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8-26-21

Joshua P. Cook, P.E.
NYS Department of Environmental Conservation
615 Erie Blvd West,
Syracuse, NY 13204-2400

RE: Harbor View Square, Site ID No. C738040
Building No. 1 Vapor Intrusion Investigation & Active SSDS Commissioning Workplan

Mr. Cook;

The modifications to the Harbor View Building 1 Vapor Intrusion Investigation & Active SSDS Commissioning Workplan presented in your letter dated August 26, 2021 have been reviewed by the brownfield consultant team and found acceptable.

Additionally, one of the brownfield consultants for this project will notify you at least seven days in advance of the field work.

Please let me know if you have any questions or need anything further.

Sincerely,

Kelly M. Sweet

Kelly M. Sweet
Senior Project Manager

1201 East Fayette Street, Syracuse, NY 13210
Office: (315) 472-3820 ▪ Fax: (315) 471-3921
www.housingvisions.org

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Region 7
615 Erie Boulevard West, Syracuse, NY 13204-2400
P: (315) 426-7519, (315) 426-7551 | F: (315) 426-2653
www.dec.ny.gov

August 26, 2021

Kelly Sweet
Harbor View Square, LLC
c/o Housing Visions
1201 East Fayette Street, Suite 26
Syracuse, NY 13210

Re: Harbor View Square, Site ID No. C738040
City of Oswego, Oswego County
Building No. 1 Vapor Intrusion Investigation & Active SSDS Commissioning Workplan

Dear Kelly Sweet:

The New York State Department of Environmental Conservation (Department) and the New York State Department of Health (NYSDOH) have reviewed the Building No. 1 Vapor Intrusion Investigation & Active SSDS Commissioning Workplan (work plan) for Harbor View Square (site), dated August 3, 2021, which was prepared by Synapse Risk Management (Synapse) on behalf of Harbor View Square, LLC (Volunteer). With the modifications set forth below, the work plan is approved.

1. The sub-slab depressurization system (SSDS) should be activated and demonstrated to be effective through pressure field testing and post mitigation indoor-air analytical sampling should be conducted no sooner than 30 days after installation and operation of the SSDS.

2. An additional indoor air sampling point should be included near the elevator and any back-drafting conditions of the heating, ventilation, and air conditioning (HVAC) system should be evaluated and corrected.

3. Indoor air samples must be co-located with sub-slab vapor sampling locations and must be collected from a height of 3 to 5 feet above the floor.

4. One outdoor air sample must be collected concurrently with the sub-slab vapor and indoor air samples and collected at a height of 3 to 5 feet above grade.

5. One blind duplicate air/vapor sample must be collected. It is recommended the duplicate be collected for an indoor air sample.

6. Integrity testing using helium must be conducted at each sub-slab vapor sampling location.

7. Helium testing will be conducted by placing a shroud over the sample location and filling the shroud with helium to a minimum concentration of 50% helium. The sub-slab sample tubing will be purged at a rate not to exceed 0.2 liters per minute (L/min). Helium in the purged sub-slab vapor must not exceed 10% of the shroud concentration before proceeding with sampling. Note, many helium detectors and photoionization detectors (PIDs) purge at a rate greater than 0.2 L/min, and so should not be connected directly to the sample tubing.

8. The Structure Sampling Questionnaire and Building Inventory form, available at https://www.dec.ny.gov/docs/remediation_hudson_pdf/nydecsvifm.pdf, will be completed. A PID capable of reading in the parts per billion (ppb) range, such as a ppbRAE, will be used to complete the survey. The survey forms must include adequate information to assist in identifying potential preferential pathways for soil vapor intrusion into the building.

9. Communication test points must be located away from the SSDS piping and near the end of each leg of the SSDS piping furthest from the extraction fan. Based on plan Sheet P-100 – Foundation Plan, dated August 1, 2018 and last updated January 21, 2019, which was submitted with the work plan, the changes listed below are necessary. If any modifications to the SSDS were made after January 21, 2019, then that plan must be submitted, and the locations may require further revision. Ensure all sampling locations are several feet from any building footers.

    a. A test point must be installed west of TP-3, near the northwestern corner of the building.
    b. A test point must be installed south of the stairwell at the western end of the building.
    c. A test point must be installed east of the stairwell near the southeastern end of the building.
    d. A test point must be installed south of TP-5, near the southwestern end of the southern extension of the building.
    e. A test point must be installed north of B1-SSV-1, near the north wall of the building, to characterize slab conditions away from the SSDS piping.
    f. A test point must be installed south of B1-SSV-2, near the south wall of the building, to characterize slab conditions away from the SSDS piping. It would be acceptable to simply move TP-6 to this location.

Pursuant to 6 NYCRR 375-1.6(d)(3), the Volunteer must respond in writing within 15 days as to whether the modifications will be accepted. If accepted, the Volunteer's acceptance letter and this letter must be attached to the front of all copies of the work plan and must be provided to all field staff who will be implementing the work.

The Volunteer must obtain and comply with any necessary State, local or federal permits.

The Department requires notification at least seven days in advance of field work.

If you have any questions, please do not hesitate to contact me at 315-426-7411 or joshua.cook@dec.ny.gov.

Sincerely,

Joshua P. Cook, P.E.
Professional Engineer 1

ec: Gary Priscott (NYSDEC)
Joshua Cook (NYSDEC)
Scarlett McLaughlin (NYSDOH)
Stephanie Selmer (NYSDOH)
Sarita Wagh (NYSDOH)
Heather Spitzberg (NYS HCR)
Kelly Sweet (Harbor View Square)
Jon Fitzsimmons (Spoleta)
Roger Creighton (Synapse)
Jeff Holt (Holt Consulting)
Matt Hoskins (D&B)

August 3, 2021

Mr. Joshua Cook, P.E.
Environmental Engineer I
New York State Department of Environmental Conservation
Division of Environmental Remediation
615 Erie Boulevard West
Syracuse, New York 13204

Re: Building No. 1 Vapor Intrusion Investigation & Active SSDS Design Workplan
Harbor View Square, LLC
68 West First Street, Oswego, New York
BCP #C738040

Dear Mr. Cook:

On behalf of Harbor View Square, LLC, Synapse Risk Management (Synapse) has prepared this submittal to retransmit the previously approved above referenced Workplan at the request of New York State Department of Environmental Conservation (NYSDEC). Additionally, this submittal provides guidance for evaluating soil vapor and commissioning procedures associated with the high density polyethylene (HDPE) vapor barrier installed the commercial space of Building No. 1.

Sub-membrane Vapor Investigation

One temporary sub-slab sampling point B1-SSV-1 will be installed by cutting a 1-inch hole through the HDPE membrane. The sub-slab sampling point will be constructed of 1/4 -inch diameter polyethylene tubing connected to a stainless steel vapor implant extending a minimum of 3-inches into the sub-slab aggregate. The hole and probe will be sealed at the surface membrane with manufacture supplied tape. The approximate locations of sub-membrane vapor point, sub-slab vapor, indoor air and vacuum measurement points are include herein as Exhibit 1.

Sub-membrane Sample Collection

Sub-slab vapor samples shall be collected as follows:

- Verify the integrity of the probe seal by using a tracer gas, such as helium or similar inert gas, as a quality control check. At a minimum at least 10% of the sample locations should be supported by tracer gas analysis.
- Prior to sampling, purge three volumes of air from the tubing and probe not exceeding 0.2 liters per minute (l/min).
- Connect a 2.7-liter certified as clean Summa® canister equipped with a flow regulator calibrated to collect sub-slab vapor sample over a 24-hour sampling interval; and
- Following the completion of sampling activities, the vapor point will be removed and the membrane penetration will be sealed with manufacture suppled tape..

All other procedures are include in the previously included Workplan and supplemented with the Mitigation Tech Workplan dated July 5, 2021 and included herein as Exhibit 2.

Please do not hesitate to contact me should you have any further questions or comments related to the above information.

Best regards,

SYNAPSE RISK MANAGEMENT

Roger R. Creighton
Senior Risk Manager

Enclosures

cc: Harry Warner, P.E., NYSDEC
Kelly Loveland, Harbor View Square, LLC
Diana Jakimoski, Harbor View Square, LLC
Jon Fitzsimmons, Spoleta Construction
Matt Hoskins, D&B Engineers
Jeff Holt, Holt Consulting
Brian Macrae, Synapse

SYNAPSE RISK MANAGEMENT, LLC
360 Erie Boulevard East | Syracuse, NY 13202 | (315) 475-3700T | (315) 475-3780F | www.synapsellc.com

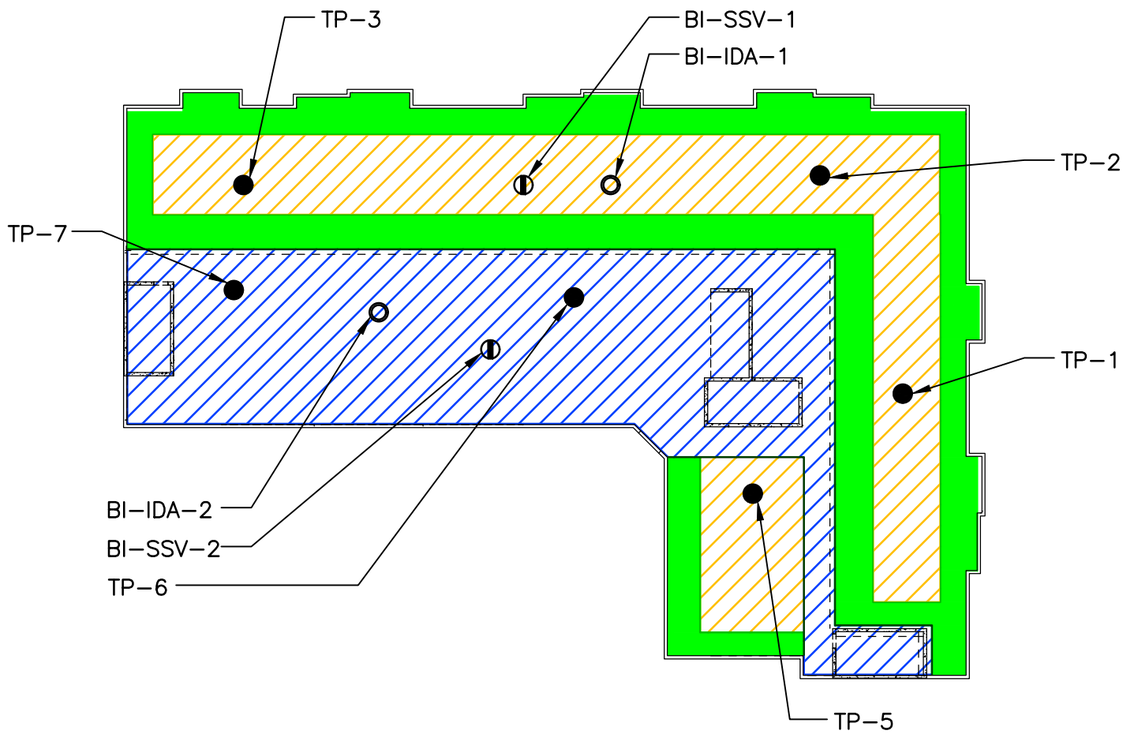
EXHIBIT 1

Building No. 1 Vapor Intrusion Investigation & Active SSDS Design Workplan

Harbor View Square
Oswego, New York

August 2021

Figure 1 – Indoor Air / Sub-slab Vapor Sampling Locations.



A S-101 FOUNDATION / FIRST FLOOR PLAN
1/32" = 1'-0"

LEGEND

- SOG POURED INCL VAPOR BARRIER
- 2' COVER INCL VAPOR BARRIER
- APPROXIMATELY 1' COVER INCL VAPOR BARRIER
- BI–SSV–1 ◐ SUBSLAB VAPOR SAMPLE
- BI–IDA–1 ○ INDOOR AIR SAMPLE OUTDOOR
- OA–1 ◉ AIR SAMPLE VACUUM
- TP–1 ● MEASUREMENT POINT

FOUNDATION NOTES:

1. DATUM ELEVATION IS 0'–0" = 263.00'.
2. TOP OF FLOOR SLAB ELEVATION IS DATUM, UNLESS NOTED OTHERWISE ON PLANS OR SECTIONS. SEE ARCHITECTURAL DRAWINGS FOR LOCATION AND EXTENT OF SLAB DEPRESSIONS.
3. FLOOR TO BE 5" CONCRETE SLAB ON GRADE WITH 6x6/W4.0xW4.0 WELDED WIRE REINFORCEMENT SUPPORTED ON BOLSTERS OR CONCRETE BRICKS, ON 15 MIL. VAPOR BARRIER, ON 6" POROUS STONE FILL (ACTIVE SOIL DEPRESSURIZATION FILL). SEE TYPICAL SLAB ON GRADE DETAILS ON DRAWING S–200.
4. TOP OF FOOTING ELEVATION IS TO BE [–4'–0"] FROM DATUM, UNLESS NOTED OTHERWISE ON PLANS OR SECTIONS. STEP TOP OF FOOTINGS BELOW UNDERGROUND UTILITIES. VERIFY INVERT ELEVATIONS AND LOCATIONS WITH OTHER CONTRACTORS. INSTALL SLEEVES PROVIDED BY OTHER CONTRACTORS.
5. TOP OF FOUNDATION WALL ELEVATION IS AT DATUM UNLESS NOTED [+] OR [–] THEREFROM ON PLANS OR SECTIONS. RECESS TOP OF WALL [–8"] AT DOORS.
6. VACUUM MEASUREMENT POINTS MAY BE ADJUSTED IN THE FIELD BASED ON CONDITIONS ENCOUNTERED AND LOCATIONS THAT ARE MOVED WILL BE UPDATED ON A FINAL AS–BUILT FIGURE.

synapse connect. advise. insure. SYNAPSE PROPERTY RESOURCES 360 ERIE BLVD. EAST SYRACUSE, NEW YORK 13202	HARBOR VIEW SQUARE 68 WEST FIRST STREET OSWEGO, NEW YORK	INDOOR AIR/SUB–SLAB VAPOR SAMPLING LOCATIONS	PROJECT NO.: HSGVIS–24–16–05 DATE: AUGUST 1, 2018 FIGURE NO.: 1

EXHIBIT 2

Building No. 1 Vapor Intrusion Investigation & Active SSDS Design Workplan

Harbor View Square
Oswego, New York

August 2021

Mitigation Tech Workplan

mitigation tech *vapor intrusion specialists*

WORK PLAN PROPOSAL

July 5, 2021

Mr. Roger Creighton
Senior Risk Manager
Synapse Risk Management, LLC
360 Erie Blvd. East
Syracuse, NY 13202
Mobile: 315-254-8547
Via email: Roger Creighton <RCreighton@synapsellc.com>

Re: Harbor View Square, 68 West First St., Oswego NY – Building 1
Site No. C738040, NYS DEC Region 6
Work Plan for Inspection and Commissioning of Existing Sub-slab Depressurization System (SSDS) and Sub-membrane Depressurization System (SMDS)

Work Plan Steps;

1. **Objective:** To determine that the SSDS and SMDS are in proper operating condition and are meeting objectives as defined
2. **Preparation:**
3. Review available statements of required system objectives
4. Arrange with site contact person for access to site; verify unrestricted availability of all locations where components are located, including electrical panels
5. Determine parties to be notified of pending inspection, including Government Agencies; coordinate as needed
6. Obtain insurance certificates as needed
7. Determine list of documents required to be on site and verify that they will be available for inspection
8. Procure test equipment, including a) calibrated Fluke Model 922 digital manometer (or equivalent), b) smoke sticks, c) slab drilling equipment, d) urethane caulk to repair test holes, e) clean up equipment, f) safety cones, g) PPE as needed
9. **On Site:**
10. Verify presence of required documents and review
11. Interview an appropriate occupant seeking comments and observations regarding the construction and operation of the Systems and whether the building has undergone changes that may reduce the effectiveness of the Systems.
12. Conduct a visual inspection of the accessible components of the SSDS and SMDS (e.g., vent fans, vapor barriers, piping, warning devices, labeling on systems, etc.) Confirm that all devices requiring power are in the on position, that all piping is securely mounted according

to plumbing codes, that labels cautioning against disconnection are present, that labels identifying function appear on all components.

13. Inspect audible warning devices by removing the sensing tube from the air stream and listening for an audible indicator
14. Inspect the integrity of all visual of vacuum indicators and record vacuum measurements.
15. Ensure that at least one set of visual and audible indicators are present on each individual SSDS and SMDS
16. Conduct an inspection of all surfaces to which vacuum is applied. For exposed vapor barriers, inspect vapor barrier seams, joints and taped penetrations for downdraft of air using a smoke source. Use a smoke stick to evaluate any suspicious floor cracks, control joints, sumps or other openings to the sub-slab.
17. Inspect the exhaust or discharge points to verify that no air intakes are located nearby
18. Conduct an airstream velocity measurement for each fan system by drilling a hole the into the fan riser the and inserting a pitot tube connected to the Fluke 922
19. Conduct pressure field extension testing (to ensure that the systems are maintaining a vacuum beneath the entire slab and vapor barrier). Check for the presence of existing vacuum monitoring points. If none are present, drill 1/2" diameter holes (2 per system) into the slab or membrane to correspond with individual fan systems. Locate holes away from the air gathering embedded piping as indicated in SSDS documentation, and to be reasonably located so as to verify pressure field extension of a minimum .004 negative water column inch for the entire subject area. Measurement is by digital manometer by temporarily sealing a probe into the drilled hole. After use, repair holes with urethane caulk or appropriate materials and mark position on SSDS diagram. Locate the new holes in consultation with building occupant to minimize disruption of operations and to avoid future access difficulty.
20. Document all measurements and findings.
21. **Off Site:**
22. Prepare and submit a written Commissioning Report certifying that the systems are 1) in compliance with NYS DOH Guidance for SVI and 2) is effectively maintaining sub-slab depressurization for the entire subject area. Itemize any incomplete elements or shortcomings and state measures needed to correct.

End of Work Plan

Nicholas E. Mouganis EPA listing # 15415-I; NEHA ID# 100722 ***mitigationtech.com

VAPOR INTRUSION INVESTIGATION AND ACTIVE SSDS DESIGN WORKPLAN

HARBOR VIEW SQUARE
SYRACUSE, NEW YORK

Prepared for:

Housing Visions Consultants, Inc
1201 East Fayette Street
Syracuse, New York 13210

Prepared by:

Synapse Risk Management
360 Erie Boulevard East
Syracuse, NY 13202
(315) 475-3700

And

Holt Consulting

January 2019

TABLE OF CONTENTS

Section **Page**

Figures – Transmitted Under Separate Cover

ENGINEERING CERTIFICATION

I, Jeffrey R. Holt, P.E., certify that I am currently a NYS registered professional engineer as defined in 6 NYCRR Part 375 and that this Vapor Intrusion Investigation & Active SSDS Design Workplan was prepared in accordance with all applicable statutes and regulations and in substantial conformance with the DER Technical Guidance for Site Investigations and Remediation (DER-10).

HOLT CONSULTING

JEFFREY R. HOLT, P.E.

1.0 INTRODUCTION

This Vapor Intrusion Investigation and Active SSDS Design Workplan has been prepared on behalf of Housing Visions Consultants, Inc (Housing Visions) by Synapse Risk Management, LLC and Holt Consulting (Synapse) to evaluate the potential for soil vapor intrusion into buildings that are part of the Harbor View Square redevelopment project located in Oswego, New York (the Property).

Synapse developed this Workplan on behalf of Harbor View Square (Site), Site ID C738040, under the Brownfield Cleanup Program (BCP). The remedy for the Site was selected by a Record of Decision (ROD), which was issued in November 2013 under the Environmental Restoration Program (ERP), Site ID E738040, Operable Unit 01.

For all Site buildings which will be occupied by people, engineering controls will be placed beneath the concrete that will include vapor barriers and sub-slab depressurization systems (SSDS). All proposed buildings have been designed with active SSDS in accordance United States Environmental Protection Agency (USEPA) Techniques of Controlling Radon in New Residential Construction (March 1994). Details regarding the SSDS construction, commissioning, operation, maintenance and monitoring are discussed in further detail in forthcoming section of this Workplan. The cover systems will be required to be maintained to satisfy the requirements of the ROD.

The structure of this Workplan is consistent with requirements set forth in the New York State Department of Health (NYSDOH) Final, *Guidance for Evaluating Soil Vapor Intrusion in the State of New York*, October 2006 (supplemented May 2017).

1.1 Objective

The overall objective of this Workplan is to evaluate the potential for soil vapor intrusion from subsurface soil or groundwater into the indoor air of buildings at Site and to design active SSDS's for the Site buildings and confirm certain performance criterial (i.e. sub-slab vacuum, fan flow and SSDS monitoring failsafe's).

2.0 HEALTH AND SAFETY PROGRAM

A site-specific Health and Safety Plan (HASP) will be prepared under separate cover to address the field work set forth in this Vapor Intrusion Workplan. The HASP will be written in conformance with Occupational Safety and Health Administration (OSHA) and applicable USEPA regulations.

The objective of the HASP will be to provide a mechanism for establishing safe working conditions and procedures specific to the forgoing investigation. The safety organization, procedures, and protective equipment will be established based upon an analysis of potential physical, chemical, and biological hazards onsite. Specific hazard control methodologies will be identified to minimize the potential of accident or injury for all proposed activities.

3.0 SCOPE OF WORK

Overall Workplan objective is to evaluate soil vapor intrusion and to design active SSDS's in the Site buildings by implementing the following investigation activities:

- Evaluate potential for soil vapor intrusion from subsurface soil or groundwater into the indoor air of the Site buildings to include indoor air and sub-slab vapor sampling;
- Design an active SSDS in the Site buildings including sizing and connecting a Radon fan to the passive new construction Radon systems;
- Conduct diagnostic testing of the active SDSS's in the Site buildings to confirm vacuum levels below the sub-slab, fan flow rates, leak testing and testing for back-drafting of natural gas appliances.
- Prepare and submit a summary report to document the vapor intrusion investigation and the SSDS design activities, findings, conclusions and potential corrective actions, as required.

This Workplan has been prepared for use by Synapse personnel and approved sub-contractors, and details the procedures to be followed while performing the activities described within. A detailed description of the field activities to be performed at the Site and rationale are provided below. All sampling locations are subject to change based on field conditions.

3.1 Sub-Slab Vapor and Indoor Air Sampling

Sub-slab soil vapor and indoor air sampling will be conducted in order to document potential vapor intrusion pathways into the buildings that will be constructed as part of this redevelopment project. Given that the buildings will be constructed at different timeframes, the sampling will not occur concurrently with all of the Properties. All locations will be field verified and selected to be representative of conditions in and around slab penetrations (i.e., sumps or floor drains) and based on general NYSDEC and NYSDOH guidance.

Synapse proposes to install one sub-slab sampling points at select buildings, as follows:

- Install one sub-slab vapor sampling point in the basement of the building following the completion of construction and prior to occupancy.

<u>Sub-Slab Sampling Point Installation</u>

The temporary sub-slab sampling points will be installed by first drilling a 1-inch diameter hole through the concrete floor and into the sub-slab aggregate. The sub-slab sampling points will be constructed of 1/4 -inch diameter polyethylene tubing connected to a stainless steel vapor implant extending a minimum of 3-inches into the sub-slab aggregate. The hole and probe will be sealed at the surface with grout and allowed to cure for 4-hours prior to sample collection to prevent infiltration of indoor air into the sub-slab media.

<u>Sub-Slab Sample Collection</u>

Sub-slab vapor samples shall be collected as follows:

- Verify the integrity of the probe seal by using a tracer gas, such as helium or similar inert gas, as a quality control check. At a minimum at least 10% of the sample locations should be supported by tracer gas analysis.
- Prior to sampling, purge three volumes of air from the tubing and probe not exceeding 0.2 liters per minute (l/min).
- Connect a 2.7-liter certified as clean Summa® canister equipped with a flow regulator calibrated to collect sub-slab vapor sample over a 24-hour sampling interval; and
- Following the completion of sampling activities, vapor implants will be removed and the slab penetration will be sealed with non-VOC urethane or similar caulk.

Indoor Air Sampling

- One (1) indoor air sample will be collected concurrently with the sub-slab vapor sample utilizing 2.7-liter SUMA canister for analysis of volatile organic compounds (VOCs) by USEPA Method TO-15 (NYSDOH List). The SUMA canisters will be supplied under vacuum, and calibrated to draw a measured volume of air over a 24-hour period.

3.2 Analytical Methods

The vapor and indoor air samples will be collected over a 24-hour duration to be representative of potential typical occupant exposure. The vapor and indoor air samples will be submitted to Alpha Analytical of Westborough, Massachusetts a New York State certified Environmental Laboratory Approval Program (ELAP) laboratory. The vapor and indoor samples will be analyzed by United States Environmental Protection Agency (USEPA) Method TO-15 (NYSDOH Compound Lists). The minimum method reporting limits for comparison and evaluation purposes will be 0.25 micrograms per cubic meter (ug/m^3) or less.

Synapse will notify Alpha Analytical in advance of the requirement to provide Category B laboratory data deliverables. Additionally, a data usability summary report will be provided for NYSDEC and NYSDOH review and determination of completeness. The completed chain of custody and samples will be delivered to the laboratory and scheduled for standard turn-around.

Quality Assurance/Quality Control

During the implementation of the investigation extreme care and attention shall be employed to ensure high quality of data and minimize sampling error. Proper Quality Assurance/Quality Control (QA/QC) protocols must be followed for sample collection and laboratory analysis, such as certified clean sample canisters, meeting holding times and temperatures.

3.3 Active SSDS Design

The SSSD systems will be installed and activated as set forth in the Soil Remedial Action Workplan. The details for the SSDS layout and construction are detailed of following drawings from Passero and Synapse:

- E-101 – Power and System Plan
- E-106 – Roof Plan
- P-100 – Foundation Plan
- P-101 – Overall Floor Plan
- P-501 – Details
- Figure 2 – Radon System Partial Plan Details

The SSDS as designed consists of 3-inch or 4-inch diameter perforated piping installed within the washed gravel below the floor slabs. A 10 mil vapor barrier is installed over the graded gravel material and perforated piping. The below slab 3-inch or 4-inch diameter perforated piping will be manifolded to solid 3-inch or 4-inch poly vinyl chloride (PVC) piping that will connect to inline fans mounted in the un-conditioned attic space (town homes) and a roof mounted fan (mixed use building) (See Drawing P-100).

The SSDS controls will consist of 120 volt AC feed from building electrical panels to an attic or roof mounter service disconnect switch . The fans will be individually monitored in real time with u-tube monometers mounted to the solid PVC pipe. In the event that a fan loses power or vacuum an audible alarm will be initiated, that will alert Housing Visions maintenance personnel or tenants. A contact telephone number is affixed to the pipe just below the manometer, so that the alarm condition can be reported and corrected.

An SSDS OM&M Manual will be prepared following installation and testing in accordance with the New York State Health Department (NYSDOH) *Soil Vapor Intrusion Guidance Manual (Updated 2017).*

SSDS Evaluation

In order to evaluate and confirm sub-slab vacuum fields below the Site building slabs, sub-slab diagnostic measurement points will be installed through the building slab. The vacuum beneath the sub-slab will be recorded as Inches of Water Column (In. W.C.) and measured with a Fluke Model 922 digital monometer or similar. Determine the maximum radius of influence that achieves a minimum allowable depressurization value of between -0.002 and -0.004 inches of water column (in WC).

Vacuum Testing Methodology

Approximately 30 days after the start of the SSDS, up to four (4) pressure differential test points will installed in the building basement or lowest floor. The sub-slab diagnostic measurements readings will be recorded in In. W.C. at the test locations. In addition to the sub-slab diagnostic testing, total system air flow will be measured in cubic feet per minute (CFM).

Other Sub-slab Depressurization Observations

A smoke pen was utilized to check the perimeter of the slab for leaks, no leaks were observed along the perimeter of the foundation system or at any slab joints.

Back-drafting Considerations

To confirm that the active SSDS is not causing a back-drafting conditions to atmospherically vent appliance's the following testing will be conducted:

- The hot water tanks will be operated continually for five (5) minutes prior to starting the spillage testing.
- The furnaces' will be operated in the buildings during the time of the diagnostic testing process.
- A smoke pen will be utilized to identify whether spillage of flue gasses from hot water tanks or other gas fired appliances is occurring, to be conducted 5 minutes after appliance start-up

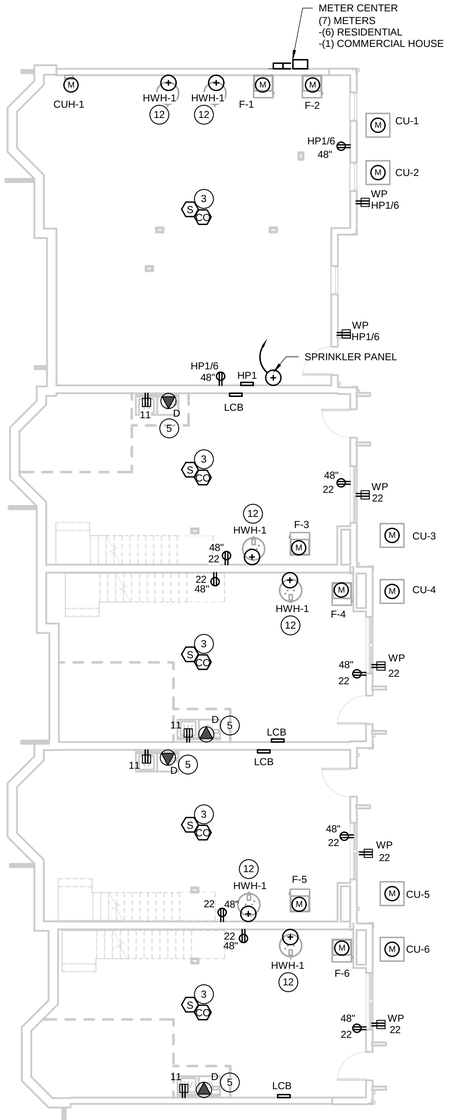
4.0 REPORT

The findings of vapor intrusion investigation and SSDS design activities will be incorporated into the Construction Completion Report that will be prepared following the completion work activities outlined in this Soil Remedial Action Workplan and in accordance with DER-10, section 1.5. The draft SSDS Operation and Maintenance Manual will be submitted 120 days prior to occupancy or as part of the Site Management Plan, whichever is sooner.

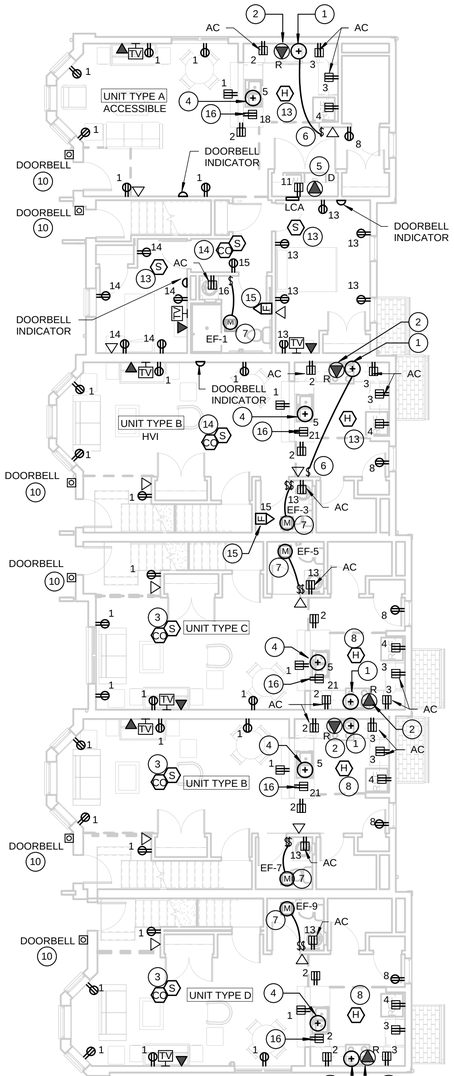
5.0 REFERENCES

New York State Department of Health (October 2006, Supplemented May 2017). *Guidance for Evaluation Soil Vapor Intrusion in the State of New York.*

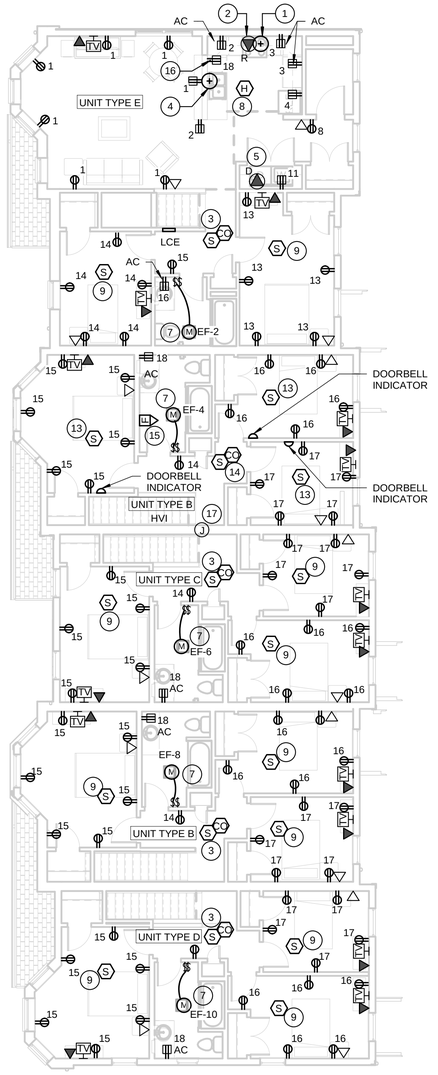
United States Environmental Protection Agency. *Radon Mitigation Standards (EPA 402-R-93-078, Revised April 1994)*



1 BASEMENT PLAN
1/8" = 1'-0"



2 FIRST FLOOR PLAN
1/8" = 1'-0"



3 SECOND FLOOR PLAN
1/8" = 1'-0"

GENERAL NOTES:

A. REFER TO ARCHITECTURAL PLANS FOR FINAL LOCATIONS OF LIGHTS, SWITCHES AND OUTLETS PRIOR TO ROUGH-INS, REFER TO ELEVATIONS AND REFLECTED CEILING PLANS.

B. FIRESTOP ALL PENETRATIONS THROUGH FIRE AND SMOKE WALLS.

C. ALL WIRING SHALL BE PLENUM RATED.

D. DO NOT INSTALL SWITCHES, RECEPTACLES, OR OTHER MISC. WALL BOXES IN THE SAME STUD CAVITY WITH SWITCHES, RECEPTACLES, OR OTHER MISC. WALL BOXES FOR AN ADJACENT RESIDENTIAL UNIT. BOXES SERVING DIFFERENT RESIDENTIAL SPACES SHALL BE SEPARATED BY AT LEAST 16" O.C. AND ONE WALL STUD.

E. PROVIDE TYPE WRITTEN PANELBOARD SCHEDULES FOR ALL PANELS.

F. ALL 120V, SINGLE PHASE, 15 AND 20 AMPERE BRANCH CIRCUITS SUPPLYING OUTLETS OR DEVICES INSTALLED IN DWELLING UNITS SHALL BE ARC FAULT PROTECTED BY ANY OF THE MEANS DESCRIBED IN NEC 210.12 (A)(1) THROUGH (6).

G. ALL 120V, 15A AND 20A, RECEPTACLES LOCATED INSIDE A DWELLING UNIT SHALL BE TAMPER RESISTANT.

H. ALL KITCHEN RECEPTACLES SHALL BE GFI PROTECTED. COORDINATE WITH MILLWORK PRIOR TO ROUGH-IN.

I. ALL BRANCH CIRCUIT WIRING SHALL BE A MINIMUM OF #12AWG OR LARGER.

J. MOUNT ALL UNIT LOAD CENTERS, IN DWELLING UNITS, SUCH THAT THE TOP MOST OPERABLE DEVICE IS LESS THAN 48".

K. WIRING AND ANY HOLES INTO ANY OUTLET BOXES ON DEMISING WALLS AND EXTERIOR WALLS SHALL BE SEALED WITH CAULK OR FOAM AND OUTLET BOX CAULKED TO DRYWALL.

DRAWING NOTES:

1. PROVIDE (1) 120V POWER CONNECTION TO RANGE HOOD AND CIRCUIT TO LOAD CENTER UTILIZING 2-#12 & 1-#12E.G. VERIFY MOUNTING HEIGHT WITH MANUFACTURERS RECOMMENDATIONS.

2. PROVIDE (1) 240V, 50A/2P POWER CONNECTION FOR ELECTRIC RANGE AND CIRCUIT TO LOAD CENTER UTILIZING 3-#6 & 1-#10E.G IN 3/4"C. VERIFY MOUNTING HEIGHT WITH MANUFACTURERS RECOMMENDATIONS.

3. PROVIDE 120V CONVENTIONAL COMBINATION SMOKE/CO DETECTOR WITH AUDIBLE BASE. DETECTOR SHALL BE LISTED IN ACCORDANCE WITH UL2075 AND UL268.

4. PROVIDE 2-#12 & 1-#12E.G. TO GARBAGE DISPOSAL BY P.C. PROVIDE SWITCH IN CABINET TO CONTROL DISPOSAL. CIRCUIT TO LOAD CENTER.

5. PROVIDE (1) 240V, 30A/2P POWER CONNECTION FOR ELECTRIC DRYER AND CIRCUIT TO LOAD CENTER UTILIZING 3-#10 & 1-#10E.G IN 1/2"C. VERIFY MOUNTING HEIGHT WITH MANUFACTURERS RECOMMENDATIONS.

6. PROVIDE (1) SWITCH TO CONTROL THE RANGE HOOD LIGHT AND (1) SWITCH TO CONTROL THE RANGE HOOD FAN. MOUNT SWITCHES AT 46" AFF TO TOP OF COVERPLATE.

7. PROVIDE 3-#12 & 1-#12E.G. TO BATHROOM EXHAUST BY M.C. PROVIDE (2) SWITCHES, (1) FOR FAN AND (1) FOR LIGHT. COORDINATE SWITCH LOCATION PRIOR TO ROUGH-IN. CIRCUIT TO LOAD CENTER.

8. PROVIDE 120V CONVENTIONAL HEAT DETECTOR WITH AUDIBLE BASE.

9. PROVIDE 120V CONVENTIONAL SMOKE DETECTOR WITH AUDIBLE BASE.

10. EXTEND NEAREST RECEPTACLE CIRCUIT AND MAKE CONNECTION TO A 16 VOLT UL LISTED TRANSFORMER INCLUDED WITH DOOR ENTRY CHIME KIT. COORDINATE CHIME LOCATION WITH ARCHITECT PRIOR TO INSTALLATION.

11. PROVIDE 120V POWER CONNECTION TO FURNACE FROM APARTMENT LOAD CENTER. FEED UTILIZING 2-#12 & 1-#12E.G. IN 1/2"C. COORDINATE CONNECTION WITH MECHANICAL CONTRACTOR.

12. PROVIDE 120V POWER CONNECTION TO HOT WATER HEATER FROM APARTMENT LOAD CENTER. FEED UTILIZING 2-#12 & 1-#12E.G. IN 1/2"C. COORDINATE CONNECTION WITH MECHANICAL CONTRACTOR.

13. PROVIDE 120V CONVENTIONAL SMOKE OR HEAT DETECTOR(AS SHOWN) WITH AUDIBLE BASE AND VISUAL STROBE.

14. PROVIDE 120V CONVENTIONAL COMBINATION SMOKE/CO DETECTOR WITH AUDIBLE BASE AND VISUAL STROBE. DETECTOR SHALL BE LISTED IN ACCORDANCE WITH UL2075 AND UL268.

15. PROVIDE REMOTE STROBE IN BATHROOMS OF H/V IMPARIED UNITS. DEVICES TO BE POWERED VIA DETECTION DEVICE.

16. PROVIDE (1)120V RECEPTACLE FOR DISHWASHER FROM APARTMENT LOAD CENTER. FEED UTILIZING 2-#12 & 1-#12E.G.. VERIFY MOUNTING HEIGHT WITH MANUFACTURER'S RECOMMENDATIONS.

2 17. PROVIDE POWER TO RADON FAN. PROVIDE 20A/1P CIRCUIT BREAKER IN HOUSE PANEL. PROVIDE MOTOR RATED SWITCH AT UNIT. FEED UTILIZING 2-#12 & 1-#12E.G. IN 1/2"C. COORDINATE FINAL VENT PIPE RISER LOCATIONS PRIOR TO ROUGH-IN. PROVIDE UTILITY LIGHT WITHIN 10' OF VENT RISER. PROVIDE PULL STRING IN CONDUITS. UTILITY LIGHT TO BE PORCELAIN SOCKET WITH SCREW-IN LED BULB. PROVIDE SWITCH FOR LIGHT.

CONSTRUCTION SET

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Fax: (585) 362-4175
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Stamp:

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HARBOR VIEW SQUARE ENTERPRISES, LLC

1201 E. FAYETTE ST.
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242 West Main Street, Suite 100
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(585) 325-1000
Fax: (585) 325-1691
Principal-In-Charge: Peter Wehner, AIA
Project Manager: Mira Mejibovsky, AIA
Designed By: Timothy D. Geier, AIA

No.	Date	By	Description
1	10/25/18		REVISED PER HCR COMMENTS
2	1/21/19		Radon Changes

POWER AND SYSTEMS PLAN

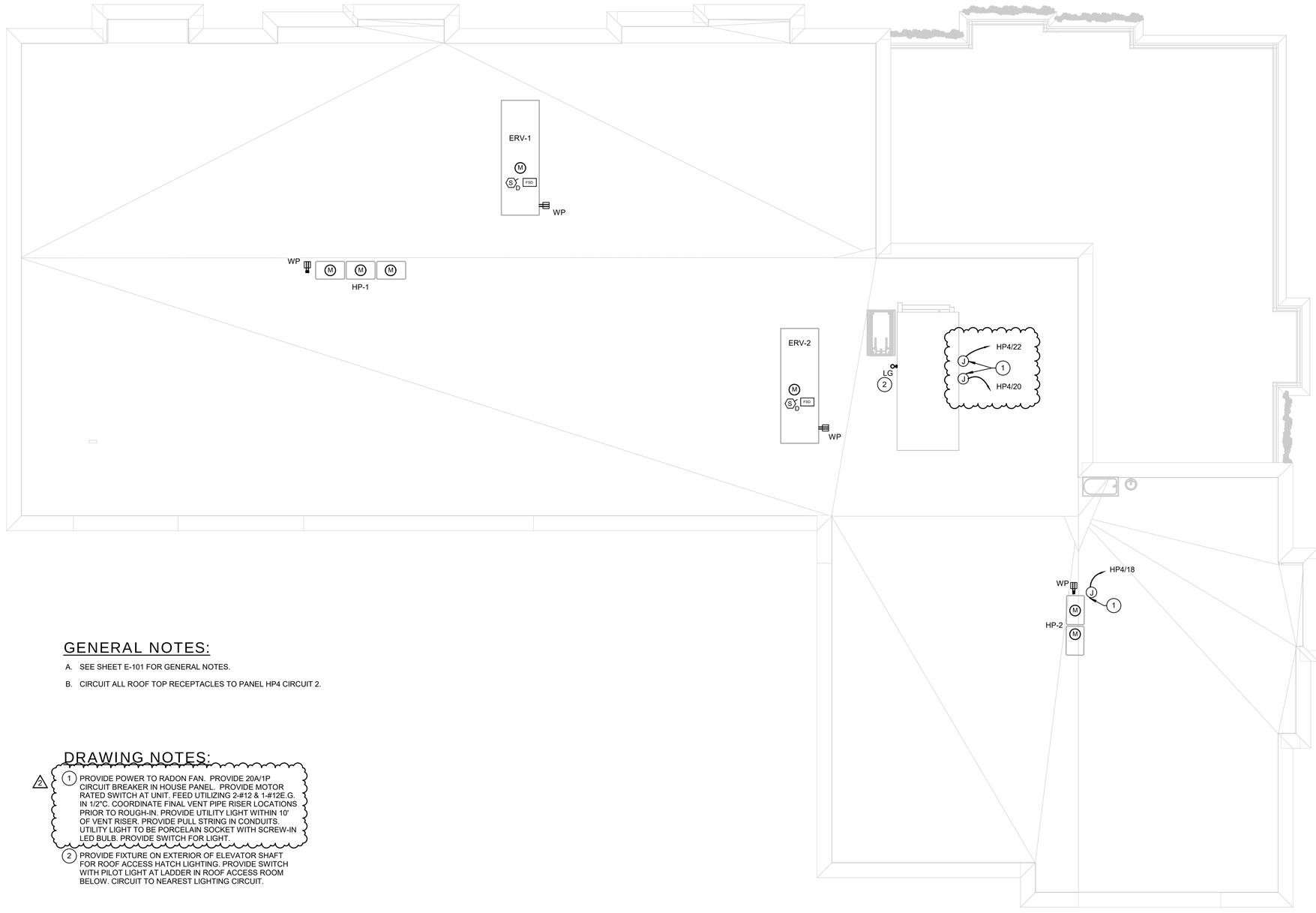
BUILDING #3 & #4

Town/City: OSWEGO
County: OSWEGO
State: NEW YORK

Project No.: 20160101.0001

Drawing No.: E-101

Date: AUGUST 1, 2018



GENERAL NOTES:

A. SEE SHEET E-101 FOR GENERAL NOTES.

B. CIRCUIT ALL ROOF TOP RECEPTACLES TO PANEL HP4 CIRCUIT 2.

DRAWING NOTES:

2

1. PROVIDE POWER TO RADON FAN. PROVIDE 20A/1P CIRCUIT BREAKER IN HOUSE PANEL. PROVIDE MOTOR RATED SWITCH AT UNIT. FEED UTILIZING 2-#12 & 1-#12E.G. IN 1/2"C. COORDINATE FINAL VENT PIPE RISER LOCATIONS PRIOR TO ROUGH-IN. PROVIDE UTILITY LIGHT WITHIN 10' OF VENT RISER. PROVIDE PULL STRING IN CONDUITS. UTILITY LIGHT TO BE PORCELAIN SOCKET WITH SCREW-IN LED BULB. PROVIDE SWITCH FOR LIGHT.
2. PROVIDE FIXTURE ON EXTERIOR OF ELEVATOR SHAFT FOR ROOF ACCESS HATCH LIGHTING. PROVIDE SWITCH WITH PILOT LIGHT AT LADDER IN ROOF ACCESS ROOM BELOW. CIRCUIT TO NEAREST LIGHTING CIRCUIT.

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

N

CONSTRUCTION SET

PASSERO ASSOCIATES
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Principal-In-Charge: Mark D. Passero, P.E.
Project Manager: Mira Mejibovsky, AIA
Designed By: Jim Boughtin, AIA Assoc.

No.	Date	By	Description
1	10/25/18		REVISED PER HCR COMMENTS
2	1/21/19		Radon System Changes

ROOF PLAN

HARBOR VIEW SQUARE

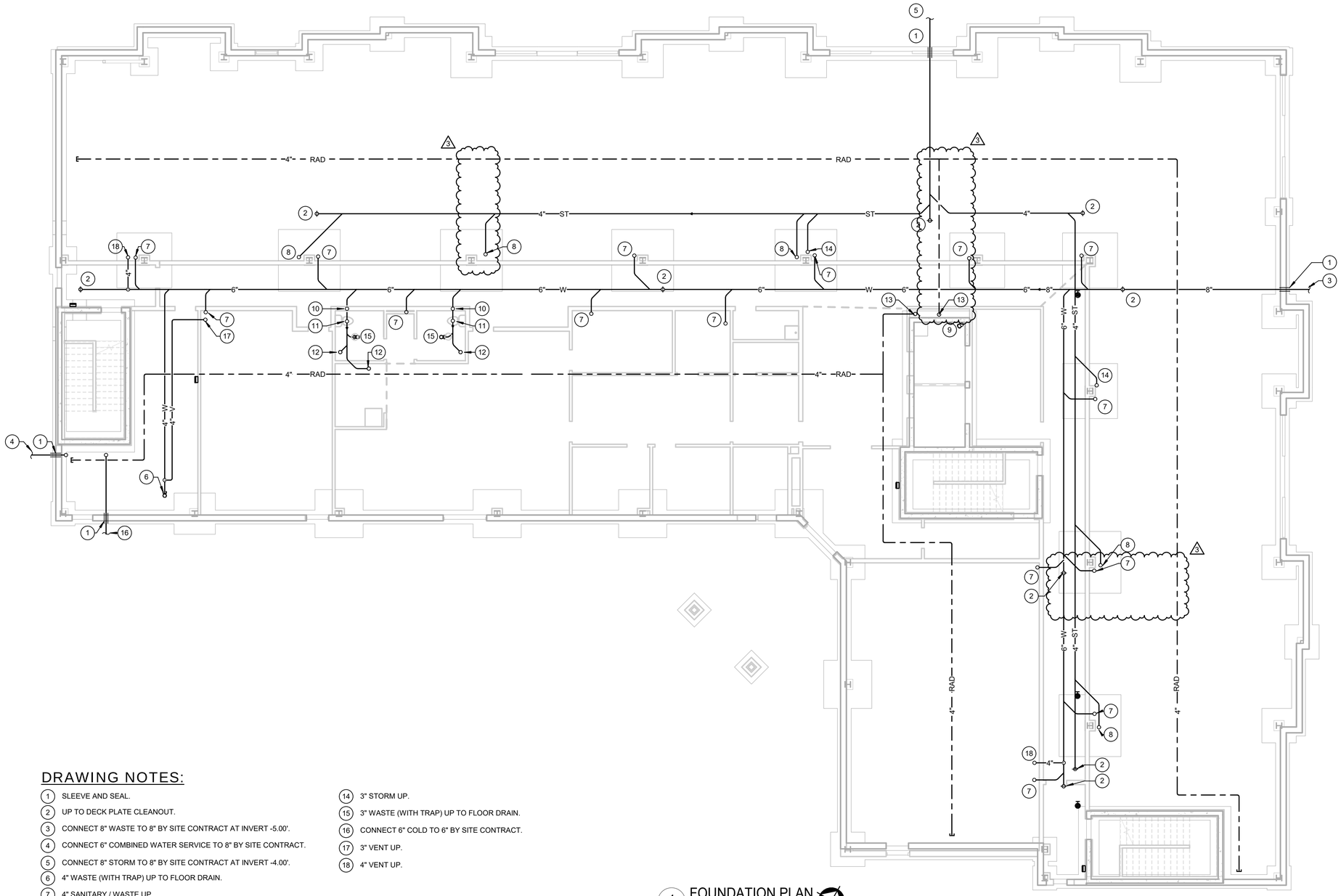
BUILDING #1

Town/City: Oswego
County: Oswego
State: New York

Project No.: 20160101.0001

Drawing No.: E-106

Date: AUGUST 1, 2018



DRAWING NOTES:

1. SLEEVE AND SEAL.
2. UP TO DECK PLATE CLEANOUT.
3. CONNECT 8" WASTE TO 8" BY SITE CONTRACT AT INVERT -5.00'.
4. CONNECT 6" COMBINED WATER SERVICE TO 8" BY SITE CONTRACT.
5. CONNECT 8" STORM TO 8" BY SITE CONTRACT AT INVERT -4.00'.
6. 4" WASTE (WITH TRAP) UP TO FLOOR DRAIN.
7. 4" SANITARY / WASTE UP.
8. 4" STORM UP.
9. ELEVATOR SUMP PUMP. REFER TO DETAIL ON DRAWING P-401.
10. 2" VENT UP. INCREASE TO 3" ON ALL UNDERGROUND PIPING RUNS.
11. 4" SANITARY UP TO WATER CLOSET.
12. 1-1/2" WASTE UP TO SINK / LAVATORY. INCREASE TO 3" WASTE ON ALL UNDERGROUND PIPING RUNS.
13. 4" RADON VENT PIPING UP THROUGH ROOF.
14. 3" STORM UP.
15. 3" WASTE (WITH TRAP) UP TO FLOOR DRAIN.
16. CONNECT 6" COLD TO 6" BY SITE CONTRACT.
17. 3" VENT UP.
18. 4" VENT UP.

1 FOUNDATION PLAN
1/8" = 1'-0"

CONSTRUCTION SET

PASSERO ASSOCIATES
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Project Manager: Mira Mejbovsky, AIA
Designed By: Jim Boughtin, AIA Assoc.

No.	Date	By	Description
1	8/22/18		Addendum 1
2	10/25/18		REVISED PER HCR COMMENTS
3	1/21/19		Radon System Changes

FOUNDATION PLAN

HARBOR VIEW SQUARE

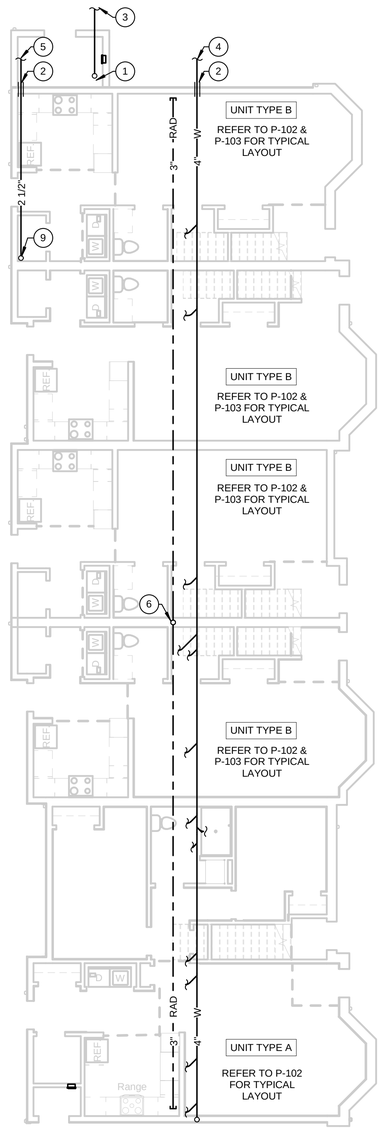
BUILDING #1

Town/City: Oswego
County: Oswego
State: New York

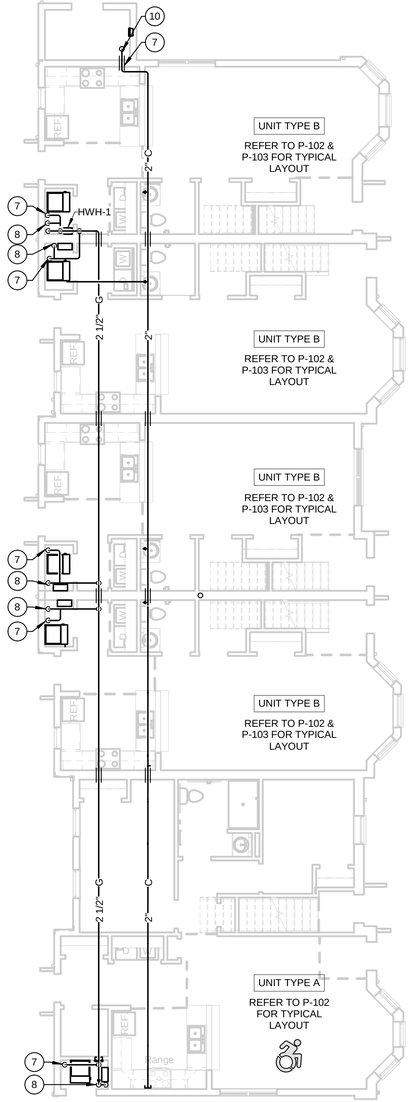
Project No.:
20160101.0001

Drawing No.:
P-100

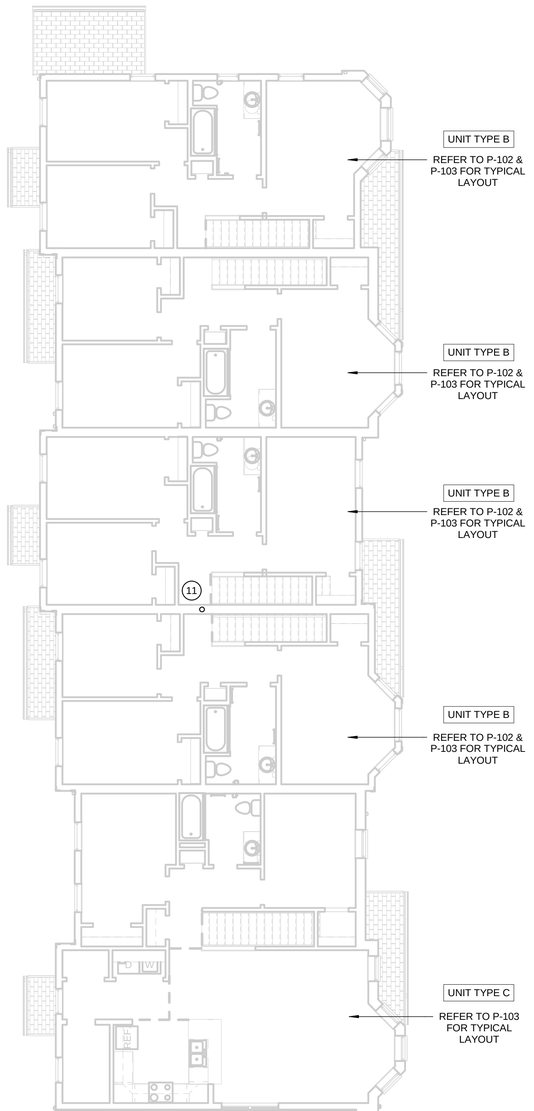
Date:
AUGUST 1, 2018



1 FOUNDATION PLAN
1/8" = 1'-0"



2 FIRST FLOOR PLAN
1/8" = 1'-0"



3 SECOND FLOOR PLAN
1/8" = 1'-0"

DRAWING NOTES:

1. 4" COMBINED WATER SERVICE UP.
2. SLEEVE AND SEAL.
3. CONNECT 4" COMBINED WATER SERVICE TO 4" COLD BY SITE CONTRACT.
4. CONNECT 4" SANITARY TO 4" BY SITE CONTRACT AT INVERT -3.00'.
5. CONNECT 2-1/2" GAS TO 2-1/2" BY SITE CONTRACT.
6. 4" RADON VENT STACK THROUGH ROOF.
7. CONNECT 3/4" GAS TO HVAC UNIT (BY MECHANICAL CONTRACTOR).
8. HOT WATER HEATER, REFER TO DETAIL ON DRAWING P-501. CONNECT 3/4" GAS TO WATER HEATER. RUN 3/4" COLD (BUILDING MAIN) TO WATER HEATER. RUN 3/4" HOT TO WATER DISTRIBUTION MANIFOLD.
9. 2-1/2" GAS UP.
10. 4" COMBINED WATER SERVICE DOWN.
11. CONNECT INLET AND OUTLET RADON PIPING TO FAN. RADONAWAY RP145 RADON FAN PROVIDED BY PLUMBING CONTRACTOR. TERMINATE OUTLET PIPING STRAIGHT UP TO ROOF BOOT AND OUT TO ATMOSPHERE. (3)

CONSTRUCTION SET

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Principal-In-Charge: Peter Wehner, AIA
Project Manager: Mira Mejibovsky, AIA
Designed By: Timothy D. Geier, AIA

No.	Date	By	Description
1	10/25/18		REVISED PER HCR COMMENTS
2	1/21/19		Radon Changes
3	1/21/19		REVISIONS PER ADDENDUM 6

OVERALL FLOOR PLANS

HARBOR VIEW SQUARE

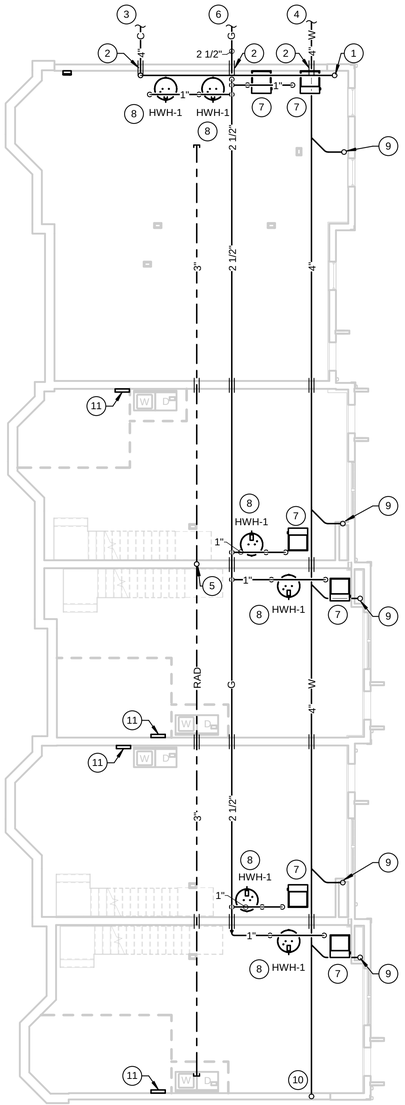
BUILDING #2

Town/City: OSWEGO
County: OSWEGO
State: NEW YORK

Project No.: 20160101.0001

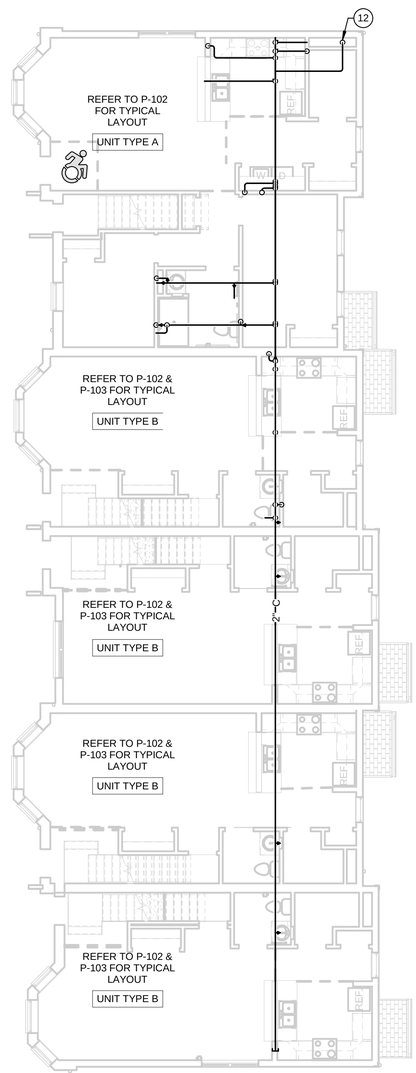
Drawing No.: P-101

Date: AUGUST 1, 2018

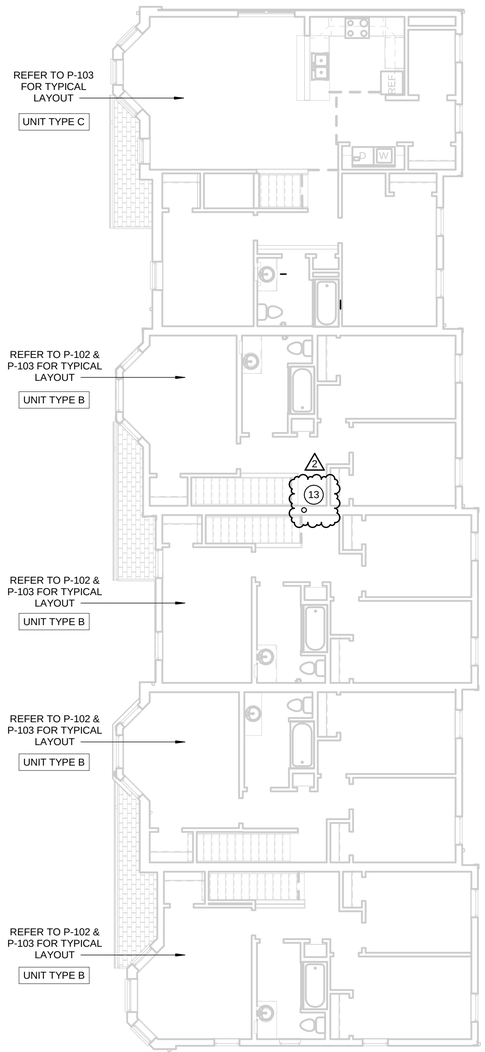


1 BASEMENT PLAN
1/8" = 1'-0"

NOTE: MAIN WASTE AND RADON VENT PIPING SHOWN ON THIS PLAN IS BELOW FINISHED FLOOR.



2 FIRST FLOOR PLAN
1/8" = 1'-0"



3 SECOND FLOOR PLAN
1/8" = 1'-0"

DRAWING NOTES:

1. 2" DOMESTIC WATER SERVICE UP.
2. SLEEVE AND SEAL.
3. CONNECT 4" COMBINED WATER SERVICE TO 4" COLD BY SITE CONTRACT.
4. CONNECT 4" SANITARY TO 4" BY SITE CONTRACT AT INVERT -3.00'.
5. 4" RADON VENT PIPING THROUGH ROOF.
6. CONNECT 2-1/2" GAS TO 2-1/2" BY SITE CONTRACT.
7. CONNECT 3/4" GAS TO HVAC UNIT (BY MECHANICAL CONTRACTOR).
8. HOT WATER HEATER, REFER TO DETAIL ON DRAWING P-501. CONNECT 3/4" GAS TO WATER HEATER. RUN 3/4" COLD (BUILDING MAIN) TO WATER HEATER, RUN 3/4" HOT FROM WATER HEATER TO WATER DISTRIBUTION MANIFOLD.
9. 4" SANITARY/WASTE UP.
10. UP TO EXTERIOR WALL PLATE CLEANOUT.
11. WATER DISTRIBUTION MANIFOLD
12. 2" COLD DOWN.
13. CONNECT INLET AND OUTLET RADON PIPING TO FAN. RADONAWAY RP145 RADON FAN PROVIDED BY PLUMBING CONTRACTOR. TERMINATE OUTLET PIPING STRAIGHT UP TO ROOF BOOT AND OUT TO ATMOSPHERE.

CONSTRUCTION SET

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Designed By: Timothy D. Geier, AIA

No.	Date	By	Description
1	10/25/18		REVISED PER HCR COMMENTS
2	1/21/19		Radon Changes

OVERALL PLANS

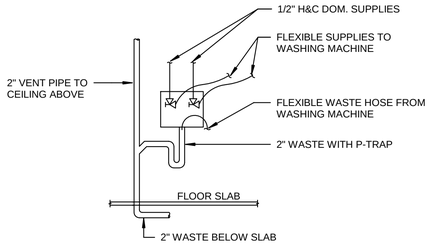
BUILDING #3 & #4

Town/City: OSWEGO
County: OSWEGO
State: NEW YORK

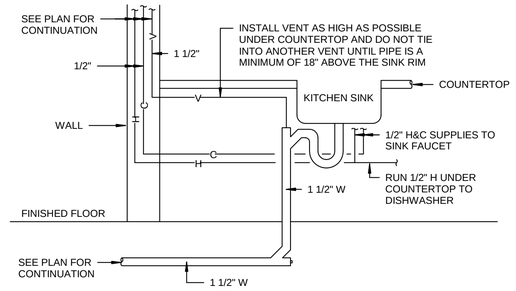
Project No.:
20160101.0001

Drawing No.:
P-101

Date:
AUGUST 1, 2018

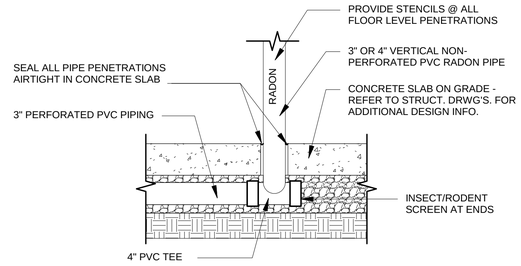


1 RECESSED LAUNDRY WASTE BOX DETAIL

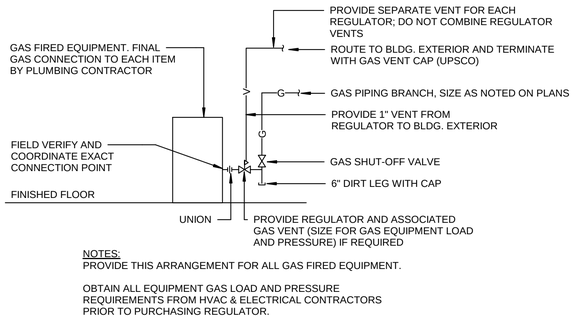


NOTE
RUN DISHWASHER DRAIN PIPING UNDER COUNTERTOP AND CONNECT TO KITCHEN SINK, UPSTRAM OF TRAP.

2 COUNTERTOP KITCHEN SINK



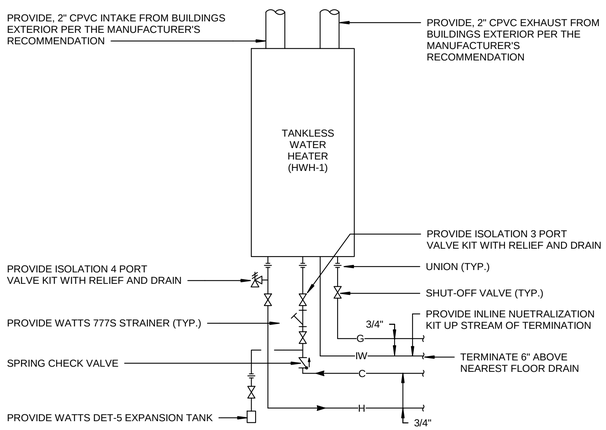
3 RADON PIPING DETAIL



NOTES:
PROVIDE THIS ARRANGEMENT FOR ALL GAS FIRED EQUIPMENT.

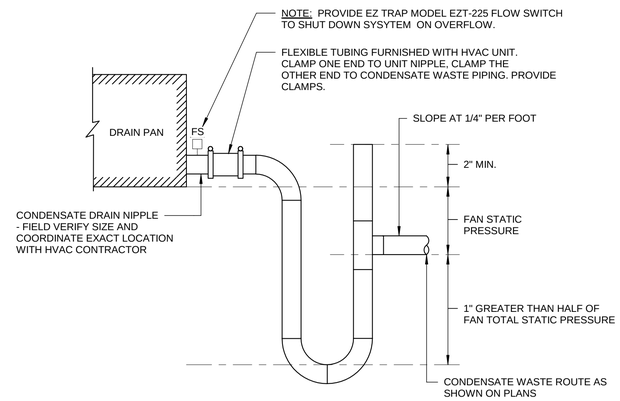
OBTAIN ALL EQUIPMENT GAS LOAD AND PRESSURE REQUIREMENTS FROM HVAC & ELECTRICAL CONTRACTORS PRIOR TO PURCHASING REGULATOR.

4 GAS CONNECTION DETAIL



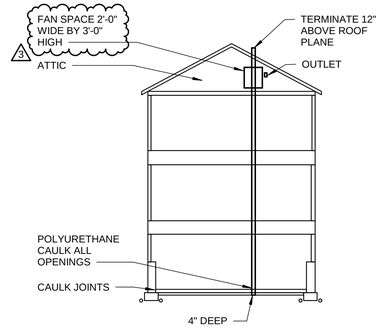
NOTE:
1. MOUNT TANKLESS WATER HEATER SECURELY TO WALL WITH FACTORY PROVIDE WALL BRACKET

5 TANKLESS WATER HEATER



NOTES:
1. PLUMBING CONTRACTOR SHALL CONNECT CONDENSATE PIPING TO EACH HVAC UNIT AND PROVIDE HARD PIPED TRAP, FITTINGS AND UNION, AS WELL AS ALL CONDENSATE PIPING.
2. REFER TO SPECIFICATIONS FOR PIPING AND INSULATION REQUIREMENTS.
3. PVC PIPING SHALL NOT BE USED WITHIN CEILING SPACES THAT ARE UTILIZED AS MECHANICAL SYSTEM RETURN AIR PLENUMS.
4. CONDENSATE DRAINS FOR TERMINAL HVAC UNITS SHALL BE PROVIDED BY THIS CONTRACT (UNLESS OTHERWISE NOTED). CONDENSATE DRAINS FOR ALL ROOF MOUNTED EQUIPMENT AND EQUIPMENT PROVIDED IN MECHANICAL ROOMS SHALL BE PROVIDED BY THE MECHANICAL CONTRACTOR (UNLESS OTHERWISE NOTED).

6 CONDENSATE DRAIN CONNECTION



NOTES:

1. LOCATE PERFORATED DRAIN PIPE INSIDE THE INTERIOR FOOTER AND INCLUDE RUNS ACROSS THE MIDDLE AS NECESSARY IF THE BASEMENT SQUARE FOOTAGE IS LARGER THAN 1,500 SQUARE FEET.
2. INSTALL THE RADON PIPE (3" OR 4" PVC) IN LOCATION THAT WILL ALLOW THE PIPE TO RUN THROUGH AN INTERIOR WALL TO THE ROOF. THE EFFICIENCY OF THE SYSTEM IS GREATEST IF THE PIPE CAN BE RUN STRAIGHT TO THE ROOF WITH NO HORIZONTAL RUNS.
3. AFTER INSTALLATION, URETHANE CAULK ALL CRACKS, EXPANSION JOINTS, AND CRACKS DUE TO SETTLEMENT.
4. PIPE TERMINATION ABOVE THE ROOF MUST BE AT LEAST 10'-0" AWAY FROM ANY OPERABLE WINDOW. PIPE TERMINATION MUST BE AT LEAST 1'-0" ABOVE THE PLANE OF THE ROOF.
5. PLACE AN OUTLET IN THE ATTIC LESS THAN 6'-0" FROM THE RADON PIPE. INSTALLATION OF A FAN IS NOT REQUIRED UNLESS RADON TEST RESULTS INDICATED HIGH LEVELS OF RADON. THIS WILL INSURE NECESSARY PIPING IS IN PLACE SHOULD A SYSTEM BE REQUIRED AND WILL NOT DISRUPT TENANTS WITH A POST CONTRUCTION INSTALLATION.
6. INSTALL SYSTEM PER MANUFACTURER'S INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS. REFERENCE ASTM E1465 & E2121 FOR ADDITIONAL GUIDANCE. SEE DIAGRAM AS BASIS FOR DESIGN.

7 PASSIVE RADON SYSTEM DETAIL

1/8" = 1'-0"

CONSTRUCTION SET

PASSERO ASSOCIATES
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Principal-In-Charge: Peter Wehner, AIA
Project Manager: Mira Mejbovsky, AIA
Designed By: Timothy D. Geier, AIA

No.	Date	By	Description
1	10/25/18		REVISED PER HCR COMMENTS
2	1/21/19		Radon Changes
3	1/21/19		REVISIONS PER ADDENDUM 6

DETAILS

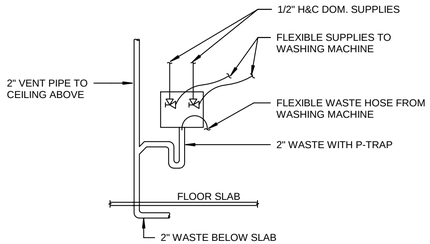
HARBOR VIEW SQUARE
BUILDING #2

Town/City: OSWEGO
County: OSWEGO State: NEW YORK

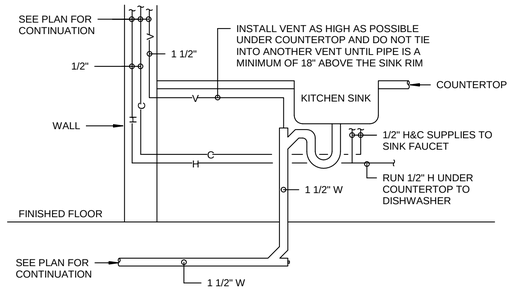
Project No.: 20160101.0001

Drawing No.: P-501

Date: AUGUST 1, 2018

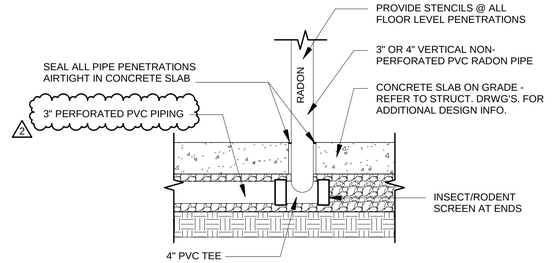


1 RECESSED LAUNDRY WASTE BOX DETAIL

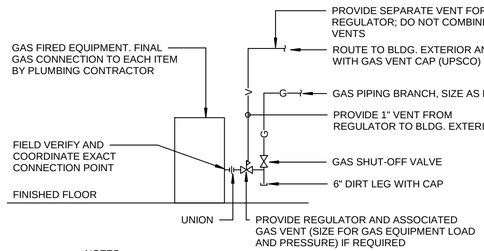


NOTE
RUN DISHWASHER DRAIN PIPING UNDER COUNTERTOP AND CONNECT TO KITCHEN SINK, UPSTRAM OF TRAP.

2 COUNTERTOP KITCHEN SINK



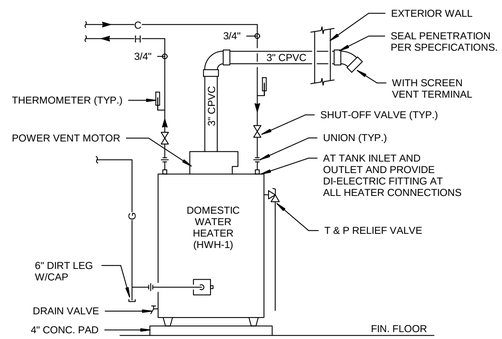
3 RADON PIPING DETAIL



NOTES:
PROVIDE THIS ARRANGEMENT FOR ALL GAS FIRED EQUIPMENT.

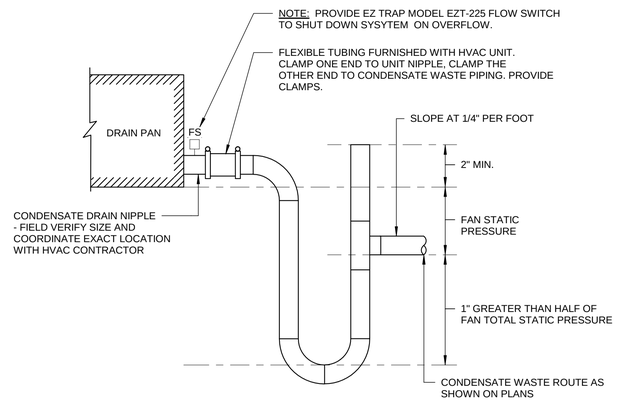
OBTAIN ALL EQUIPMENT GAS LOAD AND PRESSURE REQUIREMENTS FROM HVAC & ELECTRICAL CONTRACTORS PRIOR TO PURCHASING REGULATOR.

4 GAS CONNECTION DETAIL



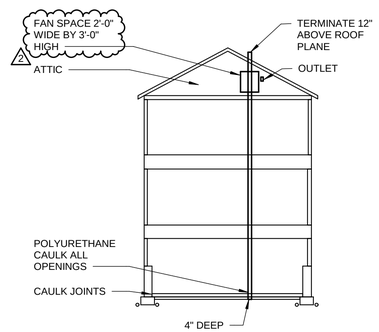
NOTES:
1. PAD SIZE TO BE 6" LARGER THAN "FOOTPRINT" OF HEATER AND TANK
2. SUPPORT GAS PIPING INDEPENDENT OF WATER BOILER.
3. COORDINATE WITH ELECTRIC CONTRACTOR FOR EXACT REQUIREMENTS.

5 WATER HEATER DETAIL - POWER VENTED



NOTES:
1. PLUMBING CONTRACTOR SHALL CONNECT CONDENSATE PIPING TO EACH HVAC UNIT AND PROVIDE HARD PIPED TRAP, FITTINGS AND UNION, AS WELL AS ALL CONDENSATE PIPING.
2. REFER TO SPECIFICATIONS FOR PIPING AND INSULATION REQUIREMENTS.
3. PVC PIPING SHALL NOT BE USED WITHIN CEILING SPACES THAT ARE UTILIZED AS MECHANICAL SYSTEM RETURN AIR PLENUMS.
4. CONDENSATE DRAINS FOR TERMINAL HVAC UNITS SHALL BE PROVIDED BY THIS CONTRACT (UNLESS OTHERWISE NOTED). CONDENSATE DRAINS FOR ALL ROOF MOUNTED EQUIPMENT AND EQUIPMENT PROVIDED IN MECHANICAL ROOMS SHALL BE PROVIDED BY THE MECHANICAL CONTRACTOR (UNLESS OTHERWISE NOTED).

6 CONDENSATE DRAIN CONNECTION



NOTES:
1. LOCATE PERFORATED DRAIN PIPE INSIDE THE INTERIOR FOOTER AND INCLUDE RUNS ACROSS THE MIDDLE AS NECESSARY IF THE BASEMENT SQUARE FOOTAGE IS LARGER THAN 1,500 SQUARE FEET.
2. INSTALL THE RADON PIPE (3" OR 4" PVC) IN LOCATION THAT WILL ALLOW THE PIPE TO RUN THROUGH AN INTERIOR WALL TO THE ROOF. THE EFFICIENCY OF THE SYSTEM IS GREATEST IF THE PIPE CAN BE RUN STRAIGHT TO THE ROOF WITH NO HORIZONTAL RUNS.
3. AFTER INSTALLATION, URETHANE CAULK ALL CRACKS, EXPANSION JOINTS, AND CRACKS DUE TO SETTLEMENT.
4. PIPE TERMINATION ABOVE THE ROOF MUST BE AT LEAST 10'-0" AWAY FROM ANY OPERABLE WINDOW. PIPE TERMINATION MUST BE AT LEAST 1'-0" ABOVE THE PLANE OF THE ROOF.
5. PLACE AN OUTLET IN THE ATTIC LESS THAN 6'-0" FROM THE RADON PIPE. INSTALLATION OF A FAN IS NOT REQUIRED UNLESS RADON TEST RESULTS INDICATED HIGH LEVELS OF RADON. THIS WILL INSURE NECESSARY PIPING IS IN PLACE SHOULD A SYSTEM BE REQUIRED AND WILL NOT DISRUPT TENANTS WITH A POST CONTRUCTION INSTALLATION.
6. INSTALL SYSTEM PER MANUFACTURER'S INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS. REFERENCE ASTM E1465 & E2121 FOR ADDITIONAL GUIDANCE. SEE DIAGRAM AS BASIS FOR DESIGN.

7 PASSIVE RADON SYSTEM DETAIL

CONSTRUCTION SET

PASSERO ASSOCIATES
engineering architecture

EC4B engineering, p.c.
15 Schoen Place
Suite 300
Pittsford, NY 14534
Phone: (585) 641-7121
Fax: (585) 362-4175
www.ec4b.com

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Client:
HARBOR VIEW SQUARE, LLC
HARBOR VIEW SQUARE ENTERPRISES, LLC

1201 E. FAYETTE ST.
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Passero Associates
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Fax: (585) 325-1691

Principal-In-Charge: Peter Wehner, AIA
Project Manager: Mira Mejibovsky, AIA
Designed By: Timothy D. Geier, AIA

No.	Date	By	Description
1	10/25/18		REVISED PER HCR COMMENTS
2	1/21/19		Radon Changes

DETAILS

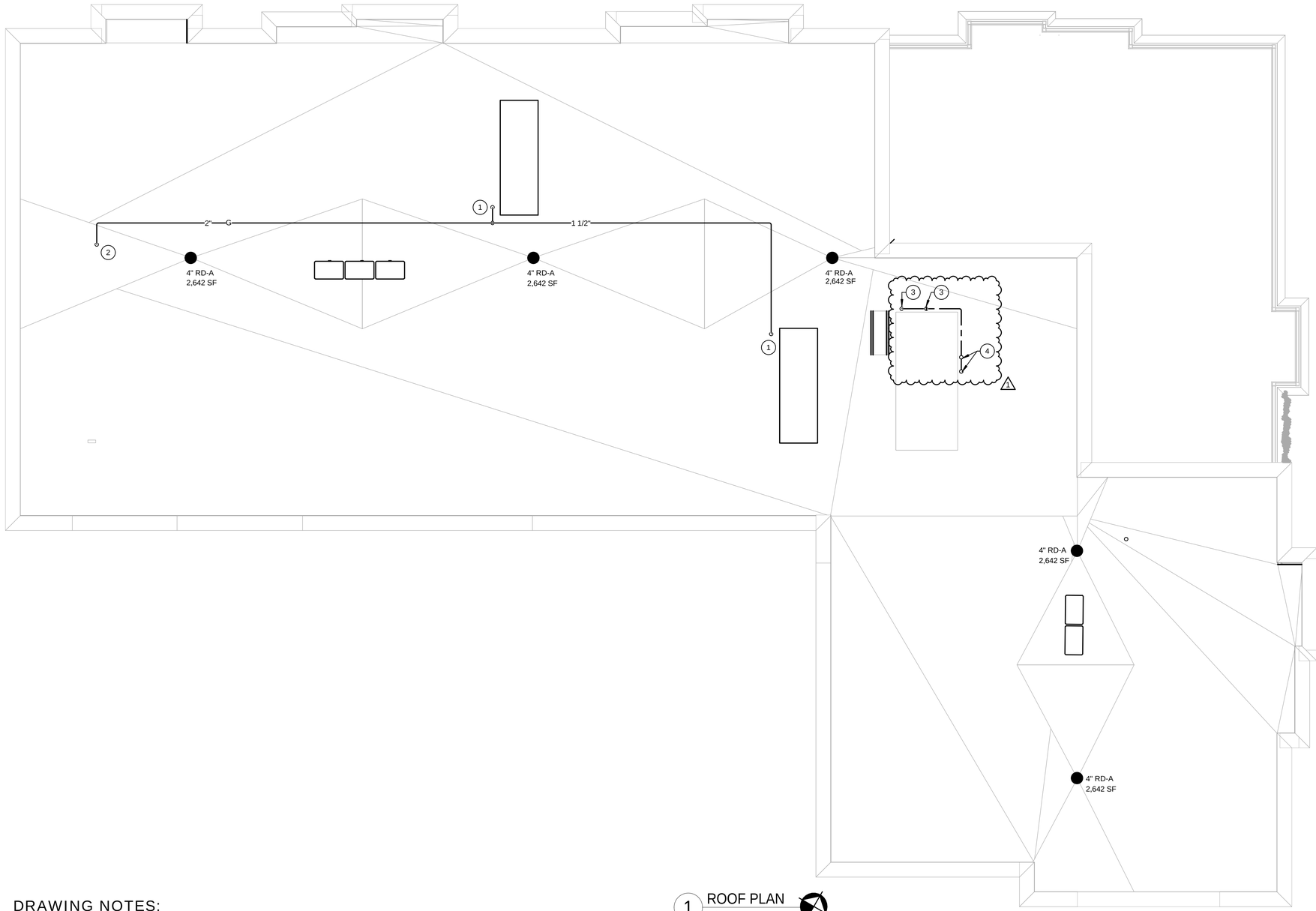
BUILDING #3 & #4

Town/City: OSWEGO
County: OSWEGO
State: NEW YORK

Project No.:
20160101.0001

Drawing No.:
P-501

Date:
AUGUST 1, 2018



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

DRAWING NOTES:

1. DROP 1-1/2" GAS TO HVAC UNIT (BY MECHANICAL CONTRACTOR). REFER TO GAS CONNECTION DETAIL ON DRAWING P-501.
2. 2" GAS DOWN.
3. 4" RADON PIPING DOWN.
4. CONNECT INLET AND OUTLET RADON PIPING TO FAN MOUNTED ON SHAFT WALL. RADONAWAY RP145 RADON FAN PROVIDED BY PLUMBING CONTRACTOR. TERMINATE OUTLET PIPING STRAIGHT UP TO ATMOSPHERE.

CONSTRUCTION SET

PASSERO ASSOCIATES
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Principal-In-Charge — Mark D. Passero, P.E.
Project Manager — Mira Mejibovsky, AIA
Designed By — Jim Boughtin, AIA Assoc.

No.	Date	By	Description
1	1/21/19		Radon System Changes

ROOF PLAN

HARBOR VIEW SQUARE

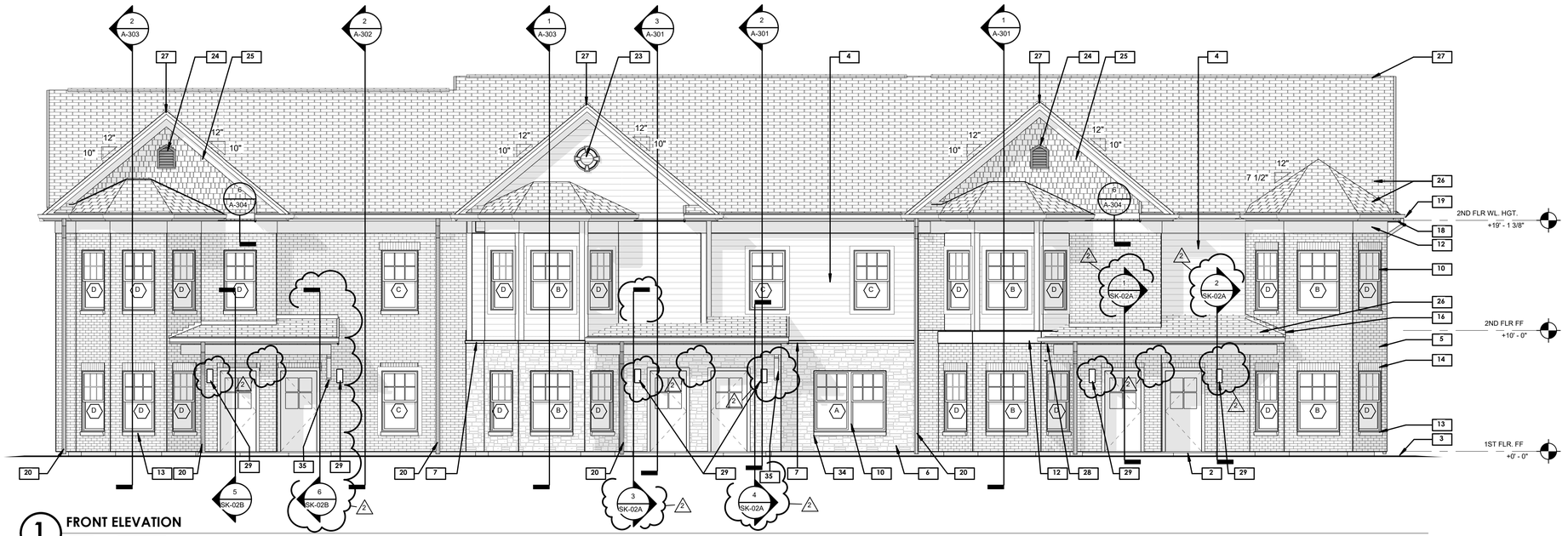
BUILDING #1

Town/City: Oswego
County: Oswego
State: New York

Project No.:
20160101.0001

Drawing No.:
P-106

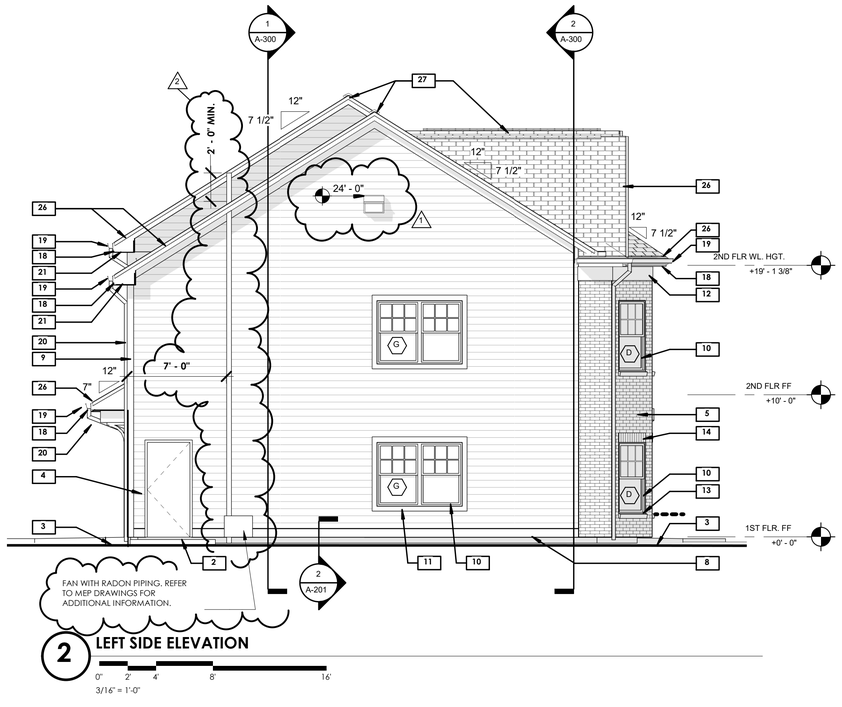
Date:
AUGUST 1, 2018



1 FRONT ELEVATION

0" 2' 4' 8' 16'

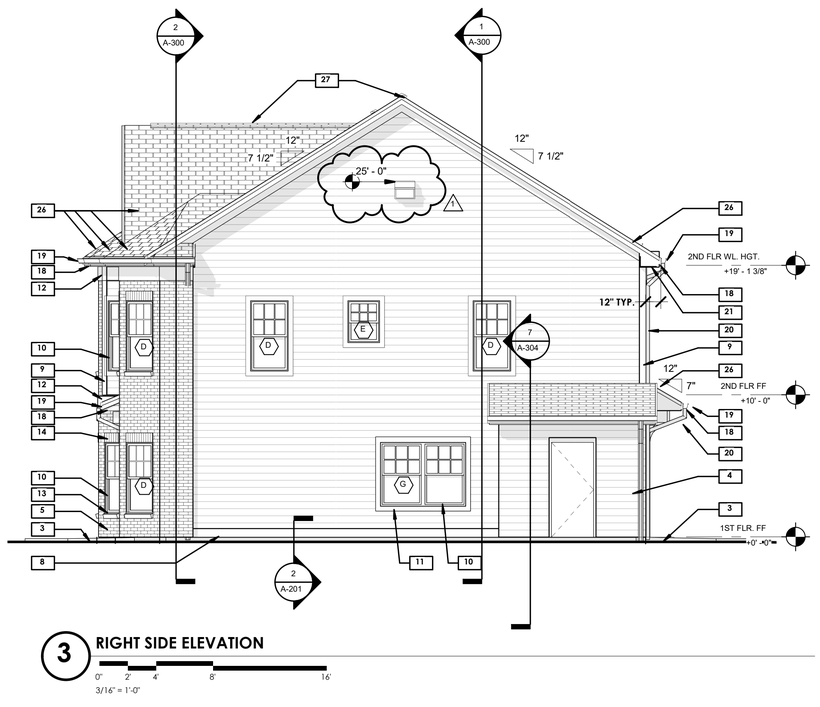
3/16" = 1'-0"



2 LEFT SIDE ELEVATION

0" 2' 4' 8' 16'

3/16" = 1'-0"



3 RIGHT SIDE ELEVATION

0" 2' 4' 8' 16'

3/16" = 1'-0"

ELEVATION GENERAL NOTES:

- NOTE: ALL EXTERIOR COMPONENTS SHALL BE ATTACHED SO AS TO WITHSTAND A 3 SECOND WIND GUST OF UP TO 115 MPH
- PAINT ALL TRIM AND COLUMNS

EXTERIOR ELEVATION NOTES 1

1. FOUNDATION/ FOOTING - STEP DOWN @ WALK-OUT CONDITIONS AND AS REQUIRED BY GRADE
2. EXTERIOR CONC. SLAB ON GRADE - SLOPE AWAY FROM BUILDING
3. APPROX. GRADE - SLOPE AWAY FROM BUILDING. REFER TO CIVIL DRAWINGS FOR FINAL GRADING
4. FIBER-CEMENT CLAPBOARD SIDING
5. BRICK VENEER
6. STONE VENEER - REFER TO DETAIL 7/A-600
7. SMOOTH FINISH CAST-STONE BAND
8. 8" FIBER-CEMENT WATER TABLE
9. 6" FIBER-CEMENT CORNER BOARD, TYP.
10. FIBERGLASS WINDOW, TYP.
11. 4" SMART TRIM SURROUND, TYP.
12. 12" SMART TRIM FRIEZE BOARD
13. PRE-CAST CONCRETE SILL
14. BRICK SOLDIER COARSE
15. BOXED-OUT SOFFIT w/FIBER CEMENT TRIM
16. FLASHING BEHIND SIDING VERTICALLY 5" MIN.
17. DECORATIVE BRACKET - FYPON BKT9X11 OR EQUAL
18. CONTINUOUS ALUMINUM CLAD FASCIA, TYP.
19. CONTINUOUS PREFINISHED ALUMINUM GUTTER, TYP.
20. DOWNSPOUT - TIE INTO STORM SEWER, TYP.
21. CONTINUOUSLY VENTED VINYL SOFFIT, TYP.
22. BUILD-OUT GABLE END PER SECTION 2/A-302
23. FYPON RND.VENT FRLV18 w/ RLV18X4F SURROUND
24. FYPON PLV18X24 PEAKED LOUVER VENT
25. FIBER-CEMENT SHAKE SIDING
26. ARCHITECTURAL GRAD ROOF SHINGLES
27. RIDGE VENT
28. ALIGN BOTTOM OF TRIM WITH BOTTOM OF FASCIA AT ENTRY ROOF
29. WALL SCONCE, SEE MEP DRAWINGS FOR ADDITIONAL INFORMATION. TOP OF LIGHT FIXTURE TO ALIGN WITH TOP OF DOOR.
30. DENTIL MOLDING - FYPON DTLB6X4X6 OR EQUAL
31. PROVIDE FIRE-RETARDANT SHEATHING (HATCHED AREA)
32. EYEBROW ROOF STRAIGHT OR RADIUS AS SHOWN
33. EMERGENCY ESCAPE AND RESCUE AREAWELL
34. STONE SILL PER MANUFACTURER
35. DECORATIVE BRACKET - FYPON BKT19X24 OR EQUAL

CONSTRUCTION SET

PASSERO ASSOCIATES
engineering architecture

Stamp:

Client:
HARBOR VIEW SQUARE, LLC.
1201 E. FAYETTE ST.
SYRACUSE, NY 13210

Passero Associates
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(585) 325-1000
Fax: (585) 325-1691
Principal-In-Charge: Peter Wehner, AIA
Project Manager: Mira Melibovsky, AIA
Designed By: Timothy D. Geier, AIA

No.	Date	By	Description
1	10/25/18	TG	REVISED PER HCR COMMENTS
2	6/11/19	TG	PORCH CLARIFICATION

EXTERIOR ELEVATIONS

HARBOR VIEW SQUARE

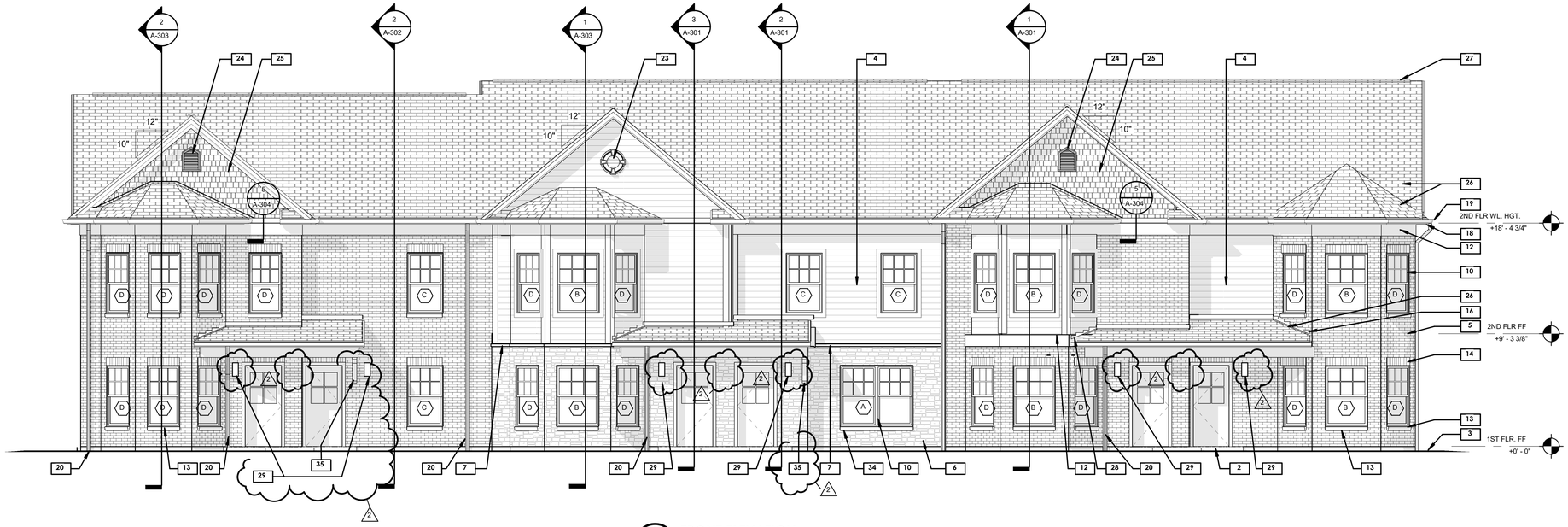
BUILDING #2

Town/City: OSWEGO
County: OSWEGO State: NEW YORK

Project No.:
20160101.0001

Drawing No.:
A-200

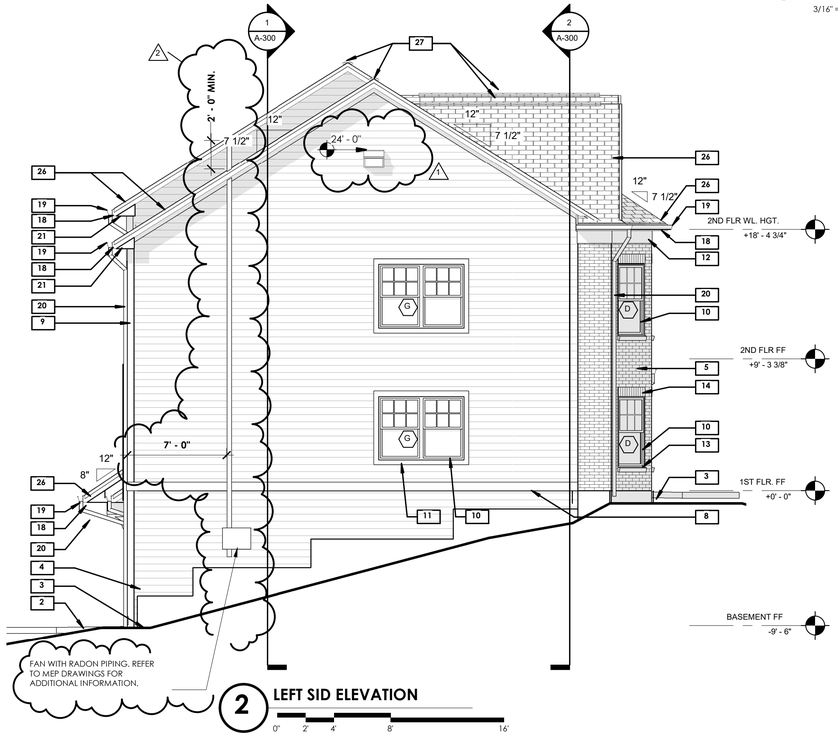
Date:
AUGUST 1, 2018



1 FRONT ELEVATION

0' 2' 4' 8' 16'

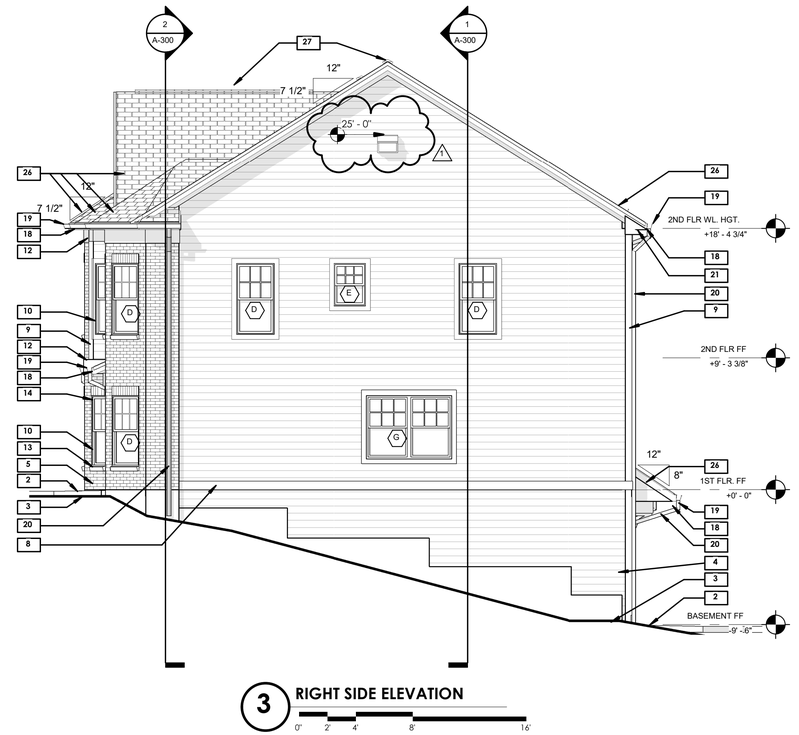
3/16" = 1'-0"



2 LEFT SID ELEVATION

0' 2' 4' 8' 16'

3/16" = 1'-0"



3 RIGHT SIDE ELEVATION

0' 2' 4' 8' 16'

3/16" = 1'-0"

ELEVATION GENERAL NOTES:

- NOTE: ALL EXTERIOR COMPONENTS SHALL BE ATTACHED SO AS TO WITHSTAND A 3 SECOND WIND GUST OF UP TO 115 MPH
- PAINT ALL TRIM AND COLUMNS

EXTERIOR ELEVATION NOTES 1

1 FOUNDATION/ FOOTING - STEP DOWN @ WALK-OUT CONDITIONS AND AS REQUIRED BY GRADE
2 EXTERIOR CONC. SLAB ON GRADE - SLOPE AWAY FROM BUILDING
3 APPROX. GRADE - SLOPE AWAY FROM BUILDING. REFER TO CIVIL DRAWINGS FOR FINAL GRADING
4 FIBER-CEMENT CLAPBOARD SIDING
5 BRICK VENEER
6 STONE VENEER - REFER TO DETAIL 7/A-600
7 SMOOTH FINISH CAST-STONE BAND
8 8" FIBER-CEMENT WATER TABLE
9 6" FIBER-CEMENT CORNER BOARD, TYP.
10 FIBERGLASS WINDOW, TYP.
11 4" SMART TRIM SURROUND, TYP.
12 12" SMART TRIM FRIEZE BOARD
13 PRE-CAST CONCRETE SILL
14 BRICK SOLDIER COARSE
15 BOXED-OUT SOFFIT w/FIBER CEMENT TRIM
16 FLASHING BEHIND SIDING VERTICALLY 5" MIN.
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18 CONTINUOUS ALUMINUM CLAD FASCIA, TYP.
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20 DOWNSPOUT - TIE INTO STORM SEWER, TYP.
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24 FYPON PLV18X24 PEAKED LOUVER VENT
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26 ARCHITECTURAL GRAD ROOF SHINGLES
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30 DENTIL MOLDING - FYPON DTLB6X4X6 OR EQUAL
31 PROVIDE FIRE-RETARDANT SHEATHING (HATCHED AREA)
32 EYEBROW ROOF STRAIGHT OR RADIUS AS SHOWN
33 EMERGENCY ESCAPE AND RESCUE AREAWELL
34 STONE SILL PER MANUFACTURER
35 DECORATIVE BRACKET - FYPON BKT19X24 OR EQUAL

CONSTRUCTION SET

PASSERO ASSOCIATES
engineering architecture

Stamp:

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1201 E. FAYETTE ST.
SYRACUSE, NY 13210

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Rochester, NY 14614
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Principal-In-Charge — Peter Wehner, AIA
Project Manager — Mirg Malbovsky, AIA
Designed By — Timothy D. Geier, AIA

No.	Date	By	Description
1	10/25/18	TG	REVISED PER HCR COMMENTS
2	6/11/19	TG	PORCH CLARIFICATION

EXTERIOR ELEVATIONS

HARBOR VIEW SQUARE

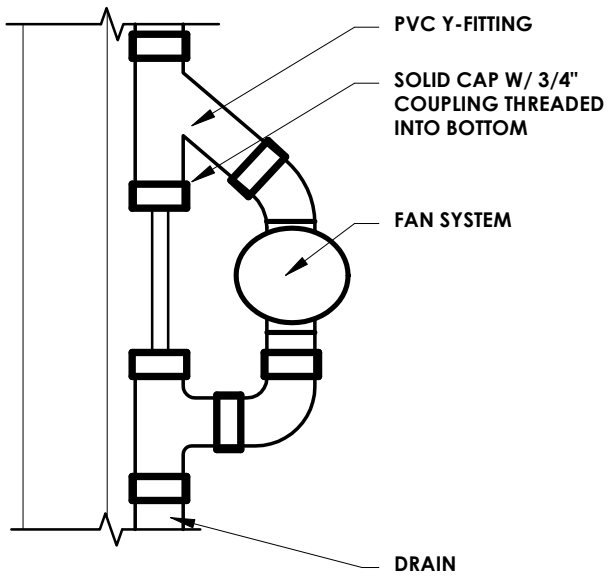
BUILDING #3&4

Town/City: OSWEGO
County: OSWEGO State: NEW YORK

Project No.:
20160101.0001

Drawing No.:
A-200

Date:
AUGUST 1, 2018



5 RADON CONDENSATE BY-PASS DETAIL
1" = 1'-0"

NOTES:

1. LOCATE PERFORATED DRAIN PIPE INSIDE THE INTERIOR FOOTER AND INCLUDE RUNS ACROSS THE MIDDLE AS NECESSARY IF THE BASEMENT SQUARE FOOTAGE IS LARGER THAN 1,500 SQUARE FEET.

2. INSTALL THE RADON PIPE (3" OR 4" PVC) IN LOCATION THAT WILL ALLOW THE PIPE TO RUN STRAIGHT THROUGH TO THE ROOF. THE EFFICIENCY OF THE SYSTEM IS GREATEST IF THE PIPE CAN BE RUN STRAIGHT TO THE ROOF WITH NO HORIZONTAL RUNS.

3. AFTER INSTALLATION, URETHANE CAULK ALL CRACKS, EXPANSION JOINTS, AND CRACKS DUE TO SETTLEMENT.

4. PIPE TERMINATION ABOVE THE ROOF MUST BE AT LEAST 10'-0" AWAY FROM ANY OPERABLE WINDOW. PIPE TERMINATION MUST BE AT LEAST 2'-0" ABOVE THE PLANE OF THE ROOF.

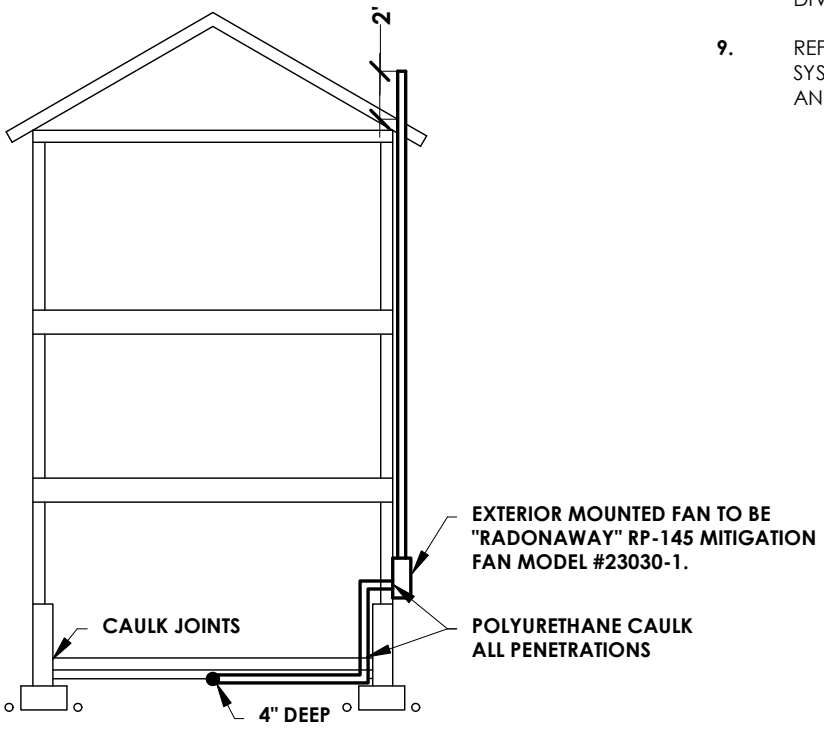
5. PROVIDE POWER TO RADON FAN. PROVIDE 20A/1P CIRCUIT BREAKER IN HOUSE PANEL. PROVIDE MOTOR RATED SWITCH AT UNIT. FEED UTILIZING 2-#12 & 1-#12E.G. IN 1/2"C. COORDINATE FINAL VENT PIPE RISER LOCATIONS PRIOR TO ROUGH-IN. PROVIDE UTILITY LIGHT WITHIN 10' OF VENT RISER. PROVIDE PULL STRING IN CONDUITS. UTILITY LIGHT TO BE PORCELAIN SOCKET WITH SCREW-IN LED BULB. PROVIDE SWITCH FOR LIGHT.

6. PROVIDE MITIGATION ALARM " ALARM CHECKPOINT IIA MITIGATION SYSTEM MONITOR ALARM" AND MANOMETER "DWYER U-TUBE MANOMETER" OR EQUIVALENTS. POWER SUPPLY TO BE 110V 20AMP. INSTALL INSIDE THE BASEMENT OR MECHANICAL CLOSET.

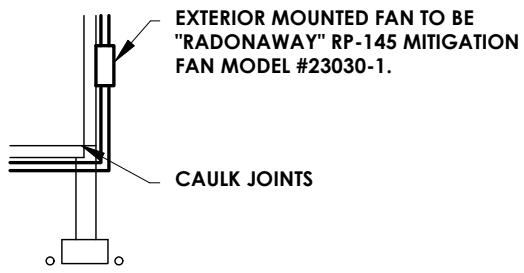
7. INSTALL SYSTEM PER MANUFACTURER'S INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS. REFERENCE ASTM E1465 & E2121 FOR ADDITIONAL GUIDANCE. SEE DIAGRAM AS BASIS FOR DESIGN.

8. PROVIDE RADONAWAY CONDENSATE BY-PASS DRAIN SYSTEM TO DIVERT CONDENSATE AND RAIN WATER INTRUSION PAST THE FAN.

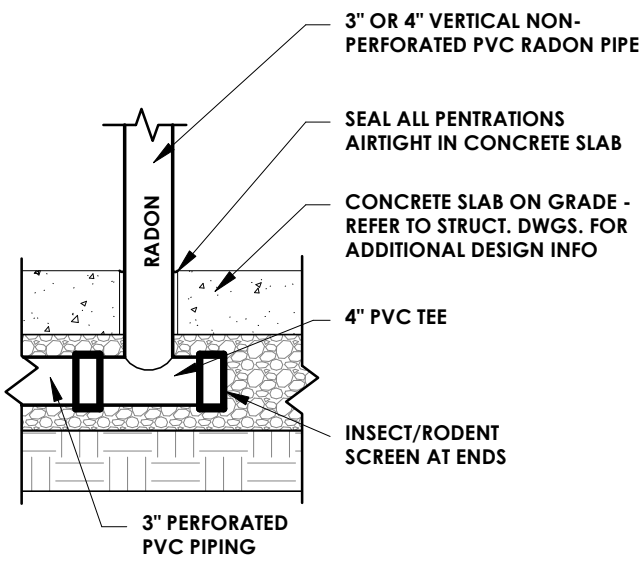
9. REFER TO SYNAPSE PROPERTY RESOURCES FIGURE NO. 2 RADON SYSTEM PARTIAL PLAN AND DETAILS FOR ADDITIONAL INFORMATION AND COORDINATION.



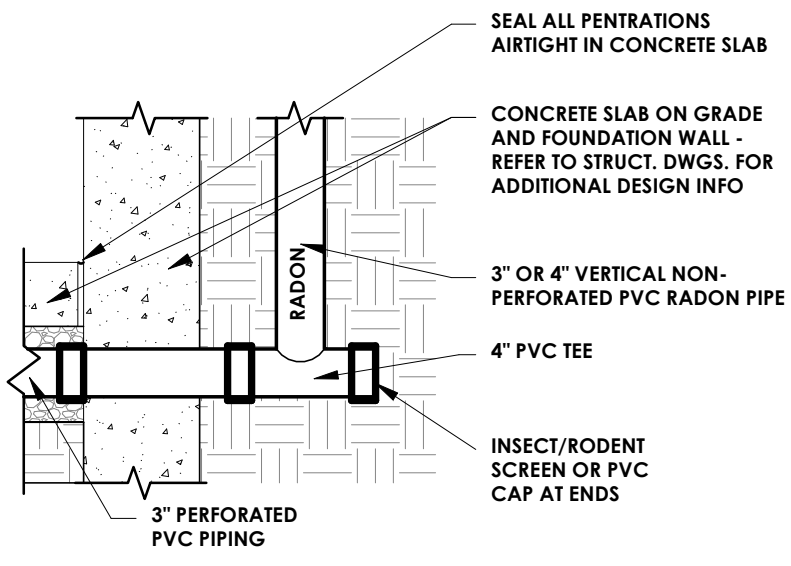
1 RADON SYSTEM - BLDG 3&4
1/8" = 1'-0"



2 RADON SYSTEM - BLDG 2
1/8" = 1'-0"



3 RADON PIPING DETAIL - BLDG 3&4
1" = 1'-0"



4 RADON PIPING DETAIL BLDG 2
1" = 1'-0"

DRAWING OF ORIGIN: P-501

PASSERO ASSOCIATES
engineering architecture

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Fax: (585) 325-1691

Principal-In-Charge: Peter Wehner, AIA
Project Manager: Mira Mejibovsky, AIA
Designed By: Timothy D. Geier, AIA

BUILDINGS 2, 3, &4 RADON SCHEMATIC

HARBOR VIEW SQUARE

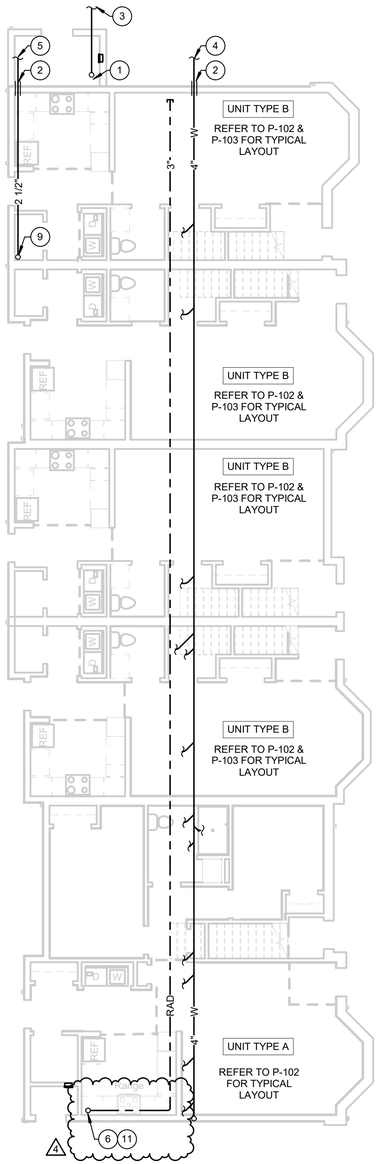
Town/City: OSWEGO
County: OSWEGO
State: NEW YORK

Client:
HARBOR VIEW SQUARE, LLC.
1201 E. FAYETTE ST.
SYRACUSE, NY 13210

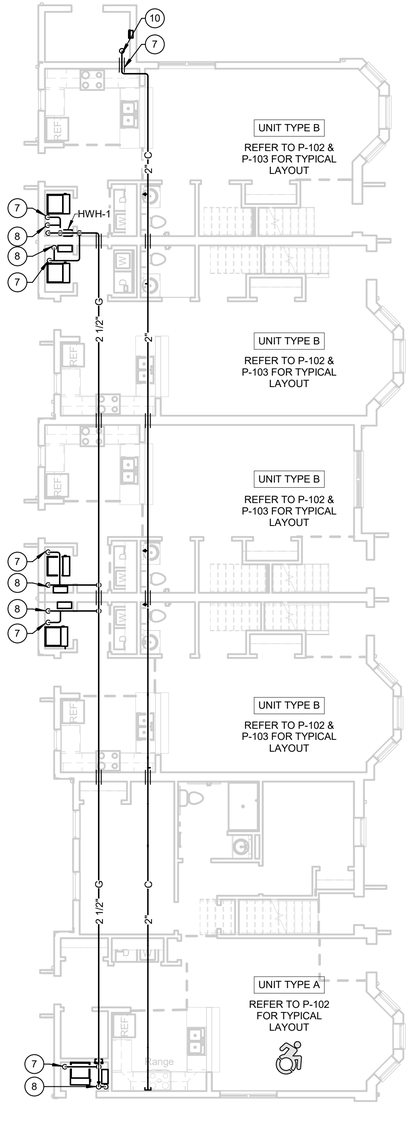
Project No.: 20160101.0001

Drawing No.: **SK-04**

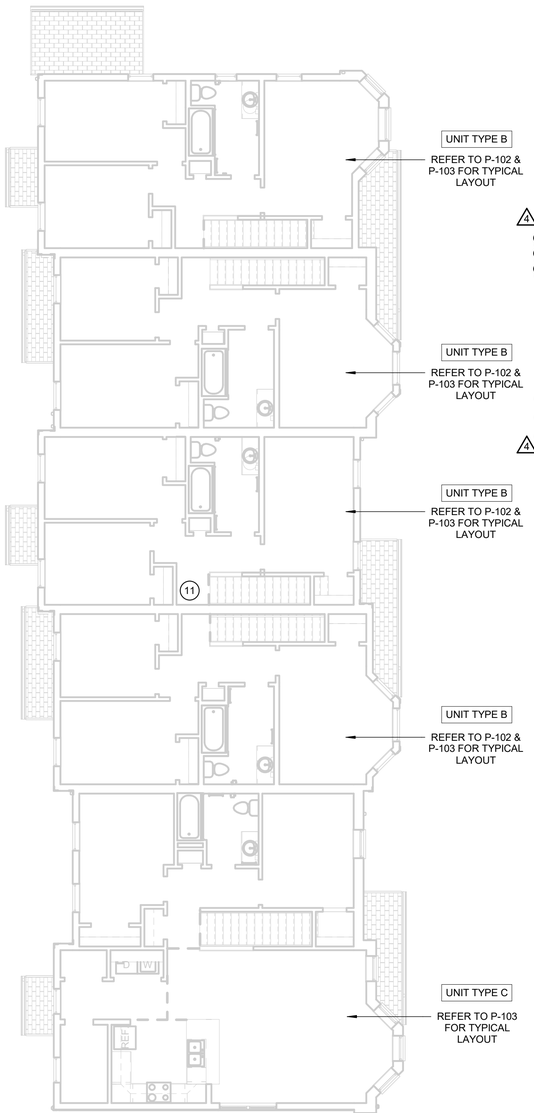
Date: NOVEMBER 11, 2019



1 FOUNDATION PLAN
1/8" = 1'-0"



2 FIRST FLOOR PLAN
1/8" = 1'-0"



3 SECOND FLOOR PLAN
1/8" = 1'-0"

DRAWING NOTES:

1. 4" COMBINED WATER SERVICE UP.
2. SLEEVE AND SEAL.
3. CONNECT 4" COMBINED WATER SERVICE TO 4" COLD BY SITE CONTRACT.
4. CONNECT 4" SANITARY TO 4" BY SITE CONTRACT AT INVERT -3.00'.
5. CONNECT 2-1/2" GAS TO 2-1/2" BY SITE CONTRACT.
6. 4" RADON VENT PIPING UP TO SIDEWALL MOUNTED RADON FAN. COORDINATE WITH ELECTRICAL CONTRACTOR FOR POWER REQUIREMENTS.
7. ~~CONNECT 3/4" GAS TO HVAC UNIT (BY MECHANICAL CONTRACTOR).~~
8. HOT WATER HEATER, REFER TO DETAIL ON DRAWING P-501. CONNECT 3/4" GAS TO WATER HEATER. RUN 3/4" COLD (BUILDING MAIN) TO WATER HEATER. RUN 3/4" HOT TO WATER DISTRIBUTION MANIFOLD.
9. 2-1/2" GAS UP.
10. 4" COMBINED WATER SERVICE DOWN.
11. CONNECT INLET AND OUTLET RADON PIPING TO FAN. RADONAWAY RP145 RADON FAN PROVIDED BY PLUMBING CONTRACTOR. TERMINATE OUTLET PIPING STRAIGHT UP TO DOWNTURNED ELBOW AND OUT TO ATMOSPHERE.

CONSTRUCTION SET

PASSERO ASSOCIATES
engineering architecture

EC4B engineering, p.c.
15 Schoen Place
Suite 300
Pittsford, NY 14534
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Stamp:

Client:
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HARBOR VIEW SQUARE ENTERPRISES, LLC

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Principal-In-Charge: Peter Wehner, AIA
Project Manager: Mira Mejibovsky, AIA
Designed By: Timothy D. Geier, AIA

No.	Date	By	Description
1	10/25/18		REVISED PER HCR COMMENTS
2	1/21/19		Radon Changes
3	1/21/19		REVISIONS PER ADDENDUM 6
4	5/21/19		Radon Changes

OVERALL FLOOR PLANS

HARBOR VIEW SQUARE

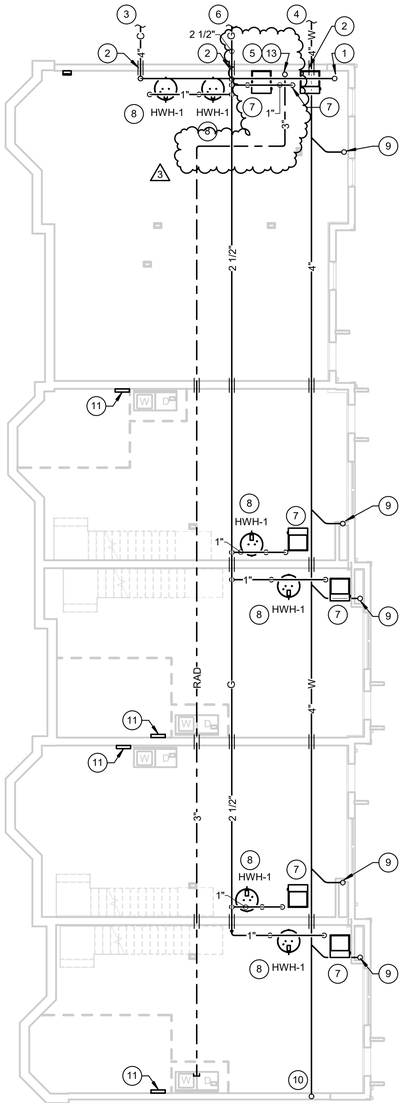
BUILDING #2

Town/City: OSWEGO
County: OSWEGO
State: NEW YORK

Project No.: 20160101.0001

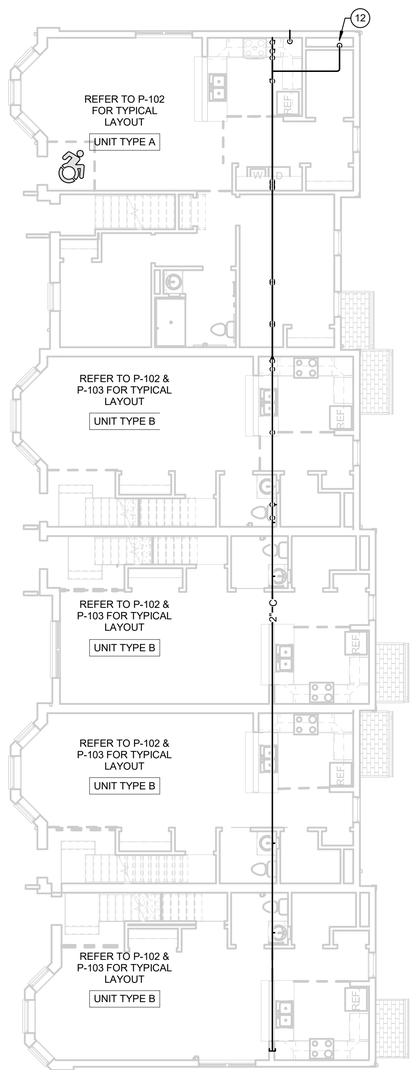
Drawing No.: P-101

Date: AUGUST 1, 2018

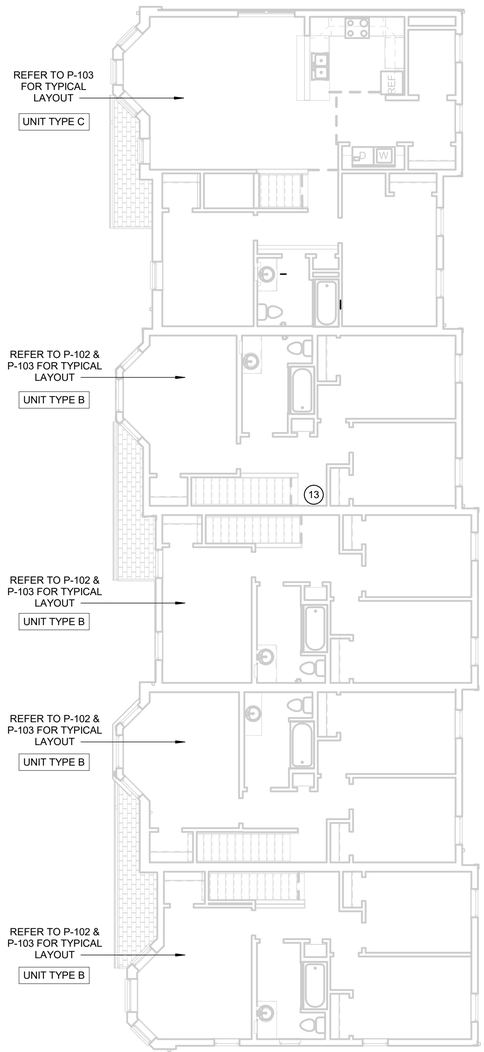


1 BASEMENT PLAN
1/8" = 1'-0"

NOTE: MAIN WASTE AND RADON VENT PIPING SHOWN ON THIS PLAN IS BELOW FINISHED FLOOR.



2 FIRST FLOOR PLAN
1/8" = 1'-0"



3 SECOND FLOOR PLAN
1/8" = 1'-0"

DRAWING NOTES:

1. 2" DOMESTIC WATER SERVICE UP.
2. SLEEVE AND SEAL.
3. CONNECT 4" COMBINED WATER SERVICE TO 4" COLD BY SITE CONTRACT.
4. CONNECT 4" SANITARY TO 4" BY SITE CONTRACT AT INVERT -3.00'.
5. 4" RADON VENT PIPING UP TO SIDEWALL MOUNTED RADON FAN. COORDINATE WITH ELECTRICAL CONTRACTOR FOR POWER REQUIREMENTS..
6. CONNECT 2-1/2" GAS TO 2-1/2" BY SITE CONTRACT.
7. CONNECT 3/4" GAS TO HVAC UNIT (BY MECHANICAL CONTRACTOR).
8. HOT WATER HEATER, REFER TO DETAIL ON DRAWING P-501. CONNECT 3/4" GAS TO WATER HEATER. RUN 3/4" COLD (BUILDING MAIN) TO WATER HEATER, RUN 3/4" HOT FROM WATER HEATER TO WATER DISTRIBUTION MANIFOLD.
9. 4" SANITARY/WASTE UP.
10. UP TO EXTERIOR WALL PLATE CLEANOUT.
11. WATER DISTRIBUTION MANIFOLD
12. 2" COLD DOWN.
13. CONNECT INLET AND OUTLET RADON PIPING TO FAN. RADONAWAY RP145 RADON FAN PROVIDED BY PLUMBING CONTRACTOR. TERMINATE OUTLET PIPING STRAIGHT UP TO DOWNTURNED ELBOW AND OUT TO ATMOSPHERE.

CONSTRUCTION SET

PASSERO ASSOCIATES
engineering architecture

EC4B engineering, p.c.
15 Schoen Place
Suite 300
Pittsford, NY 14534
Phone: (585) 641-7121
Fax: (585) 362-4175
www.ec4b.com

Stamp:

Client:
HARBOR VIEW SQUARE, LLC
HARBOR VIEW SQUARE ENTERPRISES, LLC

1201 E. FAYETTE ST.
SYRACUSE, NY 13210

Passero Associates
242 West Main Street, Suite 100
Rochester, NY 14614
(585) 325-1000
Fax: (585) 325-1691

Principal-In-Charge: Peter Wehner, AIA
Project Manager: Mira Mejbovsky, AIA
Designed By: Timothy D. Geier, AIA

No.	Date	By	Description
1	10/25/18		REVISED PER HCR COMMENTS
2	1/21/19		Radon Changes
3	5/21/19		Radon Changes

OVERALL PLANS

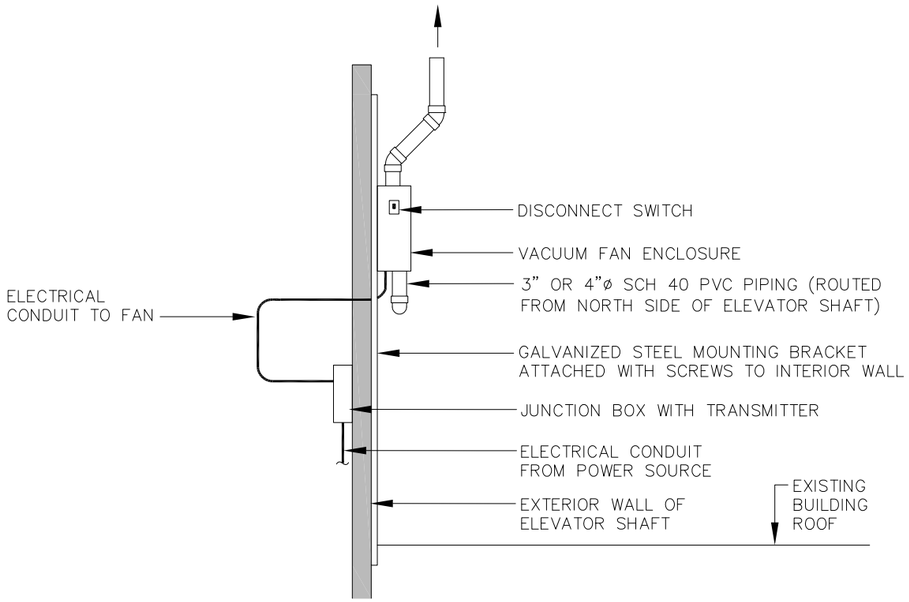
BUILDING #3 & #4

Town/City: OSWEGO
County: OSWEGO
State: NEW YORK

Project No.: 20160101.0001

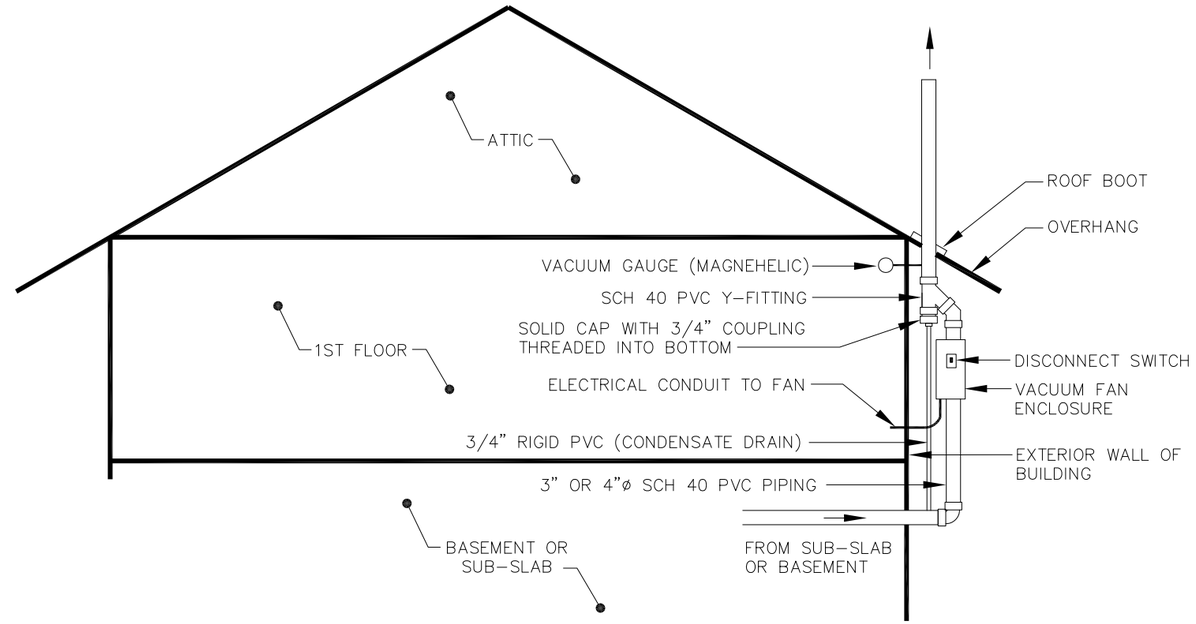
Drawing No.: P-101

Date: AUGUST 1, 2018



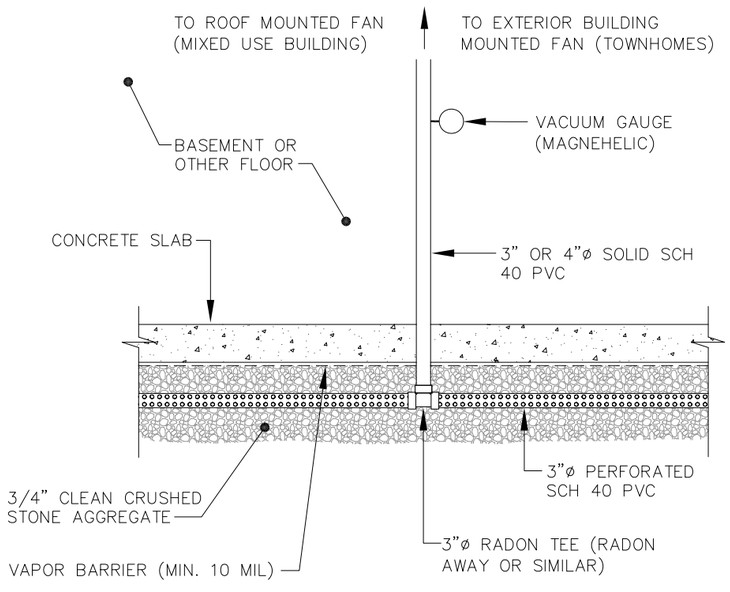
TYPICAL ROOF MOUNTING DETAIL - BUILDING 1

NOT TO SCALE



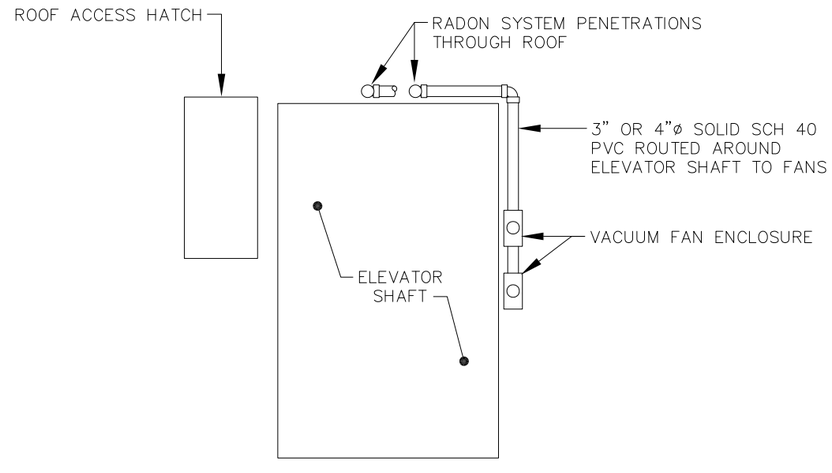
TYPICAL FAN MOUNTING DETAIL - TOWNHOMES

NOT TO SCALE



NEW RADON CONSTRUCTION SUB-SLAB DETAIL

NOT TO SCALE



PARTIAL ROOF PLAN - BUILDING 1

NOT TO SCALE

P: CPD2BC
11/12/19
SYNAPSE/WIP/HSGVIS 24-16/HSGVIS-2416-B15.DWG

synapse
connect. advise. insure.
SYNAPSE PROPERTY RESOURCES
360 ERIE BLVD. EAST
SYRACUSE, NEW YORK 13202

HARBOR VIEW SQUARE
NYSBCP SITE NO. C738040
68 WEST FIRST STREET
OSWEGO, NEW YORK

RADON SYSTEM PARTIAL PLAN AND DETAILS

PROJECT NO.: HSGVIS-24-16-10
DATE: NOVEMBER 2019
FIGURE NO.: 2