250 WATER STREET
NEW YORK, NY 10038

Change of Use and Development Work Plan

NYSDEC BCP Site No. C231127

Prepared for:
250 Water Street Owner LLC
19 West 24th Street, 12th Floor
New York, NY 10010

Prepared by:
Impact Environmental Engineering and Geology PLLC
170 Keyland Court
Bohemia, NY 11716

Submitted to:
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, New York 12233-7016

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IMPACT ENVIRONMENTAL ENGINNEERING & GEOLOGY, PLLC
170 Keyland Court | Bohemia | New York | 11716 | 631.269.8800

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CERTIFICATION

I, Greg Mendez-Chicas, certify that I am currently a Qualified Environmental Professional as defined in 6 NYCRR Part 375 and that this Change of Use and Development Work Plan was prepared in accordance with all applicable statutes and regulations, in substantial conformance with the DER Technical Guidance for Site Investigation and Remediation (DER-10), and in conformance with the NYSDEC-approved December 28, 2023 Site Management Plan for the Site.



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Greg Mendez-Chicas, CHMM #35031
Vice President

1. INTRODUCTION

Impact Environmental Engineering and Geology PLLC (IEEG) has prepared this Change of Use and Development Work Plan (Work Plan) on behalf of 250 Water Street Owner LLC (the Owner) for the planned redevelopment of the property located at 250 Water Street, New York, New York 10038 (the Site). The Site is a completed remediation site in the New York State Brownfield Cleanup Program (BCP), Site No. C231127, administered by the New York State Department of Environmental Conservation (NYSDEC).

This Work Plan serves two concurrent regulatory functions. First, it constitutes the change of use notification required under 6 NYCRR Part 375-1.11(d) and Section 1.3 of the NYSDEC-approved December 28, 2023 Site Management Plan (SMP), which requires 60-day advance notice of any proposed change in site use. Second, it constitutes the pre-excavation notification and implementation plan required under Section 1.3 of the SMP and Section D-1 of the Excavation Work Plan (EWP) provided as Appendix D of the SMP, which requires 15-day advance notice of any proposed ground-intrusive activity that may encounter remaining contamination. Table 1-2 cross-references each element of EWP Section D-1 to the section of this Work Plan in which it is addressed.

This Work Plan governs the environmental aspects of site development construction, including excavation, soil and fill management, import of backfill, dewatering and discharge, community air monitoring, construction oversight and reporting, and health and safety. It also identifies a change from the foundation configuration anticipated in the SMP that affects the soil vapor intrusion evaluation pathway; that matter is described in Section 7 and will be addressed under a separate Sub-Slab Depressurization System Work Plan.

1.1 Site Description

The Site is located at 250 Water Street in the South Street Seaport neighborhood of Lower Manhattan and is identified as Block 98, Lot 1 on the Borough of Manhattan tax map (BIN 1812225). The Site is approximately 48,057 square feet (±1.103 acres) in area and occupies an entire city block bounded by Pearl Street to the northwest (project north), Peck Slip to the northeast (project east), Water Street to the southeast (project south), and Beekman Street to the southwest (project west). The boundaries of the Site are more fully described in the metes and bounds description provided in the recorded Environmental Easement (EE). A site location map and site plan are provided as Figure 1.

The Site is vacant and has not been occupied since issuance of the Certificate of Completion (COC) in December 2023. Current Site grade is approximately elevation (el) +3.0 feet North American Vertical Datum of 1988 (NAVD88) following remedial excavation and backfill. The Site is currently maintained under a temporary cover system consisting of geotextile fabric placed over Track 2-compliant soil, overlain by an approximately six-inch-thick layer of imported three-quarter-inch virgin stone.

The surrounding area is densely developed and characterized by a mix of residential, commercial, and institutional uses. Multi-story residential buildings are located across Pearl Street and Beekman Street. Elementary schools are located across Peck Slip and Water Street. The proximity of these sensitive receptors is a controlling consideration in the design of the community air monitoring, odor control, dust control, and truck routing measures described in Section 5.

1.2 Regulatory Status and Site History

250 Seaport District, LLC entered into a Brownfield Cleanup Agreement (BCA), Index No. C231127-04-19, with the NYSDEC on August 1, 2019 to investigate and remediate the Site. Past operations at the Site included cast-iron stove, boiler, and radiator manufacturing; an oil company; a printer; metal works; a chemical and glue company; a thermometer company workshop and factory at multiple locations; a trucking company; a machine shop; a garage; and a gasoline service station. Buildings were largely demolished in the early to mid-twentieth century, and the Site had been leveled by the late 1970s.

The Remedial Investigation (RI) identified historic fill material and impacts associated with the former thermometer factory. Several metals, including lead and mercury, were detected across the Site in subsurface soil, with mercury contamination generally located in the immediate vicinity of the former thermometer factory workshops. Petroleum-related volatile organic compounds (VOCs), including benzene, toluene, ethylbenzene, and xylenes (BTEX), were detected in subsurface soil and groundwater near the locations of former underground storage tanks (USTs) and an associated spill (Spill No. 1507371). Petroleum-related VOCs were reported in soil vapor and are related to the BTEX contamination found on-Site. Chlorinated VOCs (CVOCs), including tetrachloroethene (PCE) and trichloroethene (TCE), were reported in soil vapor samples but do not appear to be related to past Site activities. Per- and polyfluoroalkyl substances (PFAS) were identified in soil and groundwater; no on-Site source was identified during the remedial investigations.

The following key regulatory milestones apply to the Site:

- November 9, 2021 – NYSDEC approval of the Remedial Action Work Plan (RAWP) prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C. (Langan) on behalf of the then-Volunteer, 250 Seaport District, LLC.
- November 15, 2021 – Issuance of the Decision Document establishing the Remedial Action Objectives (RAOs) and a Track 2 Restricted Use – Restricted Residential (RURR) cleanup.
- December 28, 2023 – NYSDEC approval of the Final Engineering Report (FER) and the SMP, including the Institutional Control (IC)/Engineering Control (EC) Plan, Monitoring Plan, EWP, and Environmental Easement.

- December 29, 2023 – Issuance of the Certificate of Completion.
- September 5, 2024 – NYSDEC letter approving the request to discontinue post-remedy groundwater monitoring at the Site, based on review of the Second Quarterly Groundwater Monitoring Report (Q2 2024).
- June 22, 2026 – Submittal of the Periodic Review Report (PRR) for the reporting period June 1, 2025 through June 1, 2026, documenting continued compliance with the SMP, an intact temporary cover, and no intrusive activities during the reporting period.

1.3 Summary of the Completed Remedy

The remedy was implemented in accordance with the NYSDEC-approved November 9, 2021 RAWP. The following activities were completed to achieve the RAOs outlined in the November 15, 2021 Decision Document:

- Installation of support of excavation (SOE), consisting of a shallow perimeter system of soldier piles, lagging, tiebacks, walers, and a shallow soil-mix wall; steel sheet pile walls to accommodate excavation of the RAWP-defined petroleum hotspot; and a perimeter containment cut-off wall (soil-mix/secant pile wall) spanning from above the groundwater table to bedrock to facilitate site-wide dewatering.
- Extraction and treatment of approximately 12,886,600 gallons of petroleum-impacted groundwater through on-site treatment systems (settling tank, particulate bag filters, and activated carbon tanks) prior to permitted discharge to the combined sewer.
- Off-site disposal of approximately 39,667.81 tons of contaminated soil/fill, comprising approximately 9,475.77 tons of mercury-impacted soil/fill excavated to approximately 16 feet below grade surface (bgs) (el -1.5 feet NAVD88) from the RAWP-defined mercury hotspot; approximately 7,420.22 tons of petroleum-impacted soil/fill excavated to approximately 16 to 19 feet bgs (el -8.0 feet NAVD88) from the RAWP-defined petroleum hotspot; and approximately 22,771.82 tons of contaminated soil/fill excavated site-wide to approximately 11 to 16 feet bgs (el -6 to el +3 feet NAVD88), including approximately 4,172.52 tons of hazardous lead-impacted soil/fill.
- Decommissioning, removal, and closure of nine 550-gallon USTs and one 1,080-gallon UST.
- Collection and analysis of 54 confirmation endpoint soil samples from the base of the excavation to document post-remediation soil quality.
- Import and placement of approximately 12,308.05 tons of NYSDEC-approved fill meeting the lower of the NYSDEC Part 375 RURR and/or Protection of Groundwater (PGW) Soil Cleanup Objectives (SCOs) to backfill over-excavated areas to depths above the groundwater table and to cover areas where endpoint samples exceeded the RURR SCOs at a depth of 15 feet bgs.

- Import and placement of approximately 3,064.96 tons of NYSDEC-approved virgin crushed stone and/or clean bluestone to construct truck pads, stabilize construction, and construct the Site cover system post-remedy.

No engineering controls were installed as part of the Track 2 remediation. Exposure to remaining contamination is prevented by the temporary cover system, by the ICs required by the EE, and by implementation of the SMP.

1.4 Remaining Contamination

Excavation of soil/fill across the Site was completed to achieve the Track 2 RURR SCOs or to a depth of at least 15 feet below the initial grade surface. Remaining contamination is present in soil at locations where confirmation endpoint soil samples exceeded the Track 2 RURR and/or PGW SCOs but which were excavated to the minimum depth required by the Track 2 remediation. A physical demarcation layer was placed above soil containing remaining contamination, followed by imported fill.

Marginal exceedances documented in the FER and SMP consist of the following:

- Total xylenes at 3.8 milligrams per kilogram (mg/kg) in endpoint sample EP51 (el 0 feet NAVD88, approximately 12.5 feet bgs), above the PGW SCO of 1.6 mg/kg. Over-excavation was completed in this area and a confirmation sample returned 0.32 mg/kg.
- Acetone at concentrations from 0.063 to 0.18 mg/kg in endpoint samples EP13, EP26, EP27, EP32, EP42, EP48, EP49, and EP50 (el -8.0 to -1.2 feet NAVD88), above the PGW SCO of 0.05 mg/kg. Acetone is a common laboratory contaminant and was not identified as a source contaminant of concern to groundwater.
- Polycyclic aromatic hydrocarbons (PAHs), including benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, chrysene, dibenzo(a,h)anthracene, and indeno(1,2,3-cd)pyrene, in endpoint sample EP03 in the southwestern corner of the Site (el -3.0 feet NAVD88, approximately 15 feet bgs), above the Track 2 RURR and/or PGW SCOs by less than one order of magnitude.
- Mercury at concentrations from 0.897 to 2.63 mg/kg in endpoint samples EP18, EP24, EP25, EP28, and EP34 (el -2 to +1 feet NAVD88), above the Track 2 RURR SCO of 0.81 mg/kg, with the 2.63 mg/kg result reported in the field duplicate collected at EP25; and at 0.767 to 0.797 mg/kg in samples EP30 and EP51, above the PGW SCO of 0.73 mg/kg. Mercury was additionally detected at 2.92 mg/kg in one sample collected from the base of the former mercury hotspot at approximately 16 feet bgs.
- Copper at 456 mg/kg in endpoint sample EP32 (el -5.5 feet NAVD88), above the Track 2 RURR SCO of 270 mg/kg but below the PGW SCO of 1,720 mg/kg. Note that the narrative at SMP Section 2.5.1 cites 456 mg/kg as the RURR SCO; 456 mg/kg is the reported copper concentration at EP32, and the Track 2 RURR SCO for copper is 270 mg/kg per Table 1 of the SMP.

In addition, nuisance odors were observed at the base of the remedial excavation in the areas surrounding endpoint samples EP22 and EP27. The odors were attributed to treated timbers and cribbing in the southern part of the Site. The odorous material does not represent a source for groundwater contamination, and no additional excavation was required by the NYSDEC. Odor and vapor mitigation measures will be available for use during ground-intrusive activities in this area, as described in Section 5.2.

Based on the conclusions of the FER and SMP, the remaining soil contamination was not identified as a continuing source requiring additional groundwater remediation. NYSDEC subsequently approved discontinuation of post-remedy groundwater monitoring by letter dated September 5, 2024. Soil vapor intrusion associated with the proposed development is addressed separately in Section 7 in accordance with SMP Section 5.2. The extents of remaining contamination are shown on Figure 2.

Ground-intrusive activities that occur below the demarcation layer or below 15 feet below the initial grade surface, whichever is shallower, must be conducted in accordance with the EWP. As described in Section 2, the proposed development includes foundation elements, pits, and utility work that will extend below this threshold. Accordingly, the EWP is triggered and is implemented through this Work Plan.

1.5 Purpose and Objectives

The objectives of this Work Plan are to:

1. Provide the NYSDEC with the 60-day advance notice of change in Site use required by 6 NYCRR Part 375-1.11(d) and SMP Section 1.3, and demonstrate that the proposed use is consistent with the use restrictions established by the Environmental Easement;
2. Provide the NYSDEC with the 15-day advance notice and supporting information required by SMP Section 1.3 and EWP Section D-1 for ground-intrusive activity anticipated to encounter remaining contamination;
3. Describe the procedures that will be implemented during development construction for soil screening, segregation, staging, load-out, transport, off-site disposal, and on-site reuse of soil and fill, and for the import of backfill from off-site sources;
4. Describe the dewatering, treatment, discharge, and fluids management program, and the approvals that must be obtained or renewed before dewatering begins;
5. Describe the environmental controls and monitoring that will be implemented, including the Community Air Monitoring Program (CAMP), odor control, dust control, stormwater pollution prevention, and nuisance controls;

6. Define the qualifications, oversight responsibilities, documentation, and reporting that will apply throughout construction, including the report required within 90 days of completion of activities performed under the EWP; and
7. Identify the change in foundation configuration relative to the configuration anticipated in the SMP and describe the resulting soil vapor intrusion mitigation approach to be submitted under a separate work plan.

1.6 Notifications

Notifications will be submitted by the Owner to the NYSDEC in accordance with DER-10, the BCA, 6 NYCRR Part 375, and the SMP as follows:

- 60-day advance notice of the proposed change in Site use. This Work Plan constitutes that notice.
- 15-day advance notice of ground-intrusive activity pursuant to the EWP. This Work Plan constitutes that notice; the NYSDEC case manager will additionally be notified a minimum of 15 days in advance of the actual start of intrusive work, with the schedule confirmed at that time.
- 7-day advance notice of any field activity associated with the remedial program.
- Immediate notification to the NYSDEC Project Manager of any unknown or unexpected contaminated media identified by screening during intrusive work, and to the NYSDEC Spill Hotline for reportable quantities of petroleum product.

Contact information for the required notifications is provided in Table 1-1. This information will be updated as necessary.

Table 1-1. NYSDEC and NYSDOH Notification Contact List

Role	Contact Information
NYSDEC Project Manager	Rafi Alam | (518) 402-8606 | rafi.alam@dec.ny.gov
NYSDEC Section Chief	Lisa Gorton | (518) 949-5091 | Lisa.Gorton@dec.ny.gov
NYSDOH Project Manager	Sarita Wagh | (518) 402-7860 | sarita.wagh@health.ny.gov

1.7 Excavation Work Plan Notification Cross-Reference

Table 1-2 identifies where each element of the information required by EWP Section D-1 is addressed in this Work Plan. Items that cannot be finalized until the construction contractors are engaged and the DOB approvals are issued are identified as such and will be provided by supplemental submittal prior to the start of intrusive work.

Table 1-2. Excavation Work Plan Section D-1 Notification Cross-Reference

EWP Section D-1 Required Element	Addressed In	Status
Detailed description of work to be performed, including location and areal extent of excavation, plans/drawings for site re-grading, intrusive elements or utilities to be installed, estimated volumes of contaminated soil to be excavated, and any modification of truck routes	Sections 2.2, 3.1, 3.5; Figures 2, 4, 5	Provided; volumes preliminary
Summary of environmental conditions anticipated to be encountered in the work areas, including nature and concentration levels of contaminants of concern, potential presence of grossly contaminated media, and plans for pre-construction sampling	Sections 1.4, 3.2; Figure 3	Provided
Schedule for the work, detailing start and completion of all intrusive work	Section 9; Table 9-1	Preliminary
Summary of the applicable components of the EWP	Sections 3, 4, 5, 6; Table 1-2	Provided
Statement that the work will be performed in compliance with the EWP, 29 CFR 1910.120, and 29 CFR 1926 Subpart P	Section 8.1	Provided
Copy of the contractor's health and safety plan, in electronic format, if it differs from the HASP provided in the SMP	Appendix B	SMP HASP provided; contractor-specific HASPs will be submitted if they differ from, or include requirements beyond, the HASP included in the SMP.
Identification of disposal facilities for potential waste streams	Section 3.6	To be provided by supplemental submittal
Identification of sources of anticipated backfill, with required Request to Import forms and supporting documentation including chemical testing results	Section 3.8; Appendix D	To be provided by supplemental submittal

2. PROPOSED DEVELOPMENT AND CHANGE OF USE

2.1 Proposed Development Program

The Owner is redeveloping the Site with a 29-story, approximately 626,000-square-foot mixed-use building containing approximately 600 residential units, including 150 affordable units, and approximately 116,000 square feet of retail and commercial space. The development will occupy substantially the entire Site footprint and will include a cellar and the below-grade foundation elements described in Section 2.2.

The project design team is as follows:

Role	Firm
Owner	250 Water Street Owner LLC, 19 West 24th Street, 12th Floor, New York, NY 10010
Architect	Fogarty Finger, 69 Walker Street, New York, NY 10013
Structural Engineer	DeSimone Consulting Engineering, 140 Broadway, 25th Floor, New York, NY 10005
Geotechnical Engineer	Ancora Engineering PLLC, 49 West 27th Street, 10th Floor, New York, NY 10001
Civil Engineer	Ettinger Engineering Associates, 505 Eighth Avenue, 24th Floor, New York, NY 10018
MEP Engineer	EP Engineering, 100 William Street, Suite 1205, New York, NY 10005
General Contractor	Consigli Construction Co., Inc, 1155 6th Ave, 12th Floor, New York, NY 10036
Environmental Consultant / Qualified Environmental Professional	Impact Environmental Engineering and Geology PLLC, 170 Keyland Court, Bohemia, NY 11716

2.2 Subsurface Construction and Foundation Design

Subsurface conditions were characterized by Ancora Engineering PLLC in its Preliminary Geotechnical Investigation Report dated July 17, 2026, which incorporated two geotechnical borings advanced between June 5 and June 12, 2026 under the NYSDEC-approved April 27, 2026 Subsurface Investigation Work Plan, together with prior Langan investigations from 2020 and 2021. Fill extends from current grade to between el +2.0 and el -10.0 feet NAVD88, underlain by sand, with decomposed rock encountered at approximately 93 to 95 feet below current grade (el -80 to -82 feet NAVD88) and sound rock at approximately 97 feet below current grade (el -94 feet NAVD88).

Groundwater was measured at 3.5 to 3.7 feet bgs (el -0.5 to -0.7 feet NAVD88) in June 2026. Ancora recommends a design flood elevation of el +13.0 feet NAVD88 based on the FEMA Base Flood Elevation along Water Street, and recommends that the lowest level slab be designed as a structural pressure slab to resist hydrostatic pressures.
The principal subsurface construction elements are summarized in Table 2-1.

Table 2-1. Summary of Proposed Subsurface Construction Elements and Elevations

Element	Approximate Elevation (NAVD88)	Description and Relationship to Remaining Contamination
Existing Site grade	el +3.0 feet	Top of temporary cover system (geotextile plus approximately 6 inches of virgin stone over Track 2-compliant soil).
Demarcation layer / top of remaining contamination	Varies by area from el +1.0 to el -6.0 feet	Geotextile filter fabric placed above soil containing remaining contamination. The elevation of the layer is annotated area-by-area on SMP Figure 5, and the final backfilled surface above it ranges from approximately el +1 to el -1 feet. Threshold below which the EWP applies.
Groundwater table (June 2026)	el -0.5 to -0.7 feet	Measured in observation well AB-2(OW) and in pre-existing wells Well 1 and Well 2, and by a single reading in boring AB-1 taken prior to backfilling. Levels were steady and approximately level at all locations.
Cellar underside of slab (typical)	el +1.0 feet	Above the groundwater table. At or immediately above the demarcation layer where that layer was placed at el +1.0 or el 0.0; the layer will be reached or exposed by the general cut in those areas. Basis for the soil vapor intrusion pathway change described in Section 7.
Localized slab depressions and stormwater detention tank	el -4.0 to -5.5 feet	Extends below the demarcation layer and below the groundwater table. EWP applies; localized dewatering anticipated.
Elevator and sump pits	Top of slab at el -15.3 feet and top of joist at el -20.0 feet at separate locations	Deepest planned excavations. Extends well below the demarcation layer and the groundwater table. EWP applies; localized dewatering required.
Pile caps and grade beams	See Plans	Depths and extents to be confirmed against the structural foundation drawings. Anticipated to extend below the demarcation layer.
Continuous flight auger (CFA) piles	Minimum 60-foot length; tip elevation per structural design	16-inch-diameter drilled piles; 200-ton allowable compressive capacity, 50-ton tension, 3-ton lateral; caged top section 25 feet; #20 full-length center bar; 6,000 psi grout. Installation generates drill spoil from below the demarcation layer.
Support of excavation (SOE)	Existing perimeter system installed during BCP remediation	Perimeter SOE components, including the soil-mix/secant pile containment cut-off wall, were installed during remediation. Ancora has completed a review of the existing systems under separate submittal to determine efficacy and the need for supplemental support.

Three characteristics of this design are material to the environmental scope of work:

1. Excavation will reach and extend below the demarcation layer. The demarcation layer was placed at elevations ranging from el +1.0 to el -6.0 feet NAVD88 depending on the area, and the final backfilled surface above it ranges from approximately el +1 to el -1 feet. The general cut to the typical cellar subgrade at el +1.0 feet will therefore reach or expose the layer in portions of the Site, and the elevator and sump pits, stormwater detention tank, localized slab depressions, pile caps, grade beams, and utility trenching will extend below it. Soil and fill removed from these areas must be managed as regulated material under the EWP.
2. Pile installation will penetrate remaining contamination and the groundwater table. CFA pile drilling will generate spoil originating from below the demarcation layer and from the saturated zone. This material will be managed as described in Section 3.
3. The lowest occupied slab will be above the groundwater table. The SMP anticipated a concrete foundation constructed below the water table. The current design places the typical cellar slab approximately 1.5 feet above the measured groundwater table. This changes the soil vapor intrusion evaluation pathway under SMP Section 5.2, as described in Section 7.

These conditions do not alter the remedial objectives established for the Site but require implementation of the SMP's provisions governing disturbance of remaining contamination and evaluation of soil vapor intrusion. The procedures described in this Work Plan are intended to allow the proposed development to proceed while maintaining the protectiveness of the completed remedy and compliance with the SMP.

2.3 Change of Use Determination

The Environmental Easement recorded for the Site limits use and development to Restricted-Residential Use as described in 6 NYCRR Part 375-1.8(g)(2)(ii), Commercial Use as described in 6 NYCRR Part 375-1.8(g)(2)(iii), and Industrial Use as described in 6 NYCRR Part 375-1.8(g)(2)(iv), subject to local zoning requirements. The Site may not be used for a higher level of use, including Residential (single family) use as defined in 6 NYCRR Part 375-1.8(g)(2)(i) or Unrestricted Use as defined in 6 NYCRR Part 375-1.8(g)(1)(i), without additional remediation and amendment of the EE. The proposed development is evaluated against these restrictions in Table 2-2.

Table 2-2. Proposed Site Use Compared to Environmental Easement Permitted Uses

Institutional Control	Proposed Development	Determination
Use limited to Restricted-Residential, Commercial, or Industrial use	Multi-family residential (including affordable housing), office, retail, and community facility space	Consistent. Multi-family residential development is within Restricted-Residential Use under 6 NYCRR Part 375-1.8(g)(2)(ii). Office, retail, and community facility uses are within Commercial Use under 375-1.8(g)(2)(iii).
No higher level of use without additional remediation and EE amendment	No single-family residential and no unrestricted use proposed	Consistent. No EE amendment is required on the basis of the proposed use.
Vegetable gardens and farming in residual soil prohibited	No vegetable gardens or farming in residual soil proposed	Consistent.
Groundwater use as a source of potable or process water restricted	No groundwater withdrawal for potable or process use proposed. Construction dewatering is a temporary remedial-type activity addressed in Section 4.	Consistent.
All future activities disturbing remaining contaminated soil and liquids conducted in accordance with the SMP and EWP	Excavation, pile installation, dewatering, and utility work will disturb remaining contamination and groundwater	Consistent, as implemented through this Work Plan.
Potential for vapor intrusion must be evaluated for any buildings developed within the IC boundaries, and appropriate actions implemented	New building with cellar level above the groundwater table	Evaluation required. Addressed in Section 7 and under a separate Sub-Slab Depressurization System Work Plan.
Compliance with the NYSDEC-approved SMP required	Development to proceed under this Work Plan	Consistent. SMP revision will be proposed following construction as described in Section 6.4.

On the basis of the foregoing, the proposed development constitutes a change in Site use requiring notice under 6 NYCRR Part 375-1.11(d), but does not constitute a change to a higher level of use and does not require amendment of the Environmental Easement

2.4 Evaluation of SMP Revisions Associated with Development

The following elements of the SMP are anticipated to require revision upon completion of construction. Upon completion of the applicable construction activities, these conditions will be documented in accordance with SMP Section 1.2, and any changes to as-built drawings will be stamped by a New York State Professional Engineer.. Anticipated areas of revision include the following:

- Section 2.5 (Remaining Contamination) and the associated figures, to reflect soil and fill removed during development and the resulting revised extents of remaining contamination.

- Section 3.0 (Institutional Control Plan), to reflect the constructed building and any engineering controls established by the development, including the composite cover provided by the building footprint and any sub-slab depressurization system.
- Section 4.0 (Monitoring and Sampling Plan) and Section 5.2 (Soil Vapor Intrusion Evaluation), to reflect the soil vapor mitigation system installed and any associated monitoring obligations.
- Section 6.0 (Reporting Requirements), to reflect the reporting obligations associated with any newly established engineering controls.

3. SOIL AND FILL MANAGEMENT

All soil and fill excavated during development will be managed in accordance with EWP Sections D-2 through D-9 and DER-10. The procedures in this section apply to excavation, drilling, trenching, and other ground-intrusive work performed at the Site that will occur and/or extend below the demarcation layer.

3.1 Anticipated Excavation Extents and Quantities

Excavation is anticipated across substantially the entire Site footprint to establish the cellar subgrade at approximately el +1.0 feet NAVD88 (2 feet bgs), representing approximately two feet of general cut from current grade at el +3.0 feet NAVD88. Because the demarcation layer was placed at elevations as high as el +1.0 feet in some areas, the general cut will reach or expose the demarcation layer locally and is not to be assumed to remain entirely above it. Deeper localized excavation is required for the elevator and sump pits, stormwater detention tank, localized slab depressions, pile caps, and grade beams, as summarized in Table 2-1. Deeper excavations will range from el -1.67 to -1.83 feet NAVD88 in pile cap areas to -4.0 to -5.5 feet NAVD88 for the elevator/sump pits and stormwater detection tank. The maximum anticipated excavation depth is approximately 8.5 feet bgs. Utility trenching and vault construction within the Site and within the adjacent sidewalk areas will also be required.

Preliminary quantities are provided in Table 3-1. These quantities are estimates prepared from the 50 percent Construction Documents and are subject to revision.

Table 3-1. Anticipated Soil and Fill Management Quantities

Material Stream	Estimated Quantity	Anticipated Management
General cut from current grade to cellar subgrade	[TBD]	Anticipated to consist principally of imported Track 2-compliant backfill and cover stone placed during remediation. Material will be field screened and characterized as appropriate. Soil/fill requiring removal will be transported off-site for disposal at a permitted facility. Documented cover stone may be segregated for on-site reuse if practicable and accepted by the NYSDEC Project Manager.
Excavation below the demarcation layer (pits, detention tank, pile caps, grade beams, utility trenches)	[TBD]	Managed as contaminated and regulated material. Off-site disposal at a permitted facility unless the NYSDEC Project Manager approves otherwise.
Continuous Flight Auger (CFA) pile drill spoil	[TBD]	Managed as contaminated and regulated material. Containerized or stockpiled on liner pending characterization; off-site disposal at a permitted facility.
Cover system stone (three-quarter-inch virgin stone)	[TBD]	Documented as NYSDEC-approved virgin material at time of placement. Segregation for reuse on-site will be proposed to the NYSDEC Project Manager if practicable.
Imported structural backfill and select fill	[TBD]	Must meet 6 NYCRR 375-6.7(d) and DER-10 Appendix 5 criteria for restricted-residential use. Request to Import/Reuse Fill or Soil form required. See Section 3.8.

Material Stream	Estimated Quantity	Anticipated Management
Demolition material and obstructions (former foundations, timber piles, cribbing)	[TBD]	Anticipated within deeper fill layers per Ancora. Off-site disposal. Treated timber and cribbing to be handled as odorous material per Section 5.2. Organic matter will not be reused on-site.

3.2 Soil Screening

Visual, olfactory, and instrument-based soil screening will be performed during all excavation and intrusive work into known or potentially contaminated material. Screening will be performed by a Qualified Environmental Professional (QEP) as defined in 6 NYCRR Part 375, a Professional Engineer (PE) licensed and registered in New York State, or a qualified person who directly reports to a PE licensed and registered in New York State. Screening will be performed continuously during intrusive work, including excavation for foundations, pile installation, pits, and utility work.

All potentially contaminated soil and fill material will be field screened with a photoionization detector (PID) calibrated daily to isobutylene. Screening records will document location, depth, elevation, PID reading, visual observations including staining and non-native material, and olfactory observations. Because mercury remains in soil at concentrations up to 2.92 mg/kg (confirmation endpoint sample SB4_EPEL-1.5, 2023 SMP) in the area of the former mercury hotspot at approximately 4.5 feet bgs, a direct-reading mercury vapor analyzer will additionally be used during excavation and pile installation within and adjacent to that area, as described in Section 8.3. The former mercury hotspot was defined in the RAWP as in and around the footprint of the former thermometer factory located at 302 Pearl Street in the northern portion of the Site.

Soils will be segregated based on previous environmental data and field screening results into material requiring off-site disposal and material requiring testing to determine whether it can be reused on-site. Excavation extending across the demarcation layer will be performed so that material from above and below the layer is segregated to the extent practicable, and the demarcation layer will be documented photographically and by elevation survey where encountered.

Waste characterization sampling will be performed at a frequency sufficient to satisfy the requirements of the receiving facilities and, for material proposed for on-site reuse, at the frequency required by DER-10 Table 5.4(e)10. Analytical parameters are summarized in Table 3-2. All analyses will be performed by a laboratory certified under the New York State Department of Health Environmental Laboratory Approval Program (ELAP) for the applicable methods and matrices. Results will be compared to the Track 2 RURR SCOs presented in Table 1 of the SMP and to the PGW SCOs presented in Tables 2 through 4 of the SMP for on-site reuse evaluation, and to DER-10 Appendix 5 criteria for imported material.

3.3 Soil Staging

Soil stockpile areas will be constructed for staging of Site soil pending load-out or waste characterization testing. Separate stockpile areas will be constructed to avoid commingling materials of differing waste types. All stockpile areas will meet the following minimum requirements:

- Excavated soil will be placed onto a minimum thickness of 10-mil low-permeability plastic sheeting or tarps of sufficient strength to prevent puncture during use. Multiple layers of thinner liners are permissible. Separate stockpiles will be created where material types differ.
- Equipment and procedures will be used to place and remove soil in a manner that minimizes the potential to jeopardize the integrity of the liner.
- Stockpiles will be covered with minimum 6-mil plastic sheeting or tarps securely anchored to the ground. Stockpiles will be routinely inspected, and broken sheeting covers promptly replaced.
- Individual stockpile capacity will not exceed approximately 1,000 cubic yards. Stockpiles at capacity will be covered until ready for loading.
- Active stockpiles that have not reached capacity will be covered at the end of each workday.
- Each stockpile area will be encircled with silt fence and hay bales, as needed, to contain and filter particulates from rainwater draining off the soil and to mitigate the potential for surface water run-off off-site.
- Stockpiles will be inspected at a minimum once each day and after every storm event. Results of inspections will be recorded in a logbook maintained at the Site and available for inspection by the NYSDEC.

Given the constrained urban footprint and the intent to occupy substantially the entire block with the building, direct load-out of excavated material to trucks will be employed to the maximum extent practicable in order to minimize stockpile area, duration of exposed material, and odor and dust generation.

3.4 Materials Excavation and Load-Out

A QEP as defined in 6 NYCRR Part 375, a PE licensed and registered in New York State, or a qualified person who directly reports to a PE licensed and registered in New York State will oversee all invasive work and the excavation and load-out of all excavated material. The Owner and its contractors are responsible for safe execution of all invasive and other work performed under this Work Plan.

Utilities and easements will be evaluated before intrusive work, and a New York City 811 mark-out request will be placed at least three business days before excavation.

Loaded vehicles will be covered, manifested, placarded, and otherwise managed in accordance with applicable requirements. A truck wash will be operated as appropriate, and Site egress points will be inspected and cleaned to prevent off-site tracking. Truck wash water will be managed as described in Section 4.4. Adjacent streets will be cleaned as needed to remove Site-derived material, with collected material disposed of off-site at an appropriately permitted facility.

3.5 Materials Transport Off-Site

Off-site transport will be performed by appropriately licensed and permitted haulers in accordance with EWP Section D-5 and applicable local, State, and Federal requirements, including 6 NYCRR Part 364. Trucks will use designated ingress, egress, and approved truck routes; loads will be securely covered and wet loads capable of producing free liquid will be lined. Off-site queuing and idling will be minimized, with on-site queuing used to the extent practicable.

Truck routing will prioritize mapped New York City truck routes, safe access to major roadways, and minimization of impacts to nearby residential and institutional receptors. Because schools are located across Peck Slip and Water Street, truck movements will avoid school arrival and dismissal periods to the extent practicable. Community coordination will be performed as necessary.

3.6 Materials Disposal Off-Site

All material excavated and removed from the Site will be treated as contaminated and regulated material and will be transported and disposed of off-site at a permitted facility in accordance with all local, State, and Federal regulations. If disposal of material from the Site is proposed for unregulated off-site disposal, including clean soil removed for development purposes, a formal request with an associated plan will be made to the NYSDEC Project Manager. Unregulated off-site management of materials from the Site will not occur without formal NYSDEC Project Manager approval.

Off-site disposal locations for excavated soils will be identified in the supplemental pre-excavation notification. This will include estimated quantities and a breakdown by class of disposal facility, such as hazardous waste disposal facility, solid waste landfill, petroleum treatment facility, or construction and demolition (C&D) debris recovery facility. Actual disposal quantities and associated documentation will be reported to the NYSDEC in the report required under Section 6.4 and in the PRR. This documentation will include waste profiles, test results, facility acceptance letters, manifests, bills of lading, and facility receipts.

Non-hazardous historic fill and contaminated soil taken off-site will be handled consistent with 6 NYCRR Parts 360, 361, 362, 363, 364, and 365. Material that does not meet Unrestricted Use SCOs is prohibited from being taken to a New York State C&D debris recovery facility registered or permitted under 6 NYCRR Subpart 360-15.

Given that hazardous lead-impacted soil was encountered and removed during remediation, waste characterization will include Toxicity Characteristic Leaching Procedure (TCLP) analysis for lead and mercury on material excavated from below the demarcation layer, and hazardous waste determinations will be made prior to load-out. Any material determined to be hazardous waste will be manifested and transported under a hazardous waste manifest to a permitted treatment, storage, and disposal facility.

3.7 Materials Reuse On-Site

On-site reuse of excavated soil or fill is not currently anticipated. Excavated soil/fill originating from below the demarcation layer will be characterized and transported off-site for disposal at an appropriately permitted facility, as described in Section 3.6.

If on-site reuse of excavated soil or fill is subsequently proposed, the material will be segregated, characterized, and managed in accordance with the applicable requirements of the SMP, EWP, and DER-10. Proposed reuse will be subject to review and approval by the NYSDEC Project Manager prior to placement.

Organic material, including wood, roots, stumps, and treated timber or cribbing, will not be reused on-site. Concrete crushing or processing for on-site reuse will not be performed without prior NYSDEC approval.

3.8 Backfill from Off-Site Sources

All materials proposed for import onto the Site will be approved by the QEP and will be in compliance with the SMP prior to receipt at the Site. A NYSDEC Request to Import/Reuse Fill or Soil form will be prepared and submitted to the NYSDEC Project Manager allowing a minimum of five business days for review. A blank form is provided as Appendix E.

Material from industrial sites, spill sites, other environmental remediation sites, or potentially contaminated sites will not be imported to the Site. Solid waste will not be imported onto the Site.

All imported soil will meet the backfill and cover soil quality standards established in 6 NYCRR 375-6.7(d) and DER-10 Appendix 5 for restricted-residential use. Soils that meet general fill requirements under 6 NYCRR Part 360.13 but do not meet backfill or cover soil objectives for the Site will not be imported without prior approval by the NYSDEC Project Manager. Soil material will be sampled for the full suite of analytical parameters, including PFAS and 1,4-dioxane.

Trucks entering the Site with imported soils will be securely covered with tight-fitting covers. Imported soils will be stockpiled separately from excavated materials and covered to prevent dust releases.

Virgin quarry products, including crushed stone, sand, and gravel, proposed for use as structural fill, drainage layers, or working surfaces will be documented by source, product specification, and certification of virgin status. A Request to Import/Reuse Fill or Soil form will be prepared and submitted to the NYSDEC project manager allowing a minimum of 5 business days for review prior to import consistent with the approach used for the 3,064.96 tons of virgin crushed stone and bluestone imported during remediation.

Table 3-2. Analytical Requirements for On-Site Reuse and Imported Backfill

Parameter Group	Method	Applicability
Target Compound List (TCL) VOCs	EPA Method 8260	Waste characterization; on-site reuse; imported backfill
TCL SVOCs, including 1,4-dioxane	EPA Method 8270	Waste characterization; on-site reuse; imported backfill
Polychlorinated biphenyls (PCBs)	EPA Method 8082	Waste characterization; on-site reuse; imported backfill
Pesticides	EPA Method 8081	Waste characterization; on-site reuse; imported backfill
Herbicides	EPA Method 8151	On-site reuse; imported backfill, consistent with the endpoint sampling suite
Target Analyte List (TAL) metals, including trivalent and hexavalent chromium	EPA 6010/7000 series; EPA Method 7196A/7199 for hexavalent chromium	Waste characterization; on-site reuse; imported backfill
Total cyanide	EPA Method 9012	On-site reuse; imported backfill, consistent with the endpoint sampling suite
PFAS	EPA Method 1633 or as directed by the NYSDEC	On-site reuse; imported backfill. Compared to NYSDEC Sampling, Analysis, and Assessment of PFAS (April 2023) guidance values.
TCLP metals, including lead and mercury	EPA Method 1311 with 6010/7470 series	Hazardous waste determination for material excavated from below the demarcation layer

3.9 Excavation Contingency Plan

If USTs or other previously unidentified contaminant sources are found during development-related construction, sampling will be performed on free product, if encountered, and on surrounding subsurface materials including sediment, soil, and stone. Chemical analytical work will be for full-scan parameters, comprising Part 375 VOCs, SVOCs including 1,4-dioxane, PCBs, pesticides, metals, and PFAS. Analyses will not be otherwise limited without NYSDEC approval.

Identification of unknown or unexpected contaminated media identified by screening during invasive Site work will be promptly communicated to the NYSDEC Project Manager. Reportable quantities of petroleum product will also be reported to the NYSDEC Spill Hotline at 1-800-457-7362. These findings will be detailed in the report required under Section 6.4 and in the subsequent PRR.

Work in the immediate area of the discovery will stop and the area will be secured until the QEP has evaluated the condition and appropriate response measures have been implemented. The NYSDEC Project Manager will also be notified. Ancora has identified the potential for unremoved foundation elements from pre-existing structures and other obstructions in deeper fill layers, including brick, concrete, wood, steel, and gravel, as well as large cobbles and boulders within the till layer. Encountering such obstructions is anticipated and does not by itself trigger the contingency plan; the contingency plan applies where staining, odor, elevated PID or mercury vapor readings, free product, containerized material, or a previously unidentified tank or structure is encountered.

4. DEWATERING, FLUIDS MANAGEMENT, AND DISCHARGE

4.1 Anticipated Dewatering

Groundwater was measured at 3.5 to 3.7 feet bgs (el -0.5 to -0.7 feet NAVD88) in June 2026. The typical cellar subgrade at el +1.0 feet NAVD88 is above the measured groundwater table; however, the elevator and sump pits, stormwater detention tank, localized slab depressions, and certain pile caps and grade beams extend below it. Ancora has recommended a well point dewatering system to control water infiltration during excavation of the foundation system.

Dewatering is therefore anticipated to be localized and intermittent rather than site-wide and continuous, in contrast to the site-wide dewatering performed during remediation. The perimeter containment cut-off wall installed during remediation, which spans from above the groundwater table to bedrock, remains in place and will limit off-site drawdown and inflow during localized dewatering.

Dewatering will be managed by Cichetti Engineering, PLLC a New York State-licensed Professional Engineer retained by the contractor, in accordance with EWP Section D-8. A total of 89 2-inch well points are proposed to be installed along the perimeter of the general excavation. These wellpoints will be connected to 8-inch rotary well point pumps to facilitate dewatering in the localized areas requiring deeper excavation.

Dewatered fluids will not be recharged back to the land surface or subsurface and will be managed off-site. Discharge of water generated during redevelopment to surface waters is prohibited without a State Pollutant Discharge Elimination System (SPDES) permit; no such discharge is proposed.

4.2 Treatment and Discharge Approvals

Liquids discharged into the New York City sewer system must be approved by the New York City Department of Environmental Protection (NYCDEP). Groundwater withdrawal is additionally subject to authorization by the NYSDEC under Article 15, Title 15 of the Environmental Conservation Law. The previous approvals obtained for the remedial dewatering program have expired, as summarized in Table 4-1 and are also provided in Appendix D. New or renewed approvals must be obtained before dewatering begins. On August 5 and 18, 2026, schematic and analytical data was submitted to the NYCDEP requesting permission to discharge groundwater into the combined Site sewer connection. In May 2026, the existing monitoring well adjacent to Pearl Street was sampled and the data was analyzed for NYCDEP Over 10,000 GPD Discharge criteria by York Analytical Laboratories, Inc. of Stratford, CT.

Table 4-1. Status of Prior Dewatering and Discharge Approvals

Approval	Terms	Status
NYSDEC Water Withdrawal Non-Public Permit Equivalent, Site No. C231127	Issued to 250 Seaport District, LLC. Maximum withdrawal 720,000 gallons per day (gpd); approximately 185 dewatering wellpoints; two pumps (one standby) at 500 gallons per minute each; 12-month dewatering period. Treatment through 6,000-gallon settling tank, 5-micron bag filter, and four 5,000-pound carbon filters with flowmeter, gravity fed to the combined sewer on Peck Slip.	Effective August 23, 2022; expired August 23, 2023. New permit equivalent required, issued to the current Owner.
NYCDEP Letter of Approval No. 23-C-7793(1)-1	Issued to 250 Seaport District, LLC. Up to 1,008,000 gpd discharged to the existing 60-inch by 48-inch combined sewer under Peck Slip between Water and Pearl Streets, following treatment through one 18,000-gallon frac tank, one 5-micron 12-bag filter skid, and four 10,000-pound carbon adsorbers. Discharge prohibited during wet weather events. Quarterly plus two additional post-treatment samples required.	Issued July 7, 2023; expired July 6, 2024. New Letter of Approval required.
NYCDEP temporary discharge permits	Permit Nos. C001446396, C001712214, and C002547552, used during remedial dewatering.	Expired. New permits required from the NYCDEP Bureau of Water and Sewer Operations, with payment through the Bureau of Customer Service in accordance with the New York City Water Board rate schedule.

On August 24th, 2026, the NYCDEP issued a Letter of Approval No. 26-C-8511-1 to discharge up to 93,600 gallons per day (gpd) of groundwater generated during construction activities. The groundwater will be treated through one (1) 1,500 gallon settling tank prior to discharging to the existing underground piping connected to the 60" x 48" combined sewer located under Peck Slip between Pearl and Water Streets. The current Letter of Approval and data package submitted to the NYCDEP are provided in Appendix E.

4.3 Discharge Monitoring

The NYCDEP approval requires quarterly monitoring of the dewatering effluent; these requirements are outlined in the Letter of Approval No. 26-C-8511-1. Samples will be analyzed by a New York State ELAP-certified laboratory, and analytical results will be submitted to the NYCDEP within 21 days of the sampling date. Results will also be summarized in the report required under Section 6.4. In the event the results of a sample has exceedances, then additional treatment of the effluent would be required in accordance with NYCDEP criteria.

A daily pump log recording withdrawal in gallons per day will be maintained at the Site at all times during pumping operations and will be made available to authorized representatives of the NYSDEC and NYCDEP on request. Daily inspections of the settling tank will be performed to monitor the system's performance. Discharge will not occur during wet weather events, and muddy water will not be discharged to the public sewer.

In addition, eight (8) perimeter observation wells will be installed in the sidewalk area around the excavation under the oversight of Ancora. These observation wells will be utilized to monitor groundwater levels during dewatering activities. Along with optical and vibration monitoring, this data will ensure that on-site activities will not impact or undermine the surrounding properties. The proposed location of the observation wells and construction detail are provided in Appendix E.

4.4 Other Fluids Management

Liquids to be removed from the Site, including decontamination waters, truck wash waters, and any water accumulating within excavations or containment areas, will be handled, transported, and disposed of in accordance with applicable local, State, and Federal regulations. Where these liquids are not eligible for treatment and discharge through the permitted dewatering system, they will be containerized in United States Department of Transportation-approved closed-top drums or portable tanks, labeled, sealed, and staged in a secure designated area pending characterization and off-site disposal by a licensed hauler at an appropriately permitted facility.

Grout return, slurry, and drilling fluids generated during CFA pile installation will be contained, prevented from entering the storm or combined sewer, and managed as regulated material. Concrete washout will be performed within a lined containment area, and washout solids will be removed for off-site disposal.

5. ENVIRONMENTAL CONTROLS AND MONITORING

Dust, odor, and nuisance control will be accomplished by the contractor as described in this section and in accordance with EWP Sections D-12 through D-15. Field personnel will monitor all ground-intrusive activities and implement corrective measures when applicable. The Site is bounded on all four sides by public streets, with residential buildings across Pearl Street and Beekman Street and schools across Peck Slip and Water Street. All perimeter work areas are therefore within 20 feet of potentially exposed populations or occupied structures, and the special requirements described in Section 5.1.3 apply.

5.1 Community Air Monitoring Program

Community air monitoring will be conducted in compliance with the New York State Department of Health (NYSDOH) Generic Community Air Monitoring Program (CAMP), which is provided in full as Appendix B. The CAMP includes real-time monitoring for VOCs and particulates at the downwind perimeter of each designated work area when ground-intrusive activities are in progress. Continuous monitoring is required for all ground-intrusive activities and during demolition of contaminated or potentially contaminated structures. Ground-intrusive activities include soil and waste excavation and handling, advancement of trenches and test pits, pile installation, and the installation of soil borings or monitoring wells.

5.1.1 Station Configuration

Because active excavation is proposed for future building foundation construction, the CAMP will include four perimeter stations, one at each boundary of the Site, in accordance with EWP Section D-12. Station locations are shown on Figure 4. Upwind and downwind designations will be determined each day based on observed wind direction and recorded in the daily report, together with a map showing the station locations.

CAMP monitoring for VOC levels will be conducted with photoionization detectors calibrated to isobutylene. Monitoring dust and particulates will be conducted with particulate sensors equipped with filters capable of detecting particulate matter less than 10 microns in diameter (PM10). A portable PID will additionally be used to monitor the work zone and for periodic monitoring during activities such as soil and groundwater sampling. The Site perimeter will be visually monitored for fugitive dust emissions. The work zone is defined as the general area in which machinery is operating in support of redevelopment activities.

Monitoring equipment will be calibrated at the start of each work shift in accordance with manufacturer specifications, and calibration records will be maintained on-site. Background levels will be determined at the upwind station prior to the start of each day’s intrusive work.

5.1.2 Action Levels

The action levels presented in Table 5-1 will govern the response to measured VOC and particulate concentrations.

Table 5-1. Community Air Monitoring Program Action Levels

Condition	Required Action
Total VOCs exceed 5 parts per million (ppm) above background for the 15-minute average at the perimeter	Work activities will be temporarily halted and monitoring continued. If levels readily decrease, per instantaneous readings, below 5 ppm above background, work activities will resume with continued monitoring.
Total VOCs at the downwind perimeter persist in excess of 5 ppm above background but less than 25 ppm	Work activities will be halted, the source of vapors identified, corrective actions taken to abate emissions, and monitoring continued. Work will resume provided that the total organic vapor level 200 feet downwind of the work zone, or half the distance to the nearest potential receptor or residential/commercial structure, whichever is less but in no case less than 20 feet, is below 5 ppm above background for the 15-minute average.
Total VOCs above 25 ppm at the perimeter of the work zone	Activities will be shut down.
Downwind particulate level is 100 micrograms per cubic meter (µg/m³) greater than background at the upwind perimeter for the 15-minute period, or airborne dust is observed leaving the work zone	Dust suppression must be employed. Work may continue with dust suppression techniques provided that downwind PM10 levels do not exceed 150 µg/m³ above the background level and provided that no visible dust is migrating from the work zone.
Downwind PM10 levels greater than 150 µg/m³ above background after implementation of dust suppression	Work must be stopped and a re-evaluation of activities initiated. Work can resume provided that dust suppression measures and other controls are successful in reducing the downwind PM10 concentration to within 150 µg/m³ of the upwind level and in preventing visible dust migration.
Total VOC concentrations opposite the walls of occupied structures or next to intake vents exceed 1 ppm	Monitoring will occur within the occupied structure(s). Chemical-specific colorimetric tubes of sufficient sensitivity may be necessary for comparing exposure point concentrations with pre-determined response levels. Background readings in occupied spaces must be taken prior to commencement of planned work, and any unusual background readings discussed with the NYSDOH prior to commencement.
Total particulate concentrations opposite the walls of occupied structures or next to intake vents exceed 150 µg/m³	Work activities will be suspended until controls are implemented and are successful in reducing the total particulate concentration to 150 µg/m³ or less at the monitoring point.

Exceedances observed in the CAMP will be reported to the NYSDEC and NYSDOH Project Managers and included in the daily report, together with a map showing the location of the downwind and upwind CAMP stations and a description of the corrective actions taken.

5.1.3 Special Requirements for Work Within 20 Feet of Potentially Exposed Individuals or Structures

Because all Site boundaries adjoin public sidewalks and streets with residential buildings and schools directly across, continuous monitoring locations for VOCs and particulates will reflect the nearest potentially exposed individuals and the location of ventilation system intakes for nearby structures. The location of building air intakes on the adjacent residential buildings and schools will be identified prior to the start of work and used to position monitoring equipment.

Engineering controls including vapor and dust barriers, temporary negative-pressure enclosures, and special ventilation devices will be available for use to prevent exposures related to work activities and to control dust and odors. Consideration will be given to scheduling the most intrusive activities when potentially exposed populations are at a minimum, including outside of school arrival and dismissal periods.

Depending on the nature of contamination and the activity, other parameters including explosivity, oxygen, hydrogen sulfide, and carbon monoxide may also be monitored. Mercury vapor monitoring will be performed as described in Section 8.3 during work in and adjacent to the former mercury hotspot area. Response levels and actions for these parameters are pre-determined in the Construction Health and Safety Plan provided as Appendix C.

5.2 Odor Control

The emission of nuisance odors will be controlled at all times during construction activities. Specific odor control methods to be used on a routine basis will include application of foam suppressants or tarps over odorous or VOC source areas. If nuisance odors are identified at the Site boundary, or if odor complaints are received, work will be halted and the source of odors identified and corrected. Work will not resume until all nuisance odors have been abated. The NYSDEC and NYSDOH will be notified of all odor events and of any other complaints about the project. Implementation of all odor controls, including the halt of work, is the responsibility of the Remedial Engineer, and any measures implemented will be discussed in the reporting required under Section 6.

All necessary means will be employed to prevent on-site and off-site nuisances. At a minimum, these measures will include limiting the area of open excavations and the size of soil stockpiles; shrouding open excavations with tarps and other covers; and using foams to cover exposed odorous soils.

If odors develop and cannot otherwise be controlled, additional means to eliminate odor nuisances will include direct load-out of soils to trucks for off-site disposal; use of chemical odorants in spray or misting systems; and use of staff to monitor odors in surrounding neighborhoods. If nuisance odors develop during intrusive work that cannot be corrected, or where control of nuisance odors cannot otherwise be achieved due to on-site conditions or close

proximity to sensitive receptors, odor control will be achieved by sheltering the excavation and handling areas in a temporary containment structure equipped with appropriate air venting and filtering systems.

Particular attention will be given to excavation in the southern portion of the Site in the vicinity of endpoint samples EP22 and EP27, where nuisance odors attributable to treated timber and cribbing were documented at the base of the remedial excavation. Odor and vapor mitigation measures, including Remedia™ suppressant and direct load-out, will be staged and available before intrusive work begins in this area. Refer to Appendix G for the Remedia™ safety data sheet and operation guide.

5.3 Dust Control

Particulate monitoring will be conducted in accordance with the CAMP. If particulate levels at the Site exceed the thresholds listed in Table 5-1, or if airborne dust is observed on the Site or leaving the Site, the dust suppression techniques listed below will be employed. The Owner will also take the measures listed below to prevent dust production at the Site.

- Dust suppression will be achieved through the use of a dedicated on-site water source for road wetting. The water source will be equipped with a water cannon, as required, capable of spraying water directly onto off-road areas including excavations and stockpiles.
- Clearing and stripping will be performed in stages to limit the area of exposed soil vulnerable to dust production.
- Gravel or other approved stone material will be used on roadways and haul routes to provide a clean and dust-free road surface.
- On-site roads will be limited in total area to minimize the area required for water spraying.
- Stockpiles and exposed excavation faces will be covered as described in Section 3.3.
- Truck wheel wash and street sweeping will be performed as described in Section 3.4.

5.4 Stormwater Pollution Prevention

Silt fencing or hay bales will be installed around the perimeter of the construction area, as required. Erosion and sediment control measures will be observed to verify they are operating correctly. Barriers and hay bale checks will be installed and inspected once a week and after every storm event, and necessary repairs made immediately. Results of inspections will be recorded in a logbook maintained at the Site and available for inspection by the NYSDEC. Accumulated sediments will be removed as required to keep the barrier and hay bale check functional. Undercutting or erosion of the silt fence toe anchor will be repaired immediately with appropriate backfill materials. Manufacturer recommendations will be followed for replacing silt fencing damaged by weathering. Where discharge

locations or points are accessible, they will be inspected to determine whether erosion control measures are effective in preventing significant impacts to receiving waters.

Inlet protection will be installed at catch basins on Pearl Street, Peck Slip, Water Street, and Beekman Street adjacent to the Site to prevent Site-derived sediment from entering the combined sewer system.

5.5 Other Nuisances

A plan for rodent control will be developed and employed by the contractor prior to and during Site clearing and throughout construction work. A noise control plan will be developed and employed by the contractor and will conform, at a minimum, to the New York City noise control standards administered by the NYCDEP. Vibration monitoring will be performed in accordance with the Site Monitoring Plan required by Ancora and NYCBC Section 1817.3.

5.6 Site Security and Utility Mark-Out

The Site will remain secured by perimeter fencing throughout construction. Access will be controlled and limited to authorized personnel who have satisfied the training and medical surveillance requirements of the Construction Health and Safety Plan. A Site utility stakeout will be completed for all utilities prior to any ground-intrusive activities, and a New York City 811 mark-out request will be placed a minimum of three business days prior to the start of intrusive work. Existing utilities, easements, and the as-built locations of remedial SOE elements and the perimeter containment cut-off wall will be identified prior to excavation and pile installation.

6. CONSTRUCTION OVERSIGHT AND REPORTING

6.1 Oversight Responsibilities

The Remedial Engineer responsible for certifying all reports will be an individual licensed to practice engineering in the State of New York. Brad Summerville, P.E., of IEEG will have this responsibility. Should Mr. Summerville be unable to fulfill this responsibility, another suitably qualified New York State Professional Engineer will certify in his place.

Greg Mendez-Chicas, CHMM #35031, will serve as the Qualified Environmental Professional as defined in 6 NYCRR Part 375 for the activities described in this Work Plan.

Qualified field personnel will be on-site to monitor all ground-intrusive activities, including excavation, pile installation, pit and trench excavation, dewatering, load-out, and import of backfill. Oversight will be provided by a New York State-licensed PE, or a qualified person who directly reports to a New York State-licensed PE, consistent with EWP Sections D-2 and D-4. Greg Mendez-Chicas, CHMM #35031, will additionally serve as the Site Safety Officer for the project and is responsible for on-site implementation of the Construction Health and Safety Plan, including air monitoring, tailgate safety briefings, and authority to halt work for health and safety cause. Contractor personnel responsibilities are addressed in the Construction Health and Safety Plan provided as Appendix C.

6.2 Daily Reporting

Daily reports will be prepared and submitted to the NYSDEC and NYSDOH Project Managers for each day during which ground-intrusive activities are performed and the Site cap/cover system is disturbed. Daily reporting will cease upon completion of the ground-intrusive work and restoration of the cap/cover system in accordance with the SMP, unless otherwise directed by NYSDEC. Daily reports will include:

- An update of progress made during the reporting day.
- Locations of work and quantities of material imported and exported from the Site.
- References to an alpha-numeric map for Site activities identifying work areas.
- A summary of any and all complaints with relevant details, including names and contact information.
- A summary of CAMP findings, including a map showing upwind and downwind station locations and corrective actions for instances where action levels were exceeded.
- A summary of soil screening observations, including PID, visual and olfactory observations, and elevations at which the demarcation layer was encountered.
- A summary of dewatering operations, including daily pump volumes and any discharge sampling performed.
- An explanation of notable Site conditions.

- A description of anticipated Site activities.
- The NYSDEC-assigned project number, which will appear on all reports.

Daily reports are not intended to be the mode of communication for notification to the NYSDEC of emergencies, including accidents and spills, or other time-critical information. However, such conditions must also be included in the daily reports. Emergency conditions will be addressed directly to the NYSDEC Project Manager via personal communications.

6.3 Documentation and Survey

The following documentation will be maintained throughout construction and compiled for the reporting required under Section 6.4:

- Field logs recording soil screening results, excavation locations, depths, and elevations, and the elevation at which the demarcation layer was encountered in each work area.
- Photographic documentation of excavation faces, the demarcation layer where encountered, stockpiles, load-out operations, dewatering and treatment equipment, and completed backfill.
- An as-built survey of excavation limits and depths, and of any material left in place, prepared by a New York State-licensed Land Surveyor and referenced to NAVD88.
- Waste characterization analytical reports, waste profiles, facility acceptance letters, manifests, bills of lading, and facility receipts for all material transported off-site.
- Request to Import/Reuse Fill or Soil forms, source documentation, and analytical results for all imported material, together with delivery tickets and quantities.
- Dewatering pump logs, treatment system operation and maintenance records, carbon change-out records, and discharge monitoring analytical reports.
- CAMP data records, calibration logs, and exceedance and corrective action documentation.
- Complaint logs and records of notifications to the NYSDEC and NYSDOH.

6.4 Reporting on Completion

In accordance with EWP Section D-16, a report will be submitted to the NYSDEC within 90 days of completion of the activities performed under the EWP. The report will contain a summary of the activities performed; a summary of all data gathered and results; information about any media removed from the Site, including volume, contamination levels, and the area from which it was removed; and any other information that may indicate a change to the remaining contamination present at the Site. Because the development is anticipated to modify the extents and configuration of remaining contamination and will establish the building and any soil vapor mitigation system as

long-term controls, the report will also identify the SMP revisions required, and a revised SMP will be prepared and submitted for NYSDEC approval as described in Section 2.4. Activities and quantities will additionally be reported in the next PRR following completion.

7. SOIL VAPOR INTRUSION MITIGATION

7.1 Basis for the Change in Evaluation Pathway

Section 5.2 of the SMP states that soil vapor intrusion into future buildings is not expected to be a concern due to the anticipated method of construction, specifically a concrete foundation below the water table, a monolithic waterproofing and vapor barrier membrane, cellar mechanical ventilation, and the perimeter containment cut-off wall. On that basis, the SMP required a soil vapor intrusion evaluation prior to occupancy consisting of documentation of the installation of those construction measures together with indoor air sampling.

The SMP further provides that should development plans change such that the deepest level of the future building is above the groundwater table, an alternate soil vapor intrusion evaluation must be performed prior to occupancy of the new building. The SMP states that the breadth of that evaluation will be determined based upon discussion with the NYSDEC and NYSDOH Project Managers, and that a work plan may be required for installation of a passive vapor mitigation system and additional soil vapor sampling to determine whether the system must be converted to an active system.

The current design places the typical cellar underside of slab at approximately el +1.0 feet NAVD88 (2 feet bgs), while groundwater was measured at el -0.5 to -0.7 feet NAVD88 (3.5 to 3.7 feet bgs) in June 2026. The deepest level of the building is therefore above the groundwater table across the majority of the footprint, notwithstanding that localized pits extend below it. The alternate soil vapor intrusion evaluation provision of SMP Section 5.2 is accordingly triggered.

Consistent with SMP Section 5.2, the Owner proposes to address it through installation of a passive sub-slab depressurization system (SSDS), designed for conversion to an active system, together with the sub-slab vapor barrier and waterproofing membrane required by the foundation design and post-construction soil vapor and indoor air sampling. The Owner requests a conference with the NYSDEC and NYSDOH Project Managers to confirm the scope of the evaluation prior to submitting the SSDS Work Plan.

7.2 Anticipated Mitigation Approach

A preliminary passive SSDS layout has been developed by the design team and is shown on Figure 6. The anticipated system comprises the following elements:

- A network of horizontal perforated collection piping installed within a gas-permeable aggregate layer beneath the cellar slab, distributed across the cellar foundation area shown on drawings FO-100 through FO-102.
- A continuous sub-slab vapor barrier membrane installed beneath the slab and sealed at all penetrations, perimeter terminations, and construction joints, coordinated with the below-grade waterproofing membrane specified in the foundation design.
- Vertical risers routed within the building, with riser locations coordinated with the stair and elevator cores. Two riser groups are currently indicated on the preliminary layout, one routed through a stair core and annotated as terminating at the fifth floor and one routed through the elevator bank. Final risers must discharge above the roof of the occupied structure; the fifth-floor termination shown on the preliminary layout is not acceptable as a final condition and requires resolution by the design team.
- Provisions for conversion to an active system, including accessible in-line fan locations, dedicated electrical service, sealed and labeled access ports, and vacuum monitoring points, so that fans can be installed without demolition if the post-construction data indicate that active depressurization is required.
- Sub-slab pressure field monitoring points and soil vapor sampling ports permitting post-construction performance verification.

The layout shown on Figure 6 is preliminary and is presented for information only. Riser terminations, pipe sizing, aggregate layer specification, and fan provisions require coordination among the architect, structural engineer, and MEP engineer.

7.3 Separate Sub-Slab Depressurization System Work Plan

A standalone SSDS Work Plan will be prepared and submitted to the NYSDEC for approval under separate cover. Consistent with SMP Section 5.2, that work plan will include, at a minimum:

- A figure showing the proposed soil vapor sample locations.
- The depths of the proposed soil vapor samples.
- A table of sample locations and analytical parameters to be analyzed, along with the minimum reporting limits to be achieved by the New York State ELAP-certified laboratory.

The SSDS Work Plan will additionally address the design basis and layout of the passive system; the vapor barrier specification and quality assurance procedures, including smoke or seal testing at penetrations; installation sequencing relative to slab placement; the criteria and decision framework for conversion from passive to active operation; the pre-occupancy soil vapor and indoor air sampling program; and the operation, maintenance, and monitoring obligations that would be incorporated into a revised SMP if the system becomes an engineering control.

Analysis of soil vapor and indoor air samples will be performed by EPA Method TO-15 for VOCs, with the analyte list including the petroleum-related VOCs and the CVOCs previously identified in Site soil vapor, specifically benzene, toluene, ethylbenzene, and xylenes; 1,1,1-trichloroethane; cis-1,2-dichloroethene; methylene chloride; PCE; and TCE. Results will be evaluated against the NYSDOH Guidance for Evaluating Soil Vapor Intrusion in the State of New York decision matrices.

7.4 Sequencing

The SSDS Work Plan will be submitted sufficiently in advance of cellar slab construction to permit NYSDEC review and approval before the vapor barrier and sub-slab piping are installed. Installation of these components cannot be deferred once the slab is placed without substantial demolition. The Owner will confirm the slab construction milestone date with the general contractor and will submit the SSDS Work Plan not less than 60 days prior to that date.

8. HEALTH AND SAFETY

8.1 Regulatory Basis

The work described in this Work Plan will be performed in compliance with the EWP, 29 CFR 1910.120, and 29 CFR 1926 Subpart P. Because the activities are construction activities, the construction hazardous waste operations standard at 29 CFR 1926.65 applies to intrusive work in and adjacent to remaining contamination, and the excavation standard at 29 CFR 1926 Subpart P applies to all excavation and trenching. The Hazard Communication Standard at 29 CFR 1910.1200 applies at all times. Where lead-impacted material may be encountered, 29 CFR 1926.62 applies. Confined space entry, where applicable to pits, vaults, and manholes, is governed by 29 CFR 1926 Subpart AA.

8.2 Construction Health and Safety Plan

Health and safety procedures that will be employed during development construction are presented in the SMP Health and Safety Plan (HASP) provided as Appendix C. The HASP addresses key personnel and responsibilities; task-specific hazard analysis; chemical hazards of concern including mercury, lead, BTEX, PAHs, PCBs, and pesticides; physical hazards including excavation, heavy equipment, and utilities; training and medical surveillance requirements; personal protective equipment levels and upgrade criteria; air monitoring instruments, frequencies, and action levels; decontamination procedures; site control and work zones; emergency response and evacuation; emergency contacts; and management of investigation-derived and construction-derived waste.

Contractor health and safety plans will be reviewed by IEEG for consistency with the HASP and the EWP prior to mobilization and will be submitted to the NYSDEC in electronic format if they differ from, or include requirements beyond, the HASP included in the SMP.

8.3 Air Monitoring for Chemical Hazards

Worker breathing zone monitoring will be performed in addition to the perimeter CAMP monitoring described in Section 5.1. Monitoring will be performed with the following instruments and action levels:

Parameter	Instrument	Action Level and Response
Total VOCs	PID calibrated to isobutylene	Sustained breathing zone readings above 5 ppm above background: upgrade to Level C respiratory protection or implement engineering controls. Above 25 ppm: stop work, withdraw personnel, and evaluate.
Mercury vapor	Direct-reading mercury vapor analyzer (Jerome J405 or Lumex RA-915 or equivalent)	Continuous monitoring during excavation, pile installation, and material handling in and adjacent to the former mercury hotspot area. Breathing zone readings approaching 0.025 mg/m³ (ACGIH TLV-TWA for elemental mercury): implement dust and vapor suppression, evaluate respiratory protection upgrade,

Parameter	Instrument	Action Level and Response
		and notify the Site Safety Officer. Readings above 0.05 mg/m³: stop work and withdraw personnel.
Lead (airborne particulate)	Personal air sampling per 29 CFR 1926.62, with real-time PM10 screening	Initial exposure assessment for tasks disturbing lead-impacted material. Engineering controls and respiratory protection per 1926.62 if the action level of 30 µg/m³ as an 8-hour time-weighted average is exceeded.
Oxygen, combustible gas, carbon monoxide, hydrogen sulfide	Four- or five-gas meter	Required for entry into pits, trenches deeper than four feet, vaults, and any confined space. Oxygen below 19.5 percent or above 23.5 percent, lower explosive limit at or above 10 percent, carbon monoxide above 25 ppm, or hydrogen sulfide above 10 ppm: no entry or immediate evacuation.

All instruments will be calibrated at the start of each work shift, and calibration records maintained on-site. Monitoring results will be recorded and summarized in the daily reports.

8.4 Emergency Contacts

Emergency contact information is presented below and will be posted prominently on-site. Contacts will be verified prior to each mobilization.

Contact	Number / Address
Emergency (Fire, Police, Ambulance)	911
Nearest hospital – New York-Presbyterian Lower Manhattan Hospital	170 William Street, New York, NY 10038 (212) 312-5000
NYPD 1st Precinct	16 Ericsson Place, New York, NY 10013 (212) 334-0611
NYC Poison Control Center	1-800-222-1222
NYSDEC 24-Hour Spill Hotline	1-800-457-7362
NYSDEC Project Manager – Rafi Alam	(518) 402-8606
NYSDOH Project Manager – Sarita Wagh	(518) 402-7860
Con Edison Gas and Electric Emergency	1-800-752-6633
New York City 811 (utility mark-out)	811, minimum three business days prior to intrusive work
IEEG Project Manager / Remedial Engineer – Brad Summerville, P.E.	(631) 269-8800
IEEG Site Safety Officer – Greg Mendez-Chicas	(631) 269-8800 or 631-252-5480
Consigli Construction Co., Inc - General Contractor - Natalie Chryssolor	(646) 679-3500

The route to the hospital will be posted on-site and is shown in the SMP HASP.

9. PROJECT SCHEDULE

Intrusive work will not commence until this Work Plan has been approved by the NYSDEC. The NYSDEC case manager will be notified a minimum of 15 days in advance of the start of intrusive work.

The anticipated schedule is presented in Table 9-1. All dates are preliminary and contingent on NYSDEC approval, New York City Department of Buildings permitting, and contractor procurement.

Table 9-1. Anticipated Project Schedule

Milestone	Anticipated Timing	Dependency
Submittal of this Work Plan to the NYSDEC	September 2026	Constitutes 60-day change of use notice and 15-day EWP notification
Mobilization, Site preparation, and installation of environmental controls	November 2026	NYSDEC approval
Supplemental SOE, excavation, and pile installation	November 2026 – April 2027	DOB permits
Submittal of Sub-Slab Depressurization System Work Plan	October 2026 - Not less than 60 days prior to cellar slab construction	Section 7.4
Cellar slab and foundation completion	June 2027	Approved SSDS Work Plan
Report to NYSDEC on activities performed under the EWP	Within 90 days of completion of EWP activities	EWP Section D-16
Conference with NYSDEC and NYSDOH on soil vapor intrusion evaluation scope	Post-Construction - Within 30 days of Work Plan submittal	Section 7.1
Submittal of revised Site Management Plan	May 2028	Section 2.4
Pre-occupancy soil vapor intrusion evaluation	TBD - Prior to initial occupancy	SMP Section 5.2 and Table 6.1

10. REFERENCES

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New York State Department of Environmental Conservation, 2022. Water Withdrawal Non-Public Permit Equivalent, DER Site ID No. C231127. August 23, 2022.

New York State Department of Environmental Conservation, 2024. Fact Sheet, 250 Water Street, Site No. C231127, Certificate of Completion. January 2024.

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New York State Department of Health, 2024. Guidance for Evaluating Soil Vapor Intrusion in the State of New York. October 2006, as updated February 2024.

Title 6 of the New York Codes, Rules and Regulations, Part 375, Environmental Remediation Programs.

FIGURES

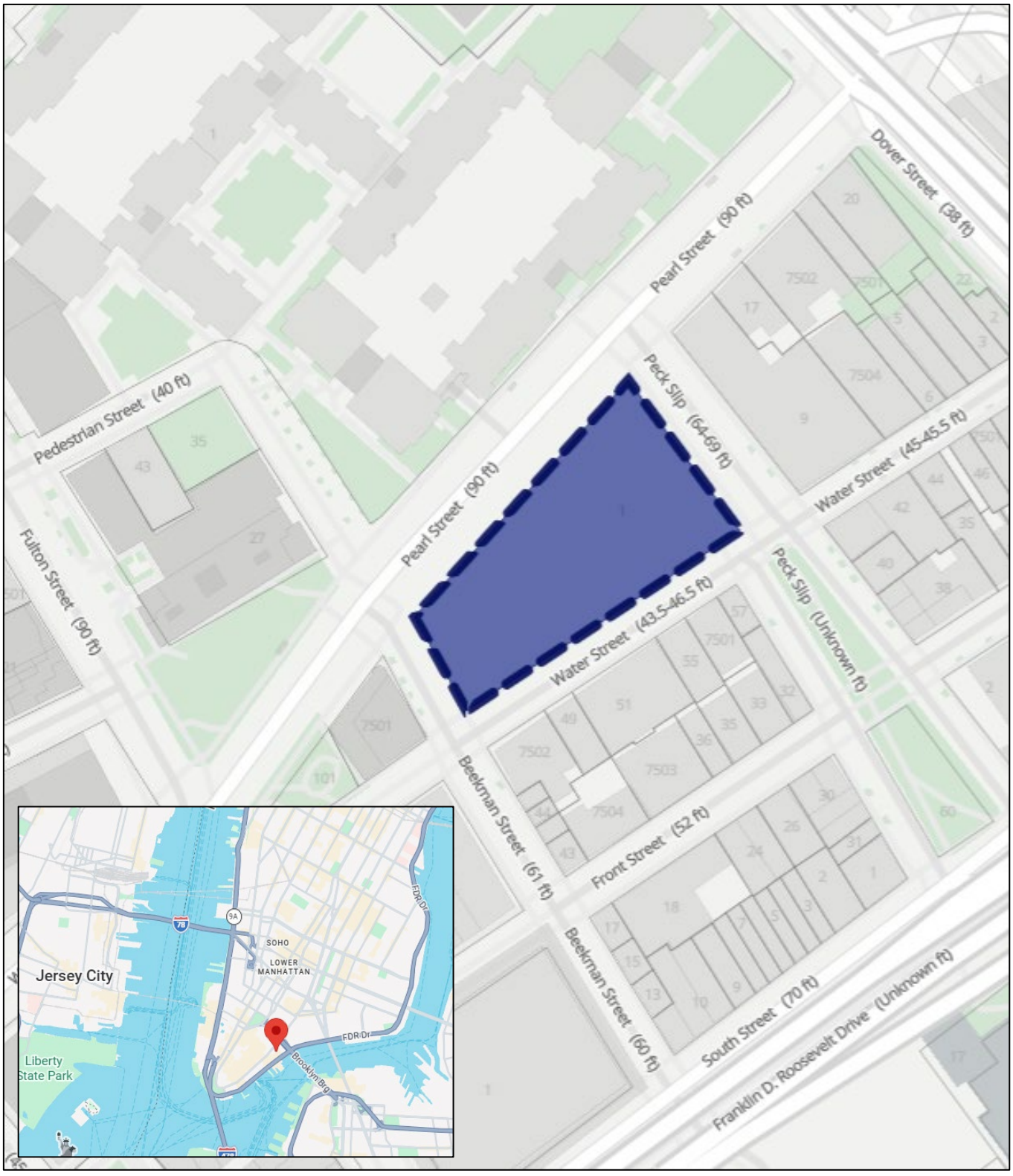
250 Water Street, New York, New York

IMPACT ENVIRONMENTAL
170 Keyland Court
Bohemia, New York 11716
TEL: (631) 268-8800
FAX: (631) 269-1599

Figure 1

250 Water Street, New York, New York

IMPACT ENVIRONMENTAL
170 Keyland Court
Bohemia, New York 11716
TEL: (631) 268-8800
FAX: (631) 269-1599



250 Water Street, Manhattan, New York 10038

Site Location Map

Figure 1

Notes

N

Not to scale

Project #:	12774
Drawn By:	GMC
Checked By:	
Date:	03/30/22
Revisions	

IMPACT ENVIRONMENTAL CLOSURES, INC.

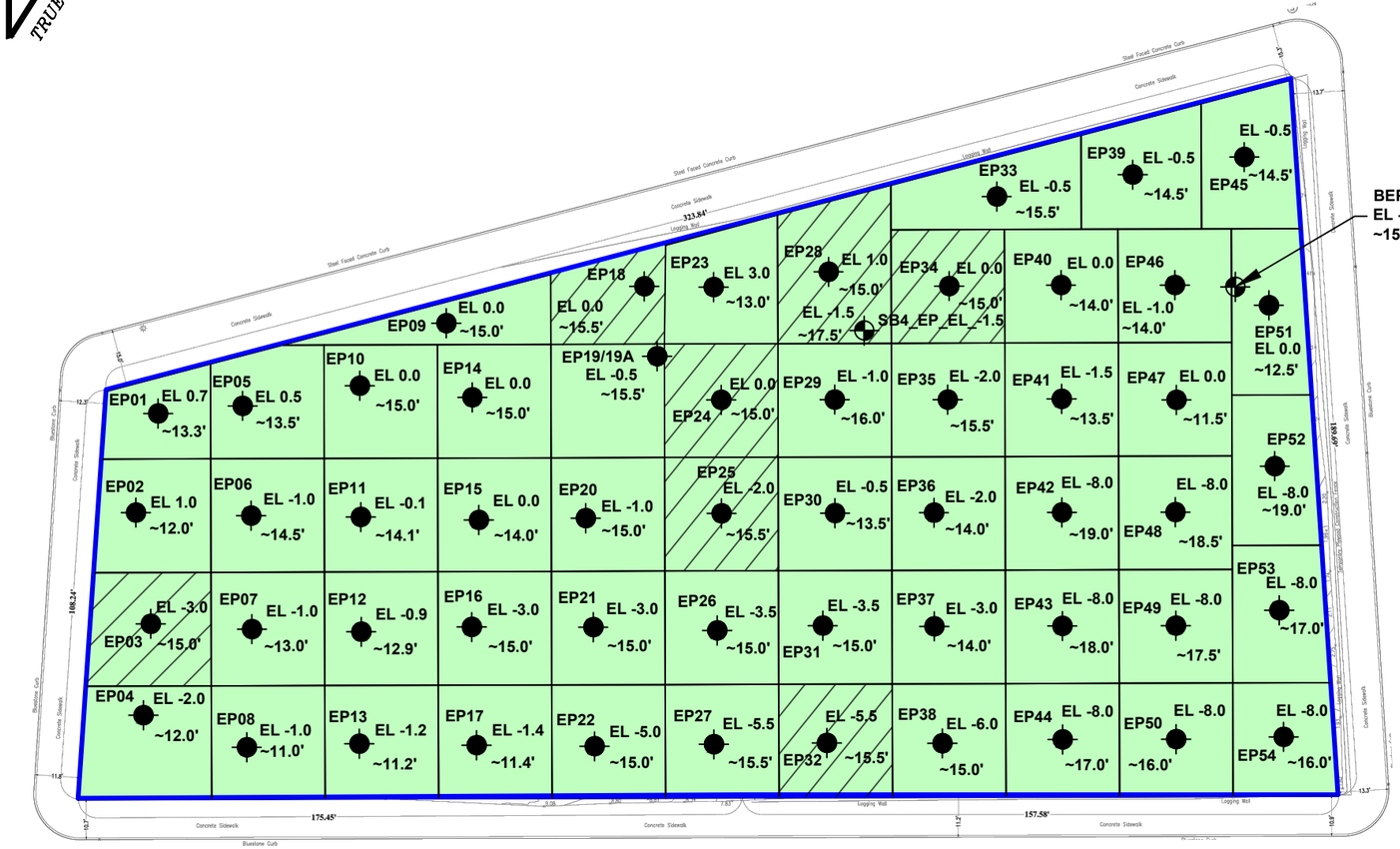
170 KEYLAND COURT
BOHEMIA, NEW YORK 11716
TEL (631) 269-8800
FAX (631) 269-1599

Figure 2

250 Water Street, New York, New York

Remaining Contamination Extents

IMPACT ENVIRONMENTAL
170 Keyland Court
Bohemia, New York 11716
TEL: (631) 268-8800
FAX: (631) 269-1599



LEGEND

- APPROXIMATE SITE BOUNDARY
- EP## — APPROXIMATE CONFIRMATION ENDPOINT SOIL SAMPLE LOCATION
- SB4 — APPROXIMATE CONFIRMATION ENDPOINT SOIL SAMPLE LOCATION FOR MERCURY HOTSPOT AND/OR BENEATH USTs 005 THROUGH 008
- APPROXIMATE EXTENT OF REMAINING SOIL/FILL MEETING TRACK 2 CRITERIA (THROUGH SCOs OR EXCAVATION DEPTH)
- APPROXIMATE EXTENT OF REMAINING SOIL/FILL EXCEEDING TRACK 2 RURR AND/OR PGW SCOs AT A DEPTH OF AT LEAST 15 FEET BGS (SEE NOTE 3)

BORING LEGEND

SAMPLE ID — SAMPLE ELEVATION (FEET NAVD88) / SAMPLE DEPTH (FEET BGS)

NOTES

1. BASE MAP IS FROM THE TOPO SURVEY - CONTOUR, PREPARED FOR 250 WATER STREET, COMPLETED BY NEW YORK CITY LAND SURVEYORS,PC, DATED DECEMBER 27, 2022.
2. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
3. THE EXTENTS OF REMAINING CONTAMINATION AT THE SITE WERE DETERMINED BASED ON CONFIRMATION ENDPOINT SOIL SAMPLE ANALYTICAL RESULTS. THE AREAS SHOWN ON THIS FIGURE INCLUDE THOSE WITH SOILS EXCEEDING THE TRACK 2 RESTRICTED USE RESTRICTED-RESIDENTIAL (RURR) SOIL CLEANUP OBJECTIVES (SCOs) AT A DEPTH OF AT LEAST 15 FEET BGS AND/OR EXCEEDING THE LOWER OF THE RURR/PROTECTION OF GROUNDWATER (PGW) SCOs FOR CONTAMINANTS FOUND IN SITE GROUNDWATER ABOVE DRINKING WATER STANDARDS.
4. FUTURE GROUND-INTRUSIVE ACTIVITIES AT THE SITE ARE SUBJECT TO THE REQUIREMENTS OF THE NYSDEC-APPROVED SITE MANAGEMENT PLAN.
5. BGS = BELOW GRADE SURFACE

WARNING: IT IS A VIOLATION OF THE NYS EDUCATION LAW ARTICLE 145 FOR ANY PERSON, UNLESS HE IS ACTING UNDER THE DIRECTION OF A LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS ITEM IN ANY WAY.

40 0 10 25 40
SCALE IN FEET

LANGAN
Langan Engineering, Environmental, Surveying, Landscape Architecture and Geology, D.P.C.
21 Penn Plaza, 360 West 31st Street, 8th Floor
New York, NY 10001
T: 212.479.5400 F: 212.479.5444 www.langan.com

Project	250 WATER STREET BLOCK No. 98, LOT No. 1 CITY NEW YORK NEW YORK
Figure Title	REMAINING CONTAMINATION EXTENTS MAP
Project No.	170381202
Date	12/15/2023
Drawn By	JF
Checked By	PM
Figure	6B

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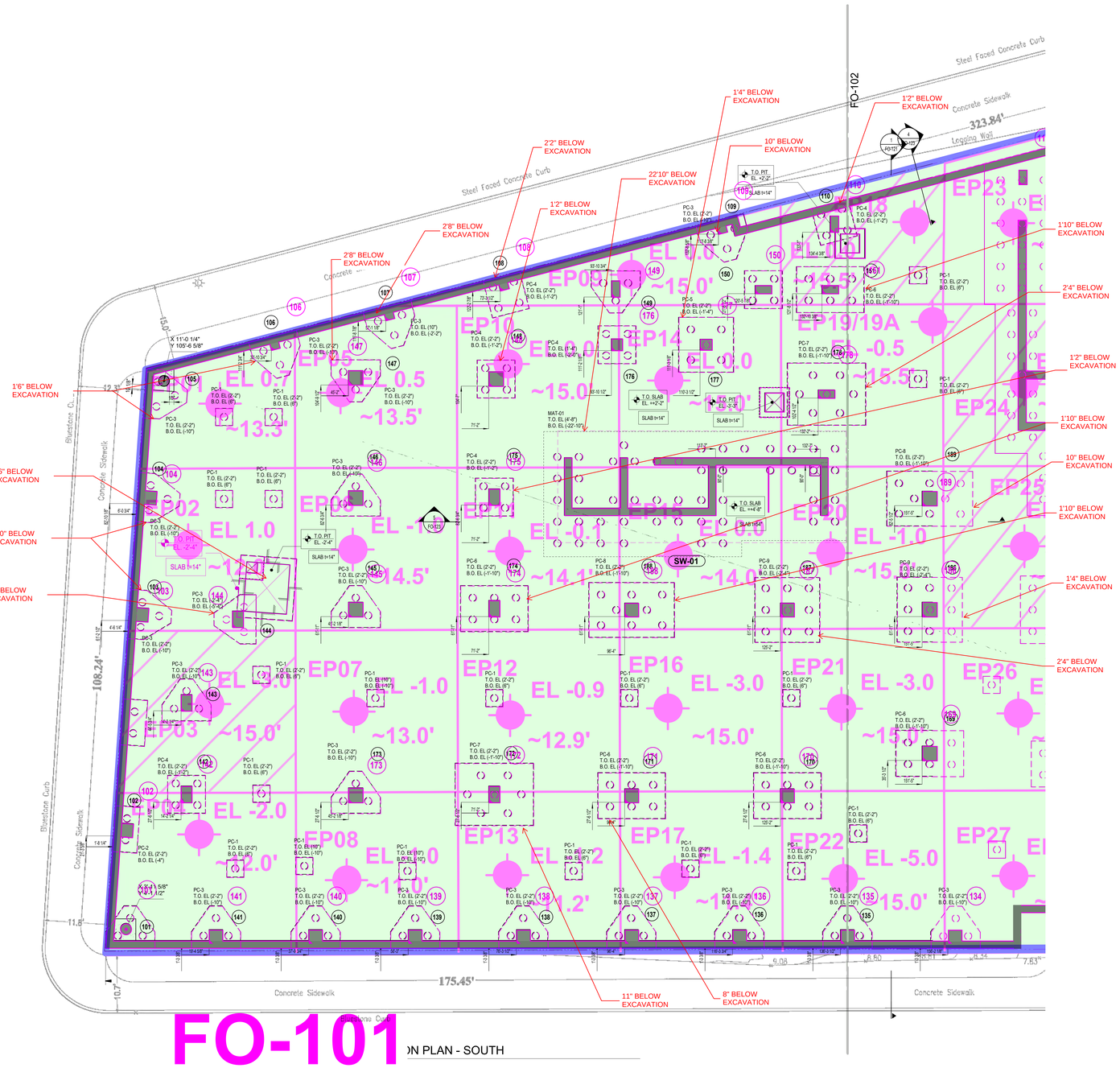
Filename: \\langan.com\data\NY\data2\170381202\Project Data\CAD\02\SheetFiles\Environmental\BCP FER\Figure 6A and 6B.dwg Date: 12/27/2023 Time: 12:57 User: mau Style Table: Langan.stb Layout: Figure 6B - Remaining Contamination Extents Map

Figure 3

250 Water Street, New York, New York

Anticipated Excavation Extents and Depths

IMPACT ENVIRONMENTAL
170 Keyland Court
Bohemia, New York 11716
TEL: (631) 268-8800
FAX: (631) 269-1599



FO-101 ON PLAN - SOUTH

TOP OF SLAB ELEVATION U.O.N.:	**SEE PLAN**
SLAB THICKNESS U.O.N.:	**14"**
SLAB CONCRETE STRENGTH:	**SEE S-001**
SLAB BASIC TOP AND BOTTOM BARS (U.N.O.): 14" SLAB: #6@12" O.C. 16" SLAB: #7@6" O.C.	
COLUMN / SHEAR WALL CONCRETE STRENGTH:	**SEE S-001**

DRAWING NOTES:

1. FOR GENERAL NOTES SEE DRAWING S-001.
2. ALL ELEVATIONS NOTED "EL." ON THE PLANS ARE NAVD88 ELEVATIONS.
3. SEE FO-120 SERIES DRAWINGS FOR FOUNDATION DETAILS.
4. TOP OF PILE CAP MATCH TO MATCH TOP OF THE STRUCTURAL SLAB U.O.N. THUS [ ] ON PLAN.
5. ( ) DENOTES 16" DIA CFA PILE - DESIGN BY OTHER, SEE FO-110 SERIES FOR CAPACITIES
6. PC-_ DENOTES PILE CAP, SEE FO-120 FOR TYPICAL PILE CAP DETAIL AND SCHEDULE.
7. MAT-_ DENOTES SHEAR WALL PILE CAP, SEE FO-110 SERIES FOR LAYOUT AND REBAR DETAILS.
8. BOTTOM OF FOUNDATION MAY NEED TO BE LOWERED DUE TO UNCOVERED SOIL CONDITIONS.
9. E.G.-1 DENOTES ELEVATOR GUIDE RAIL HSS12x8x5/8.
10. "TYPE- " DENOTES FOUNDATION WALL TYPE, UNLESS OTHERWISE NOTED, FOUNDATION WALL TYPE IS "TYPE A" SEE SCHEDULE ON FO-122
11. PC-X "T" DENOTES TENSION PILE REQUIRED. PC-X WITHOUT "T" TENSION CAPACITY NOT REQUIRED.

KEY PLAN



250 WATER STREET

250 WATER ST, NEW YORK, NY, 10038

Fogarty Finger

CLIENT
TAVROS HOLDINGS LLC
19 WEST 24TH STREET, 12TH FLOOR
NEW YORK, NY 10010

ARCHITECT
FOGARTY FINGER
69 WALKER STREET
NEW YORK, NY 10013

STRUCTURAL ENGINEER
DESIMONE CONSULTING ENGINEERING
140 BROADWAY, 25TH FLOOR
NEW YORK, NY 10005

MEP ENGINEER
EP ENGINEERING
100 WILLIAM STREET, SUITE 1205
NEW YORK, NY 10005

FACADE
GMS
129TH WEST 27TH STREET, 5TH FLOOR
NEW YORK, NY 10001

CIVIL ENGINEER
ETTINGER ENGINEERING ASSOCIATES
505 8TH AVE, 24TH FLOOR
NEW YORK, NY 10018

GEOTECH
ANCORA ENGINEERING
49 W 27TH ST, 10 FL
NEW YORK, NY 10001

ADA CONSULTANT
ACCESSIBILITY SERVICES UNITED SPINAL ASSOCIATION
120-34 QUEENS BLVD. SUITE 320
KEW GARDENS, NY 11415

CODE CONSULTANT / EXPEDITOR
DVA ADVISORS
24W RAILROAD AVE OMB 273
TENAFLY, NJ 07670

ELEVATOR CONSULTANT
JENKINS HUNTINGTON
5 CLIMAX ROAD
AVON, CT 06001

ENERGY CONSULTANT
THE SHEWARD PARTNERSHIP
2300 CHESTNUT STREET
PHILADELPHIA, PA 19103

No.	DATE	ISSUE

SEAL & SIGNATURE:

KEY PLAN:



BLOCK 98
LOT 1
PROJECT NAME:

250 WATER STREET

250 WATER ST, NEW YORK, NY, 10038
DOB JOB #: M00632762

DRAWING TITLE

CELLAR/FOUNDATION PLAN - SOUTH

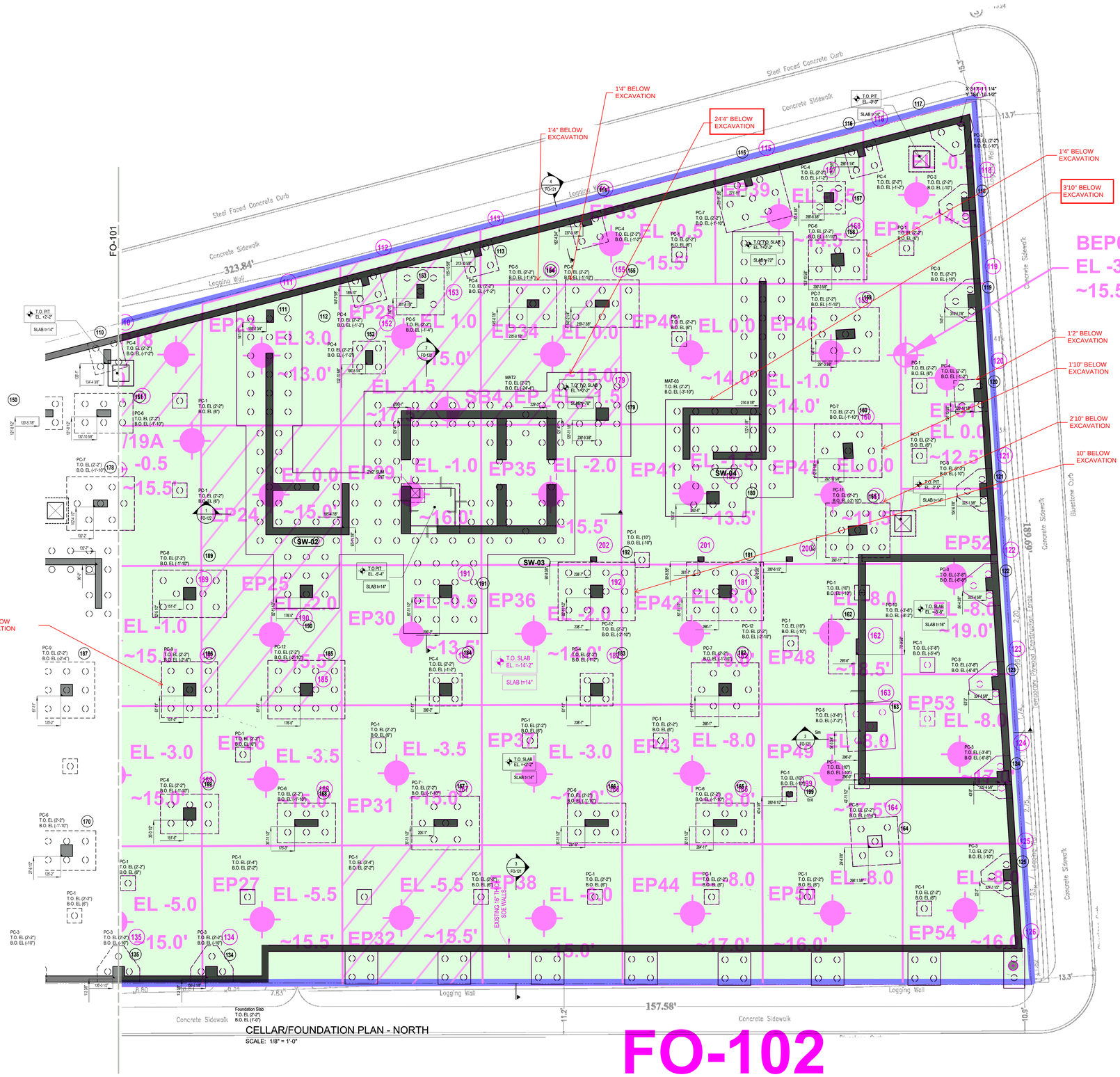
DRAWING NUMBER:

FO-101.00
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FOUNDATION WALL REINFORCEMENT SCHEDULE

WALL TYPE	WALL THICKNESS	VERT. REINF. I.F.	VERT. REINF. O.F.	HORIZ. REINF. I.F.	HORIZ. REINF. O.F.	SHEAR TIES	REMARKS
TYPE A	1'-4"	#6@12"	#6@12"	#4@12"	#4@12"	-	
TYPE B	1'-4"	#6@12"	#5@12"	#4@12"	#4@12"	-	
TYPE C	1'-6"	#6@12"	#5@12"	#5@12"	#5@12"	-	



TOP OF SLAB ELEVATION U.O.N.:	**SEE PLAN**
SLAB THICKNESS U.O.N.:	**14"**
SLAB CONCRETE STRENGTH:	**SEE S-001**
SLAB BASIC TOP AND BOTTOM BARS (U.N.O): 14" SLAB: #6@12" O.C. 16" SLAB: #7@6" O.C.	
COLUMN / SHEAR WALL CONCRETE STRENGTH:	**SEE S-001**

DRAWING NOTES:

1. FOR GENERAL NOTES SEE DRAWING S-001.
2. ALL ELEVATIONS NOTED "EL." ON THE PLANS ARE NAVD88 ELEVATIONS.
3. SEE FO-120 SERIES DRAWINGS FOR FOUNDATION DETAILS.
4. TOP OF PILE CAP MATCH TO MATCH TOP OF THE STRUCTURAL SLAB U.O.N. THUS [_] ON PLAN.
5. DENOTES 16" DIA CFA PILE - DESIGN BY OTHER, SEE FO-110 SERIES FOR CAPACITIES
6. PC-_ DENOTES PILE CAP, SEE FO-120 FOR TYPICAL PILE CAP DETAIL AND SCHEDULE.
7. MAT-_ DENOTES SHEAR WALL PILE CAP, SEE FO-110 SERIES FOR LAYOUT AND REBAR DETAILS.
8. BOTTOM OF FOUNDATION MAY NEED TO BE LOWERED DUE TO UNCOVERED SOIL CONDITIONS.
9. E.G.-1 DENOTES ELEVATOR GUIDE RAIL HSS12x8x5/8.
10. "TYPE - " DENOTES FOUNDATION WALL TYPE, UNLESS OTHERWISE NOTED, FOUNDATION WALL TYPE IS "TYPE A" SEE SCHEDULE ON FO-122
11. PC-X "T" DENOTES TENSION PILE REQUIRED. PC-X WITHOUT "T" TENSION CAPACITY NOT REQUIRED.

FO-102

KEY PLAN

Fogarty Finger



250 WATER STREET

250 WATER ST, NEW YORK, NY, 10038

CLIENT
TAVROS HOLDING LLC
19 WEST 24TH STREET, 12TH FLOOR
NEW YORK, NY 10010

ARCHITECT
FOGARTY FINGER
69 WALKER STREET
NEW YORK, NY 10013

STRUCTURAL ENGINEER
DESIMONE CONSULTING ENGINEERING
140 BROADWAY, 25TH FLOOR
NEW YORK, NY 10005

MEP ENGINEER
EP ENGINEERING
100 WILLIAM STREET, SUITE 1205
NEW YORK, NY 10005

FACADE
GMS
129TH WEST 27TH STREET, 5TH FLOOR
NEW YORK, NY 10001

CIVIL ENGINEER
ETTINGER ENGINEERING ASSOCIATES
505 8TH AVE, 24TH FLOOR
NEW YORK, NY 10018

GEOTECH
ANCORA ENGINEERING
49 W 27TH ST, 10 FL
NEW YORK, NY 10001

ADA CONSULTANT
ACCESSIBILITY SERVICES UNITED SPINAL ASSOCIATION
120-34 QUEENS BLVD, SUITE 320
KEW GARDENS, NY 11415

CODE CONSULTANT/ EXPEDITOR
DVA ADVISORS
24W RAILROAD AVE, UNIT 273
TENAFLY, NJ 07670

ELEVATOR CONSULTANT
JENKINS HUNTINGTON
5 CLIMAX ROAD
AVON, CT 06001

ENERGY CONSULTANT
THE SHEWARD PARTNERSHIP
2300 CHESTNUT STREET
PHILADELPHIA, PA 19103

No.	DATE	ISSUE

SEAL & SIGNATURE:

KEY PLAN:



BLOCK:98
LOT: 1

PROJECT NAME:

250 WATER STREET

250 WATER ST, NEW YORK, NY, 10038
DOB JOB #: M00632762

DRAWING TITLE

CELLAR/FOUNDATION PLAN - NORTH

DRAWING NUMBER

FO-102.00
NOT FOR CONSTRUCTION

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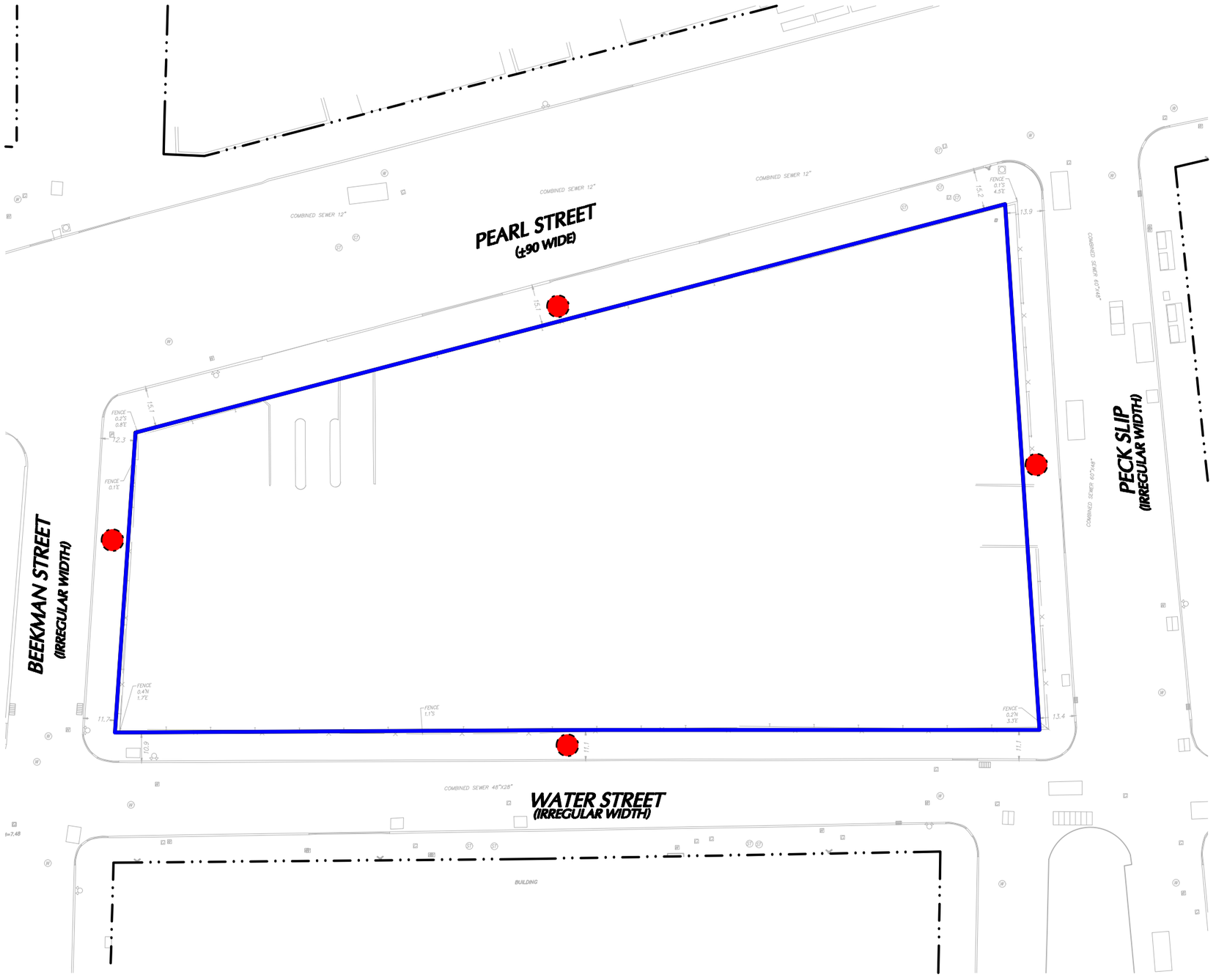
SEAL #

Figure 4

250 Water Street, New York, New York

Proposed CAMP Station Locations

IMPACT ENVIRONMENTAL
170 Keyland Court
Bohemia, New York 11716
TEL: (631) 268-8800
FAX: (631) 269-1599



LEGEND

- APPROXIMATE SITE BOUNDARY SUBJECT TO THE RECORDED ENVIRONMENTAL EASEMENT (APPENDIX A)
- PROPOSED AIR MONITORING STATION

PROJECT NORTH

0' 40' 80'

NOTES:

1. BASE MAP IS FROM THE SURVEY DRAWING ALTA/NSPS LAND TITLE SURVEY, COMPLETED BY LANGAN, DATED JUNE 07, 2018.
2. ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
3. THE METES AND BOUNDS OF THE PROPERTY ARE FULLY DESCRIBED IN THE RECORDED ENVIRONMENTAL EASEMENT, PROVIDED AS APPENDIX A OF THE FINAL ENGINEERING REPORT.

PROPOSED AIR MONITORING STATIONS

250 Water Street
New York, New York
Block 98, Lot 1

Figure No: 04

PROJECT NO.	21490-01
DESIGNED BY:	AB
DRAWN BY:	AB
CHECKED BY:	GMC
DATE:	6/19/2026
SCALE:	1" = 40'

REVISIONS

IMPACT ENVIRONMENTAL CLOSURES, INC.

170 KEYLAND COURT
BOHEMIA, NEW YORK 11716
TEL (631) 269-8800
FAX (631) 269-1599

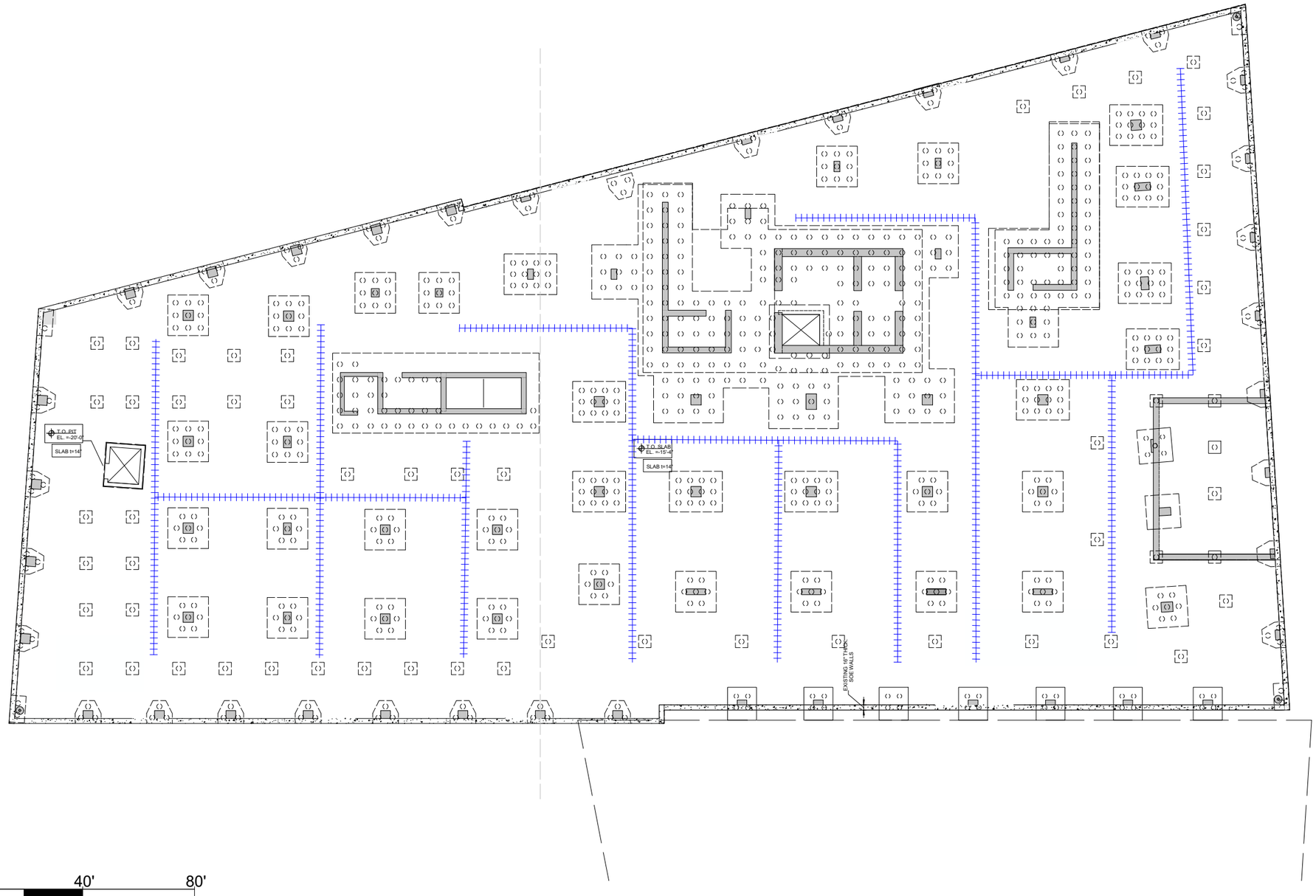
Figure 5

250 Water Street, New York, New York

Conceptual Sub-Slab Depressurization System Layout

IMPACT ENVIRONMENTAL
170 Keyland Court
Bohemia, New York 11716
TEL: (631) 268-8800
FAX: (631) 269-1599

PROJECT NORTH



0' 40' 80'

LEGEND

- PROPERTY LINE
- SOLID SCHEDULE 40 PVC PIPING
- SLOTTED SCHEDULE 40 PVC PIPING
- PROPOSED VACUUM MONITORING POINT
- PROPOSED RISER TO ROOF BULKHEAD

NOTES

1. BASE MAP IS FROM CELLAR/FOUNDATION OVERALL PLAN, DRAWING NO. FO-100, PREPARED FOR 250 WATER STREET, COMPLETED BY FOGARTY FINGER, DATED 5/29/2026 AND REVISED 6/26/2026.

Foundation Conceptual Design
Horizontal Below Slab Configuration
Sub-Slab Depressurization

250 Water Street
New York, New York
Block 98, Lot 1

Figure No: 6

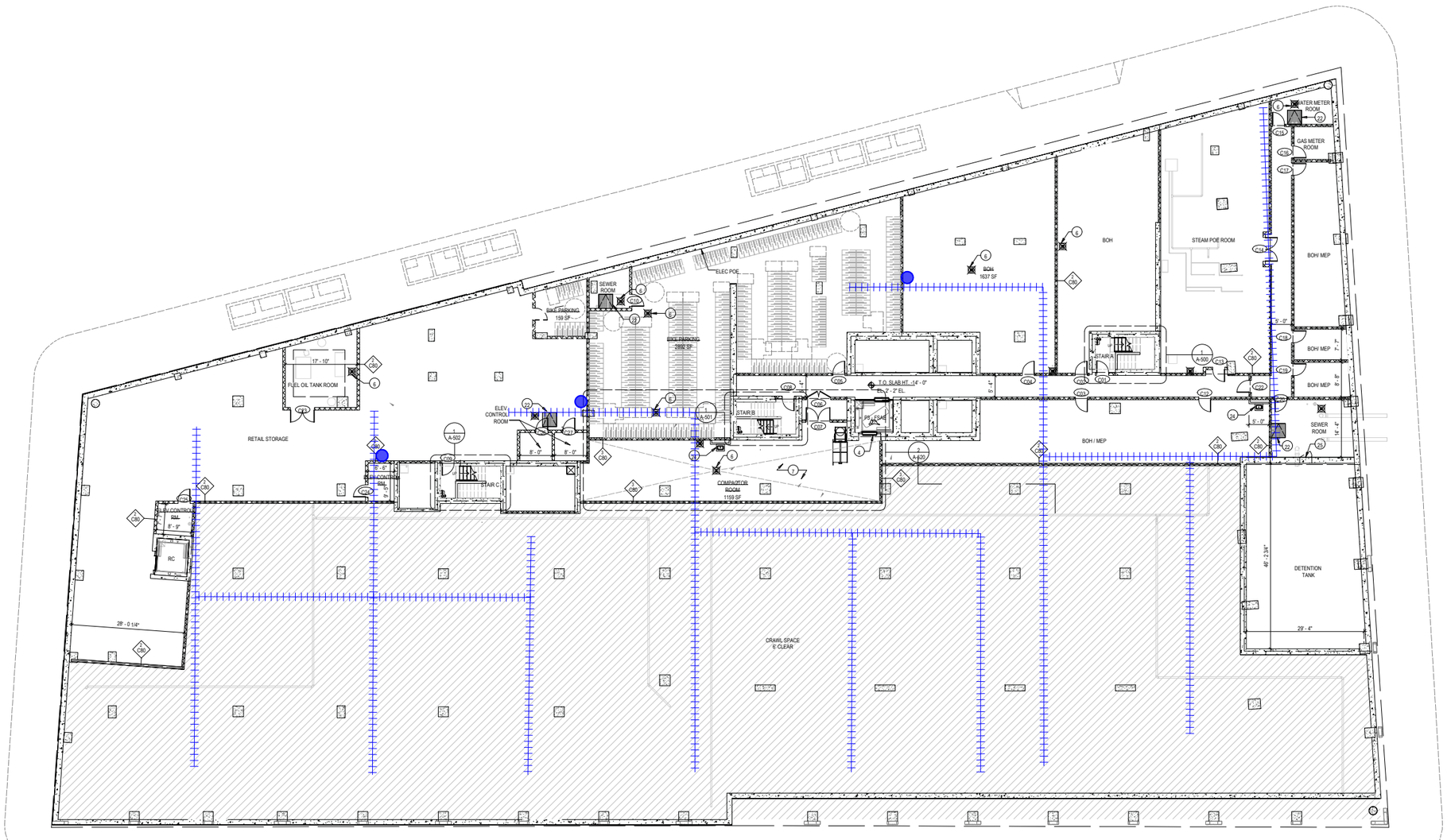
PROJECT NO.	21490-01
DESIGNED BY:	AB
DRAWN BY:	AB
CHECKED BY:	GMC
DATE:	7/27/2026
SCALE:	1" = 40'

REVISIONS

IMPACT ENVIRONMENTAL CLOSURES, INC.

170 KEYLAND COURT
BOHEMIA, NEW YORK 11716
TEL (631) 269-8800
FAX (631) 269-1599

PROJECT NORTH



0' 40' 80'

LEGEND

- PROPERTY LINE
- SOLID SCHEDULE 40 PVC PIPING
- SLOTTED SCHEDULE 40 PVC PIPING
- PROPOSED RISER TO ROOF BULKHEAD

NOTES

1. BASE MAP IS FROM CELLAR PLAN, DRAWING NO. A-100.00, PREPARED FOR 250 WATER STREET, COMPLETED BY FOGARTY FINGER, DATED 4/17/2026 AND REVISED 8/7/2026.
3. DRAWING SHALL NOT BE USED FOR STRUCTURAL, ARCHITECTURAL, UTILITY, OR OTHER REFERENCE EXCEPT FOR THE SUB-SLAB DEPRESSURIZATION (SSD) SYSTEM
4. CRACKS, VOIDS, AND PENETRATIONS IN THE BUILDING SLAB SHALL BE SEALED WITH POLYURETHANE-BASED CAULKING, HYDRAULIC CEMENT, OR APPROVED ALTERNATIVE.
5. RISER PIPES, FITTINGS, AND CONNECTIONS SHALL BE CONSTRUCTED WITH 6-INCH-DIAMETER CPVC OR METAL THAT COMPLIES WITH THE NEW YORK CITY MECHANICAL CODE.
6. RISER PIPE PENETRATIONS THROUGH THE SLAB SHALL BE SEALED WITH A POLYURETHANE-BASED CAULK OR APPROVED ALTERNATIVE.
7. ALL AND CEILING PENETRATIONS SHALL BE COMPLETED AND RESTORED IN ACCORDANCE WITH NYC BUILDING CODE.
8. RISER PIPES MUST BE CLEARLY LABELED "CAUTION: DO NOT ALTER SUBS-LAB VAPOR VENT PIPE" IN EACH ACCESSIBLE AREA (A MINIMUM OF EVERY 10 LINEAR FEET OF RISER PIPE RUN).
9. SYSTEM INSTALLATION SHALL ADHERE TO THE GUIDANCE FOR EVALUATING SOIL VAPOR INTRUSIONS IN THE STATE OF NEW YORK WITH UPDATES, PREPARED BY THE NEW YORK STATE DEPARTMENT OF HEALTH (NYSDOH), AND 2014 NEW YORK CITY MECHANICAL CODE, CHAPTER 5, SECTION MC 512-SUB-SLAB VENTING SYSTEMS

Architectural Conceptual Design Sub-Slab Depressurization System Configuration

250 Water Street
New York, New York
Block 98, Lot 1

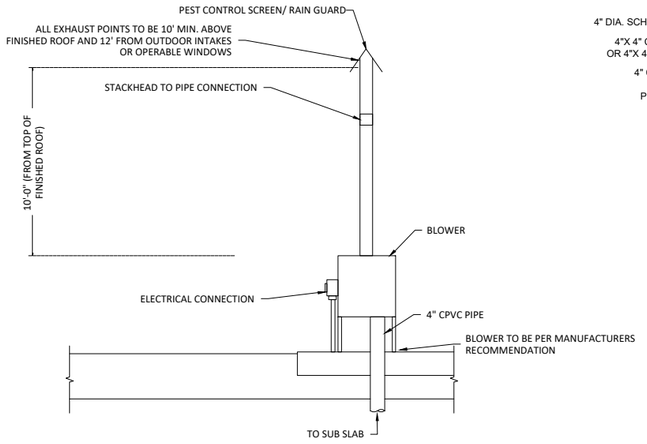
Figure No: 6a

PROJECT NO.	21490-01
DESIGNED BY:	AB
DRAWN BY:	AB
CHECKED BY:	GMC
DATE:	7/27/2026
SCALE:	1" = 40'

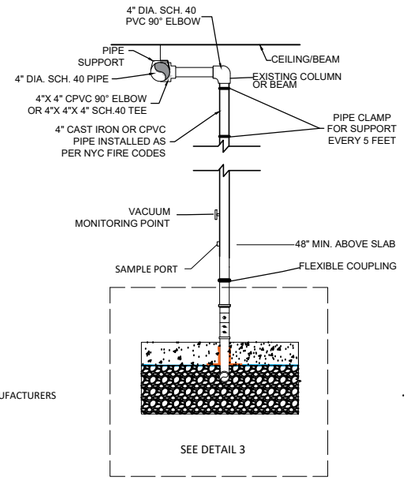
REVISIONS

IMPACT ENVIRONMENTAL CLOSURES, INC.

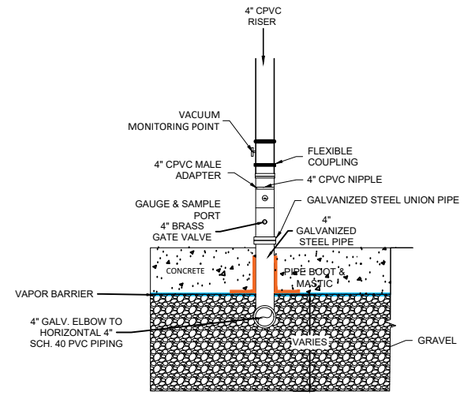
170 KEYLAND COURT
BOHEMIA, NEW YORK 11716
TEL (631) 269-8800
FAX (631) 269-1599



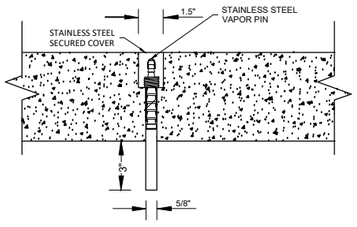
1 SUCTION FAN / EXHAUST STACK CONNECTION DETAIL
N.T.S.



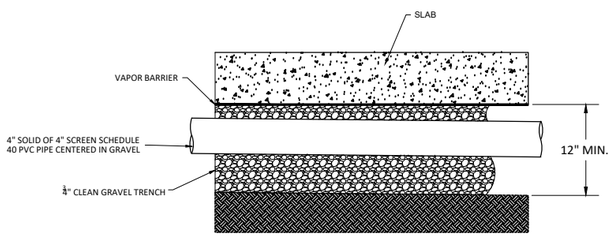
2 TYPICAL EXTRACTION RISER
N.T.S.



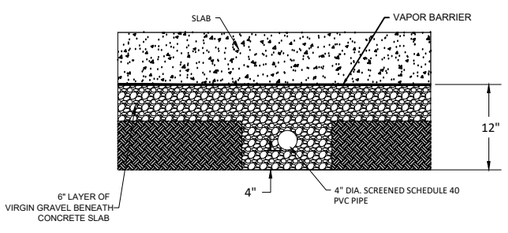
3 SSDS HEADER DETAIL
N.T.S.



4 VAPOR MONITORING POINT
N.T.S.



5 SUB-SLAB PIPING DETAIL 1
N.T.S.



6 SUB-SLAB PIPING DETAIL N.T.S.

Notes:

1. 20MIL VAPOR BARRIER (MINIMUM)
2. CEILING PENETRATIONS SHALL BE COMPLETED AND RESTORED BY THE CONTRACTOR IN ACCORDANCE WITH NYC BUILDING CODE.
3. CAULK SEALANT USED TO SEAL PENETRATIONS, CRACKS, OR VOIDS MUST BE ASTM C920 CLASS 25 OR HIGH (OR EQUIVALENT).
4. Blower: Obar Systems model GBR89 Compact Radial Blower.
5. GAS PERMEABLE LAYER: A UNIFORM LAYER OF CLEAN AGREEGATE, A MIN. OF 12INCHES THICK AROUND THE VAPOR COLLECTION PIPING AND 6 INCHES THICK UNDER THE SLAB BETWEEN EACH LATERAL COLLECTION PIPE. THE AGGREGATE WILL CONSIST OF MATERIAL THAT WILL PASS THROUGH A 3/4" SIEVE AND BE RETAINED BY A 1/2 SIEVE.

SUB-SLAB DEPRESSURIZATION SYSTEM DETAIL

250 Water Street
New York, New York
Block 98, Lot 1

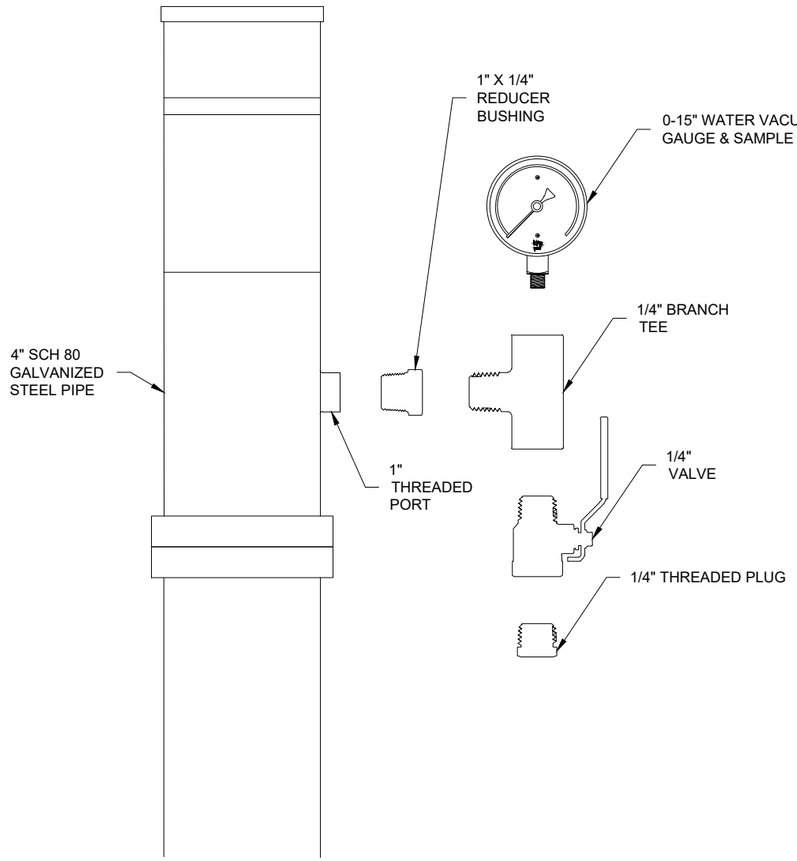
Figure No: 6b

PROJECT NO.	21490-01
DESIGNED BY:	AB
DRAWN BY:	AB
CHECKED BY:	GMC
DATE:	6/19/2026
SCALE:	1" = 40'

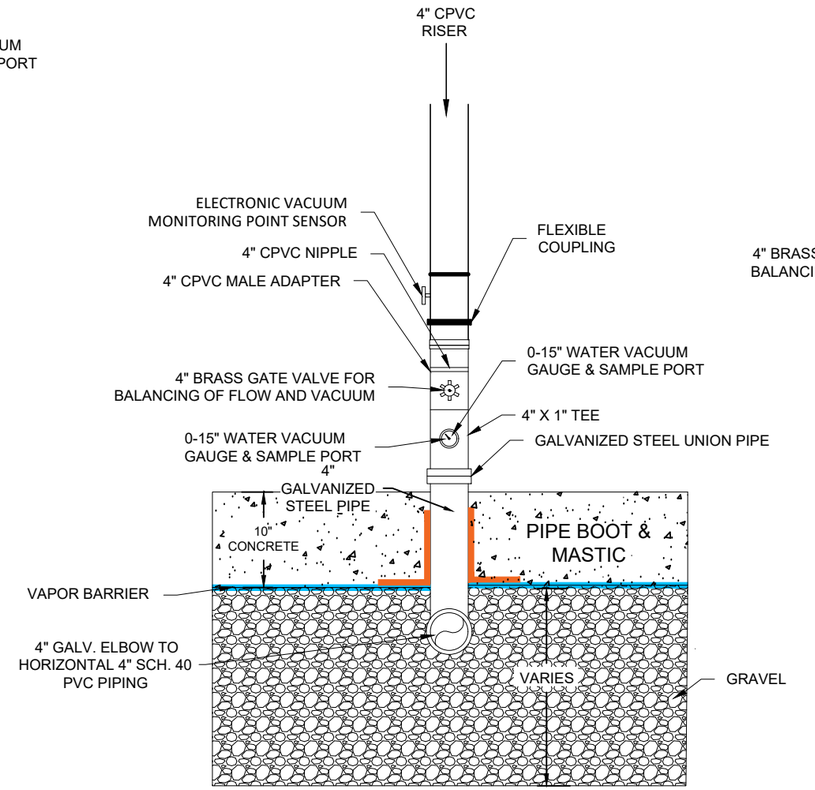
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BOHEMIA, NEW YORK 11716
TEL (631) 269-8800
FAX (631) 269-1599



1 SSDS DETAIL
N.T.S.



2 SSDS HEADER DETAIL
N.T.S.

NOTES:
1. BLUE FIN BRB100–25 1" X " BLUE FIN BRB100–25 1" X " 14" REDUCER BUSHING
2. DWYER SERIES LPG5 2.5" LOWER DWYER SERIES LPG5 2.5" LOWER PRESSURE GAUGE
3. PARKER 2224P–4 " F X " F X PARKER 2224P–4 " F X " F X 14" F X " F X 14" F X 14" M BRASS BRANCH TEE

SUB-SLAB DEPRESSURIZATION SYSTEM DETAIL

250 Water Street
New York, New York
Block 98, Lot 1

Figure No: 6c

PROJECT NO.	21490-01
DESIGNED BY:	AB
DRAWN BY:	AB
CHECKED BY:	GMC
DATE:	6/19/2026
SCALE:	1" = 40'

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IMPACT ENVIRONMENTAL CLOSURES, INC.

170 KEYLAND COURT
BOHEMIA, NEW YORK 11716
TEL (631) 269-8800
FAX (631) 269-1599

APPENDICES

250 Water Street, New York, New York

IMPACT ENVIRONMENTAL
170 Keyland Court
Bohemia, New York 11716
TEL: (631) 268-8800
FAX: (631) 269-1599

Appendix A

250 Water Street, New York, New York

Development Plans

IMPACT ENVIRONMENTAL
170 Keyland Court
Bohemia, New York 11716
TEL: (631) 268-8800
FAX: (631) 269-1599

Fogarty Finger

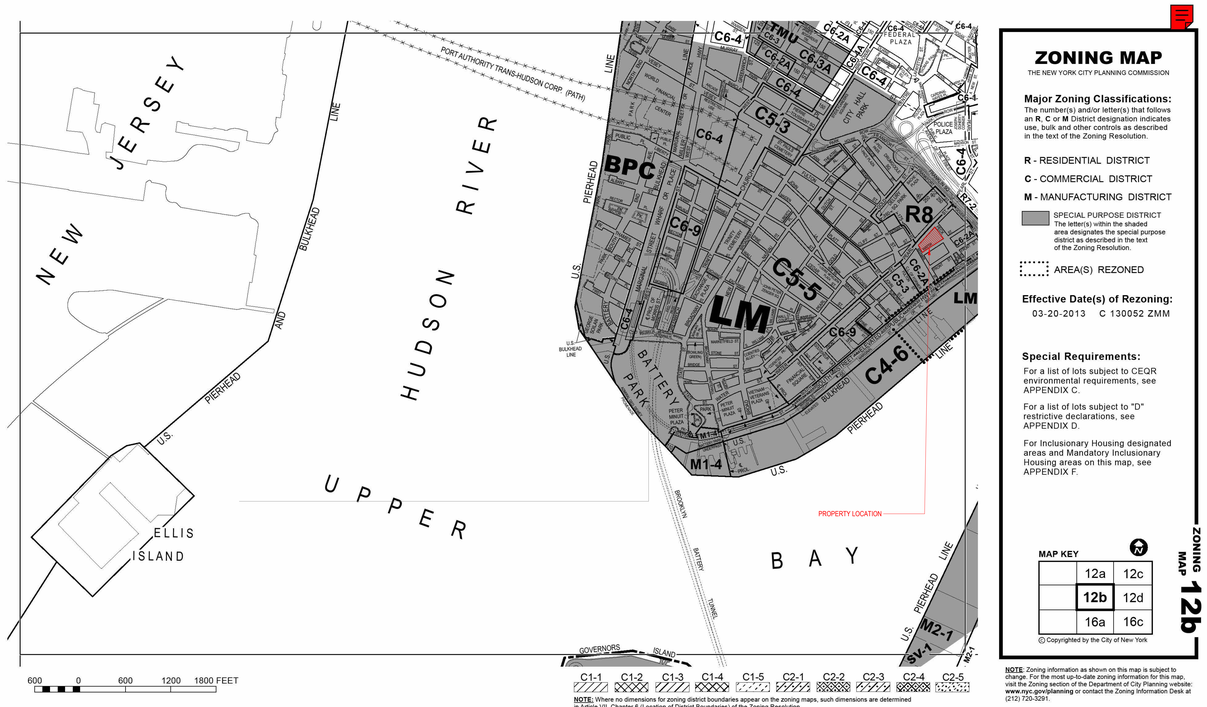
250 WATER STREET

250 WATER ST, NEW YORK, NY, 10038

50% CD ISSUANCE

AUG 07, 2026





NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:
The number(s) and/or letter(s) that follows an **R, C** or **M** District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R - RESIDENTIAL DISTRICT

C - COMMERCIAL DISTRICT

M - MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:
03-20-2013 C 130052 ZMM

Special Requirements:
For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

MAP KEY

	12a	12c
	12b	12d
	16a	16c

ZONING MAP **12b**

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NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: **www.nyc.gov/planning** or contact the Zoning Information Desk at (212) 720-3291.

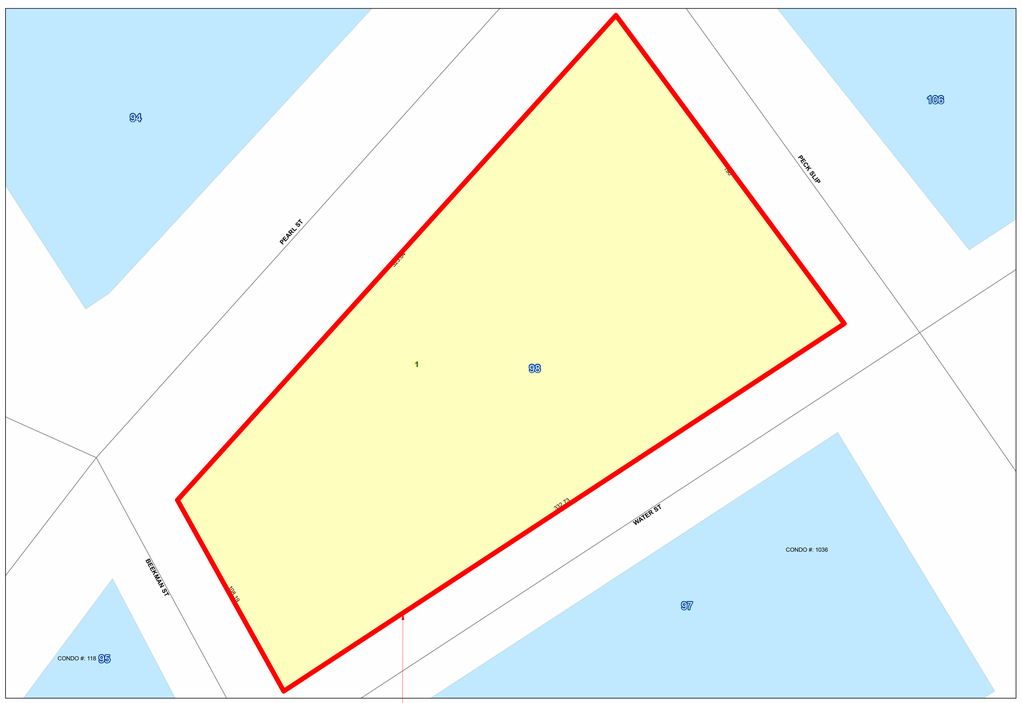
3 ZONING MAP
SCALE: NTS

FINANCE NEW YORK
MARTHA E. STARK
COMMISSIONER

NYC Digital Tax Map

Effective Date : 12-09-2008 10:57:49
End Date : Current

Manhattan Block: 98



Legend
- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon

2 TAX MAP
SCALE: NTS

GENERAL BUILDING DATA

BUILDING LIMITATIONS

	CATEGORY	CODE SECTION	CRITERIA
1	APPLICABLE BUILDING CODES: HANDICAPPED LAWS AND GUIDELINES		TITLE 28 OF THE ADMINISTRATIVE CODE THE NEW YORK CITY CONSTRUCTION CODES (2014) LL58.87 HANDICAPPED ACCESSIBILITY: ANSI 117.1 2009. ALL DWELLING UNITS - TYPE B. ALL TOILET AND BATHING FACILITIES TO COMPLY WITH APPENDIX-P
2	BUILDING OCCUPANCY	BC 310.1,2 BC 302.1	GROUP R-2: RESIDENTIAL GROUP M: MERCANTILE GROUP S-2: STORAGE GROUP A-3: ASSEMBLY
3	CONSTRUCTION CLASSIFICATION	BC 602, TABLE 601	TYPE I-B
4	HEIGHT LIMITATIONS GROUP R-2, CONSTRUCTION TYPE I-B	BC 503, TABLE 503	UNLIMITED STORIES. BUILDING EQUIPPED WITH APPROVED AUTOMATIC SPRINKLER SYSTEM
		BC 403.2.1 (2)	THE FIRE RESISTANCE RATING OF COLUMNS SUPPORTING FLOOR SHALL BE CONSTRUCTED TO MEET TYPE I-A CONSTRUCTION
5	NATURAL LIGHT	BC 1205	LIGHTING
6	NATURAL VENTILATION	BC 1203	VENTILATION
7	FIRE RESISTANCE RATING REQUIREMENT	BC 602, TABLE 601 & 602 BC 403.2.1 (2)	SEE BELOW
	CONSTRUCTION ELEMENT		RATING IN HOURS
	PRIMARY STUCTURAL FRAME (INC. COLUMNS, GIRDERS, TRUSSES)		2
	BEARING WALLS - EXTERIOR		2
	BEARING WALLS - INTERIOR		2
	NONBEARING WALLS & PARTITIONS - EXTERIOR		SEE TABLE 602
	(a) ROOF SUPPORTS: FIRE RESISTANCE RATINGS OF STRUCTURAL FRAME AND BEARING WALLS ARE PERMITTED TO BE REDUCED BY 1 HOUR WHERE SUPPORTING ROOF ONLY.		
	NONBEARING WALLS & PARTITIONS - INTERIOR		0
	FLOOR CONSTRUCTION (INC. SUPPORTING BEAMS & JOISTS)		2
	ROOF CONSTRUCTION (INC. SUPPORTING BEAMS & JOISTS)		1
	SHAFT ENCLOSURE		2
8	SPRINKLERS	BC 903	FULLY SPRINKLERED ALL FLOORS
9	INTERIOR FINISH CLASS	BC 803 TABLE 803.5	
	VERTICAL EXITS AND EXIT PASSAGEWAYS		CLASS B
	EXIT ACCESS CORRIDORS		CLASS B
	ROOMS AND ENCLOSED SPACES		CLASS C (R-2)
10	EGRESS REQUIREMENTS (FULLY SPRINKLERED)	BC 1003	SEE BELOW

OCC. CLASS	TRAVEL DIST. BC 1028.7	CAPACITY BC 1005.1 NO. OF OCCUPANTS 0.2" PER OCC. DOORS	CAPACITY BC 1005.1 NO. OF OCCUPANTS 0.3" PER OCC. STAIRS	CORRIDORS BC 1018 MIN. WIDTH BC 1018.2	CORRIDORS BC 1018 DEAD END BC 1018.4
R-2	200'	180	120	44"	80'
M	200'	180	120	44"	50'
S-2	250'	180	120	44"	50'
A-3	PRIMARY 150' SECONDARY 250'	180	120	44"	20'

11	LOCATION OF EXITS	28.2-104.2 BC 10015.2.1.3	R-2: DOOR OPENINGS TO VERT. EXITS SHALL BE 15' (MIN) DIST. FROM EACH OTHER
12	EXIT DOORS	BC 1010, 1.1.1	MAX WIDTH 48" (PER LEAF) MIN WIDTH 36" (SINGLE DOOR)
13	STAIRS	28.2-1009.1	RESIDENTIAL INTERIOR STAIR MAY NOT BE LESS THAN 36" WIDE WHEN SERVING NOT MORE THAN 30 OCCUPANTS PER STAIR ON ANY FLOOR
14	FIRE WALL RESISTANCE RATING	TABLE 706.4	NO LESS THAN 3 HR-RATED PER R-2 GROUP* *WALLS SHALL NOT BE LESS THAN 2 HR RATED IN TYPE 2 CONSTRUCTIONS
15	HORIZONTAL CONTINUITY	28.2-706.5	FIRE WALLS SHALL BE CONTINUOUS FROM EXTERIOR WALL TO EXTERIOR WALL AND SHALL EXTEND AT LEAST 18 INCHES (457 MM) BEYOND THE EXTERIOR SURFACE OF EXTERIOR WALLS
16	VERTICAL CONTINUITY	28.2-706.6	FIRE WALLS SHALL EXTEND FROM THE FOUNDATION THROUGH THE ROOF TO FORM A PARAPET AT LEAST 30 INCHES (762 MM) IN HEIGHT.
17	OPENINGS PROTECTION	28.2-715.4	APPROVED FIRE DOOR AND FIRE SHUTTER ASSEMBLIES SHALL BE CONSTRUCTED OF ANY MATERIAL OR ASSEMBLY OF COMPONENT MATERIALS THAT CONFORMS TO THE TEST REQUIREMENTS OF SECTION 715.4.1, 715.4.2, OR 715.4.3 AND THE FIRE PROTECTION RATING INDICATED IN TABLE 715.4

NYCECC NOTE

TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE NEW YORK CITY ENERGY CODE. PROPOSED WORK MEETS THE GUIDELINES AND PRESCRIPTIONS OUTLINED IN THE 2025 NYCECC.

CONTROLLED INSPECTIONS

1.CONTROLLED INSPECTIONS AND ALL RELATED ENGINEERING AND TESTING SERVICES SHALL BE OBTAINED BY THE CONTRACTOR FOR THE FOLLOWING AREAS OF WORK: SEE ALSO STRUCTURAL AND MEP DRAWINGS.

THE FOLLOWING MATERIALS, OPERATIONS AND EQUIPMENT RELATED TO THE WORK DESCRIBED IN THESE DOCUMENTS AND SUBJECT TO SPECIAL INSPECTION AS DESCRIBED BY THE NEW YORK CITY BUILDING CODE 2014.

NEW BUILDING APPLICATION - SPECIAL INSPECTION ITEMS

A.	STRUCTURAL STEEL - WELDING	BC1704.3.1	
B.	STRUCTURAL STEEL - DETAILS	BC1704.3.2	
C.	STRUCTURAL STEEL - HIGH STRENGTH BOLTING	BC1704.3.3	
D.	CONCRETE - CAST-IN-PLACE	BC1704.4	
E.	MASONRY	BC1704.5	
F.	SUB-GRADE INSPECTION	BC1704.7.1	
G.	SUBSURFACE INVESTIGATIONS (BORING/TEST PITS)	BC1704.7.4	(TR4)
H.	WALL PANELS, CURTAIN WALLS, AND VENEERS	BC1704.10	
E.	SITE STORM DRAINAGE DISPOSAL & DETENTION SYSTEM INSTALLATION	BC1704.20	
F.	EXCAVATIONS-SHEETING, SHORING, & BRACING	BC1704.20.2	
G.	MECHANICAL SYSTEMS	BC1704.16	
H.	EXCAVATIONS - SHEETING, SHORING, AND BRACING	BC1704.20.2	
I.	PRIVATE ON-SITE STORM WATER DRAINAGE DISPOSAL SYSTEMS, AND DETENTION FACILITIES INSTALLATION	BC1704.21.1.2	
J.	SPRINKLER SYSTEMS	BC1704.21	
K.	STANDPIPE SYSTEMS		
L.	HEATING SYSTEMS	BC1704.23	
M.	FIRE-RESISTANT PENETRATIONS AND JOINTS	BC1704.25	
N.	CONCRETE DESIGN MIX	BC1905.3 BC1913.5	(TR3)
O.	CONCRETE SAMPLING AND TESTING	BC1905.6 BC1913.10	(TR2)
P.	ALTERNATIVE MATERIALS	OTCR BB2015-01	(TR1)

PROGRESS INSPECTION ITEMS

Q.	FOOTING AND FOUNDATION	BC110.3.1	
R.	ENERGY CODE COMPLIANCE INSPECTIONS	BC110.3.5	(TR8)
S.	FIRE RESISTANCE RATED CONSTRUCTION	BC110.3.5	

ENERGY CODE PROGRESS INSPECTION ITEMS

A.	PROTECTION OF FOUNDATION INSULATION	IA1, IIA1
B.	INSULATION PLACEMENT AND R-VALUES	IA2, IIA2
C.	FENESTRATION THERMAL VALUES AND RATINGS	IA3, IIA3
D.	FENESTRATION RATINGS OF AIR LEAKAGE	IA4, IIA4
E.	FENESTRATION AREAS	IA5, IIA5
F.	AIR SEALING AND INSULATION - VISUAL	IA6, IIA6
G.	VESTIBULES	IA9, IIA9
H.	SHUTOFF DAMPERS	IB3, IIB2
I.	HVAC AND SERVICE WATER HEATING EQUIP.	IB3, IIB3
J.	HVAC AND SERVICE WATER HEATING SYS. CONTROLS	IB4, IIB4
K.	DUCT PLENUM & PIPING INSULATION & SEALS	IB5, IIB5
L.	ELECTRICAL METERING	IC1, IIC1
M.	LIGHTING IN DWELLING UNITS	IC2, IIC2
N.	INTERIOR LIGHTING POWER	IIC3
O.	EXTERIOR LIGHTING POWER	IIC4
P.	LIGHTING CONTROLS	IIC5
Q.	EXIT SIGNS	IIC6
R.	ELECTRIC MOTORS	IIC7
S.	MAINTENANCE INFORMATION	ID1, IID1

2. VERIFY IN FIELD ALL EXISTING CONDITIONS AND CONTACT THE ARCHITECT WHEN A CONDITION IN THE FIELD DOES NOT COMPLY WITH THESE DOCUMENTS, INCLUDING ANY AND ALL DEVIATIONS OF DIMENSIONS SHOWN HERE-IN. THESE DEVIATIONS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO INSTALLATION OF SAME.

3. THE COMMISSIONER MAY ACCEPT SIGNED STATEMENTS BY ARCHITECTS AND ENGINEERS RETAINED BY THE CONTRACTOR AND SUPPORTING INSPECTIONS AND TEST REPORTS SUPPLIED BY THE CONTRACTOR WITHOUT VERIFYING INSPECTION OR TEST BY DEPARTMENT INSPECTORS PER C27-209.

4. EQUIPMENT REQUIRING USE OF PERMITS SHALL BE INSPECTED AND TESTED TO DETERMINE PROPER FUNCTIONING AND COMPLIANCE WITH THE BUILDING CODE AND OTHER APPLICABLE LAWS AND REGULATIONS. ALL INSPECTIONS AND TESTS SHALL BE CONDUCTED IN ACCORDANCE WITH THE REQUIRED INSPECTION AND OF HEATING SYSTEM, A SIGNED STATEMENT BY ARCHITECT OR ENGINEER RETAINED BY THE CONTRACTOR SHALL TEST PROCEDURES AND SIGNED COPIES OF REQUIRED INSPECTIONS AND TEST BE SUBMITTED WITH THE PERMIT APPLICATION, STATING THAT THE SYSTEM HAS REPORTS SHALL BE FILED WITH THE DEPARTMENT OF BUILDINGS AND FORM BEEN OPERATED AND FUNCTIONS SATISFACTORILY, AND THAT TO THE BEST OF PART OF THE PAPERS ACCOMPANYING THE PERMIT APPLICATION. IN THE CASE HIS KNOWLEDGE AND BELIEF, THE SYSTEM WILL MEET THE CODE TEMPERATURE REQUIREMENT.

5. ALL DRAWINGS AND CALCULATIONS PREPARED BY THE OWNER'S CONTROLLED INSPECTING AGENT SHALL BEAR AN ORIGINAL SIGNATURE AND SEAL INDICATING THE INSPECTOR'S NEW YORK STATE REGISTRATION. DUPLICATE COPIES OF ALL DRAWINGS AND CALCULATIONS SHALL BE FORWARDED TO THE OWNER PRIOR TO COMMENCING ANY OF THE TEMPORARY WORK REPRESENTED IN THOSE DOCUMENTS. THE OWNER WILL IN TURN, TRANSMIT THOSE DOCUMENTS TO THE STRUCTURAL ENGINEER OF RECORD FOR HIS REVIEW.

6. THE STRUCTURAL ENGINEER OF RECORD WILL ONLY REVIEW THE DOCUMENTS FOR HOW THE SHORING, BRACING AND OTHER TEMPORARY CONSTRUCTION INTERACTS AND AFFECTS THE EXISTING STRUCTURE. THE STRUCTURAL ENGINEER OF RECORD REVIEW SHALL NOT BE CONSTRUED AS COMPLETE CHECK, NOR RELIEVE THE OWNER'S CONTROLLED INSPECTING AGENT FROM RESPONSIBILITY FOR ERRORS OF ANY SORT NOR FROM THE NECESSITY OF FURNISHING ANY ADDITIONAL DETAILS OR CALCULATIONS WHICH MAY HAVE BEEN OMITTED OR REQUIRED BY LOCAL AUTHORITY HAVING JURISDICTION.

Fogarty Finger



250 WATER STREET

250 WATER ST, NEW YORK, NY, 10038

CLIENT
TAVROS HOLDINGS LLC
19 WEST 24TH STREET, 12TH FLOOR
NEW YORK, NY 10010

ARCHITECT
FOGARTY FINGER
69 WALKER STREET
NEW YORK, NY 10013

STRUCTURAL ENGINEER
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4	07.20.2026	ISSUED TO DOB
3	05.29.2026	100% DD ISSUANCE
2	04.17.2026	50% DD ISSUANCE
1	01.30.2026	SCHEMATIC DESIGN

SEAL & SIGNATURE:

KEY PLAN:



BLOCK:98
LOT: 1
PROJECT NAME:

250 WATER STREET

250 WATER ST, NEW YORK, NY, 10038
DOB JOB #: M00632762

DRAWING TITLE

TITLE SHEET

DRAWING NUMBER
3 / 244

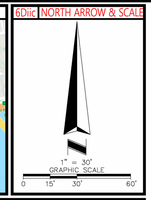
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6Diie | VICINITY MAP



6Diic | NORTH ARROW & SCALE



5Ciii | SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS

NONE OBSERVED

3 | FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X"(UNSHADED), "X"(SHADED), & AE, AS SHOWN ON THE FLOOD INSURANCE RATE MAP 3604970184F, COMMUNITY PANEL NO. 360497 0184 F, WHICH BEARS AN EFFECTIVE DATE OF SEPTEMBER 5, 2007, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE. ZONE "X" DENOTES AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.(NGVD29)

6Diid | LEGEND AND ABBREVIATIONS

(NOT ALL ITEMS ARE ON THE SURVEY)

- MONUMENT FOUND
- MONUMENT SET
- (R) RECORD DATA
- (M) MEASURED DATA
- (S) SURVEYED DATA
- R/W RIGHT OF WAY
- BSL BACK SET LINE
- RCP REINFORCED CONC PIPE
- CMP CORRUGATED METAL PIPE
- PVC PLASTIC PIPE
- MTL METAL
- AGL ABOVE GROUND LEVEL
- L/S LANDSCAPING
- TREE
- MCO METAL TANK COVER
- FP FLAG POLE
- UNKNOWN MANHOLE
- POWERPOLE
- GUY WIRE
- LIGHT POLE
- ELEC. TRANSFORMER
- AIR CONDITIONER
- BURIED ELECTRIC
- OVERHEAD ELECTRIC
- ELEC. MANHOLE
- ELECTRIC METER
- WATER LINE
- WATER MANHOLE
- WATER VALVE
- WATER METER
- HYDRANT
- GAS VALVE
- GAS METER
- GAS MANHOLE
- GAS LINE
- BOLLARD
- SEWER MANHOLE
- CLEAN OUT
- STORM DRAIN MANHOLE
- STORM INLET
- CURB INLET
- TELEPHONE BOX
- TELEPHONE MANHOLE
- TELEPHONE LINE
- UNDERGROUND TELEPHONE MARKER
- CABLE TELEVISION
- CABLE BOX
- UNDERGROUND CABLE MARKER
- TRAFFIC POLES
- TRAFFIC SIGNAL BOX
- SIGN
- SOLDIER
- FENCE
- TREELINE

6 | ZONING INFORMATION

ITEM	REQUIRED	OBSERVED
PERMITTED USE	ALL	VACANT
MINIMUM LOT AREA (SQ.FT.)	—	—
MINIMUM FRONTAGE	—	—
MINIMUM LOT WIDTH	—	—
MAX BUILDING COVERAGE	—	—
MAX BUILDING HEIGHT	—	—
MINIMUM SETBACKS		
BEEKMAN, PECK & WATER	15	N/A
PEARL STREET	10	N/A
REAR	—	N/A

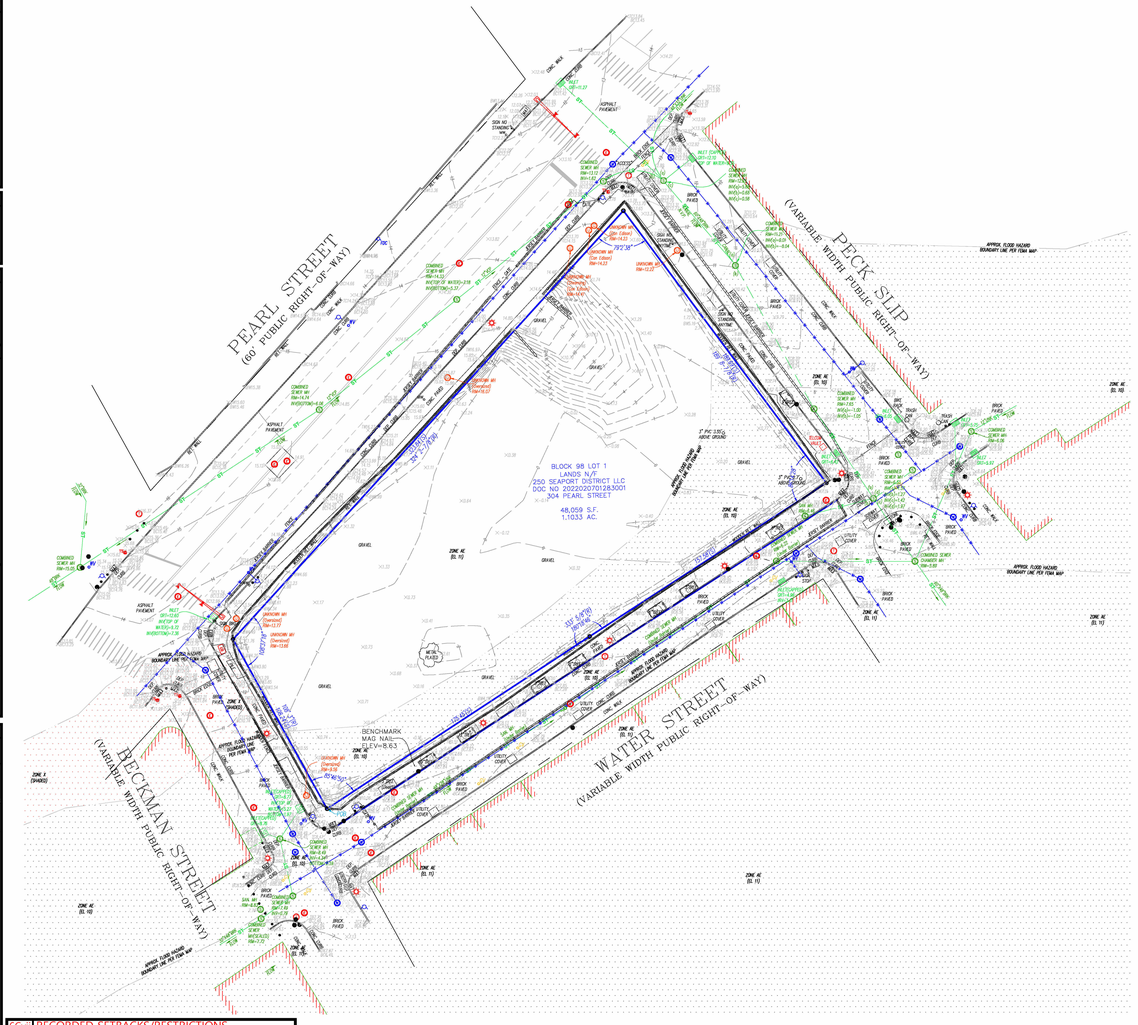
PARKING REQUIREMENTS: N/A

ZONING INFORMATION SHOWN HEREON WAS PROVIDED BY INSURED, INFORMATION WAS NOT OBTAINED BY ASM, INC.
CONTACT:
FRIED, FRANK, HARRIS, SHRIVER & JACOBSON LLP
REPORT DATE: 7/31/25

NOTES:
ZONED: C6-2A ZONING DISTRICT WITHIN THE SOUTH STREET SEAPORT SUBDISTRICT OF THE SPECIAL LOWER MANHATTAN DISTRICT

5Eii | SCHEDULE "B" ITEMS

5. Policy will except any loss or damage by reason of the covenant contained in the deed given by The City of New York recorded December 8, 1972 in Reel 261, Page 384, which limits any condemnation award to $1.00 for a taking of a portion of the premises lying in the bed of any street abutting the premises, as shown on the present City Map. – NOT PLOTTED ON SURVEY, DOCUMENT ILLEGIBLE.
6. The premises to be insured herein is designated as a part of the South Street Seaport Historic District and governed by the provisions of Title 25, Chapter 3, Sections 25–301 et seq., formerly known as Chapter 8–A, of the Administrative Code of the City of New York entitled 'Landmarks Preservation and Historic Districts', pursuant to Notice of Designation recorded January 30, 1978 in Reel 427, Page 152; – NOT PLOTTED ON SURVEY, BLANKET IN NATURE COVERING THE PROPERTY.
7. Terms, covenants, conditions, provisions, agreements and development rights grants contained in a Deed made by and between Seaport Development Holdings, LLC to 250 Seaport District, LLC, dated as of December 20, 2021, recorded February 11, 2022 as CRFN 2022000066069. – NOT PLOTTED ON SURVEY, BLANKET IN NATURE COVERING THE PROPERTY.
8. Affordable Housing Restrictive Declaration recorded January 5, 2022 as CRFN 2022000006980. – NOT PLOTTED ON SURVEY, BLANKET IN NATURE COVERING THE PROPERTY.
9. Floor Area Distribution Restrictive Declaration recorded January 5, 2022 as CRFN 2022000006981. – NOT PLOTTED ON SURVEY, BLANKET IN NATURE COVERING THE PROPERTY.
10. Restrictive Declaration recorded January 5, 2022 as CRFN 2022000006982. – NOT PLOTTED ON SURVEY, BLANKET IN NATURE COVERING THE PROPERTY.
11. Stormwater Maintenance Easement recorded May 11, 2023 as CRFN 2023000116986. – NOT PLOTTED ON SURVEY, BLANKET IN NATURE COVERING THE PROPERTY.
12. Environmental Easement pursuant to Article 71, Title 36 of the New York State Environmental Conservation Law recorded November 8, 2023 as CRFN 2023000290323. – NOT PLOTTED ON SURVEY, BLANKET IN NATURE COVERING THE PROPERTY.
With regard thereto:
a. Notice of Certificate of Completion recorded January 5, 2024 as CRFN 2024000003856. – NOT PLOTTED ON SURVEY, BLANKET IN NATURE COVERING THE PROPERTY.
13. Notice of Floor Area Transfer recorded August 23, 2024 as CRFN: 2024000221030. – NOT PLOTTED ON SURVEY, BLANKET IN NATURE COVERING THE PROPERTY.
14. FOR INFORMATION ONLY:
a. Zoning Lot Certification recorded January 24, 1992 in Reel 1843, Page 607, – NOT PLOTTED ON SURVEY, BLANKET IN NATURE COVERING THE PROPERTY.
b. Zoning Lot Description and Ownership Statement recorded January 24, 1992 in Reel 1843, Page 623, – NOT PLOTTED ON SURVEY, BLANKET IN NATURE COVERING THE PROPERTY.
c. Zoning Lot Description and Ownership Statement recorded March 2, 2022 as CRFN 2022000093423. – NOT PLOTTED ON SURVEY, BLANKET IN NATURE COVERING THE PROPERTY.
15. Assignment of Rents and Leases made by 250 Seaport District, LLC to Mizuho Capital Markets LLC dated September 7, 2023 and recorded September 11, 2023 as CRFN 2023000231232. – NOT PLOTTED ON SURVEY, BLANKET IN NATURE COVERING THE PROPERTY.



6Cvii | RECORDED SETBACKS/RESTRICTIONS

NONE PROVIDED TO THIS SURVEYOR.

ALTA/NSPS LAND TITLE SURVEY IDENTIFICATION TABLE

2	"TABLE A" PROPERTY ADDRESS	6Biv	BEARING BASIS	7	SURVEYOR'S CERTIFICATE
3	"TABLE A" FLOOD INFORMATION	6Bvii	CONTIGUITY STATEMENT	7b	"TABLE A" BUILDING AREA
4	"TABLE A" LAND AREA	6Bxii	TITLE COMMITMENT INFORMATION	7c	"TABLE A" BUILDING HEIGHT
5Biii	ACCESS TO PROPERTY	6Cvi	RECORDED SETBACKS/RESTRICTIONS PROVIDED BY INSURED	9	"TABLE A" PARKING SPACES
5Ciii	SURVEYOR OBSERVED POSSIBLE ENCROACHMENTS	6Diic	NORTH ARROW & SCALE	13	"TABLE A" ADJOINING OWNERS
5Ei	SCHEDULE "B" ITEMS	6Diid	LEGEND & ABBREVIATIONS	14	"TABLE A" INTERSECTING STREET
5F	CEMETERY NOTE	6Diie	VICINITY MAP	16	"TABLE A" EARTH MOVING NOTE
6	"TABLE A" ZONING INFORMATION	6Div	SURVEYOR'S NOTES		
		6Dvi	TYPE OF SURVEY		

SURVEY PREPARED FOR AND ON BEHALF OF:
AMERICAN SURVEYING & MAPPING INC.
221 CIRCLE DRIVE
MAITLAND, FL 32751
PHONE: (407) 436-7979
FAX: (407) 426-9741

DATE	REVISIONS	TECH	DATE	REVISIONS	TECH	FIELD	AMB/DLC	DRAWING SCALE	1"=30'
12/02/25	PUBLIC ACCESS	GCN	3/16/26	PER CLIENT COMMENTS	AJS	DRAWN BY	IND	QC BY	AJS
1/27/26	UTILITY PLANS	AJS	4/6/26	CONVERTED TO NAVD88	CT	DRAWING NAME	V250284.DWG		
2/3/26	SITE PLAN OVERLAY	AJS	5/3/26	PER CLIENT COMMENTS	MKP				

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6Bxii | TITLE COMMITMENT INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE "B" ITEMS HEREON ARE FROM:
STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 52329938-S-NY-CP-MSC-B, DATED DECEMBER 1, 2025

SHEET 1 OF 1

6Bi | TITLE DESCRIPTION

ALL that certain plot piece or parcel of land, situate, lying and being in the Borough of Manhatten, City, County and State of New York, bounded and described as follows:

BEGINNING at the corner formed by the intersection of the northerly side of Beekman Street with the westerly side of Water Street;

RUNNING THENCE northerly, along the westerly side of Water Street, 333 feet 5/8 of an inch to the corner formed by the intersection of the westerly side of Water Street and the southerly side of Peck Slip;

THENCE westerly, along the southerly side of Peck Slip, 189 feet 8–7/8 inches to the corner formed by the intersection of the southerly side of Peck Slip and the easterly side of Pearl Street as shown, on map prepared by the Borough President's Office, dated March 21, 1957 and adopted by the Board of Estimate on June 13, 1957;

THENCE southerly, along the easterly side of Pearl Street as widened as aforesaid 324 feet 2–7/8 inches to the corner formed by the intersection of the easterly side of Pearl Street and the northerly side of Beekman Street; and

THENCE easterly, along the northerly side of Beekman Street 108 feet 3 inches to the corner formed by the intersection of the northerly side of Beekman Street and the westerly side of Water Street, the point or place of BEGINNING.

THIS SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT AS REFERENCED ABOVE.

IT IS A VIOLATION OF THE STATE EDUCATION LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED LAND SURVEYOR, TO ALTER AN ITEM IN ANY WAY. UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S SEAL IS A VIOLATION OF SECTION 7209 SUBDIVISION 2 OF THE NEW YORK STATE EDUCATION LAW.
COPIES FROM THE ORIGINAL OF THIS SURVEY MAP NOT MARKED WITH AN ORIGINAL OF THE LAND SURVEYOR'S INKED SEAL OR HIS EMBOSSED SEAL SHALL NOT BE CONSIDERED TO BE VALID TRUE COPY.
CERTIFICATIONS INDICATED HEREON, SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON. CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

6Div | SURVEYOR'S NOTES

1. THE INVERT ELEVATIONS DEPICTED IN THIS PLAN ARE DERIVED FROM MUNICIPAL RECORDS AND HAVE NOT BEEN VERIFIED THROUGH DIRECT OBSERVATION DURING THE FIELD SURVEY. AS SUCH, THESE VALUES MAY NOT ACCURATELY REFLECT THE CURRENT SITE CONDITIONS. THE USE OF THIS INFORMATION IS SUBJECT TO VERIFICATION BY THE APPROPRIATE PARTIES TO ENSURE COMPLIANCE WITH ALL APPLICABLE REGULATIONS AND STANDARDS.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO: UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVITUDES, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS.
4. IN RESPONSE TO ALTA/NSPS TABLE A ITEM 10, THERE ARE NO PARTY WALLS AFFECTING THE PROPERTY BOUNDARY.
5. IN RESPONSE TO ALTA/NSPS TABLE A ITEM 11b, THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES AND SURFACE MARKINGS PURSUANT TO A PRIVATE UTILITY REQUEST FOR GROUND MARKINGS OF UNDERGROUND UTILITY LINES.
6. IN RESPONSE TO ALTA/NSPS TABLE A ITEM 18, THERE ARE NO OFFSITE EASEMENTS OR SERVITUDES BENEFITING THE SUBJECT PROPERTY AS DISCLOSED BY THE TITLE COMMITMENT PROVIDED FOR THIS SITE.

4 | LAND AREA

48,059 SQUARE FEET 1.1033 ACRES

6Biv | BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON CFRN 2018000208373.

5F | CEMETERY NOTE

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

9 | PARKING SPACES

REGULAR = 0 HANDICAP = 0 TOTAL = 0

5Biii | ACCESS TO PROPERTY

THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO PEARL STREET, WATER STREET, BEEKMAN STREET AND PECK SLIP ALL DEDICATED PUBLIC STREET OR HIGHWAY.

16 | EARTH MOVING NOTE

THERE WAS OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

6Bvii | CONTIGUITY STATEMENT

THE SURVEYOR OBSERVED NO GAPS, GORES, OR STRIPS ALONG COMMON BOUNDARY LINES.

7 | SURVEYOR'S CERTIFICATE

To: MSD RCOF Partners CXXVII, LLC, in its capacity as administrative agent, for itself and MSD RCOF Partners CXXVI, LLC, and certain other lenders from time-to-time, parties to the Loan Agreement, together with each of their respective successors and/or assigns, as their interests may appear; 250 Water Street Owner LLC, a Delaware limited liability company; Kensington Vanguard National Land Services; and Stewart Title Guaranty Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6a, 6b, 7a, 7b1, 7c, 8, 9, 10, 11b, 13, 14, 16, 17, 18, 19 & 20(Provide CAD) of Table A thereof.

The field work was completed on October 23, 2025.

Date of Plat or Map: November 3, 2025
Date of Last Revision: June 5, 2026

Surveyor's Signature

Gregory C. Noll
Professional Land Surveyor 50896
In the State of New York
Network Project No. 2524664

Digitally signed by Gregory C Noll
Date: 2026.06.10 13:05:08 -04'00'

Survey Performed By:
First Order, LLC
4383 Hecktown Road, Suite B
Bethlehem,PA 18020
Phone (610) 365-2907
Fax (610) 365-2958
Email: gnoll@wileydansservices.com
Project No. V250284

SITE PLAN
228/258 WATER STREET, AKA 108/120 BEEKMAN STREET, AKA 288/312 PEARL STREET, AKA 2/18 PECK SLIP,
NEW YORK, NEW YORK 10004

6Dvi
2

AMERICAN SURVEYING & MAPPING, INC.
NDDS NATIONAL DUE DILIGENCE SERVICES
A DIVISION OF AMERICAN SURVEYING & MAPPING, INC.
221 CIRCLE DRIVE, MAITLAND, FL 32751 | PHONE: (407) 436-7979 | WWW.AMERICANSURVEYINGANDMAPPING.COM

1 ZONING SURVEY
SCALE: NTS

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KEY PLAN:



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DOB JOB # M00832782

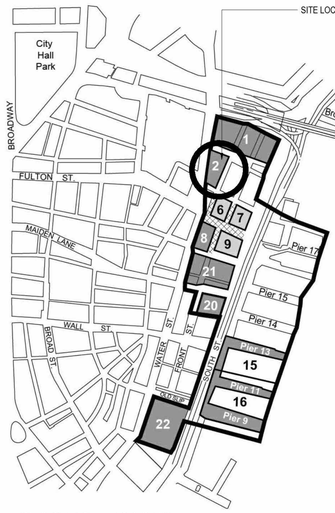
DRAWING TITLE

ARCHITECTURAL SURVEY

DRAWING NUMBER
11 / 24

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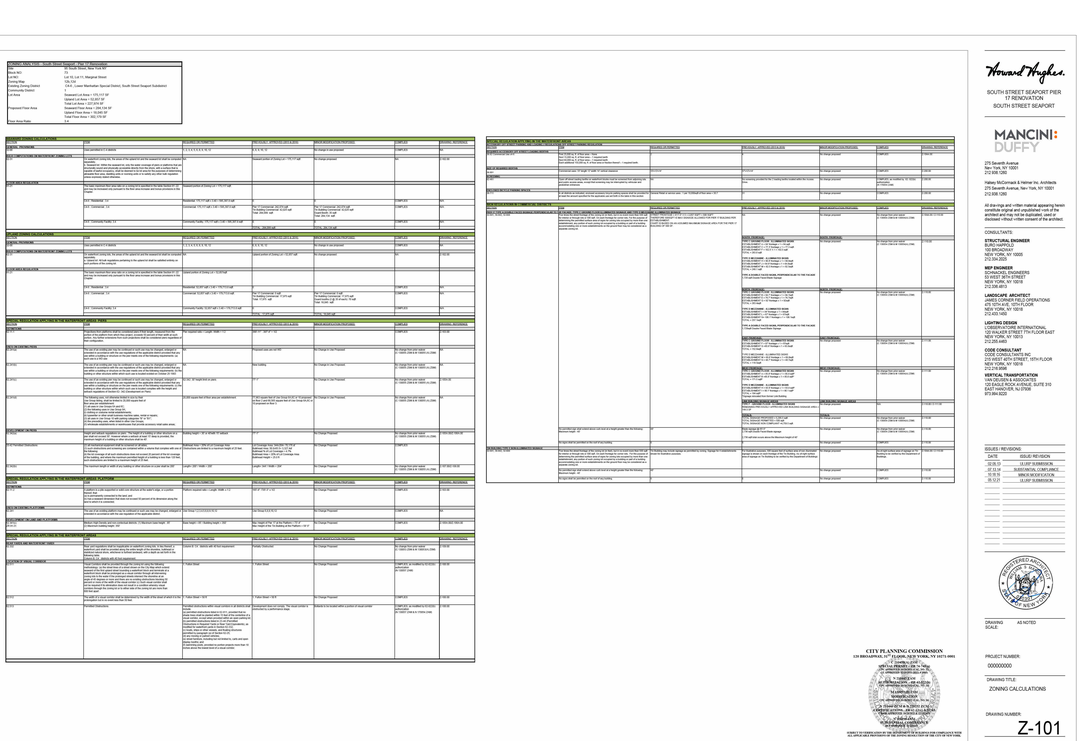
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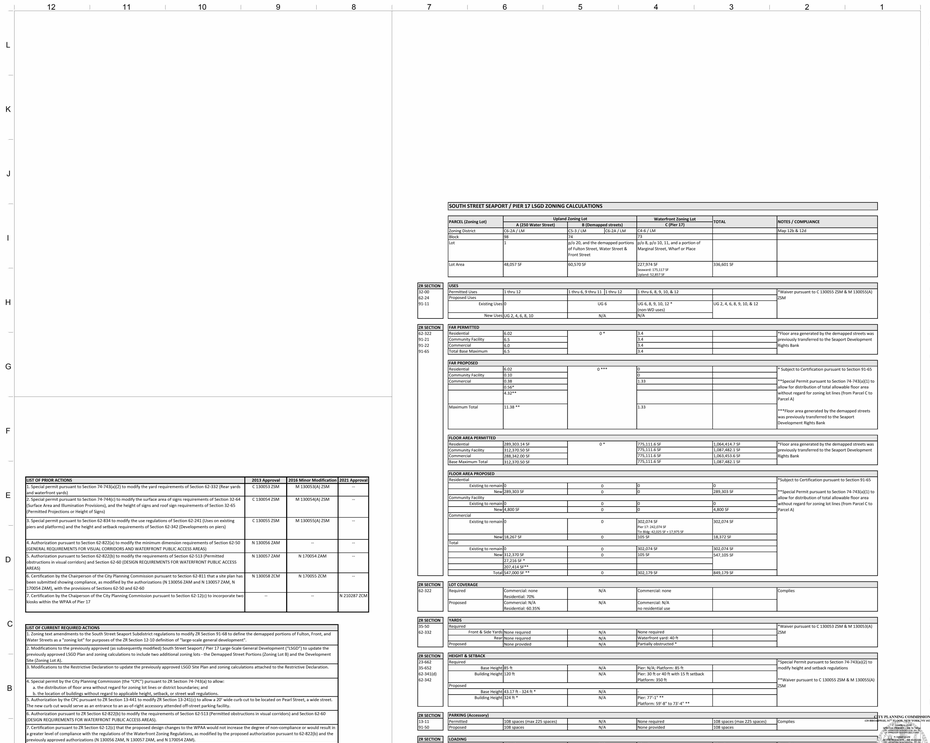
4 ZONING MAP - SOUTH SEAPORT SUBDISTRICT
SCALE: NTS



2 ZONING MAP - ULURP LSGD ZONING SITE PLAN
SCALE: 12" = 1'-0"



3 ZONING MAP - ULURP LSGD ZONING CALCULATIONS
SCALE: NTS



1 LSGD ZONING ANALYSIS

2 LIST OF PRIOR AND CURRENTLY PROPOSED ACTIONS

1 ZONING MAP - ULURP LSGD ZONING ANALYSIS
SCALE: NTS

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3	05.29.2026	100% DD ISSUANCE

SEAL & SIGNATURE:

KEY PLAN:



BLOCK:98
LOT: 1
PROJECT NAME:

250 WATER STREET

250 WATER ST, NEW YORK, NY, 10038
DOB JOB #: M00632762

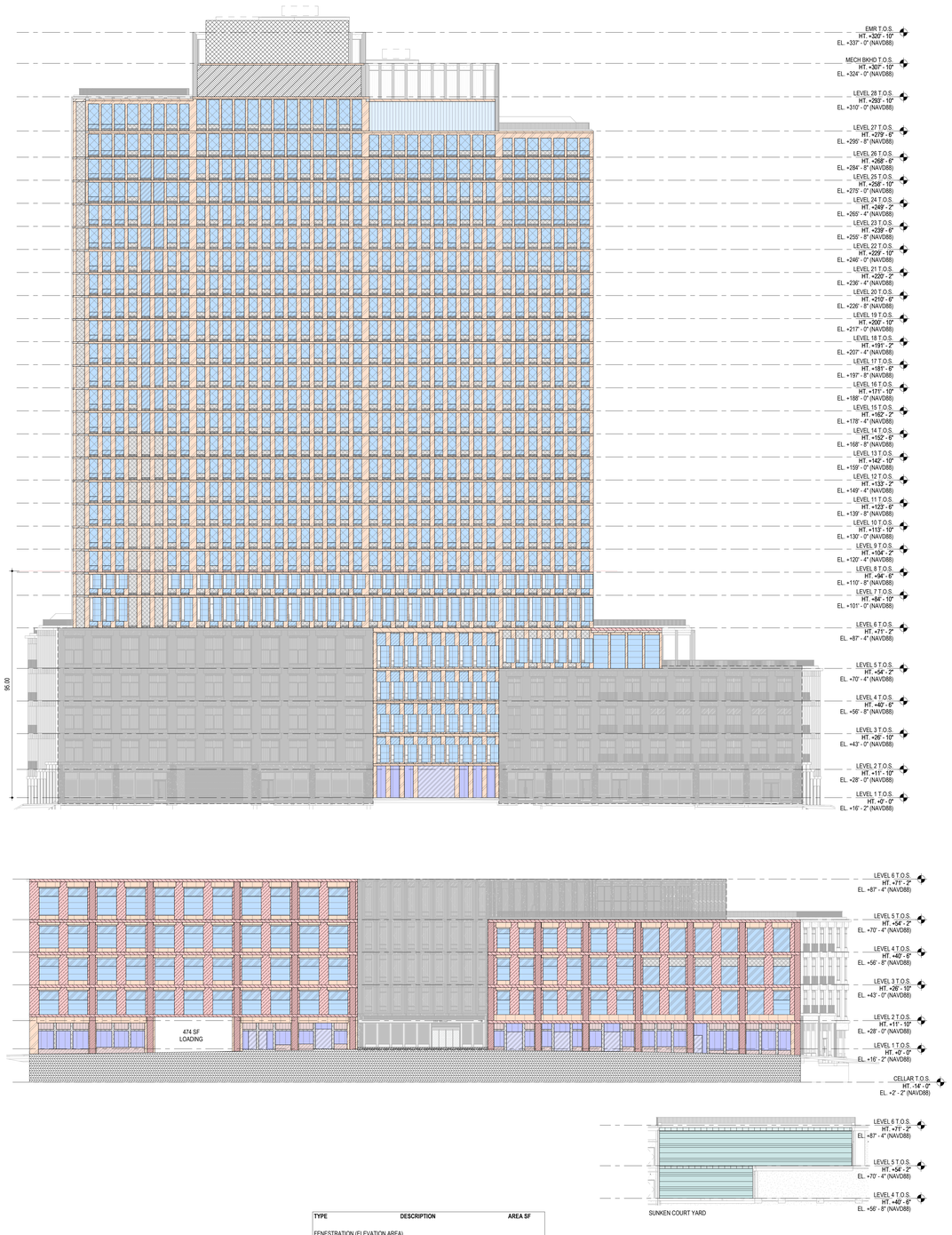
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ZONING MAPS

DRAWING NUMBER
12 / 244

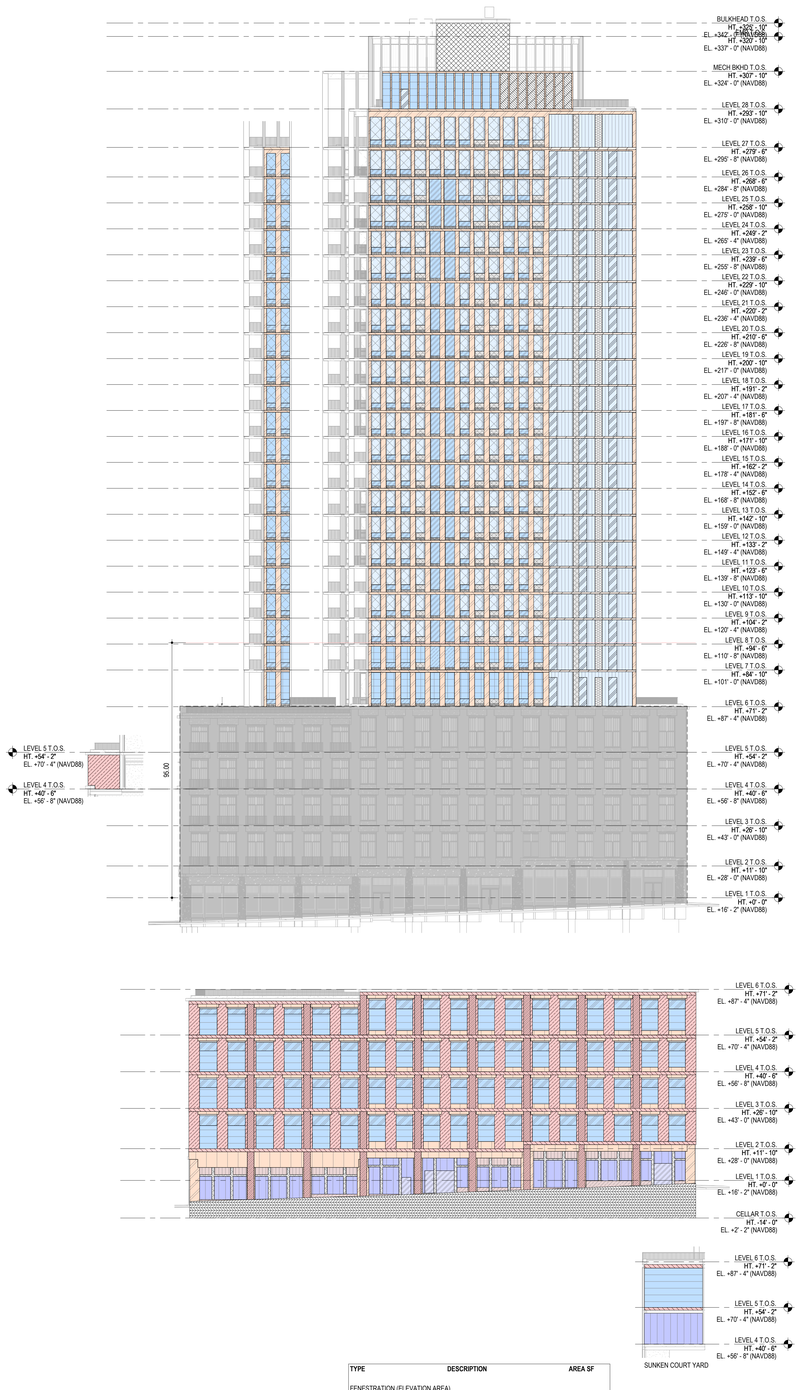
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TYPE	DESCRIPTION	AREA SF
FENESTRATION (ELEVATION AREA)		
GL-01	Operable Glazing Below 95'	3272 SF
GL-01A	Operable Glazing Above 95'	16013 SF
GL-03	Loggia Fixed Glazing	651 SF
GL-03A	Tower Fixed Glazing Below 95'	819 SF
GL-03B	Tower Fixed Glazing Above 95'	3096 SF
GL-04	Podium Fixed Glazing	2628 SF
GL-05	Podium Operable Glazing	3112 SF
GL-06	Amenity Curtain Wall	346 SF
GL-07	Storefront Glazing (Fixed)	1373 SF
GL-08	Storefront Glazing (Operable)	499 SF
		31810 SF
FOUNDATION WALLS (ELEVATION AREAS)		
WT-19	Foundation Wall (Concrete)	4499 SF
		4499 SF
OPAQUE WALLS (ELEVATION AREAS)		
WT-01	GFRC (Slab Edge)	4254 SF
WT-02	GFRC (Wall)	17003 SF
WT-03	Window Spandral	5424 SF
WT-04	Tower Window Louver	1569 SF
WT-05	Loggia Slabs	99 SF
WT-06	Podium (Slab Edge)	1476 SF
WT-07	Modular Brick (Metal Stud)	2945 SF
WT-08	GFRC Podium (Knee Wall)	560 SF
WT-09	GFRC Podium (Head Wall)	1482 SF
WT-10	Podium (Column)	1729 SF
WT-11	Podium Window Louver	311 SF
WT-12	Storefront Spandral	322 SF
WT-13	Storefront Metal	265 SF
WT-14	Storefront Louvers	336 SF
WT-15	EIFS (CMU or Concrete)	1078 SF
WT-16	Louver Mechanical	915 SF
WT-17	Metal Panel (CMU)	1671 SF
WT-18	Metal Panel (Slab)	153 SF
		41592 SF
TOTAL OPAQUE + GLAZING		77901 SF

2 WEST ELEVATION
SCALE: 1" = 20'-0"



TYPE	DESCRIPTION	AREA SF
FENESTRATION (ELEVATION AREA)		
GL-01	Operable Glazing Below 95'	730 SF
GL-01A	Operable Glazing Above 95'	5590 SF
GL-02	Loggia Terrace Doors	1795 SF
GL-03	Loggia Fixed Glazing	3646 SF
GL-03A	Tower Fixed Glazing Below 95'	152 SF
GL-03B	Tower Fixed Glazing Above 95'	2137 SF
GL-04	Podium Fixed Glazing	1457 SF
GL-05	Podium Operable Glazing	3203 SF
GL-06	Amenity Curtain Wall	795 SF
GL-07	Storefront Glazing (Fixed)	1370 SF
GL-08	Storefront Glazing (Operable)	166 SF
		21041 SF
FOUNDATION WALLS (ELEVATION AREAS)		
WT-19	Foundation Wall (Concrete)	1772 SF
		1772 SF
OPAQUE WALLS (ELEVATION AREAS)		
WT-01	GFRC (Slab Edge)	1429 SF
WT-02	GFRC (Wall)	6048 SF
WT-03	Window Spandral	1488 SF
WT-04	Tower Window Louver	569 SF
WT-04A	Loggia Window Louver	547 SF
WT-05	Loggia Slabs	532 SF
WT-06	Podium (Slab Edge)	1102 SF
WT-07	Modular Brick (Metal Stud)	2938 SF
WT-08	GFRC Podium (Knee Wall)	453 SF
WT-09	GFRC Podium (Head Wall)	1197 SF
WT-10	Podium (Column)	1385 SF
WT-11	Podium Window Louver	237 SF
WT-12	Storefront Spandral	298 SF
WT-13	Storefront Metal	245 SF
WT-14	Storefront Louvers	240 SF
WT-15	EIFS (CMU or Concrete)	486 SF
WT-16	Louver Mechanical	307 SF
		19501 SF
TOTAL OPAQUE + GLAZING		42314 SF

1 NORTH ELEVATION
SCALE: 1" = 20'-0"

LEGEND

WALL ASSEMBLY FENESTRATION

- GL-01 Operable Glazing Below 95'
- GL-01A Operable Glazing Above 95'
- GL-02 Loggia Terrace Doors
- GL-03 Loggia Fixed Glazing
- GL-03B Tower Fixed Glazing Above 95'
- GL-03A Tower Fixed Glazing Below 95'
- GL-04 Podium Fixed Glazing
- GL-05 Podium Operable Glazing
- GL-06 Amenity Curtain Wall
- GL-07 Storefront Glazing (Fixed)
- GL-08 Storefront Glazing (Operable)

WALL ASSEMBLY OPAQUE

- WT-01 GFRC (Slab Edge)
- WT-02 GFRC (Wall)
- WT-03 Window Spandral
- WT-04 Tower Window Louver
- WT-04A Loggia Window Louver
- WT-05 Loggia Slabs
- WT-06 Podium (Slab Edge)
- WT-07 Modular Brick (Metal Stud)
- WT-08 GFRC Podium (Knee Wall)
- WT-09 GFRC Podium (Head Wall)
- WT-10 Podium (Column)
- WT-11 Podium Window Louver
- WT-12 Storefront Spandral
- WT-13 Storefront Metal
- WT-14 Storefront Louvers
- WT-15 EIFS (CMU or Concrete)
- WT-16 Louver Mechanical
- WT-17 Metal Panel (CMU)
- WT-18 Metal Panel (Slab)
- WT-19 Foundation Wall (Concrete)

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250 WATER STREET

250 WATER ST, NEW YORK, NY, 10038

CLIENT
TAVROS HOLDINGS LLC
19 WEST 24TH STREET, 12TH FLOOR
NEW YORK, NY 10010

ARCHITECT
FOGARTY FINGER
69 WALKER STREET
NEW YORK, NY 10013

STRUCTURAL ENGINEER
DESIMONE CONSULTING ENGINEERING
140 BROADWAY, 25TH FLOOR
NEW YORK, NY 10005

MEP ENGINEER
EP ENGINEERING
100 WILLIAM STREET, SUITE 1205
NEW YORK, NY 10005

FACADE
GMS
129TH WEST 27TH STREET, 5TH FLOOR
NEW YORK, NY 10001

CIVIL ENGINEER
ETTINGER ENGINEERING ASSOCIATES
505 8TH AVE, 24TH FLOOR
NEW YORK, NY 10018

GEOTECH
ANCORA ENGINEERING
49 W 27TH ST, 10 FL
NEW YORK, NY 10001

ADA CONSULTANT
ACCESSIBILITY SERVICES UNITED SPINAL ASSOCIATION
120-34 QUEENS BLVD. SUITE 320
KEW GARDENS, NY 11415

CODE CONSULTANT / EXPEDITOR
DVA ADVISORS
24W RAILROAD AVE OMB 273
TENAFLY, NJ 07670

ELEVATOR CONSULTANT
JENKINS HUNTINGTON
5 CLIMAX ROAD
AVON, CT 06001

ENERGY CONSULTANT
THE SHEWARD PARTNERSHIP
2300 CHESTNUT STREET
PHILADELPHIA, PA 19103

No.	DATE	ISSUE
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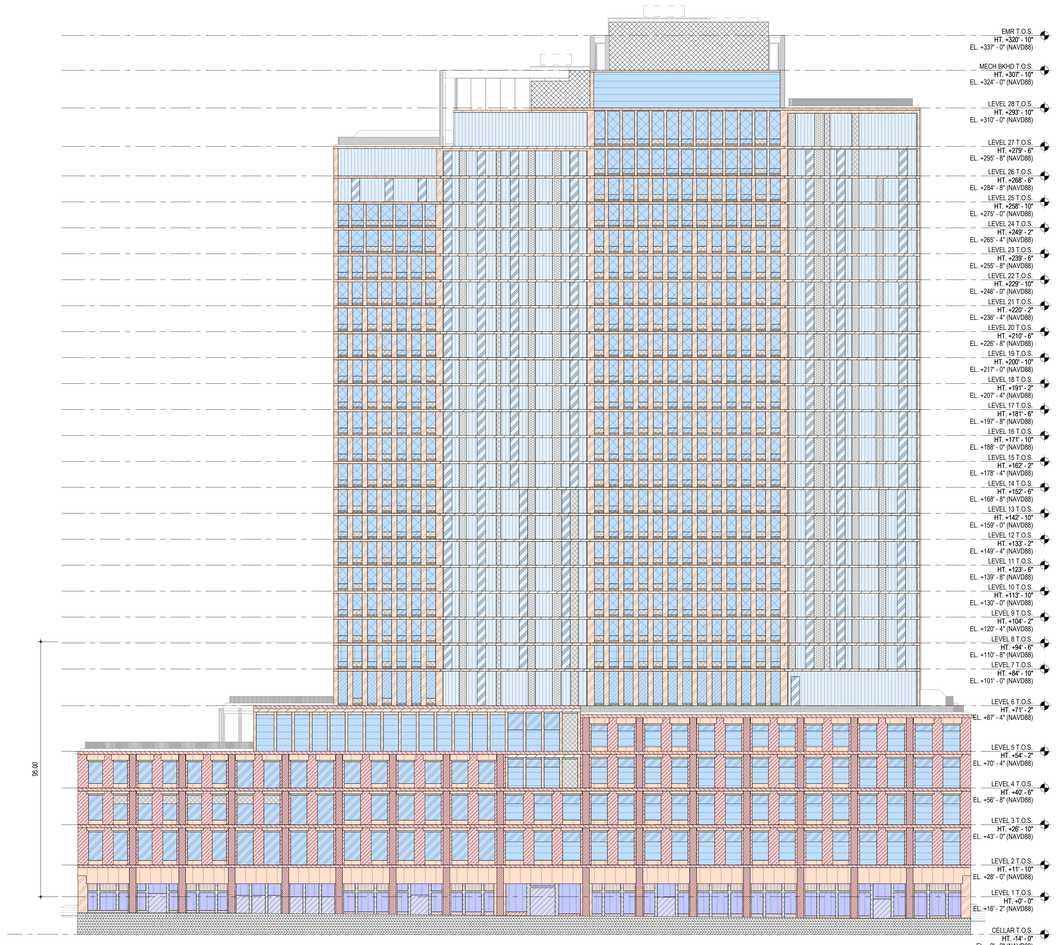
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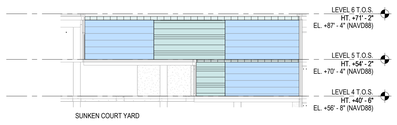
EXTERIOR ELEVATION DIAGRAMS

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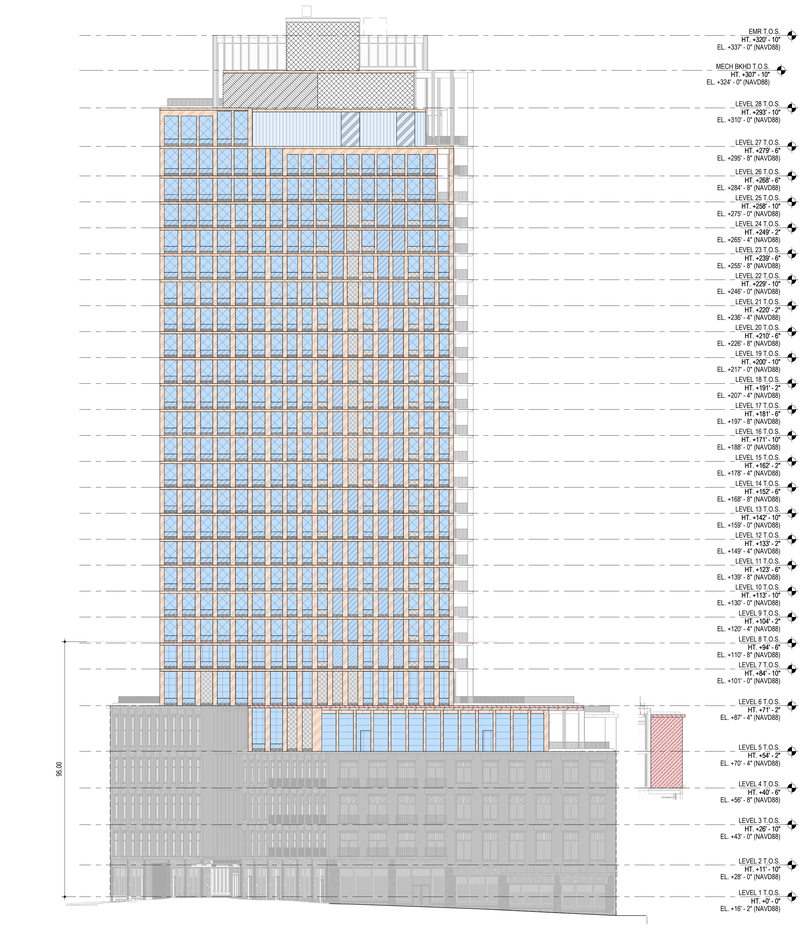
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TYPE	DECRIPTION	AREA SF
FENESTRATION (ELEVATION AREA)		
GL-01	Operable Glazing Below 95'	423 SF
GL-01A	Operable Glazing Above 95'	8655 SF
GL-02	Loggia Terrace Doors	4040 SF
GL-03	Loggia Fixed Glazing	12367 SF
GL-03A	Tower Fixed Glazing Below 95'	880 SF
GL-03B	Tower Fixed Glazing Above 95'	1389 SF
GL-04	Podium Fixed Glazing	3908 SF
GL-05	Podium Operable Glazing	3312 SF
GL-06	Amenity Curtain Wall	2766 SF
GL-07	Storefront Glazing (Fixed)	1714 SF
GL-08	Storefront Glazing (Operable)	552 SF
		40007 SF
FOUNDATION WALLS (ELEVATION AREAS)		
WT-19	Foundation Wall (Concrete)	2331 SF
		2331 SF
OPAQUE WALLS (ELEVATION AREAS)		
WT-01	GFRC (Slab Edge)	2156 SF
WT-02	GFRC (Wall)	9365 SF
WT-03	Window Spandral	3094 SF
WT-04	Tower Window Louver	756 SF
WT-04A	Loggia Window Louver	3730 SF
WT-05	Loggia Slabs	2031 SF
WT-06	Podium (Slab Edge)	1810 SF
WT-07	Modular Brick (Metal Stud)	4024 SF
WT-08	GFRC Podium (Knee Wall)	727 SF
WT-09	GFRC Podium (Head Wall)	2926 SF
WT-10	Podium (Column)	2387 SF
WT-11	Podium Window Louver	367 SF
WT-12	Storefront Spandral	529 SF
WT-13	Storefront Metal	348 SF
WT-14	Storefront Louvers	363 SF
WT-15	EIFS (CMU or Concrete)	1319 SF
WT-17	Metal Panel (CMU)	525 SF
WT-18	Metal Panel (Slab)	145 SF
		36602 SF
TOTAL OPAQUE + GLAZING		78939 SF

2 EAST ELEVATION
SCALE: 1" = 20'-0"





TYPE	DECRIPTION	AREA SF
FENESTRATION (ELEVATION AREA)		
GL-01	Operable Glazing Below 95'	1118 SF
GL-01A	Operable Glazing Above 95'	7418 SF
GL-02	Loggia Terrace Doors	175 SF
GL-03	Loggia Fixed Glazing	653 SF
GL-03A	Tower Fixed Glazing Below 95'	325 SF
GL-03B	Tower Fixed Glazing Above 95'	3563 SF
GL-04	Podium Fixed Glazing	348 SF
GL-05	Podium Operable Glazing	1299 SF
GL-06	Amenity Curtain Wall	935 SF
GL-07	Storefront Glazing (Fixed)	526 SF
GL-08	Storefront Glazing (Operable)	59 SF
		16417 SF
FOUNDATION WALLS (ELEVATION AREAS)		
WT-19	Foundation Wall (Concrete)	1123 SF
		1123 SF
OPAQUE WALLS (ELEVATION AREAS)		
WT-01	GFRC (Slab Edge)	2073 SF
WT-02	GFRC (Wall)	7165 SF
WT-03	Window Spandral	2045 SF
WT-04	Tower Window Louver	814 SF
WT-06	Podium (Slab Edge)	617 SF
WT-07	Modular Brick (Metal Stud)	1527 SF
WT-08	GFRC Podium (Knee Wall)	187 SF
WT-09	GFRC Podium (Head Wall)	791 SF
WT-10	Podium (Column)	541 SF
WT-11	Podium Window Louver	100 SF
WT-12	Storefront Spandral	149 SF
WT-13	Storefront Metal	176 SF
WT-14	Storefront Louvers	171 SF
WT-15	EIFS (CMU or Concrete)	975 SF
WT-16	Louver Mechanical	470 SF
WT-17	Metal Panel (CMU)	591 SF
WT-18	Metal Panel (Slab)	54 SF
		18446 SF
TOTAL OPAQUE + GLAZING		35986 SF

1 SOUTH ELEVATION
SCALE: 1" = 20'-0"

LEGEND

WALL ASSEMBLY FENESTRATION

- GL-01 Operable Glazing Below 95'
- GL-01A Operable Glazing Above 95'
- GL-02 Loggia Terrace Doors
- GL-03 Loggia Fixed Glazing
- GL-03B Tower Fixed Glazing Above 95'
- GL-03A Tower Fixed Glazing Below 95'
- GL-04 Podium Fixed Glazing
- GL-05 Podium Operable Glazing
- GL-06 Amenity Curtain Wall
- GL-07 Storefront Glazing (Fixed)
- GL-08 Storefront Glazing (Operable)

WALL ASSEMBLY OPAQUE

- WT-01 GFRC (Slab Edge)
- WT-02 GFRC (Wall)
- WT-03 Window Spandral
- WT-04 Tower Window Louver
- WT-04A Loggia Window Louver
- WT-05 Loggia Slabs
- WT-06 Podium (Slab Edge)
- WT-07 Modular Brick (Metal Stud)
- WT-08 GFRC Podium (Knee Wall)
- WT-09 GFRC Podium (Head Wall)
- WT-10 Podium (Column)
- WT-11 Podium Window Louver
- WT-12 Storefront Spandral
- WT-13 Storefront Metal
- WT-14 Storefront Louvers
- WT-15 EIFS (CMU or Concrete)
- WT-16 Louver Mechanical
- WT-17 Metal Panel (CMU)
- WT-18 Metal Panel (Slab)
- WT-19 Foundation Wall (Concrete)

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250 WATER STREET

250 WATER ST, NEW YORK, NY, 10038

CLIENT
TAVROS HOLDINGS LLC
19 WEST 24TH STREET, 12TH FLOOR
NEW YORK, NY 10010

ARCHITECT
FOGARTY FINGER
69 WALKER STREET
NEW YORK, NY 10013

STRUCTURAL ENGINEER
DESIMONE CONSULTING ENGINEERING
140 BROADWAY, 25TH FLOOR
NEW YORK, NY 10005

MEP ENGINEER
EP ENGINEERING
100 WILLIAM STREET, SUITE 1205
NEW YORK, NY 10005

FACADE
GMS
129TH WEST 27TH STREET, 5TH FLOOR
NEW YORK, NY 10001

CIVIL ENGINEER
ETTINGER ENGINEERING ASSOCIATES
505 8TH AVE, 24TH FLOOR
NEW YORK, NY 10018

GEOTECH
ANCORA ENGINEERING
49 W 27TH ST, 10 FL
NEW YORK, NY 10001

ADA CONSULTANT
ACCESSIBILITY SERVICES UNITED SPINAL ASSOCIATION
120-34 QUEENS BLVD. SUITE 320
KEW GARDENS, NY 11415

CODE CONSULTANT / EXPEDITOR
DVA ADVISORS
24W RAILROAD AVE OMB 273
TENAFLY, NJ 07670

ELEVATOR CONSULTANT
JENKINS HUNTINGTON
5 CLIMAX ROAD
AVON, CT 06001

ENERGY CONSULTANT
THE SHEWARD PARTNERSHIP
2300 CHESTNUT STREET
PHILADELPHIA, PA 19103

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4	07.20.2026	ISSUED TO DOB
3	05.29.2026	100% DD ISSUANCE

SEAL & SIGNATURE:

KEY PLAN:



BLOCK:98
LOT: 1
PROJECT NAME:

250 WATER STREET

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DOB JOB #: M00832782

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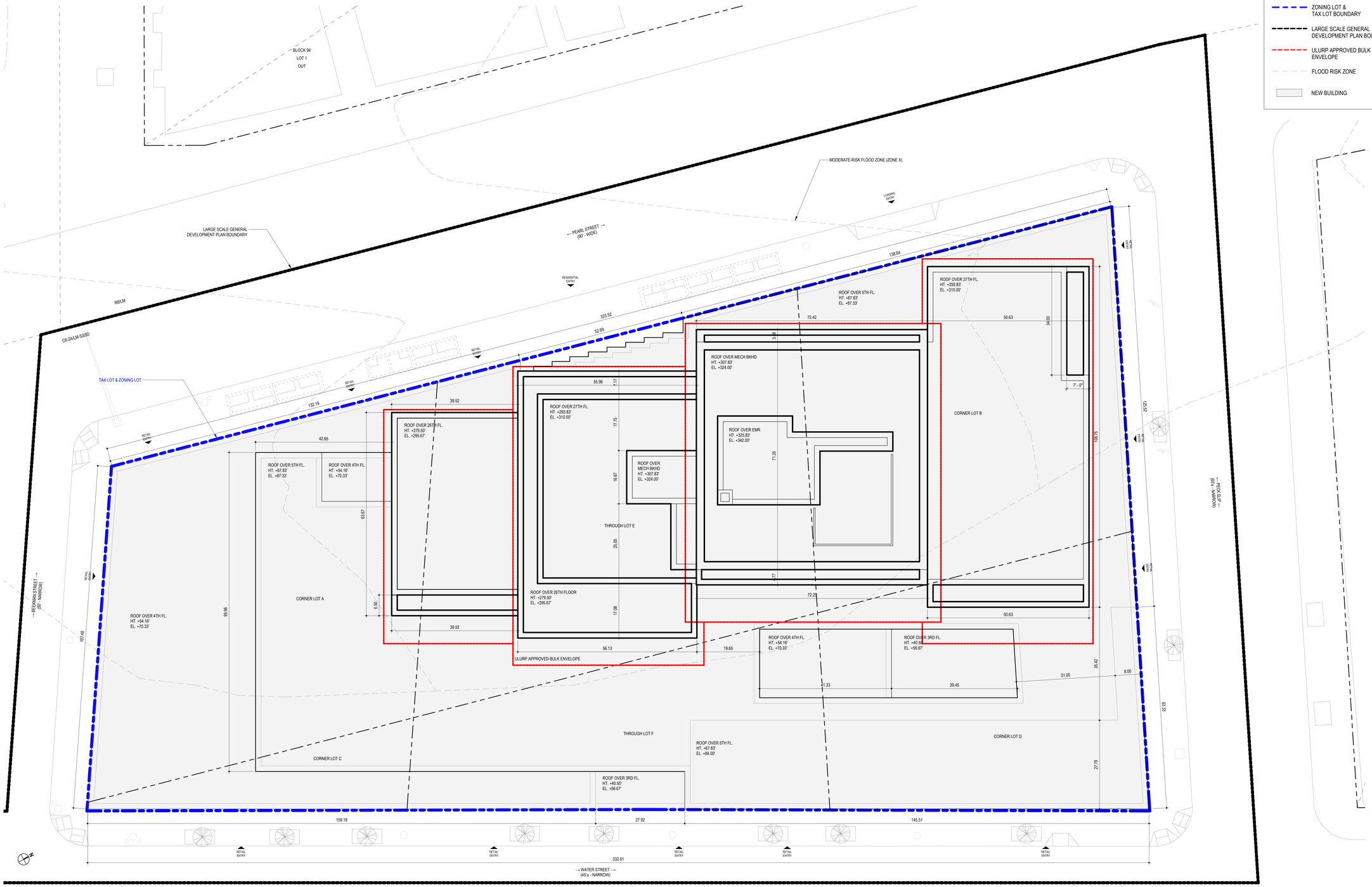
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1 SITE PLAN
SCALE: 3/32" = 1'-0"

LEGEND

- ZONING LOT & TAX LOT BOUNDARY
- LARGE SCALE GENERAL DEVELOPMENT PLAN BOUNDARY
- ULURP APPROVED BULK ENVELOPE
- FLOOD RISK ZONE
- NEW BUILDING

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250 WATER ST, NEW YORK, NY, 10038

CLIENT
TAVROS HOLDINGS LLC
19 WEST 24TH STREET, 12TH FLOOR
NEW YORK, NY 10010

ARCHITECT
FOGARTY FINGER
69 WALKER STREET
NEW YORK, NY 10013

STRUCTURAL ENGINEER
DESIMONE CONSULTING ENGINEERING
140 BROADWAY, 25TH FLOOR
NEW YORK, NY 10005

MEP ENGINEER
EP ENGINEERING
100 WILLIAM STREET, SUITE 1205
NEW YORK, NY 10005

FACADE
GMS
129TH WEST 27TH STREET, 5TH FLOOR
NEW YORK, NY 10001

CIVIL ENGINEER
ETTINGER ENGINEERING ASSOCIATES
505 8TH AVE, 24TH FLOOR
NEW YORK, NY 10018

GEOTECH
ANCORA ENGINEERING
49 W 27TH ST, 10 FL
NEW YORK, NY 10001

ADA CONSULTANT
ACCESSIBILITY SERVICES UNITED SPINAL ASSOCIATION
120-34 QUEENS BLVD. SUITE 320
KEW GARDENS, NY 11415

CODE CONSULTANT / EXPEDITOR
DVA ADVISORS
24W RAILROAD AVE OMB 273
TENAFLY, NJ 07670

ELEVATOR CONSULTANT
JENKINS HUNTINGTON
5 CLIMAX ROAD
AVON, CT 06001

ENERGY CONSULTANT
THE SHEWARD PARTNERSHIP
2300 CHESTNUT STREET
PHILADELPHIA, PA 19103

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SEAL & SIGNATURE:

KEY PLAN:



BLOCK 98
LOT: 1
PROJECT NAME:

250 WATER STREET

250 WATER ST, NEW YORK, NY, 10038
DOB JOB # M00832762

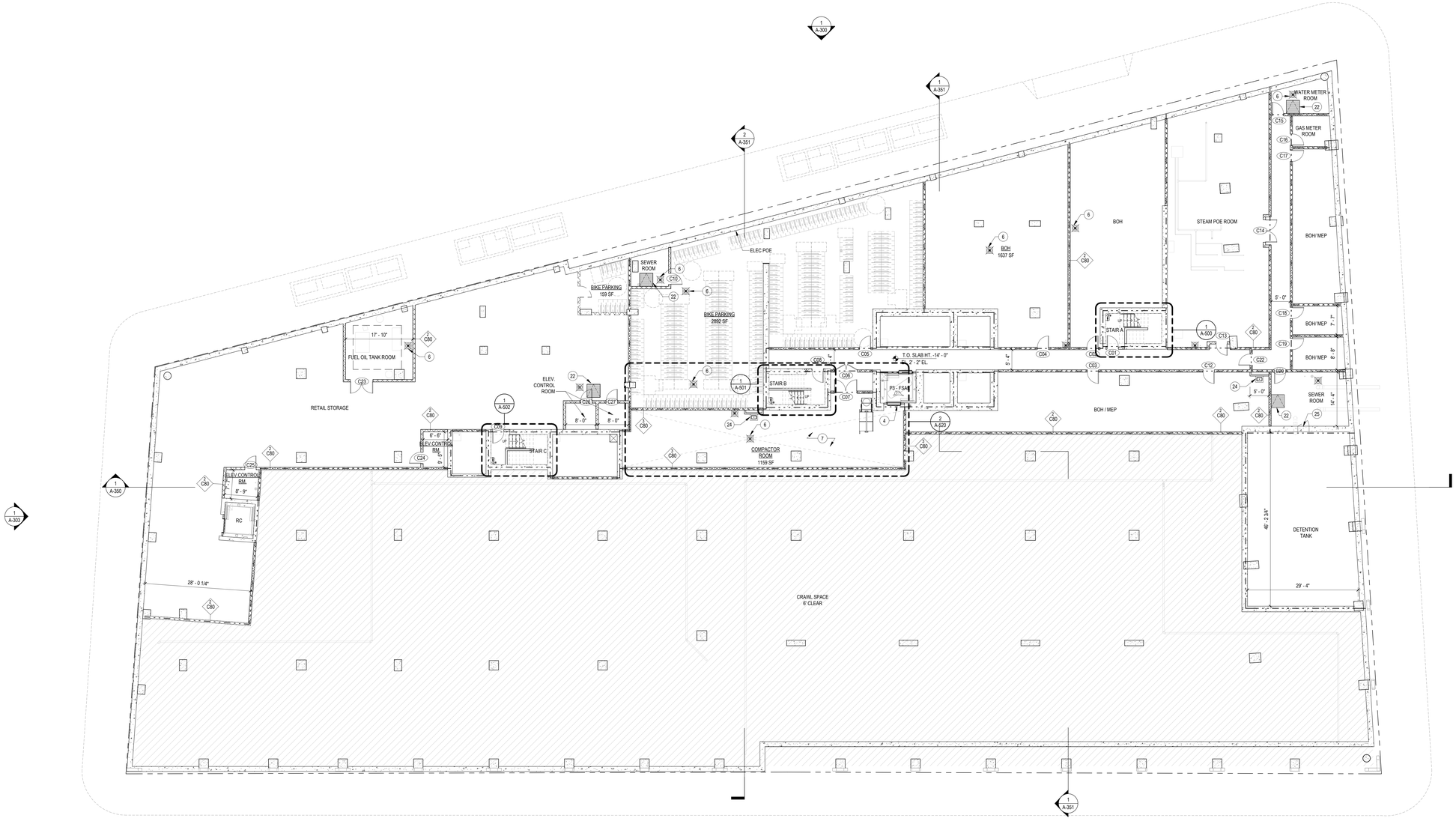
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SITE PLAN

DRAWING NUMBER:
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1 CELLAR FLOOR PLAN
SCALE: 3/32" = 1'-0"

LEGEND

- STRUCTURAL COLUMN TAG (SEE STRUCTURAL DRAWINGS)
- REFERENCE TO KEYNOTE
- PARTITION TYPE TAG
- DOOR TAG
- WINDOW TAG
- 1-HR FIRE RATED
- 2-HR FIRE RATED
- 3-HR FIRE RATED
- CMU WALL
- CONCRETE WALL / COLUMNS
- NETWORK INTERFACE DEVICE
- ELECTRICAL PANEL
- FLOOR DRAIN
- ROOF DRAIN

GENERAL NOTES

1. PROJECT CONSTRUCTION DATUM AND BASE PLANE: HT. +0'-0" = EL. +16.17' NAVD 88.
2. ALL PARTITION TYPES TO BE W22 U.O.N. CM TO HOL
   DEDUCT ALTERNATE W22
3. ALL PARTITIONS ARE MEASURED TO FACE OF FINISH PARTITION.
4. SEE A-600 FOR PARTITION SCHEDULE. A-601 FOR TYP. PARTITION DETAILS.
5. HINGE SIDE OF DOOR TO BE 4" FROM ADJACENT WALL U.O.N.
6. SEE A-470 FOR FOUNDATION DETAILS.
7. SEE A-475 FOR ROOF DETAILS.
8. SEE A-620 FOR EXTERIOR FINISH SCHEDULE.
9. SEE A-77 FOR INTERIOR FINISH SCHEDULE.
10. SEE I-101 TO I-104 AMENITY SPACE KEY PLANS FOR ADDITIONAL NOTES.
11. WF-01 IS TYPICAL RESIDENTIAL UNIT FLOOR FINISH, U.O.N. CF-01 IS TYPICAL B.O.H. FINISH, U.O.N. REFER TO A-608 FOR APARTMENT FINISH SCHEDULE.
12. ALL ELECTRICAL PANEL COVERS TO HAVE WHITE FINISH, TYP.
13. SEE A-608 FOR UNIT EQUIPMENT, PLUMBING FIXTURE, TOILET ACCESSORIES & APPLIANCE SCHEDULES.
14. SEE I-200'S FOR BATHROOM ELEVATIONS AND I-210'S FOR KITCHEN ELEVATIONS
15. PROVIDE SEALANT ON ALL DEMISE WALLS WITH BACK TO BACK TOILETS.
16. FOR POWER & COMMUNICATION, APPLIANCES, ACCESSORIES, AND LEVEL OF FINISH AT AMENITY SPACES, TAVROS TO ADVISE ON PROJECT COMP FOR ALLOWANCES.
17. ALL EXTERIOR PAVERS TO BE 2" CONCRETE PAVERS ON A CONCEALED LOCK DOWN PEDESTAL SYSTEM TO PREVENT WIND UPLIFT.
18. FULL-HEIGHT MASONRY DEMISING WALLS AT ALL SPACES SEPARATING COMMERCIAL FITNESS. SEE 13I-601 FOR DETAILS.

KEY NOTES

4 TRENCH DRAIN
6 FLOOR DRAIN
7 PROVIDE SLOPE, SINK AND HOSE BIB IN COMPACTOR ROOMS, AS REQUIRED PER 2014 NY BC 1213.2.
22 SUMP AND EJECTOR PITS WITH METAL GRATING. SEE MEP DWGS.
24 MOP SINK
25 DETENTION TANK ACCESS DOOR

Fogarty Finger



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CLIENT
TAVROS HOLDINGS LLC
19 WEST 24TH STREET, 12TH FLOOR
NEW YORK, NY 10010

ARCHITECT
FOGARTY FINGER
69 WALKER STREET
NEW YORK, NY 10013

STRUCTURAL ENGINEER
DESIMONE CONSULTING ENGINEERING
140 BROADWAY, 25TH FLOOR
NEW YORK, NY 10005

MEP ENGINEER
EP ENGINEERING
100 WILLIAM STREET, SUITE 1205
NEW YORK, NY 10005

FACADE
GMS
129TH WEST 27TH STREET, 5TH FLOOR
NEW YORK, NY 10001

CIVIL ENGINEER
ETTINGER ENGINEERING ASSOCIATES
505 8TH AVE, 24TH FLOOR
NEW YORK, NY 10018

GEOTECH
ANCORA ENGINEERING
49 W 27TH ST, 10 FL
NEW YORK, NY 10001

ADA CONSULTANT
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120-34 QUEENS BLVD. SUITE 320
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5 CLIMAX ROAD
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SEAL & SIGNATURE:

KEY PLAN:



BLOCK 98
LOT: 1

PROJECT NAME:

250 WATER STREET

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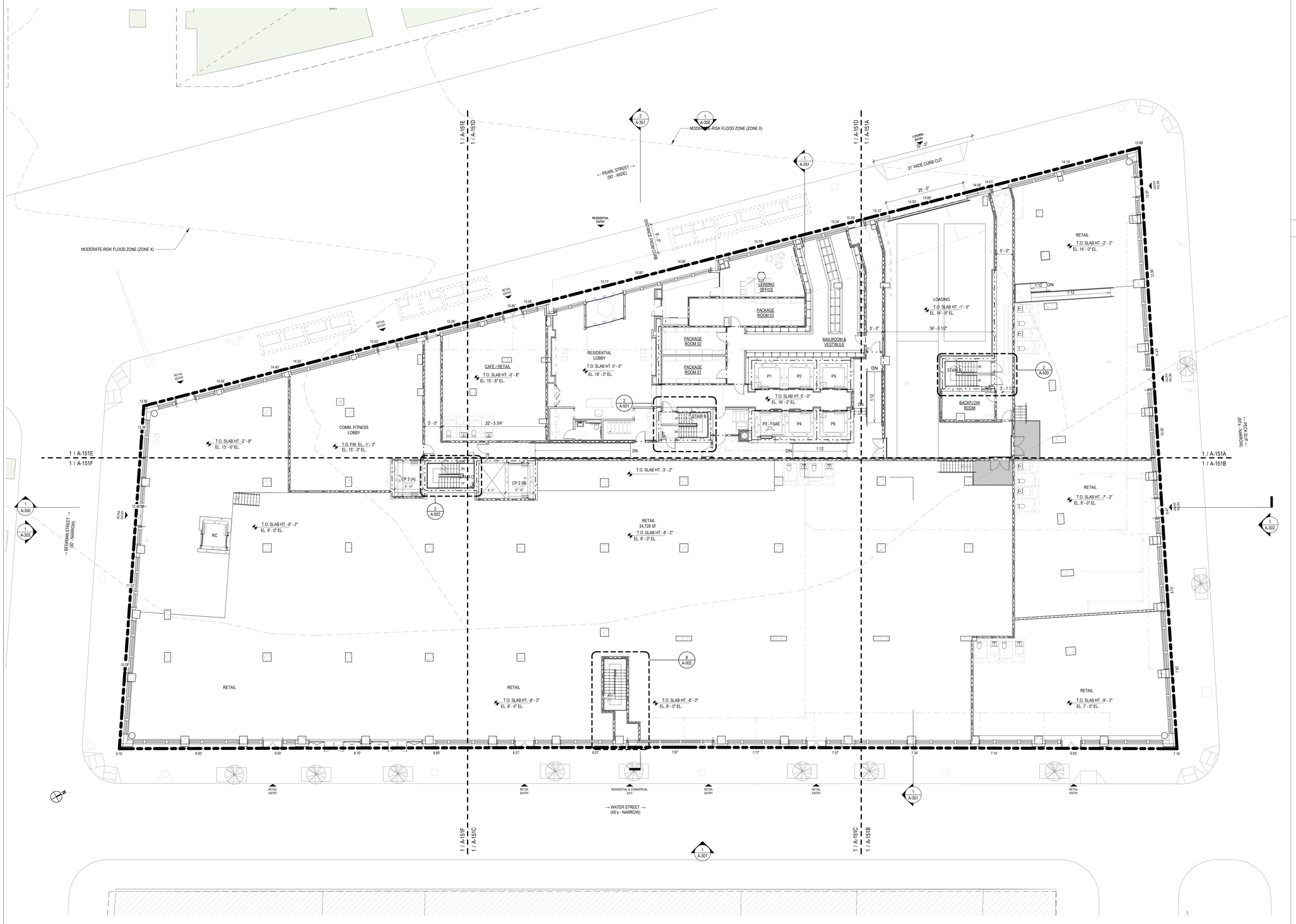
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CELLAR PLAN

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1 1ST FLOOR PLAN
SCALE: 3/32" = 1'-0"

LEGEND

- 1 — STRUCTURAL COLUMN TAG (SEE STRUCTURAL DRAWINGS)
- 1 — REFERENCE TO KEYNOTE
- 2 / W22 — PARTITION TYPE TAG
- 101 — DOOR TAG
- WN — WINDOW TAG
- 1-HR FIRE RATED
- 2-HR FIRE RATED
- 3-HR FIRE RATED
- CMU WALL
- CONCRETE WALL / COLUMNS
- N.T.D. — NETWORK INTERFACE DEVICE
- EP — ELECTRICAL PANEL
- FLOOR DRAIN
- ROOF DRAIN

GENERAL NOTES

1. PROJECT CONSTRUCTION DATUM AND BASE PLANE: HT. +0'-0" = EL. +16.17' NAVD 88.
2. ALL PARTITION TYPES TO BE W22 U.O.N. CM TO HOL
   DEDUCT ALTERNATE W22
3. ALL PARTITIONS ARE MEASURED TO FACE OF FINISH PARTITION.
4. SEE A-600 FOR PARTITION SCHEDULE. A-601 FOR TYP. PARTITION DETAILS.
5. HINGE SIDE OF DOOR TO BE 4" FROM ADJACENT WALL U.O.N.
6. SEE A-470 FOR FOUNDATION DETAILS.
7. SEE A-475 FOR ROOF DETAILS.
8. SEE A-620 FOR EXTERIOR FINISH SCHEDULE.
9. SEE A-77 FOR INTERIOR FINISH SCHEDULE.
10. SEE I-101 TO I-104 AMENITY SPACE KEY PLANS FOR ADDITIONAL NOTES.
11. WF-01 IS TYPICAL RESIDENTIAL UNIT FLOOR FINISH, U.O.N. CF-01 IS TYPICAL B.O.H. FINISH, U.O.N. REFER TO A-608 FOR APARTMENT FINISH SCHEDULE.
12. ALL ELECTRICAL PANEL COVERS TO HAVE WHITE FINISH, TYP.
13. SEE A-608 FOR UNIT EQUIPMENT, PLUMBING FIXTURE, TOILET ACCESSORIES & APPLIANCE SCHEDULES.
14. SEE I-200'S FOR BATHROOM ELEVATIONS AND I-210'S FOR KITCHEN ELEVATIONS
15. PROVIDE SEALANT ON ALL DEMISE WALLS WITH BACK TO BACK TOILETS.
16. FOR POWER & COMMUNICATION, APPLIANCES, ACCESSORIES, AND LEVEL OF FINISH AT AMENITY SPACES, TAVROS TO ADVISE ON PROJECT COMP FOR ALLOWANCES.
17. ALL EXTERIOR PAVERS TO BE 2" CONCRETE PAVERS ON A CONCEALED LOCK DOWN PEDESTAL SYSTEM TO PREVENT WIND UPLIFT.
18. FULL-HEIGHT MASONRY DEMISING WALLS AT ALL SPACES SEPARATING COMMERCIAL FITNESS. SEE 13/I-601 FOR DETAILS.

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250 WATER STREET

250 WATER ST, NEW YORK, NY, 10038

CLIENT
TAVROS HOLDINGS LLC
19 WEST 24TH STREET, 12TH FLOOR
NEW YORK, NY 10010

ARCHITECT
FOGARTY FINGER
69 WALKER STREET
NEW YORK, NY 10013

STRUCTURAL ENGINEER
DESIMONE CONSULTING ENGINEERING
140 BROADWAY, 25TH FLOOR
NEW YORK, NY 10005

MEP ENGINEER
EP ENGINEERING
100 WILLIAM STREET, SUITE 1205
NEW YORK, NY 10005

FACADE
GMS
129TH WEST 27TH STREET, 5TH FLOOR
NEW YORK, NY 10001

CIVIL ENGINEER
ETTINGER ENGINEERING ASSOCIATES
505 8TH AVE, 24TH FLOOR
NEW YORK, NY 10018

GEOTECH
ANCORA ENGINEERING
49 W 27TH ST, 10 FL
NEW YORK, NY 10001

ADA CONSULTANT
ACCESSIBILITY SERVICES UNITED SPINAL ASSOCIATION
120-34 QUEENS BLVD. SUITE 320
KEW GARDENS, NY 11415

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24W RAILROAD AVE OMB 273
TENAFLY, NJ 07670

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JENKINS HUNTINGTON
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4	07.20.2026	ISSUED TO DOB
3	05.29.2026	100% DD ISSUANCE
2	04.17.2026	50% DD ISSUANCE

SEAL & SIGNATURE:

KEY PLAN:



BLOCK 98
LOT 1
PROJECT NAME:

250 WATER STREET

250 WATER ST, NEW YORK, NY, 10038
DOB JOB #: M00632762

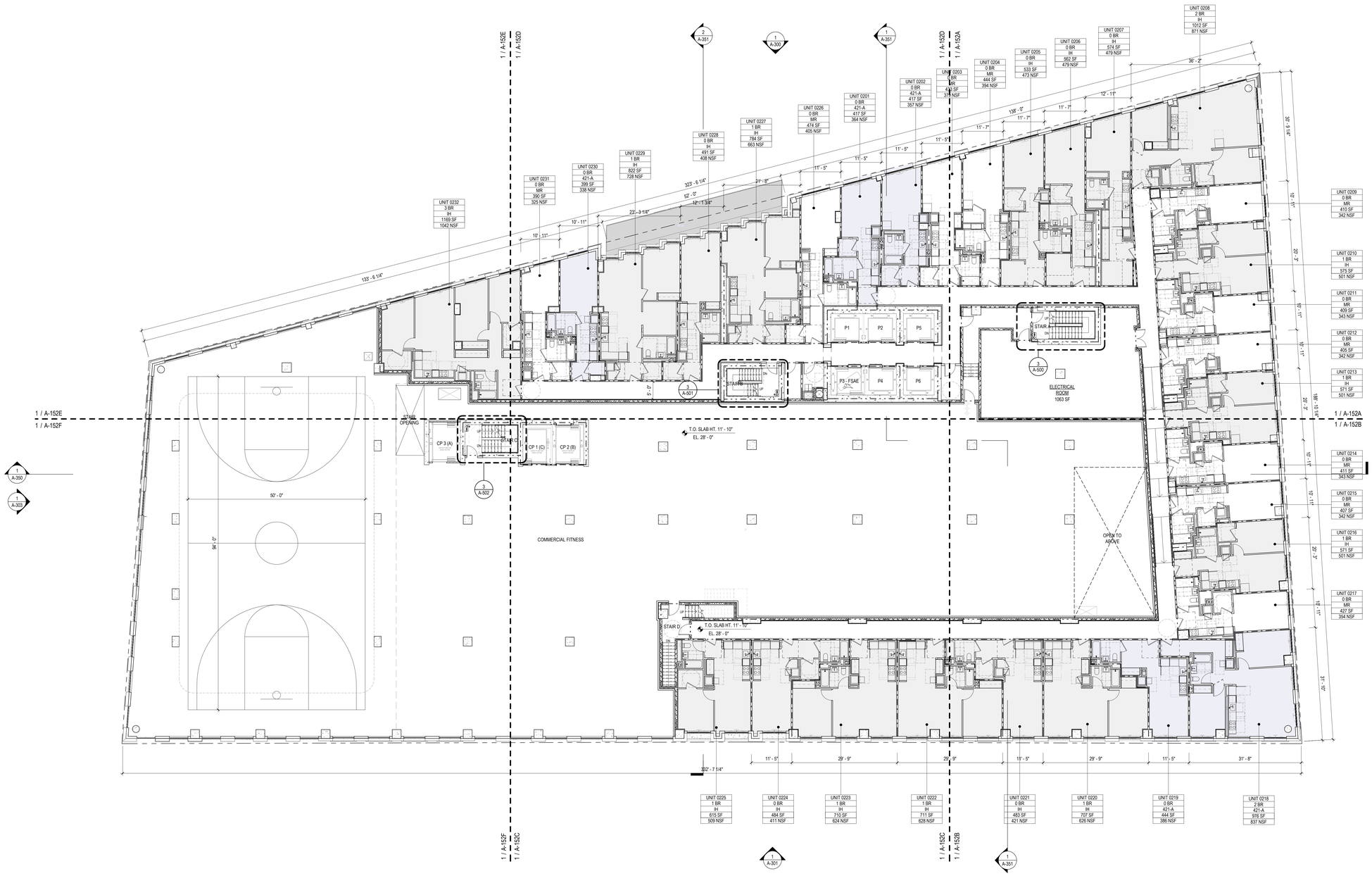
DRAWING TITLE

1ST FLOOR PLAN

DRAWING NUMBER
43 / 244

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1 2ND FLOOR PLAN
SCALE: 3/32" = 1'-0"

LEGEND

- 1 — STRUCTURAL COLUMN TAG (SEE STRUCTURAL DRAWINGS)
- 1 — REFERENCE TO KEYNOTE
- 2 / W22 — PARTITION TYPE TAG
- 101 — DOOR TAG
- W0 — WINDOW TAG
- 1-HR FIRE RATED
- 2-HR FIRE RATED
- 3-HR FIRE RATED
- CMU WALL
- CONCRETE WALL / COLUMNS
- N.I.D. — NETWORK INTERFACE DEVICE
- E.P. — ELECTRICAL PANEL
- FLOOR DRAIN
- ROOF DRAIN

GENERAL NOTES

1. PROJECT CONSTRUCTION DATUM AND BASE PLANE: HT. +0'-0" = EL. +16.17' NAVD 88.
2. ALL PARTITION TYPES TO BE W22 U.O.N. CM TO HOL
   DEDUCT ALTERNATE W22
3. ALL PARTITIONS ARE MEASURED TO FACE OF FINISH PARTITION.
4. SEE A-600 FOR PARTITION SCHEDULE. A-601 FOR TYP. PARTITION DETAILS.
5. HINGE SIDE OF DOOR TO BE 4" FROM ADJACENT WALL U.O.N.
6. SEE A-470 FOR FOUNDATION DETAILS.
7. SEE A-475 FOR ROOF DETAILS.
8. SEE A-620 FOR EXTERIOR FINISH SCHEDULE.
9. SEE A-77 FOR INTERIOR FINISH SCHEDULE.
10. SEE I-101 TO I-104 AMENITY SPACE KEY PLANS FOR ADDITIONAL NOTES.
11. WF-01 IS TYPICAL RESIDENTIAL UNIT FLOOR FINISH, U.O.N. CF-01 IS TYPICAL B.O.H. FINISH, U.O.N. REFER TO A-608 FOR APARTMENT FINISH SCHEDULE.
12. ALL ELECTRICAL PANEL COVERS TO HAVE WHITE FINISH, TYP.
13. SEE A-608 FOR UNIT EQUIPMENT, PLUMBING FIXTURE, TOILET ACCESSORIES & APPLIANCE SCHEDULES.
14. SEE I-200'S FOR BATHROOM ELEVATIONS AND I-210'S FOR KITCHEN ELEVATIONS
15. PROVIDE SEALANT ON ALL DEMISE WALLS WITH BACK TO BACK TOILETS.
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17. ALL EXTERIOR PAVERS TO BE 2" CONCRETE PAVERS ON A CONCEALED LOCK DOWN PEDESTAL SYSTEM TO PREVENT WIND UPLIFT.
18. FULL-HEIGHT MASONRY DEMISING WALLS AT ALL SPACES SEPARATING COMMERCIAL FITNESS. SEE 13/I-601 FOR DETAILS.

Fogarty Finger



250 WATER STREET

250 WATER ST, NEW YORK, NY, 10038

CLIENT
TAVROS HOLDINGS LLC
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NEW YORK, NY 10010

ARCHITECT
FOGARTY FINGER
69 WALKER STREET
NEW YORK, NY 10013

STRUCTURAL ENGINEER
DESIMONE CONSULTING ENGINEERING
140 BROADWAY, 25TH FLOOR
NEW YORK, NY 10005

MEP ENGINEER
EP ENGINEERING
100 WILLIAM STREET, SUITE 1205
NEW YORK, NY 10005

FACADE
GMS
129TH WEST 27TH STREET, 5TH FLOOR
NEW YORK, NY 10001

CIVIL ENGINEER
ETTINGER ENGINEERING ASSOCIATES
505 8TH AVE, 24TH FLOOR
NEW YORK, NY 10018

GEOTECH
ANCORA ENGINEERING
49 W 27TH ST, 10 FL
NEW YORK, NY 10001

ADA CONSULTANT
ACCESSIBILITY SERVICES UNITED SPINAL ASSOCIATION
120-34 QUEENS BLVD. SUITE 320
KEW GARDENS, NY 11415

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DVA ADVISORS
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TENAFLY, NJ 07670

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JENKINS HUNTINGTON
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SEAL & SIGNATURE:

KEY PLAN:



BLOCK:98
LOT: 1
PROJECT NAME:

250 WATER STREET

250 WATER ST, NEW YORK, NY, 10038
DOB JOB #: M00632762

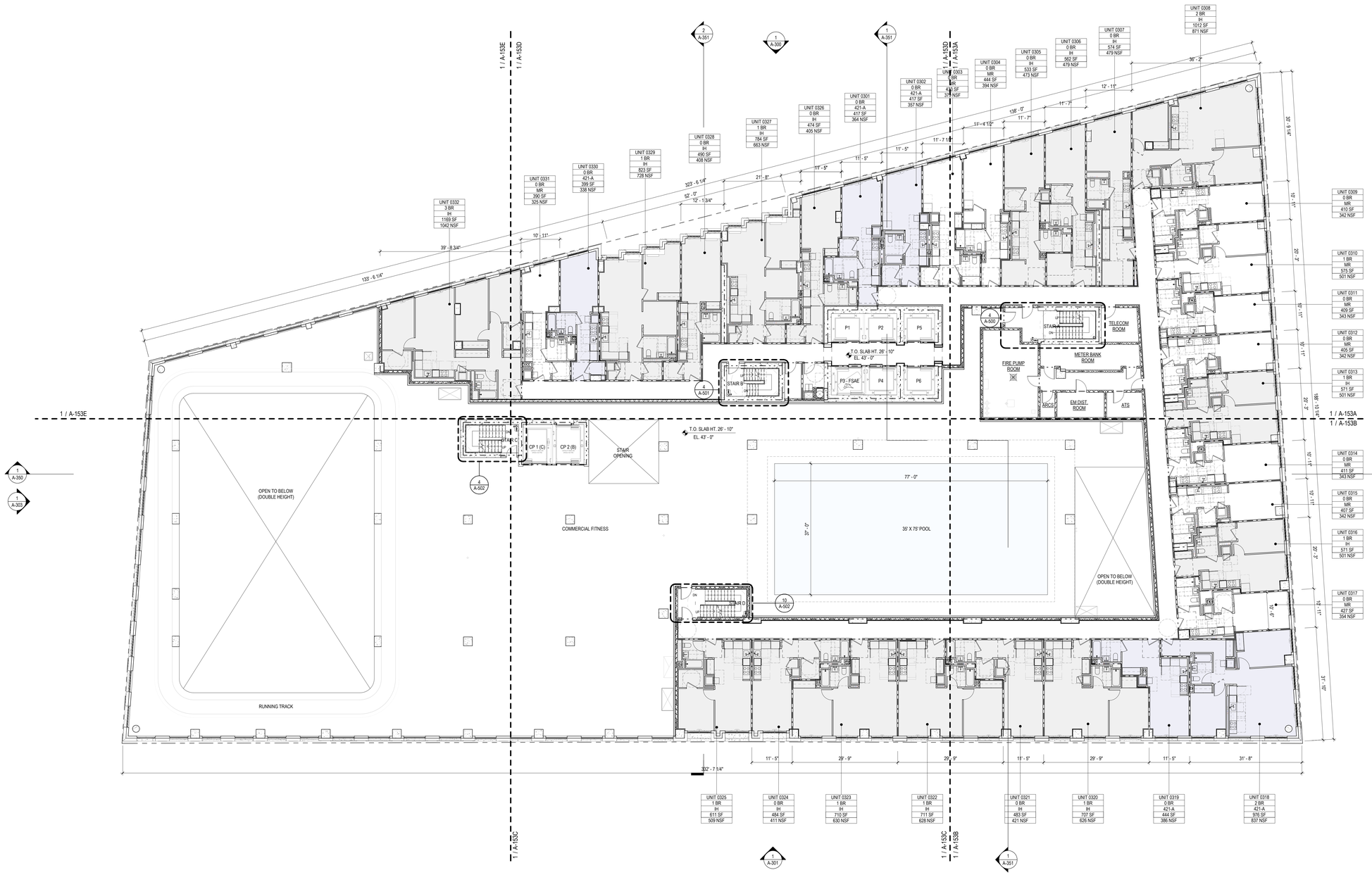
DRAWING TITLE

2ND FLOOR PLAN

DRAWING NUMBER
46 / 244

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1 3RD FLOOR PLAN
SCALE: 3/32" = 1'-0"

LEGEND

- 1 — STRUCTURAL COLUMN TAG (SEE STRUCTURAL DRAWINGS)
- 1 — REFERENCE TO KEYNOTE
- 2 / W22 — PARTITION TYPE TAG
- 101 — DOOR TAG
- W0 — WINDOW TAG
- 1-HR FIRE RATED
- 2-HR FIRE RATED
- 3-HR FIRE RATED
- CMU WALL
- CONCRETE WALL / COLUMNS
- N.I.D. — NETWORK INTERFACE DEVICE
- E.P. — ELECTRICAL PANEL
- FLOOR DRAIN
- ROOF DRAIN

GENERAL NOTES

1. PROJECT CONSTRUCTION DATUM AND BASE PLANE: HT. +0'-0" = EL. +16.17' NAVD 88.
2. ALL PARTITION TYPES TO BE W22, U.O.N. CM TO HOL
   DEDUCT ALTERNATE W22
3. ALL PARTITIONS ARE MEASURED TO FACE OF FINISH PARTITION.
4. SEE A-600 FOR PARTITION SCHEDULE. A-601 FOR TYP. PARTITION DETAILS.
5. HINGE SIDE OF DOOR TO BE 4" FROM ADJACENT WALL U.O.N.
6. SEE A-470 FOR FOUNDATION DETAILS.
7. SEE A-475 FOR ROOF DETAILS.
8. SEE A-620 FOR EXTERIOR FINISH SCHEDULE.
9. SEE A-77 FOR INTERIOR FINISH SCHEDULE.
10. SEE I-101 TO I-104 AMENITY SPACE KEY PLANS FOR ADDITIONAL NOTES.
11. WF-01 IS TYPICAL RESIDENTIAL UNIT FLOOR FINISH, U.O.N. CF-01 IS TYPICAL B.O.H. FINISH, U.O.N. REFER TO A-608 FOR APARTMENT FINISH SCHEDULE.
12. ALL ELECTRICAL PANEL COVERS TO HAVE WHITE FINISH, TYP.
13. SEE A-608 FOR UNIT EQUIPMENT, PLUMBING FIXTURE, TOILET ACCESSORIES & APPLIANCE SCHEDULES.
14. SEE I-2005 FOR BATHROOM ELEVATIONS AND I-2101S FOR KITCHEN ELEVATIONS
15. PROVIDE SEALANT ON ALL DEMISE WALLS WITH BACK TO BACK TOILETS.
16. FOR POWER & COMMUNICATION, APPLIANCES, ACCESSORIES, AND LEVEL OF FINISH AT AMENITY SPACES, TAVROS TO ADVISE ON PROJECT COMP FOR ALLOWANCES.
17. ALL EXTERIOR PAVERS TO BE 2" CONCRETE PAVERS ON A CONCEALED LOCK DOWN PEDESTAL SYSTEM TO PREVENT WIND UPLIFT.
18. FULL-HEIGHT MASONRY DEMISING WALLS AT ALL SPACES SEPARATING COMMERCIAL FITNESS. SEE 13I-601 FOR DETAILS.

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250 WATER STREET

250 WATER ST, NEW YORK, NY, 10038

CLIENT
TAVROS HOLDINGS LLC
19 WEST 24TH STREET, 12TH FLOOR
NEW YORK, NY 10010

ARCHITECT
FOGARTY FINGER
69 WALKER STREET
NEW YORK, NY 10013

STRUCTURAL ENGINEER
DESIMONE CONSULTING ENGINEERING
140 BROADWAY, 25TH FLOOR
NEW YORK, NY 10005

MEP ENGINEER
EP ENGINEERING
100 WILLIAM STREET, SUITE 1205
NEW YORK, NY 10005

FACADE
GMS
129TH WEST 27TH STREET, 5TH FLOOR
NEW YORK, NY 10001

CIVIL ENGINEER
ETTINGER ENGINEERING ASSOCIATES
505 8TH AVE, 24TH FLOOR
NEW YORK, NY 10018

GEOTECH
ANCORA ENGINEERING
49 W 27TH ST, 10 FL
NEW YORK, NY 10001

ADA CONSULTANT
ACCESSIBILITY SERVICES UNITED SPINAL ASSOCIATION
120-34 QUEENS BLVD. SUITE 320
KEW GARDENS, NY 11415

CODE CONSULTANT / EXPEDITOR
DVA ADVISORS
24W RAILROAD AVE OMB 273
TENAFLY, NJ 07670

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JENKINS HUNTINGTON
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SEAL & SIGNATURE:

KEY PLAN:



BLOCK:98
LOT: 1
PROJECT NAME:

250 WATER STREET

250 WATER ST, NEW YORK, NY, 10038
DOB JOB #: M00632762

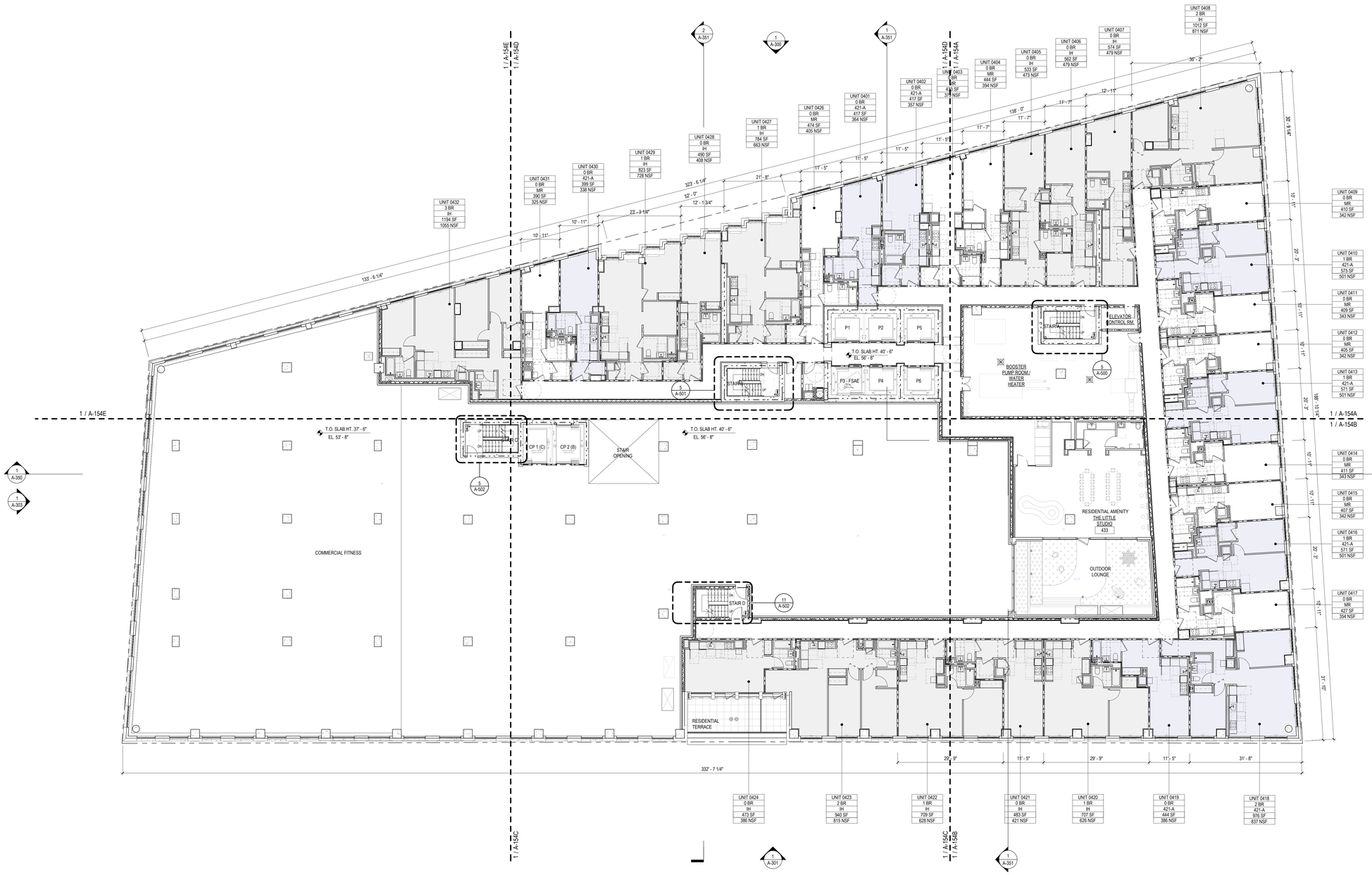
DRAWING TITLE

3RD FLOOR PLAN

DRAWING NUMBER
46 / 244

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1 4TH FLOOR PLAN
SCALE: 3/32" = 1'-0"

LEGEND

- 1 — STRUCTURAL COLUMN TAG (SEE STRUCTURAL DRAWINGS)
- 1 — REFERENCE TO KEYNOTE
- 2 / W22 — PARTITION TYPE TAG
- 101 — DOOR TAG
- W0 — WINDOW TAG
- 1-HR FIRE RATED
- 2-HR FIRE RATED
- 3-HR FIRE RATED
- CMU WALL
- CONCRETE WALL / COLUMNS
- N.T.D. — NETWORK INTERFACE DEVICE
- E.P. — ELECTRICAL PANEL
- FLOOR DRAIN
- ROOF DRAIN

GENERAL NOTES

1. PROJECT CONSTRUCTION DATUM AND BASE PLANE: HT. +0'-0" = EL. +16.17' NAVD 88.
2. ALL PARTITION TYPES TO BE W22 U.O.N. CM TO HOL
   DEDUCT ALTERNATE W22
3. ALL PARTITIONS ARE MEASURED TO FACE OF FINISH PARTITION.
4. SEE A-600 FOR PARTITION SCHEDULE. A-601 FOR TYP. PARTITION DETAILS.
5. HINGE SIDE OF DOOR TO BE 4" FROM ADJACENT WALL U.O.N.
6. SEE A-470 FOR FOUNDATION DETAILS.
7. SEE A-475 FOR ROOF DETAILS.
8. SEE A-620 FOR EXTERIOR FINISH SCHEDULE.
9. SEE A-77 FOR INTERIOR FINISH SCHEDULE.
10. SEE I-101 TO I-104 AMENITY SPACE KEY PLANS FOR ADDITIONAL NOTES.
11. WF-01 IS TYPICAL RESIDENTIAL UNIT FLOOR FINISH, U.O.N. CF-01 IS TYPICAL B.O.H. FINISH, U.O.N. REFER TO A-608 FOR APARTMENT FINISH SCHEDULE.
12. ALL ELECTRICAL PANEL COVERS TO HAVE WHITE FINISH, TYP.
13. SEE A-608 FOR UNIT EQUIPMENT, PLUMBING FIXTURE, TOILET ACCESSORIES & APPLIANCE SCHEDULES.
14. SEE I-200'S FOR BATHROOM ELEVATIONS AND I-210'S FOR KITCHEN ELEVATIONS
15. PROVIDE SEALANT ON ALL DEMISE WALLS WITH BACK TO BACK TOILETS.
16. FOR POWER & COMMUNICATION, APPLIANCES, ACCESSORIES, AND LEVEL OF FINISH AT AMENITY SPACES, TAVROS TO ADVISE ON PROJECT COMP FOR ALLOWANCES.
17. ALL EXTERIOR PAVERS TO BE 2" CONCRETE PAVERS ON A CONCEALED LOCK DOWN PEDESTAL SYSTEM TO PREVENT WIND UPLIFT.
18. FULL-HEIGHT MASONRY DEMISING WALLS AT ALL SPACES SEPARATING COMMERCIAL FITNESS. SEE 13/-601 FOR DETAILS.

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250 WATER STREET

250 WATER ST, NEW YORK, NY, 10038

CLIENT
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NEW YORK, NY 10010

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FOGARTY FINGER
69 WALKER STREET
NEW YORK, NY 10013

STRUCTURAL ENGINEER
DESIMONE CONSULTING ENGINEERING
140 BROADWAY, 25TH FLOOR
NEW YORK, NY 10005

MEP ENGINEER
EP ENGINEERING
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FACADE
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NEW YORK, NY 10001

CIVIL ENGINEER
ETTINGER ENGINEERING ASSOCIATES
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GEOTECH
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49 W 27TH ST, 10 FL
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120-34 QUEENS BLVD. SUITE 320
KEW GARDENS, NY 11415

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DVA ADVISORS
24W RAILROAD AVE OMB 273
TENAFLY, NJ 07670

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SEAL & SIGNATURE:

KEY PLAN:



BLOCK 98
LOT: 1

PROJECT NAME:

250 WATER STREET

250 WATER ST, NEW YORK, NY, 10038
DOB JOB #: M00832762

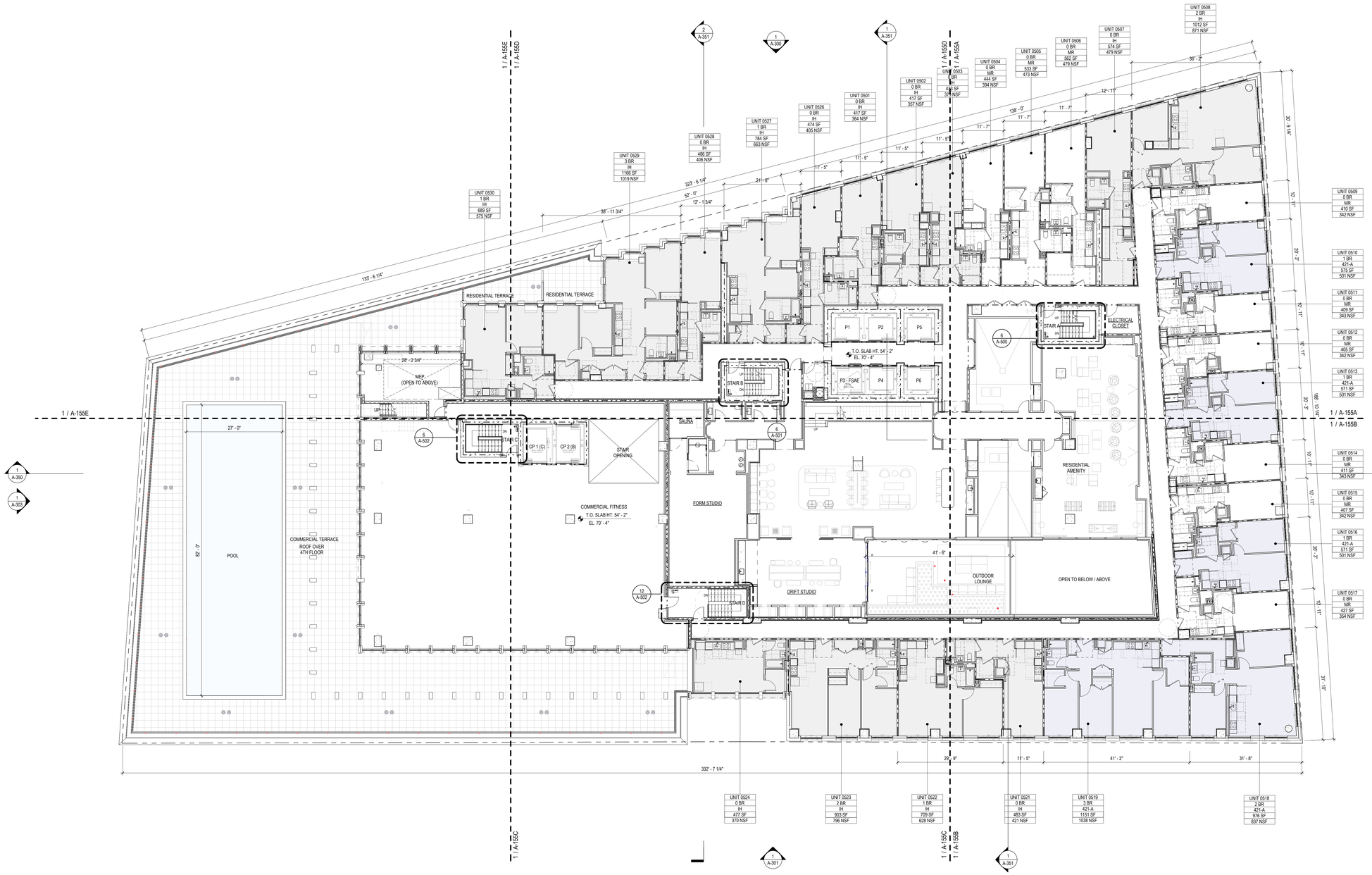
DRAWING TITLE

4TH FLOOR PLAN

DRAWING NUMBER
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1 5TH FLOOR PLAN
SCALE: 3/32" = 1'-0"

LEGEND

- 1 — STRUCTURAL COLUMN TAG (SEE STRUCTURAL DRAWINGS)
- 1 — REFERENCE TO KEYNOTE
- 2 / W22 — PARTITION TYPE TAG
- 101 — DOOR TAG
- W0 — WINDOW TAG
- 1-HR FIRE RATED
- 2-HR FIRE RATED
- 3-HR FIRE RATED
- CMU WALL
- CONCRETE WALL / COLUMNS
- N.I.D. — NETWORK INTERFACE DEVICE
- E.P. — ELECTRICAL PANEL
- FLOOR DRAIN
- ROOF DRAIN

GENERAL NOTES

1. PROJECT CONSTRUCTION DATUM AND BASE PLANE: HT. +0'-0" = EL. +16.17' NAVD 88.
2. ALL PARTITION TYPES TO BE W22 U.O.N. CM TO HOL
   DEDUCT ALTERNATE W22
3. ALL PARTITIONS ARE MEASURED TO FACE OF FINISH PARTITION.
4. SEE A-600 FOR PARTITION SCHEDULE. A-601 FOR TYP. PARTITION DETAILS.
5. HINGE SIDE OF DOOR TO BE 4" FROM ADJACENT WALL U.O.N.
6. SEE A-470 FOR FOUNDATION DETAILS.
7. SEE A-475 FOR ROOF DETAILS.
8. SEE A-620 FOR EXTERIOR FINISH SCHEDULE.
9. SEE A-77 FOR INTERIOR FINISH SCHEDULE.
10. SEE I-101 TO I-104 AMENITY SPACE KEY PLANS FOR ADDITIONAL NOTES.
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14. SEE I-2005 FOR BATHROOM ELEVATIONS AND I-2107S FOR KITCHEN ELEVATIONS
15. PROVIDE SEALANT ON ALL DEMISE WALLS WITH BACK TO BACK TOILETS.
16. FOR POWER & COMMUNICATION, APPLIANCES, ACCESSORIES, AND LEVEL OF FINISH AT AMENITY SPACES, TAVROS TO ADVISE ON PROJECT COMP FOR ALLOWANCES.
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18. FULL-HEIGHT MASONRY DEMISING WALLS AT ALL SPACES SEPARATING COMMERCIAL FITNESS. SEE 13/-601 FOR DETAILS.

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250 WATER STREET

250 WATER ST, NEW YORK, NY, 10038

CLIENT
TAVROS HOLDINGS LLC
19 WEST 24TH STREET, 12TH FLOOR
NEW YORK, NY 10010

ARCHITECT
FOGARTY FINGER
69 WALKER STREET
NEW YORK, NY 10013

STRUCTURAL ENGINEER
DESIMONE CONSULTING ENGINEERING
140 BROADWAY, 25TH FLOOR
NEW YORK, NY 10005

MEP ENGINEER
EP ENGINEERING
100 WILLIAM STREET, SUITE 1205
NEW YORK, NY 10005

FACADE
GMS
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NEW YORK, NY 10001

CIVIL ENGINEER
ETTINGER ENGINEERING ASSOCIATES
505 8TH AVE, 24TH FLOOR
NEW YORK, NY 10018

GEOTECH
ANCORA ENGINEERING
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ACCESSIBILITY SERVICES UNITED SPINAL ASSOCIATION
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KEW GARDENS, NY 11415

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2	04.17.2026	50% DD ISSUANCE

SEAL & SIGNATURE:

KEY PLAN:



BLOCK:98
LOT: 1
PROJECT NAME:

250 WATER STREET

250 WATER ST, NEW YORK, NY, 10038
DOB JOB #: M00632762

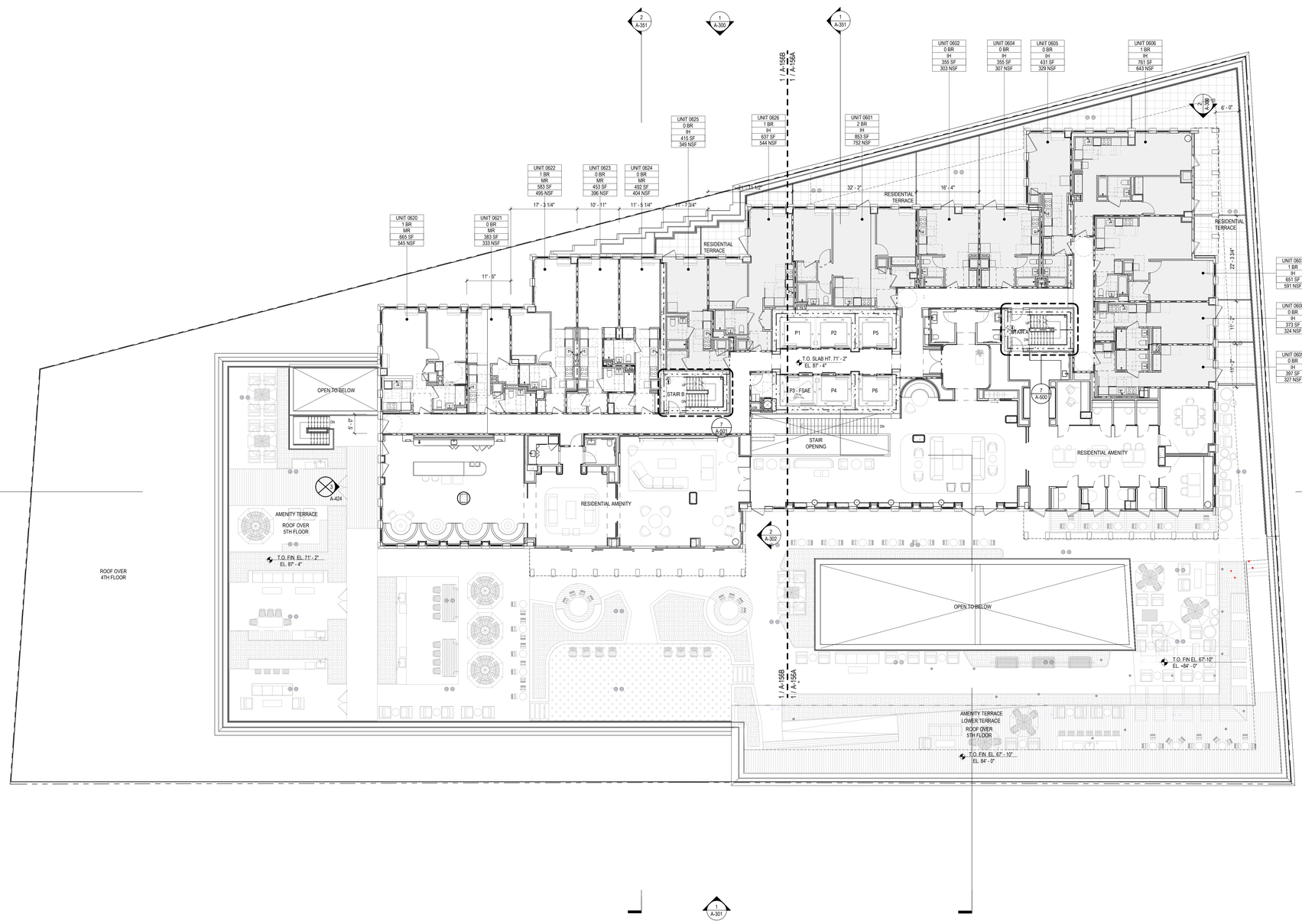
DRAWING TITLE

5TH FLOOR PLAN

DRAWING NUMBER
49 / 244

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1 6TH FLOOR PLAN
SCALE: 3/32" = 1'-0"

LEGEND

- 1 — STRUCTURAL COLUMN TAG (SEE STRUCTURAL DRAWINGS)
- 1 — REFERENCE TO KEYNOTE
- 2 / W22 — PARTITION TYPE TAG
- 101 — DOOR TAG
- W01 — WINDOW TAG
- 1-HR FIRE RATED
- 2-HR FIRE RATED
- 3-HR FIRE RATED
- CMU WALL
- CONCRETE WALL / COLUMNS
- N.I.D. — NETWORK INTERFACE DEVICE
- E.P. — ELECTRICAL PANEL
- FLOOR DRAIN
- ROOF DRAIN

GENERAL NOTES

1. PROJECT CONSTRUCTION DATUM AND BASE PLANE: HT. +0'-0" = EL: +16.17' NAVD 88.
2. ALL PARTITION TYPES TO BE W22 U.O.N. CM TO HOL
   DEDUCT ALTERNATE W22
3. ALL PARTITIONS ARE MEASURED TO FACE OF FINISH PARTITION.
4. SEE A-600 FOR PARTITION SCHEDULE. A-601 FOR TYP. PARTITION DETAILS.
5. HINGE SIDE OF DOOR TO BE 4" FROM ADJACENT WALL U.O.N.
6. SEE A-470 FOR FOUNDATION DETAILS.
7. SEE A-475 FOR ROOF DETAILS.
8. SEE A-620 FOR EXTERIOR FINISH SCHEDULE.
9. SEE A-77 FOR INTERIOR FINISH SCHEDULE.
10. SEE I-101 TO I-104 AMENITY SPACE KEY PLANS FOR ADDITIONAL NOTES.
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14. SEE I-200'S FOR BATHROOM ELEVATIONS AND I-210'S FOR KITCHEN ELEVATIONS
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18. FULL-HEIGHT MASONRY DEMISING WALLS AT ALL SPACES SEPARATING COMMERCIAL FITNESS. SEE 13I-601 FOR DETAILS.

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19 WEST 24TH STREET, 12TH FLOOR
NEW YORK, NY 10010

ARCHITECT
FOGARTY FINGER
69 WALKER STREET
NEW YORK, NY 10013

STRUCTURAL ENGINEER
DESIMONE CONSULTING ENGINEERING
140 BROADWAY, 25TH FLOOR
NEW YORK, NY 10005

MEP ENGINEER
EP ENGINEERING
100 WILLIAM STREET, SUITE 1205
NEW YORK, NY 10005

FACADE
GMS
129TH WEST 27TH STREET, 5TH FLOOR
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CIVIL ENGINEER
ETTINGER ENGINEERING ASSOCIATES
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NEW YORK, NY 10018

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ANCORA ENGINEERING
49 W 27TH ST, 10 FL
NEW YORK, NY 10001

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ACCESSIBILITY SERVICES UNITED SPINAL ASSOCIATION
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KEW GARDENS, NY 11415

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4	07.20.2026	ISSUED TO DOB
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SEAL & SIGNATURE:

KEY PLAN:



BLOCK 98
LOT: 1

PROJECT NAME:

250 WATER STREET

250 WATER ST, NEW YORK, NY, 10038
DOB JOB #: M00832762

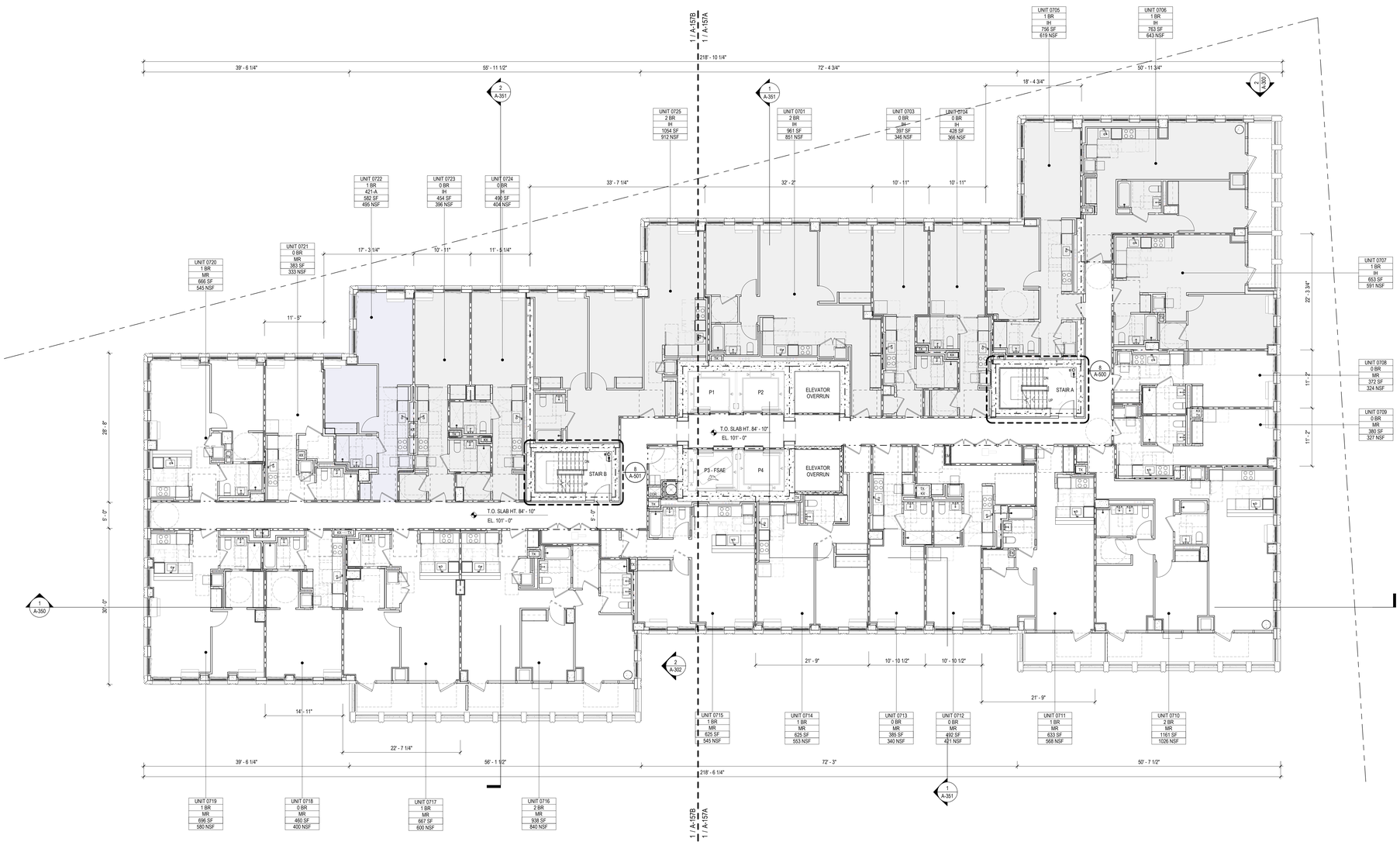
DRAWING TITLE

6TH FLOOR PLAN

DRAWING NUMBER
47 / 244

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1 7TH FLOOR PLAN
SCALE: 1/8" = 1'-0"

LEGEND

- 1 — STRUCTURAL COLUMN TAG (SEE STRUCTURAL DRAWINGS)
- 1 — REFERENCE TO KEYNOTE
- 2 / W22 — PARTITION TYPE TAG
- 101 — DOOR TAG
- W01 — WINDOW TAG
- 1-HR FIRE RATED
- 2-HR FIRE RATED
- 3-HR FIRE RATED
- CMU WALL
- CONCRETE WALL / COLUMNS
- N.I.D. — NETWORK INTERFACE DEVICE
- E.P. — ELECTRICAL PANEL
- FLOOR DRAIN
- ROOF DRAIN

GENERAL NOTES

1. PROJECT CONSTRUCTION DATUM AND BASE PLANE: HT. +0'-0" = EL. +16.17' NAVD 88.
2. ALL PARTITION TYPES TO BE W22 U.O.N. CM TO HOL
   DEDUCT ALTERNATE W22
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4. SEE A-600 FOR PARTITION SCHEDULE. A-601 FOR TYP. PARTITION DETAILS.
5. HINGE SIDE OF DOOR TO BE 4" FROM ADJACENT WALL U.O.N.
6. SEE A-470 FOR FOUNDATION DETAILS.
7. SEE A-475 FOR ROOF DETAILS.
8. SEE A-620 FOR EXTERIOR FINISH SCHEDULE.
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Fogarty Finger



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NEW YORK, NY 10010

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FOGARTY FINGER
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NEW YORK, NY 10013

STRUCTURAL ENGINEER
DESIMONE CONSULTING ENGINEERING
140 BROADWAY, 25TH FLOOR
NEW YORK, NY 10005

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EP ENGINEERING
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NEW YORK, NY 10001

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ETTINGER ENGINEERING ASSOCIATES
505 8TH AVE, 24TH FLOOR
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GEOTECH
ANCORA ENGINEERING
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NEW YORK, NY 10001

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KEW GARDENS, NY 11415

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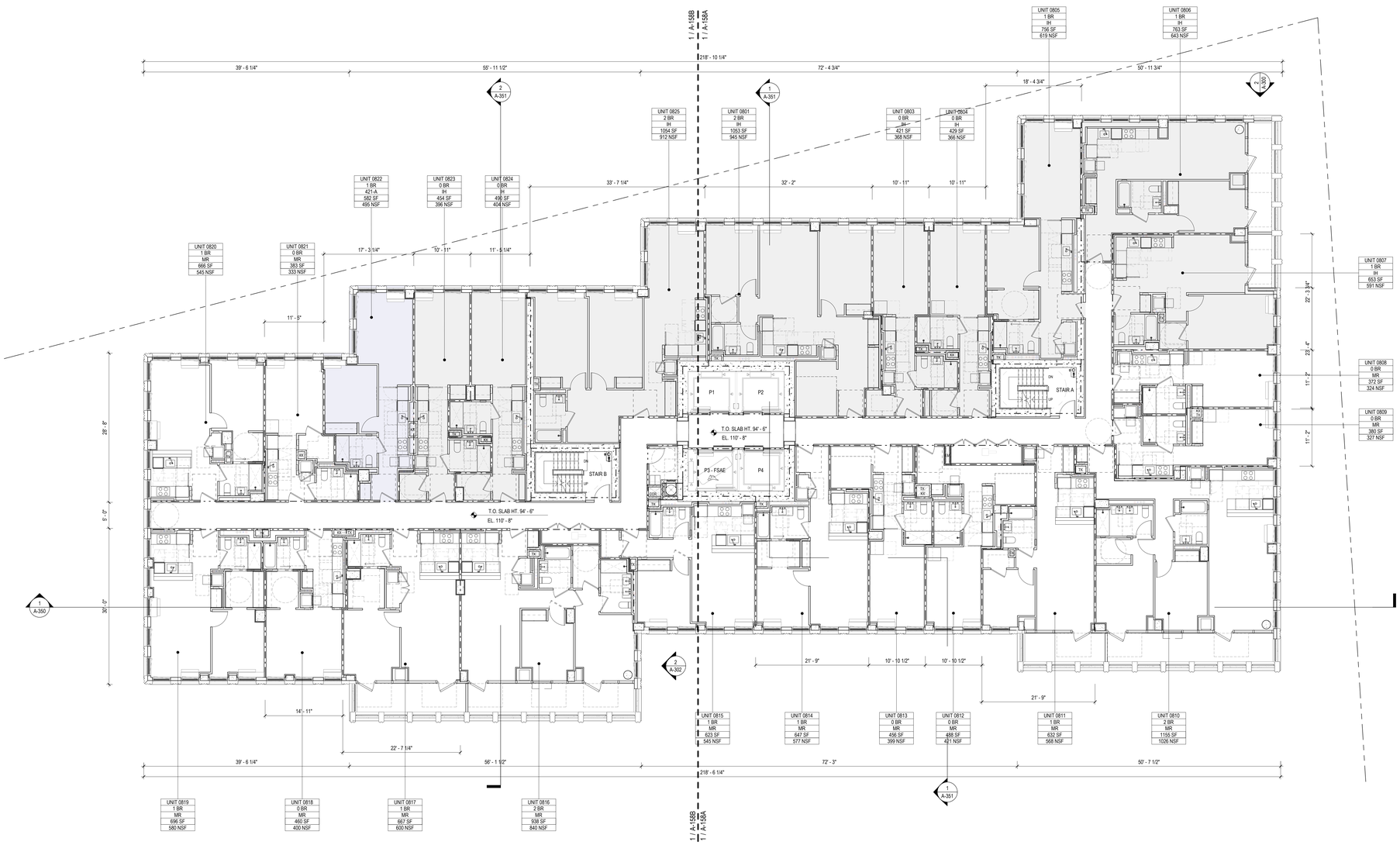
DRAWING TITLE

7TH FLOOR PLAN

DRAWING NUMBER
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1 8TH FLOOR PLAN
SCALE: 1/8" = 1'-0"

LEGEND

- 1 — STRUCTURAL COLUMN TAG (SEE STRUCTURAL DRAWINGS)
- 1 — REFERENCE TO KEYNOTE
- 2 / W22 — PARTITION TYPE TAG
- 101 — DOOR TAG
- W01 — WINDOW TAG
- 1-HR FIRE RATED
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- CONCRETE WALL / COLUMNS
- N.I.D. — NETWORK INTERFACE DEVICE
- E.P. — ELECTRICAL PANEL
- FLOOR DRAIN
- ROOF DRAIN

GENERAL NOTES

1. PROJECT CONSTRUCTION DATUM AND BASE PLANE: HT. +0'-0" = EL. +16.17' NAVD 88.
2. ALL PARTITION TYPES TO BE W22 U.O.N. CM TO HOL
   DEDUCT ALTERNATE W22
3. ALL PARTITIONS ARE MEASURED TO FACE OF FINISH PARTITION.
4. SEE A-600 FOR PARTITION SCHEDULE. A-601 FOR TYP. PARTITION DETAILS.
5. HINGE SIDE OF DOOR TO BE 4" FROM ADJACENT WALL U.O.N.
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7. SEE A-475 FOR ROOF DETAILS.
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9. SEE A-77 FOR INTERIOR FINISH SCHEDULE.
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KEY NOTES

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250 WATER ST, NEW YORK, NY, 10038

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19 WEST 24TH STREET, 12TH FLOOR
NEW YORK, NY 10010

ARCHITECT
FOGARTY FINGER
69 WALKER STREET
NEW YORK, NY 10013

STRUCTURAL ENGINEER
DESIMONE CONSULTING ENGINEERING
140 BROADWAY, 25TH FLOOR
NEW YORK, NY 10005

MEP ENGINEER
EP ENGINEERING
100 WILLIAM STREET, SUITE 1205
NEW YORK, NY 10005

FACADE
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129TH WEST 27TH STREET, 5TH FLOOR
NEW YORK, NY 10001

CIVIL ENGINEER
ETTINGER ENGINEERING ASSOCIATES
505 8TH AVE, 24TH FLOOR
NEW YORK, NY 10018

GEOTECH
ANCORA ENGINEERING
49 W 27TH ST, 10 FL
NEW YORK, NY 10001

ADA CONSULTANT
ACCESSIBILITY SERVICES UNITED SPINAL ASSOCIATION
120-34 QUEENS BLVD. SUITE 320
KEW GARDENS, NY 11415

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KEY PLAN:



BLOCK:98
LOT: 1

PROJECT NAME:

250 WATER STREET

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DOB JOB #: M00632762

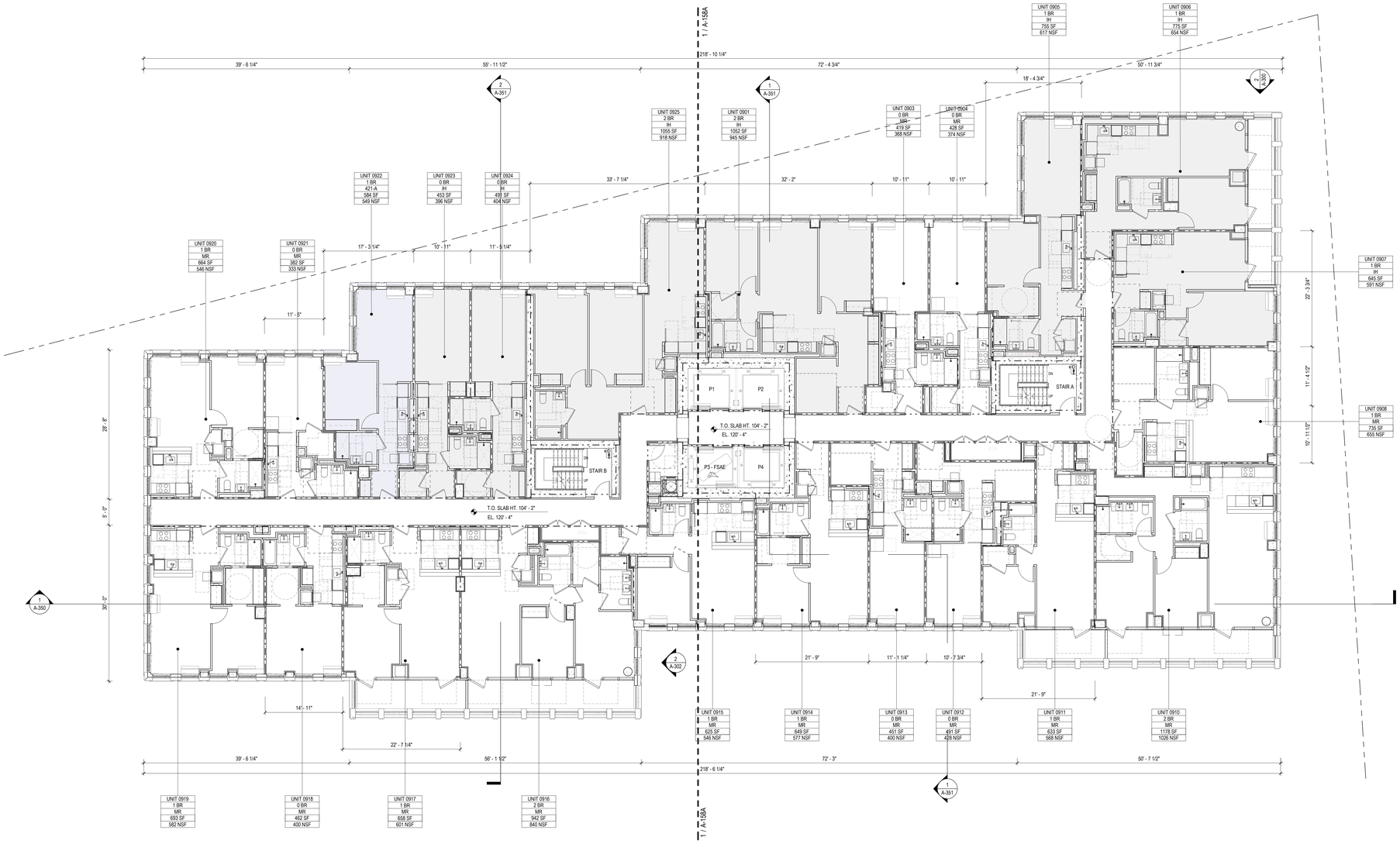
DRAWING TITLE

8TH FLOOR PLAN

DRAWING NUMBER
46 / 244

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1 9TH FLOOR PLAN
SCALE: 1/8" = 1'-0"

LEGEND

- 1 — STRUCTURAL COLUMN TAG (SEE STRUCTURAL DRAWINGS)
- 1 — REFERENCE TO KEYNOTE
- W22 — PARTITION TYPE TAG
- 101 — DOOR TAG
- W01 — WINDOW TAG
- 1-HR FIRE RATED
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- 3-HR FIRE RATED
- CMU WALL
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GENERAL NOTES

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2. ALL PARTITION TYPES TO BE W22 U.O.N. CM TO HOL
   DEDUCT ALTERNATE W22
3. ALL PARTITIONS ARE MEASURED TO FACE OF FINISH PARTITION.
4. SEE A-600 FOR PARTITION SCHEDULE. A-601 FOR TYP. PARTITION DETAILS.
5. HINGE SIDE OF DOOR TO BE 4" FROM ADJACENT WALL U.O.N.
6. SEE A-470 FOR FOUNDATION DETAILS.
7. SEE A-475 FOR ROOF DETAILS.
8. SEE A-620 FOR EXTERIOR FINISH SCHEDULE.
9. SEE A-77 FOR INTERIOR FINISH SCHEDULE.
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KEY NOTES

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250 WATER STREET

250 WATER ST, NEW YORK, NY, 10038

CLIENT
TAVROS HOLDINGS LLC
19 WEST 24TH STREET, 12TH FLOOR
NEW YORK, NY 10010

ARCHITECT
FOGARTY FINGER
69 WALKER STREET
NEW YORK, NY 10013

STRUCTURAL ENGINEER
DESIMONE CONSULTING ENGINEERING
140 BROADWAY, 25TH FLOOR
NEW YORK, NY 10005

MEP ENGINEER
EP ENGINEERING
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NEW YORK, NY 10005

FACADE
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NEW YORK, NY 10001

CIVIL ENGINEER
ETTINGER ENGINEERING ASSOCIATES
505 8TH AVE, 24TH FLOOR
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ANCORA ENGINEERING
49 W 27TH ST, 10 FL
NEW YORK, NY 10001

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ACCESSIBILITY SERVICES UNITED SPINAL ASSOCIATION
120-34 QUEENS BLVD. SUITE 320
KEW GARDENS, NY 11415

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DVA ADVISORS
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TENAFLY, NJ 07670

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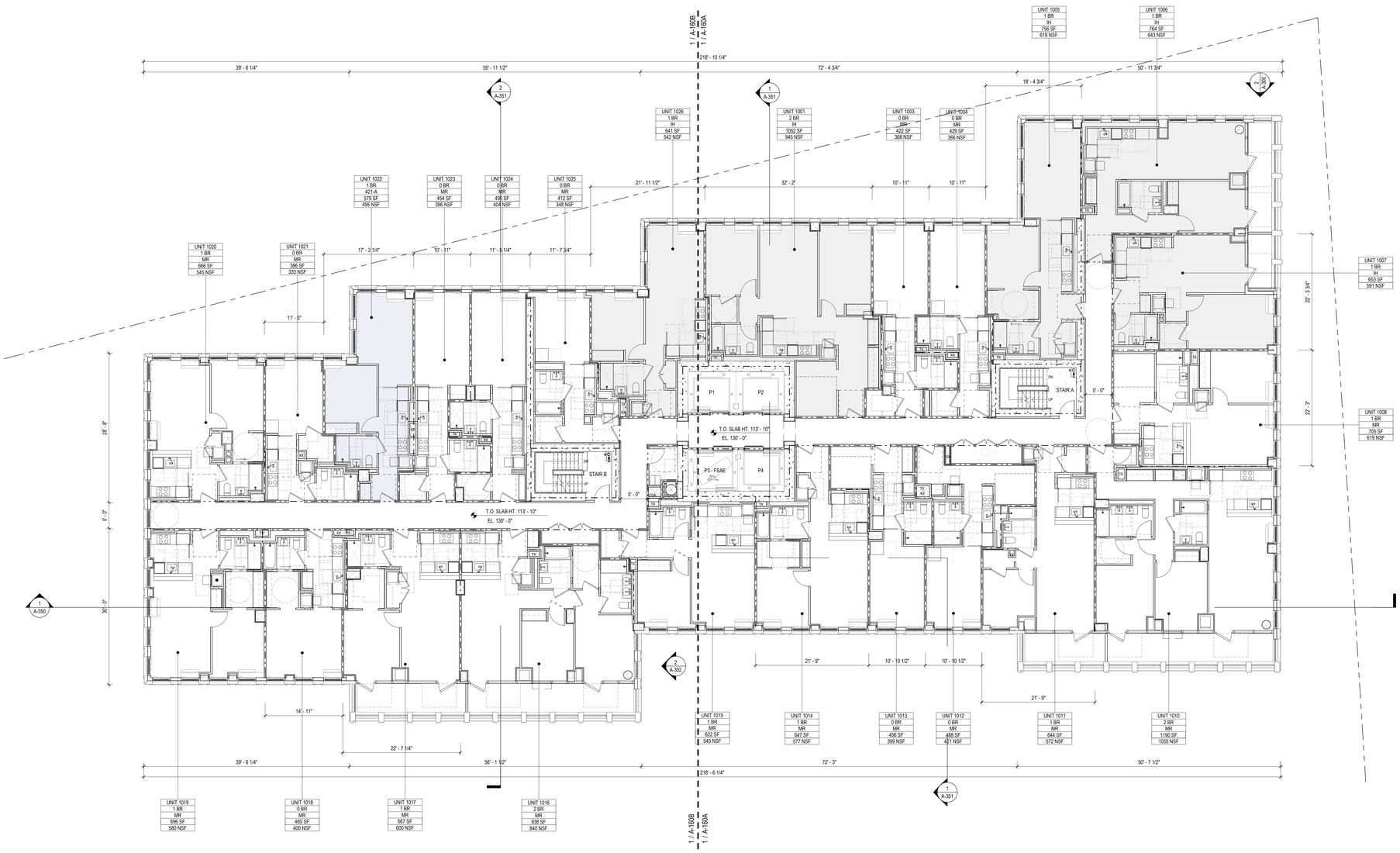
DRAWING TITLE

9TH FLOOR PLAN

DRAWING NUMBER
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1 10TH - 13TH FLOOR PLAN
SCALE: 1/8" = 1'-0"

LEGEND

- 1 — STRUCTURAL COLUMN TAG (SEE STRUCTURAL DRAWINGS)
- 1 — REFERENCE TO KEYNOTE
- 2 / W22 — PARTITION TYPE TAG
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- W01 — WINDOW TAG
- 1-HR FIRE RATED
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GENERAL NOTES

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5. HINGE SIDE OF DOOR TO BE 4" FROM ADJACENT WALL U.O.N.
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KEY NOTES

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250 WATER STREET

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TAVROS HOLDINGS LLC
19 WEST 24TH STREET, 12TH FLOOR
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FOGARTY FINGER
69 WALKER STREET
NEW YORK, NY 10013

STRUCTURAL ENGINEER
DESIMONE CONSULTING ENGINEERING
140 BROADWAY, 25TH FLOOR
NEW YORK, NY 10005

MEP ENGINEER
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100 WILLIAM STREET, SUITE 1205
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129TH WEST 27TH STREET, 5TH FLOOR
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CIVIL ENGINEER
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49 W 27TH ST, 10 FL
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120-34 QUEENS BLVD. SUITE 320
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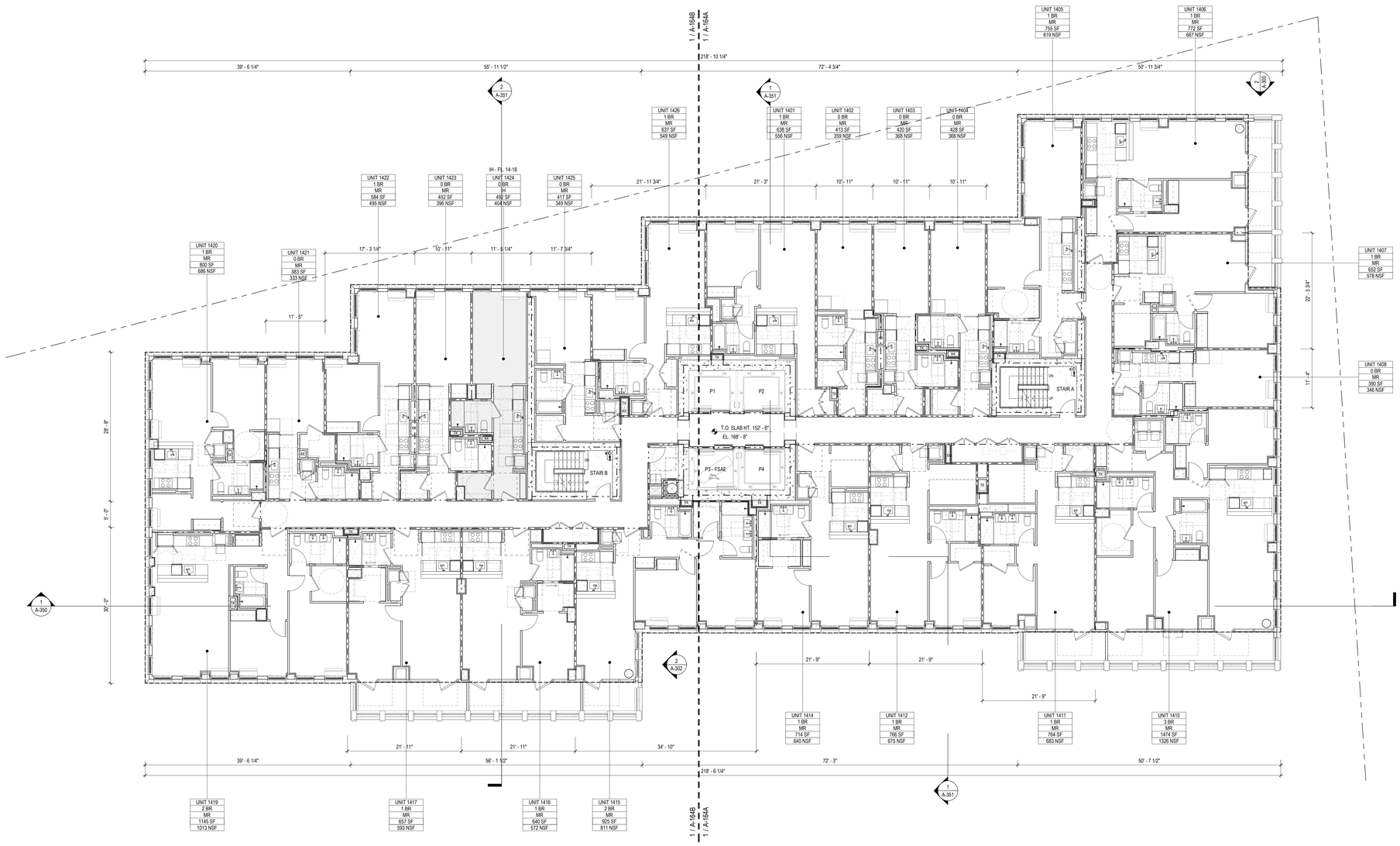
DRAWING TITLE

10TH - 13TH FLOOR PLAN

DRAWING NUMBER
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1 14TH FLOOR PLAN
SCALE: 1/8" = 1'-0"

LEGEND

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- ROOF DRAIN

GENERAL NOTES

1. PROJECT CONSTRUCTION DATUM AND BASE PLANE: HT. +0'-0" = EL. +16.17' NAVD 88.
2. ALL PARTITION TYPES TO BE W22 U.O.N. CM TO HOL
   DEDUCT ALTERNATE W22
3. ALL PARTITIONS ARE MEASURED TO FACE OF FINISH PARTITION.
4. SEE A-600 FOR PARTITION SCHEDULE. A-601 FOR TYP. PARTITION DETAILS.
5. HINGE SIDE OF DOOR TO BE 4" FROM ADJACENT WALL U.O.N.
6. SEE A-470 FOR FOUNDATION DETAILS.
7. SEE A-475 FOR ROOF DETAILS.
8. SEE A-620 FOR EXTERIOR FINISH SCHEDULE.
9. SEE A-77 FOR INTERIOR FINISH SCHEDULE.
10. SEE I-101 TO I-104 AMENITY SPACE KEY PLANS FOR ADDITIONAL NOTES.
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18. FULL-HEIGHT MASONRY DEMISING WALLS AT ALL SPACES SEPARATING COMMERCIAL FITNESS. SEE 13/I-601 FOR DETAILS.

KEY NOTES

Fogarty Finger



250 WATER STREET

250 WATER ST, NEW YORK, NY, 10038

CLIENT
TAVROS HOLDINGS LLC
19 WEST 24TH STREET, 12TH FLOOR
NEW YORK, NY 10010

ARCHITECT
FOGARTY FINGER
69 WALKER STREET
NEW YORK, NY 10013

STRUCTURAL ENGINEER
DESIMONE CONSULTING ENGINEERING
140 BROADWAY, 25TH FLOOR
NEW YORK, NY 10005

MEP ENGINEER
EP ENGINEERING
100 WILLIAM STREET, SUITE 1205
NEW YORK, NY 10005

FACADE
GMS
129TH WEST 27TH STREET, 5TH FLOOR
NEW YORK, NY 10001

CIVIL ENGINEER
ETTINGER ENGINEERING ASSOCIATES
505 8TH AVE, 24TH FLOOR
NEW YORK, NY 10018

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ANCORA ENGINEERING
49 W 27TH ST, 10 FL
NEW YORK, NY 10001

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ACCESSIBILITY SERVICES UNITED SPINAL ASSOCIATION
120-34 QUEENS BLVD. SUITE 320
KEW GARDENS, NY 11415

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DVA ADVISORS
24W RAILROAD AVE OMB 273
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SEAL & SIGNATURE:

KEY PLAN:



BLOCK:98
LOT: 1
PROJECT NAME:

250 WATER STREET

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DOB JOB #: M00837762

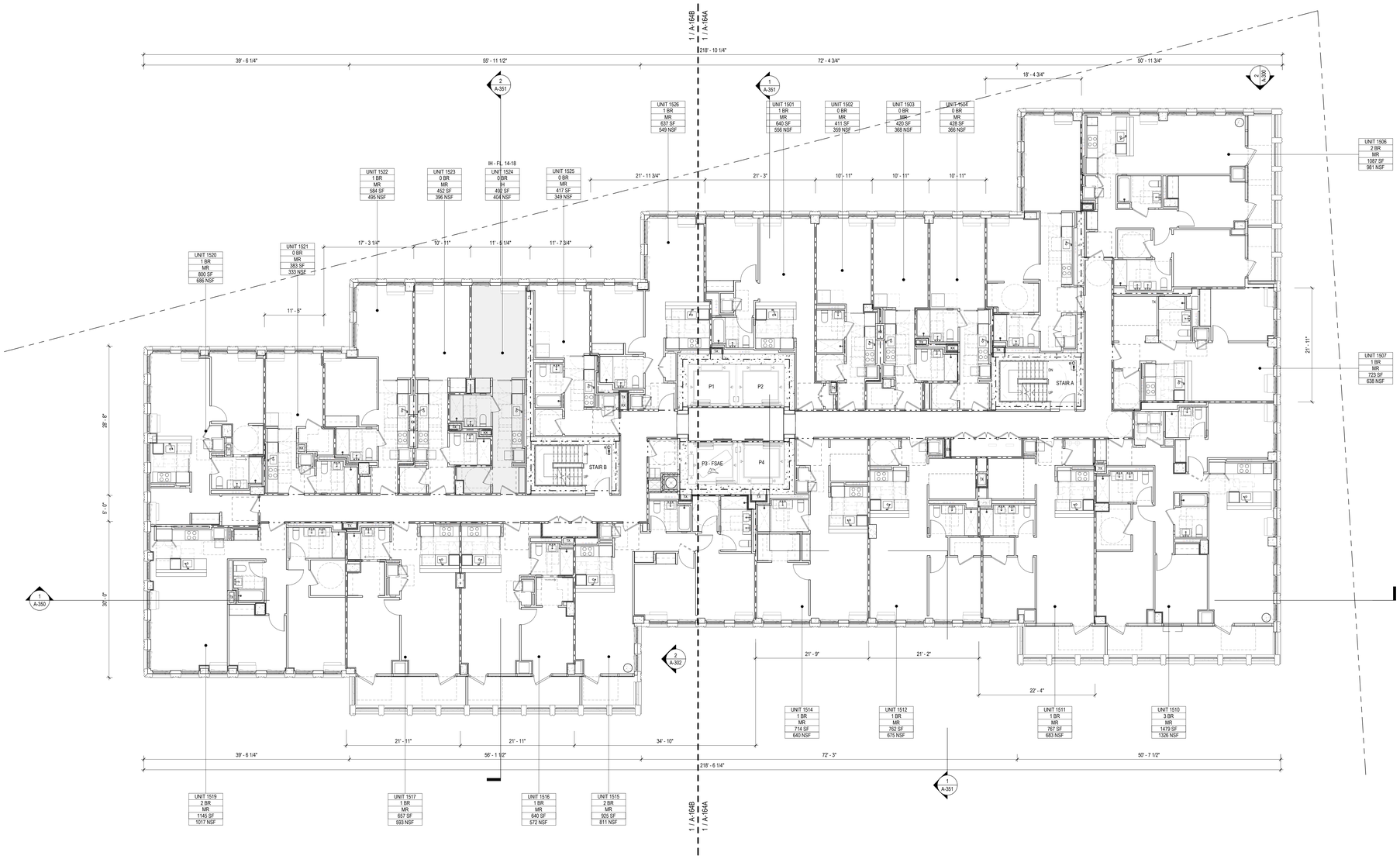
DRAWING TITLE:

14TH FLOOR PLAN

DRAWING NUMBER
46 / 244

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1 15TH - 24TH FLOOR PLAN
SCALE: 1/8" = 1'-0"

LEGEND

- 1 — STRUCTURAL COLUMN TAG (SEE STRUCTURAL DRAWINGS)
- 1 — REFERENCE TO KEYNOTE
- 2 / W22 — PARTITION TYPE TAG
- 101 — DOOR TAG
- W01 — WINDOW TAG
- 1-HR FIRE RATED
- 2-HR FIRE RATED
- 3-HR FIRE RATED
- CMU WALL
- CONCRETE WALL / COLUMNS
- N.I.D. — NETWORK INTERFACE DEVICE
- E.P. — ELECTRICAL PANEL
- FLOOR DRAIN
- ROOF DRAIN

GENERAL NOTES

1. PROJECT CONSTRUCTION DATUM AND BASE PLANE: HT. +0'-0" = EL. +16.17' NAVD 88.
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   DEDUCT ALTERNATE W22
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7. SEE A-475 FOR ROOF DETAILS.
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KEY NOTES

Fogarty Finger



250 WATER STREET

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CLIENT
TAVROS HOLDINGS LLC
19 WEST 24TH STREET, 12TH FLOOR
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ARCHITECT
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STRUCTURAL ENGINEER
DESIMONE CONSULTING ENGINEERING
140 BROADWAY, 25TH FLOOR
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FACADE
GMS
129TH WEST 27TH STREET, 5TH FLOOR
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505 8TH AVE, 24TH FLOOR
NEW YORK, NY 10018

GEOTECH
ANCORA ENGINEERING
49 W 27TH ST, 10 FL
NEW YORK, NY 10001

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ACCESSIBILITY SERVICES UNITED SPINAL ASSOCIATION
120-34 QUEENS BLVD. SUITE 320
KEW GARDENS, NY 11415

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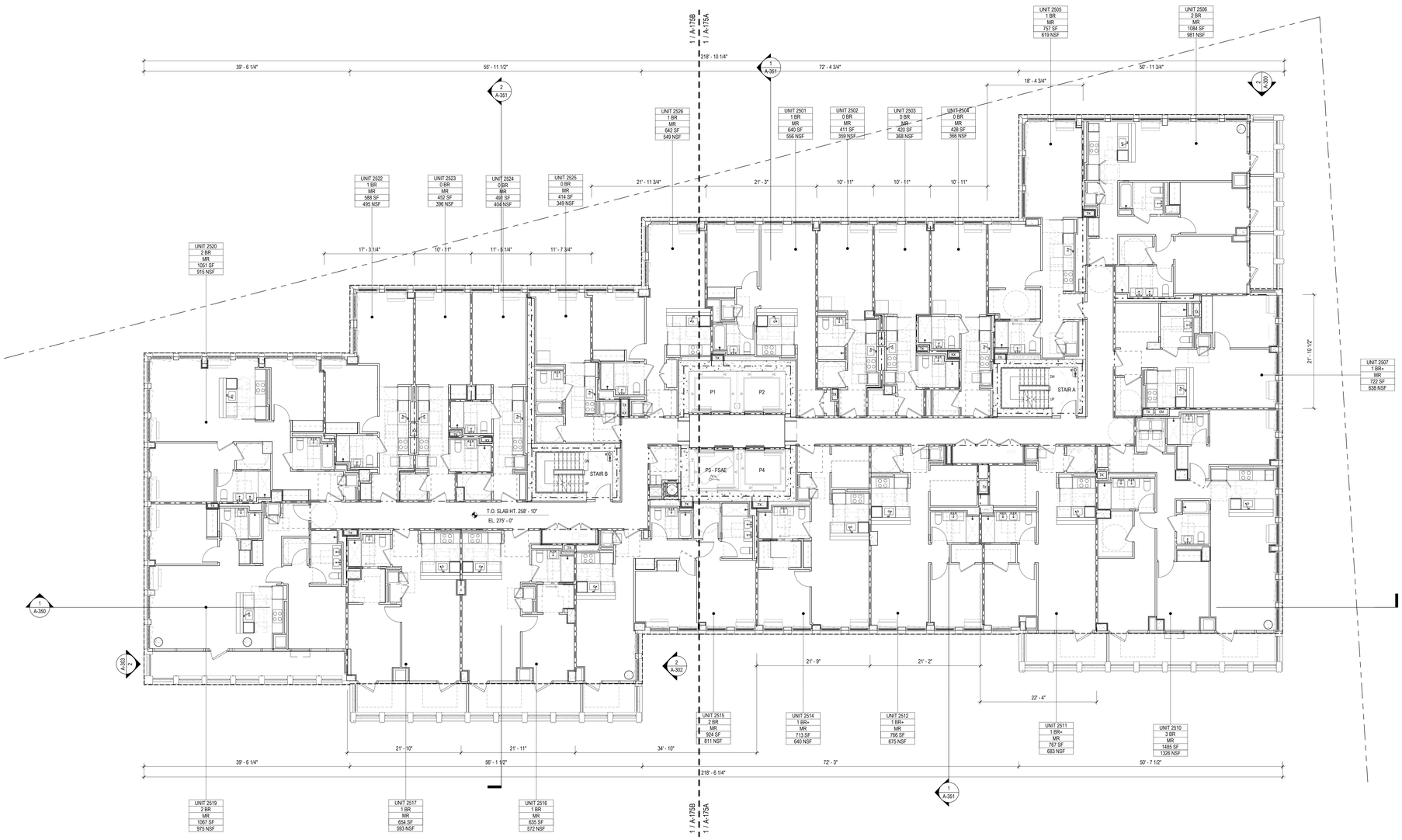
DRAWING TITLE

15TH - 24TH FLOOR PLAN

DRAWING NUMBER
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1 25TH FLOOR PLAN
SCALE: 1/8" = 1'-0"

LEGEND

- 1 — STRUCTURAL COLUMN TAG (SEE STRUCTURAL DRAWINGS)
- 1 — REFERENCE TO KEYNOTE
- 2 / W22 — PARTITION TYPE TAG
- 101 — DOOR TAG
- W01 — WINDOW TAG
- 1-HR FIRE RATED
- 2-HR FIRE RATED
- 3-HR FIRE RATED
- CMU WALL
- CONCRETE WALL / COLUMNS
- N.I.D. — NETWORK INTERFACE DEVICE
- E.P. — ELECTRICAL PANEL
- FLOOR DRAIN
- ROOF DRAIN

GENERAL NOTES

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3. ALL PARTITIONS ARE MEASURED TO FACE OF FINISH PARTITION.
4. SEE A-600 FOR PARTITION SCHEDULE. A-601 FOR TYP. PARTITION DETAILS.
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KEY NOTES

Fogarty Finger



250 WATER STREET

250 WATER ST, NEW YORK, NY, 10038

CLIENT
TAVROS HOLDINGS LLC
19 WEST 24TH STREET, 12TH FLOOR
NEW YORK, NY 10010

ARCHITECT
FOGARTY FINGER
69 WALKER STREET
NEW YORK, NY 10013

STRUCTURAL ENGINEER
DESIMONE CONSULTING ENGINEERING
140 BROADWAY, 25TH FLOOR
NEW YORK, NY 10005

MEP ENGINEER
EP ENGINEERING
100 WILLIAM STREET, SUITE 1205
NEW YORK, NY 10005

FACADE
GMS
129TH WEST 27TH STREET, 5TH FLOOR
NEW YORK, NY 10001

CIVIL ENGINEER
ETTINGER ENGINEERING ASSOCIATES
505 8TH AVE, 24TH FLOOR
NEW YORK, NY 10018

GEOTECH
ANCORA ENGINEERING
49 W 27TH ST, 10 FL
NEW YORK, NY 10001

ADA CONSULTANT
ACCESSIBILITY SERVICES UNITED SPINAL ASSOCIATION
120-34 QUEENS BLVD. SUITE 320
KEW GARDENS, NY 11415

CODE CONSULTANT / EXPEDITOR
DVA ADVISORS
24W RAILROAD AVE OMB 273
TENAFLY, NJ 07670

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JENKINS HUNTINGTON
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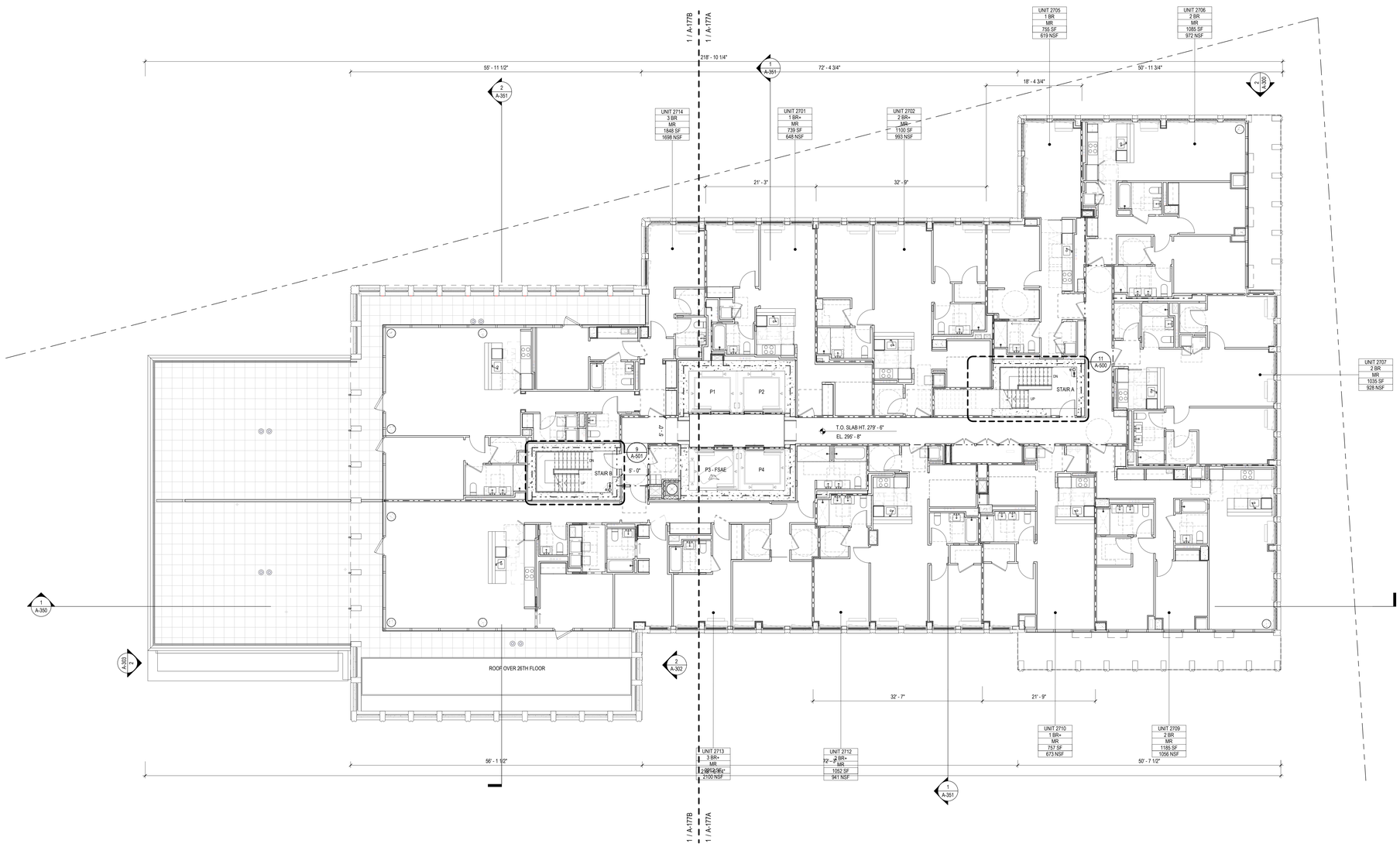
DRAWING TITLE

25TH - 26TH FLOOR PLAN

DRAWING NUMBER
46 / 244

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LEGEND

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- 2 / W22 — PARTITION TYPE TAG
- 101 — DOOR TAG
- W01 — WINDOW TAG
- 1-HR FIRE RATED
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GENERAL NOTES

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   DEDUCT ALTERNATE W22
3. ALL PARTITIONS ARE MEASURED TO FACE OF FINISH PARTITION.
4. SEE A-600 FOR PARTITION SCHEDULE. A-601 FOR TYP. PARTITION DETAILS.
5. HINGE SIDE OF DOOR TO BE 4" FROM ADJACENT WALL U.O.N.
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7. SEE A-475 FOR ROOF DETAILS.
8. SEE A-620 FOR EXTERIOR FINISH SCHEDULE.
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KEY NOTES

Fogarty Finger



250 WATER STREET

250 WATER ST, NEW YORK, NY, 10038

CLIENT
TAVROS HOLDINGS LLC
19 WEST 24TH STREET, 12TH FLOOR
NEW YORK, NY 10010

ARCHITECT
FOGARTY FINGER
69 WALKER STREET
NEW YORK, NY 10013

STRUCTURAL ENGINEER
DESIMONE CONSULTING ENGINEERING
140 BROADWAY, 25TH FLOOR
NEW YORK, NY 10005

MEP ENGINEER
EP ENGINEERING
100 WILLIAM STREET, SUITE 1205
NEW YORK, NY 10005

FACADE
GMS
129TH WEST 27TH STREET, 5TH FLOOR
NEW YORK, NY 10001

CIVIL ENGINEER
ETTINGER ENGINEERING ASSOCIATES
505 8TH AVE, 24TH FLOOR
NEW YORK, NY 10018

GEOTECH
ANCORA ENGINEERING
49 W 27TH ST, 10 FL
NEW YORK, NY 10001

ADA CONSULTANT
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120-34 QUEENS BLVD. SUITE 320
KEW GARDENS, NY 11415

CODE CONSULTANT / EXPEDITOR
DVA ADVISORS
24W RAILROAD AVE OMB 273
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SEAL & SIGNATURE:

KEY PLAN:



BLOCK:98
LOT: 1
PROJECT NAME:

250 WATER STREET

250 WATER ST, NEW YORK, NY, 10038
DOB JOB #: M00632762

DRAWING TITLE

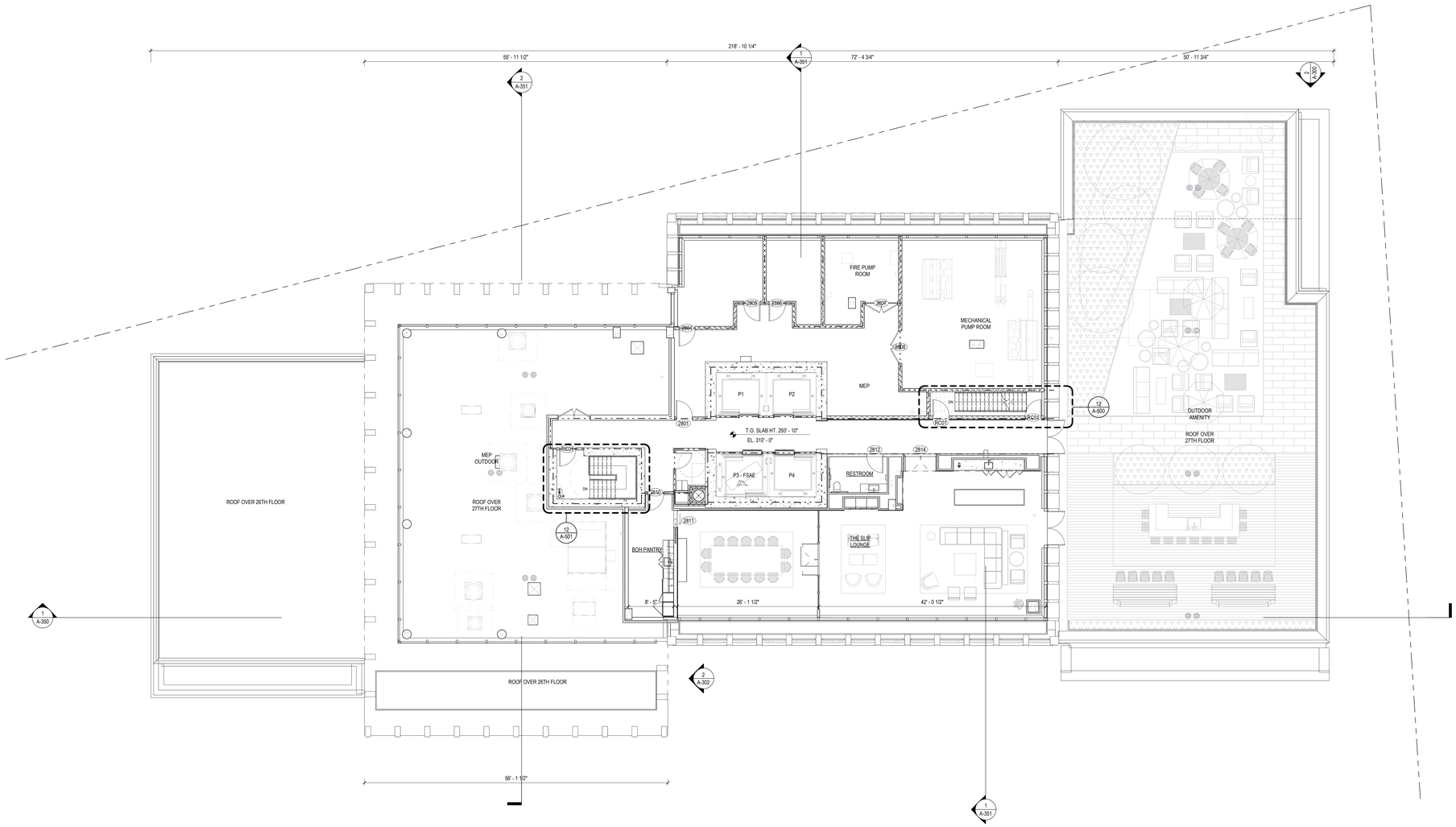
27TH FLOOR PLAN

DRAWING NUMBER
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1 27TH FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 28TH FLOOR PLAN
SCALE: 1/8" = 1'-0"

LEGEND

- 1 — STRUCTURAL COLUMN TAG (SEE STRUCTURAL DRAWINGS)
- 1 — REFERENCE TO KEYNOTE
- 2 / W22 — PARTITION TYPE TAG
- 101 — DOOR TAG
- WIN — WINDOW TAG
- 1-HR FIRE RATED
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GENERAL NOTES

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Fogarty Finger



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TAVROS HOLDINGS LLC
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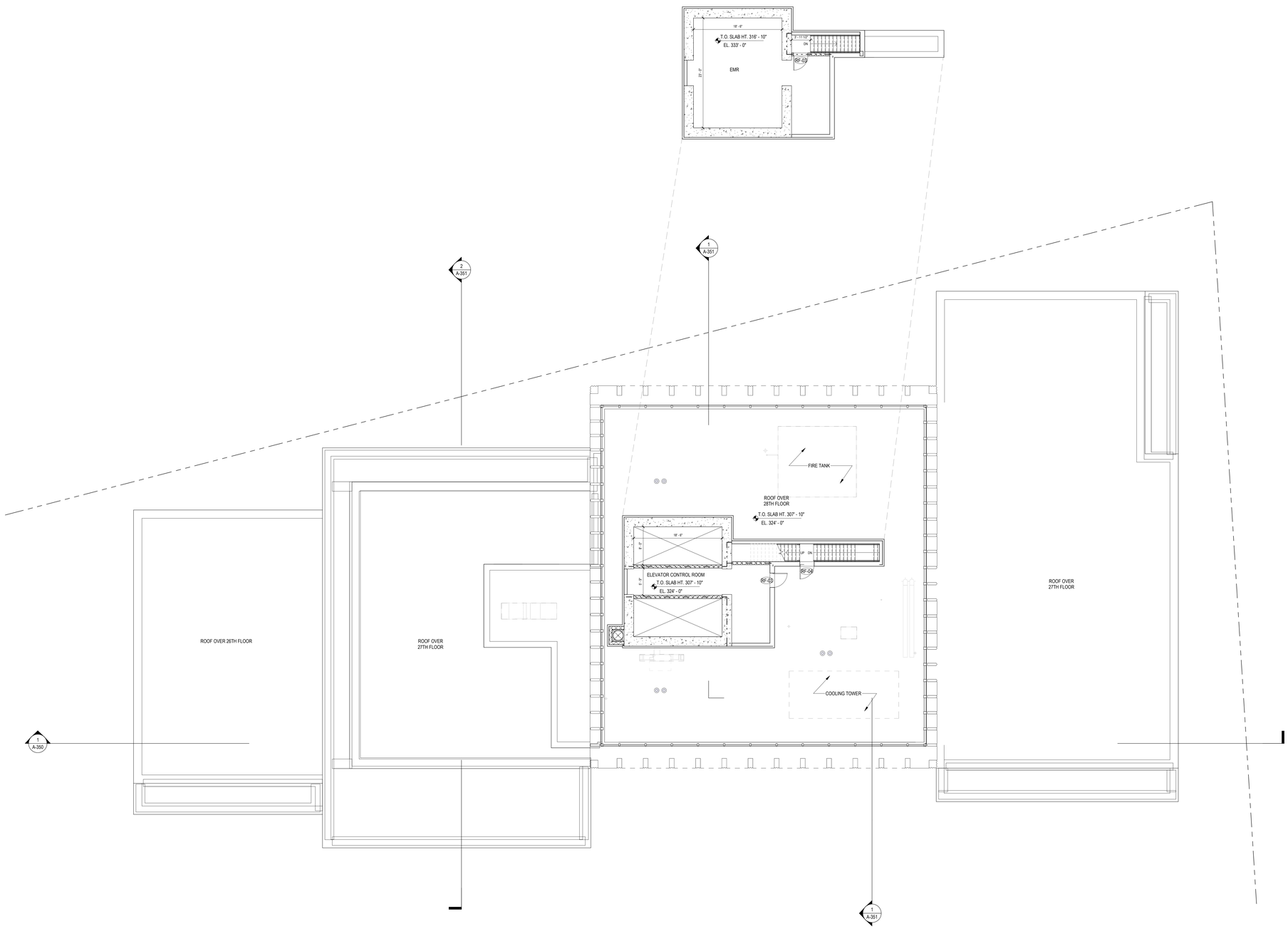
DRAWING TITLE

28TH FLOOR PLAN

DRAWING NUMBER
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- CONCRETE WALL / COLUMNS
- N.I.D. — NETWORK INTERFACE DEVICE
- E.P. — ELECTRICAL PANEL
- FLOOR DRAIN
- ROOF DRAIN

GENERAL NOTES

1. PROJECT CONSTRUCTION DATUM AND BASE PLANE: HT. +0'-0" = EL. +16.17' NAVD 88.
2. ALL PARTITION TYPES TO BE W22 U.O.N. CM TO HOL
   DEDUCT ALTERNATE W22
3. ALL PARTITIONS ARE MEASURED TO FACE OF FINISH PARTITION.
4. SEE A-600 FOR PARTITION SCHEDULE. A-601 FOR TYP. PARTITION DETAILS.
5. HINGE SIDE OF DOOR TO BE 4" FROM ADJACENT WALL U.O.N.
6. SEE A-470 FOR FOUNDATION DETAILS.
7. SEE A-475 FOR ROOF DETAILS.
8. SEE A-620 FOR EXTERIOR FINISH SCHEDULE.
9. SEE A-77 FOR INTERIOR FINISH SCHEDULE.
10. SEE I-101 TO I-104 AMENITY SPACE KEY PLANS FOR ADDITIONAL NOTES.
11. WF-01 IS TYPICAL RESIDENTIAL UNIT FLOOR FINISH, U.O.N. CF-01 IS TYPICAL B.O.H. FINISH, U.O.N. REFER TO A-608 FOR APARTMENT FINISH SCHEDULE.
12. ALL ELECTRICAL PANEL COVERS TO HAVE WHITE FINISH, TYP.
13. SEE A-608 FOR UNIT EQUIPMENT, PLUMBING FIXTURE, TOILET ACCESSORIES & APPLIANCE SCHEDULES.
14. SEE I-2007S FOR BATHROOM ELEVATIONS AND I-2107S FOR KITCHEN ELEVATIONS
15. PROVIDE SEALANT ON ALL DEMISE WALLS WITH BACK TO BACK TOILETS.
16. FOR POWER & COMMUNICATION, APPLIANCES, ACCESSORIES, AND LEVEL OF FINISH AT AMENITY SPACES, TAVROS TO ADVISE ON PROJECT COMP FOR ALLOWANCES.
17. ALL EXTERIOR PAVERS TO BE 2" CONCRETE PAVERS ON A CONCEALED LOCK DOWN PEDESTAL SYSTEM TO PREVENT WIND UPLIFT.
18. FULL-HEIGHT MASONRY DEMISING WALLS AT ALL SPACES SEPARATING COMMERCIAL FITNESS. SEE 13/I-601 FOR DETAILS.

KEY NOTES

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250 WATER STREET

250 WATER ST, NEW YORK, NY, 10038

CLIENT
TAVROS HOLDINGS LLC
19 WEST 24TH STREET, 12TH FLOOR
NEW YORK, NY 10010

ARCHITECT
FOGARTY FINGER
69 WALKER STREET
NEW YORK, NY 10013

STRUCTURAL ENGINEER
DESIMONE CONSULTING ENGINEERING
140 BROADWAY, 25TH FLOOR
NEW YORK, NY 10005

MEP ENGINEER
EP ENGINEERING
100 WILLIAM STREET, SUITE 1205
NEW YORK, NY 10005

FACADE
GMS
129TH WEST 27TH STREET, 5TH FLOOR
NEW YORK, NY 10001

CIVIL ENGINEER
ETTINGER ENGINEERING ASSOCIATES
505 8TH AVE, 24TH FLOOR
NEW YORK, NY 10018

GEOTECH
ANCORA ENGINEERING
49 W 27TH ST, 10 FL
NEW YORK, NY 10001

ADA CONSULTANT
ACCESSIBILITY SERVICES UNITED SPINAL ASSOCIATION
120-34 QUEENS BLVD. SUITE 320
KEW GARDENS, NY 11415

CODE CONSULTANT / EXPEDITOR
DVA ADVISORS
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TENAFLY, NJ 07670

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JENKINS HUNTINGTON
5 CLIMAX ROAD
AVON, CT 06001

ENERGY CONSULTANT
THE SHEWARD PARTNERSHIP
2300 CHESTNUT STREET
PHILADELPHIA, PA 19103

No.	DATE	ISSUE
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3	05.29.2026	100% DD ISSUANCE
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1	01.30.2026	SCHEMATIC DESIGN

SEAL & SIGNATURE:

KEY PLAN:



BLOCK:98
LOT: 1

PROJECT NAME:

250 WATER STREET

250 WATER ST, NEW YORK, NY, 10038
DOB JOB #: M00632762

DRAWING TITLE

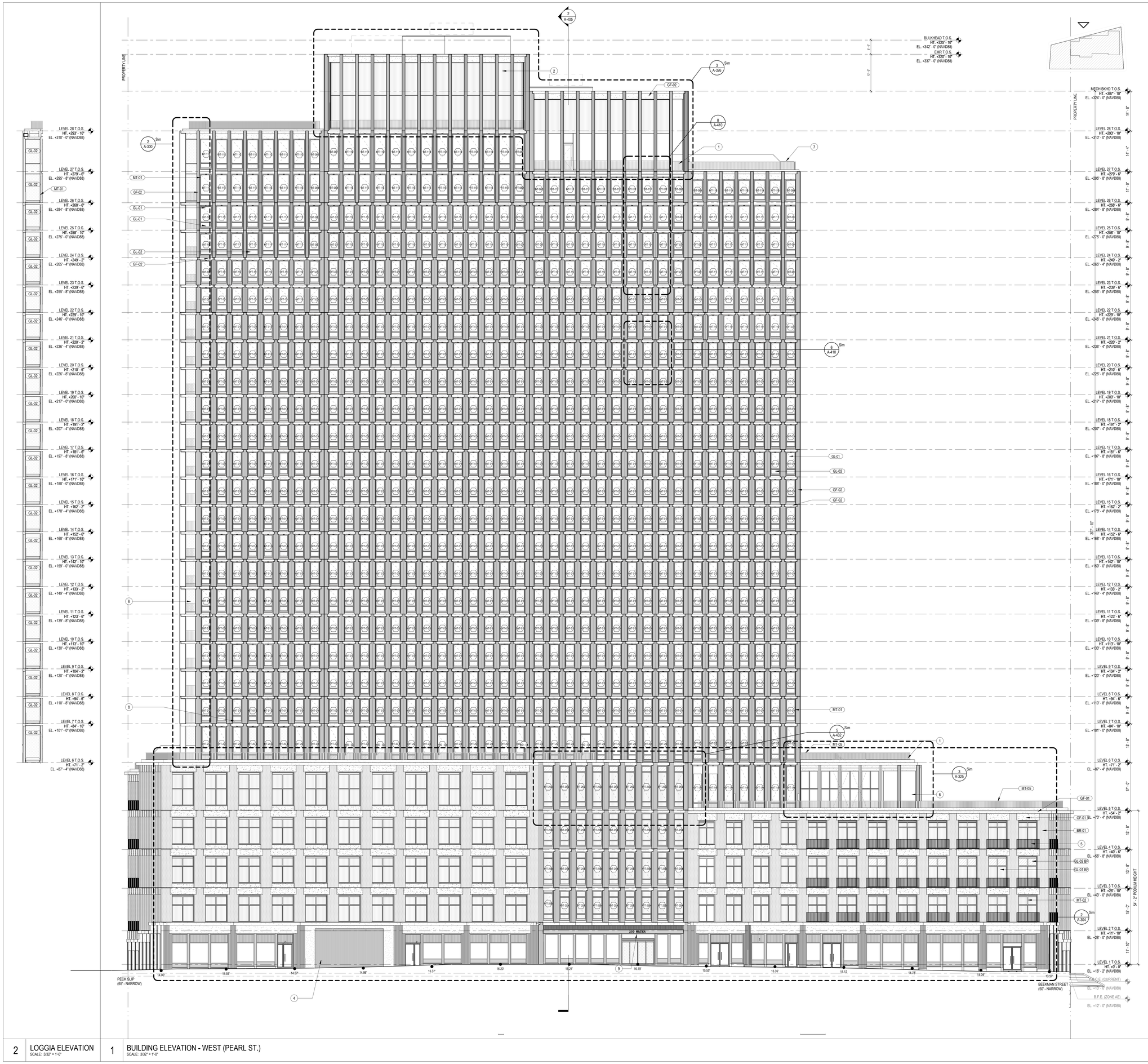
ROOF FLOOR PLAN

DRAWING NUMBER
49 / 344

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1 MECH BULKHEAD FLOOR PLAN
SCALE: 1/8" = 1'-0"



LEGEND

- 1 — REFERENCE TO KEYNOTE
- XX-01 — MATERIAL TAG
- 101 — DOOR TAG
- W01 — WINDOW TAG
- OPERABLE WINDOW
- FIXED WINDOW

MATERIAL LEGEND

- GL-01, VISION I.G.U. 9TH FLOOR AND ABOVE
- GL-01 BF, VISION I.G.U. BIRD FRIENDLY 8TH FLOOR AND BELOW
- GL-02, SPANDREL BOX I.G.U. 9TH FLOOR AND ABOVE
- GL-02 BF, SPANDREL I.G.U. BIRD FRIENDLY 8TH FLOOR AND BELOW
- GL-03 BF, STOREFRONT I.G.U. BIRD FRIENDLY 8TH FLOOR AND BELOW
- GL-04 BF, SPANDREL, STOREFRONT I.G.U. BIRD FRIENDLY, 8TH FLOOR AND BELOW
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- GF-02, GFRC PANEL COLOR TBD, TOWER & STOREFRONT
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- BR-01, HANDSET BRICK RED, PODIUM
- INS-01, MINERAL BOARD INSULATION
- LV-01, PTD METAL LOUVER

GENERAL NOTES

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3. SEE A - 305 FOR EXTERIOR FINISH SCHEDULE
4. SEE A - 100s FOR DIMENSIONS OF CLADDING OPENING

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5. JULIET BALCONY WITH METAL RAILING, 42" A.F.F.
6. LOGGIA - OPEN TO BEYOND
7. TERRACE DIVIDER
8. MECHANICAL LOUVERS FOR PTHP, REFER TO MECHANICAL DRAWINGS FOR DETAILS
9. INTERNALLY DRAINED CANOPY WITH INTEGRATED LIGHT FIXTURES
10. STOREFRONT WINDOW SYSTEM BEYOND LOGGIA

2 LOGGIA ELEVATION
SCALE: 3/32" = 1'-0"

1 BUILDING ELEVATION - WEST (PEARL ST.)
SCALE: 3/32" = 1'-0"

Fogarty Finger



250 WATER STREET

250 WATER ST, NEW YORK, NY, 10038

CLIENT
TAVROS HOLDINGS LLC
19 WEST 24TH STREET, 12TH FLOOR
NEW YORK, NY 10010

ARCHITECT
FOGARTY FINGER
69 WALKER STREET
NEW YORK, NY 10013

STRUCTURAL ENGINEER
DESIMONE CONSULTING ENGINEERING
140 BROADWAY, 25TH FLOOR
NEW YORK, NY 10005

MEP ENGINEER
EP ENGINEERING
100 WILLIAM STREET, SUITE 1205
NEW YORK, NY 10005

FACADE
GMS
129TH WEST 27TH STREET, 5TH FLOOR
NEW YORK, NY 10001

CIVIL ENGINEER
ETTINGER ENGINEERING ASSOCIATES
505 8TH AVE, 24TH FLOOR
NEW YORK, NY 10018

GEOTECH
ANCORA ENGINEERING
49 W 27TH ST, 10 FL
NEW YORK, NY 10001

ADA CONSULTANT
ACCESSIBILITY SERVICES UNITED SPINAL ASSOCIATION
120-34 QUEENS BLVD. SUITE 320
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SEAL & SIGNATURE

KEY PLAN:



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DOB JOB #: M00632762

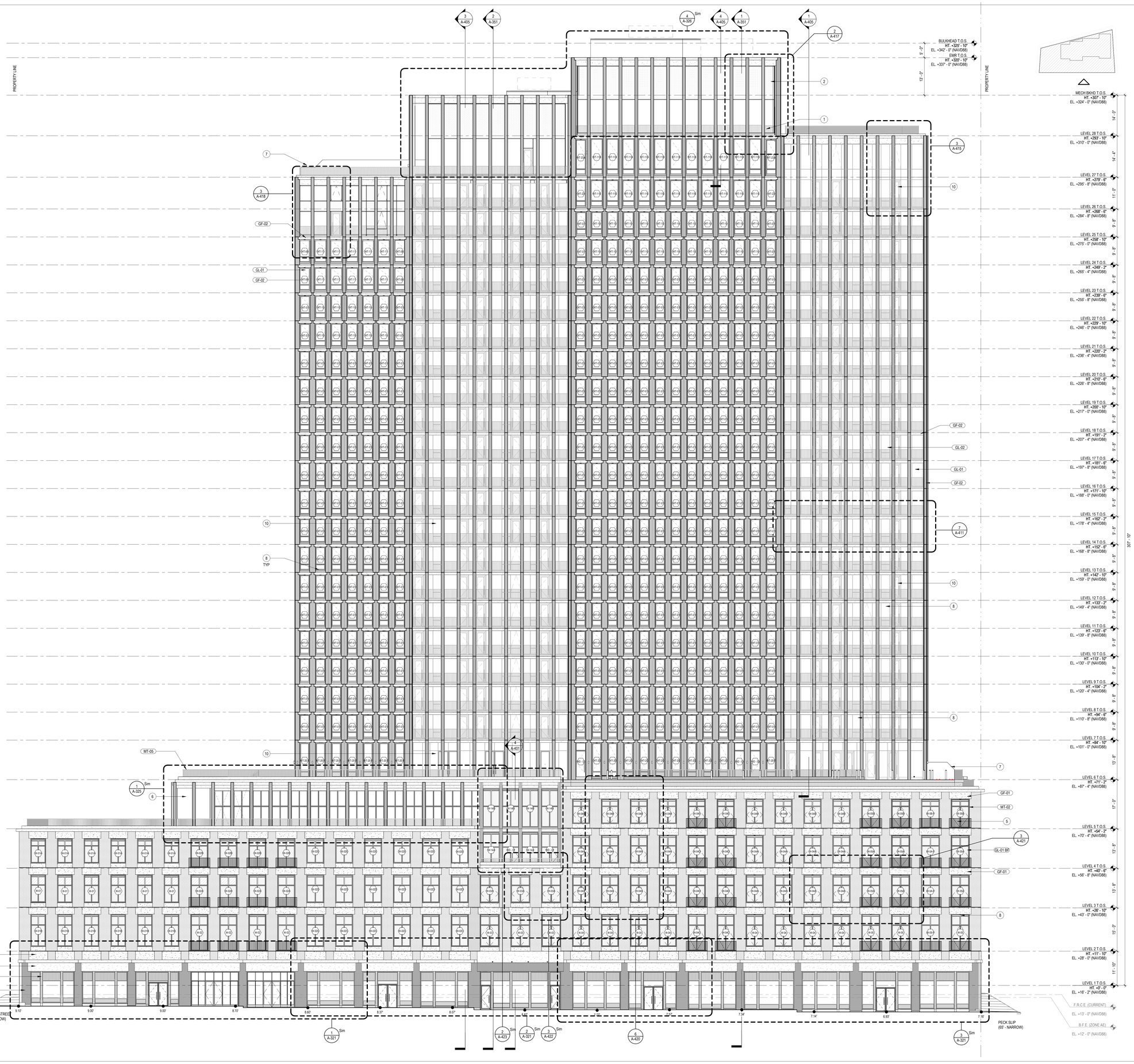
DRAWING TITLE

BUILDING ELEVATION WEST

DRAWING NUMBER
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1 BUILDING ELEVATION - EAST (WATER ST.)
SCALE: 3/32" = 1'-0"

LEGEND

- REFERENCE TO KEYNOTE
- MATERIAL TAG
- DOOR TAG
- WINDOW TAG
- OPERABLE WINDOW
- FIXED WINDOW

MATERIAL LEGEND

- GL-01, VISION I.G.U. 9TH FLOOR AND ABOVE
- GL-01 BF, VISION I.G.U. BIRD FRIENDLY 8TH FLOOR AND BELOW
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- INS-01, MINERAL BOARD INSULATION
- LV-01, PTD METAL LOUVER

GENERAL NOTES

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3. SEE A - 305 FOR EXTERIOR FINISH SCHEDULE
4. SEE A - 100s FOR DIMENSIONS OF CLADDING OPENING

KEY NOTES

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9 INTERNALLY DRAINED CANOPY WITH INTEGRATED LIGHT FIXTURES
10 STOREFRONT WINDOW SYSTEM BEYOND LOGGIA

Fogarty Finger



250 WATER STREET

250 WATER ST, NEW YORK, NY, 10038

CLIENT
TAVROS HOLDINGS LLC
19 WEST 24TH STREET, 12TH FLOOR
NEW YORK, NY 10010

ARCHITECT
FOGARTY FINGER
69 WALKER STREET
NEW YORK, NY 10013

STRUCTURAL ENGINEER
DESIMONE CONSULTING ENGINEERING
140 BROADWAY, 25TH FLOOR
NEW YORK, NY 10005

MEP ENGINEER
EP ENGINEERING
100 WILLIAM STREET, SUITE 1205
NEW YORK, NY 10005

FACADE
GMS
129TH WEST 27TH STREET, 5TH FLOOR
NEW YORK, NY 10001

CIVIL ENGINEER
ETTINGER ENGINEERING ASSOCIATES
505 8TH AVE, 24TH FLOOR
NEW YORK, NY 10018

GEOTECH
ANCORA ENGINEERING
49 W 27TH ST, 10 FL
NEW YORK, NY 10001

ADA CONSULTANT
ACCESSIBILITY SERVICES UNITED SPINAL ASSOCIATION
120-34 QUEENS BLVD. SUITE 320
KEW GARDENS, NY 11415

CODE CONSULTANT / EXPEDITOR
DVA ADVISORS
24W RAILROAD AVE OMB 273
TENAFLY, NJ 07670

ELEVATOR CONSULTANT
JENKINS HUNTINGTON
5 CLIMAX ROAD
AVON, CT 06001

ENERGY CONSULTANT
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2300 CHESTNUT STREET
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SEAL & SIGNATURE

KEY PLAN:



BLOCK 98
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PROJECT NAME:

250 WATER STREET

250 WATER ST, NEW YORK, NY, 10038
DOB JOB #: M00632762

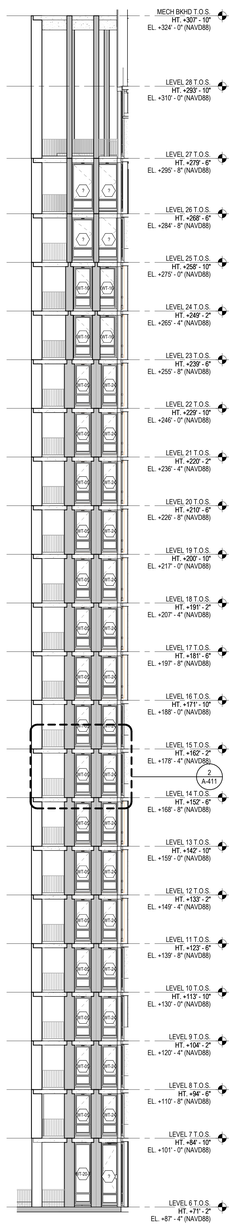
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BUILDING ELEVATION EAST

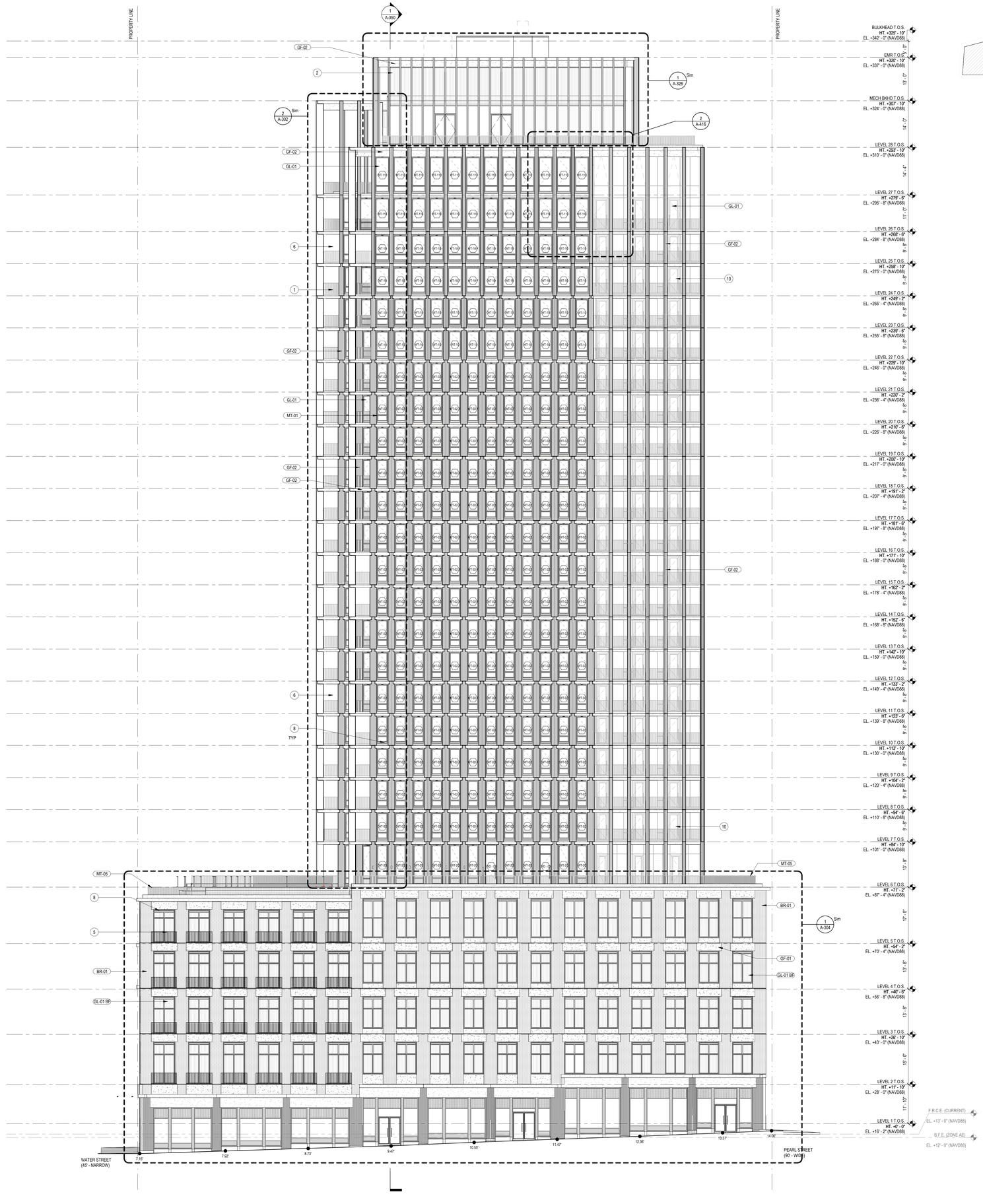
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2 BUILDING ELEVATION - NORTH SETBACK
SCALE: 3/32" = 1'-0"



1 BUILDING ELEVATION - NORTH (PECK SLIP)
SCALE: 3/32" = 1'-0"



LEGEND

- REFERENCE TO KEYNOTE
- MATERIAL TAG
- DOOR TAG
- WINDOW TAG
- OPERABLE WINDOW
- FIXED WINDOW

MATERIAL LEGEND

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GENERAL NOTES

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250 WATER STREET

250 WATER ST, NEW YORK, NY, 10038

CLIENT
TAVROS HOLDINGS LLC
19 WEST 24TH STREET, 12TH FLOOR
NEW YORK, NY 10010

ARCHITECT
FOGARTY FINGER
69 WALKER STREET
NEW YORK, NY 10013

STRUCTURAL ENGINEER
DESIMONE CONSULTING ENGINEERING
140 BROADWAY, 25TH FLOOR
NEW YORK, NY 10005

MEP ENGINEER
EP ENGINEERING
100 WILLIAM STREET, SUITE 1205
NEW YORK, NY 10005

FACADE
GMS
129TH WEST 27TH STREET, 5TH FLOOR
NEW YORK, NY 10001

CIVIL ENGINEER
ETTINGER ENGINEERING ASSOCIATES
505 8TH AVE, 24TH FLOOR
NEW YORK, NY 10018

GEOTECH
ANCORA ENGINEERING
49 W 27TH ST, 10 FL
NEW YORK, NY 10001

ADA CONSULTANT
ACCESSIBILITY SERVICES UNITED SPINAL ASSOCIATION
120-34 QUEENS BLVD. SUITE 320
KEW GARDENS, NY 11415

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24W RAILROAD AVE OMB 273
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SEAL & SIGNATURE

KEY PLAN:



BLOCK 98
LOT: 1

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DOB JOB #: M00632762

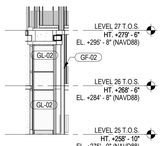
DRAWING TITLE

BUILDING ELEVATION NORTH

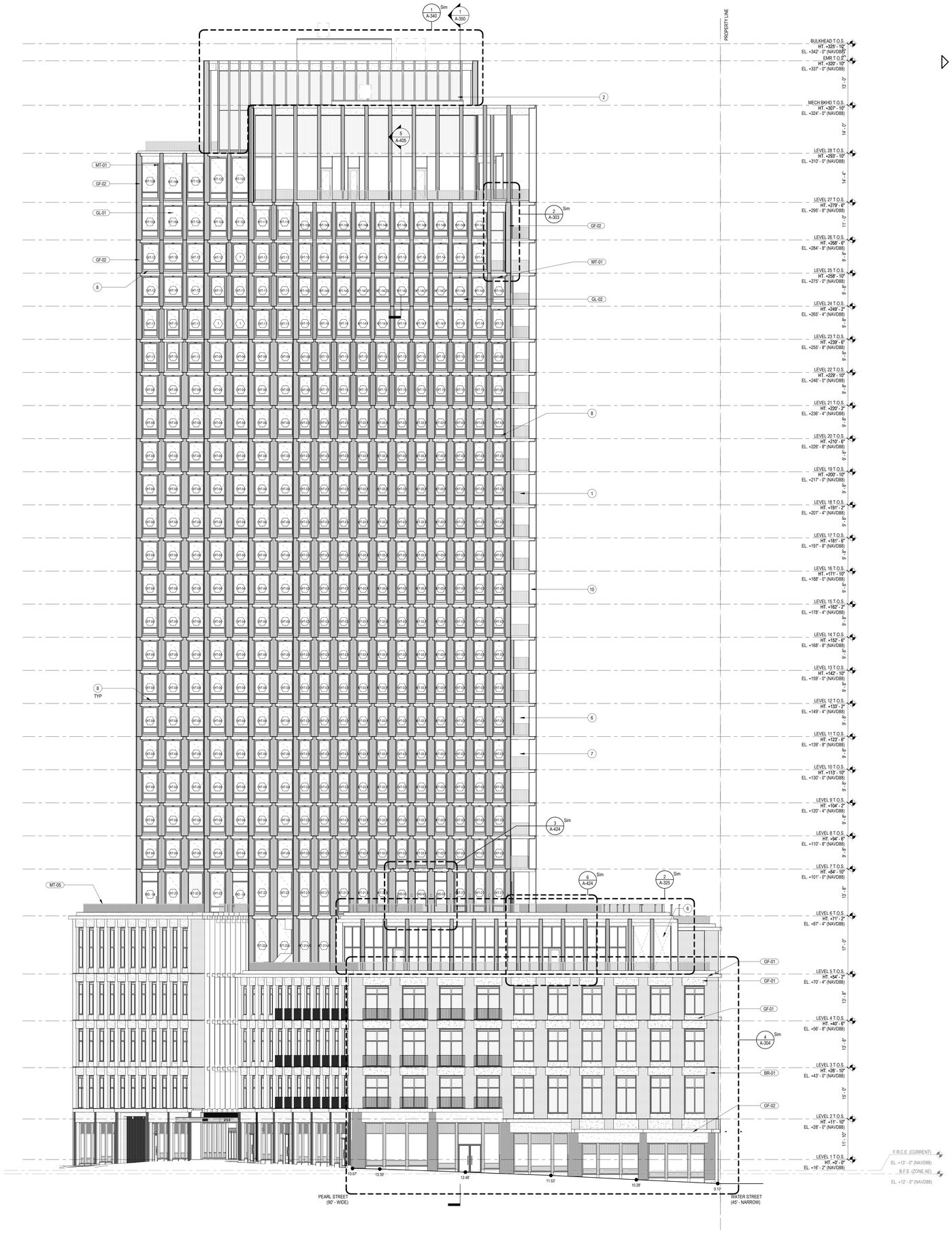
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2 BUILDING ELEVATION - SOUTH (SETBACK)
SCALE: 3/32" = 1'-0"



1 BUILDING ELEVATION - SOUTH (BEEKMAN ST.)
SCALE: 3/32" = 1'-0"



LEGEND

- 1 — REFERENCE TO KEYNOTE
- XX-01 — MATERIAL TAG
- 101 — DOOR TAG
- W01 — WINDOW TAG
- OPERABLE WINDOW
- FIXED WINDOW

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4. SEE A - 100s FOR DIMENSIONS OF CLADDING OPENING

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Fogarty Finger



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250 WATER ST, NEW YORK, NY, 10038

CLIENT
TAVROS HOLDINGS LLC
19 WEST 24TH STREET, 12TH FLOOR
NEW YORK, NY 10010

ARCHITECT
FOGARTY FINGER
69 WALKER STREET
NEW YORK, NY 10013

STRUCTURAL ENGINEER
DESIMONE CONSULTING ENGINEERING
140 BROADWAY, 25TH FLOOR
NEW YORK, NY 10005

MEP ENGINEER
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100 WILLIAM STREET, SUITE 1205
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SEAL & SIGNATURE:

KEY PLAN:



BLOCK: 98
LOT: 1

PROJECT NAME:

250 WATER STREET

250 WATER ST, NEW YORK, NY, 10038
DOB JOB #: M00632762

DRAWING TITLE

BUILDING ELEVATION SOUTH

DRAWING NUMBER
74 / 244

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Appendix B

250 Water Street, New York, New York

Community Air Monitoring Program (CAMP)
Plan

IMPACT ENVIRONMENTAL
170 Keyland Court
Bohemia, New York 11716
TEL: (631) 268-8800
FAX: (631) 269-1599

New York State Department of Health Generic Community Air Monitoring Plan

A Community Air Monitoring Plan (CAMP) requires real-time monitoring for volatile organic compounds (VOCs) and particulates (i.e., dust) at the downwind perimeter of each designated work area and when certain activities are in progress at contaminated sites. The CAMP is not intended for use in establishing action levels for worker respiratory protection. Rather, its intent is to provide a measure of protection for the downwind community (i.e., off-site receptors including residences and businesses and on-site workers not directly involved with the subject work activities) from potential airborne contaminant releases as a direct result of investigative and remedial work activities. The action levels specified herein require increased monitoring, corrective actions to abate emissions, and/or work shutdown. Additionally, the CAMP helps to confirm that work activities did not spread contamination off-site through the air.

The generic CAMP presented below will be sufficient to cover many, if not most, sites. Specific requirements should be reviewed for each situation in consultation with NYSDOH to ensure proper applicability. In some cases, a separate site-specific CAMP or supplement may be required. Depending upon the nature of contamination, chemical specific monitoring with appropriately-sensitive methods may be required. Depending upon the proximity of potentially exposed individuals, more stringent monitoring or response levels than those presented below may be required. Special requirements will be necessary for work within 20 feet of potentially exposed individuals or structures and for indoor work with co-located residences or facilities. These requirements should be determined in consultation with NYSDOH. Reliance on the CAMP should not preclude simple, common-sense measures to keep VOCs, dust, and odors at a minimum around the work areas.

Community Air Monitoring Plan

Depending upon the nature of known or potential contaminants at each site, real-time air monitoring for volatile organic compounds (VOCs) and/or particulate levels at the perimeter of the exclusion zone or work area will be necessary. Most sites will involve VOC and particulate monitoring; sites known to be contaminated with heavy metals alone may only require particulate monitoring. If radiological contamination is a concern, additional monitoring requirements may be necessary per consultation with appropriate NYSDEC/NYSDOH staff.

Continuous monitoring will be required for all ground intrusive activities and during the demolition of contaminated or potentially contaminated structures. Ground intrusive activities include, but are not limited to, soil/waste excavation and handling, test pitting or trenching, and the installation of soil borings or monitoring wells.

Periodic monitoring for VOCs will be required during non-intrusive activities such as the collection of soil and sediment samples or the collection of groundwater samples from existing monitoring wells. “Periodic” monitoring during sample collection might reasonably consist of taking a reading upon arrival at a sample location, monitoring while opening a well cap or overturning soil, monitoring during well baling/purging, and taking a reading prior to leaving a sample location. In some instances, depending upon the proximity of potentially exposed individuals, continuous monitoring may be required during sampling activities. Examples of such situations include groundwater sampling at wells on the curb of a busy urban street, in the midst of a public park, or adjacent to a school or residence.

VOC Monitoring, Response Levels, and Actions

Volatile organic compounds (VOCs) must be monitored at the downwind perimeter of the immediate work area (i.e., the exclusion zone) on a **continuous** bases or as otherwise specified. Upwind concentrations should be measured at the start of each workday and periodically thereafter to establish background conditions. The monitoring work should be performed using equipment appropriate to measure the types of contaminants known or suspected to be present. The equipment should be calibrated at least daily for the contaminant(s) of concern or for an appropriate surrogate. The equipment

should be capable of calculating 15-minute running average concentrations, which will be compared to the levels specified below.

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

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

- If the organic vapor level is above 25 ppm at the perimeter of the work area, activities must be shutdown.

All 15-minute readings must be recorded and available for State (DEC and DOH) personnel to review. Instantaneous readings, if any, used for decision purposes should also be recorded.

Particulate Monitoring, Response Levels, and Actions

Particulate concentrations should be monitored **continuously** at the upwind and downwind perimeters of the exclusion zone at temporary particulate monitoring stations. The particulate monitoring should be performed using real-time monitoring equipment capable of measuring particulate matter less than 10 micrometers in size (PM-10) and capable of integrating over a period of 15 minutes (or less) for comparison to the airborne particulate action level. The equipment must be equipped with an audible alarm to indicate exceedance of the action level. In addition, fugitive dust migration should be visually assessed during all work activities.

- If the downwind PM-10 particulate level is 100 micrograms per cubic meter (mcg/m3) greater than background (upwind perimeter) for the 15-minute period or if airborne dust is observed leaving the work area, then dust suppression techniques must be employed. Work may continue with dust suppression techniques provided that downwind PM-10 particulate levels do not exceed 150 mcg/m3 above the upwind level and provided that no visible dust is migrating from the work area.

- If, after implementation of dust suppression techniques, downwind PM-10 particulate levels are greater than 150 mcg/m3 above the upwind level, work must be stopped and a re-evaluation of activities initiated. Work can resume provided that dust suppression measures and other controls are successful in reducing the downwind PM-10 particulate concentration to within 150 mcg/m3 of the upwind level and in preventing visible dust migration.

All readings must be recorded and be available for State (DEC and DOH) personnel to review.

Special Requirements for Work Within 20 Feet of Potentially Exposed Individuals or Structures

When work areas are within 20 feet of potentially exposed populations or occupied structures, the continuous monitoring locations for VOCs and particulates must reflect the nearest potentially exposed individuals and the location of ventilation system intakes for nearby structures. The use of engineering controls such as vapor/dust barriers, temporary negative-pressure enclosures, or special ventilation devices should be considered to prevent exposures related to the work activities and to control dust and odors. Consideration should be given to implementing the planned activities when potentially exposed populations are at a minimum, such as during weekends or evening hours in non-residential settings.

- If total VOC concentrations opposite the walls of occupied structures or next to intake vents exceed 1 ppm, monitoring should occur within the occupied structure(s). Background readings in the occupied spaces must be taken prior to commencement of the planned work. Any unusual background readings should be discussed with NYSDOH prior to commencement of the work.

- If total particulate concentrations opposite the walls of occupied structures or next to intake vents exceed 150 mcg/m3, work activities should be suspended until controls are implemented and are successful in reducing the total particulate concentration to 150 mcg/m3 or less at the monitoring point.

- Depending upon the nature of contamination and remedial activities, other parameters (e.g., explosivity, oxygen, hydrogen sulfide, carbon monoxide) may also need to be monitored. Response levels and actions should be pre-determined, as necessary, for each site.

Special Requirements for Indoor Work with Co-Located Residences or Facilities

Unless a self-contained, negative-pressure enclosure with proper emission controls will encompass the work area, all individuals not directly involved with the planned work must be absent from the room in which the work will occur. Monitoring requirements shall be as stated above under “Special Requirements for Work Within 20 Feet of Potentially Exposed Individuals or Structures” except that in this instance “nearby/occupied structures” would be adjacent occupied rooms. Additionally, the location of all exhaust vents in the room and their discharge points, as well as potential vapor pathways (openings conduits, etc.) relative to adjoining rooms, should be understood and the monitoring locations established accordingly. In these situations, it is strongly recommended that exhaust fans or other engineering controls be used to create negative air pressure within the work area during remedial activities. Additionally, it is strongly recommended that the planned work be implemented during hours (e.g. weekends or evenings) when building occupancy is at a minimum.

Appendix C

250 Water Street, New York, New York

Construction Health and Safety Plan

IMPACT ENVIRONMENTAL
170 Keyland Court
Bohemia, New York 11716
TEL: (631) 268-8800
FAX: (631) 269-1599

SITE MANAGEMENT PLAN
HEALTH AND SAFETY PLAN

FOR

250 WATER STREET
NEW YORK, NEW YORK
NYC Tax Block 98, Lot 1
NYSDEC BCP Site No. C231127

Prepared For

The Howard Hughes Corporation
199 Water Street, 28th Floor
New York, New York

Prepared By:

Langan Engineering, Environmental, Surveying
Landscape Architecture and Geology, D.P.C.
21 Penn Plaza
360 West 31st Street, 8th Floor
New York, New York 10001

LANGAN

July 2023
Langan Project No. 170381202

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Attachment I The City of New York Executive Order No. 74

***** Items to be posted prominently on-site or made readily available to personnel.

1.0 INTRODUCTION

1.1 General

This Site Management Plan (SMP) Health and Safety Plan (HASP) was developed to address disturbance of known and reasonably anticipated subsurface contaminants and comply with Occupational Safety and Health Administration (OSHA) Standard 29 Code of Federal Regulation (CFR) 1910.120(b)(4), Hazardous Waste Operations and Emergency Response for the property 250 Water Street adjacent to the South Street Seaport Historic District in New York, New York (the "Site"). The Site is identified on the Manhattan Borough Tax Map as Block 98, Lot 1.

This HASP provides the minimum requirements for implementing site operations during future remedial measure activities. All contractors performing work on this site must implement their own HASP that, at a minimum, adheres to this HASP. The contractor is responsible for their own health and safety and that of their subcontractors. Langan personnel will implement this HASP while onsite.

The content of this HASP may change or undergo revision based upon additional information made available to health and safety personnel, monitoring results, or changes in the work plan.

1.2 Site Location and Background

The 47,900-square-foot (±1.09-acre) site is located at 250 Water Street adjacent to the South Street Seaport Historic District in New York, New York, and is identified as Block 98, Lot 1 on the New York City tax map. The site is occupying the entire city block bordered by Pearl Street to the north, Peck Slip to the east, Water Street to the south, and Beekman Street to the west. The site is currently vacant but was most recently used as an open-air commercial parking lot with a parking attendant kiosk and temporary storage shed near the center of the lot. The parking lot had a 400-vehicle capacity. The perimeter of the site is fenced with one automated barrier gates on Pearl Street. A site location map is provided as Figure 1.

Historical site uses include a factory, an oil company, a printer, a metal works, a chemicals and glue company, a chemical company, a trucking company, a thermometer company, a garage with two 550-gallon underground storage tanks (USTs), a machine shop, and a gasoline service station.

1.3 Summary of Work Tasks

1.3.1 Groundwater Sampling

Langan will sample groundwater from selected monitoring wells to evaluate groundwater quality. Groundwater samples will be collected from one or more of the existing monitoring well; however, if necessary, Langan may advance and complete new monitoring wells to replace or augment the existing monitoring wells.

Langan will sample monitoring wells in accordance with the Langan Low Flow Groundwater Sampling Standard Operating Procedure (SOP). Groundwater samples will be submitted to a New York State Department of Health (NYSDOH) Environmental Laboratory Approval Program (ELAP)-certified laboratory and analyzed in accordance with work plan specifications.

If required by the work plan to install new monitoring wells, Langan will retain a drilling contractor to compete the wells in borings the contractor will advance to depth below grade surface (bgs) specified in the work plan. Borings will be installed at the approximate locations indicated in Langan's work plan but may be moved in the field based on utility clearance and accessibility. The drilling contractor will contact the appropriate utility mark-out authority and make available to their drilling staff the verification number and effective dates. Langan will record the verification number and effective dates from the drillers. Langan will also note the location of marked out utilities on the site plan and scan the data into the project folder.

While the contractor is advancing the soil borings, Langan personnel will screen soil for visual, olfactory, and instrumental indicators suggestive of a potential petroleum release. Instrument screening for the presence of volatile organic compounds (VOCs) may be performed with a duly field-calibrated photoionization detector (PID) (or equivalent). Langan personnel will collect soil samples from the proposed soil boring locations following the sampling plan outlined in the work plan.

Soil samples may be submitted to a NYSDOH ELAP-certified laboratory and analyzed in accordance with work plan specifications.

1.3.2 Groundwater/Product Gauging

Langan may gauge one or more of the observation/monitoring wells to collect synoptic head data or determine the presence of product. When gauging, Langan may also survey head space VOCs within the well using a duly calibrated PID. When collected, gauging data will be based on the northernmost point at top of casing (TOC) using an interface probe (IP) capable of

determining the presence of free product in the monitoring well as light non-aqueous phase liquid (LNAPL) at the top of the water column. If gauging for dense non-aqueous phase liquid (DNAPL) at the base of the monitoring well, the IP may not be appropriate. The field engineer will coordinate with the project team to devise an alternative method to gauge the thickness of DNAPL at base of the well. Langan will decontaminate gauging equipment between wells as required by the work plan.

1.3.3 Product Bailing

Langan may remove free product from on-site monitoring wells as part of this HASP or subsequent SMP activities. Langan will may use a bailer, peristaltic pump or submersible as determined by the work plan. Langan will record the volume of product and groundwater recovered. Recovered product and groundwater will be drummed in accordance with procedures outlined in the work plan.

1.3.4 Excavation and Soil Screening

As part of a potential future excavation activity, Langan personnel may be on-site to document excavation and related activities. Pursuant to these activities, Langan will screen excavated soil material for visual, olfactory, and instrumental indicators suggestive of a potential chemical or petroleum release. Instrument screening for the presence of volatile organic compounds (VOCs) may be performed with a duly calibrated photoionization detector (PID). Contractors will excavate for utilities, foundation components and potential grading using heavy equipment and hand tools. Contractors will notify Langan personnel if they identify indications suggestive of a potential chemical or petroleum release. Contaminated material shall be handled, and property disposed in accordance with federal, state and city regulations, criteria and guidelines.

Soil samples from excavation (endpoint or delineation sampling (along with QA/QC samples) may be collected and subsequently submitted to a NYSDOH ELAP-certified laboratory and analyzed in accordance with work plan specifications.

1.3.5 Soil Sampling

As part of the excavation activities, soil samples (waste characterization, excavation endpoint, delineation, or quality assurance/quality control [QA/QC]) may be collected during construction, as required. Langan personnel will coordinate with the contractor in sampling soil (in accordance with the work plan, where applicable).

Soil samples excavation endpoint or delineation sampling (along with QA/QC samples) may be collected and subsequently submitted to a NYSDOH ELAP-certified laboratory and analyzed in

accordance with work plan specifications.

1.3.6 Stockpiling

Potentially impacted soil may be stockpiled pending laboratory analysis and determining proper off-site disposal. Visibly contaminated soil, if encountered, shall be segregated and stockpiled on at least 10 millimeters of plastic sheeting; reusable soil and fill shall be segregated and stockpiled separately from unusable fill, concrete and other debris; the stockpiles shall be kept covered with 6 millimeters thick plastic sheeting; the plastic sheeting covering the stockpiles shall be anchored firmly in place by weights, stakes, or both; the Contractor shall maintain the plastic sheeting.

1.3.7 Characterization of Excavated Material

When required by the work plan, Langan personnel will characterize excavated soil or clean backfill in accordance with Langan standards.

1.3.8 Observation/Monitoring Well Plugging and Abandonment

At an unspecified future date, the observation/monitoring wells will be abandoned. Plugging and abandonment will be in accordance with federal and state requirements. Langan may retain a drilling contractor to complete the plugging and abandonment activities. The contractor will contact the appropriate utility mark-out authority and make available to their field staff the verification number and effective dates. Langan may observe the plugging and abandonment of one or more observation/monitoring wells to document that the plugging and abandonment activities were completed in accordance with the work plan and regulations.

1.3.9 QA/QC Sampling

Samples for quality assurance/quality control [QA/QC] samples may also be collected and submitted to an approved laboratory and analyzed in accordance with work plan specifications. Information regarding the QA/QC samples including required method of analysis may be included in the same COC as the soil samples unless otherwise instructed by the work plan.

1.3.10 Equipment Decontamination

Before the start of the day's sampling and after sampling each run, sampling equipment will be decontaminated by the decontamination process outlined Attachment B - Decontamination Procedures. Decontamination wastes and purge water will be temporarily stored on site pending analytical results.

1.3.11 Management of Investigative-Derived Waste

The investigative-derived waste (IDW) generated during this investigation will be contained in DOT-approved 55-gallon drums. The drums will be temporarily stored on the site or as directed by the client representative. All drums will be filled between to two-thirds full to allow easy maneuvering during drum pickup and disposal. Drum labels are to be provided by Langan (Environmental Closet). All drums will be labeled as "IDW Pending Analysis" until sample data are reported from the laboratory. Drum labels will include date filled and locations where waste was generated along with the standard information required by the labels in accordance with the Langan SOP09, Drum Labeling.

Closed top drums are to be used to store liquids. Debris, including plastic sheeting, polyethylene tubing, personal protection equipment (PPE), decontamination debris, etc. will be segregated from and disposed in large heavy duty garbage bags and disposed of at the site. Excess unused glassware should be returned to the lab along with the last day of collection samples.

1.3.12 Drum Sampling

Langan personnel may collect drum samples, as required, prior to off-site drum disposal. Samples will be placed into laboratory-supplied batch-certified clean glassware and submitted to an approved laboratory and analyzed in accordance with work plan specifications, if required.

1.3.13 Surveying

Surveying activities may be completed by Langan. Surveying will be conducted by licensed surveyors.

2.0 IDENTIFICATION OF KEY PERSONNEL/HEALTH AND SAFETY PERSONNEL

The following briefly describes the health and safety (H&S) designations and general responsibilities that may be employed for this site. The titles have been established to accommodate the project needs and requirements and ensure the safe conduct of site activities. The H&S personnel requirements for a given work location are based on the proposed site activities.

2.1 Langan Project Manager

The Langan Environmental Project Manager (PM) is Michael Au, his responsibilities include:

- Ensuring that this HASP is developed, current, and approved prior to on-site activities.

- Ensuring that the tasks in the project are performed in a manner consistent with Langan's comprehensive *Health and Safety Program for Hazardous Waste Operations* and this HASP.

2.2 Langan Corporate Health and Safety Manager

The Langan Corporate Health and Safety Manager is Tony Moffa. His responsibilities include:

- Updating the *Construction Health and Safety Program for Hazardous Waste Operations*.
- Assisting the site Health and Safety Officer (HSO) with the development of the HASP, updating HASP as dictated by changing conditions, job site inspection results, etc., and approving changes to this HASP.
- Assisting the HSO in the implementation of this HASP and conducting Jobsite Safety Inspections and assisting with communication of results and correction of shortcomings found.
- Maintaining records on personnel (medical evaluation results, training and certifications, accident investigation results, etc.).

2.3 Langan Site Health & Safety Officer

The Langan site HSO is William Bohrer. His responsibilities include:

- Participating in the development and implementation of this HASP.
- When on-site, assisting the Langan Field Team Leader in conducting Tailgate Safety Meetings and Jobsite Safety Inspections and correcting any shortcomings in a timely manner.
- Ensuring that proper PPE is available, worn by employees, and properly stored and maintained.
- Controlling entry into and exit from the site contaminated areas or zones.
- Monitoring employees for signs of stress, such as heat stress, fatigue, and cold exposure.
- Monitoring site hazards and conditions.
- Knowing (and ensuring that all site personnel also know) emergency procedures, evacuation routes, and the telephone numbers of the ambulance, local hospital, poison control center, fire department, and police department.
- Resolving conflicts that may arise concerning safety requirements and working conditions.
- Reporting all incidents, injuries, and near misses to the Langan Incident/Injury Hotline immediately and the client representative.

2.4 Langan Field Team Leader Responsibilities

The Langan Field Team Leader (FTL) is to be determined prior to the start of field activities. The Field Team Leader's responsibilities include:

- The management of the day-to-day site activities and implementation of this HASP in the field.
- Participating in and/or conducting Tailgate Safety Meetings and Jobsite Safety Inspections and correcting any shortcomings in a timely manner.
- When a Community Air Monitoring Operating Program (CAMP) is part of the scope, the FTL will set up and maintain community air monitoring activities and instruct the responsible contractor to implement organic vapor or dust mitigation when necessary.
- Overseeing the implementation of activities specified in the RAP.

2.5 Contractor Responsibilities

The contractor must develop and implement their own HASP for their employees, their subcontractors, and consultants. The contractor is responsible for their own health and safety and that of their subcontractors. Contractors operating on the site must designate their own FTL, HSO, and Health and Safety Manager (HSM). The contractor's HASP will be at least as stringent as this HASP. The contractor must be familiar with and abide by the requirements outlined in their own HASP. A contractor may elect to adopt Langan's HASP as its own if it has given written notification to Langan, but where Langan's HASP excludes provisions pertinent to the contractor's work (i.e., confined space entry); the contractor must provide written addendums to this HASP. Additionally, the contractor must:

- Ensure their employees are trained in the use of all appropriate PPE for the tasks involved.
- Notify Langan of any hazardous material brought onto the job site or site-related area, the hazards associated with the material, and must provide a material safety data sheet (MSDS) or safety data sheet (SDS) for the material.
- Have knowledge of, understand, and abide by all current federal, state, and local health and safety regulations pertaining to the work.
- Ensure their employees handling hazardous materials, if identified at the Site, have received current training in the appropriate levels of 29 CFR 1910.120, *Hazardous Waste Operations and Emergency Response* (HAZWOPER) if hazardous waste is identified at the Site.
- Ensure their employees handling hazardous materials, if identified at the Site, have been fit-tested within the year on the type of respirator they will wear; and
- Ensure all air monitoring is in place pertaining to the health and safety of their employees as required by OSHA 1910.120; and

- All contractors must adhere to all federal, state, and local regulatory requirements.

3.0 TASK/OPERATION SAFETY AND HEALTH RISK ANALYSES

A Task-Hazard Analysis (Table 1) was completed for general construction hazards that may be encountered at the Site. The potential contaminants that might be encountered during the field activities and the exposure limits are listed in Table 2 complete inventory of MSDS/SDS for chemical products used on site is included in Attachment E.

3.1 Specific Task Safety Analysis

3.1.1 Groundwater Sampling

Sampling groundwater requires the donning of chemical resistant gloves in addition to the standard PPE and cut resistant gloves when cutting sampling-tubing to length.

3.1.2 Monitoring Well Gauging

Langan will don work gloves when opening the well box pulling the well plug and nitrile gloves when handling the interface probe in addition to standard PPE. Langan may record the head space VOCs with a PID and record the survey data. If product is observed in the well, Langan personnel may use product absorbing socks and pads.

3.1.3 Plugging and Abandonment of Observation/Monitoring Wells

Langan personnel are not to operate equipment nor assist in the plugging and abandonment of the observation/monitoring wells. These tasks are to be completed by the contractor.

3.1.4 Indoor Drilling and Excavation

The work scope may require indoor excavation where there may not be adequate ventilation sufficient to safely operate any rig or excavation equipment powered by an internal combustion engine. Where possible, all such work should be done by equipment powered by electricity. If such equipment is used and must be directly wired to the buildings electrical system or to an independent system, this work must be completed by a licensed electrician in accordance with all electrical codes applicable to the work.

Indoor work which is to be completed with equipment powered by an internal combustion engine must incorporate air monitoring of carbon monoxide (CO) using calibrated air monitoring equipment (MultiRAE or equivalent). In addition, the work plan should incorporate mitigation for

venting engine exhaust fumes directly to the outdoors and for circulating fresh air into the work area.

The OSHA Time Weighted Average (TWA) Permissible Exposure Limit (PEL) for CO from 50 to 35 parts per million (ppm). Langan will monitor CO with a suitable monitoring device. If CO levels exceed 5 ppm, Langan will instruct contractors to begin mitigation measures. These measures are at a minimum:

- Increase air circulation using industrial size fans to bring additional fresh air into the building or vent exhaust to the outside.
- Modify the passive exhaust method being used to increase venting circulation by using wider diameter tubing or sealing tubing connections; or
- Modify the work schedule where the rig is turned off to allow time for CO levels to fall back to background.

All work must cease if CO levels reach 35 ppm. The Langan engineer is to report to the PM and H&S officer when an action level is reached.

3.1.5 Soil Screening and Sampling

Sampling the soil requires the donning of chemical resistant gloves in addition to the standard PPE. Langan personnel are not to operate drilling or excavation equipment nor open sampling devices (acetate liners, sonic sample bags, etc.). These tasks are to be completed by the driller or excavation contractor.

3.1.6 Stockpile Sampling

Langan personnel are not to scale or otherwise climb stockpiles. If the soil sampling plan requires sampling from the stockpile above ground level, samples are to be obtained using suitable excavation equipment operated by the contractor (i.e., front end loader).

3.1.7 Drum Sampling

Drilling fluid, rinse water, grossly contaminated soil samples and cuttings will be containerized in 55-gallon drums for disposed off-site. Each drum must be labeled in accordance with the Langan Drum Labeling Standard Operating Procedure (SOP-#9). Sampling drums requires the donning of work gloves when opening the drums and chemical resistant gloves when sampling in addition to standard PPE.

Langan personnel and contractors are not to move or opened any orphaned (unlabeled) drum found on the site without approval of the project manager.

3.2 Radiation Hazards

No radiation hazards are known or expected at the site.

3.3 Physical Hazards

Physical hazards, which may be encountered during site operations for this project, are detailed in Table 1.

3.3.1 Explosion

No explosion hazards are expected for the scope of work at this site.

3.3.2 Heat Stress

The use of Level C protective equipment, or greater, may create heat stress. Monitoring of personnel wearing personal protective clothing should commence when the ambient temperature is 72^{O}F or above. Table 6 presents the suggested frequency for such monitoring. Monitoring frequency should increase as ambient temperature increases or as slow recovery rates are observed. Refer to Table 7 to assist in assessing when the risk for heat-related illness is likely. To use this table, the ambient temperature and relative humidity must be obtained (a regional weather report should suffice). Heat stress monitoring should be performed by the HSO or the FTL, who must be able to recognize symptoms related to heat stress.

To monitor the workers, be familiar with the following heat-related disorders and their symptoms:

- **Heat Cramps:** Painful spasms of arm, leg, or abdominal muscles, during or after work
- **Heat Exhaustion:** Headache, nausea, dizziness; cool, clammy, moist skin; heavy sweating; weak, fast pulse; shallow respiration, normal temperature
- **Heat Stroke**: Headache, nausea, weakness, hot dry skin, fever, rapid strong pulse, rapid deep respirations, loss of consciousness, convulsions, coma. *This is a life-threatening condition***.**

Do not permit a worker to wear a semi-permeable or impermeable garment when they are showing signs or symptoms of heat-related illness.

To monitor the worker, measure:

- **Heart rate:** Count the radial pulse during a 30-second period as early as possible in the rest period. If the heart rate exceeds 100-beats per minute at the beginning of the rest period, shorten the next work cycle by one-third and keep the rest period the same. If

the heart rate still exceeds 100-beats per minute at the next rest period, shorten the following work cycle by one-third. A worker cannot return to work after a rest period until their heart rate is below 100-beats per minute.

- **Oral temperature:** Use a clinical thermometer (3 minutes under the tongue) or a similar device to measure the oral temperature at the end of the work period (before drinking). If oral temperature exceeds 99.6^{O}F (37.6^{O}C), shorten the next work cycle by one-third without changing the rest period. A worker cannot return to work after a rest period until their oral temperature is below 99.6^{O}F. If oral temperature still exceeds 99.6^{O}F (37.6^{O}C) at the beginning of the next rest period, shorten the following cycle by one-third. Do <u>not</u> permit a worker to wear a semi-permeable or impermeable garment when oral temperature exceeds 100.6^{O}F (38.1^{O}C).

<u>Prevention</u> <u>of</u> <u>Heat</u> <u>Stress</u> - Proper training and preventative measures will aid in averting loss of worker productivity and serious illness. Heat stress prevention is particularly important because once a person suffers from heat stroke or heat exhaustion, that person may be predisposed to additional heat-related illnesses. To avoid heat, stress the following steps should be taken:

- Adjust work schedules.
- Mandate work slowdowns as needed.
- Perform work during cooler hours of the day if possible or at night if adequate lighting can be provided.
- Provide shelter (air-conditioned, if possible) or shaded areas to protect personnel during rest periods.
- Maintain worker's body fluids at normal levels. This is necessary to ensure that the cardiovascular system functions adequately. Daily fluid intake must equal the amount of water lost in sweat, id., eight fluid ounces (0.23 liters) of water must be ingested for every eight ounces (0.23 kilograms [kg]) of weight lost. The normal thirst mechanism is not sensitive enough to ensure that enough water will be drunk to replace lost sweat. When heavy sweating occurs, encourage the worker to drink more. The following strategies may be useful:
    - Maintain water temperature 50^{O} to 60^{O}F (10^{O} to 16.6^{O}C).
    - Provide small disposal cups that hold about four ounces (0.1-liters).
    - Have workers drink 16-ounces (0.5 liters) of fluid (preferably water or dilute drinks) before beginning work.
    - Urge workers to drink a cup or two every 15- to 20-minutes, or at each monitoring break. A total of 1- to 1.6-gallons (4- to 6-liters) of fluid per day are recommended, but more may be necessary to maintain body weight.
    - Train workers to recognize the symptoms of heat-related illness.

3.3.3 Cold-Related Illness

If work on this project begins in the winter months, thermal injury due to cold exposure can become a problem for field personnel. Systemic cold exposure is referred to as hypothermia. Local cold exposure is called frostbite.

- **Hypothermia -** Hypothermia is defined as a decrease in the patient core temperature below 96^{O}F. The body temperature is normally maintained by a combination of central (brain and spinal cord) and peripheral (skin and muscle) activity. Interference with any of these mechanisms can result in hypothermia, even in the absence of what normally is considered a "cold" ambient temperature. Symptoms of hypothermia include shivering, apathy, listlessness, sleepiness, and unconsciousness.
- **Frostbite -** Frostbite is both a general and medical term given to areas of local cold injury. Unlike systemic hypothermia, frostbite rarely occurs unless the ambient temperatures are less than freezing and usually less than 20^{O}F. Symptoms of frostbite are a sudden blanching or whitening of the skin; the skin has a waxy or white appearance and is firm to the touch; tissues are cold, pale, and solid.

Prevention of Cold-Related Illness - To prevent cold-related illness:

- Educate workers to recognize the symptoms of frostbite and hypothermia.
- Identify and limit known risk factors:
- Assure the availability of an enclosed, heated environment on or adjacent to the site.
- Assure the availability of dry changes of clothing.
- Assure the availability of warm drinks.
- Start (oral) temperature recording at the job site:
- At the FSO or Field Team Leader's discretion when suspicion is based on changes in a worker's performance or mental status.
- At a worker's request.
- As a screening measure, two times per shift, under unusually hazardous conditions (e.g., wind-chill less than 20^{O}F, or wind-chill less than 30^{O}F with precipitation).
- As a screening measure whenever anyone worker on the site develops hypothermia.

Any person developing moderate hypothermia (a core temperature of 92^{O}F) cannot return to work for 48 hours.

3.3.4 Noise

Work activities during the proposed activities may be conducted at locations with high noise levels from the operation of equipment. Hearing protection will be used as necessary.

3.3.5 Hand and Power Tools

The use of hand and power tools can present a variety of hazards, including physical harm from being struck by flying objects, being cut or struck by the tool, fire, and electrocution. All hand and power tools should be inspected for health and safety hazards prior to use. If deemed unserviceable/un-operable, notify the supervisor and tag equipment out of service. Ground Fault Circuit Interrupters (GFCIs) are required for all power tools requiring direct electrical service.

3.3.6 Slips, Trips, and Fall Hazards

Care should be exercised when walking at the site, especially when carrying equipment. The presence of surface debris, uneven surfaces, pits, facility equipment, and soil piles contribute to tripping hazards and fall hazards. To the extent possible, all hazards should be identified and marked on the site, with hazards communicated to all workers in the area.

3.3.7 Utilities (Electrocution and Fire Hazards)

3.3.7.1 Utility Clearance

The possibility of encountering underground utilities poses fire, explosion, and electrocution hazards. All excavation work will be preceded by a review of available utility drawings and by notification of the subsurface work to N.Y. One –Call–Center.

3.3.7.2 Lockout-Tagout

The potential adverse effects of electrical hazards include burns, arc flashes, and electrocution, which could result in severe injury including death. Therefore, there is a procedure that establishes the requirements for the lockout/tag out (LOTO) of energy isolating devices in accordance with the OSHA electrical lockout and tagging requirements as specified in 29CFR1910.147 and 29 CFR 1926.417. This procedure will be used to ensure that all machines and equipment are isolated from potentially hazardous energy. If possible, equipment that could cause injury due to unexpected energizing, start-up, or release of stored energy will be locked/tagged, before field personnel performs work activities.

The facility owner/operator/representative is to be the authorized person that will initiate and perform the LOTO in accordance with applicable rules and practices. Inerting of electrical power sources is to be completed by an authorized and licensed electrician. Langan personnel will

follow LOTO protocols and practices including adding a separate lock/signature to the LOTO chain in accordance with said protocols and practices.

SPECIAL NOTE: Project personnel will assume that all electrical equipment at the surface, subsurface, and overhead locations are energized until equipment has been designated and confirmed as de-energized by a utility company representative. Langan will notify the designated utility representative prior to working adjacent to this equipment and will verify that the equipment is energized or de-energized in the vicinity of the work location. No project work shall be performed by Langan personnel or subcontractors near energized electrical lines or equipment.

The FTL shall accompany the designated facility owner/operator/representative or authorized/licensed electrician in surveying to locate and identify all energy-isolating devices. Langan will note which switches, valves or other isolating devices are used for inerting the equipment and how they are set assuring LOTO. The lockout/tagout procedure involves, but is not limited to, electricity, motors, steam, natural gas, compressed air, hydraulic systems, digesters, sewers, etc.

3.3.8 Adequate Lighting

Indoor or night activities must be done under adequate lighting conditions. The Langan field engineer must be able to clearly see the equipment, all controls and have sufficient lighting to detail color labels. Battery operated lights are sufficient provide they cast a wide enough field to provide the required lighting and there are back-up batteries and emergency flashlights available. Electrically powered lights are suitable provided the electrical source is equipped with a ground fault interrupt circuit (GFIC) and the extensions cords are visually inspected and not used if they show cracked or missing insulation. If a generator is supplying the electricity, it must be outdoors and properly vented.

3.3.9 Physical Hazard Considerations for Material Handling

There are moderate to severe risks associated with moving heavy objects at the Site. The following physical hazards should be considered when handling materials at the Site:

- Heavy objects will be lifted and moved by mechanical devices rather than manual effort whenever possible.
- The mechanical devices will be appropriate for the lifting of moving tasks and will be operated only by trained and authorized personnel.
- Objects that require special handling or rigging will only be moved under the guidance of a person who has been specifically trained to move such objects.

- Lifting devices will be inspected, certified, and labeled to confirm their weight capacities. Defective equipment will be taken out of service immediately and repaired or destroyed.
- The wheels of any trucks being loaded or unloaded will be choked to prevent movement. Outriggers will be fully extended on a flat, firm surface during operation.
- Personnel will not pass under a raised load, nor will a suspended load be left unattended.
- Personnel will not be carried on lifting equipment unless it is specifically designed to carry passengers.
- All reciprocating, rotating, or other moving parts will be always guarded.
- Accessible fire extinguishers, currently (monthly) inspected, will be available in all mechanical lifting devices.
- Verify all loads/materials are secure before transportation.

Material handling tasks that are unusual or require specific guidance will need a written addendum to this HASP. The addendum must identify the lifting protocols before the tasks are performed. Upon approval, the plan must be reviewed with all affected employees and documented. Any deviation from a written plan will require approval by the Langan HSM.

3.3.10 Hearing Conservation

Under the construction industry standard, the maximum permissible occupational noise exposure is 90 A-weighted decibels (dbA) (8-hour TWA), and noise levels more than 90-dbA must be reduced through feasible administrative and engineering controls. (20 CFR 1926.52). Hearing protection is required when working within 15-feet of vacuum extraction equipment and drill rigs.

3.3.11 Open Water

Employees working over or near water, where the danger of drowning exists, must be provided with U.S. Coast Guard-approved life jackets or buoyant work vests. Prior to and after each use, the buoyant work vests or life preservers must be inspected for defects that would alter their strength or buoyancy. Defective units must not be used.

And should a worker fall into the water, OSHA requires (29 CFR 1926.106(c)) that ring buoys with at least 90-feet of the line must be provided and readily available for emergency rescue operations. The distance between ring buoys must not exceed 200-feet. Another remedial action required by OSHA (29 CFR 1926.106(d)) is the use of lifesaving skiffs.

OSHA requires that at least one lifesaving skiff must be immediately available at locations where employees are working over or adjacent to water and must include the following provisions.

- The skiff must be in the water or capable of being quickly launched by one person.
- At least one person must be present and specifically designated to respond to water emergencies and operate the skiff at all times when there are employees above water.
- When the operator is on break another operator must be designated to provide requisite coverage when there are employees above water.
- The designated operator must either have the skiff always staffed or have someone remain in the immediate area such that the operator can quickly reach the skiff and perform rescue services.
- The skiff operator may be assigned other tasks provided the tasks do not interfere with the operator's ability to quickly reach the skiff.
- A communication system, such as a walkie-talkie, must be used to inform the skiff operator of an emergency and to inform the skiff operator where the skiff is needed.
- The skiff must be equipped with both a motor and oars.

Regarding the number of skiffs required and the appropriate maximum response time, the following factors must be evaluated:

- The number of work locations where there is a danger of falling into water.
- The distance to each of those locations.
- Water temperature and currents.
- Other hazards such as, but not limited to, rapids, dams, and water intakes.

Other regulations that present H&S practices and PPE for work on or near water include: 29 CFR 1910, Subpart T (401 – 440)

3.4 Biological Hazards

3.4.1 Animals

There is a possibility of encountering wildlife including reptiles, rodents, and other small and medium-size mammals. The Langan personnel is to avoid interacting with any wildlife.

3.4.2 Insects

Ticks and other biting or stinging insects may be encountered during site operations. Langan personnel should take necessary precautions including donning long sleeve shirts and insecticide to prevent bites and stings. After fieldwork, Langan personnel should perform a complete visual inspection of their clothing to insure they are not inadvertently harboring ticks. If they do observe a tick bite, they are to contact the HSM or HSO and report the event.

3.4.3 Plants

Poisonous plants may be encountered during site operations. Langan personnel should take necessary precautions including donning long sleeve shirts and applying preventative poison Ivy/Sumac lotion to prevent or limit the effects of exposure. If after fieldwork, Langan employees do observe a reaction to poisonous plant exposure, they are to contact the HSM or HSO and report the event.

3.4.4 Mold

This section is restricted to subsurface investigations where sampling soil, groundwater, soil or sub-slab vapor or ambient air in an indoor environment with slight to moderate mold impact. Mold exposure symptoms include nasal stuffiness, eye irritation, or wheezing.

The Langan field engineer is required to don a ½ face respirator with a minimum p-100 particulate filter and Tyvek™ type overclothing before entering mold impacted indoor work area. The Langan field engineer must be medically cleared and have been properly fitted for a respirator before donning one.

3.5 Additional Safety Analysis

3.5.1 Presence of Non-Aqueous Phase Liquids (NAPL)

PPE should be considered when NAPL is observed as NAPL is a typically flammable fluid and releases VOCs known to be toxic and/or carcinogenic. If NAPL is present in a monitoring well, vapors from the well casing may contaminate the work area breathing zone with concentrations of VOCs potentially exceeding health and safety action levels. In addition, all equipment used to monitor or sample NAPL (or ground water from wells containing NAPL) must be intrinsically safe. Equipment that directly contacts NAPL must also be resistant to organic solvents.

At a minimum, a PID should be used to monitor for VOCs when NAPL is observed. If NAPL is expected to be observed in an excavation or enclosed area, air monitoring must be started using calibrated air monitoring equipment designed to sound an audio alarm when atmospheric concentrations of VOC are within 10% of the LEL. In normal atmospheric oxygen concentrations, the LEL monitoring may be done with a Wheatstone bridge/catalytic bead type sensor (i.e., MultiRAE). However, in oxygen-depleted atmospheres (confined space), only an LEL designed to work in low-oxygen environments may be used. Best practices require that the LEL monitoring unit be equipped with a long sniffer tube to allow the LEL unit to remain outside the UST excavation.

When NAPL is present, Langan personnel are required to always use disposable nitrile gloves to prevent skin contact with contaminated materials. They should also consider having available a respirator and protective clothing (Tyvek® overalls), especially if NAPL is in abundance and there are high concentrations of VOCs.

All contaminated disposables including PPE and sampling equipment must be properly disposed of in labeled 55-gallon drums.

3.6 Job Safety Analysis

A Job Safety Analysis (JSA) is a process to identify existing and potential hazards associated with each job or task so these hazards can be eliminated, controlled, or minimized. A JSA will be performed at the beginning of each workday, and additionally whenever an employee begins a new task or moves to a new location. All JSAs must be developed and reviewed by all parties involved. A blank JSA form and documentation of completed JSAs are in Attachment G.

4.0 PERSONNEL TRAINING

4.1 Basic Training

Completion of an initial 40-hour HAZWOPER training program as detailed in OSHA's 29 CFR 1910.120(e) is required for all employees working on a site engaged in hazardous substance removal or other activities which expose or potentially expose workers to hazardous substances, health hazards, or safety hazards as defined by 29 CFR 1910.120(a). Annual 8-hour refresher training is also required to maintain competencies to ensure a safe work environment. In addition to these training requirements, all employees must complete the OSHA 10-hour Construction Safety and Health training and supervisory personnel must also receive eight additional hours of specialized management training. Training records are maintained by the HSM.

4.2 Initial Site-Specific Training

Training will be provided to specifically address the activities, procedures, monitoring, and equipment for site operations at the beginning of each field mobilization and the beginning of each discrete phase of work. The training will include the site and facility layout, hazards, and emergency services at the site, and will detail all the provisions contained within this HASP. For a HAZWOPER operation, training on the site must be for a minimum of 3 days. Specific issues that will be addressed include the hazards described in Section 3.0.

4.3 Tailgate Safety Briefings

Before starting work each day or as needed, the Langan HSO will conduct a brief tailgate safety meeting to assist site personnel in conducting their activities safely. Tailgate meetings will be documented in Attachment H. Briefings will include the following:

- Work plan for the day.
- Review of safety information relevant to planned tasks and environmental conditions.
- New activities/tasks being conducted.
- Results of Jobsite Safety Inspection Checklist.
- Changes in work practices.
- Safe work practices; and
- Discussion and remedies for noted or observed deficiencies.

5.0 MEDICAL SURVEILLANCE

All personnel who will be performing fieldwork involving potential exposure to toxic and hazardous substances (defined by 29 CFR 1910.120(a)) will be required to have passed an initial baseline medical examination, with follow-up medical exams thereafter, consistent with 29 CFR 1910.120(f). Medical evaluations will be performed by, or under the direction of, a physician board-certified in occupational medicine.

Additionally, personnel who may be required to perform work while wearing a respirator must receive medical clearance as required under CFR 1910.134(e), *Respiratory Protection*. Medical evaluations will be performed by, or under the direction of, a physician board-certified in occupational medicine. Results of medical evaluations are maintained by the HSM.

5.1 Mercury Monitoring

Langan includes medical monitoring for mercury during the initial baseline and annual physical.

5.2 Coronavirus

General Preventative Measures

Field personnel must follow general proper hygiene measures while in the field including:

- Avoid touching eyes, nose, and mouth.
- Cover coughs or sneezes with tissue and throw in the trash.
- Wash hands often with soap and water for 20 seconds after going to the bathroom, before eating, after blowing nose, coughing, or sneezing.

- Use hand sanitizer with at least 60% alcohol if soap and water are not available.
- Avoid physical contact with other people (e.g., no handshakes).
- Maintain a safe distance of at least six feet from other people (social distancing).
- Wear face coverings when around other workers to minimize the spread of COVID-19. (May be required in certain states or locations.)

Construction Trailers

Employees should avoid the use of shared construction trailers or where employees cannot maintain a safe distance (minimum 6-feet) from other workers. If trailer use is needed, areas such as desks, phones, chairs, and other public areas, should be cleaned and disinfected before and after use. Protocols should be developed to minimize trailer use to essential personnel, restrict use from any workers who are ill or showing symptoms of being ill, use face coverings and ensure a safe distance of six feet can be established between workers.

Communication

Include Coronavirus topics and prevention topics in daily tailgate meetings to ensure Coronavirus awareness is communicated daily. Discussions can focus on general topics including social distancing, prevention measures for field personnel, signs and symptoms, and latest news on the Coronavirus. Site-specific topics should include minimizing face-to-face contact, disinfecting/sterilizing field equipment, use of PPE to reduce exposure, site security, use of face coverings, and other potential exposure issues/concerns.

Sick/Ill Workers

No Langan employee is permitted to be onsite when ill and/or showing potential symptoms of the Coronavirus. Symptoms of the Coronavirus may appear 2-14 days after exposure and can range from mild to severe. The most common symptoms include fever, fatigue, dry cough, shortness of breath chills, repeated shaking with chills, muscle pain, headache, sore throat, or new loss of taste or smell. If an employee or subcontractor is observed being ill or exhibiting symptoms of Coronavirus, employees must immediately utilize their Stop Work Authority and contact their project manager to address the situation. If an employee observes another worker onsite exhibiting symptoms of Coronavirus, immediately utilize Stop Work Authority, notify their project manager, and site construction manager or safety officer. Work should resume when the safety and health of Langan and subcontractors is adequately addressed.

6.0 PERSONAL PROTECTIVE EQUIPMENT

6.1 Levels of Protection

Langan will provide PPE to Langan employees to protect them from the specific hazards they are likely to encounter on-site. Directly hired contractors will provide their employees with equivalent PPE to protect them from the specific hazards likely to be encountered on-site. Selection of the appropriate PPE must take into consideration: (1) identification of the hazards or suspected hazards; (2) potential exposure routes; and (3) the performance of the PPE construction (materials and seams) in providing a barrier to these hazards.

Human exposure to contaminants found in the subsurface can occur through three primary routes:

- Inhalation of gases, vapors, dust, or mists is a common route of exposure. Chemicals can enter and irritate the airways and the lungs. They can become deposited in the airways or can be absorbed through the lungs into the bloodstream.
- Direct contact of contaminants with the skin or eyes is a common route of exposure. Some substances are absorbed through the skin and can enter the bloodstream. Broken, cut, or cracked skin will allow substances to enter the body more easily.
- Ingestion or swallowing of food, drink, or other substances is the third route of exposure. Chemicals that get in or on food, utensils, or hands can be ingested. Substances can be absorbed into the blood.

Based on anticipated site conditions and the proposed work activities to be performed at the site, Level D protection will be used. The upgrading/downgrading of the level of protection will be based on continuous air monitoring results as described in Section 6.0 (when applicable). The decision to modify standard PPE will be made by the site HSO or FTL after conferring with the PM. The levels of protection are described below.

Level D Protection (as needed)

- Safety glasses with side shields or chemical splash goggles
- Safety boots/shoes
- Coveralls (Tyvek® or equivalent)
- Hard hat
- Long sleeve work shirt and work pants
- Nitrile gloves
- Hearing protection

- Reflective safety vest

Level D Protection (Modified, as needed)

- Safety glasses with side shields or chemical splash goggles
- Safety boots/shoes (toe-protected)
- Disposable chemical-resistant boot covers.
- Coveralls (poly-coated Tyvek or equivalent to be worn when contact with wet contaminated soil, groundwater, or non-aqueous phase liquids is anticipated)
- Hard hat
- Long sleeve work shirt and work pants
- Nitrile gloves
- Hearing protection (as needed)
- Personal floatation device (for work within 5 ft of the water)
- Reflective traffic vest

Level C Protection (as needed)

- Full or Half face, air-purifying respirator, with NIOSH approved High-Efficiency Particulate Air (HEPA) filter.
- Inner (latex) and outer (nitrile) chemical-resistant gloves
- Safety glasses with side shields or chemical splash goggles
- Chemical-resistant safety boots/shoes
- Hard hat
- Long sleeve work shirt and work pants
- Coveralls (Tyvek® or equivalent)
- Hearing protection (as needed)
- Reflective safety vest

The action levels used in determining the necessary levels of respiratory protection and upgrading to Level C are summarized in Table 4. The written Respiratory Protection Program is maintained by the HSM and is available if needed. The monitoring procedures and equipment are outlined in Section 6.0 (when applicable).

6.2 Respirator Fit-Test

All Langan employees who may be exposed to hazardous substances at the work site must be in possession of a full or half face piece air-purifying respirator and have been successfully fit-tested within the past year. Fit-test records are maintained by the HSM.

6.3 Respirator Cartridge Change-Out Schedule

Respiratory protection is required to be worn when certain action levels (Table 2) are reached. A respirator cartridge change-out schedule has been developed to comply with 29 CFR 1910.134. The respirator cartridge change-out schedule for this project is as follows:

- Cartridges must be removed and disposed of at the end of each shift when cartridges become wet or the wearer experiences a breakthrough, whichever occurs first.
- If the humidity exceeds 85%, then cartridges must be removed and disposed of after 4 hours of use.

Respirators must not be stored at the end of the shift with contaminated cartridges left on. Cartridges must not be worn on the second day, no matter how short the time was the previous day they were used.

7.0 AIR QUALITY MONITORING AND ACTIONS LEVELS

7.1 Monitoring During Site Operations

Atmospheric air monitoring results may be collected and used to provide data to determine when exclusion zones need to be established and when certain levels of personal protective equipment are required. For all instruments, there are Site-specific action-level criteria that are used in making field health and safety determinations. Other data, such as the visible presence of contamination or the steady state nature of air contaminant concentration, are also used in making field health and safety decisions. Therefore, the HSO may establish an exclusion zone or require a person to wear a respirator even though atmospheric air contaminant concentrations are below established HASP action levels.

During site work involving disturbance of petroleum-impacted or fill material, real-time air monitoring may be conducted for methane and VOCs. A MultiRAE LEL/Oxygen (O2) meter and FID will be used to monitor the LEL of methane, and a PID and/or FID will be used to monitor concentrations of VOCs at personnel breathing-zone height. Air monitoring will be the responsibility of the HSO or designee. Air monitoring may be conducted during intrusive activities associated with the completion of excavation, debris removal, and soil grading. All manufacturers' instructions for instrumentation and calibration will be available onsite.

Subcontractors' air monitoring plans must be equal to or more stringent than the Langan plan.

An air monitoring calibration log is provided in Attachment D of this HASP.

7.1.1 Volatile Organic Compounds

Monitoring with a PID, such as a MiniRAE 2000 (10.6v) or equivalent may occur during intrusive work in the Areas of Concern (AOCs). Colorimetric Indicator Tubes for benzene may be used as a backup for the PID if measurements remain above background monitor every 2 hours. The HSO will monitor the employee's breathing zone at least every 30 minutes, or whenever there is any indication that concentrations may have changed (odors, visible gases, etc.) since the last measurement. If VOC levels are observed above 5 ppm for longer than 5 minutes or if the site PPE is upgraded to Level C, the HSO will begin monitoring the site perimeter at a location downwind of the AOC every 30 minutes in addition to the employee breathing zone. Instrument action levels for monitored gases are provided in Table 4.

7.1.2 Metals

Based upon the site historical fill, there is a potential for the soils to contain Polycyclic Aromatic Hydrocarbons (PAHs) and metals. During invasive procedures which have the potential for creating airborne dust, such as excavation of dry soils, a real-time airborne dust monitor such as a Mini-Ram may be used to monitor for air particulates. The HSO will monitor the employee's breathing zone at least every 30 minutes, or whenever there is any indication that concentrations may have changed (appearance of visible dust) since the last measurement. If dust levels are observed to be greater than 0.100 milligrams per cubic meter (mg/m^3) or visible dust is observed for longer than 15 minutes or if the site PPE is upgraded to Level C, the HSO will begin monitoring the site perimeter at a location downwind of the AOC every 30 minutes in addition to the employee breathing zone. Instrument action levels for dust monitoring are provided in Table 4.

7.1.3 Methane

During soil excavation or other intrusive activities, direct reading air monitoring will be performed in the excavation area to determine exposure to workers. Monitoring with an LEL/O2 meter and FID may occur during intrusive work in the AOCs. The HSO will monitor the employee's breathing zone at least hourly during intrusive activities. If LEL levels are observed above 20% the professional engineer (PE) or their designee will stop work and evacuate the area; warn others; and determine source of readings and take corrective actions. The Contractor will be responsible for mitigating explosive gas levels.

7.2 Monitoring Equipment Calibration and Maintenance

Instrument calibration must be documented and included in a dedicated safety and health logbook or on separate calibration pages of the field book. All instruments must be calibrated

before and after each shift. Calibration checks may be used during the day to confirm instrument accuracy. Duplicate readings may be taken to confirm individual instrument responses.

All instruments must be operated in accordance with the manufacturers' specifications. Manufacturers' literature, including an operation manual for each piece of monitoring equipment, will be maintained on-site by the HSO for reference.

7.3 Determination of Background Levels

Background (BKD) levels for VOCs, dust, and methane will be established prior to intrusive activities within the AOC at an upwind location. A notation of BKD levels will be referenced in the daily monitoring log. BKD levels are a function of prevailing conditions. BKD levels will be taken in an appropriate upwind location as determined by the HSO.

Table 4 lists the instrument action levels.

8.0 COMMUNITY AIR MONITORING PROGRAM

In accordance with the Excavation Work Plan (Appendix D of the SMP), community air monitoring will be conducted whenever ground-intrusive activities are performed within remaining contaminated soil/fill.

Community air monitoring will include continuous monitoring at the perimeter of the work zone for odor, VOCs, and dust . The work zone is defined as the general area in which machinery is operating in support of remediation activities. A portable PID will be used to monitor the work zone and for periodic monitoring for VOCs during activities such as soil and groundwater sampling and soil excavation. The site perimeter will be monitored for fugitive dust emissions by visual observations as well as instrumentation measurements.

The CAMP will include four CAMP stations based on the scope of work outlined in the 15-day notification to the NYSDEC (as required by the SMP) for any proposed ground-intrusive activities. CAMP during active excavation at the site (i.e. for future building foundation construction) will include four perimeter CAMP stations (one station for each boundary of the site). Each CAMP station will monitor for VOCs with a PID (or equivalent instrument) and dust emissions with equipment capable of measuring particulate matter less than 10 microns in diameter (PM-10).

When required, particulate or dust will be monitored continuously with real-time field instrumentation that will meet, at a minimum, the local standards or, default to the performance

standards below:

If VOC monitoring is required, the following actions will be taken based on VOC levels measured:

- If total VOC levels exceed 5 ppm above background for the 15-minute average at the perimeter, work activities will be temporarily halted and monitoring continued. If levels readily decrease (per instantaneous readings) below 5 ppm above background, work activities will resume with continued monitoring.
- If total VOC levels at the downwind perimeter of the hot zone persist at levels more than 5 ppm above background but less than 25 ppm, work activities will be halted, the source of vapors identified, corrective actions taken to abate emissions, and monitoring continued. After these steps work activities will resume provided that the total organic vapor level is 200-feet downwind of the hot zone or half the distance to the nearest potential receptor or residential/commercial structure, whichever is less – but in no case less than 20 feet, is below 5 ppm above background for the 15-minute average.
- If the total VOC level is above 25 ppm at the perimeter of the hot zone, activities will be shut down.

If dust monitoring with field instrumentation is required, the following actions will be taken based on instrumentation measurements:

- If the downwind particulate level is 100-micrograms per cubic meter (µg/m^3) greater than background (upwind perimeter) for the 15-minute period or if airborne dust is observed leaving the work area, then dust suppression must be employed. Work may continue with dust suppression techniques provided that downwind particulate matter less than 10 microns (PM10) levels do not exceed 150 µg/m^3 above the background level and provided that no visible dust is migrating from the work area.
- If, after implementation of dust suppression techniques, downwind PM10 levels are greater than 150 µg/m^3 above the background level, work must be stopped, and a re-evaluation of activities initiated. Work can resume if dust suppression measures and other controls are successful in reducing the downwind PM10 concentration to within 150 µg/m^3 of the upwind level and in preventing visible dust migration.

8.1 Dust, Odor, and Vapor Suppression Techniques

As documented in the SMP, subsurface contamination remains at the site following completion of the remedy. Remaining contamination includes areas of the site with previously identified nuisance odors and remaining soil/fill exceeding the NYSDEC Part 375 Restricted Use Restricted-Residential (RURR) and/or Protection of Groundwater (PGW) soil cleanup objectives (SCOs). As

such, mitigation measures (i.e. odor/vapor suppressing foam and dust suppression) will be available for use during future ground-intrusive activities in areas of the site with remaining contamination.

Preventative measures for dust generation may include wetting site fill and soil, construction of an engineered construction entrance with a gravel pad, a truck wash area, covering soils with tarps, and limiting vehicle speeds to five miles per hour.

Work practices to minimize odors and vapors include limiting the time that the excavations remain open, minimizing stockpiling of contaminated-source soil, and minimizing the handling of contaminated material. Offending odor and organic vapor controls may include the application of foam suppressants or tarps over the odor or VOC source areas. Foam suppressants may include biodegradable foams applied over the source material for short-term control of the odor and VOCs.

If odors develop and cannot be otherwise controlled, additional means to eliminate odor nuisances will include direct load-out of soils to trucks for off-site disposal; use of chemical odorants in spray or misting systems; and use of staff to monitor odors in surrounding neighborhoods.

Where odor nuisances have developed during remedial work and cannot be corrected, or where the release of nuisance odors cannot otherwise be avoided due to on-site conditions or proximity to sensitive receptors, odor control will be achieved by sheltering excavation and handling areas under tented containment structures equipped with appropriate air venting/filtering systems.

9.0 WORK ZONES AND DECONTAMINATION

9.1 Site Control

Work zones are intended to control the potential spread of contamination throughout the site and to assure that only authorized individuals are permitted into potentially hazardous areas.

Any person working in an area where the potential for exposure to site contaminants exists will only be allowed access after providing the HSO with proper training and medical documentation.

Exclusion Zone (EZ) - All activities which may involve exposure to site contaminants, hazardous materials, and/or conditions should be considered an EZ. Decontamination of field equipment will also be conducted in the Contaminant Reduction Zone (CRZ) which will be located on the perimeter of the EZ. The EZ and the CRZ will be delineated by cones, tapes, or other means. The HSO may establish more than one EZ where various levels of protection may be employed,

or different hazards exist. The size of the EZ must be determined by the HSO allowing adequate space for the activity to be completed, field members, and emergency equipment.

9.2 Contamination Zone

9.2.1 Personnel Decontamination Station

Personal hygiene, coupled with diligent decontamination, will significantly reduce the potential for exposure.

9.2.2 Minimization of Contact with Contaminants

During the completion of all site activities, personnel should attempt to minimize the chance of contact with contaminated materials. This involves a conscientious effort to keep "clean" during site activities. All personnel should minimize kneeling, splash generation, and another physical contact with contamination as PPE is intended to minimize accidental contact. This may minimize the degree of decontamination required and the generation of waste materials from site operations.

Field procedures will be developed to control spray and runoff and to ensure that unprotected personnel working nearby are not affected.

9.2.3 Personnel Decontamination Sequence

Decontamination may be performed by removing all PPE used in EZ and placing it in drums/trash cans at the CRZ. Baby wipes should be available for wiping hands and face. Drums/trash cans-will be labeled by the field crews in accordance with all local, state, and federal requirements. Management plans for contaminated PPE, and tools are provided below.

9.2.4 Emergency Decontamination

If circumstances dictate that contaminated clothing cannot be readily removed, then remove gross contamination and wrap injured personnel with clean garments/blankets to avoid contaminating other personnel or transporting equipment. If the injured person can be moved, he/she will be decontaminated by site personnel as described above before emergency responders handle the victim. If the person cannot be moved because of the extent of the injury (a back or neck injury), provisions must be made to ensure that emergency response personnel will be able to respond to the victim without being exposed to potentially hazardous atmospheric conditions. If the potential for inhalation hazards exists, such as with open excavation, this area will be covered with polyethylene sheeting to eliminate any potential inhalation hazards. All

emergency personnel should be immediately informed of the injured person's condition, and potential contaminants, and provided with all pertinent data.

9.2.5 Hand-Held Equipment Decontamination

Hand-held equipment includes all monitoring instruments as stated earlier, samples, hand tools, and notebooks. The hand-held equipment is dropped at the first decontamination station to be decontaminated by one of the decontamination team members. These items must be decontaminated or discarded as waste prior to removal from the CRZ.

To aid in decontamination, monitoring instruments can be sealed in plastic bags or wrapped in polyethylene. This will also protect the instruments against contaminants. The instruments will be wiped clean using wipes or paper towels if contamination is visually evident. Sampling equipment, hand tools, etc. will be cleaned with non-phosphorous soap to remove any potentially contaminated soil and rinsed with deionized water. All decontamination fluids will be containerized and stored on-site pending waste characterization sampling and appropriate off-site disposal.

9.2.6 Heavy Equipment Decontamination

All heavy equipment and vehicles arriving at the work site will be free from contamination from offsite sources. Any vehicles arriving to work that are suspected of being impacted will not be permitted on the work site. Potentially contaminated heavy equipment will not be permitted to leave the EZ unless it has been thoroughly decontaminated and visually inspected by the HSO or his designee.

9.3 Support Zone

The support zone or cold zone will include the remaining areas of the job site. Break areas and support facilities (including equipment storage and maintenance areas) will be in this zone. No equipment or personnel will be permitted to enter the cold zone from the hot zone without passing through the decontamination station in the warm zone (if necessitated). Eating, smoking, and drinking will be allowed only in this area.

9.4 Communications

The following communications equipment will be utilized as appropriate.

- Telephones - A cellular telephone will be located with the HSO for communication with the HSM and emergency support services/facilities.

- Hand Signals - Hand signals must be used by field teams, along with the buddy system. The entire field team must know them before operations commence and their use covered during site-specific training. Typical hand signals are the following:

Hand Signal	Meaning
Hand gripping throat	Out of air, cannot breathe
Grip your partner's wrists or place both hands around the waist	Leave immediately without debate
Hands on top of head	Need assistance
Thumbs up	OK; I am all right; I understand
Thumbs down	No; negative
Simulated "stick" break with fists	Take a break; stop work

9.5 The Buddy System

When working in teams of two or more, workers will use the "buddy system" for all work activities to ensure that rapid assistance can be provided in the event of an emergency. This requires work groups to be organized such that workers can remain close together and maintain visual contact with one another. Workers using the "buddy system" have the following responsibilities:

- Provide his/her partner with assistance.
- Observe his/her partner for signs of chemical or heat exposure.
- Periodically check the integrity of his/her partner's PPE.
- Notify the HSO or other site personnel if emergency service is needed.

10.0 NEAREST MEDICAL ASSISTANCE

The address and telephone number of the nearest hospital:

New York-Presbyterian Lower Manhattan Hospital
170 William Street
New York, New York
212-312-5000

A map with directions to the hospital is shown in Figure 2. This information will either be posted prominently at the site or will be available to all personnel all the time. Further, all field personnel, including the HSO & FTL, will know the directions to the hospital.

11.0 STANDING ORDERS/SAFE WORK PRACTICES

The standing orders, which consist of a description of safe work practices that must always be followed while on-site by Langan employees and contractors, are shown in Attachment A. The

site HSO and FTL each have the responsibility for enforcing these practices. The standing orders will be posted prominently at the site or are made available to all personnel at all times. Those who do not abide by these safe work practices will be removed from the site.

12.0 SITE SECURITY

No unauthorized personnel must be permitted access to the work areas.

13.0 UNDERGROUND UTILITIES

As provided in Langan's Underground Utility Clearance Guidelines, the following safe work practices should be followed by Langan personnel and the contractor before and during subsurface work in accordance with federal, state, and local regulations:

- Obtain available utility drawings from the property owner/client or operator.
- Provide utility drawings to the project team.
- In the field, mark the proposed area of subsurface disturbance (when possible).
- Ensure that the utility clearance system has been notified.
- Ensure that utilities are marked before beginning subsurface work.
- Discuss subsurface work locations with the owner/client and contractors.
- Obtain approval from the owner/client and operators for proposed subsurface work locations.
- Use safe digging procedures when applicable.
- Stay at least 10-feet from all equipment performing subsurface work.

14.0 SITE SAFETY INSPECTION

The Langan HSO or alternate will check the work area daily, at the beginning and end of each work shift, or more frequently to ensure safe work conditions. The HSO or alternate must complete the Jobsite Safety Inspection Checklist, found in Attachment F. Any deficiencies must be shared with the FTL, HSM, and PM and will be discussed at the daily tailgate meeting.

15.0 HAND AND POWER TOOLS

All hand- and electric-power tools and similar equipment must be maintained in a safe operating condition. All electric-power tools must be inspected before initial use. Damaged tools must be removed immediately from service or repaired. Tools must be used only for the purpose for which they were designed. All users must be trained in their safe operation.

16.0 EMERGENCY RESPONSE

16.1 General

This section establishes procedures and provides information for use during a project emergency. Emergencies happen unexpectedly and quickly, and require an immediate response; therefore, contingency planning and advanced training of staff is essential. Specific elements of emergency support procedures that are addressed in the following subsections include communications, local emergency support units, and preparation for medical emergencies, first aid for injuries incurred on site, record keeping, and emergency site evacuation procedures. In case of emergency, in addition to 911, call *WorkCare - Incident Intervention®* at 1-888-479-7787 to report their injuries. For all other communications, contact the Langan Incident Hotline at **973-560-4699** as soon as possible.

Should outside assistance be needed for accidents, fire, or release of hazardous substances, the emergency numbers will be available and posted at the site (Table 5) where a readily accessible telephone is made available for emergency use.

Also, in the event of an incident where a team member becomes exposed or suffers from an acute symptom from contact with site materials and must be taken to a hospital, a short medical data sheet (Attachment C) for that individual will be made available to the attending physician. The medical data sheet will include the following:

- Name, address, home phone
- Age, height, weight
- Name of person to be notified in case of an accident.
- Allergies
- Sensitivities
- Does he/she wear contact lenses?
- Short checklist of previous illness
- Name of personal physician and phone
- Name of company physician and phone
- Prescription and non-prescription medications currently used.

An incident reporting form is included in Attachment C.

16.2 Responsibilities

16.2.1 Health and Safety Officer (HSO)

The HSO is responsible for ensuring that all personnel are evacuated safely, and that machinery and processes are shut down or stabilized in the event of a stop work order or evacuation. The HSO is responsible for ensuring the HSM is notified of all incidents, all injuries, near misses, fires, spills, releases, or equipment damage. The HSO is required to immediately notify the HSM of any fatalities or catastrophes (three or more workers injured and hospitalized) so that the HSM can notify OSHA within the required time frame.

16.2.2 Emergency Coordinator

The HSO or their designated alternate will serve as the Emergency Coordinator. The Emergency Coordinator is responsible for ensuring that all personnel are evacuated safely, and that machinery and processes are shut down or stabilized in the event of a stop work order or evacuation. They are also responsible for ensuring the HSM is notified of all incidents, all injuries, near misses, fires, spills, releases, or equipment damage. The Emergency Coordinator is required to immediately notify the HSM of any fatalities or catastrophes (three or more workers injured and hospitalized.

The Emergency Coordinator must locate emergency phone numbers and identify hospital routes prior to beginning work on the sites. The Emergency Coordinator must make necessary arrangements to be prepared for any emergencies that could occur.

The Emergency Coordinator is responsible for implementing the Emergency Response Plan.

16.2.3 Site Personnel

Project site personnel are responsible for knowing the Emergency Response Plan and the procedures contained herein. All personnel are expected to notify the Emergency Coordinator of situations that could constitute a site emergency. Project site personnel, including all subcontractors, will be trained in the Emergency Response Plan.

16.3 Communications

Once an emergency has been stabilized, the injured Langan personnel should contact *WorkCare - Incident Intervention®* at 1-888-479-7787 to report their injuries. For all other communications, contact the Langan Incident Hotline at **973-560-4699** as soon as possible.

16.4 Local Emergency Support Units

To be able to deal with any emergency that might occur during investigative activities at the site, the Emergency Notification Numbers (Table 5) will be posted and provided to all personnel conducting work within the EZ.

Figure 2 shows the hospital route map. Outside emergency number 911 and local ambulance should be relied on for response to medical emergencies and transport to emergency rooms. Always contact first responders when there are serious or life-threatening emergencies on the site. Project personnel are instructed not to drive injured personnel to the Hospital. In the event of an injury, provide first aid and keep the injured party calm and protected from the elements, and treat for shock when necessary.

16.5 Pre-Emergency Planning

Langan will communicate directly with administrative personnel from the emergency room at the hospital to determine whether the hospital has the facilities and personnel needed to treat cases of trauma resulting from any of the contaminants expected to be found on the site. Instructions for finding the hospital will be posted conspicuously in the site office and each site vehicle.

16.6 Emergency Medical Treatment

The procedures and rules in this HASP are designed to prevent employee injury. However, if an injury occurs, no matter how slight, it will be reported to the HSO immediately. First-aid equipment will be available on-site at the following locations:

- First Aid Kit: Contractor Vehicles
- Emergency Eye Wash: Contractor Vehicles

During the site safety briefing, project personnel will be informed of the location of the first aid station(s) that has been set up. Some injuries, such as severe cuts and lacerations or burns, may require immediate treatment. Any first-aid instructions that can be obtained from doctors or paramedics, before an emergency-response squad arrives at the site or before the injured person can be transported to the hospital, will be followed closely.

16.7 Personnel with current first aid and CPR certification will be identified.

Only in non-emergency situations may an injured person be transported to an urgent care facility. Due to hazards that may be present at the site and the conditions under which operations are conducted, an emergency may develop. Emergencies can be characterized as injury or acute

chemical exposure to personnel, fire or explosion, environmental release, or hazardous weather conditions.

16.8 Emergency Site Evacuation Routes and Procedures

All project personnel will be instructed on proper emergency response procedures and locations of emergency telephone numbers during the initial site safety meeting. If an emergency occurs because of the site investigation activities, including but not limited to fire, explosion, or significant release of toxic gas into the atmosphere, the Langan Project Manager will be verbally notified immediately. All heavy equipment will be shut down and all personnel will evacuate the work areas and assemble at the nearest intersection to be accounted for and to receive further instructions.

If an emergency arises, the FTL will implement an immediate evacuation of all project personnel due to immediate or impending danger. The FTL will also immediately communicate with the contractor to coordinate any needed evacuation of the property.

The FTL or Site Supervisor will give necessary instructions until the Designated Incident Commander (IC) assumes control. After the emergency has been resolved, the FTL or Site Supervisor will coordinate with the IC and indicate when staff should resume their normal duties. If dangers are present for those at the designated assembly point, another designated location of assembly will be established.

It will be the responsibility of the FTL or Site Supervisor to report a fire or emergency, assess the seriousness of the situation, and initiate emergency measures until the arrival of the local fire fighters or other first responders, should they be necessary. The FTL, working with emergency responders, may also order the closure of the Site for an indefinite period if it is deemed necessary.

Under no circumstances will incoming visitors be allowed to proceed to the area of concern, once an emergency evacuation has been implemented. Visitors or other persons present in the emergency must be instructed to evacuate the area. The FTL will ensure that access roads are not obstructed and will remain on-site to provide stand-by assistance upon the arrival of emergency personnel.

If it is necessary to temporarily control traffic in the event of an emergency, those persons controlling traffic will wear proper reflection warning vests until the arrival of police or fire personnel.

16.8.1 Designated Assembly Locations

All personnel will evacuate the site and assemble at a designated assembly location. The assembly location will be designated by Langan personnel and discussed during each shift's pre-job safety briefing.

16.8.2 Accounting for Personnel

All contractor and subcontractor supervisors are responsible for the accounting of all personnel assembled at the designed assembly area. The Designated Incident Commander must be notified if personnel are not found.

16.9 Fire Prevention and Protection

In the event of a fire or explosion, procedures will include immediately evacuating the site and notification of the Langan Project Manager of the investigation activities. Portable fire extinguishers will be provided at the work zone. The extinguishers located in the various locations should also be identified prior to the start of work. No personnel will fight a fire beyond the stage where it can be put out with a portable extinguisher (incipient stage).

16.9.1 Fire Prevention

Fires will be prevented by adhering to the following precautions:

- Good housekeeping and storage of materials.
- Storage of flammable liquids and gases away from oxidizers.
- Shutting off engines to refuel.
- Grounding and bonding metal containers during transfer of flammable liquids.
- Use of UL approved flammable storage cans.
- Fire extinguishers rated at least 10-pounds ABC located on all heavy equipment, in all trailers and near all hot work activities.

The person responsible for the control of fuel source hazards and the maintenance of fire prevention and/or control equipment is the HSO.

16.10 Significant Vapor Release

Based on the proposed tasks, the potential for a significant vapor release is low. However, if a release occurs, the following steps will be taken:

- Move all personnel to an upwind location. All non-essential personnel must evacuate.
- Upgrade to Level C Respiratory Protection.

- Downwind perimeter locations must be monitored for volatile organics.
- If the release poses a potential threat to human health or the environment in the community, the Emergency Coordinator must notify the Langan Project Manager.
- Local emergency response coordinators will be notified.

16.11 Overt Chemical Exposure

The following are standard procedures to treat chemical exposures. Other, specific procedures detailed on the Material Safety Data Sheet (MSDS) will be followed, when necessary.

SKIN AND EYE: Use copious amounts of soap and water from eye-wash kits and portable hand-wash stations.

CONTACT: Wash/rinse affected areas thoroughly, then provide appropriate medical attention. Skin must also be rinsed for 15 minutes if contact with caustics, acids, or hydrogen peroxide occurs. Affected items of clothing must also be removed from contact with skin.

Providing wash water and soap will be the responsibility of each individual contractor or subcontractor on-site.

16.12 Decontamination during Medical Emergencies

If emergency lifesaving first aid and/or medical treatment is required, normal decontamination procedures may need to be abbreviated or omitted. The HSO or designee will accompany contaminated victims to the medical facility to advice on matters involving decontamination when necessary. The outer garments can be removed if they do not cause delays, interfere with treatment or aggravate the problem. Respiratory equipment must always be removed. Protective clothing can be cut away. If the outer contaminated garments cannot be safely removed on site, a plastic barrier placed between the injured individual and clean surfaces should be used to help prevent contamination of the inside of ambulances and/or medical personnel. Outer garments may then be removed at the medical facility. No attempt will be made to wash or rinse the victim if his/her injuries are life threatening unless it is known that the individual has been contaminated with an extremely toxic or corrosive material which could also cause severe injury or loss of life to emergency response personnel. For minor medical problems or injuries, normal decontamination procedures will be followed.

16.13 Adverse Weather Conditions

In the event of adverse weather conditions, the HSO will determine if work will continue without potentially risking the safety of all field workers. Some of the items to be considered prior to determining if work should continue are:

- Potential for heat stress and heat-related injuries.
- Potential for cold stress and cold-related injuries.
- Treacherous weather-related working conditions (hail, rain, snow, ice, high winds).
- Limited visibility (fog).
- Potential for electrical storms.
- Earthquakes.
- Other major incidents.

Site activities will be limited to daylight hours, or when suitable artificial light is provided, and acceptable weather conditions prevail. The HSO will determine the need to cease field operations or observe daily weather reports and evacuate, if necessary, in case of severe inclement weather conditions.

16.14 Spill Control and Response

All small spills/environmental releases must be contained as close to the source as possible. Whenever possible, the MSDS will be consulted to assist in determining proper waste characterization and the best means of containment and cleanup. For small spills, sorbent materials such as sand, sawdust, or commercial sorbents should be placed directly on the substance to contain the spill and aid recovery. Any acid spills should be diluted or neutralized carefully prior to attempting recovery. Berms of earthen or sorbent materials can be used to contain the leading edge of the spills. All spill containment materials will be properly disposed of. An exclusion zone of 50 to 100 feet around the spill area should be established depending on the size of the spill.

All contractor vehicles must have spill kits on them with enough material to contain and absorb the worst-case spill from that vehicle. All vehicles and equipment must be inspected prior to being admitted on-site. Any vehicle or piece of equipment that develops a leak will be taken out of service and removed from the job site.

The following seven steps must be taken by the Emergency Coordinator:

1. Determine the nature, identity, and amounts of major spills.
2. Make sure all unnecessary persons are removed from the spill area.
3. Notify the HSO immediately.
4. Use proper PPE in consultation with the HSO.
5. If a flammable liquid, gas, or vapor is involved, remove all ignition sources and use non-sparking and/or explosion-proof equipment to contain or clean up the spill (diesel-only vehicles, air-operated pumps, etc.)
6. If possible, try to stop the leak with the appropriate material.

7. Remove all surrounding materials that can react or compound with the spill.

In addition to the spill control and response procedures described in this HASP, Langan personnel will coordinate with the designated project manager relative to spill response and control actions. Notification to the Project Manager must be immediate and, to the extent possible, include the following information:

- Time and location of the spill.
- Type and nature of the material spilled.
- Amount spilled.
- Whether the spill has affected or has a potential to affect a waterway or sewer.
- A brief description of affected areas/equipment.
- Whether the spill has been contained.
- Expected time of cleanup completion. If spill cleanup cannot be handled by Langan's on-site personnel alone, such fact must be conveyed to the Project Manager immediately.

Langan will not make any notification of spills to outside agencies. The client will notify regulatory agencies as per their reporting procedures.

16.15 Emergency Equipment

The following minimum emergency equipment must be kept and maintained on site:

- Industrial first aid kit.
- Fire extinguishers (one per site).

16.16 Restoration and Salvage

After an emergency, prompt restoration of utilities, fire protection equipment, medical supplies, and other equipment will reduce the possibility of further losses. Some of the items that may need to be addressed are:

- Refilling fire extinguishers.
- Refilling medical supplies.
- Recharging eyewashes and/or showers.
- Replenishing spill control supplies.

16.17 Documentation

Immediately following an incident or near miss, unless emergency medical treatment is required, either the employee or a coworker must contact the Langan Incident/Injury Hotline at 1-(800)-9-

LANGAN (extension 4699) and the client representative to report the incident or near miss. For emergencies involving personnel injury and/or exposure, the HSO and affected employee will complete and submit an Employee Exposure/Injury Incident Report (Attachment C) to the Langan Corporate Health and Safety Manager as soon as possible following the incident.

17.0 SPECIAL CONDITIONS

This guideline contains information and requirements for special conditions that may not be routinely encountered.

17.1 Scope

The guideline applies to the specific projects identified within this document. Additional provisions will be addressed in each Site-Specific HEALTH AND SAFETY PLAN (HASP), as needed.

17.2 Responsibilities

Site Personnel - All site personnel must be alert to safety hazards on work sites and take action to minimize such hazards. Personnel must utilize the buddy system, watch for inappropriate behavior, and be alerted to changes in site conditions.

Health and Safety Officer (HSO) - The HSO is responsible for considering these procedures in the development of site-specific HASPs. The HSO must schedule frequent "tail gate" safety briefings to enhance safety awareness and discuss potential problems.

17.3 Procedures

The procedures outlined below must be followed when such conditions are encountered.

17.3.1 Ladders

Langan safety procedures must be used to ensure employee safety when using ladders in the office or work sites. All ladders must be coated or repaired to prevent injury to the employee from punctures or lacerations and to prevent snagging or clothing. Any wood ladders used must have an opaque covering except for identification or warning labels, which may be placed on one face only of a side rail.

17.3.1.1 Ladder Use

Employees must only use ladders for the purposes they were designed for and must not be used as scaffolding. Ladders will be maintained and inspected prior to use for slip hazards including

oil and grease. Employees must use ladders only on stable and level surfaces unless the ladder is secured to prevent possible displacement. Ladders should not be used on slippery surfaces unless secured or provided with slip-resistant feet to prevent accidental displacement. Ladders should not be used in locations where they could be displaced by workplace activities or traffic. Ladder rungs, cleats and steps must be parallel, level and uniformly spaced when the ladder is in the use position.

Employees should not be carrying anything including equipment that could cause injury if there was a fall while utilizing the ladder. The top and bottom of the ladder area must remain clear while in use. When ascending and descending the ladder, employees must face the ladder.

Ladders must not be loaded beyond the maximum intended load for which they were built or the manufacturer's rated capacity.

17.3.1.2 Portable Ladders

Rungs, cleats, and steps for portable ladders and fixed ladders must be spaced not less than 10 inches apart, nor more than 14-inches apart, as measured between center lines of the rungs, cleats, and steps. When used to access an upper landing surface, the ladder side rails must extend at least three feet above the upper landing surface to which the ladder is used to gain access. If this is not possible, due to the length of the ladder, then the top of the ladder must be secured at its top to a rigid support.

17.3.1.3 Step Stools

Rungs, cleats and steps of step stools must not be less than 8 inches apart, nor more than 12-inches apart, as measured between center lines of the rungs, cleats, and steps.

17.3.1.4 Extension Ladders

Rungs, cleats and steps of the base section of extension trestle ladders must be spaced not less than 8 inches apart, nor more than 18 inches apart, as measured between center lines of the rungs, cleats and steps. The rung spacing on the extension section of the extension trestle ladder must not be less than 6 inches nor more than 12-inches, as measured between the center lines of the rungs, cleats and steps. Ladders must be used at an angle such that the horizontal distance from the top support to the foot of the ladder is approximately one-quarter of the working length of the ladder (the distance along the ladder between the foot and the top support).

17.3.1.5 Inspection

Ladders will be inspected for visible detects periodically, prior to utilization or after any occurrence that could have negatively affected the ladder. Portable ladders with defects including broken or missing rungs, cleats, or steps, broken or split rails, corroded components, or other faulty components must not be used. The ladder will be immediately marked as defective, tagged as "Do Not Use" or blocked from being used and removed from service until repaired.

17.3.2 First Aid/Cardiopulmonary Resuscitation (CPR)

Langan field and office personnel will be encouraged to be trained in First Aid and Cardiopulmonary Resuscitation (CPR). Training will be provided free of charge by Langan to all employees. Employees will receive a training certificate that will be kept on file with the Health & Safety Coordinator (HSC). Training and certification will be provided by a credited provider such as American Red Cross or equivalent.

17.3.2.1 Emergency Procedures

Prior to site work, the Langan employees certified in first aid and CPR will be identified in the site-specific HASP. Langan will endear to have at least one employee at a job site trained and able to render first aid and CPR. The site-specific HASP will contain first aid information on both potential chemical and physical hazards. Emergency procedures to be followed in case of injury or illnesses are provided in the HASP. The HASP will include emergency contact information including local police and fire departments, hospital emergency rooms, ambulance services, on-site medical personnel, and physicians. The HASP will also include directions and contact information for the nearest emergency facility in case immediate medical attention is required. The emergency contact information will be conspicuously posted at the worksite. Employees that are injured and require immediate medical attention must call either 911 or the local posted emergency contacts. Employees should use ambulatory services to transport injured workers to the nearest facility for emergency medical care. In areas where 911 is not available, the telephone numbers of physicians, hospitals, or ambulances must be conspicuously posted.

17.3.2.2 First Aid Supplies

First aid supplies are readily available to all Langan employees when required. First aid kits are in each Langan office. Portable first aid kits are available for employees to use at work sites. First aid kits should consist of items needed to treat employees for potential chemical and physical injuries. At a minimum, first aid kits should contain items to allow basic first aid to be rendered. Where the eyes or body of an employee may be exposed to corrosive materials,

suitable facilities for quick drenching or flushing of the eyes and body must be provided within the work area for immediate emergency use including eye wash.

First aid kits will be weatherproof with individually sealed packages of each item. All portable first aid kits must be inspected by Langan employees before and after use to ensure all used items are replaced. When out in the field, employees must check first aid kits weekly to ensure used items are replaced.

17.3.3 Hydrogen Sulfide

Langan employees with the potential to be exposed to hydrogen sulfide while at work sites must have training in hydrogen sulfide awareness. The training will include the identification of areas where employees could be exposed to hydrogen sulfide, health effects, permissible exposure limits, first aid procedures, and personnel protective equipment. Langan employees could be exposed to hydrogen sulfide while at job sites including petroleum refineries, hazardous waste treatment, storage and disposal facilities, uncontrolled hazardous waste sites, and remediation projects.

17.3.3.1 Characteristics

Hydrogen sulfide is a colorless gas with a strong odor of rotten eggs that is soluble in water. Hydrogen sulfide is used to test and make other chemicals. It is also found as a by-product of chemical reactions, such as in sewer treatment. It is a highly flammable gas and a dangerous fire hazard. Poisonous gases are produced in fires including sulfur oxides. Hydrogen sulfide is not listed as a carcinogen.

17.3.3.2 Health Effects

Hydrogen Sulfide can affect employees if inhaled or through contact with skin or eyes. Acute (or short-term) health effects of hydrogen sulfide exposure include irritation of the nose and throat, dizziness, confusion, headache, and trouble sleeping. Inhalation of hydrogen sulfide can irritate the lungs causing coughing and/or shortness of breath. Higher levels of exposure can cause a build-up of fluid in the lungs (pulmonary edema), a medical emergency, with severe shortness of breath.

Chronic (or long-term) health effects of low levels of exposure to hydrogen sulfide can cause pain and redness of the eyes with blurred vision. Repeated exposure may cause bronchitis with cough, phlegm, and shortness of breath.

17.3.3.3 Protective Clothing and Equipment

Respirators are required for those operations in which employees will be exposed to hydrogen sulfide above OSHA permissible exposure level. The maximum OSHA permissible exposure limit (PEL) for hydrogen sulfide is 20-parts of hydrogen sulfide vapor per million parts of air (20 ppm) for an 8-hour workday and the maximum short-term exposure limit (STEL) is 10 ppm for any 10-minute period.

Where employees are exposed to levels up to 100-parts of hydrogen sulfide vapor per million parts of air (100 ppm), the following types of respiratory protection are allowed:

- Any powered, air-purifying respirator with cartridge(s).
- Any air-purifying, full-facepiece respirator (gas mask) with a chin style, front- or back-mounted canister.
- Any supplied air system with escape self-contained breathing apparatus, if applicable; and,
- Any self-contained breathing apparatus with a full facepiece.

Respirators used by employees must have joint Mine Safety and Health Administration and the National Institute for Occupational Safety and Health (NIOSH) seal of approval. Cartridges or canisters must be replaced before the end of their service life, or the end of the shift, whichever occurs first. Langan employees that have the potential to be exposed to hydrogen sulfide will be trained in the proper use of respirators. Respirator training is discussed under– Langan's Respiratory Protection Program.

Employees with potential exposure to hydrogen sulfide, or when required by the client, will wear a portable hydrogen sulfide gas detector. The detector should have an audible, visual and vibrating alarm. The detector may also provide detection for carbon monoxide, sulfur dioxide, and oxygen-deficient atmospheres. The hydrogen sulfide monitor will, at a minimum, be calibrated to detect hydrogen sulfide at a level of 20-parts of hydrogen sulfide vapor per million parts of air (20 ppm). Many portable gas detectors will have factory defaults with a low-level alarm at 10 ppm and a high-level alarm at 15 ppm. Langan employees must consult clients to determine if any site-specific threshold levels exist.

If the hydrogen sulfide gas detector sounds and employees are not wearing appropriate respiratory protection, employees must immediately vacate the area and meet at the assigned emergency location. Langan employees may not re- enter the site without proper respiratory protection and approval from the client or property owner if needed.

Employees must wear PPE to prevent eye and skin contact with hydrogen sulfide. Employees must wear appropriate protective clothing including boots, gloves, sleeves, and aprons, over any

parts of their body that could be exposed to hydrogen sulfide. Non-vented, impact-resistant goggles should be worn when working with or exposed to hydrogen sulfide.

17.3.3.4 Emergency and First Aid Procedures

Eye and Face Exposure

If hydrogen sulfide comes in contact with eyes, it should be washed out immediately with copious amounts of water for 30 minutes, occasionally lifting the lower and upper eye lids. Seek medical attention immediately.

Skin Exposure

If hydrogen sulfide contaminates clothing or skin, remove the contaminated clothing immediately and wash the exposed skin with copious amounts of water and soap. Seek medical attention immediately. Contaminated clothing should either be disposed of or washed before wearing again.

Breathing

If a Langan employee or other personnel breathe in hydrogen sulfide, immediately get the exposed person to fresh air. If breathing has stopped, artificial respiration should be started. Call for medical assistance or a doctor as soon as possible.

Safety Precautions

Hydrogen sulfide is a highly flammable gas and a dangerous fire hazard. Containers of hydrogen sulfide may explode in a fire situation. Poisonous gases are produced during fires.

Langan employees should contact property owners and operators prior to conducting work onsite to be aware of any site-specific contingency plans, identify where hydrogen sulfide is used at the facility, and be informed about additional safety rules or procedures.

17.3.4 Fire Protection/Extinguishers

Langan field personnel that have been provided with portable fire extinguishers for use at worksites will be trained to familiarize employees with general principles of fire extinguisher use and hazards associated with the incipient stage of firefighting. Training will be provided prior to the initial assignment for field work and annually thereafter.

Portable fire extinguishers must be visually inspected monthly and subjected to an annual maintenance check. Langan will retain records of the annual maintenance date.

17.3.5 Overhead lines

When field work is performed near overhead lines, the lines must be de-energized and grounded, or other protective measures must be provided before the work commences. If overhead lines are to be de-energized, arrangements must be made with the client, property owner, or organization that operates or controls the electric circuits involved to de-energize and ground them. If protective measures, such as guarding, isolating, or insulating, are provided, these precautions must prevent employees from contacting such lines directly with any part of their body or indirectly through conductive materials, tools, or equipment.

When unqualified Langan personnel are working in an elevated position near overhead lines, the location must be such that the person and the longest conductive object they may contact cannot come closer to any unguarded, energized overhead line than the following distances:

1. For voltages to ground 50-kilovolts (kV) or below – 10-feet; and
2. For voltages to ground over 50kV - 10 feet, plus 4-inches for every 10kV over 50kV.

As previously indicated, Langan does not retain qualified employees to perform work on energized equipment.

17.3.5.1 Vehicle and Equipment Clearance

Any vehicle or mechanical equipment capable of having parts of its structure elevated near energized overhead lines must be operated so that a clearance of 10-feet is maintained. If the voltage of the overhead lines is higher than 50kV, the clearance must be increased by 4-inches for every 10kV over that voltage.

If any of the following discussed conditions occur, the clearance may be reduced.

- If the vehicle is in transit with its structure lowered, the clearance may be reduced to 4-feet. If the voltage is higher than 50kV, the clearance must be increased to 4-inches for every 10 kV over that voltage.
- If insulating barriers are installed to prevent contact with the lines, and if the barriers are rated for the voltage of the line being guarded and are not a part of or an attachment to the vehicle or its raised structure, the clearance may be reduced to a distance within the designed working dimensions of the insulating barrier.

Employees standing on the ground may not contact the vehicle or mechanical equipment or any of its attachments unless the employee is using protective equipment rated for the voltage, or the equipment is located so that no uninsulated part of its structure (that portion of the structure

that provides a conductive path to employees on the ground) can come closer to the overhead line than permitted.

If any vehicle or mechanical equipment capable of having parts of its structure elevated near energized overhead lines is intentionally grounded, employees working on the ground near the point of grounding may not stand at the grounding location whenever there is a possibility of overhead line contact. Additional precautions, such as the use of barricades or insulation, must be taken to protect employees from hazardous ground potentials, depending on earth resistivity and fault currents, which can develop within the first few feet or more outward from the grounding point.

17.3.6 Trade Secret

Langan employees could potentially be provided trade secret information by the client or property owner when site-specific information is provided about highly hazardous chemicals. Trade secret means any confidential formula, pattern, process, device, information, or compilation of information that is used in an employer's business, and that allows the employer to obtain an advantage over competitors who do not know or use it. Langan employees understand that this information should be kept confident and if required, may enter into a confidentiality agreement with the client.

17.3.7 Bloodborne Pathogens

Langan employees that can anticipate exposure to blood or other potentially infectious material while at work sites must have training in bloodborne pathogens. Applicable employees would include those trained in first aid and serving a designated role as an emergency medical care provider. Bloodborne pathogens are pathogenic microorganisms that are present in human blood and can cause disease in humans. These pathogens include but are not limited to, hepatitis B virus and human immunodeficiency virus.

17.3.7.1 Training

Langan employees with potential occupational exposure to blood or other potentially infectious material must participate in a training program. Training must be conducted prior to the initial assignment where there would be potential for exposure and annually thereafter within one year of previous training. The training program will be provided to Langan employees at no cost to them and during working hours.

Langan will ensure the training program must consist of the following:

- An accessible copy of the regulatory text of 29 CFR 1910.1030 and an explanation of its

contents.

- A general explanation of the epidemiology and symptoms of bloodborne diseases.
- An explanation of the modes of transmission of bloodborne pathogens.
- An explanation of Langan's exposure control plan and how the employee can obtain a copy of the written plan.
- An explanation of the appropriate methods for recognizing tasks and other activities that may involve exposure to blood and other potentially infectious materials.
- An explanation of the use and limitations of personal protective equipment (PPE) to prevent and reduce exposure.
- Information on the types, proper use, location, removal, handling, and disposal of PPE.
- An explanation of the basis for the selection of PPE.
- Information on the hepatitis B vaccine, including information on its efficacy, safety, method of administration, the benefits of being vaccinated, and that the vaccine and vaccination will be offered free of charge.
- Information on the appropriate actions to take and persons to contact in an emergency involving blood or other potentially infectious materials.
- An explanation of the procedure to follow if an exposure incident occurs, including the method of reporting the incident and the medical follow-up that will be made available.
- Information on the post-exposure evaluation and determining whether the employer is required to provide for the employee following an exposure incident.
- An explanation of the signs and labels and/or color coding required by paragraph 29 CFR 1910.1030(g)(1); and
- An opportunity for interactive questions and answers with the person conducting the training session.

Langan will develop and implement a written Exposure Control Plan, which will be designed to eliminate or minimize employee exposure to bloodborne pathogens. The Exposure Control Plan will contain the following elements:

- An exposure determination for employees.
- The schedule and method of implementation for Methods of Compliance (29 CFR 191.1030(d)), Hepatitis B Vaccination and Post-Exposure Evaluation and Follow-up (29 CFR 1910.1030(f)), Communication of Hazards to Employees (29 CFR 1910.1030(g)) and (h) Recordkeeping (29 CFR 1910.1030(h)).
- The procedure for the evaluation of circumstances surrounding exposure incidents.
- Ensure a copy of the Exposure Control Plan will be accessible to employees; and,
- The Exposure Control Plan must be reviewed and updated at least annually.

Langan employees with occupational exposure to bloodborne pathogens include any employees trained in first aid that would be expected to provide emergency medical care. This determination is made without regard to the use of PPE, which could eliminate or minimize exposure.

Universal precautions must be observed to prevent contact with blood or other potentially infectious materials. According to the concept of Universal Precautions, all human blood and certain human body fluids are treated as if known to be infectious for bloodborne pathogens. When differentiation between body fluid types is difficult or impossible, all body fluids must be considered potentially infectious materials.

Work practice controls must be used to eliminate or minimize employee exposure, if applicable. Since Langan employees will have occupational exposure only during the rendering of first aid, personnel protective equipment will be utilized to reduce or minimize exposure. PPE that could be available to Langan personnel when administering first aid includes safety glasses, gloves, and Tyvek suits or sleeves. PPE and first aid kits will be provided to employees at no cost to them.

Langan employees that render first aid in office areas will have access to hand-washing facilities or restrooms. For first aid rendered at field locations, first aid kits will contain an appropriate antiseptic hand cleanser and clean cloth/paper towels or antiseptic towelettes. After using antiseptic hand cleansers or towelettes, employees must wash their hands with soap and running water as soon as feasible.

After administering first aid, potentially infectious materials, including towels, personnel protective equipment, clothes, and bandages, must be placed in a container, which prevents leakage during collection, handling, processing, storage, transport, or shipping. All PPE will be disposed of after use. Any equipment or working surfaces which was been exposed to blood or potentially infectious materials due to an injury will be decontaminated prior to reuse.

Langan will make available the hepatitis B vaccine and vaccination series to all employees who have occupational exposure, and post-exposure evaluation and follow-up to all employees who have had an exposure incident. These services will be available to the employee at no cost to them through a medical provider.

17.3.7.2 Recordkeeping

Langan will maintain training and medical records for each employee with occupational exposure to blood or potentially infectious materials. Medical and training records will be maintained by Langan's H&S Department.

Training records will include the following:

- Dates of the training sessions.
- Contents or a summary of the training sessions.
- Names and qualifications of persons conducting the training; and
- Names and job titles of all persons attending the training sessions.

Training records must be maintained for 3 years from the date on which the training occurred. Medical records will be preserved and maintained for the duration of employment plus 30 years.

All records will be made available upon request to employees, the Assistant Secretary of Labor for Occupational Safety and Health, and the Director of the National Institute for Occupational Safety and Health Director of OSHA for examination and copying. Medical records must have written consent from the employee before releasing.

If Langan ceases to do business, all records must be transferred to the successor employer. The successor employer must receive and maintain these records.

If there will not be a successor, Langan will notify current employees of their rights to access records at least three months prior to the cessation of business.

18.0 RECORDKEEPING

The following is a summary of required health and safety logs, reports, and recordkeeping.

18.1 Field Change Authorization Request

Any changes to the work to be performed that are not included in the HASP will require an addendum that is approved by the Langan project manager and Langan HSM to be prepared. Approved changes will be reviewed with all field personnel at a safety briefing.

18.2 Medical and Training Records

Copies or verification of training (40-hour, 8-hour, supervisor, site-specific training, documentation of three-day on-the-job training (OJT)), and respirator fit-test records) and medical clearance for site work and respirator use will be maintained in the office and available upon request. Records for all subcontractor employees must also be available upon request. All employee medical records will be maintained by the HSM.

18.3 Onsite Log

A log of personnel on-site each day will be kept by the HSO or designee.

18.4 Daily Safety Meetings ("Tailgate Talks")

Completed safety briefing forms will be maintained by the HSO.

18.5 Exposure Records

All personal monitoring results, laboratory reports, calculations, and air sampling data sheets are part of an employee exposure record. These records will be maintained by the HSO during site work. At the end of the project, they will be maintained according to 29 CFR 1910.1020.

18.6 Hazard Communication Program/MSDS-SDS

Material safety data sheets (MSDS) Safety Data Sheets (SDS) have been obtained for applicable substances and are included in this HASP (Attachment D). Langan's written hazard communication program, in compliance with 29 CFR 1910.1200, is maintained by the HSM.

18.7 Documentation

Immediately following an incident or near miss, unless emergency medical treatment is required, either the employee or a coworker must contact the Langan incident/injury hotline at 1-800-952-6426, extension 4699, and the Project Manager to report the incident or near miss. The Project Manager will contact the client or client representative. A written report must be completed and submitted HSM within 24 hours of the incident. For emergencies involving personnel injury and/or exposure, the employee will complete and submit the Langan incident/injury report to the Langan corporate health and safety manager as soon as possible following the incident. Accidents will be investigated in-depth to identify all causes and to recommend hazard control measures.

18.7.1 Accident and Injury Report Forms

18.7.1.1 Accident/Incident Report

All injuries, no matter how slight, must be reported to the FTL and the PM immediately. The accident/incident report forms, attached in Attachment C, will be filled out on all accidents by the applicable contractor supervision personnel, the FTL, or the HSO. Copies of all accident/incident reports must be kept on-site and available for review. Project personnel will be instructed on the location of the first aid station, hospital, and doctor and ambulance service near the job. The emergency telephone numbers will be conspicuously posted in site vehicles near the work zone. First aid supplies will be centrally located and conspicuously posted between restricted and nonrestricted areas to be readily accessible to all on the site.

18.7.1.2 First Aid Treatment Record

The forms will be used for recording all non-lost time injuries treated by the project first-aid attendant, the local physician or hospital will be entered in detail on this record. "Minor" treatment of scratches, cuts, etc. will receive the same recording attention as treatment of more severe injuries.

18.7.1.3 OSHA Form 300

An OSHA Form 300 will be kept at the Langan Corporate Office in Parsippany, New Jersey. All recordable injuries or illnesses will be recorded on this form. Subcontractor employers must also meet the requirements of maintaining an OSHA 300 form. The Incident Report form used to capture the details of work-related injuries/illnesses meets the requirements of the OSHA Form 301 (supplemental record) and must be maintained with the OSHA Form 300 for all recordable injuries or illnesses. Forms for recording OSHA work-related injuries and illnesses are included in Attachment C.

19.0 CONFINED SPACE ENTRY

Confined spaces are not anticipated at the Site during planned construction activities. If confined spaces are identified, the contractor must implement their own confined space program that all applicable federal, state, and local regulations. Confined spaces **will not** be entered by Langan personnel.

20.0 HASP ACKNOWLEDGEMENT FORM

All Langan personnel and contractors will sign this HASP Compliance Agreement indicating that they have become familiar with this HASP and that they understand it and agree to abide by it.

Printed Name	Signature	Company	Date

Printed Name	Signature	Company	Date

Printed Name	Signature	Company	Date

Appendix D

250 Water Street, New York, New York

Prior Dewatering and Discharge Approvals

IMPACT ENVIRONMENTAL
170 Keyland Court
Bohemia, New York 11716
TEL: (631) 268-8800
FAX: (631) 269-1599

DocuSign Envelope ID: A09D8DAC-E0C9-49BF-A00A-1ABDE8654A68

Environmental Protection

Rohit T. Aggarwala
Commissioner

Angela M. De Lillo, P.E.
Deputy Commissioner
Bureau of Wastewater Treatment

96-05 Horace Harding Expressway – 2nd Floor
Corona, NY 11368

July 7, 2023

250 Seaport District LLC
199 Water Street, 28th Floor
New York, NY 11038
Attn: John Fedeli

Re: Groundwater Discharge, 250 Water Street, Manhattan, Letter of Approval No. 23-C-7793(1)-1

Dear John Fedeli:

This is in response to the February to June 2023 submissions requesting permission to discharge up to **1,008,000 gallons per day (gpd)** of groundwater generated during the construction of a new multi-story building located at 250 Water Street, New York, NY 10038 (New York State Department of Environmental Conservation Brownfield Cleanup Program Site Code C231127). The groundwater will be treated through one 18,000 gallon frac tank, one 5-micron 12 bag filter skid, and four 10,000 lb carbon adsorbers, per provided schematic and information, before discharging to an existing underground pipe. The pipe leads to the existing 60" x 48" combined sewer located under Peck Slip between Water and Pearl Streets in New York, NY.

Based upon the information, schematic and analytical data submitted, the property owner 250 Seaport District, LLC and agents of the property owner who are authorized to act on the property owner's behalf in this matter (hereinafter referred to as "the owner and its authorized agents") are hereby conditionally authorized, to discharge up to 1,008,000 gpd of the groundwater, treated through the above system, per provided schematic and information, as specified in your submissions, **for a period of one year**, to the combined sewer at the above mentioned location. **This Letter of Approval shall expire at midnight on July 6, 2024.**

The owner and its authorized agents are prohibited from discharging any groundwater during wet weather events.

This conditional approval, however, is subject to your obtaining a groundwater discharge Approval, specifying allowable flow rates, from the Chief of Permitting and Compliance, Bureau of Water and Sewer Operations. The owner and its authorized agents are required to follow manufacturer specifications for the operation and maintenance of the selected equipment. **This Letter of Approval is contingent upon compliance on the part of the owner and its authorized agents with any federal, state, or local requirements applicable to the permitted activity.**

Under no circumstances shall muddy water be discharged into the public

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sewer.

Payment shall be made to and permit obtained from the Bureau of Customer Service for groundwater discharge into the New York City Wastewater System in accordance with the Water and Wastewater Rate Schedule established by the New York City Water Board.

The owner or its authorized agents must notify this section in writing prior to the commencement of discharge. Please refer to file No. C-7793(1) in any correspondence to this office.

The owner or its authorized agents must collect samples of the groundwater after the pretreatment system *in each quarter of the calendar year.*

In addition to the samples that must be collected in each quarter of the calendar year, the owner or its authorized agents must collect two additional samples of the groundwater after the treatment system.

All samples must be analyzed for the parameter(s) included in the attached chart by a New York State Department of Health certified laboratory. The results must be submitted to this office within 21 days after each sampling date. If the sampling results, or any other sampling results, exceed the DEP limits, the discharge must cease and the Bureau of Wastewater Treatment must be notified immediately by phone at (718) 595-4715 and by email at shulbert@dep.nyc.gov.

The owner and its authorized agents are prohibited from discharging any groundwater that exceeds the attached discharge limit(s), as well as those contained in Title 15 Rules of the City of New York Chapter 19.

The owner or its authorized agents must install a flow meter to measure the flow of groundwater to the combined sewer.

The owner or its authorized agents must maintain a logbook of the groundwater discharge flow meter for each day of discharge. The logbook must include at a minimum: the date, time, flow meter reading (units in either cubic feet or gallons), difference from previous day's reading (units in either cubic feet or gallons), and employee's signature or initials. The logbook must be available to DEP personnel for review upon request.

This Letter of Approval is an Order of the Commissioner of the Department of Environmental Protection, and applies to the owner and its authorized agents. Please be advised that failure to comply with this Letter of Approval by the owner and its authorized agents may result in the issuance of summonses to either the owner or its authorized agents, or both (returnable to the New York City Office of Administrative Trials and Hearings) and/or revocation of the Letter of Approval. Summonses carry penalties of up to $10,000 a day, per violation.

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If you have any questions concerning this matter, please contact me at (718) 595-4715 or shulbert@dep.nyc.gov.

Sincerely,

DocuSigned by:
Sean Hulbert
F0FA5DB140EA4BB...

Sean H. Hulbert, P.E., Acting Chief, Industrial Resource Management and Permitting Section

enc: Sampling Requirements and Limitations

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SAMPLING REQUIREMENTS AND LIMITATIONS

Parameter[1]	**Daily Limit**	**Units**	**Sample Type**	**Monthly Limit**
Non-polar material[2]	50	mg/l	Instantaneous	---
pH	5-12	SU's	Instantaneous	---
Temperature	< 150	Degree F	Instantaneous	---
Flash Point	> 140	Degree F	Instantaneous	---
Cadmium	2 0.69	mg/l mg/l	Instantaneous Composite	--- ---
Chromium (VI)	5	mg/l	Instantaneous	---
Copper	5	mg/l	Instantaneous	---
Lead	2	mg/l	Instantaneous	---
Mercury	0.05	mg/l	Instantaneous	---
Nickel	3	mg/l	Instantaneous	---
Zinc	5	mg/l	Instantaneous	---
Benzene	134	ppb	Instantaneous	57
Carbontetrachloride	---	---	Composite	---
Chloroform	---	---	Composite	---
1,4 Dichlorobenzene	---	---	Composite	---
Ethylbenzene	380	ppb	Instantaneous	142
MTBE (Methyl-Tert-Butyl-Ether)	50	ppb	Instantaneous	---
Naphthalene	47	ppb	Composite	19
Phenol	---	---	Composite	---
Tetrachloroethylene (Perc)	20	ppb	Instantaneous	---
Toluene	74	ppb	Instantaneous	28
1,2,4 Trichlorobenzene	---	---	Composite	---
1,1,1 Trichloroethane	---	---	Composite	---
Xylenes (Total)	74	ppb	Instantaneous	28
PCB's (Total)[3]	1	ppb	Composite	---
Total Suspended Solids (TSS)	350	mg/l	Instantaneous	---
CBOD	---	---	Composite	---
Chloride	---	---	Instantaneous	---
Total Nitrogen[4]	---	---	Composite	---
Total Solids	---	---	Instantaneous	---
Other				

1 All handling and preservation of collected samples and laboratory analyses of samples shall be performed in accordance with 40 C.F.R. pt. 136. If 40 C.F.R. pt. 136 does not cover the pollutant in question, the handling, preservation, and analysis must be performed in accordance with the latest edition of "Standard Methods for the Examination of Water and Wastewater." All analyses shall be performed using a detection level less than the lowest applicable regulatory discharge limit. If a parameter does not have a limit, then the detection level is defined as the method detection limit (MDL) and limit of quantitation (LOQ) required by the analytical method that is used to analyze the parameter. If the method does not contain an MDL or LOQ, the lab must use an approved method that does contain an MDL or LOQ. If none of the approved methods contain an MDL or LOQ for that parameter then the lab must develop its own LOQ, and report it with the analytical results.

2 Non-Polar Material shall mean that portion of the oil and grease that is not eliminated from a solution containing N–Hexane, or any other extraction solvent the EPA shall prescribe, by silica gel absorption.

3 Analysis for PCB's must be done by EPA method 608 with MDL=<65 ppt. PCB's (total) is the sum of PCB-1242 (Aroclor 1242), PCB-1254 (Aroclor 1254), PCB-1221 (Aroclor 1221), PCB-1232 (Aroclor 1232), PCB-1248 (Aroclor 1248), PCB-1260 (Aroclor 1260) and PCB-1016 (Aroclor 1016).

4 Total Nitrogen = Total Kjeldahl Nitrogen (TKN) + Nitrite (NO_2) + Nitrate (NO_3).

NYC Environmental Protection

PERMIT

Permit Type:	DEWATERING PERMIT	**Permit No:**	C001712214
Customer's Name:	TRI-STATE GROUNDWATER SOL	**Phone Number:**	862-336-9700
Customer's Service Address:		**Account Number:**	4001056712001
Customer's Mailing Address:	55 Harristown Rd ste 203 Glen Rock, NJ 07452-3303		
Issued By:	LJ	**Issue Date:**	08/26/2022
Permitted Activity:	5,040,000 gallons of discharge (08/03/2022 thru 07/21/2023) @ $6.83 per hundred cubic feet - $46,020.32	**Expiration Date:**	07/21/2023
		Fee:	$46,020.32
Permittee:	TRI-STATE GROUNDWATER SOL		
Dewatering Location:	C-7793, 250 Water Street, New York, NY		
BBL:			

Additional Requirements:

1. If the approval is revoked, the permit is no longer valid.

PERMIT ISSUED BY
THE CITY OF NEW YORK
BROOKLYN DEP/BCS

NEW YORK STATE DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Division of Environmental Remediation, Region 2
47-40 21st Street, Long Island City, NY 11101
P: (718) 482-4995
www.dec.ny.gov

PERMIT EQUIVALENT

Under the Environmental Conservation Law (ECL)

Facility Information

Permit Equivalent Issued to:
250 Seaport District, LLC.
199 Water Street, 28th Fl.
New York, NY 10038

Facility Name / Site Code:	DER Site ID# C231127
Facility Location:	250 Water St, Manhattan, Manhattan, NY 10038
Facility Principal Reference Point:	Latitude: 40°42' 29.916"N; Longitude: 74°0' 9.072"W

Authorized Activity: Install and operate a temporary dewatering system to facilitate remedial excavation at 250 Water Street, Manhattan, NY 10038 with a maximum withdrawal of 720,000 gallons per day. The groundwater will be pumped through a 6,000-gallon settling tank, 5-micron bag filter, four 5,000 lb. carbon filters and flowmeter, then gravity fed into the combined sewer on Peck Slip with ultimate discharge to the Newtown Creek Wastewater Treatment Plant.

Water Withdrawal Non-Public - Under Article 15, Title 15

Permit Equivalent Authorizations

Permit Equivalent ID: Site # C231127

Effective Date: 8/23/2022 Expiration Date: 8/23/2023

NYSDEC Approval

By acceptance of this Permit Equivalent, the Participant agrees that the Permit Equivalent is contingent upon strict compliance with the ECL, all applicable regulations, and all conditions included as part of this Permit Equivalent.

Permit Equivalent Administrator: Jane H. O'Connell, P.G.
Regional Remediation Engineer

Authorized Signature: Jane H. O'Connell Date 8 / 23 / 22

NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

Permit Equivalent Components

WATER WITHDRAWAL NON-PUBLIC PERMIT EQUIVALENT SPECIAL CONDITIONS APPLY TO THIS AUTHORIZED PERMIT EQUIVALENT

WATER WITHDRAWAL NON-PUBLIC PERMIT EQUIVALENT SPECIAL CONDITIONS

1. Conformance with Plans All activities authorized by the Brownfield Cleanup Agreement for this Permit Equivalent must be in strict conformance with the approved plans submitted by the applicant or applicant's agent as part of the Permit Equivalent application. Such approval plans were prepared by Tri-State Groundwater Solutions.

2. Conformance with Plans - Addenda In addition to plans referenced in the Condition titled "Conformance with Plans," the activities authorized by this Permit Equivalent must be in strict conformance with the following approved plans and/or submissions made as part of the Permit Equivalent application:

A. Water Withdrawal Permit [Equivalent] Application Package dated June 27, 2022 and received via email by the NYSDEC Div. of Water, Region 2, NYSDEC on July 8, 2022.

3. Dewatering Wells, Pumps, Pump Capacities and Maximum Withdrawal This permit authorizes the following:

- Estimated Number Dewatering Wellpoints - 185
- Installed Pumps – 2 (1 standby)
- Pump Capacity – 500 GPM each
- Maximum Withdrawal – 720,000 GPD
- Period of Dewatering: 12 Months

4. Daily Pump Log A daily pump log in gallons per day (GPD) must be kept at the project site at all times. The pump log must be made available to authorized representatives of the Department during pumping operations.

5. Handling of Contaminated Groundwater: The Permittee is fully responsible for proper handling and all costs associated with the proper sampling, treatment, and disposal of any contaminated groundwater.

6. Well Driller Registration The dewatering operation shall be performed by well drillers duly registered in accordance with Section 15-1525 of the Environmental Conservation Law of the State of New York.

7. Notice of Intent to Commence Work At least five (5) days prior to commencement of the authorized activity, Permittee must complete and submit the attached "Notice of Intent to Commence Work" to NYSDEC Division of Environmental Remediation, 625 Broadway, Albany, NY 12233-7015; Attn: Rafi Alam with a copy to Atiq Rahman, NYSDEC, Region 2, Division of Water.

8. Notice of Completion of Work Within ten (10) days of the completion of work, Permittee must complete and submit the attached "Notice of Completion of Work" to NYSDEC Division of Environmental Remediation, 625 Broadway, Albany, NY 12233-7015; Attn: Rafi Alam with a copy to Atiq Rahman, NYSDEC, Region 2, Division of Water.

9. Post Permit Sign The permit sign enclosed with this permit shall be posted in a conspicuous location on the worksite and adequately protected from the weather.

GENERAL CONDITIONS - Apply to ALL Authorized Permit Equivalents:

1. Facility Inspection by The Department: The facility, including relevant records, is subject to inspection at reasonable hours and intervals by an authorized representative of the Department of Environmental Conservation (the Department) to determine whether the applicant is complying with this Permit Equivalent and the ECL. Such representative may order the work suspended pursuant to ECL 71- 0301 and SAPA 401(3).

The Permittee shall provide a person to accompany the Department's representative during an inspection to the Permit Equivalent area when requested by the Department.

A copy of this Permit Equivalent, including all referenced maps, drawings, and special conditions, must be available for inspection by the Department at all times at the project site or facility. Failure to produce a copy of the Permit Equivalent upon request by a Department representative is a violation of this Permit Equivalent.

2. Relationship of this Permit Equivalent to Other Department Orders and Determinations Unless expressly provided for by the Department, issuance of this Permit Equivalent does not modify, supersede, or rescind any order or determination previously issued by the Department or any of the terms, conditions or requirements contained in such order or determination.

3. Applications For Permit Equivalent Renewals, Modifications or Transfers The Permittee must submit a separate written application to the Department for Permit Equivalent renewal, modification or transfer of this Permit Equivalent. Such application must include any forms or supplemental information the Department requires. Any renewal, modification or transfer granted by the Department must be in writing. Submission of applications for Permit Equivalent renewal, modification or transfer are to be submitted to:

Jane H. O'Connell, Regional Remediation Engineer
NYSDEC Division of Environmental Remediation
47-40 21st Street – 1st Floor
Long Island City, NY 11101-5407
jane.oconnell@dec.ny.gov

With copy to:

Rafi Alam, Project Manager
NYSDEC Division of Environmental Remediation
625 Broadway,
Albany, NY 12233-7015
rafi.alam@dec.ny.gov

4. Submission of Renewal Application The Permittee must submit a renewal application at least 30 days before Permit Equivalent expiration for the following Permit Equivalent authorizations: Water Withdrawal Permit.

5. Permit Equivalent Modifications, Suspensions and Revocations by the Department
The Department reserves the right to modify, suspend or revoke this Permit Equivalent. The grounds for modification, suspension or revocation include:

a. materially false or inaccurate statements in the Permit Equivalent application or supporting papers;
b. failure by the Permittee to comply with any terms or conditions of the Permit Equivalent;
c. exceeding the scope of the project as described in the Permit Equivalent application;
d. newly discovered material information or a material change in environmental conditions, relevant technology or applicable law or regulations since the issuance of the existing Permit Equivalent;
e. noncompliance with previously issued Permit Equivalent conditions, orders of the commissioner, any provisions of the Environmental Conservation Law or regulations of the Department related to the permitted activity.

6. Permit Equivalent Transfer Permit Equivalents are transferrable unless specifically prohibited by statute, regulation, or another Permit Equivalent condition. Applications for Permit Equivalent transfer should be submitted prior to actual transfer of ownership.

NOTIFICATION OF OTHER PERMITTEE OBLIGATIONS

Item A: Permittee Accepts Legal Responsibility and Agrees to Indemnification
The Permittee, excepting state or federal agencies, expressly agrees to indemnify and hold harmless the Department of Environmental Conservation of the State of New York, its representatives, employees, and agents ("the Department") for all claims, suits, actions, and damages, to the extent attributable to the Permittee's acts or omissions in connection with the applicant's undertaking of activities in connection with, or operation and maintenance of, the facility or facilities authorized by the Permit Equivalent whether in compliance or not in compliance with the terms and conditions of the Permit Equivalent. This indemnification does not extend to any claims, suits, actions, or damages to the extent attributable to the Department's own negligent or intentional acts or omissions, or to any claims, suits, or actions naming the Department and arising under Article 78 of the New York Civil Practice Laws and Rules or any citizen suit or civil rights provision under federal or state laws.

Item B: Permittee's Contractors to Comply with Permit Equivalent
The Permittee is responsible for informing its independent contractors, employees, agents and assigns of their responsibility to comply with this Permit Equivalent, including all special conditions while acting as the applicant's agent with respect to the authorized activities, and such persons shall be subject to the same sanctions for violations of the Environmental Conservation Law as those prescribed for the applicant.

Item C: Permittee Responsible for Obtaining Other Required Permit Equivalents
The Permittee is responsible for obtaining any other Permits, approvals, lands, easements and rights-of-way that may be required to carry out the activities that are authorized by this Permit Equivalent.

Item D: No Right to Trespass or Interfere with Riparian Rights
This Permit Equivalent does not convey to the Permittee any right to trespass upon the lands or interfere with the riparian rights of others in order to perform the authorized work nor does it authorize the impairment of any rights, title, or interest in real or personal property held or vested in a person not a party to the Permit Equivalent.

NOTICE OF INTENT TO COMMENCE WORK

Date: _____

Rafi Alam
NYSDEC Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7015

Re: NYSDEC Permit Equivalent Site Code - C231127
Temporary Construction Dewatering
250 Water Street, Manhattan, NY 10038

Dear Mr. Alam:

In accordance with Special Condition 7 of the referenced permit equivalent, I hereby serve notice to commence work on _____, 20____.

This is also to certify that, having read the entire permit equivalent, I am fully aware of and understand the general conditions therein, and agree to comply with all such conditions. Further, I understand that prior to undertaking any modification to the authorized work, I must seek a permit equivalent modification from the NYSDEC Region 2 Office.

_____
Signature of Permittee

_____
Name of Permittee (please print)

_____
Signature of Contractor

_____
Name of Contractor (please print)

_____
Street Address of Contractor

_____
City, State, & Zip Code of Contractor

_____
Telephone Number of Contractor

cc: Atiq Rahman – NYDEC Div. of Water

<u>WARNING</u>

The Permittee and their contractor(s) (if any) are required to follow all permit equivalent conditions. Violations of the permit equivalent may lead to legal action, including the imposition of substantial monetary fines and corrective work.

NOTICE OF COMPLETION OF WORK

Date: _____

Rafi Alam
NYSDEC Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7015

Re: NYSDEC Permit Equivalent Site Code - C231127
Temporary Construction Dewatering
250 Water Street, Manhattan, NY 10038

Dear Mr. Alam:

In accordance with Special Condition 8 of the referenced permit equivalent, I hereby serve notice that the work allowed by the above referenced permit equivalent has been completed as of _____, 20____, consistent with the requirements of the above referenced permit equivalent.

_____
Signature of Permittee

_____
Name of Permittee (please print)

_____
Signature of Contractor

_____
Name of Contractor (please print)

_____
Street Address of Contractor

_____
City, State, & Zip Code of Contractor

_____
Telephone Number of Contractor

cc: Atiq Rahman – NYDEC Div. of Water

NYC Environmental Protection

Rohit Aggarwala
Commissioner &
NYC Chief Climate Officer

Anastasios Georgelis, P.E.
Deputy Commissioner
Bureau of Water & Sewer Operations

59-17 Junction Blvd.
Flushing, NY 11373

Tel. (718) 595-7668
Fax (718) 595-5342
TasosG@dep.nyc.gov

September 14, 2023

Matthew Cichetti, P.E.
CICHETTI ENGINEERING
P.O. Box 195
Germantown, NY 12526

Re: Dewatering for 250 Water Street
Block # 98, Lot # 1
Borough of Manhattan

Dear Mr. Cichetti:

We are in receipt of your dewatering submission dated September 12, 2023, requesting permission to temporarily discharge up to 1,008,000 gallons per day (gpd) of groundwater, continuously for a period of one year, during construction, through an existing 8" diameter (dia.) connection to the existing 60" x 48" combined sewer in Peck Slip between Water Street & Pearl Street in the Borough of Manhattan.

Based upon the information, schematic and analytical data submitted, you are hereby authorized to obtain DEP permit to temporarily discharge during the construction up to 1,008,000 per day (gpd) of ground water at the rate not to exceed 1.56 cubic feet per second (cfs) for a period of one year as specified in your submission, during dry weather only to the combined sewer at the above referenced location. The Industrial Resource Management and Permitting Section has given the approval No: 23-C-7793(1)-1 for this dewatering discharge by a letter, dated July 07, 20223.

The discharger shall indemnify and hold the City harmless for any damage or liability incurred by the City due to the dewatering and if the discharge results in overloading the capacity of the discharge sewer. See the copy of the Special Indemnity Agreement, to be signed and filed with the discharge permit application. The Special Indemnity Agreement is not required when the City is the owner of the property.

Please note that no dewatering permit will be issued until the payment is made to the Bureau of Customer Service for groundwater discharge into the New York City Wastewater System in accordance with the Water and Wastewater Rate Schedule established by the New York City Water Board.

This Letter of Approval is an amendment of our previous Approval, dated July 27, 2022.

If you have any further questions concerning this matter, please contact:
Mrs. Polina Balter at (718) 595-5202.

Very truly yours,

for Agata Obrusnik, Engineer in Charge
Application Review

Appendix E

250 Water Street, New York, New York

Current Dewatering and Discharge Approvals and Plans

IMPACT ENVIRONMENTAL
170 Keyland Court
Bohemia, New York 11716
TEL: (631) 268-8800
FAX: (631) 269-1599

Docusign Envelope ID: D62A62C6-12FF-89D5-82E7-9D25CAC33E76

Environmental Protection

Angela M. DeLillo, P.E.
Deputy Commissioner
Bureau of Wastewater Treatment

August 24, 2026

250 Water Street Owner LLC
19 W 24th Street, 12th Floor
New York, NY 10010
Attn: **Philip Caporaso**

Re: Groundwater Discharge, 250 Water St, Manhattan, Letter of Approval No. 26-C-8511-1

Dear Philip Caporaso:

This is in response to the August 5 and 18, 2026 submissions requesting permission to discharge up to **93,600 gallons per day (gpd)** of groundwater generated during the construction of new multi-story building located at 250 Water Street, New York, NY 10038 (New York State Department of Environmental Conservation Brownfield Cleanup Program Site Code C231127). The groundwater will be treated through one 1,500 gallon settling tank, per provided schematic and information, before discharging to an existing underground pipe that leads to the 60" x 48" combined sewer located under Peck Slip between Pearl and Water Streets in New York, NY.

Based upon the information, schematic and analytical data submitted, the property owner 250 Water Street Owner LLC and agents of the property owner who are authorized to act on the property owner's behalf in this matter (hereinafter referred to as "the owner and its authorized agents") are hereby conditionally authorized, to discharge up to 93,600 gpd of the groundwater, treated through the above system, per provided schematic and information, as specified in your submissions, **for a period of one year**, to the combined sewer at the above mentioned location. **This Letter of Approval shall expire at midnight on August 23, 2027.**

The owner and its authorized agents are prohibited from discharging any groundwater during wet weather events.

This conditional approval, however, is subject to your obtaining a groundwater discharge Approval, specifying allowable flow rates, from the Chief of Permitting and Compliance, Bureau of Water and Sewer Operations. The owner and its authorized agents are required to follow manufacturer specifications for the operation and maintenance of the selected equipment. **This Letter of Approval is contingent upon compliance on the part of the owner and its authorized agents with any federal, state, or local requirements applicable to the permitted activity.**

Under no circumstances shall muddy water be discharged into the public sewer.

Payment shall be made to and permit obtained from the Bureau of Customer Service for groundwater discharge into the New York City Wastewater System in accordance with the Water and Wastewater Rate Schedule established by the New York City Water Board.

Docusign Envelope ID: D62A62C6-12FF-89D5-82E7-9D25CAC33E76

The owner or its authorized agents must install a flow meter to measure the flow of groundwater to the combined sewer.

The owner or its authorized agents must maintain a logbook of the groundwater discharge flow meter for each day of discharge. The logbook must include at a minimum: the date, time, flow meter reading (units in either cubic feet or gallons), difference from previous day's reading (units in either cubic feet or gallons), and employee's signature or initials. The logbook must be available to DEP personnel for review upon request.

The owner or its authorized agents must notify this section in writing prior to the commencement of discharge. Please refer to file No. C-8511 in any correspondence to this office.

The owner or its authorized agents must collect samples of the groundwater after the pretreatment system *in each quarter of the calendar year.* **The samples must be analyzed for the parameter(s) included in the attached chart by a New York State Department of Health certified laboratory. The results must be submitted to this office within 21 days after each sampling date. If the sampling results, or any other sampling results, exceed the DEP limits, the discharge must cease and the Bureau of Wastewater Treatment must be notified immediately by phone at (718) 595-6815 and by email at irasaki@dep.nyc.gov.**

This Letter of Approval is an Order of the Commissioner of the Department of Environmental Protection and applies to the owner and its authorized agents. Please be advised that failure to comply with this Letter of Approval by the owner and its authorized agents may result in the issuance of summonses to either the owner or its authorized agents, or both (returnable to the New York City Office of Administrative Trials and Hearings) and/or revocation of the Letter of Approval. Summonses carry penalties of up to $10,000 a day, per violation.

If you have any questions concerning this matter, please contact Ifeoluwa Rasaki, Environmental Engineering Intern, at (718) 595-6815 or irasaki@dep.nyc.gov.

Sincerely,

Sean Hulbert

Sean H. Hulbert, P.E., Chief,
Industrial Resource Management and Permitting Section

enc: Sampling Requirements and Limitations

Docusign Envelope ID: D62A62C6-12FF-89D5-82E7-9D25CAC33E76

SAMPLING REQUIREMENTS AND LIMITATIONS

Parameter[1]	**Daily Limit**	**Units**	**Sample Type**	**Monthly Limit**
Non-polar material[2]	50	mg/l	Instantaneous	---
pH	5-12	SU's	Instantaneous	---
Temperature	< 150	Degree F	Instantaneous	---
Flash Point	> 140	Degree F	Instantaneous	---
Cadmium	2 0.69	mg/l mg/l	Instantaneous Composite	--- ---
Chromium (VI)	5	mg/l	Instantaneous	---
Copper	5	mg/l	Instantaneous	---
Lead	2	mg/l	Instantaneous	---
Mercury	0.05	mg/l	Instantaneous	---
Nickel	3	mg/l	Instantaneous	---
Zinc	5	mg/l	Instantaneous	---
Benzene	134	ppb	Instantaneous	57
Carbontetrachloride	---	---	Composite	---
Chloroform	---	---	Composite	---
1,4 Dichlorobenzene	---	---	Composite	---
Ethylbenzene	380	ppb	Instantaneous	142
MTBE (Methyl-Tert-Butyl-Ether)	50	ppb	Instantaneous	---
Naphthalene	47	ppb	Composite	19
Phenol	---	---	Composite	---
Tetrachloroethylene (Perc)	20	ppb	Instantaneous	---
Toluene	74	ppb	Instantaneous	28
1,2,4 Trichlorobenzene	---	---	Composite	---
1,1,1 Trichloroethane	---	---	Composite	---
Xylenes (Total)	74	ppb	Instantaneous	28
PCB's (Total)[3]	1	ppb	Composite	---
Total Suspended Solids (TSS)	350	mg/l	Instantaneous	---
CBOD	---	---	Composite	---
Chloride	---	---	Instantaneous	---
Total Nitrogen[4]	---	---	Composite	---
Total Solids	---	---	Instantaneous	---
Other				

1 All handling and preservation of collected samples and laboratory analyses of samples shall be performed in accordance with 40 C.F.R. pt. 136. If 40 C.F.R. pt. 136 does not cover the pollutant in question, the handling, preservation, and analysis must be performed in accordance with the latest edition of "Standard Methods for the Examination of Water and Wastewater." All analyses shall be performed using a detection level less than the lowest applicable regulatory discharge limit. If a parameter does not have a limit, then the detection level is defined as the method detection limit (MDL) and limit of quantitation (LOQ) required by the analytical method that is used to analyze the parameter. If the method does not contain an MDL or LOQ, the lab must use an approved method that does contain an MDL or LOQ. If none of the approved methods contain an MDL or LOQ for that parameter then the lab must develop its own LOQ, and report it with the analytical results.

2 Non-Polar Material shall mean that portion of the oil and grease that is not eliminated from a solution containing N–Hexane, or any other extraction solvent the EPA shall prescribe, by silica gel absorption.

3 Analysis for PCB's must be done by EPA method 608 with MDL=<65 ppt. PCB's (total) is the sum of PCB-1242 (Aroclor 1242), PCB-1254 (Aroclor 1254), PCB-1221 (Aroclor 1221), PCB-1232 (Aroclor 1232), PCB-1248 (Aroclor 1248), PCB-1260 (Aroclor 1260) and PCB-1016 (Aroclor 1016).

4 Total Nitrogen = Total Kjeldahl Nitrogen (TKN) + Nitrite (NO_2) + Nitrate (NO_3).

Technical Report

prepared for:

Cichetti Engineering, PLLC
P.O. Box 195
Germantown NY, 12526
Attention: Matthew Cichetti

Report Date: 05/31/2026
Client Project ID: 250 Water street
Project (SDG) No.: 26E1062

120 RESEARCH DRIVE STRATFORD, CT 06615 ■ 132-02 89th AVENUE RICHMOND HILL, NY 11418
www.alsglobal.com/usaenviro (203) 325-1371 FAX (203) 357-0166 nastr.clientservices@alsglobal.com

Report Date: 05/31/2026
Client Project ID: 250 Water street
Project (SDG) No.: 26E1062

Cichetti Engineering, PLLC
P.O. Box 195
Germantown NY, 12526
Attention: Matthew Cichetti

Purpose and Results

This report contains the analytical data for the sample(s) identified on the attached chain-of-custody received in our laboratory on May 20, 2026 and listed below. The project was identified as your project: **250 Water street**.

The analyses were conducted utilizing appropriate EPA, Standard Methods, and ASTM methods as detailed in the data summary tables.

All samples were received in proper condition meeting the customary acceptance requirements for environmental samples except those indicated under the Sample and Analysis Qualifiers section of this report.

All analyses met the method and laboratory standard operating procedure requirements except as indicated by any data flags, the meaning of which are explained in the Sample and Data Qualifiers Relating to This Work Order section of this report and case narrative if applicable.

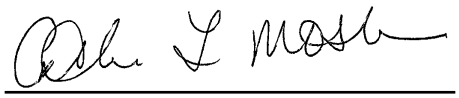
The results of the analyses, which are all reported on dry weight basis (soils) unless otherwise noted, are detailed in the following pages.

Please contact Client Services at 203.325.1371 with any questions regarding this report.

Sample ID	Client Sample ID	Matrix	Date Collected	Date Received
26E1062-01	MW	Ground Water	05/20/2026	05/20/2026

General Notes for Project (SDG) No.: 26E1062

1. The RLs and MDLs (Reporting Limit and Method Detection Limit respectively) reported are adjusted for any dilution necessary due to the levels of target and/or non-target analytes and matrix interference. The RL(REPORTING LIMIT) is based upon the lowest standard utilized for the calibration where applicable.
2. Samples are retained for a period of thirty days after submittal of report, unless other arrangements are made.
3. ALS' liability for the above data is limited to the dollar value paid to ALS for the referenced project.
4. This report shall not be reproduced without the written approval of ALS, Inc.
5. All analyses conducted met method or Laboratory SOP requirements. See the Sample and Data Qualifiers Section for further information.
6. It is noted that no analyses reported herein were subcontracted to another laboratory, unless noted in the report.
7. This report reflects results that relate only to the samples submitted on the attached chain-of-custody form(s) received by ALS.
8. Analyses conducted at ALS, Inc. Stratford, CT are indicated by NYDOH-NY10854, NJDEP-CT005, PADEP-68-04440, CTDPH-PH0840; those conducted at ALS, Inc., Richmond Hill, NY are indicated by NYDOH-NY12058, NJDEP-NY037, CTDPH-PH0837, NHDES-NH2097, MDDEP-375, PADEP-68-06231.

Approved By: 

Cassie Mosher
Laboratory Manager - Stratford

Date: 05/31/2026

Positive Hits Included in This Report

Excludes Subcontracted Analysis

Parameter	Result	Lab Qualifier	CLP Flag	MDL	RL	Units	Specific Method	Analyzed
26E1062-01 - MW								
Copper	0.0361			0.00408	0.0222	mg/L	EPA 200.7	05/26/26 15:13
Lead	0.0138			0.00504	0.00667	mg/L	EPA 200.7	05/26/26 15:13
Nickel	0.0144			0.00152	0.0111	mg/L	EPA 200.7	05/26/26 15:13
Zinc	0.0413			0.00489	0.0278	mg/L	EPA 200.7	05/26/26 15:13
Chloride	44.0			0.0690	0.500	mg/L	EPA 300.0 Rev 2.1	05/20/26 23:38
Aroclor 1016	0.0554			0.00397	0.0500	ug/L	EPA 608.3	05/23/26 2:08
* Total PCBs	0.0554			0.0500	0.0500	ug/L	EPA 608.3	05/23/26 2:08
Total Nitrogen Calculated Analyte	0.830			0.00400	0.0500	mg/L	Nitrogen Calc	05/22/26 11:15
Total Solids	567			10.0	10.0	mg/L	SM 2540B-2015	05/26/26 15:30
Total Suspended Solids	225			10.0	25.0	mg/L	SM 2540D-2015	05/22/26 11:18
* pH	7.71	HT-pH			0.500	pH units	SM 4500 HB	05/22/26 12:40
Total Kjeldahl Nitrogen	0.830			0.400	0.400	mg/L	SM 4500-N Org D	05/22/26 11:15
* Carbonaceous BOD (5-Day)	23	BOD-DIFF	D	2.5	2.5	mg/L	SM 5210 B-2016	05/26/26 13:21

Client:	Cichetti Engineering, PLLC	**Sample ID:**	**26E1062-01**
Client Project:	250 Water street	**Date Received:**	05/20/2026
Client Sample ID:	MW	**Collection Date/Time:**	5/20/26 10:00

Lab ID:	**26E1062-01**	**Laboratory:**	ALS Environmental - Stratford
Analysis:	**Volatile Organic Compounds by GC/MS**	**Matrix:**	Ground Water
Prep Method:	Sample Prepared by Method: EPA 5030B	**Sample Notes:**	

Parameter	Result	Lab Qualifier	CLP Flag	MDL	RL	Dilution	Units	Reference Method	Extracted	Analyzed Date	By
1,1,1-Trichloroethane	ND		U	0.077	0.50	1	ug/L	EPA 624.1	5/29/26 7:00	5/29/26 14:32	THD
1,4-Dichlorobenzene	ND		U	0.088	0.50	1	ug/L	EPA 624.1	5/29/26 7:00	5/29/26 14:32	THD
Benzene	ND		U	0.081	0.50	1	ug/L	EPA 624.1	5/29/26 7:00	5/29/26 14:32	THD
Carbon tetrachloride	ND		U	0.071	0.50	1	ug/L	EPA 624.1	5/29/26 7:00	5/29/26 14:32	THD
Chloroform	ND		U	0.042	0.50	1	ug/L	EPA 624.1	5/29/26 7:00	5/29/26 14:32	THD
Ethyl Benzene	ND		U	0.031	0.50	1	ug/L	EPA 624.1	5/29/26 7:00	5/29/26 14:32	THD
* Methyl tert-butyl ether (MTBE)	ND		U	0.20	0.50	1	ug/L	EPA 624.1	5/29/26 7:00	5/29/26 14:32	THD
o-Xylene	ND		U	0.050	0.50	1	ug/L	EPA 624.1	5/29/26 7:00	5/29/26 14:32	THD
p- & m- Xylenes	ND		U	0.062	1.0	1	ug/L	EPA 624.1	5/29/26 7:00	5/29/26 14:32	THD
Tetrachloroethylene	ND		U	0.054	0.50	1	ug/L	EPA 624.1	5/29/26 7:00	5/29/26 14:32	THD
Toluene	ND		U	0.059	0.50	1	ug/L	EPA 624.1	5/29/26 7:00	5/29/26 14:32	THD
Xylenes, Total	ND		U	0.080	1.5	1	ug/L	EPA 624.1	5/29/26 7:00	5/29/26 14:32	THD

Surrogate Recoveries	Result	Flag	Acceptance Range	Reference	Analyzed
Surrogate: SURR: 1,2-Dichloroethane-d4	*112 %*		*78-126*	*EPA 624.1*	*5/29/26 14:32*
Surrogate: SURR: Toluene-d8	*96.4 %*		*84-117*	*EPA 624.1*	*5/29/26 14:32*
Surrogate: SURR: p-Bromofluorobenzene	*94.5 %*		*71-130*	*EPA 624.1*	*5/29/26 14:32*

Lab ID:	**26E1062-01**	**Laboratory:**	ALS Environmental - Stratford
Analysis:	**Semivolatile Organic Compounds by GC/MS**	**Matrix:**	Ground Water
Prep Method:	Sample Prepared by Method: EPA 3510C	**Sample Notes:**	EXT-EM

Parameter	Result	Lab Qualifier	CLP Flag	MDL	RL	Dilution	Units	Reference Method	Extracted	Analyzed Date	By
1,2,4-Trichlorobenzene	ND		U	0.950	5.00	1	ug/L	EPA 625.1	5/21/26 13:28	5/22/26 14:58	AK
Naphthalene	ND		U	6.64	10.0	1	ug/L	EPA 625.1	5/21/26 13:28	5/22/26 14:58	AK

Surrogate Recoveries	Result	Flag	Acceptance Range	Reference	Analyzed
Surrogate: SURR: Nitrobenzene-d5	*54.5 %*		*50.2-113*	*EPA 625.1*	*5/22/26 14:58*
Surrogate: SURR: 2-Fluorobiphenyl	*50.2 %*		*39.9-105*	*EPA 625.1*	*5/22/26 14:58*
Surrogate: SURR: Terphenyl-d14	*56.6 %*		*30.7-106*	*EPA 625.1*	*5/22/26 14:58*

Lab ID:	**26E1062-01**	**Laboratory:**	ALS Environmental - Stratford
Analysis:	**Polychlorinated Biphenyls by GC/ECD**	**Matrix:**	Ground Water
Prep Method:	Sample Prepared by Method: EPA SW846-3510C Low Level	**Sample Notes:**	EXT-EM

Parameter	Result	Lab Qualifier	CLP Flag	MDL	RL	Dilution	Units	Reference Method	Extracted	Analyzed Date	By

Client:	Cichetti Engineering, PLLC	**Sample ID:**	**26E1062-01**
Client Project:	250 Water street	**Date Received:**	05/20/2026
Client Sample ID:	MW	**Collection Date/Time:**	5/20/26 10:00

Lab ID:	**26E1062-01**	**Laboratory:**	ALS Environmental - Stratford
Analysis:	**Polychlorinated Biphenyls by GC/ECD**	**Matrix:**	Ground Water
Prep Method:	Sample Prepared by Method: EPA SW846-3510C Low Level	**Sample Notes:**	EXT-EM

Parameter	Result	Lab Qualifier	CLP Flag	MDL	RL	Dilution	Units	Reference Method	Extracted	Analyzed Date	By
Aroclor 1016	**0.0554**			0.00397	0.0500	1	ug/L	EPA 608.3	5/22/26 8:59	5/23/26 02:08	NF
Aroclor 1221	ND		U	0.00397	0.0500	1	ug/L	EPA 608.3	5/22/26 8:59	5/23/26 02:08	NF
Aroclor 1232	ND		U	0.00397	0.0500	1	ug/L	EPA 608.3	5/22/26 8:59	5/23/26 02:08	NF
Aroclor 1242	ND		U	0.00397	0.0500	1	ug/L	EPA 608.3	5/22/26 8:59	5/23/26 02:08	NF
Aroclor 1248	ND		U	0.00397	0.0500	1	ug/L	EPA 608.3	5/22/26 8:59	5/23/26 02:08	NF
Aroclor 1254	ND		U	0.00691	0.0500	1	ug/L	EPA 608.3	5/22/26 8:59	5/23/26 02:08	NF
Aroclor 1260	ND		U	0.00691	0.0500	1	ug/L	EPA 608.3	5/22/26 8:59	5/23/26 02:08	NF
* Aroclor 1262	ND		U	0.00691	0.0500	1	ug/L	EPA 608.3	5/22/26 8:59	5/23/26 02:08	NF
* Aroclor 1268	ND		U	0.00691	0.0500	1	ug/L	EPA 608.3	5/22/26 8:59	5/23/26 02:08	NF
* Total PCBs	**0.0554**			0.0500	0.0500	1	ug/L	EPA 608.3	5/22/26 8:59	5/23/26 02:08	NF

Surrogate Recoveries	Result	Flag	Acceptance Range	Reference	Analyzed
Surrogate: Tetrachloro-m-xylene	*59.0 %*		*30-120*	*EPA 608.3*	*5/23/26 02:08*
Surrogate: Decachlorobiphenyl	*38.0 %*		*30-120*	*EPA 608.3*	*5/23/26 02:08*

Lab ID:	**26E1062-01**	**Laboratory:**	ALS Environmental - Stratford
Analysis:	**Metals Total**	**Matrix:**	Ground Water
Prep Method:	Sample Prepared by Method: EPA 200.7	**Sample Notes:**	

Parameter	Result	Lab Qualifier	CLP Flag	MDL	RL	Dilution	Units	Reference Method	Extracted	Analyzed Date	By
Cadmium	ND		U	0.000617	0.00333	1	mg/L	EPA 200.7	5/26/26 9:48	5/26/26 15:13	AGNR
Copper	**0.0361**			0.00408	0.0222	1	mg/L	EPA 200.7	5/26/26 9:48	5/26/26 15:13	AGNR
Lead	**0.0138**			0.00504	0.00667	1	mg/L	EPA 200.7	5/26/26 9:48	5/26/26 15:13	AGNR
Nickel	**0.0144**			0.00152	0.0111	1	mg/L	EPA 200.7	5/26/26 9:48	5/26/26 15:13	AGNR
Zinc	**0.0413**			0.00489	0.0278	1	mg/L	EPA 200.7	5/26/26 9:48	5/26/26 15:13	AGNR

Lab ID:	**26E1062-01**	**Laboratory:**	ALS Environmental - Stratford
Analysis:	**Mercury Total**	**Matrix:**	Ground Water
Prep Method:	Sample Prepared by Method: EPA 245.1 Mercury	**Sample Notes:**	

Parameter	Result	Lab Qualifier	CLP Flag	MDL	RL	Dilution	Units	Reference Method	Extracted	Analyzed Date	By
Mercury	ND		U	0.00005538	0.0002000	1	mg/L	EPA 245.1	5/26/26 7:44	5/26/26 07:44	JWT

Lab ID:	**26E1062-01**	**Laboratory:**	ALS Environmental - Stratford

Client:	Cichetti Engineering, PLLC	**Sample ID:**	**26E1062-01**
Client Project:	250 Water street	**Date Received:**	05/20/2026
Client Sample ID:	MW	**Collection Date/Time:**	5/20/26 10:00

Lab ID:	**26E1062-01**	**Laboratory:**	ALS Environmental - Stratford
Analysis:	**Anions by Ion Chromatography**	**Matrix:**	Ground Water
Prep Method:	Sample Prepared by Method: EPA 300	**Sample Notes:**	

Parameter	Result	Lab Qualifier	CLP Flag	MDL	RL	Dilution	Units	Reference Method	Extracted	Analyzed Date	By
Chloride	**44.0**			0.0690	0.500	1	mg/L	EPA 300.0 Rev 2.1	5/20/26 23:38	5/20/26 23:38	DNP
Nitrate as N	ND		U	0.0120	0.0500	1	mg/L	EPA 300.0 Rev 2.1	5/20/26 23:38	5/20/26 23:38	DNP
Nitrite as N	ND		U	0.00400	0.0500	1	mg/L	EPA 300.0 Rev 2.1	5/20/26 23:38	5/20/26 23:38	DNP

Lab ID:	**26E1062-01**	**Laboratory:**	ALS Environmental - Stratford
Analysis:	**Wet Chemistry Parameters**	**Matrix:**	Ground Water
Prep Method:	Sample Prepared by Method: Analysis Preparation	**Sample Notes:**	

Parameter	Result	Lab Qualifier	CLP Flag	MDL	RL	Dilution	Units	Reference Method	Extracted	Analyzed Date	By
Chromium, Hexavalent	ND		U	0.00830	0.0100	1	mg/L	SM 3500-Cr B	5/20/26 18:42	5/20/26 22:00	JS
Total Nitrogen Calculated Analyte	**0.830**			0.00400	0.0500	1	mg/L	Nitrogen Calc	5/21/26 14:25	5/22/26 11:15	tcd
* Carbonaceous BOD (5-Day)	**23**	BOD-DIFF	D	2.5	2.5	2.46	mg/L	SM 5210 B-2016	5/21/26 8:32	5/26/26 13:21	STW
Non-Polar Material	ND		U	1.40	5.00	1	mg/L	EPA 1664A	5/21/26 13:51	5/22/26 20:55	JTF
* pH	**7.71**	HT-pH			0.500	1	pH units	SM 4500 HB	5/22/26 8:03	5/22/26 12:40	JSJ
Phenols, total	ND		U	0.0500	0.0500	1	mg/L	EPA 420.1/2	5/22/26 14:05	5/22/26 21:03	JTF
Total Kjeldahl Nitrogen	**0.830**			0.400	0.400	1	mg/L	SM 4500-N Org D	5/21/26 14:25	5/22/26 11:15	tcd

Lab ID:	**26E1062-01**	**Laboratory:**	ALS Environmental - Stratford
Analysis:	**Miscellaneous Physical Parameters**	**Matrix:**	Ground Water
Prep Method:	Sample Prepared by Method: Analysis Preparation	**Sample Notes:**	

Parameter	Result	Lab Qualifier	CLP Flag	MDL	RL	Dilution	Units	Reference Method	Extracted	Analyzed Date	By
* Flashpoint	> 200			50.0	50.0	1	°F	EPA 1010A	5/26/26 16:39	5/26/26 16:45	JRO
Total Solids	**567**			10.0	10.0	1	mg/L	SM 2540B-2015	5/21/26 15:09	5/26/26 15:30	SL
Total Suspended Solids	**225**			10.0	25.0	1	mg/L	SM 2540D-2015	5/21/26 9:10	5/22/26 11:18	CAD

Certified Analyses included in this Report

Analyte	CAS #	Certifications
EPA 1664A in Water		
Non-Polar Material	544-76-3	CTDPH-PH-0840,NYSDOH-NY10854,NJDEP-CT005
EPA 200.7 in Water		
Cadmium	7440-43-9	CTDPH-PH-0840,NYSDOH-NY10854,NJDEP-CT005,PADEP-68-04440
Copper	7440-50-8	CTDPH-PH-0840,NYSDOH-NY10854,NJDEP-CT005,PADEP-68-04440
Lead	7439-92-1	CTDPH-PH-0840,NYSDOH-NY10854,NJDEP-CT005,PADEP-68-04440
Nickel	7440-02-0	CTDPH-PH-0840,NYSDOH-NY10854,NJDEP-CT005,PADEP-68-04440
Zinc	7440-66-6	CTDPH-PH-0840,NYSDOH-NY10854,NJDEP-CT005,PADEP-68-04440
EPA 245.1 in Water		
Mercury	7439-97-6	CTDPH-PH-0840,NJDEP-CT005,PADEP-68-04440,NYSDOH-NY10854
EPA 300.0 Rev 2.1 in Water		
Chloride	16887-00-6	CTDPH-PH-0840,NYSDOH-NY10854,NJDEP-CT005,PADEP-68-04440
Nitrate as N	14797-55-8	NYSDOH-NY10854,CTDPH-PH-0840,NJDEP-CT005,PADEP-68-04440
Nitrite as N	14797-65-0	NYSDOH-NY10854,CTDPH-PH-0840,PADEP-68-04440
EPA 420.1/2 in Water		
Phenols, total	64743-03-9	NYSDOH-NY10854,CTDPH-PH-0840,NJDEP-CT005,PADEP-68-04440
EPA 608.3 in Water		
Aroclor 1016	12674-11-2	CTDPH-PH-0840,NYSDOH-NY10854,NJDEP-CT005,PADEP-68-04440
Aroclor 1221	11104-28-2	CTDPH-PH-0840,NYSDOH-NY10854,NJDEP-CT005,PADEP-68-04440
Aroclor 1232	11141-16-5	CTDPH-PH-0840,NYSDOH-NY10854,NJDEP-CT005,PADEP-68-04440
Aroclor 1242	53469-21-9	CTDPH-PH-0840,NYSDOH-NY10854,NJDEP-CT005,PADEP-68-04440
Aroclor 1248	12672-29-6	CTDPH-PH-0840,NYSDOH-NY10854,NJDEP-CT005,PADEP-68-04440
Aroclor 1254	11097-69-1	CTDPH-PH-0840,NYSDOH-NY10854,NJDEP-CT005,PADEP-68-04440
Aroclor 1260	11096-82-5	CTDPH-PH-0840,NYSDOH-NY10854,NJDEP-CT005,PADEP-68-04440
Aroclor 1262	37324-23-5	CTDPH-PH-0840
Aroclor 1268	11100-14-4	CTDPH-PH-0840
Total PCBs	1336-36-3	PADEP-68-04440
EPA 624.1 in Water		
1,1,1-Trichloroethane	71-55-6	CTDPH-PH-0840,NYSDOH-NY10854,NJDEP-CT005
1,4-Dichlorobenzene	106-46-7	CTDPH-PH-0840,NYSDOH-NY10854,NJDEP-CT005
Benzene	71-43-2	CTDPH-PH-0840,NYSDOH-NY10854,NJDEP-CT005
Carbon tetrachloride	56-23-5	CTDPH-PH-0840,NYSDOH-NY10854,NJDEP-CT005
Chloroform	67-66-3	CTDPH-PH-0840,NYSDOH-NY10854,NJDEP-CT005
Ethyl Benzene	100-41-4	CTDPH-PH-0840,NYSDOH-NY10854,NJDEP-CT005
Methyl tert-butyl ether (MTBE)	1634-04-4	CTDPH-PH-0840
o-Xylene	95-47-6	CTDPH-PH-0840,NYSDOH-NY10854,NJDEP-CT005
p- & m- Xylenes	179601-23-1	CTDPH-PH-0840,NYSDOH-NY10854,NJDEP-CT005
Tetrachloroethylene	127-18-4	CTDPH-PH-0840,NYSDOH-NY10854,NJDEP-CT005
Toluene	108-88-3	CTDPH-PH-0840,NYSDOH-NY10854,NJDEP-CT005
Xylenes, Total	1330-20-7	CTDPH-PH-0840,NYSDOH-NY10854,NJDEP-CT005
EPA 625.1 in Water		
1,2,4-Trichlorobenzene	120-82-1	CTDPH-PH-0840,NYSDOH-NY10854,NJDEP-CT005,PADEP-68-04440
Naphthalene	91-20-3	CTDPH-PH-0840,NYSDOH-NY10854,NJDEP-CT005,PADEP-68-04440
SM 2540B-2015 in Water		
Total Solids	TSO	NYSDOH-NY10854,CTDPH-PH-0840,NJDEP-CT005,PADEP-68-04440
SM 2540D-2015 in Water		
Total Suspended Solids	TSS	NYSDOH-NY10854,CTDPH-PH-0840,NJDEP-CT005,PADEP-68-04440
SM 3500-Cr B in Water		
Chromium, Hexavalent	18540-29-9	NYSDOH-NY10854,NJDEP-CT005,CTDPH-PH-0840,PADEP-68-04440
SM 4500 HB in Water		
pH	pH	CTDPH-PH-0840

Certified Analyses included in this Report

(Continued)

Analyte	CAS #	Certifications
SM 4500-N Org D in Water		
Total Kjeldahl Nitrogen		NYSDOH-NY10854,CTDPH-PH-0840,NJDEP-CT005,PADEP-68-04440
SM 5210 B-2016 in Water		
Carbonaceous BOD (5-Day)	1640614	CTDPH-PH-0840,NJDEP-CT005

List of Certifications

Code	Description	Number	Expires
CTDPH-PH-0840	CTDPH - Stratford	PH-0840	06/30/2027
NJDEP-CT005	NJDEP Certification - Stratford	CT005	06/30/2026
NYSDOH-NY10854	NYSDOH NELAC/ELAP Program - Stratford	NY ELAP-10854	04/01/2027
PADEP-68-04440	PADEP Registration - Stratford	68-04440	09/30/2026

Sample and Data Qualifiers Relating to This Work Order

/\	Analyte is not certified but the state of sample origination offer certification for the Analyte
BOD-DIFF	The sample exhibited computed BOD results >30% difference between different dilutions which may indicate the presence of a toxic substance or analysis issues. The data user should take note.
EXT-EM	The sample exhibited emulsion formation during the extraction process. This may affect surrogate recoveries.
F-01	> 200
HT-pH	HOLDING TIME EXCEEDED. Samples for pH must be measured in the field or within 15 minutes of sample collection.
Temp_S2	The samples were delivered directly from the field by the client. Upon receipt, the temperature of the samples exceeded 6 deg. C. Ice was not present and the temperature excursion is noted accordingly.

CLP Flags

B	Blank Contamination. The analyte was also detected in the method blank.
D	Diluted sample result. The sample was diluted before analysis.
E	Exceeds Calibration range. Result is above the instruments' linear calibration range.
H	Holding time exceeded. The sample was anlayzed after the recommended/required holding time.
J	Estimated Value. Result is above the Method Detection Limit (MDL) but below the Reporting Limit (RL).
N	Tentatively Identified Compound (TIC). The compound is presumptively identified but not confirmed with a standard.
P	Poor Precision / duplicate variance. Indicates poor agreement between duplicates (e.g. matrix spike duplicates or lab duplicates).
U	Not Detected. Analyte not detected above laboratory's established reporting limit.

Definitions and Other Explanations

*	Analyte is not certified or the state of the samples origination does not offer certification for the Analyte.
ND	NOT DETECTED - the analyte is not detected at the Reported to level (LOQ/RL or LOD/MDL)
RL	REPORTING LIMIT - the minimum reportable value based upon the lowest point in the analyte calibration curve.
LOQ	LIMIT OF QUANTITATION - the minimum concentration of a target analyte that can be reported within a specified degree of confidence. This is the lowest point in an analyte calibration curve that has been subjected to all steps of the processing/analysis and verified to meet defined criteria. This is based upon NELAC 2009 Standards and applies to all analyses.
LOD	LIMIT OF DETECTION - a verified estimate of the minimum concentration of a substance in a given matrix that an analytical process can reliably detect. This is based upon NELAC 2009 Standards and applies to all analyses conducted under the auspices of EPA
MDL	METHOD DETECTION LIMIT - a statistically derived estimate of the minimum amount of a substance an analytical system can reliably detect with a 99% confidence that the concentration of the substance is greater than zero. This is based upon 40 CFR Part 136 Appendix B and applies only to EPA 600 and 200 series methods.
Reported to	This indicates that the data for a particular analysis is reported to either the LOD/MDL, or the LOQ/RL. In cases where the "Reported to" is located above the LOD/MDL, any value between this and the LOQ represents an estimated value which is "J" flagged accordingly. This applies to volatile and semi-volatile target compounds only.
NR	Not reported
RPD	Relative Percent Difference
Wet	The data has been reported on an as-received (wet weight) basis
Low Bias	Low Bias flag indicates that the recovery of the flagged analyte is below the laboratory or regulatory lower control limit. The data user should take note that this analyte may be biased low but should evaluate multiple lines of evidence including the LCS and site-specific MS/MSD data to draw bias conclusions. In cases where no site-specific MS/MSD was requested, only the LCS data can be used to evaluate such bias.

High Bias — High Bias flag indicates that the recovery of the flagged analyte is above the laboratory or regulatory upper control limit. The data user should take note that this analyte may be biased high but should evaluate multiple lines of evidence including the LCS and site-specific MS/MSD data to draw bias conclusions. In cases where no site-specific MS/MSD was requested, only the LCS data can be used to evaluate such bias.

Non-Dir. — Non-dir. flag (Non-Directional Bias) indicates that the Relative Percent Difference (RPD) (a measure of precision) among the MS and MSD data is outside the laboratory or regulatory control limit. This alerts the data user where the MS and MSD are from site-specific samples that the RPD is high due to either non-homogeneous distribution of target analyte between the MS/MSD or indicates poor reproducibility for other reasons.

If EPA SW-846 method 8270 is included herein it is noted that the target compound N-nitrosodiphenylamine (NDPA) decomposes in the gas chromatographic inlet and cannot be separated from diphenylamine (DPA). These results could actually represent 100% DPA, 100% NDPA or some combination of the two. For this reason, ALS reports the combined result for n-nitrosodiphenylamine and diphenylamine for either of these compounds as a combined concentration as Diphenylamine.

If Total PCBs are detected and the target aroclors reported are "Not detected", the Total PCB value is reported due to the presence of either or both Aroclors 1262 and 1268 which are non-target aroclors for some regulatory lists.

2-chloroethylvinyl ether readily breaks down under acidic conditions. Samples that are acid preserved, including standards will exhibit breakdown. The data user should take note.

Certification for pH is no longer offered by NYDOH ELAP.

Semi-Volatile and Volatile analyses are reported down to the LOD/MDL, with values between the LOD/MDL and the LOQ being "J" flagged as estimated results.

For analyses by EPA SW-846-8270D, the Limit of Quantitation (LOQ) reported for benzidine is based upon the lowest standard used for calibration and is not a verified LOQ due to this compound's propensity for oxidative losses during extraction/concentration procedures and non-reproducible chromatographic performance.

York Analytical Laboratories, Inc.
120 Research Drive 132-02 89th Ave
Stratford, CT 06615 Queens, NY 11418
clientservices@yorklab.com
www.yorklab.com

Field Chain-of-Custody Record

NOTE: YORK's Standard Terms & Conditions are listed on the back side of this document.
This document serves as your written authorization for YORK to proceed with the analyses requested below.
Your signature binds you to YORK's Standard Terms & Conditions.

YORK Project No. 26E 1062

YOUR Information	Report To:	Invoice To:
Company: Cichetti Engineering	Company: Cichetti Engineering	Company: Cichetti Engineering
Address: P.O. Box 195 Germantown, NY 12526	Address: P.O. Box 195 Germantown, NY 12526	Address:
Phone.: 803-624-8118	Phone: 845-598-5018	Phone.:
Contact: R. Lemar Young	Contact: Matt Cichetti	Contact:
E-mail: permits@cichettiengineering.com	E-mail: Matt@cichettiengineering.com	E-mail:

YOUR Project Number
250 Water Street

YOUR Project Name
250 Water Street

YOUR PO#:

Turn-Around Time

RUSH - Next Day	
RUSH - Two Day	
RUSH - Three Day	
RUSH - Four Day	
Standard (5-7 Day)	X

Please print clearly and legibly. All information must be complete. Samples will not be logged in and the turn-around-time clock will not begin until any questions by YORK are resolved.

Samples Collected by: (print your name above and sign below)
R. Lemar Young

Matrix Codes
S - soil / solid
GW - groundwater
DW - drinking water
WW - wastewater
O - Oil | Other

Samples From

New York	X
New Jersey	
Connecticut	
Pennsylvania	
Other	

Report / EDD Type (circle selections)

Summary Report	CT RCP	Standard Excel EDD
QA Report	CT RCP DQA/DUE	EQuIS (Standard)
NY ASP A Package	NJDEP Reduced	NYSDEC EQuIS
NY ASP B Package	Deliverables	NJDEP SRP HazSite
	NJDKQP	Other:

YORK Reg. Comp.
Compared to the following Regulation(s): (please fill in)

Sample Identification	Sample Matrix	Date/Time Sampled	Analysis Requested	Container Description
MW	GW	5/20/2026 10AM	NYCDEP Over 10K GPD Discharge	(3)1L Ambers UP
				(2) 1L Plastic UP
				(3)1L H2SO4 Amber
				(1) 250ml HNO3
				(3)40ml HCL

Comments:

Preservation: (check all that apply)
HCl ___ MeOH ___ HNO_3 ___ H_2SO_4 ___ NaOH ___ ZnAc ___ Ascorbic Acid ___ Other: _____

Special Instruction
Field Filtered ____
Lab to Filter ____

1. Samples Relinquished by / Company	Date/Time	1. Samples Received by / Company	Date/Time	2. Samples Relinquished by / Company	Date/Time
Cichetti Engineering	5/20/2026		5/20/26 1115 318.9		5/20/26
Samples Received by / Company	Date/Time	3. Samples Relinquished by / Company	Date/Time	3. Samples Received by / Company	Date/Time
	5/20/26 17:55		5/20/26 20:27		
Samples Relinquished by / Company	Date/Time	4. Samples Received by / Company	Date/Time	Samples Received in LAB by	Date/Time / Temp. Received at Lab
					5/20/26 20:27 4.6/3.9 Degrees C

003

ALS, Inc.
Log-In Sample Chemical Preservation Record

Report Date and Time: 5/31/2026 2:47:00PM

Lab ID	Container Received by Log-In	Container ID	Acid Pres. Confirmed, pH<2	Alk. Pres. Confirmed, pH>9	Res. Cl Chkd and ND	Res. Cl Found/Treated
26E1062-01	00_40mL Clear Vial (pre-pres.) HCl; Cool to 4° C	A				
26E1062-01	00_40mL Clear Vial (pre-pres.) HCl; Cool to 4° C	B				
26E1062-01	00_40mL Clear Vial (pre-pres.) HCl; Cool to 4° C	C				
26E1062-01	07_1000mL Amber Glass Cool to 4° C	G				
26E1062-01	07_1000mL Amber Glass Cool to 4° C	H				
26E1062-01	07_1000mL Amber Glass Cool to 4° C	I				
26E1062-01	07_1000mL Amber Glass pH <2 w/ H2SO4	J				
26E1062-01	07_1000mL Amber Glass pH <2 w/ H2SO4	K				
26E1062-01	07_1000mL Amber Glass pH <2 w/ H2SO4	L				
26E1062-01	08_1000mL Plastic Cool to 4° C	E				
26E1062-01	08_1000mL Plastic Cool to 4° C	F				
26E1062-01	10_250mL Plastic pH <2 w/ HNO3	D				

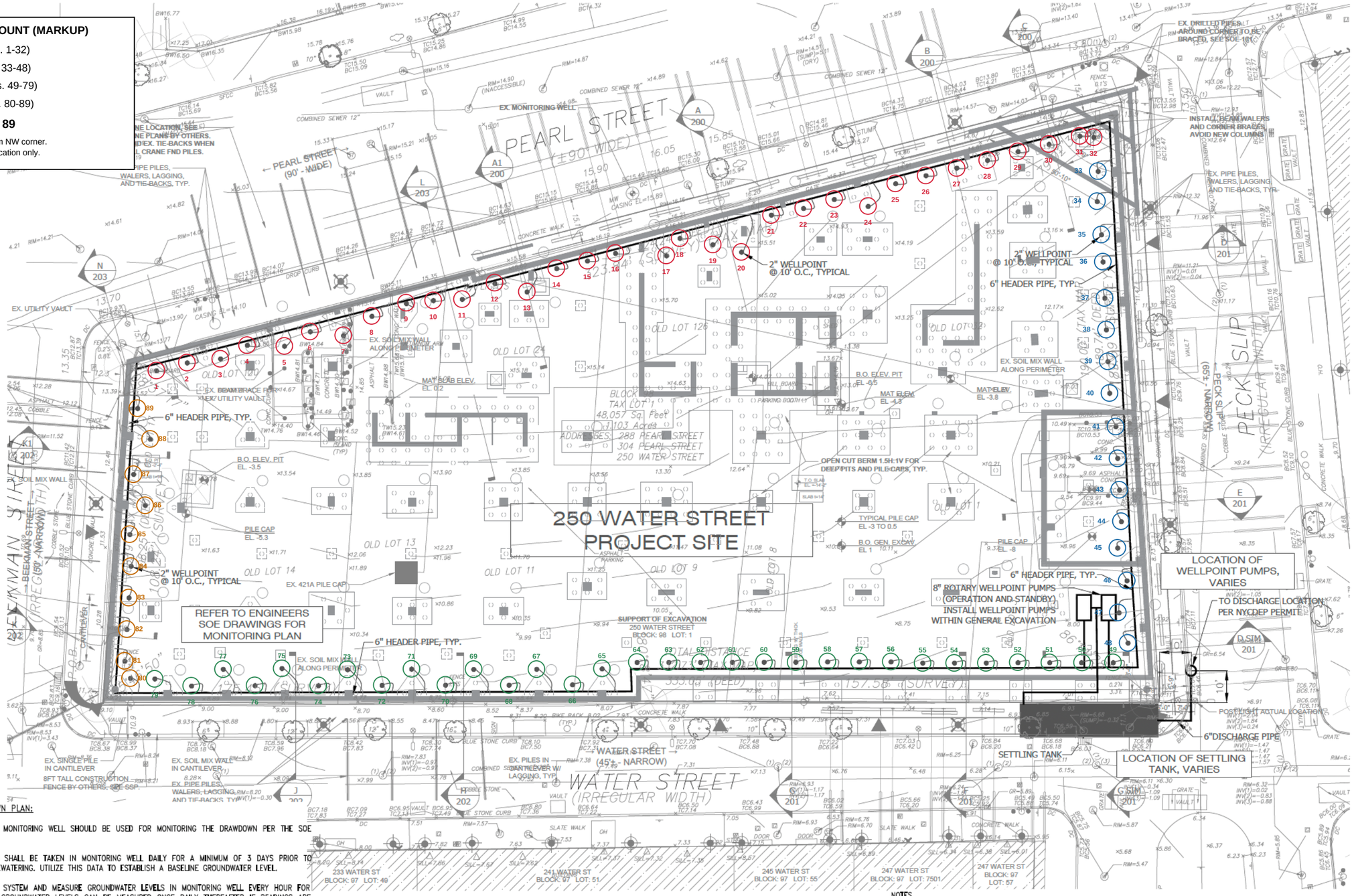
Lab ID	Container Received by Log-In	Container ID	Acid Pres. Confirmed, pH<2	Alk. Pres. Confirmed, pH>9	Res. Cl Chkd and ND	Res. Cl Found/Treated

2" WELLPOINT COUNT (MARKUP)

- North: 32 (Nos. 1-32)
- East: 16 (Nos. 33-48)
- South: 31 (Nos. 49-79)
- West: 10 (Nos. 80-89)

TOTAL SHOWN: 89

Numbered clockwise from NW corner.
Markup for quantity verification only.



1 / 101 DEWATERING PLAN
SCALE: 1/16" = 1'

GROUNDWATER DRAWDOWN PLAN:

1. A MINIMUM OF EIGHT MONITORING WELL SHOULD BE USED FOR MONITORING THE DRAWDOWN PER THE SOE MONITORING PLAN.
2. GROUNDWATER LEVELS SHALL BE TAKEN IN MONITORING WELL DAILY FOR A MINIMUM OF 3 DAYS PRIOR TO COMMENCEMENT OF DEWATERING. UTILIZE THIS DATA TO ESTABLISH A BASELINE GROUNDWATER LEVEL.
3. ACTIVATE DEWATERING SYSTEM AND MEASURE GROUNDWATER LEVELS IN MONITORING WELL EVERY HOUR FOR THE FIRST 14 DAYS. GROUNDWATER LEVELS CAN BE MEASURED ONCE DAILY THEREAFTER IF READINGS ARE STABILIZED (WITHIN 1' TOLERANCE).
4. MAXIMUM GROUNDWATER DRAWDOWN IN MONITORING WELL OF 1' TOTAL.

GROUNDWATER RECHARGE PLAN:

1. UPON DECOMMISSIONING OF THE DEWATERING SYSTEM THE GROUNDWATER LEVELS SHALL BE ALLOWED TO RISE AT A MAXIMUM RATE OF 1' PER DAY.
2. GROUNDWATER LEVELS SHALL BE TAKEN IN MONITORING WELLS HOURLY DURING THE RECHARGE PROCESS.
3. UTILIZE VALVES ON INDIVIDUAL WELLPOINTS IN ORDER TO ACHIEVE A CONTROLLED RECHARGE.
4. ONCE NATURAL GROUNDWATER LEVELS HAVE BEEN RESTORED THE DEWATERING SYSTEM CAN BE COMPLETELY SHUTDOWN AND REMOVED.
5. WELLPOINTS TO BE ABANDONED PER NYSDEC SPECIFICATIONS.

LOCATION OF WELLPOINTS, WELLPOINT PUMPS, SETTLING TANK, AND HEADER PIPE SHOWN HERE ARE APPROXIMATE. THEY CAN BE RELOCATED AS NEEDED TO FIT THE SITE LOGISTICS.

WELLPOINT DETAILS:

- EACH WELLPOINT WILL BE CONSTRUCTED OF 2 INCH DIAMETER STEEL/SCH-40 PVC PIPE AND SCREEN.
- WELLPOINTS WILL HAVE .020 SLOT SCREEN
- A FILTER PACK OF #1 WELL SAND WILL BE PLACED SURROUNDING THE SCREEN.
- WELLPOINTS SPACED 10' ON CENTER AS SHOWN.

NOTES

1. STRUCTURAL ENGINEER TO PROVIDE SHUTOFF CRITERIA FOR DEWATERING SYSTEM.
2. SOE AT THE SETTLING TANK LOCATION TO BE DESIGNED FOR A SURCHARGE AREAL LOAD OF 400 PSF.
3. LOCATION OF WELLPOINTS, PUMPS AND SETTLING TANK SHOWN ON PLAN ARE APPROXIMATE.
4. BACKGROUND SOE DRAWINGS ARE PREPARED BY SOE ENGINEER. THESE DRAWINGS ARE FOR DEWATERING PURPOSES ONLY.
5. DEWATERING SYSTEM MUST BE SUPPLEMENTED BY BACKUP WELLPOINT PUMPS.
6. ANY DISCREPANCIES IN THESE DRAWINGS MUST BE BROUGHT TO THE ENGINEERS ATTENTION.
7. MONITORING WELLS SHOWN ON THE SOE MONITORING PLAN IS THE MINIMUM REQUIRED TO MONITOR GROUNDWATER. THE CONTRACTOR SHALL ENSURE THAT THE EXISTING MONITORING WELLS ARE OPERATIONAL THROUGHOUT THE DEWATERING PROCESS.
8. BASELINE READINGS FOR THE MONITORING WELL SHALL BE ESTABLISHED BY THE CONTRACTOR BY TAKING THREE INDEPENDENT SETS OF READINGS PRIOR TO THE START OF DEWATERING OPERATIONS. THE LOWEST BASELINE READING WILL BE USED AS THE BASIS FOR DRAW-DOWN MEASUREMENTS DURING PERFORMANCE OF WORK.
9. MONITORING WELLS TO BE INSTALLED PER THE SOE MONITORING PLAN.
10. SUMP WELLS TO BE USED AROUND ALL FOOTINGS WHERE THERE IS PERCHED WATER AND NO WELLPOINTS PRESENT IN THE AREA.

CICHETTI ENGINEERING PLLC
PO BOX 195
GERMANTOWN, NY 12526
PHONE: (845)598-5018

250 WATER STREET
NEW YORK, NY

No: Revision: Date:

SCALE: AS NOTED

LIST OF DRAWINGS

DWG. #	DWG. TITLE
DEW-001.00	GENERAL NOTES
DEW-100.00	DEWATERING PLAN
DEW-200.00	DEWATERING DETAILS

DRAWING TITLE:
DEWATERING PLAN

SEAL

Date 07/23/2026
Drawn By: RLY
DWG. No: DEW - 100.00
SHEET No: 2-OF-3

250 Water Street, New York, NY | Dewatering Plan Quantity Takeoff

Source: Cichetti Engineering PLLC, Dewatering Plan, DWG. DEW-100.00 (Sheet 2 of 3), dated 07/23/2026. Scanned raster sheet; quantities counted from image.

Item	Qty	Unit	Basis / Notes
2" wellpoint, Sch. 40 PVC, .020 slot screen, #1 sand filter pack	**89**	**EA**	Counted on plan: North 32, East 16, South 31, West 10. Spec spacing 10 ft O.C. along ~930 LF of header implies ~93. Plan states locations are approximate.
6" header pipe (perimeter)	**~930**	**LF**	Scaled from sheet (calibrated to 323.84 ft north line and 10 ft wellpoint spacing); +/-3%. Header is drawn as a continuous perimeter loop including the jog on Water Street.
8" rotary wellpoint pump	**2**	**EA**	One operating, one standby, per plan callout; Note 5 requires backup pumps. Located inside general excavation near SE corner; location varies.
Settling tank	**1**	**EA**	At SE corner on Water Street sidewalk; location varies. SOE at tank to be designed for 400 psf surcharge (Note 2).
6" discharge pipe	**1**	**LS**	Settling tank to discharge location per NYCDEP permit; length not dimensioned on this sheet.
Groundwater monitoring wells	**8 min.**	**EA**	Per Groundwater Drawdown Plan Note 1; locations on SOE engineer's monitoring plan, not shown on this sheet.
Sump wells at footings	**TBD**	**EA**	Note 10: where perched water exists and no wellpoints are present. Not quantified on plan.

Wellpoint count by perimeter side (numbers match markup on page 1)

Side	Markup Nos.	Count	Location
North	1 - 32	32	Pearl Street frontage, NW corner to NE corner
East	33 - 48	16	Peck Slip side, NE corner south to pump/settling tank area
South	49 - 79	31	Water Street frontage, east end west to SW corner (incl. staggered western run)
West	80 - 89	10	NW corner south to SW corner
Total	**1 - 89**	**89**	

Counting notes

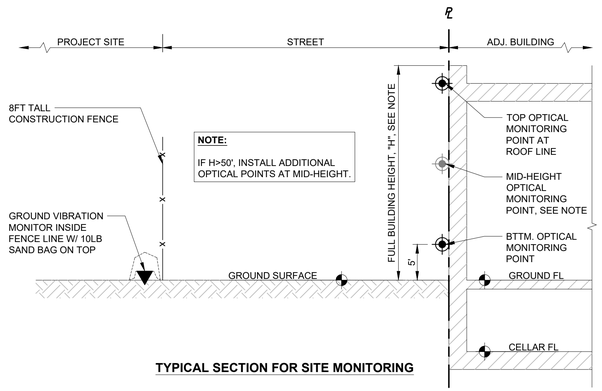
- The PDF is a single raster image with no vector data. Candidate dots were detected by size and shade (99 found), then each was checked visually.
- Excluded as lookalikes (10): 4 leader arrowheads, 2 header line junctions, 2 pump-box corners, 2 dots outside the site in the street.
- Lighter grey dots in the NW corner (existing soil mix wall / beam brace features) are not wellpoints and were not counted.
- At the NE corner (Nos. 31-32) two wellpoints are drawn nearly touching; both are counted. If one is a drafting overlap, the count is 88.
- Confirm final quantities with the dewatering engineer; the plan notes that wellpoint, pump and tank locations are approximate.

SURVEY & MONITORING

1. A PRE-CONSTRUCTION (PRE-CONDITION) SURVEY OF THE ADJACENT STRUCTURES SHALL BE DONE PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL REVIEW AND FAMILIARIZE HIMSELF WITH THE RESULTS OF THE SURVEY. THE CONTRACTOR SHALL MAKE A VISUAL INSPECTION OF THE ADJACENT STRUCTURES (INSIDE AND OUT) PRIOR TO STARTING THE WORK.
2. A PROJECT SPECIFIC MONITORING PROGRAM SHALL BE IMPLEMENTED IN ACCORDANCE WITH NEW YORK CITY DEPARTMENT OF BUILDINGS' (NYC DOB) 2022 BUILDING CODE AND TECHNICAL POLICY AND PROCEDURE NOTICE (TPPN) #10/88, WHERE APPLICABLE; AND SHALL INCLUDE THE FOLLOWING:
   - 2.1. OPTICAL MONITORING
     - 2.1.1. OPTICAL MONITORING SHALL BE CONDUCTED BY A LICENSED LAND SURVEYOR.
     - 2.1.2. MONITOR THE ADJACENT BUILDINGS AT 25 FOOT INTERVALS FOR VERTICAL AND LATERAL MOVEMENT. FOR LANDMARK STRUCTURES ACROSS THE STREET, USE NATURAL FEATURES (TOP & BOTTOM)
     - 2.1.3. PERFORM OPTICAL SURVEYS AT MINIMUM (1) TIME A WEEK PRIOR TO WORK ACTIVITIES BEGINNING. UPON COMMENCING WORK ACTIVITY, OPTICAL SURVEYING SHALL INCREASE TO A MINIMUM OF A (2) TIMES PER WEEK FREQUENCY. IF MOVEMENTS OCCUR, INCREASE THE FREQUENCY OF THE READINGS AS DIRECTED BY THE SOE ENGINEER.
   - 2.2. VIBRATION MONITORING
     - 2.2.1. VIBRATION MONITORS (SEISMOGRAPHS) SHALL BE PLACED ADJACENT TO AREAS WHERE WORK IS BEING PERFORMED.
     - 2.2.2. VIBRATION MONITORS SHALL TAKE REAL TIME READINGS.
   - 2.3. CRACK "TELLTALE" MONITORING
     - 2.3.1. "TELLTALES" SHALL BE INSTALLED ACROSS EXISTING CRACKS AND IN OTHER SENSITIVE AREAS TO PERMIT CHANGES IN CRACK WIDTH TO BE MEASURED.
3. LANDMARK BUILDING MONITORING CRITERIA:
   - 3.1. BUILDING MOVEMENT
     - 3.1.1. IF VERTICAL OR HORIZONTAL MOVEMENT REACHES 1/8 INCH IMMEDIATELY NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER.
     - 3.1.2. IF VERTICAL OR HORIZONTAL MOVEMENT REACHES 1/4 INCH IMMEDIATELY NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER AND STOP WORK. THE WORK SHALL RESUME UPON APPROVAL BY THE ENGINEER AND APPROVED REMEDIAL MEASURE AND/OR MODIFIED CONSTRUCTION PROCEDURES BY THE CONTRACTOR.
   - 3.2. VIBRATION MONITORING
     - 3.2.1. IF VIBRATIONS REACH 0.25 INCHES PER SECONDS (IPS) IMMEDIATELY NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER.
     - 3.2.2. IF VIBRATIONS EXCEED 0.50 IPS, IMMEDIATELY NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER AND STOP WORK. THE WORK SHALL RESUME UPON APPROVAL BY THE CONSTRUCTION MANAGER AND APPROVED REMEDIAL MEASURES AND/OR MODIFIED CONSTRUCTION PROCEDURES BY THE CONTRACTOR.
4. NON-LANDMARK BUILDING MONITORING CRITERIA:
   - 4.1. BUILDING MOVEMENT
     - 4.1.1. IF VERTICAL OR HORIZONTAL MOVEMENT REACHES 1/4 INCH IMMEDIATELY INFORM THE CONSTRUCTION MANAGER AND ENGINEER.
     - 4.1.2. IF VERTICAL OR HORIZONTAL MOVEMENT REACHES 1/2 INCH, IMMEDIATELY INFORM THE CONSTRUCTION MANAGER AND ENGINEER AND STOP WORK. THE WORK SHALL RESUME UPON APPROVAL BY THE ENGINEER AND APPROVED REMEDIAL MEASURES AND/OR MODIFIED CONSTRUCTION PROCEDURES BY THE CONTRACTOR.
   - 4.2. VIBRATION MONITORING
     - 4.2.1. IF VIBRATIONS REACH 1.00 INCHES PER SECONDS (IPS) IMMEDIATELY NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER.
     - 4.2.2. IF VIBRATIONS EXCEED 2.00 IPS, IMMEDIATELY NOTIFY THE CONSTRUCTION MANAGER AND ENGINEER AND STOP WORK. THE WORK SHALL RESUME UPON APPROVAL BY THE CONSTRUCTION MANAGER AND APPROVED REMEDIAL MEASURES AND/OR MODIFIED CONSTRUCTION PROCEDURES BY THE CONTRACTOR.
5. ALL MONITORING DATA SHALL BE PRESENTED TO THE CONSTRUCTION MANAGER AND ENGINEER AT THE END OF EACH DAY.
6. NOTE IF ANY THRESHOLD NOTED ABOVE IS EXCEEDED THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF RECORD TO REQUEST A VISUAL INSPECTION OF THE AFFECTED STRUCTURE TO DETERMINE THE LEVEL DAMAGE AND THE APPROPRIATE ACTION PLAN TO IMPLEMENT PRIOR TO COMMENCEMENT OF CONSTRUCTION OPERATIONS.

LANDMARK NOTES

1. TO THE BEST OF THIS OFFICE'S KNOWLEDGE, **THERE ARE 10 DESIGNATED LANDMARK STRUCTURES AND/OR BUILDINGS WITHIN HISTORIC DISTRICT** THAT IS WITHIN 90 FEET OF THE EXTENTS OF THE PROJECT SITE LIMITS.
2. BUILDINGS THAT RESIDE WITHIN LANDMARK HISTORIC DISTRICT WILL BE MONITORED UNDER THE "LANDMARK" DEFINITIONS.



TYPICAL SECTION FOR SITE MONITORING

MONITORING PROGRAM

THE FOLLOWING PROPERTIES SHALL BE MONITORED PER TYPES OF MONITORING INDICATED BELOW AND IN ACCORDANCE WITH "SURVEY & MONITORING" NOTES ON THIS SHEET.

ADDRESS	OM	VM	CTT	APS	LANDMARKED / HISTORIC DISTRICT	BLOCK	LOT	BIN
117 BEEKMAN ST	●	●	●	●	●	95	7501	1001292
207 FRONT ST	●	●	●	●	●	96	5	1082013
130 BEEKMAN ST	●	●	●	●	●	97	7502	1001345
233 WATER ST	●	●	●	●	●	97	49	1001346
241 WATER ST	●	●	●	●	●	97	51	1078980
245 WATER ST	●	●	●	●	●	97	55	1001347
247 WATER ST	●	●	●	●	●	97	7501	1001348
251 WATER ST	●	●	●	●	●	97	57	1001349
23 PECK SLIP	●	●	●	●	●	107	42	1001381
1 PECK SLIP	●	●	●	●	●	106	9	1001363

OM: OPTICAL MONITORING (USE NATURAL FEATURES)
VM: VIBRATION MONITORING (PLACE ALONG CONSTRUCTION FENCE)
CTT: CRACK TELL-TALE MONITORING (AS REQUIRED)
APS: ADJACENT PROPERTY PHOTOGRAPHIC SURVEY
L: LANDMARKED PROPERTY

LEGEND:
- INDICATES PROPERTIES TO BE MONITORED
- PROPERTY LINE
- VIBRATION MONITORING (GROUND W/ SAND BAG)
- NATURAL FEATURES (TOP AND BOTTOM)
- LANDMARKS STRUCTURES
- HISTORIC DISTRICT

← PEARL STREET → (90' - WIDE)

EX. WATER WELL LOCATIONS, TYP.

NOTE: MONITOR WATER LEVEL DURING DEWATER OPERATIONS TO LOG ANY DEVIATIONS, COORDINATE W/ CICHETTI

Existing

SUPPORT OF EXCAVATION
250 WATER STREET
BLOCK: 98 LOT: 1

← BEEKMAN STREET → (50' - NARROW)

← WATER STREET → (45'± - NARROW)

← PECK SLIP → (65'± - NARROW)

117 BEEKMAN ST
BLOCK: 95 LOT: 7501

207 FRONT ST
BLOCK: 96 LOT: 5

130 BEEKMAN ST
BLOCK: 97 LOT: 7502

233 WATER ST
BLOCK: 97 LOT: 49

241 WATER ST
BLOCK: 97 LOT: 51

245 WATER ST
BLOCK: 97 LOT: 55

247 WATER ST
BLOCK: 97 LOT: 7501

247 WATER ST
BLOCK: 97 LOT: 57

1 PECK SLIP
BLOCK: 106 LOT: 9

23 PECK SLIP
BLOCK: 107 LOT: 42

VIBRATORY MONITORING POINTS AT 50FT O.C. AT GROUND SURFACE (SAND-BAG PLACEMENT) ALONG INSIDE FENCE PERIMETER, TYP. EXACT LOCATIONS TO BE DETERMINED IN FIELD.

USE NATURAL FEATURES FOR OPTICAL SETTLEMENT MONITORING POINTS AT TOP AND BOTTOM OF BUILDING EXTERIOR WALL (BY OTHERS)(TYP.)

90'-0"

PLOT DATE: 6/18/2026 4:52 PM

ENGINEER / DESIGNER

ANCORA
Engineering + Architecture
49 WEST 27TH STREET, 10TH FLOOR
NEW YORK, NY 10001
(212) 461-1987

OWNER
TAVROS HOLDING LLC
-
-
-

CONTRACTOR
-
-
-
-
-

SUPPORT OF EXCAVATION
250 WATER STREET
NEW YORK, NY 10038

REVISIONS

	DATE	DESCRIPTION

LOCATION INFO

DOB ADDRESS: 250 WATER STREET
NEW YORK, NY 10038

BLOCK: 98
LOT: 1
ZONING DISTRICT: C6-2A, LM
MAP: 12b
BIN #: 1812225
HEIGHT: N/A

DOB USE ONLY

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MONITORING PROTOCOL

APPLICANT: GREG C. MOORMANN, P.E., R.A.

DATE: 06/18/2026
PROJECT NO.: TAVROS-2-YOP
DRAWN BY: U.N./P.C.
CHECKED BY: GCM
DWG NUMBER: SOE-003.00
CADD FILE NAME: 1-CURRENT PROJECTS FILES\250 WATER ST\SOE\DRAWINGS\SOE-003.00 WATER ST - SOE - PROTOCOL.DWG - 100 DEFAULT.DWG

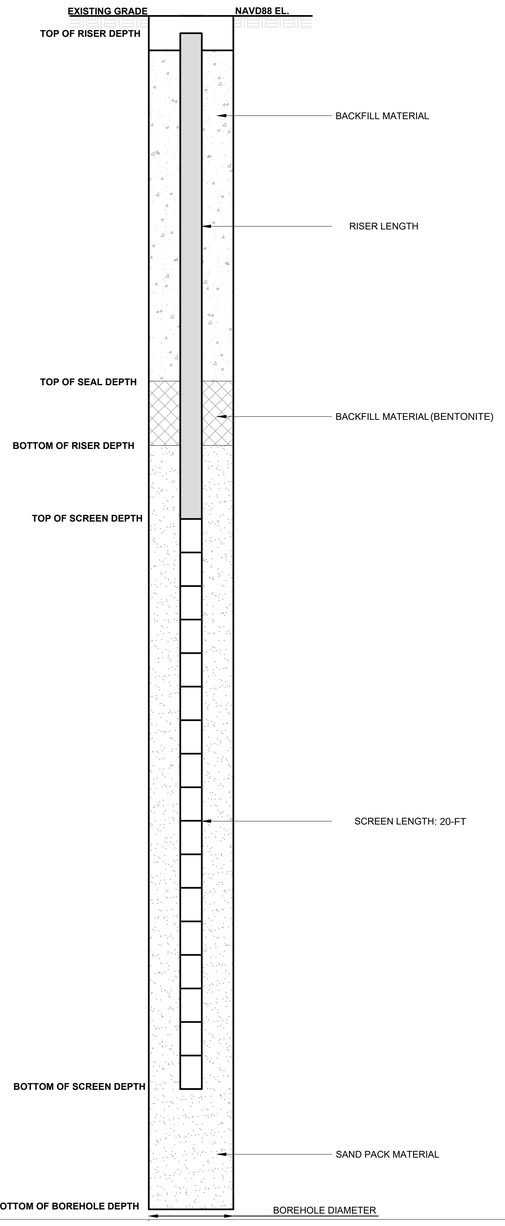
PROGRESS SET
NOT FOR CONSTRUCTION

4 of ##

B-SCAN JOB STICKER

DOB JOB #: PENDING

WELL CONSTRUCTION SKETCH



OBSERVATIONS & NOTES

GROUND WATER MEASUREMENTS

DATE / TIME	DEPTH TO GROUNDWATER	GROUNDWATER ELEVATION

ENGINEER / DESIGNER

ANCORA
Engineering + Architecture
49 W 27TH STREET, 10TH FL.
NEW YORK, NY 10001
(212) 461-1987

OWNER

CONTRACTOR

REVISIONS

	DATE	DESCRIPTION

LOCATION INFO

DOB ADDRESS:

BLOCK:
LOT:
ZONING DISTRICT:
MAP:
BIN #:
HEIGHT:

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DATE:
PROJECT NO:
DRAWN BY:
CHECKED BY:
DWG NUMBER:
CADD FILE NAME:

of

DOB JOB NO./B-SCAN JOB STICKER

Appendix F

250 Water Street, New York, New York

NYSDEC Request to Import/Reuse Fill or Soil Form

IMPACT ENVIRONMENTAL
170 Keyland Court
Bohemia, New York 11716
TEL: (631) 268-8800
FAX: (631) 269-1599

NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION

Request to Import/Reuse Fill or Soil

This form is based on the information required by DER-10, Section 5.4(e) and 6NYCRR Part 360.13. Use of this form is not a substitute for reading the applicable regulations and Technical Guidance document.

SECTION 1 – SITE BACKGROUND

Site Name:

Site Number:

The allowable site use is: Choose an item

Have Ecological Resources been identified? Choose an item

Is this soil originating from the site? Choose an item

How many cubic yards of soil will be imported/reused? Choose an item

If greater than 1000 cubic yards will be imported, enter volume to be imported:

SECTION 2 – MATERIAL OTHER THAN SOIL

Is the material to be imported gravel, rock or stone? Choose an item

Does it contain less than 10%, by weight, material that passes a size 100 sieve? Choose an item

Is this virgin material from a permitted mine or quarry? Choose an item

Is this material recycled concrete or brick from a DEC registered processing facility? Choose an item

SECTION 3 - SAMPLING

Provide a brief description of the number and type of samples collected in the space below:

Example Text: 5 discrete samples were collected and analyzed for VOCs. 2 composite samples were collected and analyzed for SVOCs, Inorganics & PCBs/Pesticides.

If the material meets requirements of DER-10 section 5.4(e)5 (other material), no chemical testing needed.

SECTION 3 CONT'D - SAMPLING

Provide a brief written summary of the sampling results or attach evaluation tables (compare to DER-10, Appendix 5):

Example Text: Arsenic was detected up to 17 ppm in 1 (of 5) samples; the allowable level is 16 ppm.

If Ecological Resources have been identified use the "If Ecological Resources are Present" column in Appendix 5.

SECTION 4 – SOURCE OF FILL

Name of person providing fill and relationship to the source:

Name and address of fill source:

Location where fill was obtained:

Identification of any state or local approvals as a fill source:

If no approvals are available, provide a brief history of the use of the property that is the fill source:

Provide a list of supporting documentation included with this request:

The information provided on this form is accurate and complete.

_____ _____

Signature Date

_____

Print Name

_____

Firm

Appendix G

250 Water Street, New York, New York

Site Management Plan Appendix D –
Excavation Work Plan

IMPACT ENVIRONMENTAL
170 Keyland Court
Bohemia, New York 11716
TEL: (631) 268-8800
FAX: (631) 269-1599

APPENDIX D – EXCAVATION WORK PLAN (EWP)

D-1 NOTIFICATION

At least 15 days prior to the start of any activity that is anticipated to encounter remaining contamination, the site owner or their representative will notify the New York State Department of Environmental Conservation (NYSDEC) contacts listed in the table below. Table 1 includes contact information for the above notification. The information on this table will be updated as necessary to provide accurate contact information.

Table 1: Notifications*

Name	**Contact Information**
NYSDEC Project Manager	Rafi Alam (518) 402-8606 rafi.alam@dec.ny.gov
NYSDEC Section Chief	Heidi Dudek (518) 402-0193 heidi.dudek@dec.ny.gov
NYSDEC Senior Attorney:	Jennifer Andaloro (518) 402-9507 jennifer.andaloro@dec.ny.gov
NYSDOH Project Manager:	Sarita Wagh (518) 402-7860 sarita.wagh@health.ny.gov

* Note: Notifications are subject to change and will be updated as necessary.

This notification will include:

- A detailed description of the work to be performed, including the location and areal extent of excavation, plans/drawings for site re-grading, intrusive elements or utilities to be installed, estimated volumes of contaminated soil to be excavated, and any modification of truck routes;

- A summary of environmental conditions anticipated to be encountered in the work areas, including the nature and concentration levels of contaminants of concern, potential presence of grossly contaminated media, and plans for any pre-construction sampling;
- A schedule for the work, detailing the start and completion of all intrusive work;
- A summary of the applicable components of this EWP;
- A statement that the work will be performed in compliance with this EWP and 29 CFR 1910.120 and 29 CFR 1926 Subpart P;
- A copy of the contractor's health and safety plan (HASP), in electronic format, if it differs from the HASP provided in Appendix F of this SMP;
- Identification of disposal facilities for potential waste streams; and
- Identification of sources of any anticipated backfill, along with all required request to import forms and all supporting documentation including, but not limited to, chemical testing results.

The NYSDEC project manager will review the notification and may impose additional requirements for the excavation that are not listed in this EWP.

D-2 SOIL SCREENING METHODS

Visual, olfactory and instrument-based (e.g. photoionization detector) soil screening will be performed during all excavations into known or potentially contaminated material (remaining contamination). A qualified environmental professional (QEP) as defined in Title 6 of the New York Codes, Rules, and Regulations (NYCRR) Part 375, a professional engineer (PE) who is licensed and registered in New York State, or a qualified person who directly reports to a PE who is licensed and registered in New York State will perform the screening. Soil screening will be performed when invasive work is done and will include all excavation and invasive work performed during development, such as excavations for foundations and utility work, after issuance of the certificate of completion (COC). All potentially contaminated soil/fill material will be field screened using a photoionization detector (PID) or similar equipment.

Soils will be segregated based on previous environmental data and field screening results into material that requires off-site disposal and material that requires testing to determine if the material can be reused on-site. Further discussion of off-site disposal of materials and on-site reuse is provided in Section D-6 and D-7 of this Appendix.

D-3 SOIL STAGING METHODS

Soil stockpile areas, if needed for the different soil materials, will be constructed for staging of site soil, pending loading or waste characterization testing. Separate stockpile areas will be constructed to avoid comingling materials of differing waste types. All stockpile areas will meet the following minimum requirements

- The excavated soil will be placed onto a minimum thickness of 10 mil low-permeability plastic sheeting or tarps of sufficient strength to prevent puncture during use; separate stockpiles will be created where material types are different (e.g., petroleum-impacted material stockpiled in a contaminated soil area). The use of multiple layers of thinner liners is permissible.
- Equipment and procedures will be used to place and remove the soil that will minimize the potential to jeopardize the integrity of the liner.
- Stockpiles will be covered at the designated times (see below) with minimum 6-mil plastic sheeting or tarps, which will be securely anchored

to the ground. Stockpiles will be routinely inspected and broken sheeting covers will be promptly replaced.

- Stockpile capacity is approximately 1,000 cubic yards. Stockpiles at capacity will be covered until ready for loading.
- Active stockpiles (e.g. stockpiles that have not reached their capacity) will be covered at the end of each workday.
- Each stockpile area will be encircled with silt fences and hay bales, as needed, to contain and filter particulates from rainwater that has drained off the soil, and to mitigate the potential for surface water run-off off-site.
- Stockpiles will be inspected at a minimum once each day and after every storm event. Results of inspections will be recorded in a logbook and maintained at the site and available for inspection by the NYSDEC.

D-4 MATERIALS EXCAVATION AND LOAD-OUT

A QEP as defined in 6 NYCRR Part 375, a PE who is licensed and registered in New York State, or a qualified person who directly reports to a PE who is licensed and registered in New York State will oversee all invasive work and the excavation and load-out of all excavated material. The owner of the property and remedial party (if applicable) and its contractors are responsible for safe execution of all invasive and other work performed under this EWP.

The presence of utilities and easements on the site will be investigated by the QEP. It will be determined whether a risk or impediment to the planned work under this SMP is posed by utilities or easements on the site. A site utility stakeout will be completed for all utilities prior to any ground-intrusive activities at the site.

Loaded vehicles leaving the site will be appropriately lined, tarped, securely covered, manifested, and placarded in accordance with appropriate Federal, State, local, and New York State Department of Transportation (NYSDOT) requirements (and all other applicable transportation requirements). A truck wash will be operated on-site, as appropriate. The QEP will be responsible for ensuring that all outbound trucks will be

washed at the truck wash before leaving the site until the activities performed under this section are complete. Truck wash waters will be collected and disposed of off-site in an appropriate manner. Locations where vehicles enter or exit the site shall be inspected daily for evidence of off-site soil tracking.

The QEP will be responsible for ensuring that all egress points for truck and equipment transport from the site are clean of dirt and other materials derived from the site during intrusive excavation activities. Cleaning of the adjacent streets will be performed as needed to maintain a clean condition with respect to site-derived materials. Material accumulated from the street cleaning and egress cleaning activities will be disposed off-site at a permitted landfill facility in accordance with all applicable local, State, and Federal regulations.

D-5 MATERIALS TRANSPORT OFF-SITE

Transport of materials will be performed by licensed haulers in accordance with appropriate local, state and federal regulations, including 6 NYCRR Part 364. Haulers will be appropriately licensed and permitted and trucks properly placarded. Trucks will enter and exit the site using dedicated ingress/egress points. Trucks loaded with site materials will exit the vicinity of the site using only approved truck routes. Material transported by trucks exiting the site will be secured with tight-fitting covers. Loose-fitting canvas-type truck covers will be prohibited. If loads contain wet material capable of producing free liquid, truck liners will be used.

Trucks will be prohibited from stopping and idling in the neighborhood outside the site. To the extent possible, queuing of trucks will be performed on site in order to minimize off-site disturbance. Off-site queuing will be minimized.

Truck routes will take into account:

- Limiting transport through residential areas and past sensitive sites
- Use of city mapped truck routes
- Prohibiting off-site queuing of trucks entering the facility

- Limiting total distance to major highways
- Promoting safety in access to highways
- Overall safety in transport
- Community input (where necessary)

The QEP will be responsible for documenting that egress points for truck and equipment transport from the site are clean of dirt and other materials derived from the site during remediation and development. Cleaning of the adjacent streets will be performed as needed to maintain a clean condition with respect to site-derived materials.

D-6 MATERIALS DISPOSAL OFF-SITE

All material excavated and removed from the site will be treated as contaminated and regulated material and will be transported and disposed off-site in a permitted facility in accordance with all local, State and Federal regulations. If disposal of material from this site is proposed for unregulated off-site disposal (i.e. clean soil removed for development purposes), a formal request with an associated plan will be made to the NYSDEC project manager. Unregulated off-site management of materials from this site will not occur without formal NYSDEC project manager approval.

Off-site disposal locations for excavated soils will be identified in the pre-excavation notification. This will include estimated quantities and a breakdown by class of disposal facility if appropriate, (e.g. hazardous waste disposal facility, solid waste landfill, petroleum treatment facility, construction and demolition [C&D] debris recovery facility) Actual disposal quantities and associated documentation will be reported to the NYSDEC in the Periodic Review Report (PRR). This documentation will include, but will not be limited to: waste profiles, test results, facility acceptance letters, manifests, bills of lading and facility receipts.

Non-hazardous historic fill and contaminated soils taken off-site will be handled consistent with 6 NYCRR Parts 360, 361, 362, 363, 364 and 365. Material that does not meet Unrestricted SCOs is prohibited from being taken to a New York State C&D debris recovery facility (6 NYCRR Subpart 360-15 registered or permitted facility).

D-7 MATERIALS REUSE ON-SITE

The QEP as defined in 6 NYCRR Part 375 will ensure that procedures defined for materials reuse in this SMP are followed and that unacceptable material (i.e. contaminated) does not remain on-site. Contaminated on-site material, including historic fill and contaminated soil, that is acceptable for reuse on-site will be placed below a demarcation layer or impervious surface, and will not be reused within a cover soil layer, within landscaping berms, or as backfill for subsurface utility lines.

Proposed materials for reuse on-site must be sampled for full suite analytical parameters including per- and polyfluoroalkyl substances (PFAS) and 1,4-dioxane. The sampling frequency will be in accordance with Division of Environmental Remediation (DER)-10 Table 5.4(e)10 unless prior approval is obtained from the NYSDEC project manager for modification of the sampling frequency. The analytical results of soil/fill material testing must meet the site use criteria presented in NYSDEC DER-10 Appendix 5 – Allowable Constituent Levels for Imported Fill or Soil for all constituents listed, and the NYSDEC Sampling, Analysis, and Assessment of Per- and Polyfluoroalkyl Substances (April 2023) guidance values. Approvals for modifications to the analytical parameters must be obtained from the NYSDEC project manager prior to the sampling event.

Soil/fill material for reuse on-site will be segregated and staged as described in Sections D-3 of this EWP. The anticipated size and location of stockpiles will be provided in the 15-day notification to the NYSDEC project manager. Stockpile locations will be based on the location of site excavation activities and proximity to nearby site features. Material reuse on-site will comply with requirements of NYSDEC DER-10 Section 5.4(e)4. Any modifications to the requirements of DER-10 Section 5.4(e)4 will be subject to review and approval by the NYSDEC project manager.

Any demolition material proposed for reuse on-site will be sampled for asbestos-containing materials and the results will be reported to the NYSDEC for acceptance. Concrete crushing or processing on-site will not be performed without prior NYSDEC approval. Organic matter (wood, roots, stumps, etc.) or other solid waste derived from clearing and grubbing of the site will not be reused on-site.

D-8 FLUIDS MANAGEMENT

Liquids to be removed from the site, including dewatering fluids, decontamination waters, and groundwater monitoring well purge and development waters, will be handled, transported, and disposed of in accordance with applicable local, state, and federal regulations. Liquids discharged into the New York City sewer system must be approved by the New York City Department of Environmental Protection (NYCDEP). A dewatering and treatment system will be designed by the contractor's New York State-licensed Professional Engineer, as necessary.

Dewatered fluids will not be recharged back to the land surface or subsurface and will be managed off-site. Discharge of water generated during redevelopment to surface waters (i.e. a local pond, stream or river) is prohibited without a State Pollution Discharge Elimination System (SPDES) permit.

D-9 BACKFILL FROM OFF-SITE SOURCES

All materials proposed for import onto the site will be approved by the QEP, as defined in 6 NYCRR Part 375, and will be in compliance with this SMP prior to receipt at the site. A Request to Import/Reuse Fill or Soil form, which can be found at http://www.dec.ny.gov/regulations/67386.html, will be prepared and submitted to the NYSDEC project manager allowing a minimum of 5 business days for review.

Material from industrial sites, spill sites, other environmental remediation sites, or potentially contaminated sites will not be imported to the site.

All imported soils will meet the backfill and cover soil quality standards established in 6 NYCRR 375-6.7(d) and DER-10 Appendix 5 for restricted-residential use. Soils that meet 'general' fill requirements under 6 NYCRR Part 360.13, but do not meet backfill or cover soil objectives for this site, will not be imported onto the site without prior approval by NYSDEC project manager. Soil material will be sampled for the full suite of analytical parameters, including PFAS and 1, 4-dioxane. Solid waste will not be imported onto the site.

Trucks entering the site with imported soils will be securely covered with tight fitting covers. Imported soils will be stockpiled separately from excavated materials and covered to prevent dust releases.

D-10 STORMWATER POLLUTION PREVENTION

Silt fencing or hay bales will be installed around the perimeter of the construction area subject to this EWP, as required. Erosion and sediment control measures identified in the SMP shall be observed to verify they are operating correctly. Barriers and hay bale checks will be installed and inspected once a week and after every storm event; necessary repairs will be made immediately. Results of inspections will be recorded in a logbook maintained at the site and available for inspection by the NYSDEC. Accumulated sediments will be removed as required to keep the barrier and hay bale check functional. Undercutting or erosion of the silt fence toe anchor shall be repaired immediately with appropriate backfill materials. Manufacturer's recommendations will be followed for replacing silt fencing that has been damaged due to weathering. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters.

D-11 EXCAVATION CONTINGENCY PLAN

If underground storage tanks (USTs) or other previously unidentified contaminant sources are found during post-remedial subsurface excavations or development-related construction, sampling will be performed on free product, if encountered, and surrounding subsurface materials (e.g., sediment, soil, stone, etc.). Chemical analytical work will be for full scan parameters (Part 375 volatile organic compounds [VOC], semivolatile organic compounds [SVOC] [including 1,4-dioxane], polychlorinated biphenyls [PCB], pesticides, metals, and PFAS). Analyses will not be otherwise limited without NYSDEC approval.

Identification of unknown or unexpected contaminated media identified by screening during invasive site work will be promptly communicated to NYSDEC’s Project Manager. Reportable quantities of petroleum product will also be reported to the NYSDEC spills hotline. These findings will be also detailed in the subsequent PRR.

D-12 COMMUNITY AIR MONITORING PLAN

Community air monitoring will be conducted in compliance with the New York State Department of Health (NYSDOH) Generic Community Air Monitoring Program (CAMP) outlined below.

The CAMP includes real-time monitoring for VOCs and particulates at the downwind perimeter of each designated work area when certain activities are in progress. Continuous monitoring is required for all ground-intrusive activities and during demolition of contaminated or potentially contaminated structures. Ground-intrusive activities include, but are not limited to, soil/waste excavation and handling, advancement of trenches and test pits, and the installation of soil borings or monitoring wells. Periodic monitoring for VOCs is required during non-intrusive activities such as the collection of groundwater samples from existing monitoring wells. "Periodic" monitoring during sample collection might reasonably consist of collecting a reading upon arrival at a sample location, monitoring while opening a well cap or overturning soil, monitoring during well bailing/purging, and collecting a reading before leaving a sample location.

The CAMP will include two to four CAMP stations based on the scope of work outlined in the 15-day notification to the NYSDEC (as required by the SMP) for any proposed ground-intrusive activities. CAMP during future investigation activities at the site (i.e. advancement of borings for waste characterization or geotechnical investigation) without active excavation will consist of two CAMP stations at upwind and downwind locations in relation to the work zone. CAMP during active excavation at the site (i.e. for future building foundation construction) will include four perimeter CAMP stations (one station for each boundary of the site).

CAMP monitoring for VOC levels will be conducted with photoionization detectors (PIDs) and monitoring for dust/particulates will be conducted with particulate sensors equipped with filters to detect particulates less than 10 microns in diameter (PM10). Monitoring for particulates and odors will be conducted during all ground intrusive activities by the RE's field inspector. The work zone is defined as the general area in which machinery is operating in support of remediation activities. A portable PID will be used to monitor the

work zone and for periodic monitoring of VOCs during activities such as soil and groundwater sampling. The site perimeter will be visually monitored for fugitive dust emissions.

The following actions will be taken based on VOC levels measured:

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

The following actions will be taken based on visual dust observations:

- If the downwind particulate level is 100 micrograms per cubic meter (µg/m^3) greater than background (upwind perimeter) for the 15-minute period or if airborne dust is observed leaving the work zone, then dust suppression must be employed. Work may continue with dust suppression techniques provided that downwind PM10 levels do not exceed 150 µg/m^3 above the background level and provided that no visible dust is migrating from the work zone.

- If, after implementation of dust suppression techniques, downwind PM10 levels are greater than 150 µg/m³ above the background level, work must be stopped and a re-evaluation of activities initiated. Work can resume provided that dust suppression measures and other controls are successful in reducing the downwind PM10 concentration to within 150 µg/m³ of the upwind level and in preventing visible dust migration.

Exceedances observed in the CAMP will be reported to the NYSDEC and NYSDOH Project Managers and included in the daily report. In addition, a map showing the location of the downwind and upwind CAMP stations will be included in the daily report.

Special Requirements for Work Within 20 Feet of Potentially Exposed Individuals or Structures

When work areas are within 20 feet of potentially exposed populations or occupied structures, the continuous monitoring locations for VOCs and particulates must reflect the nearest potentially exposed individuals and the location of ventilation system intakes for nearby structures. The use of engineering controls such as vapor/dust barriers, temporary negative-pressure enclosures, or special ventilation devices should be considered to prevent exposures related to the work activities and to control dust and odors. Consideration should be given to implementing the planned activities when potentially exposed populations are at a minimum, such as during weekend or evening hours in non-residential settings.

- If total VOC concentrations opposite the walls of occupied structures or next to intake vents exceed 1 ppm, monitoring should occur within the occupied structure(s). Depending upon the nature of contamination, chemical-specific colorimetric tubes of sufficient sensitivity may be necessary for comparing the exposure point concentrations with appropriate pre-determined response levels (response actions should also be pre-determined). Background readings in the occupied spaces must be taken prior to commencement of the planned work. Any unusual background readings should be discussed with NYSDOH prior to commencement of the work.

- If total particulate concentrations opposite the walls of occupied structures or next to intake vents exceed 150 µg/m3, work activities should be suspended until controls are implemented and are successful in reducing the total particulate concentration to 150 µg/m3 or less at the monitoring point.
- Depending upon the nature of contamination and remedial activities, other parameters (explosivity, oxygen, hydrogen sulfide, carbon monoxide) may also need to be monitored. Response levels and actions should be pre-determined, as necessary.

D-13 ODOR CONTROL PLAN

This odor control plan is capable of controlling emissions of nuisance odors on-site and off-site. Specific odor control methods to be used on a routine basis will include application of foam suppressants or tarps over the odorous or VOC source areas. If nuisance odors are identified at the site boundary, or if odor complaints are received, work will be halted and the source of odors will be identified and corrected. Work will not resume until all nuisance odors have been abated. NYSDEC and NYSDOH will be notified of all odor events and of any other complaints about the project. Implementation of all odor controls, including the halt of work, is the responsibility of the remedial party's Remediation Engineer, and any measures that are implemented will be discussed in the PRR.

All necessary means will be employed to prevent on- and off-site nuisances. At a minimum, these measures will include:

- Limiting the area of open excavations and size of soil stockpiles
- Shrouding open excavations with tarps and other covers
- Using foams to cover exposed odorous soils.

If odors develop and cannot be otherwise controlled, additional means to eliminate odor nuisances will include:

- Direct load-out of soils to trucks for off-site disposal

- Use of chemical odorants in spray or misting systems
- Use of staff to monitor odors in surrounding neighborhoods.

If nuisance odors develop during intrusive work that cannot be corrected, or where the control of nuisance odors cannot otherwise be achieved due to on-site conditions or close proximity to sensitive receptors, odor control will be achieved by sheltering the excavation and handling areas in a temporary containment structure equipped with appropriate air venting/filtering systems.

D-14 DUST CONTROL PLAN

Particulate monitoring must be conducted according to the Community Air Monitoring Plan (CAMP). If particulate levels at the site exceed the thresholds listed in the CAMP or if airborne dust is observed on the site or leaving the site, the dust suppression techniques listed below will be employed. The remedial party will also take measures listed below to prevent dust production on the site.

A dust suppression plan that addresses dust management during invasive on-site work, will include, at a minimum, the items listed below:

- Dust suppression will be achieved through the use of a dedicated on-site water truck for road wetting. The water source will be equipped with a water cannon, as required, capable of spraying water directly onto off-road areas including excavations and stockpiles.
- Clearing and grubbing of larger sites will be done in stages to limit the area of exposed, unvegetated soil vulnerable to dust production.
- Gravel will be used on roadways to provide a clean and dust-free road surface.
- On-site roads will be limited in total area to minimize the area required for water spraying.

D-15 OTHER NUISANCES

A plan for rodent control will be developed and employed by the contractor prior to and during site clearing and site grubbing, and during all remedial work. A plan will be developed and employed by the contractor for all remedial work and will conform, at a minimum, to NYCDEP noise control standards.

D-16 REPORTING

A report is to be submitted to the NYSDEC within 90 days of completion of the activities performed under this EWP. This report shall contain a summary of the activities performed; a summary of all data gathered and results; information about any media that was removed from the site: volume, contamination levels, area from which removed; and any other information that may be indicate a change to the “remaining contamination” that is at the site. Such changes may require revision of the SMP.

Appendix H

250 Water Street, New York, New York

Odor Suppressant / Stabilizer Operation Guide
and Safety Data Sheet

IMPACT ENVIRONMENTAL
170 Keyland Court
Bohemia, New York 11716
TEL: (631) 268-8800
FAX: (631) 269-1599

Remedia™
Industrial Odor Elimination



TECHNICAL PRODUCTS & SERVICES GUIDE

https://www.remedia.global

2025

Industrial Remediation Product Company

Breakthrough Technology

Our Remedia™ line of products provide you with the power of a patented breakthrough technology that is the safest and most effective way to remediate hydrocarbons, heavy metals, odors, toxic gases, as well as, odors and waste associated with animal grow operations.



Engineered to be Green

Our products are recognized for safer chemistry for people and the environment by the EPA's Design for the Environment (DfE) program. Made from food grade compounds they have zero volatile organic compounds (VOCs), contain no harsh chemicals, are rapidly biodegradable, allergen-free, and are not hazardous. Produced in a zero discharge facility.

Remedia
Commercial Cleaning & Remediation Products

FOR INQUIRES PLEASE VISIT OUR WEBSITE AT WWW.REMEDIA.GLOBAL

EMAIL US AT INFO@REMEDIA.GLOBAL

Understanding How RPS Technology ™ Works on the Molecular Level

RPS Environmental Solutions, LP in partnership with Remedia™ International, Inc., have engineered some of the most technologically advanced cleaning and remediation products on the market today. By leveraging key scientific principles RPS technology brings innovative solutions to global markets including today's most difficult hotspots of environmental contamination and hazardous chemical production.

It can be difficult to grasp important key concepts behind RPS technology without a solid background in organic chemistry, medicine, and toxicology, as well as a thorough understanding of many health, safety, and environmental issues that plague the manufacturers of the leading competitive products. This document addresses a wide range of complex issues on a basic level relating to areas influenced by innovative RPS technology and the broad scope of benefits over standard cleaning products and conventional methods of remediation.



Recognizing the Issues

Dangerous, harmful, and toxic chemicals permeate almost every area of life. From people to pets and animals to plants, exposure to toxins, asthmagens, carcinogens, neurotoxins, hormone disruptors, and reproductive toxins are at higher levels than many experts consider healthy, or even acceptable.

It is difficult to make a single statement as to how RPS technology works as there are different chemical processes and scientific principles that are used depending on the product, application, and specific purpose. However, RPS technology is able to bond with heavy metals, and other contaminants and change them on a molecular level to become a completely different substance that is non-hazardous and not bio-available. Leveraging several key scientific principles such as hydration and dehydration, metal ion reaction, surface charge modification, and the mechanics of conversion, RPS technology is able to achieve unparalleled results in both cleaning and remediation. In the case of remediating hydrocarbons, one of the methods of action by the RPS technology is to catalytically break down first the aromatic compounds, followed quickly by the remaining contaminants. In many cases, RPS technology is designed to use powerful bonds, unbreakable by any normal force in nature, to remediate dangerous, harmful, and toxic substances.

Hydration and Dehydration

Keeps surface dry and prevents mold, mildew and other biological growth

Metal Ion Reaction

Binds and renders heavy metals non-bioavailable and non-mobile

Mechanics of Conversion

Catalytic conversion of organic contaminants

Surface Charge Modification

Repels contamination as opposed to soaps and detergents that attract

Hydration and Dehydration

In chemistry and the biological sciences, a dehydration reaction is usually defined as a chemical reaction that involves the loss of water from the reacting molecule. Dehydration reactions are a subset of elimination reactions. The reverse of a dehydration reaction is a hydration reaction. Some dehydration reactions can be mechanistically complex. Products that dehydrate may also be called desiccants, or drying agents. RPS technology takes advantage of this naturally occurring chemical process in innovative ways. A single example would be in the method which the Mold and Mildew – Deep Stain Remover product works to prevent recurrence. Removing the moisture from a surface through treatment with RPS technology creates an environment that is inhospitable to mold and mildew, providing a safer treatment alternative to bleaching or other methods that are often labeled with the suffix “-cide” such as moldicides, biocides, and similar products. A “-cide” product generally kills by toxin overload and provides several opportunities for unintended exposures to toxins during manufacturing, shipping, storage, application, use, and disposal. Comparatively, RPS technology simply removes the moisture and creates an environment that does not support the growth of mold or mildew without ever using a dangerous, toxic, or harsh chemical ingredient. Ongoing research, development, and testing shows that the dehydration properties of RPS technology is a safer alternative to current methods of treating a wide range of living organisms commonly recognized as dangers and pests. Rather than using poisons, RPS technology has been successfully used to treat fire ants (Solenopsis invicta) and bedbugs (Cimex lectularius) among other organisms. One of the most promising features is that no species can build a tolerance or immunity to dehydration as a method of treatment.

Metal Ion Reaction

Catalysis by metal ions is a powerful method of accelerating organic reactions in solution. Metal ions have been shown to catalyze (or promote) a large number of organic reactions. There is no unique and fully consistent way to define the reactivity series, but it is common to use reaction with water, acids, or single displacement reactions. Bioavailability is a key term in both pharmacology and environmental science. In a general sense, the term bioavailability is used to describe the rate of absorption of a chemical. In the context of biodegradation and environmental pollution, a molecule (often a persistent organic pollutant) is said to be bioavailable when it is available to cross an organism’s cellular membrane from the environment, giving the organism access to the chemical. RPS technology leverages the natural process of metal ion reactions to bind with heavy metals rendering them non-mobile and non-bioavailable. This process eliminates the possibility of heavy metals becoming toxic through their tendency to bioaccumulate by changing their molecular structure in such a way that it is not possible to be absorbed.

Mechanics of Conversion

In organic chemistry, the mechanics of conversion covers a wide range of specific processes, however, in specific relation to RPS technology, it is defined as a “catalytic conversion of organic contaminants”. In a general sense, anything that increases the rate of a process is a "catalyst". Unlike other reagents that participate in the chemical reaction, a catalyst is not consumed by the reaction itself and may participate in multiple chemical transformations. Catalytic reactions have a lower rate-limiting free energy of activation than the corresponding uncatalyzed reaction, resulting in higher reaction rate at the same temperature. However, the mechanistic explanation of catalysis is complex. Catalysts may affect the reaction environment favorably, or bind to the reagents to polarize bonds. Kinetically, catalytic reactions are typical chemical reactions; i.e. the reaction rate depends on the frequency of contact of the reactants in the rate-determining step. Although catalysts are not consumed by the reaction itself, they may be inhibited, deactivated, or destroyed by secondary processes. RPS technology can act as a catalyst and speed the conversion of organic contaminants (e.g. hydrocarbons, heavy metals, fats, oils, and grease, etc.) into a non-hazardous end product.

Surface Charge Modification

Surface charge is the electric charge present at an interface. There are many different processes which can lead to a surface being charged, including adsorption of ions, protonation/deprotonation, and the application of an external electric field. Surface charge causes a particle to emit an electric field, which causes particle repulsions and attractions, and is responsible for many colloidal properties. Soap is the product that results from the reaction of a fatty acid and a strong base (alkali). In cleansing soaps, the fatty acids come from oils and fats; the strong alkali base is sodium hydroxide, also known as "lye", (for hard soaps) or potassium hydroxide, also known as "potash", (for soft soaps). It is also important to recognize that many of the standard cleaning products are not soap in its simplest form, but rather have a number of chemical additives that affect levels of VOCs, IAQ, and several other areas of health and safety. The basic idea behind soaps has been to attract dirt, oil, grease, and contaminants and transfer them from one surface to another. A common example would be mopping a floor. The soap would encourage the transfer of contaminants, through attraction, from the floor to the mop. This method of cleaning works on the idea of attraction of fats, oils, and grease to similar substances. Many soaps leave behind a residue that continues to rapidly attract contaminants. In general cleaning, RPS technology takes the absolute opposite position by modifying the electrical charge on a surface on a molecular level to sequester and repel contaminants. RPS technology based on this principle is used in various cleaning products that have been proven through independent, third-party laboratory testing to be both more efficient and more effective than the leading competition without ever using dangerous, toxic, or harsh chemicals.

Safety Qualifications and Recognition

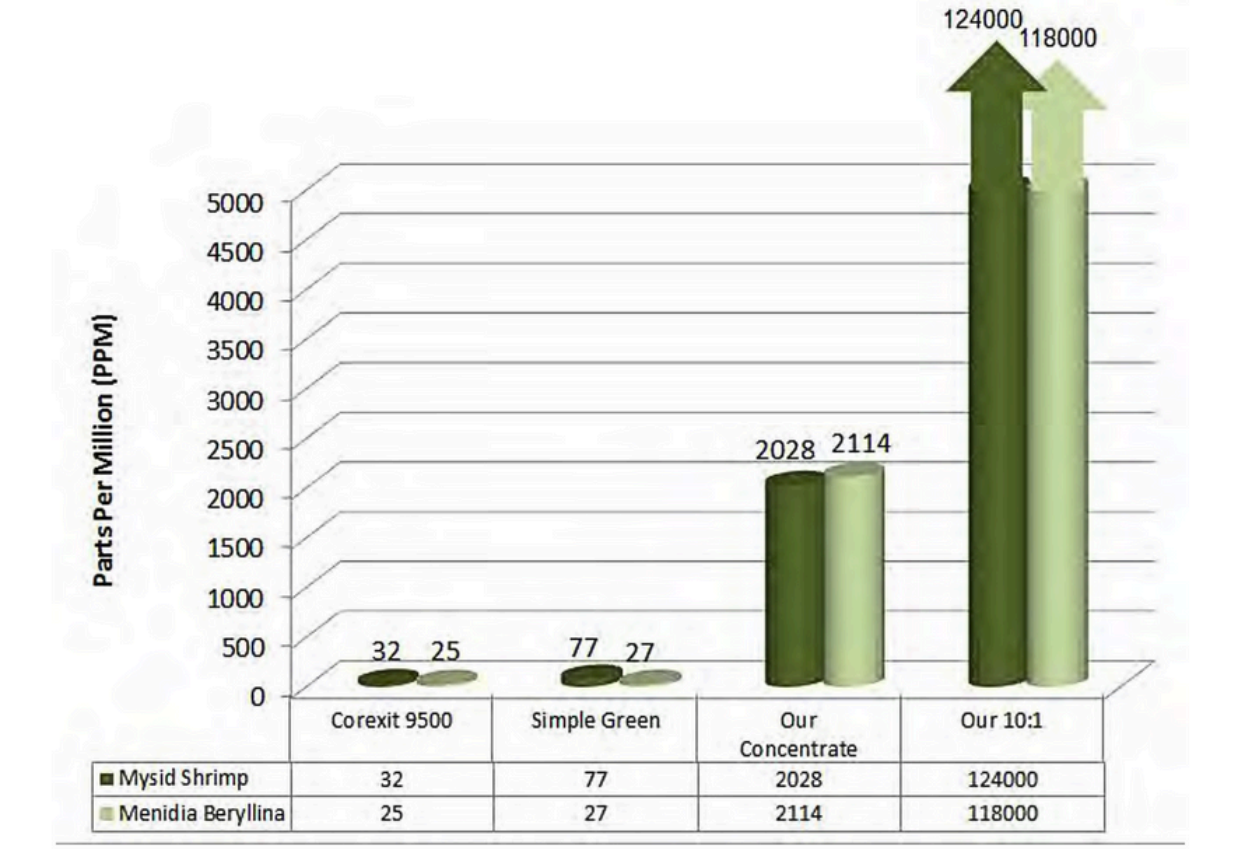


Products Powered by RPS technology™ contain patented and proprietary technologies. Much like the secret recipe for Coca-Cola, these powerful formulas are closely guarded. However, it is important to know that there is no bleach, ammonia, or other harsh chemical ingredient in any product Powered by RPS technology™. RPS technology has been recognized for safer chemistry by the United States Environmental Protection Agency's Design for the Environment (DfE) partnership program. The EPA's DfE program is especially discriminating and protective using a rigorous, in-depth approach to carefully review each ingredient of each product. By focusing at the ingredient level and on inherent characteristics, DfE is able to carefully scrutinize formulations and make meaningful calls on potential concerns. Products approved to carry the DfE label have been evaluated by the DfE scientific review team and each ingredient screened for potential human health and environmental effects and that—based on the best available experimental data and EPA predictive models—the product contains only those ingredients that pose the least concern among chemicals in their class. RPS technology has been registered with NSF, The Public Health and Safety Company.TM under the Proprietary Substances and Nonfood Compounds category. A product that is certified or listed means that NSF reviewed the product, determined at the time of the review that the product complies with the relevant NSF consensus standard and/or protocol; and conducted or will conduct (as more specifically set forth in the standard) periodic audits to review whether the product remains standard compliant. Another example is the acceptance letter received from the Florida Department of Environmental Protection, Bureau of Petroleum Storage Systems for RPS technology used for in-situ remediation of petroleum contaminants in groundwater pursuant to Chapter 62-770, Florida Administrative Code (F.A.C) stating that the RPS technology catalytically alters the chemical structure of hydrocarbon contaminant molecules and precipitates them as a stable, nonhazardous by-product. This acceptance also required verification that RPS technology did not use any ingredient known to the State of Florida to be hazardous to the environment or human health. Several independent, third party laboratories around the world have tested RPS technology during the course of global business. Products Powered by RPS technologyTM contain zero VOCs. IAQ is improved not simply by stopping the addition of new VOCs, but RPS technology can actually remove toxic residues left behind by other products. Since VOCs are what people smell, products Powered by RPS technologyTM have no odor. There are no added scents, perfumes, or fragrances. The true smell of clean is no smell at all TM. The wide range of products Powered by RPS technologyTM have a far-reaching effect on a number of industries as well as the consumer, commercial, and industrial markets. Many standard products that RPS technology can replace have to balance safety and efficacy. In other words, if the product works well, it is likely not safe and if the product is safe, it generally does not work well. When compared to competitive products, RPS technology is the only viable alternative in several respects including safety and efficacy. The cutting-edge technology from RPS is a completely new way to clean and remediate environmental contamination on a global scale. With human health, corporate responsibility, and environmental stewardship being top priorities, RPS Environmental Solutions, LP goes beyond creating safer and more effective cleaning and remediation products by implementing corporate policies that meet or exceed the guidelines published by the EPA titled Greening Your Purchase of Cleaning Products: A Guide For Federal Purchasers. All products are produced at a zero discharge facility.

Proven Safe - LC 50 Toxicity Lab Results

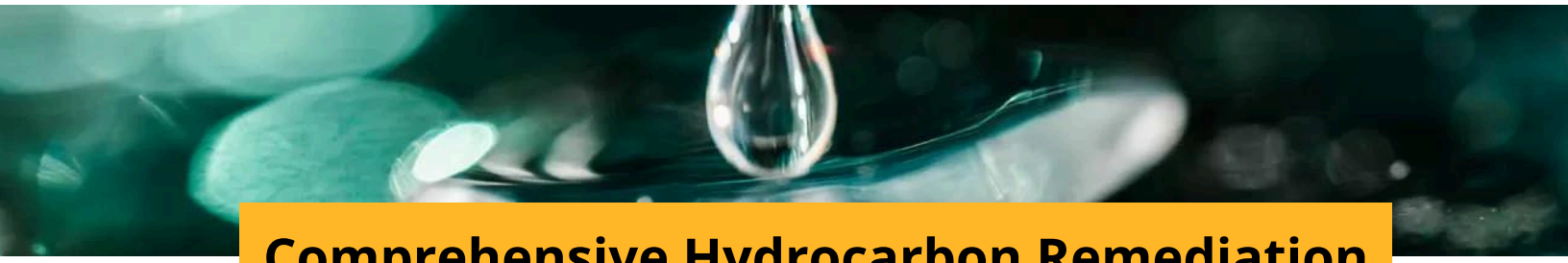
The LC50 test was conducted by Bio Aquatic Testing, Inc., an independent third party testing lab. As demonstrated in the chart below, our products are proven to be 500 times safer in concentrate form and 3,000 times safer at 10:1 dilution than Simple Green and Corexit 9500. Both Simple Green and Corexit are common products used to treat oil and petroleum spills. Simple Green is a commonly used over the counter household degreaser cleaner in the United States.

The LC50 Toxicity Test is defined as: Standard measure of the toxicity of the surrounding medium that will kill half of the sample population of a specific test-animal in a specified period through exposure. LC50 is measured in micrograms (or milligrams) of the material per liter, or parts per million (ppm), of air or water; lower the amount, more toxic the material. LC50 may also be called: median lethal concentration or population critical concentration 50.



ToxServices concludes that use of the RPS Hydrocarbon Stabilizer as an oil spill control agent will not harm the environment or aquatic or terrestrial organisms.

Margaret H. Whittaker, PhD., M.P.H., E.R.T., D.A.B.T.
Managing Director and Chief Toxicologist
ToxServices, LLC



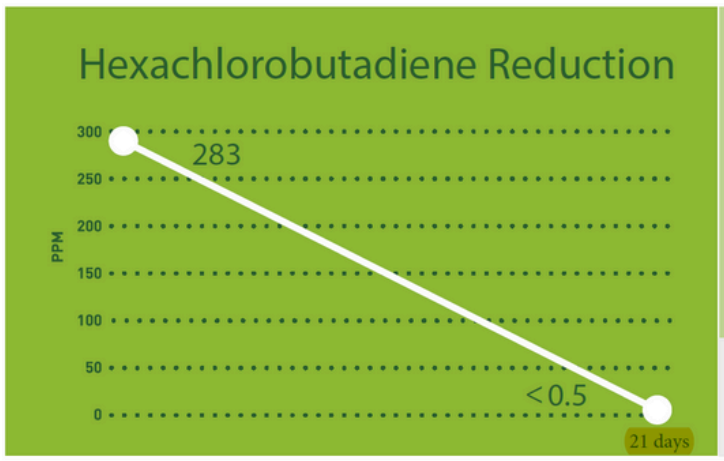
Comprehensive Hydrocarbon Remediation



Remedia™ Hydrocarbon Stabilizer provides safe, effective, and sustainable cleaning and remediation in a wide variety of environments, from concrete and soil to marshes, wetlands, waterways, beaches, pipelines and oil tanks. It effectively and irreversibly remediates a wide range of contaminants: oil spills; PCBs; TCEs; crude oil; creosote; just to name a few. Because it operates on a molecular level, it produces results more quickly than the traditional remediation methods such as microbial treatments. Hydrocarbon Stabilizer users frequently report seeing a significant improvement within 7 days of application.

It Works - Proven Effective in the Field and Lab

We recently tested soil from a hazardous waste company, which was contaminated with organic solvents. The main concern in testing was for reduction of Hexachlorobutadiene, which was reduced from 283 ppm to less than 0.5 ppm with one treatment (well below the regulatory limit of 5.6 ppm). The time for this reduction was three weeks. Other contaminants were found in the sample and were also quantified as part of the testing. The control (untreated) sample contained Perchloroethylene (PCE) and some of the degradation products of PCE (Trichloroethylene, Trichloroethane, and several isomers of these compounds).



UNTREATED	CONTAMINANT	ONE TREATMENT
67,800	Perchloroethylene	< 100
14,600	Trichloroethylene	< 100
34,200	1,1,2,2 Tetrachloroethane	< 100
2,080	1,1,1,2 Tetrachloroethane	< 100
1,080	1,1,2 Trichloroethane	< 100
3,710	1,2 Dichloroethane	< 100

Below are results of testing completed on the above mentioned waste solids with values expressed in micrograms per Kilogram:

These tests were conducted by Trace Analysis, Inc. which is a certified (NELAP) environmental laboratory. The analyses were done approximately three weeks after treatment. Perchloroethylene (PCE) and its direct degradation products are toxic. All are either suspected or known human carcinogens. PCE is known as a “Dense, Non-Aqueous Phase Liquid” (DNAPL) when found as a soil contaminant. Highly mobile, it is heavier than water (density is > 1.6), which makes it of more concern and harder to treat than oil contaminants in soil; oil is lighter than water and does not progress to underwater aquifers as quickly as PCE. RPS Technology provides for a rapid breakdown of PCE, beginning with the neutralization of the chlorines almost instantly upon contact. RPS Technology provides for rapid remediation of PCE in a fraction of the time needed for microbes to act.

Jubail Beach, Saudi Arabia

Project Name: Jubail Samples **Location:** Jubail, Saudi Arabia

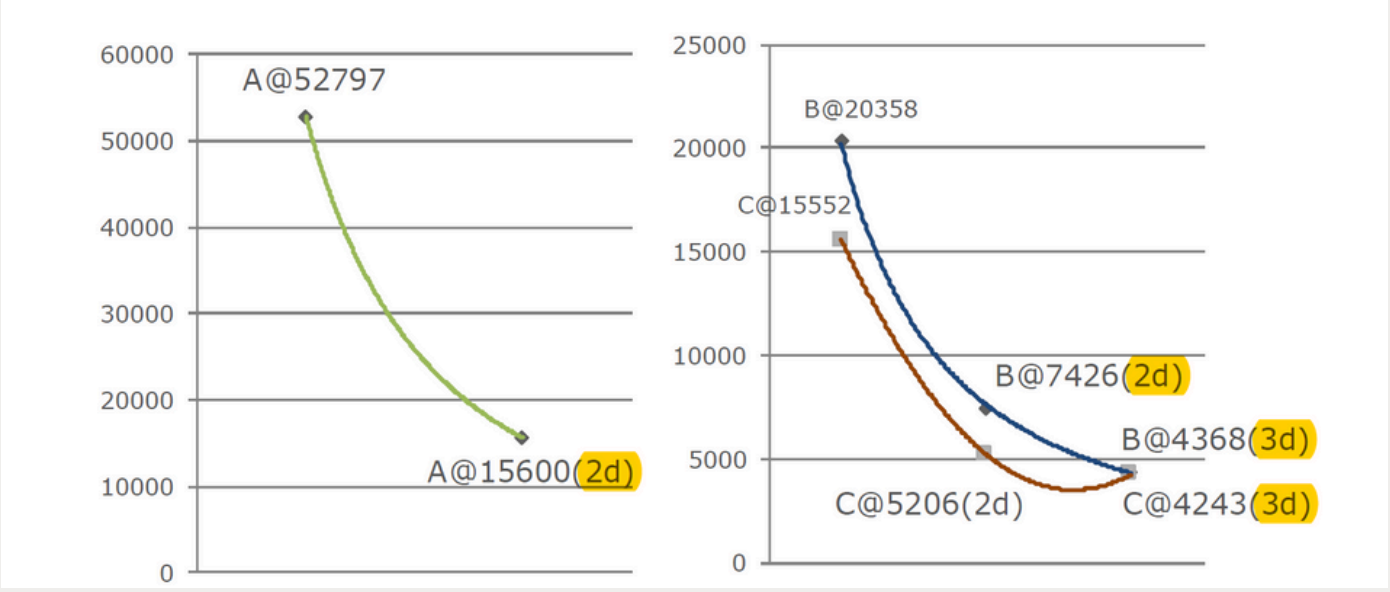
Contaminant: Petroleum Hydrocarbon **Matrix:** Soil

Results: The two charts below show results from three different test sites in this format: [SITE] @ [TPHresult] ([#days]]

Area A: CRC-2-5

Area B: CRC-13-1B

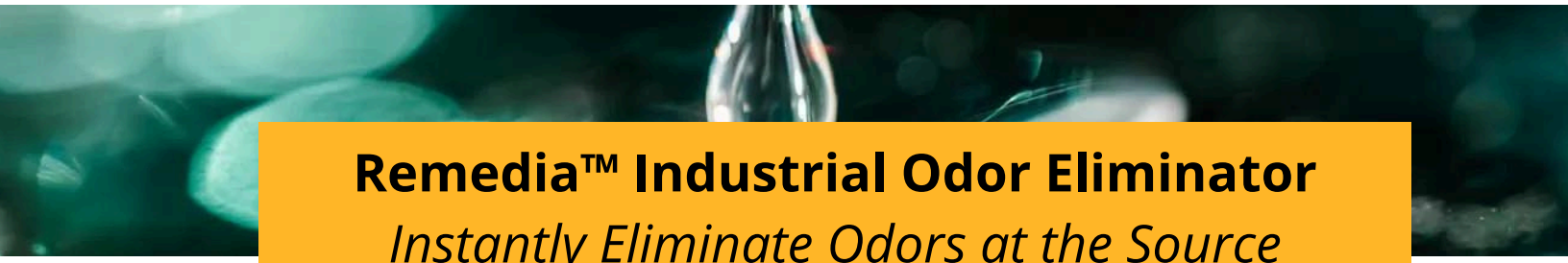
Area C: CRC-13-2











Remedia™ Industrial Odor Eliminator

Instantly Eliminate Odors at the Source



Remedia™ Industrial Odor Eliminator provides a cost-effective, reliable solutions for odor elimination using our breakthrough patented and proprietary RPS technology™. Industrial Odor Eliminator is effective at treating virtually all foul odor is most environments **instantly**. Unlike other industrial odor products, our Remedia™ Industrial Odor Eliminator doesn't just mask odor with a perfume or masking agent – it eliminates odor at the source in landfills, livestock farms, garbage trucks and other industrial environments. Industrial Odor Eliminator is also highly effective at neutralizing and remediating ammonia, hydrogen sulfide and strong odors via a chemical process, at the molecular level, and helps eliminate dust pollution. And it does so without the harsh chemicals other products use, which can actually make pollution worse.

Industrial Applications

- Landfills
- Livestock Farms
- Refuse Transfer Stations
- Garbage Collection Points
- Food and Animal Processing Plant
- Waste Water Treatment Plants
- Sewage Treatment Facilities and Transportation Vessels
- Oil and Gas Industries
- Foul Water

Easy to Use

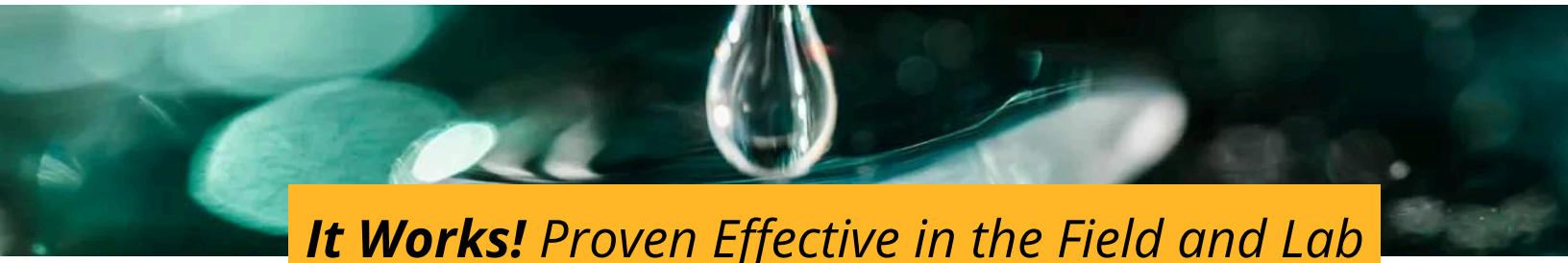
Remedia™ Industrial Odor Eliminator can be quickly and easily spray applied directly to affected areas such as landfills and animal stalls. Basically, it's a liquid you spray right on the source of the odor, right when you need it. You don't need to continually mask the problem with larger amounts of perfume-laden products. With our product, you eliminate the odor easily, using less product with more effective results.

It Works! *Proven Effective in the Field and Lab*



Industrial Odor Eliminator & the Hog Farm

Remedia™ Industrial Odor Eliminator works primarily by chemically altering the source of the odor, effectively eliminating it. A real world example: At hog operations, our technology has reduced the odors from ammonia and the rotten egg gas of hydrogen sulfide by 70 to 99%.



It Works! *Proven Effective in the Field and Lab*

Industrial Odor Eliminator & Toxic Gases

Hydrogen sulfide is an extremely hazardous, toxic compound. It is a colorless, flammable gas that can be identified in relatively low concentrations, by a characteristic rotten egg odor. This gas occurs naturally in coal pits, sulfur springs, gas wells, and as a product of decaying sulfur--containing organic matter, particularly under low oxygen conditions. It is therefore commonly encountered in places such as sewers, sewage treatment plants (H^2S is often called sewer gas), manure stockpiles, mines, hot springs, and the holds of fishing ships. Industrial sources of hydrogen sulfide include petroleum, natural gas extraction, refining, pulp and paper manufacturing, rayon textile production, leather tanning, chemical manufacturing and waste disposal. Hydrogen sulfide has a very low odor threshold, with its smell being easily distinguished at concentrations well below 1 part per million (ppm) in the air. The odor increases as the gas becomes more concentrated, with the strong rotten egg smell recognizable up to 30 ppm. Above this level, the gas is reported to have a sickeningly sweet odor until around 100 ppm. However, at concentrations above 100 ppm, a person's ability to detect the gas is affected by a rapid temporary paralysis of the olfactory nerves in the nose. This leads to a loss of the sense of smell. This means that the gas can be present at dangerously high concentrations, with no detectable odor. Prolonged exposure to lower concentrations can also result in similar effects such as olfactory fatigue. This unusual property of hydrogen sulfide makes it extremely dangerous to totally rely on the sense of smell to be able to be warned of the presence of the gas.

Health Affects of Hydrogen Sulfide

Sulfide gasses including H^2S and trisulfides are classed as a chemical asphyxiates.

These are similar to carbon monoxide and cyanide gases. These gases inhibit cellular respiration and the uptake of oxygen, causing biochemical suffocation.

Typical exposure symptoms include:

LOW	0 - 10 PPM	Irritation of the eyes, nose and throat
MEDIUM	10 - 50 PPM	Headache Dizziness Nausea and vomiting Coughing and breathing difficulty
HIGH	10 - 50 PPM	Severe respiratory tract irritation Eye irritation / acute conjunctivitis Shock Convulsions Coma Death in severe cases



Project H²S Trisulphide Mitigation

During the process of cleaning and pigging underground natural gas pipelines, a large amount of wastewater is generated. Sometimes during this process, the combination of the cleaning agents and the organic matter build up causing toxic levels of sulphides to be present. With this particular project, H²S detectors showed readings of over 300 ppm coming from the rinse water requiring immediate evacuation of the site. Approximately 5200 gallons of water was removed from the site via vacuum trucks and placed into a sealed 20,000 gallon frac in a field with a safety perimeter to prevent unauthorized access.

Water, with such high levels cannot be disposed of until the sulfide gas levels are lowered to a safe level. The client attempted to treat the water with their normal H²S scavenger; it had no effect on the concentration of sulfide gas. They then contacted an Remedia™ vender about using Industrial Odor Eliminator. Water samples were sent for testing to a third party laboratory. The results (see Figure A) showed that the H²S reading was actually coming from the larger trisulfides. The sulfide was off gassing from the sludge in the waste water.

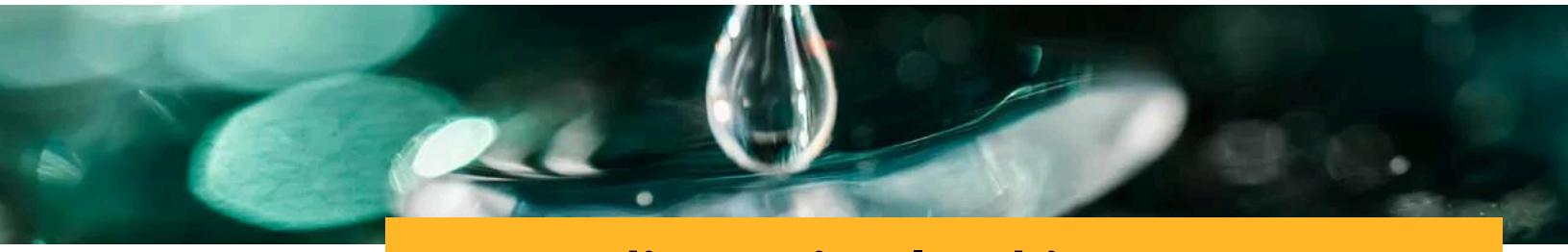
Once the Industrial Odor Eliminator was determined to be effective, the client was provided with product and instruction for application to the waste sludge and water in the tank. This application was injecting Industrial Odor Eliminator into the base of the tank via pressurized pump to allow for full contact with the sulfide source. Once injection was complete the tank was again sealed until the next morning when verification readings were taken.

Lab No.:	E091708-01		E091708-02					
Client Sample I.D.:	Live Oak Pre		Live Oak Treated 20:1					
Date Sampled:	09/16/13		09/16/13					
Date Analyzed:	09/18/13		09/18/13					
QC Batch No.:	130918GC3A1		130918GC3A1					
Analyst Initials:	VM		VM					
Dilution Factor:	1.0		1.0					
ANALYTE	Result ppmv	RL ppmv	Result ppmv	RL ppmv				
Hydrogen Sulfide	ND	0.20	ND	0.20				
Carbonyl Sulfide	0.50	0.20	1.6	0.20				
Methyl Mercaptan	ND	0.20	ND	0.20				
Ethyl Mercaptan	ND	0.20	ND	0.20				
Dimethyl Sulfide	0.22	0.20	ND	0.20				
Carbon Disulfide	1.2	0.20	4.9	0.20				
Dimethyl Disulfide	ND	0.20	ND	0.20				
Di-t-butyltrisulfide	248	0.20	ND	0.20				

ND = Not Detected (below RL)
RL = Reporting Limit

Conclusion

The application of the Industrial Odor Eliminator product was successful in treating both the water and the sludge to mitigate the hazard. The sulphide gas was reduced by 80% in 12 hours and a 100% reduction was achieved at 24 Hours. Testing was only performed at the 12--hour intervals; the 100% reduction was most likely achieved in less than 24 hours. The Client was able to dispose of the contaminated water once the treatment was complete.



Remedia™ Animal Habitat Treatment



Remedia™ Animal Habitat Treatment directly address many causes of odors from AFOs (Animal Feed Operations). Odor issues are a major contributor to health and environmental hazards. Frequent animal bedding changes and other labor intensive cleanings can be significantly reduced with the regular use of our odor treatment product. Made from food grade compounds.

Impact on Animals

Remedia™ Animal Habitat Treatment works in a way that other products can't. Our product dehydrates bedding for longer periods of time, while also reducing the amount of ammonia. The bedding remains dry throughout the breeding cycle, creating a more comfortable environment in which the chickens can grow. It also acts as an inhibitor in the spread of diseases and drastically reduces the number of insects, beetles and flies. Remedia™ Animal Habitat Treatment also controls dusting and odors that affect the healthiness of the animals, resulting in larger, healthier stock, which equates to more profit per pound. One of the benefits of Remedia™ Animal Habitat Treatment is a reduction in disease and animal mortality. Continued use of both Remedia™ Animal Habitat Treatment and Remedia™ Industrial Odor Eliminator will increase overall animal health.

Environmental Impact

In today's environment of commercial farming animal waste has the potential to contribute pollutants such as nutrients (e.g., nitrate, phosphorous), organic matter, sediments, pathogens (e.g., giardia, cryptosporidium), heavy metals, hormones, antibiotics and ammonia into the waters we use for drinking, swimming and fishing. In addition to water quality problems, AFOs can also contribute to significant air quality problems, including dust, smog, greenhouse gases, and odors that the line of Remedia™ products can mitigate and in many cases eliminate.

Impact on Revenue

One of the benefits of Remedia™ Animal Habitat Treatment is a reduction in mortality and an increase in animal health. This directly results in a lower feed to weight ratio and provides immediate results to AFOs (Animal Feed Operations) within the first cycle.

Easy to Use

Our products are quickly and easily spray applied directly to affected areas such as barns, stalls, ponds, fields and water discharge systems. Typically, one treatment is sufficient to notice positive results.

Eliminate

- Odors
- Bacteria
- Mold, Mildew, Yeast
- Waste Contaminates:
  - Ammonia
  - Phosphorus
  - Nitrates
- Provide some fire retardancy to bedding materials
- Improve longevity of bedding materials
- Reduce dusting from bedding materials

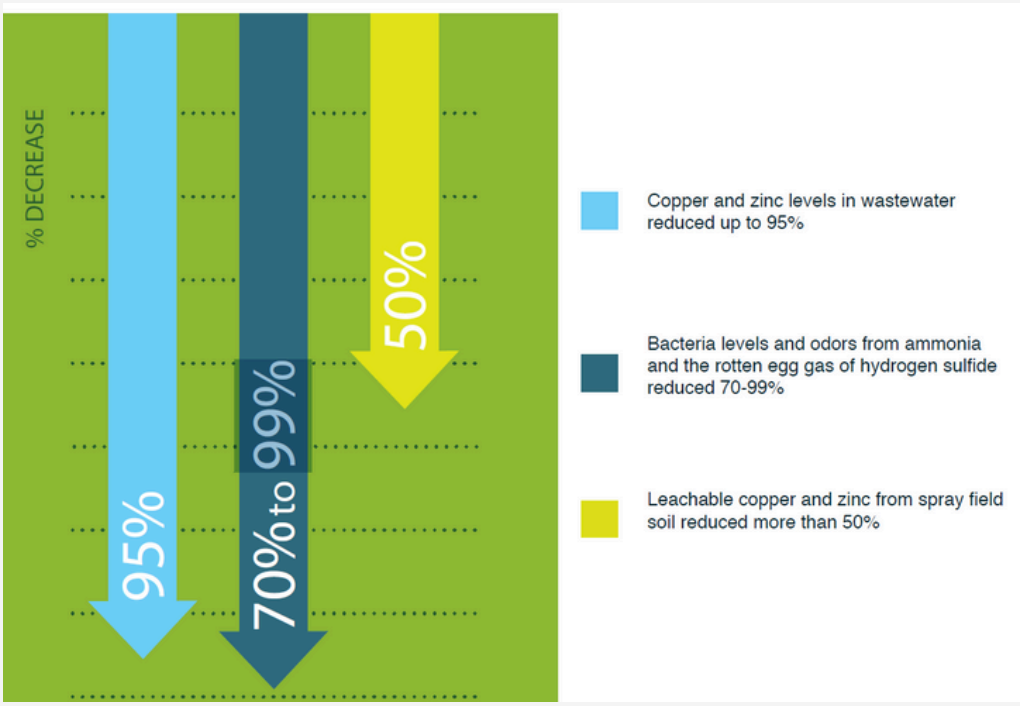
Reduce

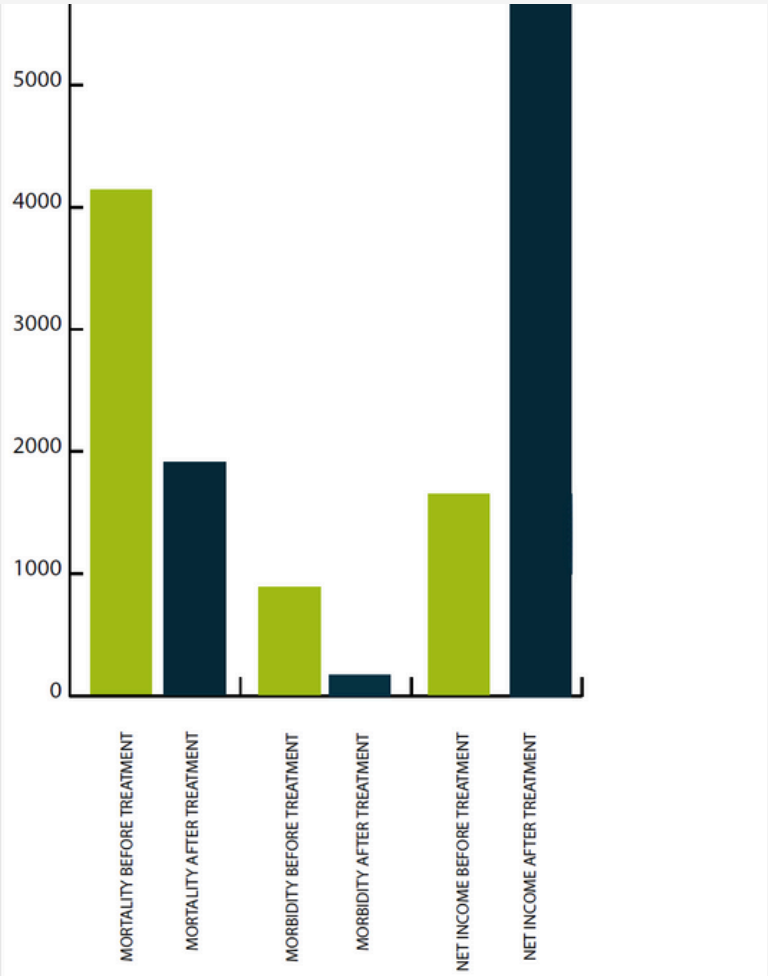
- Antibiotics
- Infection
- Illness
- Waste Disposal Fees
- Odor Violations and Fines
- Mortality

It Works! *Proven Effective in the Field and Lab*

Animal Habitat Treatment & The Hog Farm

With Remedia™ Industrial Odor Eliminator in conjunction with Heavy Metal Stabilizer, we have reduced copper and zinc levels in wastewater from hog operations by up to 95%. Remedia™ Heavy Metal Stabilizer has also reduced leachable copper and zinc from spray field soil by more than 50% with a single treatment. This means a longer life for spray fields and more profit for the hog grower.





Animal Habitat Treatment & The Chicken Farm

In the chicken farms, Remedia Animal Habitat Treatment has reduced the bacteria levels and odors from ammonia. With Remedia we have reduced both mortality and morbidity significantly. There was a noticeable weight gain of 15% resulting in a substantial increase in income to the grower. Remedia demonstrated the effectiveness of moisture control, disease reduction, and dust minimization.

Remedia™ Heavy Metal Stabilizer

Stabilizes and Remediates Heavy Metal Contamination



Remedia™ Heavy Metal Stabilizer is a one-of-a-kind, patented solution designed to help you effectively prevent and remediate heavy metal leaching and pollution in the most environmentally friendly way. Remedia™ Heavy Metal Stabilizer remediates heavy metals by chemically binding to them and rendering them non-mobile, harmless and non-bioavailable in soil, water and other media. It is designed to work in situ or ex situ, distinguishing it from other possible remediation options.

In all cases of treatment, the final product is an inert, non-absorbable material that will not cause further biological or other environmental harm to the area. The metals are bound in a non-leachable form that can pass TCLP and SPLP testing from regulatory agencies.

For the Remediation of:

- Calcium
- Zinc
- Lead
- Cadmium

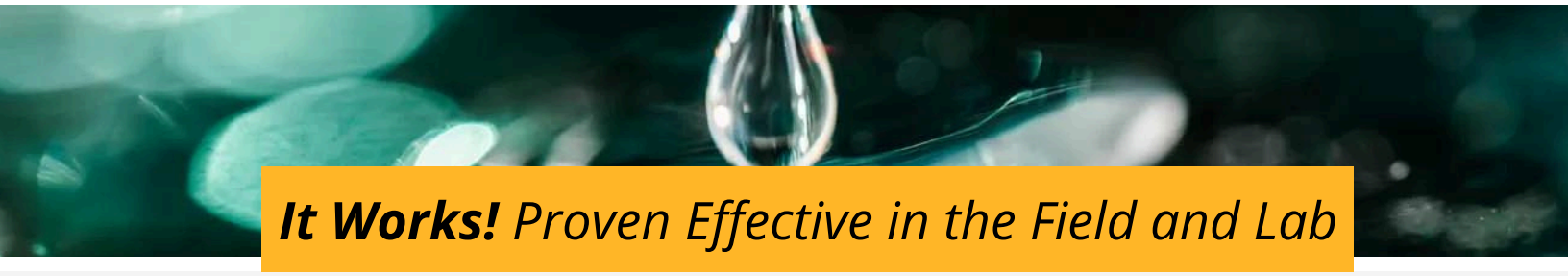
- Magnesium
- Chromium
- Iron
- Copper
- Arsenic

- Mercury
- Manganese
- Other Multi-Valent Metals

The Smart Alternative

Using Remedia™ Heavy Metal Stabilizer is cost-effective, whether you use it in-situ or via excavation and soil washing. Heavy Metal Stabilizer remediated heavy metal contaminated soil, sludge etc. can be safely left onsite.

- *There is no need for disposal at a hazardous waste landfill.*
- *There is no need to bring in fill dirt to replace what was removed.*
- *Treated metals are bound in a non-leachable form that can pass TCLP and SPLP testing from regulatory agencies.*
- *Proven effective*
- *Faster, safer, and more effective than tradition methods.*
- *Safest and greenest method for the treatment of heavy metals.*



It Works! *Proven Effective in the Field and Lab*

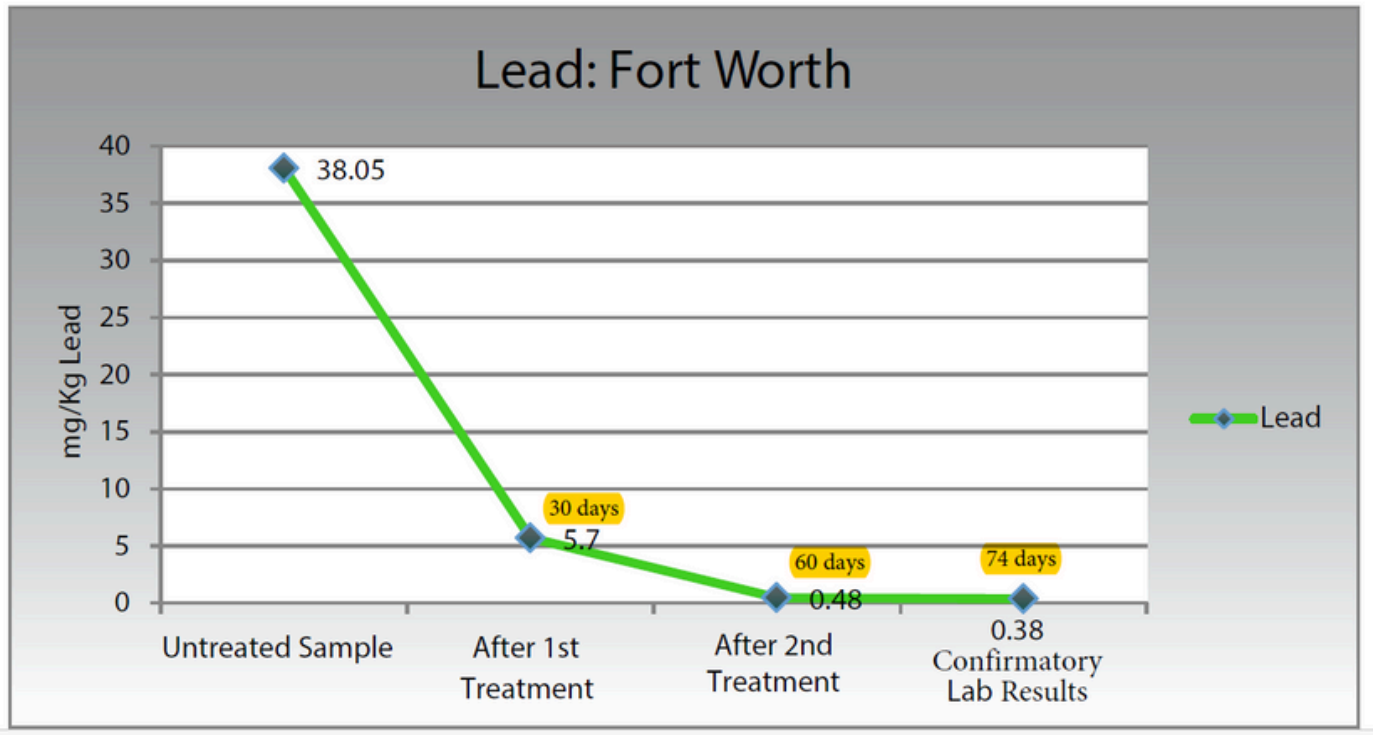
Heavy Metal Stabilizer and the Ft. Worth Lead Contamination Project

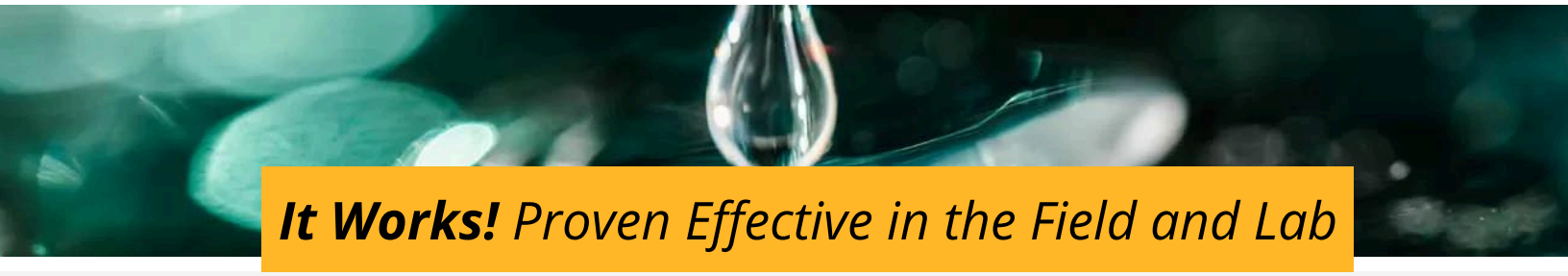
Lead contaminated Ft. Worth refinery was placed on the market for full price after two Remedia™ Heavy Metal Stabilizer treatments. An old refinery in Fort Worth, Texas was found to have high levels of Lead (Pb) in the Soil. When applied properly, RPS Environmental Solutions Remedia™ Heavy Metal Stabilizer can vastly reduce leachable lead in soil. The Texas Commission on Environmental Quality (TCEQ) granted a non-groundwater bearing classification for this site and approved the assessment of the exposure pathways and critical Protective Concentration Levels (PLC): The results of sampling analysis of all constituents by the EPA test/methods 1311/6010B, 1312, S 6010C for TCLP, SPLP and Total metals revealed that only lead exceeded the site-specific PCLs. After two treatments, the property was placed on the market at full retail price.

Test Results

A set of tests consisting of an experimental application of Remedia™ Heavy Metal Stabilizer on soil samples collected from 32 grab bags were prepared and tested in our Texas Lab. The grab samples were mixed and three composite samples were treated and submitted to the lab for analysis. A control (untreated) was set aside and the remaining samples were separated into two equal collective samples and consumed by our testing protocols. The two remaining collective samples were prepped and Heavy Metal Stabilizer was applied to each using various product-to-water dilutions. The collective samples were then sent to a certified environmental laboratory (NELAP accredited facility) and tested.

The results of the initial treatment yielded a lead reduction of over 85%. A second treatment was then applied and the result indicated less than 1 ppm, well under the regulatory limit of 5 ppm:





It Works! *Proven Effective in the Field and Lab*

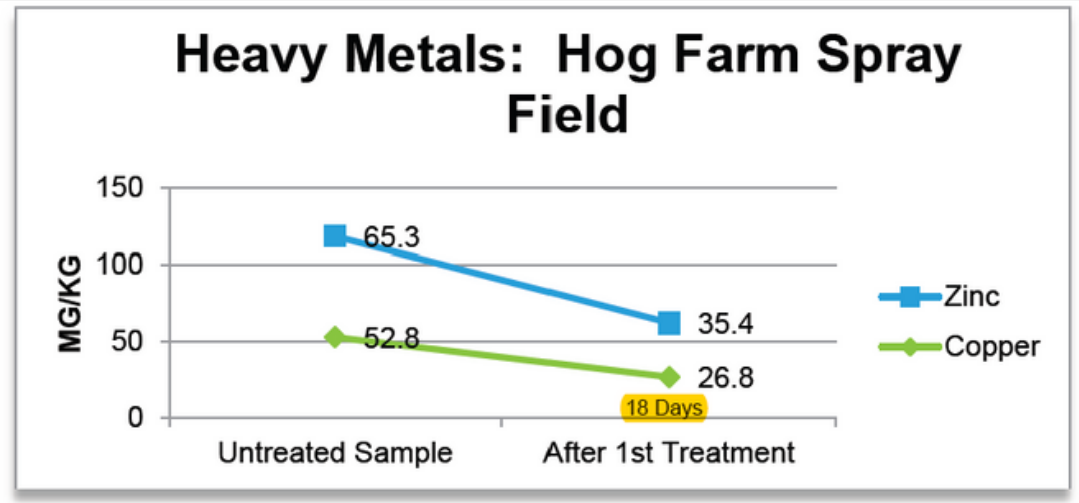
Heavy Metal Stabilizer and the North Carolina Hog

The state of North Carolina places a moratorium on new hog farms unless they implement new techniques to reduce heavy metal waste. Heavy Metal Stabilizer directly address leachable heavy metals in both waste water and in soil. When applied properly Heavy Metal Stabilizer in conjunction with Animal Habitat Treatment can substantially reduce leachable heavy metals in soil due to the toxicity of hog manure, and significantly reduce odor related to animal waste. Samples from the North Carolina hog farm were collected from the site, sent to RPS for treatment, then sent to a certified environmental laboratory (NELAP accredited facility) and tested for Copper (Cu) , Zinc (Zn), and Phosphorus (P) Test: TCLP, SW846 6010B, and Mehlich-3.

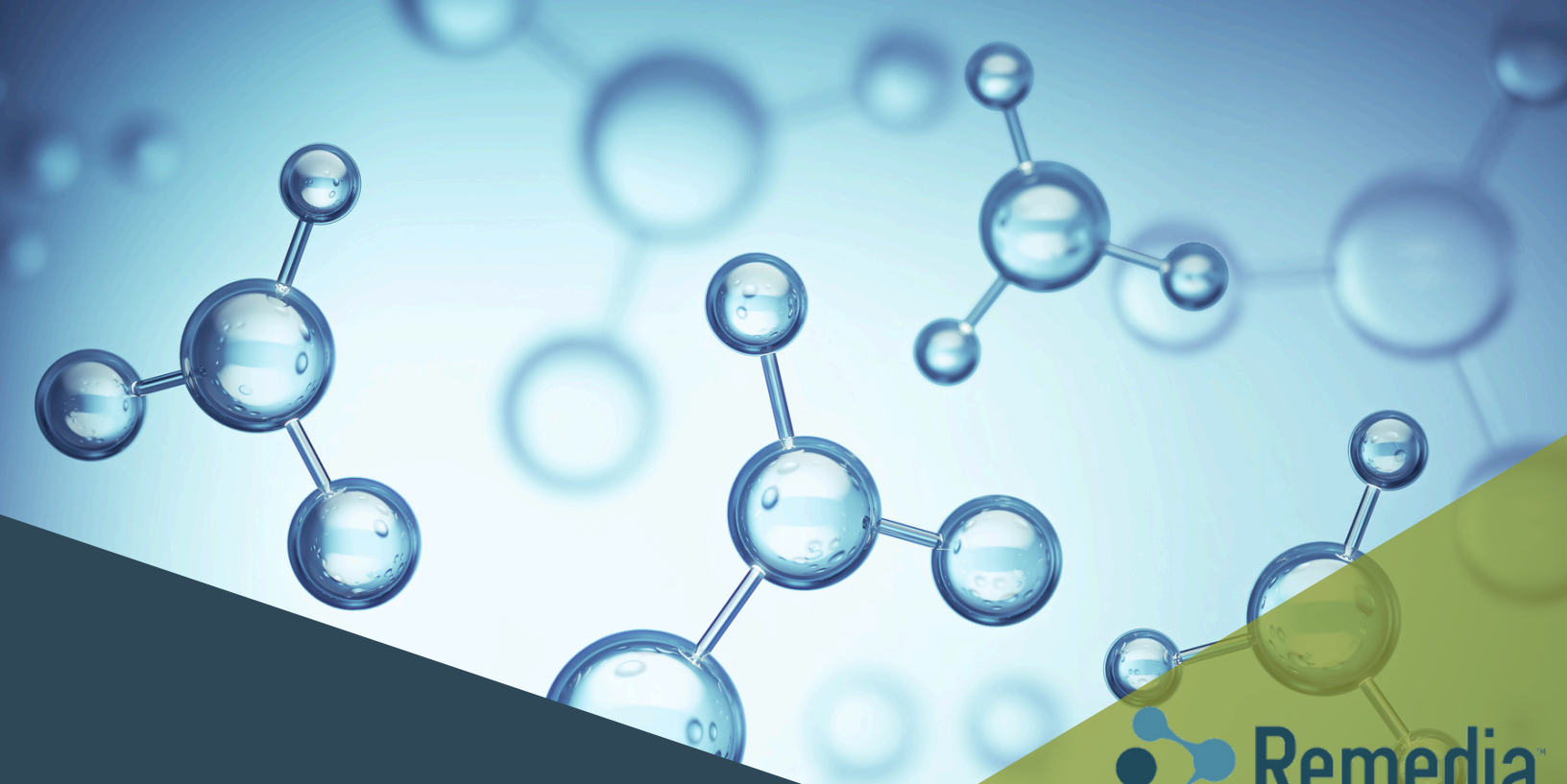
Test Results

The chain of custody for the soil and water samples extracted from several hog farms in eastern North Carolina was maintained throughout the testing process. The water samples were taken from the waste water as it was being transferred from the hog pen to the lagoon. In RPS Environmental Solution's Texas Lab, the samples were prepared and treated with Remedia™ Heavy Metal Stabilizer using various product-to-water dilutions for testing minimum dilution factors vs. overall remediation time. To add precision to the testing, the engagement was commissioned with a custom designed set of laboratory experiments. After observing exceptional results from the lab studies, Solterra treated the soil insitu with Remedia™ Heavy Metal; the same soil that had been the recipient of both Copper and Zinc residues from years of hog manure.

Results from the lab yielded nearly a 50% reduction in Heavy Metal and a 40% reduction in Phosphorous in one treatment. The results of the TCLP metals test were as follows:



Treating existing soil in-situ that is already contaminated with Copper and Zinc can extend the life of a field at minimal cost versus conventional methods of remediation (haul away). The RPS Technology delivers excellent reduction results for both Copper and Zinc from the typical hog operation. The treatment of the water before it is sprayed onto the field is an effective method of increasing the "life" of a spray field.



Thank You

Remedia™ International Inc. encourages our potential users to engage in open collaboration. We embrace hands on efficacy testing at our potential clients locations that allow us to prove our products efficacy! Regardless if you choose to manage and implement the remedial activity in house or prefer a complete turn key solution the Remedia™ team is there to help every step of the way. From an initial needs analysis to full project design and implementation Our Global team is always available to act on a moments notice.

Let's Get In Touch

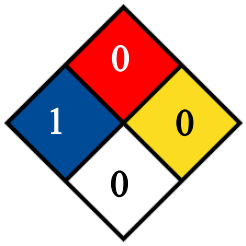
Contact Us

(844) 329-1400 Ext. 3
sales@remedia.global

North America	Asia	Africa	Middle East
Remedia™ North America	Remedia™ Asia	Remedia™ Africa	Remedia™ Middle East
NA@remedia.global	Asia@remedia.global	Africa@remedia.global	ME@remedia.global



Hydrocarbon Stabilizer
SAFETY DATA SHEET



Trade Name: Remedia™ Hydrocarbon Stabilizer

Date Prepared: 12/2024

1. CHEMICAL PRODUCT AND COMPANY IDENTIFICATION

Product Name:	Remedia™ Hydrocarbon Stabilizer
Product Description:	Liquid, water-based.
Manufacturer:	Remedia Technologies LLC 501 Capitol Trail, Ste G-11 Newark DE 19711
Distributor:	Solterra Group LLC 501 Capitol Trail, Ste G-11 Newark DE 19711
In case of Emergency:	1-844-329-1400

2. HAZARD(S) IDENTIFICATION

Eye Contact:	May cause irritation.
Skin Contact:	May cause moderate irritation; large amounts can cause dryness.
Inhalation:	Spray mist may cause some irritation to mucus membranes
Ingestion:	May cause upset of gastrointestinal tract
Chronic Hazards:	No known chronic hazards. Not listed by NTP, IARC or OSHA as carcinogen
Physical Hazards:	Can etch glass if not promptly removed.

3. COMPOSITION/INFORMATION ON INGREDIENTS

The OSHA Hazardous communication Standard (29 CFR 1910. 1200) does not require the listing of any ingredient for this product.

Chemical & Common Name	CAS	Wt%	OSHA PEL	ACGIHTLV
Water & Inert Ingredients	7732-18-5	79-83%	Not Established	Not Established
Proprietary Food Grade Glycol	57-55-6	<1%	Not Established	Not Established
Aqueous Silicate Blend	1344-09-8	14-18%	Not Established	Not Established
Non-Ionic Sugar / Fatty Surfactant	68439-46-3	<2%	Not Established	Not Established
Other non-hazardous ingredients				

4. FIRST AID MEASURES

Eye:	In case of contact, immediately flush eyes with plenty of water.
Skin:	In case of contact, immediately flush skin.
Inhalation:	Remove to fresh air.
Ingestion:	If swallowed, DO NOT induce vomiting. Give large quantities of water or milk.

5. FIRE FIGHTING MEASURES

Flammable limits:	This material is not combustible.
Extinguishing Media:	This material is compatible with all extinguishing media
Hazards to fire-fighters	None
Fire-fighting equipment:	Standard issue firefighting equipment

6. ACCIDENTAL RELEASE MEASURES

Personal protection:	Wear appropriate safety gear.
Environmental Hazards:	Totally miscible with water. Water will evaporate from spill of this material.
Spill cleanup	Mop up and neutralize liquid with water, then discharge to sanitary sewer in accordance with federal, state and local regulations or permits.
CERCLA RQ:	There is no CERCLA Reportable Quantity for this material. If a spill goes off site, notification of state and local authorities is recommended.

7. HANDLING AND STORAGE

Store in plastic or stainless steel tanks or containers. Shipments may be made in plastic bottles, 5 gallon pails, 55 gallon plastic drums, 275 gallon plastic totes, and stainless tank trucks. Storage temperature 0°- 43°C (32° - 110°F)

8. EXPOSURE CONTROLS/PERSONAL PROTECTION

See Section 3 and Section 4. HMIS Ratings: (scale 0-4) Health = 1, Fire = 0, Physical Hazard = 0

9. PHYSICAL AND CHEMICAL PROPERTIES

Appearance:	Liquid
Color	Water-like
Odor	Essentially odorless
pH	10.4 +/- 0.7
Specific gravity	1.030 +/- 0.01
Solubility in water	Miscible

10. STABILITY AND REACTIVITY

Stability	This material is stable under all conditions of recommended use and storage
Conditions to Avoid	None
Materials to avoid	Highly acidic materials
Hazardous decomposition products	None

11. TOXICOLOGICAL INFORMATION

Special Studies: Proprietary ingredient 1 is not mutagenic to the bacterium E. Coli when tested in a mutagenicity bioassay. There are no known reports of carcinogenicity of any ingredients. Frequent ingestion over extended periods of time of gram quantities of proprietary ingredient 1 is associated with the formation kidney stones. No ingredient is listed by IARC, or OSHA as a carcinogen. Proprietary ingredient 2 is an FDA approved additive for internal delivery of drugs.

12. ECOLOGICAL INFORMATION

Eco toxicity:	The following data is reported for proprietary ingredient 1 on a 100% concentration basis: A 96 hour median tolerance for fish (Gambusia affnis) of 2320 ppm; a 96 hour median tolerance for water fleas (Daphnia magna) of 247 ppm; a 96 hour median tolerance for snail eggs (Lymnea) of 632 ppm; and a 96 hour median tolerance for Amphipoda of 160 ppm.
Environmental Fate:	Proprietary ingredient 1 is naturally in aquatic systems and does not contribute to BOD. This material does not harmfully bioaccumulate.
Physical/Chemical:	Totally miscible with water.

13. DISPOSAL CONSIDERATION

Classification:	Disposed material is not a hazardous waste.
Disposal Method:	Recycle container in accordance with federal, state and local regulations. Flush neutral liquid to sanitary sewer accordance with federal, state and local regulations and permits.

14. TRANSPORT INFORMATION

DOT UN Status:	This material is not regulated for transportation.

15. REGULATORY INFORMATION

CERCLA:	No CERCLA Reportable Quantity has been established for this material.
SARA TITLE III:	Not an extremely hazardous substance under §313 or under §§311/312.
TSCA:	All ingredients of this material are listed on the TSCA inventory.
FDA:	The use of soluble silicates is authorized by FDA as a boiler water additive for the production of steam that will contact food pursuant to 21 CFR §173.310; as a component of matrix coatings on food contact surfaces pursuant to 21 CFR §175.390(c); as a GRAS substance when migration from cotton fabric used in dry food packaging pursuant to 21 CFR §182.70; and as a products pursuant to 21 CFR §182.90. Glycol blends has GRAS (generally regarded as safe) status by FDA for use as a direct food additive. It is used in oral, injectable, and topical pharmaceuticals.
California Prop. 65	Not Listed. We do not knowingly add any Prop. 65 chemical nor do we know of any impurity in any ingredient that is on the Prop 65 list.

16. OTHER INFORMATION

Prepared by:	T.D.
Supercedes revision of	01/2023

THIS INFORMATION ON THIS SAFETY DATA SHEET IS BELIEVED TO BE ACCURATE AND IT IS THE BEST INFORMATION AVAILABLE TO Remedia Technologies LLC. THIS DOCUMENT IS INTENDED ONLY AS A GUIDE TO THE APPROPRIATE PRECAUTIONS FOR HANDLING A CHEMICAL BY PERSONS TRAINED IN CHEMICAL HANDLING. Remedia Technologies LLC MAKES NO WARRANTY OF MERCHANTABILITY OR ANY OTHER WARRANTY, EXPRESSED OR IMPLIED WITH RESPECT TO SUCH INFORMATION OR THE PRODUCT TO WHICH IT RELATES, AND WE ASSUME NO LIABILITY RESULTING FROM THE USE OR HANDLING OF THE PRODUCT TO WHICH THIS SAFETY DATA SHEET RELATES. USERS AND HANDLERS OF THIS PRODUCT SHOULD MAKE THEIR OWN INVESTIGATIONS TO DETERMINE THE SUITABILITY OF THE INFORMATION PROVIDED HEREIN FOR THEIR OWN PURPOSE.

REMEDIA Hydro Odor Control Unit
Operation Guide

Starting

THIS UNIT MUST BE PREHEATED PRIOR TO STARTING IN ALL WEATHER CONDITIONS

1) Make sure Agitation knob is in the center position



2) Turn the Key to Preheat (left) for:

SPRING, SUMMER, & FALL – 10 Seconds

WINTER – 20 Seconds



3) Turn the Key to Start Until Engine Fires



There is NO THROTTLE CONTROL!

Filling / Refilling Unit

1) Remove Plastic Tank Fill Cover (1/4 turn)



2) Remove Dust Cap & Hook Up two-inch supply line



3) Open Hopper Fill Valve & Fresh Water Fill Valve





4) Hook Up Chemical Transfer Pump to tote
5) Dose Appropriate Chemical
   Avg Odors = 47.5 Gallons (6.25 Inches of Tote Volume)
   Severe Odors = 95 Gallons (12.5 inches of Tote Volume)
6) Turn on water supply.
7) When the tank is full shut off Hopper Fill Valve, shut off supply water
8) Shut off Freshwater Fill Valve, disconnect supply hose & Replace Dust Cap

Operating Turret Cannon

1) Move Agitation Knob to the Spray Position
2) Open Cannon Ball Valve
3) Grasp Cannon Handel
4) Point Cannon in Desired Direction
5) Slowly Adjust Cannon Feed Selector Until Desired Volume is Achieved

Operating Hose Reel

1) Make Sure Hose Supply Valve is in the open position (located under the unit behind the hose real labeled hose).
2) Remove the reel locking pin by pulling and ¼ turning lock in open position
3) Pull Hose to desired length
4) Turn platform knob to the Med position
5) Grasp Hose tightly and open ball valve to operate
6) When complete walk nozzle back to Hydro Unit & press retract button to rewind hose reel,
7) Lock hose reel

FREEZE WARNING

WARNING UNIT MUST BE DRAINED AT TANK AND PUMP TO PREVENT FREEZING!

TANK DRAIN IS JUST BELOW FILL STATION

PUMP DRAIN IS LOCATED AT THE FEED PUMP WITH A HOSE VALVE AND DRAIN HOSE

REMEDIA Hydro Odor Control Unit
Operation Guide

Starting

THIS UNIT MUST BE PREHEATED PRIOR TO STARTING IN ALL WEATHER CONDITIONS.

1) Make sure Agitation Knob is in the center position
2) Turn Key to Preheat (left) for:
   SPRING, SUMMER, & FALL – 10 Seconds
   WINTER – 20 Seconds
3) Turn Key to Start Until Engine Fires

There is NO THROTTLE CONTROL!

Filling / Refilling Unit

1) Remove Plastic Tank Cover (1/4 turn)
2) Remove Dust Cap & Hook Up two-inch supply line
3) Open Fresh Fill Valve
4) Open Hopper Fill Valve
5) Hook Up Chemical Transfer Pump to tote
6) Dose Appropriate Chemical
   Avg Odors = 47.5 Gallons (6.25 Inches of Tote Volume)
   Severe Odors = 95 Gallons (12.5 inches of Tote Volume)
7) Turn on water supply
8) When the tank is full, shut off Hopper Fill Valve
9) Shut off Freshwater Fill Valve, disconnect supply hose & Replace Dust Cap

Operating Turret Cannon

1) Move Agitation Knob to the Spray Position
2) Open Cannon Ball Valve
3) Grasp Cannon Handel
4) Point Cannon in Desired Direction
5) Slowly Adjust Cannon Feed Selector Until Desired Volume is Achieved

Operating Hose Reel

1) Make Sure Hose Supply Valve is in the open position (located under the unit behind the hose real - labeled hose).
2) Remove the reel locking pin by pulling and ¼ turning lock in open position
3) Pull Hose to desired length
4) Turn platform knob to the Med position
5) Grasp Hose tightly and open ball valve to operate

WARNING: UNIT MUST BE DRAINED AT TANK AND PUMP TO PREVENT FREEZING!

TANK DRAIN IS JUST BELOW FILL STATION

PUMP DRAIN IS LOCATED AT THE FEED PUMP WITH A HOSE VALVE AND DRAIN HOSE

Remedia™
Industrial Odor Elimination

solterra™
Environmental Solutions for the Planet

Avg Odors = 47.5 Gallons (6.25 Inches of Tote Volume)

Severe Odors = 95 Gallons (12.5 inches of Tote Volume)