



December 16, 2014

New York City Office of Environmental Remediation  
City Voluntary Cleanup Program  
c/o Shaminder Chawla  
100 Gold Street, 2nd Floor  
New York, NY 10038

Re: VCP # 15CVC031K  
E-Designation # 15EH-A183K  
153 Lorimer Street, Brooklyn NY  
Remedial Action Work Plan (RAWP) Stipulation List

Dear Mr. Chawla:

Environmental Business Consultants hereby submits a Remedial Action Work Plan (RAWP) Stipulation List for the Site to the New York City Office of Environmental Remediation (OER) on behalf of Keren Star Management. This letter serves as an addendum to the RAWP to stipulate additional content, requirements, and procedures that will be followed during the site remediation. The contents of this list are added to the RAWP and will supersede the content in the RAWP where there is a conflict in purpose or intent. The additional requirements/procedures include the following Stipulation List below:

1. The criterion attached in **Appendix 1** will be utilized if additional petroleum containing tank or vessel is identified during the remedial action or subsequent redevelopment excavation activities. All petroleum spills will be reported to the NYSDEC hotline as required by applicable laws and regulations. This contingency plan is designed for heating oil tanks and other small or moderately sized storage vessels. If larger tanks, such as gasoline storage tanks are identified, OER will be notified before this criterion is utilized.
2. A pre-construction meeting is required prior to start of remedial excavation work at the site. A pre-construction meeting will be held at the site and will be attended by OER, the developer or developer representative, the consultant, excavation/general contractor, and if applicable, the soil broker.
3. Revised **Figure 2** (attached in **Appendix 2**) reflects the proper Site Boundary. Lot 53 is a 40ft by 100ft lot (4,000 ft<sup>2</sup>).
4. The REVISED proposed redevelopment plan is as follows:

The proposed future use of the Site will consist of redeveloping the lot with a new 5-story residential building with a full cellar. The building will be 32 ft wide, leaving an 8 ft side yard along the north side of the building, and a 30 ft rear yard will be created behind the building. The cellar level will consist of a 511 sf mechanical/storage room, a sprinkler room, hallway, and a 760 sf open cellar space. The first floor will consist of a small 152 sf lobby



area, and an apartment. Floors 2 through 5 will consist of apartments. Excavation to a depth of approximately 6 feet will be required for the 32 ft by 70ft building, which will generate approximately 500 cubic yards (750 tons).

Following redevelopment, the Site will be capped with the cellar's 6 inch thick concrete slab, and the rear and side yard's 6 inch thick concrete slab (see Revised **Figure 5** attached in **Appendix 3**).

5. Revised architectural plans are included in **Appendix 3**. Layout of the proposed site development is presented on Revised **Figure 3** (attached).
6. Installation of Raven Industries VBP 20 Plus vapor barrier below the cellar slab, behind all foundation walls to grade, and around/below the elevator pit. The vapor barrier design (cross section and plan showing horizontal extent) is shown on Revised **Figure 7** (attached in **Appendix 4**).
7. A pre-approval letter from all disposal facilities will be provided to OER prior to any soil/fill material removal from the site. Documentation specified in the RAWP - Appendix 3 - Section 1.6 "Materials Disposal Off-Site" will be provided to OER. If a different disposal facility for the soil/fill material is selected, OER will be notified immediately.
7. Signage for the project will include a sturdy placard mounted in a publically accessible right of way to building and other permits signage will consist of the NYC VCP Information Sheet (attached **Appendix 5**) announcing the remedial action. The Information sheet will be laminated and permanently affixed to the placard.
8. In the event that hazardous waste is identified during the remedial action or subsequent redevelopment excavation activities at this NYC VCP project, and removal and transportation of hazardous waste becomes necessary, the project may be subject to the New York State Department of Environmental Conservation's Special Assessment Tax (ECL 27-0923) and Hazardous Waste Regulatory Fees (ECL 72-00402). See DEC's website for more information: <http://www.dec.ny.gov/chemical/9099.html>.
9. Collection and analysis of 4 end-point samples (EP1-EP4) from the bottom of the excavation will be collected to evaluate the performance of the remedy with respect to attainment of Track 4 SCOs. Endpoint soil samples EP1 to EP4 will be analyzed for contaminants of concern, SVOCs and metals. In addition, a hotspot area (Borings B-3) identified during the Remedial Investigation will be excavated and four sidewall samples and one bottom endpoint sample (EP5-EP8) to achieve Track 4 SCOs. A revised end-point sampling plan (Revised Figure 6) locations is attached in **Appendix 6**. Endpoint soil samples EP5 to EP8 will be analyzed for SVOCs and mercury.
10. OER requires parties seeking City Brownfield Incentive Grants to carry insurance. For a cleanup grant, both the excavator and the trucking firm(s) that handle removal of soil must carry or be covered under a commercial general liability (CGL) policy that provides \$1 million per claim in coverage. OER recommends that excavators and truckers also carry

coverage. The CGL policy, and the CPL policy if obtained, must name the City of New York, the NYC Economic Development Corporation, and Brownfield Redevelopment Solutions as additional insured. For an investigation grant, an environmental consultant must be a qualified vendor in the BIG program and carry \$1 million of professional liability (PL) coverage. A fact sheet regarding insurance is attached as **Appendix 7**.

11. Daily reports will be provided during active excavation work. If no work is performed for extended time period, daily report frequency will be reduced to weekly basis. Daily report template is attached in **Appendix 8**.

**Environmental Business Consultants**

Kevin Brussee  
Senior Project Manager

Cc: S. Holberton, NYCOER

**Appendix 1**  
Generic Procedures for Management of  
Underground Storage Tanks  
identified under the NYC BCP

Prior to Tank removal, the following procedures should be followed:

- Remove all fluid to its lowest draw-off point.
- Drain and flush piping into the tank.
- Vacuum out the “tank bottom” consisting of water product and sludge.
- Dig down to the top of the tank and expose the upper half.
- Remove the fill tube and disconnect the fill, gauge, product, vent lines and pumps. Cap and plug open ends of lines.
- Temporarily plug all tank openings, complete the excavation, remove the tank and place it in a secure location.
- Render the tank safe and check the tank atmosphere to ensure that petroleum vapors have been satisfactorily purged from the tank.
- Clean tank or remove to storage yard for cleaning.
- If the tank is to be moved, it must be transported by licensed waste transporter. Plug and cap all holes prior to transport leaving a 1/8 inch vent hole located at the top of the tank during transport.
- After cleaning, the tank must be made acceptable for disposal at a scrap yard, cleaning the tanks interior with a high pressure rinse and cutting the tank in several pieces.

During the tank and pipe line removal, the following field observations should be made and recorded:

- A description and photographic documentation of the tank and pipe line condition (pitting, holes, staining, leak points, evidence of repairs, etc.).
- Examination of the excavation floor and sidewalls for physical evidence of contamination (odor, staining, sheen, etc.).
- Periodic field screening (through bucket return) of the floor and sidewalls of the excavation, with a calibrated photoionization detector (PID).

### Impacted Soil Excavation Methods

The excavation of the impacted soil will be performed following the removal of the existing tanks. Soil excavation will be performed in accordance with the procedures described under Section 5.5 of Draft DER-10 as follows:

- A description and photographic documentation of the excavation.
- Examination of the excavation floor and sidewalls for physical evidence of contamination (odor, staining, sheen, etc.).
- Periodic field screening (through bucket return) of the floor and sidewalls of the excavation, with calibrated photoionization detector (PID).

Final excavation depth, length, and width will be determined in the field, and will depend on the horizontal and vertical extent of contaminated soils as indentified through physical examination (PID response, odor, staining, etc.). Collection of verification samples will be performed to evaluate the success of the removal action as specified in this document.

The following procedure will be used for the excavation of impacted soil (as necessary and appropriate):

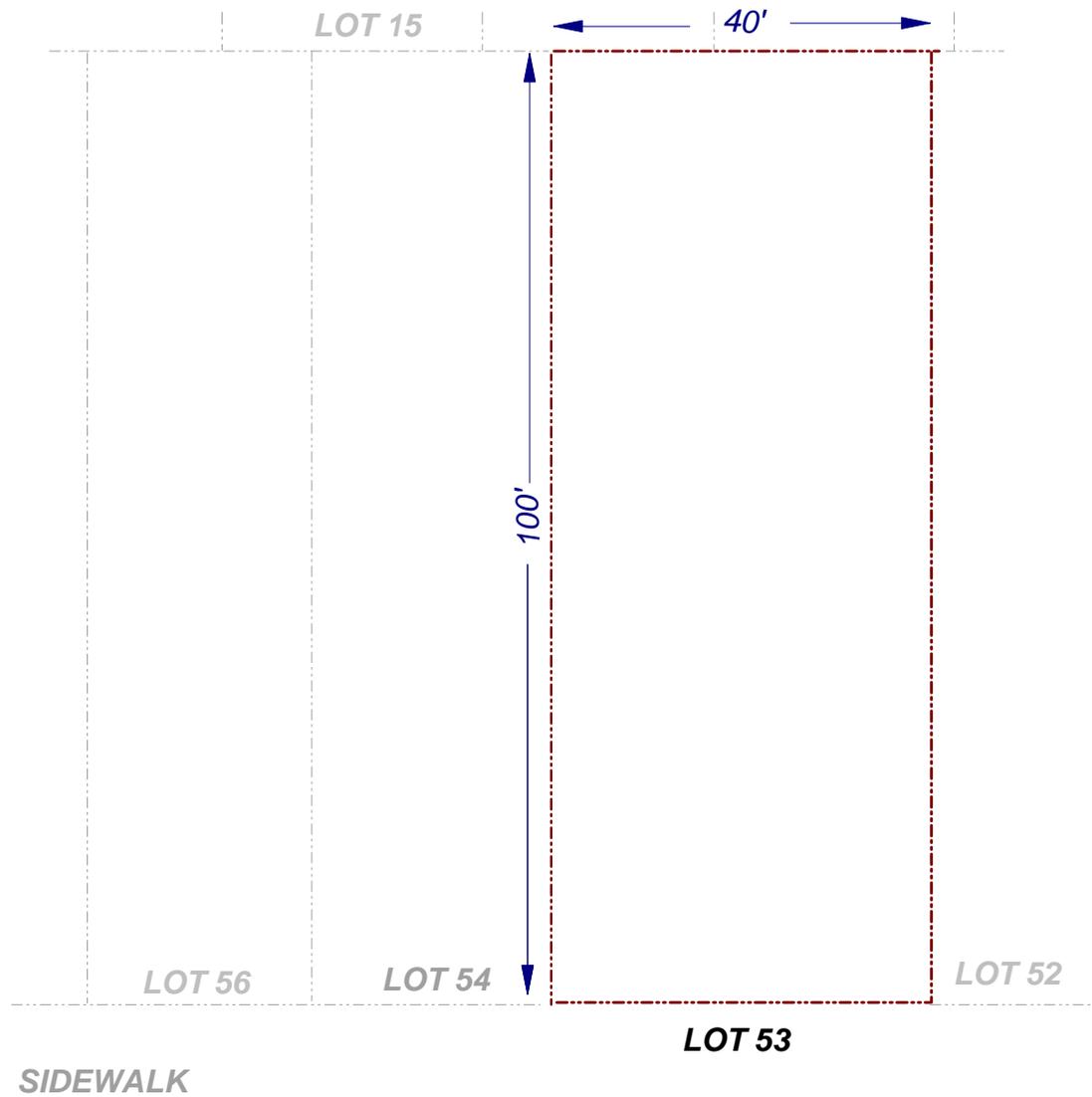
- Wear appropriate health and safety equipment as outlined in the Health and Safety Plan.
- Prior to excavation, ensure that the area is clear of utility lines or other obstructions. Lay plastic sheeting on the ground next to the area to be excavated.
- Using a rubber-tired backhoe or track mounted excavator, remove overburden soils and stockpile, or dispose of, separate from the impacted soil.
- If additional UST's are discovered, the NYSDEC will be notified and the best course of action to remove the structure should be determined in the field. This may involve the continued trenching around the perimeter to minimize its disturbance.
- If physically contaminated soil is present (e.g., staining, odors, sheen, PID response, etc.) an attempt will be made to remove it, to the extent not limited by the site boundaries or the bedrock surface. If possible, physically impacted soil will be removed using the backhoe or excavator, segregated from clean soils and overburden, and staged on

separated dedicated plastic sheeting or live loaded into trucks from the disposal facility. Removal of the impacted soils will continue until visibly clean material is encountered and monitoring instruments indicate that no contaminants are present.

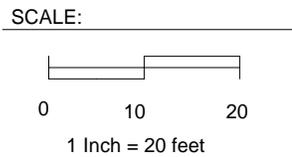
- Excavated soils which are temporarily stockpiled on-site will be covered with tarp material while disposal options are determined. Tarp will be checked on a daily basis and replaced, repaired or adjusted as needed to provide full coverage. The sheeting will be shaped and secured in such a manner as to drain runoff and direct it toward the interior of the property.

Once the site representative and regulatory personnel are satisfied with the removal effort, verification of confirmatory samples will be collected from the excavation in accordance with DER-10.

**Appendix 2**  
**Site Boundary Map**



LORIMER STREET



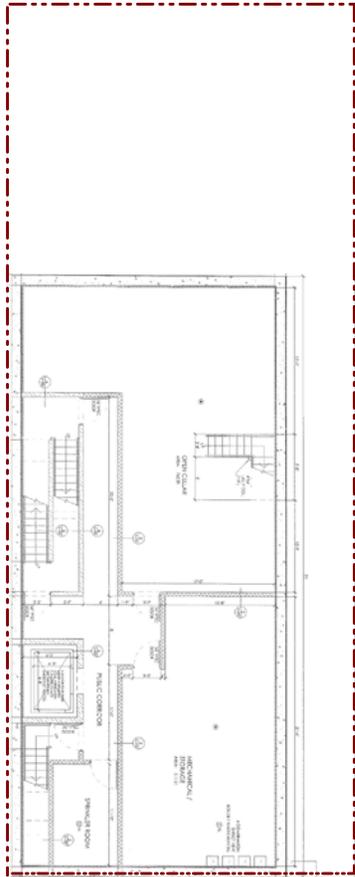
KEY:

--- Property Boundary



**Appendix 3**  
Revised Architectural Plans

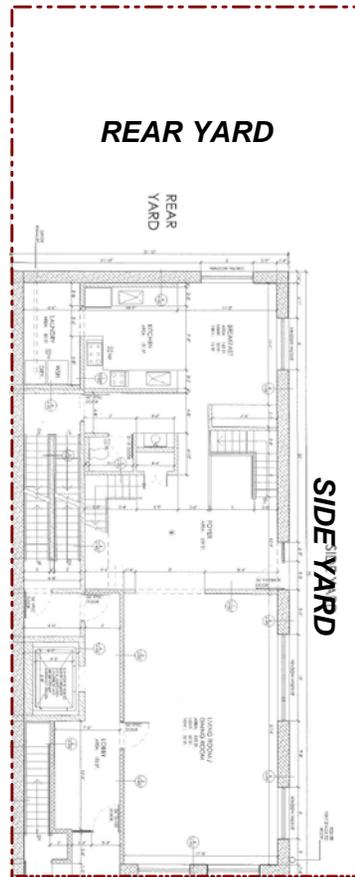
**CELLAR FLOOR PLAN**



**LOT 53**

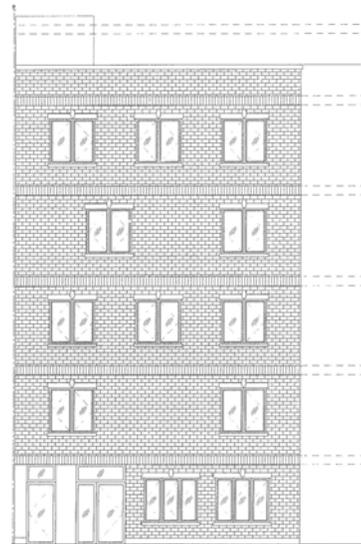
**SIDEWALK**

**FIRST FLOOR PLAN**



**LOT 53**

**FRONT ELEVATION**



KEY:

--- Property Boundary



**LORIMER STREET**



**ENVIRONMENTAL BUSINESS CONSULTANTS**

Phone 631.504.6000  
Fax 631.924.2870

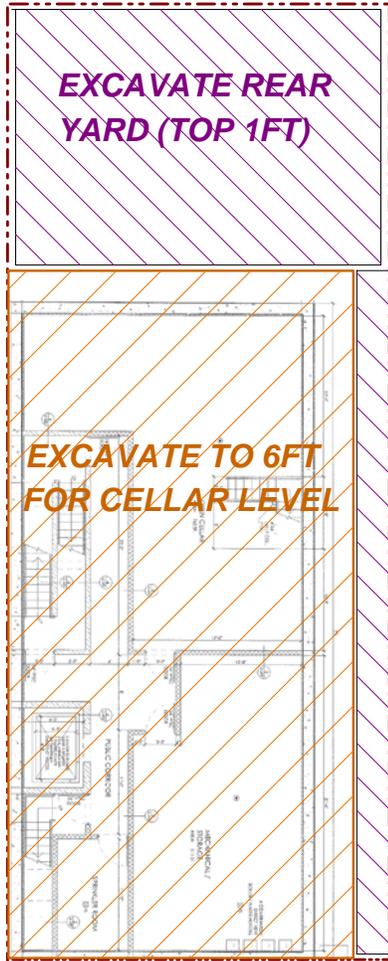
**Figure No.**  
**3**

Site Name: **REDEVELOPMENT PROJECT**

Site Address: **153 LORIMER STREET, BROOKLYN, NY**

Drawing Title: **REDEVELOPMENT PLAN**

**EXCAVATION PLAN**



**LOT 53**

**SIDEWALK**

**FIRST FLOOR PLAN**



**LOT 53**

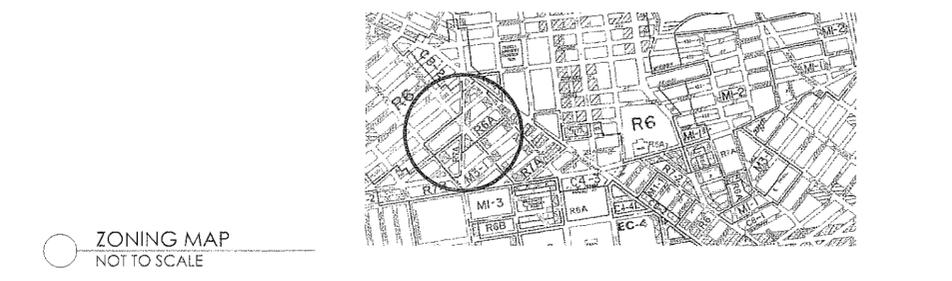
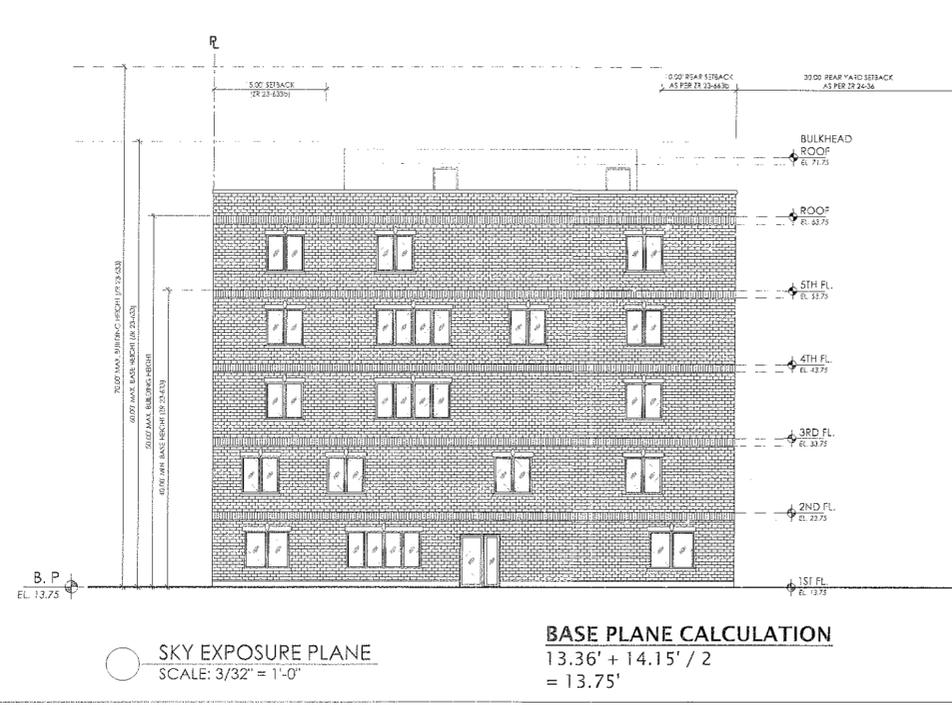
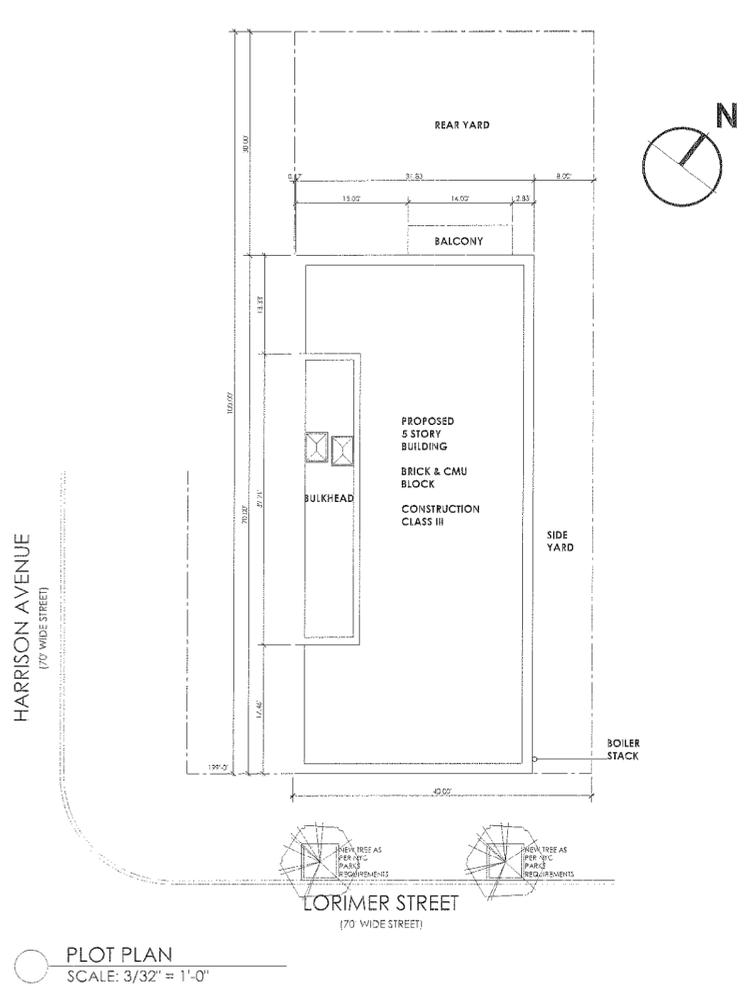
**LORIMER STREET**

KEY:





SECTION	REQUIRED	PROPOSED
<b>ZONING ANALYSIS:</b> PROPERTY ADDRESS: LORIMER STREET, BROOKLYN, NY, 11206 BLOCK: 2242 LOT: 53, 54 C.B.: 301 ZONE: R6A ZONING MAP: 13B LOT FRONTAGE: 40' LOT AREA: 4,000.00 SQ. FT.		
<b>USE REGULATION (Z 22-10, 22-12)</b>	RESIDENTIAL & COMMUNITY FACILITY	RESIDENTIAL UNITS - GROUP 2
<b>GENERAL PROVISIONS</b> STREET TREE PLANTING (Z 22-03a, 24-41) REQUIRED: NOT APPLICABLE TO THIS PROPOSED DWELLING UNITS TREE SPECIES: 2 40' X 25" + 1.6 THERE FOR 2	1 STREET TREE FOR EVERY 24' OF STREET FRONTAGE TOTAL STREET FRONTAGE = 42' TOTAL TREE AREA = 4,000 SQ. FT. X 2.7 = 10,800 SQ. FT.	2 NON-TREE PROPOSED
<b>FLOOR AREA REGULATIONS (Z 22-93)</b> QUALITY HOUSING BUILDING / INCLUSIVE HOUSING FAS: LOT COVERAGE: 25% AS PER ZONING RESOLUTION	TOTAL ALLOWABLE FLOOR AREA: 4,000.00 SQ. FT. X 0.25 = 1,000.00 SQ. FT.	ALL FLOOR: 5170 (7.33) = 11,422 SQ. FT. BALCONY: 1,000.00 = 1,000.00 SQ. FT. TOTAL: 12,422.00 SQ. FT.
<b>DWELLING UNITS (Z 22-22)</b> DWELLING UNIT FACTOR (Z 22-22)	ALLOWABLE FLOOR AREA FOR 18 DWELLING UNITS 1,000.00 SQ. FT. / 18 UNITS = 55.56 SQ. FT. PER UNIT	PROPOSED DWELLING UNITS: 18 UNITS
<b>MINIMUM REQUIRED SIDE YARD (Z 22-46, 22-442)</b>	NO SIDE YARD REQUIRED, HOWEVER IF ANY PROVIDED MUST BE MIN. OF 8'	PROPOSED SIDE YARD FOR BUILDING: 1.50' SIDE YARD OF 8'
<b>MINIMUM REQUIRED REAR YARD (Z 22-441)</b>	REQUIRED REAR SETBACK: 35'	PROPOSED REAR YARD: 30'
<b>HEIGHT AND SETBACK REGULATIONS (Z 22-40)</b> STREET WALL LOCATION AND HEIGHT AND SETBACK REGULATIONS (Z 22-43)	NO FRONT YARD REQUIRED NO SIDE YARD REQUIRED, HOWEVER IF ANY PROVIDED MUST BE MIN. OF 8'	PROPOSED FRONT YARD: NONE PROPOSED REAR YARD: 30'
<b>STREET WALL LOCATION (Z 22-43a)</b>	IN THE DISTRICT INDICATED FOR QUALITY HOUSING BUILDING ON NARROW STREET (50' WIDE), THE STREET WALL SHALL BE LOCATED NO CLOSER TO THE STREET LINE THAN THE CENTER STREET WALL OF EXISTING BUILDING TO SUCH STREET LINE ON THE SAME BLOCK AND WITHIN 50' OF SUCH STREET LINE.	PROPOSED STREET WALL LOCATION FOR BUILDING AT STREET LINE - MATCHING ADJACENT BUILDING
<b>SETBACK REGULATION (Z 22-43b)</b>	15' LF. FOR BUILDINGS FRONTING ON NARROW STREET	PROPOSED FRONT SETBACK: 15' LF.
<b>MIN. BASE HEIGHT (Z 22-431)</b> <b>MAX. BASE HEIGHT (Z 22-432)</b> <b>MAX. BUILDING HEIGHT (Z 22-433)</b>	40' LF. 65' LF. 72' LF.	PROPOSED FRONT WALL: 55' PROPOSED BUILDING HEIGHT: 50'
<b>PARKING REQUIREMENT (Z 22-23)</b> 15% PARKING REQUIREMENT REQUIRED	5' D x 10' SIZE = 2.5 THERE FOR 3 PARKING UNITS	PROPOSED PARKING SPACES: NONE
<b>PARKING WAIVER (Z 22-24)</b> MAXIMUM OF 15 PARKING	WAIVER OF 15 PARKING IS GREATER THAN 3 PARKING UNITS THEREFORE NO PARKING IS REQUIRED	NONE
<b>BICYCLE PARKING REQUIREMENT (Z 22-25-1)</b> 15% 2 DWELLING UNITS	NONE REQUIRED AS PER Z 22-25-1(1)	NONE
<b>QUALITY HOUSING (Z 22-01a, 24-06)</b> <b>BULK REGULATIONS (Z 22-11)</b> <b>SIZE OF DWELLING UNITS (Z 22-21)</b> <b>WINDOWS (Z 22-92)</b>	REFER TO ABOVE ZONING ANALYSIS SECTION ABOVE. A DWELLING UNIT SHALL HAVE AN AREA OF AT LEAST 400 SQUARE FEET OF FLOOR AREA. ALL WINDOWS SHALL BE AT MIN. DOUBLE GLAZED.	MIN. SIZE OF DWELLING UNIT: 654 SQ. FT. EXISTING BUILDING - BUILDING B ALL WINDOWS DOUBLE GLAZED PROPOSED NEW BUILDING - BUILDING A ALL WINDOWS MIN. DOUBLE GLAZED
<b>REFUSE STORAGE AND DISPOSAL (Z 22-25)</b>	IN NEW DEVELOPMENTS WITH ONE OR MORE DWELLING UNITS OR ROOMING UNITS PER VERTICAL CIRCULATION CORE SHALL COMPLY WITH THE PROVISIONS OF THIS SECTION.	NONE REQUIRED
<b>LAUNDRY FACILITIES (Z 22-24)</b>	AT LEAST 1 WASH MACHINE PER 20 DWELLING UNITS OR ROOMING UNITS AT LEAST 1 DRYER PER 40 DWELLING UNITS OR ROOMING UNITS.	NONE REQUIRED
<b>DATILIGHT IN CORRIDORS (Z 22-25)</b>	NOT APPLICABLE NO LIGHT WORK IN CORRIDORS.	NONE REQUIRED
<b>RECREATION SPACE (Z 22-31)</b>	ALL DEVELOPMENTS SHALL PROVIDE RECREATION SPACE, OR CONVERSIONS WITH ONE OR MORE DWELLING UNITS OR ROOMING UNITS SHALL PROVIDE AT LEAST THE MINIMUM AMOUNT OF RECREATION SPACE.	NONE REQUIRED
<b>PLANTING AREA (Z 22-33, 22-812)</b>	THE AREA OF THE ZONING LOT BETWEEN THE STREET LINE AND THE STREET WALL OF THE BUILDING SHALL BE PLANTED AT GRADE WITH ONE OR MORE PLANTING BEDS THAT ARE PERMANENTLY APPLIED TO THE GROUND, PLUS PLANT TO THE PROVISIONS OF SECTION 24-06.	NONE REQUIRED - BUILDING IS ON STREET LINE
<b>DENSITY PER CORRIDOR (Z 22-41)</b>	IF THE NUMBER OF DWELLING UNITS OR ROOMING UNITS SERVED BY A VERTICAL CIRCULATION CORE AND CORRIDOR ON EACH STORY EXCEEDS 12, ONE (1) SQUARE FOOT OF RECREATION SPACE SHALL BE PROVIDED AT EACH DWELLING UNIT SERVED BY THE CORRIDOR SERVING SUCH DWELLING UNITS MAY BE EXCLUDED FROM FLOOR AREA.	NOT APPLICABLE
<b>PARKING FOR QUALITY HOUSING (Z 22-26)</b>	REFER TO PARKING REQUIREMENT ABOVE	

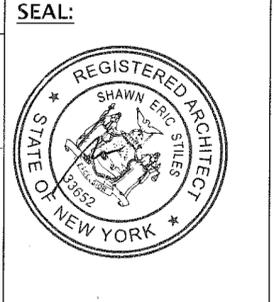


**ADDRESS:**  
153 LORIMER STREET  
BROOKLYN NY 11206

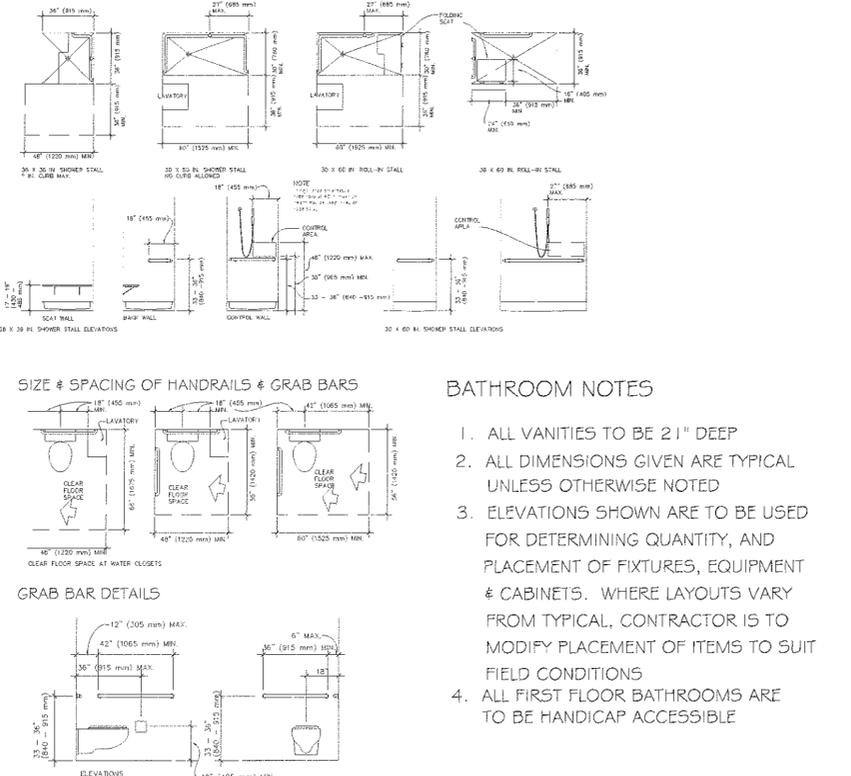
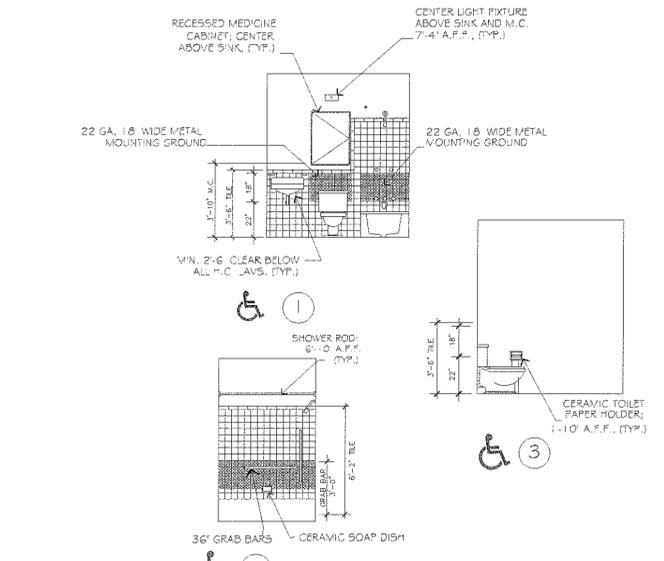
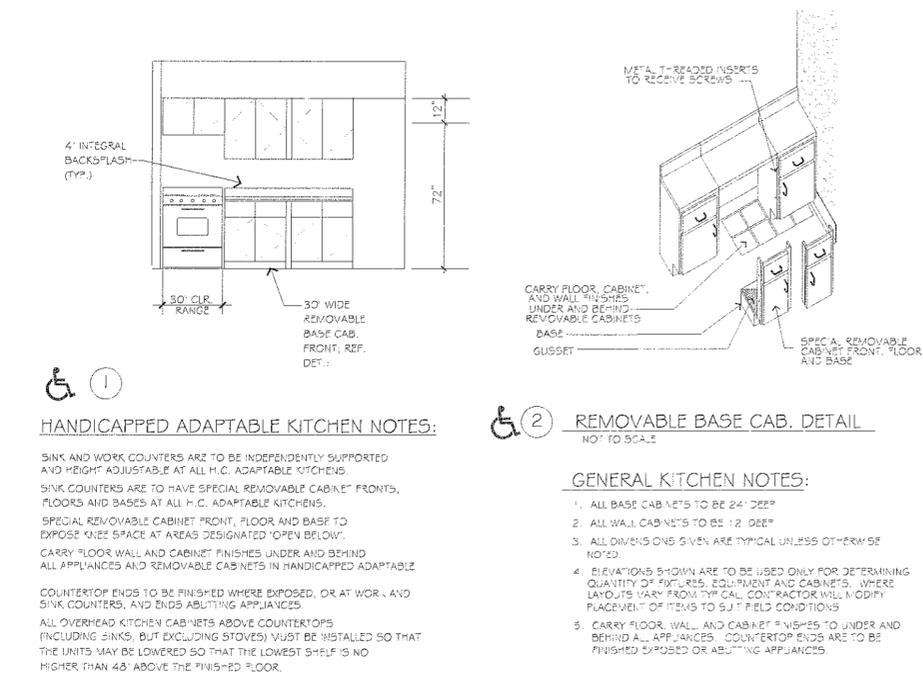
**BLOCK:** 2242  
**LOT:** 53, 54  
**C.B.:** 301  
**ZONE:** R-6A  
**MAP:** 13B  
**LOT DIM.:** 40' X 100'  
**LOT AREA:** 4,000 SF.

**JOB DESCRIPTION:**  
NEW BUILDING -  
5 STORY BRICK & BLOCK  
RESIDENTIAL  
4 DWELLING UNITS.

**APPLICANT:**  
Shawn E Stiles RA  
1548 56 Street  
Brooklyn NY 11219  
T 718 305 6363



**INDEX:**  
ZONING ANALYSIS  
PLOT PLAN  
SKY EXPOSURE PLANE  
ZONING MAP  
HANDICAP DETAILS



**DATE:**  
09 09 2014

**DRAWN BY:**

**APP. BY:**

**DRAWING NO.:**  
**Z-001.00**

REAR YARD

SIDE YARD

LORIMER STREET  
(70' WIDE STREET)



**LEGEND:**

- WALL DETAIL
- NEW 1HR F.R. WALL
- NEW 2HR F.R. WALL
- NEW EXTERIOR METAL FRAME WALL
- NEW CMU BLOCK WALL
- NEW CONCRETE WALLS
- EXISTING CONCRETE WALLS
- ELEVATION REFERENCE
- SECTION CUT
- STAIR DIRECTION - UP
- STAIR DIRECTION - DOWN
- BARE FLOOR ELEVATION
- DOOR NUMBER KEY
- WINDOW NUMBER KEY
- CARBON MONOXIDE / SMOKE DETECTOR
- SMOKE ALARM DETECTOR
- MECHANICAL VENT
- ROOF DRAIN
- FLOOR DRAIN
- VENT STACK

**ADDRESS:**  
153 LORIMER STREET  
BROOKLYN NY 11206

**BLOCK:** 2242  
**LOT:** 53, 54  
**C.B.:** 301  
**ZONE:** R-6A  
**MAP:** 138  
**LOT DIM.:** 40' X 100'  
**LOT AREA:** 4,000 SF.

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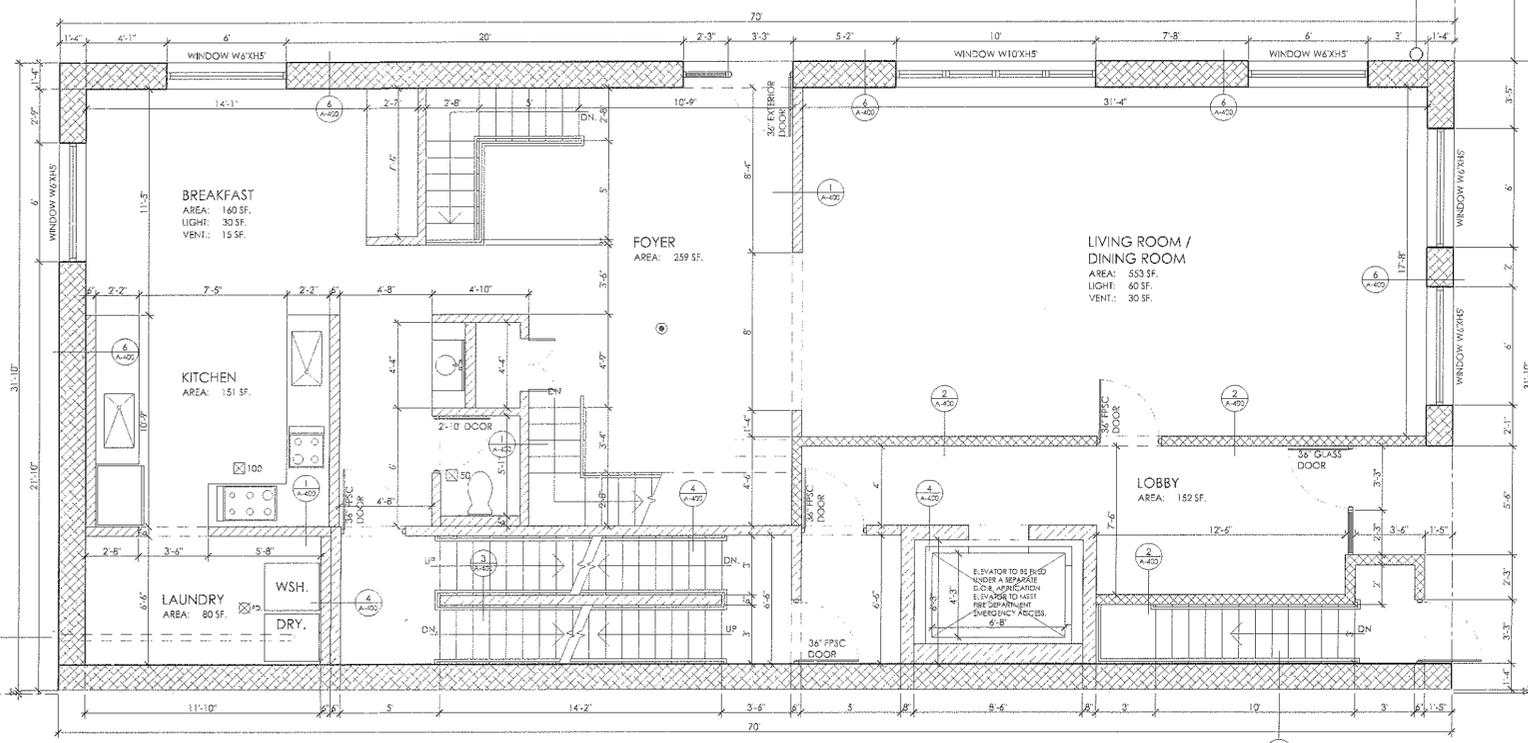
CELLAR FLOOR  
FIRST FLOOR

**DATE:**  
09 09 2014

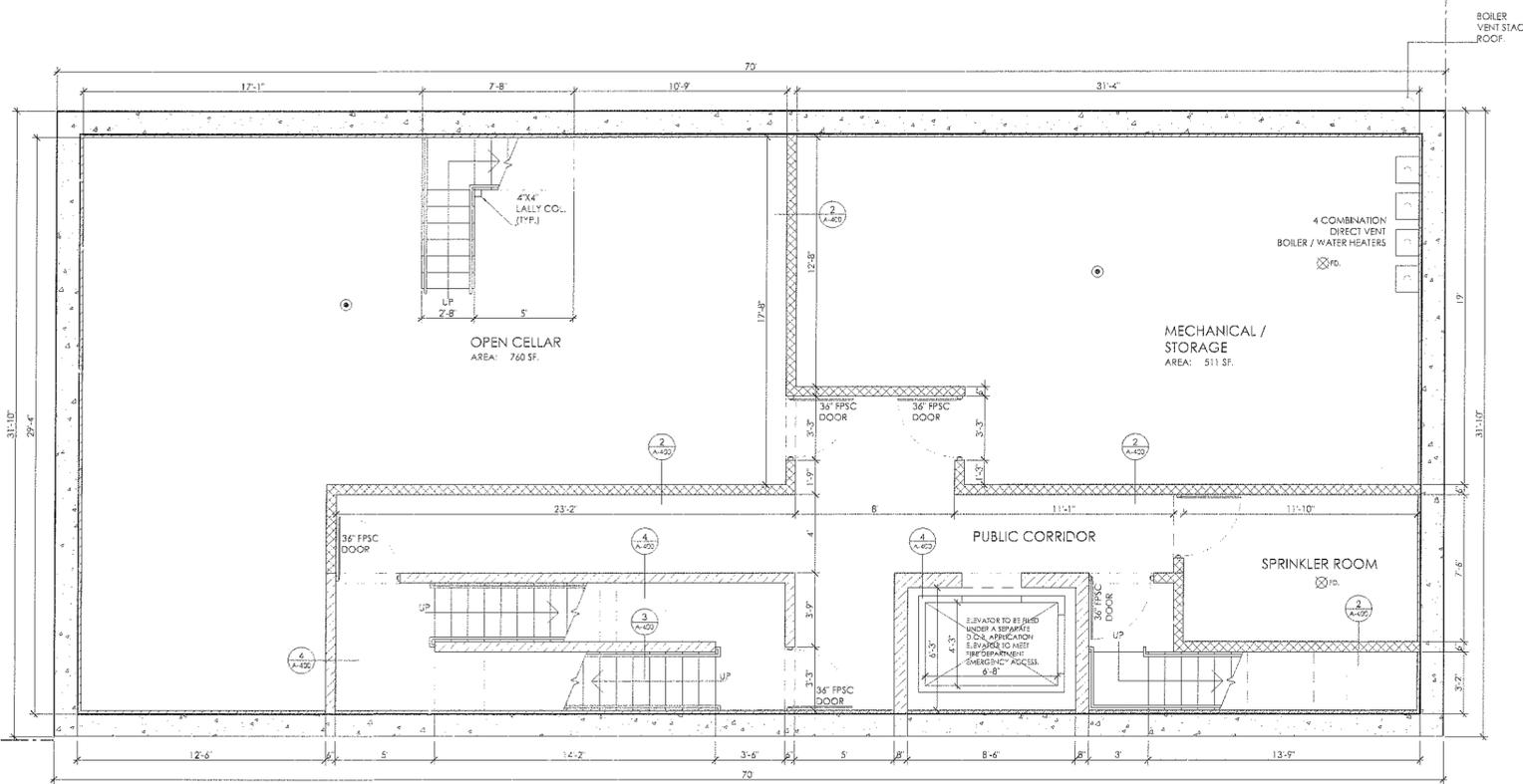
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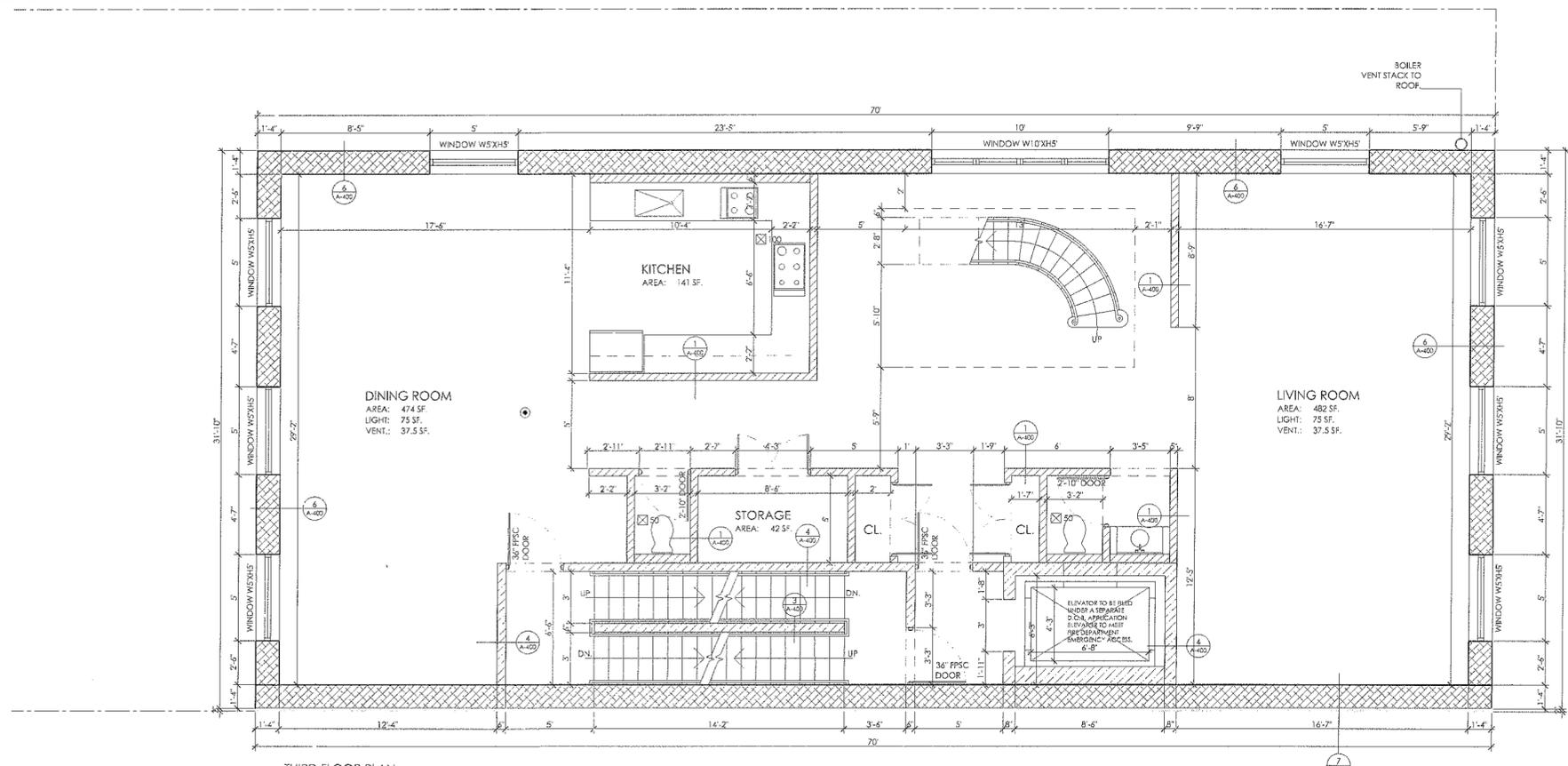
**DRAWING NO.:**  
**A-100.00**



FIRST FLOOR PLAN  
PROPOSED NEW BUILDING  
LORIMER STREET  
SCALE: 1/4" = 1'-0"



CELLAR FLOOR PLAN  
PROPOSED NEW BUILDING  
LORIMER STREET  
SCALE: 1/4" = 1'-0"



THIRD FLOOR PLAN  
PROPOSED NEW BUILDING  
LORIMER STREET  
SCALE: 1/4" = 1'-0"



LEGEND:

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- NEW 1HR F.R. WALL
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**APPLICANT:**

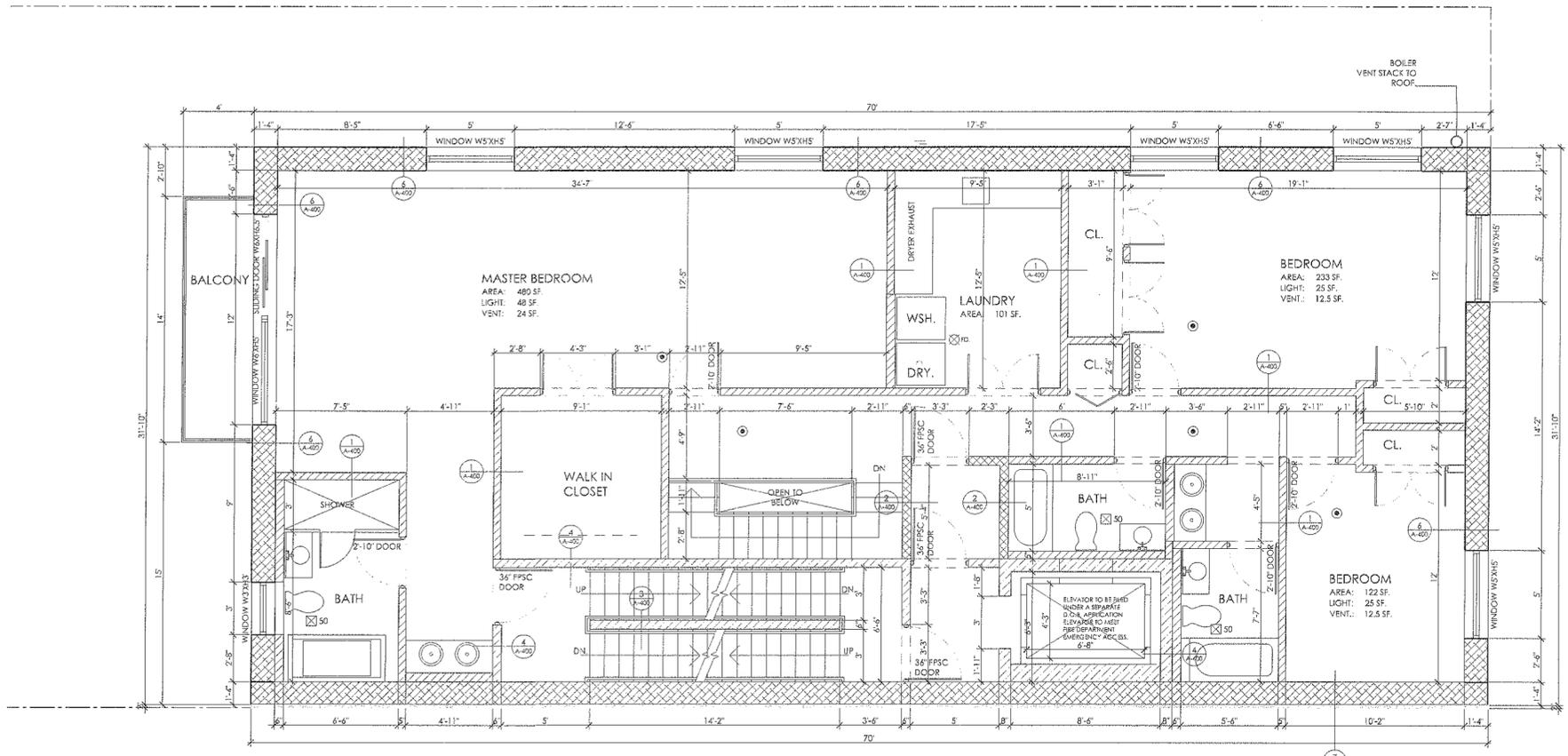
Shawn E Stiles RA  
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**SEAL:**



**INDEX:**

SECOND FLOOR  
THIRD FLOOR



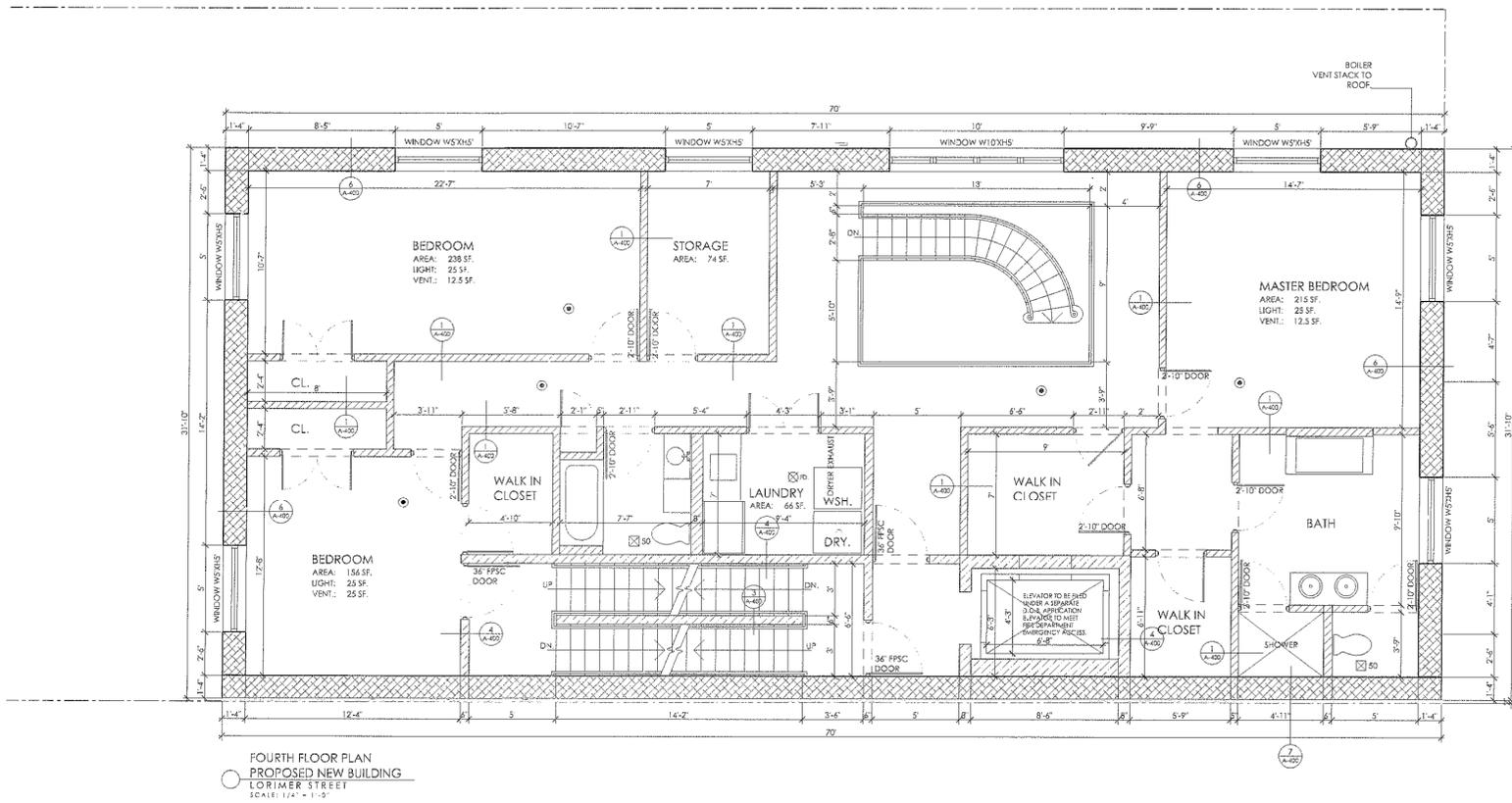
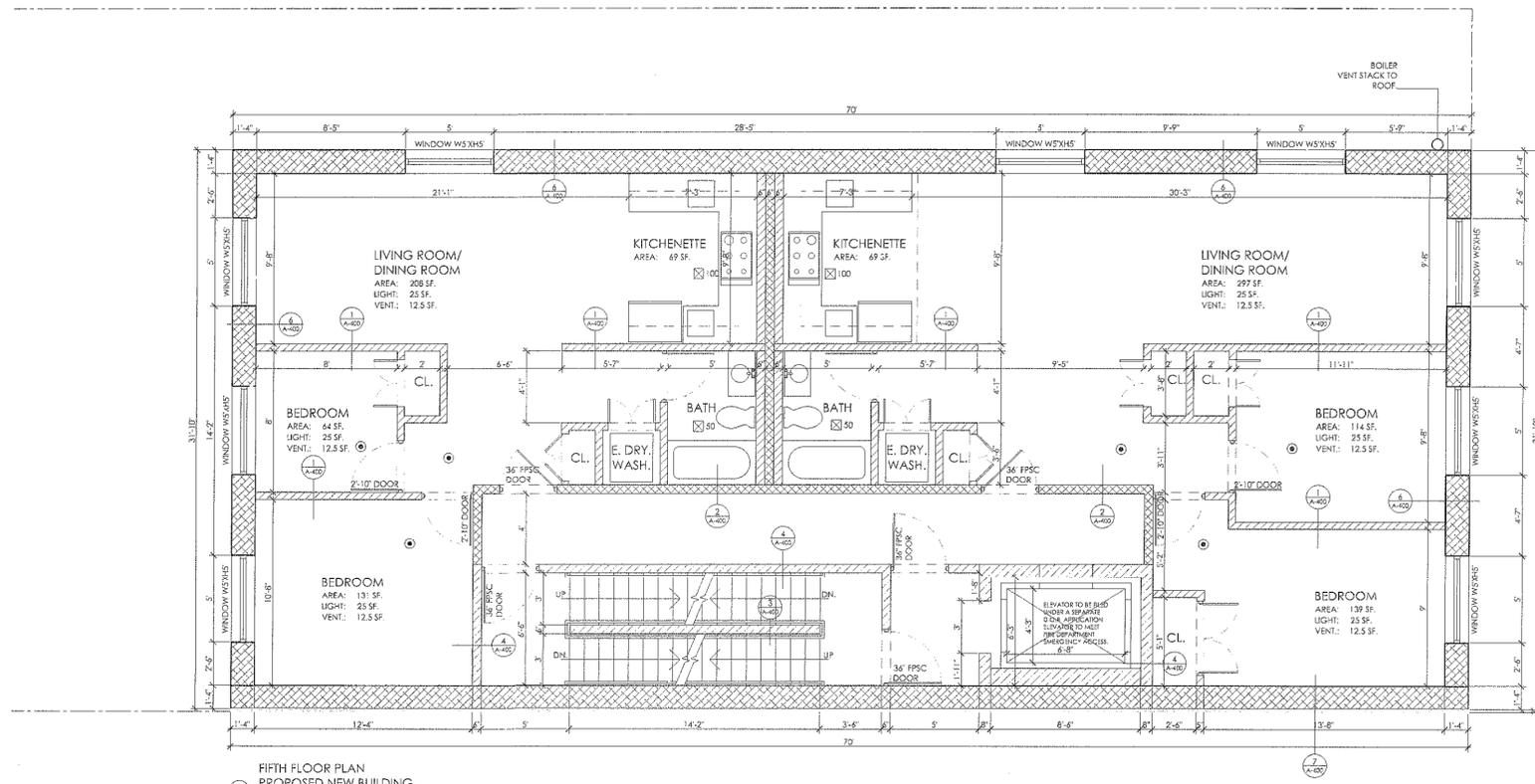
SECOND FLOOR PLAN  
PROPOSED NEW BUILDING  
LORIMER STREET  
SCALE: 1/4" = 1'-0"

**DATE:**  
09 09 2014

**DRAWN BY:**

**APP. BY:**

**DRAWING NO.:**  
**A-101.00**



**LEGEND:**

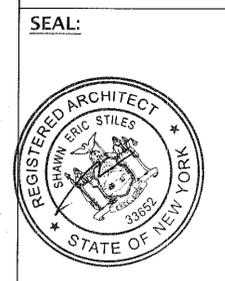
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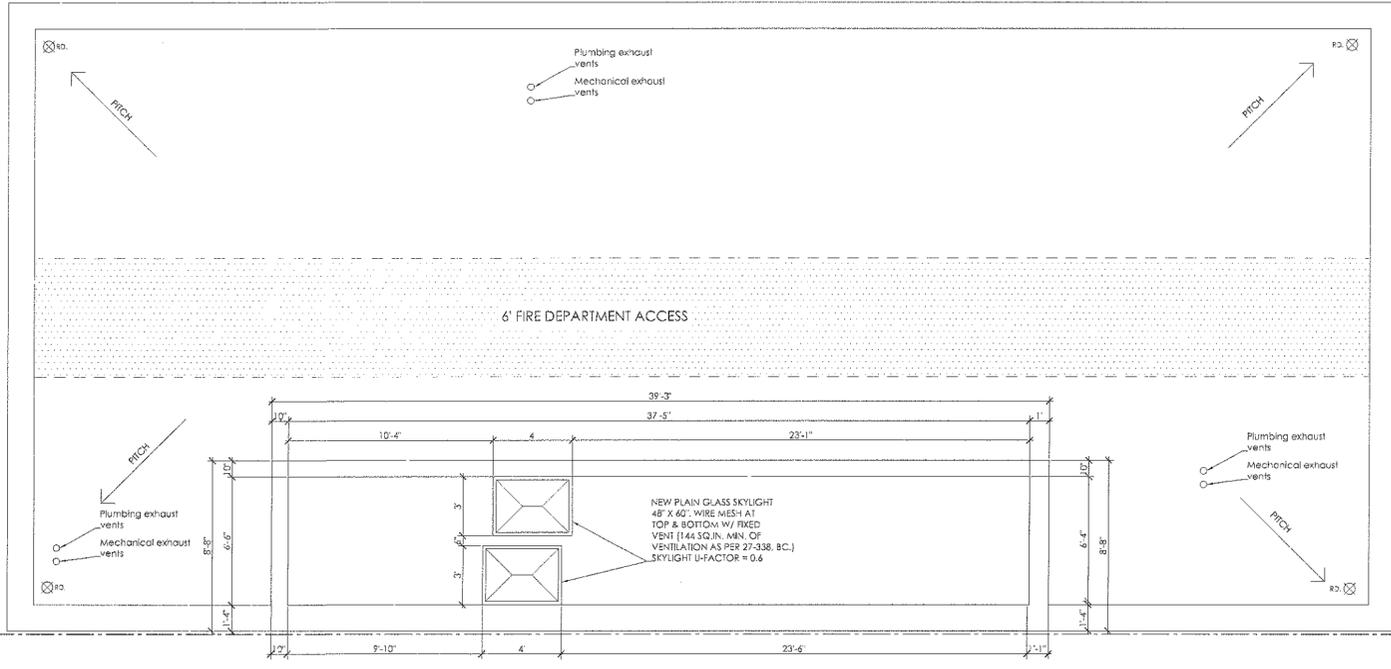
**INDEX:**  
FOURTH FLOOR  
FIFTH FLOOR

**DATE:**  
09 09 2014

**DRAWN BY:**

**APP. BY:**

**DRAWING NO.:**  
**A-102.00**



BULKHEAD ROOF PLAN  
PROPOSED NEW BUILDING  
LORIMER STREET  
NOT TO SCALE



LEGEND:

- WALL DETAIL
- ▨ NEW 1HR F.R. WALL
- ▨ NEW 2HR F.R. WALL
- ▨ NEW EXTERIOR METAL FRAME WALL
- ▨ NEW CMU BLOCK WALL
- ▨ NEW CONCRETE WALLS
- ▨ EXISTING CONCRETE WALLS
- ELEVATION REFERENCE
- SECTION CUT
- ↔ STAIR DIRECTION - UP
- ↔ STAIR DIRECTION - DOWN
- SARE FLOOR ELEVATION
- ⊙ DOOR NUMBER KEY
- ⊙ WINDOW NUMBER KEY
- ⊙ S/C CARBON MONOXIDE / SMOKE DETECTOR
- ⊙ S SMOKE ALARM DETECTOR
- ⊙ CFM MECHANICAL VENT
- ⊙ RD ROOF DRAIN
- ⊙ FD FLOOR DRAIN
- ⊙ VENT STACK

**ADDRESS:**  
153 LORIMER STREET  
BROOKLYN NY 11206

BLOCK: 2242  
LOT: 53, 54  
C.B.: 301  
ZONE: R-6A  
MAP: 13B  
LOT DIM.: 40' X 100'  
LOT AREA: 4,000 SF.

**JOB DESCRIPTION:**

NEW BUILDING -  
4 STORY BRICK & BLOCK  
RESIDENTIAL.  
4 DWELLING UNITS.

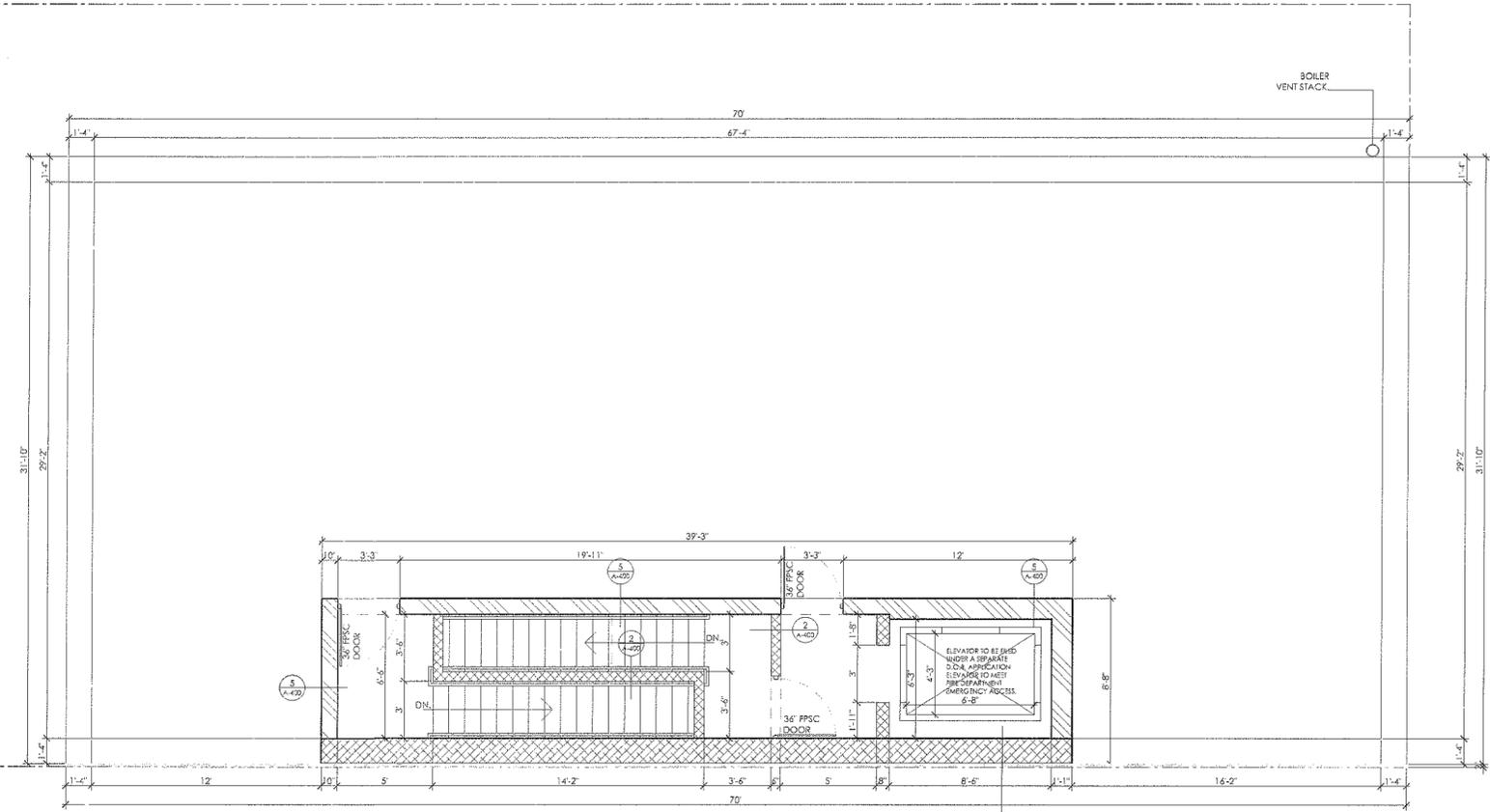
**APPLICANT:**

Shawn E Stiles RA  
1548 56 Street  
Brooklyn NY 11219  
T 718 305 6363



**INDEX:**

ROOF PLAN  
BULKHEAD ROOF PLAN



ROOF FLOOR PLAN  
PROPOSED NEW BUILDING  
LORIMER STREET  
SCALE: 1/4" = 1'-0"

**DATE:**  
09 09 2014

**DRAWN BY:**

**APP. BY:**

**DRAWING NO.:**  
**A-103.00**

**ADDRESS:**  
153 LORIMER STREET  
BROOKLYN NY 11206

BLOCK: 2242  
LOT: 53, 54  
C.B.: 301  
ZONE: R-6A  
MAP: 13B  
LOT DIM.: 40' X 100'  
LOT AREA: 4,000 SF.

**JOB DESCRIPTION:**

NEW BUILDING -  
4 STORY BRICK & BLOCK  
RESIDENTIAL.  
4 DWELLING UNITS.

**APPLICANT:**

Shawn E Stiles RA  
1548 56 Street  
Brooklyn NY 11219  
T 718 305 6363

**SEAL:**



**INDEX:**

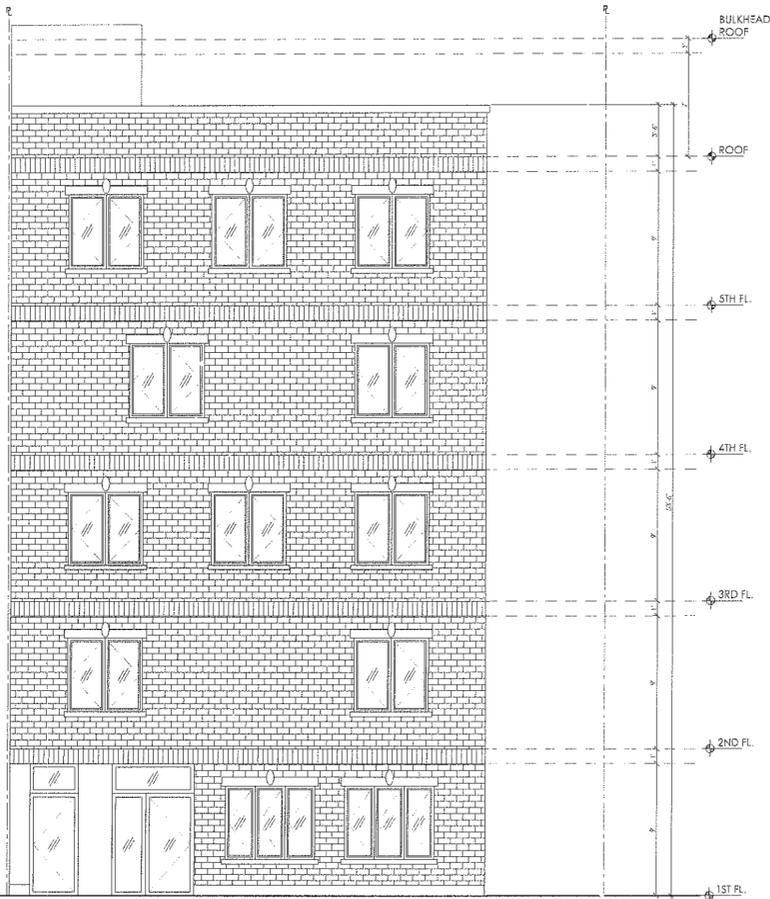
FRONT ELEVATION  
REAR ELEVATION

**DATE:**  
09 09 2014

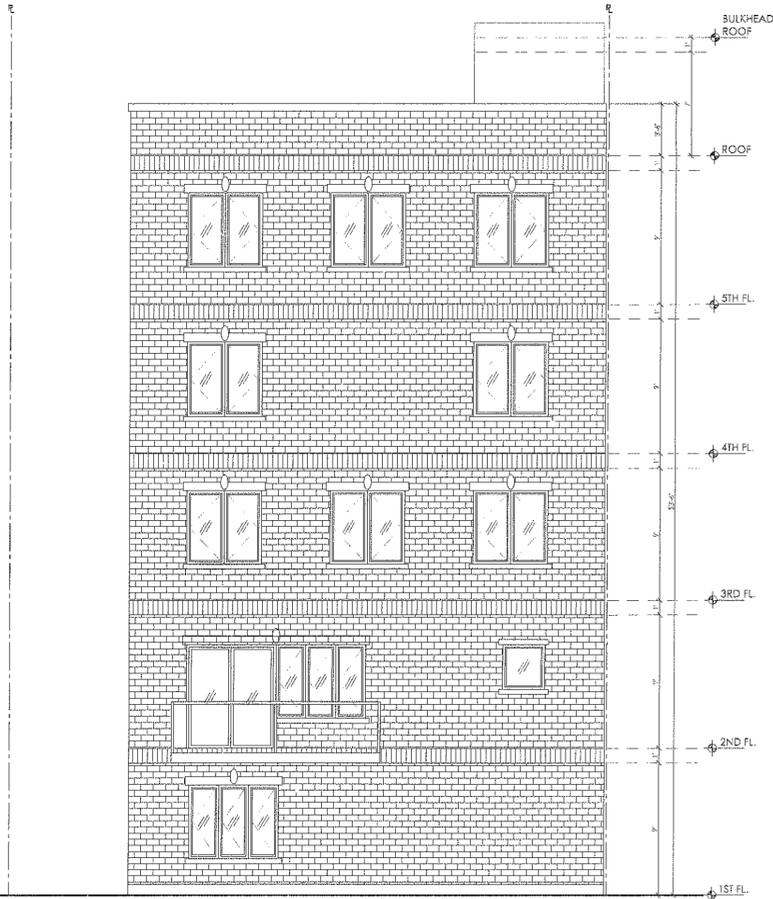
**DRAWN BY:**  
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**APP. BY:**  
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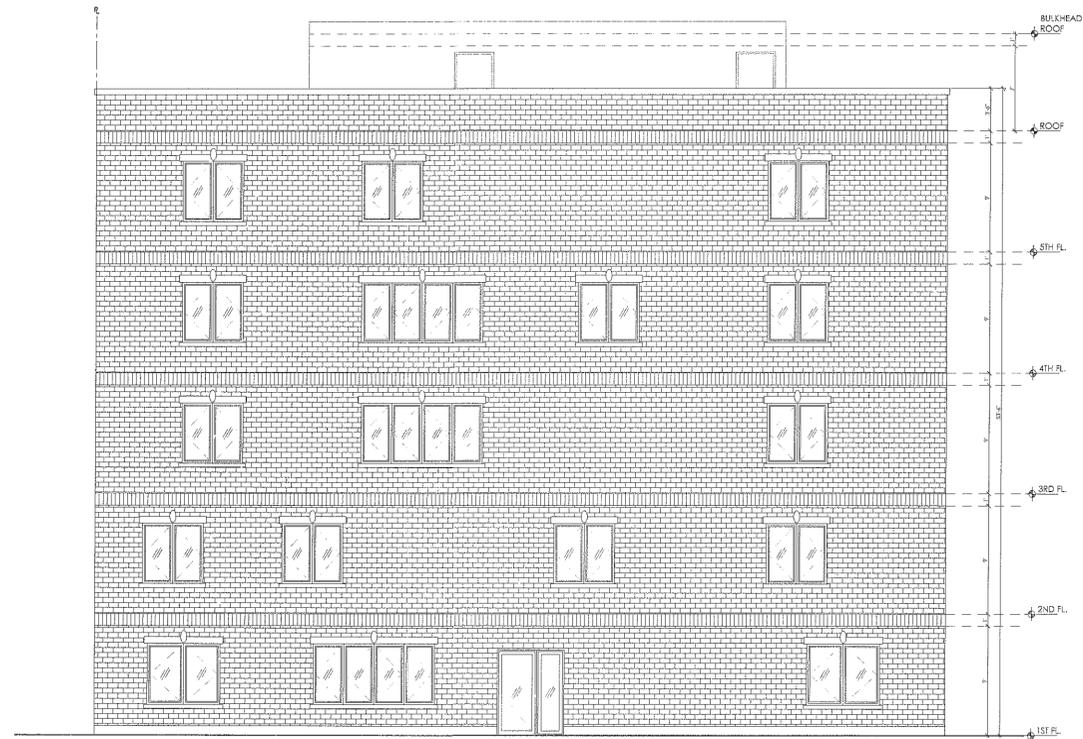
**DRAWING NO.:**  
**A-200.00**



FRONT ELEVATION  
PROPOSED NEW BUILDING  
LORIMER STREET  
SCALE 3/4" = 1'-0"



REAR ELEVATION  
PROPOSED NEW BUILDING  
LORIMER STREET  
SCALE 3/4" = 1'-0"



SIDE ELEVATION  
 PROPOSED NEW BUILDING  
 LORIMER STREET  
 12' X 10' X 11'

**ADDRESS:**  
 153 LORIMER STREET  
 BROOKLYN NY 11206

BLOCK: 2242  
 LOT: 53, 54  
 C.B.: 301  
 ZONE: R-6A  
 MAP: 13B  
 LOT DIM.: 40' X 100'  
 LOT AREA: 4,000 SF.

**JOB DESCRIPTION:**

NEW BUILDING -  
 4 STORY BRICK & BLOCK  
 RESIDENTIAL  
 4 DWELLING UNITS.

**APPLICANT:**

Shawn E Stiles RA  
 1548 56 Street  
 Brooklyn NY 11219  
 T 718 305 6363

**SEAL:**



**INDEX:**

SIDE ELEVATION

**DATE:**  
 09 09 2014

**DRAWN BY:**  
 \_\_\_\_\_

**APP. BY:**  
 \_\_\_\_\_

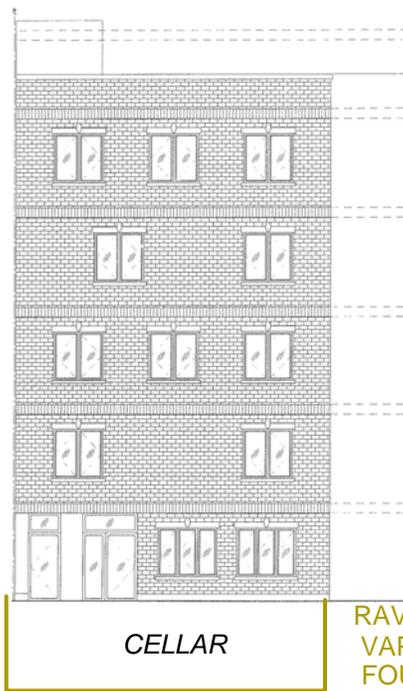
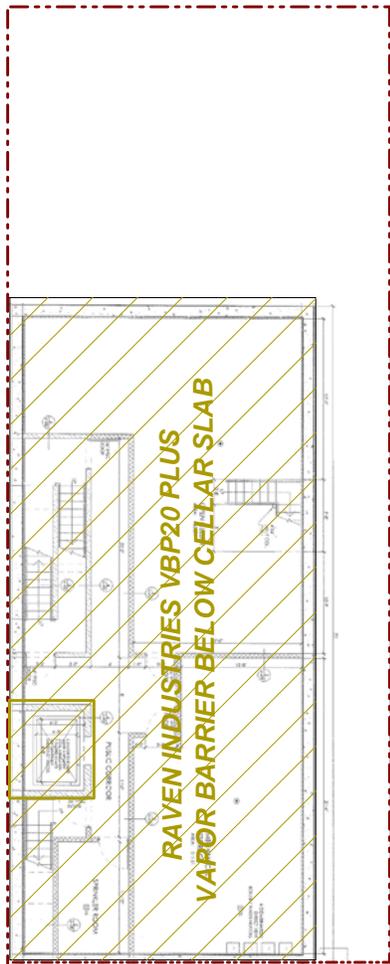
**DRAWING NO.:**  
**A-201.00**



**Appendix 4**  
**Vapor Barrier Plan**

**CELLAR FLOOR PLAN**

**FRONT ELEVATION**

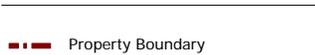


**LOT 53**

**SIDEWALK**

**LORIMER STREET**

KEY:



# Appendix 5 Signage



**NYC Voluntary Cleanup Program**  
**153 Lorimer Street**  
**Site #: 15CVCP031K**

This property is enrolled in the New York City Voluntary Cleanup Program for environmental remediation. This is a voluntary program administered by the NYC Office of Environmental Remediation.

Or scan with smart phone:

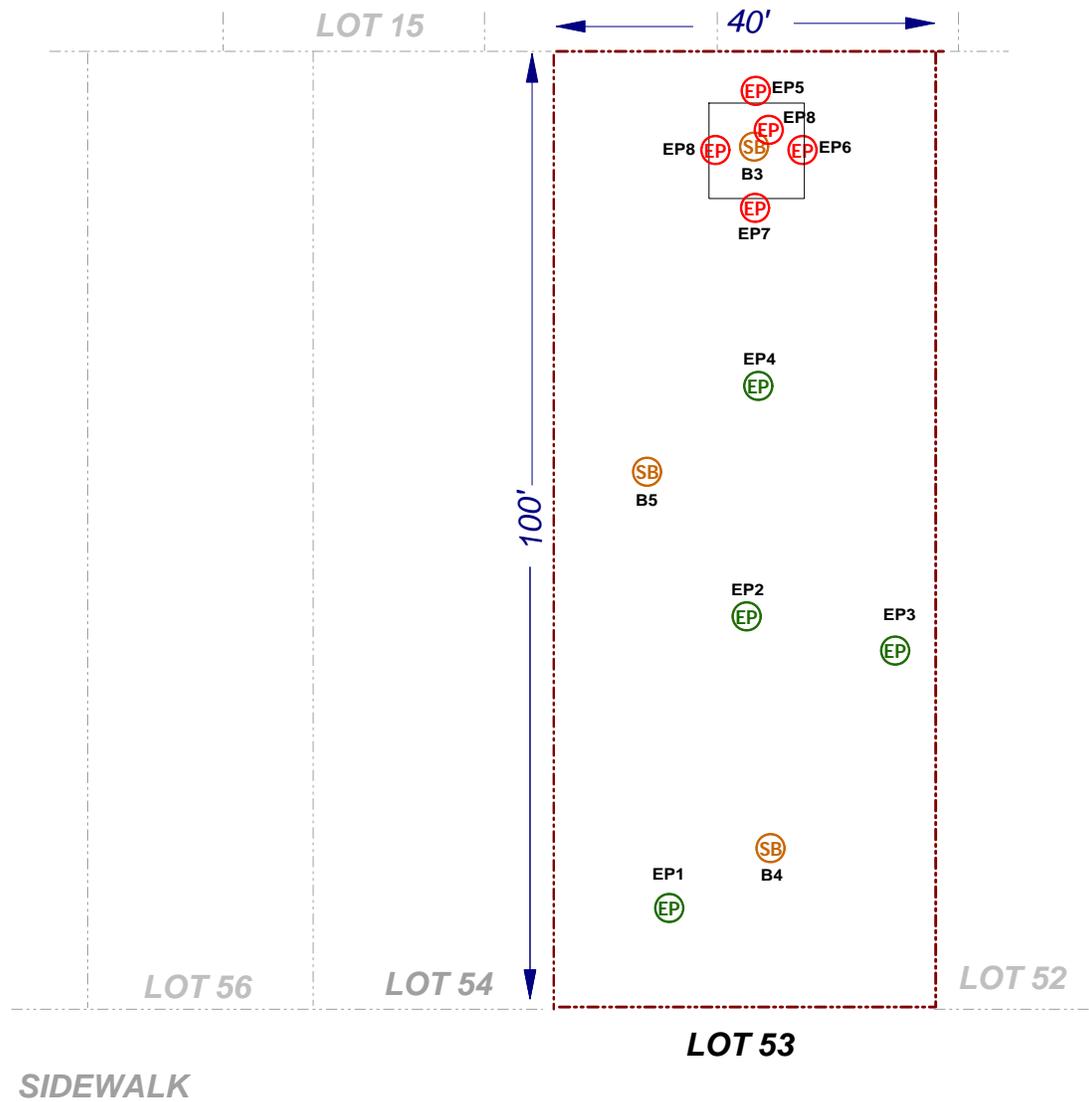


For more information,  
log on to: [www.nyc.gov/oer](http://www.nyc.gov/oer)

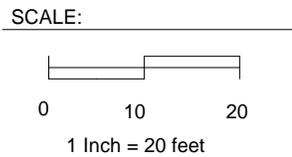
If you have questions or would like more information, please contact:

Shaminder Chawla at (212) 442-3007  
or email us at [brownfields@cityhall.nyc.gov](mailto:brownfields@cityhall.nyc.gov)

**Appendix 6**  
Endpoint Sampling Map



LORIMER STREET



- KEY:
- Property Boundary
  - RI Soil Boring Location
  - Endpoint Soil Sample Location (SVOCs and Metals)
  - Endpoint Soil Sample Location (SVOCs and Mercury)



**Appendix 7**  
**Insurance Fact Sheet**



## FACT SHEET – BIG PROGRAM INSURANCE REQUIREMENTS

**Investigation Grants** – for a developer or site owner to be eligible for a BIG investigation grant, its environmental consultant(s) must be:

- a Qualified Vendor in the BIG Program; and
- maintain Professional Liability (PL) insurance of \$1M per claim and annual aggregate.

**Cleanup Grants** – for a developer or site owner to be eligible for a BIG cleanup grant:

- Its general contractor or excavation/foundation contractor hired to perform remedial work must maintain Commercial General Liability (CGL) insurance of at least \$1M per occurrence and \$2M in the general aggregate. It is recommended that the general contractor or excavation/foundation contractor also maintain a Contractors Pollution Liability policy (CPL) of at least \$1M per occurrence.
- Its subcontractors who are hired by the general contractor etc. to perform remedial work at a site, including soil brokers and truckers, must also maintain a CGL policy in the amount and with the terms set forth above. It is recommended that subcontractors also maintain a CPL policy in the amount and with the terms set forth above.

The CGL policy, and the CPL policy if in force, must list the city, EDC and BRS as additional insureds, include completed operations coverage and be primary and non-contributory to any other insurance the additional insureds may have.

- Its environmental consultant(s) hired to oversee the cleanup must be:
  - a. a BIG Qualified Vendor; and
  - b. maintain Professional Liability (PL) insurance of \$1M per claim and annual aggregate.

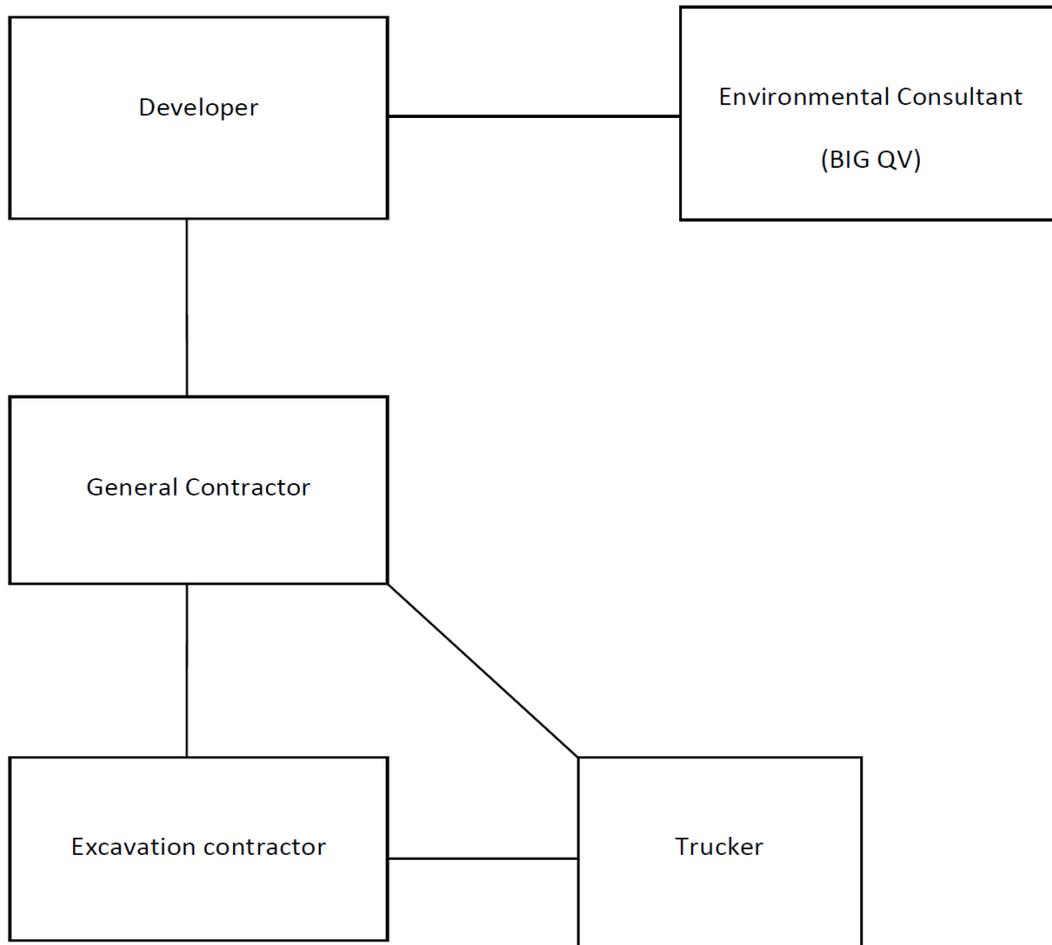
If, in the alternative, the developer hires its environmental consultant to perform the cleanup, the environmental consultant must maintain CGL insurance in the amount and with the terms set forth above. It is recommended that the environmental consultant also maintain CPL coverage in the amount and with the terms set forth in the first two bulleted items listed above.

A schematic presenting the contractual relationships described above appears on page 2. Parties who must be named as Additional Insureds on Cleanup Grant insurance policies (CGL and CPL) are presented on page 3.



**Example of Contractual Relationships for Cleanup Work**

The Office of Environmental Remediation’s Voluntary Cleanup Plan program requires applicants to identify the parties who are engaged in active remediation of their sites including: the General Contractor hired to remediate and/or the excavation contractor hired to excavate soil from the site and the trucking firm(s) that remove soil from the site for disposal at approved facilit(ies).



The chart above shows contractual relationships that typically exist for projects that are enrolled in the Voluntary Cleanup Program.



**BIG Program Additional Insureds**

The full names and addresses of the additional insureds required under the Required CGL Policy and recommended CPL Policy are as follows:

“City and its officials and employees”  
New York City Mayor’s Office of Environmental Remediation  
253 Broadway, 14th Floor  
New York, NY 10007

“NYC EDC and its officials and employees”  
New York City Economic Development Corporation  
110 William Street  
New York, NY 10038

“BIG Grant Administrator and its officials and employees”  
Brownfield Redevelopment Solutions, Inc.  
739 Stokes Road, Units A & B  
Medford, NJ 08055

**Appendix 8**  
Daily Status Report Template

## Generic Template for Daily Status Report

### Instructions

The Daily Status Report submitted to OER should adhere to the following conventions:

- Remove this cover sheet prior to editing.
- Remove all the **red text** and replace with site-specific information.
- Submit the final version as a Word or PDF file.

### Daily Status Reports

Daily status 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.

# DAILY STATUS REPORT

Prepared By: Enter Your Name Here

WEATHER	Snow		Rain		Overcast		Partly Cloudy	X	Bright Sun	
TEMP.	< 32		32-50		50-70	X	70-85		>85	

VCP Project No.:	13CVCP000M	E-Number:	13EHAN000M	Date:	01/01/2013
Project Name:	Name or Address				

Consultant: Person(s) Name and Company Name	Safety Officer: Person(s) Name and Company Name
General Contractor: Person(s) Name and Company Name	Site Manager/ Supervisor: Person(s) Name and Company Name

Work Activities Performed (Since Last Report):  
Provide details about the work activities performed.

Working In Grid #: A1, B1, C1

Samples Collected (Since Last Report):  
No samples collected or provide details

Air Monitoring (Since Last Report):  
No air monitoring performed or provide details

Problems Encountered:  
No problems encountered or provide details

Planned Activities for the Next Day/ Week:  
Provide details about the work activities planned for the next day/ week.

									Example:	
Facility # Name/ Location Type of Waste Solid <u>Or</u> Liquid	Facility # Name Location Type of Waste Solid <u>Or</u> Liquid		##### Clean Earth Carteret, NJ petroleum soils Solid							
(Trucks, Cu.Yds. <u>Or</u> Gallons)	Trucks	Cu. Yds. <u>Or</u> Gallons	Trucks	Cu. Yds.						
Today									5	120
Total									25	600

NYC Clean Soil Bank		Receiving Facility: Name/ Address (Approved by OER)			
Tracking No.:	13CCSB000				
Today	Trucks 5	Cu. Yds. 25	Total	Trucks 120	Cu. Yds. 600

Site Grid Map  
Insert the site grid map here

## Photo Log

Photo 1 – provide a caption	Insert Photo Here – Photo of the entire site
Photo 2 – provide a caption	Insert Photo Here – Photo of the work activities performed
Photo 3 – provide a caption	Insert Photo Here – Photo of the work activities performed