FOR PORTIONS OF THE WORK THAT ARE FILED UNDER SEPARATE APPLICATION ARE NOT LISTED HERE AND ARE TO BE LISTED ON THOSE APPLICATIONS BY THE CONTRACTOR'S APPLICANT OF RECORD.
2. THE CONTRACTOR MUST NOTIFY THE RELEVANT SPECIAL INSPECTOR OR SPECIAL INSPECTION AGENCY IN WRITING FOR SPECIAL INSPECTIONS AT LEAST 72 HOURS BEFORE THE SPECIFIC WORK COMMENCES.
3. THE "OWNER" SHALL BE RESPONSIBLE FOR THE FOLLOWING SPECIAL INSPECTIONS:
   - BC 1704.18: MECHANICAL SYSTEMS
   - BC 1704.27: FIRE-RESISTANT PENETRATIONS AND JOINTS
   - BC 1704.32: POST-INSTALLED ANCHORS ( BB# 20-14-018,2014-19 )
   - BC 110.5,28-116.2.4.2, 1 RCNY 101-10: FINAL

# CODE COMPLIANCE NOTES

1. THE SVE SYSTEM COMPLIES WITH THE REQUIREMENTS OF THE 2014 NYC MECHANICAL CODE SECTION 512, "SUB-SLAB SOIL EXHAUST SYSTEMS".
2. PLEASE REFER TO NEW BUILDING APPLICATION DOB NOW JOB NUMBER B01014230-I1 FOR ALL BUILDING DEPARTMENT NOTES, APPLICABLE INSPECTIONS, AND LIST OF DRAWINGS.

**PERMITS:**
CONTRACTOR SHALL FILE FOR AND OBTAIN PERMITS FOR ALL MECHANICAL SYSTEMS. PERMITS SHALL COMPLY WITH CHAPTER 1 ADMINISTRATION, TITLE 28, SECTION MC105.

**LISTED AND LABELED:**
ALL APPLIANCES REGULATED BY NYCMC SHALL BE LISTED AND LABELED AS REQUIRED BY MC301.4. LABEL INFORMATION SHALL COMPLY WITH REQUIREMENTS OF MC 301.6.

**VIBRATION ISOLATION:**
ALL MECHANICAL EQUIPMENT SHALL BE MOUNTED AND SUPPORTED AND PROVIDED WITH VIBRATION ISOLATORS AS REQUIRED BY MC 301.10.

**WIND RESISTANCE:**
ALL MECHANICAL EQUIPMENT, APPLIANCES, AND SUPPORTS THAT ARE EXPOSED TO WIND SHALL BE DESIGNED AND INSTALLED AS PER BC 1609 "WIND LOADS".

**FIRE STOPPING COMPLIANCE NOTE:**
- FOR FIRE STOPPING AT ANY FIRE RATED CONSTRUCTION PENETRATION, CONTRACTOR SHALL REFER TO SPECIFICATION SECTION 07270.
- ALL DUCT AND PIPE PENETRATIONS OF RATED CONSTRUCTION SHALL COMPLY WITH BC 712.

## PROGRESS INSPECTIONS

PROGRESS INSPECTIONS REQUIRED UNDER CHAPTER 1 OF THE NYC BUILDING CODE AND THE APPLICABLE SECTIONS OF THE NYC CONSTRUCTION CODE ARE LISTED IN THE FOLLOWING TABLES.

THE CONTRACTOR MUST NOTIFY THE RELEVANT SPECIAL INSPECTOR OR SPECIAL INSPECTION AGENCY IN WRITING FOR SPECIAL INSPECTIONS AT LEAST 72 HOURS BEFORE THE SPECIFIC WORK COMMENCES.

THE "OWNER" SHALL BE RESPONSIBLE FOR THE FOLLOWING PROGRESS INSPECTIONS:

| | |
|---|---|
| ENERGY CODE COMPLIANCE INSPECTIONS * TR8 | BC 110.3.5 |
| FINAL | BC 110.5<br>28-116.2.4.2<br>1 RCNY 101-10 |

## ENERGY CODE PROGRESS INSPECTION

| IID | INSPECTION/TEST | PERIODIC (MINIMUM) | REFERENCE STANDARD (SEE ECC CHAPTER C6) OR OTHER CRITERIA | ECC OR OTHER CITATION | SUPPORTING DOC. LOCATION | INSPECTION DESCRIPTION |
|---|---|---|---|---|---|---|
| IDD1 | MAINTENANCE INFORMATION | PRIOR TO SIGN-OFF OR ISSUANCE OF FINAL CERTIFICATE OF OCCUPANCY | APPROVED CONSTRUCTION DOCUMENTS, INCLUDING ELECTRICAL DRAWINGS WHERE APPLICABLE; ASHRAE GUIDELINE 4; PREPARATION OF OPERATING AND MAINTENANCE DOCUMENTATION FOR BUILDING SYSTEMS | ASHRAE 90.1 - 4.2.2.3, 6.7.2.2, 6.7.2.3.5.2, 8.7.2, 9.7.2.2, 9.4.3.2.2 | SPEC SECTION 16502, 16520, 16530 | MAINTENANCE MANUALS FOR MECHANICAL, SERVICE HOT WATER AND ELECTRICAL EQUIPMENT AND SYSTEMS REQUIRING PREVENTIVE MAINTENANCE MUST BE REVIEWED FOR APPLICABILITY TO INSTALLED EQUIPMENT AND SYSTEMS BEFORE SUCH MANUALS ARE PROVIDED TO THE OWNER. LABELS REQUIRED FOR SUCH EQUIPMENT OR SYSTEMS MUST BE INSPECTED FOR ACCURACY AND COMPLETENESS. |

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Project
141 3RD STREET
BLOCK No. 462, LOT No. 12
BROOKLYN NEW YORK

Drawing Title
SOIL VAPOR EXTRACTION SYSTEM NOTES

DOB NOW #
B01014230-I1

Project No. 170390001
Date 6/25/2024
Drawn By RL
Checked By MA
Drawing No. H-001.00
Sheet 1 of 7

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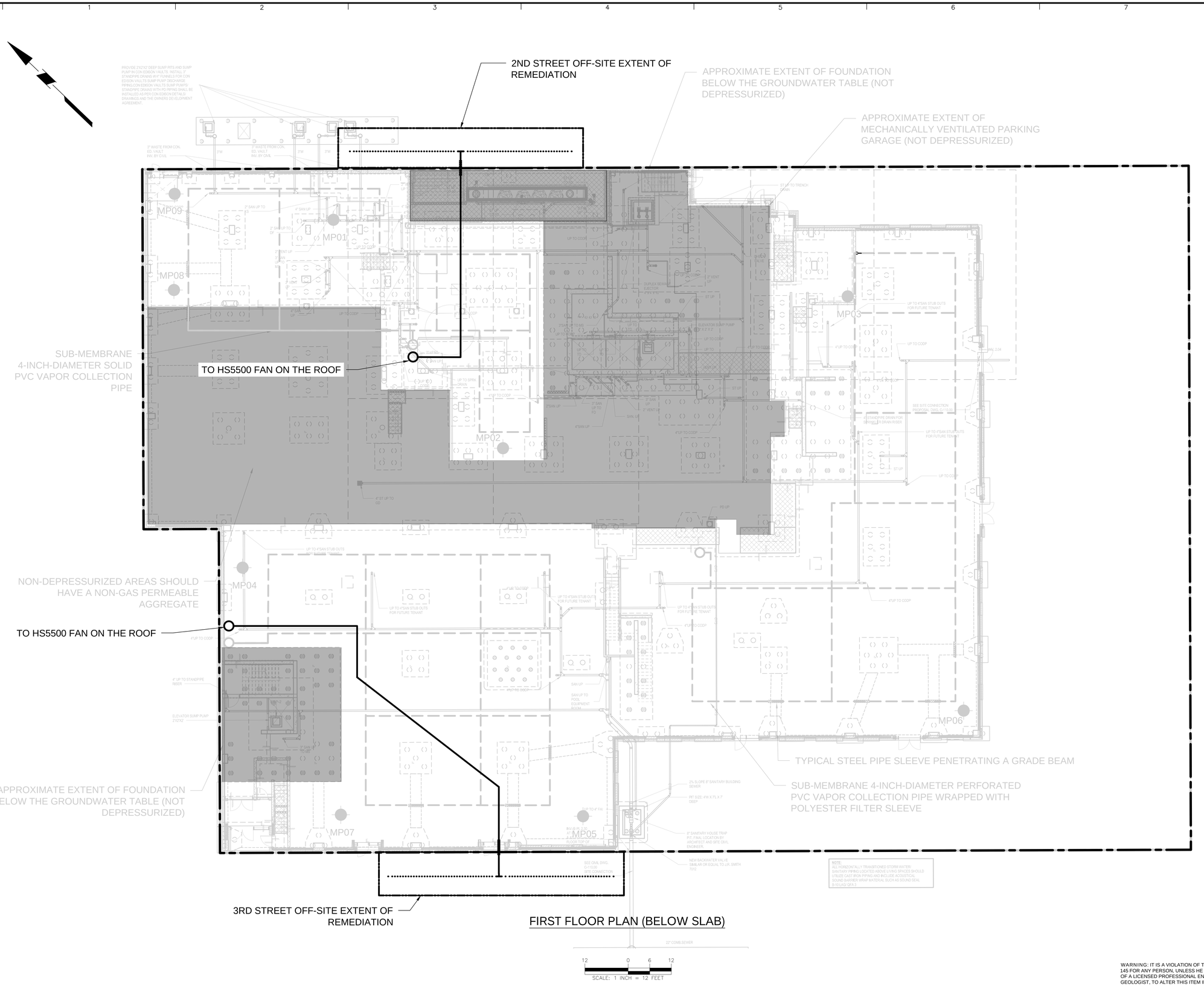
PROJECT NO. 170390001




LEGEND:

- APPROXIMATE SITE BOUNDARY
- SVE SYSTEM VAPOR COLLECTION SYSTEM
- SVE SYSTEM SUB-SLAB MANIFOLD PIPING
- SVE SYSTEM RISER PIPE SLAB PENETRATION
- SMD SUB-SLAB PERFORATED PIPING
- SMD SUB-SLAB SOLID PIPING
- SMD RISER PIPE SLAB PENETRATION
- AREA NOT DEPRESSURIZED BECAUSE OF ENHANCED BUILDING VENTILATION OR FOUNDATION SET BELOW THE GROUNDWATER TABLE
- SMD DIFFERENTIAL PRESSURE MONITORING POINTS
- STEEL PIPE SLEEVE THROUGH FOUNDATION ELEMENT

NOTES:

1. BACKGROUND ADAPTED FROM 14 APRIL 2023 DOB FILING UPDATE FOUNDATION PLAN FO-101.02 BY DATTNER ARCHITECTS.
2. PVC = POLYVINYL CHLORIDE

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Drawing Title

SOIL VAPOR EXTRACTION SYSTEM PLAN

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| Drawn By: RL | |
| Checked By: MA | Sheet 2 of 7 |


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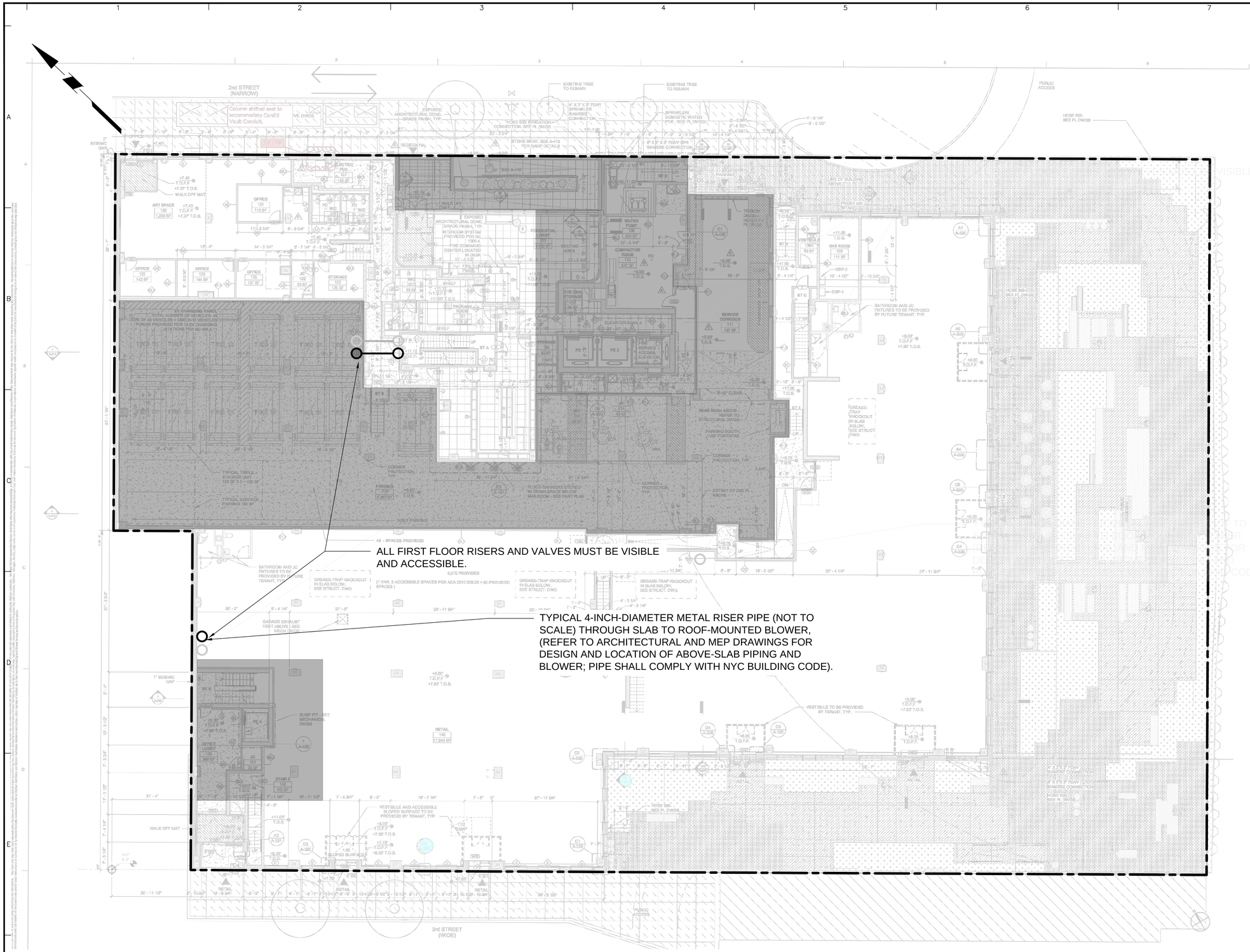


FIRST FLOOR PLAN (ABOVE SLAB)

SCALE: 1 INCH = 12 FEET

LEGEND:

- APPROXIMATE SITE BOUNDARY
- SVE SYSTEM RISER PIPE CEILING PENETRATION
- SVE SYSTEM RISER PIPE SLAB PENETRATION
- SMD RISER PIPE CEILING PENETRATION
- SMD RISER PIPE SLAB PENETRATION
- SVE SYSTEM ABOVE-SLAB 4-INCH DIAMETER METAL RISER PIPING
- SMD ABOVE-SLAB 4-INCH DIAMETER METAL RISER PIPING
- AREA NOT DEPRESSURIZED BECAUSE OF ENHANCED BUILDING VENTILATION OR FOUNDATION SET BELOW THE GROUNDWATER TABLE

NOTE:

1. BACKGROUND ADAPTED FROM 14 APRIL 2023 DOB FILING UPDATE FIRST FLOOR PLAN A-101 BY DATTNER ARCHITECTS.
2. THE RISER ROUTING TO BLOWERS ARE TO BE COORDINATED WITH THE DESIGN TEAM AND MAY DIFFER FROM WHAT IS SHOWN.

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Drawing Title

SOIL VAPOR EXTRACTION SYSTEM FIRST FLOOR PLAN

DOB NOW #
B01014230-I1

| | |
|---|---|
| Project No. 170390001 | Drawing No. H-102.00 |
| Date 6/17/2024 | |
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| Checked By MA | Sheet 3 of 7 |


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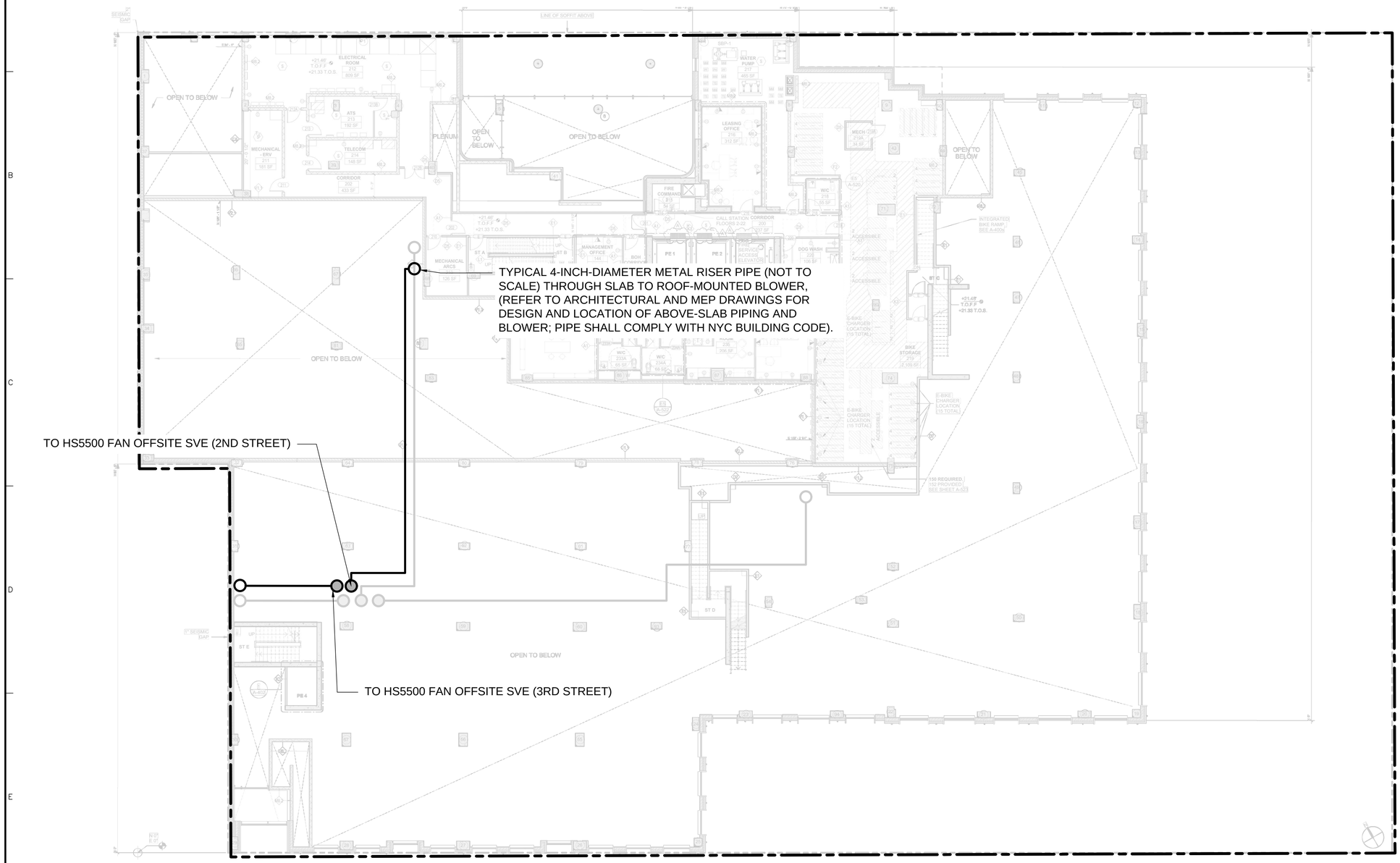


SECOND FLOOR PLAN

LEGEND:

- APPROXIMATE SITE BOUNDARY
- SVE SYSTEM RISER PIPE CEILING PENETRATION
- SVE SYSTEM RISER PIPE SLAB PENETRATION
- SMD RISER PIPE CEILING PENETRATION
- SMD RISER PIPE SLAB PENETRATION
- SVE SYSTEM ABOVE-SLAB 4-INCH DIAMETER METAL RISER PIPING
- SMD ABOVE-SLAB 4-INCH DIAMETER METAL RISER PIPING

NOTES:

1. BACKGROUND ADAPTED FROM 14 APRIL 2023 DOB FILING UPDATE THIRD FLOOR ROOF PLAN A-102 BY DATTNER ARCHITECTS.
2. THE RISER ROUTING TO BLOWERS ARE TO BE COORDINATED WITH THE DESIGN TEAM AND MAY DIFFER FROM WHAT IS SHOWN.

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Drawing Title

SUB-MEMBRANE DEPRESSURIZATION SYSTEM SECOND FLOOR PLAN

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|---|---|
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| Date: 6/17/2024 | |
| Drawn By: RL | |
| Checked By: MA | Sheet 4 of 7 |

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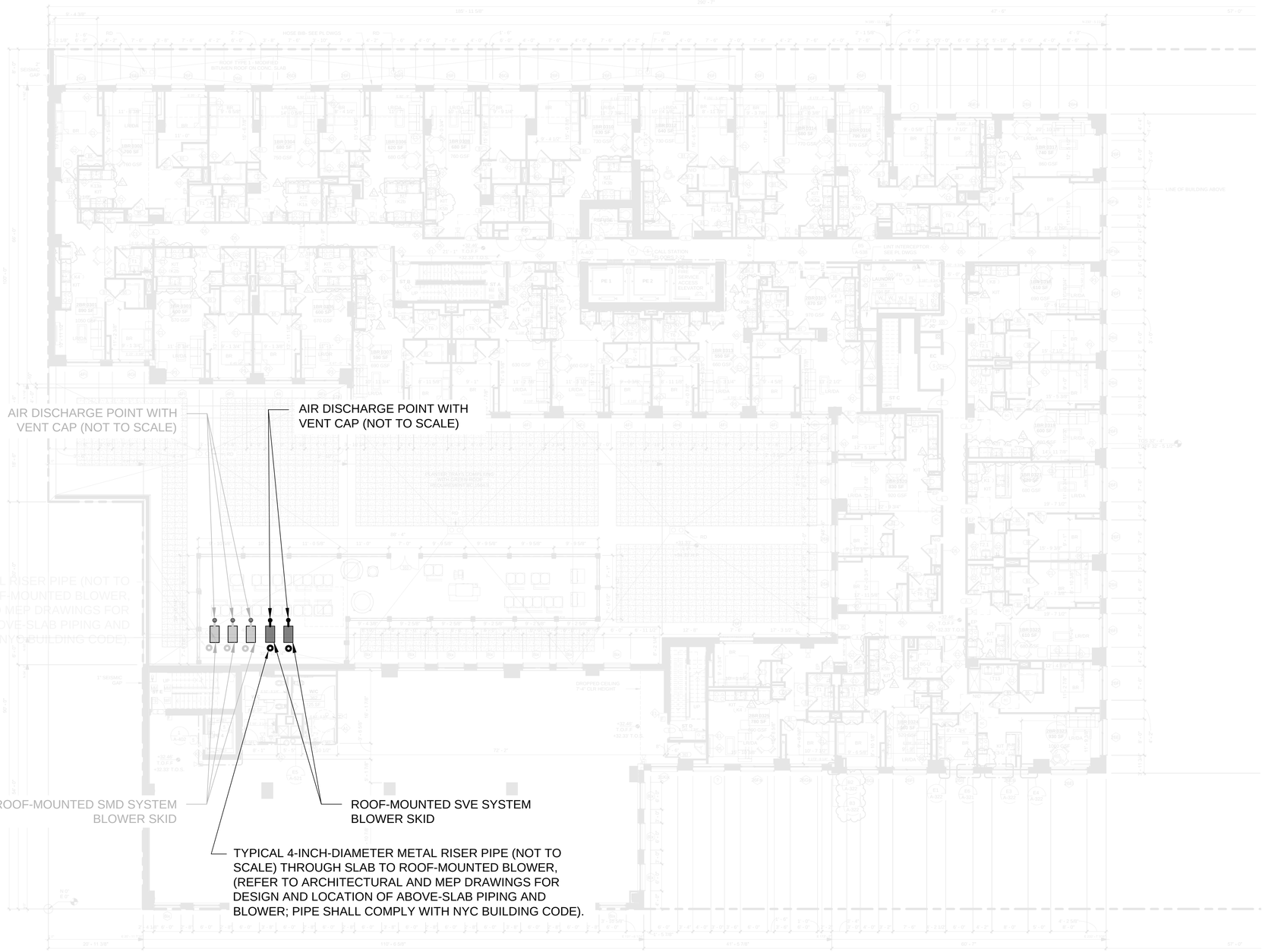


THIRD FLOOR ROOF PLAN

12 0 6 12
SCALE: 1 INCH = 12 FEET

LEGEND:

- SVE SYSTEM ABOVE-SLAB 4-INCH DIAMETER METAL RISER PIPING
- SVE SYSTEM RISER PIPE
- SVE SYSTEM AIR DISCHARGE POINT
- ROOF MOUNTED SVE SYSTEM BLOWER SKID
- SMD ABOVE-SLAB 4-INCH DIAMETER METAL RISER PIPING
- SMD SYSTEM RISER PIPE
- SMD AIR DISCHARGE POINT
- ROOF MOUNTED SMD BLOWER SKID

NOTES:

1. BACKGROUND ADAPTED FROM 14 APRIL 2023 DOB FILING UPDATE THIRD FLOOR ROOF PLAN A-103 BY DATTNER ARCHITECTS.
2. THE RISER ROUTING TO BLOWERS ARE TO BE COORDINATED WITH THE DESIGN TEAM AND MAY DIFFER FROM WHAT IS SHOWN.

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Drawing Title
SOIL VAPOR EXTRACTION SYSTEM THIRD FLOOR ROOF PLAN

DOB NOW #
B01014230-I1

| Project No. | Drawing No. |
|---|---|
| 170390001 | H-104.00 |
| Date: 6/27/2024 | |
| Drawn By: RL | |
| Checked By: MA | Sheet 5 of 7 |

PROJECT NO. 170390001

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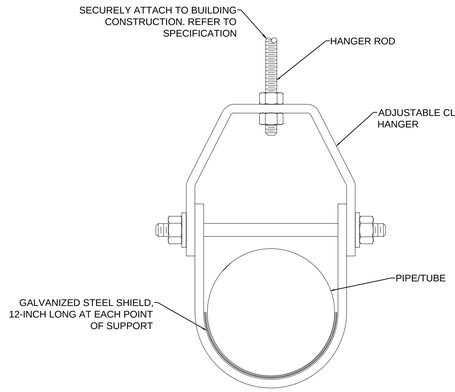
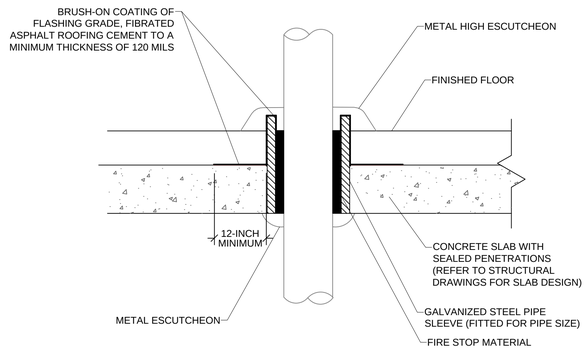


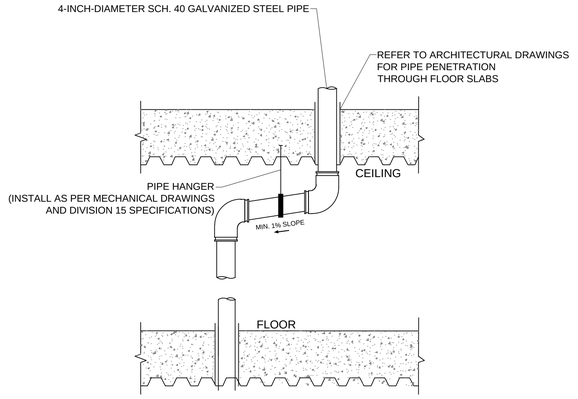

NOTE: INSTALL AS PER PLUMBING DRAWINGS AND DIVISION 15 SPECIFICATIONS.

DETAIL 10: TYPICAL PIPE SUPPORT
NOT TO SCALE




NOTE: INSTALL AS PER PLUMBING DRAWINGS AND DIVISION 15 SPECIFICATIONS, AND SPECIFICATION 07270 - FIRESTOPPING/SMOKE SEALS.

DETAIL 11: PIPE PENETRATION OF RATED FLOOR OR WALL
NOT TO SCALE

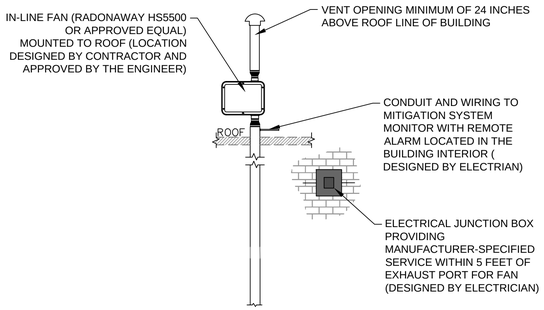



NOTE: EXTEND RISER FROM THE FLOOR PENETRATION TO CEILING. INSTALL HORIZONTAL PIPING BENEATH CEILING AT 1% SLOPE TOWARD SUCTION PIT.

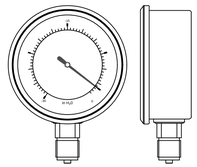
DETAIL 12: TYPICAL SVE PIPE OFFSET
NOT TO SCALE

VACUUM BLOWER NOTES:

1. INSTALL RAIN GUARD OR CAP ON THE EXHAUST POINT.
2. VERIFY GROUNDWATER TABLE ELEVATION IN FIELD. IF BOTTOM OF PIT SLAB IS ABOVE WATER TABLE, INSTALL 3/4-INCH STONE LAYER BELOW AND AROUND PIT.
3. THE COMPLETE BLOWER ASSEMBLY INCLUDING BLOWER, MOTOR, BASEPLATE, CONTROL PANEL, REMOTE VISUAL ALARM, VALVES, GAUGES, FILTER, AND FLEXIBLE HOSE SHALL BE PROVIDED BY THE MANUFACTURER.
4. BLOWER ASSEMBLY FOR THE NORTH AND SOUTH LOOP TO BE INSTALLED SHALL PROVIDE AT CONTINUOUS OPERATION A MINIMUM OF 22 CUBIC FEET PER MINUTE (CFM) FLOW RATE AT 20 INCHES OF WATER COLUMN (INCHES WC) VACUUM AT THE VACUUM BLOWER.
5. BLOWERS FOR THE NORTH AND SOUTH LOOPS TO BE INSTALLED SHALL BE THE RADONAWAY HS5500 OR APPROVED ALTERNATE.
6. THE BLOWER SCHEMATICS ARE SHOWN TO ILLUSTRATE THE REQUIRED COMPONENTS AND THE GENERAL LOCATIONS IN THE PIPE RUN AND SHALL NOT BE CONSIDERED TO BE ACCURATE. THE ACTUAL CONFIGURATION AND DIMENSIONS OF THE BLOWER ASSEMBLY WILL VARY BASED ON MANUFACTURING METHODS AND FIELD CONDITIONS. FINAL DESIGN AND BLOWER SYSTEM SELECTED ARE SUBJECT TO APPROVAL BY THE ENGINEER. PROVIDE ALL BLOWER SPECIFICATIONS AND CUT SHEETS FOR COMMISSION AND/OR CONSTRUCTION MANAGER'S APPROVAL PRIOR TO INSTALLATION.
7. THE BLOWERS SHALL BE INSTALLED WITHIN A SOUND ENCLOSURE BY THE BLOWER MANUFACTURER.
8. THE ELECTRICAL PANEL FOR THE BLOWERS SHALL INCLUDE AN AUXILIARY CONTACT FOR THE REMOTE ALARM AND WILL BE MOUNTED ON THE EXTERIOR OF THE SOUND ENCLOSURE. THE REMOTE ALARM SHALL BE LOCATED WITHIN THE BUILDING AND SHALL BE EASILY ACCESSIBLE. THE ALARM SHALL CONSIST OF A WARNING LIGHT AND ASSOCIATED RELAYS. THE REMOTE ALARM AND CONTROL PANEL SHALL BE CONFIGURED SUCH THAT IF THE BLOWER STOPS OPERATING, THE REMOTE ALARM WILL BE ACTIVATED. ALTERNATIVELY, IF A BUILDING MANAGEMENT SYSTEM IS TO BE INSTALLED, THE REMOTE ALARM CAN BE CONFIGURED THROUGH THIS SYSTEM. A 120V ELECTRICAL SUPPLY SHALL BE PROVIDED TO THE REMOTE ALARM (REFER TO MEP DRAWINGS FOR DESIGN OF ELECTRICAL ITEMS).
9. THE REMOTE VISUAL ALARM SHALL BE LABELED AS FOLLOWS (REFER TO MEP DRAWINGS FOR DESIGN OF ELECTRICAL ITEMS):
   - SOIL VAPOR EXTRACTION SYSTEM ALARM
   - BLOWER MALFUNCTION IF LIT
   - SERVICE BLOWER FAN IMMEDIATELY
10. SUPPLY POWER TO BLOWER ASSEMBLY, INCLUDING BLOWER, CONTROL PANEL, AND REMOTE ALARM, IN ACCORDANCE WITH ELECTRICAL SPECIFICATIONS (TO BE PREPARED BY MEP ENGINEER). THE HS5500 BLOWER HAS A 0.32 - 0.38 HORSEPOWER MOTOR (4.0 AMPS) AND REQUIRES A FOUR PHASE, 60 Hz, 120V POWER SUPPLY (REFER TO MEP DRAWINGS FOR DESIGN OF ELECTRICAL ITEMS).
11. REFER TO ARCHITECTURAL AND MEP DRAWINGS FOR DESIGN AND LOCATION OF ABOVE-SLAB PIPING AND BLOWER ASSEMBLY.
12. COORDINATE BLOWER SOUND AND/OR VIBRATION ATTENUATION REQUIREMENTS WITH ARCHITECT AND ACOUSTICAL CONSULTANT.




DETAIL 13: RISER TO IN-LINE FAN AND EXHAUST
NOT TO SCALE



NOTE: TYPICAL WIKA® TYPE 611.10 LOW PRESSURE CAPSULE GAUGE RANGING FROM -30 TO 0 INCHES OF WATER AT THE SLAB SURFACE AND AT THE BLOWER (OR APPROVED ALTERNATE).

DETAIL 14: TYPICAL VACUUM GAUGE
NOT TO SCALE

FAN SCHEDULE

| UNIT NO. | AREAS SERVED | SERVICE | LOCATION | MOTOR SIZE | MIN. CFM | MIN. RATE (INCHES WC) | MOTOR REQUIREMENTS | | | MANUFACTURER/MODEL |
|---|---|---|---|---|---|---|---|---|---|---|
| 2nd Street | NORTH LOOP | SVE | 3RD FLOOR ROOF | 0.32 HP - 0.38 HP (4 AMPS) | 22 | 20 | 4 PHASE | 60 HZ | 120 VOLTS | RADONAWAY HS5500 |
| 3rd Street | SOUTH LOOP | SVE | 3RD FLOOR ROOF | 0.32 HP - 0.38 HP (4 AMPS) | 22 | 20 | 4 PHASE | 60 HZ | 120 VOLTS | RADONAWAY HS5500 |

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, LAND SURVEYOR OR GEOLOGIST, TO ALTER THIS ITEM IN ANY WAY.

| Date | Description | No. |
|---|---|---|
| REVISIONS | | |

SIGNATURE DATE SIGNED
PROFESSIONAL ENGINEER
STATE LIC. No. 092433

LANGAN
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
360 West 31st Street, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

Project
141 3RD STREET
BLOCK No. 462, LOT No. 12
BROOKLYN NEW YORK

Drawing Title
SOIL VAPOR EXTRACTION SYSTEM TYPICAL DETAILS - 2

DOB NOW #
B01014230-I1

| Project No. | Drawing No. |
|---|---|
| 170390001 | H-202.00 |
| Date: 6/17/2024 | |
| Drawn By: RL | |
| Checked By: MA | Sheet 7 of 7 |

LANGAN
PROJECT NO. 170390001

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Filename: \\langan.com\data\NY\data01\170390001\Cadd Data - 170390001\SheetFiles_Environmental\SVE Design\170390001-H-Series - AS.dwg Date: 6/28/2024 Time: 11:58 User: rolo Style Table: Langan.stb Layout: H-202.00

# ATTACHMENT D

# BLOWER SPECIFICATION SHEET

LANGAN

RadonAway
The world's leading radon fan manufacturer



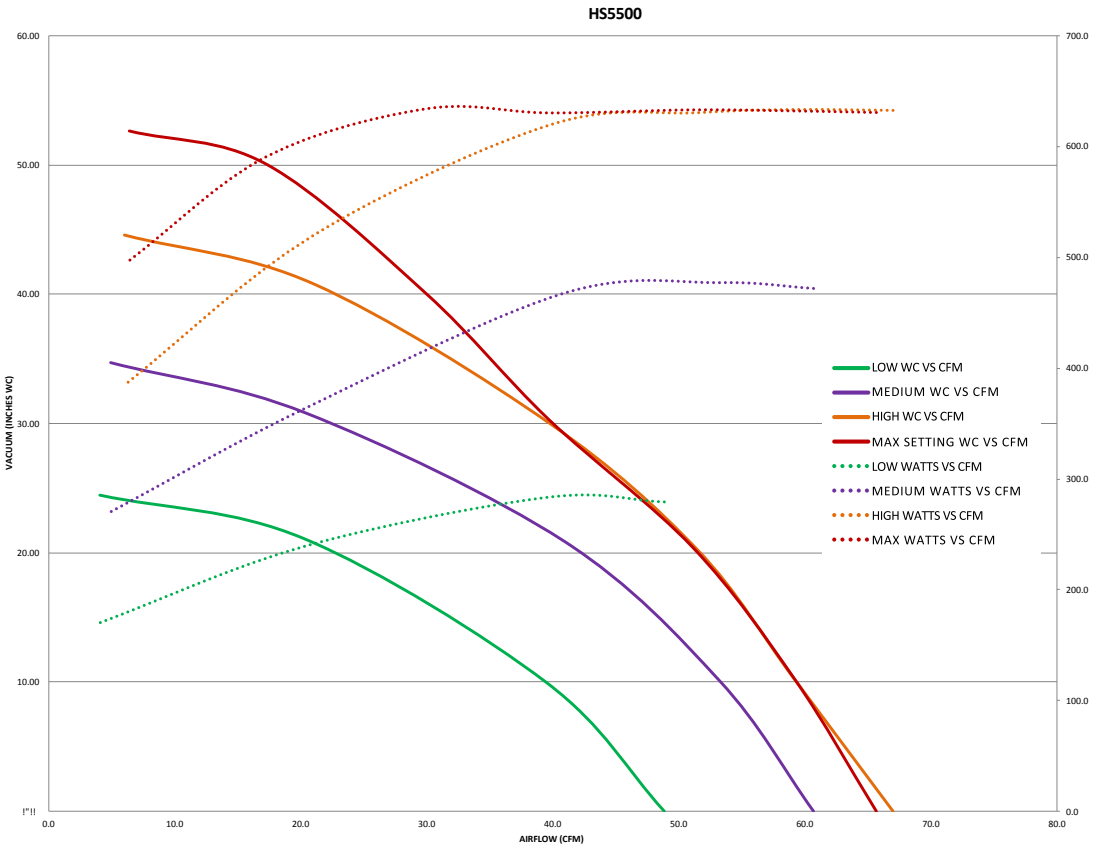
# HS5500

RadonAway's new HS5500 is an ETL-listed high pressure blower that has been designed with the professional in mind. The HS5500 features multiple speed settings to meet site-specific pressures and air flows easily verified by a built in pressure gauge in the front cover of the unit. These blower units have a new electrical box design with a wire terminal strip along with two flexible pipe couplings for quick and easy site installation.

## HS5500 FEATURES

- 4 Blower Speed Settings
- Integrated Condensate Bypass
- Designed for Easy Motor Replacement
- ETL Listed
- Built-in 60" Vacuum Gauge
- Quiet Operation
- 4-Stage Blower Designed for Harsh Environmental Conditions

| SPEED SETTING | MAX RECOMMENDED OPERATING VACUUM | MAX OPERATING RANGE WATTS |
|---|---|---|
| LOW | 20" WC | 243-281 |
| MEDIUM | 30" WC | 372-477 |
| HIGH | 40" WC | 527-625 |
| MAX | 50" WC | 591-632 |

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