RESIDENTIAL PROJECT
1426-1438 FULTON STREET &
293 HERKIMER STREET
BROOKLYN, NEW YORK

Remedial Action Work Plan

NYC VCP Number: 12CVCP045K
E-Designation Site Number: 11EH-N207K

Prepared for:

Sean Porter
ADAS, Inc; Porteral Warehouse; and The Porter Foundation, Inc
1428 Fulton Street
Brooklyn, NY 11216

Prepared by:

EBC
ENVIRONMENTAL BUSINESS CONSULTANTS

1808 Middle Country Road
Ridge, NY 11961

MARCH 2012

REMEDIAL ACTION WORK PLAN

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REMEDIAL ACTION PLAN

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LIST OF ACRONYMS

Acronym	Definition
AOC	Area of Concern
AS/SVE	Air Sparging/Soil Vapor Extraction
BOA	Brownfield Opportunity Area
CAMP	Community Air Monitoring Plan
C/D	Construction/Demolition
COC	Certificate of Completion
CQAP	Construction Quality Assurance Plan
CSOP	Contractors Site Operation Plan
DCR	Declaration of Covenants and Restrictions
ECs/ICs	Engineering and Institutional Controls
HASP	Health and Safety Plan
IRM	Interim Remedial Measure
BCA	Brownfield Cleanup Agreement
MNA	Monitored Natural Attenuation
NOC	Notice of Completion
NYC BCP	New York City Brownfield Cleanup Program
NYC DEP	New York City Department of Environmental Protection
NYC DOHMH	New York State Department of Health and Mental Hygiene
NYCRR	New York Codes Rules and Regulations
NYC OER	New York City Office of Environmental Remediation
NYS DEC	New York State Department of Environmental Conservation
NYS DEC DER	New York State Department of Environmental Conservation Division of Environmental Remediation
NYS DOH	New York State Department of Health
NYS DOT	New York State Department of Transportation
ORC	Oxygen-Release Compound
OSHA	United States Occupational Health and Safety Administration
PE	Professional Engineer

PID	Photo Ionization Detector
QEP	Qualified Environmental Professional
QHHEA	Qualitative Human Health Exposure Assessment
RAOs	Remedial Action Objectives
RAR	Remedial Action Report
RAWP	Remedial Action Work Plan or Plan
RCA	Recycled Concrete Aggregate
RD	Remedial Design
RI	Remedial Investigation
RMZ	Residual Management Zone
SCOs	Soil Cleanup Objectives
SCG	Standards, Criteria and Guidance
SMP	Site Management Plan
SPDES	State Pollutant Discharge Elimination System
SVOC	Semi-Volatile Organic Compound
USGS	United States Geological Survey
UST	Underground Storage Tank
VOC	Volatile Organic Compound

CERTIFICATION

I, _____, am a Professional Engineer licensed in the State of New York. I have primary direct responsibility for implementation of the remedial action for the 1426-1438 Flushing Street Site, Site number 12CVCP045K.

I, _____ am a Qualified Environmental Professional as defined in §43-140. I have primary direct responsibility for implementation of the remedial action for the 1426-1438 Fulton Avenue Site, Site number 12CVCP045K.

I certify that this Remedial Action Work Plan (RAWP) has a plan for handling, transport and disposal of soil, fill, fluids and other materials removed from the property in accordance with applicable City, State and Federal laws and regulations. Importation of all soil, fill and other material from off-Site will be in accordance with all applicable City, State and Federal laws and requirements. This RAWP has provisions to control nuisances during the remediation and all invasive work, including dust and odor suppression.

_____

Name

_____

NYS PE License Number

_____

Signature

_____

Date

PE Stamp

_____

QEP Name

_____

QEP Signature

_____

DATE

EXECUTIVE SUMMARY

ADAS, Inc; Porteral Warehouse; and The Porter Foundation, Inc. has enrolled in the New York City Brownfield Cleanup Program (NYC BCP) to investigate and remediate a 0.41322-square foot site located at1426 to 1438 Fulton Street and 293 Herkimer Street in Brooklyn, New York. A remedial investigation (RI) was performed to compile and evaluate data and information necessary to develop this Remedial Action Work Plan (RAWP). The remedial action described in this document provides for the protection of public health and the environment consistent with the intended property use, complies with applicable environmental standards, criteria and guidance and conforms with applicable laws and regulations.

Site Location and Current Usage

The Site is located at 1426-1438 Fulton Street and 293 Herkimer Street in the Bedford-Stuyvesant section in Brooklyn, New York and is identified as Block 1863 and Lots 9, 10 and 15 on the New York City Tax Map. **Figure 1** shows the Site location. The Site is 18,000-square feet and is bounded by Fulton Street to the north, Herkimer Street to the south, Block 1863 Lot 60 (currently vacant and used for parking), Block 1863 Lot 16 (2,000 ft^2 lot developed with a four story apartment building with first floor commercial space) to the east, and Block 1863 Lot 8 (2,000 ft^2 lot developed with a three story apartment building with first floor commercial space) and Lot 74 (2,000 ft^2 lot developed with a three story apartment building) to the west. A map of the Site boundary is shown in **Figure 2**. A description of each of the three tax lots and their current use is provided below.

- 1426 Fulton Street (Lot 9) - 20 ft wide by 100 ft deep lot (2,000 ft2) currently developed with a three story building. The first floor is used has a catering and banquet hall and the upper two floors consist of residential space.
- 1428-1430 Fulton Street (Lot 10) - 50 ft wide by 100 feet deep (50,000 ft2) currently developed with two attached buildings. The larger building is a high one-story building utilized as a night/dance club. The second building is a smaller three story building. The first floor of the building is also utilized by the night/dance club.
- 1432-1438 Fulton Street (Lot 15) - 200 feet deep lot that extends from Fulton Street to Herkimer Street. The lot has 70 feet of frontage on Fulton Street and 40 feet of frontage

on Herkimer Street. The majority of the lot is undeveloped and asphalt paved for use as parking by patrons of the dance/night club. The eastern portion of the lot that fronts Fulton Street is developed with a four story residential apartment building, with first floor commercial space (occupied by a women's beauty supply store).

Summary of Proposed Redevelopment Plan

The proposed future use of the Site will consist of the development of two new mixed use buildings. Layout of the proposed site development is presented in **Figure 3**. The proposed use is consistent with existing zoning for the property.

Redevelopment plans for the property consist of the construction of two new buildings; Building "A" and Building "B" that will cover the entire footprint of the Site. Building "A" (10-story mixed use building - 128 ft high) will be developed facing Fulton Street, and is located within an R7D/C2-4 zoning district. Building "B" (6-story residential building - 64 ft high) will be developed facing Herkimer Street and is located within an R6A zoning district.

Both Building "A" and Building "B" have a full basement. A portion of both basements will be utilized as a single/joined parking garage. Access to the parking garage will be provided by a ramp that enters from Herkimer Street. The additional basement space will be utilized for separate storage rooms, trash compactor rooms, bathrooms, boiler rooms, utility meter rooms, bicycle parking, stairwells and elevator rooms. No residential areas will be located within the basement.

The first floor of Building "A" will consist of two separate commercial areas (Commercial Space "A" and Commercial Space "B") located on either side of the lobby, elevators, stairwells, and a recreation room for the residential apartment units located above. A portion of the property, beyond the rear of the building (behind the residential lobby and Commercial Space "B") will be utilized as a shared open-air recreation courtyard. The courtyard will be finished with pavers, however, it should be noted that a full basement parking garage will be located beneath the courtyard.

The first floor of Building "B" will consist of a lobby, laundry room, elevator and stairwells for the residential units located above. A portion of the first floor will be finished with a recreation

room, which opens to the shared open-air recreation courtyard located in the back of Building "A". A portion of the first floor will be constructed as the entrance ramp for the basement parking garage.

In total, the gross floor area for the two buildings including the cellar is 121,505.3 ft^2. The buildings will have 91 residential apartments

Excavation for the basement of both new buildings will extend to a depth of approximately 16 feet below grade. An additional excavation depth of approximately 4 feet (total depth of 20ft below grade) will be required solely for the construction of an elevator pit for Building "A". The total volume of soil to be excavated for the construction and installation of the foundation and basement for the two new buildings is approximately 10,000 cubic yards. Since groundwater is present at the Site at a depth of approximately 46 feet below grade, groundwater will not be encountered during site excavation.

Prior to Site redevelopment, each of the buildings currently located on the Site will require demolition.

The remedial action contemplated under this RAWP may be implemented independently of the proposed redevelopment plan.

Summary of the Remedy

The proposed remedial action achieves protection of public health and the environment for the intended use of the property. The proposed remedial action achieves all of the remedial action objectives established for the project and addresses applicable standards, criterion, and guidance; is effective in both the short-term and long-term and reduces mobility, toxicity and volume of contaminants; is cost effective and implementable; and uses standards methods that are well established in the industry.

The proposed remedial action will consist of:

1. Preparation of a Community Protection Statement and implementation of a Citizen Participation Plan.

2. Site mobilization involving Site security setup, equipment mobilization, utility mark outs and marking & staking excavation areas.
3. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations.
4. Perform a Community Air Monitoring Program for particulates and volatile organic carbon compounds.
5. Establish Track 1 (Unrestricted Use Soil Cleanup Objectives (SCOs). Excavation and removal of soil/fill exceeding SCOs.
6. Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a PID.
7. Removal of underground storage tanks (if encountered) and closure of petroleum spills (if evidence of a spill/leak is encountered during Site excavation) in compliance with applicable local, State and Federal laws and regulations.
8. Sampling and analysis of excavated media as required by disposal facilities. Appropriate segregation of excavated media onsite.
9. Transportation and off-Site disposal of all soil/fill material at permitted facilities in accordance with applicable laws and regulations for handling, transport, and disposal, and this plan.
10. Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs.
11. Import of materials to be used for backfill in compliance with this plan and in accordance with applicable laws and regulations.
12. Performance of all activities required for the remedial action, including permitting requirements and pretreatment requirements, in compliance with applicable laws and regulations.
13. Submission of a RAR that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, and describes all Engineering and Institutional Controls to be implemented at the Site, and lists any changes from this RAWP.
14. Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for operation, maintenance,

monitoring, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency (only applicable if a complete Track 1 cleanup is not achieved).

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COMMUNITY PROTECTION STATEMENT

The Office of Environmental Remediation created the New York City Brownfield Cleanup Program (NYC BCP) to provide governmental oversight for the cleanup of contaminated property in NYC. This Remedial Action Work Plan ("cleanup plan") describes the findings of prior environmental studies that show the location of contamination at the site, and describes the plans to clean up the site to protect public health and the environment.

This cleanup plan provides a very high level of protection for neighboring communities. This cleanup plan also includes many other elements that address common community concerns, such as community air monitoring, odor, dust and noise controls, hours of operation, good housekeeping and cleanliness, truck management and routing, and opportunities for community participation. The purpose of this Community Protection Statement is to explain these community protection measures in non-technical language to simplify community review.

Remedial Investigation and Cleanup Plan. Under the NYC BCP, a thorough cleanup study of this property (called a remedial investigation) has been performed to identify past property usage, to sample and test soils, groundwater and soil vapor, and identify contaminant sources present on the property. The cleanup plan has been designed to address all contaminant sources that have been identified during the study of this property.

Identification of Sensitive Land Uses. Prior to selecting a cleanup, the neighborhood was evaluated to identify sensitive land uses nearby, such as schools, day care facilities, hospitals and residential areas. The cleanup program was then tailored to address the special conditions of this community.

Qualitative Human Health Exposure Assessment. An important part of the cleanup planning for the Site is the performance of a study to find all of the ways that people might come in contact with contaminants at the Site now or in the future. This study is called a Qualitative Human Health Exposure Assessment (QHHEA). A QHHEA was performed for this project. This assessment has considered all known contamination at the Site and evaluated the potential for people to come in contact with this contamination. All identified public exposures will be addressed under this cleanup plan.

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Health and Safety Plan. This cleanup plan includes a Health and Safety Plan that is designed to protect community residents and on-Site workers. The elements of this plan are in compliance with safety requirements of the United States Occupational Safety and Health Administration. This plan includes many protective elements including those discussed below.

Site Safety Coordinator. This project has a designated Site safety coordinator to implement the Health and Safety Plan. The safety coordinator maintains an emergency contact sheet and protocol for management of emergencies. The Site safety coordinator is Kevin Waters and can be reached at 631-504-6000.

Worker Training. Workers participating in cleanup of contaminated material on this project are required to be trained in a 40-hour hazardous waste operators training course and to take annual refresher training. This pertains to workers performing specific tasks including removing contaminated material and installing cleanup systems in contaminated areas.

Community Air Monitoring Plan. Community air monitoring will be performed during this cleanup project to ensure that the community is properly protected from contaminants, dust and odors. Air samples will be tested in accordance with a detailed plan called the Community Air Monitoring Plan or CAMP. Results will be regularly reported to the NYC Office of Environmental Remediation. This cleanup plan also has a plan to address any unforeseen problems that might occur during the cleanup (called a 'Contingency Plan').

Odor, Dust and Noise Control. This cleanup plan includes actions for odor and dust control. These actions are designed to prevent off-Site odor and dust nuisances and includes steps to be taken if nuisances are detected. Generally, dust is managed by application of physical covers and by water sprays. Odors are controlled by limiting the area of open excavations, physical covers, spray foams and by a series of other actions (called operational measures). The project is also required to comply with NYC noise control standards. If you observe problems in these areas, please contact the onsite Project Manager Kevin Brussee at 631-504-6000 or NYC Office of Environmental Remediation Project Manager Maurizio Bertini (212) 788-3922.

Quality Assurance. This cleanup plan requires that evidence be provided to illustrate that all cleanup work required under the plan has been completed properly. This evidence will be

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summarized in the final report, called the Remedial Action Report. This report will be submitted to the NYC Office of Environmental Remediation and will be thoroughly reviewed.

Storm-Water Management. To limit the potential for soil erosion and discharge, this cleanup plan has provisions for storm-water management. The main elements of the storm water management include physical barriers such as tarp covers and erosion fencing, and a program for frequent inspection.

Hours of Operation. The hours for operation of cleanup will comply with the NYC Department of Buildings construction code requirements or according to specific variances issued by that agency. For this cleanup project, the hours of operation are 7:00AM to 6:00PM Monday through Friday.

Signage. While the cleanup is in progress, a placard will be prominently posted at the main entrance of the property with a laminated project Fact Sheet that states that the project is in the NYC Brownfield Cleanup Program, provides project contact names and numbers, and locations of project documents can be viewed.

Complaint Management. The contractor performing this cleanup is required to address all complaints. If you have any complaints, you can call the facility Project Manager EBC Project Manager Kevin Brussee 631-504-6000, the NYC Office of Environmental Remediation Project Manager Maurizio Bertini (212) 788-3922, or call 311 and mention the Site is in the NYC Brownfield Cleanup Program.

Utility Mark-outs. To promote safety during excavation in this cleanup, the contractor is required to first identify all utilities and must perform all excavation and construction work in compliance with NYC Department of Buildings regulations.

Soil and Liquid Disposal. All soil and liquid material removed from the Site as part of the cleanup will be transported and disposed of in accordance with all applicable City, State and Federal regulations and required permits will be obtained.

Soil Chemical Testing and Screening. All excavations will be supervised by a trained and properly qualified environmental professional. In addition to extensive sampling and chemical testing of soils on the Site, excavated soil will be screened continuously using hand-held instruments, by sight, and by smell to ensure proper material handling and management, and community protection.

Stockpile Management. Soil stockpiles will be kept covered with tarps to prevent dust, odors and erosion. Stockpiles will be frequently inspected. Damaged tarp covers will be promptly replaced. Stockpiles will be protected with silt fences. Hay bales will be used, as needed to protect storm water catch basins and other discharge points.

Trucks and Covers. Loaded trucks leaving the Site will be covered in compliance with applicable laws and regulations to prevent dust and odor. Trucks will be properly recorded in logs and records and placarded in compliance with applicable City, State and Federal laws, including those of the New York State Department of Transportation. If loads contain wet material that can leak, truck liners will be used. All transport of materials will be performed by licensed truckers and in compliance with all laws and regulations.

Imported Material. All fill materials proposed to be brought onto the Site will comply with rules outlined in this cleanup plan and will be inspected and approved by a qualified worker located on-Site. Waste materials will not be brought onto the Site. Trucks entering the Site with imported clean materials will be covered in compliance with applicable laws and regulations.

Equipment Decontamination. All equipment used for cleanup work will be inspected and washed, if needed, before it leaves the Site. Trucks will be cleaned at a truck inspection station on the property before leaving the Site.

Housekeeping. Locations where trucks enter or leave the Site will be inspected every day and cleaned regularly to ensure that they are free of dirt and other materials from the Site.

Truck Routing. Truck routes have been selected to: (a) limit transport through residential areas and past sensitive nearby properties; (b) maximize use of city-mapped truck routes; (c) limit total distance to major highways; (d) promote safety in entry to highways; (e) promote overall safety

in trucking; and (f) minimize off-Site line-ups (queuing) of trucks entering the property. Operators of loaded trucks leaving the Site will be instructed not to stop or idle in the local neighborhood.

Final Report. The results of all cleanup work will be fully documented in a final report (called a Remedial Action Report) that will be available for you to review in the public document repositories located at Brooklyn Public Library (361 Lewis Avenue).

Long-Term Site Management. To provide long-term protection after the cleanup is complete, the property owner will be required to comply with an ongoing Site Management Plan that calls for continued inspection of protective controls, such as Site covers. The Site Management Plan is evaluated and approved by the NYC Office of Environmental Remediation. Requirements that the property owner must comply with are defined in the property's deed. A certification of continued protectiveness of the cleanup will be required from time to time to show that the approved cleanup is still effective.

REMEDIAL ACTION WORK PLAN

1.0 SITE BACKGROUND

ADAS, Inc; Porteral Warehouse; and The Porter Foundation, Inc. has enrolled in the New York City Brownfield Cleanup Program (NYC BCP) to investigate and remediate a property located at 1426-1438 Fulton Street and 293 Herkimer Street in the Bedford Stuyvesant section of Brooklyn, New York (the Site). A Remedial Investigation (RI) was performed to compile and evaluate data and information necessary to develop this Remedial Action Work Plan (RAWP) in a manner that will render the Site protective of public health and the environment consistent with the contemplated end use. This RAWP establishes remedial action objectives, provides a remedial alternatives analysis that includes consideration of a permanent cleanup, and provides a description of the selected remedial action. The remedial action described in this document provides for the protection of public health and the environment, complies with applicable environmental standards, criteria and guidance and applicable laws and regulations.

1.1 SITE LOCATION AND CURRENT USAGE

The Site is located at 1426-1438 Fulton Street and 293 Herkimer Street in the Bedford-Stuyvesant section in Brooklyn, New York and is identified as Block 1863 and Lots 9, 10 and 15 on the New York City Tax Map. **Figure 1** shows the Site location. The Site is 18,000-square feet and is bounded by Fulton Street to the north, Herkimer Street to the south, Block 1863 Lot 60 (currently vacant and used for parking) Lot 16 (2,000 ft^2 lot developed with a four story apartment building with first floor commercial space) to the east, and Block 1863 Lot 8 (2,000 ft^2 lot developed with a three story apartment building with first floor commercial space) and Lot 74 (2,000 ft^2 lot developed with a three story apartment building) to the west. A map of the Site boundary is shown in **Figure 2**. A description of each of the three tax lots and their current use is provided below.

- 1426 Fulton Street (Lot 9) - 20 ft wide by 100 ft deep lot (2,000 ft2) currently developed with a three story building. The first floor is used has a catering and banquet hall and the upper two floors consist of residential space.

- 1428-1430 Fulton Street (Lot 10) - 50 ft wide by 100 feet deep (50,000 ft2) currently developed with two attached buildings. The larger building is a high one-story building utilized as a night/dance club. The second building is a smaller three story building. The first floor of the building is also utilized by the night/dance club.

1432-1438 Fulton Street (Lot 15) - 200 feet deep lot that extends from Fulton Street to Herkimer Street. The lot has 70 feet of frontage on Fulton Street and 40 feet of frontage on Herkimer Street. The majority of the lot is undeveloped and asphalt paved for use as parking by patrons of the dance/night club. The eastern portion of the lot that fronts Fulton Street is developed with a four story residential apartment building, with first floor commercial space (occupied by a women's beauty supply store).

1.2 PROPOSED REDEVELOPMENT PLAN

The proposed future use of the Site will consist of the development of two new mixed use buildings. Layout of the proposed site development is presented in **Figure 3**. The proposed use is consistent with existing zoning for the property.

Redevelopment plans for the property consist of the construction of two new buildings; Building "A" and Building "B" that will cover the entire footprint of the Site. Building "A" (10-story mixed use building - 128 ft high) will be developed facing Fulton Street, and is located within an R7D/C2-4 zoning district. Building "B" (6-story residential building - 64 ft high) will be developed facing Herkimer Street and is located within an R6A zoning district.

Both Building "A" and Building "B" have a full basement. A portion of both basements will be utilized as a single/joined parking garage. Access to the parking garage will be provided by a ramp that enters from Herkimer Street. The additional basement space will be utilized for separate storage rooms, trash compactor rooms, bathrooms, boiler rooms, utility meter rooms, bicycle parking, stairwells and elevator rooms. No residential areas will be located within the basement.

The first floor of Building "A" will consist of two separate commercial areas (Commercial Space "A" and Commercial Space "B") located on either side of the lobby, elevators, stairwells, and a recreation room for the residential apartment units located above. A portion of the property,

beyond the rear of the building (behind the residential lobby and Commercial Space "B") will be utilized as a shared open-air recreation courtyard. The courtyard will be finished with pavers, however, it should be noted that a full basement parking garage will be located beneath the courtyard.

The first floor of Building "B" will consist of a lobby, laundry room, elevator and stairwells for the residential units located above. A portion of the first floor will be finished with a recreation room, which opens to the shared open-air recreation courtyard located in the back of Building "A". A portion of the first floor will be constructed as the entrance ramp for the basement parking garage.

In total, the gross floor area for the two buildings including the cellar is 121,505.3 ft2. The buildings will have 91 residential apartments

Excavation for the basement of both new buildings will extend to a depth of approximately 16 feet below grade. An additional excavation depth of approximately 4 feet (total depth of 20ft below grade) will be required solely for the construction of an elevator pit for Building "A". The total volume of soil to be excavated for the construction and installation of the foundation and basement for the two new buildings is approximately 10,000 cubic yards. Since groundwater is present at the Site at a depth of approximately 46 feet below grade, groundwater will not be encountered during site excavation.

Prior to Site redevelopment, each of the buildings currently located on the Site will require demolition.

The remedial action contemplated under this RAWP may be implemented independently of the proposed redevelopment plan.

1.3 DESCRIPTION OF SURROUNDING PROPERTY

Bedford-Stuyvesant is a predominantly residential neighborhood, well-known for its historic three – four story brownstones with small front yards and stoops, churches, and institutions. Present-day Bedford-Stuyvesant is characterized by a variety of residential building types including brownstones, mid-rise and high-rise apartment buildings. The neighborhood's

primary commercial corridors, Fulton Street to the south and Broadway to the east, are supplemented by smaller-scale commercial activity on the north and south avenues. A more specific description of adjacent properties to the Site is provided in the table below. **Figure 4** shows the surrounding land usage of the adjacent properties listed below as well as additional properties located up to 500 feet away from the Site. No hospitals, daycare facilities or schools are located within a 500 ft radius of the Site.

Direction	Property Description
North – Opposite Side of Fulton St.	Block 1857, Lot 33 (1449 Fulton Street) – The 3,807 ft^2 lot is developed with a 5-story apartment building with first floor commercial space. The building was likely constructed prior to 1900. The lot is zoned R6A with a C2-4 commercial overlay.
South – Opposite side of Herkimer St	Block 1869, Lots 8 through 18 (282 to 304 Herkimer Street) – Each 1,505 ft^2 lot is developed with a 3-story residential row house, each constructed prior to 1900. Each row house has a small rear yard. Each of the lots are zoned R6A with no commercial overlay.
East – Adjacent properties	Block 1863, Lot 16 (1440 Fulton Street) – The 2,000 ft^2 lot is developed with a 4,760 ft^2 4-story brick apartment brick building with first floor commercial space (currently/recently utilized as a dentist's office). The building was constructed prior to 1910. A small rear yard is located behind the apartment building. The lot is zoned R7D with a C2-4 commercial overlay. Block 1863, Lot 60 (325 Herkimer Street) – The 16,300 ft^2 lot is currently undeveloped and utilized for parking. The large lot is zoned R6A with no commercial overlay.
West – Adjacent properties	Block 1863, Lot 8 (1424 Fulton Street Street) – The 2,000 ft^2 lot is developed with a 2,880 ft^2 3-story brick apartment building with first floor commercial space. The building was constructed prior to 1910. A small rear yard is located behind the apartment building. The lot is zoned R7D with a C2-4 commercial overlay. Block 1863, Lots 74 & 75 (291 and 289 Herkimer Street) – Both 2,000 ft^2 lots are developed with 3-story apartment buildings constructed prior to 1900. Both lots

	also have a small rear yard behind the apartment buildings. Both lots are zoned R6A with no commercial overlay.

1.4 REMEDIAL INVESTIGATION

A remedial investigation was performed and the results are documented in a companion document called "*Remedial Investigation Report, 1426-1438 Fulton Street*", dated February 2012 (RIR).

A Phase I Environmental Site Assessment was completed by Property Solutions, Inc, in December of 2008 for the Site. The Phase I report indicated that the Site has historically used as residential, retail stores and as a New York City Transit (BMTRR) subway maintenance station.

Property Solutions Inc., noted that the former use of the site as a trolley and railcars maintenance shop may have created potential spills of locomotive fuel and other fluids used for the operation and maintenance of the railcars. Property Solutions Inc., recommended a detailed Phase II Subsurface Investigation be performed at the site to determine if potential impacts from former operations at the site are present.

One AOC was identified for this Site:

1. Historic fill layer is present at the site from grade to 5 feet below grade.

Summary of the Work Performed under the Remedial Investigation

1. Conducted a Site inspection to identify AOCs and physical obstructions (i.e. structures, buildings, etc.);
2. Installed 7 soil borings across the entire project Site, and collected 15 soil samples for chemical analysis from the soil borings to evaluate soil quality;
3. Installed 3 groundwater monitoring wells throughout the Site to establish groundwater flow and collected 3 groundwater samples for chemical analysis to evaluate groundwater quality;
4. Installed 3 soil vapor probes around Site perimeter and collected 3 samples for chemical analysis.

Summary of Environmental Findings

1. Elevation of the property ranges from 56 to 57 feet.
2. Depth to groundwater ranges from 45 to 46 feet at the Site.
3. Groundwater flow is generally from east to west beneath the Site.
4. Depth to bedrock is greater that 100 feet at the Site.
5. The stratigraphy of the site, from the surface down, consists of approximately 5 feet of urban fill underlain by a native brown silty sand with gravel.
6. Soil/fill samples collected during the RI detected no pesticides or PCBs. One VOC was detected in one sample below Track 1 Unrestricted Use (Track 1) SCOs. Seven SVOCs were detected above Track 2 Restricted Residential SCOs and all were found in the shallow soil horizon and none were detected at 10-12 foot depths. These SVOCs were all PAH compounds and their concentrations and distribution indicate that they are associated with historic fill material observed in shallow samples. Four metals (arsenic, barium, cadmium, and copper) were detected above Track 2 Restricted Residential SCOs in just one shallow soil sample. Lead exceeded Track 2 Restricted Residential SCOs in four shallow samples with concentrations ranging up to 4300 pm. Five metals were detected above Track 1 in deep samples but were well below Track 2 Restricted Residential SCOs. Overall, soil testing results were unremarkable and were consistent with observations for other historical fill sites in Brooklyn. The RI did not reveal any contaminant source areas on this property.
7. Groundwater samples collected during the RI detected no VOCs, pesticides or PCBs. A trace of one SVOC was identified but was well below New York State 6NYCRR Part 703.5 Class GA groundwater quality standards (GQS). Dissolved concentrations of iron, manganese and sodium were detected above their corresponding GQS. These findings are consistent with regional impacts of road salting or intrusion of brackish surface water and not impacts from site conditions. The RI indicates that groundwater is not impacted by site conditions and did not reveal any sources of contaminants onsite.
8. Soil vapor samples collected during the RI showed a wide range of petroleum and chlorinated volatile organic compounds at relatively low concentrations. Most petroleum compounds were detected at trace concentrations and almost all below 10 ug/m3. PCE and TCE ranged from 0.11 to 2.77 µg/m^3 and 0.1 to 1.9 µg/m^3, respectively, with most

findings in the range of typical ambient air quality levels in NYC. These results were all well below the monitoring levels for PCE and TCE in the State DOH soil vapor guidance matrix. Neither PCE nor TCE were detected within any of the soil and groundwater samples collected at the Site and these low levels suggest a possible offsite origin.

For more detailed results, consult the RIR. Based on an evaluation of the data and information from the RIR and this RAWP, disposal of significant amounts of hazardous waste is not suspected at this site.

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2.0 REMEDIAL ACTION OBJECTIVES

Based on the results of the RI, the following Remedial Action Objectives (RAOs) have been identified for this Site:

Soil

- Prevent direct contact with contaminated soil.

3.0 REMEDIAL ALTERNATIVES ANALYSIS

The goal of the remedy selection process under is to select a remedy that is protective of human health and the environment taking into consideration the current, intended and reasonably anticipated future use of the property. The remedy selection process begins by establishing RAOs for media in which chemical constituents were found in exceedence of applicable standards, criteria and guidance values (SCGs). A remedy is then developed based on the following nine criteria:

- Protection of human health and the environment;
- Compliance with SCGs;
- Short-term effectiveness and impacts;
- Long-term effectiveness and permanence;
- Reduction of toxicity, mobility, or volume of contaminated material;
- Implementability;
- Cost effectiveness;
- Community Acceptance; and
- Land use.

The following is a detailed description of the alternatives analysis and remedy selection to address impacted media at the Site. As required, a minimum of two remedial alternatives (including a Track 1 scenario) are evaluated, as follows:

Two remedial action alternatives are considered in this alternatives analysis. Alternative 1 is a Track 1 alternative that involves removal of all soil impacted above Unrestricted Use Track 1 SCOs. Alternative 2 removes all impacted soil above Track 4 Restricted Residential SCOs.

- Alternative 1 - Track 1, remediation of all soils above bedrock to Unrestricted Use SCOs. This alternative will remove all of the historic fill which is present to a depth of approximately 5 feet across the Site. Since the planned excavation depth for the new building's basement level is 16 feet on the entire site, all historic fill should be removed during building construction. Slightly elevated concentrations of the metals copper, chromium, lead, and zinc were detected above Unrestricted Use SCOs in three of the

seven sampling locations at a depth of 12-14 feet. The low level concentrations of these metals were only reported slightly above Unrestricted Use SCOs. Since the planned excavation depth of 16 feet below grade is 2 feet beyond the depth at which the soil samples were collected during the RI, complete removal of soil that does not meet Unrestricted Use SCOs will likely obtained.

- Alternative 2 - Track 4. Remediation of all soils to restricted residential use criteria. This alternative will require excavation to a maximum depth of 16 feet for the planned basement level. This may leave some elevated levels of metals below the basement foundation in some areas of the site above Unrestricted Use SCOs. This alternative will rely on the concrete basement slab to eliminate potential exposure to remaining soil/fill. It will include the establishment of use restrictions including prohibitions on sensitive site uses, such as farming or vegetable gardening, to eliminate future exposure pathways, the establishment of a Site Management Plan to ensure long-term management of these Institutional Controls including the performance of periodic inspections and certification that the controls are performing as they were intended. A deed restriction will also be required to memorialize the remedial action and the Engineering and Institutional Controls to ensure that future owners of the site continue to maintain these controls as required.

3.1 THRESHOLD CRITERIA

Protection of Public Health and the Environment

This criterion is an evaluation of the remedy's ability to protect public health and the environment, and an assessment of how risks posed through each existing or potential pathway of exposure are eliminated, reduced or controlled through removal, treatment, and implementation of Engineering Controls or Institutional Controls. Protection of public health and the environment must be achieved for all approved remedial actions.

Alternative 1 will be protective of human health and the environment by eliminating the historic fill at the site which contains elevated levels of metals and SVOCs. The potential for human and environmental exposure to these constituents on-site will be eliminated by excavation of all soils

to a depth of 16 feet or more with parameters in excess of Unrestricted Use SCOs, disposing of excavated materials off-site and backfilling as needed with certified clean fill/topsoil, virgin mined materials, or certified recycled materials approved by OER.

The Track 1 alternative will result in excavation of all soil with contaminant concentration above Track 1 SCOs and would:

- Eliminate the risk of ingestion exposures or other direct contact with contaminated on-Site soils consistent with remedial action objectives;
- Eliminate the risk of leaching into groundwater and ingestion exposures or direct contact with groundwater with contamination derived from the Site (none identified during RI) consistent with remedial action objectives; and
- Eliminate potential sources for on-Site production of soil vapors (none identified during RI), and prevent migration of on-Site derived vapors into occupied structures and eliminate associated inhalation exposures consistent with remedial action objectives.

Alternative 2 will be protective of human health and the environment by excavating the historic fill at the Site and by meeting site-specific soil cleanup objectives for soil. The potential for human and environmental exposure to the elevated levels of metals and SVOCs present in the fill on-site will be eliminated by excavation of all soils with parameters in excess of site specific soil cleanup objectives, disposing of excavated materials off-site and backfilling as needed with certified clean fill/topsoil.

The Track 2 alternative would:

- Establish Track 4 Restricted Residential SCOs. Track 2 SCOs are effectively achieved at depths of 12-14 feet based upon existing sampling;
- Placement of a final cover consisting of concrete building slab to eliminate any potential exposures to remaining soils that do not exceed the SCOs;
- Establish use restrictions to ensure that future ingestion or other exposures are eliminated;
- Establish a Site Management Plan to ensure long term management of Institutional and Engineering Controls to ensure that all Engineering and Institutional controls are inspected periodically and requires certification that the remedy continues to perform as it

was designed, thus ensuring that the protections achieved for public health and the environment remain in perpetuity;

- Place a deed restriction to memorialize these controls in order to decrease the risk of future exposures with contaminated media consistent with remedial action objectives to memorialize the remedial action and the existence of Engineering and Institutional Controls and will ensure that these controls will be appropriately managed by future site owners.

During remedial and construction activity workers and area residents may be exposed to impacted soil and vapors. For both alternatives, worker exposure to soil and vapors will be minimized through implementation of a Health and Safety Plan. Exposures to area residents from dust and/or vapors will be minimized through the use of engineering controls and through implementation of a Community Air Monitoring Plan (CAMP).

3.2. BALANCING CRITERIA

Compliance with Standards, Criteria and Guidance (SCGs)

Alternative 1 will achieve compliance with the remedial goals, SCGs and RAOs for soil through removal to Track 1 Unrestricted Use SCOs. Compliance with SCGs for groundwater and soil gas will be achieved under Alternative 1 without remedial action based on the laboratory results of the Remedial Investigation.

Alternative 2 will achieve compliance with the remedial goals, SCGs and RAOs for soil through removal of soil to meet Track 4 SCOs. Compliance with SCGs for groundwater and soil gas will be achieved under Alternative 2 without remedial action based on the laboratory results of the Remedial Investigation.

Short-term effectiveness and impacts

This evaluation criterion assesses the effects of the alternative during the construction and implementation phase until remedial action objectives are met. Under this criterion, alternatives are evaluated with respect to their effects on public health and the environment during implementation of the remedial action, including protection of the community, environmental

impacts, time until remedial response objectives are achieved, and protection of workers during remedial actions.

The potential for short-term adverse impacts and risks to the workers, the community, and the environment during the implementation of Alternative's 1 or 2 are evaluated within the CHASP and mitigated through the use of personal protective equipment, monitoring and engineering controls. Potential short-term exposure to the surrounding community will be addressed through the use of odor and dust-suppression techniques and through the implementation of a CAMP which will require air monitoring activities during all excavation and soil disturbance activities.

Other potential impacts to the community under Alternatives 1 or 2, such as construction-related noise, vibrations and traffic, will be controlled and regulated under the terms of the NYC Department of Buildings issued building permit which can place a Stop Work Order on the property for unsafe conditions, community impacts or violation of the terms and conditions of the permit. Decontamination procedures of equipment, including trucks transporting soil to off-site disposal facilities will minimize the potential for impacted soil to be dispersed beyond the Site boundary. A truck traffic plan would also be prepared to minimize disturbance to the local roads and community under these alternatives.

Long-term effectiveness and permanence

This evaluation criterion addresses the results of a remedial action in terms of its permanence and quantity/nature of waste or residual contamination remaining at the Site after response objectives have been met, such as permanence of the remedial alternative, magnitude of remaining contamination, adequacy of controls including the adequacy and suitability of ECs/ICs that may be used to manage contaminant residuals that remain at the Site and assessment of containment systems and ICs that are designed to eliminate exposures to contaminants, and long-term reliability of Engineering Controls.

Both Alternative 1 and Alternative 2 achieve long term effectiveness and permanence by permanently removing and/or eliminating the exposure to Site contaminants (urban fill).

Under both Alternatives, risk from soil impacts is eliminated. Both Alternative 1 and Alternative 2 will continue to meet RAOs for soil , providing a permanent long-term solution for the Site.

Reduction of toxicity, mobility, or volume of contaminated material

This evaluation criterion assesses the remedial alternative's use of remedial technologies that permanently and significantly reduce toxicity, mobility, or volume of contaminants as their principal element. The following is the hierarchy of source removal and control measures that are to be used to remediate a Site, ranked from most preferable to least preferable: removal and/or treatment, containment, elimination of exposure and treatment of source at the point of exposure. It is preferred to use treatment or removal to eliminate contaminants at a Site, reduce the total mass of toxic contaminants, cause irreversible reduction in contaminants mobility, or reduce of total volume of contaminated media.

Alternative 1 will permanently eliminate the toxicity, mobility, and volume of contaminants from on-Site soil by meeting Track 1 SCOs.

Alternative 2 will remove most of the impacted soil present on the Site and any remaining soil beyond 15 feet below grade will meet Track 2 Restricted Residential SCOs. A final cover consisting of concrete building slab will eliminate any potential exposures to remaining soil that contains metals (copper, chromium, lead and/or zinc) at a concentration that exceeds Unrestricted Use SCOs but below Restricted Residential SCOs.

Implementability

This evaluation criterion addresses the technical and administrative feasibility of implementing an alternative and the availability of various services and materials required during its implementation, including technical feasibility of construction and operation, reliability of the selected technology, ease of undertaking remedial action, monitoring considerations, administrative feasibility (e.g. obtaining permits for remedial activities), and availability of services and materials.

The techniques, materials and equipment to implement Alternatives 1 and 2 are readily available and have been proven effective in remediating the contaminants associated with the Site.

Excavation for the remediation of soils is both a "low tech" and reliable method which has a long and proven track record on the remediation of hazardous waste and petroleum spill sites.

Alternative 1 may require additional shoring to excavate deeper than the new buildings' planned excavation depth of 16 feet.

Cost effectiveness

This evaluation criterion addresses the cost of alternatives, including capital costs (such as construction costs, equipment costs, and disposal costs, engineering expenses) and site management costs (costs incurred after remedial construction is complete) necessary to ensure the continued effectiveness of a remedial action.

Costs associated with Alternative 1 are estimated at approximately $800,000. This cost estimate includes the following elements and assumptions:

- Excavate to a depth of 16 ft within the entire area of the site (18,000 ft^2) with additional excavation of 1 to 2 feet (or greater) in limited areas to achieve complete removal of soil with metals detected at a concentration above Unrestricted Use SCOs;
- Shoring using wood lagging;
- Disposal of 11,000 yd^3 (14,400 tons) of excavated soil as non-hazardous;
- Backfilling 700 yd^3 of certified, virgin or recycled materials around foundation structures prior to pouring of basement slab;
- HASP and CAMP monitoring for the duration of the remedial activities.

Costs associated with Alternative 2 are estimated at approximately $750,000. This cost estimate includes the following elements and assumptions:

- Excavate to a depth of 16 ft within the entire area of the site (18,000 ft^2) as per construction plans, which will achieve complete removal of soil above Restricted Residential SCOs;
- Shoring using wood lagging;
- Disposal of 10,666 yd^3 (14,400 tons) of excavated soil as non-hazardous;
- Backfilling 700 yd^3 of certified, virgin or recycled materials around foundation structures prior to pouring of basement slab;

- HASP and CAMP monitoring for the duration of the remedial activities.

Community Acceptance

This evaluation criterion addresses community opinion and support for the remedial action. Observations here will be supplemented by public comment received on the RAWP. No questions regarding the Site have been raised regarding remedial options to date. This RAWP will be subject to a 30-day public comment period to determine if the community has any comments on the presented remedial alternatives and selected remedy.

Land use

This evaluation criterion addresses the proposed use of the property. This evaluation has considered reasonably anticipated future uses of the Site and takes into account: current use and historical and/or recent development patterns; applicable zoning laws and maps; NYS Department of State's Brownfield Opportunity Areas (BOA) pursuant to section 970-r of the general municipal law; applicable land use plans; proximity to real property currently used for residential use, and to commercial, industrial, agricultural, and/or recreational areas; environmental justice impacts, Federal or State land use designations; population growth patterns and projections; accessibility to existing infrastructure; proximity of the site to important cultural resources and natural resources, potential vulnerability of groundwater to contamination that might emanate from the site, proximity to flood plains, geography and geology; and current Institutional Controls applicable to the site.

The proposed redevelopment of the Site is compatible with its current zoning. Following remediation, the Site will meet either Track 1 Unrestricted Use or Track 4 SCOs (likely Restricted Residential SCOs), which is appropriate for its planned mixed-use (10-story apartment building with first floor commercial space).

Sustainability of the Remedial Action

This criterion evaluates the overall sustainability of the remedial action alternatives and the degree to which sustainable means are employed to implement the remedial action including those that take into consideration NYC's sustainability goals defined in *PlaNYC: A Greener, Greater New York*. Sustainability goals may include: maximizing the recycling and reuse of

non-virgin materials; reducing the consumption of virgin and non-renewable resources; minimizing energy consumption and greenhouse gas emissions; improving energy efficiency; and promotion of the use of native vegetation and enhancing biodiversity during landscaping associated with Site development.

Sustainability considerations under Alternatives 1 and 2 would consist of disposal of affected soil at a facility which recycles it for use in asphalt or other construction materials following processing to remove or stabilize contaminants, where approved by OER. Alternatives 1 and 2 would also seek to utilize recycled materials such as recycled concrete aggregate (RCA) for backfilling where feasible. See sustainability statement in **Attachment B**.

4.0 REMEDIAL ACTION

4.1 SUMMARY OF PREFERRED REMEDIAL ACTION

The preferred remedial action alternative is the Track 1 Alternative. The preferred remedial action alternative achieves protection of public health and the environment for the intended use of the property. The preferred remedial action alternative will achieve all of the remedial action objectives established for the project and addresses applicable SCGs. The preferred remedial action alternative is effective in both the short-term and long-term and reduces mobility, toxicity and volume of contaminants. The preferred remedial action alternative is cost effective and implementable and uses standards methods that are well established in the industry.

The proposed remedial action will consist of:

1. Preparation of a Community Protection Statement and implementation of a Citizen Participation Plan.
2. Site mobilization involving Site security setup, equipment mobilization, utility mark outs and marking & staking excavation areas.
3. Implementation of storm-water pollution prevention measures in compliance with applicable laws and regulations.
4. Perform a Community Air Monitoring Program for particulates and volatile organic carbon compounds.
5. Establish Track 1 (Unrestricted Use Soil Cleanup Objectives (SCOs). Excavation and removal of soil/fill exceeding SCOs.
6. Screening of excavated soil/fill during intrusive work for indications of contamination by visual means, odor, and monitoring with a PID.
7. Removal of underground storage tanks (if encountered) and closure of petroleum spills (if evidence of a spill/leak is encountered during Site excavation) in compliance with applicable local, State and Federal laws and regulations.
8. Sampling and analysis of excavated media as required by disposal facilities. Appropriate segregation of excavated media onsite.
9. Transportation and off-Site disposal of all soil/fill material at permitted facilities in accordance with applicable laws and regulations for handling, transport, and disposal, and this plan.

10. Collection and analysis of end-point samples to determine the performance of the remedy with respect to attainment of SCOs.
11. Import of materials to be used for backfill in compliance with this plan and in accordance with applicable laws and regulations.
12. Performance of all activities required for the remedial action, including permitting requirements and pretreatment requirements, in compliance with applicable laws and regulations.
13. Submission of a RAR that describes the remedial activities, certifies that the remedial requirements have been achieved, defines the Site boundaries, and describes all Engineering and Institutional Controls to be implemented at the Site, and lists any changes from this RAWP.
14. Submission of an approved Site Management Plan (SMP) in the RAR for long-term management of residual contamination, including plans for operation, maintenance, monitoring, inspection and certification of Engineering and Institutional Controls and reporting at a specified frequency (only applicable if a complete Track 1 cleanup is not achieved).

4.2 SOIL CLEANUP OBJECTIVES AND SOIL/FILL MANAGEMENT

Track 1 Soil Cleanup Objectives (SCOs) are proposed for this project. The SCOs for this Site are listed in **Table 1**. Soil and materials management on-Site and off-Site, including excavation, handling and disposal, will be conducted in accordance with the Soil/Materials Management Plan in **Appendix 4**. The entire site will be excavated to a depth of approximately 16 feet and additional excavation will be performed to obtain complete removal of soil that contains metals (copper, chromium, lead and zinc) above Unrestricted Use SCOs.

Discrete contaminant sources (such as hotspots) identified during the remedial action will be identified by GPS or surveyed. This information will be provided in the Remedial Action Report.

Estimated Soil/Fill Removal Quantities

The total quantity of soil/fill expected to be excavated and disposed off-Site is 14,400 tons. The proposed disposal locations for Site-derived impacted materials are listed below. Additional

disposal locations established at a later date will be reported promptly to the OER Project Manager.

Disposal Facility	Waste Type	Estimated Quantities
Clean Earth of Carteret, Carteret, NJ	Historic fill	0 to 14,400 tons
Clean Earth of North Jersey, Kerny NJ	Historic Fill	0 to 14,400 tons
Soil Safe Inc. Logan, NJ	Historic Fill	0 to 14,400 tons
110 Landfill Bethpage, NY	Historic Fill Clean Soil	0 to 14,400 tons

End-Point Sampling

If hotspots are identified during the remedial action or construction, hotspot removal actions under this plan will be performed in conjunction with remedial end-point sampling. End-point sampling protocol discussed below.

1. For excavations less than 20 feet in total perimeter, at least one bottom sample and one sidewall sample biased in the direction of surface runoff.
2. For excavations 20 to 300 feet in perimeter:
    - For surface removals, one sample from the top of each sidewall for every 30 linear feet of sidewall and one sample from the excavation bottom for every 900 square feet of bottom area.
    - For subsurface removals, one sample from each sidewall for every 30 linear feet of sidewall and one sample from the excavation bottom for every 900 square feet of bottom area.
3. For sampling of volatile organics, bottom samples should be taken within 24 hours of excavation, and should be taken from the zero to six-inch interval at the excavation floor. Samples taken after 24 hours should be taken at six to twelve inches.
4. For contaminated soil removal, post remediation soil samples for laboratory analysis should be taken immediately after contaminated soil removal. If the excavation is enlarged horizontally, additional soil samples will be taken pursuant to bullets 1-3 above.

Hot-Spot post-remediation sample locations and depth will be biased towards the areas and depths of highest contamination identified during previous sampling episodes unless field indicators such as field instrument measurements or visual contamination identified during the remedial action indicate that other locations and depths may be more heavily contaminated. In all cases, post-remediation samples should be biased toward locations and depths of the highest expected contamination.

For assessment of attainment of Track 1 SCOs, the RI provided endpoint data to within Unrestricted Use SCOs in the majority of boring locations at the Site. However, Unrestricted Use SCOs were not met in three of the seven sampling locations: SB2 (12-14) and SB3 (12-14) and SB5(12-14). Soil boring SB5 was performed within the approximate location of the planned elevator shaft and an additional deeper soil sample [SB5(21-23)] was retained for laboratory analysis from approximately 2 feet below the final excavation depth of the elevator shaft. No compounds were detected within SB(21-23) above Unrestricted Use SCOs. Therefore, additional endpoint samples will be collected from the two remaining areas (SB2 and SB3) following excavation to the planned basement level. As noted in the redevelopment plans, final excavation depth is anticipated at being approximately 16 feet below grade, which is located approximately 2 feet deeper than the deepest soil samples collected during the RI. Therefore, endpoint soil samples to be collected from boring locations SB2 and SB3 will be collected from the base of the final excavation depth. Additional excavation and endpoint sampling would be performed if the sample results did not meet Track 1 Unrestricted Use SCOs.

New York State ELAP certified labs will be used for all end-point sample analyses. Labs for end-point sample analyses will be reported in the RAR. The RAR will provide a tabular and map summary of all end-point sample results and will include all data including non-detects and applicable standards and/or guidance values. End-point samples will be analyzed for trigger analytes (those for which SCO exceedence is identified) utilizing the following methodology:

Soil analytical methods will include:

- Target Analyte List metals (copper, chromium, lead and zinc);

If either LNAPL and/or DNAPL are detected, appropriate samples will be collected for characterization and "finger print analysis" and required regulatory reporting (i.e. spills hotline) will be performed.

Quality Assurance/Quality Control

The fundamental QA objective with respect to accuracy, precision, and sensitivity of analysis for laboratory analytical data is to achieve the QC acceptance of the analytical protocol. The accuracy, precision and completeness requirements will be addressed by the laboratory for all data generated.

Collected samples will be appropriately packaged, placed in coolers and shipped via overnight courier or delivered directly to the analytical laboratory by field personnel. Samples will be containerized in appropriate laboratory provided glassware and shipped in plastic coolers. Samples will be preserved through the use of ice or "cold-paks" to maintain a temperature of $4^{o}C$.

Dedicated disposable sampling materials will be used for the collection endpoint samples, eliminating the need to prepare field equipment (rinsate) blanks. However, if non-disposable equipment is used, (stainless steel scoop, etc.) field rinsate blanks will be prepared at the rate of 1 for every eight samples collected. Decontamination of non-dedicated sampling equipment will consist of the following:

- Gently tap or scrape to remove adhered soil
- Rinse with tap water
- Wash with alconox® detergent solution and scrub
- Rinse with tap water
- Rinse with distilled or deionized water

Prepare field blanks by pouring distilled or deionized water over decontaminated equipment and collecting the water in laboratory provided containers. Trip blanks will be used whenever samples are transported to the laboratory for analysis of VOCs. Trip blanks will not be used for samples to be analyzed for metals, SVOCs or pesticides. One blind duplicate sample will be prepared and submitted for analysis every 20 samples.

Import and Reuse of Soils

Import of soils onto the property and reuse of soils already onsite will be performed in conformance with the Soil/Materials Management Plan in **Appendix 4**. The estimated quantity of soil to be imported into the Site for backfill and cover soil is 750 yd^3. The estimated quantity of onsite soil/fill expected to be reused/relocated on Site is 0 tons.

4.3 ENGINEERING CONTROLS

Since the remedial alternative selected will achieve Unrestricted Use SCOs, Engineering Controls will not be required at this Site. If a Track 1 cleanup is not achieved, Engineering Controls will be established as defined in Alternative 2 of the Alternatives Analysis. Exposure to residual soil/fill will be prevented by an engineered, composite cover system to be built on the Site.

4.4 INSTITUTIONAL CONTROLS

Since the remedial alternative selected will achieve Unrestricted Use SCOs, Institutional Controls (IC) will not be required for this Site. If a Track 1 cleanup is not achieved, Institutional Controls will be established as defined in Alternative 2 of the Alternatives Analysis.

Institutional Controls for a contingent (Alternative 2) remedial action are:

- Recording of an OER-approved Declaration of Covenant and Restrictions (DCR) with the City Register or county clerk, as appropriate. The DCR will include a description of all ECs and ICs, will summarize the requirements of the Site Management Plan, and will note that the property owner and property owner's successors and assigns must comply with the DCR and the approved SMP. The recorded DCR will be submitted in the Remedial Action Report. The DCR will be recorded prior to OER issuance of the Notice of Completion;
- Submittal of a Site Management Plan in the RAR for approval by OER that provides procedures for appropriate operation, maintenance, monitoring, inspection, reporting and certification of ECs. SMP will require that the property owner and property owner's successors and assigns will submit to OER a periodic written statement that certifies that: (1) controls employed at the Site are unchanged from the previous certification or that any changes to the controls were approved by OER; and, (2) nothing has occurred that

impairs the ability of the controls to protect public health and environment or that constitute a violation or failure to comply with the SMP. OER retains the right to enter the Site in order to evaluate the continued maintenance of any controls. This certification shall be submitted annually and will comply with RCNY §43-1407(l)(3).

- Vegetable gardens and farming on the Site are prohibited;
- Use of groundwater underlying the Site is prohibited without treatment rendering it safe for its intended use;
- All future activities on the Site that will disturb residual material must be conducted pursuant to the soil management provisions in an approved SMP;
- The Site will be used for restricted residential use and will not be used for a higher level of use without prior approval by OER.

4.5 SITE MANAGEMENT PLAN

Since the remedial alternative selected will achieve Unrestricted Use SCOs, site management will not be required for this Site. If a Track 1 cleanup is not achieved, a Site Management Plan will be established as defined in Alternative 2 of the Alternatives Analysis.

The contingent SMP will provide a detailed description of the procedures required to manage residual soil/fill left in place following completion of the remedial action in accordance with the Brownfield Cleanup Agreement with OER. This includes a plan for: (1) implementation of EC's and ICs; (2) implementation of monitoring programs; (3) operation and maintenance of EC's; (4) inspection and certification of EC's; and (5) reporting.

Site management activities, reporting, and EC/IC certification will be scheduled on an periodic basis to be established in the SMP and will be subject to review and modification by OER. The Site Management Plan will be based on a calendar year and certification reports will be due for submission to OER by March 31 of the year following the reporting period..

4.6 QUALITATIVE HUMAN HEALTH EXPOSURE ASSESSMENT

The objective of the qualitative exposure assessment is to identify potential receptors to the contaminants of concern (COC) that are present at, or migrating from, the site. The identification of exposure pathways describes the route that the COC takes to travel from the source to the

receptor. An identified pathway indicates that the potential for exposure exists; it does not imply that exposures actually occur.

Investigations reported in the Remedial Investigation Report (RIR) are sufficient to complete a Qualitative Human Health Exposure Assessment (QHHEA). As part of the BCP process, a QHHEA was performed to determine whether the Site poses an existing or future health hazard to the Site's exposed or potentially exposed population. The sampling data from the RI were evaluated to determine whether there is any health risk by characterizing the exposure setting, identifying exposure pathways, and evaluating contaminant fate and transport. This EA was prepared in accordance with Appendix 3B and Section 3.3 (b) 8 of the NYSDEC Draft DER-10 Technical Guidance for Site Investigation and Remediation.

Known and Potential Sources

Historic fill is present in the top 5 feet of soil at the site. The laboratory results of soil samples collected of the fill material noted metals and SVOCs above Unrestricted Use SCOs and several metals and SVOCs above Restricted Residential SCOs. Three of the seven soil samples collected at a depth of 12 to 14 feet below grade at the Site contained lead, copper, chromium and zinc at a concentration slightly above Unrestricted Use SCOs.

Nature, Extent, Fate and Transport of Contaminants

SVOCs and metals are present in the historic fill materials throughout the Site. This material will be removed under the proposed remediation and redevelopment of the site.

Potential Routes of Exposure

Potential On-Site Exposures: An exposure route is the mechanism by which a receptor comes into contact with a chemical. Three potential primary routes exist by which chemicals can enter the body:

- Ingestion of fill/soil;
- Inhalation of vapors and particulates; and
- Dermal contact fill/soil or building materials.

Construction workers engaged in excavation of soils at the site for the installation of basement level foundation of the new buildings may be exposed through ingestion and dermal contact from handling of soil/fill containing metals, pesticides and SVOCs.

Land Use of the Site and Neighboring Properties - Current and Future

Currently, the Site comprises of three lots totaling 18,000 square feet in size, currently and formerly utilized for mixed-use (commercial-retail and residential). The immediate area surrounding the Site is mixed commercial/residential, and is anticipated to remain as such. The proposed future use of the Site consists of two new buildings; Building "A" and Building "B" that will cover the entire footprint of the Site. Building "A" will be a 10-story mixed use building with a basement consisting of a basement level parking garage, first floor commercial space and residential apartments on floors 1 through 9. Building "B" will be a 6-story residential building with a basement level that will be used for vehicle parking and utility rooms.

On-Site Receptors - The current on-site potential sensitive receptors include adult and child visitors, construction workers, pedestrians, and trespassers. The proposed redevelopment of the Site includes the construction of a six-story residential building and a 10-story mixed use building, both with a basement level. During redevelopment of the Site, the on-site potential receptors will include construction workers and adult visitors. Once the Site is redeveloped, the on-site potential receptors will include: building residents including adults, children and visitors.

Off-Site Receptors - Potential off-site receptors within a 0.25-mile radius of the Site include: adult and child residents, and commercial and construction workers, pedestrians, trespassers, and cyclists, based on the following:

1. Commercial Businesses (up to 0.25 mile) – existing and future
2. Residential Buildings (up to 0.25 mile) – existing and future
3. Building Construction/Renovation (up to 0.25 mile) – existing and future
4. Pedestrians, Trespassers, Cyclists (up to .25 mile) – existing and future
5. Schools (up to .25 mile) – existing and future

Existence of Human Health Exposure

Existing

The majority of the Site is currently capped either with the concrete slab of the three on-Site buildings, or with asphalt for the parking area, limiting exposure to subsurface fill.

Future

Once redevelopment activities begin, there will be a potential exposure pathway from contaminated surface and subsurface fill to construction workers as a result of on-site construction/excavation activities. On-site construction workers potentially could ingest, inhale or have dermal contact with any exposed impacted fill. Similarly, off-site receptors could be exposed to dust from on-site activities. During construction, on-site and off-site exposures to contaminated dust from on-site will be addressed through dust controls, and through the implementation of the community air-monitoring program and a construction health and safety plan.

Once the remedial actions and redevelopment of the Site has been completed, there will be no potential on-site or off-site exposure pathways to adult and child residents, community residents, and construction workers.

Overall Human Health Exposure Assessment

Based upon this analysis, there is currently limited potential for exposure pathways due to the cover on majority of the site.

During remedial construction, on-site and off-site exposures to contaminated dust from contaminated fill will be addressed through dust controls, and through the implementation of the community air-monitoring program and a construction health and safety plan.

After the remedial action is complete, there will be no remaining exposure pathways due to removal of all soil above Track 1 SCOs.

5.0 REMEDIAL ACTION MANAGEMENT

5.1 PROJECT ORGANIZATION AND OVERSIGHT

Principal personnel who will participate in the remedial action include Kevin Brussee, Project Manager-EBC and Kevin Waters, Field Operations Officer-EBC. The Professional Engineer (PE) and Qualified Environmental Professionals (QEP) for this project are Ariel Czemerinski P.E., AMC Engineering and Charles Sosik P.G. EBC.

5.2 SITE SECURITY

Site access will be controlled by a chain link or wooden construction fence, which surrounds the property.

5.3 WORK HOURS

The hours for operation of remedial construction will be from 7:00AM to 6:00PM. These hours conform to the New York City Department of Buildings construction code requirements.

5.4 CONSTRUCTION HEALTH AND SAFETY PLAN

The Health and Safety Plan is included in **Appendix 5**. The Site Safety Coordinator will be Kevin Waters - EBC. Remedial work performed under this RAWP will be in full compliance with applicable health and safety laws and regulations, including Site and OSHA worker safety requirements and HAZWOPER requirements. Confined space entry, if any, will comply with OSHA requirements and industry standards and will address potential risks. The parties performing the remedial construction work will ensure that performance of work is in compliance with the HASP and applicable laws and regulations. The HASP pertains to remedial and invasive work performed at the Site until the issuance of the Notice of Completion.

All field personnel involved in remedial activities will participate in training required under 29 CFR 1910.120, including 40-hour hazardous waste operator training and annual 8-hour refresher training. Site Safety Officer will be responsible for maintaining workers training records.

Personnel entering any exclusion zone will be trained in the provisions of the HASP and be required to sign an HASP acknowledgment. Site-specific training will be provided to field personnel. Additional safety training may be added depending on the tasks performed.

Emergency telephone numbers will be posted at the site location before any remedial work begins. A safety meeting will be conducted before each shift begins. Topics to be discussed include task hazards and protective measures (physical, chemical, environmental); emergency procedures; PPE levels and other relevant safety topics. Meetings will be documented in a log book or specific form.

An emergency contact sheet with names and phone numbers is included in the HASP. That document will define the specific project contacts for use in case of emergency.

5.5 COMMUNITY AIR MONITORING PLAN

Real-time air monitoring for volatile organic compounds (VOCs) and particulate levels at the perimeter of the exclusion zone or work area will be performed. Continuous monitoring will be performed for all ground intrusive activities and during the handling of contaminated or potentially contaminated media. Ground intrusive activities include, but are not limited to, soil/waste excavation and handling, test pit excavation or trenching, and the installation of soil borings or monitoring wells.

Periodic monitoring for VOCs will be performed during non-intrusive activities such as the collection of soil and sediment samples or the collection of groundwater samples from existing monitoring wells. Periodic monitoring during sample collection, for instance, will consist of taking a reading upon arrival at a sample location, monitoring while opening a well cap or overturning soil, monitoring during well baling/purging, and taking a reading prior to leaving a sample location. Depending upon the proximity of potentially exposed individuals, continuous monitoring may be performed during sampling activities. Examples of such situations include groundwater sampling at wells on the curb of a busy urban street, in the midst of a public park, or adjacent to a school or residence. Exceedences of action levels observed during performance of the Community Air Monitoring Plan (CAMP) will be reported to the OER Project Manager and included in the Daily Report.

VOC Monitoring, Response Levels, and Actions

Volatile organic compounds (VOCs) will be monitored at the downwind perimeter of the immediate work area (i.e., the exclusion zone) on a continuous basis during invasive work.

Upwind concentrations will be measured at the start of each workday and periodically thereafter to establish background conditions. The monitoring work will be performed using equipment appropriate to measure the types of contaminants known or suspected to be present. The equipment will be calibrated at least daily for the contaminant(s) of concern or for an appropriate surrogate. The equipment will be capable of calculating 15-minute running average concentrations, which will be compared to the levels specified below.

- If the ambient air concentration of total organic vapors at the downwind perimeter of the work area or exclusion zone exceeds 5 parts per million (ppm) above background for the 15-minute average, work activities will be temporarily halted and monitoring continued. If the total organic vapor level readily decreases (per instantaneous readings) below 5 ppm over background, work activities will resume with continued monitoring.
- If total organic vapor levels at the downwind perimeter of the work area or exclusion zone persist at levels in excess of 5 ppm over background but less than 25 ppm, work activities will be halted, the source of vapors identified, corrective actions taken to abate emissions, and monitoring continued. After these steps, work activities will resume provided that the total organic vapor level 200 feet downwind of the exclusion zone or half the distance to the nearest potential receptor or residential/commercial structure, whichever is less - but in no case less than 20 feet, is below 5 ppm over background for the 15-minute average.
- If the organic vapor level is above 25 ppm at the perimeter of the work area, activities will be shutdown.

All 15-minute readings must be recorded and be available for OER personnel to review. Instantaneous readings, if any, used for decision purposes will also be recorded.

Particulate Monitoring, Response Levels, and Actions

Particulate concentrations will be monitored continuously at the upwind and downwind perimeters of the exclusion zone at temporary particulate monitoring stations. The particulate monitoring will be performed using real-time monitoring equipment capable of measuring particulate matter less than 10 micrometers in size (PM-10) and capable of integrating over a period of 15 minutes (or less) for comparison to the airborne particulate action level. The

equipment will be equipped with an audible alarm to indicate exceedance of the action level. In addition, fugitive dust migration should be visually assessed during all work activities.

- If the downwind PM-10 particulate level is 100 micrograms per cubic meter (mcg/m^3) greater than background (upwind perimeter) for the 15-minute period or if airborne dust is observed leaving the work area, then dust suppression techniques will be employed. Work will continue with dust suppression techniques provided that downwind PM-10 particulate levels do not exceed 150 mcg/m^3 above the upwind level and provided that no visible dust is migrating from the work area.
- If, after implementation of dust suppression techniques, downwind PM-10 particulate levels are greater than 150 mcg/m^3 above the upwind level, work will be stopped and a re-evaluation of activities initiated. Work will resume provided that dust suppression measures and other controls are successful in reducing the downwind PM-10 particulate concentration to within 150 mcg/m^3 of the upwind level and in preventing visible dust migration.

All readings will be recorded and be available for OER personnel to review.

5.6 AGENCY APPROVALS

All permits or government approvals required for remedial construction have been or will be obtained prior to the start of remedial construction. Approval of this RAWP by OER does not constitute satisfaction of these requirements and will not be a substitute for any required permit.

5.7 SITE PREPARATION

Pre-Construction Meeting

OER will be invited to attend the pre-construction meeting at the Site with all parties involved in the remedial process prior to the start of remedial construction activities.

Mobilization

Mobilization will be conducted as necessary for each phase of work at the Site. Mobilization includes field personnel orientation, equipment mobilization (including securing all sampling equipment needed for the field investigation), marking/staking sampling locations and utility

mark-outs. Each field team member will attend an orientation meeting to become familiar with the general operation of the Site, health and safety requirements, and field procedures.

Utility Marker Layouts, Easement Layouts

The presence of utilities and easements on the Site will be fully investigated prior to the performance of invasive work such as excavation or drilling under this plan by using, at a minimum, the One-Call System (811). Underground utilities may pose an electrocution, explosion, or other hazard during excavation or drilling activities. All invasive activities will be performed incompliance with applicable laws and regulations to assure safety. Utility companies and other responsible authorities will be contacted to locate and mark the locations, and a copy of the Markout Ticket will be retained by the contractor prior to the start of drilling, excavation or other invasive subsurface operations. Overhead utilities may also be present within the anticipated work zones. Electrical hazards associated with drilling in the vicinity of overhead utilities will be prevented by maintaining a safe distance between overhead power lines and drill rig masts.

Proper safety and protective measures pertaining to utilities and easements, and compliance with all laws and regulations will be employed during invasive and other work contemplated under this RAWP. The integrity and safety of on-Site and off-Site structures will be maintained during all invasive, excavation or other remedial activity performed under the RAWP.

Equipment and Material Staging

Equipment and materials will be stored and staged in a manner that complies with applicable laws and regulations.

Stabilized Construction Entrance

Steps will be taken to ensure that trucks departing the site will not track soil, fill or debris off-Site. Such actions may include use of cleaned asphalt or concrete roads or use of stone or other aggregate-based egress paths between the truck inspection station and the property exit. Measures will be taken to ensure that adjacent roadways will be kept clean of project related soils, fill and debris.

Truck Inspection Station

An outbound-truck inspection station will be set up close to the Site exit. Before exiting the NYC BCP Site, trucks will be required to stop at the truck inspection station and will be examined for evidence of contaminated soil on the undercarriage, body, and wheels. Soil and debris will be removed. Brooms, shovels and potable water will be utilized for the removal of soil from vehicles and equipment, as necessary.

5.8 TRAFFIC CONTROL

Drivers of trucks leaving the NYC BCP Site with soil/fill will be instructed to proceed without stopping in the vicinity of the site to prevent neighborhood impacts. The planned route on local roads for trucks leaving the site is to proceed west on Fulton Street and make the first left onto Brooklyn Avenue. Make the second right onto Atlantic Avenue heading west toward the BQE (I-278).

5.9 DEMOBILIZATION

Demobilization will include:

- As necessary, restoration of temporary access areas and areas that may have been disturbed to accommodate support areas (e.g., staging areas, decontamination areas, storage areas, temporary water management areas, and access area);
- Removal of sediment from erosion control measures and truck wash and disposal of materials in accordance with applicable laws and regulations;
- Equipment decontamination, and;
- General refuse disposal.

Equipment will be decontaminated and demobilized at the completion of all field activities. Investigation equipment and large equipment (*e.g.*, soil excavators) will be washed at the truck inspection station as necessary. In addition, all investigation and remediation derived waste will be appropriately disposed.

5.10 REPORTING AND RECORD KEEPING

Daily Reports

Daily reports providing a general summary of activities for each day of *active remedial work* will be emailed to the OER Project Manager by the end of the following day. Those reports will include:

- Project number and statement of the activities and an update of progress made and locations of work performed;
- Quantities of material imported and exported from the Site;
- Status of on-Site soil/fill stockpiles;
- A summary of all citizen complaints, with relevant details (basis of complaint; actions taken; etc.);
- A summary of CAMP excursions, if any;
- Photograph of notable Site conditions and activities.

The frequency of the reporting period may be revised in consultation with OER project manager based on planned project tasks. Daily email reports are not intended to be the primary mode of communication for notification to OER of emergencies (accidents, spills), requests for changes to the RAWP or other sensitive or time critical information. However, such information will be included in the daily reports. Emergency conditions and changes to the RAWP will be communicated directly to the OER project manager by personal communication. Daily reports will be included as an Appendix in the Remedial Action Report.

Record Keeping and Photo-Documentation

Job-site record keeping for all remedial work will be performed. These records will be maintained on-Site during the project and will be available for inspection by OER staff. Representative photographs will be taken of the Site prior to any remedial activities and during major remedial activities to illustrate remedial program elements and contaminant source areas. Photographs will be submitted at the completion of the project in the RAR in digital format (i.e. jpeg files).

5.11 COMPLAINT MANAGEMENT

All complaints from citizens will be promptly reported to OER. Complaints will be addressed and outcomes will also be reported to OER in daily reports. Notices to OER will include the nature of the complaint, the party providing the complaint, and the actions taken to resolve any problems.

5.12 DEVIATIONS FROM THE REMEDIAL ACTION WORK PLAN

All changes to the RAWP will be reported to the OER Project Manager and will be documented in daily reports and reported in the Remedial Action Report. The process to be followed if there are any deviations from the RAWP will include a request for approval for the change from OER noting the following:

- Reasons for deviating from the approved RAWP;
- Effect of the deviations on overall remedy; and
- Determination that the remedial action with the deviation(s) is protective of public health and the environment.

5.13 DATA USABILITY SUMMARY REPORT

The primary objective of a Data Usability Summary Report (DUSR) is to determine whether or not data meets the site specific criteria for data quality and data use. The DUSR provides an evaluation of analytical data without third party data validation. The DUSR for post-remedial samples collected during implementation of this RAWP will be included in the Remedial Action Report (RAR).

6.0 REMEDIAL ACTION REPORT

A Remedial Action Report (RAR) will be submitted to OER following implementation of the remedial action defined in this RAWP. The RAR will document that the remedial work required under this RAWP has been completed and has been performed in compliance with this plan. The RAR will include:

- Information required by this RAWP;
- As-built drawings for all constructed remedial elements, required certifications, manifests and other written and photographic documentation of remedial work performed under this remedy;
- Site Management Plan;
- Description of any changes in the remedial action from the elements provided in this RAWP and associated design documents;
- Tabular summary of all end point sampling results and all material characterization results, QA/QC results for end-point sampling, and other sampling and chemical analysis performed as part of the remedial action and DUSR;
- Test results or other evidence demonstrating that remedial systems are functioning properly;
- Account of the source area locations and characteristics of all contaminated material removed from the Site including a map showing source areas;
- Account of the disposal destination of all contaminated material removed from the Site. Documentation associated with disposal of all material will include transportation and disposal records, and letters approving receipt of the material.
- Account of the origin and required chemical quality testing for material imported onto the Site.
- Recorded Declaration of Covenants and Restrictions.
- Reports and supporting material will be submitted in digital form.

Remedial Action Report Certification

The following certification will appear in front of the Executive Summary of the Remedial Action Report. The certification will include the following statements:

I, _____, am currently a professional engineer licensed by the State of New York. I had primary direct responsibility for implementation of the remedial program for the Site name Site Site number.

I, _____, am a qualified Environmental Professional. I had primary direct responsibility for implementation remedial program for the Site name Site Site number . (Optional)

I certify that the OER-approved Remedial Action Work Plan dated month day year and Stipulations in a letter dated month day, year; if any were implemented and that all requirements in those documents have been substantively complied with. I certify that contaminated soil, fill, liquids or other material from the property were taken to facilities licensed to accept this material in full compliance with applicable laws and regulations.

7.0 SCHEDULE

The table below presents a schedule for the proposed remedial action and reporting. If the schedule for remediation and development activities changes, it will be updated and submitted to OER. Currently, a 28 month remediation period is anticipated.

Schedule Milestone	Weeks from Remedial Action Start	Duration (weeks)
OER Approval of RAWP	0	-
Fact Sheet 2 announcing start of remedy	0	-
Mobilization	1	1
Remedial Excavation	2	20
Demobilization	10	1
Submit Remedial Action Report	28	1

1808 MIDDLE COUNTRY ROAD
RIDGE, NY 11961
PH: 631.504.6000
FAX: 631.928.2780

TABLES

TABLE 1 - LIST OF PROPOSED SCOS

Contaminant	CAS Number	Unrestricted Use
Metals		
Arsenic	7440-38-2	13 [c]
Barium	7440-39-3	350 [c]
Beryllium	7440-41-7	7.2
Cadmium	7440-43-9	2.5 [c]
Chromium, hexavalent [e]	18540-29-9	1 [b]
Chromium, trivalent [e]	16065-83-1	30 [c]
Copper	7440-50-8	50
Total Cyanide [e, f]		27
Lead	7439-92-1	63 [c]
Manganese	7439-96-5	1600 [c]
Total Mercury		0.18 [c]
Nickel	7440-02-0	30
Selenium	7782-49-2	3.9[c]
Silver	7440-22-4	2
Zinc	7440-66-6	109 [c]
PCBs/Pesticides		
2,4,5-TP Acid (Silvex) [f]	93-72-1	3.8
4,4'-DDE	72-55-9	0.0033 [b]
4,4'-DDT	50-29-3	0.0033 [b]
4,4'-DDD	72-54-8	0.0033 [b]
Aldrin	309-00-2	0.005 [c]
alpha-BHC	319-84-6	0.02
beta-BHC	319-85-7	0.036
Chlordane (alpha)	5103-71-9	0.094

Contaminant	CAS Number	Unrestricted Use
delta-BHC [g]	319-86-8	0.04
Dibenzofuran [f]	132-64-9	7
Dieldrin	60-57-1	0.005 [c]
Endosulfan I [d, f]	959-98-8	2.4
Endosulfan II [d, f]	33213-65-9	2.4
Endosulfan sulfate [d, f]	1031-07-8	2.4
Endrin	72-20-8	0.014
Heptachlor	76-44-8	0.042
Lindane	58-89-9	0.1
Polychlorinated biphenyls	1336-36-3	0.1
Semivolatile organic compounds		
Acenaphthene	83-32-9	20
Acenapthylene [f]	208-96-8	100 [a]
Anthracene [f]	120-12-7	100 [a]
Benz(a)anthracene [f]	56-55-3	1 [c]
Benzo(a)pyrene	50-32-8	1 [c]
Benzo(b)fluoranthene [f]	205-99-2	1 [c]
Benzo(g,h,i)perylene [f]	191-24-2	100
Benzo(k)fluoranthene [f]	207-08-9	0.8 [c]
Chrysene [f]	218-01-9	1 [c]
Dibenz(a,h)anthracene [f]	53-70-3	0.33 [b]
Fluoranthene [f]	206-44-0	100 [a]
Fluorene	86-73-7	30
Indeno(1,2,3-cd)pyrene [f]	193-39-5	0.5 [c]
m-Cresol [f]	108-39-4	0.33 [b]
Naphthalene [f]	91-20-3	12
o-Cresol [f]	95-48-7	0.33 [b]

Contaminant	CAS Number	Unrestricted Use
p-Cresol [f]	106-44-5	0.33 [b]
Pentachlorophenol	87-86-5	0.8 [b]
Phenanthrene [f]	85-01-8	100
Phenol	108-95-2	0.33 [b]
Pyrene [f]	129-00-0	100
Volatile organic compounds		
1,1,1-Trichloroethane [f]	71-55-6	0.68
1,1-Dichloroethane [f]	75-34-3	0.27
1,1-Dichloroethene [f]	75-35-4	0.33
1,2-Dichlorobenzene [f]	95-50-1	1.1
1,2-Dichloroethane	107-06-2	0.02 [c]
cis -1,2-Dichloroethene [f]	156-59-2	0.25
trans-1,2-Dichloroethene [f]	156-60-5	0.19
1,3-Dichlorobenzene [f]	541-73-1	2.4
1,4-Dichlorobenzene	106-46-7	1.8
1,4-Dioxane	123-91-1	0.1 [b]
Acetone	67-64-1	0.05
Benzene	71-43-2	0.06
n-Butylbenzene [f]	104-51-8	12
Carbon tetrachloride [f]	56-23-5	0.76
Chlorobenzene	108-90-7	1.1
Chloroform	67-66-3	0.37
Ethylbenzene [f]	100-41-4	1
Hexachlorobenzene [f]	118-74-1	0.33[b]
Methyl ethyl ketone	78-93-3	0.12
Methyl tert-butyl ether [f]	1634-04-4	0.93
Methylene chloride	75-09-2	0.05

Contaminant	CAS Number	Unrestricted Use
n - Propylbenzene [f]	103-65-1	3.9
sec-Butylbenzene [f]	135-98-8	11
tert-Butylbenzene [f]	98-06-6	5.9
Tetrachloroethene	127-18-4	1.3
Toluene	108-88-3	0.7
Trichloroethene	79-01-6	0.47
1,2,4-Trimethylbenzene [f]	95-63-6	3.6
1,3,5-Trimethylbenzene[f]	108-67-8	8.4
Vinyl chloride[f]	75-01-4	0.02
Xylene (mixed)	1330-20-7	0.26

All soil cleanup objectives (SCOs) are in parts per million (ppm).

Footnotes

[a] The SCOs for unrestricted use were capped at a maximum value of 100 ppm. See Technical Support Document (TSD), section 9.3.

[b] For constituents where the calculated SCO was lower than the contract required quantitation limit (CRQL), the CRQL is used as the Track 1 SCO value.

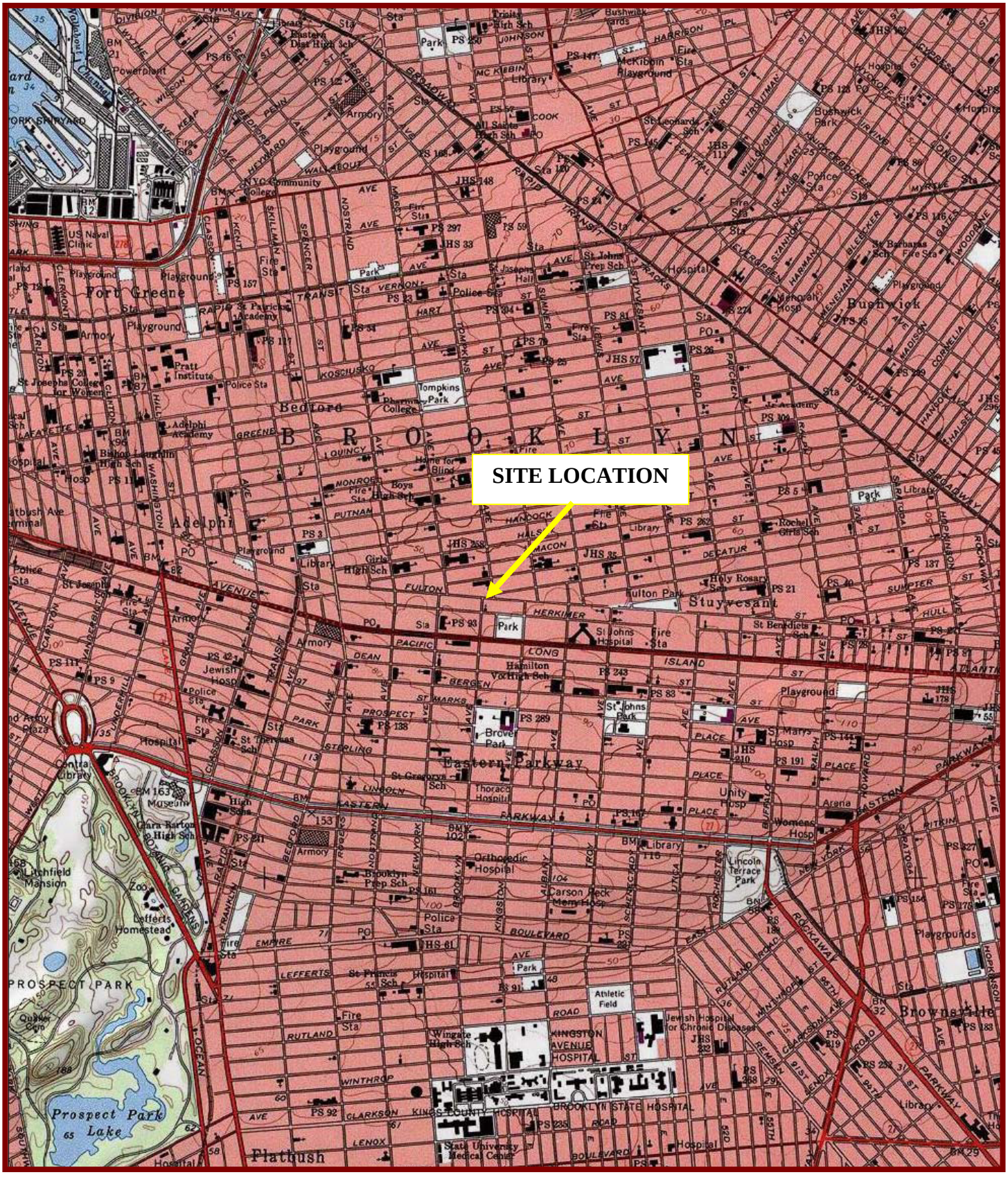
[c] For constituents where the calculated SCO was lower than the rural soil background concentration, as determined by the Department and Department of Health rural soil survey, the rural soil background concentration is used as the Track 1 SCO value for this use of the site.

[d] SCO is the sum of endosulfan I, endosulfan II and endosulfan sulfate.

[e] The SCO for this specific compound (or family of compounds) is considered to be met if the analysis for the total species of this contaminant is below the specific SCO.

[f] Protection of ecological resources SCOs were not developed for contaminants identified in Table 375-6.8(b) with "NS". Where such contaminants appear in Table 375-6.8(a), the applicant may be required by the Department to calculate a protection of ecological resources SCO according to the TSD.

FIGURES



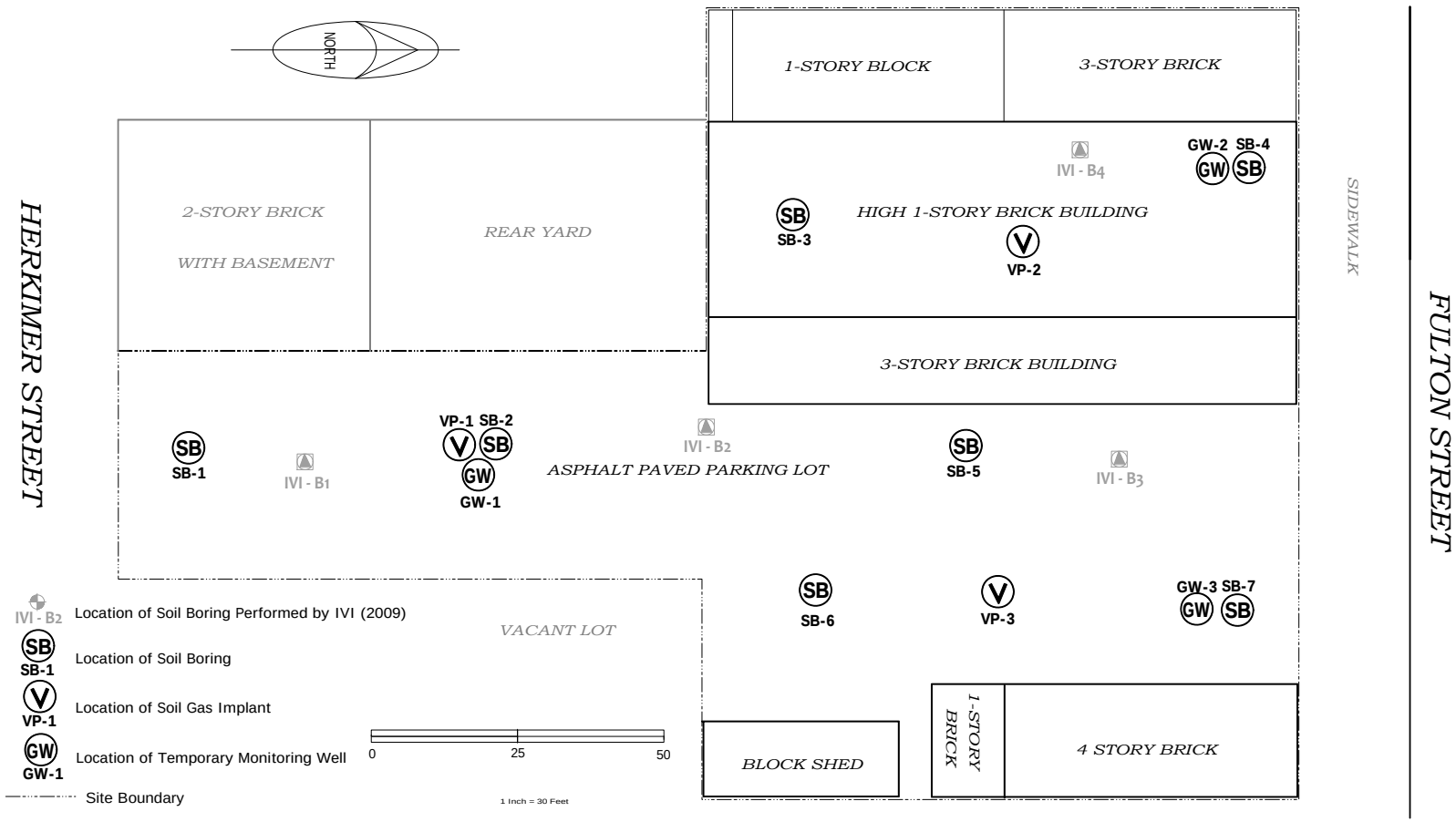
EBC

ENVIRONMENTAL BUSINESS CONSULTANTS

Phone 631.504.6000
Fax 631.924.2870

1426-1438 FULTON STREET
BROOKLYN, NEW YORK 11206

FIGURE 1 – SITE LOCATION MAP



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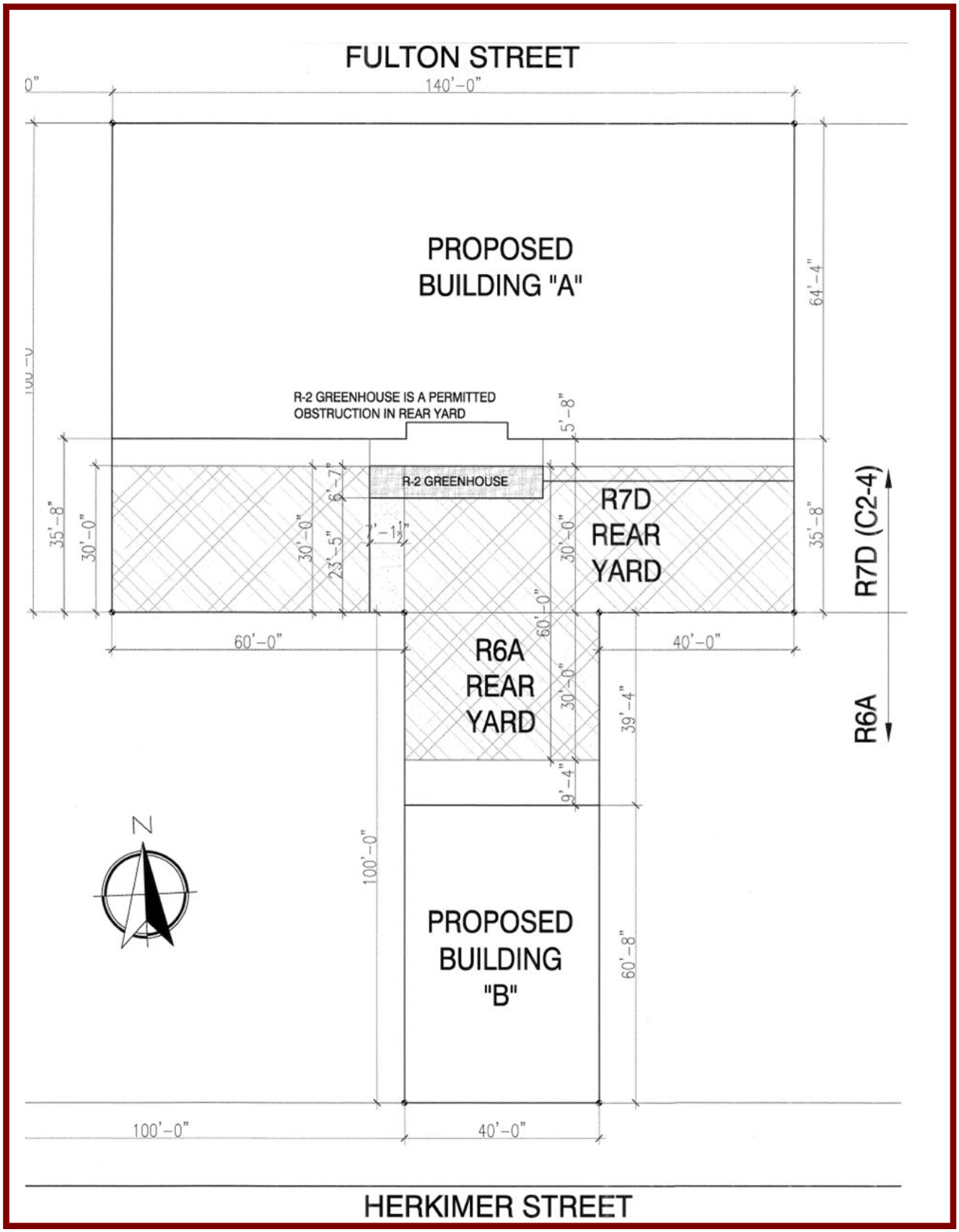
Fax 631.924.2780

1426-1438 FULTON STREET
BROOKLYN, NY

FIGURE 2 SITE PLAN



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43-17 ROCKAWAY BEACH BLVD, EDGEMERE, NY

FIGURE 3

LAYOUT OF PROPOSED SITE DEVELOPMENT

FIGURE 4
SURROUNDING LAND USE MAP

1426-1438 FULTON STREET, BROOKLYN NY

HAZARDOUS MATERIALS REMEDIAL INVESTIGATION REPORT

EBC
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1808 MIDDLE COUNTRY ROAD, RIDGE, NEW YORK 11961
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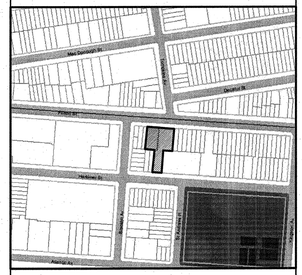
APPENDIX 1

REDEVELOPMENT PLANS

• 1428 FULTON STREET / 293 HERKIMER STREET •
RESIDENTIAL PROJECT

KEY PLAN



BLOCK 1863 LOT 9, 10, 15

issue	rev	date	description
2		02/02/11	ISSUED TO O.E.R.
1		03/04/10	ISSUED TO D.O.B.

ISSUES/REVISIONS

MEP ENGINEER:
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200 Park Ave. South, Suite 1020
New York, NY 10003
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Fax. (212) 253-6512

STRUCTURAL ENGINEER:
Severud Associates Consulting Engineering, PC
469 Seventh Avenue
NY, NY 10018
T.: 212-986-3700
F.: 212-987-6467

CLIENT
ADAS, INC; PORTERAL WAREHOUSE
1428 Fulton Street,
Brooklyn, NY 10003

KARL FISCHER ARCHITECT
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1420 NOTRE-DAME WEST, MONTREAL, QC H3C 1K9
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WEB SITE: WWW.KFARCHITECT.COM
E-MAIL:KARL@KFARCHITECT.COM

SEAL
REGISTERED ARCHITECT KARL FISCHER 021282 STATE OF NEW YORK

project title
MIXED-USE DEVELOPMENT
1428 FULTON STREET, BROOKLYN, NY
293 HERKIMER STREET, BROOKLYN, NY

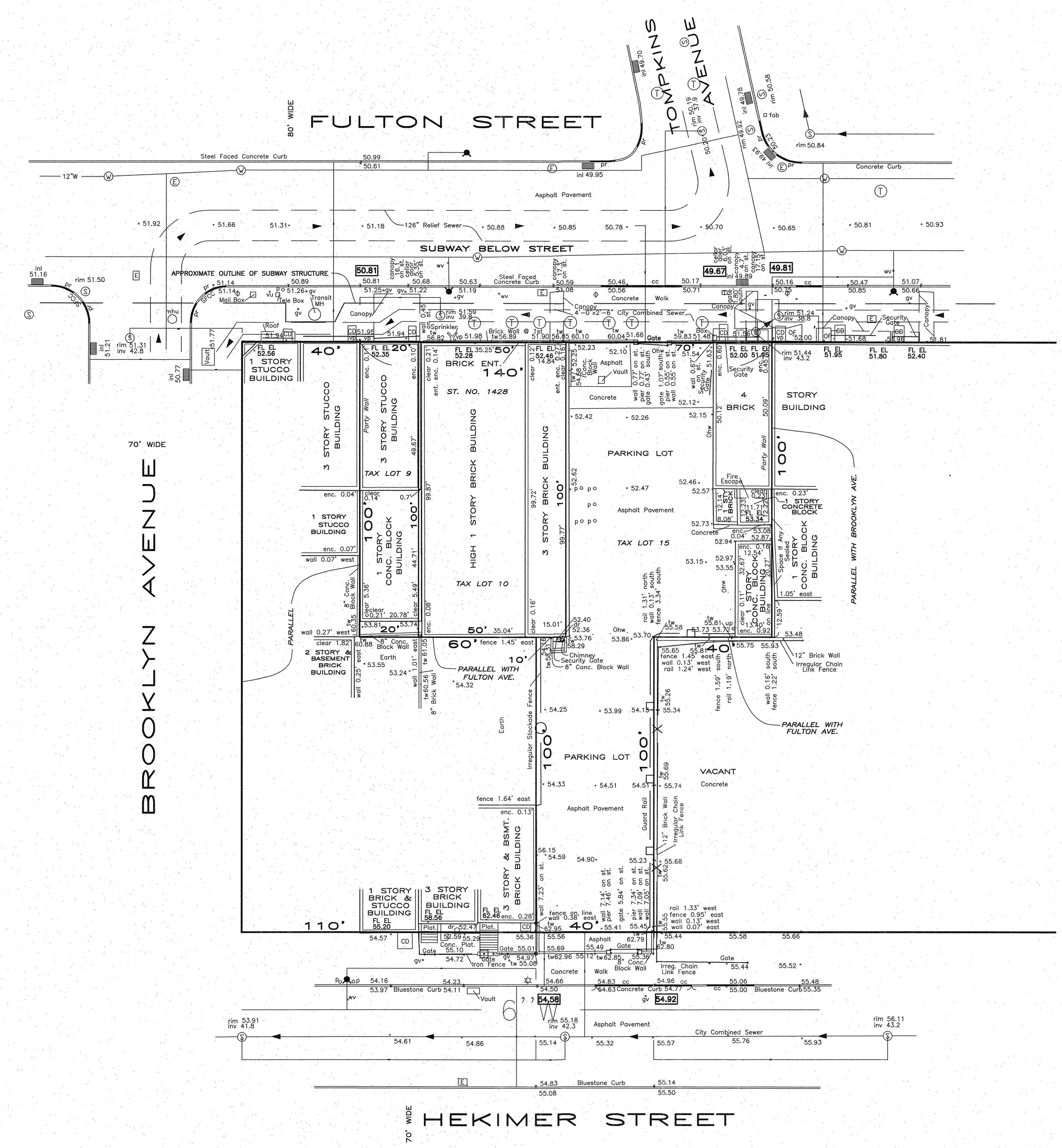
drawing title
COVER

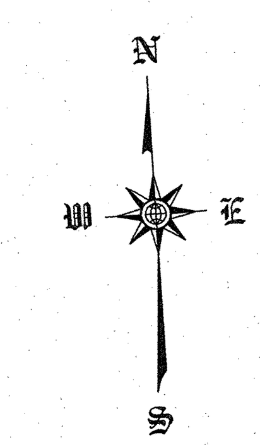
dob no

scale: N.T.S.	project no.: 09-04
date: OCT 2009	sheet no.: 1 OF 78
drawn: TL	drawing no.: A-000.00
checked: KF	

SURVEY NO. 63402

63402001.DWG
63402001.CRD





PARCEL AREA=18,000 SQ.FT.
0.41322 ACRES

GENERAL NOTES

1. ELEVATIONS AND ESTABLISHED GRADES SHOWN HEREON REFER TO THE BOROUGH OF BROOKLYN HIGHWAY DEPARTMENT DATUM WHICH IS 2.56 FEET ABOVE MEAN SEA LEVEL DATUM.
2. ESTABLISHED GRADES SHOWN HEREON REFER TO TOP OF CURB. IF ESTABLISHED GRADES VARY SUBSTANTIALLY WITH EXISTING ELEVATIONS CONSULT WITH THE HIGHWAY DEPARTMENT BEFORE DESIGNING IMPROVEMENTS.
3. SIZES AND LOCATIONS OF WATER MAINS SHOWN HEREON AS SUPPLIED BY THE DEPARTMENT OF WATER SUPPLY, BOROUGH OF BROOKLYN. LOCATIONS OF WATER SUPPLY MANHOLES, HYDRANTS AND WATER VALVES AS OBTAINED FROM FIELD MEASUREMENT.
4. SIZES AND TYPES OF SEWERS SHOWN HEREON AS OBTAINED FROM THE BOROUGH OF BROOKLYN SEWER DEPARTMENT RECORDS. SEWER MANHOLE RIM AND INVERT ELEVATIONS SHOWN HEREON OBTAINED BY FIELD MEASUREMENTS UNLESS INDICATED (*) WHICH DENOTES INVERT INACCESSIBLE OR MANHOLE NOT FOUND IN FIELD. INFORMATION SHOWN IN THIS MANNER IS AS OBTAINED FROM THE BOROUGH OF BROOKLYN SEWER DEPARTMENT RECORDS.
5. LOCATIONS OF ALL UTILITIES AND SUBSTRUCTURES ARE APPROXIMATE ONLY. THE INFORMATION GIVEN ON THE SURVEY PERTAINING TO UTILITIES AND SUBSTRUCTURES IS NOT CERTIFIED AS TO ACCURACY OR COMPLETENESS. CONSULT WITH THE APPROPRIATE COMPANY OR AGENCY BEFORE DESIGNING IMPROVEMENTS.
6. THE OWNER, CONTRACTOR AND/OR HIS AGENTS MUST NOTIFY THE APPROPRIATE UTILITY COMPANIES AND/OR AGENCIES AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION IN ACCORDANCE WITH INDUSTRIAL CODE RULE 753.
7. NO EVIDENCE OF EXISTING STREAMS, CREEKS, DITCHES OR WATER COURSES ON/OR CROSSING PROPERTY SURVEYED.

FLOOD HAZARD NOTE

THE PARCEL SURVEYED IS COMPRISED OF AREAS DESIGNATED AS ZONE X (LESS THAN 0.2% CHANCE OF FLOODING)
FEDERAL EMERGENCY MANAGEMENT AGENCY
NATIONAL FLOOD INSURANCE PROGRAM
FLOOD INSURANCE RATE MAP
COMMUNITY PANEL NUMBER 360497 0212 F
EFFECTIVE DATE SEPTEMBER 5, 2007

BROOKLYN HIGHWAY DATUM 2.56
BROOKLYN SEWER DATUM 1.72 — 0.84'
MEAN SEA LEVEL 0.00

NOTE:
PARCEL SURVEYED AS PER DEED RECORDED IN NYC DEPARTMENT OF FINANCE OFFICE OF THE CITY REGISTER, DOCUMENT ID. 2009060301034002
DATED 05-28-2009

LEGEND

ASPH.......ASPHALT	PR........PEDESTRIAN RAMP
BK..........BRICK	RET......RETAINING
BSMT.......BASEMENT	RIM.......RIM ELEVATION SEWER MANHOLE
CC..........CURB CUT	SFCR....STEEL FACED CURB ROUND
CCR........CONCRETE CURB ROUND	STY.......STORY
CD..........CELLAR DOOR	TB........TOP OF BANK ELEVATION
CLF.........CHAIN LINK FENCE	ϕ........TRAFFIC LIGHT
CO..........CATCH BASIN CLEAN OUT	TEL.......TELEPHONE
CONC......CONCRETE	TP........TREE PIT
CRF.........CHAIN ROPE FENCE	........TRAFFIC SIGN
CWA........CELLAR WINDOW AREA	TW........ELEVATION AT TOP OF WALL
DR..........DRAIN	UP........UTILITY POLE
EL...........ELEVATION	VU.........VALVE UNKNOWN
FAB.........FIRE ALARM BOX	VLTU......VAULT UNKNOWN
FC..........FILL CAP	VP.........VENT PIPE
FL EL.....FLOOR ELEVATION	WV.........WATER VALVE
GP..........GUARD POLE	12"G......GAS MAIN WITH SIZE
GV..........GAS VALVE	12"S......SEWER MAIN WITH SIZE
IF............IRON FENCE	12"W......WATER MAIN WITH SIZE
INL..........CATCH BASIN INLET ELEVATION	.......CATCH BASIN
INV.........SEWER INVERT ELEVATION	Ⓔ E ...ELECTRIC MANHOLE / VAULT
.........LIGHT POLE	Ⓕ ....FIRE MANHOLE
MB..........MAIL BOX	Ⓖ ....GAS MANHOLE
MHU........UNKNOWN MANHOLE	Ⓢ ....SEWER MANHOLE
OF...........OIL FILL	Ⓣ ....TELEPHONE MANHOLE
OHW........OVERHEAD WIRES	Ⓦ ....WATER MANHOLE
P.........POLE	TR ....TRAFFIC VAULT
PAVT......PAVEMENT	.....HYDRANT
PM........PARKING METER	T8.....TREE WITH SIZE
PMULT.....POLE, MULTIPLE USAGE	17.0 ....ESTABLISHED/LEGAL GRADE

DRAWN: YD

ESTABLISHED 1876 * SUCCESSOR TO:
B.G. MEINIKHEIM C.S.*C.U. POWELL C.E.,C.S.*L.C.L. SMITH C.S.*NATHAN CAMPBELL C.E.,C.S.*A.U. WHITSON C.E.,C.S.*
WILLIAM L. SAVACOOL C.E.,L.S.,C.S.*A.U. WHITSON INC. C.E.,C.S.*G. WEBER L.S.,C.S.*C. STIDOLPH R.A.,L.S.*WHITSON &
POWELL INC. P.E.,L.S.,C.S.*KELLER & POWELL P.E.,L.S.,C.S.*LOUIS MONTROSE C.E.,L.S.,C.S.*FRED J. POWELL P.E.,L.S.,C.S.*

REV	DATE	DESCRIPTION	ck

REV	DATE	DESCRIPTION	ck
/	11-18-09	ARCHITECTURAL SURVEY	

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW.

ONLY COPIES FROM THE ORIGINAL OF THIS SURVEY MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID TRUE COPIES.

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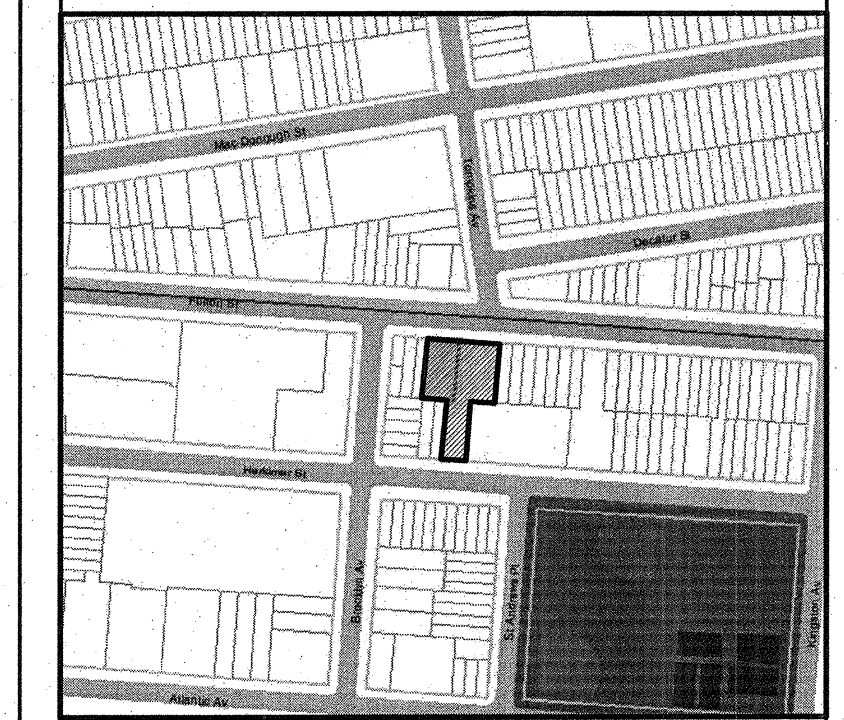
MONTROSE
SURVEYING CO., LLP.
CITY & LAND SURVEYORS
116 20 METROPOLITAN AVE * RICHMOND HILL NY 11418-1090 * (718) 849-0600

CITY OF NEW YORK
COUNTY KINGS
TAX BLOCK 1863
TAX LOT AS SHOWN

SCALE: 1" = 20'

KEY PLAN



BLOCK 1863 LOT 9, 10, 15

issue	rev	date	description
2		02/02/11	ISSUED TO O.E.R.
1		03/04/10	ISSUED TO D.O.B.

ISSUES/REVISIONS

2 02/02/11 ISSUED TO O.E.R.

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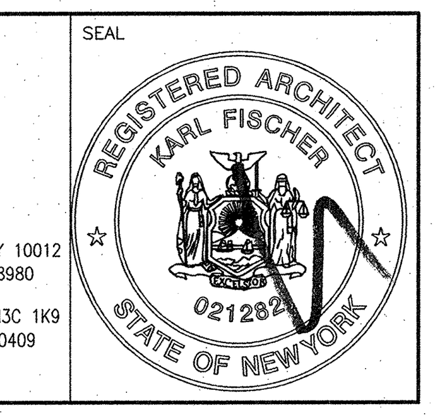
E-MAIL:KARL@KFARCHITECT.COM

SEAL



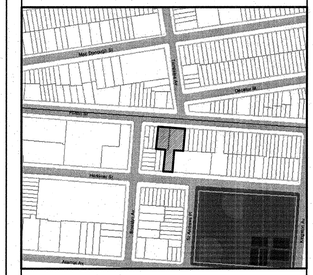
project title
MIXED-USE DEVELOPMENT
1428 FULTON STREET, BROOKLYN, NY
293 HERKIMER STREET, BROOKLYN, NY

drawing title
SITE SURVEY

dob no

scale	project no.
N.T.S.	09-04
date: OCT 2009	sheet no.: 21 OF 78
drawn: TL	drawing no.
checked: KF	A-010.00

KEY PLAN



BLOCK 1863 LOT 9, 10, 15

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SEAL

project title

MIXED-USE DEVELOPMENT

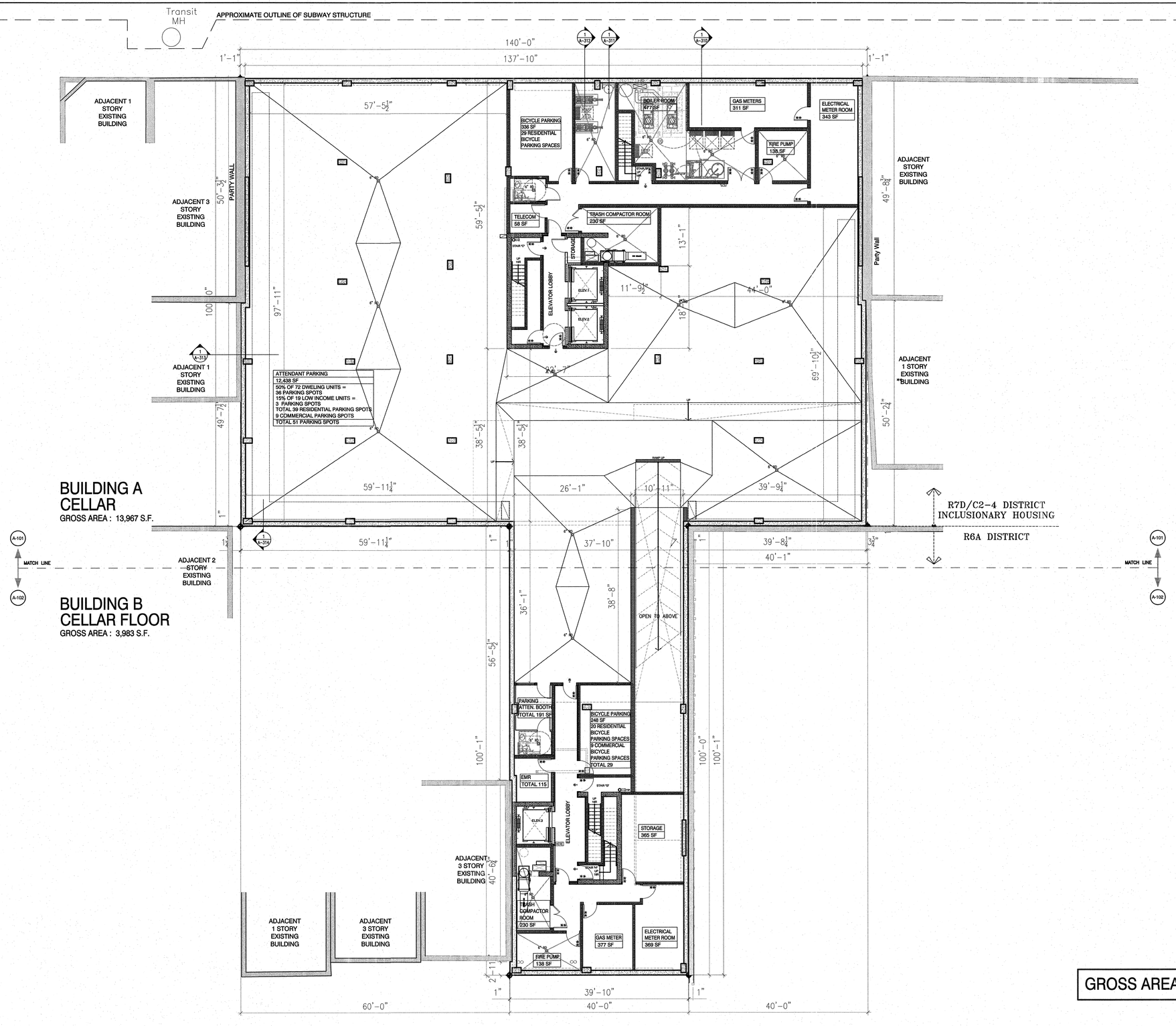
1428 FULTON STREET, BROOKLYN, NY
293 HERKIMER STREET, BROOKLYN, NY

drawing title

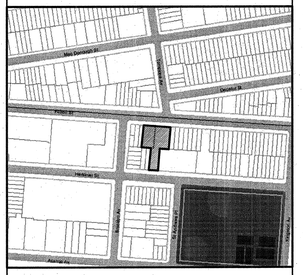
SITE PLAN

dob no

scale 3/32"=1'-0"	project no. 09-04
date OCT 2009	sheet no. 22 OF 78
drawn TL	drawing no. A-011.00
checked KF	



KEY PLAN



BLOCK 1863 LOT 9, 10, 15

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SEAL
REGISTERED ARCHITECT KARL FISCHER 021282 STATE OF NEW YORK

project title
MIXED-USE DEVELOPMENT
1428 FULTON STREET, BROOKLYN, NY
293 HERKIMER STREET, BROOKLYN, NY

drawing title
CELLAR PLAN
T.O.S. EL. -9'-8"

dob no

scale 3/32"=1'-0"	project no. 09-04
date OCT 2009	sheet no. 23 OF 78
drawn TL	drawing no. A-100.00
checked KF	

PROVIDE WATERPROOFING AS PER ARCHITECTURAL SPEC

LINE OF BUILDING ABOVE

PROVIDE WATERPROOFING AS PER ARCHITECTURAL SPEC

LINE OF BUILDING ABOVE

T.O.S. EL. -9'-8"

T.O.S. EL. -9'-8"

T.O.S. EL. -9'-8"

STAIR "B"

STAIR "C"

ELEVATOR LOBBY

ELEV.1

ELEV.2

PROVIDE WATERPROOFING THROUGHOUT ROOM & PROVIDE SANITIZER AT COMPACTOR.

REFER TO A-603 #1 FOR LADDER DETAIL

ELEVATOR SUMP PUMP PIT (SP-1)

PROVIDE TEXTURED NON SLIP SURFACE WATERPROOFING THROUGHOUT RAMP PARKING. ENTIRE UNDERSIDE OF GROUND FLOOR SLAB TO BE PRIMED, PAINTED & SEALED.

PROVIDE DOWNSPOUT/PIPE GUARDS AT ALL PLUMBING, MECHANICAL AND ELECTRICAL SUPPLY LINES (TYP.)

PROVIDE CORNER GUARDS AT ALL COLUMNS TYP. (SEE A-602)

LINE OF BUILDING ABOVE

T.O.S. EL. -9'-8"

SLOP 1:12

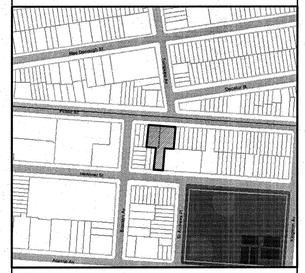
T.O.S. EL. -9'-4"

RAMP UP

SLOP 1:10

PROVIDE PRO-TEK HEAVY-DUTY WALL GUARDS AT ALL GARAGE WALLS (TYP.)

KEY PLAN



BLOCK 1863 LOT 9, 10, 15

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SEAL

REGISTERED ARCHITECT KARL FISCHER 021279 STATE OF NEW YORK

project title

MIXED-USE DEVELOPMENT

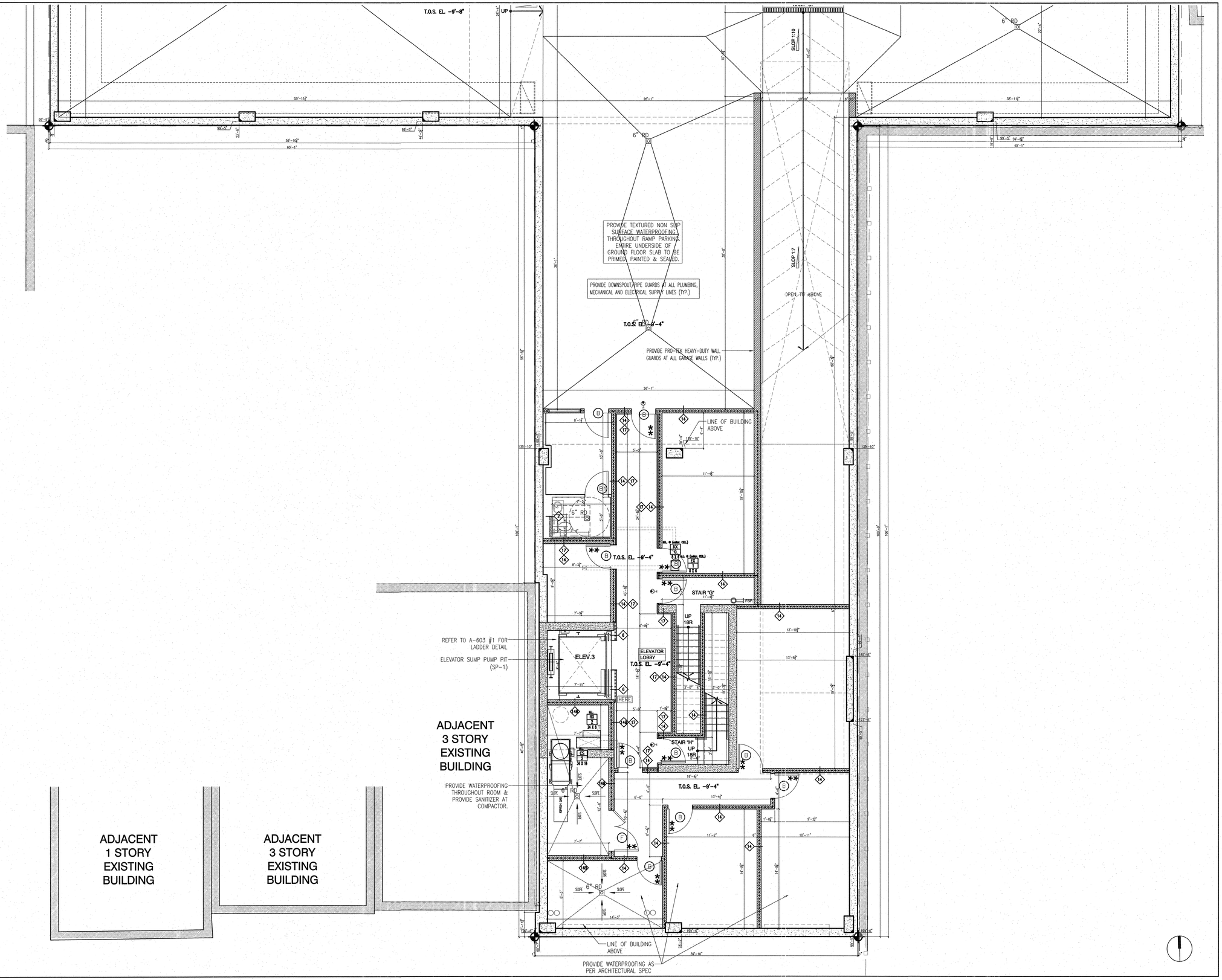
1428 FULTON STREET, BROOKLYN, NY
293 HERKIMER STREET, BROOKLYN, NY

drawing title

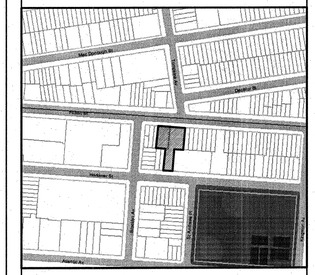
BUILDING "A"
CELLAR PLAN
T.O.S. EL. -9'-8"

dob no

scale: 3/16"=1'-0"	project no.: 09-04
date: OCT 2009	sheet no.: 24 OF 78
drawn: TL	drawing no.: A-101.00
checked: KF	



KEY PLAN



BLOCK 1863 LOT 9, 10, 15

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SEAL
REGISTERED ARCHITECT KARL FISCHER 0212 STATE OF NEW YORK

project title

MIXED-USE DEVELOPMENT

1428 FULTON STREET, BROOKLYN, NY
293 HERKIMER STREET, BROOKLYN, NY

drawing title

BUILDING "B"
CELLAR PLAN
T.O.S. EL. -9'-4"

dob no

scale: 3/16"=1'-0"	project no.: 09-04
date: OCT 2009	sheet no.: 25 OF 78
drawn: TL	drawing no.: A-102.00
checked: KF	

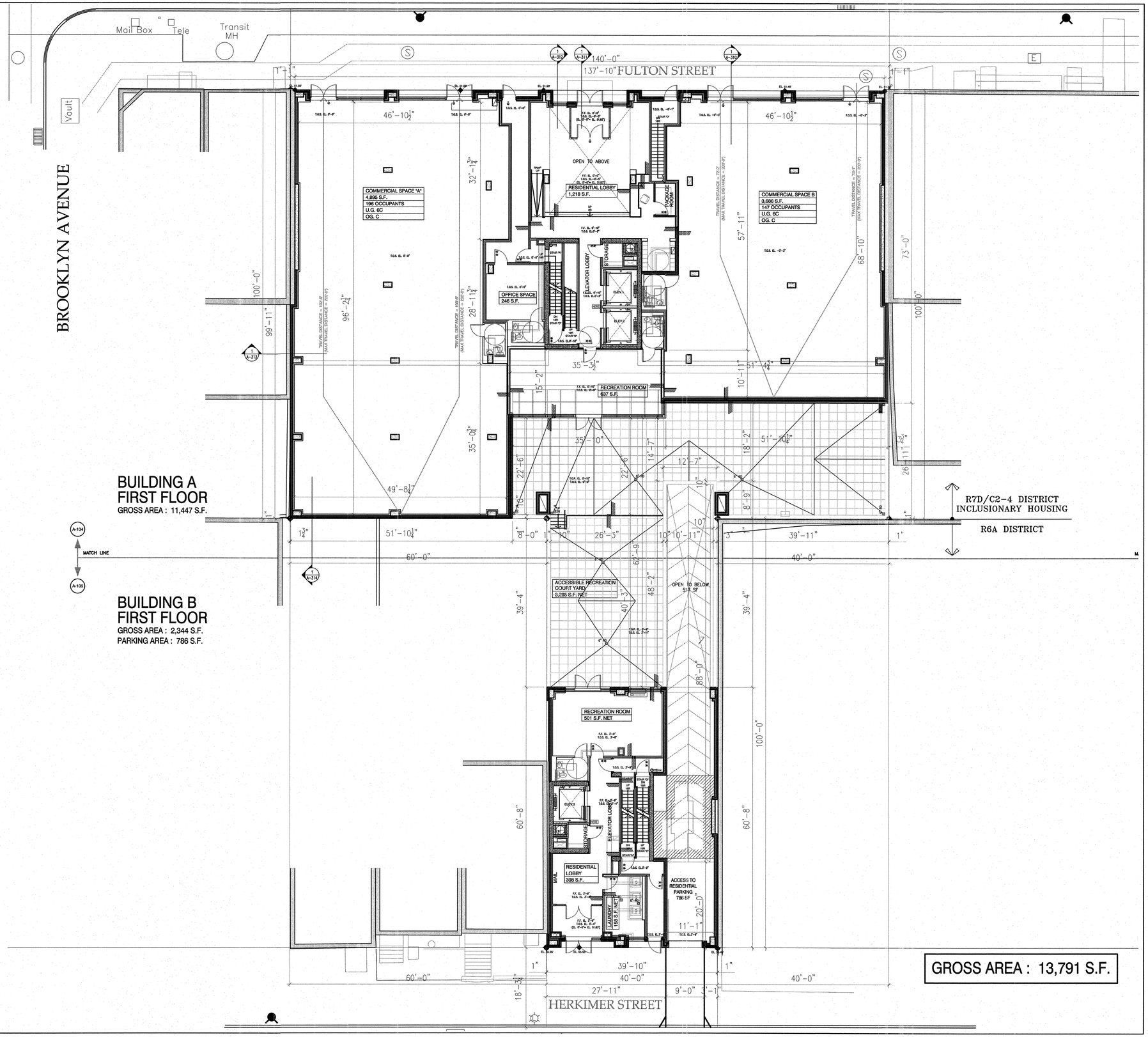
WALL SYMBOLS LEGEND:

- 3 HR. FIRE RATED PARTITION (8" CMU OR POURED CONCRETE)
- CMU PARTITION REFER TO STRUCTURAL DRAWINGS
- POURED IN PLACE CONCRETE WALL REFER TO STRUCTURAL DRAWINGS
- 2 HR. FIRE RATED WALL – SEE DETAIL 3/A-501
- 3 HR. FIRE RATED WALL – SEE DETAIL 3/A-501
- (SC) SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR — HARDWIRED CARBON MONOXIDE DETECTORS SHALL COMPLY WITH RS 17-13 & WILL BE INSTALLED IN ACCORDANCE WITH RS 17-14. IT SHALL BE PROVIDED IN EACH UNIT WITH IN 15' OF THE PRIMARY ENTRANCE OF EACH BEDROOM.
- EXIT SIGN
- MECHANICAL VENTILATION
- (XXX) WINDOW ('W') & WINDOW-WALL ('WW') TYPE (SEE SHEET A-831-833 FOR WINDOW SCHEDULES, LIGHT & AIR CALCULATIONS)
- (XXX) DOOR ('D') & STOREFRONT ('S') TYPE (SEE SHEET A-811, 831-833 FOR SCHEDULES)
- (X) WALL TYPE (SEE SHEET A-801 FOR TYPES AND SCHEDULE)
- (BXX) BALCONY TYPE (SEE SHEET A-XXX FOR DETAILS)
- EP ELECTRICAL PANEL
- HERE "YOU ARE HERE" SIGN
- * INDICATES 3/4 HR. FIRE RATED ULC LABELED DOOR AND PRESSED STEEL FRAME WITH DOOR CLOSER
- ** INDICATES 1 1/2 HR. FIRE RATED ULC LABELED DOOR AND PRESSED STEEL FRAME WITH DOOR CLOSER

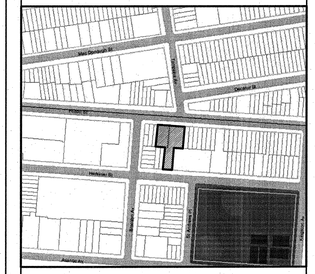
NOTES:

1. KITCHEN AND BATH DESIGNS / FINISHES, RE: INTERIOR DESIGN DRAWINGS
2. FOR ALL MECH RE: MECH DRAWINGS
3. FOR ALL STRUCTURE, RE: STRUCTURE DRAWINGS
4. FOR FINISH SCHEDULE, SEE INTERIOR DESIGN DRAWINGS
5. FOR PARTITION TYPES, SEE DWG. A-601 & A-602
6. FOR DOOR SCHEDULE AND DETAILS, SEE DWG. A-801 & A-802
7. FOR STAIR AND CORE PLANS AND SECTIONS, SEE DWGS. A-431, 432 & 433
8. FOR LIGHTING, SEE ELECTRICAL DWGS AND INTERIOR DESIGN REFLECTED CEILING PLANS.
9. AT AREAS NOTED TO RECEIVE MEMBRANE WATERPROOFING, TURN UP WATERPROOFING 8" AT VERTICAL SURFACES UNLESS OTHERWISE NOTED.
10. PROTECT ALL EXPOSED DUCTWORK & PIPES.
11. PROTECT ALL EXPOSED SPRINKLERHEADS.
12. AT ALL STAIRS, PROVIDE CARBORUNDUM FILLINGS IN TREADS.
13. ALL DIMENSIONS @ PARTITIONS ARE TO THE FACE OF PARTITIONS.
14. G.C. TO PROVIDE ACCESS PANELS FOR P.R.V. VALVES IN PIPE CHASES, SEE MECH. DWGS.
15. PROVIDE IONITE IN ELEVATOR PITS @ CELLAR.
16. FOR LOCATION & ELEVATION OF DOMESTIC GAS & OTHER SERVICE INVERTS @ BUILDING LINE, SEE MEP DWGS.
17. ALL FINAL LOCATION OF MEP RISERS (HORIZONTAL & VERTICAL) ARE SUBJECT TO COORDINATION SIGN-OFF BY ALL TRADES.
18. PROVIDE FIREPROOFING @ ALL DUCT OFFSETS. (SEE DWG A-602.) M.E.P. DWGS MUST BE INCLUDED FOR SIZE (L+W+H) OF DUCTS.
19. SEE STRUCTURAL DWGS FOR LINTEL SCHEDULE @ ALL INTERIOR MASONRY OPENINGS.
20. SEE INTERIOR DESIGN REFLECTED CEILING PLANS FOR HUNG CEILING HEIGHT AND TYPES. ALL FINAL LOCATION OF HUNG CEILING ARE SUBJECT TO COORDINATION SIGN-OFF BY ALL TRADES.
21. PROVIDE WALL REINFORCEMENT FOR FUTURE GRAB BARS IN ALL BATHROOMS, SEE G-024 & A-602).
22. DIFFERENT OCCUPANCIES SHALL BE SEPARATED FROM EACH OTHER, VERTICALLY AND HORIZONTALLY, BY FIRE DIVISION HAVING A FIRE RESISTIVE RATING OF 2 FOR ALL THE OCCUPANCY GROUPS, B-2 (STOR), C (COMM), D-2 (MECH), AND J-2 (RES) AS PER BC 27-339.

BUILDING COMPLIANT WITH EARTHQUAKE CODE – LOCAL LAW #17/95



KEY PLAN



BLOCK 1863 LOT 9, 10, 15

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SEAL

REGISTERED ARCHITECT KARL FISCHER 021281 STATE OF NEW YORK

project title

MIXED-USE DEVELOPMENT

1428 FULTON STREET, BROOKLYN, NY
293 HERKIMER STREET, BROOKLYN, NY

drawing title

FIRST FLOOR PLAN

dob no

scale 3/32"=1'-0"	project no. 09-04
date OCT 2009	sheet no. 26 OF 78
drawn TL	drawing no. A-103.00
checked KF	

FULTON STREET

M-SEAL

LINE OF BUILDING ABOVE

CANOPY ABOVE

10"Ø GAS VENT PIPE FROM GAS METER ROOM AT CELLAR LEVEL TO TERMINATE AT EXTERIOR WALL WITH APPROVED VENT CAP AND WMS.

SIAMESE CONNECTION

EL. 51.95'

EL. 51.98'

EL. 51.90'

EL. 51.48'

EL. 51.56'

T.O.S. EL. 0'-0"

T.O.S. EL. -0'-1"

T.O.S. EL. -0'-3"

F.F. EL. 0'-0"
T.O.S. EL.-0'-5"
(EL. 0'-0"= EL. 51.83')

DN STAIR "D"
18R

OPEN TO ABOVE

RESIDENTIAL LOBBY
1,216 S.F.
F.F. EL. 0'-0"
T.O.S. EL.-0'-5"
(EL. 0'-0"= EL. 51.83')

RAMP UP
SLOPE 1:12

UP 2R

F.F. EL. 0'-10"
T.O.S. EL.0'-5"

COMMERCIAL SPACE "A"
4,895 S.F.
196 OCCUPANTS
U.G. 6C
OG. C
T.O.S. EL. 0'-0"

COMMERCIAL SPACE B
3,686 S.F.
147 OCCUPANTS
U.G. 6C
OG. C
T.O.S. EL. -0'-3"

STAIR "A"

UP 19R

FSP.

ELEVATOR LOBBY
F.F. EL. 0'-10"
T.O.S. EL.0'-5"

ELEV.1

ELEV.2

HERE

DN 15R STAIR "C"

UP 19R STAIR "B"
T.O.S. EL.0'-10"

RECREATION ROOM
637 S.F.
F.F. EL. 0'-10"
T.O.S. EL. 0'-9"

GREENHOUSE

ACCESSIBLE RECREATION COURT YARD
3,284 S.F.
T.O.P. EL. 0'-10"
T.O.S. EL. 0'-0"

LINE OF PARAPET ABOVE

LINE OF BUILDING ABOVE

TYPICAL EXTERIOR WALL:
EXTERIOR FINISH WITH BRICK CONS., WATERPROOFING MEMBRANE AT SMU WALL (SEE TYP. WALL SECTIONS).

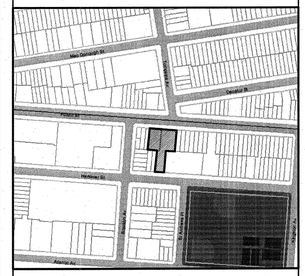
TYPICAL EXTERIOR WALL:
EXTERIOR FINISH WITH STUCCO CONS., WATERPROOFING MEMBRANE AT SMU WALL (SEE TYP. WALL SECTIONS).

TYPICAL ROOF BUILD UP:
8" CONCRETE SLAB, 2" (MAX. @ HIGH PT.) TOPPING SLAB PITCHED TO DRAIN, CONC. PAVERS ON PEDESTALS, 4" RIGID INSULATION, 1/2" DRAINAGE LIQUID APPLIED WATERPROOFING MEMBRANE

3'-6" PARAPET

6" RD

KEY PLAN



BLOCK 1863 LOT 9, 10, 15

issue	rev	date	description
2		02/02/11	ISSUED TO O.E.R.
1		03/04/10	ISSUED TO D.O.B.

ISSUES/REVISIONS

MEP ENGINEER:
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200 Park Ave. South, Suite 1020
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Fax. (212) 253-6512

STRUCTURAL ENGINEER:
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Brooklyn, NY 10003

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OAQ OAA RAIC AIA
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SEAL

REGISTERED ARCHITECT KARL FISCHER 021 STATE OF NEW YORK

project title

MIXED-USE DEVELOPMENT

1428 FULTON STREET, BROOKLYN, NY
293 HERKIMER STREET, BROOKLYN, NY

drawing title

BUILDING "A"
FIRST FLOOR PLAN

dob no

scale: 3/16"=1'-0"	project no.: 09-04
date: OCT 2009	sheet no.: 27 OF 78
drawn: TL	drawing no.: A-104.00
checked: KF	

WALL SYMBOLS LEGEND:

- 3 HR. FIRE RATED PARTITION (8" CMU OR POURED CONCRETE)
- CMU PARTITION REFER TO STRUCTURAL DRAWINGS
- POURED IN PLACE CONCRETE WALL REFER TO STRUCTURAL DRAWINGS
- 2 HR. FIRE RATED WALL – SEE DETAIL 3/A-501
- 3 HR. FIRE RATED WALL – SEE DETAIL 3/A-501
- (SC) SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR
  HARDWIRED CARBON MONOXIDE DETECTORS SHALL COMPLY WITH RS 17-13 & WILL BE INSTALLED IN ACCORDANCE WITH RS 17-14. IT SHALL BE PROVIDED IN EACH UNIT WITH IN 15' OF THE PRIMARY ENTRANCE OF EACH BEDROOM.
- EXIT SIGN
- MECHANICAL VENTILATION
- (XXX) WINDOW ('W') & WINDOW-WALL ('WW') TYPE (SEE SHEET A-831-833 FOR WINDOW SCHEDULES, LIGHT & AIR CALCULATIONS)
- (XXX) DOOR ('D') & STOREFRONT ('S') TYPE (SEE SHEET A-811, 831-833 FOR SCHEDULES)
- (X) WALL TYPE (SEE SHEET A-801 FOR TYPES AND SCHEDULE)
- BXX BALCONY TYPE (SEE SHEET A-XXX FOR DETAILS)
- EP ELECTRICAL PANEL
- HERE 'YOU ARE HERE' SIGN
- * INDICATES 3/4 HR. FIRE RATED ULC LABELED DOOR AND PRESSED STEEL FRAME WITH DOOR CLOSER
- ** INDICATES 1 1/2 HR. FIRE RATED ULC LABELED DOOR AND PRESSED STEEL FRAME WITH DOOR CLOSER

NOTES:

1. KITCHEN AND BATH DESIGNS / FINISHES, RE: INTERIOR DESIGN DRAWINGS
2. FOR ALL MECH RE: MECH DRAWINGS
3. FOR ALL STRUCTURE, RE: STRUCTURE DRAWINGS
4. FOR FINISH SCHEDULE, SEE INTERIOR DESIGN DRAWINGS
5. FOR PARTITION TYPES, SEE DWG. A-601 & A-602
6. FOR DOOR SCHEDULE AND DETAILS, SEE DWG. A-801 & A-802
7. FOR STAIR AND CORE PLANS AND SECTIONS, SEE DWGS. A-431, 432 & 433
8. FOR LIGHTING, SEE ELECTRICAL DWGS AND INTERIOR DESIGN REFLECTED CEILING PLANS.
9. AT AREAS NOTED TO RECEIVE MEMBRANE WATERPROOFING, TURN UP WATERPROOFING 8" AT VERTICAL SURFACES UNLESS OTHERWISE NOTED.
10. PROTECT ALL EXPOSED DUCTWORK & PIPES.
11. PROTECT ALL EXPOSED SPRINKLERHEADS.
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15. PROVIDE IONITE IN ELEVATOR PITS @ CELLAR.
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17. ALL FINAL LOCATION OF MEP RISERS (HORIZONTAL & VERTICAL) ARE SUBJECT TO COORDINATION SIGN-OFF BY ALL TRADES.
18. PROVIDE FIREPROOFING @ ALL DUCT OFFSETS. (SEE DWG A-602.) M.E.P. DWGS MUST BE INCLUDED FOR SIZE (L+W+H) OF DUCTS.
19. SEE STRUCTURAL DWGS FOR LINTEL SCHEDULE @ ALL INTERIOR MASONRY OPENINGS.
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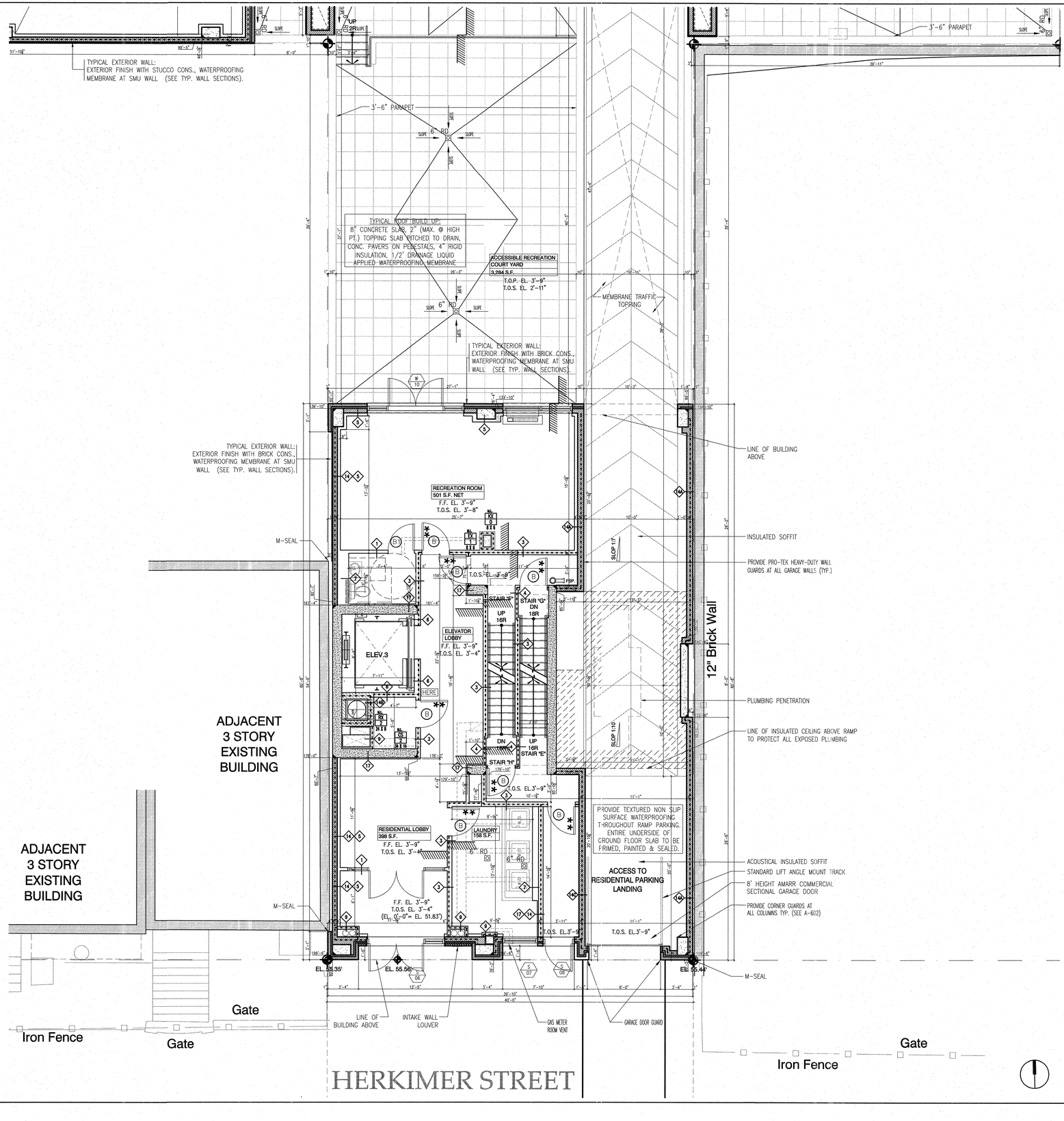
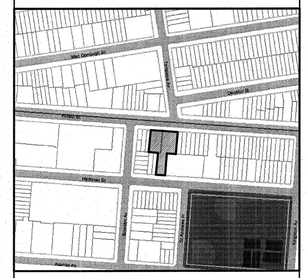
BUILDING COMPLIANT WITH EARTHQUAKE CODE – LOCAL LAW #17/95



KEY PLAN



BLOCK 1863 LOT 9, 10, 15

issue	rev	date	description
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SEAL

REGISTERED ARCHITECT KARL FISCHER 021262 STATE OF NEW YORK

project title

MIXED-USE DEVELOPMENT

1428 FULTON STREET, BROOKLYN, NY
293 HERKIMER STREET, BROOKLYN, NY

drawing title

BUILDING "B"
FIRST FLOOR PLAN

dob no

scale: 3/16"=1'-0"	project no.: 09-04
date: OCT 2009	sheet no.: 28 OF 78
drawn: TL	drawing no.: A-105.00
checked: KF	

WALL SYMBOLS LEGEND:

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- CMU PARTITION REFER TO STRUCTURAL DRAWINGS
- POURED IN PLACE CONCRETE WALL REFER TO STRUCTURAL DRAWINGS
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- MECHANICAL VENTILATION
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- (X) WALL TYPE (SEE SHEET A-801 FOR TYPES AND SCHEDULE)
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- EP ELECTRICAL PANEL
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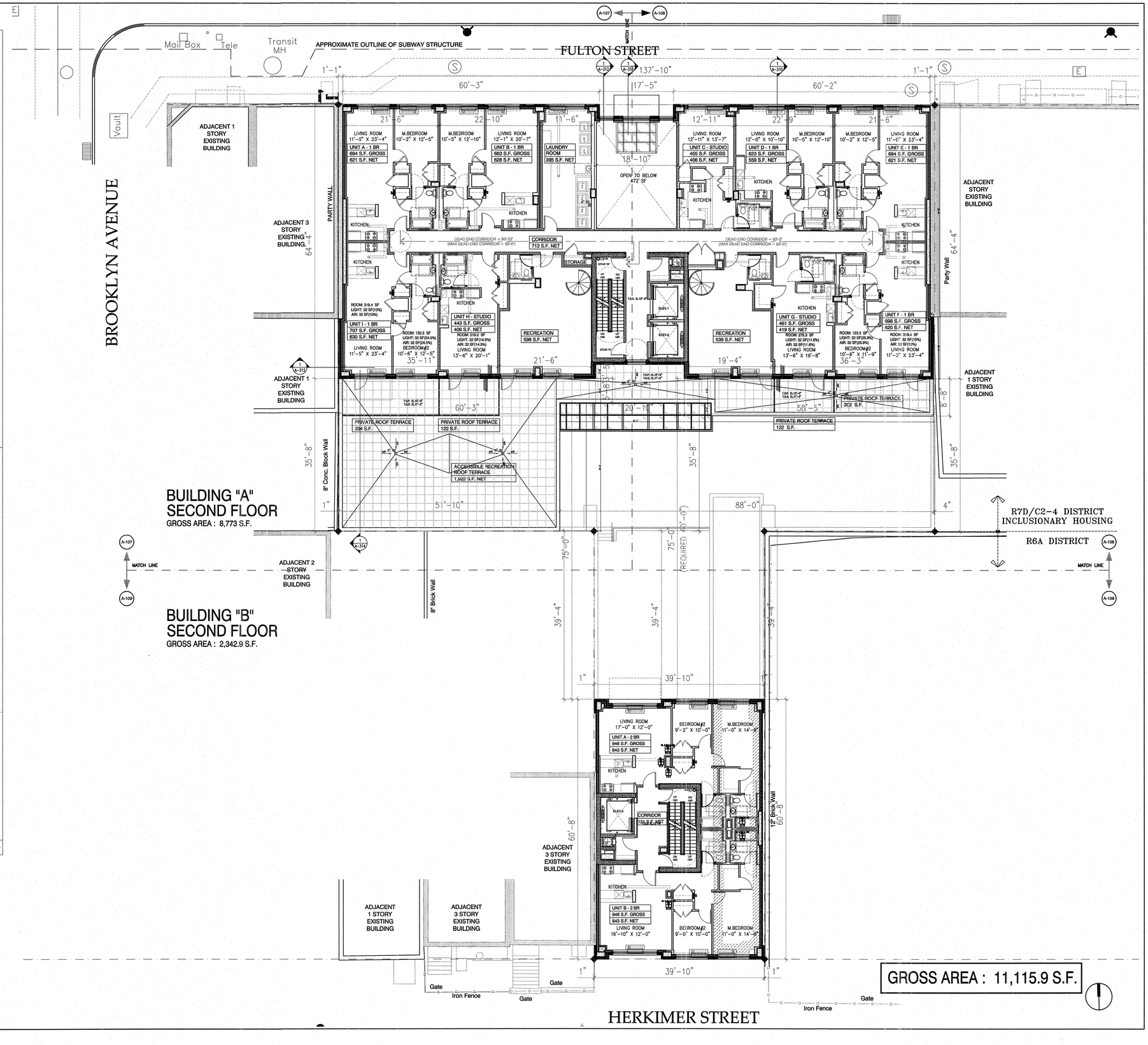
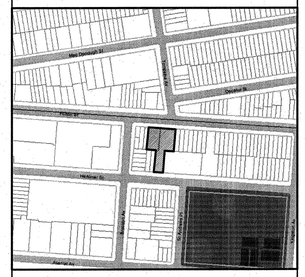
BUILDING COMPLIANT WITH EARTHQUAKE CODE – LOCAL LAW #17/95



KEY PLAN



BLOCK 1863 LOT 9, 10, 15

issue	rev	date	description
2		02/02/11	ISSUED TO O.E.R.
1		03/04/10	ISSUED TO D.O.B.

ISSUES/REVISIONS

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SEAL

REGISTERED ARCHITECT KARL FISCHER 02126 STATE OF NEW YORK

project title

MIXED-USE DEVELOPMENT

1428 FULTON STREET, BROOKLYN, NY
293 HERKIMER STREET, BROOKLYN, NY

drawing title

SECOND FLOOR PLAN

dob no

scale 3/32"=1'-0"	project no. 09-04
date OCT 2009	sheet no. 29 OF 78
drawn TL	drawing no. A-106.00
checked KF	

WALL SYMBOLS LEGEND:

- 3 HR. FIRE RATED PARTITION (8" CMU OR POURED CONCRETE)
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- BXX — BALCONY TYPE (SEE SHEET A-XXX FOR DETAILS)
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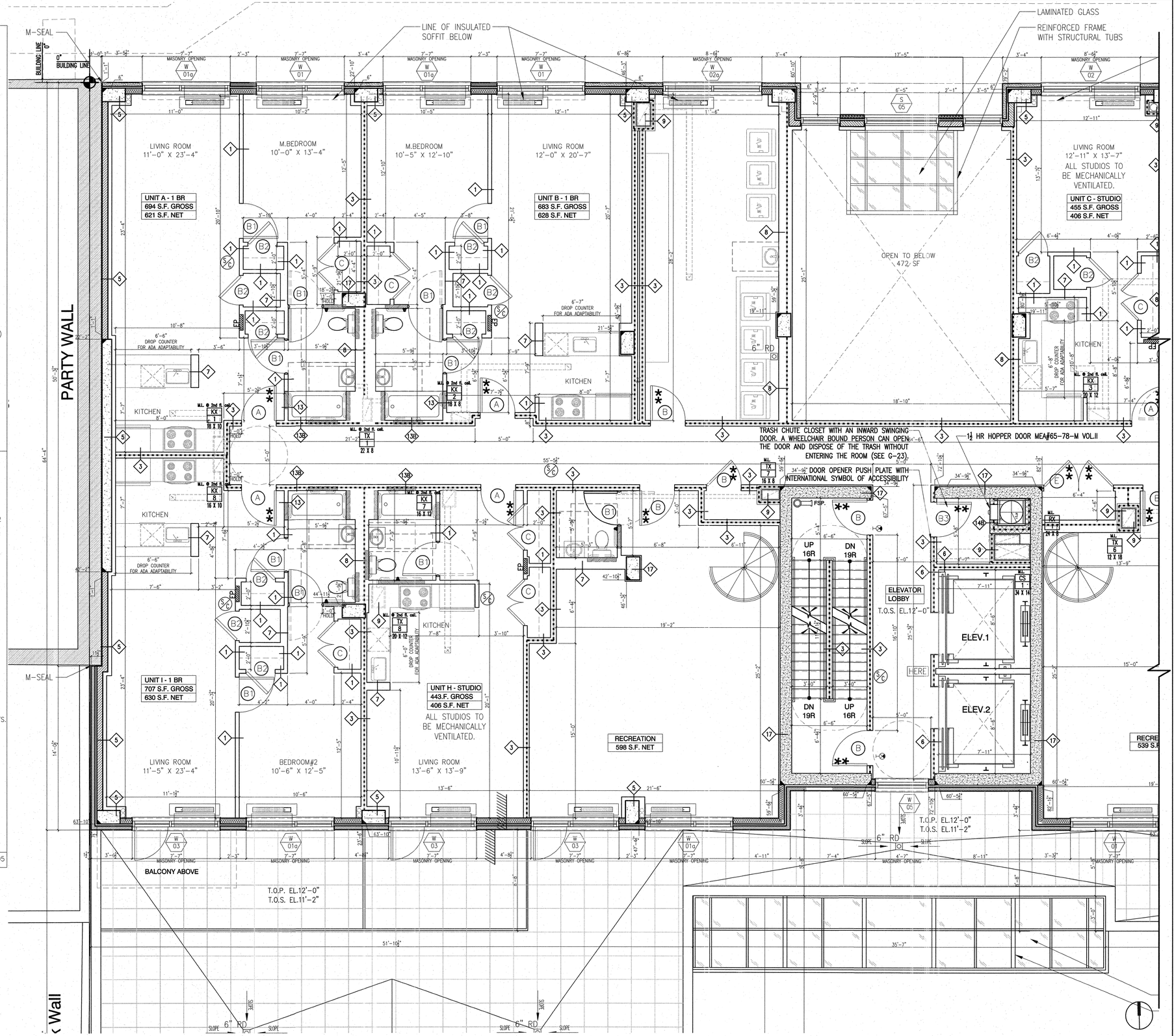
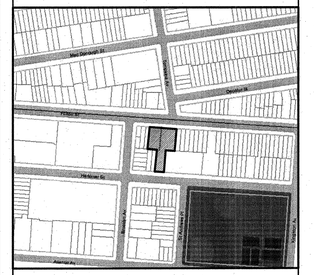
BUILDING COMPLIANT WITH EARTHQUAKE CODE – LOCAL LAW #17/95



KEY PLAN



BLOCK 1863 LOT 9, 10, 15

issue	rev	date	description
	2	02/02/11	ISSUED TO O.E.R.
	1	03/04/10	ISSUED TO D.O.B.

ISSUES/REVISIONS

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E-MAIL:KARL@KFARCHITECT.COM

SEAL

REGISTERED ARCHITECT KARL FISCHER 02128 STATE OF NEW YORK

project title

MIXED-USE DEVELOPMENT

1428 FULTON STREET, BROOKLYN, NY
293 HERKIMER STREET, BROOKLYN, NY

drawing title

BUILDING "A"
PARTIAL SECOND FLOOR PLAN
WEST
T.O.S. EL. 12'-0"

dob no

scale: 1/4"=1'-0"	project no.: 09-04
date: OCT 2009	sheet no.: 30 OF 78
drawn: TL	drawing no.: A-107.00
checked: KF	

WALL SYMBOLS LEGEND:

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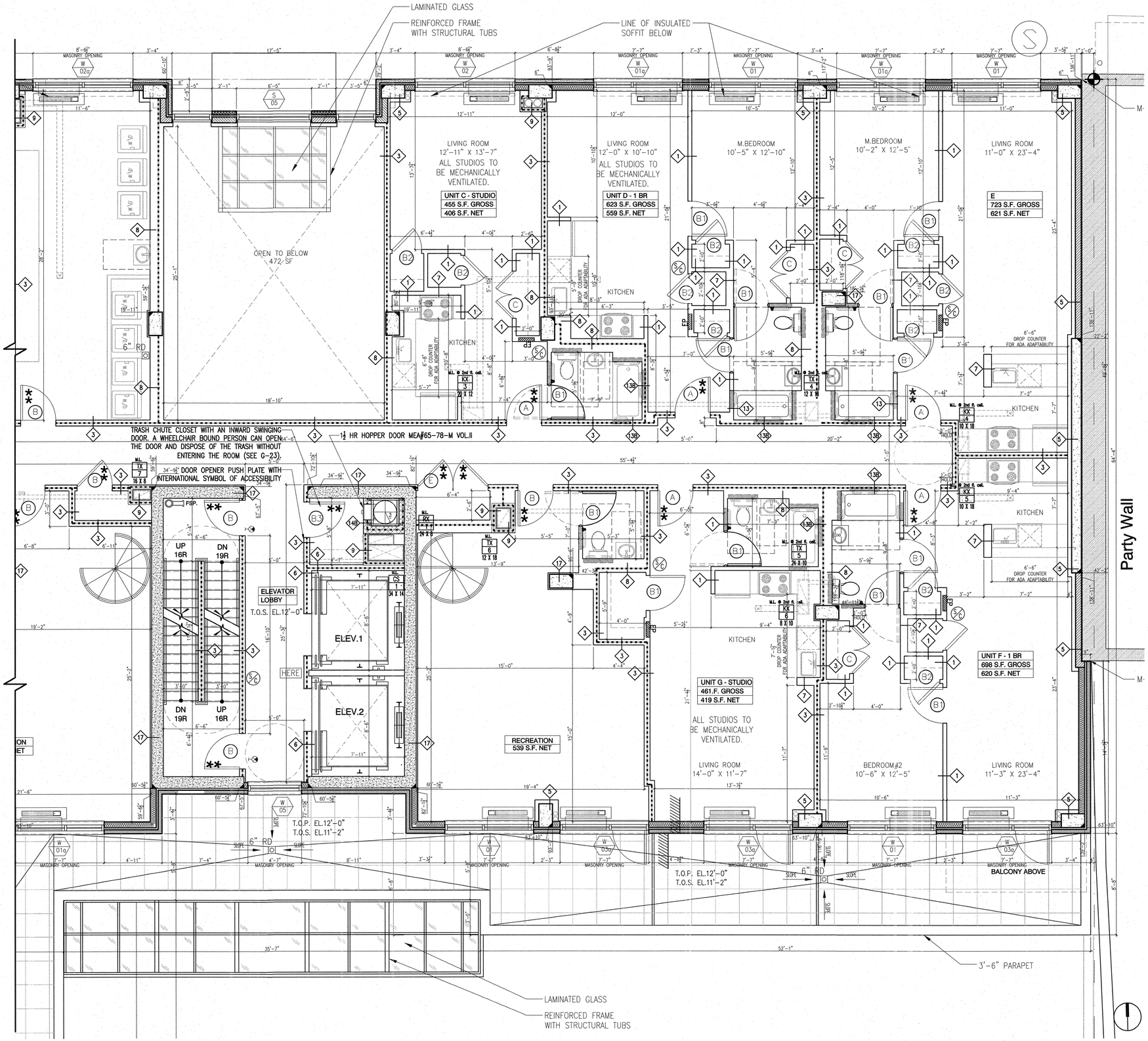
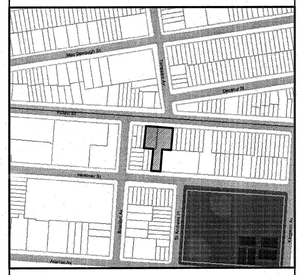
BUILDING COMPLIANT WITH EARTHQUAKE CODE – LOCAL LAW #17/95



KEY PLAN



BLOCK 1863 LOT 9, 10, 15

issue	rev	date	description
2		02/02/11	ISSUED TO O.E.R.
1		03/04/10	ISSUED TO D.O.B.

ISSUES/REVISIONS

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200 Park Ave. South, Suite 1020
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Fax. (212) 253-6512

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SEAL: REGISTERED ARCHITECT KARL FISCHER 021? STATE OF NEW YORK

project title

MIXED-USE DEVELOPMENT

1428 FULTON STREET, BROOKLYN, NY
293 HERKIMER STREET, BROOKLYN, NY

drawing title

BUILDING "A"
PARTIAL SECOND FLOOR PLAN
EAST
T.O.S. EL. 12'-0"

dob no

scale 1/4"=1'-0"	project no. 09-04
date OCT 2009	sheet no. 31 OF 78
drawn TL	drawing no. A-108.00
checked KF	

WALL SYMBOLS LEGEND:

- 3 HR. FIRE RATED PARTITION (8" CMU OR POURED CONCRETE)
- CMU PARTITION REFER TO STRUCTURAL DRAWINGS
- POURED IN PLACE CONCRETE WALL REFER TO STRUCTURAL DRAWINGS
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- MECHANICAL VENTILATION
- (XXX) WINDOW ('W') & WINDOW-WALL ('WW') TYPE (SEE SHEET A-831-833 FOR WINDOW SCHEDULES, LIGHT & AIR CALCULATIONS)
- (XXX) DOOR ('D') & STOREFRONT ('S') TYPE (SEE SHEET A-811, 831-833 FOR SCHEDULES)
- (X) WALL TYPE (SEE SHEET A-801 FOR TYPES AND SCHEDULE)
- (BXX) BALCONY TYPE (SEE SHEET A-XXX FOR DETAILS)
- EP ELECTRICAL PANEL
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- * INDICATES 3/4 HR. FIRE RATED ULC LABELED DOOR AND PRESSED STEEL FRAME WITH DOOR CLOSER
- ** INDICATES 1 1/2 HR. FIRE RATED ULC LABELED DOOR AND PRESSED STEEL FRAME WITH DOOR CLOSER

NOTES:

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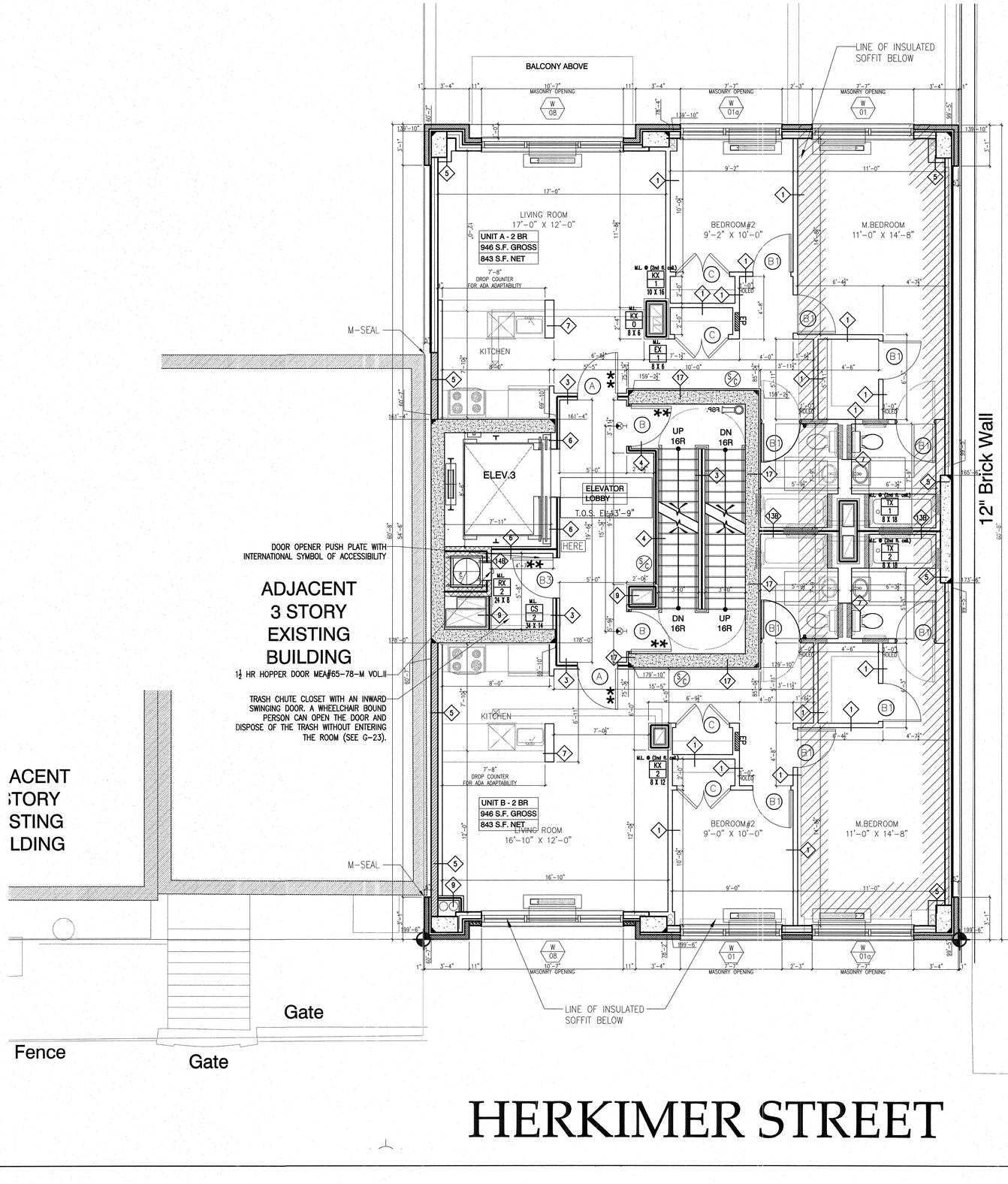
BUILDING COMPLIANT WITH EARTHQUAKE CODE – LOCAL LAW #17/95



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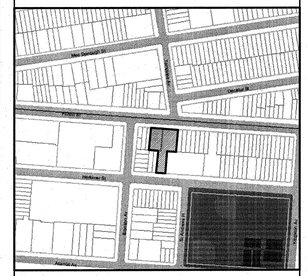

BLOCK 1863 LOT 9, 10, 15

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SEAL: REGISTERED ARCHITECT KARL FISCHER 021264 STATE OF NEW YORK

project title
MIXED-USE DEVELOPMENT
1428 FULTON STREET, BROOKLYN, NY
293 HERKIMER STREET, BROOKLYN, NY

drawing title
BUILDING "B"
SECOND FLOOR PLAN
T.O.S. EL. 13'-9"

dob no

scale 1/4"=1'-0"	project no. 09-04
date OCT 2009	sheet no. 32 OF 78
drawn TL	drawing no. A-109.00
checked KF	

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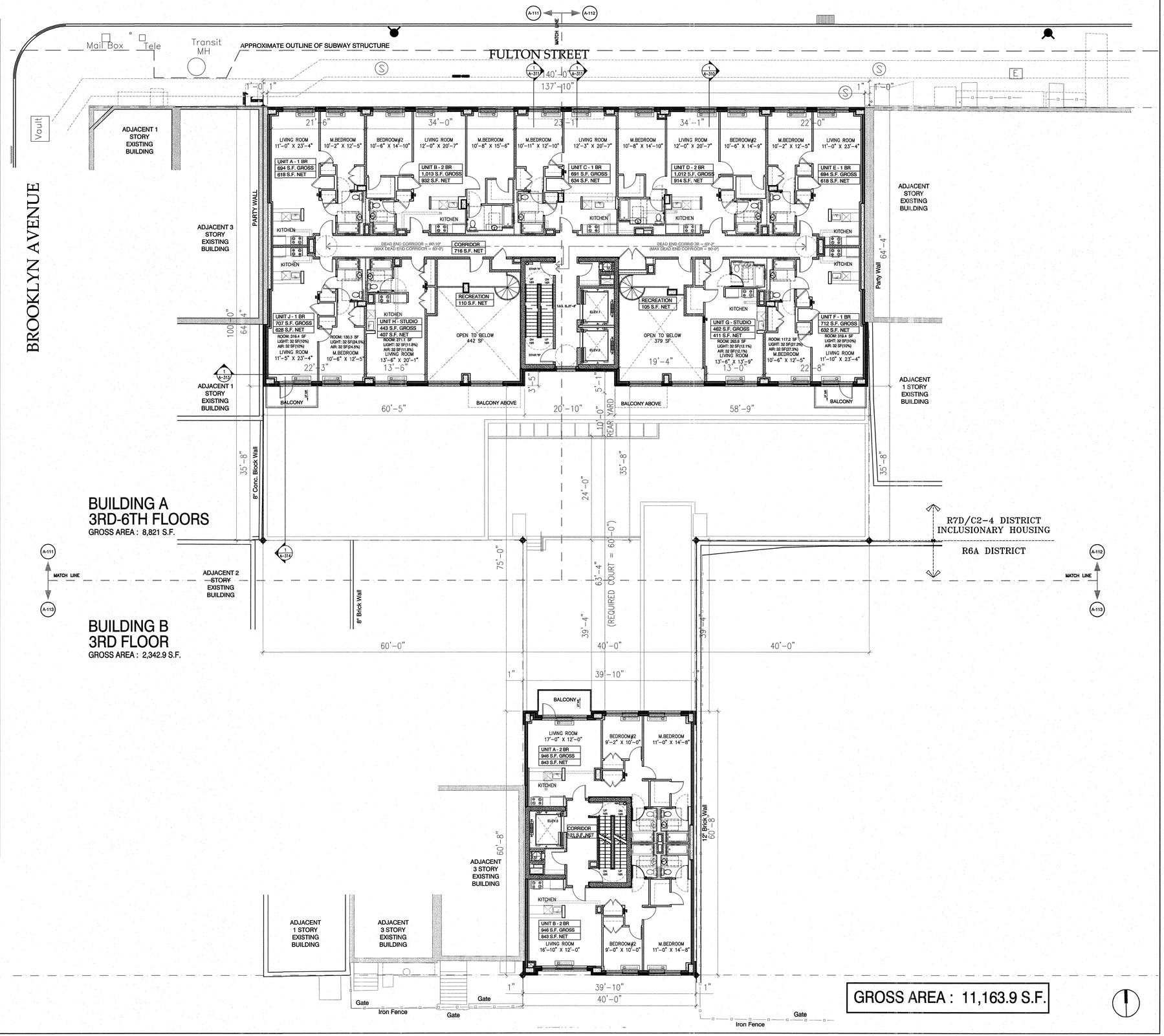
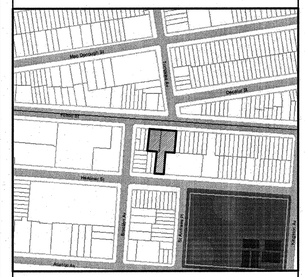
BUILDING COMPLIANT WITH EARTHQUAKE CODE – LOCAL LAW #17/95



KEY PLAN



BLOCK 1863 LOT 9, 10, 15

issue	rev	date	description
	2	02/02/11	ISSUED TO O.E.R.
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ISSUES/REVISIONS

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SEAL

REGISTERED ARCHITECT KARL FISCHER 021262 STATE OF NEW YORK

project title

MIXED-USE DEVELOPMENT

1428 FULTON STREET, BROOKLYN, NY
293 HERKIMER STREET, BROOKLYN, NY

drawing title

3RD FLOOR PLAN

dob no

scale 3/32"=1'-0"	project no. 09-04
date OCT 2009	sheet no. 33 OF 78
drawn TL	drawing no. A-110.00
checked KF	

FULTON STREET

WALL SYMBOLS LEGEND:

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BUILDING COMPLIANT WITH EARTHQUAKE CODE – LOCAL LAW #17/95

MASONRY OPENING

M-SEAL

PARTY WALL

UNIT A - 1 BR
694 S.F. GROSS
618 S.F. NET

UNIT B - 2 BR
1,013 S.F. GROSS
932 S.F. NET

UNIT C - 1 BR
691 S.F. GROSS
634 S.F. NET

UNIT J - 1 BR
707 S.F. GROSS
628 S.F. NET

UNIT H - STUDIO
443 S.F. GROSS
407 S.F. NET

LIVING ROOM 11'-0" X 23'-4"
M.BEDROOM 10'-2" X 12'-5"
BEDROOM#2 10'-6" X 14'-10"
LIVING ROOM 12'-0" X 20'-7"
M.BEDROOM 10'-8" X 15'-6"
M.BEDROOM 10'-11" X 12'-10"
LIVING ROOM 12'-3" X 20'-7"
M.BEDROOM 10'-8" X 15'-6"
KITCHEN
LIVING ROOM 11'-5" X 23'-4"
M.BEDROOM 10'-6" X 12'-5"
LIVING ROOM 13'-6" X 20'-1"

TRASH CHUTE CLOSET WITH AN INWARD SWINGING DOOR. A WHEELCHAIR BOUND PERSON CAN OPEN THE DOOR AND DISPOSE OF THE TRASH WITHOUT ENTERING THE ROOM (SEE G-23).

1½ HR HOPPER DOOR MEA#65-78-M VOL.II

34"-9" DOOR OPENER PUSH PLATE WITH INTERNATIONAL SYMBOL OF ACCESSIBILITY

RECREATION 110 S.F. NET

RECREAT 105 S.F.

ELEVATOR LOBBY T.O.S. EL.21'-8"

ELEV.1

ELEV.2

UP 16R

DN 16R

OPEN TO BELOW 442 SF

OPEN TO 379

ALL STUDIOS TO BE MECHANICALLY VENTILATED.

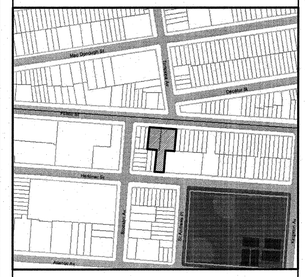
BALCONY

BALCONY ABOVE

1/4" SLOPE

SIKADUR WATERPROOFING

KEY PLAN



BLOCK 1863 LOT 9, 10, 15

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SEAL — REGISTERED ARCHITECT KARL FISCHER 021... STATE OF NEW YORK

project title
MIXED-USE DEVELOPMENT
1428 FULTON STREET, BROOKLYN, NY
293 HERKIMER STREET, BROOKLYN, NY

drawing title
BUILDING "A"
PARTIAL 3RD FLOOR PLAN
WEST
T.O.S. EL. 21'-8"

dob no

scale: 1/4"=1'-0"	project no.: 09-04
date: OCT 2009	sheet no.: 34 OF 78
drawn: TL	drawing no.: A-111.00
checked: KF	

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19. SEE STRUCTURAL DWGS FOR LINTEL SCHEDULE @ ALL INTERIOR MASONRY OPENINGS.
20. SEE INTERIOR DESIGN REFLECTED CEILING PLANS FOR HUNG CEILING HEIGHT AND TYPES. ALL FINAL LOCATION OF HUNG CEILING ARE SUBJECT TO COORDINATION SIGN-OFF BY ALL TRADES.
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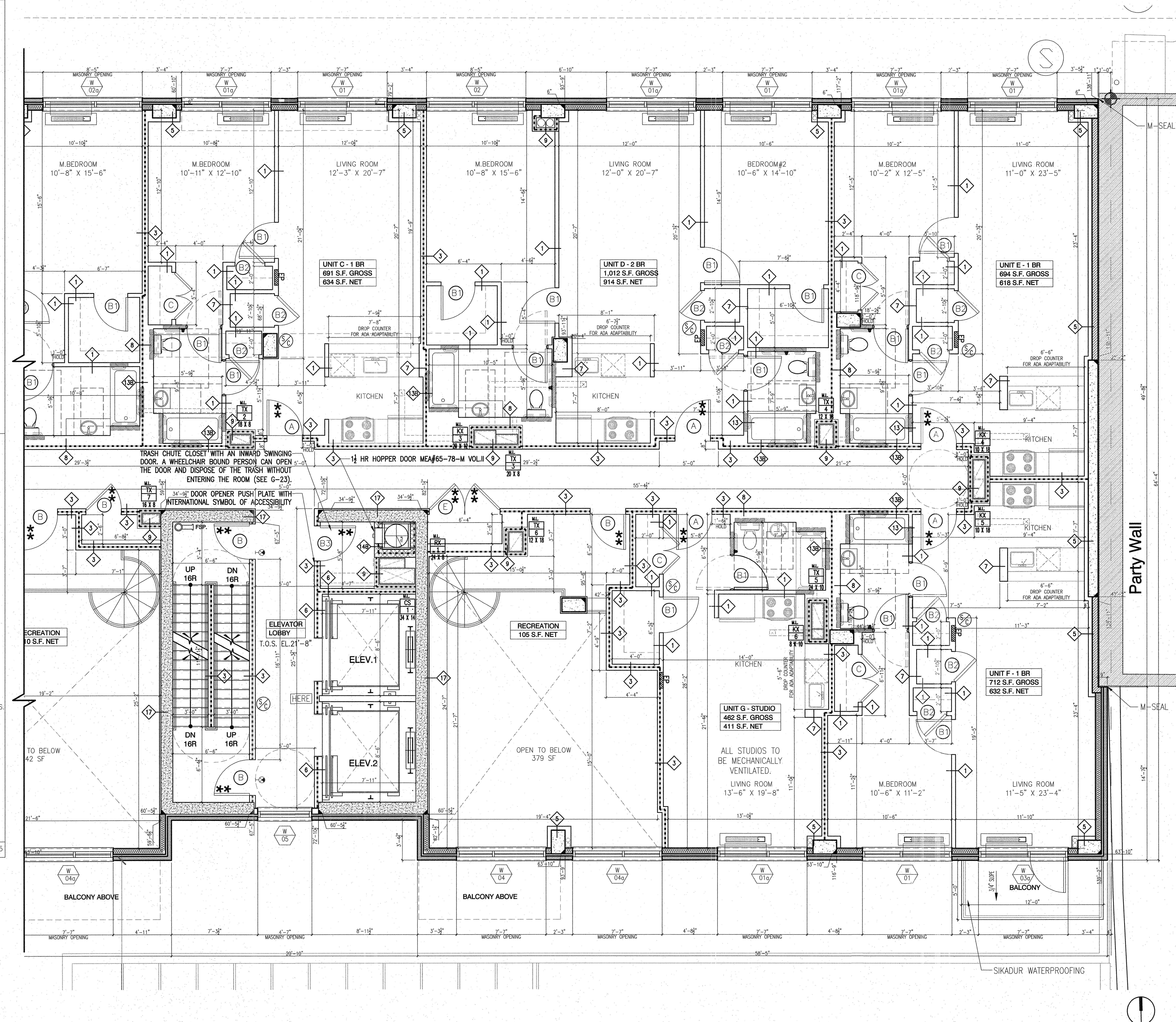
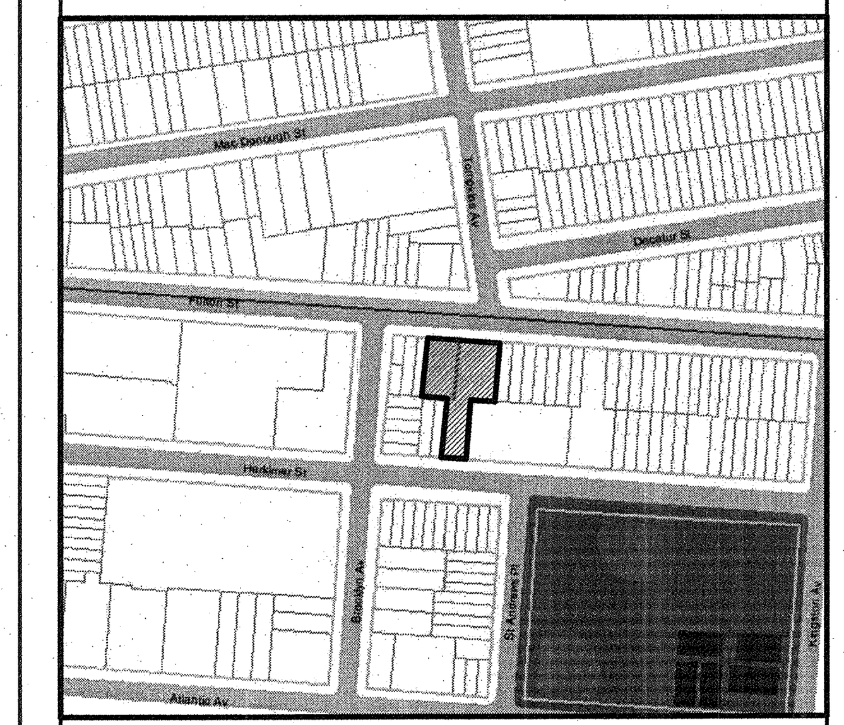
BUILDING COMPLIANT WITH EARTHQUAKE CODE – LOCAL LAW #17/95



KEY PLAN



BLOCK 1863 LOT 9, 10, 15

issue	rev	date	description
2		02/02/11	ISSUED TO O.E.R.
1		03/04/10	ISSUED TO D.O.B.

ISSUES/REVISIONS

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E-MAIL:KARL@KFARCHITECT.COM

SEAL
REGISTERED ARCHITECT KARL FISCHER 02128 STATE OF NEW YORK

project title
MIXED-USE DEVELOPMENT
1428 FULTON STREET, BROOKLYN, NY
293 HERKIMER STREET, BROOKLYN, NY

drawing title
BUILDING "A"
PARTIAL 3RD FLOOR PLAN
EAST
T.O.S. EL. 21'-8"

dob no

scale 1/4"=1'-0"	project no. 09-04
date OCT 2009	sheet no. 35 OF 78
drawn TL	drawing no.
checked KF	A-112.00

WALL SYMBOLS LEGEND:

- 3 HR. FIRE RATED PARTITION (8" CMU OR POURED CONCRETE)
- CMU PARTITION REFER TO STRUCTURAL DRAWINGS
- POURED IN PLACE CONCRETE WALL REFER TO STRUCTURAL DRAWINGS
- 2 HR. FIRE RATED WALL – SEE DETAIL 3/A-501
- 3 HR. FIRE RATED WALL – SEE DETAIL 3/A-501
- (S/C) SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR
  HARDWIRED CARBON MONOXIDE DETECTORS SHALL COMPLY WITH RS 17-13 & WILL BE INSTALLED IN ACCORDANCE WITH RS 17-14. IT SHALL BE PROVIDED IN EACH UNIT WITH IN 15' OF THE PRIMARY ENTRANCE OF EACH BEDROOM.
- EXIT SIGN
- MECHANICAL VENTILATION
- (XXX) WINDOW ('W') & WINDOW-WALL ('WW') TYPE (SEE SHEET A-831-833 FOR WINDOW SCHEDULES, LIGHT & AIR CALCULATIONS)
- (XXX) DOOR ('D') & STOREFRONT ('S') TYPE (SEE SHEET A-811, 831-833 FOR SCHEDULES)
- (X) WALL TYPE (SEE SHEET A-801 FOR TYPES AND SCHEDULE)
- (BXX) BALCONY TYPE (SEE SHEET A-XXX FOR DETAILS)
- EP ELECTRICAL PANEL
- HERE 'YOU ARE HERE' SIGN
- ★ INDICATES 3/4 HR. FIRE RATED ULC LABELED DOOR AND PRESSED STEEL FRAME WITH DOOR CLOSER
- ** INDICATES 1 1/2 HR. FIRE RATED ULC LABELED DOOR AND PRESSED STEEL FRAME WITH DOOR CLOSER

NOTES:

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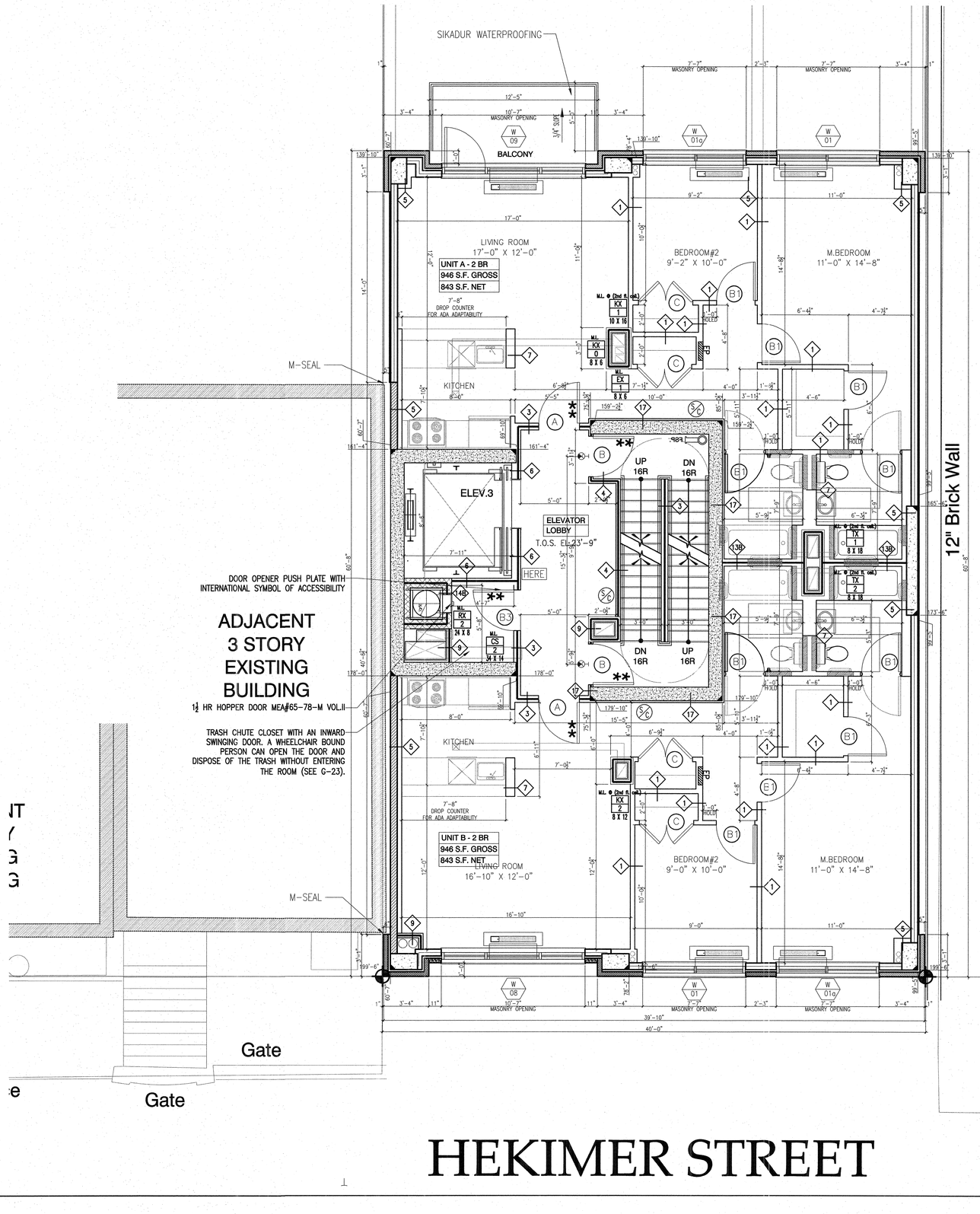
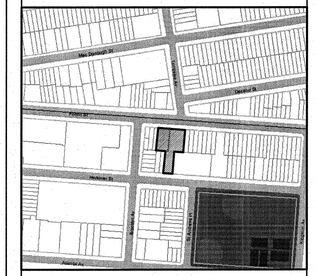
BUILDING COMPLIANT WITH EARTHQUAKE CODE – LOCAL LAW #17/95



KEY PLAN



BLOCK 1863 LOT 9, 10, 15

issue	rev	date	description
2		02/02/11	ISSUED TO O.E.R.
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SEAL

REGISTERED ARCHITECT KARL FISCHER 021972 STATE OF NEW YORK

project title

MIXED-USE DEVELOPMENT

1428 FULTON STREET, BROOKLYN, NY
293 HEKIMER STREET, BROOKLYN, NY

drawing title

BUILDING "B"
3RD FLOOR PLAN
T.O.S. EL. 23'-9"

dob no

scale 1/4"=1'-0"	project no. 09-04
date OCT 2009	sheet no. 36 OF 78
drawn TL	drawing no. A-113.00
checked KF	

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- BXX — BALCONY TYPE (SEE SHEET A-XXX FOR DETAILS)
- EP — ELECTRICAL PANEL
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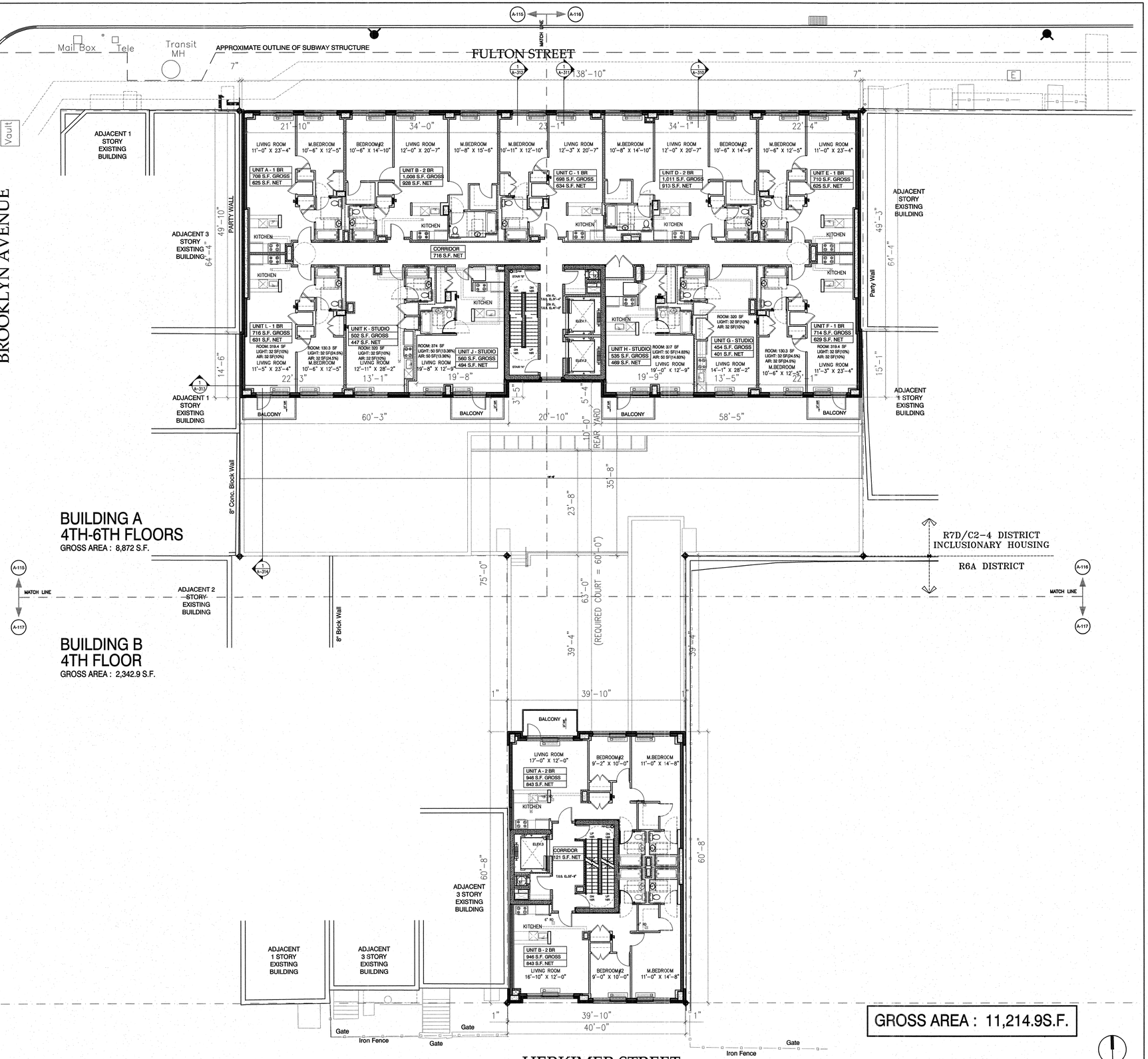
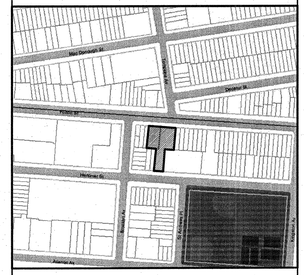


BUILDING A
4TH-6TH FLOORS
GROSS AREA : 8,872 S.F.

BUILDING B
4TH FLOOR
GROSS AREA : 2,342.9 S.F.

GROSS AREA : 11,214.9S.F.

KEY PLAN



BLOCK 1863 LOT 9, 10, 15

issue	rev	date	description
1		03/04/10	ISSUED TO D.O.B.

ISSUES/REVISIONS

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SEAL
REGISTERED ARCHITECT KARL FISCHER 021282 STATE OF NEW YORK

project title
MIXED-USE DEVELOPMENT
1428 FULTON STREET, BROOKLYN, NY
293 HERKIMER STREET, BROOKLYN, NY

drawing title
BUILDING "A"
TYPICAL 4TH - 5TH FLOORS PLAN
& BUILDING "B" 4TH FLOOR PLAN

dob no

scale 3/32"=1'-0"	project no. 09-04
date OCT 2009	sheet no. 37 OF 78
drawn TL	drawing no. A-114.00
checked KF	

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BUILDING COMPLIANT WITH EARTHQUAKE CODE – LOCAL LAW #17/95

APPROXIMATE OUTLINE OF SUBWAY STRUCTURE

FULTON STREET

BUILDING LINE 0"

PARTY WALL

UNIT A - 1 BR
708 S.F. GROSS
625 S.F. NET

UNIT B - 2 BR
1,008 S.F. GROSS
928 S.F. NET

UNIT C - 1 BR
698 S.F. GROSS
634 S.F. NET

UNIT L - 1 BR
716 S.F. GROSS
631 S.F. NET

UNIT K - STUDIO
502 S.F. GROSS
447 S.F. NET

UNIT J - STUDIO
560 S.F. GROSS
494

UNIT H - STUDIO
535 S.F. GROSS
469

LIVING ROOM 11'-0" X 23'-5"
M.BEDROOM 10'-6" X 13'-4"
BEDROOM#2 10'-6" X 17'-2"
LIVING ROOM 12'-0" X 21'-1"
M.BEDROOM 10'-8" X 16'-0"
M.BEDROOM 10'-11" X 13'-4"
LIVING ROOM 12'-3" X 21'-2"
M.BEDROOM 10'-8" X 16'-0"

KITCHEN

6'-6" DROP COUNTER FOR ADA ADAPTABILITY

6'-4½" DROP COUNTER FOR ADA ADAPTABILITY

7'-8" DROP COUNTER FOR ADA ADAPTABILITY

ALL STUDIOS TO BE MECHANICALLY VENTILATED.

TRASH CHUTE' CLOSET WITH AN INWARD SWINGING DOOR. A WHEELCHAIR BOUND PERSON CAN OPEN THE DOOR AND DISPOSE OF THE TRASH WITHOUT ENTERING THE ROOM (SEE G-23).

1½ HR HOPPER DOOR MEA#65-78-M VOL.II

34'-9½" DOOR OPENER PUSH PLATE WITH INTERNATIONAL SYMBOL OF ACCESSIBILITY

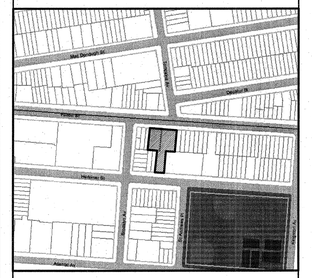
ELEVATOR LOBBY
4TH FL. T.O.S. EL.31'-4"
5TH FL. T.O.S. EL.41'-0"
UP 16R
DN 16R
ELEV.1
ELEV.2

BALCONY

SIKADUR WATERPROOFING

SIKADUR WATERPROOFING

KEY PLAN



BLOCK 1863 LOT 9, 10, 15

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ISSUES/REVISIONS

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SEAL: REGISTERED ARCHITECT KARL FISCHER 021282 STATE OF NEW YORK

project title

MIXED-USE DEVELOPMENT
1428 FULTON STREET, BROOKLYN, NY
293 HERKIMER STREET, BROOKLYN, NY

drawing title

BUILDING "A"
PARTIAL TYPICAL 4TH - 5TH FLOORS PLAN
WEST
4TH FL. T.O.S. EL. 31'-4"
5TH FL. T.O.S. EL. 41'-0"

dob no

scale 1/4"=1'-0"	project no. 09-04
date OCT 2009	sheet no. 38 OF 78
drawn TL	drawing no. A-115.00
checked KF	

FULTON STREET

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- XXX — WINDOW ('W') & WINDOW-WALL ('WW') TYPE (SEE SHEET A-831-833 FOR WINDOW SCHEDULES, LIGHT & AIR CALCULATIONS)
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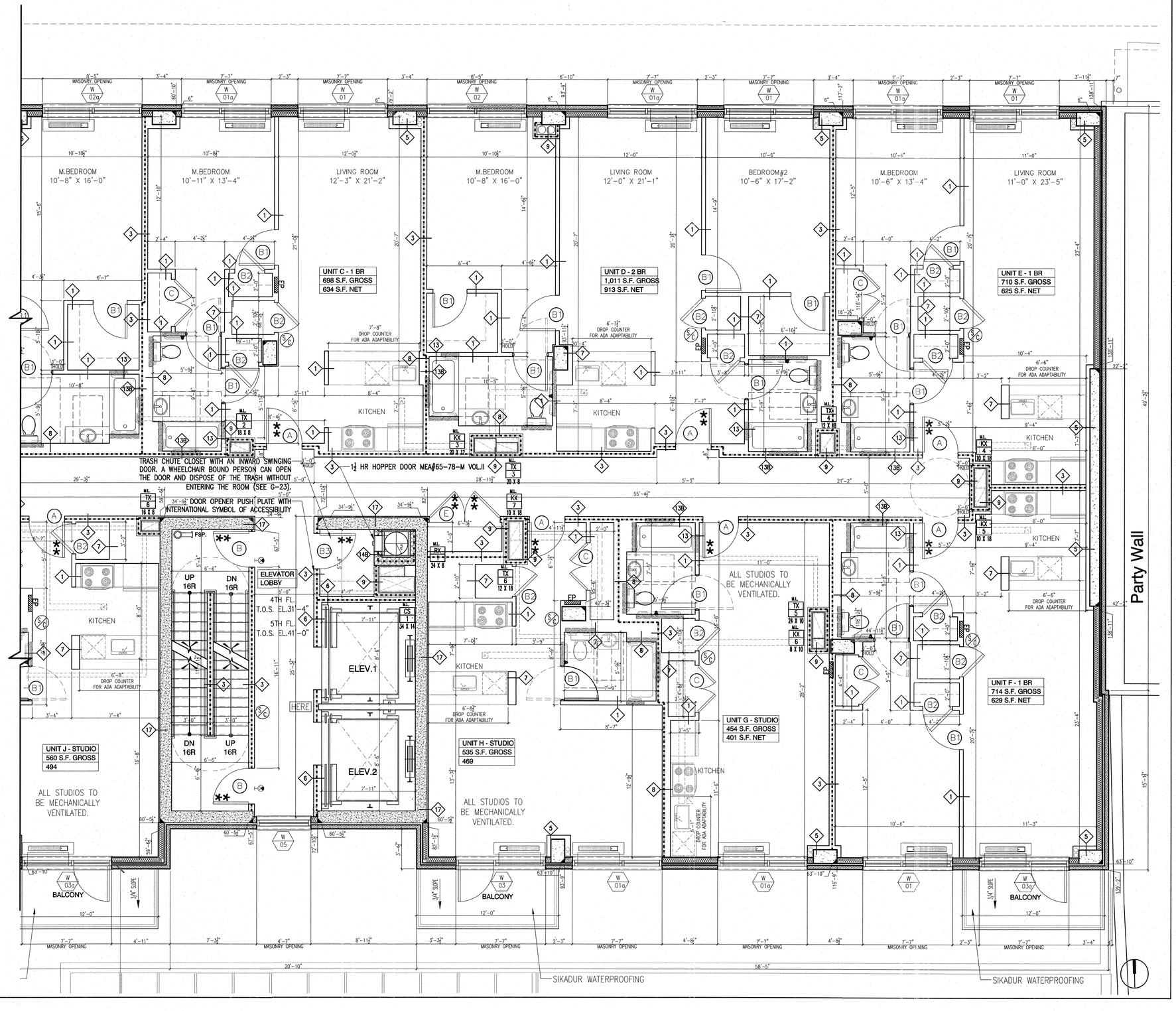
- X — WALL TYPE (SEE SHEET A-801 FOR TYPES AND SCHEDULE)
- BXX — BALCONY TYPE (SEE SHEET A-XXX FOR DETAILS)
- EP — ELECTRICAL PANEL
- HERE — 'YOU ARE HERE' SIGN
- * INDICATES 3/4 HR. FIRE RATED ULC LABELED DOOR AND PRESSED STEEL FRAME WITH DOOR CLOSER
- ** INDICATES 1 1/2 HR. FIRE RATED ULC LABELED DOOR AND PRESSED STEEL FRAME WITH DOOR CLOSER

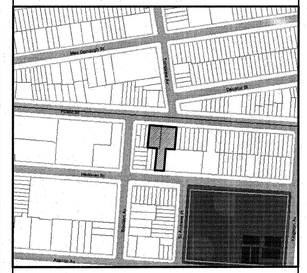
NOTES:

1. KITCHEN AND BATH DESIGNS / FINISHES, RE: INTERIOR DESIGN DRAWINGS
2. FOR ALL MECH RE: MECH DRAWINGS
3. FOR ALL STRUCTURE, RE: STRUCTURE DRAWINGS
4. FOR FINISH SCHEDULE, SEE INTERIOR DESIGN DRAWINGS
5. FOR PARTITION TYPES, SEE DWG. A-601 & A-602
6. FOR DOOR SCHEDULE AND DETAILS, SEE DWG. A-801 & A-802
7. FOR STAIR AND CORE PLANS AND SECTIONS, SEE DWGS. A-431, 432 & 433
8. FOR LIGHTING, SEE ELECTRICAL DWGS AND INTERIOR DESIGN REFLECTED CEILING PLANS.
9. AT AREAS NOTED TO RECEIVE MEMBRANE WATERPROOFING, TURN UP WATERPROOFING 8" AT VERTICAL SURFACES UNLESS OTHERWISE NOTED.
10. PROTECT ALL EXPOSED DUCTWORK & PIPES.
11. PROTECT ALL EXPOSED SPRINKLERHEADS.
12. AT ALL STAIRS, PROVIDE CARBORUNDUM FILLINGS IN TREADS.
13. ALL DIMENSIONS @ PARTITIONS ARE TO THE FACE OF PARTITIONS.
14. G.C. TO PROVIDE ACCESS PANELS FOR P.R.V. VALVES IN PIPE CHASES, SEE MECH. DWGS.
15. PROVIDE IONITE IN ELEVATOR PITS @ CELLAR.
16. FOR LOCATION & ELEVATION OF DOMESTIC GAS & OTHER SERVICE INVERTS @ BUILDING LINE, SEE MEP DWGS.
17. ALL FINAL LOCATION OF MEP RISERS (HORIZONTAL & VERTICAL) ARE SUBJECT TO COORDINATION SIGN-OFF BY ALL TRADES.
18. PROVIDE FIREPROOFING @ ALL DUCT OFFSETS. (SEE DWG A-602.) M.E.P. DWGS MUST BE INCLUDED FOR SIZE (L+W+H) OF DUCTS.
19. SEE STRUCTURAL DWGS FOR LINTEL SCHEDULE @ ALL INTERIOR MASONRY OPENINGS.
20. SEE INTERIOR DESIGN REFLECTED CEILING PLANS FOR HUNG CEILING HEIGHT AND TYPES. ALL FINAL LOCATION OF HUNG CEILING ARE SUBJECT TO COORDINATION SIGN-OFF BY ALL TRADES.
21. PROVIDE WALL REINFORCEMENT FOR FUTURE GRAB BARS IN ALL BATHROOMS, SEE G-024 & A-602).
22. DIFFERENT OCCUPANCIES SHALL BE SEPARATED FROM EACH OTHER, VERTICALLY AND HORIZONTALLY, BY FIRE DIVISION HAVING A FIRE RESISTIVE RATING OF 2 FOR ALL THE OCCUPANCY GROUPS, B-2 (STOR), C (COMM), D-2 (MECH), AND J-2 (RES) AS PER BC 27-339.

BUILDING COMPLIANT WITH EARTHQUAKE CODE – LOCAL LAW #17/95



KEY PLAN



BLOCK 1863 LOT 9, 10, 15

issue	rev	date	description
2		02/02/11	ISSUED TO O.E.R.
1		03/04/10	ISSUED TO D.O.B.

ISSUES/REVISIONS

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SEAL
REGISTERED ARCHITECT KARL FISCHER 021282 STATE OF NEW YORK

project title

MIXED-USE DEVELOPMENT

1428 FULTON STREET, BROOKLYN, NY
293 HERKIMER STREET, BROOKLYN, NY

drawing title

BUILDING "A"
PARTIAL TYPICAL 4TH - 5TH FLOORS PLAN
EAST
4TH FL. T.O.S. EL. 31'-4"
5TH FL. T.O.S. EL. 41'-0"

dob no

scale 1/4"=1'-0"	project no. 09-04
date OCT 2009	sheet no. 39 OF 78
drawn TL	drawing no. A-116.00
checked KF	

WALL SYMBOLS LEGEND:

- 3 HR. FIRE RATED PARTITION (8" CMU OR POURED CONCRETE)
- CMU PARTITION REFER TO STRUCTURAL DRAWINGS
- POURED IN PLACE CONCRETE WALL REFER TO STRUCTURAL DRAWINGS
- 2 HR. FIRE RATED WALL – SEE DETAIL 3/A-501
- 3 HR. FIRE RATED WALL – SEE DETAIL 3/A-501
- (S/C) SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR
  HARDWIRED CARBON MONOXIDE DETECTORS SHALL COMPLY WITH RS 17-13 & WILL BE INSTALLED IN ACCORDANCE WITH RS 17-14. IT SHALL BE PROVIDED IN EACH UNIT WITH IN 15' OF THE PRIMARY ENTRANCE OF EACH BEDROOM.
- EXIT SIGN
- MECHANICAL VENTILATION
- (XXX) WINDOW ('W') & WINDOW-WALL ('WW') TYPE (SEE SHEET A-831-833 FOR WINDOW SCHEDULES, LIGHT & AIR CALCULATIONS)
- (XXX) DOOR ('D') & STOREFRONT ('S') TYPE (SEE SHEET A-811, 831-833 FOR SCHEDULES)
- (X) WALL TYPE (SEE SHEET A-801 FOR TYPES AND SCHEDULE)
- (BXX) BALCONY TYPE (SEE SHEET A-XXX FOR DETAILS)
- ELECTRICAL PANEL
  EP
- HERE 'YOU ARE HERE' SIGN
- * INDICATES 3/4 HR. FIRE RATED ULC LABELED DOOR AND PRESSED STEEL FRAME WITH DOOR CLOSER
- ** INDICATES 1 1/2 HR. FIRE RATED ULC LABELED DOOR AND PRESSED STEEL FRAME WITH DOOR CLOSER

NOTES:

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7. FOR STAIR AND CORE PLANS AND SECTIONS, SEE DWGS. A-431, 432 & 433
8. FOR LIGHTING, SEE ELECTRICAL DWGS AND INTERIOR DESIGN REFLECTED CEILING PLANS.
9. AT AREAS NOTED TO RECEIVE MEMBRANE WATERPROOFING, TURN UP WATERPROOFING 8" AT VERTICAL SURFACES UNLESS OTHERWISE NOTED.
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11. PROTECT ALL EXPOSED SPRINKLERHEADS.
12. AT ALL STAIRS, PROVIDE CARBORUNDUM FILLINGS IN TREADS.
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14. G.C. TO PROVIDE ACCESS PANELS FOR P.R.V. VALVES IN PIPE CHASES, SEE MECH. DWGS.
15. PROVIDE IONITE IN ELEVATOR PITS @ CELLAR.
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17. ALL FINAL LOCATION OF MEP RISERS (HORIZONTAL & VERTICAL) ARE SUBJECT TO COORDINATION SIGN-OFF BY ALL TRADES.
18. PROVIDE FIREPROOFING @ ALL DUCT OFFSETS. (SEE DWG A-602.) M.E.P. DWGS MUST BE INCLUDED FOR SIZE (L+W+H) OF DUCTS.
19. SEE STRUCTURAL DWGS FOR LINTEL SCHEDULE @ ALL INTERIOR MASONRY OPENINGS.
20. SEE INTERIOR DESIGN REFLECTED CEILING PLANS FOR HUNG CEILING HEIGHT AND TYPES. ALL FINAL LOCATION OF HUNG CEILING ARE SUBJECT TO COORDINATION SIGN-OFF BY ALL TRADES.
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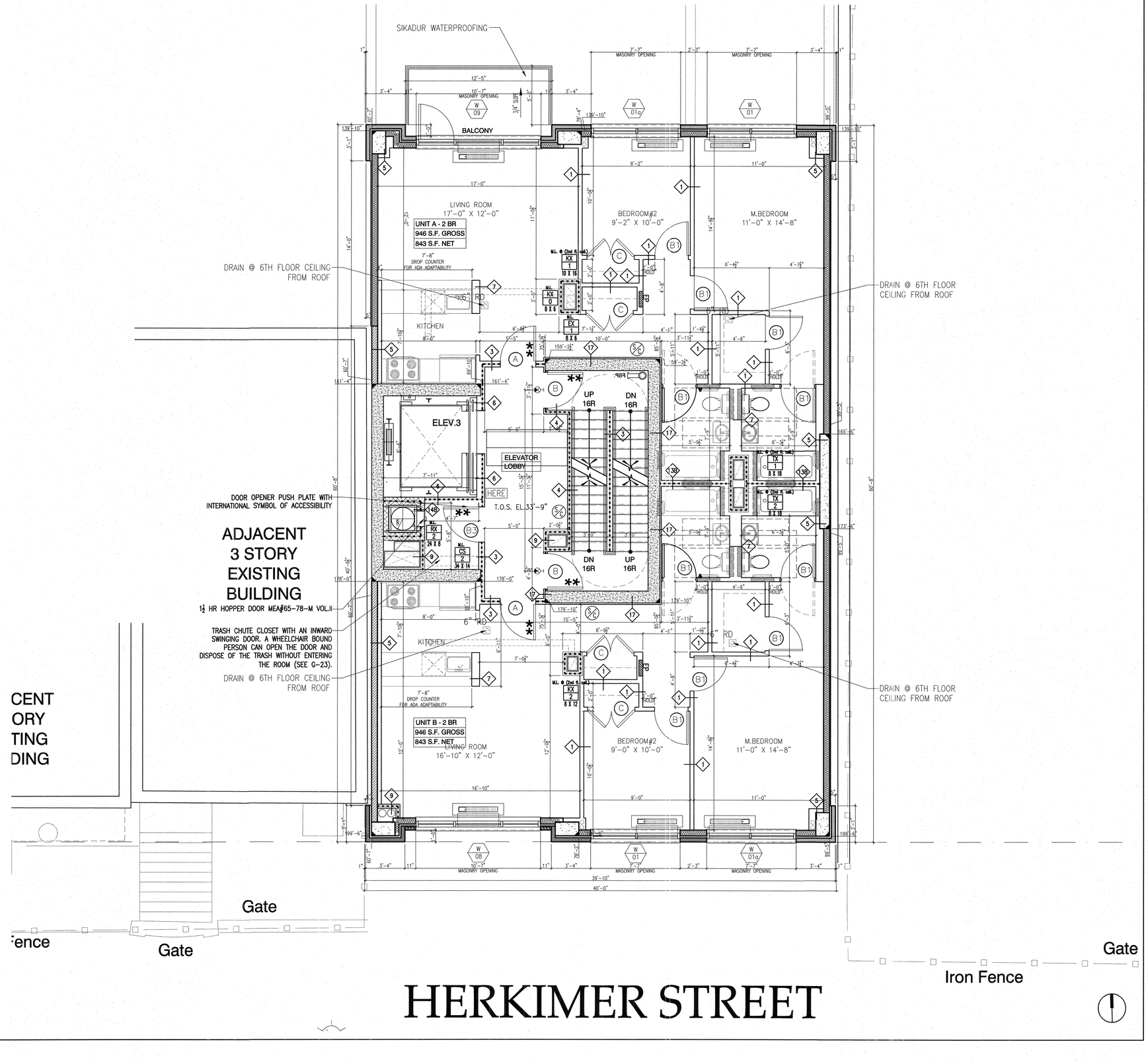
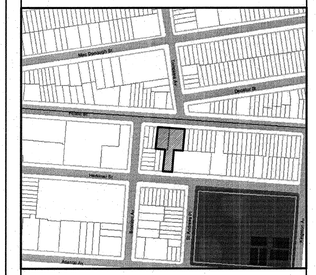
BUILDING COMPLIANT WITH EARTHQUAKE CODE – LOCAL LAW #17/95



KEY PLAN



BLOCK 1863 LOT 9, 10, 15

issue	rev	date	description
2		02/02/11	ISSUED TO O.E.R.
1		03/04/10	ISSUED TO D.O.B.

ISSUES/REVISIONS

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SEAL: REGISTERED ARCHITECT KARL FISCHER 020692 STATE OF NEW YORK

project title
MIXED-USE DEVELOPMENT
1428 FULTON STREET, BROOKLYN, NY
293 HERKIMER STREET, BROOKLYN, NY

drawing title
BUILDING "B"
4TH FLOOR PLAN
T.O.S. EL. 33'-9"

dob no

scale 1/4"=1'-0"	project no. 09-04
date OCT 2009	sheet no. 40 OF 78
drawn TL	drawing no. A-117.00
checked KF	

WALL SYMBOLS LEGEND:

- 3 HR. FIRE RATED PARTITION (8" CMU OR POURED CONCRETE)
- CMU PARTITION REFER TO STRUCTURAL DRAWINGS
- POURED IN PLACE CONCRETE WALL REFER TO STRUCTURAL DRAWINGS
- 2 HR. FIRE RATED WALL – SEE DETAIL 3/A-501
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- (X) WALL TYPE (SEE SHEET A-801 FOR TYPES AND SCHEDULE)
- BXX BALCONY TYPE (SEE SHEET A-XXX FOR DETAILS)
- EP ELECTRICAL PANEL
- HERE 'YOU ARE HERE' SIGN
- ★ INDICATES 3/4 HR. FIRE RATED ULC LABELED DOOR AND PRESSED STEEL FRAME WITH DOOR CLOSER
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21. PROVIDE WALL REINFORCEMENT FOR FUTURE GRAB BARS IN ALL BATHROOMS, SEE G-024 & A-602).
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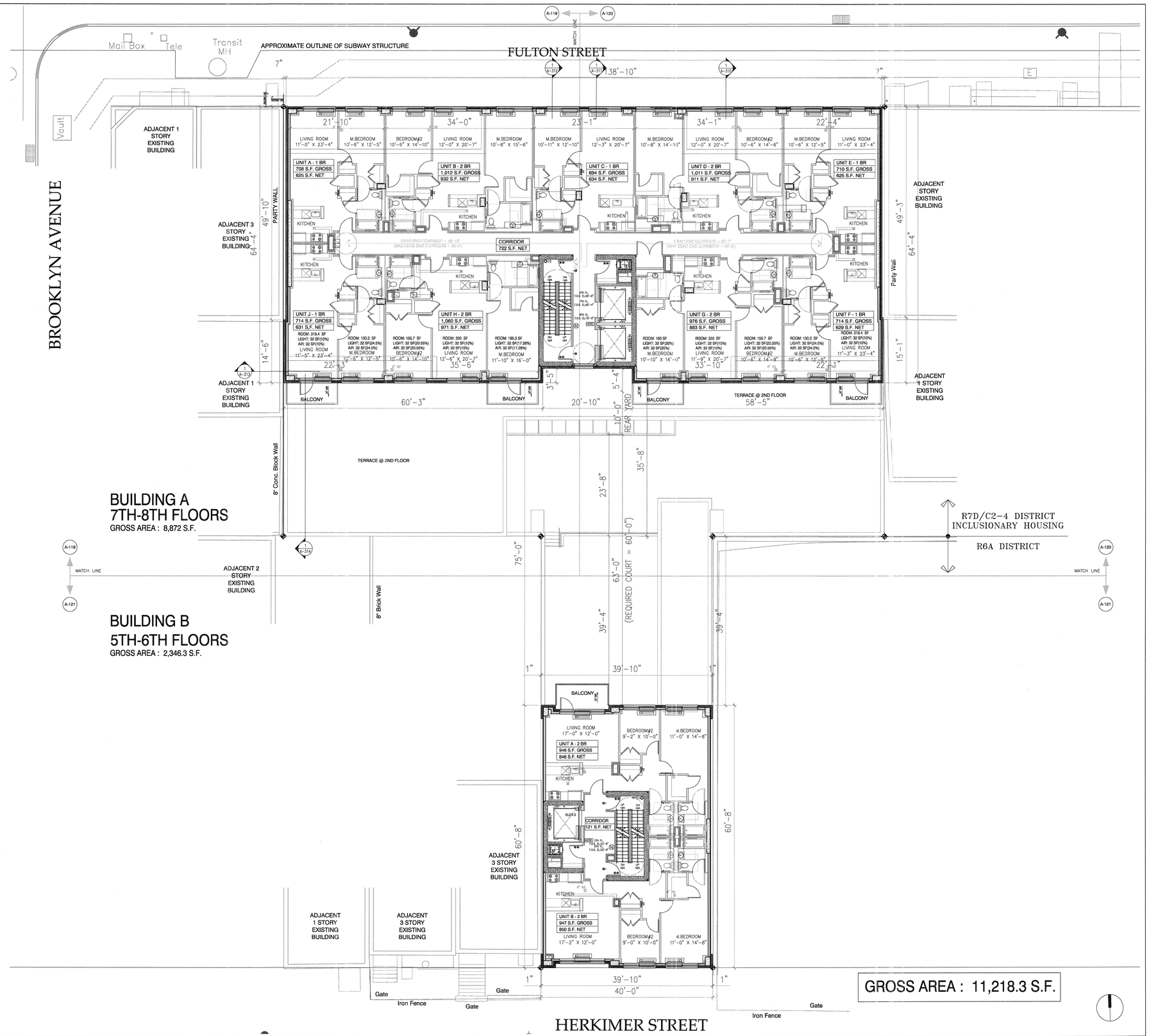
BUILDING COMPLIANT WITH EARTHQUAKE CODE – LOCAL LAW #17/95

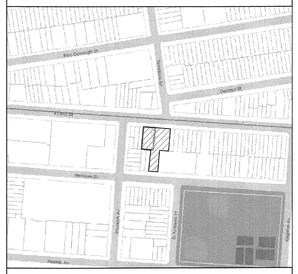


BUILDING A
7TH-8TH FLOORS
GROSS AREA : 8,872 S.F.

BUILDING B
5TH-6TH FLOORS
GROSS AREA : 2,346.3 S.F.

GROSS AREA : 11,218.3 S.F.

KEY PLAN



BLOCK 1863 LOT 9, 10, 15

issue	rev	date	description
2		02/02/11	ISSUED TO O.E.R.
1		03/04/10	ISSUED TO D.O.B.

ISSUES/REVISIONS

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SEAL

REGISTERED ARCHITECT KARL FISCHER 021 STATE OF NEW YORK

project title
MIXED-USE DEVELOPMENT
1428 FULTON STREET, BROOKLYN, NY
293 HERKIMER STREET, BROOKLYN, NY

drawing title
BUILDING "A"
TYPICAL 6TH - 8TH FLOORS PLAN
& BUILDING "B"
TYPICAL 5TH - 6TH FLOORS PLAN

dob no

scale 3/32"=1'-0"	project no. 09-04
date OCT 2009	sheet no. 41 OF 78
drawn TL	drawing no. A-118.00
checked KF	

FULTON STREET

WALL SYMBOLS LEGEND:

- 3 HR. FIRE RATED PARTITION (8" CMU OR POURED CONCRETE)
- CMU PARTITION REFER TO STRUCTURAL DRAWINGS
- POURED IN PLACE CONCRETE WALL REFER TO STRUCTURAL DRAWINGS
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- MECHANICAL VENTILATION
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- (XXX) DOOR ('D') & STOREFRONT ('S') TYPE (SEE SHEET A-811, 831-833 FOR SCHEDULES)
- (X) WALL TYPE (SEE SHEET A-801 FOR TYPES AND SCHEDULE)
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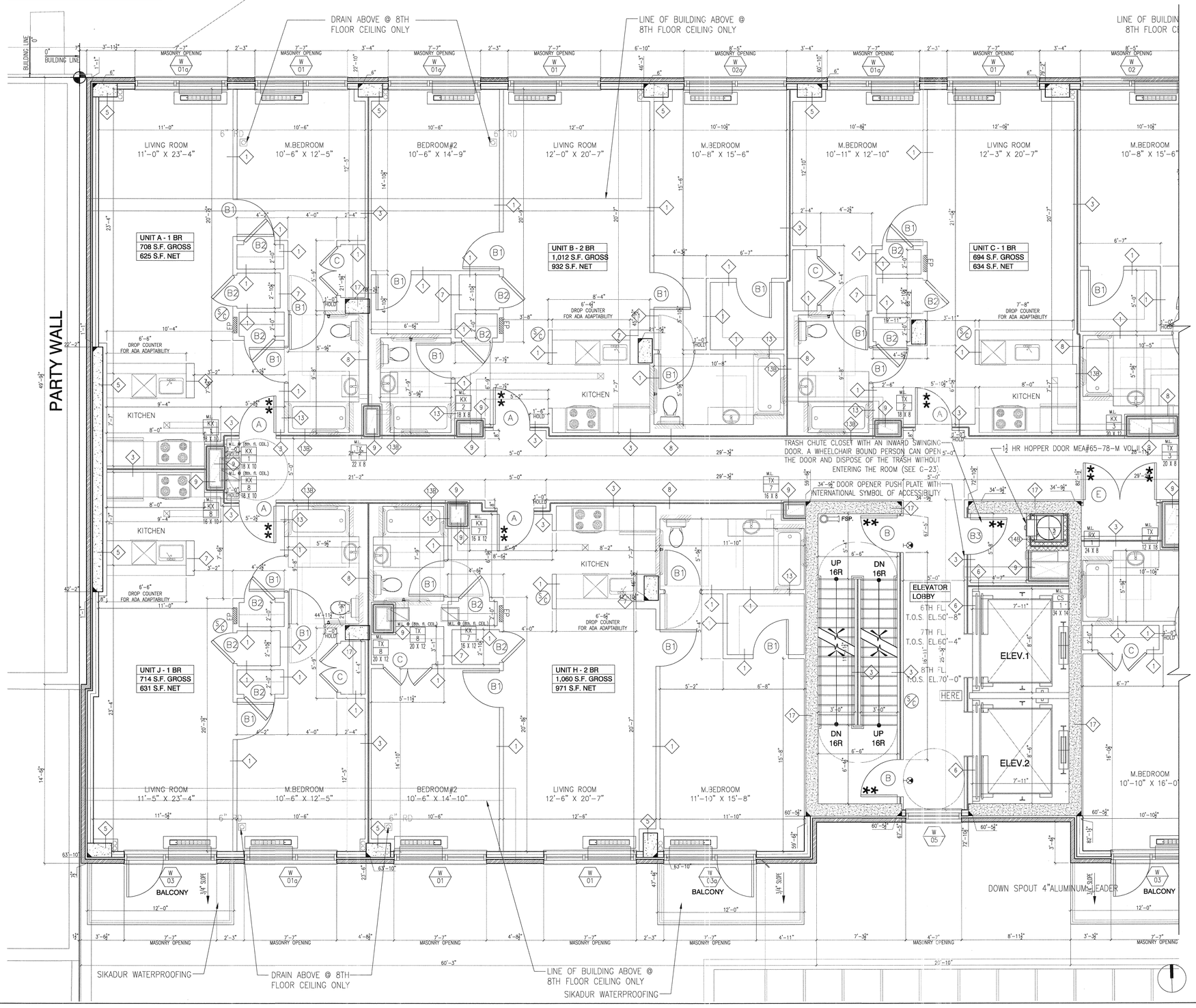
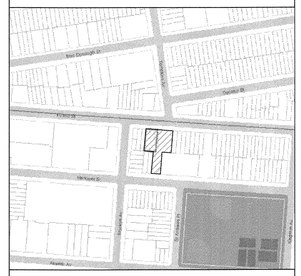
BUILDING COMPLIANT WITH EARTHQUAKE CODE – LOCAL LAW #17/95



KEY PLAN



BLOCK 1863 LOT 9, 10, 15

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ISSUES/REVISIONS

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SEAL

REGISTERED ARCHITECT KARL FISCHER 021392 STATE OF NEW YORK

project title

MIXED-USE DEVELOPMENT
1428 FULTON STREET, BROOKLYN, NY
293 HERKIMER STREET, BROOKLYN, NY

drawing title

BUILDING "A"
PARTIAL TYPICAL 6TH - 8TH FLOORS PLAN
WEST
6TH FL. T.O.S. EL. 50'-8"
7TH FL. T.O.S. EL. 60'-4"
8TH FL. T.O.S. EL. 70'-0"

dob no

scale 1/4"=1'-0"	project no. 09-04
date OCT 2009	sheet no. 42 OF 78
drawn TL	drawing no. A-119.00
checked KF	

FULTON STREET

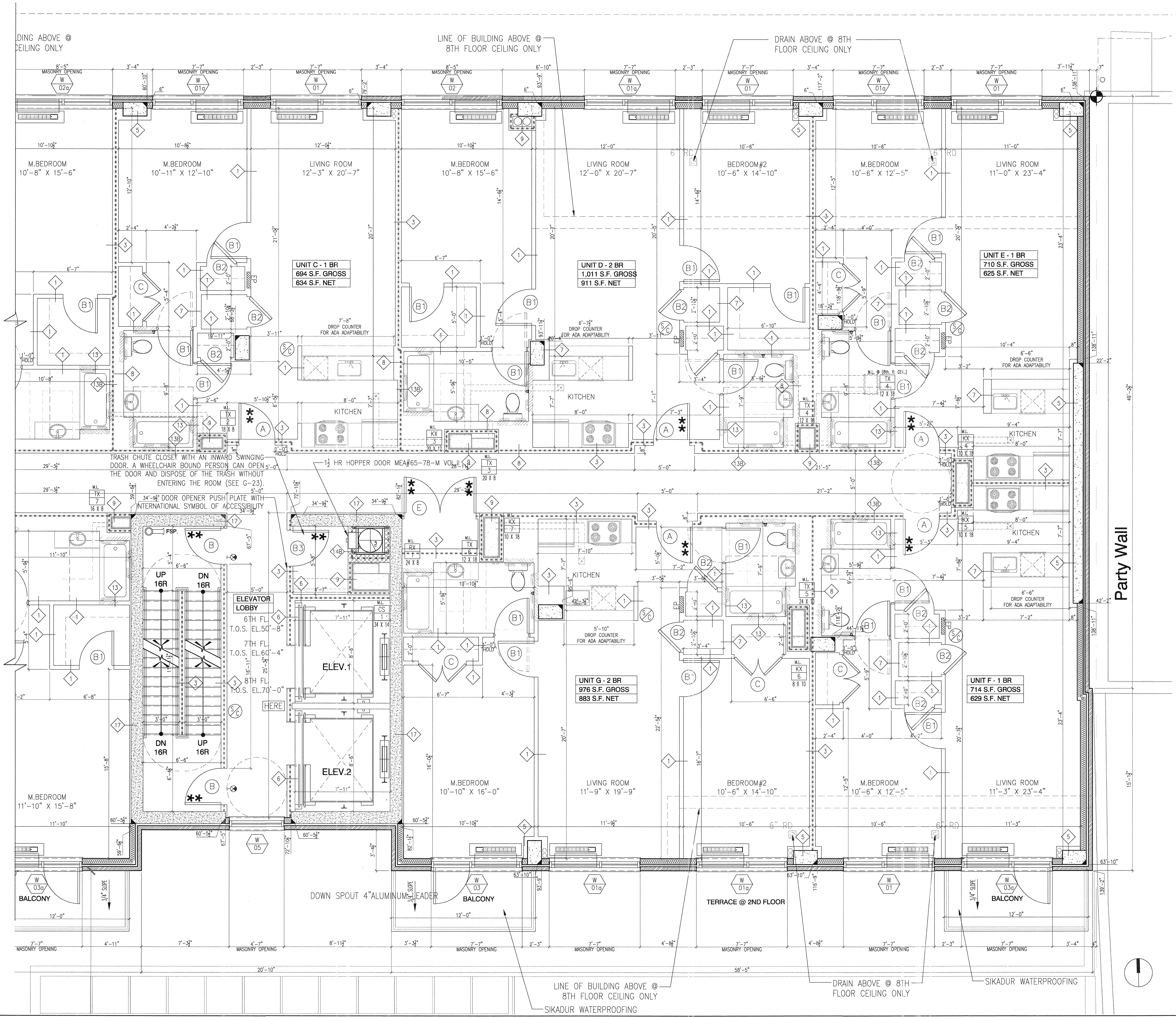
WALL SYMBOLS LEGEND:

- 3 HR. FIRE RATED PARTITION (8" CMU OR POURED CONCRETE)
- CMU PARTITION REFER TO STRUCTURAL DRAWINGS
- POURED IN PLACE CONCRETE WALL REFER TO STRUCTURAL DRAWINGS
- 2 HR. FIRE RATED WALL – SEE DETAIL 3/A-501
- 3 HR. FIRE RATED WALL – SEE DETAIL 3/A-501
- SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR — HARDWIRED CARBON MONOXIDE DETECTORS SHALL COMPLY WITH RS 17-13 & WILL BE INSTALLED IN ACCORDANCE WITH RS 17-14. IT SHALL BE PROVIDED IN EACH UNIT WITH IN 15' OF THE PRIMARY ENTRANCE OF EACH BEDROOM.
- EXIT SIGN
- MECHANICAL VENTILATION
- (XXX) WINDOW ('W') & WINDOW-WALL ('WW') TYPE (SEE SHEET A-831-833 FOR WINDOW SCHEDULES, LIGHT & AIR CALCULATIONS)
- (XXX) DOOR ('D') & STOREFRONT ('S') TYPE (SEE SHEET A-811, 831-833 FOR SCHEDULES)
- (X) WALL TYPE (SEE SHEET A-801 FOR TYPES AND SCHEDULE)
- BXX BALCONY TYPE (SEE SHEET A-XXX FOR DETAILS)
- EP ELECTRICAL PANEL
- HERE 'YOU ARE HERE' SIGN
- * INDICATES 3/4 HR. FIRE RATED ULC LABELED DOOR AND PRESSED STEEL FRAME WITH DOOR CLOSER
- ** INDICATES 1 1/2 HR. FIRE RATED ULC LABELED DOOR AND PRESSED STEEL FRAME WITH DOOR CLOSER

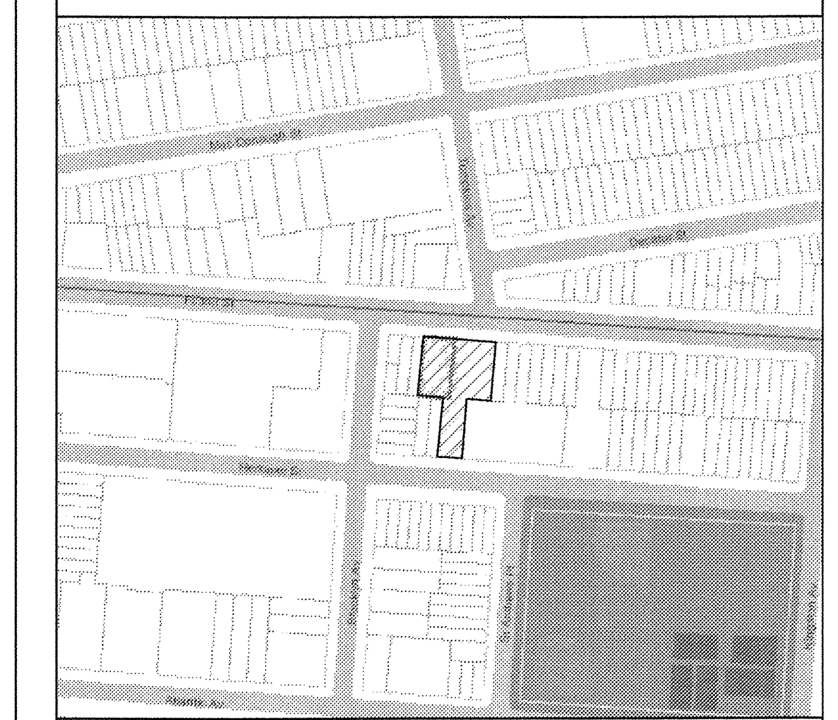
NOTES:

1. KITCHEN AND BATH DESIGNS / FINISHES, RE: INTERIOR DESIGN DRAWINGS
2. FOR ALL MECH RE: MECH DRAWINGS
3. FOR ALL STRUCTURE, RE: STRUCTURE DRAWINGS
4. FOR FINISH SCHEDULE, SEE INTERIOR DESIGN DRAWINGS
5. FOR PARTITION TYPES, SEE DWG. A-601 & A-602
6. FOR DOOR SCHEDULE AND DETAILS, SEE DWG. A-801 & A-802
7. FOR STAIR AND CORE PLANS AND SECTIONS, SEE DWGS. A-431, 432 & 433
8. FOR LIGHTING, SEE ELECTRICAL DWGS AND INTERIOR DESIGN REFLECTED CEILING PLANS.
9. AT AREAS NOTED TO RECEIVE MEMBRANE WATERPROOFING, TURN UP WATERPROOFING 8" AT VERTICAL SURFACES UNLESS OTHERWISE NOTED.
10. PROTECT ALL EXPOSED DUCTWORK & PIPES.
11. PROTECT ALL EXPOSED SPRINKLERHEADS.
12. AT ALL STAIRS, PROVIDE CARBORUNDUM FILLINGS IN TREADS.
13. ALL DIMENSIONS @ PARTITIONS ARE TO THE FACE OF PARTITIONS.
14. G.C. TO PROVIDE ACCESS PANELS FOR P.R.V. VALVES IN PIPE CHASES, SEE MECH. DWGS.
15. PROVIDE IONITE IN ELEVATOR PITS @ CELLAR.
16. FOR LOCATION & ELEVATION OF DOMESTIC GAS & OTHER SERVICE INVERTS @ BUILDING LINE, SEE MEP DWGS.
17. ALL FINAL LOCATION OF MEP RISERS (HORIZONTAL & VERTICAL) ARE SUBJECT TO COORDINATION SIGN-OFF BY ALL TRADES.
18. PROVIDE FIREPROOFING @ ALL DUCT OFFSETS. (SEE DWG A-602.) M.E.P. DWGS MUST BE INCLUDED FOR SIZE (L+W+H) OF DUCTS.
19. SEE STRUCTURAL DWGS FOR LINTEL SCHEDULE @ ALL INTERIOR MASONRY OPENINGS.
20. SEE INTERIOR DESIGN REFLECTED CEILING PLANS FOR HUNG CEILING HEIGHT AND TYPES. ALL FINAL LOCATION OF HUNG CEILING ARE SUBJECT TO COORDINATION SIGN-OFF BY ALL TRADES.
21. PROVIDE WALL REINFORCEMENT FOR FUTURE GRAB BARS IN ALL BATHROOMS, SEE G-024 & A-602).
22. DIFFERENT OCCUPANCIES SHALL BE SEPARATED FROM EACH OTHER, VERTICALLY AND HORIZONTALLY, BY FIRE DIVISION HAVING A FIRE RESISTIVE RATING OF 2 FOR ALL THE OCCUPANCY GROUPS, B-2 (STOR), C (COMM), D-2 (MECH), AND J-2 (RES) AS PER BC 27-339.

BUILDING COMPLIANT WITH EARTHQUAKE CODE – LOCAL LAW #17/95



KEY PLAN



BLOCK 1863 LOT 9, 10, 15

issue	rev	date	description
2		02/02/11	ISSUED TO O.E.R.
1		03/04/10	ISSUED TO D.O.B.

ISSUES/REVISIONS

MEP ENGINEER: TSF Engineering, P.C.
200 Park Ave. South, Suite 1020
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Tel. (212) 253-7303
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STRUCTURAL ENGINEER: Severud Associates Consulting Engineering, PC
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seal: REGISTERED ARCHITECT KARL FISCHER 02128 STATE OF NEW YORK

project title
MIXED-USE DEVELOPMENT
1428 FULTON STREET, BROOKLYN, NY
293 HERKIMER STREET, BROOKLYN, NY

drawing title
BUILDING "A"
PARTIAL TYPICAL 6TH - 8TH FLOORS PLAN
EAST
6TH FL. T.O.S. EL. 50'-8"
7TH FL. T.O.S. EL. 60'-4"
8TH FL. T.O.S. EL. 70'-0"

dob no

scale	1/4"=1'-0"	project no.	09-04
date	OCT 2009	sheet no.	43 OF 78
drawn	TL	drawing no.	A-120.00
checked	KF		

WALL SYMBOLS LEGEND:

- 3 HR. FIRE RATED PARTITION (8" CMU OR POURED CONCRETE)
- CMU PARTITION REFER TO STRUCTURAL DRAWINGS
- POURED IN PLACE CONCRETE WALL REFER TO STRUCTURAL DRAWINGS
- 2 HR. FIRE RATED WALL – SEE DETAIL 3/A-501
- 3 HR. FIRE RATED WALL – SEE DETAIL 3/A-501
- SC — SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR HARDWIRED CARBON MONOXIDE DETECTORS SHALL COMPLY WITH RS 17-13 & WILL BE INSTALLED IN ACCORDANCE WITH RS 17-14. IT SHALL BE PROVIDED IN EACH UNIT WITH IN 15' OF THE PRIMARY ENTRANCE OF EACH BEDROOM.
- EXIT SIGN
- MECHANICAL VENTILATION
- XXX — WINDOW ('W') & WINDOW-WALL ('WW') TYPE (SEE SHEET A-831-833 FOR WINDOW SCHEDULES, LIGHT & AIR CALCULATIONS)
- XXX — DOOR ('D') & STOREFRONT ('S') TYPE (SEE SHEET A-811, 831-833 FOR SCHEDULES)
- X — WALL TYPE (SEE SHEET A-801 FOR TYPES AND SCHEDULE)
- BXX — BALCONY TYPE (SEE SHEET A-XXX FOR DETAILS)
- EP — ELECTRICAL PANEL
- HERE — 'YOU ARE HERE' SIGN
- * INDICATES 3/4 HR. FIRE RATED ULC LABELED DOOR AND PRESSED STEEL FRAME WITH DOOR CLOSER
- ** INDICATES 1 1/2 HR. FIRE RATED ULC LABELED DOOR AND PRESSED STEEL FRAME WITH DOOR CLOSER

NOTES:

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7. FOR STAIR AND CORE PLANS AND SECTIONS, SEE DWGS. A-431, 432 & 433
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9. AT AREAS NOTED TO RECEIVE MEMBRANE WATERPROOFING, TURN UP WATERPROOFING 8" AT VERTICAL SURFACES UNLESS OTHERWISE NOTED.
10. PROTECT ALL EXPOSED DUCTWORK & PIPES.
11. PROTECT ALL EXPOSED SPRINKLERHEADS.
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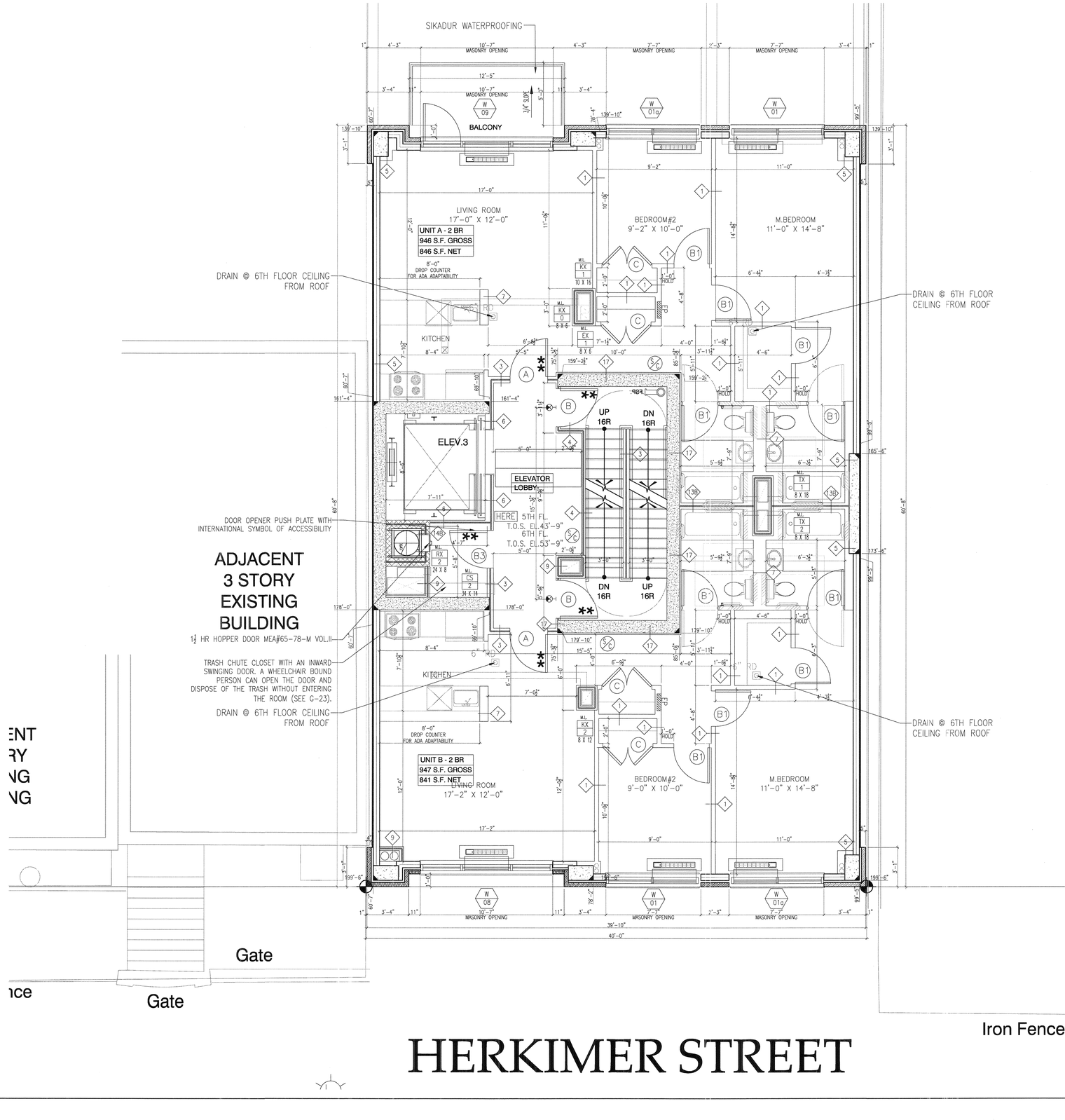
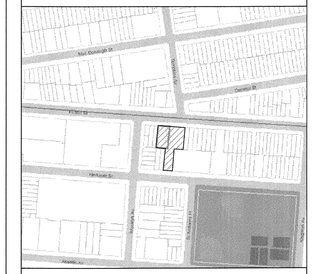
BUILDING COMPLIANT WITH EARTHQUAKE CODE – LOCAL LAW #17/95



KEY PLAN



BLOCK 1863 LOT 9, 10, 15

issue	rev	date	description
	2	02/02/11	ISSUED TO O.E.R.
	1	03/04/10	ISSUED TO D.O.B.

ISSUES/REVISIONS

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SEAL: REGISTERED ARCHITECT KARL FISCHER 021262 STATE OF NEW YORK

project title

MIXED-USE DEVELOPMENT

1428 FULTON STREET, BROOKLYN, NY
293 HERKIMER STREET, BROOKLYN, NY

drawing title

BUILDING "B"

TYPICAL 5TH - 6TH FLOORS PLAN

5TH FL. T.O.S. EL. 43'-9"

6TH FL. T.O.S. EL. 53'-9"

dob no

scale 1/4"=1'-0"	project no. 09-04
date OCT 2009	sheet no. 44 OF 78
drawn TL	drawing no. A-121.00
checked KF	

WALL SYMBOLS LEGEND:

- 3 HR. FIRE RATED PARTITION (8" CMU OR POURED CONCRETE)
- CMU PARTITION REFER TO STRUCTURAL DRAWINGS
- POURED IN PLACE CONCRETE WALL REFER TO STRUCTURAL DRAWINGS
- 2 HR. FIRE RATED WALL – SEE DETAIL 3/A-501
- 3 HR. FIRE RATED WALL – SEE DETAIL 3/A-501
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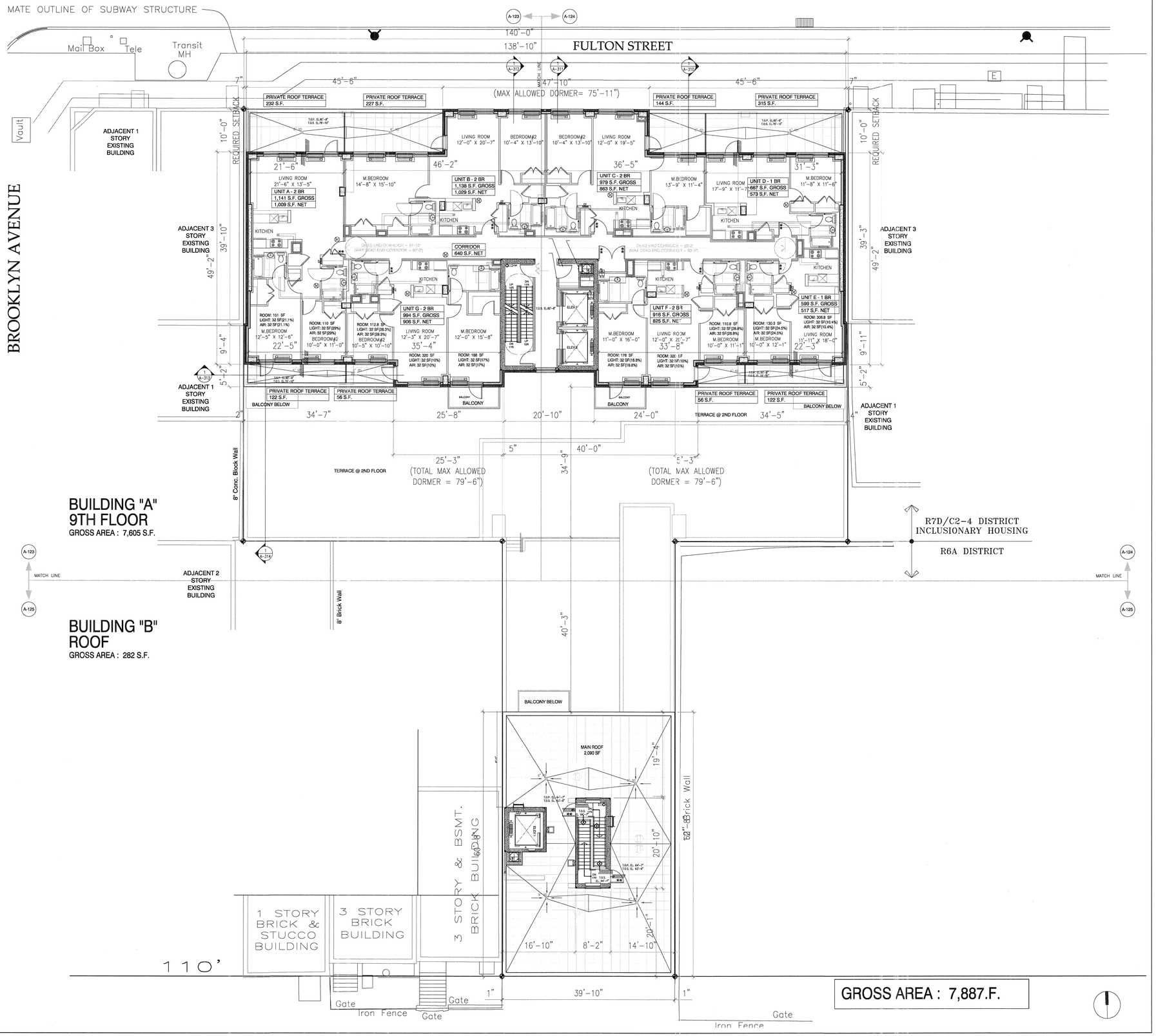
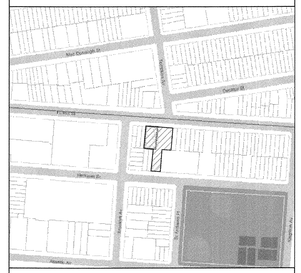
BUILDING COMPLIANT WITH EARTHQUAKE CODE – LOCAL LAW #17/95



KEY PLAN



BLOCK 1863 LOT 9, 10, 15

issue	rev	date	description
	2	02/02/11	ISSUED TO O.E.R.
	1	03/04/10	ISSUED TO D.O.B.

ISSUES/REVISIONS

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SEAL

REGISTERED ARCHITECT KARL FISCHER 021210 STATE OF NEW YORK

project title
MIXED-USE DEVELOPMENT
1428 FULTON STREET, BROOKLYN, NY
293 HERKIMER STREET, BROOKLYN, NY

drawing title
BUILDING "A"
9TH FLOORS PLAN
& BUILDING "B" MAIN ROOF

dob no

scale 3/32"=1'-0"	project no. 09-04
date OCT 2009	sheet no. 45 OF 78
drawn TL	drawing no. A-122.00
checked KF	

WALL SYMBOLS LEGEND:

- 3 HR. FIRE RATED PARTITION (8" CMU OR POURED CONCRETE)
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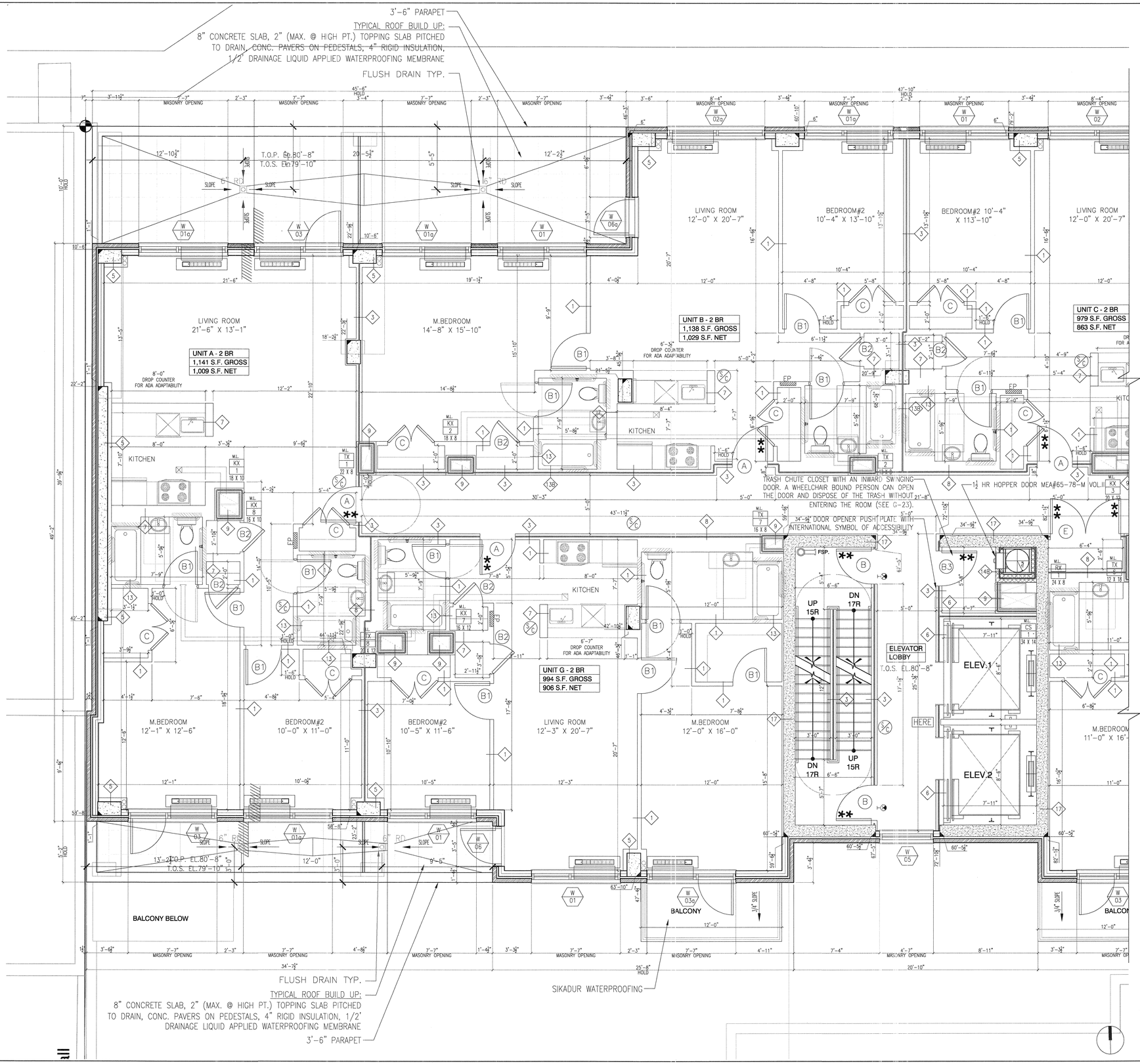

KEY PLAN

BLOCK 1863 LOT 9, 10, 15

issue	rev	date	description
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ISSUES/REVISIONS

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SEAL

REGISTERED ARCHITECT KARL FISCHER 026282 STATE OF NEW YORK

project title

MIXED-USE DEVELOPMENT

1428 FULTON STREET, BROOKLYN, NY
293 HERKIMER STREET, BROOKLYN, NY

drawing title

BUILDING "A"
9TH FLOORS PLAN
WEST
T.O.S. EL. 80'-8"

dob no

scale: 1/4"=1'-0"	project no.: 09-04
date: OCT 2009	sheet no.: 46 OF 78
drawn: TL	drawing no.: A-123.00
checked: KF	

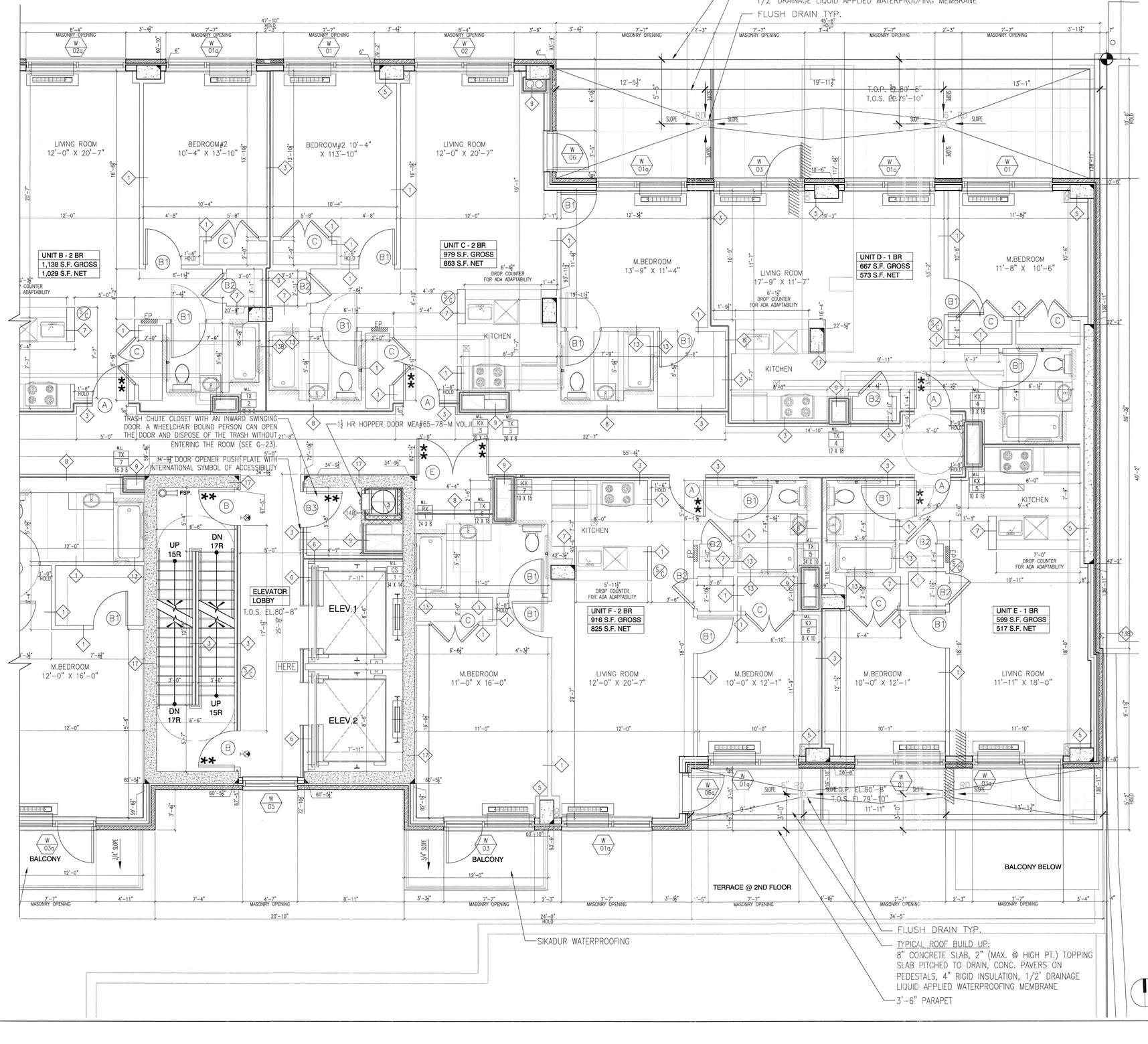
WALL SYMBOLS LEGEND:

- 3 HR. FIRE RATED PARTITION (8" CMU OR POURED CONCRETE)
- CMU PARTITION REFER TO STRUCTURAL DRAWINGS
- POURED IN PLACE CONCRETE WALL REFER TO STRUCTURAL DRAWINGS
- 2 HR. FIRE RATED WALL – SEE DETAIL 3/A-501
- 3 HR. FIRE RATED WALL – SEE DETAIL 3/A-501
- (S/C) SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR
  HARDWIRED CARBON MONOXIDE DETECTORS SHALL COMPLY WITH RS 17-13 & WILL BE INSTALLED IN ACCORDANCE WITH RS 17-14. IT SHALL BE PROVIDED IN EACH UNIT WITH IN 15' OF THE PRIMARY ENTRANCE OF EACH BEDROOM.
- EXIT SIGN
- MECHANICAL VENTILATION
- (XXX) WINDOW ('W') & WINDOW-WALL ('WW') TYPE (SEE SHEET A-831-833 FOR WINDOW SCHEDULES, LIGHT & AIR CALCULATIONS)
- (XXX) DOOR ('D') & STOREFRONT ('S') TYPE (SEE SHEET A-811, 831-833 FOR SCHEDULES)
- (X) WALL TYPE (SEE SHEET A-801 FOR TYPES AND SCHEDULE)
- (BXX) BALCONY TYPE (SEE SHEET A-XXX FOR DETAILS)
- EP ELECTRICAL PANEL
- HERE 'YOU ARE HERE' SIGN
- * INDICATES 3/4 HR. FIRE RATED ULC LABELED DOOR AND PRESSED STEEL FRAME WITH DOOR CLOSER
- ** INDICATES 1 1/2 HR. FIRE RATED ULC LABELED DOOR AND PRESSED STEEL FRAME WITH DOOR CLOSER

NOTES:

1. KITCHEN AND BATH DESIGNS / FINISHES, RE: INTERIOR DESIGN DRAWINGS
2. FOR ALL MECH RE: MECH DRAWINGS
3. FOR ALL STRUCTURE, RE: STRUCTURE DRAWINGS
4. FOR FINISH SCHEDULE, SEE INTERIOR DESIGN DRAWINGS
5. FOR PARTITION TYPES, SEE DWG. A-601 & A-602
6. FOR DOOR SCHEDULE AND DETAILS, SEE DWG. A-801 & A-802
7. FOR STAIR AND CORE PLANS AND SECTIONS, SEE DWGS. A-431, 432 & 433
8. FOR LIGHTING, SEE ELECTRICAL DWGS AND INTERIOR DESIGN REFLECTED CEILING PLANS.
9. AT AREAS NOTED TO RECEIVE MEMBRANE WATERPROOFING, TURN UP WATERPROOFING 8" AT VERTICAL SURFACES UNLESS OTHERWISE NOTED.
10. PROTECT ALL EXPOSED DUCTWORK & PIPES.
11. PROTECT ALL EXPOSED SPRINKLERHEADS.
12. AT ALL STAIRS, PROVIDE CARBORUNDUM FILLINGS IN TREADS.
13. ALL DIMENSIONS @ PARTITIONS ARE TO THE FACE OF PARTITIONS.
14. G.C. TO PROVIDE ACCESS PANELS FOR P.R.V. VALVES IN PIPE CHASES, SEE MECH. DWGS.
15. PROVIDE IONITE IN ELEVATOR PITS @ CELLAR.
16. FOR LOCATION & ELEVATION OF DOMESTIC GAS & OTHER SERVICE INVERTS @ BUILDING LINE, SEE MEP DWGS.
17. ALL FINAL LOCATION OF MEP RISERS (HORIZONTAL & VERTICAL) ARE SUBJECT TO COORDINATION SIGN-OFF BY ALL TRADES.
18. PROVIDE FIREPROOFING @ ALL DUCT OFFSETS. (SEE DWG A-602.) M.E.P. DWGS MUST BE INCLUDED FOR SIZE (L+W+H) OF DUCTS.
19. SEE STRUCTURAL DWGS FOR LINTEL SCHEDULE @ ALL INTERIOR MASONRY OPENINGS.
20. SEE INTERIOR DESIGN REFLECTED CEILING PLANS FOR HUNG CEILING HEIGHT AND TYPES. ALL FINAL LOCATION OF HUNG CEILING ARE SUBJECT TO COORDINATION SIGN-OFF BY ALL TRADES.
21. PROVIDE WALL REINFORCEMENT FOR FUTURE GRAB BARS IN ALL BATHROOMS, SEE G-024 & A-602).
22. DIFFERENT OCCUPANCIES SHALL BE SEPARATED FROM EACH OTHER, VERTICALLY AND HORIZONTALLY, BY FIRE DIVISION HAVING A FIRE RESISTIVE RATING OF 2 FOR ALL THE OCCUPANCY GROUPS, B-2 (STOR), C (COMM), D-2 (MECH), AND J-2 (RES) AS PER BC 27-339.

BUILDING COMPLIANT WITH EARTHQUAKE CODE – LOCAL LAW #17/95



KEY PLAN

BLOCK 1863 LOT 9, 10, 15

issue	rev	date	description
2		02/02/11	ISSUED TO O.E.R.
1		03/04/10	ISSUED TO D.O.B.

ISSUES/REVISIONS

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SEAL

REGISTERED ARCHITECT KARL FISCHER 021282 STATE OF NEW YORK

project title

MIXED-USE DEVELOPMENT

1428 FULTON STREET, BROOKLYN, NY
293 HERKIMER STREET, BROOKLYN, NY

drawing title

BUILDING "A"
9TH FLOORS PLAN
EAST
T.O.S. EL. 80'-8"

dob no

scale 1/4"=1'-0"	project no. 09-04
date OCT 2009	sheet no. 47 OF 78
drawn TL	drawing no. A-124.00
checked KF	

WALL SYMBOLS LEGEND:

- 3 HR. FIRE RATED PARTITION (8" CMU OR POURED CONCRETE)
- CMU PARTITION REFER TO STRUCTURAL DRAWINGS
- POURED IN PLACE CONCRETE WALL REFER TO STRUCTURAL DRAWINGS
- 2 HR. FIRE RATED WALL – SEE DETAIL 3/A-501
- 3 HR. FIRE RATED WALL – SEE DETAIL 3/A-501
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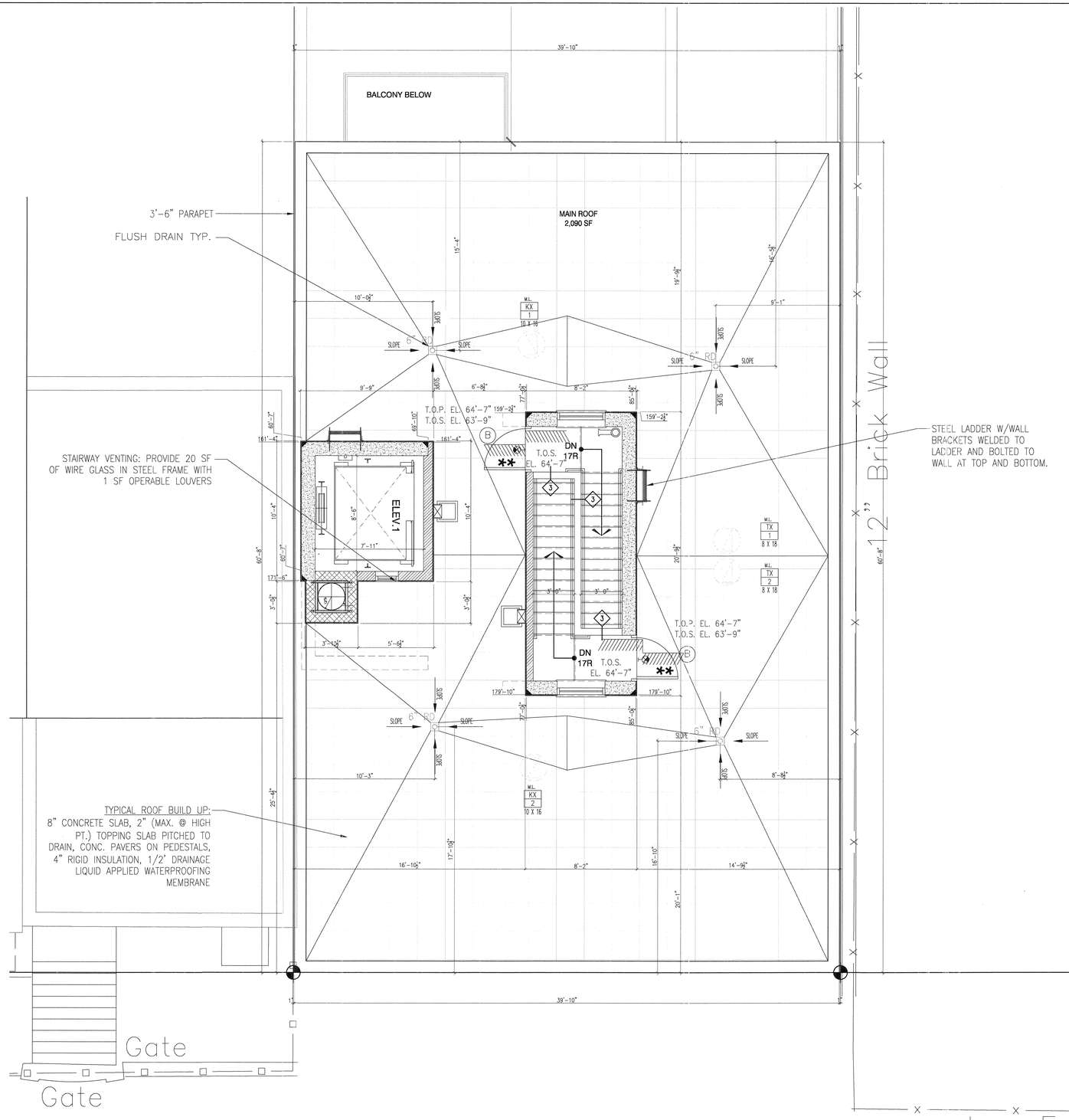
BUILDING COMPLIANT WITH EARTHQUAKE CODE – LOCAL LAW #17/95



KEY PLAN

BLOCK 1863 LOT 9, 10, 15

issue	rev	date	description
2		02/02/11	ISSUED TO O.E.R.
1		03/04/10	ISSUED TO D.O.B.

ISSUES/REVISIONS

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SEAL
REGISTERED ARCHITECT KARL FISCHER 021282 STATE OF NEW YORK

project title
MIXED-USE DEVELOPMENT
1428 FULTON STREET, BROOKLYN, NY
293 HERKIMER STREET, BROOKLYN, NY

drawing title
BUILDING "B"
MAIN ROOF PLAN
T.O.S. EL. 63'-9"

dob no

scale 1/4"=1'-0"	project no. 09-04
date OCT 2009	sheet no. 48 OF 78
drawn TL	drawing no. A-125.00
checked KF	

WALL SYMBOLS LEGEND:

- 3 HR. FIRE RATED PARTITION (8" CMU OR POURED CONCRETE)
- CMU PARTITION REFER TO STRUCTURAL DRAWINGS
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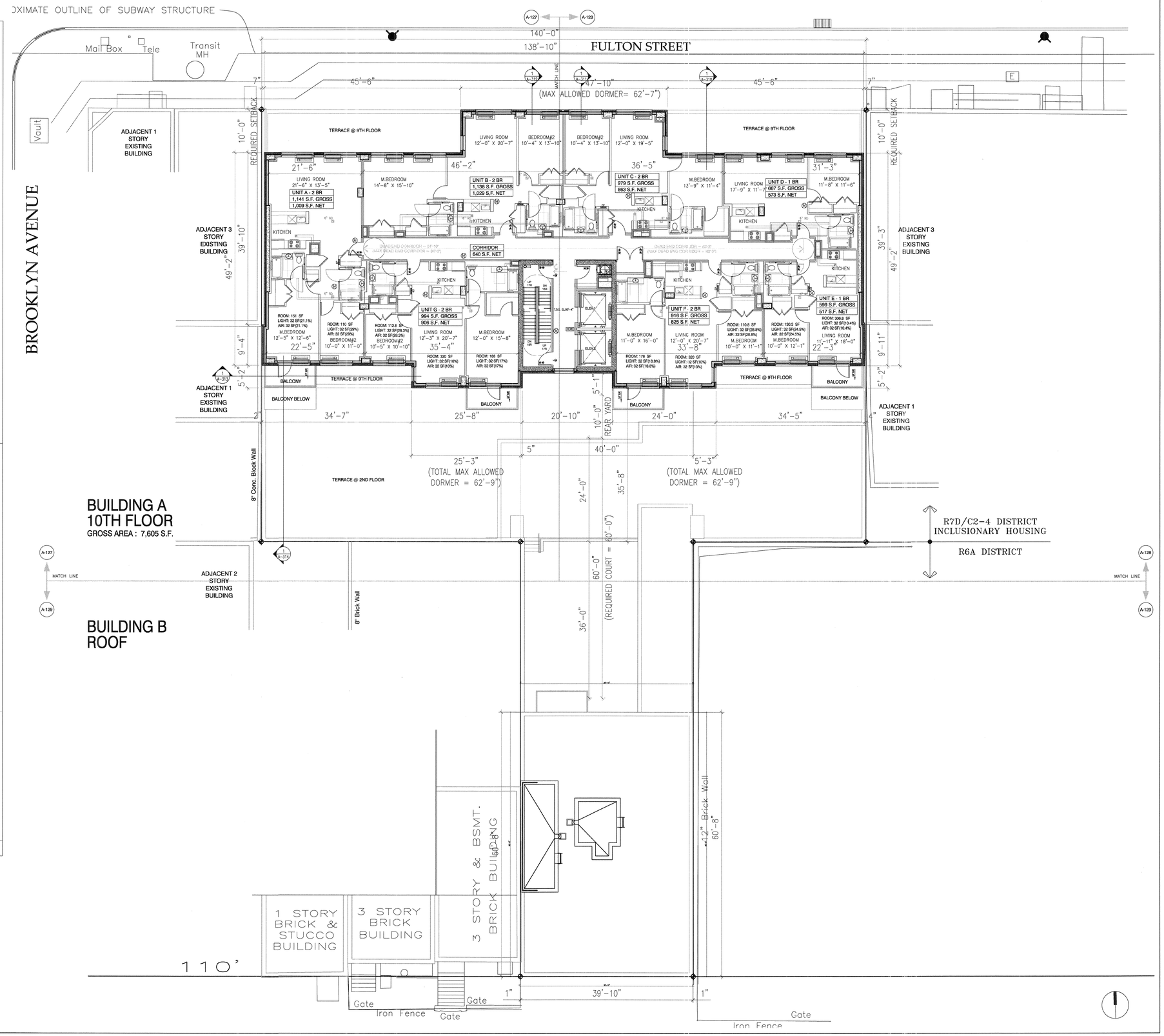
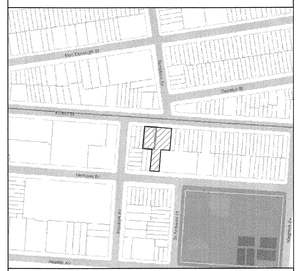
BUILDING COMPLIANT WITH EARTHQUAKE CODE – LOCAL LAW #17/95



KEY PLAN



BLOCK 1863 LOT 9, 10, 15

Issue	rev	date	description
2		02/02/11	ISSUED TO O.E.R.
1		03/04/10	ISSUED TO D.O.B.

ISSUES/REVISIONS

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SEAL

REGISTERED ARCHITECT KARL FISCHER 021250 STATE OF NEW YORK

project title

MIXED-USE DEVELOPMENT

1428 FULTON STREET, BROOKLYN, NY
293 HERKIMER STREET, BROOKLYN, NY

drawing title

10TH FLOORS PLAN

dob no

scale 3/32"=1'-0"	project no. 09-04
date OCT 2009	sheet no. 49 OF 78
drawn TL	drawing no. A-126.00
checked KF	

WALL SYMBOLS LEGEND:

- 3 HR. FIRE RATED PARTITION (8" CMU OR POURED CONCRETE)
- CMU PARTITION REFER TO STRUCTURAL DRAWINGS
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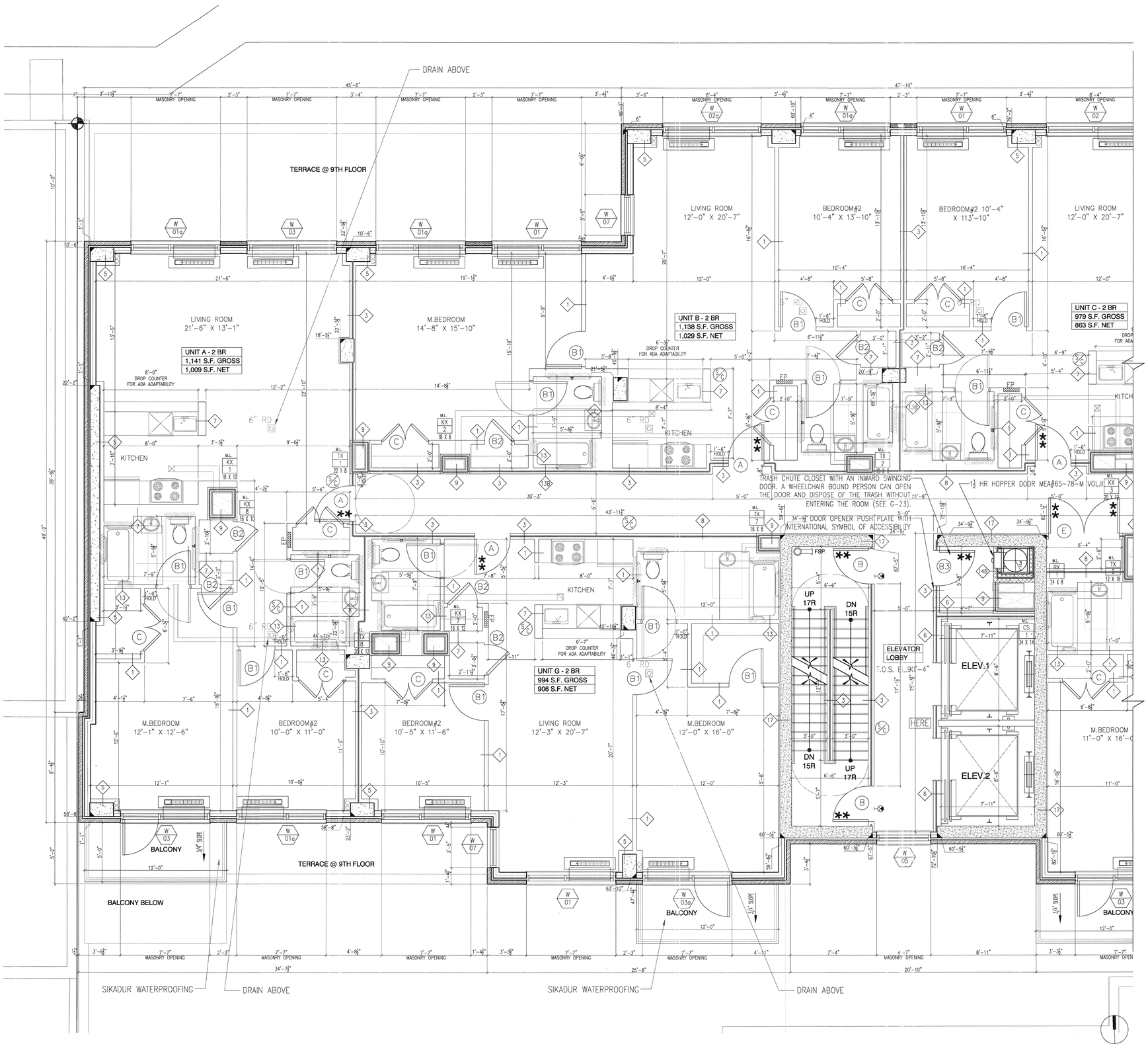
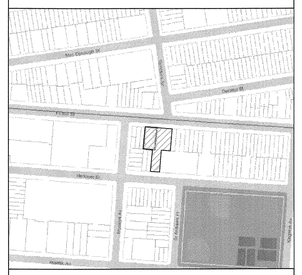


KEY PLAN



BLOCK 1863 LOT 9, 10, 15

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SEAL
REGISTERED ARCHITECT KARL FISCHER 021282 STATE OF NEW YORK

project title
MIXED-USE DEVELOPMENT
1428 FULTON STREET, BROOKLYN, NY
293 HERKIMER STREET, BROOKLYN, NY

drawing title
BUILDING "A"
10TH FLOORS PLAN
WEST
T.O.S. EL. 90'-4"

dob no

scale 1/4"=1'-0"	project no. 09-04
date OCT 2009	sheet no. 50 OF 78
drawn TL	drawing no. A-127.00
checked KF	

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- EP — ELECTRICAL PANEL
- HERE — "YOU ARE HERE" SIGN
- ★ INDICATES 3/4 HR. FIRE RATED ULC LABELED DOOR AND PRESSED STEEL FRAME WITH DOOR CLOSER
- ★★ INDICATES 1 1/2 HR. FIRE RATED ULC LABELED DOOR AND PRESSED STEEL FRAME WITH DOOR CLOSER

NOTES:

1. KITCHEN AND BATH DESIGNS / FINISHES, RE: INTERIOR DESIGN DRAWINGS
2. FOR ALL MECH RE: MECH DRAWINGS
3. FOR ALL STRUCTURE, RE: STRUCTURE DRAWINGS
4. FOR FINISH SCHEDULE, SEE INTERIOR DESIGN DRAWINGS
5. FOR PARTITION TYPES, SEE DWG. A-601 & A-602
6. FOR DOOR SCHEDULE AND DETAILS, SEE DWG. A-801 & A-802
7. FOR STAIR AND CORE PLANS AND SECTIONS, SEE DWGS. A-431, 432 & 433
8. FOR LIGHTING, SEE ELECTRICAL DWGS AND INTERIOR DESIGN REFLECTED CEILING PLANS.
9. AT AREAS NOTED TO RECEIVE MEMBRANE WATERPROOFING, TURN UP WATERPROOFING 8" AT VERTICAL SURFACES UNLESS OTHERWISE NOTED.
10. PROTECT ALL EXPOSED DUCTWORK & PIPES.
11. PROTECT ALL EXPOSED SPRINKLERHEADS.
12. AT ALL STAIRS, PROVIDE CARBORUNDUM FILLINGS IN TREADS.
13. ALL DIMENSIONS @ PARTITIONS ARE TO THE FACE OF PARTITIONS.
14. G.C. TO PROVIDE ACCESS PANELS FOR P.R.V. VALVES IN PIPE CHASES, SEE MECH. DWGS.
15. PROVIDE IONITE IN ELEVATOR PITS @ CELLAR.
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17. ALL FINAL LOCATION OF MEP RISERS (HORIZONTAL & VERTICAL) ARE SUBJECT TO COORDINATION SIGN-OFF BY ALL TRADES.
18. PROVIDE FIREPROOFING @ ALL DUCT OFFSETS. (SEE DWG A-602.) M.E.P. DWGS MUST BE INCLUDED FOR SIZE (L+W+H) OF DUCTS.
19. SEE STRUCTURAL DWGS FOR LINTEL SCHEDULE @ ALL INTERIOR MASONRY OPENINGS.
20. SEE INTERIOR DESIGN REFLECTED CEILING PLANS FOR HUNG CEILING HEIGHT AND TYPES. ALL FINAL LOCATION OF HUNG CEILING ARE SUBJECT TO COORDINATION SIGN-OFF BY ALL TRADES.
21. PROVIDE WALL REINFORCEMENT FOR FUTURE GRAB BARS IN ALL BATHROOMS, SEE G-024 & A-602).
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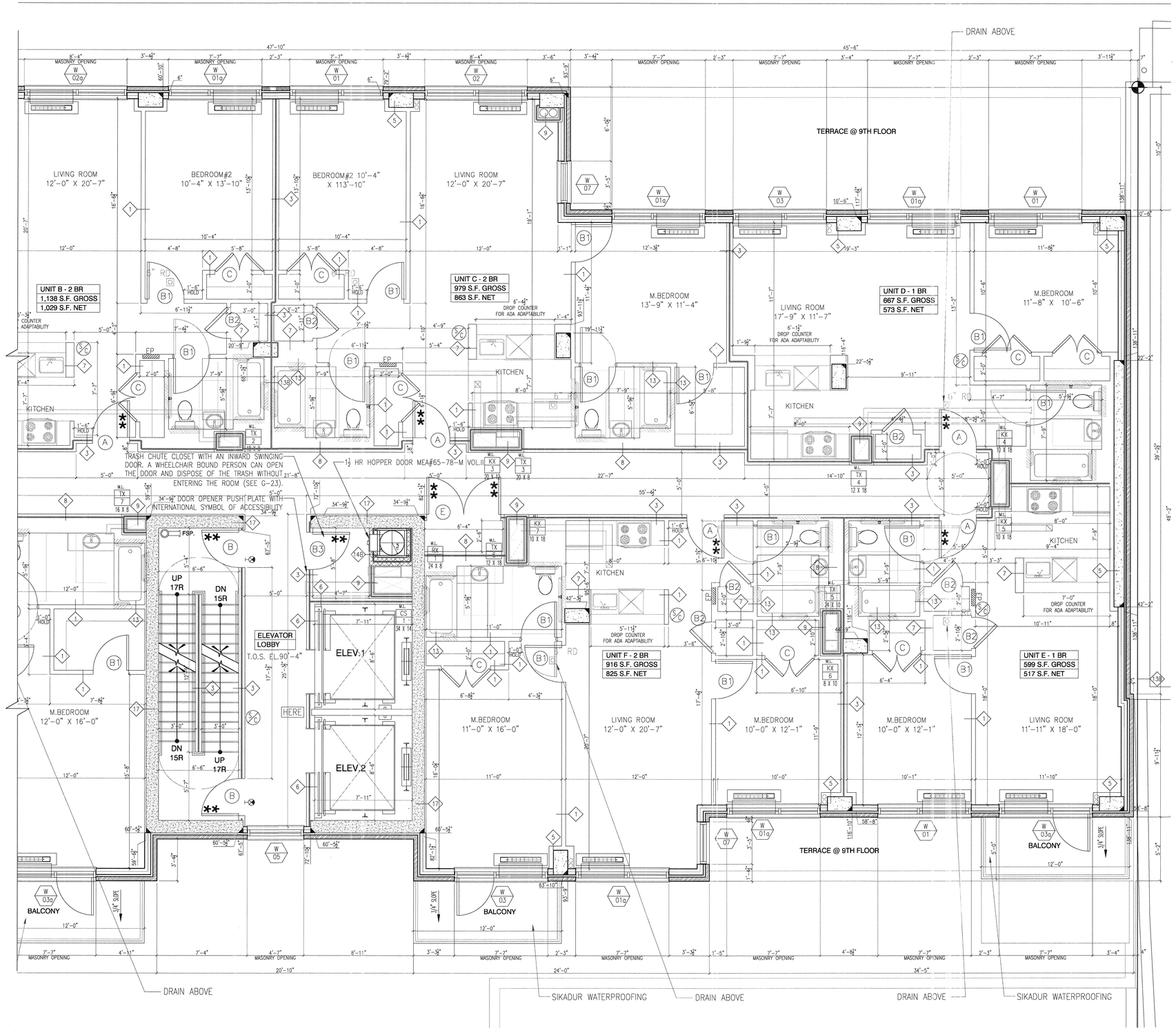
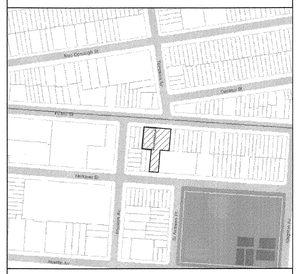
BUILDING COMPLIANT WITH EARTHQUAKE CODE – LOCAL LAW #17/95



KEY PLAN



BLOCK 1863 LOT 9, 10, 15

issue	rev	date	description
2		02/02/11	ISSUED TO O.E.R.
1		03/04/10	ISSUED TO D.O.B.

ISSUES/REVISIONS

MEP ENGINEER:
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SEAL

REGISTERED ARCHITECT KARL FISCHER 027152 STATE OF NEW YORK

project title

MIXED-USE DEVELOPMENT

1428 FULTON STREET, BROOKLYN, NY
293 HERKIMER STREET, BROOKLYN, NY

drawing title

BUILDING "A"
10TH FLOORS PLAN
EAST
T.O.S. EL. 90'-4"

dob no

scale: 1/4"=1'-0"	project no.: 09-04
date: OCT 2009	sheet no.: 51 OF 78
drawn: TL	drawing no.: A-128.00
checked: KF	

WALL SYMBOLS LEGEND:

- 3 HR. FIRE RATED PARTITION (8" CMU OR POURED CONCRETE)
- CMU PARTITION REFER TO STRUCTURAL DRAWINGS
- POURED IN PLACE CONCRETE WALL REFER TO STRUCTURAL DRAWINGS
- 2 HR. FIRE RATED WALL – SEE DETAIL 3/A-501
- 3 HR. FIRE RATED WALL – SEE DETAIL 3/A-501
- S/C — SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR
  HARDWIRED CARBON MONOXIDE DETECTORS SHALL COMPLY WITH RS 17-13 & WILL BE INSTALLED IN ACCORDANCE WITH RS 17-14. IT SHALL BE PROVIDED IN EACH UNIT WITH IN 15' OF THE PRIMARY ENTRANCE OF EACH BEDROOM.
- EXIT SIGN
- MECHANICAL VENTILATION
- XXX — WINDOW ('W') & WINDOW-WALL ('WW') TYPE (SEE SHEET A-831-833 FOR WINDOW SCHEDULES, LIGHT & AIR CALCULATIONS)
- XXX — DOOR ('D') & STOREFRONT ('S') TYPE (SEE SHEET A-811, 831-833 FOR SCHEDULES)
- X — WALL TYPE (SEE SHEET A-801 FOR TYPES AND SCHEDULE)
- BXX — BALCONY TYPE (SEE SHEET A-XXX FOR DETAILS)
- EP — ELECTRICAL PANEL
- HERE — 'YOU ARE HERE' SIGN
- ★ INDICATES 3/4 HR. FIRE RATED ULC LABELED DOOR AND PRESSED STEEL FRAME WITH DOOR CLOSER
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7. FOR STAIR AND CORE PLANS AND SECTIONS, SEE DWGS. A-431, 432 & 433
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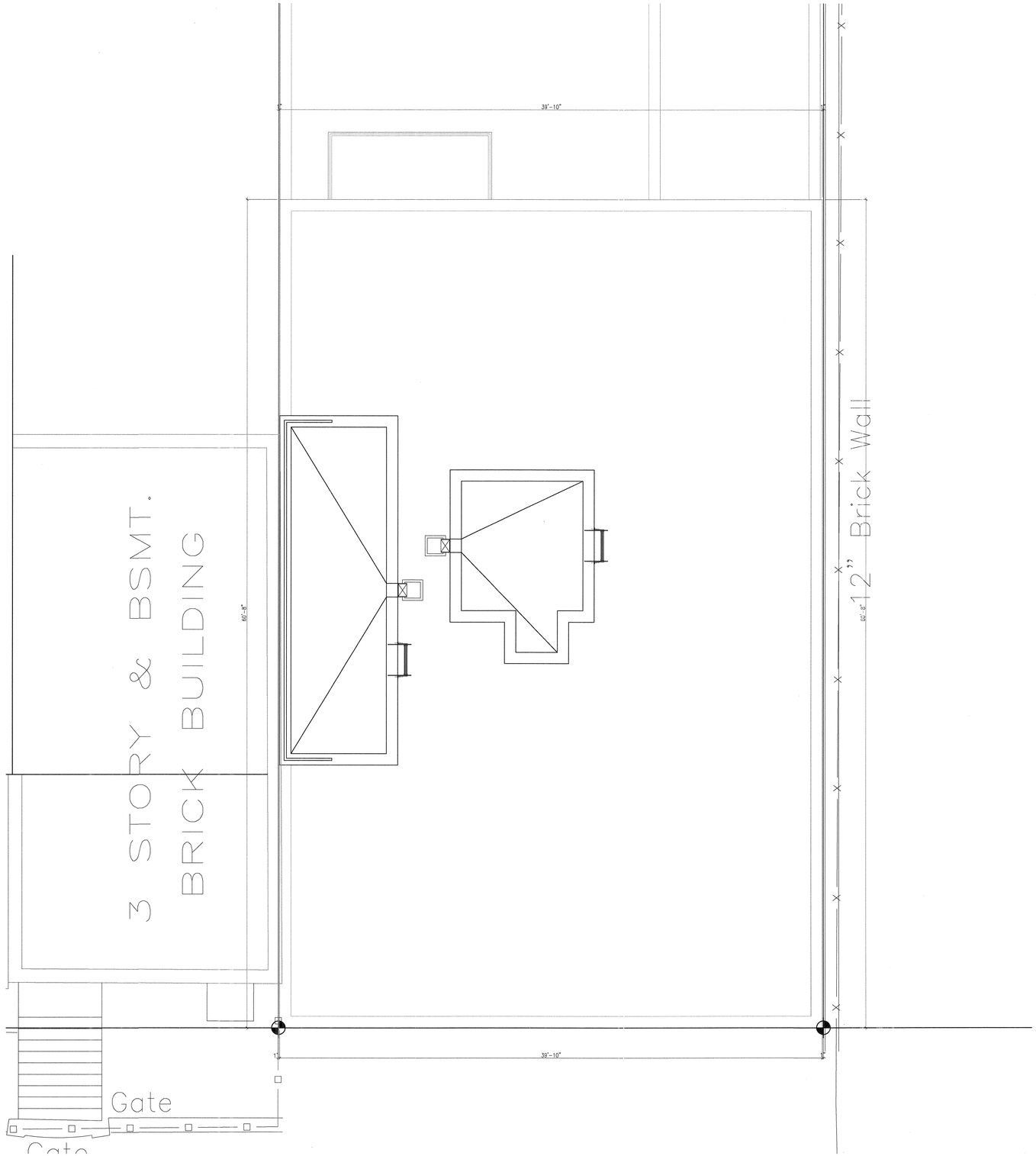
BUILDING COMPLIANT WITH EARTHQUAKE CODE – LOCAL LAW #17/95



KEY PLAN

BLOCK 1863 LOT 9, 10, 15

issue	rev	date	description
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1		03/04/10	ISSUED TO D.O.B.

ISSUES/REVISIONS

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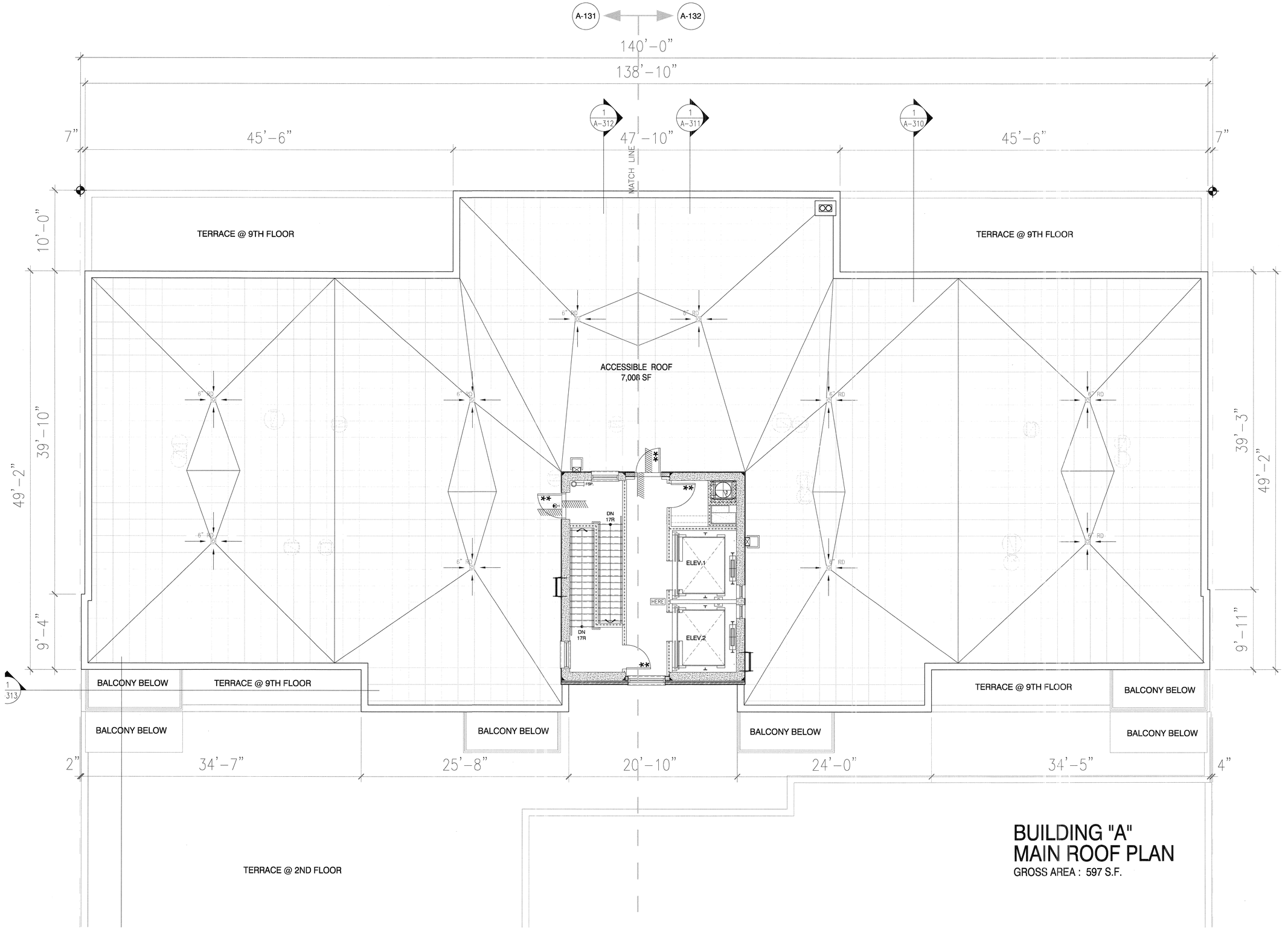
SEAL
REGISTERED ARCHITECT KARL FISCHER 021282 STATE OF NEW YORK

project title
MIXED-USE DEVELOPMENT
1428 FULTON STREET, BROOKLYN, NY
293 HERKIMER STREET, BROOKLYN, NY

drawing title
BUILDING "B"
ROOF BULKHEAD PLAN

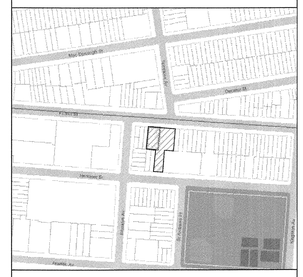
dob no

scale 1/4"=1'-0"	project no. 09-04
date OCT 2009	sheet no. 52 OF 78
drawn TL	drawing no. A-129.00
checked KF	



BUILDING "A"
MAIN ROOF PLAN
GROSS AREA : 597 S.F.

KEY PLAN



BLOCK 1863 LOT 9, 10, 15

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SEAL
REGISTERED ARCHITECT KARL FISCHER 021282 STATE OF NEW YORK

project title
MIXED-USE DEVELOPMENT
1428 FULTON STREET, BROOKLYN, NY
293 HERKIMER STREET, BROOKLYN, NY

drawing title
BUILDING "A"
MAIN ROOF PLAN
T.O.S. EL. 100'-0"

dob no

scale 3/16"=1'-0"	project no. 09-04
date OCT 2009	sheet no. 53 OF 78
drawn TL	drawing no. A-130.00
checked KF	

WALL SYMBOLS LEGEND:

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- CMU PARTITION REFER TO STRUCTURAL DRAWINGS
- POURED IN PLACE CONCRETE WALL REFER TO STRUCTURAL DRAWINGS
- 2 HR. FIRE RATED WALL – SEE DETAIL 3/A-501
- 3 HR. FIRE RATED WALL – SEE DETAIL 3/A-501
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- EXIT SIGN
- MECHANICAL VENTILATION
- (XXX) WINDOW ('W') & WINDOW-WALL ('WW') TYPE (SEE SHEET A-831-833 FOR WINDOW SCHEDULES, LIGHT & AIR CALCULATIONS)
- (XXX) DOOR ('D') & STOREFRONT ('S') TYPE (SEE SHEET A-811, 831-833 FOR SCHEDULES)
- (X) WALL TYPE (SEE SHEET A-801 FOR TYPES AND SCHEDULE)
- (BXX) BALCONY TYPE (SEE SHEET A-XXX FOR DETAILS)
- EP ELECTRICAL PANEL
- HERE 'YOU ARE HERE' SIGN
- * INDICATES 3/4 HR. FIRE RATED ULC LABELED DOOR AND PRESSED STEEL FRAME WITH DOOR CLOSER
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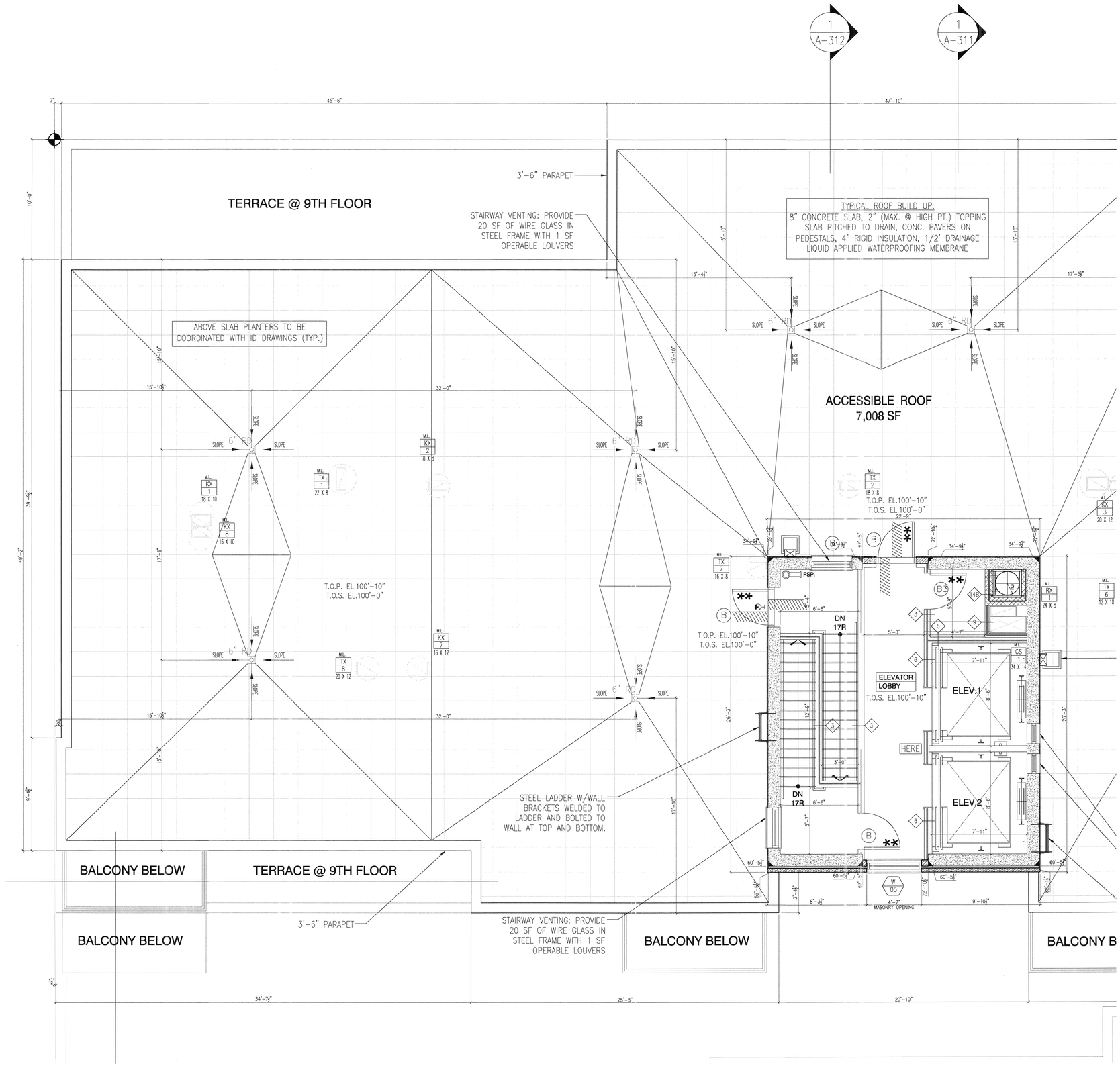

KEY PLAN

BLOCK 1863 LOT 9, 10, 15

issue	rev	date	description
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1		03/04/10	ISSUED TO D.O.B.

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SEAL

REGISTERED ARCHITECT KARL FISCHER 021212 STATE OF NEW YORK

project title
MIXED-USE DEVELOPMENT
1428 FULTON STREET, BROOKLYN, NY
293 HERKIMER STREET, BROOKLYN, NY

drawing title
BUILDING "A"
MAIN ROOF PLAN
WEST
T.O.S. EL. 100'-0"

dob no

scale 1/4"=1'-0"	project no. 09-04
date OCT 2009	sheet no. 54 OF 78
drawn TL	drawing no. A-131.00
checked KF	

WALL SYMBOLS LEGEND:

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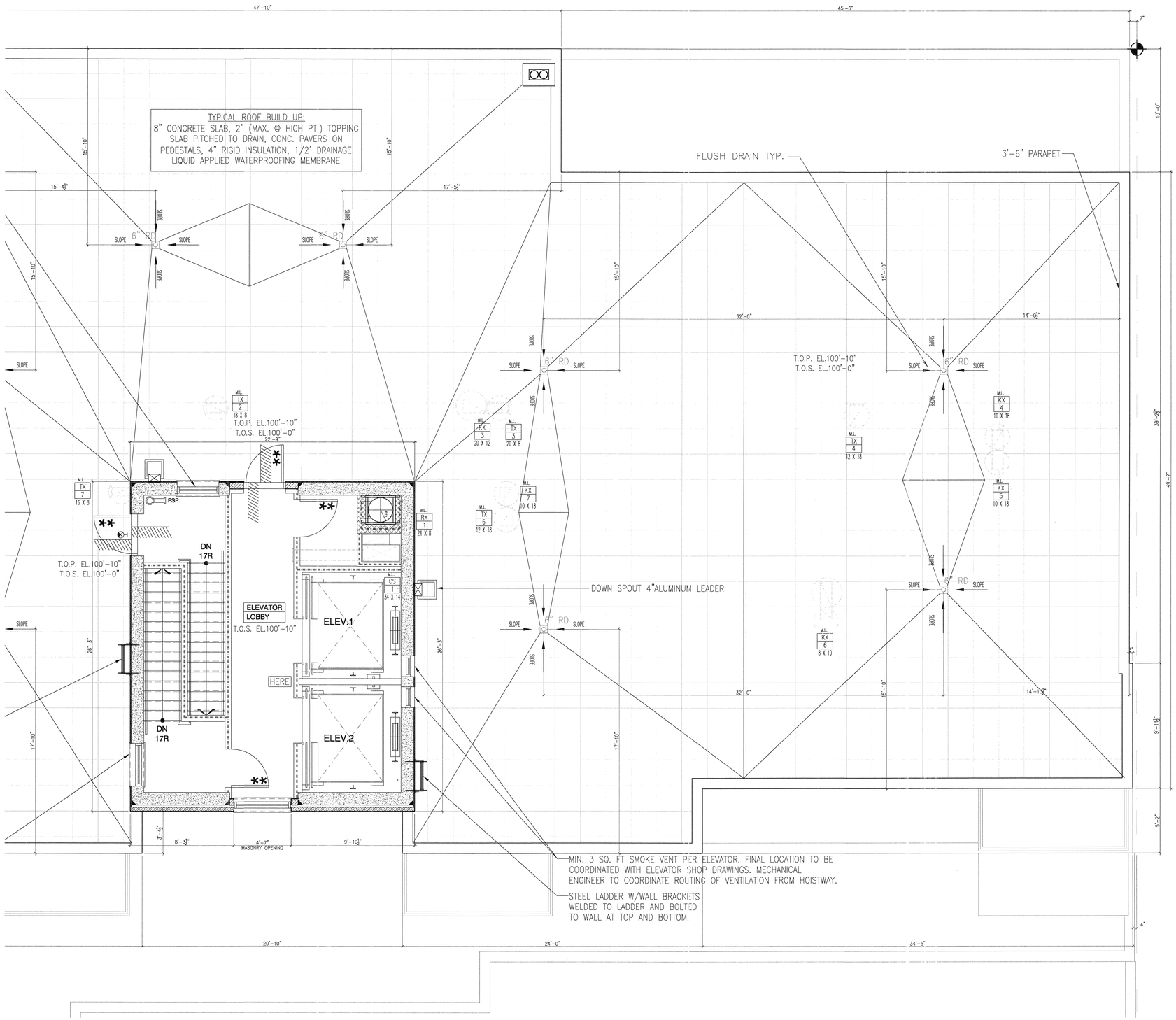

KEY PLAN

BLOCK 1863 LOT 9, 10, 15

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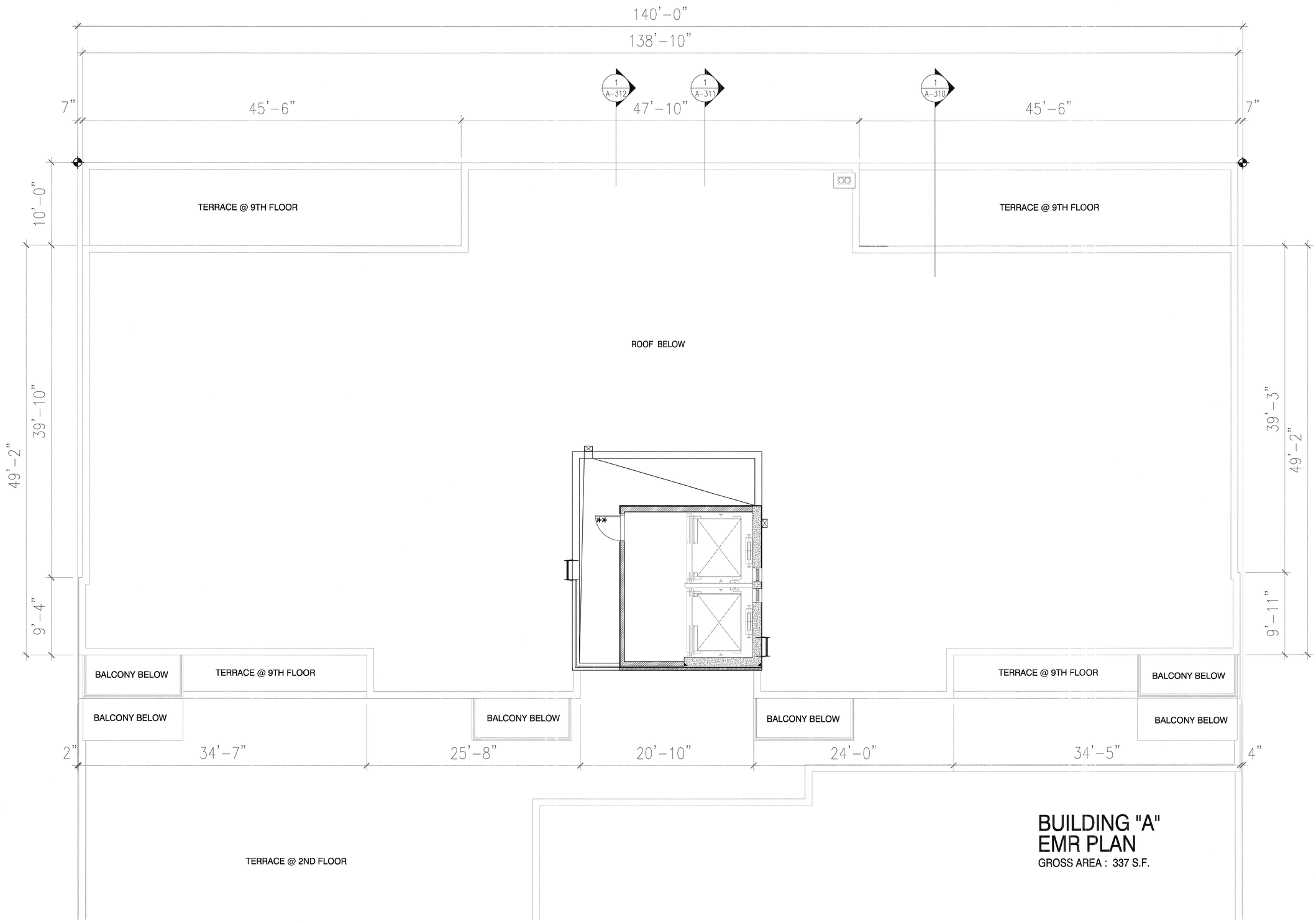
SEAL: REGISTERED ARCHITECT KARL FISCHER 021282 STATE OF NEW YORK

project title
MIXED-USE DEVELOPMENT
1428 FULTON STREET, BROOKLYN, NY
293 HERKIMER STREET, BROOKLYN, NY

drawing title
BUILDING "A"
MAIN ROOF PLAN
EAST
T.O.S. EL. 100'-0"

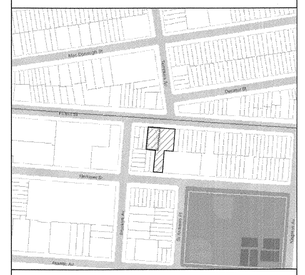
dob no

scale 1/4"=1'-0"	project no. 09-04
date OCT 2009	sheet no. 55 OF 78
drawn TL	drawing no. A-132.00
checked KF	



BUILDING "A"
EMR PLAN
GROSS AREA : 337 S.F.

KEY PLAN



BLOCK 1863 LOT 9, 10, 15

issue	rev	date	description
2		02/02/11	ISSUED TO O.E.R.
1		03/04/10	ISSUED TO D.O.B.

ISSUES/REVISIONS

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SEAL

REGISTERED ARCHITECT KARL FISCHER 021282 STATE OF NEW YORK

project title
MIXED-USE DEVELOPMENT
1428 FULTON STREET, BROOKLYN, NY
293 HERKIMER STREET, BROOKLYN, NY

drawing title
BUILDING "A"
EMR PLAN
T.O.S. EL. 118'-4"

dob no

scale 3/16"=1'-0"	project no. 09-04
date OCT 2009	sheet no. 56 OF 78
drawn TL	drawing no. A-133.00
checked KF	

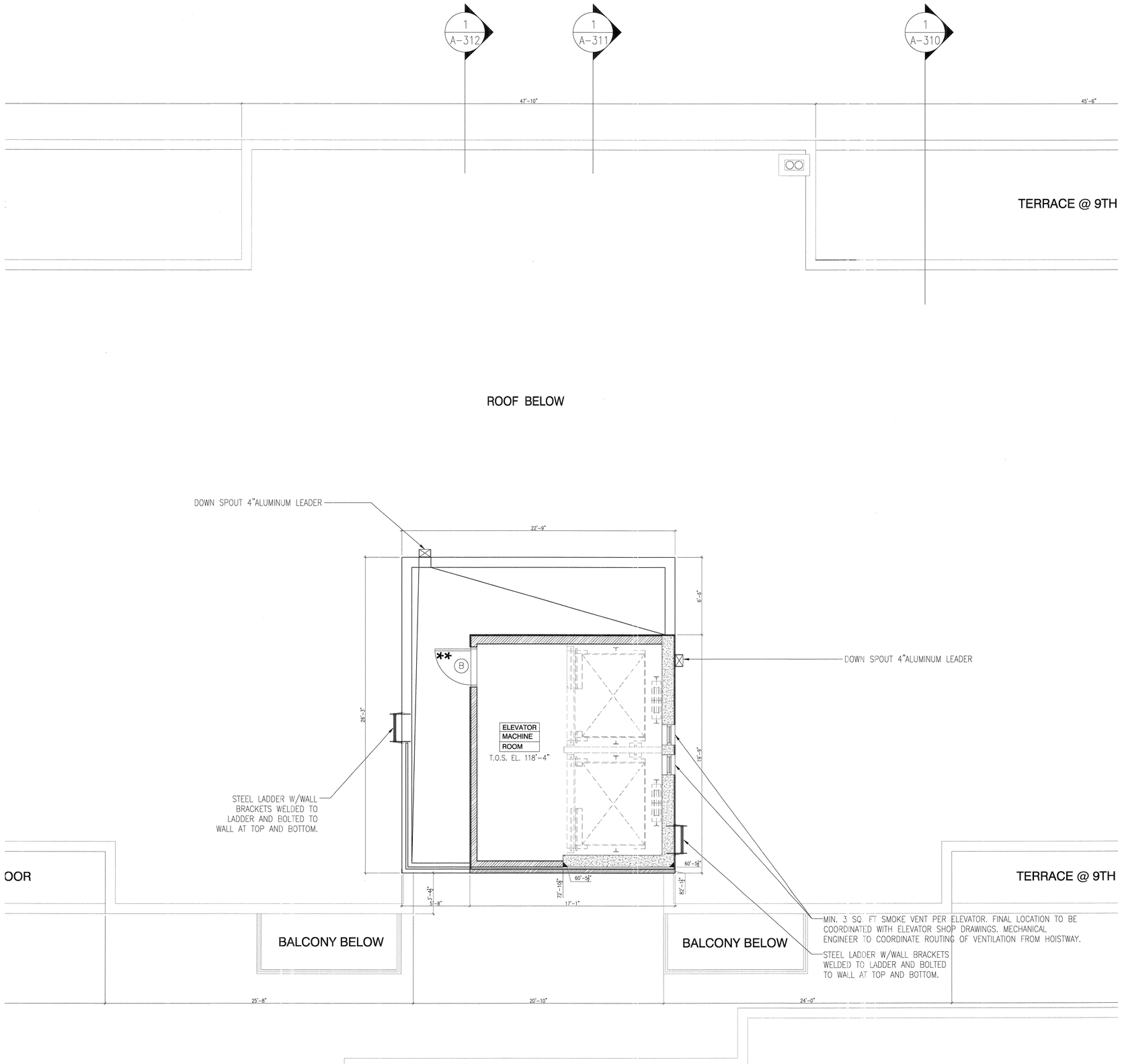
WALL SYMBOLS LEGEND:

- 3 HR. FIRE RATED PARTITION (8" CMU OR POURED CONCRETE)
- CMU PARTITION REFER TO STRUCTURAL DRAWINGS
- POURED IN PLACE CONCRETE WALL REFER TO STRUCTURAL DRAWINGS
- 2 HR. FIRE RATED WALL – SEE DETAIL 3/A-501
- 3 HR. FIRE RATED WALL – SEE DETAIL 3/A-501
- (SDC) SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR
  HARDWIRED CARBON MONOXIDE DETECTORS SHALL COMPLY WITH RS 17-13 & WILL BE INSTALLED IN ACCORDANCE WITH RS 17-14. IT SHALL BE PROVIDED IN EACH UNIT WITH IN 15' OF THE PRIMARY ENTRANCE OF EACH BEDROOM.
- EXIT SIGN
- MECHANICAL VENTILATION
- (XXX) WINDOW ('W') & WINDOW-WALL ('WW') TYPE (SEE SHEET A-831-833 FOR WINDOW SCHEDULES, LIGHT & AIR CALCULATIONS)
- (XXX) DOOR ('D') & STOREFRONT ('S') TYPE (SEE SHEET A-811, 831-833 FOR SCHEDULES)
- (X) WALL TYPE (SEE SHEET A-801 FOR TYPES AND SCHEDULE)
- BXX BALCONY TYPE (SEE SHEET A-XXX FOR DETAILS)
- EP ELECTRICAL PANEL
- HERE 'YOU ARE HERE' SIGN
- * INDICATES 3/4 HR. FIRE RATED ULC LABELED DOOR AND PRESSED STEEL FRAME WITH DOOR CLOSER
- ** INDICATES 1 1/2 HR. FIRE RATED ULC LABELED DOOR AND PRESSED STEEL FRAME WITH DOOR CLOSER

NOTES:

1. KITCHEN AND BATH DESIGNS / FINISHES, RE: INTERIOR DESIGN DRAWINGS
2. FOR ALL MECH RE: MECH DRAWINGS
3. FOR ALL STRUCTURE, RE: STRUCTURE DRAWINGS
4. FOR FINISH SCHEDULE, SEE INTERIOR DESIGN DRAWINGS
5. FOR PARTITION TYPES, SEE DWG. A-601 & A-602
6. FOR DOOR SCHEDULE AND DETAILS, SEE DWG. A-801 & A-802
7. FOR STAIR AND CORE PLANS AND SECTIONS, SEE DWGS. A-431, 432 & 433
8. FOR LIGHTING, SEE ELECTRICAL DWGS AND INTERIOR DESIGN REFLECTED CEILING PLANS.
9. AT AREAS NOTED TO RECEIVE MEMBRANE WATERPROOFING, TURN UP WATERPROOFING 8" AT VERTICAL SURFACES UNLESS OTHERWISE NOTED.
10. PROTECT ALL EXPOSED DUCTWORK & PIPES.
11. PROTECT ALL EXPOSED SPRINKLERHEADS.
12. AT ALL STAIRS, PROVIDE CARBORUNDUM FILLINGS IN TREADS.
13. ALL DIMENSIONS @ PARTITIONS ARE TO THE FACE OF PARTITIONS.
14. G.C. TO PROVIDE ACCESS PANELS FOR P.R.V. VALVES IN PIPE CHASES, SEE MECH. DWGS.
15. PROVIDE IONITE IN ELEVATOR PITS @ CELLAR.
16. FOR LOCATION & ELEVATION OF DOMESTIC GAS & OTHER SERVICE INVERTS @ BUILDING LINE, SEE MEP DWGS.
17. ALL FINAL LOCATION OF MEP RISERS (HORIZONTAL & VERTICAL) ARE SUBJECT TO COORDINATION SIGN-OFF BY ALL TRADES.
18. PROVIDE FIREPROOFING @ ALL DUCT OFFSETS. (SEE DWG A-602.) M.E.P. DWGS MUST BE INCLUDED FOR SIZE (L+W+H) OF DUCTS.
19. SEE STRUCTURAL DWGS FOR LINTEL SCHEDULE @ ALL INTERIOR MASONRY OPENINGS.
20. SEE INTERIOR DESIGN REFLECTED CEILING PLANS FOR HUNG CEILING HEIGHT AND TYPES. ALL FINAL LOCATION OF HUNG CEILING ARE SUBJECT TO COORDINATION SIGN-OFF BY ALL TRADES.
21. PROVIDE WALL REINFORCEMENT FOR FUTURE GRAB BARS IN ALL BATHROOMS, SEE G-024 & A-602).
22. DIFFERENT OCCUPANCIES SHALL BE SEPARATED FROM EACH OTHER, VERTICALLY AND HORIZONTALLY, BY FIRE DIVISION HAVING A FIRE RESISTIVE RATING OF 2 FOR ALL THE OCCUPANCY GROUPS, B-2 (STOR), C (COMM), D-2 (MECH), AND J-2 (RES) AS PER BC 27-339.

BUILDING COMPLIANT WITH EARTHQUAKE CODE – LOCAL LAW #17/95



KEY PLAN

BLOCK 1863 LOT 9, 10, 15

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2		02/02/11	ISSUED TO O.E.R.
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SEAL
REGISTERED ARCHITECT
KARL FISCHER
021282
STATE OF NEW YORK

project title

MIXED-USE DEVELOPMENT

1428 FULTON STREET, BROOKLYN, NY
293 HERKIMER STREET, BROOKLYN, NY

drawing title

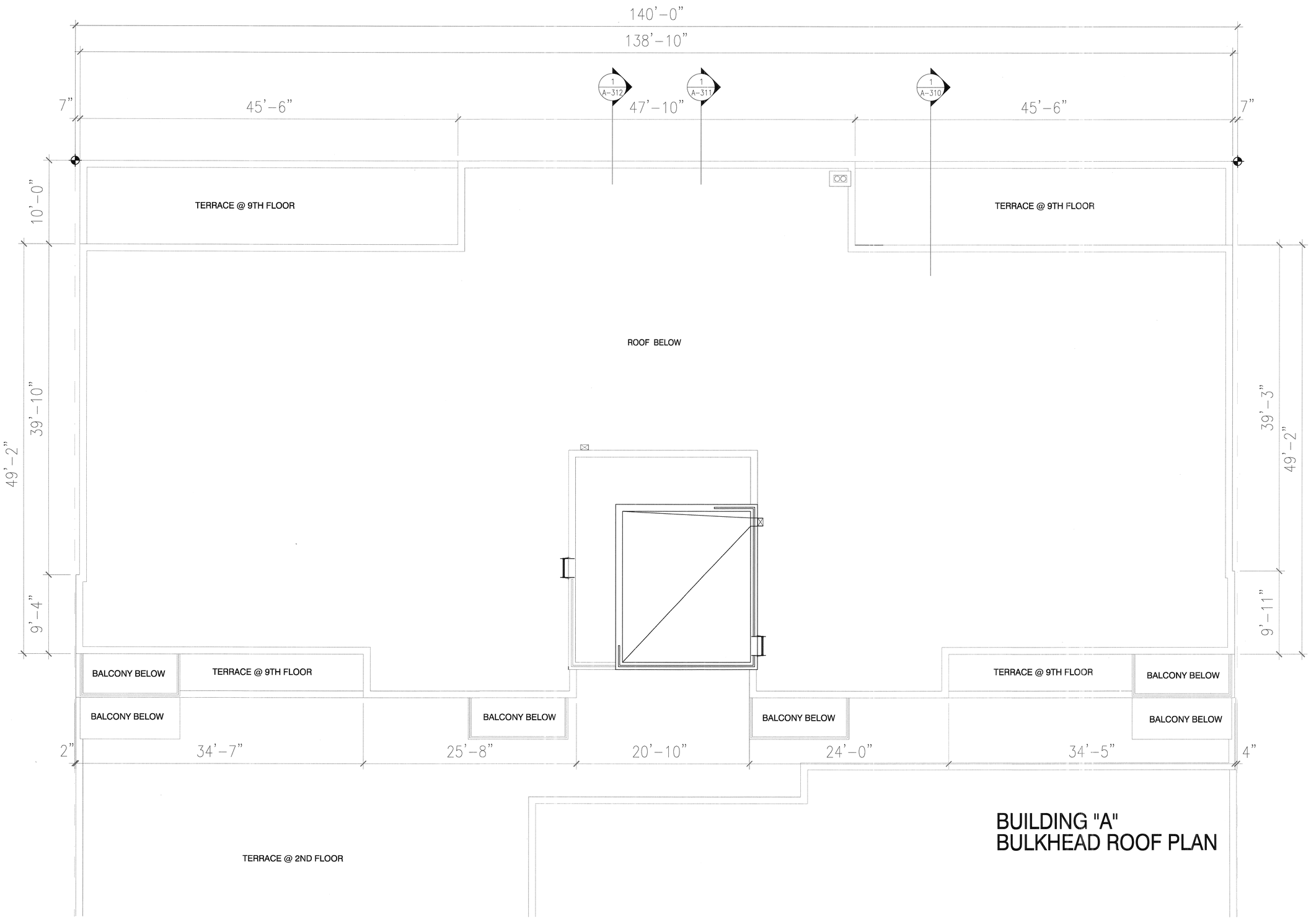
BUILDING "A"

EMR PLAN

T.O.S. EL. 118'-4"

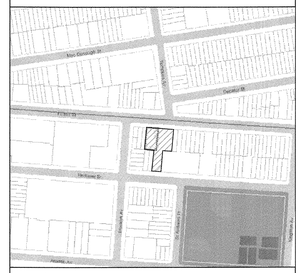
dob no

scale 1/4"=1'-0"	project no. 09-04
date OCT 2009	sheet no. 57 OF 78
drawn TL	drawing no. A-134.00
checked KF	



BUILDING "A"
BULKHEAD ROOF PLAN

KEY PLAN



BLOCK 1863 LOT 9, 10, 15

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SEAL
REGISTERED ARCHITECT
KARL FISCHER
021282
STATE OF NEW YORK

project title
MIXED-USE DEVELOPMENT
1428 FULTON STREET, BROOKLYN, NY
293 HERKIMER STREET, BROOKLYN, NY

drawing title
BUILDING "A"
BULKHEAD ROOF PLAN
T.O.S. EL. 127'-10"

dob no

scale 3/16"=1'-0"	project no. 09-04
date OCT 2009	sheet no. 58 OF 78
drawn TL	drawing no. A-135.00
checked KF	

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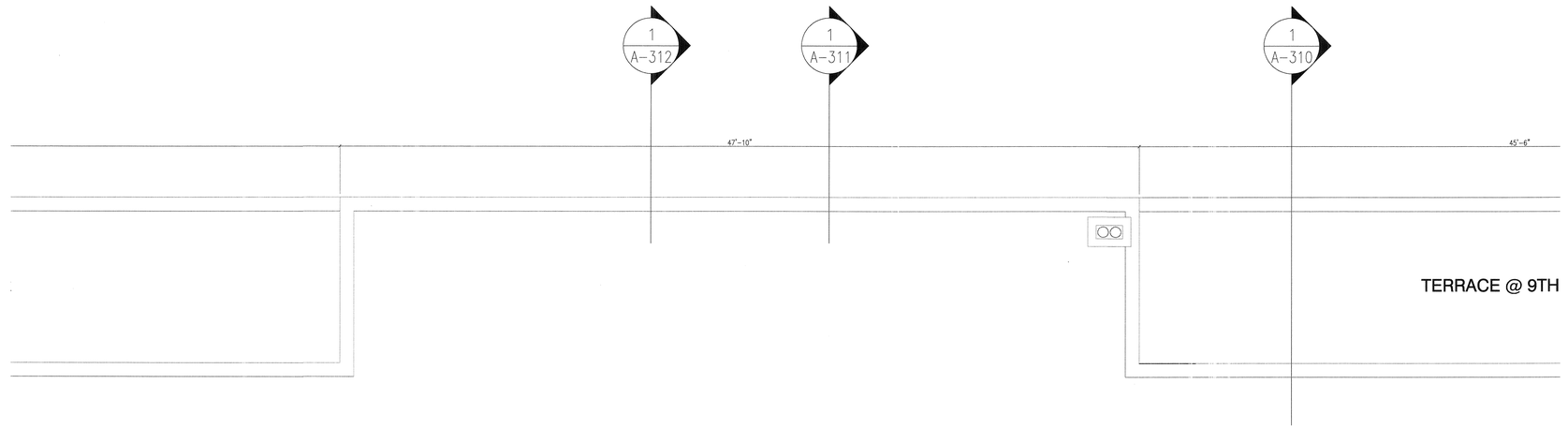
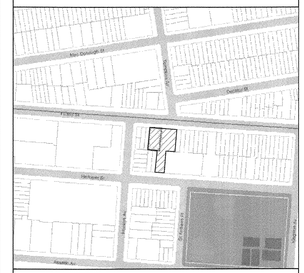
BUILDING COMPLIANT WITH EARTHQUAKE CODE – LOCAL LAW #17/95



KEY PLAN



BLOCK 1863 LOT 9, 10, 15

issue	rev	date	description
2		02/02/11	ISSUED TO O.E.R.
1		03/04/10	ISSUED TO D.O.B.

ISSUES/REVISIONS

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SEAL

REGISTERED ARCHITECT KARL FISCHER 024282 STATE OF NEW YORK

project title
MIXED–USE DEVELOPMENT
1428 FULTON STREET, BROOKLYN, NY
293 HERKIMER STREET, BROOKLYN, NY

drawing title
BUILDING "A"
BULKHEAD ROOF PLAN
T.O.S. EL. 118'–4"

dob no

scale 1/4"=1'–0"	project no. 09–04
date OCT 2009	sheet no. 59 OF 78
drawn TL	drawing no. A–136.00
checked KF	

NOTE:

THE EXTERIOR NOISE SOURCES DO NOT CREATE LEVELS WITHIN THE BUILDING ABOVE 45 dB(A). IN ORDER TO ACHIEVE AN INTERIOR NOISE LEVEL BELOW 45dB(A), THE BUILDING WAS DESIGNED WITH WINDOWS COMPRISED OF A LAMINATED LITE (⅛"GLASS + 0.030" LAMINATING FILM ½" AIR SPACE+ ⅛" GLASS) WITH AN OITC RATING OF 35. THE WINDOW THAT MEETS THE AFOREMENTIONED OITC STANDARDS IS THE EFCO 3903 FIXED/CASEMENT WINDOWS (OR EQUAL), CUT SHEETS ARE ATTACHED SHOWING THE REQUIREMENTS FOR THE GLAZING. ALSO ATTACHED ARE DATA SHEETS FROM VIRACON SHOWING THE OITC RATING FOR THE PROPOSED GLASS CONFIGURATIONS.

ELEVATION LEGEND

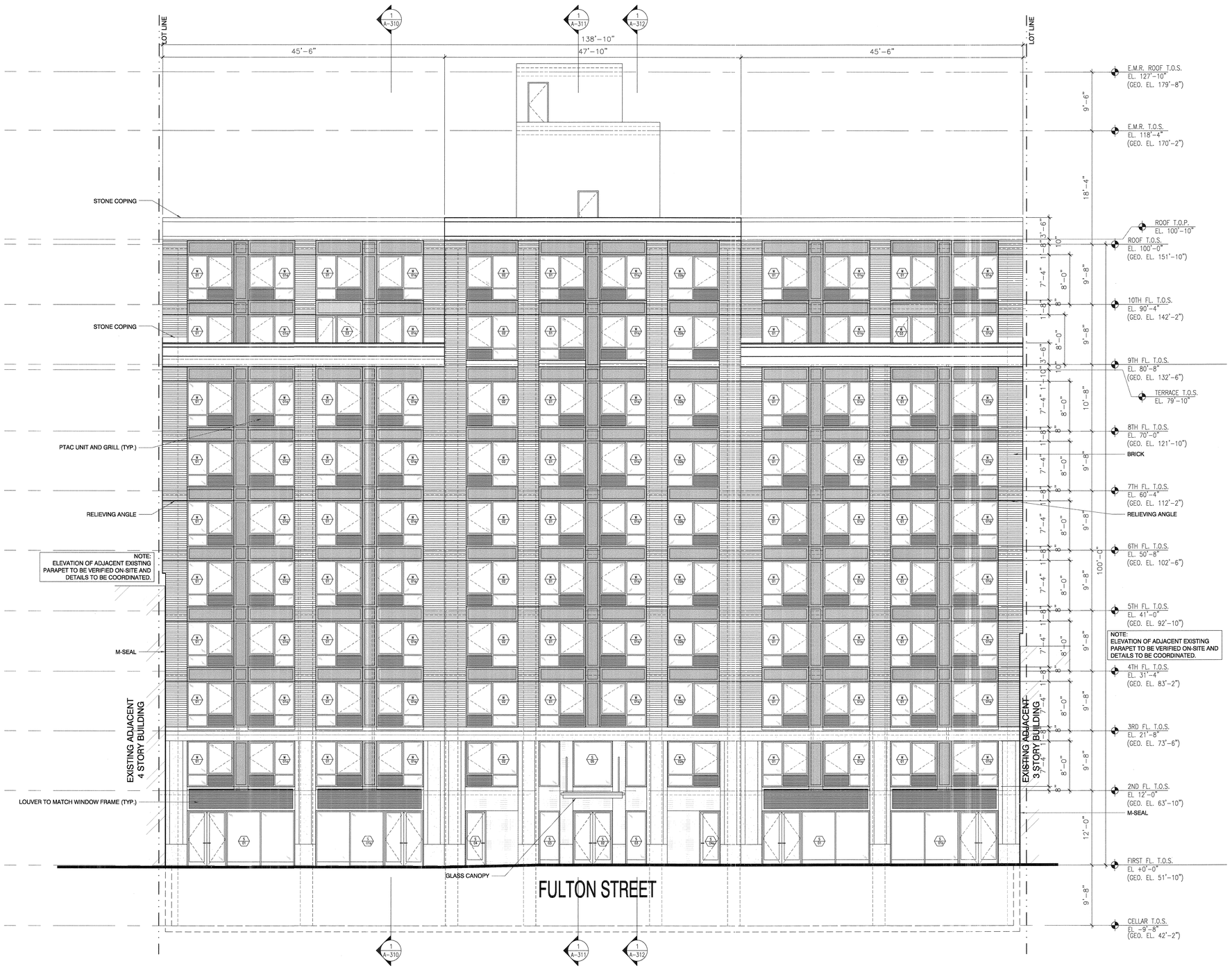
- BRICK – COLOR #TBD — ELEVATION / PLAN
- STUCCO – COLOR #TBD — ELEVATION / PLAN
- CONCRETE — ELEVATION / PLAN
- PG – POLISHED GRANITE: — ELEVATION
- ALUM PANEL & WINDOW FRAME COLOR: #TBD
- LOUVER COLOR TO MATCH ACCORDING TO WINDOW FRAME

NOTE:

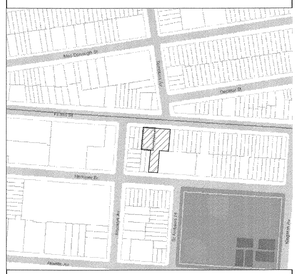
GLASS SHGC: <0.4

GLASS U-VALUE: <0.5

EJ — — — — — — — — EXPANSION JOINT



KEY PLAN



BLOCK 1863 LOT 9, 10, 15

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SEAL

REGISTERED ARCHITECT KARL FISCHER 021281 STATE OF NEW YORK

project title

MIXED-USE DEVELOPMENT

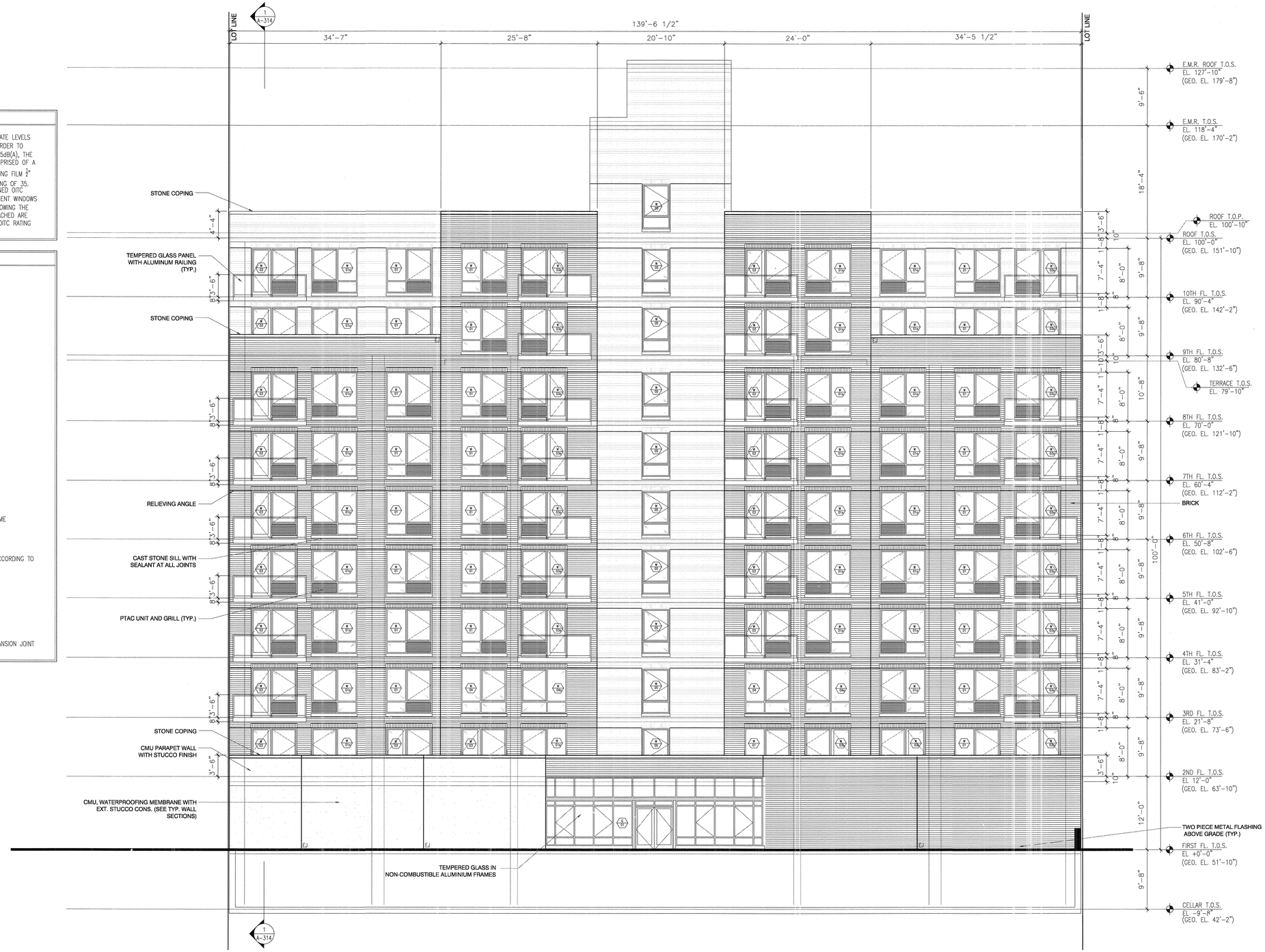
1428 FULTON STREET, BROOKLYN, NY
293 HERKIMER STREET, BROOKLYN, NY

drawing title

BUILDING "A"
NORTH ELEVATION

dob no

scale 1/8"=1'-0"	project no. 09-04
date OCT 2009	sheet no. 60 OF 78
drawn TL	drawing no. A-200.00
checked KF	



NOTE:

THE EXTERIOR NOISE SOURCES DO NOT CREATE LEVELS WITHIN THE BUILDING ABOVE 45 dB(A). IN ORDER TO ACHIEVE AN INTERIOR NOISE LEVEL BELOW 45dB(A), THE BUILDING WAS DESIGNED WITH WINDOWS COMPRISED OF A LAMINATED LITE (⅛"GLASS + 0.030" LAMINATING FILM ½" AIR SPACE+ ⅛" GLASS) WITH AN OITC RATING OF 35. THE WINDOW THAT MEETS THE AFOREMENTIONED OITC STANDARDS IS THE EFCO 3903 FIXED/CASEMENT WINDOWS (OR EQUAL), CUT SHEETS ARE ATTACHED SHOWING THE REQUIREMENTS FOR THE GLAZING. ALSO ATTACHED ARE DATA SHEETS FROM VIRACON SHOWING THE OITC RATING FOR THE PROPOSED GLASS CONFIGURATIONS.

ELEVATION LEGEND

ELEVATION / PLAN — BRICK – COLOR #TBD

ELEVATION / PLAN — STUCCO – COLOR #TBD

ELEVATION / PLAN — CONCRETE

ELEVATION — PG – POLISHED GRANITE:

ELEVATION — ALUM PANEL & WINDOW FRAME COLOR: #TBD

LOUVER COLOR TO MATCH ACCORDING TO WINDOW FRAME

NOTE:

GLASS SHGC: <0.4

GLASS U-VALUE: <0.5

EJ — EXPANSION JOINT

KEY PLAN

BLOCK 1863 LOT 9, 10, 15

issue	rev	date	description
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SEAL — REGISTERED ARCHITECT KARL FISCHER 026282 STATE OF NEW YORK

project title

MIXED-USE DEVELOPMENT

1428 FULTON STREET, BROOKLYN, NY
293 HERKIMER STREET, BROOKLYN, NY

drawing title

BUILDING "A"
SOUTH ELEVATION

dob no

scale 1/8"=1'-0"	project no. 09-04
date OCT 2009	sheet no. 61 OF 78
drawn TL	drawing no. A-201.00
checked KF	

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ELEVATION LEGEND

ELEVATION / PLAN — BRICK – COLOR #TBD

ELEVATION / PLAN — STUCCO – COLOR #TBD

ELEVATION / PLAN — CONCRETE

ELEVATION — PG – POLISHED GRANITE:

ALUM PANEL & WINDOW FRAME COLOR: #TBD

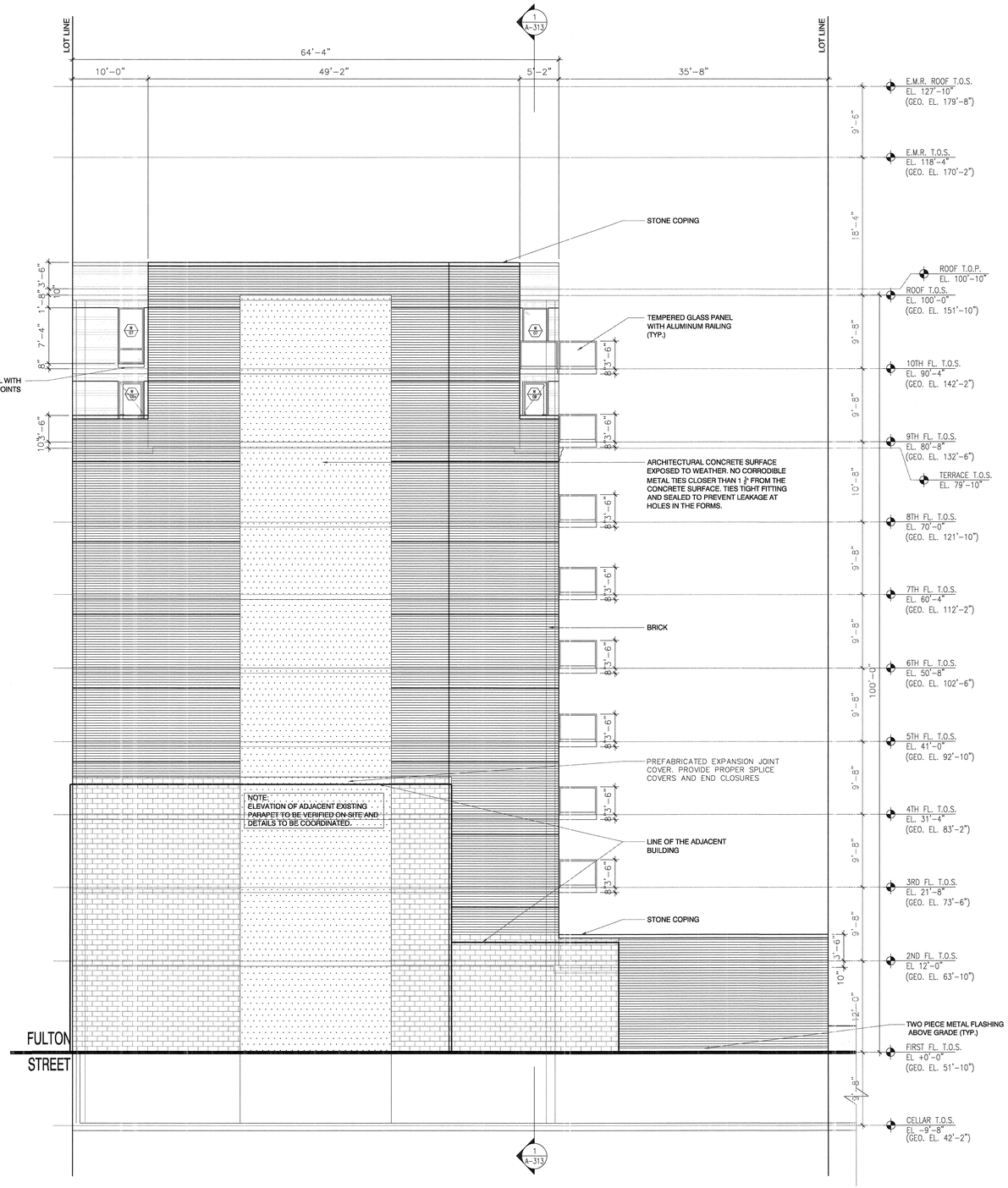
LOUVER COLOR TO MATCH ACCORDING TO WINDOW FRAME

NOTE:

GLASS SHGC: <0.4

GLASS U-VALUE: <0.5

EJ ——— EXPANSION JOINT



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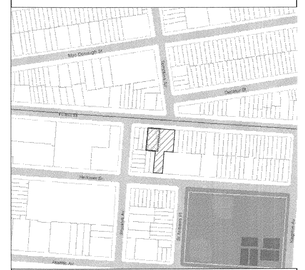

BLOCK 1863 LOT 9, 10, 15

issue	rev	date	description
2		02/02/11	ISSUED TO O.E.R.
1		03/04/10	ISSUED TO D.O.B.

ISSUES/REVISIONS

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SEAL — REGISTERED ARCHITECT KARL FISCHER 021284 STATE OF NEW YORK

project title

MIXED-USE DEVELOPMENT

1428 FULTON STREET, BROOKLYN, NY
293 HERKIMER STREET, BROOKLYN, NY

drawing title

BUILDING "A" WEST ELEVATION

dob no

scale 1/8"=1'-0"	project no. 09-04
date OCT 2009	sheet no. 62 OF 78
drawn TL	drawing no. A-202.00
checked KF	

NOTE:

THE EXTERIOR NOISE SOURCES DO NOT CREATE LEVELS WITHIN THE BUILDING ABOVE 45 dB(A). IN ORDER TO ACHIEVE AN INTERIOR NOISE LEVEL BELOW 45dB(A), THE BUILDING WAS DESIGNED WITH WINDOWS COMPRISED OF A LAMINATED LITE (5/16"GLASS + 0.030" LAMINATING FILM 1/2" AIR SPACE+ 5/16" GLASS) WITH AN OITC RATING OF 35. THE WINDOW THAT MEETS THE AFOREMENTIONED OITC STANDARDS IS THE EFCO 3903 FIXED/CASEMENT WINDOWS (OR EQUAL), CUT SHEETS ARE ATTACHED SHOWING THE REQUIREMENTS FOR THE GLAZING. ALSO ATTACHED ARE DATA SHEETS FROM VIRACON SHOWING THE OITC RATING FOR THE PROPOSED GLASS CONFIGURATIONS.

ELEVATION LEGEND

ELEVATION / PLAN — BRICK – COLOR #TBD

ELEVATION / PLAN — STUCCO – COLOR #TBD

ELEVATION / PLAN — CONCRETE

ELEVATION — PC – POLISHED GRANITE:

ELEVATION — ALUM PANEL & WINDOW FRAME COLOR: #TBD

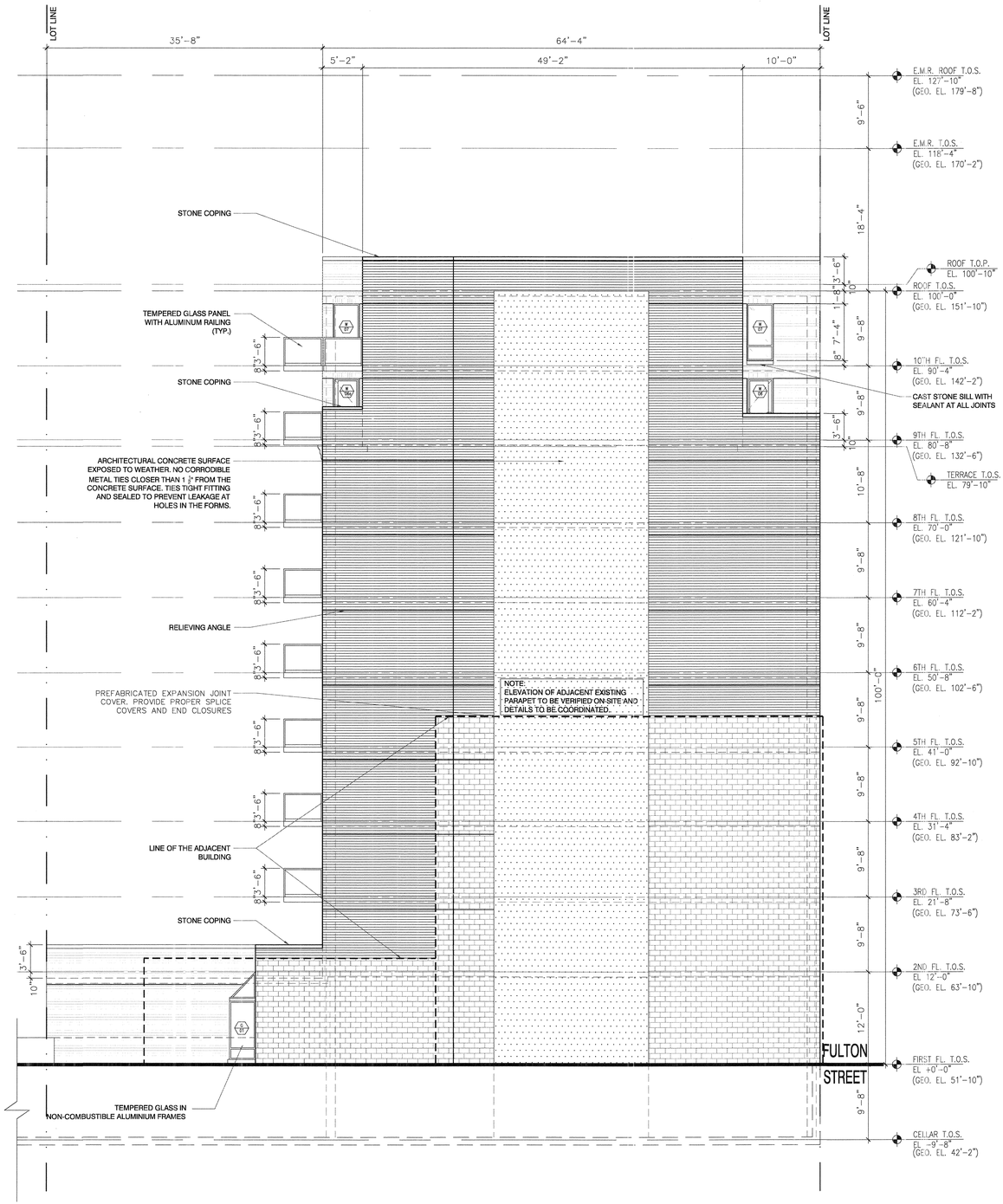
LOUVER COLOR TO MATCH ACCORDING TO WINDOW FRAME

NOTE:

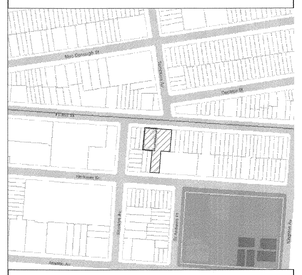
GLASS SHGC: <0.4

GLASS U-VALUE: <0.5

EJ ———— — — ———— EXPANSION JOINT



KEY PLAN



BLOCK 1863 LOT 9, 10, 15

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SEAL — REGISTERED ARCHITECT KARL FISCHER 021282 STATE OF NEW YORK

project title

MIXED-USE DEVELOPMENT

1428 FULTON STREET, BROOKLYN, NY
293 HERKIMER STREET, BROOKLYN, NY

drawing title

BUILDING "A"
EAST ELEVATION

dob no

scale 1/8"=1'-0"	project no. 09-04
date OCT 2009	sheet no. 63 OF 78
drawn TL	drawing no. A-203.00
checked KF	

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ELEVATION LEGEND

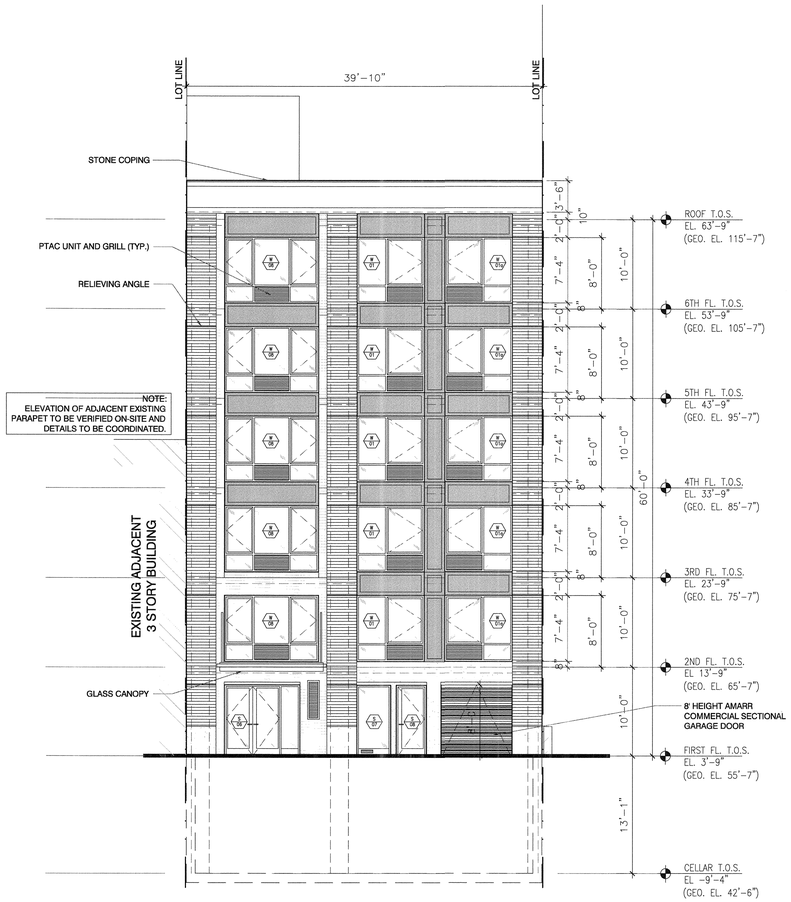
- BRICK – COLOR #TBD — ELEVATION / PLAN
- STUCCO – COLOR #TBD — ELEVATION / PLAN
- CONCRETE — ELEVATION / PLAN
- PG – POLISHED GRANITE: — ELEVATION
- ALUM PANEL & WINDOW FRAME COLOR: #TBD
- LOUVER COLOR TO MATCH ACCORDING TO WINDOW FRAME

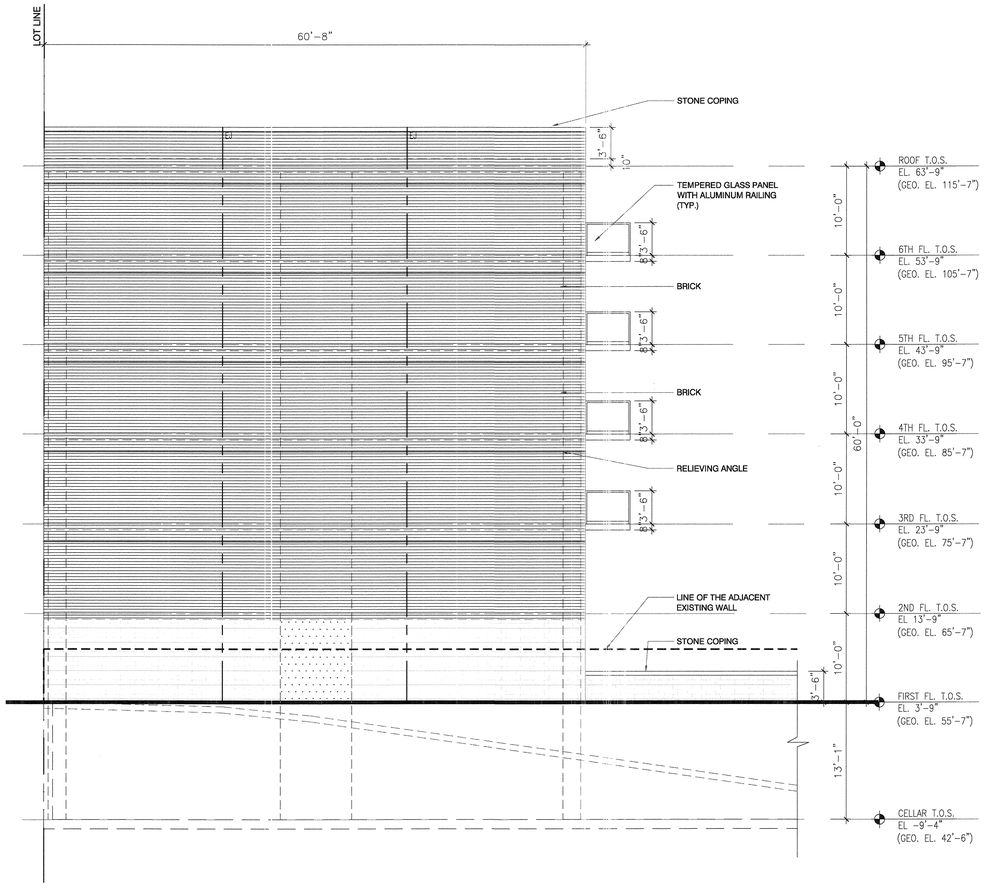
NOTE:

GLASS SHGC: <0.4

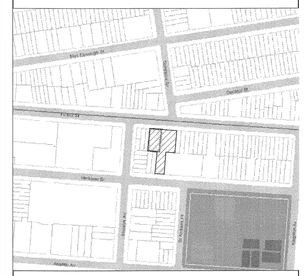
GLASS U-VALUE: <0.5

EJ ——— — — ——— EXPANSION JOINT





KEY PLAN



BLOCK 1863 LOT 9, 10, 15

issue	rev	date	description
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	1	03/04/10	ISSUED TO D.O.B.

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SEAL: REGISTERED ARCHITECT KARL FISCHER 021284 STATE OF NEW YORK

project title
MIXED-USE DEVELOPMENT
1428 FULTON STREET, BROOKLYN, NY
293 HERKIMER STREET, BROOKLYN, NY

drawing title
BUILDING "B"
SOUTH & EAST ELEVATIONS

dob no

scale 1/8"=1'-0"	project no. 09-04
date OCT 2009	sheet no. 64 OF 78
drawn TL	drawing no. A-204.00
checked KF	

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ELEVATION LEGEND

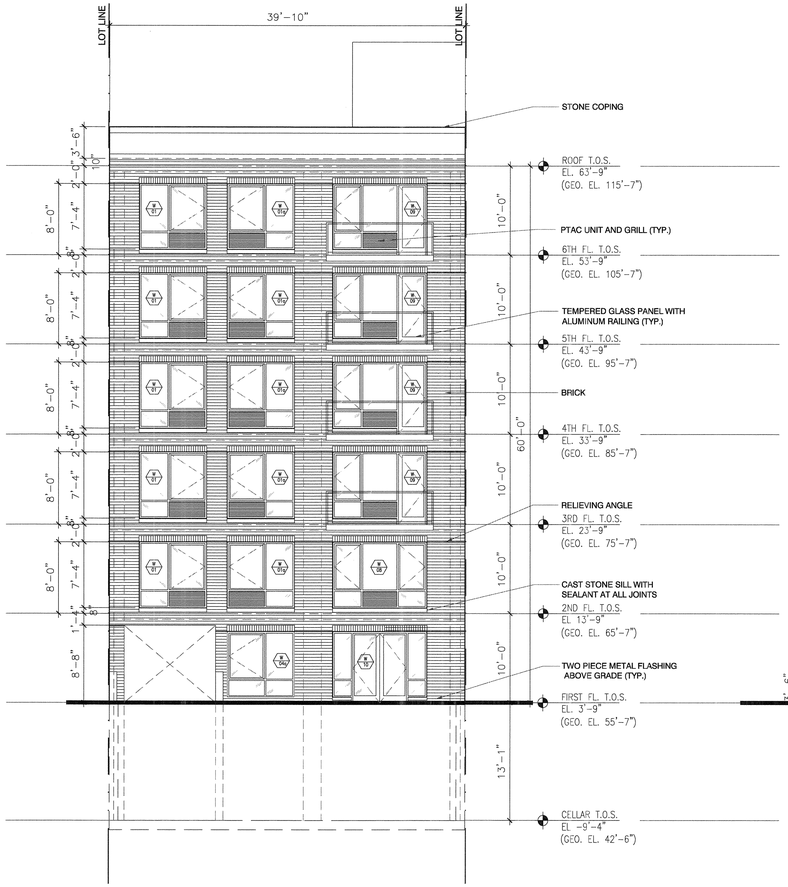
- BRICK – COLOR #TBD — ELEVATION / PLAN
- STUCCO – COLOR #TBD — ELEVATION / PLAN
- CONCRETE — ELEVATION / PLAN
- PG – POLISHED GRANITE: — ELEVATION
- ALUM PANEL & WINDOW FRAME COLOR: #TBD
- LOUVER COLOR TO MATCH ACCORDING TO WINDOW FRAME

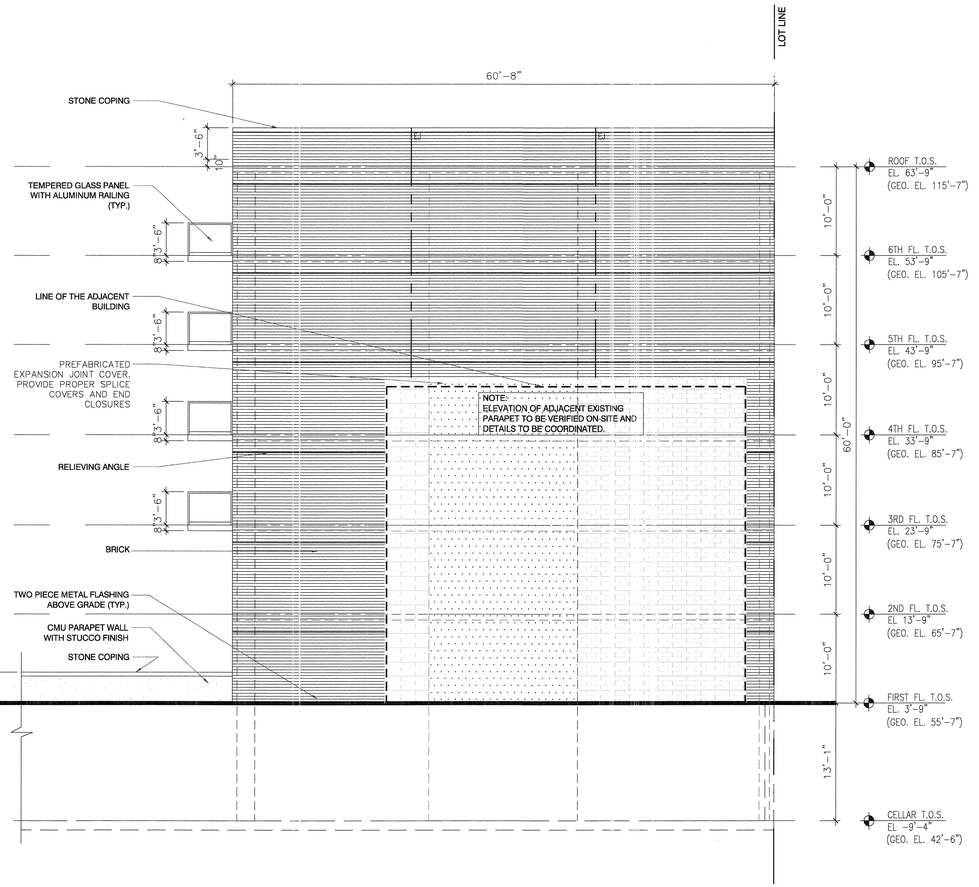
NOTE:

GLASS SHGC: <0.4

GLASS U-VALUE: <0.5

EJ ———— — — ———— EXPANSION JOINT





KEY PLAN

BLOCK 1863 LOT 9, 10, 15

issue	rev	date	description
2		02/02/11	ISSUED TO O.E.R.
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SEAL

project title

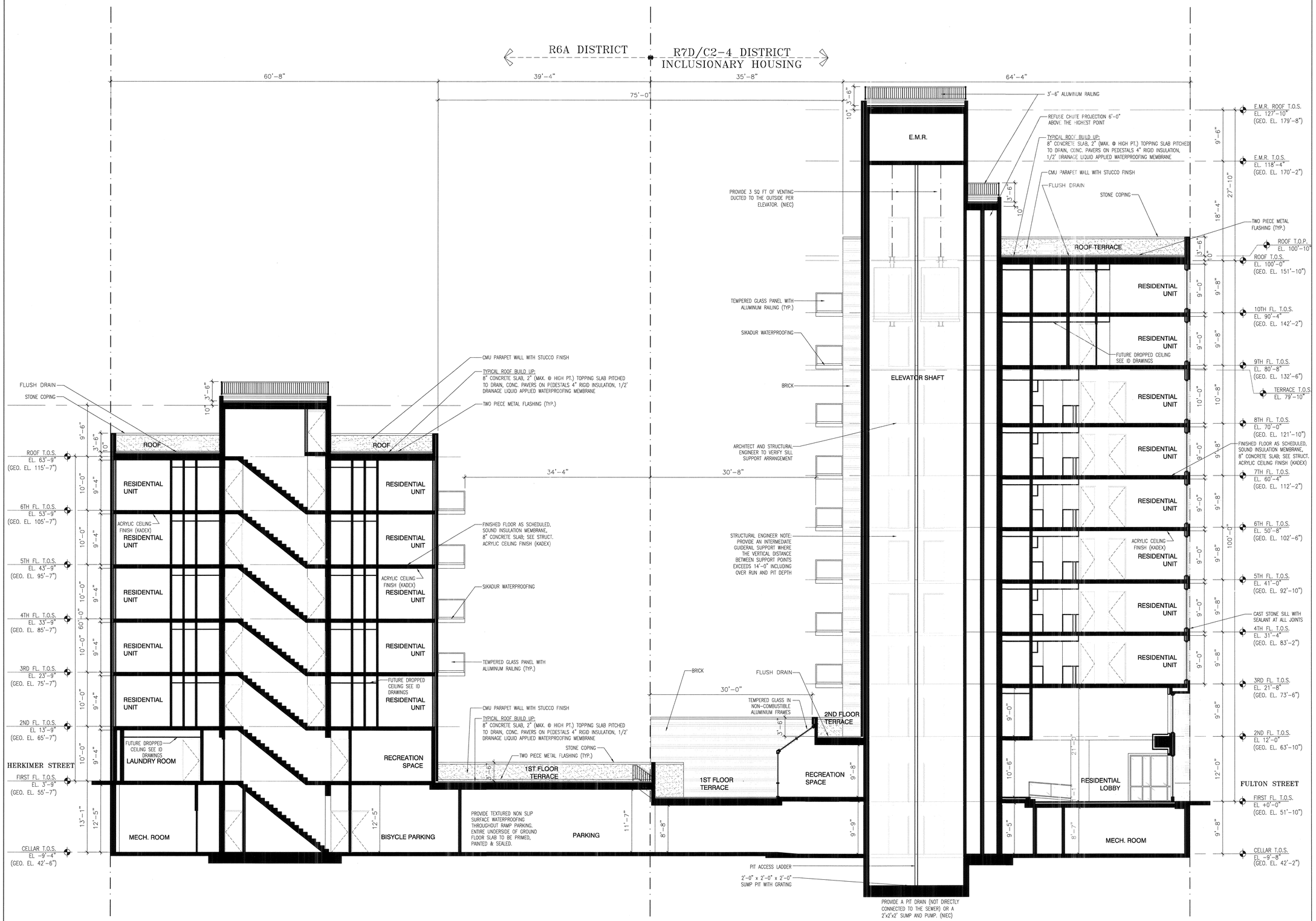
MIXED-USE DEVELOPMENT
1428 FULTON STREET, BROOKLYN, NY
293 HERKIMER STREET, BROOKLYN, NY

drawing title

BUILDING "B"
NORTH & WEST ELEVATIONS

dob no

scale 1/8"=1'–0"	project no. 09–04
date OCT 2009	sheet no. 65 OF 78
drawn TL	drawing no. A-205.00
checked KF	



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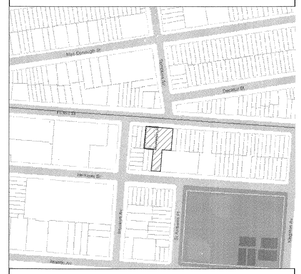

BLOCK 1863 LOT 9, 10, 15

Issue	rev	date	description
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SEAL
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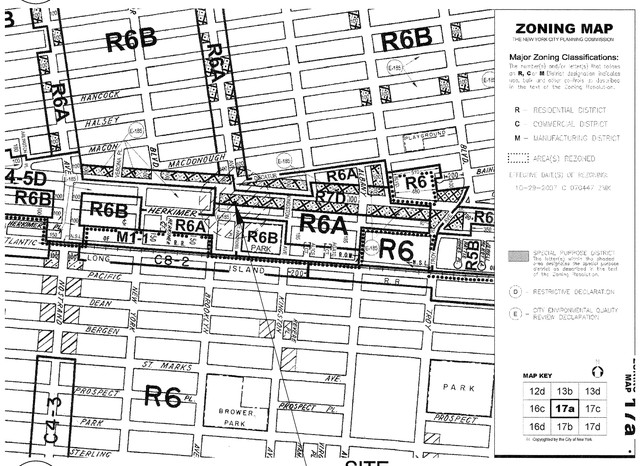
project title
MIXED-USE DEVELOPMENT
1428 FULTON STREET, BROOKLYN, NY
293 HERKIMER STREET, BROOKLYN, NY

drawing title
BUILDING SECTION

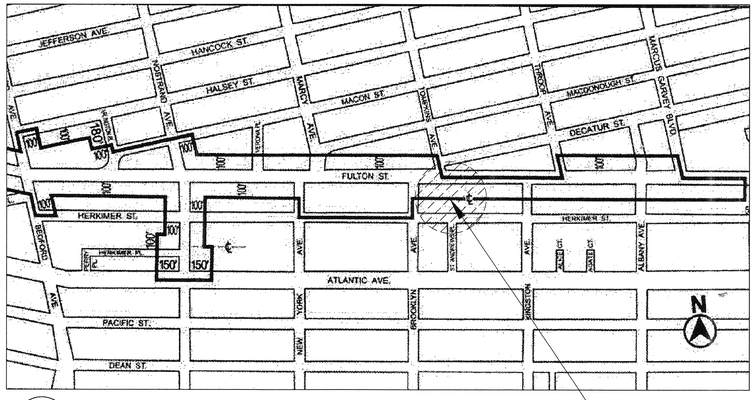
dob no

scale: 3/32"=1'-0"	project no.: 09-04
date: OCT 2009	sheet no.: 66 OF 78
drawn: TL	drawing no.: A-300.00
checked: KF	

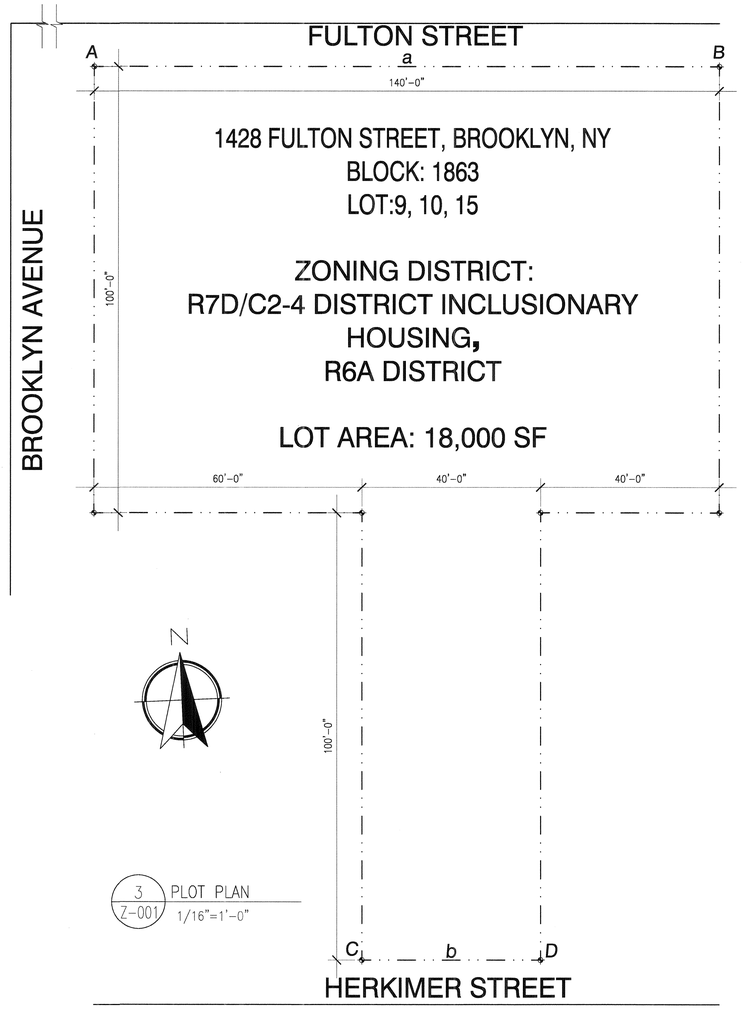
1 Z-001 AERIAL PHOTO N.T.S.



2 Z-001 ZONING MAP 17A N.T.S.



3 Z-001 INCLUSIONARY HOUSING MAP N.T.S.



3 Z-001 PLOT PLAN 1/16"=1'-0"

Fulton Street Base Plane Calculation:

A = EL.51.95', B = EL.51.56', a = 140'

Base Plane = [(A + B) x a] / 2 / a

Base Plane = [(51.95' + 51.56') x 140] / 2 / 140

Base Plane = 7245.7 / 140 = 51.75'

Base Plane = EL. 51.75' OR 51'-9"

Herkimer Street Base Plane Calculation:

C = EL.55.56', D = EL.55.45', b = 40'

Base Plane = [(C + D) x b] / 2 / b

Base Plane = [(55.56' + 55.45') x 40] / 2 / 40

Base Plane = 2220.2 / 40 = 55.5'

Base Plane = EL. 55.5' OR 55'-6"

ADDRESS:	**1428 Fulton Street, Brooklyn, New York**			
Block:				
Lot:	9, 10, 15			
Zoning District:	R6A, and R7D w/ C2-4 Overlay			
Zoning Map:	17a			
Community District 3	Brooklyn			
Lot Area	18,000 sf			
Lot Area: Breakdown	R6A (SF): 4,000.00	R7D w/ C2-4 Overlay (SF): 14,000.00	Total (SF): 18,000	

ZONING TABLE

Applicable Section ZR	Item	Required/Permitted	Proposed	Compliance
22-00	Uses Permitted	UG 1, 2	UG 2 Residential & Accessory Parking	complies
32-00		UG 3, 4	N/A	N/A
		UG 5, 6, 7,8, 9, 14	UG 6 Retail & Accessory Parking	complies
23-011	Quality Housing Program	R6A	Provided	complies
23-942	Inclusionary Housing	R7D	Provided	complies
23-145	Residential FAR	R6A - 3.0	Proposed = 3.01 FAR (Residential)	complies
23-942	Inclusionary Housing	R7D - 5.6 with Inclusionary Bonus (base FAR - 4.2)	Proposed = 4.96 FAR (Residential)	
33-121	Commercial FAR	R7D w/ C2-4 overlay - 2.00	Proposed = 0.63 FAR (Commercial)	complies
24-162	Community Facility FAR	R7D w/ C2-4 overlay - 4.2	N/A	N/A
23-145 23-942	Floor Area permitted	Residential: R6A - 4,000 SF x 3.0 FAR = 12,000 SF R7D - 14,000 SF x 5.6 FAR = 78,4000 SF Total Residential F.A. = 90,400 SF	R6A: Proposed Residential = 11,979.76 SF = 2.99 FAR R7D: Proposed Residential = 69,091.85 SF = 4.93 FAR Proposed Residential Total 11,979.76 sf + 69,091.85 sf = 81,071.61 sf (see Z-002)	complies
33-121		Commercial: 14,000 SF x 2.00 FAR = 28,000 SF	Proposed Commercial = 8,581 SF = 0.61 FAR (see Z-002)	complies
33-121		Total Permitted Floor Area:: R6A - 4,000 SF x 3.0 FAR = 12,000 SF R7D - 14,000 SF x 5.6 FAR = 78,4000 SF Total Permitted F.A. = 90,400 SF	R6A: 11,979.76 SF = 2.99 FAR R7D: Proposed Residential: 69,091.85 SF = 4.93 FAR Proposed Commercial: 8,581 SF = 0.61 FAR R7D Total: 69,091.85 SF + 8,581 SF = 77,672.85 SF = 5.54 FAR Total Proposed: 11,979.76 SF + 77,672.85 SF = 89,652.61 sf	complies
23-141 23-145	Lot Coverage	R6A Through Lot = 65%	Through Lot = 2,426.7 sf = 60.7% (see Z-005)	complies
23-142 23-144		R7D Corner Lot = 80% Through Lot = 65%	Corner Lot = 3,860 sf = 64% Through Lot = 5,076 sf = 63.45% (see Z-005)	complies
23-45 23-46 23-47 23-44 23-532	Yards	R6A Front = 0'-0" Side = 0'-0" or 8'-0" Rear = 30'-0"	Front Yard: Herkimer Street = 0'-0" Side Yard: Min 0'-0" Rear Yard: 39'-4" (see Z-005)	complies
		R7D Front = 0'-0" Side = 0'-0" or 8'-0" Rear = 30'-0" Through Lot Rear = 60'-0", midway or within 5'-0" of midway	Front Yard: Fulton Street = 0'-0" Side Yard: Min 0'-0" Rear Yard: 35'-6" R-2 Greenhouse Permitted Obstruction in Rear Yard Through Lot Rear Yard: 75'-0" (see Z-005)	complies
23-633	Street Wall	R6A In Quality Housing Development, the street wall shall be located no closer to the street line than the closest street wall of an existing building to such street line, located on the same block, and within 150 feet of the development.	Herkimer Street: Street Wall = 39'-10" Street Wall Height = 60'-0"	complies
35-24b	Street Wall	R7D In Quality Housing Development, the street wall shall be located on a street line and extended along the entire street frontage of the zoning lot up to at least the minimum base height.	Fulton Street: Street Wall = 137'-10" Street Wall Height = 85'-0"	complies
35-24c	Setback	Narrow Street = 15'-0" Wide Street (Fulton Street) = 10'-0"	Fulton Street = 10'-0"	complies
23-631 23-633	Height	R6A Max base height: 60'-0" Max. building height: 70'-0" Setback = 15'-0"	Base height = 60'-0" Building height = 60'-0"	complies
35-24		R7D w/ C2-4 Overlay: Min. base height: 60'-0" Max. base height: 85'-0" Max. building height: 100'-0" Setback = 10'-0"	Base height = 80'-10" Building height = 100'-0" Setback = 10'-0"	complies
23-22	Density	Total Residential Floor Area Permitted = 90,400 sf Factor in R6A / R7D = 680 Permitted dwelling units = 133 units	Provided 91 units (residential)	complies
36-331	Parking - Residential	50% of Dwelling units 72 units x 50% = 36 spaces required	Provided 36 spaces	complies
25-25	Inclusionary Housing	15% of Dwelling units 19 units x 15% = 3 spaces required	Provided 3 spaces	complies
36-21	Parking - Commercial	1/1,000 sf - Commercial use 8,581 sf / 1,000 = 8.5 = 9 spaces required	Provided 9 spaces	complies
		Total Required Parking spaces 36 + 3 + 9 = 48 spaces required	Provided 48 spaces	complies
36-62	Required Off-street Loading	Retail = First 25,000 sf = None	None Provided	complies
25-80	Bicycle Parking	In R6A and R7D, bicycle parking spaces shall be provided for new developments.		complies
25-811 25-83 36-711	Enclosed Bicycle Parking Spaces	91 Residential = 91 units x 50% = 46 spaces. Use Group 6: 1 per 10,000 sf Commercial = 8,680 sf / 10,000sf = 1 spaces Total req'd spaces = 47 sf	Provided 47 spaces	complies
26-41	Street Tree planting	1 tree/25' street frontage; 3" min caliper Fulton Street - 140'-0" = 6 trees Herkimer Street - 40'-0" = 2 trees	6 provided on Fulton Street 2 provided on Herkimer Street	complies
26-42	Planting Strip	Planting strip shall be located adjacent to and extend along the entire lengh of the curb of the street. Min 6" in width.	Provided along 90th Street and Corona Ave.	complies

Quality Housing requirements				
28-12 26-41	Street Tree planting	Refer to ZR 26-41	Refer to ZR 26-41	complies
28-21	Size of dwelling units	400 sf min	443 sf	complies
28-22	Windows	all residential windows to be double-glazed	provided	complies
28-23	Refuse storage and disposal	Refuse storage: Min 2.9 cu.ft/ unit=348 cu.ft. Refuse disposal room: Min 12 sf - waived for less than 9 units Refuse disposal room: Min dimension 3'-0"	Refuse storage =5,796 cu.ft provided Refuse disposal room = 168 sf provided Min dimension = 3'-6"	complies
28-24	Laundry Facilities	1 w.m./ 20 d.u. = 1 dryer/40 d.u. R7D Req'd = 4 washing machines, 2 dryers R6A Req'd = 1 washing machines, 1 dryers	Build. "A" (R7D): 4 washers, 3 dryers Build."B" (R6A): 2 washers, 1 dryers	complies
28-25	Daylight in Corridor: excl. 50% FA	exterior window 20 sf min., visible from 50 % of corridor or vertical core	Build "A" provided corridor windows Refer to Deduction diagrams	complies
28-31	Req'd recreation space	3.3% of Residential floor area R7D: 3.3% / 69,091.85 sf = 2,280 sf R6A: 3.3% / 11,979.76 sf = 395.33 sf	R7D Provided Rercreation indoors space = 1,884 sf 2nd floor outdoor space = 1,922 sf R6A Provided Rercreation indoor space = 383 sf 1st floor outdoor space = 1,100 sf	complies
28-41	Density/corridor: exclude 50% FA	11 dwelling units max.	Density Deduction permissable, number of units does not exceed 11	complies
28-50	Parking	As per 25-00 and 36-00	Refer to ZR 36-331 & ZR-36-231	complies

KEY PLAN

issue	rev	date	description
2		02/02/11	ISSUED TO O.E.R.
1		03/04/10	ISSUED TO D.O.B.

ISSUES/REVISIONS

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SEAL

project title
MIXED-USE DEVELOPMENT
1428 FULTON STREET, BROOKLYN, NY
293 HERKIMER STREET, BROOKLYN, NY

drawing title
ZONING ANALYSIS

dob no

scale: AS NOTED	project no.: 09-04
date: OCT 2009	sheet no.: 3 OF 78
drawn: TL	drawing no.: Z-001.00
checked: KF	

AREA CHART BUILDING A - FULTON

Floor	Total Gross Floor Area	Commercial Space	Open to Below	Parking Space	Bicycle Storage	Residential Common Area	Residential Sellable Area	Units A	B	C	D	E	F	G	H	J	K	L	Units
Cell	**13,967.00**			10,732.00	336.00	2,899.00													
1st	**11,447.00**	8,581.00				2,866.00	0.00												0
2nd	**8,773.00**		**472.00**			2,843.00	5,458.00	694	683	455	623	694	698	461	443	707			9
3rd	**8,821.00**		**821.00**			1,572.00	6,428.00	694	1,013	691	1,012	694	712	462	443	707			9
4th	**8,872.00**					1,256.00	7,616.00	708	1,008	698	1,011	710	714	454	535	560	502	716	11
5th	**8,872.00**					1,256.00	7,616.00	708	1,008	698	1,011	710	714	454	535	560	502	716	11
6th	**8,872.00**					1,273.00	7,599.00	708	1,012	694	1,011	710	714	976	1,060	714			9
7th	**8,872.00**					1,273.00	7,599.00	708	1,012	694	1,011	710	714	976	1,060	714			9
8th	**8,872.00**					1,273.00	7,599.00	708	1,012	694	1,011	710	714	976	1,060	714			9
9th	**7,605.00**					1,171.00	6,434.00	1,141	1,138	979	667	599	916	994					7
10th	**7,605.00**					1,171.00	6,434.00	1,141	1,138	979	667	599	916	994					7
ROOF	**597.00**					597.00	0.00												
	89,208.00	8,581.00		0.00	0.00	16,551.00	62,783.00												**81**

Quality Housing Deduction						F.A.No included in F.A. Calculations				Total Deduction	Commercial Gross Area	Residential Gross Area	Commercial Zoning Floor Area	Residential Zoning Floor Area
Laundry Facility	Refuse	Mech. Deduct	Rec. Space	Light. 50%	Densit. 50%	Parking	Open to Below	Bicycle Storage	Bulkhead					
		2899.00												
		24.14	532.00	287.00						843.14	8581.00	2866.00	8581.00	2022.86
395.00	12.00	78.21	1137.00	356.00	356.00		530.00			2364.21	0.00	8773.00	0.00	5908.79
	12.00	93.55	215.00	358.00	358.00		822.00			1858.55	0.00	8821.00	0.00	6962.45
	12.00	124.26		358.00	358.00					852.26	0.00	8872.00	0.00	8019.74
	12.00	124.26		358.00	358.00					852.26	0.00	8872.00	0.00	8019.74
	12.00	110.53		361.00	361.00					844.53	0.00	8872.00	0.00	8027.47
	12.00	110.53		361.00	361.00					844.53	0.00	8872.00	0.00	8027.47
	12.00	110.53		361.00	361.00					844.53	0.00	8872.00	0.00	8027.47
	12.00	98.57		327.50	327.50					765.57	0.00	7605.00	0.00	6839.43
	12.00	98.57		327.50	327.50					765.57	0.00	7605.00	0.00	6839.43
									200.00	200.00	0.00	597.00	0.00	397.00
395.00	**108.00**	**973.15**	**1884.00**	**3455.00**	**3168.00**	**0.00**	**1352.00**	**0.00**	**200.00**	**11535.15**	**8,581.00**	**80,627.00**	**8,581.00**	**69,091.85**
												89,208.00		**77,672.85**

TOTAL LOT AREA	14,000	SF
TOTAL MAXIMUM ALLOWABLE RES. FLOOR AREA (FAR=5.6)	78,400	SF
TOTAL MAXIMUM ALLOWABLE COMM. FLOOR AREA (FAR=2.0)	28,000	SF
TOTAL MAXIMUM ALLOWABLE FLOOR AREA (FAR=5.6)	**78,400**	SF
COMMERCIAL NET FLOOR AREA FOR F.A.R.	**8,581**	SF
TOTAL MAXIMUM ALLOWABLE COMMERCIAL FLOOR AREA (FAR=2.0)	**28,000**	SF
PROPOSED COMMERCIAL F.A.R.	**0.61**	SF
GROSS RESIDENTIAL FLOOR AREA ABOVE GRADE =	**80,627**	SF
TOTAL RESIDENTIAL DEDUCTIONS (exclu. Cellar)	**11,535**	SF
RESIDENTIAL NET FLOOR AREA FOR FAR	**69,092**	SF
Residential F.A.R. left **4.99**	**69,819**	SF
OVER DEVELOPED BY	(727)	SF
GROSS RES. + COMMERCIAL FL. AREA ABOVE GRADE =	**89,208**	SF
TOTAL DEDUCTIONS (exclu. Cellar) =	**11,535**	SF
TOTAL NET FLOOR AREA FOR FAR	**77,673**	SF
UNDER DEVELOPPED BY	(727)	SF

BUILDING A NET FLOOR AREA	77,673	SF
BUILDING B NET FLOOR AREA	11,980	SF
TOTAL NET FLOOR AREA	89,653	SF

BUILDING A AVERAGE UNIT SIZE (SF)

490 SF		STUDIO	13	UNITS	16%
696 SF		1 BDRM	40	UNITS	49%
1,021 SF		2 BDRMS	28	UNITS	35%
TOTAL			81	UNITS	100%

Building A Proposed Residential Zoning Floor Area	69,092	SF
Building B Proposed Residential Zoning Floor Area	12,068	SF
TOTAL Proposed Residential Zoning Floor Area	81,160	SF

Lower Income Housing Not To Exceed 20% of Residential Zoning Floor Area 13,818.37 SF

TOTAL UNITS Lower Income Housing

471 SF		STUDIO	5	UNITS	5%
663 SF		1 BDRM	6	UNITS	7%
973 SF		2 BDRMS	8	UNITS	9%
13,840 SF			19	UNITS	21%

TOTAL UNITS Not Lower Income Housing

501 SF		STUDIO	8	UNITS	9%
702 SF		1 BDRM	34	UNITS	37%
1,017 SF		2 BDRMS	30	UNITS	33%
58,306 SF			72	UNITS	79%

TOTAL UNITS

490 SF		STUDIO	13	UNITS	14%
696 SF		1 BDRM	40	UNITS	44%
1,008 SF		2 BDRMS	38	UNITS	42%
72,146 SF			91	UNITS	100%

AREA CHART BUILDING "B" - FULTON

Floor	Total Gross Floor Area	Commercial Space	Open to Below	Parking Space	Bicycle Storage	Residential Common Area	Residential Sellable Area	Units A	B	C	D	E	F	G	H	I	Units
Cell	**3,983.00**			1,706.00	248.00	2,029.00											
1st	**2,344.00**			786.00		1,558.00	0.00										0
2nd	**2,342.90**					450.90	1,892.00	946	946								2
3rd	**2,342.90**					450.90	1,892.00	946	946								2
4th	**2,342.90**					450.90	1,892.00	946	946								2
5th	**2,346.30**					453.30	1,893.00	946	947								2
6th	**2,346.30**					453.30	1,893.00	946	947								2
ROOF	**282.00**					282.00	0.00										0
						0.00	0.00										0
						0.00	0.00										0
						0.00	0.00										0
							0.00										0
	14,347.30	0.00		786.00	0.00	4,099.30	9,462.00										**10**

Quality Housing Deduction						F.A.No included in F.A. Calculations				Total Deduction	Commercial Gross Area	Residential Gross Area	Commercial Zoning Floor Area	Residential Zoning Floor Area
Laundry Facility	Refuse	Mech. Deduct	Rec. Space	Light. 50%	Densit. 50%	Parking	Open to Below	Bicycle Storage	Bulkhead					
		673.00				1706.00		381						
158.00		25.80	383.00	217.00		786.00				1569.80	0.00	1558.00	0.00	774.20
	12.00	28.44			60.50					100.94	0.00	2342.90	0.00	2241.96
	12.00	31.20			60.50					103.70	0.00	2342.90	0.00	2239.20
	12.00	31.20			60.50					103.70	0.00	2342.90	0.00	2239.20
	12.00	31.20			60.50					103.70	0.00	2346.30	0.00	2242.60
	12.00	31.20			60.50					103.70	0.00	2346.30	0.00	2242.60
									282.00	282.00	0.00	282.00	0.00	0.00
		0.00								0.00	0.00	0.00	0.00	0.00
		0.00								0.00	0.00	0.00	0.00	0.00
		0.00								0.00	0.00	0.00	0.00	0.00
										0.00	0.00	0.00	0.00	0.00
158.00	**60.00**	**179.04**	**383.00**	**217.00**	**302.50**	**786.00**	**0.00**	**0.00**	**282.00**	**2367.54**	**0.00**	**13,561.30**	**0.00**	**11,979.76**
											13,561.30		**11,979.76**	

TOTAL LOT AREA	4,000	SF
TOTAL MAXIMUM ALLOWABLE RES. FLOOR AREA (FAR=3.0)	12,000	SF
TOTAL MAXIMUM ALLOWABLE FLOOR AREA (FAR=3.0)	**12,000**	SF
GROSS RESIDENTIAL FLOOR AREA ABOVE GRADE =	**14,347**	SF
TOTAL DEDUCTIONS (exclu. Cellar)	**2,368**	SF
RESIDENTIAL NET FLOOR AREA FOR FAR	**11,980**	SF
UNDER DEVELOPPED BY	(20)	SF

AVERAGE UNIT SIZE (SF)

0 SF		STUDIO	0	UNITS	0%
0 SF		1 BDRM	0	UNITS	0%
946 SF		2 BDRMS	10	UNITS	100%
			10	UNITS	100%

KEY PLAN

BLOCK 1863 LOT 9, 10, 15

issue	rev	date	description
2		02/02/11	ISSUED TO O.E.R.
1		03/04/10	ISSUED TO D.O.B.

ISSUES/REVISIONS

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SEAL

REGISTERED ARCHITECT KARL FISCHER 02-282 STATE OF NEW YORK

project title
MIXED-USE DEVELOPMENT
1428 FULTON STREET, BROOKLYN, NY
293 HERKIMER STREET, BROOKLYN, NY

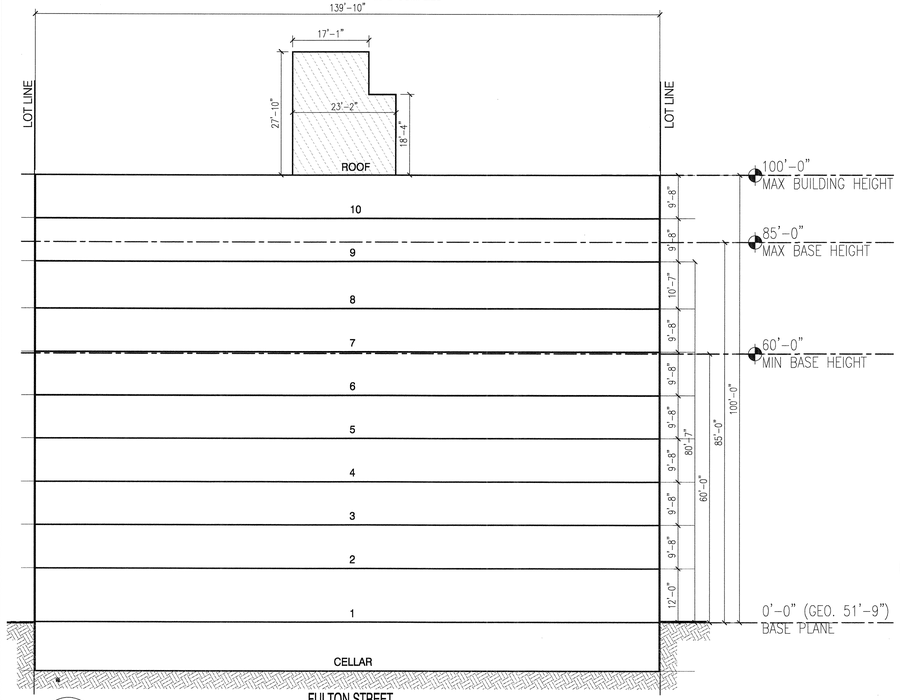
drawing title
ZONING

dob no

scale N.T.S.	project no. 09-04
date OCT 2009	sheet no. 4 OF 78
drawn TL	drawing no. Z-002.00
checked KF	

ZR 23-62 (d)
CALCULATION
MAX. S.F. OF PERMITTED OBSTRUCTIONS = 4 X 139'-10" = 559.33 S.F.
AVERAGE PROPOSED BULKHED HEIGHT = (18'-4" + 27'-10")/2 = 23'-1"
23'-2" X 23'-1" = 534.76 S.F.
559.33 S.F. > 534.76 S.F. COMPLIES

ZR 23-62 (d)
CALCULATION
MAX. PERMITTED AGGREGATE PERMITTED OBSTRUCTION WIDTH = 30'-0"
PROPOSED AGGREGATE PERMITTED OBSTRUCTION WIDTH = 23'-2"
30'-0" > 23'-2" COMPLIES



1 / Z-003 BUILDING "A" FRONT DIAGRAM
1/16"=1'-0"

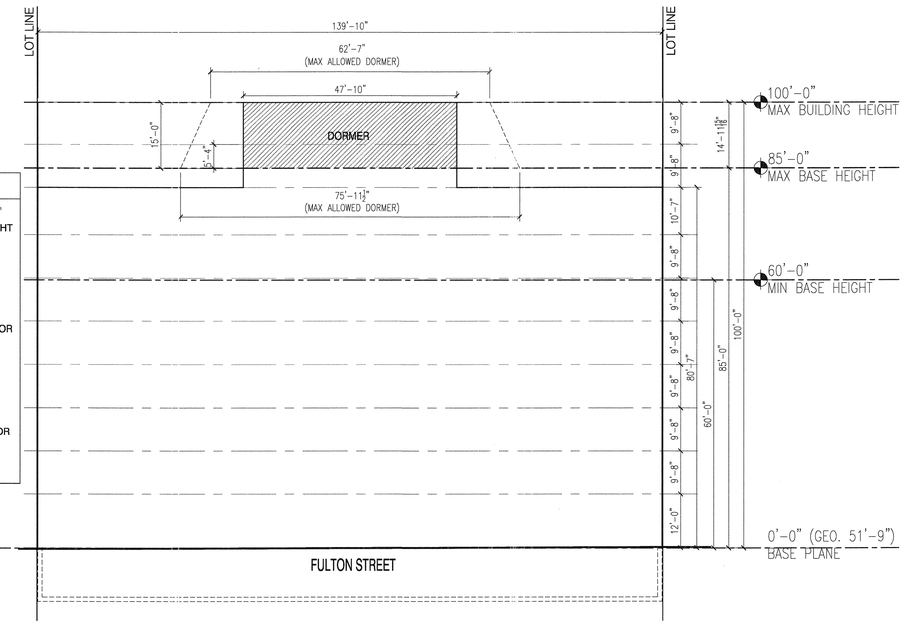
FULTON STREET

ZR 23-621 DORMER AS PERMITTED OBSTRUCTION

60% OF STREET WALL AT MAX. BASE HEIGHT - STREET WALL 138.83'
138.33' x 60 % = 83.3' MAX. WIDTH OF DORMER AT MAX. BASE HEIGHT
100
138.33' x 1 % = 1.383' = 1% OF STREET WALL WIDTH
100

PERMITTED WIDTH:
HEIGHT ABOVE PERMITTED BASE = 5'-4"
83.33' - (1.383' x 5.33') = 75.96' MAX. WIDTH OF DORMER AT 9TH FLOOR
PROPOSED WITH: 47'-10"
47'-10" < 75'-11 1/2" COMPLIES

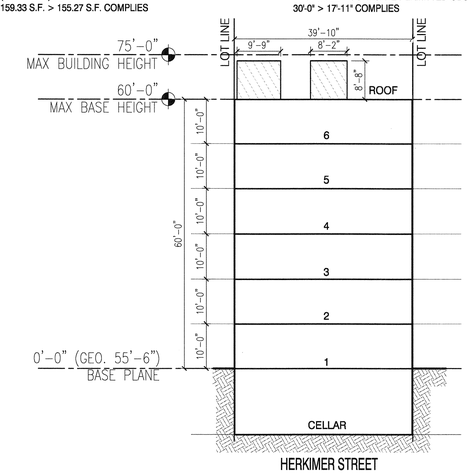
PERMITTED WIDTH:
HEIGHT ABOVE PERMITTED BASE = 15'-0"
83.33' - (1.383' x 15') = 62.58' MAX. WIDTH OF DORMER AT 10TH FLOOR
PROPOSED WITH: 47'-10"
47'-10" < 62'-7" COMPLIES



3 / Z-003 BUILDING "A" FRONT DORMER DIAGRAM
1/16"=1'-0"

ZR 23-62 (d)
CALCULATION
MAX. S.F. OF PERMITTED OBSTRUCTIONS = 4 X 39'-10" = 159.33 S.F.
AVERAGE PROPOSED BULKHED HEIGHT = 8'-8"
(9'-9" + 8'-2")X 8'-8" = 155.27 S.F.
159.33 S.F. > 155.27 S.F. COMPLIES

ZR 23-62 (d)
CALCULATION
MAX. PERMITTED AGGREGATE PERMITTED OBSTRUCTION WIDTH = 30'-0"
PROPOSED AGGREGATE PERMITTED OBSTRUCTION WIDTH = 17'-11"
30'-0" > 17'-11" COMPLIES



2 / Z-003 BUILDING "B" FRONT DIAGRAM
1/16"=1'-0"

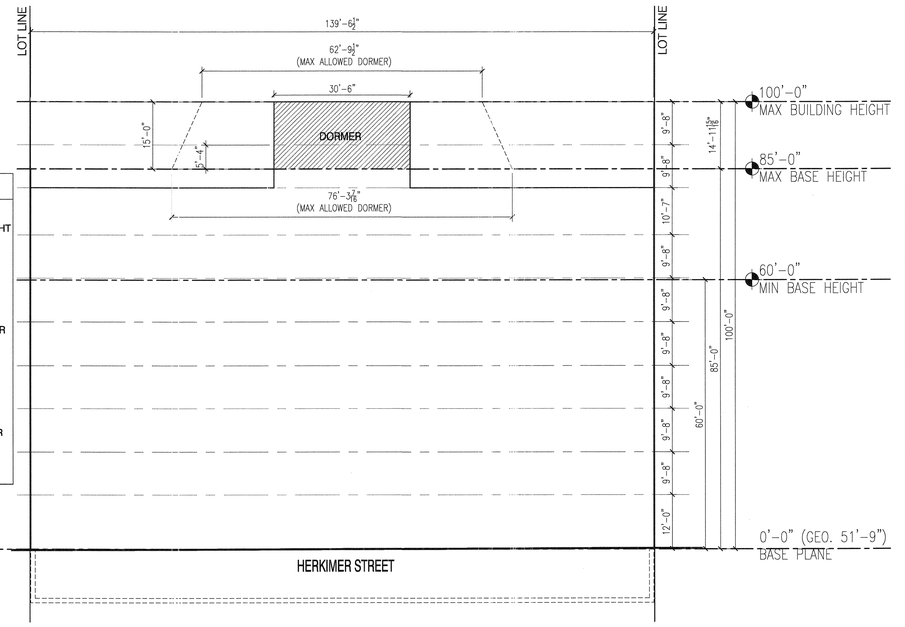
HERKIMER STREET

ZR 23-621 DORMER AS PERMITTED OBSTRUCTION

60% OF STREET WALL AT MAX. BASE HEIGHT - STREET WALL 139.54'
139.54' x 60 % = 83.72' MAX. WIDTH OF DORMER AT MAX. BASE HEIGHT
100
139.54' x 1 % = 1.395' = 1% OF STREET WALL WIDTH
100

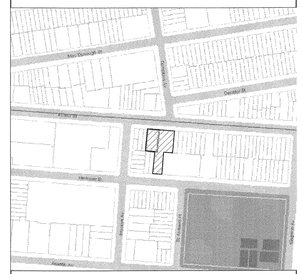
PERMITTED WIDTH:
HEIGHT ABOVE PERMITTED BASE = 5'-4"
83.72' - (1.395' x 5.33') = 76.28' MAX. WIDTH OF DORMER AT 9TH FLOOR
PROPOSED WITH: 30'-6"
30'-6" < 76'-3 7/16" COMPLIES

PERMITTED WIDTH:
HEIGHT ABOVE PERMITTED BASE = 15'-0"
83.72' - (1.395' x 15') = 62.79' MAX. WIDTH OF DORMER AT 10TH FLOOR
PROPOSED WITH: 30'-6"
30'-6" < 62'-9 9/16" COMPLIES



4 / Z-003 BUILDING "A" REAR DORMER DIAGRAM
1/16"=1'-0"

KEY PLAN



BLOCK 1863 LOT 9, 10, 15

Issue	rev	date	description
2		02/02/11	ISSUED TO O.E.R.
1		03/04/10	ISSUED TO D.O.B.

ISSUES/REVISIONS

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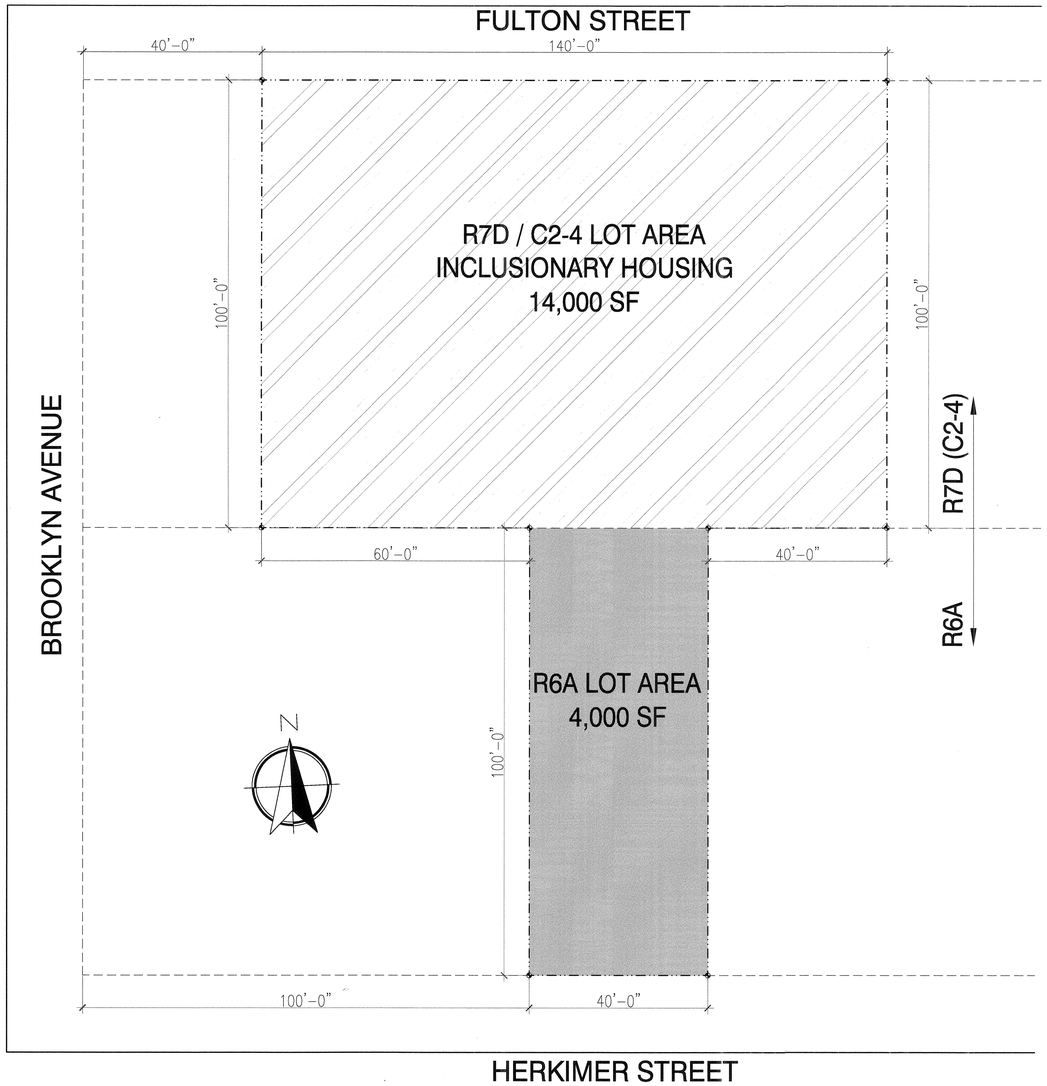
SEAL
REGISTERED ARCHITECT KARL FISCHER 025992 STATE OF NEW YORK

project title
MIXED-USE DEVELOPMENT
1428 FULTON STREET, BROOKLYN, NY
293 HERKIMER STREET, BROOKLYN, NY

drawing title
ZONING
BUILDING & DORMER DIAGRAMS

dob no

scale: AS NOTED	project no.: 09-04
date: OCT 2009	sheet no.: 5 OF 78
drawn: TL	drawing no.: Z-003.00
checked: KF	



1 / Z-004 FAR ANALYSIS DIAGRAM
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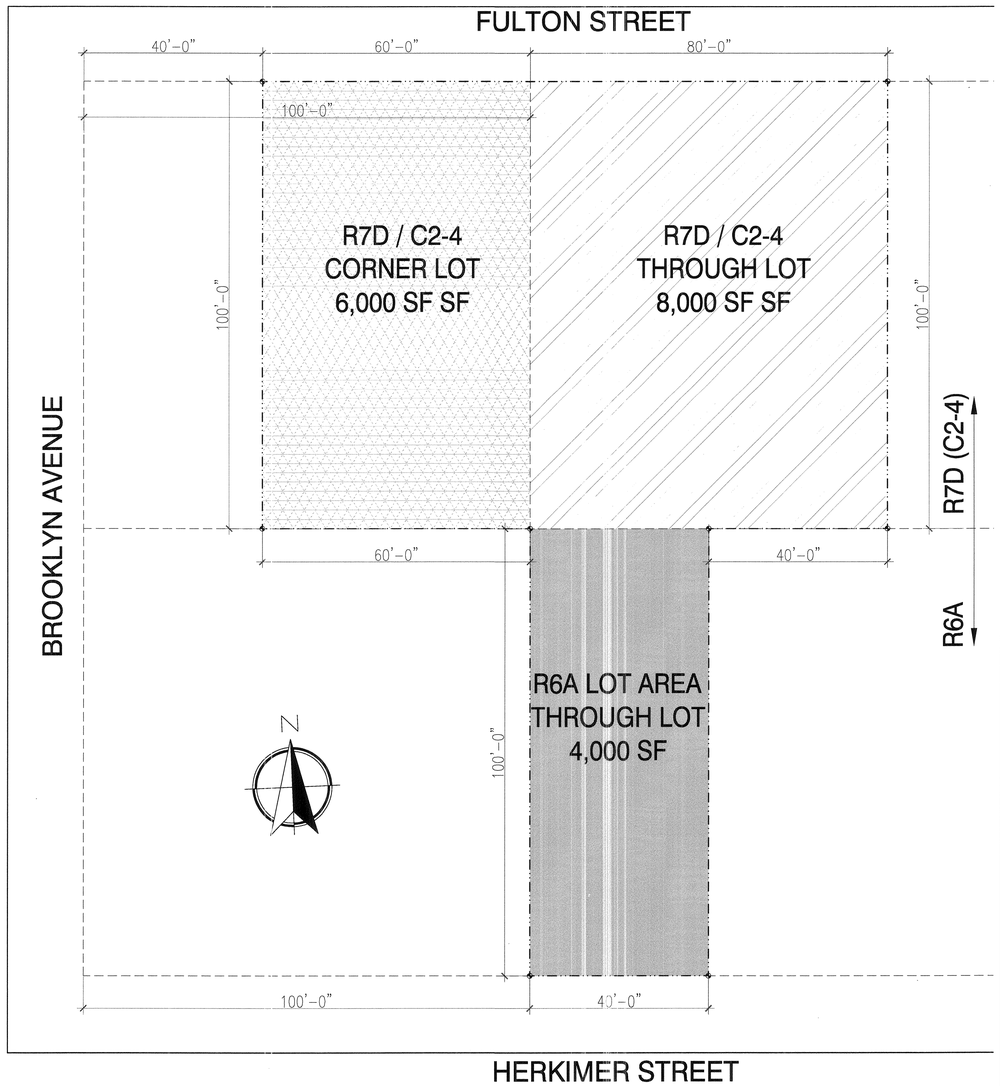
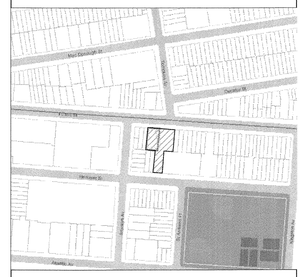


2 / Z-004 CORNER AND THROUGH LOT DIAGRAMS
1/16"=1'-0"

KEY PLAN



BLOCK 1863 LOT 9, 10, 15

issue	rev	date	description
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1		03/04/10	ISSUED TO D.O.B.

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SEAL

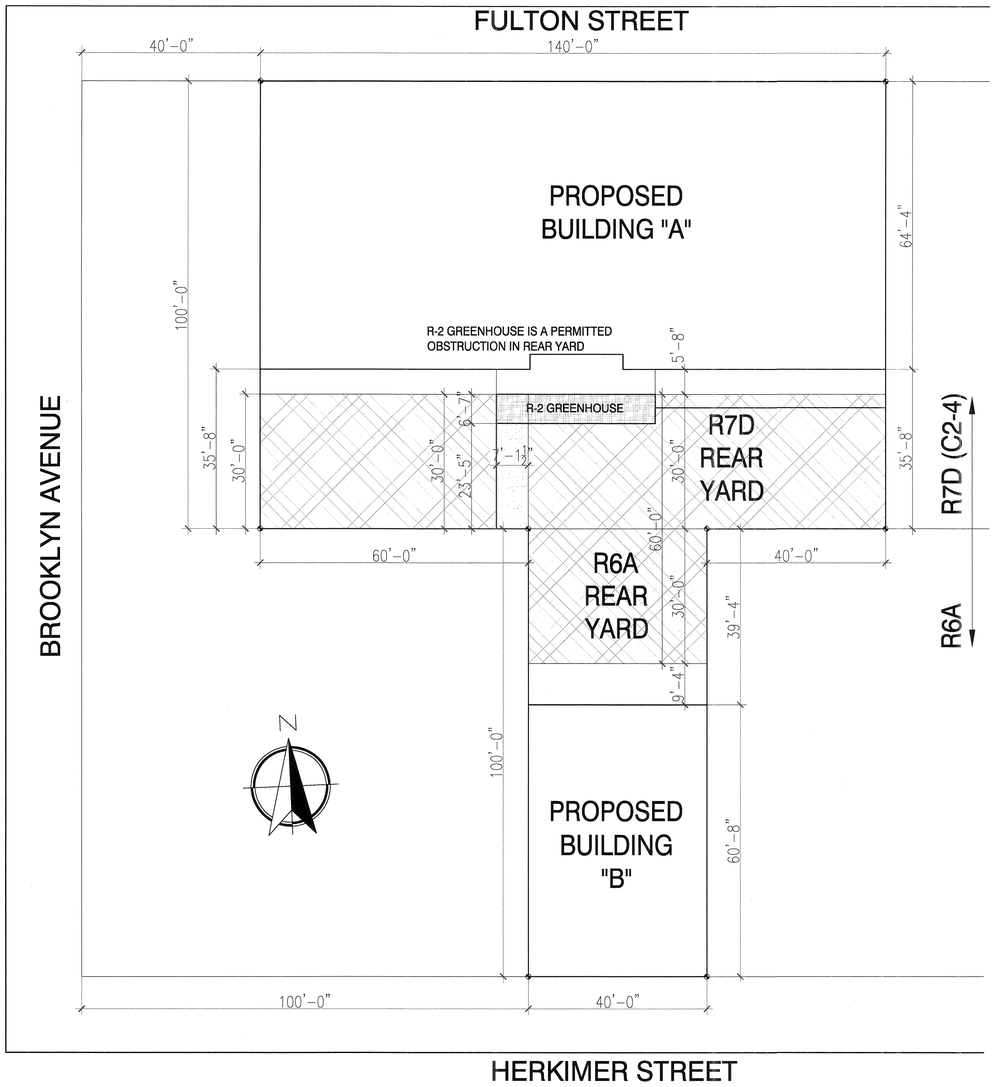
REGISTERED ARCHITECT KARL FISCHER 021387 STATE OF NEW YORK

project title
MIXED-USE DEVELOPMENT
1428 FULTON STREET, BROOKLYN, NY
293 HERKIMER STREET, BROOKLYN, NY

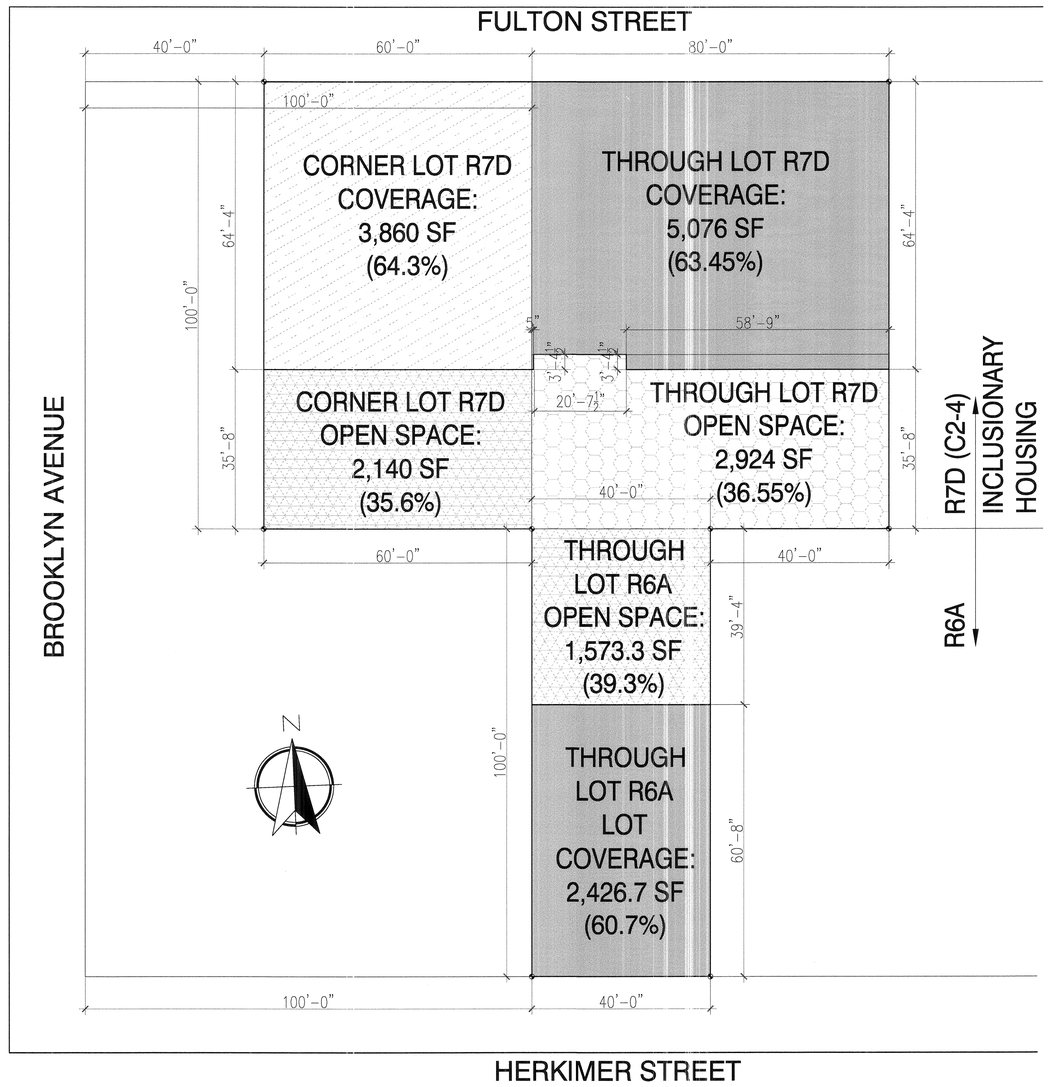
drawing title
ZONING FAR ANALYSIS DIAGRAMS & CORNER AND THROUGH LOT DIAGRAMS

dob no

scale: AS NOTED	project no.: 09-04
date: OCT 2009	sheet no.: 6 OF 78
drawn: TL	drawing no.: Z-004.00
checked: KF	

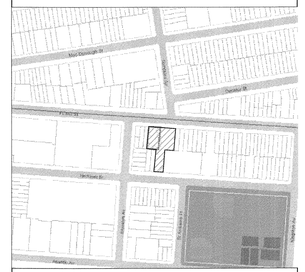


1 Z-005 YARD DIAGRAM
1/16"=1'-0"



2 Z-005 RESIDENTIAL LOT COVERAGE ANALYSIS DIAGRAM
1/16"=1'-0"

KEY PLAN



BLOCK 1863 LOT 9, 10, 15

issue	rev	date	description
2		02/02/11	ISSUED TO O.E.R.
1		03/04/10	ISSUED TO D.O.B.

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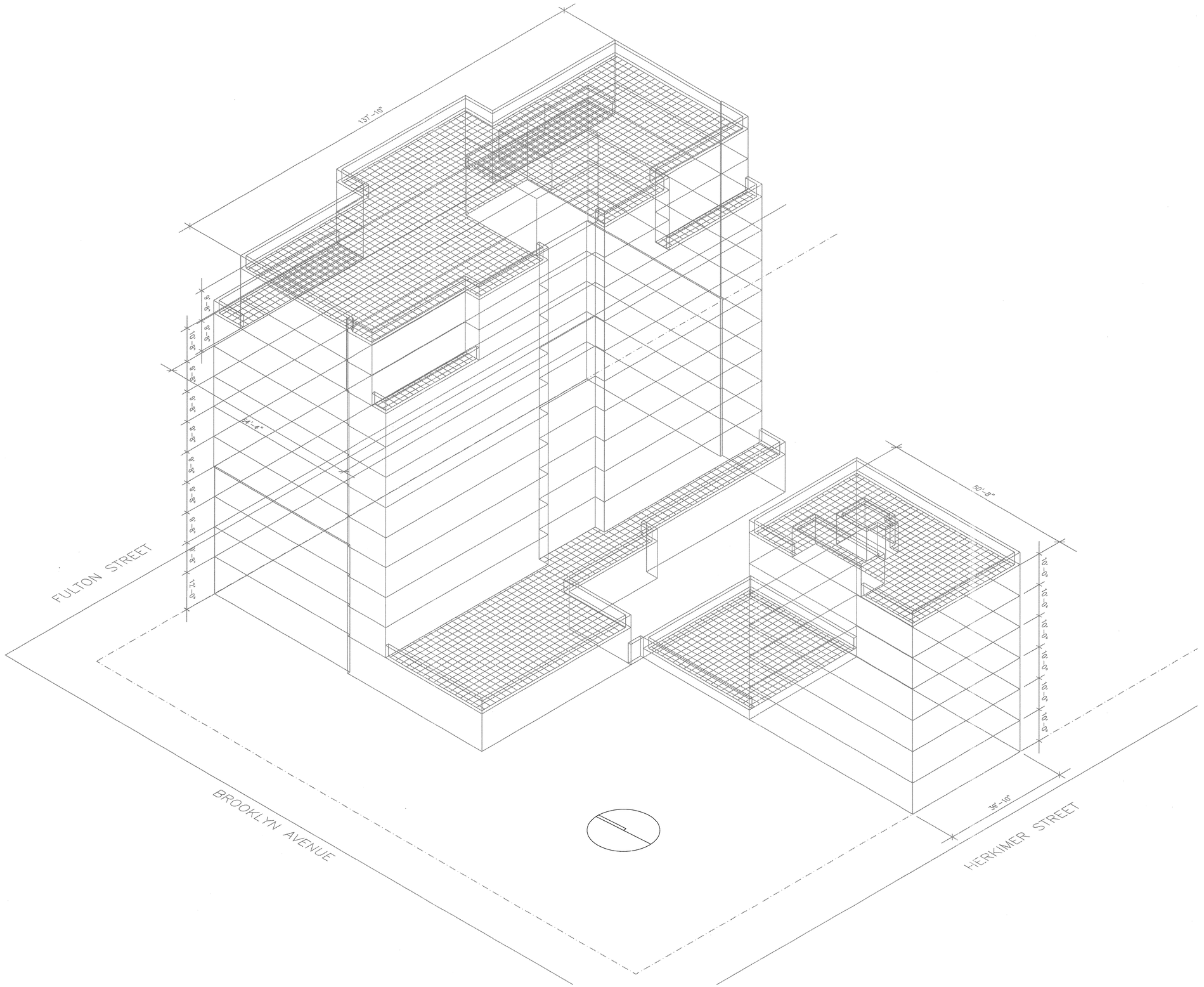
REGISTERED ARCHITECT
KARL FISCHER
021210
STATE OF NEW YORK

project title
MIXED-USE DEVELOPMENT
1428 FULTON STREET, BROOKLYN, NY
293 HERKIMER STREET, BROOKLYN, NY

drawing title
ZONING LOT COVERAGE ANALYSIS &
YARD DIAGRAMS

dob no

scale: AS NOTED	project no.: 09-04
date: OCT 2009	sheet no.: 7 OF 78
drawn: TL	drawing no.: Z-005.00
checked: KF	



KEY PLAN

BLOCK 1863 LOT 9, 10, 15

issue	rev	date	description
2		02/02/11	ISSUED TO O.E.R.
1		03/04/10	ISSUED TO D.O.B.

ISSUES/REVISIONS

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SEAL

REGISTERED ARCHITECT KARL FISCHER 021264 STATE OF NEW YORK

project title

MIXED-USE DEVELOPMENT

1428 FULTON STREET, BROOKLYN, NY
293 HERKIMER STREET, BROOKLYN, NY

drawing title

AXONOMETRIC
BUILDING MASSING

dob no

scale: N.T.S.	project no.: 09-04
date: OCT 2009	sheet no.: 8 OF 78
drawn: TL	drawing no.: Z-006.00
checked: KF	

APPENDIX 2

CITIZEN PARTICIPATION PLAN

The NYC Office of Environmental Remediation and Sean Porter ADAS, Inc; Porteral Warehouse; and The Porter Foundation, Inc. have established this Citizen Participation Plan because the opportunity for citizen participation is an important component of the NYC Brownfield Cleanup Program. This Citizen Participation Plan describes how information about the project will be disseminated to the Community during the remedial process. As part of its obligations under the NYC BCP, Sean Porter ADAS, Inc; Porteral Warehouse; and The Porter Foundation, Inc. will maintain a repository for project documents and provide public notice at specified times throughout the remedial program. This Plan also takes into account potential environmental justice concerns in the community that surrounds the project Site. Under this Citizen Participation Plan, project documents and work plans are made available to the public in a timely manner. Public comment on work plans is strongly encouraged during public comment periods. Work plans are not approved by the NYC Office of Environmental Remediation (OER) until public comment periods have expired and all comments are formally reviewed. An explanation of cleanup plans in the form of a public meeting or informational session is available upon request to OER's project manager assigned to this Site, Maurizio Bertini, who can be contacted about these issues or any others questions, comments or concerns that arise during the remedial process at (212) 788-8841

Project Contact List. OER has established a Site Contact List for this project to provide public notices in the form of fact sheets to interested members of the Community. Communications will include updates on important information relating to the progress of the cleanup program at the Site as well as to request public comments on the cleanup plan. The Project Contact List includes owners and occupants of adjacent buildings and homes, principal administrators of nearby schools, hospitals and day care centers, the public water supplier that serves the area, established document repositories, the representative Community Board, City Council members, other elected representatives and any local Brownfield Opportunity Area (BOA) grantee organizations. Any member of the public or organization will be added to the Site Contact List on request. A copy of the Site Contact List is maintained by OER's project

manager. If you would like to be added to the Project Contact List, contact NYC OER at (212) 788-8841 or by email at brownfields@cityhall.nyc.gov.

Repositories. A document repository is maintained in the nearest public library that maintains evening and weekend hours. This document repository is intended to house, for community review, all principal documents generated during the cleanup program including Remedial Investigation plans and reports, Remedial Action work plans and reports, and all public notices and fact sheets produced during the lifetime of the remedial project. Sean Porter ADAS, Inc; Porteral Warehouse; and The Porter Foundation, Inc. will inspect the repositories to ensure that they are fully populated with project information. The repository for this project is:

REPOSITORY NAME: Brooklyn Public Library (Macon Branch)

ADDRESS: 361 Lewis Avenue, Brooklyn, NY 11233

REPOSITORY TELEPHONE NUMBER: 718-573-5606

REPOSITORY HOURS OF OPERATION:

Mon	10:00 AM - 6:00 PM
Tue	10:00 AM - 8:00 PM
Wed	10:00 AM - 6:00 PM
Thu	10:00 AM - 6:00 PM
Fri	10:00 AM - 6:00 PM
Sat	10:00 AM - 5:00 PM
Sun	closed

Digital Documentation. NYC OER strongly encourages the use of digital documents in repositories as a means of minimizing paper use while also increasing convenience in access and ease of use.

The major issues of concern to the public will be potential impacts of nuisance odors and dust during the disturbance of historic fill soils at the Site. This work will be performed in accordance with procedures which will be specified under a detailed Remedial Program which considers and takes preventive measures for exposures to future residents of the property and those on adjacent properties during construction. Detailed plans to monitor the potential for exposure including a Construction Health and Safety Plan and a Community Air Monitoring Plan are required components of the remedial program. Implementation of these plans will be under the direct oversight of the New York City Department of Environmental Remediation (NYCOER).

These plans will specify the following worker and community health and safety activities during remedial activity at the Site:

- On-site air monitoring for worker protection,
- Perimeter air monitoring for community protection.

The Health and Safety Plan and the Community Air Monitoring Plan prepared as part of the Remedial Action Work Plan will be available for public review at the document repository..

Public Notice and Public Comment. Public notice to all members of the Project Contact List is required at three major steps during the performance of the cleanup program (listed below) and at other points that may be required by OER. Notices will include Fact Sheets with descriptive project summaries, updates on recent and upcoming project activities, repository information, and important phone and email contact information. All notices will be prepared by Sean Porter ADAS, Inc; Porteral Warehouse; and The Porter Foundation, Inc., reviewed and approved by OER prior to distribution and mailed by Sean Porter ADAS, Inc; Porteral Warehouse; and The Porter Foundation, Inc.. Public comment is solicited in public notices for all work plans developed under the NYC Brownfield Cleanup Program. Final review of all work plans by OER will consider all public comments. Approval will not be granted until the public comment period has been completed.

Citizen Participation Milestones. Public notice and public comment activities occur at several steps during a typical NYC BCP project. See flow chart on the following page, which identifies when during the NYC BCP public notices are issued: These steps include:

- **Public Notice of the availability of the Remedial Investigation Report and Remedial Action Work Plan and a 30-day public comment period on the Remedial Action Work Plan.**

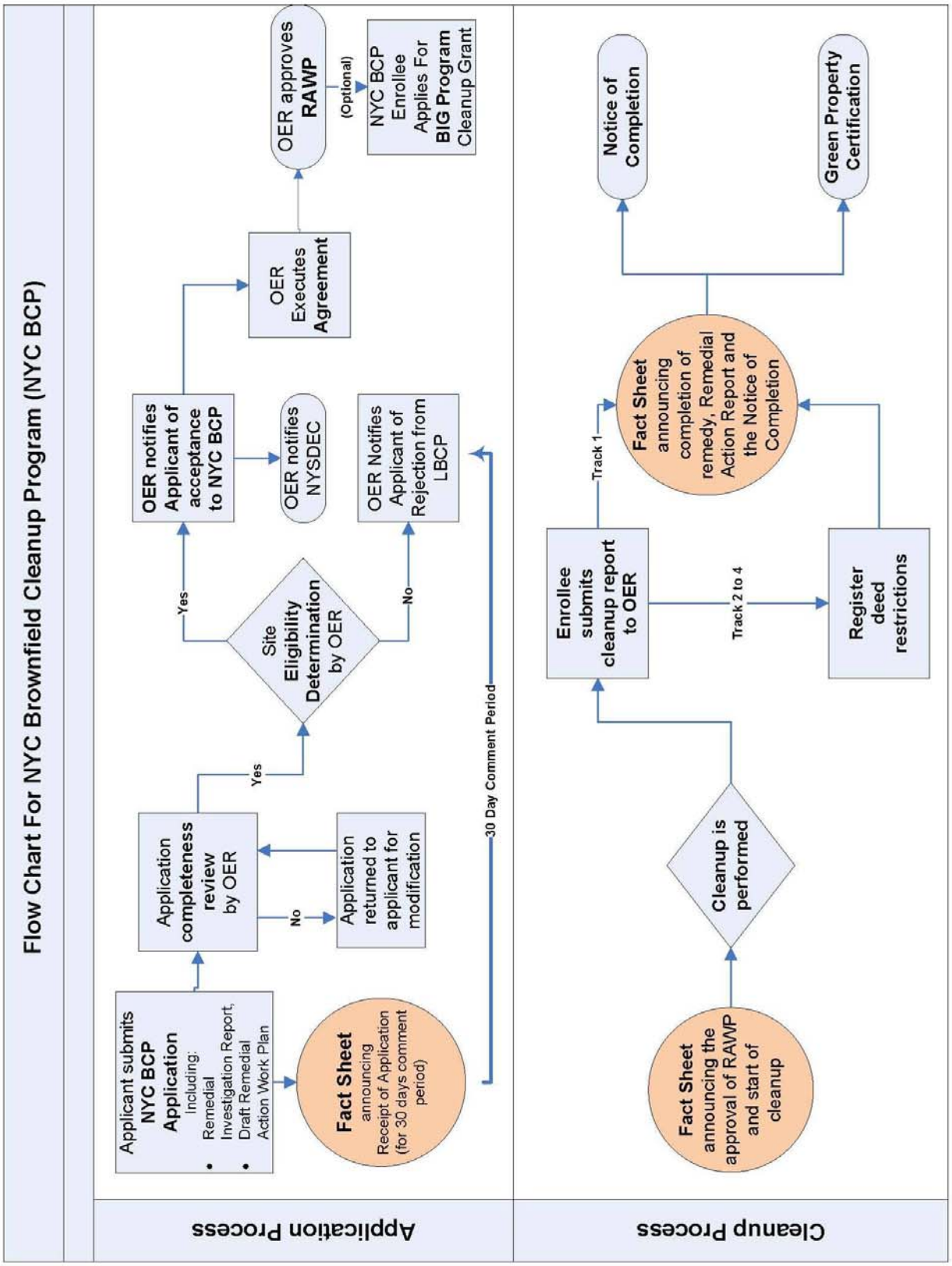
  Public notice in the form of a Fact Sheet is sent to all parties listed on the Site Contact List announcing the availability of the Remedial Investigation Report and Remedial Action Work Plan and the initiation of a 30-day public comment period on the Remedial Action Work Plan. The Fact Sheet summarizes the findings of the RIR and provides details of the RAWP. The public comment period will be extended an additional 15 days upon public request. A public meeting or informational session will be conducted by OER upon request.

- **Public Notice announcing the approval of the RAWP and the start of remediation**

  Public notice in the form of a Fact Sheet is sent to all parties listed on the Site Contact List announcing the approval of the RAWP and the start of remediation.

- **Public Notice announcing the completion of remediation, designation of Institutional and Engineering Controls and issuance of the Notice of Completion**

PUBLIC NOTICE IN THE FORM OF A FACT SHEET IS SENT TO ALL PARTIES LISTED ON THE SITE CONTACT LIST ANNOUNCING THE COMPLETION OF REMEDIATION, PROVIDING A LIST OF ALL INSTITUTIONAL AND ENGINEERING CONTROLS IMPLEMENTED FOR TO THE SITE AND ANNOUNCING THE ISSUANCE OF THE NOTICE OF COMPLETION.


Flow Chart For NYC Brownfield Cleanup Program (NYC BCP)
Application Process
Cleanup Process
Applicant submits NYC BCP Application Including:
Remedial Investigation Report,
Draft Remedial Action Work Plan
Fact Sheet announcing Receipt of Application (for 30 days comment period)
Application completeness review by OER
Application returned to applicant for modification
No
Yes
Site Eligibility Determination by OER
No
Yes
OER Notifies Applicant of Rejection from LBCP
OER notifies NYSDEC
OER notifies Applicant of acceptance to NYC BCP
30 Day Comment Period
OER Executes Agreement
OER approves RAWP
(Optional)
NYC BCP Enrollee Applies For BIG Program Cleanup Grant
Fact Sheet announcing the approval of RAWP and start of cleanup
Cleanup is performed
Enrollee submits cleanup report to OER
Track 1
Track 2 to 4
Fact Sheet announcing completion of remedy, Remedial Action Report and the Notice of Completion
Register deed restrictions
Notice of Completion
Green Property Certification

APPENDIX 3

SUSTAINABILITY STATEMENT

This Sustainability Statement documents sustainable activities and green remediation efforts planned under this remedial action.

Reuse of Clean, Recyclable Materials. Reuse of clean, locally-derived recyclable materials reduces consumption of non-renewable virgin resources and can provide energy savings and greenhouse gas reduction.

This project intends to use recycled concrete aggregate wherever possible in grading and backfilling the site.

An estimate of the quantity (in tons) of clean, non-virgin materials (reported by type of material) reused under this plan will be quantified and reported in the RAR.

Reduce Consumption of Virgin and Non-Renewable Resources. Reduced consumption of virgin and non-renewable resources lowers the overall environmental impact of the project on the region by conserving these resources.

The project will reduce the consumption of virgin materials by substituting recycled concrete aggregate for mined gravel and/or sand backfill whenever possible.

An estimate of the quantity (in tons) of virgin and non-renewable resources, the use of which will be avoided under this plan, will be quantified and reported in the RAR.

Reduced Energy Consumption and Promotion of Greater Energy Efficiency. Reduced energy consumption lowers greenhouse gas emissions, improves local air quality, lessens in-city power generation requirements, can lower traffic congestion, and provides substantial cost savings.

Recycled concrete materials and other backfill materials will be locally sourced reducing the energy consumption associated with transporting these materials to the Site.

Best efforts will be made to quantify energy efficiencies achieved during the remediation and will be reported in the Remedial Action Report (RAR). Where energy savings cannot be easily quantified, a gross indicator of the amount of energy saved or the means by which energy savings was achieved will be reported.

Paperless Brownfield Cleanup Program. Sean Porter ADAS, Inc; Porteral Warehouse; and The Porter Foundation, Inc. is participating in OER's Paperless Brownfield Cleanup Program. Under this program, submission of electronic documents will replace submission of hard copies for the review of project documents, communications and milestone reports.

Low-Energy Project Management Program. Sean Porter ADAS, Inc; Porteral Warehouse; and The Porter Foundation, Inc.,is participating in OER's low-energy project management program. Under this program, whenever possible, meetings are held using remote communication technologies, such as videoconferencing and teleconferencing to reduce energy consumption and traffic congestion associated with personal transportation.

APPENDIX 4

SOIL/MATERIALS MANAGEMENT PLAN

1.1 SOIL SCREENING METHODS

Visual, olfactory and PID soil screening and assessment will be performed under the supervision of a Qualified Environmental Professional and will be reported in the RAR. Soil screening will be performed during invasive work performed during the remedy and development phases prior to issuance of the Notice of Completion.

1.2 STOCKPILE METHODS

Excavated soil from suspected areas of contamination (e.g., hot spots, USTs, drains, etc.) will be stockpiled separately and will be segregated from clean soil and construction materials. Stockpiles will be used only when necessary and will be removed as soon as practicable. While stockpiles are in place, they will be inspected daily, and before and after every storm event. Results of inspections will be recorded in a logbook and maintained at the Site and available for inspection by OER. Excavated soils will be stockpiled on, at minimum, double layers of 8-mil minimum sheeting, will be kept covered at all times with appropriately anchored plastic tarps, and will be routinely inspected. Broken or ripped tarps will be promptly replaced.

All stockpile activities will be compliant with applicable laws and regulations. Soil stockpile areas will be appropriately graded to control run-off in accordance with applicable laws and regulations. Stockpiles of excavated soils and other materials shall be located at least of 50 feet from the property boundaries, where possible. Hay bales or equivalent will surround soil stockpiles except for areas where access by equipment is required. Silt fencing and hay bales will be used as needed near catch basins, surface waters and other discharge points.

1.3 CHARACTERIZATION OF EXCAVATED MATERIALS

Soil/fill or other excavated media that is transported off-Site for disposal will be sampled in a manner required by the receiving facility, and in compliance with applicable laws and regulations. Soils proposed for reuse on-Site will be managed as defined in this plan.

1.4 MATERIALS EXCAVATION, LOAD-OUT AND DEPARTURE

The PE/QEP overseeing the remedial action will:

- oversee remedial work and the excavation and load-out of excavated material;
- ensure that there is a party responsible for the safe execution of invasive and other work performed under this work plan;
- ensure that Site development activities and development-related grading cuts will not interfere with, or otherwise impair or compromise the remedial activities proposed in this RAWP;
- ensure that the presence of utilities and easements on the Site has been investigated and that any identified risks from work proposed under this plan are properly addressed by appropriate parties;
- ensure that all loaded outbound trucks are inspected and cleaned if necessary before leaving the Site;
- ensure that all egress points for truck and equipment transport from the Site will be kept clean of Site-derived materials during Site remediation.

Locations where vehicles exit the Site shall be inspected daily for evidence of soil tracking off premises. Cleaning of the adjacent streets will be performed as needed to maintain a clean condition with respect to Site-derived materials.

Open and uncontrolled mechanical processing of historical fill and contaminated soil on-Site will not be performed without prior OER approval.

1.5 OFF-SITE MATERIALS TRANSPORT

Loaded vehicles leaving the Site will comply with all applicable materials transportation requirements (including appropriate covering, manifests, and placards) in accordance with applicable laws and regulations, including use of licensed haulers in accordance with 6 NYCRR Part 364. If loads contain wet material capable of causing leakage from trucks, truck liners will be used. Queuing of trucks will be performed on-Site, when possible in order to minimize off Site disturbance. Off-Site queuing will be minimized.

Outbound truck transport routes are to proceed west on Fulton Street and make the first left hand turn onto Brooklyn Avenue. The trucks are to proceed until the Atlantic Avenue and turn right (west). Atlantic Avenue will continue westward to signs that will direct the truck driver to the BQE (I-278) in either the east or west directions. This routing takes into account the following factors: (a) limiting transport through residential areas and past sensitive sites; (b) use of mapped truck routes; (c) minimizing off-Site queuing of trucks entering the facility; (d) limiting total distance to major highways; (e) promoting safety in access to highways; and (f) overall safety in transport. To the extent possible, all trucks loaded with Site materials will travel from the Site using these truck routes. Trucks will not stop or idle in the neighborhood after leaving the project Site.

1.6 MATERIALS DISPOSAL OFF-SITE

The following documentation will be established and reported by the PE/QEP for each disposal destination used in this project to document that the disposal of regulated material exported from the Site conforms with applicable laws and regulations: (1) a letter from the PE/QEP or Enrollee to each disposal facility describing the material to be disposed and requesting written acceptance of the material. This letter will state that material to be disposed is regulated material generated at an environmental remediation Site in Brooklyn, New York under a governmental remediation program. The letter will provide the project identity and the name and phone number of the PE/QEP or Enrollee. The letter will include as an attachment a summary of all chemical data for the material being transported; and (2) a letter from each disposal facility stating it is in receipt of the correspondence (1, above) and is approved to accept the material. These documents will be included in the RAR.

The Remedial Action Report will include an itemized account of the destination of all material removed from the Site during this remedial action. Documentation associated with disposal of all material will include records and approvals for receipt of the material. This information will be presented in the RAR.

All impacted soil/fill or other waste excavated and removed from the Site will be managed as regulated material and will be disposed in accordance with applicable laws and regulations.

Historic fill and contaminated soils taken off-Site will be handled as solid waste and will not be disposed at a Part 360-16 Registration Facility (also known as a Soil Recycling Facility).

Waste characterization will be performed for off-Site disposal in a manner required by the receiving facility and in conformance with its applicable permits. Waste characterization sampling and analytical methods, sampling frequency, analytical results and QA/QC will be reported in the RAR. A manifest system for off-Site transportation of exported materials will be employed. Manifest information will be reported in the RAR. Hazardous wastes derived from on-Site will be stored, transported, and disposed of in compliance with applicable laws and regulations.

If disposal of soil/fill from this Site is proposed for unregulated disposal (i.e., clean soil removed for development purposes), including transport to a Part 360-16 Registration Facility, a formal request will be made for approval by OER with an associated plan compliant with 6NYCRR Part 360-16. This request and plan will include the location, volume and a description of the material to be recycled, including verification that the material is not impacted by site uses and that the material complies with receipt requirements for recycling under 6NYCRR Part 360. This material will be appropriately handled on-Site to prevent mixing with impacted material.

1.7 MATERIALS REUSE ON-SITE

Soil and fill that is derived from the property that meets the soil cleanup objectives established in this plan may be reused on-Site. The soil cleanup objectives for on-Site reuse are listed in **Table 1**. 'Reuse on-Site' means material that is excavated during the remedy or development, does not leave the property, and is relocated within the same property and on comparable soil/fill material, and addressed pursuant to the NYC BCP agreement subject to Engineering and Institutional Controls. The PE/QEP will ensure that reused materials are segregated from other materials to be exported from the Site and that procedures defined for material reuse in this RAWP are followed.

It is common to reuse clean soil at the site for use as backfill around footings and other foundation structures. If on-Site material is to be reused for these purposes at the Site, soil piles

no greater than 500 cubic yards are to be staged on and under 5-mil polyethylene sheeting while awaiting sampling. Each soil pile will undergo a testing program to confirm the soil meets Track 1 Unrestricted Use Soil Cleanup Objectives prior to reuse on-site. Confirmation testing of clean soils will be as follows:

Analysis	Frequency	Sample Type
SVOCs (PAHs)	1 per 500 yd^3	Composite of 5-point grab
Metals (Cu, Cr, Pb, Zn)	1 per 500 yd^3	Composite of 5-point grab

Organic matter (wood, roots, stumps, etc.) or other waste derived from clearing and grubbing of the Site will not be buried on-Site. Soil or fill excavated from the site for grading or other purposes will not be reused within a cover soil layer or within landscaping berms.

1.8 DEMARCATION

After completion of hotspot removal and any other invasive remedial activities, and prior to backfilling, the top of the residual soil/fill will be defined by one of three methods: (1) placement of a demarcation layer. The demarcation layer will consist of geosynthetic fencing or equivalent material to be placed on the surface of residual soil/fill to provide an observable reference layer. A description or map of the approximate depth of the demarcation layer will be provided in the SMP; or (2) a land survey of the top elevation of residual soil/fill before the placement of cover soils, pavement and associated sub-soils, or other materials or structures or, (3) all materials beneath the approved cover will be considered impacted and subject to site management after the remedy is complete. Demarcation may be established by one or any combination of these three methods. As appropriate, a map showing the method of demarcation for the Site and all associated documentation will be presented in the RAR.

This demarcation will constitute the top of the site management horizon. Materials within this horizon require adherence to special conditions during future invasive activities as defined in the Site Management Plan.

1.9 IMPORT OF BACKFILL SOIL FROM OFF-SITE SOURCES

This Section presents the requirements for imported fill materials to be used below the cover layer and within the clean soil cover layer. All imported soils will meet OER-approved backfill and cover soil quality objectives for this Site. The backfill and cover soil quality objectives are listed in **Table 1**.

A process will be established to evaluate sources of backfill and cover soil to be imported to the Site, and will include an examination of source location, current and historical use(s), and any applicable documentation. Material from industrial sites, spill sites, environmental remediation sites or other potentially contaminated sites will not be imported to the Site.

The following potential sources may be used pending attainment of backfill and cover soil quality objectives:

- Clean soil from construction projects at non-industrial sites in compliance with applicable laws and regulations;
- Clean soil from roadway or other transportation-related projects in compliance with applicable laws and regulations;
- Clean recycled concrete aggregate (RCA) from facilities permitted or registered by the regulations of NYS DEC.

All materials received for import to the Site will be approved by a PE/QEP and will be in compliance with provisions in this RAWP. The RAR will report the source of the fill, evidence that an inspection was performed on the source, chemical sampling results, frequency of testing, and a Site map indicating the locations where backfill or soil cover was placed.

Source Screening and Testing

Inspection of imported fill material will include visual, olfactory and PID screening for evidence of contamination. Materials imported to the Site will be subject to inspection, as follows:

- Trucks with imported fill material will be in compliance with applicable laws and regulations and will enter the Site at designated locations;

- The PE/QEP is responsible to ensure that every truck load of imported material is inspected for evidence of contamination; and
- Fill material will be free of solid waste including pavement materials, debris, stumps, roots, and other organic matter, as well as ashes, oil, perishables or foreign matter.

Composite samples of imported material will be taken at a minimum frequency of one sample for every 500 cubic yards of material. Once it is determined that the fill material meets imported backfill or cover soil chemical requirements and is non-hazardous, and lacks petroleum contamination, the material will be loaded onto trucks for delivery to the Site.

Recycled concrete aggregate (RCA) will be imported from facilities permitted or registered by NYSDEC. Facilities will be identified in the RAR. A PE/QEP is responsible to ensure that the facility is compliant with 6NYCRR Part 360 registration and permitting requirements for the period of acquisition of RCA. RCA imported from compliant facilities will not require additional testing, unless required by NYSDEC under its terms for operation of the facility. RCA imported to the Site must be derived from recognizable and uncontaminated concrete. RCA material is not acceptable for, and will not be used as cover material.

1.10 FLUIDS MANAGEMENT

All liquids to be removed from the Site, including dewatering fluids, will be handled, transported and disposed in accordance with applicable laws and regulations. Liquids discharged into the New York City sewer system will receive prior approval by New York City Department of Environmental Protection (NYC DEP). The NYC DEP regulates discharges to the New York City sewers under Title 15, Rules of the City of New York Chapter 19. Discharge to the New York City sewer system will require an authorization and sampling data demonstrating that the groundwater meets the City's discharge criteria. The dewatering fluid will be pretreated as necessary to meet the NYC DEP discharge criteria. If discharge to the City sewer system is not appropriate, the dewatering fluids will be managed by transportation and disposal at an off-Site treatment facility.

Discharge of water generated during remedial construction to surface waters (i.e. a stream or river) is prohibited without a SPDES permit issued by New York State Department of Environmental Conservation.

1.11 STORM-WATER POLLUTION PREVENTION

Applicable laws and regulations pertaining to storm-water pollution prevention will be addressed during the remedial program. Erosion and sediment control measures identified in this RAWP (silt fences and barriers, and hay bale checks) will be installed around the entire perimeter of the remedial construction area and inspected once a week and after every storm event to ensure that they are operating appropriately. Discharge locations will be inspected to determine whether erosion control measures are effective in preventing significant impacts to receptors. Results of inspections will be recorded in a logbook and maintained at the Site and available for inspection by OER. All necessary repairs shall be made immediately. Accumulated sediments will be removed as required to keep the barrier and hay bale check functional. Undercutting or erosion of the silt fence toe anchor will be repaired immediately with appropriate backfill materials. Manufacturer's recommendations will be followed for replacing silt fencing damaged due to weathering.

1.12 CONTINGENCY PLAN

This contingency plan is developed for the remedial construction to address the discovery of unknown structures or contaminated media during excavation. Identification of unknown contamination source areas during invasive Site work will be promptly communicated to OER's Project Manager. Petroleum spills will be reported to the NYS DEC Spill Hotline. These findings will be included in the daily report. If previously unidentified contaminant sources are found during on-Site remedial excavation or development-related excavation, sampling will be performed on contaminated source material and surrounding soils and reported to OER. Chemical analytical testing will be performed for TAL metals, TCL volatiles and semi-volatiles, TCL pesticides and PCBs, as appropriate.

1.13 ODOR, DUST AND NUISANCE CONTROL

Odor Control

All necessary means will be employed to prevent on- and off-Site odor nuisances. At a minimum, procedures will include: (a) limiting the area of open excavations; (b) shrouding open excavations with tarps and other covers; and (c) use of foams to cover exposed odorous soils. If odors develop and cannot otherwise be controlled, additional means to eliminate odor nuisances will include: (d) direct load-out of soils to trucks for off-Site disposal; and (e) use of chemical odorants in spray or misting systems.

This odor control plan is capable of controlling emissions of nuisance odors. If nuisance odors are identified, work will be halted and the source of odors will be identified and corrected. Work will not resume until all nuisance odors have been abated. OER will be notified of all odor complaint events. Implementation of all odor controls, including halt of work, will be the responsibility of the PE/QEP's certifying the Remedial Action Report.

Dust Control

Dust management during invasive on-Site work will include, at a minimum:

- Use of a dedicated water spray methodology for roads, excavation areas and stockpiles.
- Use of properly anchored tarps to cover stockpiles.
- Exercise extra care during dry and high-wind periods.
- Use of gravel or recycled concrete aggregate on egress and other roadways to provide a clean and dust-free road surface.

This dust control plan is capable of controlling emissions of dust. If nuisance dust emissions are identified, work will be halted and the source of dusts will be identified and corrected. Work will not resume until all nuisance dust emissions have been abated. OER will be notified of all dust complaint events. Implementation of all dust controls, including halt of work, will be the responsibility of the PE/QEP's responsible for certifying the Remedial Action Report.

Other Nuisances

Noise control will be exercised during the remedial program. All remedial work will conform, at a minimum, to NYC noise control standards.

Rodent control will be provided, during Site clearing and grubbing, and during the remedial program, as necessary, to prevent nuisances.

APPENDIX 5

COMMUNITY AIR MONITORING PLAN

COMMUNITY AIR MONITORING PLAN

RESIDENTIAL DEVELOPMENT PROJECT
1426-1438 FULTON STREET
AND
293 HERKIMER STREET
BROOKLYN, NY

FEBRUARY - 2012

COMMUNITY AIR MONITORING PLAN
TABLE OF CONTENTS

APPENDICES

1.0 INTRODUCTION

This Community Air Monitoring Plan (CAMP) has been prepared for soil disturbance activities associated with construction and remedial activities to be performed under a Hazmat Remedial Action Plan (RAP) at 1426-1438 Fulton Street in Brooklyn, NY. The CAMP provides measures for protection for the downwind community (i.e., off-site receptors including residences, businesses, and on-site workers not directly involved in the remedial work) from potential airborne contaminant releases resulting from remedial activities at the site.

Compliance with this CAMP is required during all activities associated with soil excavation that have the potential to generate airborne particulate matter and volatile organic compounds (VOCs). These activities include excavation of soils, stockpiling, loading, and backfilling. This CAMP has been prepared to ensure that remediation activities do not adversely affect passersby, residents, or workers in the area immediately surrounding the Site and to preclude or minimize airborne migration of construction-related contaminants to offsite areas.

1.1 Regulatory Requirements

This CAMP was established in accordance with the following requirements:

- New York State Department of Health's (NYSDOH) Generic Community Air Monitoring Plan as presented in DER-10 Technical Guidance for Site Investigation and Remediation (NYSDEC May 3, 2010). This guidance specifies that a community air-monitoring program shall be implemented to protect the surrounding community and to confirm that the work does not spread contamination off-site through the air;

- New York State Department of Environmental Conservation (NYSDEC) Technical and Guidance Memorandum (TAGM) #4031 - Fugitive Dust Suppression and Particulate Monitoring Program at Inactive Hazardous Waste Sites: This guidance provides a basis for developing and implementing a fugitive dust suppression and particulate monitoring program as an element of a hazardous waste site's health and safety program.

2.0 AIR MONITORING

VOCs and metals are the constituents of concern at the Site. The appropriate method to monitor air for these constituents during remediation activities is through real-time VOC and air particulate (dust) monitoring.

2.1 Meteorological Data

At a minimum, wind direction will be evaluated at the start of each workday, noon of each workday, and the end of each workday. These readings will be utilized to position the monitoring equipment in appropriate upwind and downwind locations.

2.2 Community Air Monitoring Requirements

To establish ambient air background concentrations, air will be monitored at several locations around the site perimeter before construction activities begin. These points will be monitored periodically in series during the site work. When the excavation area is within 20 feet of potentially exposed populations or occupied structures, the perimeter monitoring points will be located to represent the nearest potentially exposed individuals at the downwind location.

Fugitive respirable dust will be monitored using a MiniRam Model PDM-3 aerosol monitor (or equivalent). Air will be monitored for VOCs with a portable Ionscience 3000 photoionization detector (PID), or equivalent. All air monitoring data will be documented in a site log book by the designated site safety officer. The site safety officer or delegate must ensure that air monitoring instruments are calibrated and maintained in accordance with manufacturer's specifications. All instruments will be zeroed daily and checked for accuracy. A daily log will be kept. If additional monitoring is required, the protocols will be developed and appended to this plan

3.0 VOC MONITORING, RESPONSE LEVELS, AND ACTIONS

Volatile organic compounds (VOCs) will be monitored at the downwind perimeter of the immediate work area (i.e., the exclusion zone) on a continuous basis or as otherwise specified. Upwind concentrations should be measured at the start of each workday and periodically thereafter to establish background conditions. The monitoring work should be performed using equipment appropriate to measure the types of contaminants known or suspected to be present.

The equipment should be calibrated at least daily for the contaminant(s) of concern or for an appropriate surrogate. The equipment should be capable of calculating 15-minute running average concentrations, which will be compared to the levels specified below.

- If the ambient air concentration of total organic vapors at the downwind perimeter of the work area or exclusion zone exceeds 5 parts per million (ppm) above background for the 15-minute average, work activities must be temporarily halted and monitoring continued. If the total organic vapor level readily decreases (per instantaneous readings) below 5 ppm over background, work activities can resume with continued monitoring.

- If total organic vapor levels at the downwind perimeter of the work area or exclusion zone persist at levels in excess of 5 ppm over background but less than 25 ppm, work activities must be halted, the source of vapors identified, corrective actions taken to abate emissions, and monitoring continued. After these steps, work activities can resume provided that the total organic vapor level 200 feet downwind of the exclusion zone or half the distance to the nearest potential receptor or residential/commercial structure, whichever is less - but in no case less than 20 feet, is below 5 ppm over background for the 15-minute average.

- If the organic vapor level is above 25 ppm at the perimeter of the work area, activities must be shutdown. All 15-minute readings must be recorded and be available for State (DEC and DOH) personnel to review. Instantaneous readings, if any, used for decision purposes should also be recorded.

All readings will be recorded and made available for NYSDEC and NYSDOH personnel to review. If an exceedance of the Action Limits occurs, an Action Limit Report, as shown in Appendix A, will be completed.

3.1 Potential Corrective Measures and VOC Suppression Techniques

If the 15-minute integrated VOC level at the downwind location persists at a concentration that exceeds the upwind level by more than 5 ppm but less than 25 ppm during remediation activities, then vapor suppression techniques will be employed. The following techniques, or others, may be employed to mitigate the generation and migration of fugitive organic vapors:

- limiting the excavation size;
- backfilling the excavation;
- spraying water onto the excavation faces and equipment;
- covering soil stockpiles with 6-mil plastic sheeting;
- hauling waste materials in properly tarped containers; and/or
- applying vapor suppressant foam.

4.0 PARTICULATE MONITORING

Air monitoring for particulates (i.e., dust) will be performed continuously during remediation activities using both air monitoring equipment and visual observation at upwind and downwind locations. Monitoring equipment capable of measuring particulate matter smaller than 10 microns (PM_{10}) and capable of integrating (averaging) over periods of 15 minutes or less will be set up at upwind (i.e., background) and downwind locations, at heights approximately four to five feet above land surface (i.e., the breathing zone). Monitoring equipment will be MIE Data Ram monitors, or equivalent. The audible alarm on the particulate monitoring device will be set at 90 micrograms per cubic meter ($\mu g/m_3$). This setting will allow proactive evaluation of worksite conditions prior to reaching the action level of 100 $\mu g/m^3$ above background. The monitors will be calibrated at least once per day prior to work activities and recalibrated as needed thereafter. In addition, fugitive dust migration will be visually assessed during all intrusive work activities.

The following summarizes particulate action levels and the appropriate responses:

- If the downwind PM-10 particulate level is 100 $\mu g/m^3$ greater than background (upwind perimeter) for the 15-minute period, or if airborne dust is observed leaving the work area, then dust suppression techniques must be employed. Work may continue with dust suppression techniques provided that downwind PM-10 particulate levels do not exceed 150 $\mu g/m^3$ above the upwind level and provided that no visible dust is migrating from the work area.

- If, after implementation of dust suppression techniques, downwind PM-10 particulate levels are greater than 150 $\mu g/m^3$ above the upwind level, work must be stopped and an evaluation of activities initiated. Work can resume provided that dust suppression measures (as described in Section 2.3.1 below) and other controls are successful in reducing the downwind PM-10 particulate concentration to within 150 $\mu g/m^3$ of the upwind level and in preventing visible dust migration.

All readings will be recorded and be available for NYSDEC and NYSDOH personnel to review. If an exceedance of the Action Limits occurs, an Action Limit Report as shown in **Appendix A** will be completed.

4.1 Potential Particulate Suppression Techniques

If the integrated particulate level at the downwind location exceeds the upwind level by more than 100 $\mu g/m_3$ at any time during remediation activities, then dust suppression techniques will be employed. The following techniques, or others, may be employed to mitigate the generation and migration of fugitive dusts:

- limiting the excavation size;
- backfilling the excavation;
- spraying water onto the excavation faces and equipment;
- covering soil stockpiles with 8-mil plastic sheeting;
- hauling waste materials in properly tarped containers; and/or
- limiting vehicle speeds onsite.

Work may continue with dust suppression techniques provided that downwind PM_{10} levels are not more than 150 $\mu g/m^3$ greater than the upwind levels.

There may also be situations where the dust is generated by remediation activities and migrates to downwind locations, but is not detected by the monitoring equipment at or above the action level. Therefore, if dust is observed leaving the working area, dust suppression techniques such as those listed above will be employed.

If dust suppression techniques do not lower particulates to below 150 $\mu g/m^3$, or visible dust persists, work will be suspended until appropriate corrective measures are identified and implemented to remedy the situation.

All air monitoring readings will be recorded in the field logbook and will be available for the NYSDEC and NYSDOH personnel to review.

5.0 DATA QUALITY ASSURANCE

5.1 Calibration

Instrument calibration shall be documented on instrument calibration and maintenance sheets or in the designated field logbook. All instruments shall be calibrated as required by the manufacturer. Calibration checks may be used during the day to confirm instrument accuracy. Duplicate readings may be taken to confirm individual instrument response.

5.2 Operations

All instruments shall be operated in accordance with the manufacturer's specifications. Manufacturers' literature, including an operations manual for each piece of monitoring equipment will be maintained on-site by the SSO for reference.

5.3 Data Review

The SSO will interpret all monitoring data based the established criteria and his/her professional judgment. The SSO shall review the data with the PM to evaluate the potential for worker exposure, upgrades/downgrades in level of protection, comparison to direct reading instrumentation and changes in the integrated monitoring strategy.

Monitoring and sampling data, along with all sample documentation will be periodically reviewed by the PM.

6.0 RECORDS AND REPORTING

All air readings must be recorded on daily air monitoring log sheets and made available for review by personnel from NYSDEC and NYSDOH.

APPENDIX A
ACTION LIMIT REPORT

CAMP
ACTION LIMIT REPORT

Project Location: _____

Date: _____ Time: _____

Name: _____

Contaminant: _____ PM-10: _____ VOC: _____

Wind Speed: _____ Wind Direction: _____

Temperature: _____ Barometric Pressure: _____

DOWNWIND DATA

Monitor ID #: _____ Location: _____ Level Reported: _____

Monitor ID#: _____ Location: _____ Level Reported: _____

UPWIND DATA

Monitor ID #: _____ Location: _____ Level Reported: _____

Monitor ID#: _____ Location: _____ Level Reported: _____

BACKGROUND CORRECTED LEVELS

Monitor ID #: Location: _____ Level Reported: Level Reported: _____

ACTIONS TAKEN

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