Beach Green North, Rockaways, Queens
101 affordable Passive House rental units scheduled for completion winter 2016/2017

Developer - The Bluestone Organization
Architect - Curtis + Ginsberg Architects LLP
Structural Engineer - De Nardis Engineering
Mechanical Engineer - Johnson & Urban
Design Architect – Global Design Strategies NY
Landscape Architect - Local Office Landscape Architecture
Civil Engineer – Dominick R. Pilla Associates
Civil Engineer – Sullivan Group Design LLC
Geotechnical Engineer - Tectonic
Passive House Consultant - Steven Winter Associates
AirGuard®
AirDam
Air and weather barrier sealant for windows and doors
AirDam is part of the family of PROSOCO R-GUARD® products developed to prevent the unintentional movement of water and air through building envelopes. R-GUARD® AirDam completes the air barrier system by stopping the movement of moist air through cracks surrounding windows and doors. Utilize AirDam in all rough openings, as well as with R-GUARD FastFlash.
This single-component, 98% solids Syl-Terminated Poly-Ether (STPE) is easy to gun and tool in all weather conditions. AirDam cures quickly to produce a durable, high-performance, high movement elastomeric sealant.
Installed as the interior sealant, R-GUARD® AirDam creates a long-lasting, air-tight seal that prevents moist outside air from entering, and conditioned indoor air from escaping around window and door assemblies. This ensures that wind-driven rain and condensed water are diverted to the flashing membrane and the water-resistant vapor barrier can then carry the event.

NEW LOOK SAME FORMULA

CONTEGA FC
Vapor retarder airtight sealing tape to connect corners, window openings, and penetrations to solid and plastered construction.

Technical properties:
- Adhesion to substrate: plastic 1 to 1.5, masonry 1 to 3
- Moisture vapor transmission 40 g/m² day @ 50°F
- Bonding withstands temperatures between -40°F and 194°F
- Shelf life: 24 months dry and cool
- Very low VOC content
- Permeability 1.4 perm - 50% relative humidity 2.3
- Color light blue
- High initial adhesive strength

Technical Specs:
<table>
<thead>
<tr>
<th>Layer</th>
<th>Information</th>
</tr>
</thead>
<tbody>
<tr>
<td>Release paper</td>
<td>Three strips of aluminum PE-foil</td>
</tr>
<tr>
<td>Adhesive strip</td>
<td>3.50 mil thick</td>
</tr>
<tr>
<td>One adhesive strip</td>
<td>2.00 mil thick</td>
</tr>
<tr>
<td>Nail width</td>
<td>4.0 - 5.0 in (10 - 13 cm)</td>
</tr>
</tbody>
</table>

Four Seven Five
High Performance Building Supply
121 Union St, Brooklyn, NY 11201
info@bourseo.com
718-652-1800

PRO CLIMA®
UltimateAir®
Fresh Air, Filtration + Energy Recovery

UltimateAir® ER80M
20-80 CFM

UltimateAir has created the ideal solution to limited space ventilation. Engineered to be versatile, the duct layout allows the unit to fit into any home, multi-unit, condo, hotel or space limited project in any orientation.

Controls and EC motors allow complete variable fresh air flow 20-80 CFM independent blowers

US/Canada Energy Recovery ASHRAE-1200
Engineered and Made In The United States
Tested CAM/CSA-CEIA-98-09-EL Listed Equivalent
Less than 0.6 Winh CFM
MEP A/2 filtration UL Pending

<table>
<thead>
<tr>
<th>Energy Recovery Performance</th>
<th>Tested CAM/CSA-CEIA-98-09</th>
</tr>
</thead>
<tbody>
<tr>
<td>TEMPERATURE</td>
<td>PRODUCTION</td>
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<tr>
<td>HEATING</td>
<td>45</td>
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<tr>
<td>COOLING</td>
<td>30</td>
</tr>
</tbody>
</table>

Zehnder ComfoAir 160

**Validation Unit**

**User**
The ComfoAir 160 ventilation unit was developed for residential and small commercial buildings. It combines minimum cost, simple operation and very high efficiency. The CA160 moves up to 60 cfm of air at 0.87" wc.

**Efficiency**
The integrated cross-counterflow heat exchanger achieves efficiencies of up to 50% according to testing by the Practice House Institute. For users comfort the exchanger is equipped with static discharge, insuring the supply air is heated ready to room temperature, even when external temperatures are very low.

**Fame**
The supply air and return air are drawn by efficient EC motors. Differential pressures in the supply and return air distribution systems can be adjusted using a control box. The exchanger has a static pressure of 5 to 25 PA.

**Filter**
The CA150 is equipped with three class G4 filters (60131-50). An optional class F7 plastic filter (60131-20) is available for pre-air intake.

**Installation**

The CA150 can be wall-mounted (contact for color/mounting orientation). Connections for air in and air out are on the top of the unit. The insulated, saddle-type connection can be used to eliminate the location of the ventilation return outlet and conveniently distributing the CA150 from the air distribution system. The condensation drain is located on the bottom of the unit.

**Controls**
The CA150 is controlled by the ComfoController, typically installed in the living area. Optional, wireless remote control units are installed in bathrooms for turbine (elevated) modes.

**Maintenance**

Maintenance of the CA150 is limited to periodic cleaning or replacement of the filters accessible from the front of the unit. The exchanger must be serviced and cleaned annually (depending on outside air quality). See the unit manual for additional servicing tasks.

**Fresh air protection**

If the ventilation unit is operated without an optional geothermal heat exchanger, the fresh air must be ventilated at 50%. The fresh air protection system ensures this by gradually reducing the supply air volume. An optional, infrared electric exhaust fan installed inside the unit also prevents the heat exchanger from freezing even at very low temperatures.

TR22-1
11/15/14
2015.02.25
Minimum R30 at walls, R40 at roofs, & R30 over unheated garage/crawl spaces

Proper air sealing

Individual Energy Recovery Ventilators in each apartment

Double glazed UPVC windows (triple not needed!)

Windows set deep into thick walls for extra shading

Photovoltaics

CHP (cogeneration)

Wind turbines

Battery storage/peak load reduction

Sub-metered electricity and water

Steve Bluestone

sb@bluestone.org.com