



March 16, 2016

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 # 14CVCP258Q
E-Designation # 14EHAN169Q
93-43 Sutphin Blvd
Remedial Action Work Plan (RAWP) Stipulation List

Dear Mr. Chawla:

CA Rich Consultants, Inc. hereby submits a Remedial Action Plan (RAWP) Stipulation List for the Site to the New York City Office of Environmental Remediation (OER) on behalf of Station Plaza Hotel LLC. 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. A Historic Fill Transfer and Disposal Notification Form to each disposal facility and a pre-approval letter from all disposal facilities will be provided to OER prior to any soil/fill material removal from the site. The Historic Fill Transfer and Disposal Notification Form template is attached in **Appendix 2**. 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.

4. 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 3**) announcing the remedial action. The Information sheet will be laminated and permanently affixed to the placard.
5. If the site contains hazardous waste that will be excavated and disposed of offsite, OER will work with the development team to seek an exemption for the property from the state Hazardous Waste Program Fee (\$130/ton) and Special Assessment on Hazardous Waste (up to \$27/ton). To qualify for an exemption, the site must be enrolled in the city Voluntary Cleanup Program; hazardous waste must result from remedial action set forth in a cleanup plan approved by OER; and OER must oversee the cleanup. It is the applicant's responsibility to notify the OER Project Manager, copying the supervising Project Manager and OER Deputy Director Shaminder Chawla, before hazardous waste is shipped from the site. Unless the Department of Environmental Conservation is notified before waste is shipped from the site, the project may not receive an exemption from the fee. This exemption does not cover, and the project remains responsible for, a Hazardous Waste Annual Report to be filed with DEC and Quarterly Returns for Special Assessments on Hazardous Waste to be filed with the state Department of Taxation and Finance. **Appendix 4** includes additional information about the exemption from the Hazardous Waste Program Fee and the Special Assessment on Hazardous Waste.
6. Collection and analysis of four (4) end-point samples from the bottom of the excavation to evaluate the performance of the remedy with respect to attainment of Track 1 SCOs. A map indicating end-point sampling locations is attached in **Appendix 5**. Samples will be analyzed for contaminants of concern VOCs, SVOCs, Metals, PCBs, and Pesticides.
7. 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 contractors pollution liability (CPL) coverage, also providing \$1 million per claim in 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 6**.
8. 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 7**.

9. Monthly reports will be provided by the owner/developer after excavation work is completed for the duration of the construction period. Monthly report template is attached in **Appendix 8**.
10. Trucking log sheets will be utilized as trucks are transported from sites, and completed logs should be attached to the Remedial Action Report (RAR) as an appendix. The goal of this log is to clearly document the destination of material leaving the site, the parties responsible for its transfer, and other pertinent details. The trucking log template is provided in **Appendix 9**.
11. A minimum of 20-mil vapor barrier will be installed beneath the structure's slab and along foundation sidewalls. The barrier chosen for this project is manufactured by Grace Preprufe®, model numbers 300R, 160R, and 4,000. **Appendix 10** provides manufactures specifications and PE/RA certified building plans with the extent of the vapor barrier installation details (penetrations, joints, etc.) with respect to the proposed foundation, footings, etc.
12. An engineered composite site cover will be placed over the entire footprint of the Site. The composite cover system will be comprised of concrete foundation/slabs. Drawings of the composite site cover are provided as **Appendix 11**.
13. Truck route is included in **Appendix 12**.
14. Dewatering will be performed in full compliance with applicable laws, rules and regulations. Dewatering permit will be obtained from NYCDEP prior to construction activities.
15. Development plans are attached in **Appendix 13**.
16. The proposed future use of the Site will consist of a transient franchise hotel with approximately 221 rooms in general. The building will be 27-stories tall and contain about 110,196 gross square feet. It will house a cellar with building services such as kitchen, laundry, compactor, offices and accessory mechanical rooms. A lobby and bar/restaurant will be located on the ground level, the second floor will house guestrooms and a fitness center, the third floor will house guestrooms and meeting rooms, and the 15th floor will be dedicated to housing building mechanical units. Located on the 26th floor is a rooftop bar with open terrace space. The remaining floors will house hotel guestrooms. **Appendix 14**.

CA RICH CONSULTANTS, INC.



Victoria Whelan, CPG, QEP
Associate

Cc: William Wong, NYCOER

Appendix 1
Generic Procedures for Management of Underground Storage Tanks
Identified under the NYC VCP

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
Historic Fill Transfer and Disposal Notification Form

**Historic Fill & Soil Disposal Notification Form
New York City Office of Environmental Remediation**

**Historic Fill & Soil Disposal Notification Form
New York City Office of Environmental Remediation**

Date: March 14, 2016

To operators and representatives of disposal facilities and government regulators:

The New York City Office of Environmental Remediation (OER) operates several environmental remediation regulatory programs in New York City that manage light to moderately contaminated properties that are planned for redevelopment. These projects commonly involve the removal of historical fill and soil from properties for development and other purposes. As with any environmental regulatory program, lawful transport and disposal of historic fill and soil is mandatory. It is also our highest priority.

Disposal facilities, recycling facilities and clean fill facilities (collectively, “receiving facilities”) for historic fill and soil may be located in New York or neighboring states. Our research has indicated that a wide range of facility types and a complex set of regulatory requirements and obligations for a receiving facility operation exist within each jurisdiction. Receiving facilities are required to comply with applicable laws and regulations and may operate under state and local authority via permits, licenses, registrations, agreements and other legal instruments that dictate requirements for the material they can receive. Operating requirements may include adherence to applicable chemical standards, guidance levels, criteria, policy or other bases to determine the suitability for receipt of historical fill or soil at a receiving facility. Such requirements may also specify sample frequency, location, sampling method, chemical analytes, or analytical methods. Receiving facility soil/fill sampling requirements often differ from standard remedial investigation protocol performed in the original environmental study of the property.

Given the variability of data requirements for receiving facilities, the wide range of receiving facility types, and the complexity of regulatory requirements and obligations, OER is seeking to assist government regulators and facility operators and their technical representatives to achieve compliance with regulatory requirements for disposal of historic fill and soil at receiving facilities for projects we administer. Further, we seek to ensure that all of the data and information that is developed in OER’s regulatory programs (for instance, site environmental history and soil chemistry) is available to government regulators and to facility managers when making decisions on suitability for disposal to a receiving facility.

This document provides formal notification from OER of the availability of environmental information regarding the physical and chemical content of historical fill and soil that is proposed for transfer to a disposal, recycling or clean fill facility from a property located at:

93-43 Sutphin Blvd, Queens, New York
OER Site # 14CVCP258Q

The above referenced property has undergone regulated environmental investigation and is the subject of remedial action work plan under the authority of OER. All environmental data and information generated during this regulatory process is available online in OER’s Document Repository listed below. Be advised that many properties are also regulated under state environmental law, and additional data may be available from state agencies. OER reserves the right to share this information with applicable state regulators.

<http://www.nyc.gov/html/oer/html/document-repository/document-repository.shtml>

Note: when logged on to above URL, select the borough for the site (listed in the address above) and scroll through the list and select the address for the site (listed above). All documents are available in PDF format.

According to New York State DER-10 Technical Guidance for Site Investigation and Remediation, historical fill is non-indigenous fill material deposited on a property to raise its topographic elevation. The origin of historical fill is unknown

but it is commonly known to contain ash from wood and coal combustion, slag, clinker, construction debris, dredge spoils, incinerator residue, and demolition debris. Historic fill is a regulated solid waste in the State of New York. Prior to making a determination regarding the suitability of historic fill and/or soil from this property for disposal at this receiving facility, **we strongly recommend that you review all of the data and information available for this property in our Document Repository** listed above. The repository includes:

- A Phase 1 history of use of the property;
- A Remedial Investigation Report for the property which includes:
 - Boring logs that describe physical observations of the historical fill material made by a trained environmental professional;
 - Chemical data for grab samples of historical fill collected during the remedial investigation;
- A Remedial Action Work Plan for the property.

If you have any questions, please contact Horace Zhang at (212) 788-8484 or H Zhang@dep.nyc.gov for more information.

Appendix 3
NYC VCP Signage



NYC Voluntary Cleanup Program

**93-43 Sutphin Blvd
Site #: 14CVCP258Q**

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.

For more information,
log on to: www.nyc.gov/oer

Or scan with smart phone:



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

Appendix 4
Hazardous Waste Exemptions Fact Sheet



**Exemptions from the state
Hazardous Waste Program
Fee & Special Assessment**

If your site is enrolled in the city Voluntary Cleanup Program (VCP) and contains hazardous waste that will be excavated and disposed of offsite, OER can work with your development team to exempt your property from the \$130/ton state Hazardous Waste Program Fee and the Special Assessment on Hazardous Waste.

Exemption from the Hazardous Waste Program Fee

To qualify for an exemption from the Hazardous Waste Program Fee:

1. A site must be enrolled in the city Voluntary Cleanup Program;
2. Hazardous waste must result from remedial action set forth in a cleanup plan approved by OER; and
3. OER must oversee the cleanup.

Process for obtaining a Hazardous Waste Program Fee exemption:

For each VCP site, OER will submit three certifications to the New York State Department of Environmental Conservation (DEC):

1. OER will prepare a Notice of Potential Generation of Hazardous Waste after a soil test shows a site contains hazardous waste. To prepare this Notice, you must provide your OER project manager with:

- the site's EPA generator ID number;
- the date of the soil test confirming hazardous waste;
- the quantity of hazardous waste, in tons, anticipated to be shipped; and
- the anticipated dates for the start and completion of remediation.

DEC must receive this form **before** hazardous waste is shipped from your site. Otherwise, your claim for an exemption may be denied.

2. After hazardous waste has been removed from the site, you must notify your OER project manager that removal is complete. OER will then distribute a Certification of Hazardous Waste Generation to your project team which, when filled out, documents how the hazardous waste was managed. Once completed, it must be signed by the generator (or site owner) and the site's Qualified Environmental Professional and returned to your OER project manager with a copy to Amanda Duchesne aduchesne@dep.nyc.gov and Michelle Sarro msarro@dep.nyc.gov.

**For further information,
please contact:**

Amanda Duchesne
Program Manager
(212) 341-2077

ADuchesne@dep.nyc.gov

or

Michelle Sarro
Attorney
(212) 341-2015

MSarro@dep.nyc.gov

Upon receipt of the Certification of Hazardous Waste Generation, OER will issue a **\$10/ton fee** for services to obtain the exemption from the state Hazardous Waste Program Fee.

3. OER will then issue a Certification of Remedial Action that Generated Hazardous Waste to DEC representing OER's approval of how a site managed its hazardous waste.

DEC will make its determination after receiving the last two certifications. OER will then notify the project of the exemption.

Exemption from the Special Assessment on Hazardous Waste

VCP sites are also eligible for an exemption from the Special Assessment on Hazardous Waste, which can cost projects up to \$27/ton.

It is advised that you assert your interest in obtaining the Special Assessment exemption when you file a TP-550 Quarterly Return for Special Assessments on Hazardous Waste Generated in New York State form with the state Department of Taxation and Finance within 20 days of the end of the calendar quarter in which the waste was generated. In line item 3 on the form, indicate the number of tons of hazardous waste that were generated in New York State under an order of, or agreement or contract with, DEC. For access to the TP-550 form and further instructions see <http://www.tax.ny.gov/bus/haz/hzrdwste.htm>.

Ongoing Obligations

Regardless of the exemptions from the Hazardous Waste Program Fee and Special Assessment on Hazardous Waste, parties must:

- File a Hazardous Waste Annual Report with DEC by March 1 of each year if your site generated 15 tons or more of hazardous waste in the prior calendar year. For details, see <http://www.dec.ny.gov/chemical/8770.html>. To set forth the basis for an exemption from the Hazardous Waste Program Fee, put an X in the Exempt Remedial box in Box H of Section 1 of the Waste Generation and Management (GM) form and in the Comments Box (at the bottom of the form) include "New York City Voluntary Cleanup Program, VCP Site Number_____"; and
- File a TP-550 Quarterly Return for Special Assessments on Hazardous Waste Generated in New York State form with the state Department of Taxation and Finance within 20 days of the end of the calendar quarter in which the waste was generated. For access to the TP-550 form and further instructions see <http://www.tax.ny.gov/bus/haz/hzrdwste.htm>.

Appendix 5
End-Point Sampling Map

Long Island Rail Road Tracks

Long Island Railroad Overpass

MTA Lot

Block: 9998
Lot: 52

Block: 9998
Lot: 48

Approximate
Property
Boundary

Block: 9998
Lot: 47

Jamaica Station

SUTPHIN BOULEVARD

Bilco
Doors

Existing
Building

Adjacent Commercial Building

Block: 9998
Lot: 42

Block: 9998
Lot: 43

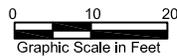
94TH AVENUE

Bilco
Doors

Vacant Lot

LEGEND

- Proposed Endpoint Sample Location



CA RICH CONSULTANTS, INC.

Environmental Specialists Since 1982
17 Dupont Street, Plainview, New York 11803

TITLE: Endpoint Sample Locations		DATE: 4/16/2014
FIGURE: 4		SCALE: As Shown
DRAWING NO: 2014-4	DRAWN BY: J.T.C./T.R.B.	
		APPR. BY: V.W.

Appendix 6
BIG Program 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.

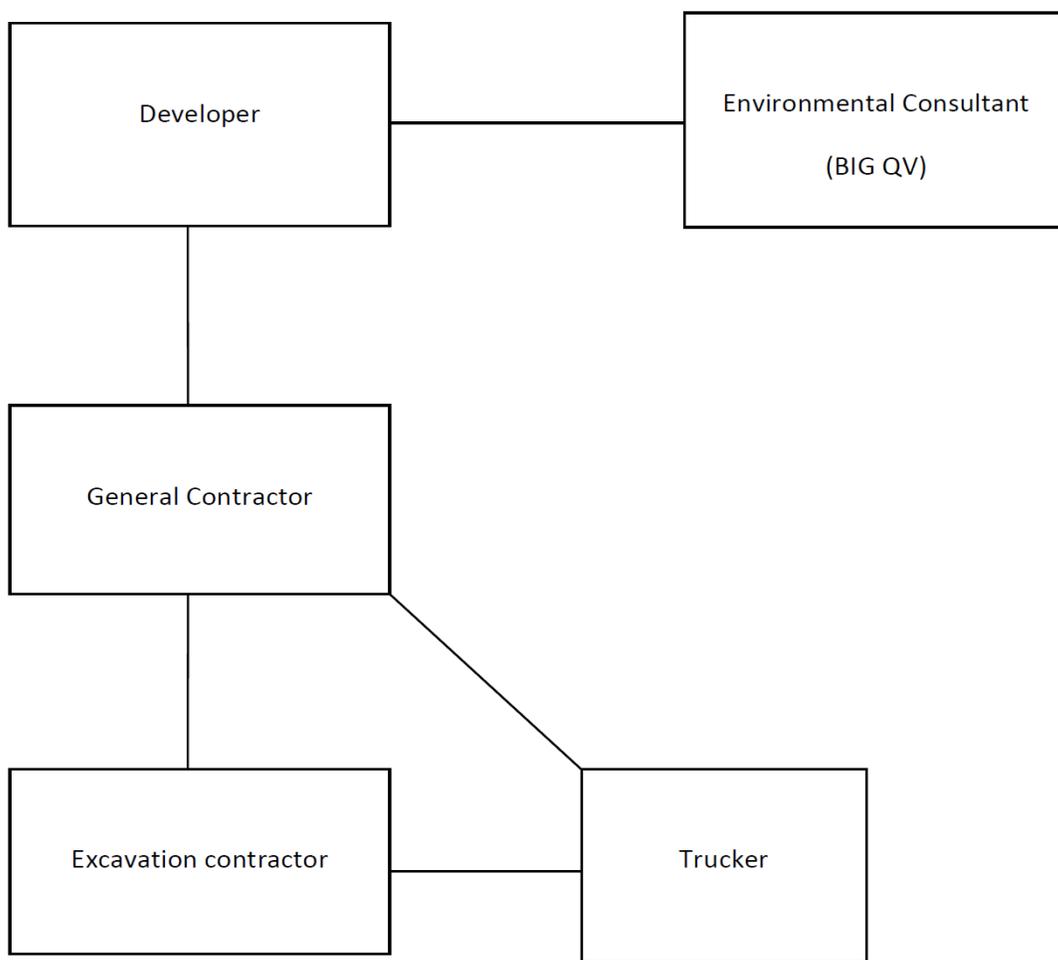
- Its environmental consultant(s) hired to oversee the cleanup must be:
 - a. a BIG Qualified Vendor; and
 - b. maintain Professional Liability (PL) insurance of \$1M per claim and annual aggregate.

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 7
Daily 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.:	16CVCP000M	E-Number Project No.:	16EHAN000M	Date:	01/01/2016
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
Prestart Conditions – PID = 0.0 ppm, Dust = 0.000
High Conditions – PID = 0.0 ppm, Dust = 0.000

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		##### ABC Facility New York, NY petroleum soils Solid							
	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.:	16CCSB000				
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

Appendix 8
Weekly / Monthly Report Template

WEEKLY / MONTHLY STATUS REPORT

Prepared By: Enter Your Name Here

VCP Project No.:	16CVCP000M	E-Number Project No.:	16EHAN000M	Date:	01/01/2016
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Project Name:	Name or Address
Project Updates (Since Last Report): Provide details about the work activities performed.	
Problems Encountered: No problems encountered or provide details	
Planned Activities for the Next three months: Provide details about the future work activities.	

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

Appendix 9
Soil Disposal and Trucking Log Sheet

Appendix 10
Vapor Barrier

Grace Below Grade Waterproofing

PREPRUFE® 300R PLUS & 160R PLUS

Pre-applied waterproofing membranes that bond integrally to poured concrete for use below slabs or behind basement walls on confined sites

Description

Preprufe® 300R Plus & 160R Plus membranes are unique composite sheets comprised of a thick HDPE film, pressure sensitive adhesive and weather resistant protective coating. Designed with Advanced Bond Technology™ and a dual adhesive ZipLap™, Preprufe Plus membranes form a unique, integral bond to poured concrete, preventing both the ingress and lateral migration of water while providing a robust barrier to water, moisture and gas.

Release liner free and designed for efficient, reliable installation, the Preprufe Plus ZipLap allows for an adhesive to adhesive bond at seam overlaps and delivers superior performance in harsh conditions without the need for specialized equipment, heat or power.

The Preprufe R Plus System includes:

- **Preprufe® 300R Plus**—heavy-duty grade for use below slabs and on rafts (i.e. mud slabs). Designed to accept the placing of heavy reinforcement using conventional concrete spacers.
- **Preprufe® 160R Plus**—thinner grade for blindside, zero property line applications against soil retention systems. Vertical use only.
- **Preprufe® Tape LT**—for covering cut edges, roll ends, penetrations and detailing (temperatures between 25°F (-4°C) and 86°F (+30°C)).
- **Preprufe® Tape HC**—for covering cut edges, roll ends, penetrations and detailing (minimum 50°F (10°C)).
- **Preprufe® CJ Tape LT**— for construction joints, and detailing (temperatures between 25°F (-4°C) and 86°F (+30°C)).
- **Preprufe® CJ Tape HC**— for construction joints, and detailing (minimum 50°F (10°C)).
- **Bituthene® Liquid Membrane**—for sealing around penetrations, etc.
- **Adcor™ ES**—waterstop for joints in concrete walls and floors
- **Preprufe® Tieback Covers**—preformed cover for soil retention wall tieback heads
- **Preprufe® Preformed Corners**—preformed inside and outside corners

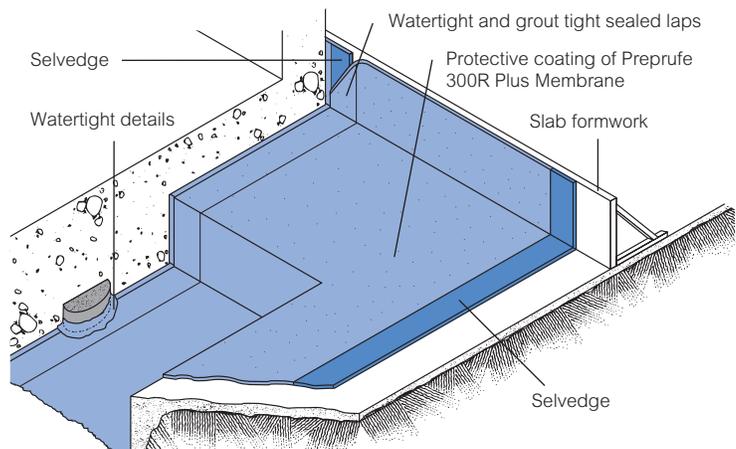
Preprufe® 300R Plus & 160R Plus membranes are applied either horizontally to smooth prepared concrete, carton forms or well rolled and compacted earth or crushed stone substrate; or vertically to permanent formwork or adjoining structures. Concrete is then cast

directly against the adhesive side of the membranes. The specially developed Preprufe adhesive layers work together to form a continuous and integral seal to the structure.

Preprufe can be turned up the inside face of slab formwork but is not recommended for conventional twin-sided formwork on walls, etc. Use Bituthene® self-adhesive membrane or Procor® fluid-applied membrane to walls after removal of formwork for a fully bonded system to all structural surfaces.

Advantages

- **Forms a unique continuous adhesive bond to concrete poured against it**—prevents water migration and makes it unaffected by ground settlement beneath slabs
- **Fully-adhered adhesive to adhesive watertight ZipLaps** and easy to execute detailing
- **Provides a barrier to water, moisture and gas**—physically isolates the structure from the surrounding ground
- **Easy roll/kick out installation**—reduces installation time and cost
- **Release liner free**—expedites installation and reduces construction site waste
- **Solar reflective**—reduced temperature gain
- **Simple and quick to install**—requiring no priming or fillets
- **Can be applied to permanent formwork**—allows maximum use of confined sites
- **Self protecting**—can be trafficked immediately after application and ready for immediate placing of reinforcement



Drawings are for illustration purposes only. Please refer to graceconstruction.com for specific application details.

- **Unaffected by wet conditions**—cannot activate prematurely
- **Inherently waterproof, non-reactive system:**
 - not reliant on confining pressures or hydration
 - unaffected by freeze/thaw, wet/dry cycling
- **Chemical resistant**—effective in most types of soils and waters, protects structure from salt or sulphate attack

Installation

The most current application instructions, detail drawings and technical letters can be viewed at graceconstruction.com. For other technical information contact your local Grace representative.

Preprufe® Plus membranes have colored zip strips at the top and bottom of the seam area on the edge of the roll. Both zip strips cover an aggressive adhesive. Once the yellow zip strip on the top of the membrane and the blue zip strip on the bottom of the membrane are removed, a strong adhesive bond is achieved in the overlap area. This Preprufe® ZipLap™ provides an enhanced sealing of the overlaps in harsh conditions combined with a fast and easy way of execution without specialized equipment, heat or power.

Substrate Preparation

All surfaces—It is essential to create a sound and solid substrate to eliminate movement during the concrete pour. Substrates must be regular and smooth with no gaps or voids greater than 0.5 in. (12 mm). Grout around all penetrations such as utility conduits, etc. for stability (see Figure 1).

Horizontal—The substrate must be free of loose aggregate and sharp protrusions. Avoid curved or rounded substrates. When installing over earth or crushed stone, ensure substrate is well compacted to avoid displacement of substrate due to traffic or concrete pour. The surface does not need to be dry, but standing water must be removed.

Vertical—Use concrete, plywood, insulation or other approved facing to sheet piling to provide support to the membrane. Board systems such as timber lagging must be close butted to provide support and not more than 0.5 in. (12 mm) out of alignment.

Membrane Installation

Preprufe® Plus membranes can be applied at temperatures of 25°F (-4°C) or above. When installing Preprufe Plus product in cold or marginal weather conditions <40°F (<4°C) the use of Preprufe Tape LT is recommended at all laps and detailing. Preprufe Tape LT should be applied to clean, dry surfaces and the release liner must be removed immediately after application. Alternatively, Preprufe Plus Low Temperature (LT) membrane is available for low temperature applications. Refer to Preprufe Plus LT data sheet and Grace Tech Letter 16 for more information.

Horizontal substrates—Kick out or roll out the membrane HDPE film side to the substrate with the yellow zip strip facing towards the concrete pour. End laps should be staggered to avoid a build up of layers. Leave yellow and blue zip strips on the membrane until overlap procedure is completed.

Accurately position succeeding sheets to overlap the previous sheet 3 in. (75 mm) along the marked selvedge with the blue zip strip on top of the yellow zip strip. Ensure the underside of the succeeding sheet is clean, dry and free from contamination before attempting to overlap. Peel back and remove both the yellow and blue zip strips in the overlap area to achieve an adhesive to adhesive bond at the overlap. Ensure a

continuous bond is achieved without creases and roll firmly with a heavy roller.

Refer to Grace Tech Letter 15 for information on suitable rebar chairs for Preprufe products.

Vertical substrates—Mechanically fasten the membrane vertically using fasteners appropriate for the substrate with the yellow zip strip facing towards the concrete pour. The membrane may be installed in any convenient length. Fastening can be made through the selvedge using a small and low profile head fastener so that the membrane lays flat and allows firmly rolled overlaps. Accurately position succeeding sheets to overlap the previous sheet 3 in. (75 mm) along the marked selvedge with the blue zip strip on top of the yellow zip strip.

Ensure the underside of the succeeding sheet is clean, dry and free from contamination before attempting to overlap. Peel back and remove both the yellow and blue zip strips in the overlap area to achieve an adhesive to adhesive bond at the overlap. Roll firmly to ensure a watertight seal.

Roll ends and cut edges—Overlap all roll ends and cut edges by a minimum 3 in. (75 mm) and ensure the area is clean and free from contamination, wiping with a damp cloth if necessary. Allow to dry and apply Preprufe Tape LT (or HC in hot climates) centered over the lap edges and roll firmly (see Figure 2). Immediately remove tinted plastic release liner from the tape.

Details

Detail drawings are available at graceconstruction.com.

Membrane Repair

Inspect the membrane before installation of reinforcement steel, formwork and final placement of concrete. The membrane can be easily cleaned by power washing if required. Repair damage by wiping the area with a damp cloth to ensure the area is clean and free from dust, and allow to dry. Repair small punctures (0.5 in. (12 mm) or less) and slices by applying Preprufe Tape centered over the damaged area. Repair holes and large punctures by applying a patch of Preprufe® Plus membrane, which extends 6 in. (150 mm) beyond the damaged area. Seal all edges of the patch with Preprufe Tape. Any areas of damaged adhesive should be covered with Preprufe Tape. Where exposed selvedge has lost adhesion or laps have not been sealed, ensure the area is clean and dry and cover with fresh Preprufe Tape. All Preprufe Tape must be rolled firmly and the tinted release liner removed. Alternatively, use a hot air gun or similar to activate the adhesive using caution not to damage the membranes and firmly roll lap to achieve continuity.

Pouring of Concrete

Ensure the plastic release liner is removed from all areas of Preprufe® Tape.

It is recommended that concrete be poured within 56 days (42 days in hot climates) of application of the membrane. Following proper ACI guidelines, concrete must be placed carefully and consolidated properly to avoid damage to the membrane. Never use a sharp object to consolidate the concrete. Provide temporary protection from concrete over splash for areas of the Preprufe membrane that are adjacent to a concrete pour.

Figure 1

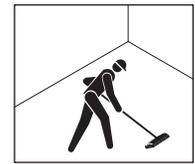
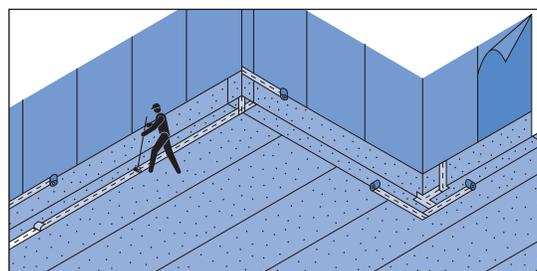
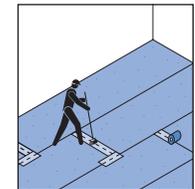


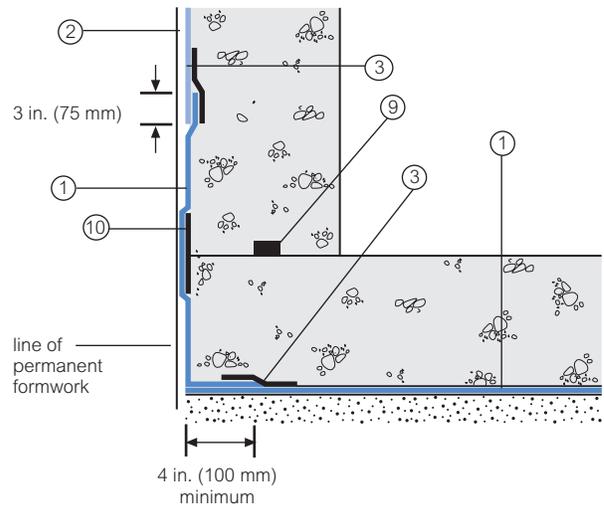
Figure 2



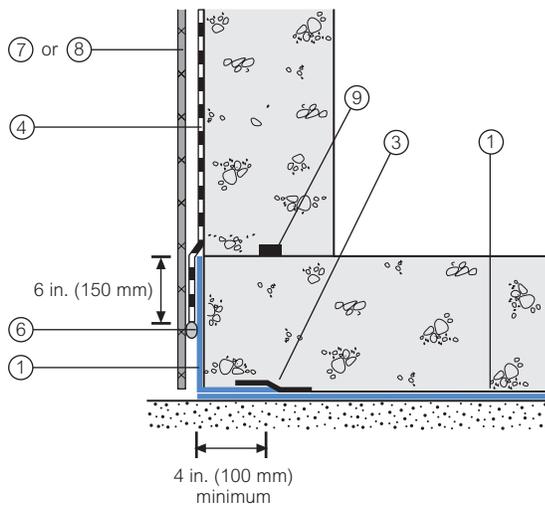
Detail Drawings

Details shown are typical illustrations and not working details. For a list of the most current details, visit us at graceconstruction.com.
For technical assistance with detailing and problem solving please call toll free at 866-333-3SBM (3726).

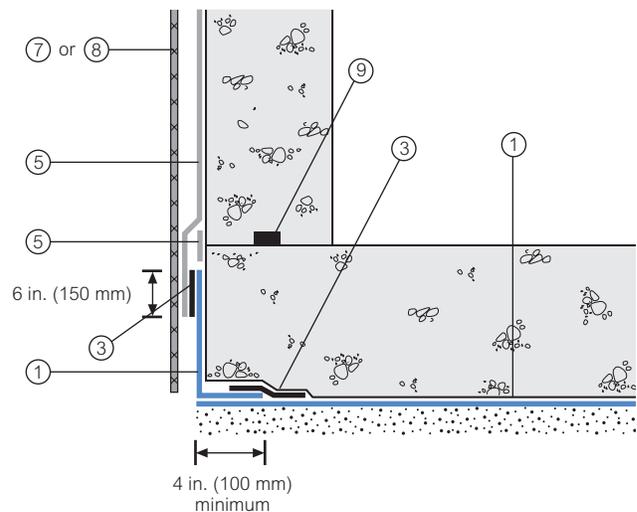
Wall base detail against permanent shutter



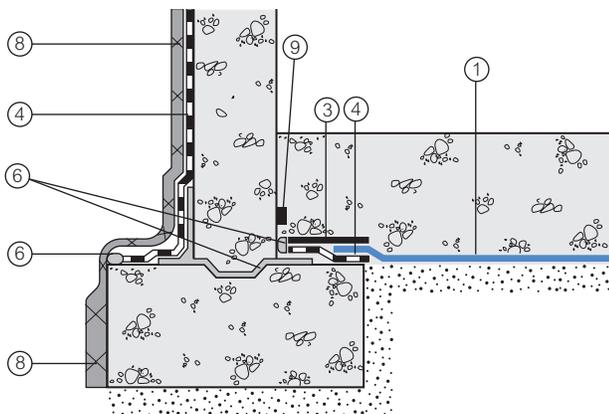
Bituthene® wall base detail (Option 1)



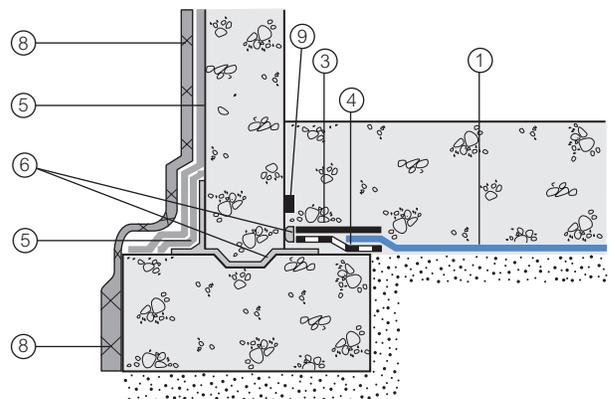
Procor® wall base detail (Option 1)



Bituthene® wall base detail (Option 2)



Procor® wall base detail (Option 2)



- 1 Preprufe® 300R Plus
- 2 Preprufe® 160R Plus
- 3 Preprufe® Tape
- 4 Bituthene®

- 5 Procor®
- 6 Bituthene® Liquid Membrane
- 7 Approved Protection Course

- 8 Hydroduct®
- 9 Adcor™ ES
- 10 Preprufe® CJ Tape

Supply

Dimensions (Nominal)	Preprufe 300R Plus Membrane	Preprufe 160R Plus Membrane	Preprufe Tape (LT or HC*)
Thickness	0.046 in. (1.2 mm)	0.032 in. (0.8 mm)	
Roll size	3 ft. 10 in. x 102 ft. (1.17m x 31.15m)	3 ft. 10 in. x 120 ft. (1.17m x 36.6m)	4 in. x 49 ft (100 mm x 15 m)
Roll area	392 ft ² (36 m ²)	460 ft ² (42 m ²)	
Roll weight	108 lbs (50 kg)	92 lbs (42 kg)	4.3 lbs (2 kg)
Minimum side/end laps	3 in. (75 mm)	3 in. (75 mm)	3 in. (75 mm)

Physical Properties

Property	Typical Value 300R Plus	Typical Value 160R Plus	Test Method
Color	white	white	
Thickness	0.046 in. (1.2 mm)	0.032 in. (0.8 mm)	ASTM D3767
Lateral Water Migration Resistance	Pass at 231 ft (71 m) of hydrostatic head pressure	Pass at 231 ft (71 m) of hydrostatic head pressure	ASTM D5385, modified ¹
Low temperature flexibility	Unaffected at -20°F (-29°C)	Unaffected at -20°F (-29°C)	ASTM D1970
Resistance to hydrostatic head	231 ft (71 m)	231 ft (71 m)	ASTM D5385, modified ²
Elongation	500%	500%	ASTM D412, modified ³
Tensile strength, film	4000 psi (27.6 MPa)	4000 psi (27.6 MPa)	ASTM D412
Crack cycling at -9.4°F (-23°C), 100 cycles	Unaffected, Pass	Unaffected, Pass	ASTM C836 ⁴
Puncture resistance	221 lbs (990 N)	100 lbs (445 N)	ASTM E154
Peel adhesion to concrete	5 lbs/in. (880 N/m)	5 lbs/in. (880 N/m)	ASTM D903, modified ⁵
Lap peel adhesion at 72°F (22°C)	8 lbs/in. (1408 N/m)	8 lbs/in. (1408 N/m)	ASTM D1876, modified ⁶
Lap peel adhesion at 40°F (4°C)	8 lbs/in. (1408 N/m)	8 lbs/in. (1408 N/m)	ASTM D1876, modified ⁶
Permeance to water vapor transmission	0.01 perms (0.6 ng/(Pa x s x m ²))	0.01 perms (0.6 ng/(Pa x s x m ²))	ASTM E96, method B

Footnotes:

- Lateral water migration resistance is tested by casting concrete against membrane with a hole and subjecting the membrane to hydrostatic head pressure with water. The test measures the resistance of lateral water migration between the concrete and the membrane.
- Hydrostatic head tests of Preprufe Membranes are performed by casting concrete against the membrane with a lap. Before the concrete cures, a 0.125 in. (3 mm) spacer is inserted perpendicular to the membrane to create a gap. The cured block is placed in a chamber where water is introduced to the membrane surface up to the head indicated.
- Elongation of membrane is run at a rate of 2 in. (50 mm) per minute.
- Concrete is cast against the Preprufe membrane and allowed to cure (7 days minimum)
- Concrete is cast against the protective coating surface of the membrane and allowed to properly dry (7 days minimum). Peel adhesion of membrane to concrete is measured at a rate of 2 in. (50 mm) per minute at room temperature.
- The test is conducted 15 minutes after the lap is formed (per Grace published recommendations) and run at a rate of 2 in. (50 mm) per minute at 72°F (22°C).

Removal of Formwork

Preprufe® membranes can be applied to removable formwork, such as slab perimeters, elevator and lift pits, etc. Once the concrete is poured the formwork must remain in place until the concrete has gained sufficient compressive strength to develop the surface bond. Preprufe membranes are not recommended for conventional twin-sided wall forming systems, see Grace Tech Letter 13 for information on forming systems used with Preprufe products.

A minimum concrete compressive strength of 3000 psi (20 N/mm²) is recommended prior to stripping formwork supporting Preprufe membranes. Premature stripping may result in displacement of the membrane and/or spalling of the concrete.

Refer to Grace Tech Letter 17 for information on removal of formwork for Preprufe products.

Specification Clauses

Preprufe® 300R Plus or 160R Plus membranes shall be applied with its protective coating presented to receive fresh concrete to which it will integrally bond. Only Grace Construction Products approved membranes shall be bonded to Preprufe® products. All Preprufe system materials shall be supplied by Grace Construction Products, and applied strictly in accordance with their instructions. Specimen performance and formatted clauses are also available.

NOTE: Use Preprufe Tape to tie-in Procor® fluid-applied membrane with Preprufe product.

Health and Safety

Refer to relevant Material Safety data sheet. Complete rolls should be lifted and carried by a minimum of two persons.

www.graceconstruction.com

For technical assistance call toll free at 866-333-3SBM (3726)

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This product may be covered by patents or patents pending.
PF-189A Printed in U.S.A. 12/14 GCS/PDF

GRACE

Appendix 11
Composite Site Cover

Long Island Rail Road Tracks

Long Island Railroad Overpass

MTA Lot

Approximate Property Boundary

Future Building

Adjacent Commercial Building

Concrete Slab Below a Ventilated Parking Garage

Bilco Doors

Jamaica Station

SUTPHIN BOULEVARD

Concrete Sidewalk

94TH AVENUE

Bilco Doors

Vacant Lot

— Building Outline

CA RICH CONSULTANTS, INC.

Environmental Specialists Since 1982
17 Dupont Street, Plainview, New York 11803

TITLE:

Site-Wide Cover System

DATE:

4/16/2014

SCALE:

As Shown

FIGURE:

6

DRAWN BY:

J.T.C./T.R.B.

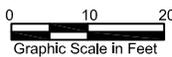
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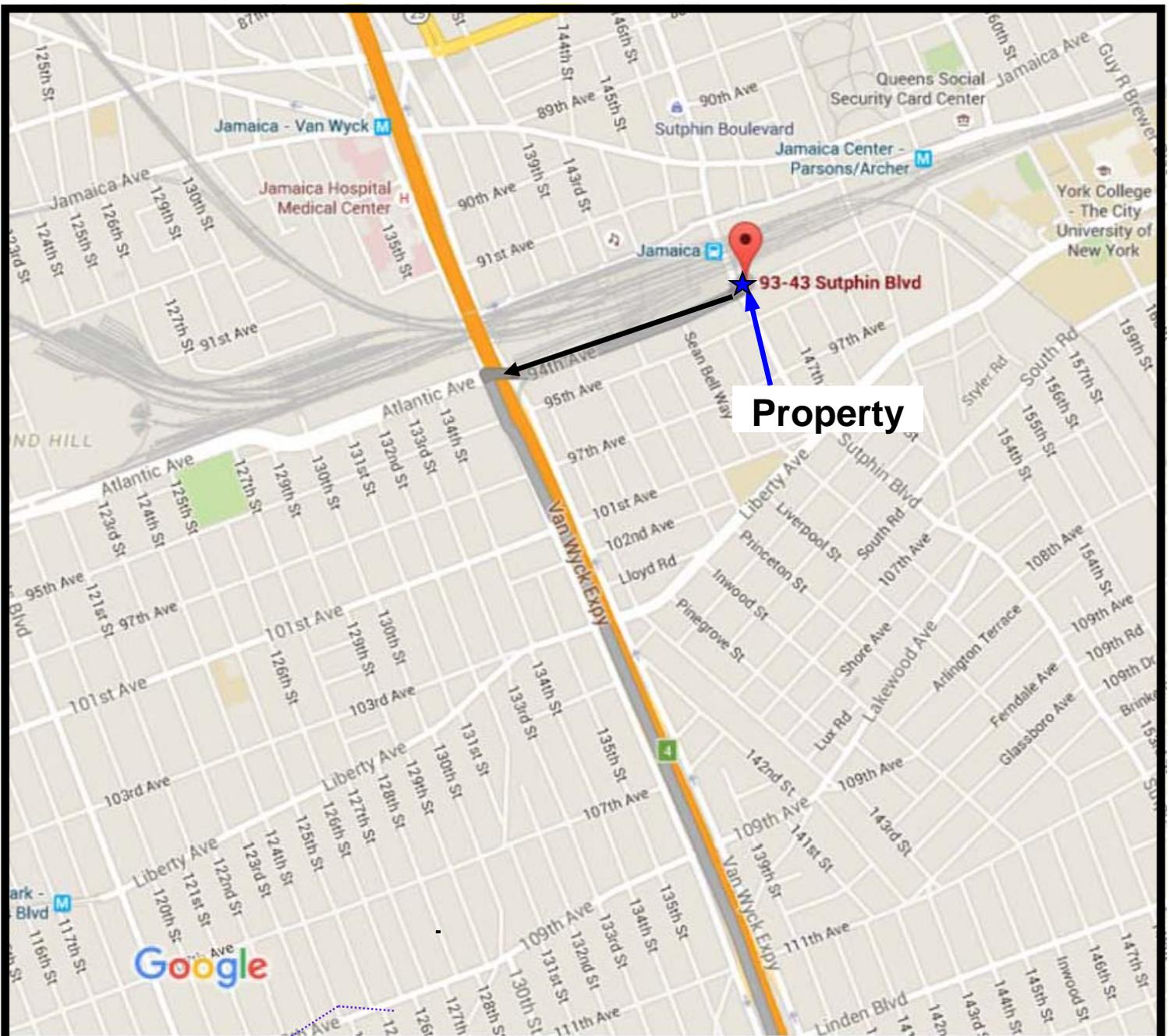
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147-01 through 147-05 94th Avenue
Jamaica, Queens, NY

APPR. BY:

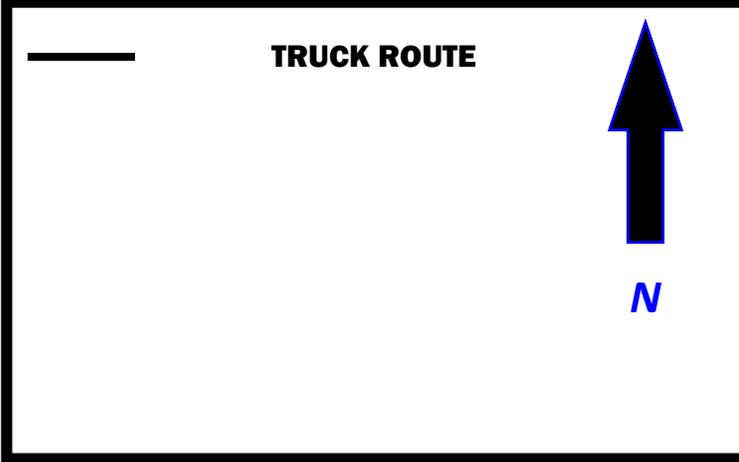
V.W.



Appendix 12
Truck Route



Map data ©2016 Google 1000 ft



TRUCK ROUTE



N

CA RICH CONSULTANTS, INC.

*Certified Ground Water and Environmental Specialists
17 Dupont Street, Plainview, NY 11803*

TITLE: TRUCK ROUTE MAP		DATE: 3/16/16
FIGURE: 1		SCALE: AS SHOWN
DRAWING:	93-43 Sutphin Blvd. Queens, NY	VW
		APPROV. BY: TB

Appendix 13
Development plans

**HILTON GARDEN INN
JAMAICA/AIR TRAIN, NY**
93-43 SUTPHIN BOULEVARD
JAMAICA, QUEENS, NY 11435
BLOCK: 9998 LOTS: 42,43,47,48,58
PROJECT NO. 1649.00 NYC DOB JOB NO. 420654786-01
HILTON PROJECT NO. 14-282

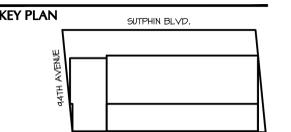
DEVELOPER
STATION PLAZA HOTEL LLC
150 EXPRESS STREET
PLAINVIEW, NY 11803

STRUCTURAL ENGINEER
MCNAMARA SALVIA INC
62 WEST 45TH ST
NEW YORK, NY 10036

MECHANICAL ENGINEER
ETTINGER ENGINEERING ASSOCIATES
505 EIGHTH AVE, 24TH FLOOR
NEW YORK, NY 10018

ISSUE
DOB SUBMITTAL 09-14-15
100% DESIGN DEVELOPMENT 02-08-16

SCALE
AS NOTED



PROJECT
93-43 SUTPHIN BOULEVARD
JAMAICA, QUEENS, NY 11435

DRAWING
CELLAR FLOOR PLAN

SEAL AND SIGNATURE DATE: _____
PROJECT NO.: _____
DRAWING BY: JF, O.A.
CHK BY: DAVID GROSS
DWG NO.: _____
A-101.00
CAD FILE NO.: _____ OF XX

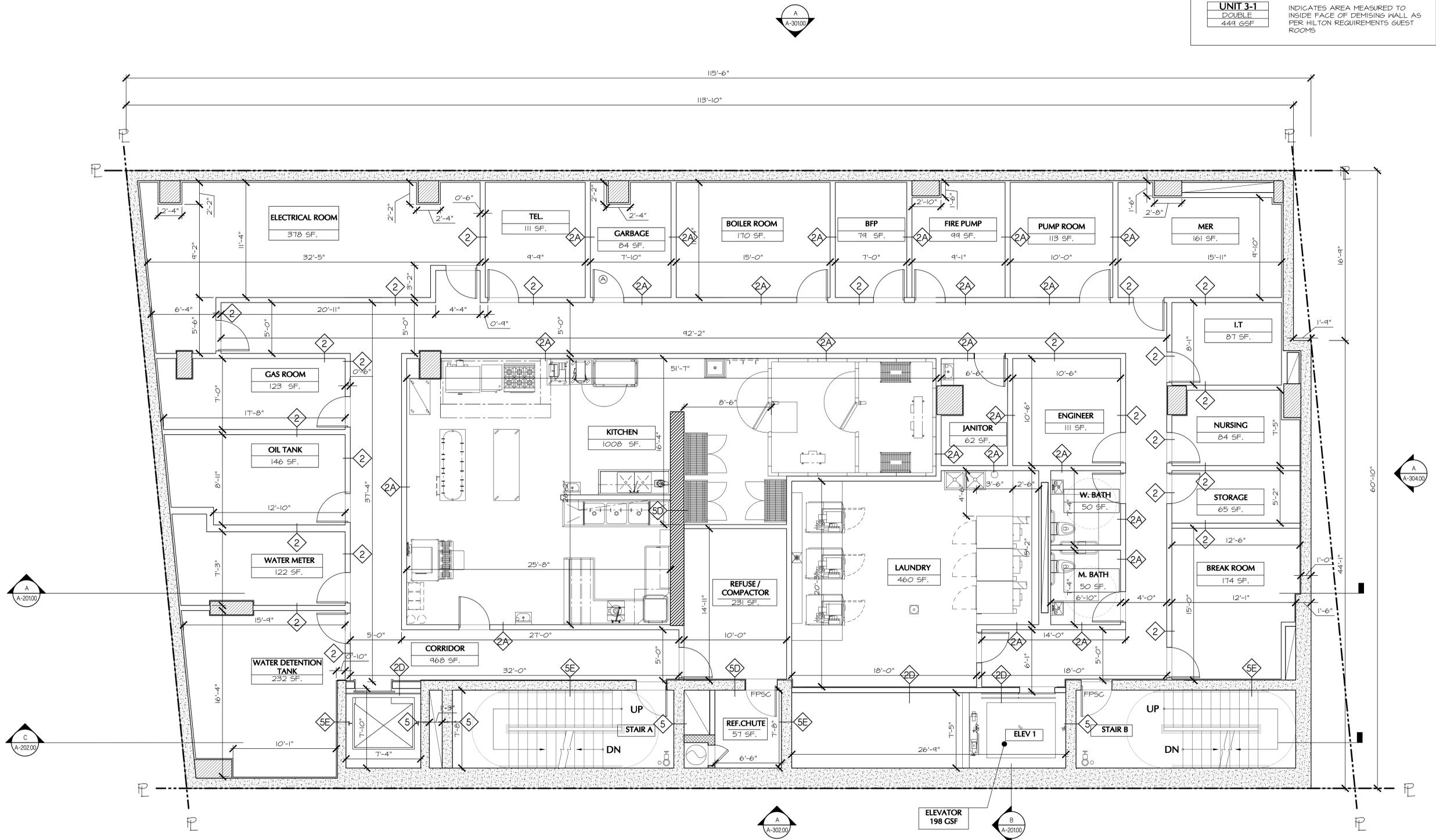
MATERIALS LEGEND:

	CMU
	EIFS
	CONCRETE
	BRICK (SEE ELEVATIONS)
	METAL PANEL (SEE ELEVATIONS)
	SLAB STEP (T.O.S.) INDICATOR
	SLOPED SLAB TRANSITION

- NOTES**
- ALL DIMENSIONS FINISH TO FINISH.
 - REFER TO A-430 FOR STAIR DIMENSIONS AND DETAILS.
 - BUILDING TO BE IN FULL COMPLIANCE WITH NYS ENERGY CODE.
 - FOR GUEST ROOMS AND BATHROOM DETAILS AND DIMENSIONS SEE A-501 TO A-504.
 - FIRESTOP AND FIRESEAL ALL PENETRATIONS THROUGH RATED WALLS AND RATED FLOORS/SLABS.
 - ALL CORRIDOR WALLS TO BE MIN. 2HR. RATED.
 - LAUNDRY CHUTE TO BE SEPARATED BY 2H RATED ENCLOSURE.

LEGEND:

	INDICATES AREA MEASURED FROM CENTER OF DEMISING WALL TO EXTERIOR FACE OF EXTERIOR WALL
	INDICATES AREA MEASURED TO INSIDE FACE OF DEMISING WALL AS PER HILTON REQUIREMENTS GUEST ROOMS



A CELLAR FLOOR PLAN - T.O.S.

1/4"=1'-0"



**HILTON GARDEN INN
JAMAICA/AIR TRAIN, NY**
93-43 SUTPHIN BOULEVARD
JAMAICA, QUEENS, NY 11435
BLOCK: 9998 LOTS: 42,43,47,48,58
PROJECT NO. 1649.00 NYC DOB JOB NO. 420654786-01
HILTON PROJECT NO. 14-282

DEVELOPER
STATION PLAZA HOTEL LLC
150 EXPRESS STREET
PLAINVIEW, NY 11803

STRUCTURAL ENGINEER
MCNAMARA SALVIA INC
62 WEST 45TH ST
NEW YORK, NY 10036

MECHANICAL ENGINEER
ETTINGER ENGINEERING ASSOCIATES
505 EIGHTH AVE, 24TH FLOOR
NEW YORK, NY 10018

ISSUE
DOB SUBMITTAL 09-14-15
100% DESIGN DEVELOPMENT 02-08-16

SCALE
AS NOTED

KEY PLAN

PROJECT
93-43 SUTPHIN BOULEVARD
JAMAICA, QUEENS, NY 11435

DRAWING
1st FLOOR PLAN

SEAL AND SIGNATURE
DATE: _____
PROJECT NO: _____
DRAWING BY: JF, D.A.
CHK BY: DAVID GROSS
DWG NO: _____
A-102.00
CAD FILE NO: _____ # OF XX

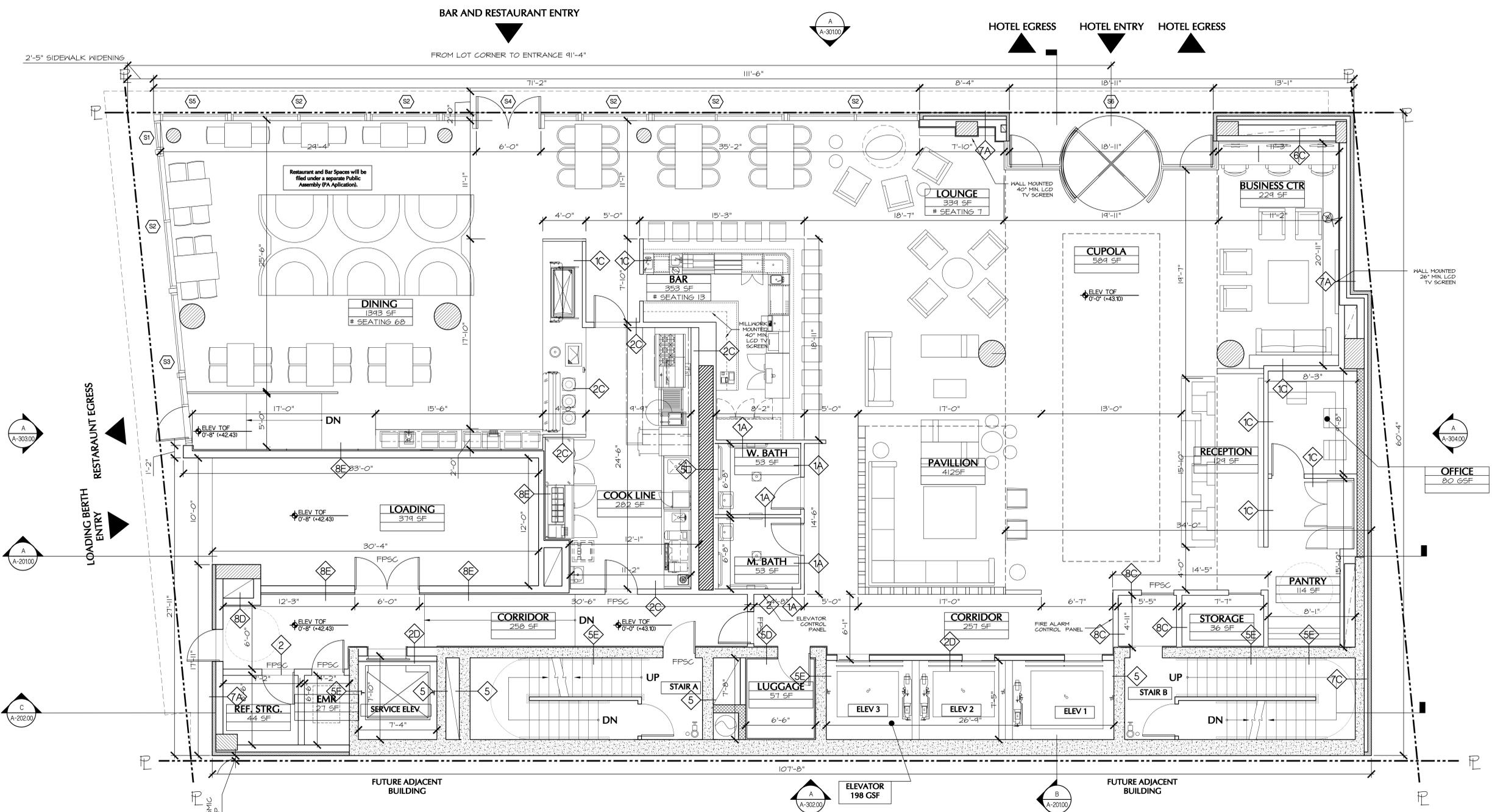
MATERIALS LEGEND:

- CMU
- EIFS
- CONCRETE
- BRICK (SEE ELEVATIONS)
- METAL PANEL (SEE ELEVATIONS)
- SLAB STEP (T.O.S.) INDICATOR
- SLOPED SLAB TRANSITION

- NOTES**
- ALL DIMENSIONS FINISH TO FINISH.
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 - BUILDING TO BE IN FULL COMPLIANCE WITH NYS ENERGY CODE.
 - FOR GUEST ROOMS AND BATHROOM DETAILS AND DIMENSIONS SEE A-501 TO A-504.
 - FIRESTOP AND FIRESEAL ALL PENETRATIONS THROUGH RATED WALLS AND RATED FLOORS/SLABS.
 - ALL CORRIDOR WALLS TO BE MIN. 2HR RATED.
 - LANDRY CHUTE TO BE SEPARATED BY 2H RATED ENCLOSURE.

LEGEND:

- LOBBY**
213 SF
INDICATES AREA MEASURED FROM CENTER OF DEMISING WALL TO EXTERIOR FACE OF EXTERIOR WALL
- UNIT 3-1**
DOUBLE
444 GSF
INDICATES AREA MEASURED TO INSIDE FACE OF DEMISING WALL AS PER HILTON REQUIREMENTS GUEST ROOMS



A GROUND FLOOR PLAN - T.O.S.

1/4"=1'-0"



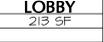
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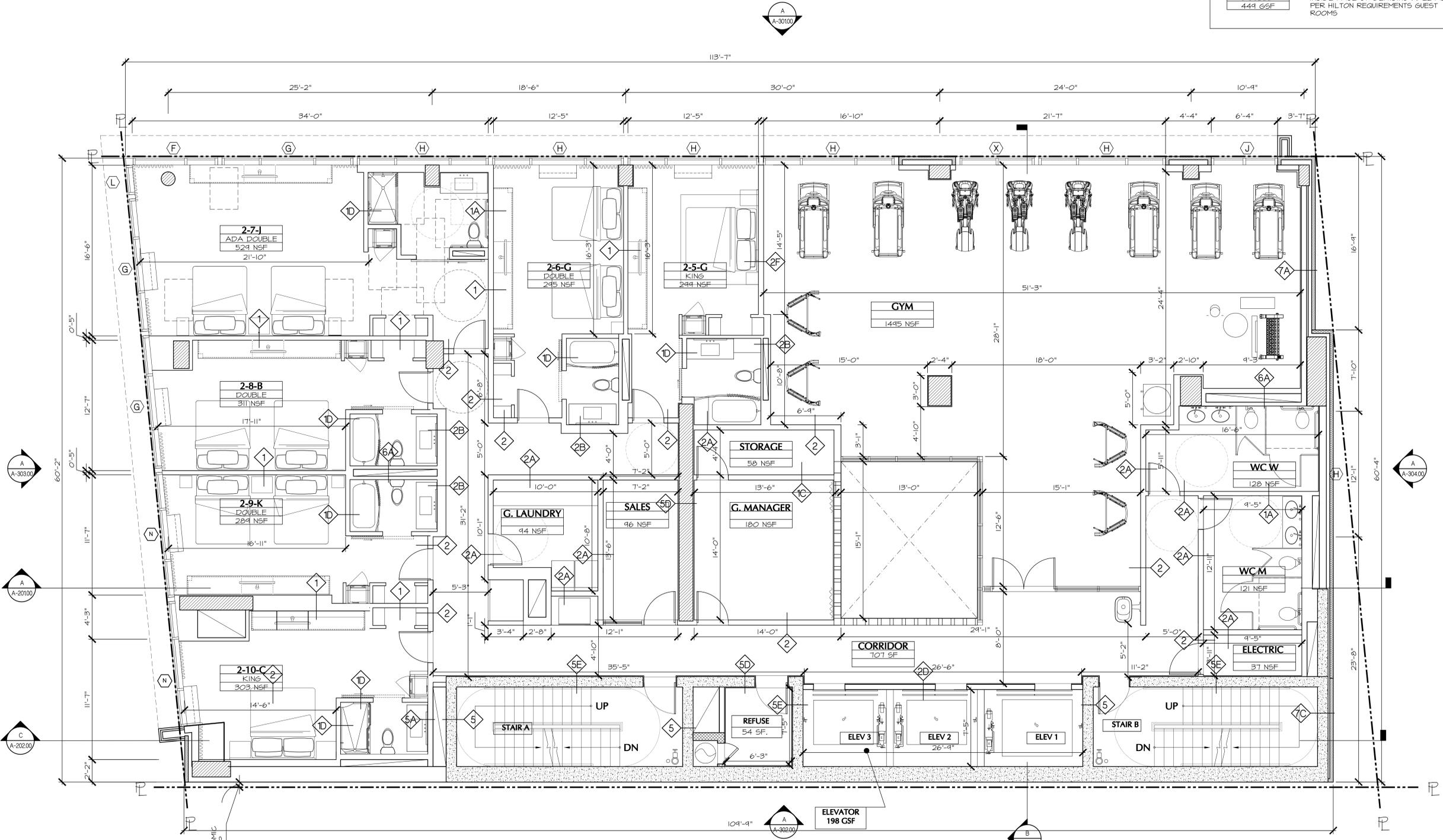
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-  EIFS
-  CONCRETE
-  BRICK (SEE ELEVATIONS)
-  METAL PANEL (SEE ELEVATIONS)
-  SLAB STEP (T.O.S.) INDICATOR
-  SLOPED SLAB TRANSITION

NOTES

1. ALL DIMENSIONS FINISH TO FINISH.
2. REFER TO A-430 FOR STAIR DIMENSIONS AND DETAILS.
3. BUILDING TO BE IN FULL COMPLIANCE WITH NYS ENERGY CODE.
4. FOR GUEST ROOMS AND BATHROOM DETAILS AND DIMENSIONS SEE A-501 TO A-504.
5. FIRESTOP AND FIRESEAL ALL PENETRATIONS THROUGH RATED WALLS AND RATED FLOORS/SLABS.
6. ALL CORRIDOR WALLS TO BE MIN. 2HR RATED.
7. LAUNDRY CHUTE TO BE SEPARATED BY 2H RATED ENCLOSURE.

LEGEND:

-  **LOBBY**
213 SF
INDICATES AREA MEASURED FROM CENTER OF DEMISING WALL TO EXTERIOR FACE OF EXTERIOR WALL.
-  **UNIT 3-1**
DOUBLE
444 GSF
INDICATES AREA MEASURED TO INSIDE FACE OF DEMISING WALL AS PER HILTON REQUIREMENTS GUEST ROOMS



A SECOND FLOOR PLAN - T.O.S.

1/4"=1'-0"



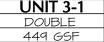
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-  EIFS
-  CONCRETE
-  BRICK (SEE ELEVATIONS)
-  METAL PANEL (SEE ELEVATIONS)
-  SLAB STEP (T.O.S.) INDICATOR
-  SLOPED SLAB TRANSITION

NOTES

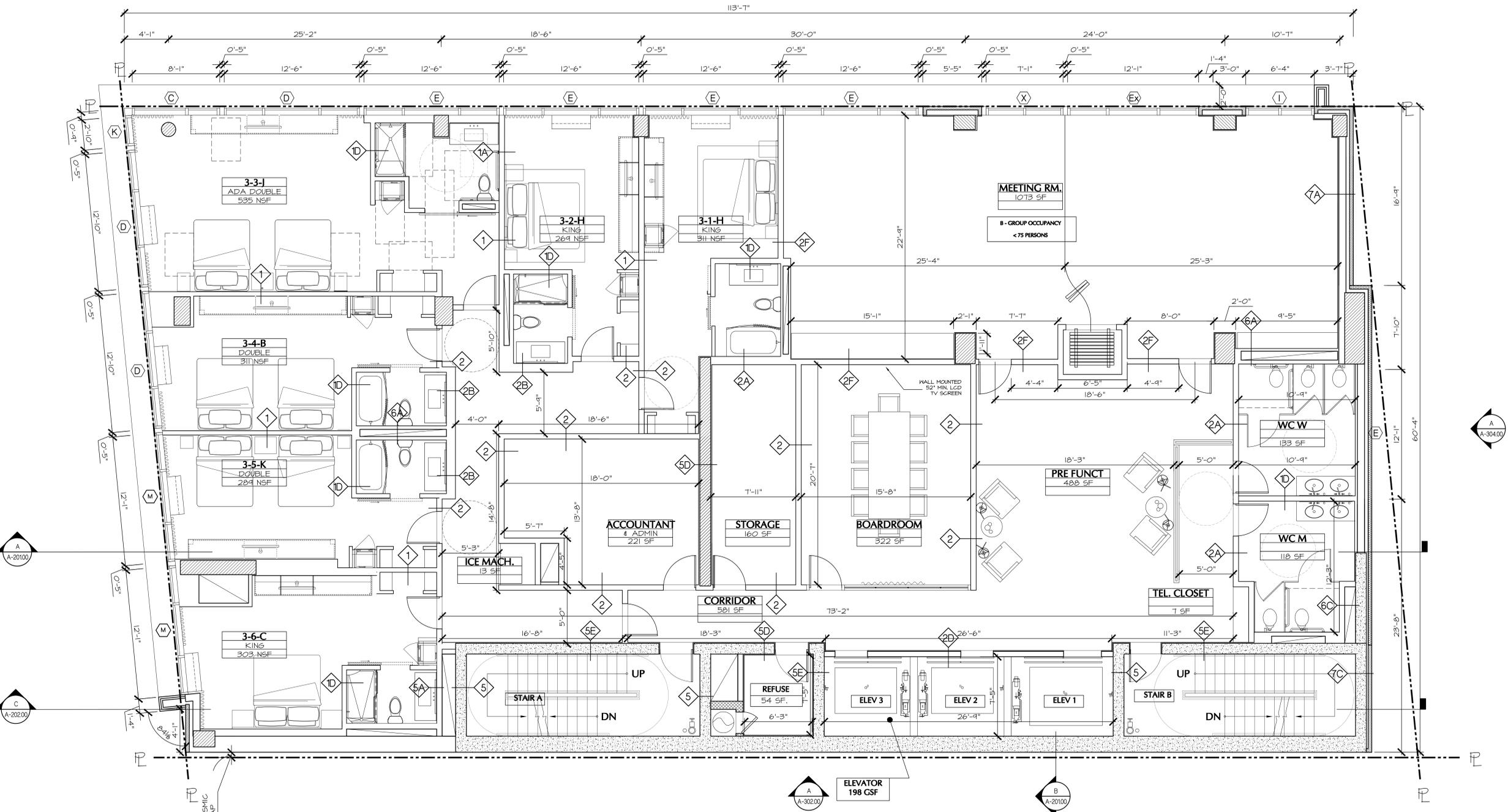
1. ALL DIMENSIONS FINISH TO FINISH.
2. REFER TO A-430 FOR STAIR DIMENSIONS AND DETAILS.
3. BUILDING TO BE IN FULL COMPLIANCE WITH NYS ENERGY CODE.
4. FOR GUEST ROOMS AND BATHROOM DETAILS AND DIMENSIONS SEE A-501 TO A-504.
5. FIRESTOP AND FIRESEAL ALL PENETRATIONS THROUGH RATED WALLS AND RATED FLOORS/SLABS.
6. ALL CORRIDOR WALLS TO BE MIN. 2HR RATED.
7. LAUNDRY CHUTE TO BE SEPARATED BY 2H RATED ENCLOSURE.

LEGEND:

-  **LOBBY**
213 SF
-  **UNIT 3-1**
DOUBLE
444 GSF

INDICATES AREA MEASURED FROM CENTER OF DEMISING WALL TO EXTERIOR FACE OF EXTERIOR WALL.

INDICATES AREA MEASURED TO INSIDE FACE OF DEMISING WALL AS PER HILTON REQUIREMENTS GUEST ROOMS.



A THIRD FLOOR PLAN - T.O.S.

1/4"=1'-0"



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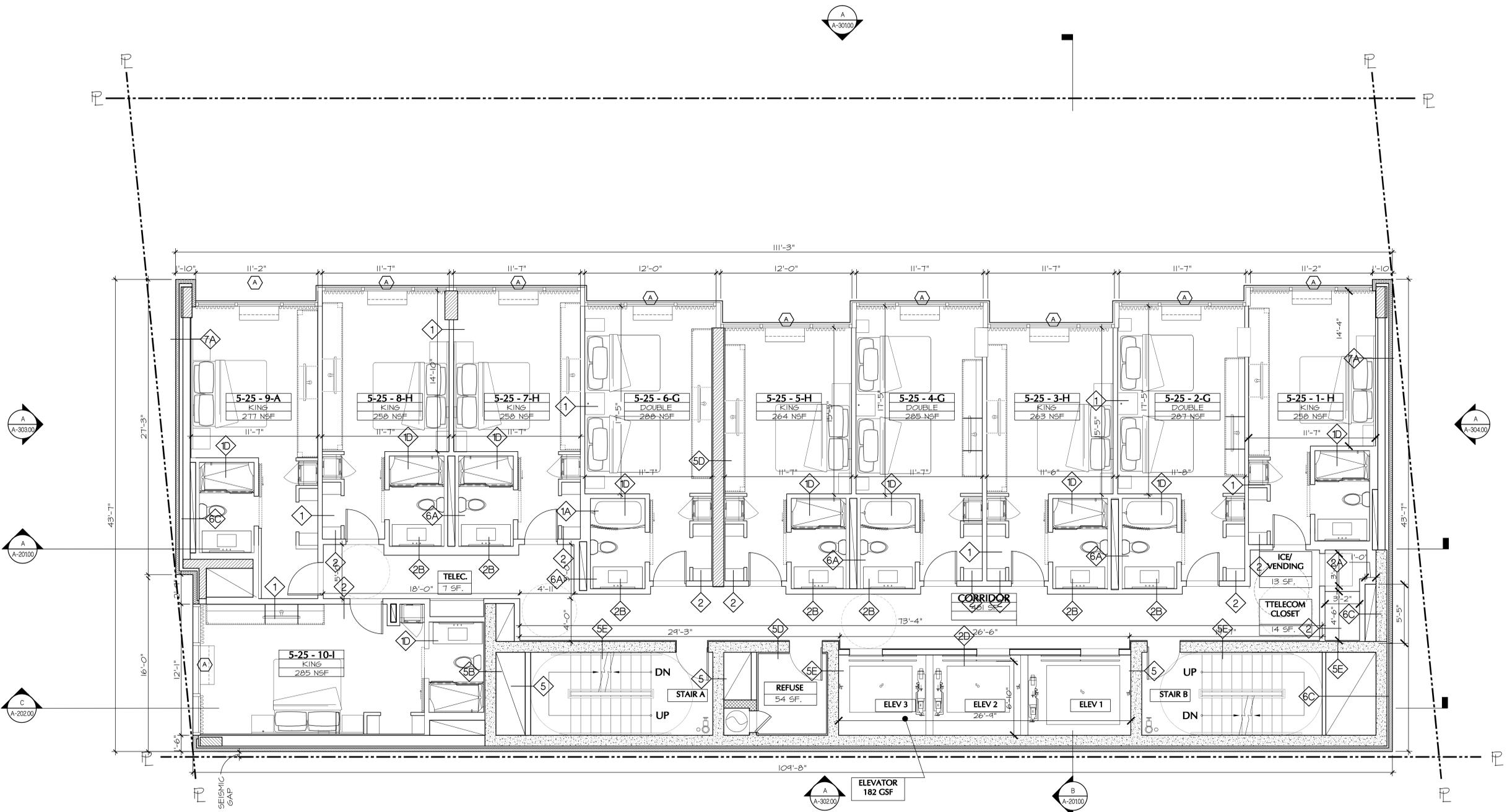
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-  EIFS
-  CONCRETE
-  BRICK (SEE ELEVATIONS)
-  METAL PANEL (SEE ELEVATIONS)
-  SLAB STEP (T.O.S.) INDICATOR
-  SLOPED SLAB TRANSITION

NOTES

1. ALL DIMENSIONS FINISH TO FINISH.
2. REFER TO A-430 FOR STAIR DIMENSIONS AND DETAILS.
3. BUILDING TO BE IN FULL COMPLIANCE WITH NYS ENERGY CODE.
4. FOR GUEST ROOMS AND BATHROOM DETAILS AND DIMENSIONS SEE A-501 to A-504.
5. FIRESTOP AND FIRESEAL ALL PENETRATIONS THROUGH RATED WALLS AND RATED FLOORS/SLABS.
6. ALL CORRIDOR WALLS TO BE MIN. 2HR. RATED.
7. LAUNDRY CHUTE TO BE SEPARATED BY 2H RATED ENCLOSURE.

LEGEND:

LOBBY 213 SF	INDICATES AREA MEASURED FROM CENTER OF DEMISING WALL TO EXTERIOR FACE OF EXTERIOR WALL
UNIT 3-1 DOUBLE 444 GSF	INDICATES AREA MEASURED TO INSIDE FACE OF DEMISING WALL AS PER HILTON REQUIREMENTS GUEST ROOMS



A 5TH, 7TH, 9TH, 11TH, 13TH FLOOR PLAN - T.O.S.



MATERIALS LEGEND:

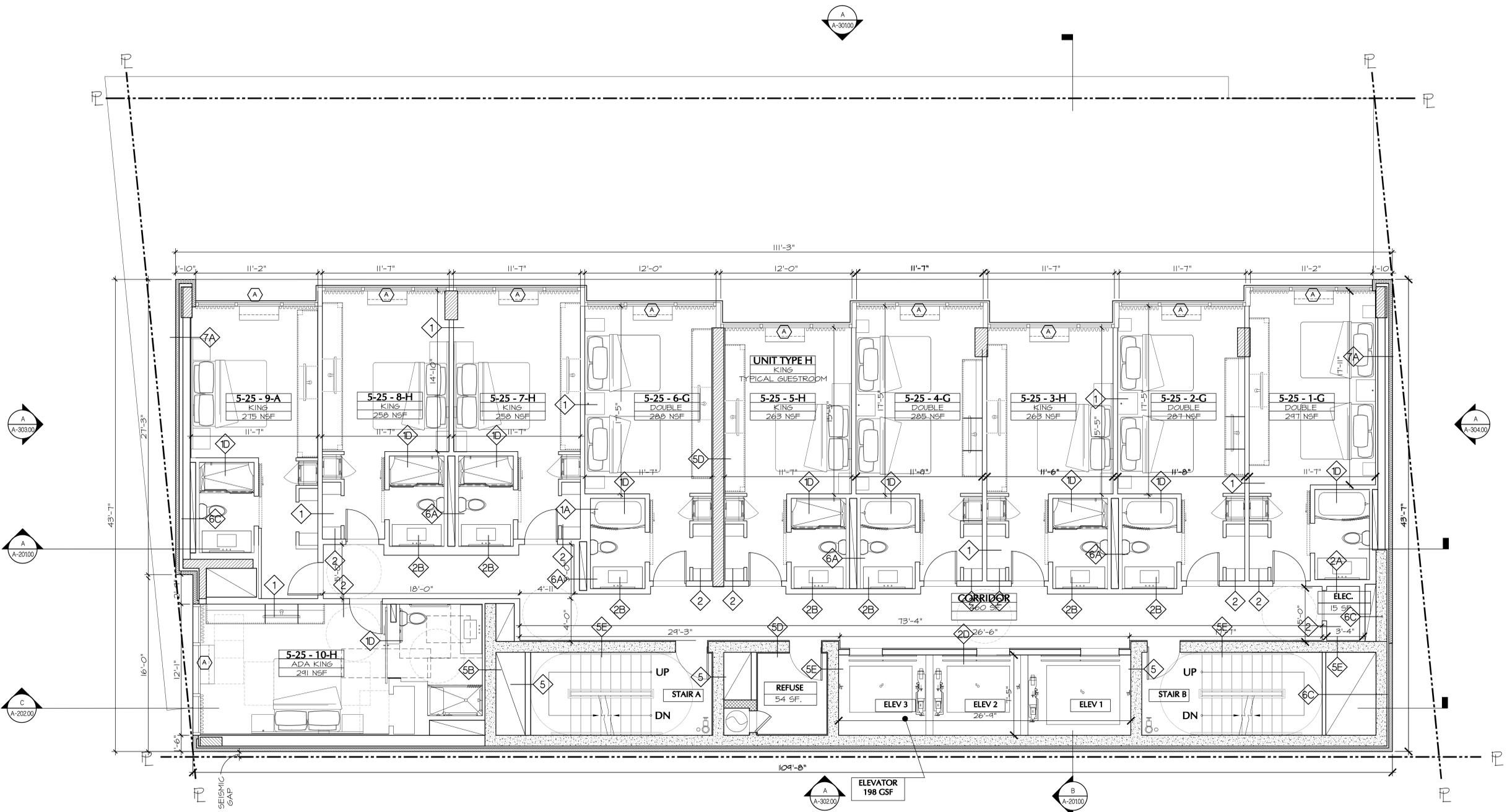
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-  EIFS
-  CONCRETE
-  BRICK (SEE ELEVATIONS)
-  METAL PANEL (SEE ELEVATIONS)
-  SLAB STEP (T.O.S.) INDICATOR
-  SLOPED SLAB TRANSITION

NOTES

1. ALL DIMENSIONS FINISH TO FINISH.
2. REFER TO A-430 FOR STAIR DIMENSIONS AND DETAILS.
3. BUILDING TO BE IN FULL COMPLIANCE WITH NYS ENERGY CODE.
4. FOR GUEST ROOMS AND BATHROOM DETAILS AND DIMENSIONS SEE A-501 TO A-504.
5. FIRESTOP AND FIRESEAL ALL PENETRATIONS THROUGH RATED WALLS AND RATED FLOORS/SLABS.
6. ALL CORRIDOR WALLS TO BE MIN. 2HR. RATED.
7. LAUNDRY CHUTE TO BE SEPARATED BY 2H RATED ENCLOSURE.

LEGEND:

LOBBY 213 SF	INDICATES AREA MEASURED FROM CENTER OF DEMISING WALL TO EXTERIOR FACE OF EXTERIOR WALL
UNIT 3-1 DOUBLE 444 GSF	INDICATES AREA MEASURED TO INSIDE FACE OF DEMISING WALL AS PER HILTON REQUIREMENTS GUEST ROOMS



A 6TH, 8TH, 10TH, 12ND, 14TH FLOOR PLAN - T.O.S.

1/4"=1'-0"



**HILTON GARDEN INN
JAMAICA/AIR TRAIN, NY**
93-43 SUTPHIN BOULEVARD
JAMAICA, QUEENS, NY 11435
BLOCK: 9998 LOTS: 42,43,47,48,58
PROJECT NO. 1649.00 NYC DOB JOB NO. 420654786-01
HILTON PROJECT NO. 14-282

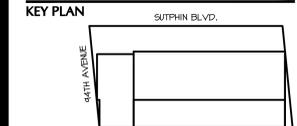
DEVELOPER
STATION PLAZA HOTEL LLC
150 EXPRESS STREET
PLAINVIEW, NY 11803

STRUCTURAL ENGINEER
MCNAMARA SALVIA INC
62 WEST 45TH ST
NEW YORK, NY 10036

MECHANICAL ENGINEER
ETTINGER ENGINEERING ASSOCIATES
505 EIGHTH AVE, 24TH FLOOR
NEW YORK, NY 10018

ISSUE
DOB SUBMITTAL 09-14-15
100% DESIGN DEVELOPMENT 02-08-16

SCALE
AS NOTED



PROJECT
93-43 SUTPHIN BOULEVARD
JAMAICA, QUEENS, NY 11435

DRAWING
15TH FLOOR MECHANICAL PLAN

SEAL AND SIGNATURE DATE: _____
PROJECT NO: _____
DRAWING BY: _____
CHK BY: _____
DWG NO: _____
A-108.00
CAD FILE NO: _____ OF XX

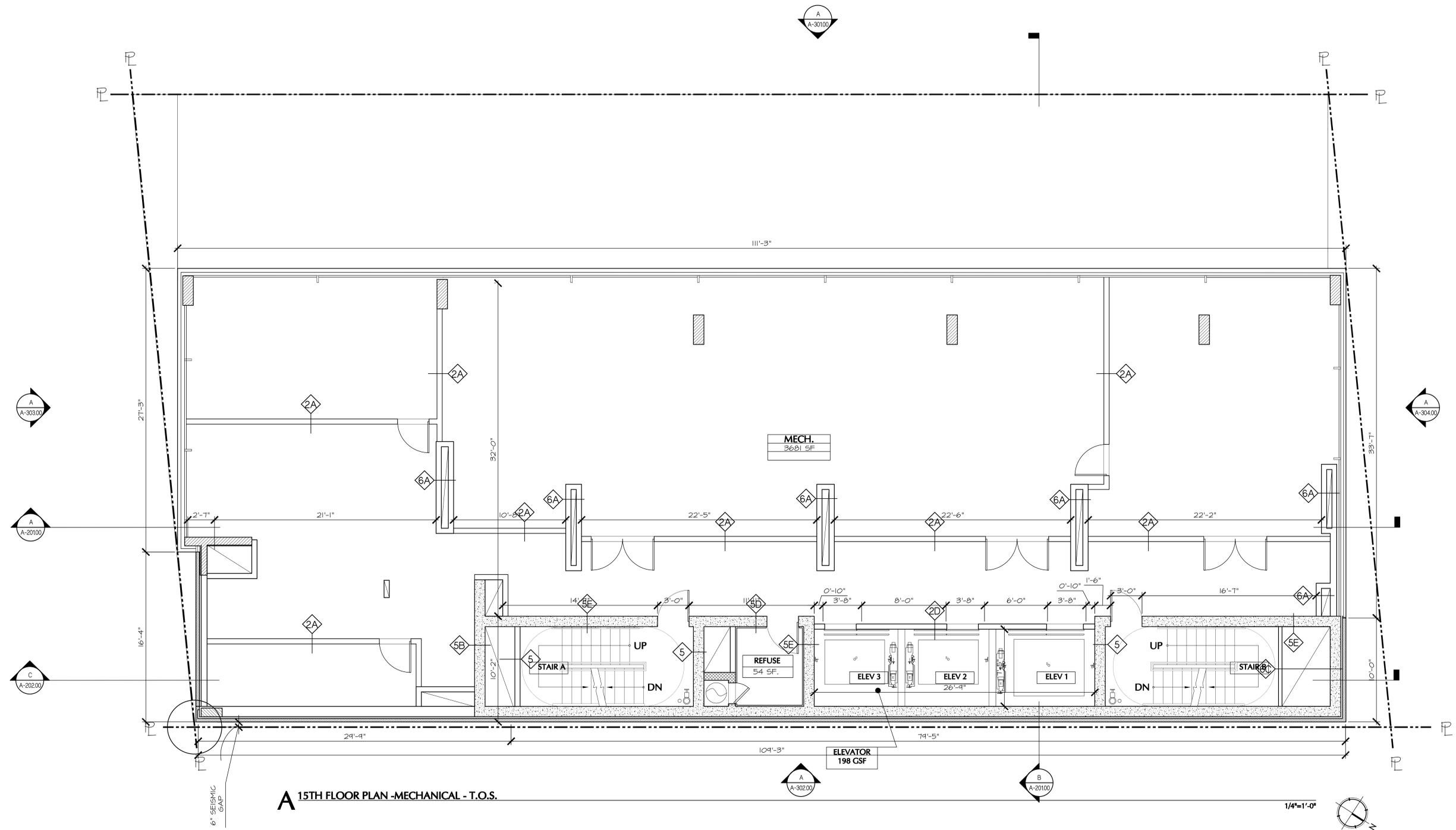
MATERIALS LEGEND:

- CMU
- EIFS
- CONCRETE
- BRICK (SEE ELEVATIONS)
- METAL PANEL (SEE ELEVATIONS)
- SLAB STEP (T.O.S.) INDICATOR
- SLOPED SLAB TRANSITION

- NOTES**
- ALL DIMENSIONS FINISH TO FINISH.
 - REFER TO A-430 FOR STAIR DIMENSIONS AND DETAILS.
 - BUILDING TO BE IN FULL COMPLIANCE WITH NYS ENERGY CODE.
 - FOR GUEST ROOMS AND BATHROOM DETAILS AND DIMENSIONS SEE A-501 TO A-504.
 - FIRESTOP AND FIRESEAL ALL PENETRATIONS THROUGH RATED WALLS AND RATED FLOORS/SLABS.
 - ALL CORRIDOR WALLS TO BE MIN. 2HR RATED.
 - LAUNDRY CHUTE TO BE SEPARATED BY 2H RATED ENCLOSURE.

LEGEND:

LOBBY 213 SF	INDICATES AREA MEASURED FROM CENTER OF DEMISING WALL TO EXTERIOR FACE OF EXTERIOR WALL
UNIT 3-1 DOUBLE 444 GSF	INDICATES AREA MEASURED TO INSIDE FACE OF DEMISING WALL AS PER HILTON REQUIREMENTS GUEST ROOMS



A 15TH FLOOR PLAN -MECHANICAL - T.O.S.

MATERIALS LEGEND:

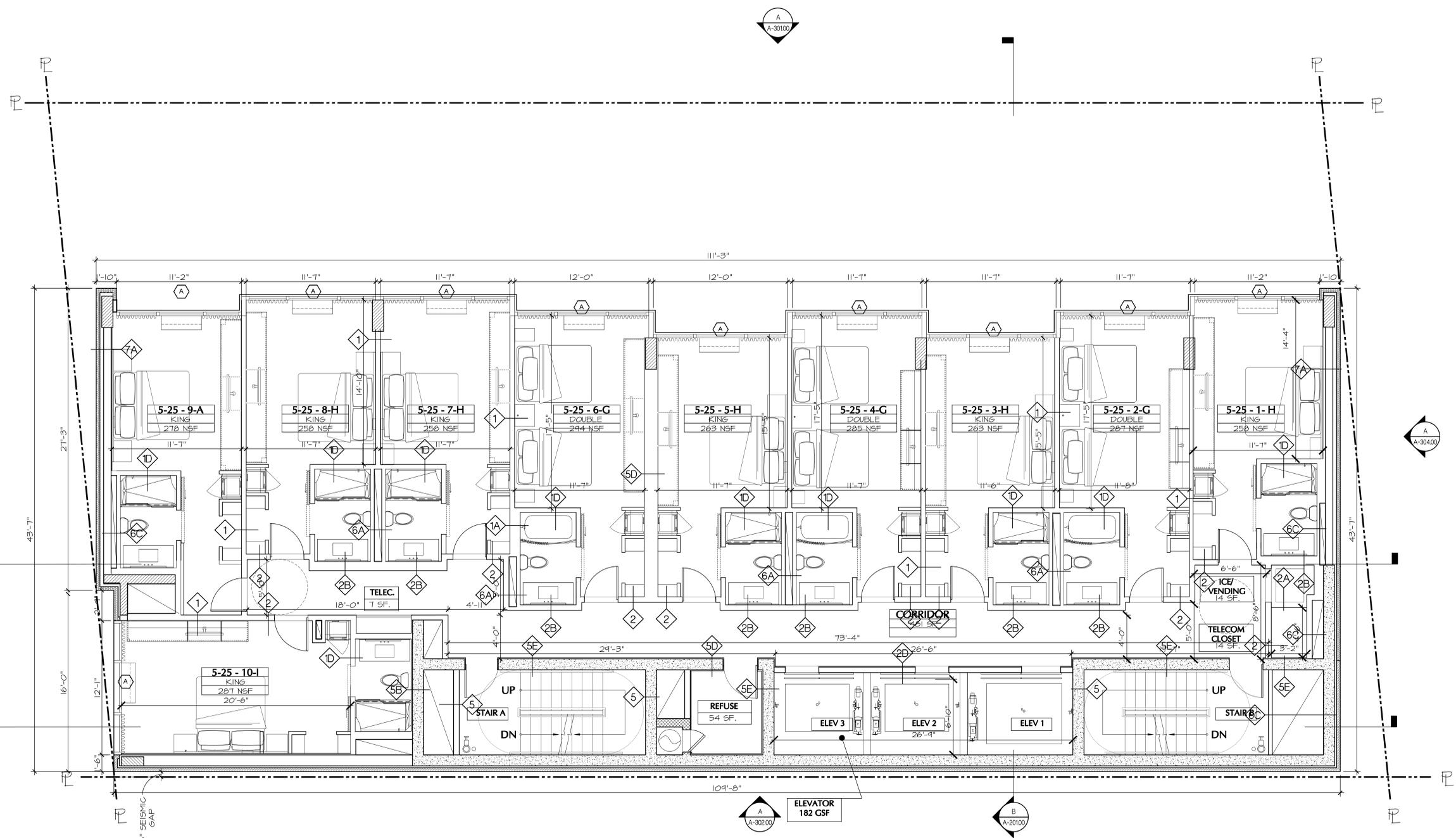
-  CMU
-  EIFS
-  CONCRETE
-  BRICK (SEE ELEVATIONS)
-  METAL PANEL (SEE ELEVATIONS)
-  SLAB STEP (T.O.S.) INDICATOR
-  SLOPED SLAB TRANSITION

NOTES

1. ALL DIMENSIONS FINISH TO FINISH.
2. REFER TO A-430 FOR STAIR DIMENSIONS AND DETAILS.
3. BUILDING TO BE IN FULL COMPLIANCE WITH NYS ENERGY CODE.
4. FOR GUEST ROOMS AND BATHROOM DETAILS AND DIMENSIONS SEE A-501 TO A-504.
5. FIRESTOP AND FIRESEAL ALL PENETRATIONS THROUGH RATED WALLS AND RATED FLOORS/SLABS.
6. ALL CORRIDOR WALLS TO BE MIN. 2HR RATED.
7. LAUNDRY CHUTE TO BE SEPARATED BY 2H RATED ENCLOSURE.

LEGEND:

LOBBY 213 SF	INDICATES AREA MEASURED FROM CENTER OF DEMISING WALL TO EXTERIOR FACE OF EXTERIOR WALL
UNIT 3-1 DOUBLE 444 GSF	INDICATES AREA MEASURED TO INSIDE FACE OF DEMISING WALL AS PER HILTON REQUIREMENTS GUEST ROOMS



A 16TH, 18TH, 20TH, 22ND, 24TH FLOOR PLAN - T.O.S.

1/4"=1'-0"



MATERIALS LEGEND:

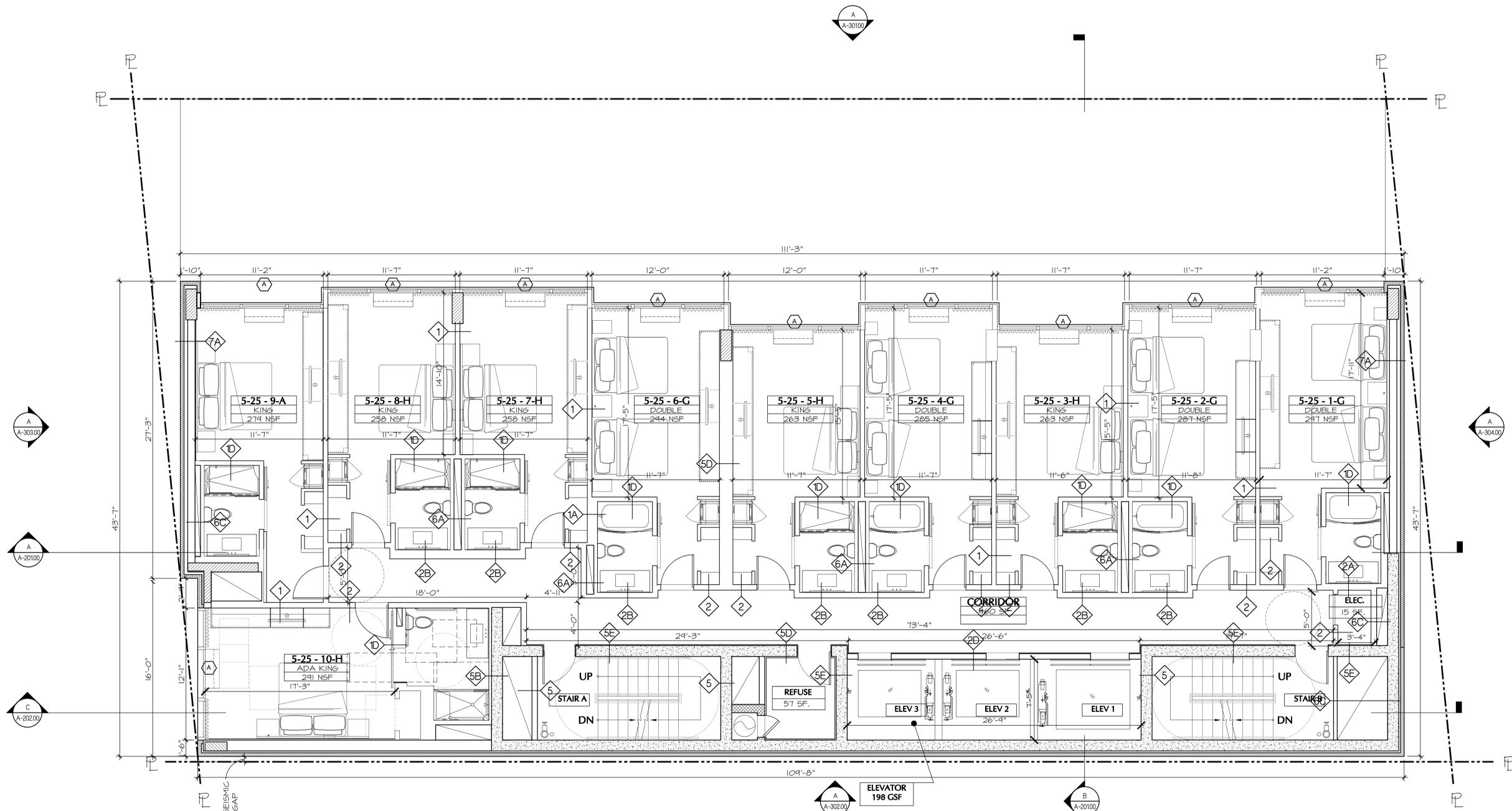
-  CMU
-  EIFS
-  CONCRETE
-  BRICK (SEE ELEVATIONS)
-  METAL PANEL (SEE ELEVATIONS)
-  SLAB STEP (T.O.S.) INDICATOR
-  SLOPED SLAB TRANSITION

NOTES

1. ALL DIMENSIONS FINISH TO FINISH.
2. REFER TO A-430 FOR STAIR DIMENSIONS AND DETAILS.
3. BUILDING TO BE IN FULL COMPLIANCE WITH NYS ENERGY CODE.
4. FOR GUEST ROOMS AND BATHROOM DETAILS AND DIMENSIONS SEE A-501 TO A-504.
5. FIRESTOP AND FIRESEAL ALL PENETRATIONS THROUGH RATED WALLS AND RATED FLOORS/SLABS.
6. ALL CORRIDOR WALLS TO BE MIN. 2HR. RATED.
7. LAUNDRY CHUTE TO BE SEPARATED BY 2H RATED ENCLOSURE.

LEGEND:

- LOBBY**
213 SF
INDICATES AREA MEASURED FROM CENTER OF DEMISING WALL TO EXTERIOR FACE OF EXTERIOR WALL.
- UNIT 3-1**
DOUBLE
449 GSF
INDICATES AREA MEASURED TO INSIDE FACE OF DEMISING WALL AS PER HILTON REQUIREMENTS GUEST ROOMS



A 17TH, 19TH, 21ST FLOOR PLAN - T.O.S.

1/4"=1'-0"



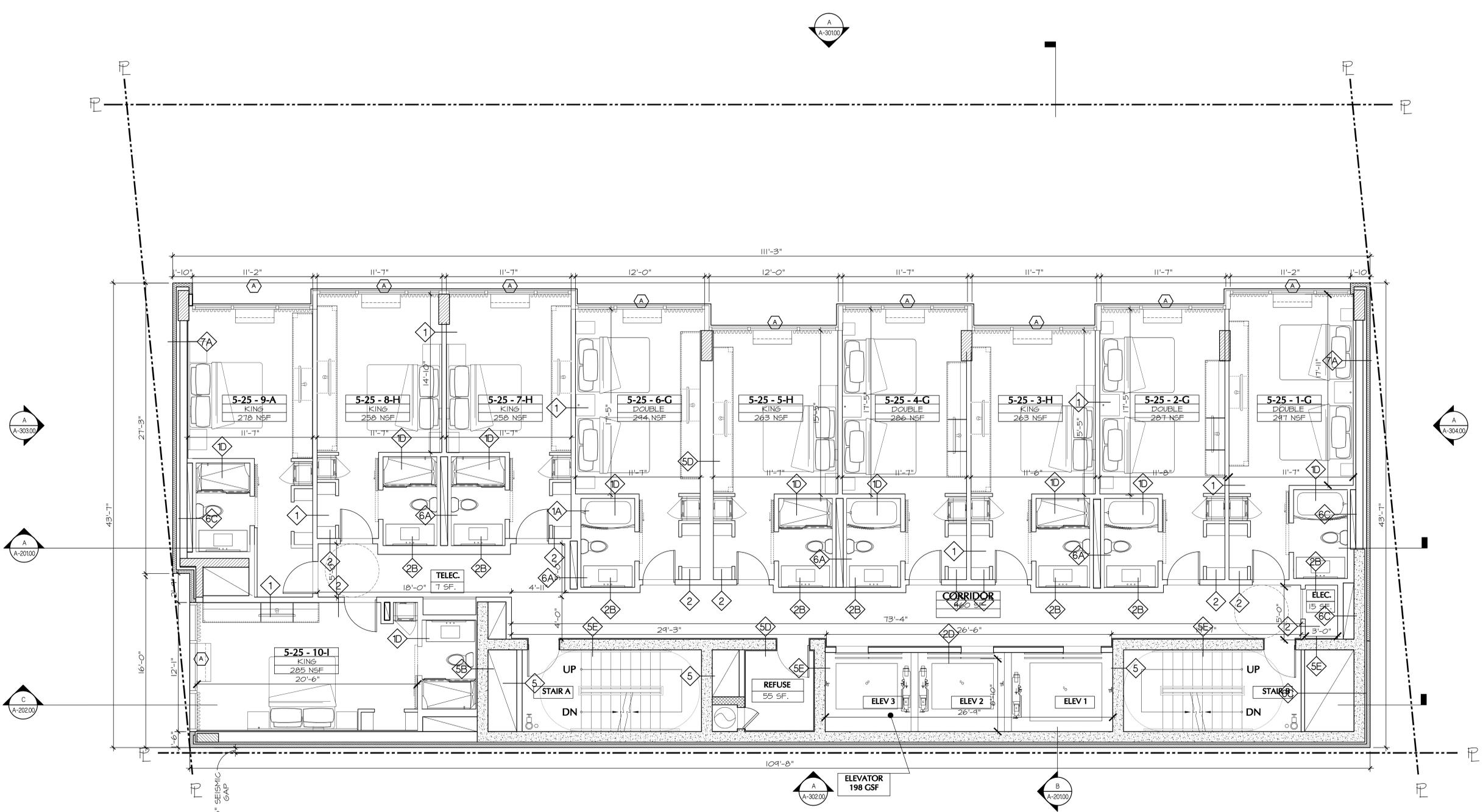
MATERIALS LEGEND:

-  CMU
-  EIFS
-  CONCRETE
-  BRICK (SEE ELEVATIONS)
-  METAL PANEL (SEE ELEVATIONS)
-  SLAB STEP (T.O.S.) INDICATOR
-  SLOPED SLAB TRANSITION

- NOTES**
1. ALL DIMENSIONS FINISH TO FINISH.
 2. REFER TO A-430 FOR STAIR DIMENSIONS AND DETAILS.
 3. BUILDING TO BE IN FULL COMPLIANCE WITH NYS ENERGY CODE.
 4. FOR GUEST ROOMS AND BATHROOM DETAILS AND DIMENSIONS SEE A-501 TO A-504.
 5. FIRESTOP AND FIRESEAL ALL PENETRATIONS THROUGH RATED WALLS AND RATED FLOORS/SLABS.
 6. ALL CORRIDOR WALLS TO BE MIN. 2HR. RATED.
 7. LANDRY CHUTE TO BE SEPARATED BY 2H RATED ENCLOSURE.

LEGEND:

LOBBY 213 GSF	INDICATES AREA MEASURED FROM CENTER OF DEMISING WALL TO EXTERIOR FACE OF EXTERIOR WALL
UNIT 3-1 DOUBLE 441 GSF	INDICATES AREA MEASURED TO INSIDE FACE OF DEMISING WALL AS PER HILTON REQUIREMENTS GUEST ROOMS



A 23RD AND 25TH FLOOR PLAN - T.O.S.

1/4"=1'-0"

**HILTON GARDEN INN
JAMAICA/AIR TRAIN, NY**
93-43 SUTPHIN BOULEVARD
JAMAICA, QUEENS, NY 11435
BLOCK: 9998 LOTS: 42,43,47,48,58
PROJECT NO. 1649.00 NYC DOB JOB NO. 420654786-01
HILTON PROJECT NO. 14-282

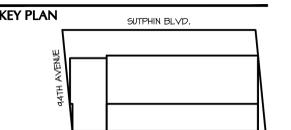
DEVELOPER
STATION PLAZA HOTEL LLC
150 EXPRESS STREET
PLAINVIEW, NY 11803

STRUCTURAL ENGINEER
MCNAMARA SALVIA INC
62 WEST 45TH ST
NEW YORK, NY 10036

MECHANICAL ENGINEER
ETTINGER ENGINEERING ASSOCIATES
505 EIGHTH AVE, 24TH FLOOR
NEW YORK, NY 10018

ISSUE
DOB SUBMITTAL 09-14-15
100% DESIGN DEVELOPMENT 02-08-16

SCALE
AS NOTED



PROJECT
93-43 SUTPHIN BOULEVARD
JAMAICA, QUEENS, NY 11435

DRAWING
26TH FLOOR PLAN - ROOF
REC AND BAR - T.O.S.

SEAL AND SIGNATURE DATE: _____
PROJECT NO: _____
DRAWING BY: _____
CHK BY: _____
DWG NO: _____
A-112.00
CAD FILE NO: _____ OF XX



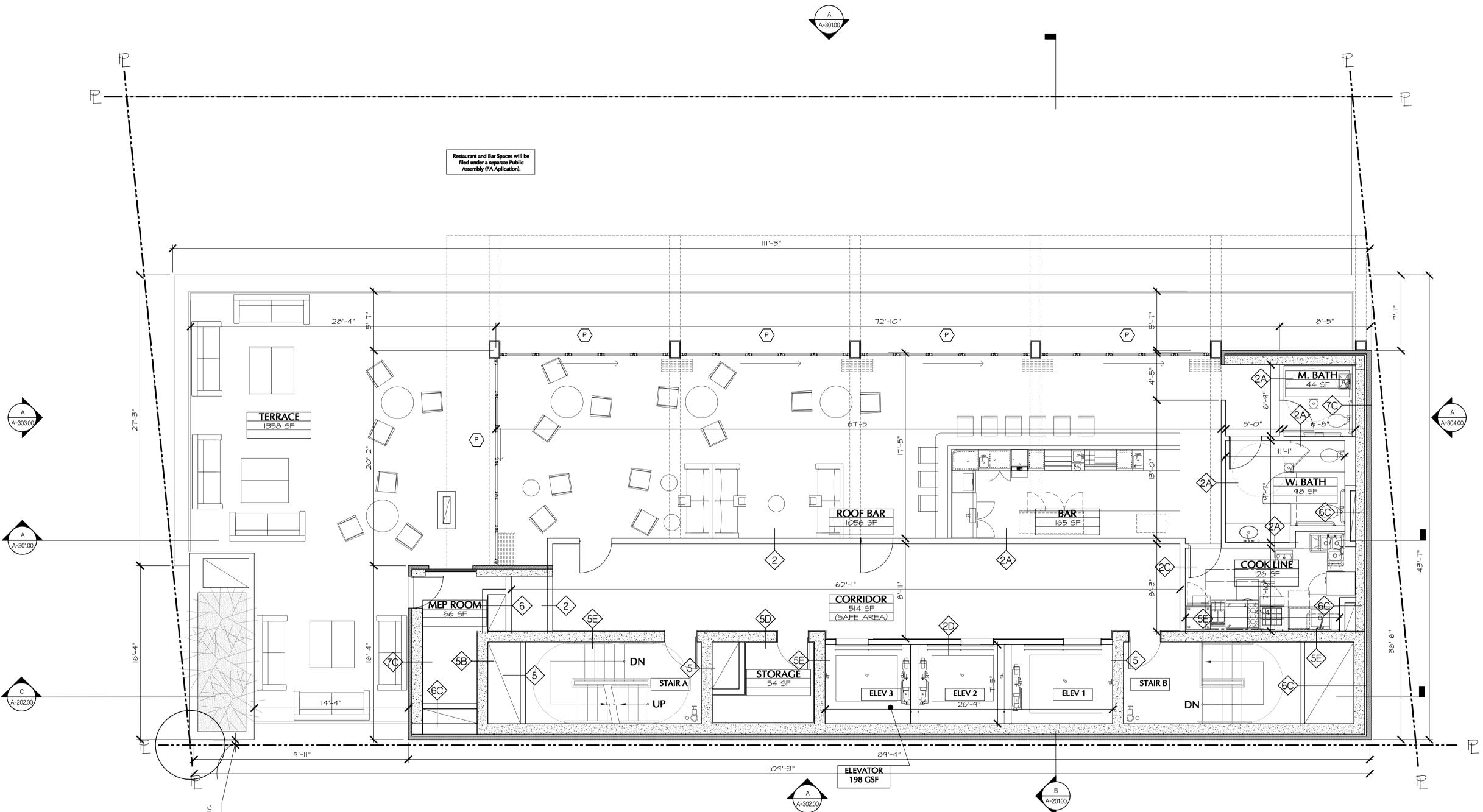
MATERIALS LEGEND:

- CMU
- EIFS
- CONCRETE
- BRICK (SEE ELEVATIONS)
- METAL PANEL (SEE ELEVATIONS)
- SLAB STEP (T.O.S.) INDICATOR
- SLOPED SLAB TRANSITION

- NOTES**
1. ALL DIMENSIONS FINISH TO FINISH.
 2. REFER TO A-430 FOR STAIR DIMENSIONS AND DETAILS.
 3. BUILDING TO BE IN FULL COMPLIANCE WITH NYS ENERGY CODE.
 4. FOR GUEST ROOMS AND BATHROOM DETAILS AND DIMENSIONS SEE A-501 TO A-504.
 5. FIRESTOP AND FIRESEAL ALL PENETRATIONS THROUGH RATED WALLS AND RATED FLOORS/SLABS.
 6. ALL CORRIDOR WALLS TO BE MIN. 2HR. RATED.
 7. LAUNDRY CHUTE TO BE SEPARATED BY 2H RATED ENCLOSURE.

LEGEND:

LOBBY 213 SF	INDICATES AREA MEASURED FROM CENTER OF DEMISING WALL TO EXTERIOR FACE OF EXTERIOR WALL.
UNIT 3-1 DOUBLE 444 GSF	INDICATES AREA MEASURED TO INSIDE FACE OF DEMISING WALL AS PER HILTON REQUIREMENTS GUEST ROOMS.



A 26TH FLOOR PLAN - ROOF RECREATION AND BAR - T.O.S.

1/4"=1'-0"

**HILTON GARDEN INN
JAMAICA/AIR TRAIN, NY**
93-43 SUTPHIN BOULEVARD
JAMAICA, QUEENS, NY 11435
BLOCK: 9998 LOTS: 42,43,47,48,58
PROJECT NO. 1649.00 NYC DOB JOB NO. 420654786-01
HILTON PROJECT NO. 14-282

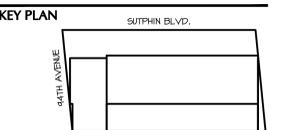
DEVELOPER
STATION PLAZA HOTEL LLC
150 EXPRESS STREET
PLAINVIEW, NY 11803

STRUCTURAL ENGINEER
MCNAMARA SALVIA INC
62 WEST 45TH ST
NEW YORK, NY 10036

MECHANICAL ENGINEER
ETTINGER ENGINEERING ASSOCIATES
505 EIGHTH AVE, 24TH FLOOR
NEW YORK, NY 10018

ISSUE
DOB SUBMITTAL 09-14-15
100% DESIGN DEVELOPMENT 02-08-16

SCALE
AS NOTED

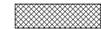


PROJECT
93-43 SUTPHIN BOULEVARD
JAMAICA, QUEENS, NY 11435

DRAWING
ROOF FLOOR PLAN

SEAL AND SIGNATURE DATE: _____
PROJECT NO: _____
DRAWING BY: _____
CHK BY: _____
DWG NO: _____
A-113.00
CAD FILE NO: _____ OF XX

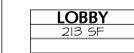
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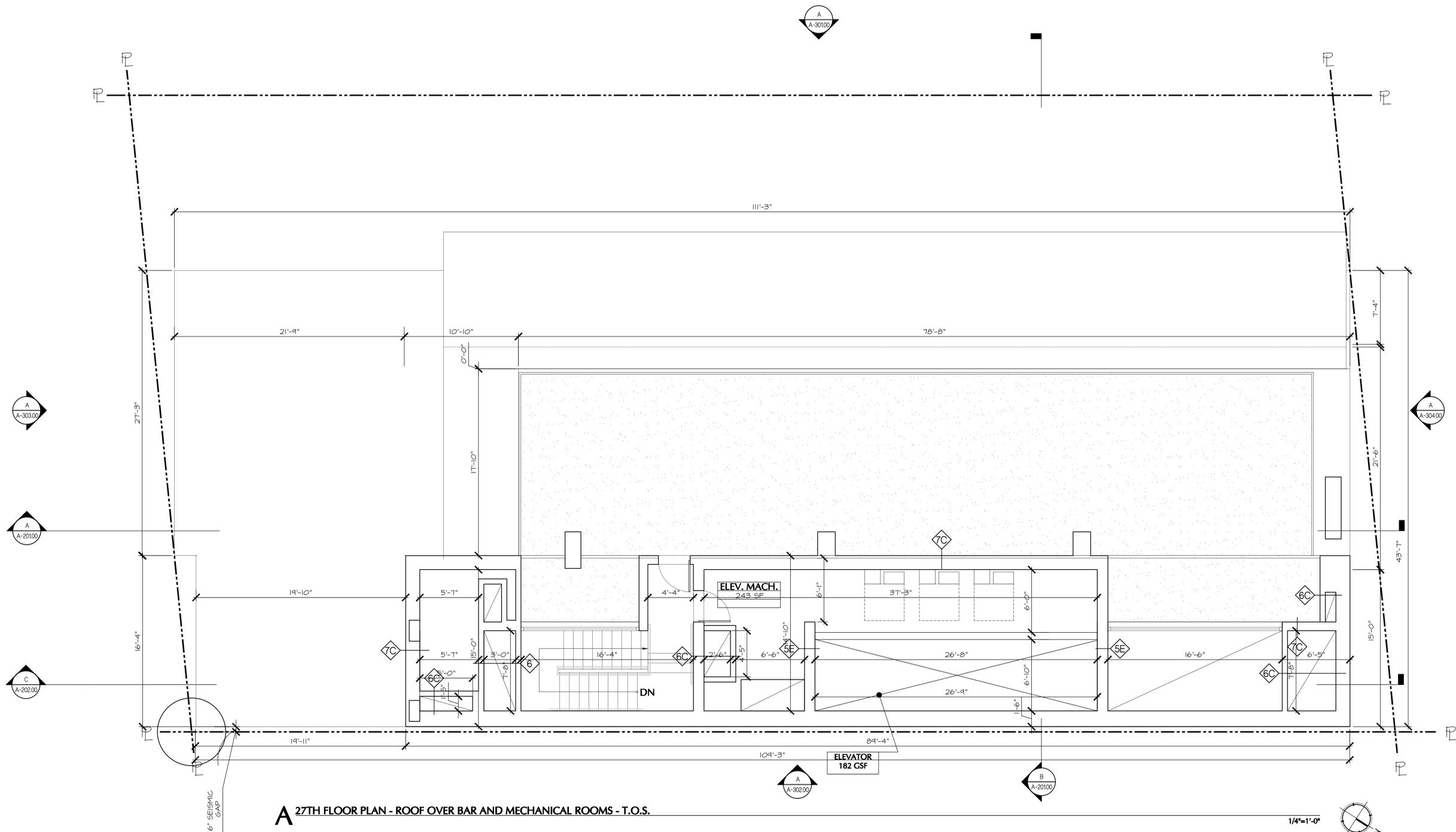
-  CMU
-  EIFS
-  CONCRETE
-  BRICK (SEE ELEVATIONS)
-  METAL PANEL (SEE ELEVATIONS)
-  SLAB STEP (T.O.S.) INDICATOR
-  SLOPED SLAB TRANSITION

NOTES

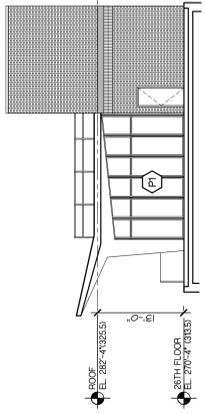
1. ALL DIMENSIONS FINISH TO FINISH.
2. REFER TO A-430 FOR STAIR DIMENSIONS AND DETAILS.
3. BUILDING TO BE IN FULL COMPLIANCE WITH NYS ENERGY CODE.
4. FOR GUEST ROOMS AND BATHROOM DETAILS AND DIMENSIONS SEE A-501 to A-504.
5. FIRESTOP AND FIRESEAL ALL PENETRATIONS THROUGH RATED WALLS AND RATED FLOORS/SLABS.
6. ALL CORRIDOR WALLS TO BE MIN. 2HR RATED.
7. LAUNDRY CHUTE TO BE SEPARATED BY 2H RATED ENCLOSURE.

LEGEND:

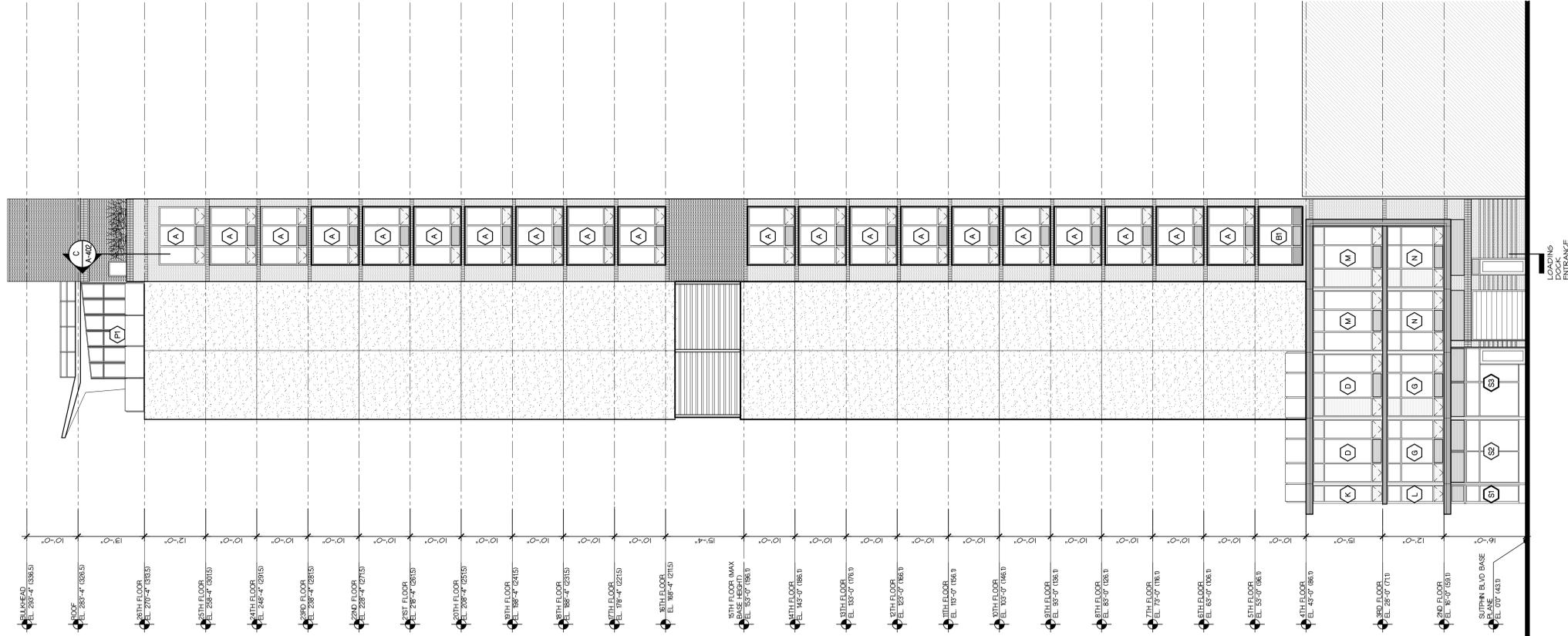
-  **LOBBY**
213 SF
INDICATES AREA MEASURED FROM CENTER OF DEMISING WALL TO EXTERIOR FACE OF EXTERIOR WALL
-  **UNIT 3-1**
DOUBLE
449.65F
INDICATES AREA MEASURED TO INSIDE FACE OF DEMISING WALL AS PER HILTON REQUIREMENTS GUEST ROOMS



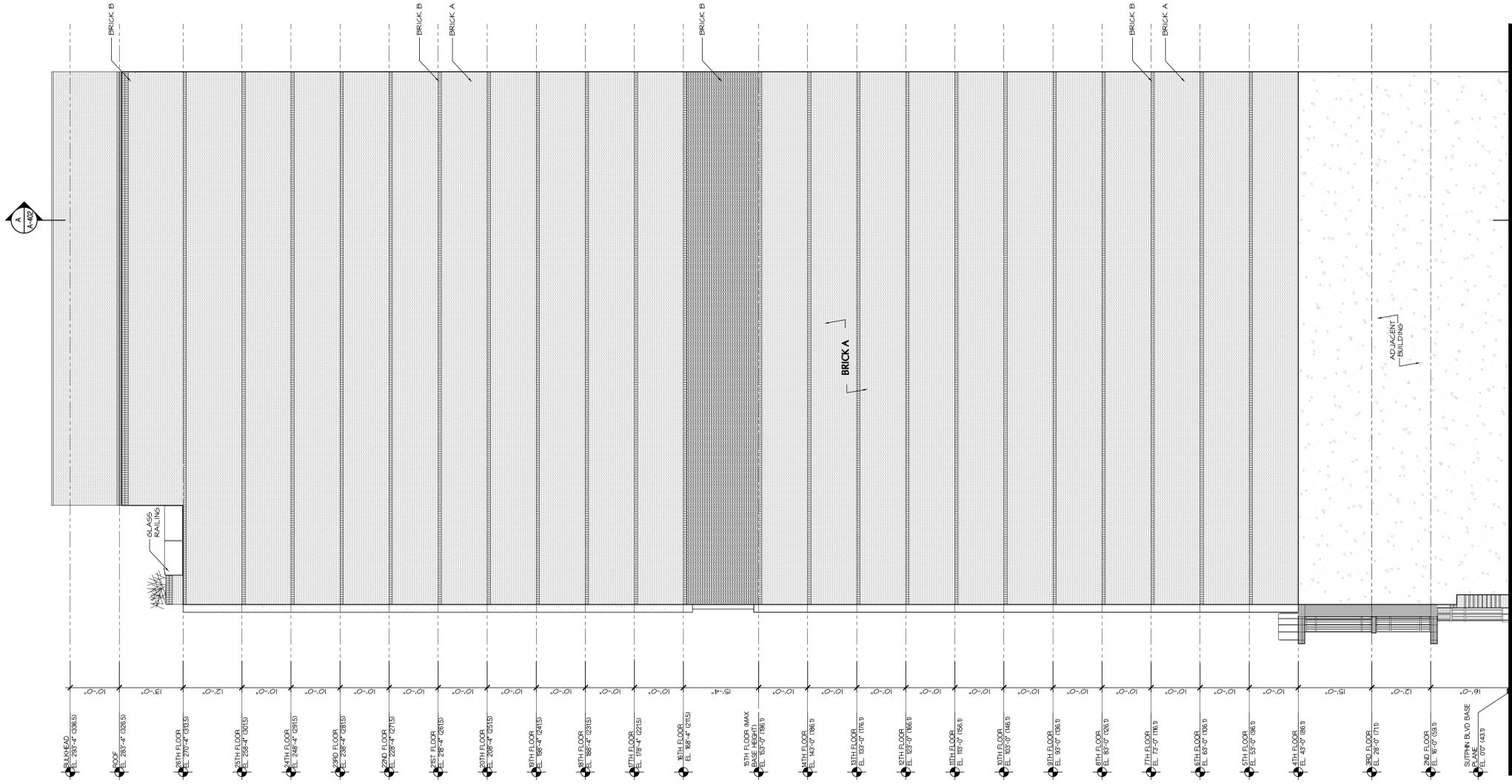
A 27TH FLOOR PLAN - ROOF OVER BAR AND MECHANICAL ROOMS - T.O.S.



C PARTIAL SOUTH ELEVATION
3/32"=1'-0"



B SOUTH ELEVATION
3/32"=1'-0"



A EAST ELEVATION
3/32"=1'-0"

**HILTON GARDEN INN
JAMAICA/AIR TRAIN, NY**
93-43 SUTPHIN BOULEVARD
JAMAICA, QUEENS, NY 11435
BLOCK: 9998 LOTS: 42,43,47,48,58
PROJECT NO. 1649.00 NYC DOB JOB NO. 420654786-01
HILTON PROJECT NO. 14-282

DEVELOPER

STATION PLAZA HOTEL LLC
150 EXPRESS STREET
PLAINVIEW, NY 11803

STRUCTURAL ENGINEER

MCMAMARA SALVIA INC
62 WEST 45TH ST
NEW YORK, NY 10036

MECHANICAL ENGINEER

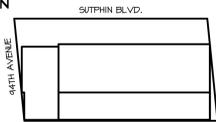
ETTINGER ENGINEERING ASSOCIATES
505 EIGHTH AVE, 24TH FLOOR
NEW YORK, NY 10018

ISSUE

DOB SUBMITTAL 09-14-15
100% DESIGN DEVELOPMENT 02-08-16

SCALE
AS NOTED

KEY PLAN



PROJECT
93-43 SUTPHIN BOULEVARD
JAMAICA, QUEENS, NY 11435

DRAWING

EXTERIOR ELEVATIONS

SEAL AND SIGNATURE

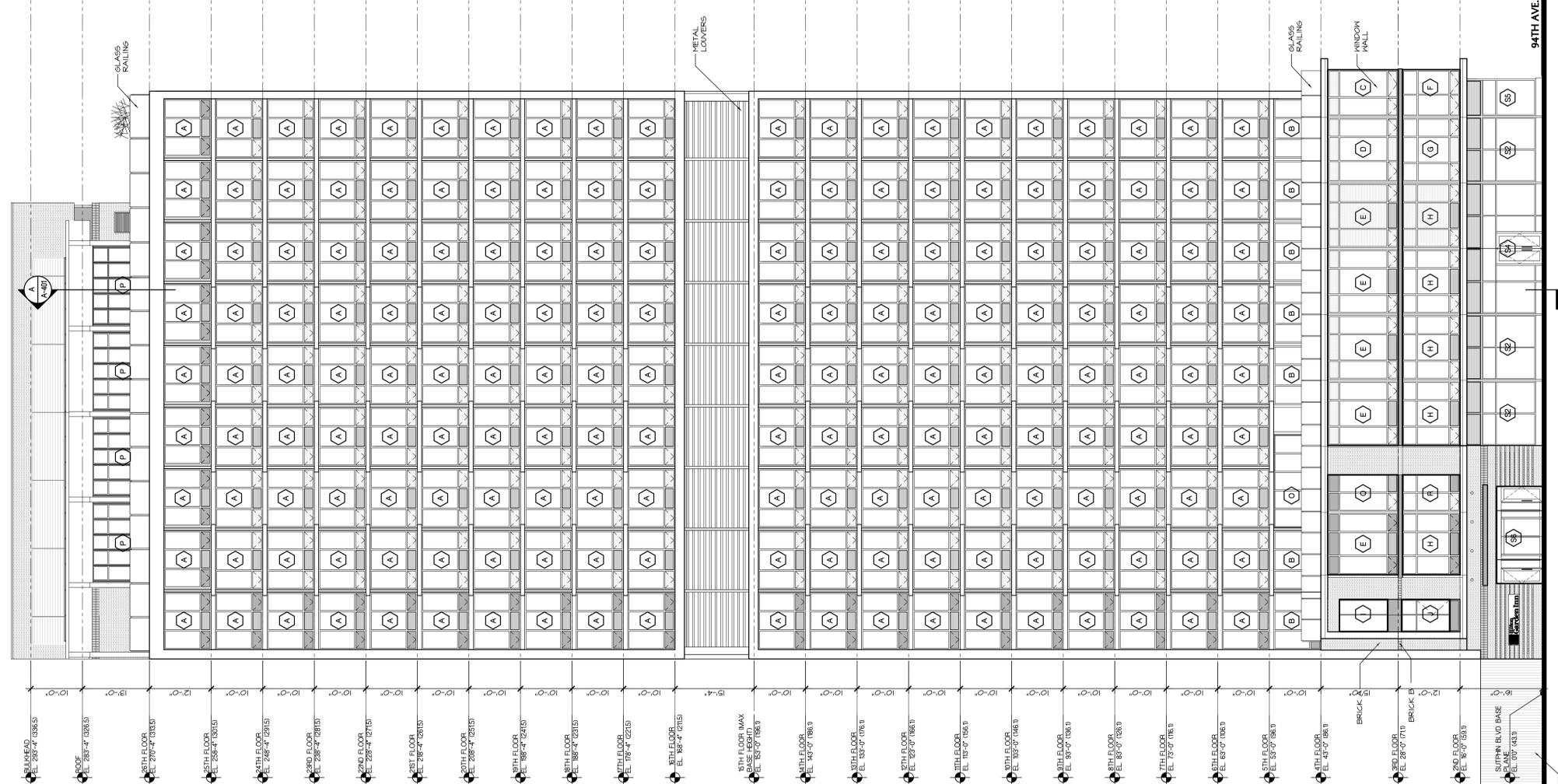
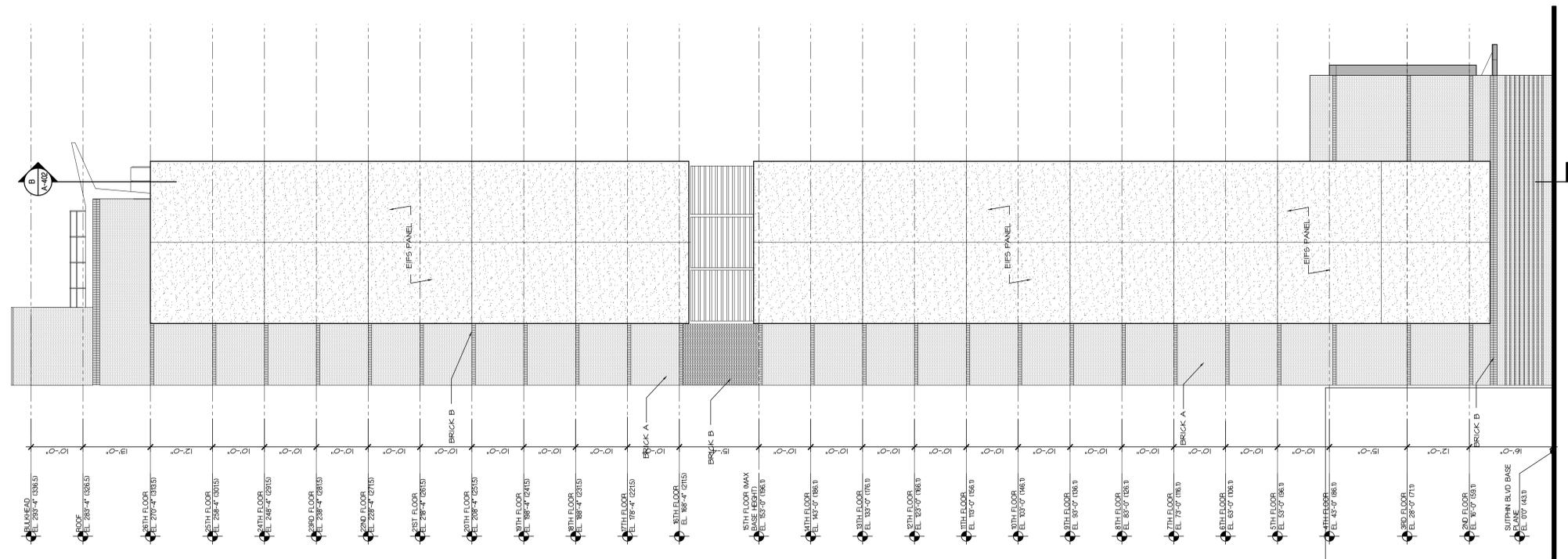
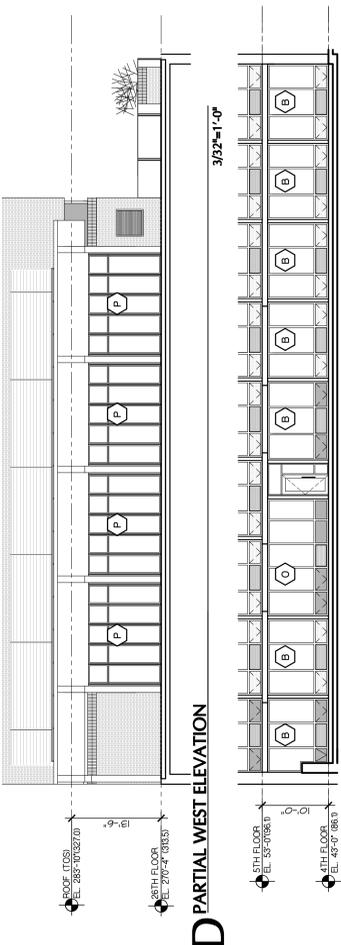


DATE: _____
PROJECT NO: _____
DRAWING BY: _____
CHK BY: _____
DWG NO: _____
A-301.00
CAD FILE NO: _____ OF XX

NOTES
 1. ALL WINDOWS TO BE LAB TESTED TO 57C 35 MIN. TO BE LAB TESTED TO 57C 35 MIN.
 2. 57C 35 MIN.

MATERIALS LEGEND:

-  EIFS PANEL
-  BRICK A
-  BRICK B
-  METAL PANEL



B NORTH ELEVATION

A WEST ELEVATION



DATE: _____
 DRAWING NO: _____
 CHK BY: _____
 DWG NO: _____

A-302.00

EXTERIOR ELEVATIONS

PROJECT
 93-43 SUTPHIN BOULEVARD
 JAMAICA, QUEENS, NY 11435

SCALE
 AS NOTED

ISSUE
 DOB SUBMITTAL 09-14-15
 100% DESIGN DEVELOPMENT 02-08-16

MECHANICAL ENGINEER
 ETTINGER ENGINEERING ASSOCIATES
 505 EIGHTH AVE, 24TH FLOOR
 NEW YORK, NY 10018

STRUCTURAL ENGINEER
 MCNAMARA SALVIA INC
 62 WEST 45TH ST
 NEW YORK, NY 10036

DEVELOPER
 STATION PLAZA HOTEL LLC
 150 EXPRESS STREET
 PLAINVIEW, NY 11803

**HILTON GARDEN INN
 JAMAICA/AIR TRAIN, NY**
 93-43 SUTPHIN BOULEVARD
 JAMAICA, QUEENS, NY 11435
 BLOCK: 9998 LOTS: 42,43,47,48,58
 PROJECT NO. 1649.00 NYC DOB JOB NO. 420654786-01
 HILTON PROJECT NO. 14-282

GF55 PARTNERS
 19 W. 21ST STREET
 NEW YORK, N.Y. 10010
 212 352 3099
 GF55 Partners, LLP 2014



Appendix 14

Updated Project Description

The new project description:

The proposed future use of the Site will consist of a transient franchise hotel with approximately 221 rooms in general. The building will be 27-stories tall and contain about 110,196 gross square feet. It will house a cellar with building services such as kitchen, laundry, compactor, offices and accessory mechanical rooms. A lobby and bar/restaurant will be located on the ground level, the second floor will house guestrooms and a fitness center, the third floor will house guestrooms and meeting rooms, and the 15th floor will be dedicated to housing building mechanical units. Located on the 26th floor is a rooftop bar with open terrace space. The remaining floors will house hotel guestrooms.