From: Oelkers, Eric <EOelkers@scsengineers.com>
Sent: Friday, March 22, 2024 6:12 PM
To: Koepke, Cynthia L - DNR
Cc: Langdon, Robert; Radunzel, Ashley
Subject: RE: Hartmeyer, BRRTS 03-13-000053 and 02-13-580328
Attachments: 240322_Koepke_Vapor Sampling_final.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: for tracking

Hi Cindy,
The Hartmeyer sub-slab vapor sampling is attached for your review.
Regards,

Eric Oelkers, PG*
Senior Project Manager / Hydrogeologist
SCS Engineers
2830 Dairy Drive
Madison, WI 53718-6751 USA
608-216-7341 (W)
608-444-3934 (C)
eoelkers@scsengineers.com
*Licensed in WI

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www.scsengineers.com

From: Koepke, Cynthia L - DNR <Cynthia.Koepke@wisconsin.gov>
Sent: Friday, January 5, 2024 12:33 PM
To: Oelkers, Eric <EOelkers@scsengineers.com>
Subject: RE: Hartmeyer, BRRTS 03-13-000053 and 02-13-580328

Hello, Eric,
Apologies for the late response.

DNR approves your request for an extension to submit the vapor sampling plan. You may start counting the three months today.

Thanks!

We are committed to service excellence.
Visit our survey at http://dnr.wi.gov/customersurvey to evaluate how I did.

Cindy Koepke, P.G.
[she/her/hers]
Phone: **608-219-2181**
Email: cynthia.koepke@wisconsin.gov

From: Oelkers, Eric <EOelkers@scsengineers.com>
Sent: Tuesday, December 19, 2023 11:52 AM
To: Koepke, Cynthia L - DNR <Cynthia.Koepke@wisconsin.gov>
Subject: Hartmeyer, BRRTS 03-13-000053 and 02-13-580328

Hi Cindy,
The "Approval to Manage Contaminated Soil under Wis. Admin. Code NR 718.12" letter from DNR dated October 3, 2023 included the following condition:

7. As required by Wis. Admin. Code § NR 716.11(3)(a) and (5)(g), submit a sub-slab vapor sampling plan to DNR within 90 days of the date of this approval. The sampling plan should follow DNR's RR-800 guidance (Addressing Vapor Intrusion at Remediation & Redevelopment Sites in Wisconsin, January 2018).

As far as I know LAC has not yet closed on the property. SCS is still working with the project team on the design details of the vapor mitigation system and the related plan for sub-slab vapor sampling; however, we are not at the point where we are able submit a vapor sampling plan to DNR by the "required" date of January 1, 2024. We intend to submit the vapor sampling plan before the floor slabs are constructed. We would like to request an extension time of three months (90 days) to submit the plan to DNR, with the understanding that the plan will be submitted in advance of placement of the floor slabs.

Regards,

Eric Oelkers, PG*
Senior Project Manager / Hydrogeologist
SCS Engineers
2830 Dairy Drive

Madison, WI 53718-6751 USA
608-216-7341 (W)
608-444-3934 (C)
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March 22, 2024
File No. 25222081.00

MEMORANDUM

TO: Cindy Koepke, Wisconsin Department of Natural Resources

FROM: Eric Oelkers

SUBJECT: Sub-Slab Vapor Sampling Plan, Hartmeyer Property
BRRTS 03-13-000053 and 02-13-580328

The Wisconsin Department of Natural Resources' (WDNR's) October 3, 2023 approval letter, sent in response to SCS Engineers' submittal of a Materials Management Plan (MMP) for the Hartmeyer Property in July 2023 included a requirement for a sub-slab vapor sampling plan. SCS requested and was granted a 90-day extension of time for submittal of the vapor sampling plan, to April 4, 2024. This memo outlines the proposed sub-slab vapor sampling approach.

Project Description

As indicated in the MMP, the current development project includes two 6-story buildings: the northern building, the "Victoria," includes approximately 250 senior living apartments, common areas, and above grade parking; the southern building, the "View" includes approximately 300 family housing apartments, three courtyards, and above grade parking. Both buildings include slab on grade construction with engineered deep foundations. The finished ground floor elevation of each building will be 857 feet above mean sea level (amsl), which is approximately 1 to 6 feet higher than the pre-development site elevations. The building designs incorporate a minimum of 6 inches of clear gravel below the floor slab for drainage and vapor venting, a vapor barrier below the floor slab, and venting pipes installed in the gravel connected to risers terminating above the roof of the building.

Vapor Screening (from MMP Document)

No vapor testing has been performed to date because there are no occupied buildings on the Property. WDNR's January 2018 guidance document RR800 "Addressing Vapor Intrusion at Remediation and Redevelopment Sites in Wisconsin" indicates that vapor intrusion for petroleum contaminants can be ruled out if aerated soil conditions can be confirmed in the zone within 5 feet horizontally and vertically beneath a building. The proposed building's first floor elevations are 857 feet amsl, and the water table has recently been measured at 848.4 to 850.6 feet amsl. The degree of aeration of the existing soil has not been evaluated. The engineered fill required to establish base grades below the building floors will be aerated but will typically not exceed 5 feet in thickness.

RR800 lists the following screening criteria, where vapor investigation is recommended for petroleum vapor intrusion if 5 feet of aerated soil is not confirmed:

- *Building has less than 15-feet vertical separation or 30-feet horizontal separation from NAPL [non-aqueous phase liquid].*
- *Building has less than 5-feet of vertical separation from groundwater with benzene > 1 mg/L.*
- *Groundwater with concentrations above Wis. Admin. Code § NR 140 PAL has entered the building or is in contact with the building's foundation.*
- *Building has less than 5-foot (vertical (a) and horizontal) separation distance from petroleum contaminated soil with the potential for off-gassing. (Heavier end petroleum products (e.g. diesel or fuel oil) or heavily weathered light end distillates that no longer contain compounds that are detectable by TO-15 analysis are not likely to be a source of vapors.)*
- *Petroleum vapors are present in utilities that transect a petroleum source area.*
- *Petroleum odors are present in building near petroleum source area.*

The absence of petroleum volatile organic compounds (PVOCs) greater than NR 140 enforcement standards in groundwater suggests that there is little potential for off gassing of volatile vapors; however, the following site conditions may fall into the screening criteria listed above:

- The initial aboveground storage tank investigation documented some fuel oil non-aqueous phase liquid (NAPL) on the property adjacent to the area of the 1989 fuel oil spill.
- The building foundation footing is intended to be placed above the water table; however, portions of the foundation system may extend below the water table, and petroleum contamination greater than NR 140 preventive action limits (PALs) may remain below the building footprints.

As a precautionary measure, vapor mitigation features have been incorporated into the building design.

Vapor Sampling Approach

The purpose of sub-slab vapor sampling is to identify whether volatile organic contaminants are present in the soil vapor below the ground floor slab in concentrations sufficient to require additional investigation or active mitigation measures. There were no occupied structures on the property prior to the start of the current redevelopment project; therefore, sub-slab sampling will be possible only after the floor slabs of the new buildings have been constructed.

Vapor sampling ports will be installed through the floor during or after placement of the concrete floor. The proposed locations are shown on the attached building floor plans. The View building has a larger residential footprint in contact with the ground and includes 11 sub-slab vapor sample

locations. The Victoria has a smaller residential footprint on the ground floor and includes six sub-slab vapor sample locations. The proposed sub-slab vapor locations are situated in common or service areas adjacent to residential units to prevent the need to access private residences if additional sampling is required after the buildings are occupied. Vapor sampling ports are not located in the parking areas.

At least one round of sub-slab vapor sampling is planned for each building after the concrete has cured for a minimum of 2 weeks. Samples will be collected passively over a period of approximately 10 days using Waterloo Membrane Sampler (WMS) capsules temporarily sealed into the sub-slab vapor sampling ports. The deployment of the WMS capsules is described in the attached Standard Operating Procedure (SOP).

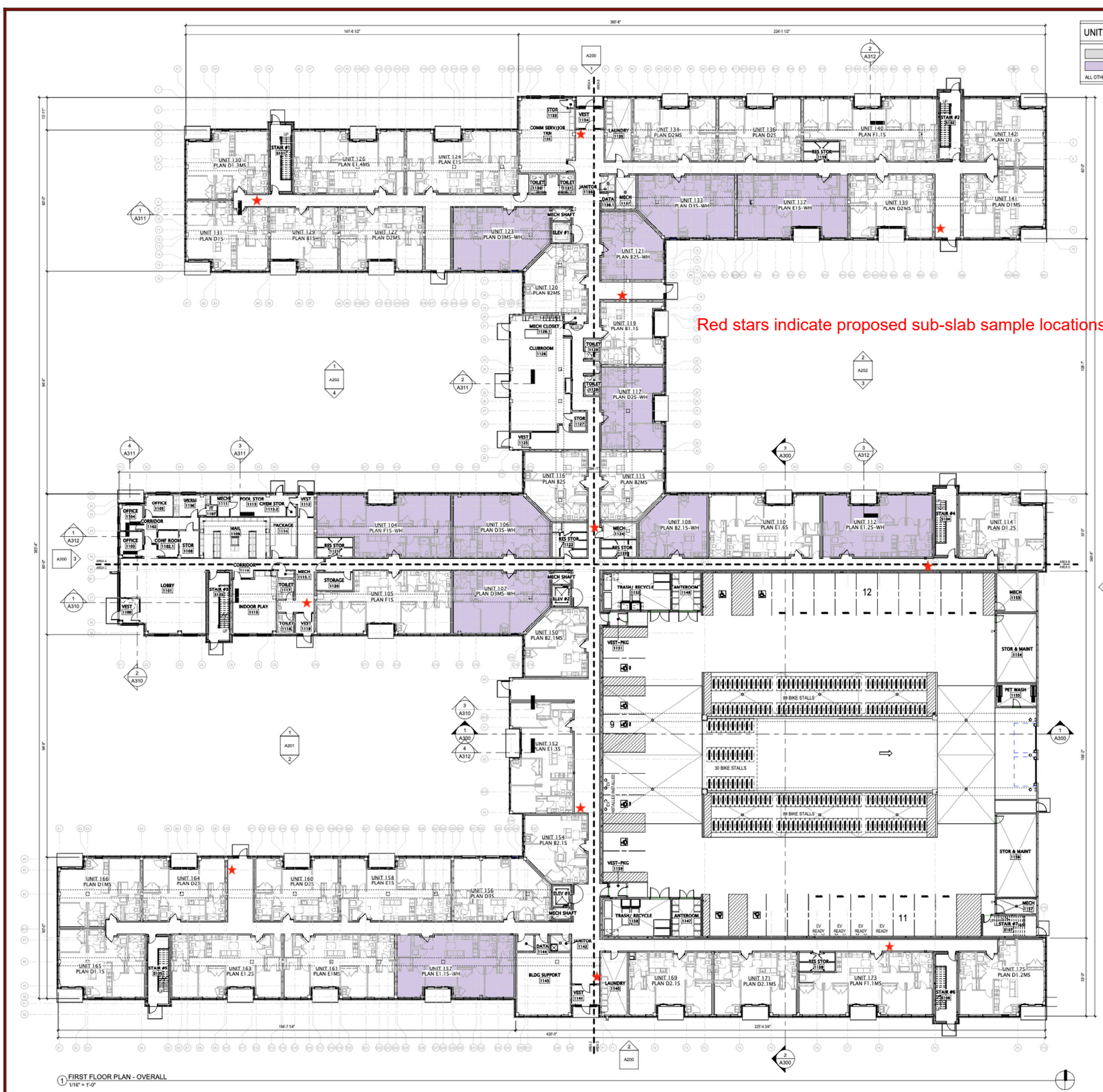
The sub-slab samples will be submitted to Eurofins Air Toxics laboratory in Folsom, California for volatile organic compound (VOC) analysis via method TO-17. The anticipated parameter list and reporting limits are summarized in the attached table.

Following receipt of the laboratory analyses, the results will be compiled in a table with the corresponding vapor risk screening levels. The tabulated results will be provided to WDNR with updated figures showing the sample locations and recommendations for additional sampling or mitigation measures, if necessary.

Enclosures: The View Sub-Slab Vapor Sample Locations
The Victoria Sub-Slab Vapor Sample Locations
Vapor Capsule SOP
WMS Parameter List and Reporting Limits

EO/AJR/REL

I:\25222081.00\Deliverables\Vapor Sampling Plan\240319_Koepke_Vapor Sampling_Draft.docx



1 FIRST FLOOR PLAN - OVERALL
1/16" = 1'-0"

UNIT LEGEND

- TYPE A & WHEDA UNIT
- WHEDA UNIT

ALL OTHERS ARE TYPE B' UNITS

GENERAL PLAN NOTES

1. BUILDING DIMENSIONS ARE TO OUTSIDE FACE OF STUD OR MASONRY WALLS UNLESS OTHERWISE NOTED.
2. WINDOW & DOOR LOCATION DIMENSIONS ARE TO CENTERLINE OF WINDOW/DOOR UNLESS OTHERWISE NOTED. CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER.
3. VERIFY ALL STRUCTURAL MEMBER SIZE, SPACING, REINFORCING, AND BRACING WITH STRUCTURAL DRAWINGS.
4. ALL WOOD EXPOSED TO THE EXTERIOR OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE TREATED.
5. VERIFY ALL WINDOW, DOOR, TUB, SHOWER, FIREPLACE, APPLIANCE, EQUIPMENT, ETC. ROUGH OPENINGS & CLEARANCE REQUIREMENTS WITH MANUFACTURER.
6. PROVIDE SOUND BATT INSULATION AT ALL WALLS SURROUNDING BATHROOMS, LAUNDRY ROOMS/ CLOSETS, MECHANICAL ROOMS/ CLOSETS, AND OTHER PLUMBING WALLS.
7. PROVIDE BLOCKING AT ALL GRAB BAR LOCATIONS - INCLUDING LOCATIONS OF FUTURE GRAB BARS & SEATS IN BATHROOMS DESIGNATED AS ACCESSIBLE.
8. PROVIDE FIREBLOCKING PER 2015 IBC 718.2.1 - TYPICAL THROUGHOUT ENTIRE BUILDING.
9. FIELD VERIFY ALL CABINETRY LAYOUTS AND COORDINATE WITH THE DIMENSIONAL REQUIREMENTS OF ALL APPLIANCES & FIXTURES. PROVIDE FINISHED END PANELS AT ALL EXPOSED CABINETRY ENDS.
10. CAULK AT PERIMETER OF ALL TUB & SHOWER ENCLOSURES. CAULK AT PERIMETER OF ALL COUNTERTOP BACKSPLASHES & SIDESPLASHES.
11. INSTALL FIXTURES, ACCESSORIES, ETC. ACCORDING TO THE MOUNTING HEIGHT SCHEDULE.
12. ALL WINDOWS & PATIO DOORS SHALL BE AS SPECIFIED IN THE SCOPE SPECIFICATIONS AND AS INDICATED ON THE EXTERIOR MATERIAL AND WINDOW SCHEDULES.

ENLARGED UNIT TYPES

PLAN TYPE	SHEET NO.
UNIT B1 - ENLARGED PLAN	A410
UNIT B1.1S - ENLARGED PLAN	A410
UNIT B1S - ENLARGED PLAN	A410
UNIT B2 - ENLARGED PLAN	A410
UNIT B2M - ENLARGED PLAN	A410
UNIT B2-TYPE A - ENLARGED PLAN	A411
UNIT B2-WH - ENLARGED PLAN	A411
UNIT B2MS - ENLARGED PLAN	A411
UNIT B2S - ENLARGED PLAN	A411
UNIT B2S-WH - ENLARGED PLAN	A411
UNIT B2.1 - ENLARGED PLAN	A412
UNIT B2.1MS - ENLARGED PLAN	A412
UNIT B2.1S - ENLARGED PLAN	A412
UNIT B2.1S-WH - ENLARGED PLAN	A412
UNIT D1 - ENLARGED PLAN	A412
UNIT D1.1S - ENLARGED PLAN	A412
UNIT D1.2MS - ENLARGED PLAN	A413
UNIT D1.2S - ENLARGED PLAN	A413
UNIT D1MS - ENLARGED PLAN	A413
UNIT D1S - ENLARGED PLAN	A413
UNIT D1.3MS - ENLARGED PLAN	A414
UNIT D1.3S - ENLARGED PLAN	A414
UNIT D2 - ENLARGED PLAN	A414
UNIT D2-WH - ENLARGED PLAN	A414
UNIT D2.1MS - ENLARGED PLAN	A415
UNIT D2.1S - ENLARGED PLAN	A415
UNIT D2MS - ENLARGED PLAN	A415
UNIT D2S - ENLARGED PLAN	A415
UNIT D2S-WH - ENLARGED PLAN	A416
UNIT D3 - ENLARGED PLAN	A416
UNIT D3-TYPE A - ENLARGED PLAN	A416
UNIT D3M-WH - ENLARGED PLAN	A416
UNIT D3-WH - ENLARGED PLAN	A417
UNIT D3M-TYPE A - ENLARGED PLAN	A417
UNIT D3MS-WH - ENLARGED PLAN	A417
UNIT D3S - ENLARGED PLAN	A417
UNIT D3S-WH - ENLARGED PLAN	A418
UNIT E1-WH - ENLARGED PLAN	A418
UNIT E1M - ENLARGED PLAN	A418
UNIT E1-TYPE A - ENLARGED PLAN	A419
UNIT E1F - ENLARGED PLAN	A419
UNIT E1FM - ENLARGED PLAN	A419
UNIT E1S - ENLARGED PLAN	A419
UNIT E1.1-WH - ENLARGED PLAN	A420
UNIT E1.1S-WH - ENLARGED PLAN	A420
UNIT E1.2 - ENLARGED PLAN	A420
UNIT E1MS - ENLARGED PLAN	A420
UNIT E1.2S - ENLARGED PLAN	A421
UNIT E1.2S-WH - ENLARGED PLAN	A421
UNIT E1.3S - ENLARGED PLAN	A421
UNIT E1S-WH - ENLARGED PLAN	A421
UNIT E1.4MS - ENLARGED PLAN	A422
UNIT E1.5 - ENLARGED PLAN	A422
UNIT E1.6S - ENLARGED PLAN	A422
UNIT E2 - ENLARGED UNIT	A422
UNIT E2.1 - ENLARGED PLAN	A423
UNIT E2F - ENLARGED PLAN	A423
UNIT E2FM - ENLARGED PLAN	A423
UNIT E2M - ENLARGED PLAN	A423
UNIT E2.1F - ENLARGED PLAN	A424
UNIT E2.1FM - ENLARGED PLAN	A424
UNIT E2.2 - ENLARGED PLAN	A424
UNIT E2.2F - ENLARGED PLAN	A424
UNIT E2.2FM - ENLARGED PLAN	A424
UNIT E2.2M - ENLARGED PLAN	A425
UNIT E3 - ENLARGED PLAN	A425
UNIT E3F - ENLARGED PLAN	A425
UNIT F1 - ENLARGED PLAN	A425
UNIT F1F - ENLARGED PLAN	A426
UNIT F1FM - ENLARGED PLAN	A426
UNIT F1M - ENLARGED PLAN	A426
UNIT F1-TYPE A - ENLARGED PLAN	A427
UNIT F1-WH - ENLARGED PLAN	A427
UNIT F1S - ENLARGED PLAN	A427
UNIT F1.1M - ENLARGED PLAN	A428
UNIT F1.1MS - ENLARGED PLAN	A428
UNIT F1S-WH - ENLARGED PLAN	A429
UNIT F1.1S - ENLARGED PLAN	A429

ENLARGED UNIT AREAS

NAME	AREA
PLAN B1	759
PLAN B1.1S	721
PLAN B1S	757
PLAN B2	751
PLAN B2-TYPE A	751
PLAN B2-WH	751
PLAN B2.1	751
PLAN B2.1MS	749
PLAN B2.1S	749
PLAN B2.1S-WH	749
PLAN B2M	751
PLAN B2MS	749
PLAN B2S	749
PLAN B2S-WH	749
PLAN D1	976
PLAN D1.1	1041
PLAN D1.1S	1029
PLAN D1.2MS	1074
PLAN D1.2S	1074
PLAN D1.3MS	963
PLAN D1.3S	963
PLAN D1M	976
PLAN D1MS	971
PLAN D1S	970
PLAN D2	936
PLAN D2-WH	936
PLAN D2.1MS	933
PLAN D2.1S	933
PLAN D2M	936
PLAN D2MS	933
PLAN D2S	933
PLAN D2S-WH	933
PLAN D3	1084
PLAN D3-TYPE A	1088
PLAN D3-WH	1089
PLAN D3M-TYPE A	1088
PLAN D3M-WH	1089
PLAN D3MS-WH	1083
PLAN D3S	1083
PLAN D3S-WH	1083
PLAN E1	1267
PLAN E1-TYPE A	1267
PLAN E1-WH	1267
PLAN E1.1MH	1343
PLAN E1.1S-WH	1339
PLAN E1.2	1275
PLAN E1.2S	1255
PLAN E1.2S-WH	1259
PLAN E1.3S	1259
PLAN E1.4MS	1255
PLAN E1.5	1267
PLAN E1.6S	1263
PLAN E1F	1265
PLAN E1FM	1265
PLAN E1M	1267
PLAN E1MS	1263
PLAN E1S	1263
PLAN E1S-WH	1263
PLAN E2	1080
PLAN E2.1	1143
PLAN E2.1F	1138
PLAN E2.2	1140
PLAN E2.2F	1150
PLAN E2.2FM	1150
PLAN E2.2M	1159
PLAN E2F	1079
PLAN E2FM	1079
PLAN E2M	1080
PLAN E3	1039
PLAN E3F	1037
PLAN F1	1406
PLAN F1-TYPE A	1406
PLAN F1-WH	1406
PLAN F1.1M	1406
PLAN F1.1MS	1390
PLAN F1.1S	1390
PLAN F1F	1404
PLAN F1FM	1404

FAMILY BUILDING DATA

LEVEL	AUTOMOBILE PARKING						BIKE PARKING
	STANDARD	COMPACT	ADA	SUB-TOTAL	VISITOR	TOTAL	
R	73	2	-	75	-	75	-
6	73	2	-	75	-	75	-
5	73	2	-	75	-	75	-
4	73	2	-	75	-	75	-
3	73	2	-	75	-	75	-
2	63	2		66		66	176
1	6	0	9	15	17	32	206
TOTAL	424	12	9	445	17	462	382
RATIO	/UNIT			1.47		1.52	
	/BEDROOM			0.62			

ELECTRICAL VEHICLE CHARGING STATION REQUIREMENTS FAMILY HOUSING	
TOTAL STALL IN LOT	462
EV READY 10%	47
EV INSTALLED 2%	10
ACCESSIBLE STATIONS	
NUMBER OF EV INSTALLED SPACES REQUIRED	MINIMUM ACCESSIBLE EV INSTALLED SPACES
3-50	1

FAMILY BUILDING DATA

LEVEL	UNITS					BEDROOMS
	1 BD	2 BD	3 BD	4 BD	TOTAL	
6	8	17	21	6	52	129
5	8	17	21	6	52	129
4	8	17	21	6	52	129
3	8	17	21	6	52	129
2	8	16	20	6	50	124
1	9	22	10	4	45	99
TOTAL	49	106	114	34	303	739

BUILDING DATA

LEVEL	SQUARE FOOTAGE:
6	96,296 SF
5	96,296 SF
4	96,296 SF
3	96,296 SF
2	95,531 SF
1	96,030 SF
TOTAL	576,745 SF

*** ENTIRE BUILDING FIRE SPRINKLERED TO NFPA 13.

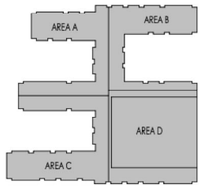
JLA ARCHITECTS
MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: W22-0128-01

LINCOLN AVENUE CAPITAL

THE VIEW AT HUXLEY YARDS

BID SET



KEY PLAN

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE JULY 13, 2023

REVISION SCHEDULE

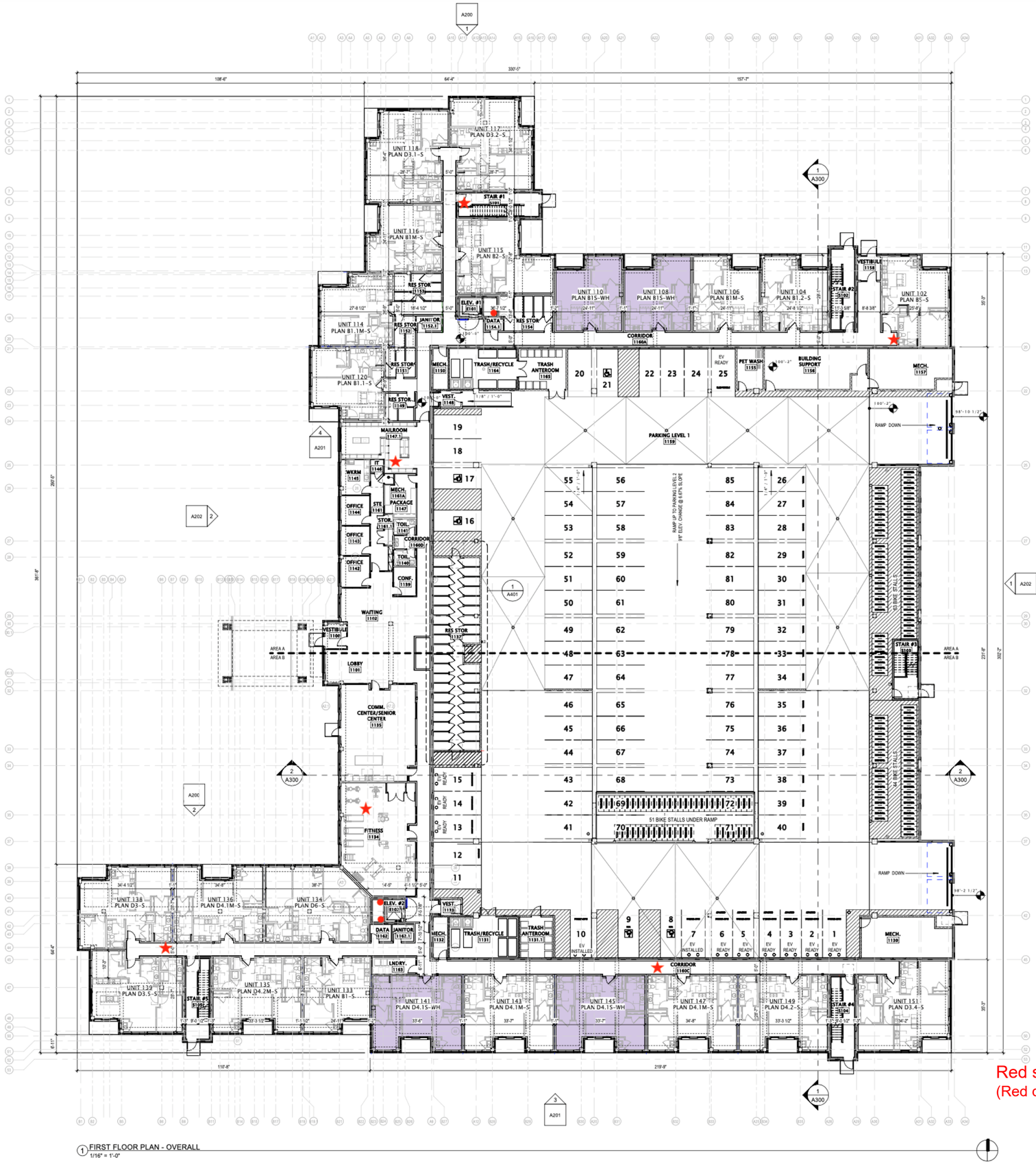
Mark	Description	Date

SHEET TITLE

FIRST FLOOR - OVERALL

SHEET NUMBER

A101



1 FIRST FLOOR PLAN - OVERALL
1/16" = 1'-0"

UNIT LEGEND

- TYPE A UNIT WHEDA
- WHEDA UNIT

GENERAL NOTES - FLOOR PLANS

1. EXTERIOR DIMENSIONS ARE TO OUTSIDE FACE OF STUD UNLESS OTHERWISE NOTED.
2. INTERIOR DIMENSIONS ARE TO FACE OF STUD OR CONCRETE MASONRY UNIT WALLS UNLESS OTHERWISE NOTED.
3. EXTERIOR WINDOW & DOOR LOCATION DIMENSIONS ARE TO CENTERLINE OF WINDOW/DOOR UNLESS OTHERWISE NOTED. CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER.
4. INTERIOR WINDOW & DOOR LOCATION DIMENSIONS ARE TO CENTERLINE OF WINDOW/DOOR UNLESS OTHERWISE NOTED. CONTRACTOR SHALL VERIFY ALL ROUGH OPENINGS WITH MANUFACTURER.
5. ALL INTERIOR WALLS TYPES ARE TO BE AS TAGGED AND/ OR INDICATED ON THE INTERIOR WALL ASSEMBLIES SHEET, UNLESS NOTED OTHERWISE.
6. FURR OUT UNIT DEMISING WALLS AS REQUIRED TO ALIGN WITH EXTERIOR WALL FACES.
7. VERIFY ALL STRUCTURAL MEMBER SIZE, SPACING, REINFORCING, AND BRACING WITH STRUCTURAL DRAWINGS.
8. ALL WOOD EXPOSED TO THE EXTERIOR OR IN CONTACT WITH CONCRETE OR MASONRY SHALL BE PRESSURE-TREATED.
9. INSTALL FIXTURES, ACCESSORIES, ETC. ACCORDING TO THE MOUNTING HEIGHT SCHEDULE - SEE THE A900 SERIES SHEETS.
10. VERIFY ALL WINDOW, DOOR, TUB, SHOWER, APPLIANCE, EQUIPMENT, ETC. ROUGH OPENINGS & CLEARANCE REQUIREMENTS WITH MANUFACTURER.
11. PROVIDE SOUND BATT INSULATION AT ALL WALLS SURROUNDING BATHROOMS, LAUNDRY ROOMS/ CLOSETS, MECHANICAL ROOMS/ CLOSETS, AND OTHER PLUMBING WALLS.
12. PROVIDE BLOCKING AT ALL GRAB BAR LOCATIONS INCLUDING LOCATIONS OF FUTURE GRAB BARS & SEATS IN BATHROOMS DESIGNATED AS ACCESSIBLE.
13. FIELD VERIFY ALL CABINETRY LAYOUTS AND COORDINGATE WITH THE DIMENSIONAL REQUIREMENTS OF ALL APPLIANCES & FIXTURES. PROVIDE FINISHED END PANELS AT ALL EXPOSED CABINETRY ENDS.
14. CAULK AT PERIMETER OF ALL TUB & SHOWER ENCLOSURES. CAULK AT PERIMETER OF ALL COUNTERTOP BACKSPLASHES & SIDESPLASHES.
15. PROVIDE MOISTURE-RESISTANT AND MOLD-RESISTANT TYPE GYPSUM BOARD AT PLUMBING FIXTURE WALLS.
16. PROVIDE 3/4" FIRE-RETARDANT TREATED PLYWOOD AS BACKING PANELS FOR ELECTRICAL EQUIPMENT. INSTALL AT 1'-0" AFF TO FINISHED CEILING. PAINT PLYWOOD TO MATCH ADJACENT WALL FINISH. COORDINATE FINAL SIZE AND LOCATION WITH DESIGN-BUILD ELECTRICAL CONTRACTOR.

ENLARGED UNIT TYPES

PLAN TYPE	SHEET NO.
UNIT B1 - ENLARGED PLAN	A410
UNIT B1-WH - ENLARGED PLAN - WHEDA UNIT	A410
UNIT B1M - ENLARGED PLAN	A410
UNIT B1M-WH - ENLARGED PLAN - WHEDA UNIT	A410
UNIT B1-1 - ENLARGED PLAN	A411
UNIT B1.1M - ENLARGED PLAN	A411
UNIT B1MS - ENLARGED PLAN	A411
UNIT B1S - ENLARGED PLAN	A411
UNIT B1S-WH-ENLARGED PLAN - WHEDA UNIT	A411
UNIT B1.1MS - ENLARGED PLAN	A412
UNIT B1.1S - ENLARGED PLAN	A412
UNIT B1.2S - ENLARGED PLAN	A412
UNIT B1.3 - ENLARGED PLAN	A412
UNIT B1.3M - ENLARGED PLAN	A412
UNIT B2 - ENLARGED PLAN	A413
UNIT B2.2 - ENLARGED PLAN	A413
UNIT B2.2M - ENLARGED PLAN	A413
UNIT B2S - ENLARGED PLAN	A413
UNIT B3 - TYPE A - ENLARGED PLAN - WHEDA UNIT	A414
UNIT B3-WH - ENLARGED PLAN - WHEDA UNIT	A414
UNIT B3.1-WH - ENLARGED PLAN - WHEDA UNIT	A414
UNIT B3.1M-WH - ENLARGED PLAN - WHEDA UNIT	A414
UNIT B3M - ENLARGED PLAN	A414
UNIT B3.2 - ENLARGED PLAN	A415
UNIT B3.3 - ENLARGED PLAN	A415
UNIT B5-S - ENLARGED PLAN	A415
UNIT D1 - ENLARGED PLAN	A415
UNIT D1M - ENLARGED PLAN	A415
UNIT D3 - ENLARGED PLAN	A416
UNIT D3-S - ENLARGED PLAN	A416
UNIT D3.1 - ENLARGED PLAN	A416
UNIT D3M - ENLARGED PLAN	A416
UNIT D3.1S - ENLARGED PLAN	A417
UNIT D3.2S - ENLARGED PLAN	A417
UNIT D3.3-WH - ENLARGED PLAN - WHEDA UNIT	A417
UNIT D3.3F-WH - ENLARGED PLAN - WHEDA UNIT	A417
UNIT D3.4S - ENLARGED PLAN	A418
UNIT D3.5S - ENLARGED PLAN	A418
UNIT D3.6 - ENLARGED PLAN	A418
UNIT D3.7 - ENLARGED PLAN	A419
UNIT D3.7M - ENLARGED PLAN	A419
UNIT D4.1 - ENLARGED PLAN	A419
UNIT D4.1-WH - ENLARGED PLAN - WHEDA UNIT	A419
UNIT D4.1F - ENLARGED PLAN	A419
UNIT D4.1FM - ENLARGED PLAN	A420
UNIT D4.1M - ENLARGED PLAN	A420
UNIT D4.1MS - ENLARGED PLAN	A420
UNIT D4.1S-WH - ENLARGED PLAN -WHEDA UNIT	A420
UNIT D4.2 - ENLARGED PLAN	A421
UNIT D4.2M - ENLARGED PLAN	A421
UNIT D4.2MS - ENLARGED PLAN	A421
UNIT D4.2S - ENLARGED PLAN	A421
UNIT D5 - ENLARGED PLAN	A422
UNIT D6 - ENLARGED PLAN	A422
UNIT D6S - ENLARGED PLAN	A422
UNIT E1-F - ENLARGED PLAN	A423
UNIT E2 - ENLARGED PLAN	A423
UNIT E3 - ENLARGED PLAN	A423
UNIT E3F-WH - ENLARGED PLAN - WHEDA UNIT	A423
UNIT E3.1-WH- ENLARGED PLAN - WHEDA UNIT	A424
UNIT E3.2-TYPE A - ENLARGED PLAN - WHEDA UNIT	A424
UNIT E4 - ENLARGED PLAN	A424
UNIT E4-F - ENLARGED PLAN	A424

UNIT AREA MATRIX

NAME	AREA
PLAN B1	697
PLAN B1-S	694
PLAN B1-WH	697
PLAN B1-1	731
PLAN B1.1-S	725
PLAN B1.1M	731
PLAN B1.1M-S	725
PLAN B1.2-S	685
PLAN B1.3	683
PLAN B1.3M	683
PLAN B1M	697
PLAN B1M-S	694
PLAN B1M-WH	697
PLAN B1S-WH	694
PLAN B2	876
PLAN B2-S	881
PLAN B2.2	968
PLAN B2.2M	968
PLAN B3-WH	797
PLAN B3.1-WH	797
PLAN B3.1M-WH	797
PLAN B3.2	748
PLAN B3.3	797
PLAN B3A	797
PLAN B3M	797
PLAN B5-S	813
PLAN D1	989
PLAN D1M	989
PLAN D3	1027
PLAN D3-S	1018
PLAN D3.1	1014
PLAN D3.1-S	1004
PLAN D3.1-WH	1012
PLAN D3.2-S	1011
PLAN D3.2-TYPE A	1136
PLAN D3.3-WH	1078
PLAN D3.3F-WH	1078
PLAN D3.4-S	1069
PLAN D3.5-S	1000
PLAN D3.6	1025
PLAN D3.7	1062
PLAN D3.7M	1052
PLAN D3M	1027
PLAN D4.1	946
PLAN D4.1-WH	946
PLAN D4.1F	946
PLAN D4.1FM	946
PLAN D4.1M	946
PLAN D4.1M-S	942
PLAN D4.1S-WH	943
PLAN D4.2	989
PLAN D4.2-S	934
PLAN D4.2M	989
PLAN D4.2MS	934
PLAN D5	823
PLAN D6	1090
PLAN D6-S	1087
PLAN E1-F	1151
PLAN E2	1151
PLAN E3	1135
PLAN E3.1-WH	1203
PLAN E3F-WH	1203
PLAN E4	1137
PLAN E4-F	1137

SENIOR BUILDING DATA

LEVEL	AUTOMOBILE PARKING						BIKE PARKING
	STANDARD	COMPACT	ADA	SUB-TOTAL	VISITOR	TOTAL	
3	94	22	-	116	-	116	-
2	61	26	-	87	-	87	103
1	59	6	5	73	15	85	158
TOTAL	203	55	7	276	19	288	261
RATIO	/UNIT			1.06		1.14	
	/BEDROOM			.75			

ELECTRICAL VEHICLE CHARGING STATION REQUIREMENTS SENIOR HOUSING	
TOTAL STALL IN LOT	288
EV READY 10%	29
EV INSTALLED 2%	6
ACCESSIBLE STATIONS	
NUMBER OF EV INSTALLED SPACES REQUIRED	MINIMUM ASSESSIBLE EV INSTALLED SPACES
3-50	1

Red stars indicate proposed sub-slab sample locations
(Red dots indicate proposed vent riser locations)

BUILDING DATA

LEVEL	SQUARE FOOTAGE:
6	58,182
5	58,182
4	58,182
3	76,912
2	76,319
1	77,088
TOTAL	404,865

***ENTIRE BUILDING FIRE SPRINKLERED TO NFPA 13

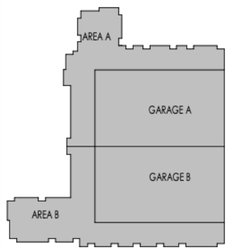
JLA ARCHITECTS
MADISON | MILWAUKEE | DENVER
JLA-AP.COM

JLA PROJECT NUMBER: W22-0128-02

LINCOLN AVENUE CAPITAL

THE VICTORIA AT HUXLEY YARDS

BID SET



KEY PLAN

PROGRESS DOCUMENTS

These documents reflect progress and intent and may be subject to change, including additional detail. These are not final construction documents and should not be used for final bidding or construction-related purposes.

DATE OF ISSUANCE JULY 13, 2023

REVISION SCHEDULE

Mark	Description	Date

SHEET TITLE

FIRST FLOOR PLAN - OVERALL

SHEET NUMBER

A101

Standard Operating Procedure

Installation of the
Vapor Pin® Capsule

Scope & Purpose

Scope

This standard operating procedure describes how to use the Vapor Pin® Capsule.

Purpose

The purpose of this procedure is to assure good quality control in field operations and uniformity between field personnel in the use of the Vapor Pin® Capsule. The Vapor Pin® Capsule is used to house the Waterloo Membrane Sampler (WMS™-VP) to passively collect sub-slab soil-gas.

Equipment Needed

- Vapor Pin® Sampling Device
- Vapor Pin® Sleeve
- Vapor Pin® Cap
- Vapor Pin® Capsule
- Waterloo Membrane Sampler (WMS-VP) Kit
- Installation/Extraction Tool
- Rotary Hammer Drill
  - ⅝ - Inch (16mm) diameter hammer bit
  1½ - Inch (38mm) diameter hammer bit for flush mount applications
- ¾- Inch (19mm) diameter bottle brush
- Wet/Dry Vacuum with HEPA filter (optional)
- Dead Blow Hammer
- ¾" diameter closed cell foam rod to seal the hole prior to applying patching material
- VOC-free hole patching material (hydraulic cement) and a putty knife or trowel
  - This is for repairing the hole following the extraction of the Vapor Pin® Sampling Device

How to House your Waterloo Membrane Sampler (WMS™-VP)

1. Assemble your Vapor Pin® Sampling Device as seen in (Figure 1).

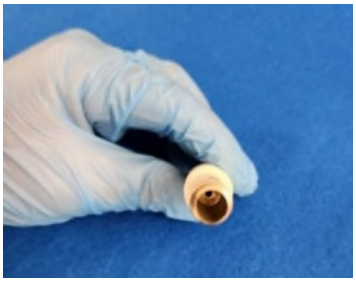
Figure 1

2. Screw the Vapor Pin® Capsule into the base of the Vapor Pin® Sampling Device as seen in (Figure 2).

Figure 2

3. Your Vapor Pin® Capsule (VPC) cap will be shipped already unthreaded. Once you have the VPC screwed into your Vapor Pin® Sampling Device, inspect the interior of the Capsule for potential blockages (Figure 3).

Figure 3



4. For the following instructions please handle the Waterloo Membrane Sampler (WMS™- VP) per manufactures specifications.
5. Remove your WMS™-VP from the packaging. Place the WMS™-VP vial into the Vapor Pin® Capsule. Make sure that the membrane end is facing the open end of the Vapor Pin® Capsule. Re-thread the Vapor Pin® Capsule cap to finger level tightness (Figures 4, 5 & 6).

Figure 4

Figure 5

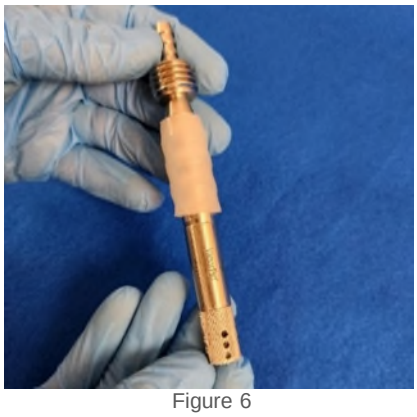


Figure 6

6. Install your Vapor Pin® Sampling Device, with Vapor Pin® Capsule, into your Stick-Up/Flush-Mounted drilled hole (Figures 7 & 8). If Stick-Up Configuration use a cone to cover your pin and if Flush-Mounted Cover be sure to use either the Plastic Flush Mount Cover or Stainless Steel Secure Cover!
NOTE: Prior to leaving site, be sure your Vapor Pin® has a Vapor Pin® Plastic Cap on. If extensions are required per sampling plan/slab thickness/state or local guidance, thread extensions onto the Vapor Pin® Sampling Device prior to threading on the Vapor Pin® Capsule.

Figure 7

Figure 8

Figure 9

7. Post passive sampling of two to three weeks, use the Installation/Extraction Tool to remove the Vapor Pin® Sampling Device (Figure 9). Use the Spanner tool first if you are using a Flush-Mounted configuration With the Stainless Steel Secure Cover. and retrieve your WMS™-VP to send it back off to the lab. Please follow all handing instructions, per manufactures specifications, when retrieving and packaging up the WMS™-VP.

WMS -VP (Vapor Pin)

Duration				
Days	Hours	Minutes		Total Duration (min)
10	0	0	=	14400

Full List Target Analytes	Reporting Limit (ug/m3)	Data Qualifier Flag
1,1,1-Trichloroethane	11.5	
1,1,2,2-Tetrachloroethane	2.0	
1,1,2-Trichloroethane	4.4	
1,1-Dichloroethane	11.8	
1,1-Dichloroethene	71.1	
1,2,4-Trimethylbenzene	1.2	
1,2-Dichlorobenzene	1.0	
1,2-Dichloroethane	5.7	
1,3,5-Trimethylbenzene	1.3	
1,3-Dichlorobenzene	1.1	
1,4-Dichlorobenzene	1.1	
2-Butanone (Methyl Ethyl Ketone)	22.6	
4-Methyl-2-pentanone	10.1	
Benzene	27.8	
Carbon Tetrachloride	9.7	
Chlorobenzene	2.6	
Chloroform	9.3	
Chloromethane (non-DoD)	171.6	
cis-1,2-Dichloroethene	7.6	
Cyclohexane	7.0	
Ethyl Benzene	2.0	
Heptane	6.0	
Hexane	44.5	
m,p-Xylene	1.8	
Methyl tert-butyl ether	12.2	
o-Xylene	2.1	
Propylbenzene	1.3	
Styrene	1.8	
Tetrachloroethene	2.7	
Toluene	3.2	
trans-1,2-Dichloroethene	24.9	
Trichloroethene	4.1	
Vinyl Chloride	138.9	
Naphthalene	1.6	

Compounds with Estimated SR will be flagged as "C" on the final report.