EXCAVATION WORK PLAN

for

5-20 46th ROAD
LONG ISLAND CITY, NEW YORK

Prepared for:

5-17 47th Avenue LLC
c/o the Domain Companies
120 Broadway, Suite 1340
New York, New York 10271

Prepared By:

Langan Engineering, Environmental, Surveying,
Landscape Architecture and Geology, D.P.C.
368 Ninth Avenue, 8th Floor
New York, New York 10001

March 3, 2026
Langan Project No. 170851601

LANGAN

FIGURES

APPENDICES

1.0 INTRODUCTION

This Excavation Work Plan (EWP) was prepared on behalf of 5-17 47th Avenue LLC for the proposed development located at 5-20 46th Road, corresponding to Queens County Tax Map Block 28, Lot 121 in the Long Island City neighborhood of Queens, New York. Block 28, Lots 21 and 121 were previously remediated under the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) (Site No. C241098). Lot 21 was developed with a 12-story mixed-use building concurrent with remediation, while Lot 121 remained as a vacant lot pending future development.

This EWP summarizes proposed work for Lot 121, previously remediated under the NYSDEC BCP, herein referred to as the "site." This EWP summarizes contamination remaining in place as documented in the NYSDEC-approved December 2010 Final Engineering Report (FER). The NYSDEC issued a Certificate of Completion on December 28, 2010. The site was assigned an Environmental Easement (EE), and a NYSDEC-approved December 2010 Site Management Plan (SMP) was prepared to document monitoring and maintenance of engineering controls.

In accordance with the SMP for the site, the NYSDEC must be notified 15 days prior to work that breaches or alters the composite cover system. Langan has prepared this EWP to notify NYSDEC of the planned work to develop a new 12-story mixed-use building on Lot 121. Excavation is proposed to extend to about 2 feet below grade surface (bgs) to facilitate construction of the new building foundation, with excavation for piles, pile caps, and installation of a stormwater detention tank possibly extending deeper, as needed.

This EWP describes the scope of work to be conducted for development of the new building, and SMP compliance activities that will be conducted during the work. This EWP establishes protocols to manage remaining soil, groundwater and/or soil vapor contamination at the site, as documented in the December 2010 FER and SMP.

1.1 Site Location and Description

The about 26,500-square-foot site is located at 5-20 46th Road in the Long Island City neighborhood of Queens, New York and is identified on the Queens County Tax Map as Block 28, Lot 121. Lot 121 is currently vacant. Block 28 is bordered by 46th Road to the north, Vernon Boulevard to the east, 47th Avenue to the south, and 5th Street to the west. A site location map is included as Figure 1 and a site plan is provided as Figure 2.

1.2 Development Plan

The current proposed development on Lot 121 is consistent with a Board of Standards and Appeals (BSA) approval, utilizing the existing 12-story mixed-use building on Lot 21 and constructing a new, adjacent 12-story mixed-use building on Lot 121.

The building's first floor will consist of retail spaces, offices, storage rooms, a fitness center, a lounge, co-working space, a game room, and utility rooms. The remaining floors will consist of residential apartments.

Architectural plans and a site survey are included in Appendix A.

2.0 REMAINING CONTAMINATION AND EXISTING CONDITIONS

2.1 Existing Site Conditions

Lot 121 was left as vacant land following the completion of the remedy, to be developed at a later date.

2.2 Remaining Contamination

Remaining contamination, as documented in previous reports provided by NYSDEC, is described below.

2.2.1 Soil

The site was excavated to depths between 7 and 8 feet bgs to generally remove soil with contaminant concentrations in exceedance of Site-Specific Soil Cleanup Objectives (SCOs) for the site. According to the FER, Non-native urban fill remains in-place site-wide, with concentrations of SVOCs, metals, pesticides, polychlorinated biphenyls (PCBs) above the Site-Specific SCOs. In addition, soil remaining at the site contains volatile organic compound (VOC) contamination associated with remediated Light Non-Aqueous Phase Liquid (LNAPL) (see Section 2.2.2). A Mirafi 140NW orange geotechnical fabric demarcation barrier was installed at about 7 feet below sidewalk grade (corresponding to 2 feet below existing grade surface), above the remaining soil contamination, followed by a 2-foot-thick layer of imported fill meeting the Site-Specific SCOs, which serves as the composite cover system. Where the remedial excavation was extended below 7 feet below sidewalk grade, imported fill was utilized to raise the excavated area to 7 feet below sidewalk grade, followed by installation of the demarcation barrier and an additional 2 feet of imported fill.

2.2.2 Groundwater

LNAPL was identified and delineated during the remedial investigation. LNAPL was successfully removed with no significant measurable LNAPL remaining per the July 2024 to July 2025 Periodic Review Report (PRR) prepared by EWMA in August 2025. Belt skimmer extraction was performed to remove LNAPL through February 2015, until NYSDEC authorized discontinuation. Langan did not identify record of groundwater samples collected following removal of LNAPL in the 2024 or 2025 PRRs.

2.2.3 Soil Vapor

The remedial investigation (RI) identified several VOC concentrations in soil vapor samples above background concentrations; tetrachloroethane (PCE), methylene chloride, and several petroleum-related VOCs were detected at concentrations suggesting vapor mitigation per the NYSDOH Guidance for Evaluating Soil Vapor Intrusion. Soil vapor mitigation will be required as part of the new development.

3.0 SCOPE OF WORK

The following work will be performed for construction of the new building:

- Excavation is proposed to extend to about 2 feet bgs to facilitate construction of the new building foundation, with excavation for piles, pile caps, and installation of a stormwater detention tank possibly extending deeper, as needed. The existing 2-foot-thick site cap may be breached during construction. The proposed excavation extents are shown on Figure 3.
- Import of clean fill meeting the lower of the Title 6 of the New York Codes, Rules, and Regulations (NYCRR) Part 375 Protection of Groundwater and Residential Use SCOs to raise the site to development grade (between about elevation [el.][1] 10.5 and 13).
- Installation of a vapor barrier membrane and submembrane depressurization (SMD) system beneath the building slab (see Section 4.6).

[1] Elevations herein are in feet and referenced to the North American Vertical Datum of 1988 (NAVD88), which is approximately 1.1 feet above mean sea level at Sandy Hook, NJ.

4.0 SOIL/FILL REMOVAL FROM SITE

4.1 Estimated Soil/Fill Removal and Backfill Quantities

The estimated volume of soil requiring removal and off-site disposal for the proposed development is about 2,000 cubic yards. An estimated 5-to-7-foot-thick layer (about 6,900 cubic yards) of backfill will be required to return the site to the desired grade for development. Imported backfill material would consist of clean fill that meets the lower of the Protection of Groundwater and Residential Use SCOs or other acceptable fill material such as virgin stone.

4.2 Soil Screening Methods

Visual, olfactory and instrument-based (e.g. photoionization detector) soil screening will be performed during any ground intrusive activity. A qualified environmental professional (QEP) as defined in Title 6 NYCRR Part 375, or a qualified person who directly reports to a QEP 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.

Soils will be segregated based on previous environmental data and screening results into material that requires off-site disposal and material that requires testing to determine if the material can be reused on-site as soil beneath a cover or if the material can be used as cover soil. Further discussion of off-site disposal of materials and on-site reuse is provided in Sections 4.3 and 4.4 of this EWP.

4.3 Stockpile Methods

Stockpiles will be constructed as necessary to separate and stage excavated material pending loading or characterization sampling. Separate stockpile areas will be constructed to avoid comingling materials of differing waste types. Stockpile areas will meet the following minimum requirements:

- Soil stockpiles will be continuously encircled with a berm and/or silt fence. Hay bales will be used as needed near catch basins, surface waters and other discharge points.
- Stockpiles, when not in use, will be kept covered at all times with appropriately anchored tarps. Stockpiles will be routinely inspected and damaged tarp covers will be promptly replaced.
- 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.

4.4 Soil/Fill Excavation and Load Out

A Langan field representative under the supervision of a QEP will monitor ground-intrusive work and the excavation and load-out of excavated soil/fill.

The owner of the property/developer and its contractors are responsible for safe execution of all invasive and other work performed under this EWP.

Loaded vehicles leaving the site will be appropriately lined, securely covered, manifested, and placarded in accordance with the appropriate federal, state, and local requirements, including applicable transportation requirements (i.e., New York State Department of Transportation [NYSDOT] and New York City Department of Transportation [NYCDOT] requirements). Trucks hauling fill material will not be lined unless free liquids are present or the material is grossly impacted.

A truck wash will be operated on-site, as appropriate. The QEP will be responsible for documenting that all outbound trucks will be washed at the truck wash before leaving the site until ground intrusive activity is complete.

The QEP will be responsible for documenting that egress points for truck and equipment transport from the site will be clean of dirt and other materials derived from the site during development. The foundation contractor will clean adjacent streets as necessary to maintain a clean condition with respect to site-derived soil/fill.

The presence of utilities and easements on the site will be investigated by the developer and its contractors. The owner of the property/developer and its contractors are responsible for safe implementation of the planned work under this EWP.

Vehicles leaving the site will not be overloaded. The QEP's representative will make reasonable efforts to observe that vehicles are not loaded beyond their NYSDOT weight rating and that material is secured beneath the truck bed cover.

4.4.1 Soil/Fill Transport Off-Site

Transport of soil/fill 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 trucks properly placarded. Trucks will enter and exit the site using either 47th Avenue or 46th Road.

Trucks loaded with site materials will exit the vicinity of the site using approved truck routes. These routes are the most appropriate routes to and from the site and consider:

- Limiting transport through residential areas and past sensitive sites
- Use of city-mapped truck routes
- Limiting 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)

Trucks will be prohibited from excessive stopping and idling in the neighborhood outside of the site.

Egress points for truck and equipment transport from the site will be kept clean of dirt and other soil/fill during remediation and development.

To the extent possible, queuing of trucks will be performed on-site to minimize off-site disturbance. Off-site queuing will be minimized.

Soil/fill 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 soil/fill capable of producing free liquid, truck liners will be used.

4.4.2 Soil/Fill Disposal Off-Site

All material below the demarcation layer that is 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. Material from the 2-foot-thick composite cover may be re-used following approval from the NYSDEC project manager (see Section 4.4.3).

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 & demolition [C&D] debris recovery facility). Actual disposal quantities and associated documentation will be reported to the NYSDEC in a Construction Completion Report (CCR). 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).

4.4.3 Soil/Fill Reuse On-Site

The QEP, as defined in 6 NYCRR Part 375, will ensure that procedures defined for materials reuse (2-foot-thick composite cover) in the 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 the demarcation layer or impervious surface, and will not be reused within the cover system or within landscaping berms. Contaminated on-site material may only be used beneath the site cover as backfill for subsurface utility lines with prior approval from the DEC project manager.

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 the Department of Environmental Remediation (DER) Technical Guidance for Site Investigation and 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 4.2 and 4.3 of this EWP. 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 must be approved by the NYSDEC project manager.

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.

4.4.4 Fluids Management

Dewatering, purge and development fluids will not be recharged back to the land surface or subsurface of the site, and will be managed off-site, unless prior approval is obtained from NYSDEC.

Discharge of water generated during large-scale construction activities to surface waters (i.e. a local pond, stream or river) will be performed under a State Pollutant Discharge Elimination System (SPDES) permit.

4.4.5 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 provisions in this SMP prior to receipt at the site. 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.

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, meeting the lower of the Protection of Groundwater and Residential SCOs. 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 the 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.

4.4.6 Excavation Contingency Plan

If underground tanks or other previously unidentified contaminant sources are found during development related construction, excavation activities will be suspended until sufficient equipment is mobilized to address the condition. The NYSDEC project manager will be promptly notified of the discovery.

Sampling will be performed on product, sediment and surrounding soils, etc. as necessary to determine the nature of the material and proper disposal method. Chemical analysis will be performed for a full list of analytes (Target Analyte List [TAL] metals, Target Compound List [TCL] volatiles and semi-volatiles [including 1,4-dioxane], TCL pesticides and PCBs, and PFAS), unless the site history and previous sampling results provide sufficient justification to limit the list of analytes. In this case, a reduced list of analytes will be proposed to the NYSDEC project manager for approval prior to sampling. Any tanks will be closed as per NYSDEC regulations and guidance.

Identification of unknown or unexpected contaminated media identified by screening during invasive site work will be promptly communicated by phone within two hours to NYSDEC's project manager. Reportable quantities of petroleum product will also be reported to the NYSDEC spills hotline. These findings will be also included in the CCR.

4.4.7 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. 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 (if any).

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 QEP'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 ($\mu g/m^3$) 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/m³ 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 weekly report. In addition, a map showing the location(s) of the downwind and upwind CAMP stations will be included in the weekly report.

4.4.8 Odor, Dust and Nuisance Control Plan

4.4.8.1 Odor Control Plan

This odor control plan is capable of controlling emissions of nuisance odors 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 QEP, and any measures that are implemented will be discussed in the CCR.

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.

4.4.8.2 Dust Control Plan

Particulate monitoring must be conducted according to the CAMP provided in Section 4.4.7. 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 QEP 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 using a dedicated on-site water truck for road wetting. The truck will be equipped with a water cannon 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 soils 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 truck sprinkling.

4.5 Reporting

Weekly reports and a closure report will be submitted to the NYSDEC as required to document the work completed under this EWP, in accordance with the SMP. Copies of weekly and monthly reports will be included in the CCR. The project Remedial Engineer (RE) responsible for certifying all reports will be an individual licensed to practice engineering in New York State; Gerald Nicholls, P.E. of Langan. Should Mr. Nicholls become unable to fulfill this responsibility, another suitably qualified Professional Engineer will take his place. In addition to the periodic reports and the CCR, copies of all relevant contractor documents will be submitted to the NYSDEC.

4.5.1 Weekly Reports

Weekly reports will be submitted to NYSDEC and NYSDOH project managers during on-site construction, following the reporting period, and will include:

- The NYSDEC assigned project number
- An update of progress made during the reporting week including a photograph log
- Locations of work and quantities of material imported and exported from the site

- References to an alpha-numeric map for site activities
- A summary of complaints with relevant details (names, phone numbers)
- A summary of CAMP findings, including exceedances, wind direction, work areas, location of CAMP monitoring stations and other relevant site information (exceedances of the 15-minute time weighted average will be reported to the NYSDEC as soon as they are calculated)
- An explanation of notable site conditions

Weekly reports will include a description of daily activities keyed to an alpha-numeric map for the site that identifies work areas. These reports will include a summary of air sampling results, odor and dust problems and corrective actions, and any complaints received from the public.

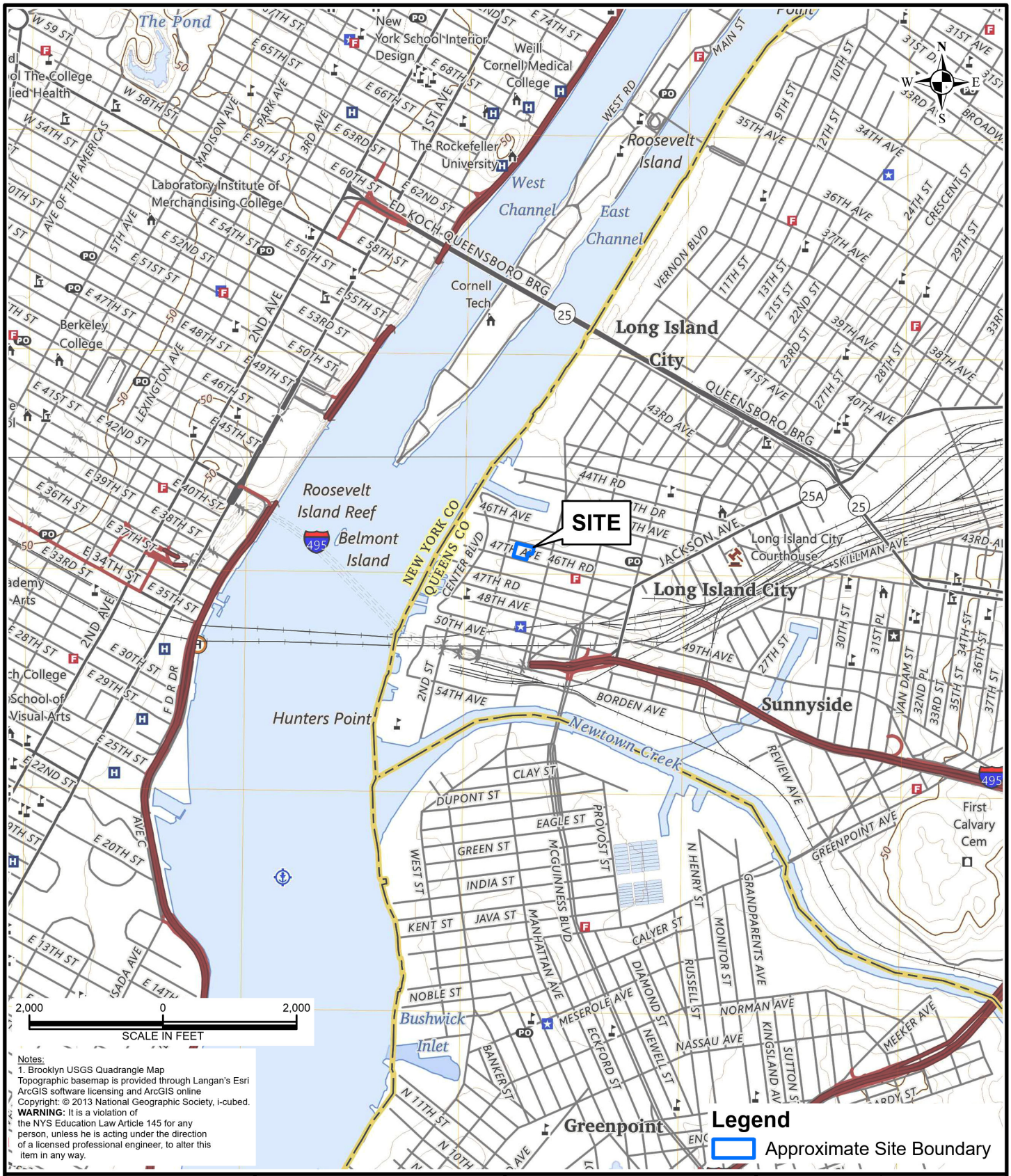
Weekly reports are not intended to be the mode of communication for notification to the NYSDEC of emergencies (accident, spill), requests for changes to EWP, or other sensitive or time critical information; however, such conditions must also be included in the weekly reports. Emergency conditions and changes to the EWP will be addressed directly to the NYSDEC project manager via personal communication.

4.6 Soil Vapor Mitigation

In accordance with the SMP, future development plans will include a SMD system that is 1) permitted, installed and inspected in compliance with governing state and city codes, rules and ordinances; 2) installed in compliance with the provisions of the SMP.

Details on the design of a vapor barrier membrane and SMD system will be included in a technical memorandum that will be provided to NYSDEC and NYSDOH for review and approval prior to installation.

Figures



Notes:
1. Brooklyn USGS Quadrangle Map Topographic basemap is provided through Langan's Esri ArcGIS software licensing and ArcGIS online Copyright: © 2013 National Geographic Society, i-cubed.
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.

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Project
5-20 46TH ROAD
BLOCK No. 28, LOT No. 121
QUEENS
QUEENS COUNTY NEW YORK

Figure Title
SITE LOCATION MAP

Project No.	Figure
170851601	1
Date: 2/24/2026	
Scale: 1" = 2,000 feet	
Drawn By: GS	

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Legend

- Approximate Site Boundary
- 28 Tax Block
- 121 Tax Parcel

Notes:
1. Aerial imagery provided through Langan's subscription to NearMap.com, flown 7/3/2025.

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Project
5-20 46TH ROAD
BLOCK No. 28, LOT No. 121
QUEENS
QUEENS COUNTY NEW YORK

Figure Title
SITE PLAN

Project No.	Figure No.
170851601	2
Date: 2/24/2026	
Scale: 1"=50'	
Drawn By: GS	

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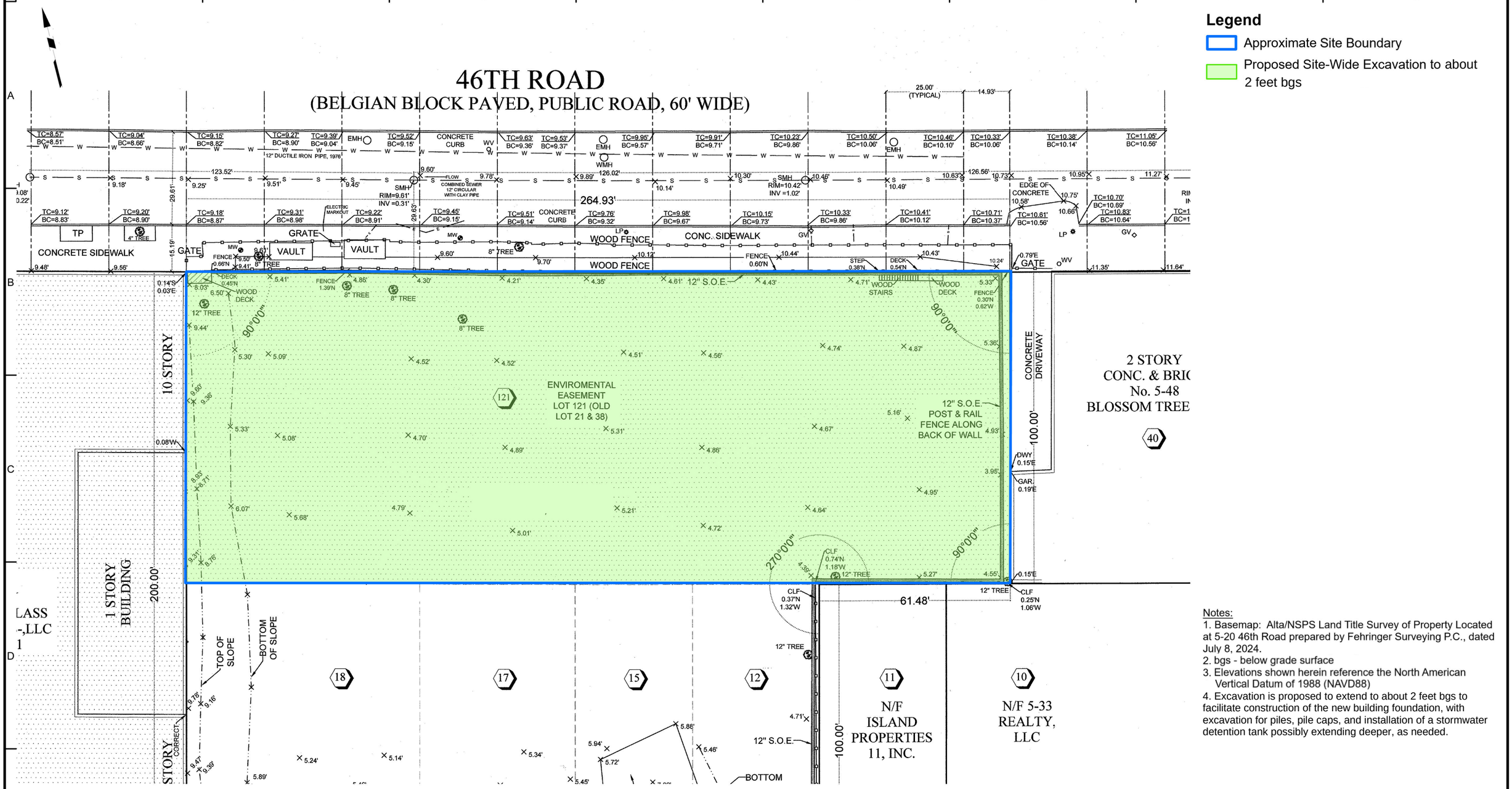

Legend

- Approximate Site Boundary
- Proposed Site-Wide Excavation to about 2 feet bgs

Notes:

1. Basemap: Alta/NSPS Land Title Survey of Property Located at 5-20 46th Road prepared by Fehringer Surveying P.C., dated July 8, 2024.
2. bgs - below grade surface
3. Elevations shown herein reference the North American Vertical Datum of 1988 (NAVD88)
4. Excavation is proposed to extend to about 2 feet bgs to facilitate construction of the new building foundation, with excavation for piles, pile caps, and installation of a stormwater detention tank possibly extending deeper, as needed.

WARNING: It is a violation of the NYS Education Law Article 145 for any person, unless acting under the direction of a licensed professional engineer, land surveyor or geologist, to alter this item in any way.

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Project
5-20 46TH ROAD
BLOCK No. 28, LOT No. 121
QUEENS
QUEENS COUNTY NEW YORK

Figure Title
PROPOSED EXCAVATION PLAN

Project No.	170851601
Date	2/24/2026
Scale	1"=30'
Drawn By	GS

Figure No. 3

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Appendix A Development Plans and Site Survey

ISLA NORTH & SOUTH

NORTH: 5-01 46TH ROAD, SOUTH: 5-13 47TH AVENUE
LONG ISLAND CITY, NY 11001

DOMAIN

66511.00

SCHEMATIC DESIGN

01.30.2026

S9ARCHITECTURE

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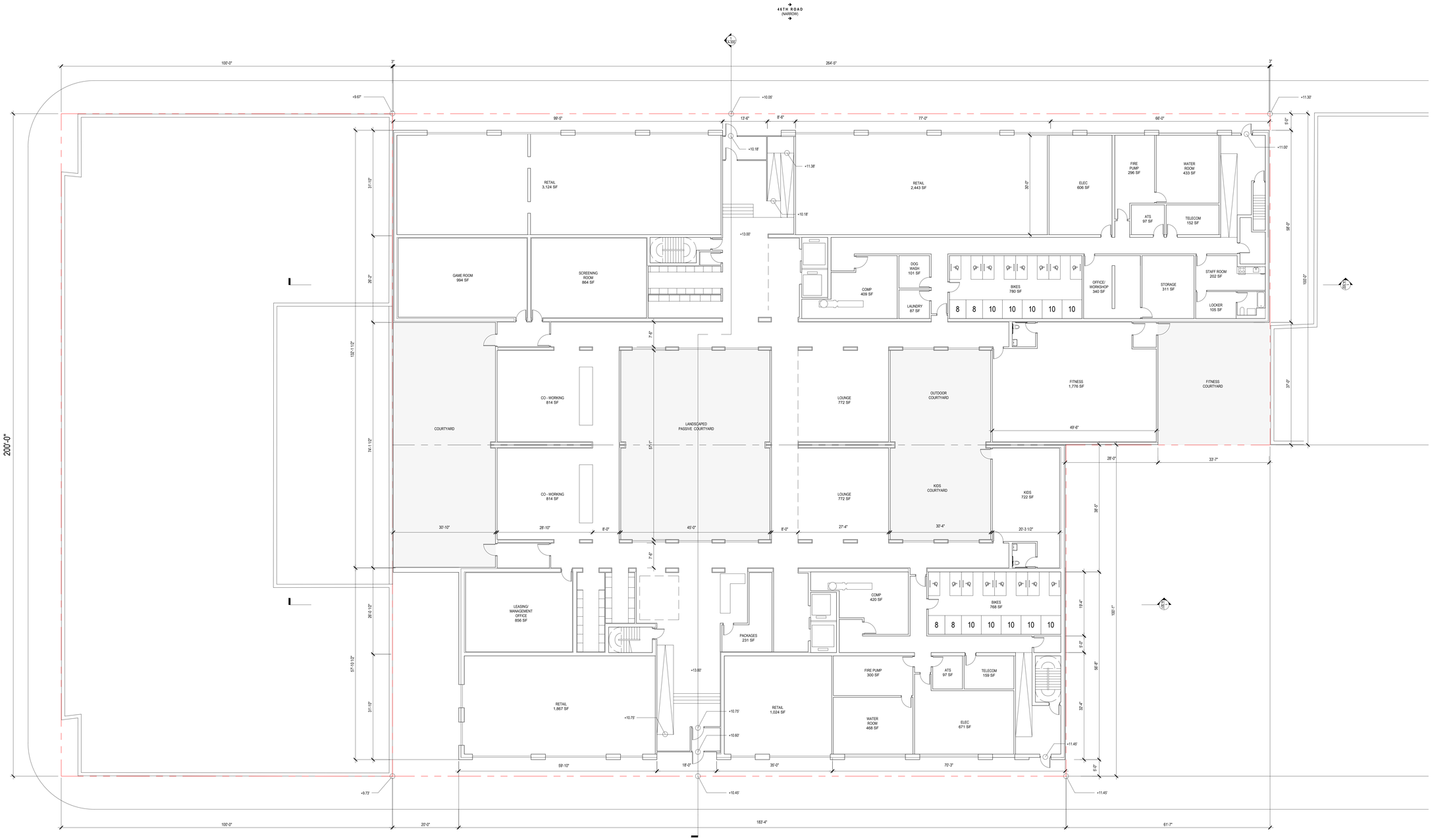
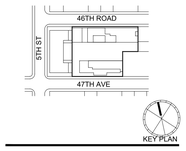


1 FIRST FLOOR PLAN
SCALE: 3/32" = 1'-0"

NO.	DATE	REVISION
01	2026.01.30	SCHEMATIC DESIGN ISSUANCE

NO.	DATE	ISSUE



KEY PLAN

S9ARCHITECTURE

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Owner:
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Civil Engineer:
AKRF
xxx
New York, NY 100xx
xxx-xxx-xxxx

Geotechnical & SOE Engineer:
GEODesign
307 W 38th Street #1414
New York, NY
212-221-6651

PROJECT TITLE:
ISLA
NORTH & SOUTH

5-01 46 ROAD, 5-13 47 AVENUE
LONG ISLAND CITY, NY 11001

PROJECT NO: 66511.00

DOB NO: XXXXXXXXXX

DRAWING TITLE:
FIRST FLOOR
PLAN - OVERALL
PLAN

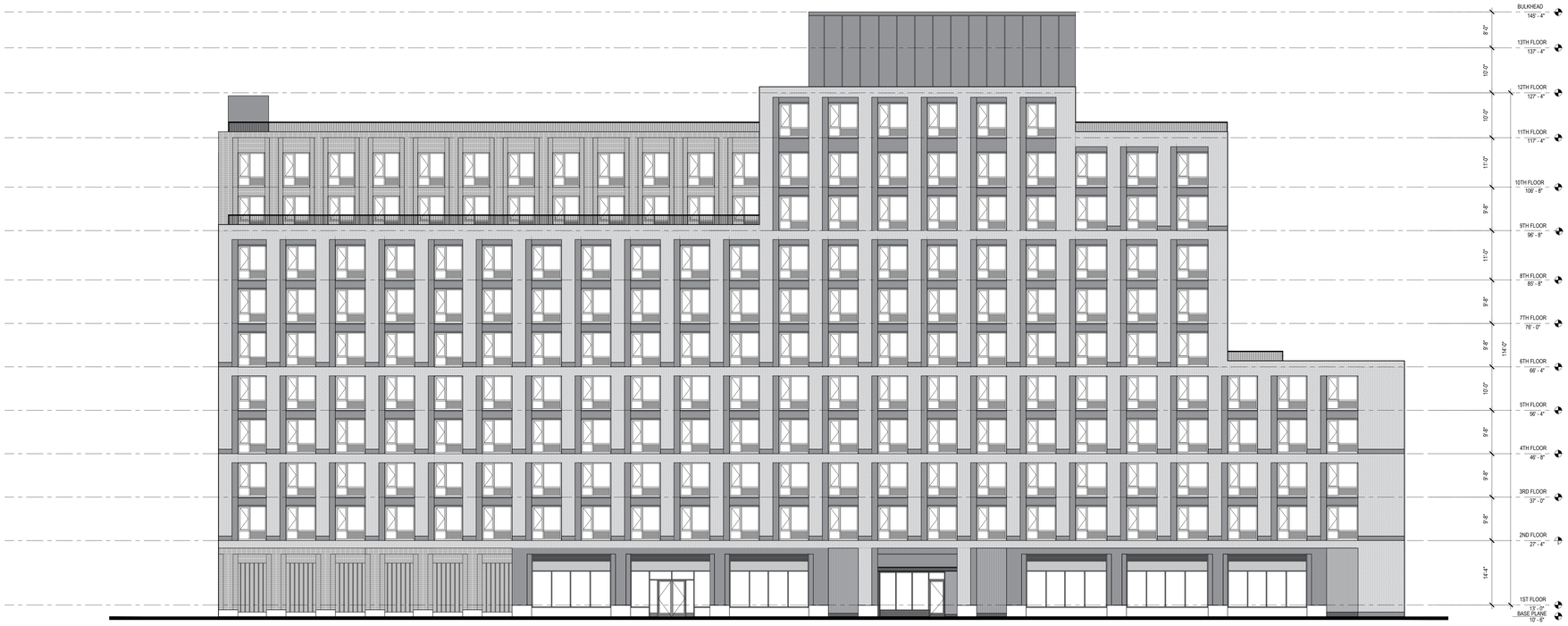
SCALE: 3/32" = 1'-0" PAGE: OF --

A-100.00

DOB BSCAN STICKER

SEAL

CHECKED BY: JG



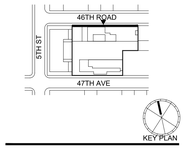
1 BLDG ELEVATIONS - NORTH BLDG - NORTH ELEVATION
SCALE: 3/32" = 1'-0"

ELEVATION LEGEND

	BR -1	GLAZED BRICK COLOR 1
	BR -2	GLAZED BRICK COLOR 2
	BR -3	BRICK COLOR 3
	L-1	LOUVER TO MATCH ADJ STOREFRONT FRAME
	EIFS -1	EIFS COLOR 1
	C -1	EXPOSED CONCRETE ALONG LOT LINE
	MT -1	METAL PANEL COLOR 1 DARK BROWN
	MT -2	METAL PANEL COLOR 2 BLACK
	MT -3	METAL PANEL COLOR 3 DARK GREEN
	MT -4	CORRUGATED METAL SCREEN BLACK
	ST -1	STONE BASE COLOR 1

NO.	DATE	REVISION
01	2026.01.30	SCHEMATIC DESIGN ISSUANCE

NO.	DATE	ISSUE



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PROJECT TITLE:
ISLA
NORTH & SOUTH

5-01 46 ROAD, 5-13 47 AVENUE
LONG ISLAND CITY, NY 11001

PROJECT NO: 66511.00

DOB NO: XXXXXXXXXX

DRAWING TITLE:
BLDG ELEVATIONS
NORTH BLDG
NORTH

SCALE: 1/8" = 1'-0" PAGE: OF --

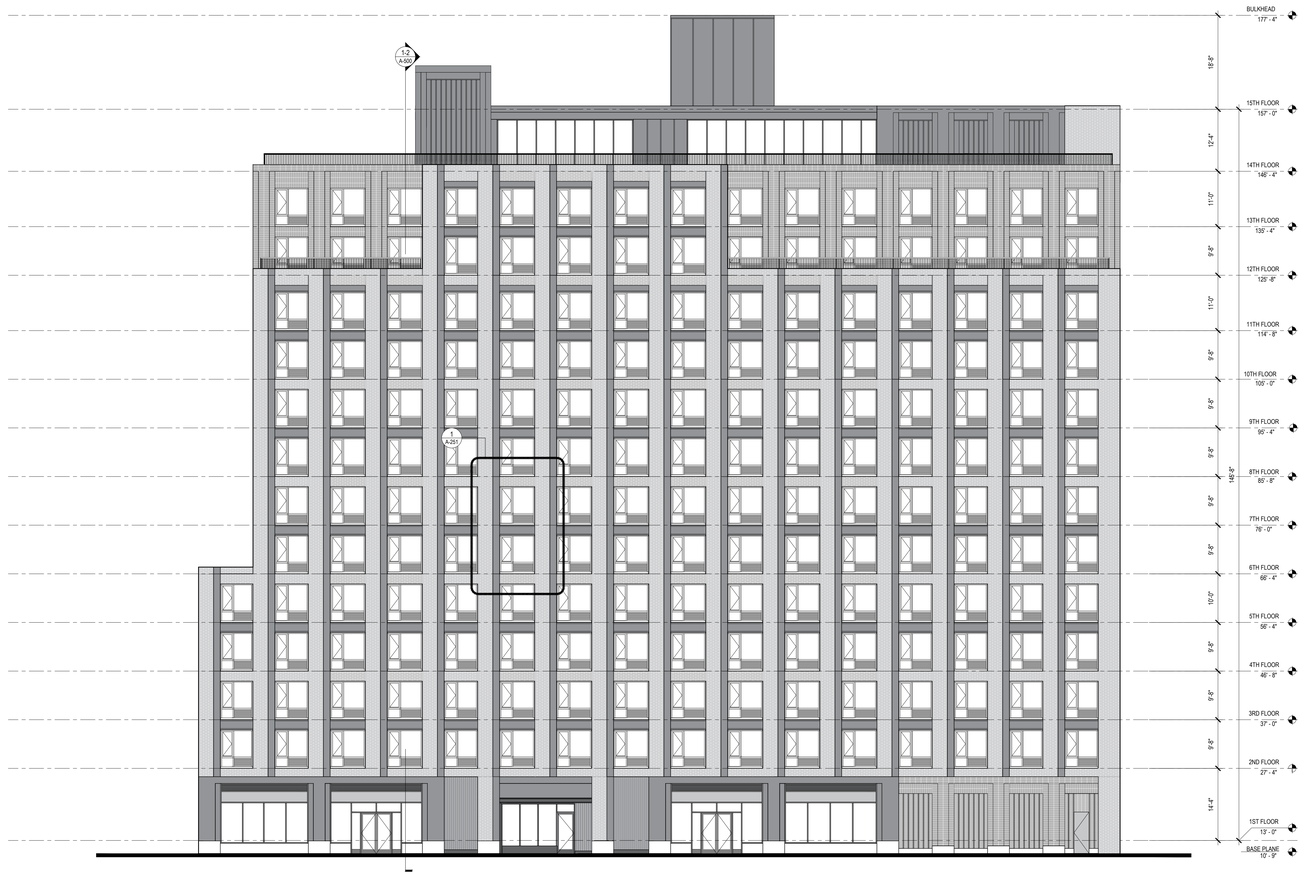
A-200.00

DOB BSCAN STICKER

SEAL

CHECKED BY: JG

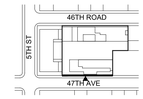
ELEVATION LEGEND		
	BR -1	GLAZED BRICK COLOR 1
	BR -2	GLAZED BRICK COLOR 2
	BR -3	BRICK COLOR 3
	L-1	LOUVER TO MATCH ADJ STOREFRONT FRAME
	EIFS -1	EIFS COLOR 1
	C -1	EXPOSED CONCRETE ALONG LOT LINE
	MT -1	METAL PANEL COLOR 1 DARK BROWN
	MT -2	METAL PANEL COLOR 2 BLACK
	MT -3	METAL PANEL COLOR 3 DARK GREEN
	MT -4	CORRUGATED METAL SCREEN BLACK
	ST -1	STONE BASE COLOR 1



1 BLDG ELEVATIONS - SOUTH BLDG - SOUTH ELEVATION
SCALE: 3/32" = 1'-0"

NO.	DATE	REVISION
01	2026.01.30	SCHEMATIC DESIGN ISSUANCE

NO.	DATE	ISSUE



KEY PLAN

S9ARCHITECTURE

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xxx
New York, NY 100xx
xxx-xxx-xxxx

Geotechnical & SOE Engineer:
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New York, NY
212-221-6651

PROJECT TITLE:
ISLA
NORTH & SOUTH

5-01 46 ROAD, 5-13 47 AVENUE
LONG ISLAND CITY, NY 11001

PROJECT NO: 66511.00

DOB NO: XXXXXXXXXX

DRAWING TITLE:
BLDG ELEVATIONS
SOUTH BLDG
SOUTH

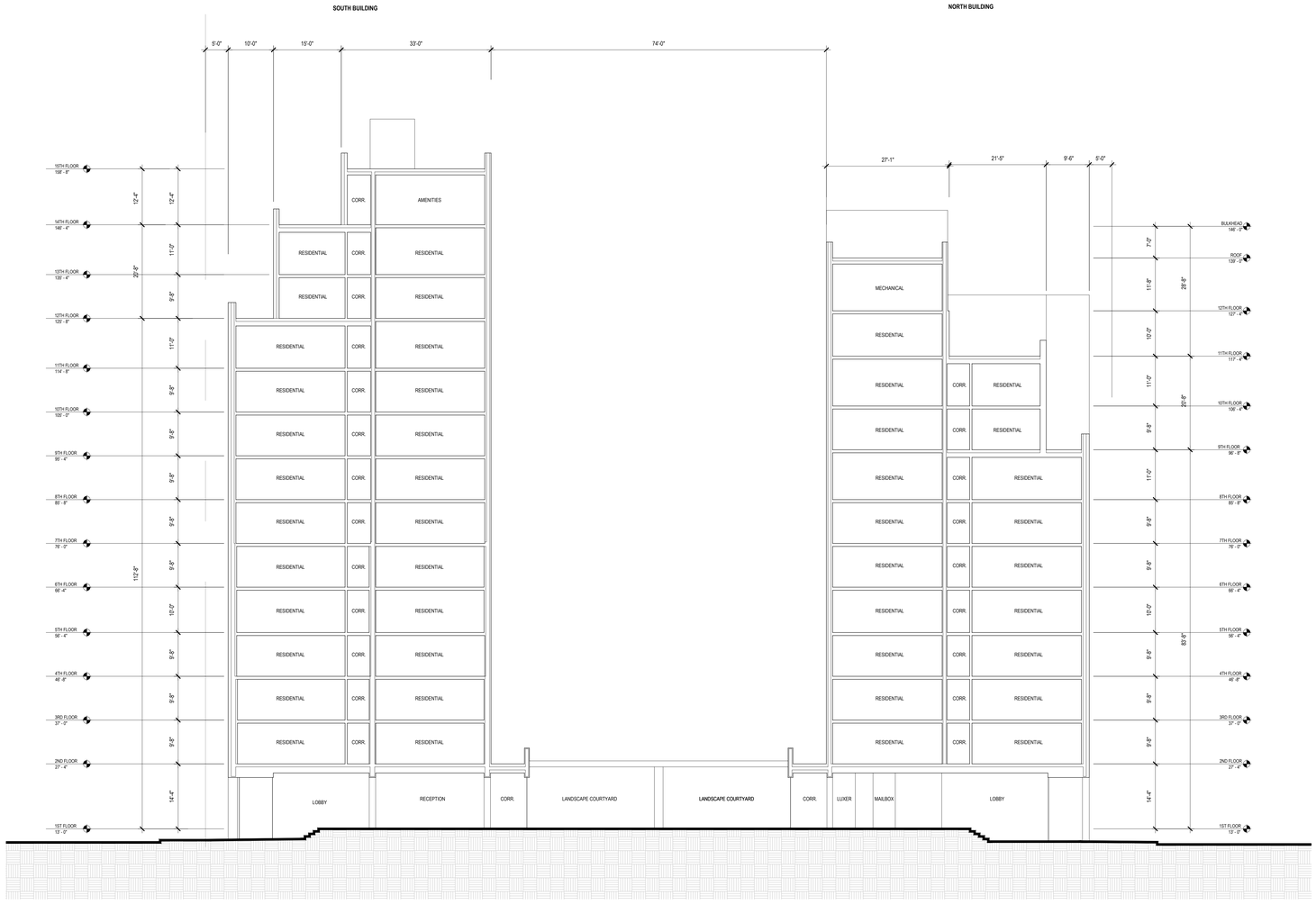
SCALE: 3/32" = 1'-0" PAGE: OF --

A-203.00

DOB BSCAN STICKER

SEAL

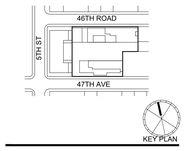
CHECKED BY: JG



1 SHORT SECTION
SCALE: 3/32" = 1'-0"

NO.	DATE	REVISION
01	2026.01.30	SCHEMATIC DESIGN ISSUANCE

NO.	DATE	ISSUE



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New York, NY
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PROJECT TITLE:
ISLA
NORTH & SOUTH

5-01 46 ROAD, 5-13 47 AVENUE
LONG ISLAND CITY, NY 11001

PROJECT NO: 66511.00

DOB NO: XXXXXXXXXX

DRAWING TITLE:
BUILDING
SECTION

SCALE: 3/32" = 1'-0" PAGE: OF --

A-300.00

DOB BSCAN STICKER

SEAL

CHECKED BY: JG

ALTA/NSPS LAND TITLE SURVEY

TITLE NO.	304149Q
EFFECTIVE DATE:	JULY 8, 2024

VICINITY MAP

SCALE 1"=400'

NOTES:

THERE ARE "0" MARKED PARKING STALLS ON THIS SITE.

THE ABOVE CAPTIONED PREMISES LIES WITHIN FLOOD ZONE "X"
PANEL: 0202F COMMUNITY: 360497
EFFECTIVE DATE: SEPTEMBER 5, 2007

THE ABOVE CAPTIONED PREMISES HAS A "M1-4" ZONING CLASSIFICATION

NO OBSERVED EVIDENCE OF RECENT STREET OR SIDEWALK REPAIRS. NO KNOWN PROPOSED CHANGES IN STREET RIGHT OF WAY LINES

SURVEY RELATED SCHEDULE "B" EXCEPTIONS:

7.) ENVIRONMENTAL EASEMENT IN CRFN:2010000358498.....PLOTTED

SURVEYOR'S CERTIFICATE

To:

1. xxx
2. xxx
3. xxx
4. xxx

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 2, 3, 4, 7(a), 7(b), 7(c), 8, 9, 10, 13, 14, 16, 17, 18 and 19 of Table A thereof. The field work was completed on September 3, 2024.

Date of Plat or Map: SEPTEMBER 17, 2024

Robert Fehringer
New York State Licensed Land Surveyor
License No. 050001

LEGAL DESCRIPTION

ALL THAT CERTAIN PLOT, PIECE, OR PARCEL OF LAND SITUATE, LYING, AND BEING IN THE BOROUGH AND COUNTY OF QUEENS, CITY AND STATE OF NEW YORK, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE POINT ON THE NORTHERLY SIDE OF 47TH AVENUE (60 FEET WIDE) DISTANT 100 FEET EASTERLY FROM THE CORNER FORMED BY THE INTERSECTION OF THE NORTHERLY SIDE OF 47TH AVENUE WITH THE EASTERLY SIDE OF 5TH STREET (60 FEET WIDE);

RUNNING THENCE NORTHERLY, AT RIGHT ANGLES TO THE NORTHERLY SIDE OF 47TH AVENUE, 200 FEET TO THE SOUTHERLY SIDE OF 46TH ROAD (60 FEET WIDE);

RUNNING THENCE EASTERLY, ALONG THE SOUTHERLY SIDE OF 46TH ROAD, 264.93 FEET TO A POINT;

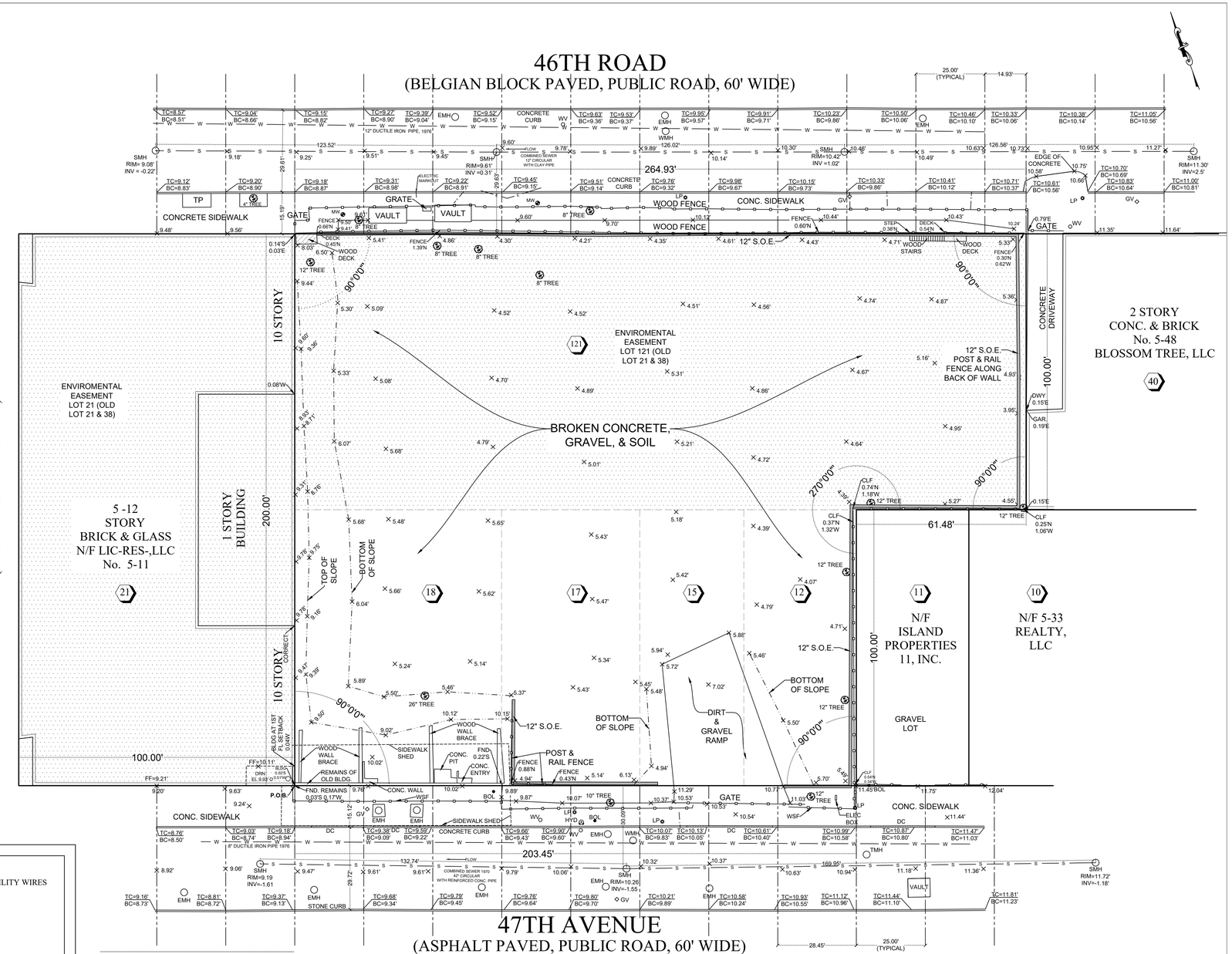
RUNNING THENCE SOUTHERLY , AT RIGHT ANGLES TO THE SOUTHERLY SIDE OF 46TH ROAD, 100 FEET TO A POINT;

RUNNING THENCE WESTERLY, AT RIGHT ANGLES TO THE LAST-MENTIONED COURSE, 61.48' TO A POINT;

RUNNING THENCE SOUTHERLY, AT RIGHT ANGLES TO THE NORTHERLY SIDE OF 47TH AVENUE, 100 FEET TO THE NORTHERLY SIDE OF 47TH AVENUE;

RUNNING THENCE WESTERLY, ALONG THE NORTHERLY SIDE OF 47TH AVENUE, 203.45 FEET TO THE POINT OR PLACE OF BEGINNING.

PROJECTIONS FROM LOT 21:
- ELECTRIC CONDUIT.....0.4'
- ELECTRIC PANEL.....0.3'
- WOOD BRACING.....0.5'



LEGEND

HYD	FIRE HYDRANT		OVERHEAD UTILITY WIRES
T.P.	TREE PIT	W	WATER
DC	DROP CURB	E	ELECTRIC
CB	CATCH BASIN	G	GAS
MM	MUNI-METER	S	SEWER
EB	ELECTRIC BOX	ST	STEAM
TSP	TRAFFIC SIGN POLE	T	TELEPHONE
LP	LIGHT POLE	CE MH	CON ED MANHOLE COVER
TC	TOP OF CURB	EMH	ELECTRIC MANHOLE COVER
BC	BOTTOM OF CURB	WMH	WATER MANHOLE COVER
BW	BACK OF WALK	SMH	SEWER MANHOLE COVER
CLF	CHAIN LINK FENCE	TMH	TELEPHONE MANHOLE COVER
WIF	WROUGHT IRON FENCE	CO MH	CLEAN OUT MANHOLE COVER
WSF	WOOD STOCKADE FENCE	WV	WATER VALVE
PRF	POST AND RAIL FENCE	GV	GAS VALVE
CE	CELLAR ENTRANCE	UP	UTILITY POLE
PA	PLANTED AREA	AS	AUTO SPRINKLER
	SIGN	SP	STAND PIPE
	TAX LOT	MW	MONITORING WELL

NOTES:
THIS IS TO CERTIFY THAT THERE ARE NO VISIBLE STREAMS OR NATURAL WATER COURSES IN THE PROPERTY AS SHOWN ON THIS SURVEY.

ALL ELEVATIONS ARE IN NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)

ALL UNDERGROUND UTILITIES INDICATED HEREON HAVE BEEN PLOTTED FROM MAPS AS PROVIDED BY THE RESPECTIVE UTILITY COMPANIES AND/OR GOVERNMENTAL AGENCIES. WE BEAR NO RESPONSIBILITY FOR THEIR ACCURACY OR COMPLETENESS. IT IS THE OWNERS RESPONSIBILITY TO CONTACT THE APPROPRIATE UTILITY COMPANY PRIOR TO ANY EXCAVATION IN ORDER TO VERIFY ALL UTILITY LOCATIONS.

ALL MANHOLE COVERS PLOTTED FROM ACTUAL FIELD MEASUREMENTS.
INVERT ELEVATIONS FIELD VERIFIED.

CAUTION:
BEFORE DOING ANY DIGGING OR DRILLING ON THIS SITE IT IS REQUIRED THAT SUB-SURFACE SERVICE, INCLUDING THE UNDERGROUND MAINS, DUCTS & CABLES BE MARKED AND IDENTIFIED BY THE UTILITY INVOLVED. THIS SHOULD BE DONE BY PROVIDING THE AFFECTED UTILITY WITH THE NOTICE REFERRED TO IN THE STATE OF NEW YORK INDUSTRIAL CODE 53.

FEHRINGER SURVEYING, P.C.
ROBERT FEHRINGER
LICENSED LAND SURVEYOR
WWW.FEHRINGERSURVEYING.COM
2200 JACKSON AVENUE
SEAFORD, N.Y. 11783
(516) 763 - 5515 FAX NO. (516) 763 - 5525
FS@FEHRINGERSURVEYING.COM

SURVEYED:	SEPTEMBER 3, 2024	
SCALE: 1" = 20'	DRAWN BY: JJM	
10.00' 20.00' 30.00'		
0 10 30 60		

BLOCK:	28
LOT:	12,15,17,18, & 121
TOTAL LOT AREA:	
SQ. FT.:	46,838.00
ACRES:	1.0750

SURVEY OF PROPERTY SITUATED IN:

5-20 46TH ROAD

BOROUGH OF QUEENS
COUNTY OF QUEENS
CITY OF NEW YORK
STATE OF NEW YORK