AKRF

BROWNFIELD CLEANUP PROGRAM APPLICATION

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Date
April 27, 2018
Revised: May 30, 2018

Site Information:
38-21 12th Street, Long Island City, New York

Delivered to:
Chief, Site Control Section; New York State Department of Environmental Conversation

On behalf of:
TFC 38-21 Twelfth LLC

Environmental, Planning, and Engineering Consultants
440 Park Avenue South
7th Floor
New York, NY 10016
tel: 212 696-0670
fax: 212 213-3191
www.akrf.com

April 27, 2018
Revised: May 30, 2018

Chief, Site Control Section
New York State Department of Environmental Conservation
Division of Environmental Remediation
625 Broadway
Albany, NY 12233-7020

Re: Brownfield Cleanup Program Application – DOT Relocation Site

To Whom It May Concern:

Enclosed is the Brownfield Cleanup Program (BCP) Application for the DOT Relocation Site redevelopment located at 38-21 12th Street (a.k.a. 12-02 38th Avenue) in Long Island City, New York. As requested, one paper hardcopy of this Application has been sent to your office along with a digital CD of the same.

We thank you for the opportunity to submit this BCP Application on behalf of TFC 38-21 Twelfth LLC and look forward to moving ahead with this program under the BCP. If you have any questions or need any additional detail regarding the completeness of this Application, please feel free to contact Marc at (914) 922-2356, or Patrick at (646) 388-9784 or jdiggins@akrf.com if you have any questions.

Sincerely,
AKRF, Inc.

Marc S. Godick, LEP
Senior Vice President

J. Patrick Diggins, P.G.
Technical Director

cc: Bruce Weill, Brian Mills – TFC 38-21 Twelfth LLC
Charles Warren, Esq. – Kramer, Levin, Naftalis & Frankel LLP

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NEW YORK STATE OF OPPORTUNITY | Department of Environmental Conservation

BROWNFIELD CLEANUP PROGRAM (BCP) APPLICATION FORM

DEC requires an application to request major changes to the description of the property set forth in a Brownfield Cleanup Agreement, or "*BCA*" (e.g., adding a significant amount of new property, or adding property that could affect an eligibility determination due to contamination levels or intended land use). Such application must be submitted and processed in the same manner as the original application, including the required public comment period. **Is this an application to amend an existing BCA?**

☐ **Yes** ☑ **No** **If yes, provide existing site number:** _____

PART A (note: application is separated into Parts A and B for DEC review purposes) ***BCP App Rev 9***

Section I. Requestor Information - See Instructions for Further Guidance

DEC USE ONLY
BCP SITE #:

NAME TFC 38-21 TWELFTH LLC

ADDRESS c/o Bruce M. Weill - 387 Park Avenue South

CITY/TOWN New York ZIP CODE 10016

PHONE (212) 984-1774 FAX (212) 901-8114 E-MAIL bruce.weill@tfcornerstone.com

Is the requestor authorized to conduct business in New York State (NYS)? ☑ Yes ☐ No

- If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear, exactly as given above, in the NYS Department of State's Corporation & Business Entity Database. A print-out of entity information from the database must be submitted to the New York State Department of Environmental Conservation (DEC) with the application, to document that the requestor is authorized to do business in NYS.

Do all individuals that will be certifying documents meet the requirements detailed below? ☑ Yes ☐ No

- Individuals that will be certifying BCP documents, as well as their employers, meet the requirements of Section 1.5 of *DER-10: Technical Guidance for Site Investigation and Remediation* and Article 145 of New York State Education Law. **Documents that are not properly certified will be not approved under the BCP**.

Section II. Project Description

1. What stage is the project starting at? ☑ Investigation ☐ Remediation

2. If the project is starting at the remediation stage, a Remedial Investigation Report (RIR), Alternatives Analysis, and Remedial Work Plan must be attached (see *DER-10 / Technical Guidance for Site Investigation and Remediation* for further guidance).

3. If a final RIR is included, please verify it meets the requirements of Environmental Conservation Law (ECL) Article 27-1415(2): ☐ Yes ☐ No

4. Please attach a short description of the overall development project, including:

- the date that the remedial program is to start; and
- the date the Certificate of Completion is anticipated.

Section III. Property's Environmental History

All applications **must include** an Investigation Report (per ECL 27-1407(1)). The report must be sufficient to establish contamination of environmental media on the site above applicable Standards, Criteria and Guidance (SCGs) based on the reasonably anticipated use of the property.

To the extent that existing information/studies/reports are available to the requestor, please attach the following (**please submit the information requested in this section in electronic format only**):

1. **Reports:** an example of an Investigation Report is a Phase II Environmental Site Assessment report prepared in accordance with the latest American Society for Testing and Materials standard (ASTM E1903).

2. SAMPLING DATA: INDICATE KNOWN CONTAMINANTS AND THE MEDIA WHICH ARE KNOWN TO HAVE BEEN AFFECTED. LABORATORY REPORTS SHOULD BE REFERENCED AND COPIES INCLUDED.

Contaminant Category	Soil	Groundwater	Soil Gas
Petroleum	X	X	X
Chlorinated Solvents		X	X
Other VOCs	X	X	X
SVOCs	X	X	
Metals	X	X	
Pesticides			
PCBs			
Other*			

***Please describe:** _____

3. FOR EACH IMPACTED MEDIUM INDICATED ABOVE, INCLUDE A SITE DRAWING INDICATING:

- **SAMPLE LOCATION**
- **DATE OF SAMPLING EVENT**
- **KEY CONTAMINANTS AND CONCENTRATION DETECTED**
- **FOR SOIL, HIGHLIGHT IF ABOVE REASONABLY ANTICIPATED USE**
- **FOR GROUNDWATER, HIGHLIGHT EXCEEDANCES OF 6NYCRR PART 703.5**
- **FOR SOIL GAS/ SOIL VAPOR/ INDOOR AIR, HIGHLIGHT IF ABOVE MITIGATE LEVELS ON THE NEW YORK STATE DEPARTMENT OF HEALTH MATRIX**

THESE DRAWINGS ARE TO BE REPRESENTATIVE OF ALL DATA BEING RELIED UPON TO MAKE THE CASE THAT THE SITE IS IN NEED OF REMEDIATION UNDER THE BCP. DRAWINGS SHOULD NOT BE BIGGER THAN 11" X 17". THESE DRAWINGS SHOULD BE PREPARED IN ACCORDANCE WITH ANY GUIDANCE PROVIDED.

ARE THE REQUIRED MAPS INCLUDED WITH THE APPLICATION?*
(*answering No will result in an incomplete application) ☑ **Yes** ☐ **No**

4. INDICATE PAST LAND USES (CHECK ALL THAT APPLY):

☐ Coal Gas Manufacturing	☑ Manufacturing	☐ Agricultural Co-op	☐ Dry Cleaner
☐ Salvage Yard	☐ Bulk Plant	☐ Pipeline	☐ Service Station
☐ Landfill	☐ Tannery	☐ Electroplating	☐ Unknown

Other: See attached supporting documentation

Section IV. Property Information - See Instructions for Further Guidance

PROPOSED SITE NAME DOT Relocation Site

ADDRESS/LOCATION 38-21 12th Street

CITY/TOWN Long Island City ZIP CODE 11101

MUNICIPALITY(IF MORE THAN ONE, LIST ALL):
Borough of Queens

COUNTY Queens SITE SIZE (ACRES) approximately 1.61

LATITUDE (degrees/minutes/seconds)	LONGITUDE (degrees/minutes/seconds)
40 ° 45 ‘ 28.0044 “	73 ° 56 ‘ 27.6864 “

COMPLETE TAX MAP INFORMATION FOR ALL TAX PARCELS INCLUDED WITHIN THE PROPERTY BOUNDARIES. ATTACH REQUIRED MAPS PER THE APPLICATION INSTRUCTIONS.

Parcel Address	Section No.	Block No.	Lot No.	Acreage
38-21 12th Street (a.k.a. 12-02 38th Avenue)	303	472	646	1.61

1. Do the proposed site boundaries correspond to tax map metes and bounds? ☑ Yes ☐ No
   If no, please attach a metes and bounds description of the property.

2. Is the required property map attached to the application? ☑ Yes ☐ No
   (application will not be processed without map)

3. Is the property within a designated Environmental Zone (En-zone) pursuant to Tax Law 21(b)(6)?
   (See DEC's website for more information) Yes ☑ No ☐

   If yes, identify census tract : Queens Census Tract No. 85

   Percentage of property in En-zone (check one): ☐ 0-49% ☐ 50-99% ☑ 100%

4. Is this application one of multiple applications for a large development project, where the development project spans more than 25 acres (see additional criteria in BCP application instructions)? ☐ Yes ☑ No

   If yes, identify name of properties (and site numbers if available) in related BCP applications:_____

5. Is the contamination from groundwater or soil vapor solely emanating from property other than the site subject to the present application? ☐ Yes ☑ No

6. Has the property previously been remediated pursuant to Titles 9, 13, or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law? ☐ Yes ☑ No
   If yes, attach relevant supporting documentation.

7. Are there any lands under water? ☐ Yes ☑ No
   If yes, these lands should be clearly delineated on the site map.

Section IV. Property Information (continued)

8. Are there any easements or existing rights of way that would preclude remediation in these areas? If yes, identify here and attach appropriate information. ☐ Yes ☑ No

Easement/Right-of-way Holder	Description

9. List of Permits issued by the DEC or USEPA Relating to the Proposed Site (type here or attach information)

Type	Issuing Agency	Description
See attached supporting documentation.		

10. Property Description and Environmental Assessment – **please refer to application instructions for the proper format of <u>each</u> narrative requested.**
Are the Property Description and Environmental Assessment narratives included in the **prescribed format**? ☑ Yes ☐ No

11. For sites located within the five counties comprising New York City, is the requestor seeking a determination that the site is eligible for tangible property tax credits? If yes, requestor must answer questions on the supplement at the end of this form. ☑ Yes ☐ No

12. Is the Requestor now, or will the Requestor in the future, seek a determination that the property is Upside Down? ☐ Yes ☑ No

13. If you have answered *Yes* to Question 12, above, is an independent appraisal of the value of the property, as of the date of application, prepared under the hypothetical condition that the property is not contaminated, included with the application? ☐ Yes ☐ No

NOTE: If a tangible property tax credit determination is not being requested in the application to participate in the BCP, the applicant may seek this determination at any time before issuance of a certificate of completion by using the BCP Amendment Application, <u>except</u> for sites seeking eligibility under the underutilized category.

If any changes to Section IV are required prior to application approval, a new page, initialed by each requestor, must be submitted.

Initials of each Requestor: _____ _____ _____ _____ _____ _____

BCP application - PART B (note: application is separated into Parts A and B for DEC review purposes)

Section V. Additional Requestor Information
See Instructions for Further Guidance

DEC USE ONLY
BCP SITE NAME: _____
BCP SITE #:_____

NAME OF REQUESTOR'S AUTHORIZED REPRESENTATIVE Bruce M. Weill

ADDRESS c/o TF Cornerstone - 387 Park Avenue South

CITY/TOWN New York ZIP CODE 10016

PHONE (212) 984-1774 | FAX (212) 901-8114 | E-MAIL bruce.weill@tfcornerstone.com

NAME OF REQUESTOR'S CONSULTANT Marc S. Godick, L.E.P.

ADDRESS 440 Park Avenue South, 7th Floor

CITY/TOWN New York ZIP CODE 10016

PHONE (914) 922-2356 | FAX (914) 949-7559 | E-MAIL mgodick@akrf.com

NAME OF REQUESTOR'S ATTORNEY Charles Warren, Esq., Kramer Levin Naftalis & Frankel LLP

ADDRESS 1177 Avenue of the Americas

CITY/TOWN New York ZIP CODE 10036

PHONE (212) 715-9387 | FAX | E-MAIL cwarren@kramerlevin.com

Section VI. Current Property Owner/Operator Information – if not a Requestor

CURRENT OWNER'S NAME OWNERSHIP START DATE:

ADDRESS

CITY/TOWN ZIP CODE

PHONE | FAX | E-MAIL

CURRENT OPERATOR'S NAME See attached supporting documentation.

ADDRESS

CITY/TOWN ZIP CODE

PHONE | FAX | E-MAIL

IF REQUESTOR IS NOT THE CURRENT OWNER, DESCRIBE REQUESTOR'S RELATIONSHIP TO THE CURRENT OWNER, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND THE CURRENT OWNER.
PROVIDE A LIST OF PREVIOUS PROPERTY OWNERS AND OPERATORS WITH NAMES, LAST KNOWN ADDRESSES AND TELEPHONE NUMBERS AS AN ATTACHMENT. DESCRIBE REQUESTOR'S RELATIONSHIP, TO EACH PREVIOUS OWNER AND OPERATOR, INCLUDING ANY RELATIONSHIP BETWEEN REQUESTOR'S CORPORATE MEMBERS AND PREVIOUS OWNER AND OPERATOR. IF NO RELATIONSHIP, PUT "NONE".

Section VII. Requestor Eligibility Information (Please refer to ECL § 27-1407)

If answering "yes" to any of the following questions, please provide an explanation as an attachment.

1. Are any enforcement actions pending against the requestor regarding this site? ☐ Yes ☑ No
2. Is the requestor subject to an existing order for the investigation, removal or remediation of contamination at the site? ☐ Yes ☑ No
3. Is the requestor subject to an outstanding claim by the Spill Fund for this site? Any questions regarding whether a party is subject to a spill claim should be discussed with the Spill Fund Administrator. ☐ Yes ☑ No

Section VII. Requestor Eligibility Information (continued)

4. Has the requestor been determined in an administrative, civil or criminal proceeding to be in violation of i) any provision of the ECL Article 27; ii) any order or determination; iii) any regulation implementing Title 14; or iv) any similar statute, regulation of the state or federal government? If so, provide an explanation on a separate attachment. ☐ Yes ☑ No
5. Has the requestor previously been denied entry to the BCP? If so, include information relative to the application, such as name, address, DEC assigned site number, the reason for denial, and other relevant information. ☐ Yes ☑ No
6. Has the requestor been found in a civil proceeding to have committed a negligent or intentionally tortious act involving the handling, storing, treating, disposing or transporting of contaminants? ☐ Yes ☑ No
7. Has the requestor been convicted of a criminal offense i) involving the handling, storing, treating, disposing or transporting of contaminants; or ii) that involves a violent felony, fraud, bribery, perjury, theft, or offense against public administration (as that term is used in Article 195 of the Penal Law) under federal law or the laws of any state? ☐ Yes ☑ No
8. Has the requestor knowingly falsified statements or concealed material facts in any matter within the jurisdiction of DEC, or submitted a false statement or made use of or made a false statement in connection with any document or application submitted to DEC? ☐ Yes ☑ No
9. Is the requestor an individual or entity of the type set forth in ECL 27-1407.9 (f) that committed an act or failed to act, and such act or failure to act could be the basis for denial of a BCP application? ☐ Yes ☑ No
10. Was the requestor's participation in any remedial program under DEC's oversight terminated by DEC or by a court for failure to substantially comply with an agreement or order? ☐ Yes ☑ No
11. Are there any unregistered bulk storage tanks on-site which require registration? ☐ Yes ☑ No

THE REQUESTOR MUST CERTIFY THAT HE/SHE IS EITHER A PARTICIPANT OR VOLUNTEER IN ACCORDANCE WITH ECL 27-1405 (1) BY CHECKING ONE OF THE BOXES BELOW:

☐ PARTICIPANT

A requestor who either 1) was the owner of the site at the time of the disposal of hazardous waste or discharge of petroleum or 2) is otherwise a person responsible for the contamination, unless the liability arises solely as a result of ownership, operation of, or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

☑ VOLUNTEER

A requestor other than a participant, including a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site subsequent to the disposal of hazardous waste or discharge of petroleum.

NOTE: By checking this box, a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site certifies that he/she has exercised appropriate care with respect to the hazardous waste found at the facility by taking reasonable steps to: i) stop any continuing discharge; ii) prevent any threatened future release; iii) prevent or limit human, environmental, or natural resource exposure to any previously released hazardous waste.

If a requestor whose liability arises solely as a result of ownership, operation of or involvement with the site, submit a statement describing why you should be considered a volunteer – be specific as to the appropriate care taken.

Section VII. Requestor Eligibility Information (continued)

Requestor Relationship to Property (check one):
☐ Previous Owner ☑ Current Owner ☐ Potential /Future Purchaser ☐ Other_____

If requestor is not the current site owner, **proof of site access sufficient to complete the remediation must be submitted**. Proof must show that the requestor will have access to the property before signing the BCA and throughout the BCP project, including the ability to place an easement on the site Is this proof attached?

☐ Yes ☐ No

Note: a purchase contract does not suffice as proof of access.

Section VIII. Property Eligibility Information - See Instructions for Further Guidance

1. Is / was the property, or any portion of the property, listed on the National Priorities List?
   If yes, please provide relevant information as an attachment. ☐ Yes ☑ No
2. Is / was the property, or any portion of the property, listed on the NYS Registry of Inactive Hazardous Waste Disposal Sites pursuant to ECL 27-1305? ☐ Yes ☑ No
   If yes, please provide: Site #_____ Class # _____
3. Is / was the property subject to a permit under ECL Article 27, Title 9, other than an Interim Status facility? ☐ Yes ☑ No
   If yes, please provide: Permit type:_____ EPA ID Number:_____
   Date permit issued:_____ Permit expiration date:_____
4. If the answer to question 2 or 3 above is yes, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? Attach any information available to the requestor related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filing and corporate dissolution documentation. ☐ Yes ☑ No
5. Is the property subject to a cleanup order under Navigation Law Article 12 or ECL Article 17 Title 10?
   If yes, please provide: Order #_____ ☐ Yes ☑ No
6. Is the property subject to a state or federal enforcement action related to hazardous waste or petroleum?
   If yes, please provide explanation as an attachment. ☐ Yes ☑ No

Section IX. Contact List Information

To be considered complete, the application must include the Brownfield Site Contact List in accordance with *DER-23 / Citizen Participation Handbook for Remedial Programs*. Please attach, at a minimum, the names and addresses of the following:

1. The chief executive officer and planning board chairperson of each county, city, town and village in which the property is located.
2. Residents, owners, and occupants of the property and properties adjacent to the property.
3. Local news media from which the community typically obtains information.
4. The public water supplier which services the area in which the property is located.
5. Any person who has requested to be placed on the contact list.
6. The administrator of any school or day care facility located on or near the property.
7. The location of a document repository for the project (e.g., local library). In addition, attach a copy of an acknowledgement from the repository indicating that it agrees to act as the document repository for the property.
8. Any community board located in a city with a population of one million or more, if the proposed site is located within such community board's boundaries.

Section X. Land Use Factors

1. What is the current zoning for the site? What uses are allowed by the current zoning?
   ☐ Residential ☐ Commercial ☑ Industrial
   If zoning change is imminent, please provide documentation from the appropriate zoning authority.

2. Current Use: ☐ Residential ☑ Commercial ☑ Industrial ☑ Vacant ☐ Recreational (check all that apply)
   Attach a summary of current business operations or uses, with an emphasis on identifying possible contaminant source areas. If operations or uses have ceased, provide the date.

3. Reasonably anticipated use Post Remediation: ☐ Residential ☑ Commercial ☐ Industrial (check all that apply) **Attach a statement detailing the specific proposed use.**

   If residential, does it qualify as single family housing? ☐ Yes ☐ No

4. Do current historical and/or recent development patterns support the proposed use?	☑ Yes ☐ No
5. Is the proposed use consistent with applicable zoning laws/maps? Briefly explain below, or attach additional information and documentation if necessary. See attached supporting documentation.	☑ Yes ☐ No
6. Is the proposed use consistent with applicable comprehensive community master plans, local waterfront revitalization plans, or other adopted land use plans? Briefly explain below, or attach additional information and documentation if necessary. See attached supporting documentation.	☑ Yes ☐ No

XI. Statement of Certification and Signatures

(By requestor who is an individual)

If this application is approved, I hereby acknowledge and agree: (1) to execute a Brownfield Cleanup Agreement (BCA) within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the *DER-32, Brownfield Cleanup Program Applications and Agreements*; and (3) that in the event of a conflict between the general terms and conditions of participation and the terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to section 210.45 of the Penal Law.

Date: _____ Signature: _____

Print Name: _____

(By a requestor other than an individual)

I hereby affirm that I am BRUCE WEILL, EVP (title) of TFC 38-21 TWELFTH LLC (entity); that I am authorized by that entity to make this application and execute the Brownfield Cleanup Agreement (BCA) and all subsequent amendments; that this application was prepared by me or under my supervision and direction. If this application is approved, I acknowledge and agree: (1) to execute a BCA within 60 days of the date of DEC's approval letter; (2) to the general terms and conditions set forth in the *DER-32, Brownfield Cleanup Program Applications and Agreements*; and (3) that in the event of a conflict between the general terms and conditions of participation and the terms contained in a site-specific BCA, the terms in the site-specific BCA shall control. Further, I hereby affirm that information provided on this form and its attachments is true and complete to the best of my knowledge and belief. I am aware that any false statement made herein is punishable as a Class A misdemeanor pursuant to Section 210.45 of the Penal Law.

Date: MAY 29, 2018 Signature: x _____

Print Name: BRUCE WEILL

SUBMITTAL INFORMATION:

- **Two (2)** copies, one paper copy with original signatures and one electronic copy in Portable Document Format (PDF), must be sent to:
  - Chief, Site Control Section
  - New York State Department of Environmental Conservation
  - Division of Environmental Remediation
  - 625 Broadway
  - Albany, NY 12233-7020

FOR DEC USE ONLY
BCP SITE T&A CODE: _____ **LEAD OFFICE:** _____

Supplemental Questions for Sites Seeking Tangible Property Credits in New York City ONLY. Sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27 1407(1-a) must be submitted if requestor is seeking this determination.

BCP App Rev 9

Property is in Bronx, Kings, New York, Queens, or Richmond counties.	☑ Yes ☐ No
Requestor seeks a determination that the site is eligible for the tangible property credit component of the brownfield redevelopment tax credit.	☑ Yes ☐ No
Please answer questions below and provide documentation necessary to support answers.	
1. Is at least 50% of the site area located within an environmental zone pursuant to NYS Tax Law 21(b)(6)? Please see DEC's website for more information.	☑ Yes ☐ No
2. Is the property upside down or underutilized as defined below?	Upside Down? ☐ Yes ☑ No Underutilized? ☑ Yes ☐ No

From ECL 27-1405(31):

"Upside down" shall mean a property where the projected and incurred cost of the investigation and remediation which is protective for the anticipated use of the property equals or exceeds seventy-five percent of its independent appraised value, as of the date of submission of the application for participation in the brownfield cleanup program, developed under the hypothetical condition that the property is not contaminated.

From 6 NYCRR 375-3.2(l) as of August 12, 2016: (Please note: Eligibility determination for the underutilized category can only be made at the time of application)

375-3.2:

(l) "Underutilized" means, as of the date of application, real property on which no more than fifty percent of the permissible floor area of the building or buildings is certified by the applicant to have been used under the applicable base zoning for at least three years prior to the application, which zoning has been in effect for at least three years; and

(1) the proposed use is at least 75 percent for industrial uses; or

(2) at which:

(i) the proposed use is at least 75 percent for commercial or commercial and industrial uses;

(ii) the proposed development could not take place without substantial government assistance, as certified by the municipality in which the site is located; and

(iii) one or more of the following conditions exists, as certified by the applicant:

(a) property tax payments have been in arrears for at least five years immediately prior to the application;

(b) a building is presently condemned, or presently exhibits documented structural deficiencies, as certified by a professional engineer, which present a public health or safety hazard; or

(c) there are no structures.

"Substantial government assistance" shall mean a substantial loan, grant, land purchase subsidy, land purchase cost exemption or waiver, or tax credit, or some combination thereof, from a governmental entity.

Supplemental Questions for Sites Seeking Tangible Property Credits in New York City (continued)

3. If you are seeking a formal determination as to whether your project is eligible for Tangible Property Tax Credits based in whole or in part on its status as an affordable housing project (defined below), you must attach the regulatory agreement with the appropriate housing agency (typically, these would be with the *New York City Department of Housing, Preservation and Development*; *the New York State Housing Trust Fund Corporation*; the *New York State Department of Housing and Community Renewal*; or the *New York State Housing Finance Agency*, though other entities may be acceptable pending Department review). **Check appropriate box, below**:

   ☐ Project is an Affordable Housing Project - Regulatory Agreement Attached;

   ☐ Project is Planned as Affordable Housing, But Agreement is Not Yet Available* (*Checking this box will result in a "pending" status. The Regulatory Agreement will need to be provided to the Department and the Brownfield Cleanup Agreement will need to be amended prior to issuance of the CoC in order for a positive determination to be made.);

   ☑ This is Not an Affordable Housing Project.

From 6 NYCRR 375- 3.2(a) as of August 12, 2016:

(a) "Affordable housing project" means, for purposes of this part, title fourteen of article twenty seven of the environmental conservation law and section twenty-one of the tax law only, a project that is developed for residential use or mixed residential use that must include affordable residential rental units and/or affordable home ownership units.

(1) Affordable residential rental projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which defines (i) a percentage of the residential rental units in the affordable housing project to be dedicated to (ii) tenants at a defined maximum percentage of the area median income based on the occupants' households annual gross income.

(2) Affordable home ownership projects under this subdivision must be subject to a federal, state, or local government housing agency's affordable housing program, or a local government's regulatory agreement or legally binding restriction, which sets affordable units aside for home owners at a defined maximum percentage of the area median income.

(3) "Area median income" means, for purposes of this subdivision, the area median income for the primary metropolitan statistical area, or for the county if located outside a metropolitan statistical area, as determined by the United States department of housing and urban development, or its successor, for a family of four, as adjusted for family size.

BCP Application Summary (for DEC use only)

Site Name: DOT Relocation Site **Site Address:** 38-21 12th Street
City: Long Island City **County:** Queens **Zip:** 11101

Tax Block & Lot
Section (if applicable): 303 **Block:** 472 **Lot:** 646

Requestor Name: TFC 38-21 TWELFTH LLC **Requestor Address:** c/o Bruce M. Weill - 387 Park Avenue South
City: New York **Zip:** 10016 **Email:** bruce.weill@tfcornerstone.com

Requestor's Representative (for billing purposes)
Name: Bruce M. Weill **Address:** c/o TF Cornerstone - 387 Park Avenue South
City: New York **Zip:** 10016 **Email:** bruce.weill@tfcornerstone.com

Requestor's Attorney
Name: Charles Warren, Esq., Kramer Levin Naftalis & Frankel LLP **Address:** 1177 Avenue of the Americas
City: New York **Zip:** 10036 **Email:** cwarren@kramerlevin.com

Requestor's Consultant
Name: Marc S. Godick, L.E.P. **Address:** 440 Park Avenue South, 7th Floor
City: New York **Zip:** 10016 **Email:** mgodick@akrf.com

Percentage claimed within an En-Zone: ☐ **0%** ☐ **<50%** ☐ **50-99%** ☑ **100%**

DER Determination: ☐ Agree ☐ Disagree

Requestor's Requested Status: ☑ **Volunteer** ☐ **Participant**

DER/OGC Determination: ☐ Agree ☐ Disagree
Notes:

For NYC Sites, is the Requestor Seeking Tangible Property Credits: ☑ Yes ☐ No

Does Requestor Claim Property is Upside Down: ☐ Yes ☑ No

DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

Does Requestor Claim Property is Underutilized: ☑ Yes ☐ No

DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

Does Requestor Claim Affordable Housing Status: ☐ Yes ☑ No ☐ Planned, No Contract

DER/OGC Determination: ☐ Agree ☐ Disagree ☐ Undetermined

Notes:

NEW YORK STATE
DEPARTMENT OF ENVIRONMENTAL CONSERVATION

BROWNFIELD CLEANUP PROGRAM (BCP)
INSTRUCTIONS FOR COMPLETING A BCP APPLICATION

The New York State Department of Environmental Conservation (DEC) strongly encourages all applicants to schedule a pre-application meeting with DEC staff to review the benefits, requirements, and procedures for completing a project in the BCP. Contact your Regional office to schedule a meeting. To add a party to an existing BCP Agreement and/or Application, use the BCP Agreement Amendment Application. **See guidance at the end of these instructions regarding the determination of a complete application.**

SECTION I REQUESTOR INFORMATION

Requestor Name

Provide the name of the person(s)/entity requesting participation in the BCP. (If more than one, attach additional sheets with requested information. If an LLC, the members/owners names need to be provided on a separate attachment). The requestor is the person or entity seeking DEC review and approval of the remedial program.

If the requestor is a Corporation, LLC, LLP or other entity requiring authorization from the NYS Department of State to conduct business in NYS, the requestor's name must appear exactly as given in the NYS Department of State's Corporation & Business Entity Database. A print-out of entity information from the database must be submitted to DEC with the application, to document that the requestor is authorized to do business in NYS.

Address, etc.

Provide the requestor's mailing address, telephone number; fax number and e-mail address.

Document Certification

All documents, which are prepared in final form for submission to DEC for approval, are to be prepared and certified in accordance with Section 1.5 of DER-10. Persons preparing and certifying the various work plans and reports identified in Section 1.5 include:

- New York State licensed professional engineers (PEs), as defined at 6 NYCRR 375-1.2(aj) and paragraph 1.3(b)47. Engineering documents must be certified by a PE with current license and registration for work that was done by them or those under their direct supervision. The firm by which the PE is employed must also be authorized to practice engineering in New York State;
- qualified environmental professionals as defined at 6 NYCRR 375-1.2(ak) and DER-10 paragraph 1.3(b)49;
- remedial parties, as defined at 6 NYCRR 375-1.2(ao) and DER-10 paragraph 1.3(b)60; or
- site owners, which are the owners of the property comprising the site at the time of the certification.

SECTION II PROJECT DESCRIPTION

As a separate attachment, provide complete and detailed information about the project, including the purpose of the project, the date the remedial program is to start, and the date the Certificate of Completion is anticipated..

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SECTION III PROPERTY'S ENVIRONMENTAL HISTORY

Please follow instructions on application form.

SECTION IV PROPERTY INFORMATION

Proposed Site Name

Provide a name for the proposed site. The name could be an owner's name, current or historical operations (i.e. ABC Furniture) or the general location of the property. Consider whether the property is known by DEC by a particular name, and if so, use that name.

Site Address

Provide a street address, city/town, zip code, and each municipality and county in which the site is located. .

Site Size

Provide the approximate acreage of the site.

GIS Information

Provide the latitude and longitude for the approximate center of the property. Show the latitude and longitude in degrees, minutes and seconds.

Tax Parcel Information

Provide the tax parcel address/section/block/lot information and map. Tax map information may be obtained from the tax assessor's office for all tax parcels that are included in the property boundaries. Attach a county tax map with identifier numbers, along with any figures needed to show the location and boundaries of the property. Include a USGS 7.5 minute quad map on which the property appears and clearly indicate the proposed site's location.

1. Tax Map Boundaries

State whether the boundaries of the site correspond to the tax map boundaries. If no, a metes and bounds description of the property must be attached. The site boundary can occupy less than a tax lot or encompass portions of one or more tax lots and may be larger or smaller than the overall redevelopment/ reuse project area. A site survey with metes and bounds will be required to establish the site boundaries before the Certificate of Completion can be issued.

2. Map

Provide a property base map(s) of sufficient detail, clarity and accuracy to show the following: i*)* map scale, north arrow orientation, date, and location of the property with respect to adjacent streets and roadways; and ii*)* proposed brownfield property boundary lines, with adjacent property owners clearly identified.

SECTION IV (continued)

3. En-zone

Is any part of the property in an En-zone? If so, what percentage? For information on En-zones, please see DEC's website.

4. Multiple applications

Generally, only one application can be submitted, and one BCA executed, for a development project. In limited circumstances, the DEC may consider multiple applications/BCAs for a development project where 1) the development project spans more than 25 acres; 2) the approach does not negatively impact the remedial program, including timing, ability to appropriately address areas of concern, and management of off-site concerns; and 3) the approach is not advanced to increase the value of future tax credits (i.e., circumvent the tax credit caps provided under New York State Tax Law Section 21).

10. Property Description Narrative

Provide a property description in the format provided below. Each section should be no more than one paragraph long.

Location

Example: "The XYZ Site is located in an {urban, suburban, rural} area." {Add reference points if address is unspecific; e.g., "The site is approximately 3.5 miles east of the intersection of County Route 55 and Industrial Road."}

Site Features:

Example: "The main site features include several large abandoned buildings surrounded by former parking areas and roadways. About one quarter of the site area is wooded. Little Creek passes through the northwest corner."

Current Zoning and Land Use: (Ensure the current zoning is identified.)

Example: "The site is currently inactive, and is zoned for commercial use. The surrounding parcels are currently used for a combination of commercial, light industrial, and utility right-of-ways. The nearest residential area is 0.3 miles east on Route 55."

Past Use of the Site: include source(s) of contamination and remedial measures (site characterizations, investigations, Interim Remedial Measures, etc.) completed outside of the current remedial program (e.g., work under a petroleum spill incident).

Example: "Until 1992 the site was used for manufacturing wire and wire products (e.g., conduit, insulators) and warehousing. Prior uses that appear to have led to site contamination include metal plating, machining, disposal in a one-acre landfill north of Building 7, and releases of wastewater into a series of dry wells."

When describing the investigations/actions performed outside of the remedial program, include the major chronological remedial events that lead to the site entering a remedial program. The history should include the first involvement by government to address hazardous waste/petroleum disposal. Do not cite reports. Only include remedial activities which were implemented PRIOR to the BCA. Do not describe sampling information.

SECTION IV (continued)

Property Description Narrative (continued)

Site Geology and Hydrogeology:

As appropriate, provide a very brief summary of the main hydrogeological features of the site including depth to water, groundwater flow direction, etc.

Environmental Assessment

The goal of this section is to describe the nature and extent of contamination at the site. When describing the nature of contamination, identify just the primary contaminants of concern (i.e., those that will likely drive remedial decisions/ actions). If there are many contaminants present within a group of contaminants (i.e., volatile organic compounds, semivolatile organic compounds, metals), identify the group(s) and one or two representative contaminants within the group. When addressing the extent of contamination, identify the areas of concern at the site, contaminated media (i.e., soil, groundwater, etc.), relative concentration levels, and a broad-brush description of contaminated areas/depths.

The reader should be able to know if contamination is widespread or limited and if concentrations are marginally or greatly above Standards, Criteria and Guidance (SGCs) for the primary contaminants. If the extent is described qualitatively (e.g., low, medium, high), representative concentrations should be given and compared with appropriate SCGs. For soil contamination, the concentrations should be compared with the soil cleanup objectives (SCOs) for the intended use of the site.

A typical Environmental Assessment would look like the following:

Based upon investigations conducted to date, the primary contaminants of concern for the site include cadmium and trichloroethene (TCE).
Soil - Cadmium is found in shallow soil, mostly near a dry well at the northeast end of the property. TCE is found in deeper soil, predominantly at the north end of the site. Concentrations of cadmium found on site (approximately 5 ppm) slightly exceed the soil cleanup objective (SCO) for unrestricted use (2.5 ppm). Concentrations of TCE found on site (5 ppm to 300 ppm) significantly exceed the soil cleanup objectives for the protection of groundwater (0.47 ppm).
Groundwater - TCE and its associated degradation products are also found in groundwater at the north end of the site, moderately exceeding groundwater standards (typically 5 ppb), with a maximum concentration of 1500 ppb. A moderate amount of TCE from the site has migrated 300 feet down-gradient off-site. The primary contaminant of concern for the off-site area is TCE, which is present at a maximum concentration of 500 ppb, at 10 feet below the groundwater table near Avenue A.
Soil Vapor & Indoor Air - TCE was detected in soil vapor at elevated concentrations and was also detected in indoor air at concentrations up to 1,000 micrograms per cubic meter.

If any changes to Section IV are required prior to application approval, a new page, initialed by each requestor, must be submitted.

SECTION V ADDITIONAL REQUESTOR INFORMATION

Representative Name, Address, etc.

Provide information for the requestor's authorized representative. This is the person to whom all correspondence, notices, etc. will be sent, and who will be listed as the contact person in the BCA. Invoices will be sent to the representative of Applications determined to be Participants unless another contact name and address is provided with the application.

Consultant and Attorney Name, Address, etc.

Provide requested information.

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SECTION VI CURRENT PROPERTY OWNER/OPERATOR INFORMATION (IF NOT A REQUESTOR)

Owner Name, Address, etc.

Provide requested information of the current owner of the property. List all parties holding an interest in the Property and, if the Requestor is not the current owner, describe the Requestor's relationship to the current owner.

Operator Name, Address, etc.

Provide requested information of the current operator (if different from the requestor or owner).

Provide a list of previous property owners and operators with names, last known addresses, telephone numbers and the Requestor's relationship to each owner and operator as a separate attachment

SECTION VII REQUESTOR ELIGIBILITY INFORMATION

As a separate attachment, provide complete and detailed information in response to any eligibility questions answered in the affirmative. It is permissible to reference specific sections of existing property reports; however, it is requested that such information be summarized. For properties with multiple addresses or tax parcels, please include this information for each address or tax parcel.

SECTION VIII PROPERTY ELIGIBILITY INFORMATION

As a separate attachment, provide complete and detailed information in response to the following eligibility questions answered in the affirmative. It is permissible to reference specific sections of existing property reports; however, it is requested that that information be summarized.

1. CERCLA / NPL Listing

Has any portion of the property ever been listed on the National Priorities List (NPL) established under CERCLA? If so, provide relevant information.

2. Registry Listing

Has any portion of the property ever been listed on the New York State Registry of Inactive Hazardous Waste Disposal Sites established under ECL 27-1305? If so, please provide the site number and classification. See the Division of Environmental Remediation (DER) website for a database of sites with classifications.

3. RCRA Listing

Does the property have a Resource Conservation and Recovery Act (RCRA) TSDF Permit in accordance with the ECL 27-0900 *et seq*? If so, please provide the EPA Identification Number, the date the permit was issued, and its expiration date. Note: for purposes of this application, interim status facilities are not deemed to be subject to a RCRA permit.

4. Registry / RCRA sites owned by volunteers

If the answer to question 2 or 3 above is yes, is the site owned by a volunteer as defined under ECL 27-1405(1)(b), or under contract to be transferred to a volunteer? Attach any information available to the requestor related to previous owners or operators of the facility or property and their financial viability, including any bankruptcy filing and corporate dissolution documentation.

SECTION VIII (continued)

5. Existing Order

Is the property subject to an order for cleanup under Article 12 of the Navigation Law or Article 17 Title 10 of the ECL? If so, please provide information on an attachment. Note: if the property is subject to a stipulation agreement, relevant information should be provided; however, property will not be deemed ineligible solely on the basis of the stipulation agreement.

6. Enforcement Action Pending

Is the property subject to an enforcement action under Article 27, Titles 7 or 9 of the ECL or subject to any other ongoing state or federal enforcement action related to the contamination which is at or emanating from the property? If so, please provide information on an attachment.

SECTION IX CONTACT LIST INFORMATION

Provide the names and addresses of the parties on the Site Contact List (SCL) and a letter from the repository acknowledging agreement to act as the document repository for the proposed BCP project.

SECTION X LAND USE FACTORS

In addition to eligibility information, site history, and environmental data/reports, the application requires information regarding the current, intended and reasonably anticipated future land use.

1. This information consists of responses to the “land use” factors to be considered relative to the “Land Use” section of the BCP application. The information will be used to determine the appropriate land use in conjunction with the investigation data provided, in order to establish eligibility for the site based on the definition of a “brownfield site” pursuant to ECL 27-1405(2).

2. This land use information will be used by DEC, in addition to all other relevant information provided, to determine whether the proposed use is consistent with the currently identified, intended and reasonably anticipated future land use of the site at this stage. Further, this land use finding is subject to information regarding contamination at the site or other information which could result in the need for a change in this determination being borne out during the remedial investigation.

SECTION XI SIGNATURE PAGE

The Requestor must sign the application, or designate a representative who can sign. The requestor’s consultant or attorney cannot sign the application. If there are multiple parties applying, then each must sign a signature page.

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DETERMINATION OF A COMPLETE APPLICATION

1. The first step in the application review and approval process is an evaluation to determine if the application is complete. To help ensure that the application is determined complete, requestors should review the list of common application deficiencies and carefully read these instructions.

2. DEC will send a notification to the requestor within 30 calendar days of receiving the application, indicating whether such application is complete or incomplete.

3. An application must include the following information relative to the site identified by the application, necessary for making an eligibility determination, or it will be deemed incomplete. (**Please note:** the application *as a whole* requires more than the information outlined below to be determined complete). The application must include:

    a. for all sites, an investigation report sufficient to demonstrate the site requires remediation in order to meet the requirements of the program, and that the site is a brownfield site at which contaminants are present at levels exceeding the soil cleanup objectives or other health-based or environmental standards, criteria or guidance adopted by DEC that are applicable based on the reasonably anticipated use of the property, in accordance with applicable regulations. Required data includes site drawings requested in Section III, #3 of the BCP application form.

    b. for those sites described below, documentation relative to the volunteer status of all requestors, as well as information on previous owners or operators that may be considered responsible parties **and** their ability to fund remediation of the site. This documentation is required for:

        i. real property listed in the registry of inactive hazardous waste disposal sites as a class 2 site, which may be eligible provided that DEC has not identified any responsible party for that property having the ability to pay for the investigation or cleanup of the property prior to the site being accepted into the BCP; or

        ii. real property that was a hazardous waste treatment, storage or disposal facility having interim status pursuant to the Resource Conservation and Recovery Act (RCRA) program, which may be eligible provided that DEC has not identified any responsible party for that property having the ability to pay for the investigation or cleanup of the property prior to the site being accepted into the BCP.

    c. for sites located within the five counties comprising New York City, in addition to (a) and if applicable (b) above, if the application is seeking a determination that the site is eligible for tangible property tax credits, sufficient information to demonstrate that the site meets one or more of the criteria identified in ECL 27 1407(1-a). **If this determination is not being requested in the application to participate in the BCP, the applicant may seek this determination at any time before issuance of a certificate of completion, using the BCP Amendment Application, except for sites seeking eligibility under the underutilized category.**

    d. for sites previously remediated pursuant to Titles 9, 13, or 14 of ECL Article 27, Title 5 of ECL Article 56, or Article 12 of Navigation Law, relevant documentation of this remediation.

DETERMINATION OF A COMPLETE APPLICATION (continued)

4. If the application is found to be incomplete:

    a. the requestor will be notified via email or phone call regarding minor deficiencies. The requestor must submit information correcting the deficiency to DEC within the 30-day review time frame; or

    b. the requestor will receive a formal Letter of Incomplete Application (LOI) if an application is substantially deficient, if the information needed to make an eligibility determination identified in #4 above is missing or found to be incomplete, or if a response to a minor deficiency is not received within the 30-day period. The LOI will detail all of the missing information and request submission of the information. If the information is not submitted within 30 days from the date of the LOI, the application will be deemed withdrawn. In this case, the requestor may resubmit the application without prejudice.

5. If the application is determined to be complete, DEC will send a Letter of Complete Application (LOC) that includes the dates of the public comment period. The LOC will:

    a. include an approved public notice to be sent to all parties on the Contact List included with the application;

    b. provide instructions for publishing the public notice in the newspaper on the date specified in the letter, and instructions for mailing the notice to the Contact List;

    c. identify the need for a certification of mailing form to be returned to DEC along with proof of publication documentation; and

    d. specify the deadline for publication of the newspaper notice, which must coincide with, or occur before, the date of publication in the Environmental Notice Bulletin (ENB).

        i. DEC will send a notice of the application to the ENB. As the ENB is only published on Wednesdays, DEC must submit the notice by the Wednesday before it is to appear in the ENB.

        ii. The mailing to parties on the Contact List must be completed no later than the Tuesday prior to ENB publication. If the mailings, newspaper notice and ENB notice are not completed within the time-frames established by the LOC, the public comment period on the application will be extended to insure that there will be the required comment period.

        iii. Marketing literature or brochures are prohibited from being included in mailings to the Contact List.

Brownfield Cleanup Program Application Supporting Documentation

PART A

Supplement to Section I. – Requestor Information

1. *Requestor Information*

Contact information and the names of members/owners of the Applicants are set forth below:

Entity Name/Applicant	Members/Owners	Contact Information
TFC 38-21 Twelfth LLC (a New York Limited Liability Company)	Frederick Elghanayan K. Thomas Elghanayan	% TF Cornerstone Attn: Bruce Weill 287 Park Avenue South New York, NY 10016 Tel: 212.984.1774

The NYS Department of State's Corporation and Business Entity Database information for the requestor is included as *Attachment A*. The entity is herein referred to as (the "Applicant").

Supplement to Section II - Project Description

The following figures are included in *Attachment B*:

- Figure 1 – Site Location
- Figure 2 – Site Plan
- Figure 3 – En-Zone Boundary Map
- Figure 4 – Tax Map
- Figure 5 – Existing Land Use
- Figure 6 – Zoning Map
- Figure 7 – Soil Sample Concentrations Above NYSDEC CSCOs
- Figure 8 – Groundwater Sample Concentrations Above NYSDEC AWQS
- Figure 9 – Soil Vapor Sample Concentrations Above NYSDOH AGVs or Matrix Values
- Figure 10 – Proposed Development Plan

3. *Remedial Investigation Report*

A Final Remedial Investigation Report (RIR) is not included with this application; however, a comprehensive Subsurface (Phase II) Investigation of the property located at 38-21 12th Street, Long Island City, NY (the Site) was conducted by AKRF, Inc. (AKRF), and documented in a Subsurface (Phase II) Investigation Report (Phase II Report) dated July 2017. The Phase II Investigation involved multiple mobilizations to delineate subsurface contamination to soil, groundwater, and soil vapor.

During AKRF's Phase II Investigation, evidence of petroleum contamination [e.g., odors, staining and elevated photoionization detector (PID) readings] was observed in one soil boring, and laboratory detections of volatile organic compounds (VOCs) and semi-volatile organic compounds (SVOCs) in soil and groundwater samples collected from this location indicated the presence of petroleum. As a result, AKRF reported a petroleum spill to the New York State Department of Environmental Conservation (NYSDEC) Spill Hotline. The spill was assigned NYSDEC Spill. No.1702829. Once the TFC 38-21 Twelfth LLC (The Applicant) took control of the Site in January 2018, AKRF moved expeditiously on behalf of The Applicant to submit a BCP Pre-Application and arrange a Pre-Application meeting. After the Pre-Application meeting, AKRF completed this application.

The July 2017 Phase II Report being used to support this Brownfield Cleanup Program (BCP) Application is included in *Attachment C*. To supplement the investigation of the Site, a Remedial Investigation Work Plan (RIWP) will be submitted after acceptance into the BCP.

4. *Project Description*

The Applicant plans to enter into the BCP as a Volunteer. The Site consists of an approximately 70,200-square-foot parcel located at 38-21 12th Street in the Long Island City section of Long Island City, New York, and is identified by the City of New York as Borough of Queens Block 472, Lot 646. Currently, the Site comprises three one-story buildings and two partially covered parking lots. The Site is vacant, but was recently occupied by commercial and industrial businesses including: a pipe fitting shop, two leased commercial parking lots, Amadeus Marble and Granite Manufacturing, a carpentry shop, and Nutropia (commercial kitchen). A storage space and vacant shop (former metal works) were also located on the Site. The surrounding area comprises predominantly commercial and industrial uses with residential uses located further east and south. A Site Location map and Site Plan are included in *Attachment B* as *Figures 1* and *2*, respectively.

The Site is part of the Queens Census Tract 85. According to the 2010-2014 American Community Survey (ACS) Profile data, 18.6% of the population in Census Tract 85 is living below the poverty line. The unemployment rate for Tract 85 is 15.6%, compared to the New York City unemployment rate of 3.9% (as of December 2017) and the national unemployment rate of 4.1% (as of February 2018). As a result of the high unemployment rate in Queens Census Tract 85, which is in excess of 125% of State-wide unemployment, the Site is located in an En-Zone. The En-Zone boundary is presented on *Figure 3* (*Attachment B*).

Entry into the BCP would facilitate the remediation and redevelopment of the Site into the proposed commercial building, which would be utilized by the New York City Department of Transportation (NYC DOT). The development project consists of the demolition of the existing structures and construction of a slab-on-grade, two-story building that will include a warehouse with storage space and locker room facilities on the first floor, an administrative office area on the second floor, with exterior parking and storage.

The approximate gross square footage (gsf) of designated spaces is as follows:

- Interior Warehouse and Offices: 50,000 gsf
- Exterior parking and storage: 30,000 gsf
- Gross square footage of designated spaces: 80,000 gsf

The proposed redevelopment plan is included in *Attachment B*. The Requestor plans on conducting all remedial investigation and remedial activities in accordance with Environmental Conservation Law (ECL) Article 27, Title 14, 6 New York Codes, Rules, and Regulations (NYCRR) 375-1.6(a), 375-3.6, and 375-6, and all applicable laws, rules, regulations, and guidance documents.

Estimated Project Schedule:

The remedial program is planned to begin in April 2018 and the Certificate of Completion (COC) is anticipated to be obtained in January 2021. The BCP project will likely include some or all of the activities listed below. This preliminary project schedule is subject to change.

Activity	Time To Complete
Submittal of Brownfield Cleanup Program (BCP) Application	April 2018
30-day New York State Dept. of Environmental Conservation (NYSDEC) Completeness Review	June 2018
30-day Public Notice/Public Comment Period for Application	July 2018
NYSDEC Acceptance and Execution of Brownfield Cleanup Agreement	August 2018
Submittal of Citizen Participation Plan (CPP)	August 2018
Submittal of Draft Remedial Investigation Work Plan (RIWP)	August 2018
Submittal of Final RIWP and Fact Sheet	October 2018
30-day Public Comment Period for RIWP	October 2018
Remedial Investigation	November 2018
Submittal of Draft Remedial Investigation Report (RIR)	January 2019
Submittal of Draft Remedial Action Work Plan (RAWP)	April 2019
45-day Public Comment Period for RIR and RAWP is initiated	June 2019
Submittal of Final RAWP	August 2019
Issuance of Remedial/Construction Notice Fact Sheet	August 2019
Begin Remedial Construction with RAWP implementation	September 2019
Execution of Environmental Easement	August 2020
Submittal of Draft Site Management Plan (SMP)	October 2020
Submittal of Draft Final Engineering Report (FER) and Fact Sheet	December 2020
Certificate of Completion and Fact Sheet	February 2021
Completion of building (first occupancy)	March 2021

Supplement to Section III – Property's Environmental History

The following figures are included in *Attachment B*:

- Figure 1 – Site Location
- Figure 2 – Site Plan
- Figure 3 – En-Zone Boundary Map
- Figure 4 – Tax Map
- Figure 5 – Existing Land Use
- Figure 6 – Zoning Map
- Figure 7 – Soil Sample Concentrations Above NYSDEC CSCOs and PGSCOs
- Figure 8 – Groundwater Sample Concentrations Above NYSDEC AWQS
- Figure 9 – Soil Vapor Sample Concentrations Above NYSDOH AGVs
- Figure 10 – Proposed Development Plan

1. *Environmental Reports*

Copies of the following previous investigation reports for the Site are included as *Attachment C* (Electronic Copies only):

1. Phase I Environmental Site Assessment (ESA), 12-02 38th Avenue, Long Island City, New York completed by Ecosystems Strategies, Inc. in August 2013.
2. Phase I ESA, 12-02 38th Avenue, Long Island City, New York, completed by AKRF in July 2017.
3. Subsurface (Phase II) Investigation, 12-02 38th Avenue, Long Island City, New York, prepared by AKRF in July 2017.

Summaries of previous investigations are provided below. The Applicant believes that there is sufficient information to demonstrate significant contamination warranting remediation under the BCP. The Applicant, as a Volunteer under the BCP, seeks to enroll in the program to remediate the Site in a timely manner under the oversight of NYSDEC.

<u>Phase I Environmental Site Assessment, 12-02 38th Avenue, Long Island City, New York, Ecosystems Strategies, Inc., August 2013.</u>

A Phase I ESA for the Property, which was completed by Ecosystems Strategies, Inc. in August 2013, was provided to AKRF. The Phase I ESA identified the following recognized environmental concerns (RECs):

- Sanborn Fire Insurance Maps show the historical use of the Property as a scaffolding manufacturing facility; metal works shop, and include an automotive garage, and gasoline tank (1970).
- The Property was registered as a Petroleum Bulk Storage (PBS) facility No. 2-290122, for one closed-removed 550-gallon underground storage tank (UST) and one 1,500-gallon active UST. Records indicated an additional generator with a dedicated aboveground storage tank (AST) was present on the ground floor. During the Property inspection, the Site representative, a representative of the property owner indicated the presence of a fuel oil UST, but noted the location of the tank was unknown.

The Phase I ESA identified the following *De Minimis* Conditions:

- Suspect asbestos containing material (ACM) was noted throughout the Property for vinyl floor tiles, cement shingles and air-cell pipe-wrap, but all materials were reported to be in good condition.
- Weathered potential lead based paint noted throughout the Property.
- Large fluorescent light fixtures were noted throughout the Property that could potentially contain polychlorinated biphenyls (PCBs).

- On-site storage of small chemical containers.

Phase I Environmental Site Assessment, 12-02 38th Avenue, Long Island City, New York, AKRF, July 2017

The Phase I ESA was performed by AKRF in conformance with ASTM Standard E1527-13 and assessed the potential for the presence of hazardous materials, based on reconnaissance of the Site and surrounding area, review of data on geology and hydrology of the surrounding area, examination of historical Sanborn Fire Insurance maps and aerial photographs, review of prior reports, and review of pertinent federal and state regulatory databases. The Phase I ESA identified the following recognized environmental conditions (RECs):

- Chemical use and storage were observed in the Amadeus Marble and Granite facility located in the central portion of the Site. Stored chemicals in the facility included paint, industrial glues, acetone, lubricant oils, kerosene, and various household cleaners. Acetone use was observed during the inspection as part of marble fabrication activities in the Amadeus Marble and Granite facility in the central portion of the Site. A sludge-like mix of water and marble cuttings, potentially mixed with acetone and/or other chemicals, was observed in trench drains in the facility floors. The trench drains were observed to run underneath a large roll-top door and into the adjacent parking lot, where they ultimately discharged into a catch basis. The sludge-like marble cuttings and a chemical-like odor were noted inside the facility and around the exterior catch basin. Discharge of this material to on-site drains and to a catch basin could have affected the subsurface of the Site and is considered a REC.
- A review of the city directory database and Historical Sanborn maps identified current and historical commercial, industrial, and automotive uses, including a wood working facility, a scaffolding manufacturing and repair facility, and a metal workshop with a garage and a gasoline tank. The Site was listed in the Resource Conservation and Recovery Act (RCRA) Generators and Historic Generators databases for generation of solid wastes, and in the New York (NY) Manifest database for the off-site transport of lead and ignitable waste. Historical gasoline storage, hazardous material generation, and use of the Site as a wood working and metal manufacturing facility may have affected the Site subsurface and are considered RECs.
- Regulatory database records identified one 1,500-gallon No. 2 fuel oil Underground Storage Tank (UST) that was closed and removed in September 2005, and one 550-gallon UST that was closed-in-place prior to March 1991. In addition, a gasoline UST was identified on historical Sanborn maps of the Site. A previous Phase I ESA conducted at the Site in 2013, indicated the presence of a fuel oil UST, but noted the location of the tank is unknown. A closed-status spill from November 1987 (NYSDEC Spill No. 8706722), which was potentially associated with the 1,500-gallon UST, was listed in the New York Spills database. Records indicated that the spill was related to a tank test failure; however, the spill was closed in February 1994. A 250-gallon fuel oil aboveground storage tank (AST) was observed in the southeastern corner of the Site. The AST was located in one of the vacant former metal working shops, resting atop a vault covered with distressed plywood. Dark stains were noted underneath the AST and throughout the concrete floor accompanied by strong petroleum odors. A suspect vent pipe was observed on the sidewalk of the exterior portion of the warehouse along 13th Street. An Environmental Control Board violation was identified in the New York City Department of Buildings (NYCDOB) electronic records related to failure to maintain the elevator on the Site. The listing indicated that the main piston leaked oil in the elevator pit and on the floor. Documented and/or undocumented releases from the current/former tanks, and/or from the elevator, may have affected the Site subsurface and are considered a REC.
- A complaint listed in the NYCDOB electronic records for the Site stated "water run-off containing cleaning product from the south-adjacent laundromat facility was entering the Site." KTR Laundry & Dry Cleaning/Midnight Express Service, which was located south-adjacent to the Site, was listed in the RCRA database several times between 1999 and 2007 for generation and/or off-site transport

of spent halogenated solvents. One written, informal violation was noted for the facility in August 2000. This facility was also listed in the NY Drycleaners database, and EDR Historic Cleaners database. The discharge of liquids potentially containing chlorinated solvents onto the Site from dry cleaning operations on an adjacent facility may have affected the subsurface of the Site and is considered a REC.

- A review of the historical city directory database and Sanborn maps identified numerous industrial, manufacturing and automotive uses on adjacent and surrounding properties between 1898 and 2014. Uses on adjacent properties and blocks included: an automobile junk yard on the north-adjacent block; a filling station with a gasoline tank on the northeast-adjacent block; a metal sheeting facility, machine shop, macaroni factory, plaster works facility, and pressing facility on the northwest-adjacent block; a sand and gravel works, a clothing manufacturing facility, an auto car wash facility, a filling station, a paper mill, and a cardboard mill on the east-adjacent block; a scaffolding manufacturer, and steel welder and manufacturer on the west-adjacent block; and a plastic manufacturing facility, an electric plating facility, and a possible wrecking facility to the south. Other surrounding property uses included: metal works, roofing, electro plating works, laundry, dry cleaning, marble works, paper manufacturing, laboratories, plastics manufacturing, auto body, and auto repair. Historic automotive, industrial, and/or automotive uses on adjacent and surrounding properties may have affected the Site subsurface and are considered RECs.
- Regulatory database records identified 11 open spills in the NY Spills database located at 38th Avenue and 40th Avenue, between 11th Street and 21st Street, which is between approximately 300 and 500 feet east of the Site. All the spills, which were reported between May 1989 and August 2014, were related to dielectric fluid leaks from Consolidated Edison feeder cables, and the spill volumes ranged from 2,000 to 13,200 gallons. Investigations were performed on individual spills that included partial soil excavations, but further investigation was required to determine the full extent of the contamination. All of the spills are currently open and were reportedly re-assigned to the NYSDEC Remediation Section in December 2016 for further investigation. Based on the listing details, distance and inferred groundwater flow direction, these spills may have affected the subsurface of the Site and are considered RECs.

AKRF recommended that prior to acquiring the Site, a subsurface (Phase II) investigation, including the collection of soil, groundwater and soil vapor samples, be performed on the Site.

Subsurface (Phase II) Site Investigation, 12-02 38th Avenue, Long Island City, New York, AKRF, July 2017

AKRF conducted an investigation at the Site. The scope of work for the investigation included the advancement of 24 soil borings with the collection and laboratory analysis of 30 soil samples; the collection of 2 sediment samples from an on-site stormwater trench system; the installation of 10 temporary wells with the collection and laboratory analysis of 10 groundwater samples; and the installation of 11 temporary soil vapor points with the collection of 11 soil vapor samples and one ambient air quality sample.

The report included the following conclusions:

- Historic fill material was observed from sidewalk grade to between approximately 8.5 and 10 feet below sidewalk grade. Historical fill material observed between 5 and 10 feet below sidewalk grade also contained variable quantities of coal ash. Historic fill was underlain by brown sand or silty-sand, and gravel.
- Evidence of petroleum contamination [e.g. odors, staining and elevated photoionization detector (PID) readings] was observed in one soil boring, SB/MW/SV-5. Laboratory results [volatile organic compounds (VOCs) and semivolatile organic compounds (SVOCs)] for soil and groundwater samples collected from this location indicated the presence of petroleum; as a result, a petroleum spill

was reported to the NYSDEC Spill Hotline on June 21, 2017. The spill was assigned NYSDEC Spill. No.1702829.

- The VOCs 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, benzene, acetone, ethyl benzene, n-propylbenzene, total xylenes, and toluene were detected in exceedance of their respective Unrestricted Use Soil Cleanup Objectives (USCOs) in six of the soil samples analyzed [SB-4(8-9)-20170522, SB-5(11-12)-20170523, SB-11(7-8)-20170522, SB-12(8-9)-20170523, SB-22(8-9)-20170609, and SB-23(9-10)-20170609].

- The polycyclic aromatic hydrocarbons (PAHs) acenaphthene, anthracene, benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, dibenzo(a,h)anthracene, fluorene, indeno(1,2,3-cd)pyrene, naphthalene, phenanthrene, and pyrene were detected at concentrations above the USCOs in one or more of soil samples: SB-2(0.5-1)-20170524, SB-3(1-2)-20170522, SB-3(8-9)-20170522, SB-4(8-9)-20170522, SB-5(11-12)-20170523, SB-6(8-9)-20170523, SB-9(8-9)-20170522, SB-11(7-8)-20170522, SB-12(8-9)-20170523, SB-16(8-9)20170523, SB-18(8-9)-20170609, SB-21(8-9)-20170609, SB-22(8-9)-20170609, and SB-23(9-10)-20170609. PAHs are commonly associated with historic fill and petroleum contamination. The detections are likely attributable to the fill material (except in SB/MW/SV-5 where a petroleum spill was identified), which commonly contain elevated concentrations of SVOCs, particularly PAHs.

- The metals arsenic, barium, cadmium, copper, lead, mercury, nickel, selenium, and zinc were detected above USCOs in one or more of 22 of the soil samples collected across the Site. Generally, the detections are likely attributable to historic fill. Three detections of lead in samples SB-2 (0.5-1)-20170524, SB-4 (4-5)-20170522, and SB-14(7-8)-20170523 were at concentrations potentially indicative of hazardous materials.

- PCBs and pesticides were not detected above laboratory reporting limits in the soil or groundwater samples.

- The VOCs acetone and total xylenes were detected above the USCOs in one or both of the sediment samples. Trace concentrations [below USCOs and Commercial Use Soil Cleanup Objectives (CSCOs)] of eight SVOCs were detected in one or both of the sediment samples. The metals chromium, copper, nickel, and zinc were detected above the USCOs in one or both of the sediment samples. The detections of VOCs and SVOCs are likely related to the industrial operations at the Site.

- The VOCs 1,1,1-trichloroethane, 1,1-dichloroethene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, benzene, carbon tetrachloride, chloroform, cis-1,2-dichloroethylene, p- & m-xylenes, o-xylenes, toluene, and trichloroethylene (TCE) were detected at concentrations that exceeded the NYSDEC Class GA Class GA Ambient Groundwater Quality Standards (AWQS) in one or more of the groundwater samples analyzed. The detections of 1,1,1-trichloroethane, 1,1-dichlorothane, chloroform, and/or carbon tetrachloride in samples MW-3-20170522, MW-18-20170609, and MW-21-20170609 are potentially related to on-site operations at the Amadeus Marble and Granite Manufacturing facility (located in the central portion of the Site). The concentrations of benzene, toluene, ethylbenzene, and/or xylene (BTEX) compounds in MW-5-20170523 are indicative of a petroleum spill at this location.

- Eight SVOCs (1,1-biphenyl, benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, indeno(1,2,3-cd)pyrene, and naphthalene) were detected in groundwater samples above their respective NYSDEC Class GA Ambient Standard. Additional SVOCs were detected at trace concentrations below their respective Class GA standards. With the exception of samples collected from monitoring wells MW-4 and MW-5, these findings are likely attributable to entrained sediment from the fill materials and not necessarily indicative of an on-site release.

- Four metals (iron, lead, manganese, and sodium) had detections in groundwater samples above their respective NYSDEC Class GA Ambient Standard. Additional metals were detected at trace concentrations below their respective Class GA Ambient Standards. These findings are likely attributable to the fill materials and are not indicative of an on-site release.
- Tetrachloroethylene (PCE) was detected above the Air Guidance Value (AGV) of 30 micrograms per meter cubed (µg/m^3) in one soil vapor sample, SV-3-20170523, at a concentration of 430 µg/m^3. Other chlorinated volatile organic compound (CVOC) detections included: 1,1,-dichloroethene, 1,1,1-trichloroethane, chloroform, and carbon tetrachloride. Carbon tetrachloride was detected at elevated concentrations, ranging between 78 and 1,100 µg/m^3, in six of the soil vapor samples collected across the Site. In addition, acetone was detected in soil vapor in the central portion of the Site. The detected CVOCs, acetone, and other VOCs, may be attributable to on-site operations at the Amadeus Marble and Granite Manufacturing facility, as well as other historic on-site and/or off-site sources.

2. *Sampling Data*

Based on the findings of the Phase II, AKRF concluded that contaminated soil, groundwater, and soil vapor are present at the Site. The following subsurface contamination warrants remediation for the following areas of concern at the Site:

- VOC- and- SVOC-contaminated soil, and to a lesser extent groundwater, in northwest portion of the Site;
- Metal-contaminated soil across the Site. Lead detections in samples SB-2 (0.5-1)-20170524, SB-4 (4-5)-20170522, and SB-14 (7-8)-20170523 are potentially indicative of hazardous material at these boring locations and could be found elsewhere at the Site.
- Chlorinated and non-chlorinated VOCs primarily in groundwater and soil vapor in the central portion of the Site; and
- Petroleum-related VOCs and SVOCs in soil, and to a lesser extent groundwater, in the southeastern portion of the Site (for the reported spill).

The detections may be related to recent and historic manufacturing and industrial operations at the Site or possibly from off-site sources. Figures indicating soil sample concentrations above NYSDEC CSCOs, groundwater sample concentrations above AWQS, and soil vapor concentrations above NYSDOH AGVs and Matrices are provided in *Attachment B* as *Figures 7*, *8*, and *9* respectively.

Supplement to Section IV- Property Information

Site Tax Map Information

Parcel Address	Block No.	Lot No.	Acreage
38-21 12th Street	472	646	1.61

2. *Tax Map*

A tax map of the Site and adjacent properties is provided as *Figure 4*. The Site is identified by the City of New York as Block 472, Lot 646.

6. *Remediation Pursuant to Navigation Law Article 12*

- Spill No. 8706722 was reported in November 1987 for a tank test failure. The NYSDEC remarks on the report stated: "1,500-gallon tank couldn't maintain level in the standpipe, will expose." No other information was provided in the report, and the spill was closed in February 1994.

- Spill No. 9500524 was reported in April 1995 for a tank overfill, where one gallon of No. 2 Fuel Oil was released. The report indicated all material was cleaned up and the spill was closed April 1995, the same day it was reported.
- Spill No. 1702829 was reported at the Site during the Phase II investigation in May 2017, after evidence of petroleum contamination [e.g. odors, staining, and elevated photoionization detector (PID) readings] was observed in one soil boring, and laboratory results for soil and groundwater samples (VOCs and SVOCs) collected from this location indicated the presence of petroleum. The spill remains open and would be remediated as part of Remedial Construction of the Site.

9. *Permits Issued by NYSDEC or USEPA*

The following permits were issued for the Site:

- United States Environmental Protection Agency (USEPA) Resource Conservation Recovery Act (RCRA) Generator Database – USEPA Facility ID NYR1000208587 was issued for 38-21 12th Street. The Site was listed as a Non-Generator in January 2007, and a historical Large Quantity Generator (LQG) in October 1982. No violations were reported. The generator was listed as Patent Scaffolding Co. Harsco Corp. The following waste codes were listed for the Site: D001 (ignitable waste) and D008 (lead).
- NYSDEC Petroleum Bulk Storage (PBS) Facility – NYSDEC PBS Facility ID 2-290122 was issued to 38-21 12 Street Partners LLC for 38-21 12th Street, Long Island City, NY. NYSDEC records indicate that a closed-removed 1,500-gallon UST and a closed in-place 550-gallon UST were formerly located at the Site.

10. *Property Description and Environmental Assessment*

Location – The Site is located at 38-21 12th Street, and includes the addresses 38-01 12th Street through 38-33 12th Street, 38-02 13th Street through 38-36 13th Street, and 12-02 38th Avenue through 12-20 38th Avenue. The Site is located in the Long Island City section of Queens, New York. The Site is bound to the northwest by 38th Avenue, followed by a taxi garage; to the northeast by 38th Avenue, followed by a scaffolding manufacturer; to the east by a 13th Street, followed by an auto body and paint shop, car wash and parking lot; to the south by an auto repair shop and church; and to the west by 12th Street, followed by a commercial building, scaffolding company, and a construction site.

Site Features – The Site consists of one tax lot on an approximately 70,200-square foot (1.6 acre) parcel. The Site contains three one-story buildings, constructed around 1936, and two partially covered parking lots. The Site is currently vacant, but was recently occupied by commercial and industrial businesses including: a pipe fitting shop, two leased commercial parking lots, a marble and granite fabricator, a carpentry shop, and a commercial kitchen.

Current Zoning and Land Use – The current zoning designation of the Site is M1-3 (manufacturing district). The surrounding area is largely developed with industrial and commercial uses with residential and commercial uses located to the south and east. A Zoning Map is presented as Figure 6.

Past Use of the Site – The July 2017 Phase I ESA indicated that Site had numerous historical commercial, industrial, and automotive uses. The Site was a rag shop in 1915, and was developed in 1936 with three one-story buildings that were operated by Chesebro-Whitman Co Inc. as a wood working facility. In 1970, Chesebro-Whitman Co Inc. became a scaffolding manufacturing and repair facility, and on-site uses changed to include a metal workshop, with a garage and gasoline tank. An office and a storage area were also constructed in the former vacant parcel on the southern portion of the Property in 1970.

Site Geology and Hydrology – Based on the U.S. Geological Survey–Central Park, New York 2011 Quadrangle map, the Site is approximately 15 feet above the North American Datum of 1988 (an approximation of mean sea level). Groundwater was encountered at the Site between approximately 8 and

10 feet below sidewalk grade during AKRF's Phase II investigation, and is expected to flow in a southwesterly direction towards the East River, approximately 0.3 miles away.

Soil borings, which were advanced between 10 and 15 feet below sidewalk grade across the Site during AKRF's Phase II, encountered historic fill material underlain by brown sand or silty-sand and gravel.

Environmental Assessment – Based on the investigations conducted to date, the primary contaminants of concern for the Site are petroleum-related VOCs, chlorinated VOCs, polyaromatic hydrocarbons (PAHs), and metals.

Soil – Soil sample analytical results obtained during the Phase II investigation were compared to 6 NYCRR Part 375 Protection of Groundwater Soil Cleanup Objectives (PGSCOs) and Commercial Use Soil Cleanup Objectives (CSCOs).

A total of nine VOCs were detected above PGSCOs and/or CSCOs in one or more of eight of the soil and/or sediment samples collected. The VOCs 1,2,4-trimethylbenzene [maximum concentration (max.) 300 milligrams per kilogram (mg/kg)], 1,3,5-trimethylbenzene (max. 110 mg/kg), acetone (max. 0.098 mg/kg), benzene (max. 190 mg/kg), ethylbenzene (max. 170 mg/kg), n-propylbenzene (max. 22 mg/kg), p- & m-xylenes (max. 930 mg/kg), o-xylenes (max. 510 mg/kg), and/or toluene (max. 960 mg/kg) were detected at concentrations above their respective PGSCOs in one of more of the soil and/or sediment samples. The VOCs, 1,2,4-trimethylbenzene, benzene, p- & m-xylenes, o-xylenes, and/or toluene were also detected above their respective CSCOs in one or more of soil and/or sediment samples.

A total of 14 PAHs were detected above the PGSCOs and/or CSCOs in 1 or more of 13 of the soil samples collected. The PAHs benzo(a)anthracene (max. 219 mg/kg), benzo(a)pyrene (max. 165 mg/kg), benzo(b)fluoranthene (max. 97.7 mg/kg), benzo(k)fluoranthene (max. 84.4 mg/kg), chrysene (max. 243 mg/kg), indeno(1,2,3-cd)pyrene (max. 48.6 mg/kg), and naphthalene (max. 360 mg/kg) were detected above their respective PGSCOs in 1 or more of 13 soil samples and their respective CSCOs in 1 or more of 11 soil samples. The PAH dibenzo(a,h)anthracene (max. 34.3 mg/kg) was detected above the CSCO (but below the PGSCO) in 8 of the soil samples. The highest concentrations were detected in soil sample SB-4 (8-9)-20170522, collected from the northern corner of the property.

A total of six metals were detected above the PGSCOs and/or CSCOs in one of more of 13 of the soil samples collected. The metals arsenic (max. 124 mg/kg), barium (max. 2,300 mg/kg), lead (max. 8,580 mg/kg), mercury (max. 3.49 mg/kg), and selenium (max. 126 mg/kg) were detected at concentrations above their respective PGSCOs in 1 or more of 13 soil samples. Copper (max. 841 mg/kg) was detected above the CSCO (but below the PGSCO) in 4 of the soil samples.

No PCBs or Pesticides were detected.

Groundwater – Groundwater samples collected during previous investigations were compared to the NYSDEC 6 NYCRR Part 703.5 Class GA Groundwater Quality Standards (AWQS).

Petroleum-related VOCs were detected at concentrations above the AWQS in several groundwater samples, including: benzene [max. 2.2 micrograms per liter (µg/L)], p- & m- xylenes (max. 24 µg/L), and o- xylenes (max. 18 µg/L) in groundwater samples MW-4-20170524 and MW-5-20170523; 1,3,5-trimethylbenzene was detected in sample MW-5-20170523 at a concentration of 14 µg/L; and toluene was detected in sample MW-4-20170522 at a concentration of 7.9 µg/L.

Several chlorinated VOCs were detected at concentrations above the AWQS in multiple groundwater samples, including: trichloroethylene (TCE) was detected in sample MW-5-20170523 at a concentration of 5.2 µg/L, above the AWQS of 5 µg/L; 1,1,1-trichloroethane was detected in samples MW-3-20170522, MW-18-20170609, and MW-21-20170609 at concentrations ranging from 13 to 120 µg/L, above the AWQS of 5 µg/L; 1,2-dichloroethane was detected in samples MW-18-20170609 and MW-21-20170609 at concentrations of 5.4 and 7.7 µg/L, respectively, above the AWQS of 5 µg/L; carbon tetrachloride was detected in samples MW-18-20170609 and MW-21-20170609 at concentrations of 94 and 1,400 µg/L,

respectively, above the AWQS of 5 µg/L; and chloroform was detected in samples MW-3-20170522, MW-18-20170609, and MW-21-20170609 at concentrations ranging from 91 to 400 µg/L, above the AWQS of 7 µg/L.

Seven PAHs were detected at concentrations that exceeded the Class GA standards in one or more of the groundwater samples analyzed, including: benzo(a)anthracene (max. 6.02 µg/L), benzo(a)pyrene (max. 5.41 µg/L), benzo(b)fluoranthene (max. 2.39 µg/L), benzo(k)fluoranthene (max. 3.46 µg/L), chrysene (max. 6.49 µg/L), indeno(1,2,3-cd)pyrene (max. 1.61 µg/L), and naphthalene (max. 132 µg/L). The highest concentrations were detected in groundwater sample MW-4-20170522, collected from the northern corner of the property.

Up to four total metals and three dissolved metals were detected above their respective Class GA Groundwater Quality Standards (AWQS) in seven groundwater samples analyzed. One metal was detected at concentrations above the AWQS that is not considered a naturally occurring metal: lead (maximum total concentration of 46.30 µg/L) was detected in samples collected from monitoring wells MW-2 and MW-6.

Soil Vapor – Soil vapor sample analytical results were compared to the NYSDOH 2006 Guidance for Evaluating Soil Vapor Intrusion Air Guidance Values (AGVs), the September 2013 NYSDOH Fact Sheet update for tetrachloroethylene (PCE), the August 2015 Fact Sheet update for trichloroethylene (TCE), and the May 2017 Matrix A, B, and C tables listed in the NYSDOH 2006 Guidance for Evaluating Soil Vapor Intrusion.

Eleven soil vapor samples (SV-1 through SV-7 and SV-18 through SV-21) were collected from across the Site. The highest concentrations of chlorinated VOCs detections were generally from samples collected in the central portions of the Site beneath or near the former marble and granite fabricating facility. PCE was detected in four of the soil vapor samples (SV-1-20170524, SV-2-2017524, SV-3-20170522, and SV-5-20170524) and in the ambient air sample (AA-1-20170522). The detection of PCE in sample SV-3-20170522 (430 µg/m^3) was above the AGV of 30 µg/m^3, and the concentration in the ambient air quality sample (AA-1-20170522) was 14 µg/m^3. Carbon tetrachloride was detected at concentrations exceeding the matrix value of 60 µg/m^3 in six samples (SV-2-2017524, SV-3-20170522, SV-5-20170524, SV-18-20170609, SV-19-20170609, and SV-21-20170609), with concentrations ranging from 78 µg/m^3 to 1,100 µg/m^3.

Soil, groundwater, and soil vapor sample results are summarized in *Figures 7, 8, and 9*.

PART B

Supplement to Section VI. – Previous Property Owners/Operators

Current owner(s):

The current owner (as defined herein) of the proposed BCP Site, located at 38-21 12th Street, Long Island City, NY, is TFC 38-21 Twelfth LLC (The Applicant).

Prior owner(s), known corporate members, and relationship to Requestor(s):

The Applicant anticipates voluntarily investigating and remediating the Site, as required under the Brownfield Cleanup Program, as part of its redevelopment of the Site into a commercial facility that will ultimately be used by the New York City Department of Transportation (NYC DOT). Previous property owners and operators are not associated with the Applicant, and are listed below:

Table 2
Previous Property Owners/Operators

Property Owners/ Operators	Years of Ownership/ Operation	Status of Entity (Alive, Deceased, Active, Dissolved)	Current/Last Known Address/Phone Number (if available)	Relationship to Requestor(s)	Owner/ Operator
Block 472 Lot 646					
EK 38TH AVENUE LLC	October 2013-January 2018	Active	c/o Elysabeth Kleinhaus 240 Central Park South, Apartment 13A New York, NY 10019	None	Owner; Operator Unknown
38-21 12TH STREET PARTNERS, LLC	June 2002-October 2013	Active	c/o John Gonzalez 113 Albany Avenue Amityville, NY 11701	None	Owner; Operator Unknown
38-21 12TH STREET PARTNERS	April 1997-June 2002	Active	38-21 12th Street Long Island City, NY 11101	None	Owner; Operator Unknown
HARSCO CORPORATION	Prior to April 1997	Active	350 Poplar Church Road Camp Hill, PA 17011	None	Owner; Operator Unknown

Supplement to Section VII. – Requestor Eligibility Information

Volunteer Status

The Applicants qualify as Volunteers with respect to the Site because they have not owned or operated the Site at the time of the disposal of hazardous substances, waste, and/or petroleum, if any. The Applicant performed all appropriate inquiry prior to acquiring the Site, i.e., they retained a qualified environmental consultant to conduct a Phase I Environmental Site Assessment (ESA) and Subsurface (Phase II) Investigation at the Site and are voluntarily applying to be accepted into the New York State Brownfield Cleanup Program to undertake all required investigation and remediation of the Site prior to and/or concurrent with its redevelopment. The Applicant took possession of the Site on January 1, 2018, and the BCP Pre-Application meeting was held on January 19, 2018.

Proof of Access

An access agreement to implement the Remedial Investigation and remediation under the BCP will not be required, as the Applicant owns the Site.

Supplement to Section VIII. – Property Eligibility Information

Registry Listings

b. Petroleum Bulk Storage

Location	Capacity (gallons)	Product Stored	Status
38-21 12th Street Partners LLC	1,500 UST 550 UST	#2 Fuel oil Not listed	Closed-removed Closed-in place
Notes: UST = underground storage tank			

c. Spills

- Spill No. 8706722 was reported in November 1987 for a tank test failure. The NYSDEC remarks on the report stated: "1,500-gallon tank couldn't maintain level in the standpipe, will expose." No other information was provided in the report, and the spill was closed in February 1994.
- Spill No. 9500524 was reported in April 1995 for a tank overfill, where one gallon of No. 2 Fuel Oil was released. The report indicated all material was cleaned up and the spill was closed April 1995, the same day it was reported.
- Spill No. 1702829 was reported at the Site during the Phase II investigation in May 2017, after evidence of petroleum contamination (e.g. odors, staining, and elevated photoionization detector readings) was observed in one soil boring, and laboratory results for soil and groundwater samples (VOCs and SVOCs) collected from this location indicated the presence of petroleum. The spill remains open and would be remediated as part of Remedial Construction of the Site.

Resource Conservation and Recovery Act (RCRA) Notifiers Listings

- USEPA RCRA Generator Database – USEPA Facility ID NYR1000208587 was issued for 38-21 12th Street. The Site is listed as a Non-Generator in January 2007, and a historical LQG in October 1982. No violations were reported. The generator is listed as Patent Scaffolding Co. Harsco Corp. The following waste codes were listed for the Site: D001 (ignitable waste) and D008 (lead).

Supplement to Section IX. – Contact List Information

1. Local, State, and Federal Officials

Hon. Bill de Blasio Mayor of New York City City of New York 1 Centre Street New York, NY 10007	Hon. Scott M. Stringer New York City Comptroller Office of the Comptroller, City of NY 1 Centre Street New York, NY 10007
Hon. Letitia James Public Advocate 1 Centre Street New York, NY 10007	Melinda Katz Queens Borough President 120-55 Queens Boulevard Kew Gardens, NY 11424
Hon. Catherin Nolan State Assembly District 37 47-40 21st Street Long Island City, NY 11101	Jimmy Van Bramer City Council District 26 47-01 Queens Boulevard, Suite 1833 Queens, NY 11104
Commissioner NYC Department of City Planning 120 Broadway, 31st Floor New York, New York 10271	NYC Department of City Planning Queens Borough Office 120-55 Queens Blvd., Room 201 Kew Gardens, NY 11424
Hon. Charles Schumer U.S. Senate 780 Third Avenue, Suite 2301 New York, NY 10017	Hon. Kirsten Gillibrand U.S. Senate 780 Third Avenue, Suite 2601 New York, New York 10017
Hon. Carolyn B. Maloney U.S. House of Representatives 31-19 Newtown Avenue Astoria, NY 11102	Hon. Governor Andrew M. Cuomo NYS State Capitol Building Albany, New York 12224

Daniel Walsh, Director Mayor's Office of Environmental Remediation 100 Gold Street, 2nd Floor New York, NY 10038	Mark Chambers, Director Mayor's Office of Environmental Sustainability 253 Broadway, 7th Floor New York, New York 10007
John McLaughlin DEP – Bureau of Environmental Planning and Analysis 96-05 Horace Harding Expressway Flushing, New York 11373	New York County Clerk New York County Clerks' Office 60 Centre Street, Room 161 New York, New York 10007
Vincent Sapienza Acting Commissioner, NYC Dept. of Environmental Protection 59-17 Junction Boulevard Flushing, NY 11373	Michael Gianaris New York State Senator, 12th District 31-19 Newtown Avenue, Suite 402 Astoria, NY 11102
Florence Koulouris District Manager, Queens Community Board 1 45-02 Ditmars Boulevard, LL Suite 1025 Astoria, NY 11105	Marie Torniali Chairperson, Queens Community Board 41 45-02 Ditmars Boulevard, LL Suite 1025 Astoria, NY 11105

2. Residents, Owners, and Occupants of the Site and Adjacent Properties

The Site, Block 472, Lot 646, is currently owned by TFC 38-21 Twelfth LLC, located at 287 Park Avenue South, New York, NY 10016. A list of adjacent properties and owners is provided below:

Adjacent to the north:	Adjacent to the east:
Block 361, Lot 1 Current Occupant 37-40 12th Street Long Island City, NY 11101 Kenjoy Realty LLC (owner) 3 Norma Lane Dix Hills, NY 11746 Block 362, Lot 1 Current Occupant 37-20 12th Street Long Island City, NY 11101 Tessjohn, Inc. (owner) 12-07 38th Avenue Long Island City, NY 11101 Block 362, Lot 37 Michael Deli Vecchia (Owner) 12-11 38th Avenue Long Island City, NY 11101	Block 471, Lot 725 Current Occupant 38-01 13th Street Long Island City, NY 11101 SPA 38th Avenue Corp. (owner) c/o Morgan Miller 530 Seventh Avenue, 12th Floor New York, NY 10018 Block 471, Lot 721 Current Occupant 38-40 21st Street Long Island City, NY 11101 38-40 21st Street Corp (Owner) 4391 Boston Post Road Pelham, NY 10803 Block 471, Lot 703 Current Occupant 38-50 21st Street Long Island City, NY 11101

Block 363, Lot 1 NYC Public School No. 111 37-15 13th Street Long Island City, NY 11101 NYC Department of Education (Owner) Chancellor's Office 52 Chambers Street New York, NY 10065	Queens Plaza Ventures, LLC (Owner) c/o George Xu 35-06 Leavitt Street, Suite CF-A Flushing, NY 11354

Adjacent to the south:	Adjacent to the west:
Block 472, Lot 674 38-38 13th Street, LLC 38-38 13th Street Long Island City, NY 11101 Block 472, Lot 645 Friendship Baptist Church 38-35 12th Street Long Island City, NY 11101	Block 473, Lot 564 City of New York Active Construction Site Block 473, Lot 20 Current Occupant 38-16 12th Street Long Island City, NY 11101 Mediterranean Gyros Products, Inc. (Owner) c/o Lazare Potter and Giacovas LLP 875 Third Avenue, 28th Floor New York, NY 10022 Block 473, Lot 12 Helen Astin 11-14 38th Street Long Island City, NY 11101

3. Local News Media

New York Post 1211 Avenue of the Americas New York, New York 10036	New York Daily News 4 New York Plaza New York, New York 10004
New York 1 News 75 Ninth Avenue New York, NY 10011 Email: ny1news@ny1.com	Queens Tribune 150-50 14th Road Whitestone, NY 1137
Queens Gazette 42-16 34th Avenue Long Island City, NY 11101	El Correo de Queens 38-15 Bell Boulevard Bayside, NY 11361

4. Public Water Supply

Public water is provided by The City of New York, Department of Environmental Protection:

Customer Service Center
59-17 Junction Boulevard, 13th Floor
Flushing, New York 11373

5. Additional Contacts

None.

6. Nearby School and Day Care Centers

Daycares:

Jackson Development Center
36-02 14th Street
Long Island City, NY 11106
Director
(718) 205-1919
Distance: 940 feet northeast of the Site

Ravenswood Day Care Center
21-20 35th Avenue
Astoria, NY 11106
Director
(718) 657-8300
Distance: 1,500 feet northeast of the Site

Queensbridge South Day Care Center
10-26 41st Avenue
Long Island City, NY 11101
Director
(718) 657-8300
Distance: 1,700 feet southwest of the Site

Long Island City Family Daycare
40-34 28th Street
Long Island City, NY 11101
Director
(347) 669-4009
Distance: 1,800 feet southeast of the Site

All Children's Child Care
35-01 24th Street
Long Island City, NY 11106
Director
(718) 707-0501
Distance: 2,800 feet northeast of the Site

Schools:

New York City Public School No. 111 (Jacob Blackwell)
37-15 13th Street
Long Island City, NY 11101

Ms. Dionne Jaggon, Principal
(718) 786-2073
Distance: Northeast-adjacent to the Site

Growing Up Green Middle School
36-49 11th Street
Long Island City, NY 11101
Dr. Nancy Wong, School Leader
Distance: 600 feet north of the Site

PS 76 (William Hallett)
36-36 10th Street
Long Island City, NY 11101
Ms. Darlene Teron, Principal
Distance: 800 feet northwest of the Site

VOICE Charter School of New York
36-24 12th Street
Long Island City, NY 11106
Mr. Franklin Headley, Principal
Distance: 872 feet north of the Site

Evangel Christian School
39-21 Crescent Street
Long Island City, NY 11101
Pastor Carolyn Marko, Headmaster
Distance: 1,700 feet southeast of the Site

Dutch Kills Public School 112
25-05 37th Avenue
Long Island City, NY 11101
Dov Witkes, Principal
Distance: 1,800 feet north of the Site

Growing Up Green Charter School
36-49 11th Street
Long Island City, NY 11101
Ms. Lauren Barkan, Co-School Leader
Distance: 2,230 feet southeast of the Site

IS 204 (Oliver W. Holmes School)
36-41 28th Street
Long Island City, NY 11106
Ms. Faye Erstein Kotzler, Principal
Distance: 2,240 feet east of the Site

Newcomers High School
28-01 41st Avenue
Long Island City, NY 11101
German Sarmiento, Principal
Distance: 2,500 feet southeast of the Site

7. Document Repositories

Queens Library at Long Island City
37-44 21st Street
Long Island City, NY 1101
Ms. Tienya Smith, Manager
(718) 752-3700

Queens Community Board District 1
Florence Koulouris, District Manager
45-02 Ditmars Boulevard, LL Suite 1025
Astoria, NY 11105
(718) 626-1021

Letters signed by representatives of the designated document repositories are included in *Attachment E*.

8. Local Community Board

Queens Community Board District 1
Florence Koulouris, District Manager
45-02 Ditmars Boulevard, LL Suite 1025
Astoria, NY 11105
(718) 626-1072

Supplement to Section X. – Land Use Factors

1. Zoning

The Site is currently zoned as M1-3 (manufacturing district). The proposed use of the Site is commercial use by a city agency (NYC DOT). A Zoning Map is presented as Figure 6.

2. Current Site Use

Currently, the Site comprises three one-story buildings and two partially covered parking lots. The Site is vacant, but was recently occupied by commercial and industrial businesses including: a pipe fitting shop, two leased commercial parking lots, Amadeus Marble and Granite Manufacturing, a carpentry shop, and Nutropia (commercial kitchen). A storage space and vacant shop (former metal works) were also located on the Site. An Existing Land Use map is included as *Figure 5* in *Attachment B*.

3. Proposed Site Use

The proposed redevelopment plan includes demolition of the existing structures and the construction of a slab-on-grade, two-story building that will include a warehouse with storage space and locker room facilities on the first floor, an administrative office area on the second floor, with exterior parking and storage. The Proposed Development Plan is presented on Figure 10.

6. Community Master Plans, Local Waterfront Revitalization Plans, and/or Adopted Land Use Plans

The proposed redevelopment plan is consistent with existing zoning and land use patterns in the surrounding area, and there are no existing neighborhood plans or policies in affect that include the proposed redevelopment site. The neighborhood represented by Queens Community Board No. 1, where the proposed redevelopment site is located, is currently part of the New York City Planning Department's Long Island City Core Neighborhood Planning Study; however, the proposed redevelopment site is located outside of the study area and the context area.

ATTACHMENT A

NYS Department of State's Corporation and Business Entity Database Information

NYS Department of State

Division of Corporations

Entity Information

The information contained in this database is current through March 29, 2018.

Selected Entity Name: TFC 38-21 TWELFTH LLC
Selected Entity Status Information

Current Entity Name:	TFC 38-21 TWELFTH LLC
DOS ID #:	5129904
Initial DOS Filing Date:	MAY 02, 2017
County:	NEW YORK
Jurisdiction:	NEW YORK
Entity Type:	DOMESTIC LIMITED LIABILITY COMPANY
Current Entity Status:	ACTIVE

Selected Entity Address Information

DOS Process (Address to which DOS will mail process if accepted on behalf of the entity)

ATTENTION: GENERAL COUNSEL
387 PARK AVENUE SOUTH, 7TH FLR
NEW YORK, NEW YORK, 10016

Registered Agent

NONE

This office does not require or maintain information regarding the names and addresses of members or managers of nonprofessional limited liability companies. Professional limited liability companies must include the name(s) and address(es) of the original members, however this information is not recorded and only available by viewing the certificate.

***Stock Information**

# of Shares	Type of Stock	$ Value per Share

No Information Available

*Stock information is applicable to domestic business corporations.

Name History

Filing Date	Name Type	Entity Name
MAY 02, 2017	Actual	TFC 38-21 TWELFTH LLC

A **Fictitious** name must be used when the **Actual** name of a foreign entity is unavailable for use in New York State. The entity must use the fictitious name when conducting its activities or business in New York State.

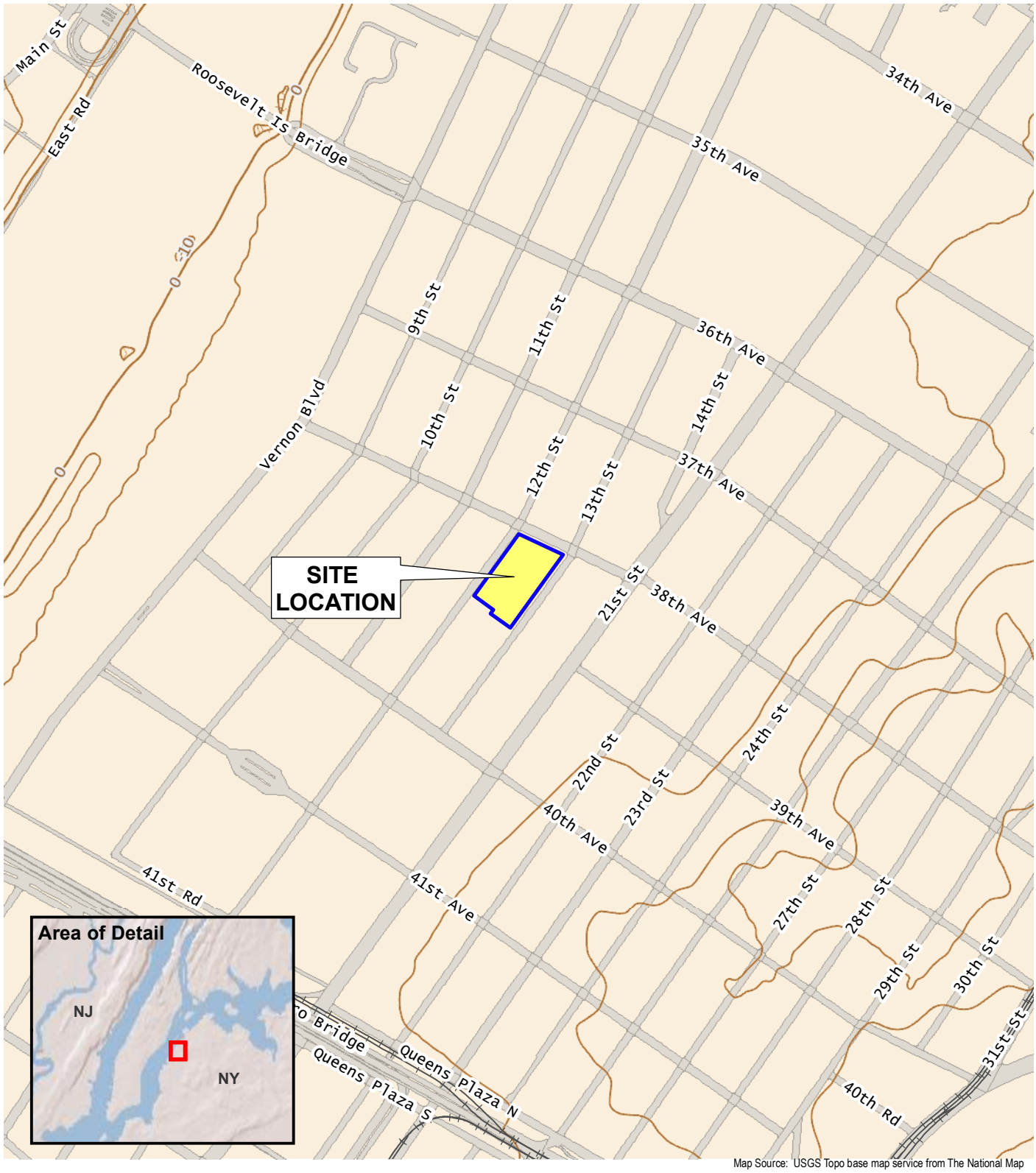
NOTE: New York State does not issue organizational identification numbers.

Search Results New Search

Services/Programs | Privacy Policy | Accessibility Policy | Disclaimer | Return to DOS Homepage | Contact Us

ATTACHMENT B

Figures



©2018 AKRF W:\Projects\170178 - DOT RELOCATION SITE\Technical\GIS and Graphics\hazmat\170178 Fig 1 site loc map BCP.mxd 4/4/2018 12:32:40 AM iszalus

AKRF
440 Park Avenue South, New York, NY 10016

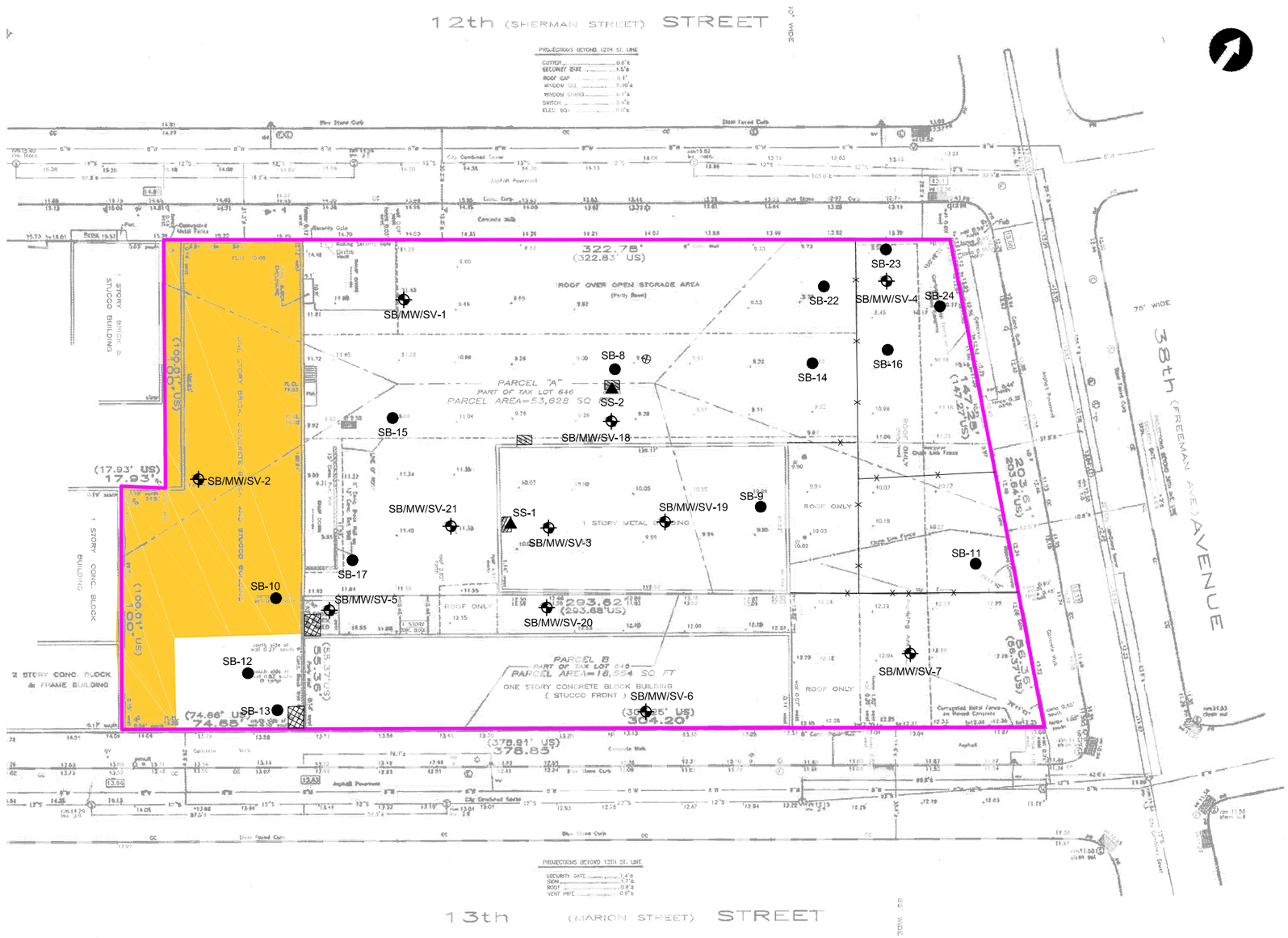
38-21 12th Street
Long Island City, New York

SITE LOCATION

DATE
4/4/2018

PROJECT NO.
170178

FIGURE
1



LEGEND

- PROJECT SITE BOUNDARY
- BASEMENT
- AST/POSSIBLE UST
- STORM DRAIN
- TRENCH DRAIN
- FENCE
- SOIL BORING
- SOIL BORING/MONITORING WELL/SOIL VAPOR POINT
- SEDIMENT SAMPLE
- AST ABOVEGROUND STORAGE TANK
- UST UNDERGROUND STORAGE TANK

0 25 50 100
SCALE IN FEET

SOURCE:
Based on Land Survey at Block 472 Lot 646
Prepared by Montrose Surveying Co., LLP.
August 2013

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38-21 12th Street
Long Island City, New York

SITE PLAN AND SAMPLE LOCATION MAP

DATE
4/4/2018

PROJECT NO.
170178

FIGURE
2

©2018 AKRF, Inc W:\Projects\170178 - DOT RELOCATION SITE\Technical\Hazmat\CAD\BCP\170178 Fig 2 Site Plan.dwg last save: jszalus 4/4/2018 2:40 PM

LEGEND

0 300 600

SCALE IN FEET

PROJECT SITE BOUNDARY

LOT BOUNDARY

CRITERIA A, Y - INDICATOR FOR CENSUS TRACT HAVING A "POVERTY RATE OF AT LEAST 20% AND UNEMPLOYMENT RATE OF AT LEAST 125% THE STATEWIDE UNEMPLOYMENT RATE." 'Y' INDICATES THAT THE CENSUS TRACT MEETS THIS CRITERIA

CRITERIA B, Y - INDICATOR FOR CENSUS TRACT HAVING A "POVERTY RATE OF AT LEAST 2 TIMES THE POVERTY RATE FOR THE COUNTY." 'Y' INDICATES THAT THE CENSUS TRACT MEETS THIS CRITERIA.

CRITERIA AB, Y - INDICATOR THAT THE CENSUS TRACT MEETS BOTH CRITERIA A AND B. 'Y' INDICATES THAT THE CENSUS TRACT MEETS THIS CRITERIA

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DOT Relocation Site
Queens, New York

EN-ZONE BOUNDARY MAP

DATE
4/5/2018

PROJECT NO.
170178

FIGURE
3

©2018 AKRF W:\Projects\170178 - DOT RELOCATION SITE\Technical\GIS and Graphics\hazmat\170178 Fig 3 En-Zone Boundary Map.mxd 4/5/2018 11:56:55 AM jszalus

Map Source:
NYCDCP (NYC Dept. of City Planning) GIS database

Adjacent Property Owners		
Block	**Lot**	**OwnerName**
361	1	KENJOY REALITY LLC.
362	37	VECCHIA, MICHAEL DEL
362	1	TESSJOHN INC.
363	1	DCAS/DEPARTMENT OF ED.
471	721	38-40 21ST STREET CORP.
471	725	SPA 38TH AVE CORP.
471	703	QUEENS PLAZA VENTURES LLC.
472	674	38-38 13TH STREET LLC.
472	645	FRIENDSHIP BAPTIST CHURCH
473	20	MEDITERRANEAN GYRO PRODUCTS, INC.
473	564	CITY OF NEW YORK
473	12	ASTIN,HELEN

0 150 300
SCALE IN FEET

LEGEND

- PROJECT SITE BOUNDARY
- ADJACENT PROPERTY
- 646 LOT BOUNDARY AND TAX LOT NUMBER
- 472 BLOCK NUMBER

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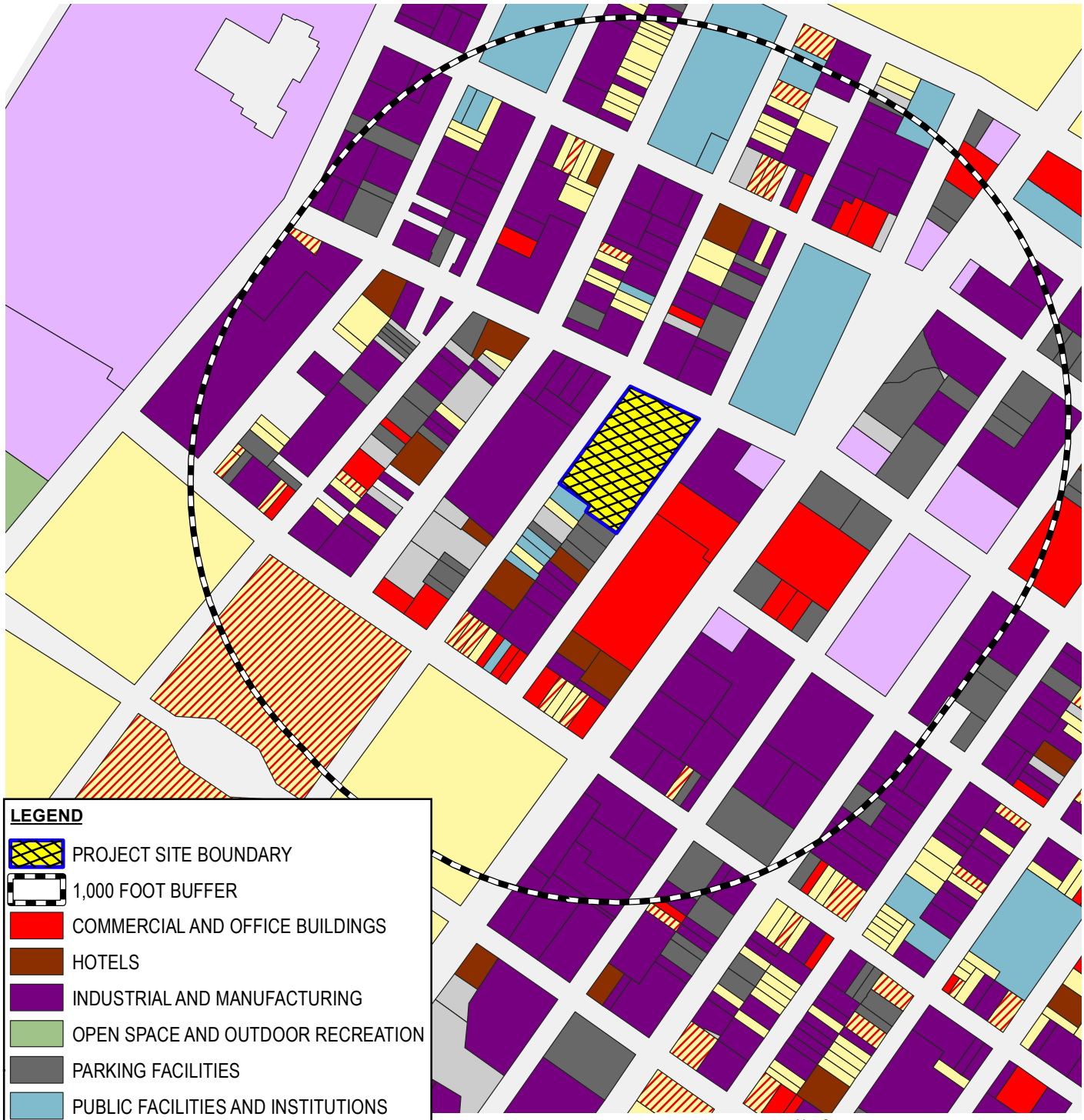
38-21 12th Street
Long Island City, New York

TAX MAP

DATE
4/5/2018
PROJECT NO.
170178
FIGURE
4

©2018 AKRF W:\Projects\170178 - DOT RELOCATION SITE\Technical\GIS and Graphics\hazmat\170178 Fig 4 Tax Map BCP.mxd 4/5/2018 12:47:05 PM jszalus



Map Source:
NYCDCP (NYC Dept. of City Planning) GIS database

0 400 800
SCALE IN FEET

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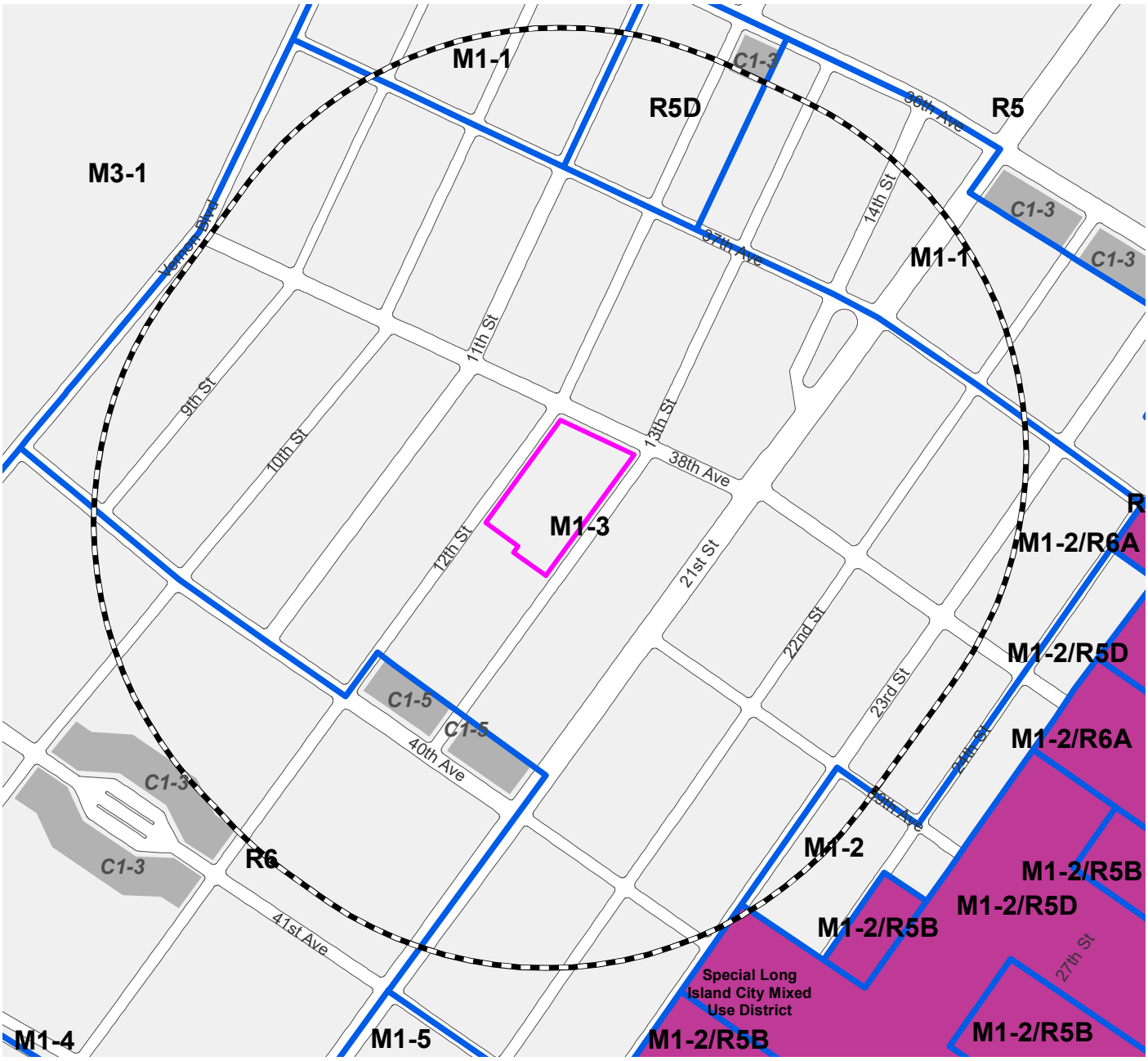
38-21 12th Street
Long Island City, New York

EXISTING LAND USE

DATE
4/4/2018
PROJECT NO.
170178
FIGURE
5

©2018 AKRF W:\Projects\170178 - DOT RELOCATION SITE\Technical\GIS and Graphics\hazmat\170178 Fig 5 Existing Land Use BCP.mxd 4/4/2018 10:03:13 AM jszalus



Source:
NYC Department of City Planning, Technical Review Division

LEGEND

- PROJECT SITE BOUNDARY
- 1,000-FOOT BUFFER
- ZONING DISTRICTS
- SPECIAL PURPOSE DISTRICT
- COMMERCIAL OVERLAY DISTRICTS
- ZONING - SPECIAL PURPOSE SUB-DISTRICTS

0 400 800
SCALE IN FEET

AKRF
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38-21 12th Street
Long Island City, New York

ZONING MAP

DATE
4/4/2018
PROJECT NO.
170178
FIGURE
6

©2018 AKRF W:\Projects\170178 - DOT RELOCATION SITE\Technical\GIS and Graphics\hazmat\170178 Fig 6 Zoning Map BCP.mxd 4/4/2018 10:42:46 AM iszalus

Sample ID Date Sampled	NYSDEC Part 375 Commercial SCO	NYSDEC Part 375 Protection of Groundwater SCO	SB-18(8-9)-20170609
SVOCs	mg/kg	mg/kg	mg/kg
Benzo(a)anthracene	5.6	1	42
Benzo(a)pyrene	1	22	31
Benzo(b)fluoranthene	5.6	1.7	34
Benzo(k)fluoranthene	56	1.7	13
Chrysene	56	1	45
Dibenzo(a,h)anthracene	0.56	1,000	9.9
Indeno(1,2,3-cd)pyrene	5.6	8.2	27
Naphthalene	500	12	16

Sample ID Date Sampled	NYSDEC Part 375 Commercial SCO	NYSDEC Part 375 Protection of Groundwater SCO	SB-8 (7.5-8.5)-20170523
No exceedances			

Sample ID Date Sampled	NYSDEC Part 375 Commercial SCO	NYSDEC Part 375 Protection of Groundwater SCO	SS-2-20170524
VOCs	mg/kg	mg/kg	mg/kg
Acetone	500	0.05	0.098

Sample ID Date Sampled	NYSDEC Part 375 Commercial SCO	NYSDEC Part 375 Protection of Groundwater SCO	SB-14 (7-8)-20170523
Metals	mg/kg	mg/kg	mg/kg
Lead	1,000	450	1,020

Sample ID Date Sampled	NYSDEC Part 375 Commercial SCO	NYSDEC Part 375 Protection of Groundwater SCO	SB-1 (1-2)-20170522	SB-1 (8-9)-20170522
No exceedances				

Sample ID Date Sampled	NYSDEC Part 375 Commercial SCO	NYSDEC Part 375 Protection of Groundwater SCO	SB-15 (8-9)-20170523
No exceedances			

Sample ID Date Sampled	NYSDEC Part 375 Commercial SCO	NYSDEC Part 375 Protection of Groundwater SCO	SB-2 (0.5-1)-20170524
SVOCs	mg/kg	mg/kg	mg/kg
Benzo(a)anthracene	5.6	1	4.80
Benzo(a)pyrene	1	22	1.96
Chrysene	56	1	7.11
Naphthalene	500	12	34.6
Metals	mg/kg	mg/kg	mg/kg
Arsenic	16	16	124
Barium	400	820	583
Copper	270	1,720	841
Lead	1,000	450	1,310
Selenium	1,500	4	126

Sample ID Date Sampled	NYSDEC Part 375 Commercial SCO	NYSDEC Part 375 Protection of Groundwater SCO	SB-21(8-9)-20170609
SVOCs	mg/kg	mg/kg	mg/kg
Benzo(a)anthracene	5.6	1	2.6
Benzo(a)pyrene	1	22	6.5
Benzo(b)fluoranthene	5.6	1.7	7
Chrysene	56	1	3.8
Dibenzo(a,h)anthracene	0.56	1,000	1.5

Sample ID Date Sampled	NYSDEC Part 375 Commercial SCO	NYSDEC Part 375 Protection of Groundwater SCO	SB-17 (6.5-7.5)-20170524
No exceedances			

Sample ID Date Sampled	NYSDEC Part 375 Commercial SCO	NYSDEC Part 375 Protection of Groundwater SCO	SB-10 (0.5-1)-20170524
No exceedances			

Sample ID Date Sampled	NYSDEC Part 375 Commercial SCO	NYSDEC Part 375 Protection of Groundwater SCO	SB-5 (1-2)-20170523	SB-5 (11-12)-20170523
SVOCs	mg/kg	mg/kg	mg/kg	mg/kg
1,2,4-Trimethylbenzene	190	3.6	ND	23
1,3,5-Trimethylbenzene	190	8.4	ND	12
p- & m- Xylenes	500 TS	1.6 TS	ND	6.8
o-Xylene	500 TS	1.6 TS	ND	6.1
Xylenes, Total	500	1.6	13	13
SVOCs	mg/kg	mg/kg	mg/kg	mg/kg
Benzo(a)anthracene	5.6	1	0.773	45.7
Benzo(a)pyrene	1	22	0.799	25.8
Benzo(b)fluoranthene	5.6	1.7	0.833	15.4
Benzo(k)fluoranthene	56	1.7	0.732	16.8
Chrysene	56	1	0.768	45.1
Dibenzo(a,h)anthracene	0.56	1,000	0.104	2.23
Naphthalene	500	12	ND	17.8

Sample ID Date Sampled	NYSDEC Part 375 Commercial SCO	NYSDEC Part 375 Protection of Groundwater SCO	SB-12 (8-9)-20170523
No exceedances			

Sample ID Date Sampled	NYSDEC Part 375 Commercial SCO	NYSDEC Part 375 Protection of Groundwater SCO	SS-1-20170522
VOCs	mg/kg	mg/kg	mg/kg
Acetone	500	0.05	0.95

Sample ID Date Sampled	NYSDEC Part 375 Commercial SCO	NYSDEC Part 375 Protection of Groundwater SCO	SB-13 (8-9)-20170523
No exceedances			

Sample ID Date Sampled	NYSDEC Part 375 Commercial SCO	NYSDEC Part 375 Protection of Groundwater SCO	SB-20(8-9)-20170609
No exceedances			

Sample ID Date Sampled	NYSDEC Part 375 Commercial SCO	NYSDEC Part 375 Protection of Groundwater SCO	SB-22(8-9)-20170609
VOCs	mg/kg	mg/kg	mg/kg
Benzene	44	0.06	190
Ethyl Benzene	390	1	170
p- & m- Xylenes	500 TS	1.6 TS	930
o-Xylene	500 TS	1.6 TS	510
Toluene	500	0.7	960
Xylenes, Total	500	1.6	1,440
SVOCs	mg/kg	mg/kg	mg/kg
Benzo(a)anthracene	5.6	1	4.9
Benzo(a)pyrene	1	22	2.8
Benzo(b)fluoranthene	5.6	1.7	3.5
Chrysene	56	1	5.6
Naphthalene	500	12	360
Metals	mg/kg	mg/kg	mg/kg
Arsenic	16	16	40.5
Copper	270	1,720	579
Lead	1,000	450	482

Sample ID Date Sampled	NYSDEC Part 375 Commercial SCO	NYSDEC Part 375 Protection of Groundwater SCO	SB-23(9-10)-20170609
VOCs	mg/kg	mg/kg	mg/kg
Benzene	44	0.06	1.6
Ethyl Benzene	390	1	18
p- & m- Xylenes	500 TS	1.6 TS	110
o-Xylene	500 TS	1.6 TS	79
Toluene	500	0.7	8.5
Xylenes, Total	500	1.6	189
SVOCs	mg/kg	mg/kg	mg/kg
Benzo(a)anthracene	5.6	1	2.5
Benzo(a)pyrene	1	22	1.6
Naphthalene	500	12	33
Metals	mg/kg	mg/kg	mg/kg
Copper	270	1720	306

Sample ID Date Sampled	NYSDEC Part 375 Commercial SCO	NYSDEC Part 375 Protection of Groundwater SCO	SB-6 (4-5)-20170523	SB-6 (8-9)-20170523
SVOCs	mg/kg	mg/kg	mg/kg	mg/kg
Benzo(a)anthracene	5.6	1	0.158	5.88
Benzo(a)pyrene	1	22	0.137	4.02
Benzo(b)fluoranthene	5.6	1.7	0.122	3.46
Benzo(k)fluoranthene	56	1.7	0.13	5.5
Chrysene	56	1	0.148	6.01
Dibenzo(a,h)anthracene	0.56	1,000	ND	0.735
Metals	mg/kg	mg/kg	mg/kg	mg/kg
Lead	1,000	450	492	504

Sample ID Date Sampled	NYSDEC Part 375 Commercial SCO	NYSDEC Part 375 Protection of Groundwater SCO	SB-4 (4-5)-20170522	SB-4 (8-9)-20170522
VOCs	mg/kg	mg/kg	mg/kg	mg/kg
1,2,4-Trimethylbenzene	190	3.6	ND	300
1,3,5-Trimethylbenzene	190	8.4	ND	110
Benzene	44	0.06	ND	12
Ethyl Benzene	390	1	ND	110
n-Propylbenzene	500	3.9	ND	22
p- & m- Xylenes	500 TS	1.6 TS	ND	430
o-Xylene	500 TS	1.6 TS	ND	270
Toluene	500	0.7	ND	110
Xylenes, Total	500	1.6	ND	700
SVOCs	mg/kg	mg/kg	mg/kg	mg/kg
Benzo(a)anthracene	5.6	1	0.188	219
Benzo(a)pyrene	1	22	0.193	165
Benzo(b)fluoranthene	5.6	1.7	0.219	97.7
Benzo(k)fluoranthene	56	1.7	0.199	84.4
Chrysene	56	1	0.263	243
Dibenzo(a,h)anthracene	0.56	1,000	0.0667	34.3
Indeno(1,2,3-cd)pyrene	5.6	8.2	0.133	48.6
Naphthalene	500	12	0.0503	236
Metals	mg/kg	mg/kg	mg/kg	mg/kg
Barium	400	820	2,300	61.8
Lead	1,000	450	8,580	103

Sample ID Date Sampled	NYSDEC Part 375 Commercial SCO	NYSDEC Part 375 Protection of Groundwater SCO	SB-24(8-9)-20170609
No exceedances			

Sample ID Date Sampled	NYSDEC Part 375 Commercial SCO	NYSDEC Part 375 Protection of Groundwater SCO	SB-16 (8-9)-20170524
SVOCs	mg/kg	mg/kg	mg/kg
Benzo(a)anthracene	5.6	1	2.29
Chrysene	56	1	3.4

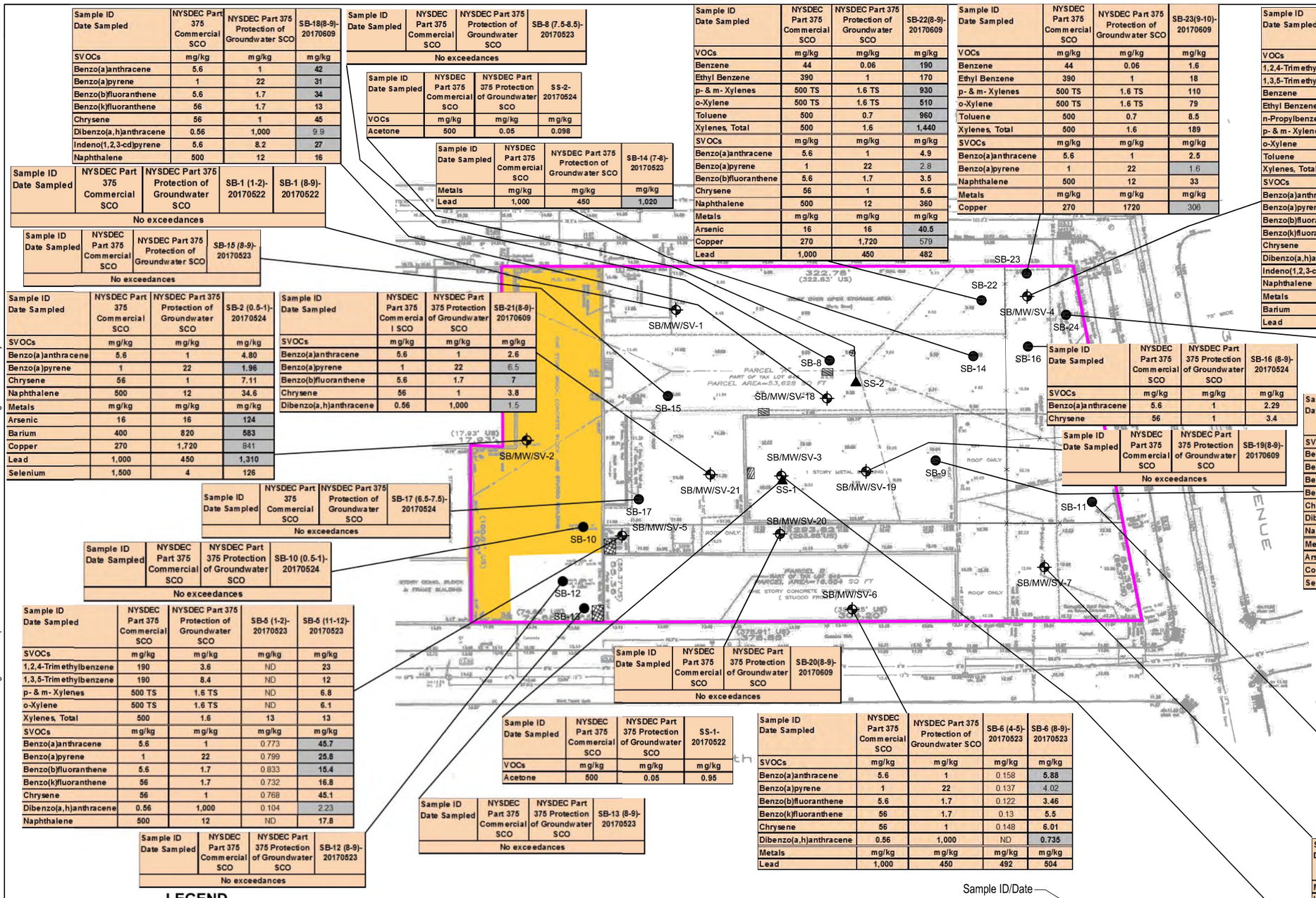
Sample ID Date Sampled	NYSDEC Part 375 Commercial SCO	NYSDEC Part 375 Protection of Groundwater SCO	SB-19(8-9)-20170609
No exceedances			

Sample ID Date Sampled	NYSDEC Part 375 Commercial SCO	NYSDEC Part 375 Protection of Groundwater SCO	SB-9 (8-9)-20170522
SVOCs	mg/kg	mg/kg	mg/kg
Benzo(a)anthracene	5.6	1	10.1
Benzo(a)pyrene	1	22	5.47
Benzo(b)fluoranthene	5.6	1.7	4.26
Benzo(k)fluoranthene	56	1.7	5.26
Chrysene	56	1	10.9
Dibenzo(a,h)anthracene	0.56	1,000	1.04
Naphthalene	500	12	272
Metals	mg/kg	mg/kg	mg/kg
Arsenic	16	16	19
Copper	270	1,720	342
Selenium	1,500	4	5.12

Sample ID Date Sampled	NYSDEC Part 375 Commercial SCO	NYSDEC Part 375 Protection of Groundwater SCO	SB-11 (7-8)-20170522
VOCs	mg/kg	mg/kg	mg/kg
Xylenes, Total	500	1.6	13
SVOCs	mg/kg	mg/kg	mg/kg
Benzo(a)anthracene	5.6	1	51.7
Benzo(a)pyrene	1	22	12.7
Benzo(b)fluoranthene	5.6	1.7	24.6
Benzo(k)fluoranthene	56	1.7	13
Chrysene	56	1	63.9
Dibenzo(a,h)anthracene	0.56	1,000	6.92
Indeno(1,2,3-cd)pyrene	5.6	8.2	11.6
Naphthalene	500	12	26.8
Metals	mg/kg	mg/kg	mg/kg
Arsenic	16	16	26.8
Lead	1,000	450	548
Mercury	2.8	0.73	3.49
Selenium	1,500	4	10.3

Sample ID Date Sampled	NYSDEC Part 375 Commercial SCO	NYSDEC Part 375 Protection of Groundwater SCO	SB-7 (1-2)-20170523	SB-7 (8-9)-20170523
Metals	mg/kg	mg/kg	mg/kg	mg/kg
Lead	1,000	450	633	122

Sample ID Date Sampled	NYSDEC Part 375 Commercial SCO	NYSDEC Part 375 Protection of Groundwater SCO	SB-3 (1-2)-20170522	SB-3 (8-9)-20170522
SVOCs	mg/kg	mg/kg	mg/kg	mg/kg
Benzo(a)anthracene	5.6	1	0.738	10.1
Benzo(a)pyrene	1	22	0.824	10.8
Benzo(b)fluoranthene	5.6	1.7	0.737	6.07
Benzo(k)fluoranthene	56	1.7	0.832	9.4
Chrysene	56	1	0.902	11.4
Dibenzo(a,h)anthracene	0.56	1,000	0.263	1.76
Metals	mg/kg	mg/kg	mg/kg	mg/kg
Lead	1,000	450	562	22.4
Selenium	1,500	4	2.65	4.09



LEGEND

- PROJECT SITE BOUNDARY
- BASEMENT
- AST/POSSIBLE UST
- STORM DRAIN
- TRENCH DRAIN
- FENCE
- SOIL BORING
- SOIL BORING/MONITORING WELL/SOIL VAPOR POINT
- SEDIMENT SAMPLE
- AST ABOVEGROUND STORAGE TANK
- UST UNDERGROUND STORAGE TANK

SOIL

Part 375 Soil Cleanup Objectives:
Soil Cleanup Objectives listed in NYSDEC
(New York State Department of Environmental Conservation)
"Part 375" Regulations (6 NYCRR Part 375).

Exceedances of Part 375 Commercial Soil Cleanup Objectives (CSCO) are highlighted in gray.
Exceedances of Part 375 Protection of Groundwater Soil Cleanup Objectives (PGSCO) are highlighted in bold font.

mg/kg:milligrams per kilogram = parts per million (ppm)

**** Standard reflects trivalent, not total, Chromium.
ND: Not detected

Sample ID/Date
Analyte/Compound
Concentration

Sample ID Date Sampled	NYSDEC Part 375 Commercial SCO	NYSDEC Part 375 Protection of Groundwater SCO	SS-1-20170522
VOCs	mg/kg	mg/kg	mg/kg
Acetone	500	0.05	0.95

0 30 60 120
SCALE IN FEET

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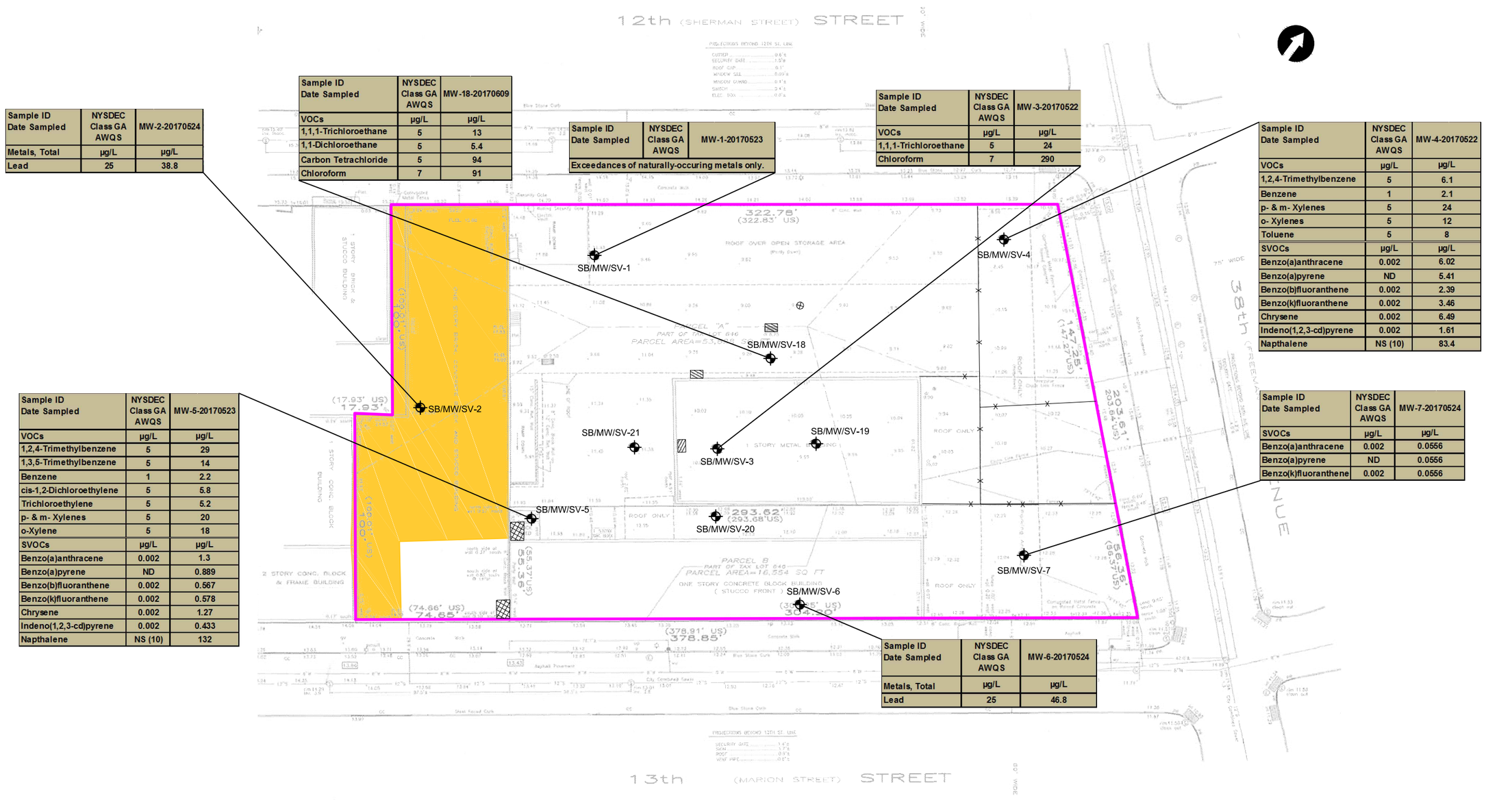
SOIL SAMPLE CONCENTRATIONS ABOVE NYSDEC SCOS

DATE
5/25/2018

PROJECT NO.
170178

FIGURE
7

©2018 AKRF, Inc W:\Projects\170178 - DOT RELOCATION SITE\Technical\Hazmat\CAD\BCP\170178 Fig 7 Soil Sample Concentrations Above NYSDEC UUSCOsRRSCOs.dwg last save: jszalus 5/25/2018 4:24 PM



Sample ID Date Sampled	NYSDEC Class GA AWQS	MW-2-20170524
Metals, Total	µg/L	µg/L
Lead	25	38.8

Sample ID Date Sampled	NYSDEC Class GA AWQS	MW-18-20170609
VOCs	µg/L	µg/L
1,1,1-Trichloroethane	5	13
1,1-Dichloroethane	5	5.4
Carbon Tetrachloride	5	94
Chloroform	7	91

Sample ID Date Sampled	NYSDEC Class GA AWQS	MW-1-20170523
Exceedances of naturally-occuring metals only.		

Sample ID Date Sampled	NYSDEC Class GA AWQS	MW-3-20170522
VOCs	µg/L	µg/L
1,1,1-Trichloroethane	5	24
Chloroform	7	290

Sample ID Date Sampled	NYSDEC Class GA AWQS	MW-4-20170522
VOCs	µg/L	µg/L
1,2,4-Trimethylbenzene	5	6.1
Benzene	1	2.1
p- & m- Xylenes	5	24
o- Xylenes	5	12
Toluene	5	8
SVOCs	µg/L	µg/L
Benzo(a)anthracene	0.002	6.02
Benzo(a)pyrene	ND	5.41
Benzo(b)fluoranthene	0.002	2.39
Benzo(k)fluoranthene	0.002	3.46
Chrysene	0.002	6.49
Indeno(1,2,3-cd)pyrene	0.002	1.61
Napthalene	NS (10)	83.4

Sample ID Date Sampled	NYSDEC Class GA AWQS	MW-5-20170523
VOCs	µg/L	µg/L
1,2,4-Trimethylbenzene	5	29
1,3,5-Trimethylbenzene	5	14
Benzene	1	2.2
cis-1,2-Dichloroethylene	5	5.8
Trichloroethylene	5	5.2
p- & m- Xylenes	5	20
o-Xylene	5	18
SVOCs	µg/L	µg/L
Benzo(a)anthracene	0.002	1.3
Benzo(a)pyrene	ND	0.889
Benzo(b)fluoranthene	0.002	0.567
Benzo(k)fluoranthene	0.002	0.578
Chrysene	0.002	1.27
Indeno(1,2,3-cd)pyrene	0.002	0.433
Napthalene	NS (10)	132

Sample ID Date Sampled	NYSDEC Class GA AWQS	MW-7-20170524
SVOCs	µg/L	µg/L
Benzo(a)anthracene	0.002	0.0556
Benzo(a)pyrene	ND	0.0556
Benzo(k)fluoranthene	0.002	0.0556

Sample ID Date Sampled	NYSDEC Class GA AWQS	MW-6-20170524
Metals, Total	µg/L	µg/L
Lead	25	46.8

LEGEND

- PROJECT SITE BOUNDARY
- BASEMENT
- AST/POSSIBLE UST
- STORM DRAIN
- TRENCH DRAIN
- FENCE
- SOIL BORING/MONITORING WELL/SOIL VAPOR POINT
- AST ABOVEGROUND STORAGE TANK
- UST UNDERGROUND STORAGE TANK

0 25 50 100
SCALE IN FEET

SOURCE:
Based on Land Survey at Block 472 Lot 646 Prepared by Montrose Surveying Co., LLP. August 2013

Sample ID/Date

Sample ID Date Sampled	NYSDEC Class GA AWQS	MW-3-20170522
VOCs	µg/L	µg/L
1,1,1-Trichloroethane	5	24
Chloroform	7	290

Analyte/Compound — Concentration

GROUNDWATER

NYSDEC Class GA Ambient Standards:
NYSDEC (New York State Department of Envirionmental Conservation) Technical and Operational Guidance Seris (1.1.1): Class GA Ambient Water Quality Standards and Guidance Values (AWQS).

Exceedances of NYSDEC Class GA AWQS are highlighted in bold font.
Seris (1.1.1): Class GA Ambient Water Quality Standards and Guidance Values (AWQS).

µg/L - micrograms per Liter = parts per billion (ppb)

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GROUNDWATER SAMPLE CONCENTRATIONS ABOVE NYSDEC AWQS

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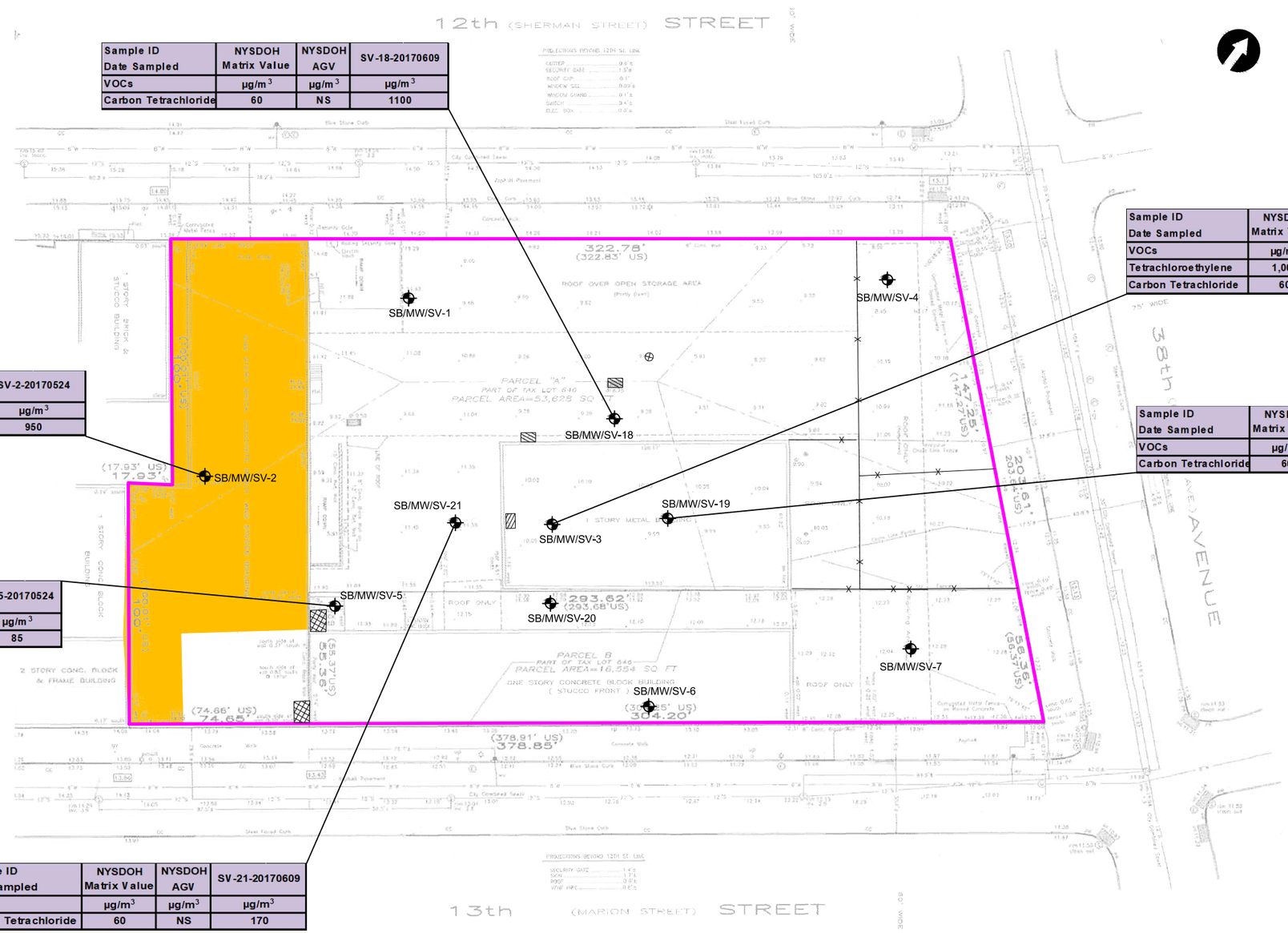
FIGURE
8

©2018 AKRF, Inc W:\Projects\170178 - DOT RELOCATION SITE\Technical\Hazmat\CAD\BCP\170178 Fig 8 Groundwater Sample Concentrations Above NYSDEC AWQS.dwg last saver: jszalus 5/25/2018 6:00 PM



Sample ID Date Sampled	NYSDOH Matrix Value	NYSDOH AGV	SV-18-20170609
VOCs	µg/m^3	µg/m^3	µg/m^3
Carbon Tetrachloride	60	NS	1100

Sample ID Date Sampled	NYSDOH Matrix Value	NYSDOH AGV	SV-3-20170522
VOCs	µg/m^3	µg/m^3	µg/m^3
Tetrachloroethylene	1,000	30	430
Carbon Tetrachloride	60	NS	78

Sample ID Date Sampled	NYSDOH Matrix Value	NYSDOH AGV	SV-2-20170524
VOCs	µg/m^3	µg/m^3	µg/m^3
Carbon Tetrachloride	60	NS	950

Sample ID Date Sampled	NYSDOH Matrix Value	NYSDOH AGV	SV-19-20170609
VOCs	µg/m^3	µg/m^3	µg/m^3
Carbon Tetrachloride	60	NS	120

Sample ID Date Sampled	NYSDOH Matrix Value	NYSDOH AGV	SV-5-20170524
VOCs	µg/m^3	µg/m^3	µg/m^3
Carbon Tetrachloride	60	NS	85

Sample ID Date Sampled	NYSDOH Matrix Value	NYSDOH AGV	SV-21-20170609
VOCs	µg/m^3	µg/m^3	µg/m^3
Carbon Tetrachloride	60	NS	170

LEGEND

- PROJECT SITE BOUNDARY
- BASEMENT
- AST/POSSIBLE UST
- STORM DRAIN
- TRENCH DRAIN
- FENCE
- SOIL BORING/MONITORING WELL/SOIL VAPOR POINT
- AST ABOVEGROUND STORAGE TANK
- UST UNDERGROUND STORAGE TANK

0 25 50 100
SCALE IN FEET

Sample ID Date Sampled	NYSDOH Matrix Value	NYSDOH AGV	SV-3-20170522
VOCs	µg/m^3	µg/m^3	µg/m^3
Tetrachloroethylene	1,000	30	430

Sample ID/Date

Analyte/Compound

Concentration

SOURCE:
Based on Land Survey at Block 472 Lot 646
Prepared by Montrose Surveying Co., LLP.
August 2013

SOIL VAPOR

NYSDOH Air Guideline Values:
NYSDOH Air Guideline Values (AGVs) in the Final Guidance for Evaluating Soil Vapor Intrusion in the State of New York, dated October 2006 ("NYSDOH Vapor Intrusion Guidance Document"), updated September 2013 for change of AGV for PCE, August 2015 for TCE.

NYSDOH Soil Vapor Intrusion Matrix:
NYSDOH Sub-slab Vapor Concentration which may require monitoring or mitigation as presented in the May 2017 Matrix A, B, and C tables of the Final Guidance in the State of New York, dated October 2006 ("NYSDOH Vapor Intrusion Guidance Documents").

Exceedences of NYSDOH Soil Vapor Intrusion Air Guidance Values are highlighted in bold font.
Exceedences of NYSDOH Soil Vapor Intrusion Air Guidance Matrix Values are highlighted in gray.

µg/m^3: micrograms per cubic meter of air

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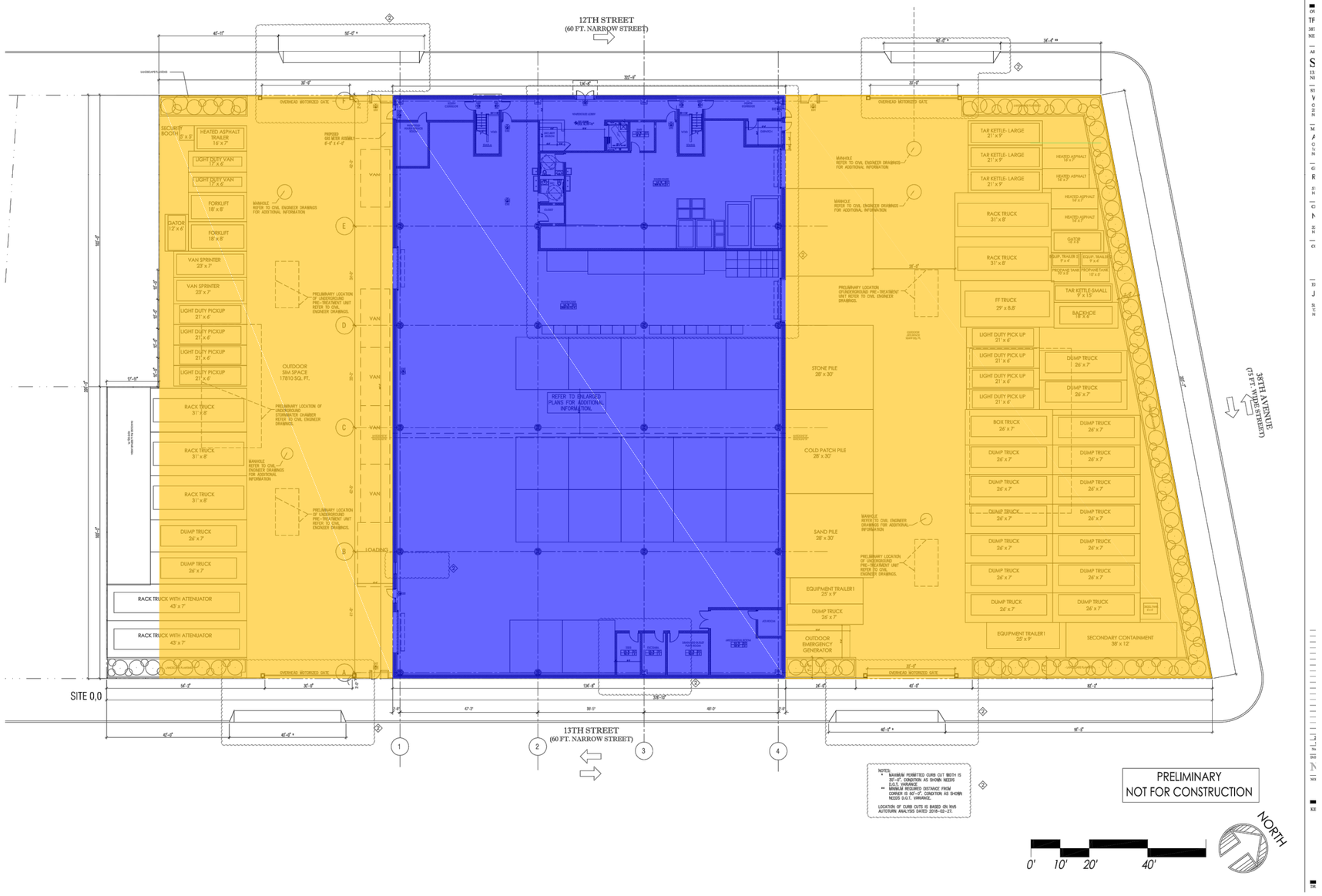
SOIL VAPOR SAMPLE CONCENTRATIONS ABOVE NYSDOH AGVS OR MATRIX VALUE

DATE
4/5/2018

PROJECT NO.
170178

FIGURE
9

©2018 AKRF, Inc W:\Projects\170178 - DOT RELOCATION SITE\TechnicalHazmat\CAD\BCP\170178 Fig 9 Soil Vapor Sample Concentrations Above NYSDOH AGVs or Matrix Value.dwg last save: jszalus 4/5/2018 1:26 PM



LEGEND

EXTERIOR PARKING AND STORAGE AREA

TWO STORY WAREHOUSE AND ADMINISTRATIVE OFFICES

SOURCE:
Based on Figure A-100, *1st FLOOR DEMO PLAN*,
Prepared by SLCE Architects, LLP
1359 Broadway New York, New York
March 2018

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440 Park Avenue South, New York, NY 10016

38-21 12th Street
Long Island City, New York

PROPOSED DEVELOPMENT PLAN

DATE
4/4/2018

PROJECT NO.
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FIGURE
10

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ATTACHMENT B

Redevelopment Plans

DOT RELOCATION

38-21 12TH STREET
Long Island City, NY

PROJECT:

38-21 12TH Street

38-21 12th Street
LONG ISLAND CITY, NY

OWNER/DEVELOPER:
TF Cornerstone
387 PARK AVE SOUTH
NEW YORK, NEW YORK 10016
TEL.: (212) 672-1000
FAX.: (212) 901-8114

ARCHITECT:
SLCE*Architects, LLP*
1359 BROADWAY
NEW YORK, NY 10018
TEL.: (212) 979-8400
FAX.: (212) 979-8387

STRUCTURAL ENGINEER:
WSP USA
One Penn Plaza
250 W 34th Street
New York, N.Y. 10019
TEL. : (212) 687-9888

M.E.P.FP. ENGINEER:
AKF
One Liberty Plaza
165 Broadway, 22nd Floor
New York, N.Y. 10006
TEL. : (646) 720-9839

GEOTECHNICAL ENGINEERING:
RA CONSULTANTS LLC
512 7th Avenue, 6TH FLOOR
NEW YORK, NY 10018
TEL. : (646) 484-3250
FAX.: (646) 484-3251

CIVIL ENGINEERING:
NV5
32 Old Slip, 4th Floor
NEW YORK, NY 10005
TEL. : (646) 300-7150

CODE CONSULTANT

ELEVATOR CONSULTANT:
JENKINS & HUNTINGTON, INC
SUITE 920
1251 Avenue of the Americas
NEW YORK, NY 10020
TEL. : (212)-696-1818
FAX.: (212)-696-4528

No.:	DATE:	REVISION:
2	03/01/18	FOR DOT SIGN OFF
1	01/12/18	FOR DOT REVIEW

D.O.B. NUMBER:
NB#

NORTH:

1/4" = 1'-0"
0 2' 4' 6'

KEY PLAN:

DRAWING TITLE:

COVER SHEET

SEAL & SIGNATURE:

DATE:
PROJECT No: 2017-19
DRAWN BY: CAD-DEPT
CHECKED BY: SLCE
DWG. No.:
A-001.00
SHEET. No.:
OF

FILE No:

GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE NEW YORK CITY BUILDING CODE 2014 AND THE NYC 2016 ENERGY CONSERVATION CODE

2. CONSTRUCTION SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES, RULES AND REGULATIONS PERTAINING TO LABOR, MATERIALS, NOISE, SAFETY, ETC. (BC 28-105.12, 28-113.1)

3. THE OWNER SHALL BE RESPONSIBLE FOR THE SAFE MAINTENANCE OF THE BUILDING AND ITS FACILITIES (ARTICLE 301 THRU ARTICLE 304).

4. ALL MATERIALS, ASSEMBLIES, FORMS AND METHODS OF CONSTRUCTION AND SERVICE EQUIPMENT SHALL MEET THE FOLLOWING REQUIREMENTS:
   - A. IT SHALL HAVE BEEN ACCEPTABLE PRIOR TO THE EFFECTIVE DATE OF THE CODE BY THE BOARD OR
   - B. SHALL HAVE BEEN ACCEPTED FOR USE UNDER THE PRESCRIBED CODE TEST METHODS BY THE COMMISSIONER
   - C. PREVIOUSLY APPROVED BY THE BOARD OF STANDARDS AND APPEALS, AND NOT AMENDED OR REPEALED BY THIS COMMISSIONER (BC §28-113.2.6)

5. ALL CONSTRUCTION TO COMPLY WITH SEISMIC CODE.

6. BUILDING PERMITS OR COPIES SHALL BE POSTED IN A CONSPICUOUS PLACE AT THE WORK SITE, VISIBLE TO THE PUBLIC FOR THE DURATION OF THE WORK OR THE USE AND OPERATION OF THE EQUIPMENT, OR UNTIL EXPERIATION OF PERMIT. (BC 28-105.11)

7. AT LEAST 24, BUT NO MORE THAN 48 HOURS, WRITTEN NOTICE SHALL BE GIVEN TO THE COMMISSIONER BEFORE COMMENCEMENT OF WORK. (BC 3304.3.1)

8. WITHIN TEN DAYS PRIOR TO THE START OF WORK A WRITTEN NOTICE SHALL BE GIVEN TO ADJOINING LOT OWNER AFFECTED BY FOUNDATION, EARTHWORK OR DEMOLITION WORK. WORK. (BC 3304.3.2)

9. NO WORK TO BE DONE BEYOND THE BUILDING LINES WITHOUT APPROVAL OF THE DEPARTMENT OF HIGHWAYS.

10. SIDEWALKS TO BE LAID IN ACCORDANCE WITH RULES OF THE DEPARTMENT OF HIGHWAYS.

11. BORING DIAGRAM WILL BE FILED BEFORE CONSTRUCTION IS STARTED AS PER BC 1802.

12. AN ACCURATE AND COMPLETE FINAL SURVEY, MADE BY A LICENSED SURVEYOR SHALL BE SUBMITTED AFTER COMPLETION OF WORK SHOWING THE LOCATION OF NEW BUILDING ELEVATION OF FIRST FLOOR, FINISHED GRADES OF OPEN SPACES ESTABLISHED CURB LEVEL, LOCATION AND BOUNDARIES OF LOT. (BC §28-118.4)

13. ALL ELEVATIONS SHALL REFER TO THE DATUM IN USE BY THE DEPARTMENT OF HIGHWAYS WHICH IS NAVD88.

14. WRITTEN DIMENSIONS ON THESE DRAWINGS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS. DRAWINS ARE NOT TO BE SCALED. ALL WORK SHALL BE LAID OUT BY DIMENSIONS.

15. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS ON THE JOB AND ARCHITECTS OFFICE MUST BE NOTIFIED OF ANY VARIATION FROM THE CONDITIONS SHOWN BY THESE DRAWINGS.

16. ALL CONSTRUCTION, DIMENSIONS AND DETAILS SHALL CONCUR WITH AND BE DETERMINED FROM THESE DRAWINGS ONLY.

17. ALL MATERIALS AND CONSTRUCTION TO BE INCORPORATED IN THE WORK SHALL BE IN STRICT ACCORDANCE WITH THE LATEST EDITION OF THE ASTM SPECIFICATIONS APPLICABLE, AND TO COMPLY WITH THE STANDARDS AND RECOMMENDATIONS OF THE VARIOUS TRADE INSTITUTES (A.C.I., A.I.S.C.,ETC.) WHERE APPLICABLE. ALL MATERIALS INCORPORATED INTO THE WORK SHALL BE NEW.

18. CONTRACTORS SHALL BE RESPONSIBLE FOR ADEQUATELY BRACING AND PROTECTING ALL WORK DURING CONSTRUCTION AGAINST DAMAGED, BREAKAGES, COLLAPSE, DISTORTIONS AND OFF-ALIGNMENT ACCORDING TO APPLICABLE CODES, STANDARDS AND GOOD PRACTICE.

19. CONSTRUCTION SHALL COMPLY WITH ALL FEDERAL, STATE AND LOCAL CODES, ORDINANCES, RULES AND REGULATIONS PERTAINING TO LABOR AND MATERIALS.

20. ALL NOTES HEREIN MENTIONED WITH THOSE ON THE VARIOUS DRAWINGS, SHALL APPLY TO ALL DRAWINGS AND FORM PART OF THE CONTRACT.

21. EACH CONTRACTOR WILL BE HELD STRICTLY RESPONSIBLE FOR HIS WORK. ANY DISCREPANCIES IN THE PLANS OR DETAILS SHALL BE CALLED TO THE ATTENTION OF THE ARCHITECT.

22 POSTED OCCUPANCY AND USE, ALL BUILDING SHALL BE POSTED WITH A SIGN IN A FORM PRESCRIBED BY THE DEPARTMENT, PERMANENTLY AFFIXED, PLACED IN A CONSPICUOUS LOCATION IN PUBLIC HALL OR CORRIDOR, STATING, LIVE LOADS AND OCCUPANT LOADS IN THE BUILDING AND ALL PARTS THEREOF. OCCUPANCY GROUP R-3 IS EXEMPTED FROM THIS REQUIREMENT. (BC §28-118.19)

23. BUILDING ELEMENTS SHALL HAVE A FIRE-RESISTANCE RATING NOT LESS THAN THAT SPECIFIED. (BC TABLES 601 AND 602)

24. ALL MATERIALS AND ASSEMBLIES REQUIRED TO HAVE A FIRE RESISTANCE RATING SHALL COMPLY WITH ONE OF THE FOLLOWING:
   - A. IT SHALL CONFORM WITH NFPA 251 "FIRE RESISTANCE RATINGS" OR,
   - B. IT SHALL HAVE BEEN TESTED IN ACCORDANCE WITH ASTM E-119-2000, "STANDARD METHODS OF FIRE TESTS OF BUILDING CONSTRUCTION AND MATERIALS" AND ACCEPTED BY THE COMMISSIONER, OR
   - C. IT SHALL HAVE BEEN ACCEPTABLE PRIOR TO THE EFFECTIVE DATE OF THE CODE.

25. THE BUILDING SITE IS NOT IN A FLOOD ZONE.

26. WHERE PIPES, WIRES, CONDUITS, DUCTS, ETC., PIERCE FIRE PROTECTION OF INDIVIDUALLY ENCASED STRUCTURAL MEMBERS, SUCH PENETRATION SHALL NOT EXCEED 2 PERCENT OF ANY ONE FACE SUCH PROTECTION, AND SHALL BE CLOSED OFF WITH CLOSE FITTING METAL ESCUTCHEONS OR PLATES. (BC 714.3)

27. LINTELS SUPPORTING MASONRY WALLS OVER 4 FEET IN WIDTH SHALL BE FIRE PROTECTED WITH MATERIALS HAVING THE REQUIRED FIRE RESISTANCE-RATING OF THE WALL SUPPORTED. (BC 714.6)

28. CEILINGS THAT CONTRIBUTE TO THE REQUIRED FIRE RESISTANCE RATING OF A FLOOR OR ROOF ASSEMBLY SHALL BE CONTINUOUS BETWEEN FIRE DIVISIONS, FIRE SEPARATIONS OR VERTICAL PARTITIONS HAVING THE SAME FIRE RESISTANCE RATING AS THE CEILING, CONCEALED SPACE ABOVE SUCH CEILING, UNLESS SPRINKLERED, SHALL BE FIRESTOPPED AS PER SECTION BC 717 "CONCEALED SPACES".

29. OPENING PROTECTIVES INCLUDING FRAMES, SELF-CLOSING DEVICES AND HARDWARE, SHALL COMPLY WITH NFPA 252-99 "STANDARD METHODS OF FIRE TEST OF DOOR ASSEMBLIES" AND NFPA 257-00 "STANDARD METHODS OF FIRE TEST OF WINDOW AND GLASS BLOCK ASSEMBLIES" AND SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH NFPA 257-00 "INSTALLATION OF FIRE DOORS AND WINDOW". OPENING PROTECTIVES SHALL BE LABELED CERTIFYING PERFORMANCE RATING, AND SHALL HAVE BEEN ACCEPTED BY THE COMMISSIONER.

30. ROOF SHALL BE COVERED WITH CLASS "A" ROOF COVERING MEETING THE REQUIREMENTS OF ASTM-E108 "STANDARD METHODS OF FIRE TESTS OF ROOF COVERINGS" - 2000, OR "FIRE CLASSIFICATIONS". (BC 1505)

31. FIRESTOPPING: CONCEALED SPACES WITHIN PARTITIONS, WALLS, FLOORS, ROOFS, STAIRS, FURRING PIPE SPACES, COLUMN ENCLOSURES, ETC., SHALL BE FIRESTOPPED (EXCEPT WHERE CONCEALED SPACED IS SPRINKLERED OR IS CONSTRUCTED AS A SHAFT) AS PER BC 717 "CONCEALED SPACES".

32. INTERIOR FINISH: MATERIALS SHALL BE CLASSIFIED IN ACCORDANCE WITH THE SURFACE FLAME-SPREAD RATING OBTAINED AS PRESCRIBED IN ASTM E-84-2001 "STANDARD METHOD OF TEST FOR SURFACE BURNING CHARACTERISTICS OF BUILDING MATERIALS" AS PER BC802.

33. ALL EXITS SHALL BE KEPT READILY ACCESSIBLE AND UNOBSTRUCTED AT ALL TIMES.

34. STAIRS SHALL HAVE HANDRAILS ON EACH SIDE (EXCEPT THAT STAIRS LESS THAN 44 INCHES IN WIDTH), HAVING FINGER CLEARANCE OF 1 1/2 INCHES, PROJECTING NOT MORE THAN 3 1/2 INCHES INTO THE REQUIRED STAIR WIDTH.

35. HEIGHT OF HANDRAIL SHALL BE BETWEEN 28" AND 34" ABOVE THE TREAD NOSING. HANDRAILS SHALL BE RETURNED TO WALLS AND POSTS AT THEIR TERMINATION. MATERIALS OF HANDRAILS SHALL HAVE A FLAME SPREAD RATING NOT EXCEEDING 150. HANDRAILS SHALL BE DESIGNED TO RESISTS A SIMULTANEOUS APPLICATION OF A LATERAL FORCE OF 40 PLF AND A VERTICAL LOAD OF 50 PLF. LANDINGS AND PLATFORMS SHALL BE ENCLOSED ON SIDES BY WALL OR RAILINGS AT LEAST 3'-0"HIGH.

36. TREAD STRINGERS AND LANDINGS SHALL BE BUILT OF/OR SURFACED WITH NONSKID MATERIALS.

37. VENTILATION OF EACH REQUIRED STAIR EXTENDING TO THE ROOF WILL COMPLY WITH BC 910.5.

38. ILLUMINATION OF AT LEAST 2 FOOT CANDLES MEASURED AT THE FLOOR LEVEL SHALL BE MAINTAINED CONTINUOUSLY IN EXITS, EXIT DISCHARGES, AND IN PUBLIC CORRIDORS, IT SHALL NOT BE LESS THAN 1 FOOT CANDLE AT THE FLOOR LEVEL EXIT COMPONENTS OTHER THAN PUBLIC CORRIDORS. (BC 1006.2)

39. EXIT LIGHTING SHALL CONFORM TO SECTION BC 1006 "MEANS OF EGRESS ILLUMINATION".

40. LOCATION OF EVERY EXIT ON EVERY FLOOR SHALL BE CLEARLY INDICATED BY EXIT SIGNS READILY VISIBLE FROM ANY DIRECTION OF EGRESS TRAVEL. INSTALL DIRECTIONAL SIGNS TO SERVE AS GUIDE FROM ALL PORTIONS OF THE CORRIDOR OR FLOOR, SIGNS SHALL BE ON SEPARATE CIRCUITS, TAKEN OFF AHEAD OF THE MAIN SWITCH. (BC 1011) OCCUPANCY CLASS R-2 IS EXEMPTED FROM THE REQUIREMENT.

41. EXIT SIGNS SHALL BE INTERNALLY LIGHTED AT ALL TIMES AND SHALL BE LISTED AND LABELED AND SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND SECTION 2702. LETTERS SHALL BE RED NOT LESS THAN 6" HIGH. (BC 1011.4)

42. ALL TOILETS SHALL HAVE TILE FLOOR AND 6" BASE, WAINSCOT SHALL BE PROVIDED WHERE CALLED FOR ON DRAWINGS, (FOR FIN. MAT. SEE FINISH SCHEDULE) AS PER SECTION D26-31.03 H.M.C. AND SECTION 76 M.D.L.

43. ALL INTERIOR TOILETS SHALL BE MECHANICALLY VENTILATED IN ACCORDANCE WITH SECTION BC 1203.4.1.3 OF THE BUILDING CODE.

44. ALL DOORS SHALL BE MIN. 6'-8" HIGH UNLESS OTHERWISE NOTED, (BC 1008.1.1.3)

45. ALL ELEVATOR DOORS SHALL HAVE ELECTRIC INTERLOCKS IN ACCORDANCE WITH BC 3002.1.2.

46. SUSPENDED CEILINGS SHALL COMPLY WITH SECTION BC 803.9.1.1, WITH METAL HANGERS, PURLINS AND RUNNERS AS REQUIRED.

47. ALL DOORS TO REQUIRED EXIT STAIRS IN R-2 SHALL COMPLY WITH BC 1008.1.1.

48. DOORS AND ASSEMBLIES SHALL HAVE THE FOLLOWING FIRE RESISTIVE RATINGS. (BC 708) DOORS TO STAIRS 1 1/2 HOUR, EXCEPT WHERE OTHERWISE NOTED, DOORS TO ELEVATOR SHAFT 1 1/2 HOUR.

49. CORRIDORS AND EXIT PASSAGEWAYS SHALL HAVE A MIN. CLEAR HEIGHT OF 7'-6" FOR AT LEAST 75% OF THE FLOOR AREA WITH NO POINT LESS THAN 7 FT. IN HEIGHT, PROJECTION BELOW THE CEILING SHALL NOT OBSTRUCT FULL VIEW OF EXIT SIGNS. (BC 1003)

50. ELEVATOR SHAFTS SHALL BE ENCLOSED WITH IMPACT RESISTANT CONSTRUCTION FOR 2 HOUR FIRE RATING IN ACCORDANCE WITH NEW YORK CITY BUILDING CODE. (BC 403.9.2, BC 707.1, BC 707.14, & CHAPTER 30)

51. INTERIOR REQUIRED STAIRS SHALL BE ENCLOSED WITH IMPACT RESISTANT CONSTRUCTION FOR 2 HOUR FIRE RATING IN ACCORDANCE WITH NEW YORK CITY BUILDING CODE. (BC 1019.1)

52. ALL VENT DUCT SHAFTS SHALL BE ENCASED WITH 1 AND 2 HOUR ENCLOSURE, NO DUCT VENTS TO PASS THROUGH STAIR ENCLOSURES, 1 1/2 HOUR AUTOMATIC SELF-CLOSING FIRE DAMPERS TO BE INSTALLED IN VENT DUCTS WHEN THEY PIERCE PUBLIC CORRIDORS.

53. MASONRY MATERIALS SHALL CONFORM TO THE REQUIREMENTS OF BC 2103 AND TO COMPLY WITH BC 1704.5 FOR CERTIFICATION.

54. ALL MASONRY NON-LOAD BEARING WALLS SHALL BE BONDED IN ACCORDANCE WITH BC 2109.6.

55. EXTERIOR MASONRY WALLS SHALL COMPLY WITH BC 2109.

56. ALL EXTERIOR MASONRY WALL WILL BE LAID UPON ONE PART PORTLAND CEMENT, ONE PART LIME AND SIX PARTS SAND. ALL MORTAR TO COMPY WITH BC 2109.

57. CONCRETE BLOCK SHALL COMPLY WITH BC 2103.

58. ALL CORNERS OF PARAPET WALLS SHALL CONFORM WITH BC 2109.5.2.1

59. WHERE GLASS FACING IS USED, THICKNESS AND AREA COMPLIES WITH BC 2401.

60. PIPE SPACE AND WALL FURRINGS SHALL CONSIST OF METAL CHANNELS AND 5/8" GYPSUM WALLBOARD EXCEPT AS OTHERWISE SHOWN.

61. FIRE RATED PARTITIONS SHALL REST DIRECTLY UPON THE CONCRETE FLOOR CONSTRUCTION

62. EQUIPMENT USE PERMITS, INSPECTIONS AND TESTS

    PERMITS SHALL BE OBTAINED FOR USE OF THE FOLLOWING EQUIPMENT:
    - A. AIR CONDITIONING AND VENTILATION SYSTEMS (BC 1704.15)
    - B. ELEVATORS
    - C. FUEL BURNING AND FUEL OIL STORAGE EQUIPMENT
    - D. PLUMBING PIPING
    - E. STANDPIPE SYSTEMS (BC 1704.22)
    - F. SPRINKLER SYSTEMS (BC 1704.21)

63. EQUIPMENT REQUIRING USE 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 TEST SHALL BE CONDUCTED IN ACCORDANCE WITH THE REQUIRED INSPECTION AND TEST PROCEDURES; AND SIGNED COPIES OF REQUIRED INSPECTIONS AND TEST REPORTS SHALL BE FILED WITH THE DEPARTMENT OF BUILDINGS AND FORM PART OF THE PAPERS ACCOMPANYING THE PERMIT APPLICATION. IN THE CASE OF HEATING SYSTEM, A SIGNED STATEMENT BY ARCHITECT OR ENGINEER SHALL BE SUBMITTED WITH THE PERMIT APPLICATION, STATING THAT THE SYSTEM HAS BEEN OPERATED AND FUNCTIONS SATISFACTORY, AND THAT TO THE BEST OF KNOWLEDGE AND BELIEF, THE SYSTEM WILL MEET THE CODE TEMPERATURE REQUIREMENT.

64. SPRINKLER SYSTEM SHALL COMPLY WITH BC 1704.21 SEPARATE SPRINKLER APPLICATION SHALL BE FILED AND APPROVAL OBTAINED.

65. STANDPIPE WILL BE INSTALLED IN ACCORDANCE WITH BC 1704.22. SEPARATE STANDPIPE APPLICATION WILL BE FILED.

66. SEPARATE ELEVATOR APPLICATION WILL BE FILED.

67. MECHANICAL VENTILATION, AIR CONDITIONING AND REFRIGERATION
    - A. ALL FINAL INSPECTION AND TESTS OF A REQUIRED VENTILATING SYSTEM SHALL BE MADE (THE ARCHITECT OR ENGINEER NEED NOT TO BE IN THE EMPLOY OF THE OWNER) AS PER BC 1704.15.
    - B. ALL INSPECTION AND TEST OF A REFRIGERATION SYSTEM SHALL BE MADE (THE ARCHITECT OR ENGINEER NEED NOT TO BE IN THE EMPLOY OF THE OWNER) AS PER BC 1704.15.

68. HEATING AND COMBUSTION EQUIPMENT
    - A. ALL FINAL INSPECTIONS AND TESTS FOR BOILERS SHALL BE SUBJECT TO THE PROVISIONS FOR CONTROLLED INSPECTION (SUCH INSPECTIONS AND TESTS, HOWEVER, MAY BE MADE BY DEPARTMENT INSPECTORS OR BY A DULY AUTHORIZED INSURANCE COMPANY INSPECTOR) PER BC 1704.23.
    - B. ALL APPLICATIONS FOR EQUIPMENT USE PERMIT FOR HEATING SYSTEMS SHALL BE ACCOMPANIED BY A SIGNED STATEMENT BY AN ARCHITECT OR ENGINEER STATING THAT THE SYSTEM HAS BEEN OPERATED AND FUNCTIONS SATISFACT-ORY AND THAT TO THE BEST OF HIS KNOWLEDGE AND BELIEF THE SYSTEM WILL MEET THE CODE TEMPERATURE REQUIREMENTS PER BC 1704.23.

69. FIRE EXTINGUISHING EQUIPMENT
    - A. PER BC 1704.22 INSPECTIONS AND TESTS OF STAND/PIPES ARE SUBJECT TO CONTROLLED INSPECTION, IF APPLICANT DOES NOT CHOOSE TO HAVE TESTS WITNESSED BY REPRESENTATIVE OF DEPARTMENTS.
    - B. PER BC 1704.21 INSPECTIONS AND TEST OF SPRINKLER SYSTEMS ARE SUBJECT TO CONTROLLED INSPECTION, IF APPLICANT DOES NOT CHOOSE TO HAVE TESTS WITNESSED BY REPRESENTATIVE.

70. INSPECTION DURING PROGRESS OF WORKS
    - A. THE COMMISSIONER MAY ACCEPT SIGNED STATEMENTS BY ARCHITECTS AND ENGINEERS AND SUPPORTING INSPECTIONS AND TESTS REPORTS WITHOUT VERIFYING INSPECTION OR TEST BY DEPARTMENT INSPECTORS PER ARTICLE 116.

72. ALL PERMITS ISSUED BY THE DEPARTMENT OF BUILDINGS SHALL BE POSTED IN A CONSPICUOUS PLACE OPEN TO THE PUBLIC INSPECTION FOR THE ENTIRE TIME OF THE PROSECUTION OF THE WORK OF THE USE AND OPERATION OF THE EQUIPMENT OR UNTIL THE EXPIRATION OF THE PERMIT.

73. ALL CLEANING OF WINDOWS WILL BE IN CONFORMITY WITH THE WINDOW CLEANING CODE.

74. FIREPROOFING
    - A. THE OCCUPANCY CLASSIFICATION OF THE BUILDING IS OCCUPANCY GROUP (O.G.) S-1, BC 311.2 ON THE FIRST FLOOR AND OFFICES USE GROUP B, BC 304.1 ON THE SECOND FLOOR
    - B. THE VARIOUS OCCUPANCIES REQUIRED TO BE SEPARATED FROM EACH OTHER BY FIRE SEPARATING OR DIVISIONS AS PER BC 302.1 SHALL BE SO SEPARATED BY PARTITIONS HAVING THE REQUIRED FIRE RATING IN ACCORDANCE WITH BC 508.1 AND TABLE 508.4
    - C. THE CONSTRUCTION CLASSIFICATION OF THE BUILDING IS CONSTRUCTION GROUP S-1 NON-COMBUSTIBLE TYPE 1B AND BC 601 IN ACCORDANCE WITH AREA AND HEIGHT LIMITATIONS AS SPECIFIED IN TABLE 503 THE CONSTRUCTION ELEMENTS SHALL BE OF THE REQUIRED MINIMUM FIRE RESISTANCE RATINGS AS OUTLINED IN TABLE 601 AND DEFINED IN BC 602.

75. EXIT DOORS SHALL BE READILY OPENABLE AT ALL TIMES FROM THE SIDE WHICH EGRESS IS TO BE MADE. DOORS OPENING INTO INTERIOR ENCLOSED STAIR SHALL NOT BE LOCKED FROM EITHER SIDE EXCEPT THAT DOORS MAY BE LOCKED TO PREVENT ACCESS TO THE STAIR FROM THE OUTDOORS AT THE STREET LEVEL.

76. NO CONDUITS, PIPES, MEDICINE CABINETS, ETC. SHALL ENCROACH ON PARTITIONS ENCLOSING STAIRS OR ELEVATOR SHAFTS OR OTHER RATED PARTITIONS.

77. CONDUITS IN FIRE-RATED PARTITIONS WILL NOT EXCEED 3/4 INCH DIAMETER OUTLETS IN SUCH PARTITIONS WILL BE BACKED UP WITH APPROVED MATERIALS.

78. PENETRATION OF OPENINGS IN WALLS, PARTITIONS, OR FLOORS FOR PIPE SLEEVES, MEDICINE CABINETS, HAMPERS ELECTRIC DEVICES, ETC., SHALL BE PACKED & SEALED.

79. ALL VENT DUCT SHAFTS TO BE ENCLOSED WITH 1 OR 2 HOUR ENCLOSURES, NO DUCT VENTS TO PASS THROUGH STAIR ENCLOSURES, 1 1/2 HOUR AUTOMATIC SELF-CLOSING FIRE DAMPERS TO BE INSTALLED IN VENT DUCTS WHEN THEY PIERCE PUBLIC CORRIDORS.

80. FIRE PREVENTION APPLICATIONS WILL BE FILED IF REQUIRED FOR ALL INSTALLATIONS.

81. TOILET ROOM SIDE OF PARTITIONS SHALL BE 5/8" WATER RESISTANT GYPSUM WALLBOARD.

82. VENTILATION SHAFT WALLS 288 SQ.INCH OR OVER SHALL BE AS FOLLOWS: ONE LAYER OF 5/8" SHEETROCK FIRE CODE GYPSUM WALLBOARD EACH SIDE OVER 1" GYPSUM COREBOARD. TOTAL WIDTH= 2 1/4". INSTALLATION AS RECOMMENDED BY MANUFACTURER.

83. INTERIOR FINISH CLASS

	REQUIRED FIRE RESISTANCE
A STAIR ENCLOSURE(INCLUDING SEPARATION)	2 HR. REQUIRED FIRE RESISTANCE RATING
A ELEVATOR SHAFT	2 HR. REQUIRED FIRE RESISTANCE RATING
A DUCT SHAFT	1 & 2 HR. REQUIRED FIRE RESISTANCE RATING
A PUBLIC HALL(CORRIDOR)	1 & 2 HR. REQUIRED FIRE RESISTANCE RATING
A EXIT PASSAGEWAY(GRADE LEVEL)	2 HR. REQUIRED FIRE RESISTANCE RATING TABLE 3-4
B&C INTERIOR PARTITIONS AND FURRING	0 HR. REQUIRED FIRE RESISTANCE RATING TABLE 3-4
FLOOR CONSTRUCTION	2 HR. REQUIRED FIRE RESISTANCE RATING TABLE 3-4

84. INTERIOR FINISH TO HAVE FLAME SPREAD INDEX NOT GREATER THAN THAT SPECIFIED IN TABLE 803.5, AND ALL INTERIOR FINISH TO COMPLY WITH BC 803.1 AND 803.5.

85. ALL COMBUSTIBLE FLOORING SHALL CONFORM WITH THE REQUIREMENTS OF BC 804.4.1 THRU 804.4.4.

86. FINISH FLOORING IN ALL EXITS SHALL BE OF NON-COMBUSTIBLE MATERIALS (BC 804.5)

87. ENERGY CONSERVATION CODE NOTES

    ALL PERTINENT DATA AND DESIGN CRITERIA REGARDING THE FOLLOWING CONFORM WITH THE NEW YORK CITY 2016 ENERGY CONSERVATION CODE.
    - A. "U" VALUES OF THE ENVELOPE SUB-SYSTEM,
    - B. DESIGN INSIDE AIR TEMPERATURE OF EACH ROOM THAT IS TO BE HEATED AND/OR COOLED. (72 DEG.F. FOR HEATING, 78 DEG.F. FOR COOLING.)
    - C. DESIGN OUTDOOR AIR TEMPERATURE(15 DEG.F. WINTER, 89 DEG.F. SUMMER),
    - D. DESIGN HEAT LOSS AND/OR GAIN THROUGH EACH EXTERIOR FACADE IN BTU/HR.
    - E. "R" VALUES OF INSULATING MATERIALS.
    - F. SIZE AND TYPE OF APPARATUS AND EQUIPMENT AND SYSTEM CONTROLS IS IN CONFORMANCE WITH THE REQUIREMENTS OF THE CODE.
    - G. ELECTRICAL LIGHTING AND POWER DESIGN DATA.
    - H. FIRE PROTECTION CONSTRUCTION REQUIREMENTS, INCLUDING BUILDING CODE LIMITATIONS REGARDING USE OF INSULATION OR EQUIPMENT.
    - I. ALL NECESSARY APPROVALS FOR ELECTRICAL WORK FROM THE BUREAU OF GAS AND ELECTRICITY WILL BE OBTAINED.

88. ENERGY EFFICIENCY STATEMENT

    TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFFESSIONAL JUDGMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE 2016 NYC ENERGY CONSERVATION CODE.

89. SPECIAL INSPECTIONS

    THE FOLLOWING ITEMS OF WORK SHALL BE SUBJECT TO CONTROLLED INSPECTION. MADE AND WITNESSED BY OR UNDER THE DIRECT SUPERVISION OF AN ARCHITECT OR ENGINEER RETAINED BY THE OWNER AND ACCEPTABLE TO ARCHITECT OF RECORD. TEST REPORTS AND CERTIFICATE OF INSPECTION SHALL BE FILED WITH THE BUILDING.

    -MECHANICAL SYSTEMS
    -FUEL-GAS PIPING (WELDING)
    -SITE STORM DRAINAGE DISPOSAL AND DETENTION SYSTEM INSTALLATION
    -HEATING SYSTEMS
    -CHIMNEYS
    -CONCRETE CAST-IN-PLACE
    -CONCRETE-DESIGN MIX (TR-3)
    -CONCRETE-TEST CYLINDER-(TR-2)
    -FIRE STOP, DRAFT STOP, AND FIRE BLOCK SYSTEMS
    -FIRE-RESISTANCE RATED CONSTRUCTION
    -EXCAVATION SHEETING, SHORING AND BRACING
    -SOILS-INVESTIGATIONS (BORINGS/TEST PITS)(TR-4)
    --PILE FOUNDATIONS AND DRILLED PIER INSTALLATION (TR-5)
    -STRUCTURAL STEEL-WELDING
    -STRUCTURAL STEEL-ERECTION & BOLTING
    -MASONRY
    -SOILS-SITE PREPARATION
    -SOILS-FILL PLACEMENT & IN-PLACE DENSITY
    -UNDERPINNING
    -WALL PANELS, CURTAIN WALLS AND VENEERS
    -FOOTING AND FOUNDATION

    ENERGY CODE COMPLIANCE INSPECTIONS (TR8)

    -INSULATION PLACEMENT AND R VALUES
    -FENESTRATION THERMAL VALUES AND RATINGS
    -FENESTRATION RATINGS FOR AIR LEAKAGE
    -FENESTRATION AREAS
    -AIR SEALING AND INSULATION VISUAL
    -LOADING DECK WEATHER SEALS
    -VESTIBULES
    -DAMPERS INTEGRAL TO THE BUILDING ENVELOPE
    -HVAC AND SERVICE WATER HEATING EQUIPMENT
    -HVAC AND SERVICE WATER HEATING SYSTEM CONTROLS
    -DUCT PLENUM AND PIPING INSULATION AND SEALING
    -ELECTRICAL METERING
    -LIGHTING IN DWELLING UNITS
    -INTERIOR LIGHTING POWER
    -EXTERIOR LIGHTING POWER
    -LIGHTING CONTROLS
    -EXIT SIGNS
    -TANDEM WIRING
    -ELECTRICAL MOTORS
    -MAINTENANCE INFORMATION
    -PERMANENT CERTIFICATE

    ALL MATERIALS, ASSEMBLIES AND METHODS OF CONSTRUCTION REGULATED BY THE CODE AND NOT LISTED ABOVE SHALL BE SUBJECT TO SEMI-CONTROLLED INSPECTION BY THE PERSON SUPERINTENDING THE CONSTRUCTION. SIGNED COPIES OF ALL TEST AND INSPECTION REPORTS SHALL BE FILED THROUGH THE ARCHITECT WITH THE DEPARTMENT OF BUILDINGS.

90. ALL STRUCTURE SHALL BE SEPARATED FROM ADJACENT STRUCTURES. WHEN A STRUCTURE ADJOINS A PROPERTY LINE NOT COMMON TO A PUBLIC WAY (TYPICALLY SIDE OR REAR LOT LINES), TAT STRUCTURE SHALL ALSO BE SET BACK FROM PROPERTY LINE BY AT LEAST 1 INCH (25MM) FOR EACH 50 FEET (12 240) OF HEIGHT, FOR STRUCTURE IN SEISMIC DESIGN CATEGORIES D. REFER TO SECTION 1620.4.5 FOR ADDITIONAL REQUIREMENTS.

    STRUCTURAL DESIGN TO COMPLY WITH BC1601, SEE S-001.00 FOR ADDITIONAL COMPLIANCE INFORMATION

TABLE 601
FIRE RESISTANT RATING REQUIREMENT FOR BUILDING ELEMENTS FOR CLASS 1B CONSTRUCTION

BUILDING ELEMENT	RATING IN HOURS	
	REQUIRED	PROVIDED
PRIMARY STRUCTURAL FRAME	2	2
BEARING WALLS		
EXTERIOR	2	2
INTERIOR	2	2
NON-BEARING WALLS AND PARTITIONS–EXTERIOR	TABLE 602	
NON-BEARING WALLS AND PARTITIONS–INTERIOR	0	0
FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS	2	2
ROOF CONSTRUCTION INCLUDING SUPPORTING BEAMS AND JOISTS	1	1

TABLE 602
FIRE RESISTANT RATING REQUIREMENT FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE FOR CLASS 1B CONSTRUCTION; OCCUP. GROUP R

FIRE SEPARATION DISTANCE	RATING IN HOURS	
	REQUIRED	PROVIDED
< 5	2	2
≥ 5 TO < 10	1	1
≥ 10 TO < 30	1	1
≥ 30	0	0

ITEMS TO BE FILED SEPARATELY:

a. SPRINKLER
b. STANDPIPE
c. FIRE PROTECTION PLAN
d. BUILDERS PAVEMENT PLAN
e. ELEVATOR
f. MECHANICAL
g. PLUMBING
h. STRUCTURAL
i. CURB CUT
j. TEMPORARY CONSTRUCTION FENCE AND SHED
k. BOILER
l. FIRE ALARM

ABBREVIATIONS

A/C (A.C.)	AIR CONDITIONER
ACOUS.	ACOUSTIC
ABV.	ABOVE
ADJ.	ADJOINING
ADJST.	ADJUSTABLE
A.F.F.	ABOVE FINISHED FLOOR
ALUM.	ALUMINUM
APPROX.	APPROXIMATE
APPVD.	APPROVED
A.P.	APARTMENT ELECTRICAL PANEL
APT(S).	APARTMENT(S)
B.	BATHROOM
B.C.	BRICK COURSE
BET.	BETWEEN
BLDG.	BUILDING
BD.	BOARD
B.O.	BOTTOM OF
BR.	BEDROOM
B.S.A.	BOARD OF STANDARDS & APPEALS
C.	CLOSET
C.G.	CORNER GUARD
C.I.	CAST IRON
CAB.	CABINET
CEM.	CEMENT
CIND.	CINDER
CLG.	CEILING
CL.	CLOSET
C.L.	CENTER LINE
C.M.U.	CONCRETE MASONRY UNIT
COL.	COLUMN
CONC.	CONCRETE
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
CORR.	CORRIDOR
C.T.	CERAMIC TILE
D.	DRYER
D.A.	DINING ALCOVE OR AREA
DET.	DETAIL
DIA.	DIAMETER
DIAG.	DIAGONAL
DIM.	DIMENSION
DN.	DOWN
DR.	DRAIN
D.W.	DISHWASHER
DWG.	DRAWING
ELEC.	ELECTRIC
EL.	ELEVATION
ELEV.	ELEVATOR
ENGR.	ENGINEER
EXH.	EXHAUST
EQUIP.	EQUIPMENT
EXIST.	EXISTING
EXP. JT.	EXPANSION JOINT
E.H.	ELECTRIC HEATER
E.J.	EXPANSION JOINT
E.M.R.	ELEVATOR MACHINE ROOM
F.A.I.	FRESH AIR INTAKE
F.B.O.	FURNISHED BY OTHERS
FIN.	FINISH
FL.	FLOOR
FL. DR. OR F.D.	FLOOR DRAIN
FLASH.	FLASHING
F.P.S.C.	FIRE PROOF SELF-CLOSING
F.S.P.	FIRE STANDPIPE
FURR.	METAL FURRING
F.	FOYER
G.	GAS
GALV.	GALVANIZED
GA.	GAUGE
GWB (GYP.BD.)	GYPSUM WALL BOARD
G.C.T.	GLAZED CERAMIC TILE
G.D.	G

DOORWAY REQUIREMENTS

ICC/ANSI A117.1-2009

ANSI 404 Doors and Doorways.

ANSI 404.1 General.
Doors to accessible spaces and elements and along accessible routes shall comply with the requirements of ANSI 404.

ANSI 404.2.1 Double-Leaf Doors and Gates.
If doorways have two independently operated door leaves, then at least one leaf shall meet the specifications in ANSI 404.2.2 & 404.2.3. That leaf shall be an active leaf.

ANSI 404.2.2 Clear Width.
Doorways intended for user passage shall have a minimum clear opening of 32 in (815 mm) with the door open 90 degrees, measured between the face of the door and the stop (see Fig. 404.2.2 (a), (b), and (c)). Opening more than 24 in (610mm) in depth shall comply with 404.2.2 (see Fig. 404.2.2 (d)).

ANSI 404.2.3 Maneuvering Clearances at Doors.
Minimum maneuvering clearances at doors that are not automatic shall comply as shown in Fig. 404.2.3.1, 404.2.3.2., and 404.2.3.4. The floor or ground area within the required clearances shall be level and clear.

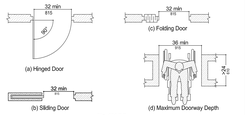


Fig. 404.2.2
Clear Doorway Width and Depth

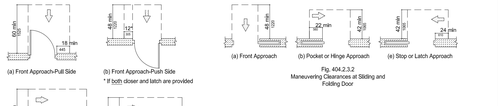


Fig. 404.2.3.1
Maneuvering Clearances at Hinged Doors

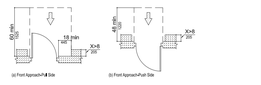


Fig. 404.2.3.2
Maneuvering Clearances at Sliding and Folding Door

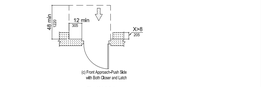


Fig. 404.2.3.3
Maneuvering Clearances at Recessed Doors

Fig. 404.2.5
Two Doors in a Series

ANSI 404.2.4 Thresholds at Doorways.
Thresholds at doorways shall be 1/2 in (13mm) maximum in height. Raised thresholds and changes in level at doorways shall comply with ANSI 302 & 303.

ANSI 404.2.5 Two Doors in Series.
The minimum space between two hinged or pivoted doors in series shall be 48 in (1220 mm) plus the width of any door swinging into the space. The space between the doors shall provide a turning space complying with ANSI 304. (see Fig. 404.2.5)

ANSI 404.2.6 Door Hardware.
Handles, pulls, latches, locks, and other operable parts on accessible doors shall have a shape that is easy to grasp with one hand and does not require tight grasping, pinching, or twisting of the wrist to operate. Operable parts of such hardware shall be 34 inches (865mm) minimum and 48" inches (1220mm) maximum above the floor. Where sliding doors are in fully open position, operating hardware shall be exposed and usable from both sides.

EXCEPTION: Locks used only for security purposes and not used for normal operation are permitted in any location

ANSI 404.2.7 Closing Speed.
ANSI404.2.7.1 Door Closers.
Closers shall be adjusted so that from an open position of 90 degrees, the time required to move the door to an open position of 12 degrees shall be 5 seconds minimum.

ANSI 404.2.7.2 Spring Hinges.
Door spring hinges shall be adjusted so that from the open position of 70 degrees, the door shall move to the closed position in 1.5 seconds minimum.

ANSI 404.2.8 Door-Opening Force.
The maximum force, expressed in pounds-force (lbf) and newtons (N), for pushing or pulling open a door shall be as follows:
(1) Fire doors shall have the minimum opening force allowable by the appropriate administrative authority.

(2) Other doors:
(a) Interior hinged doors: 5.0 lbf (22.2 N) (b) Sliding and Folding doors: 5.0 lbf (22.2 N)

These forces do not apply to the force required to retract latch bolts or disengage other devices that may hold the door in closed position.

ANSI 404.3 Automatic Doors.
If an automatic door is used, it shall comply with ANSI / BHMA A156.10 listed in ANSI 105.2.4.
Power-assist and low-energy doors shall comply with ANSI / BHMA A156.19 listed in ANSI 105.2.3.

PARKING REQUIREMENTS

2014 NYC BUILDING CODE & ICC/ANSI A117.1-2009

BC1106 Parking and Passenger Loading Facilities

BC1106.1 Required.
Where parking is provided 5% of the total number of parking spaces, but not less than one parking space, shall be accessible parking spaces except as otherwise required by BC1106.2 through 1106.4. Accessible parking spaces shall be designed and constructed in accordance with ANSI 502.

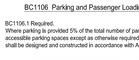


Fig. 502.2
Vehicle Parking Space Size

Fig. 502.4
Parking Space Access Aisle

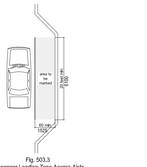


Fig. 503.3
Passenger Loading Zone Access Aisle

ELEVATOR REQUIREMENTS

ICC/ANSI A117.1-2009

ANSI 407 Elevators.

ANSI 407.1 General.
Elevators shall comply with ANSI 407 and ASME A17.1 listed in ANSI 105.2.5. Elevators shall be passenger elevators as classified by ASME A17.1. Elevator operation shall be automatic.

ANSI 407.2.1 Call Controls.
Elevator call buttons or keypads shall comply with ANSI 407.2.1 & 309.4.

ANSI 407.2.1.1 Height.
Call buttons and keypads shall be located within one of the reach ranges specified in ANSI 308, measured to the centerline of the highest operable part.
ANSI 407.2.1.2 Size.
Call buttons shall be 3/4 inch (19mm) minimum in the smallest dimension.

ANSI 407.2.2 Hall Signals.
ANSI 407.2.2.1 Visible and Audible Signals.
A visible and audible signal shall be provided at eAch hoistway entrance to indicate which car is answering a call and the car's direction of travel.
ANSI 407.2.2.2 Visible Signals.
Visible signals shall have the following features:
(1) Visible signal fixtures shall be centered at 72 inches (1830mm) minimum above the floors.

(2) Visible signal elements shall be 2 1/2 inches (64mm) minimum measured along the vertical centerline of the element
(3) Signals shall be visible from the floor area adjacent to the hall call button.

ANSI 407.2.2.3 Audible Signals.
Audible signals shall sound once for the up direction and twice for the down direction, or shall have verbal annunciators that indicate the direction of travel.

ANSI 407.2.3 Hoistway Signs.

ANSI 407.2.3.1 Floor Designations.
Floor designations shall be provided in tactile characters complying with ANSI 703.3 located on both jambs of elevator hoistway entrances. Tactile characters shall be 2 inches (51mm) minimum in height. A tactile star shall be provided on both jambs at the main entry level.

ANSI 407.3.3 Reopening Device.
Elevator doors shall be provided with a reopening device complying with ANSI 407.3.3 that shall stop and reopen a car door and hoistway door automatically if the door becomes obstructed by an object or person.
ANSI 407.3.3.1 Height.
The reopening device shall be activated by sensing a projected beam passing through the opening at 5 Inches (125mm) nominal and 29 inches (735mm) nominal above the floor.
ANSI 407.3.3.2 Contact.
The reopening device shall not require physical contact to be activated, although contact shall be permitted before the door reverses.
ANSI 407.3.3.2 Duration.
The reopening device shall remain effective for 20 seconds minimum.

ANSI 407.3.4 Door and Signal Timing.
The minimum acceptable time from notification that a car is answering a call until the doors of that car start to close shall be calculated from the following equation:
T = D/1.5 fps or T= D/455 mm/s + 5 seconds minimum
where T = total time in seconds and D = distance (in feet or millimeters) from the point in the lobby or corridor 60 in. (1525mm) directly in front of the farthest call button controlling the car to the centerline of its hoistway door.
EXCEPTION: For cars with in-car lanterns, T shall be permitted to begin when the signal is visible from the point 60 in. (1525mm) directly in front of the farthest call button and the audible signal is sounded.

ANSI 407.3.5 Door Delay.
The minimum time for elevator doors to remain fully open in response to a car call shall be 3 seconds.

ANSI 407.4 Elevator Car Requirements.
ANSI 407.4.1 Car Dimensions.
Inside dimensions of elevator cars shall comply with Table 407.4.1.
ANSI 407.4.2 Floor Surfaces.
Floor surfaces in elevator cars shall comply with ANSI 302.
ANSI 407.4.3 Platform to Hoistway Clearances. The clearance between the car platform sill and the edge of any hoistway landing shall be in compliance with ASME/ANSI A17.1 listed in ANSI 105.2.5.
ANSI 407.4.4 Leveling.
Each car shall be equipped with a self-leveling feature that will automatically bring and maintain the car at floor landings with a tolerance of 1/2 in (13mm) under rated loading to zero loading conditions.
ANSI 407.4.5 Illumination.
The level of Illumination at the car controls, platform, car threshold and car landing sill shall be 5 foot-candles (54 lux) minimum.
ANSI 407.4.6 Elevator Car Controls.
ANSI 407.4.6.1 Location.
Controls shall be located within one of the reach ranges specified in ANSI 308.
ANSI 407.4.6.2 Buttons.
Car control buttons with floor designations shall be raised or flush. Buttons shall be 3/4 in (19mm) minimum in their smallest dimension.
ANSI 407.4.6.4 Emergency Controls.
Emergency controls shall have their centerlines 35 in (890mm) minimum above the floor. Emergency controls, including the emergency alarm, shall be grouped at the bottom of the panel.

ANSI 407.4.7 Designations and Indicators of Car Controls. Car control buttons shall comply with the following features:

ANSI 407.4.7.1.1 Type.
Control buttons shall be Identified by tactile characters complying with ANSI 703.3.
ANSI 407.4.7.1.2 Location.
Tactile character and braille designations shall be placed immediately to the left of the control button to which the designations apply.
ANSI 407.4.7.1.3 Symbols.
The control button for the emergency stop, alarm, door open, door close, main entry floor, and phone, shall be Identified with tactile symbols as shown in Table 407.4.7.1.3.
ANSI 407.4.7.1.4 Visible Indicators.
Buttons with floor designations shall be provided with visible Indicators to show that a call has been registered. The visible Indications shall extinguish when the car arrives at the designated floor.

ANSI 407.4.9 Car Position Indicators.
Audible and visible car position Indicators shall be provided in elevator cars.
ANSI 407.4.9.1 Visible Indicators.
Characters shall be 1/2 in (13mm) minimum in height. Indicators shall be located above the car control panel or above the door. As the car passes a floor and when a car stops at a floor served by the elevator, the corresponding character shall Illuminate.
ANSI 407.4.9.2 Audible Indicators.
The signal shall be an automatic verbal annunciator that announces the floor at which the car is about to stop. The verbal announcement indicating the floor shall be completed prior to the Initiation of the door opening. The verbal annunciator shall be 10 dBA minimum above ambient, but shall not exceed 80 dBA, measured at the annunciator. It shall have a frequency of 300 Hz min. to 3,000 Hz max.

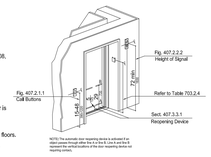
ANSI 407.4.10 Emergency Communications.
Emergency two-way communication systems between the elevator and a point outside the hoistway shall comply with ANSI 407.4.10 and ASME/ANSI A17.1 listed in ANSI 105.2.5. The highest operable part of a two-way communication system shall comply with ANSI 308. Tactile characters complying with ANSI 703.3 and symbols complying with ANSI 407.4.7.1.3 shall be provided adjacent to the device.

ANSI 4.10 Platform Lifts.

ANSI 410.1 General.
Platform lifts shall comply with Section 410 and ASME/ANSI A18.1 listed in ANSI 105.2.6.
Platform lifts shall not be attendant-operated and shall provide unassisted entry and exit from the lift.
ANSI 410.2 Lift Entry.
Doors and gates shall be low energy power operated doors or gates complying with ANSI 404.3. Doors shall remain open for 20 seconds min. End door clear opening width shall be 32 in. (815 mm) min. Side door clear opening width shall be 42 in. (1065 mm) min. End ramps shall be 32 in. (815 mm) min. in width. Side ramps shall be 42 in. (1065 mm) min. in width.

ANSI 410.4 Platform to Runway Clearance.
The clearance between the platform sill and the edge of any runway landing shall be 1-1/4 in. (32 mm) max.

ANSI 410.5 Clear Floor Space.
Clear floor space of platform lifts shall comply with ANSI 305.



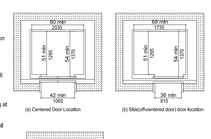
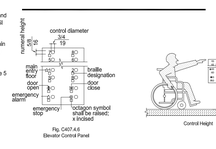


Fig. 407.4.1
Inside Dimensions of Elevator Cars



Key Function	Description of Tactile Symbol	Tactile Symbol
Enter or Proceed:	CIRCLE	○
Clear or Correct:	LEFT ARROW	⟵
Cancel:	"X"	x
Add Value:	PLUS SIGN	+
Decrease Value:	MINUS SIGN	-

Table 707.6.1
Tactile Symbols

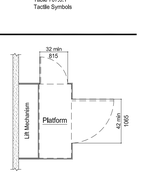


Fig. 410.2.1
Platform Lift Doors and Gates

HANDRAIL AND GRAB BAR REQUIREMENTS

2014 NYC BUILDING CODE & ICC/ANSI A117.1-2009

BC1009.11 & ANSI 505 Handrails.

ANSI 505.1 General.
Handrails required by ANSI 405.8 for ramps, or ANSI 504.6 for stairs, shall comply with ANSI 505.

BC1109.11 & ANSI 505.2 Location.
Handrails shall be provided on both sides of stairs and ramps.

EXCEPTION: One handrail shall be allowed in enclosed exit stairs less than 44 in. (1118mm) that do not serve as an accessible means of egress. Refer to BC1009.11 for additional exceptions.

BC1009.11.4 & ANSI 505.3 Continuity.
Handrails shall be continuous within the full length of each stair flight or ramp run. Inside handrails on switchback or dogleg stairs or ramps shall be continuous between flights or runs. Other handrails shall comply with ANSI 505.10 & 307. Refer to BC1009.11.4 for listed exceptions.

BC1009.11.1 & ANSI 505.4 Height.
Top of gripping surfaces of handrails shall be 34 in. (865 mm) min and 38 in. (965 mm) max vertically above stair nosings, ramp surfaces, and walking surfaces; handrails shall remain at a consistent height.

BC1109.11.6 & ANSI 505.5 Clearance.
Clearance between handrail gripping surface and adjacent surfaces shall be 1-1/2 in. (38 mm) min.

BC1009.11.3 & ANSI 505.7 Cross Section.
Handrails shall have a cross section complying with ANSI 505.7.1 or 505.7.2. Edges shall have a min. radius of 0.01 in (0.25mm).

ANSI 505.7.1 Circular Cross Section.
Handrails with a circular cross section shall have an outside diameter of 1-1/4 in. (32 mm) min and 2 in. (51 mm) max.

ANSI 505.7.2 Noncircular Cross Sections.
Handrails with a noncircular cross section shall have a perimeter dimension of 4 in. (100 mm) min and 6-1/4 in. (160 mm) max, and a cross-section dimension of 2-1/4 in (57 mm) max.

ANSI 505.8 Surfaces.
Handrails, and any wall or other surfaces adjacent to them, shall be free of any sharp or abrasive elements. Edges shall be rounded.

BC1009.11.5 & ANSI 505.10 Handrail Extensions.
Handrails shall extend beyond and in the same direction of stair flights and ramp runs in accordance with ANSI 505.10.

EXCEPTIONS:
(1) Continuous handrails at the Inside turn of stairs and ramps.
(2) Extensions not required for handrails in aisles serving seating where handrails are discontinuous.
(3) In alterations, full extensions of handrails shall not be required where such extensions would be hazardous due to plan configuration.

ANSI 505.10.1 Top and Bottom Extension at Ramps.
Ramp handrails shall extend horizontally above the landing 12 in. (305 mm) min beyond the top and bottom of ramp runs. Extensions shall return to a wall, guard, or floor, or shall be continuous to the handrail of an adjacent stair flight.

ANSI 505.10.2 Top Extension at Stairs.
At the top of a stair flight, handrails shall extend horizontally above the landing for 12 in. (305 mm) min beginning directly above the landing nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

ANSI 505.10.3 Bottom Extension at Stairs.
At the bottom of a stair flight, handrails shall extend at the slope of the stair flight for a horizontal distance equal to one tread depth beyond the bottom-most nosing. Extensions shall return to a wall, guard, or the landing surface, or shall be continuous to the handrail of an adjacent stair flight.

ANSI 609 Grab Bars.

ANSI 609.1 General.
Grab bars in accessible toilet or bathing facilities shall comply with ANSI 609.

ANSI 609.2 Cross Section.
Grab bars shall have a cross section complying with ANSI 609.2.1 or 609.2.2.

ANSI 609.2.1 Circular Cross Section.
Grab bars with a circular cross section shall have an outside diameter of 1-1/4 in. (32 mm) min and 2 in. (51 mm) max.

ANSI 609.2.2 Noncircular Cross Sections.
Grab bars with a noncircular cross section shall have a cross section dimension of 2 in. (51 mm) max, and a perimeter dimension of 4 in, (102 mm) min and 4.8 in. (122 mm) max.

ANSI 609.3 Spacing.
The space between the wall and the grab bar shall be 1 1/2 in. (38 mm). The space between the grab bar and projecting objects below and at the ends of the grab bar shall be 1 1/2 in. (38 mm) min. The space between the grab bar and projecting objects above the grab bar shall be 12 in. (305 mm) min.

EXCEPTIONS:
(1) Space between grab bars and shower controls, shower fittings, and other grab bars shall be permitted to be 1 1/2 in. (38 mm) min.
(2) Swing-up grab bars shall not be required to comply with ANSI 609.3.

ANSI 609.4 Position of Grab Bars.
Grab bars shall be installed in a horizontal position, 33 in. (840 mm) min and 36 in. (915 mm) max above the floor measured to the top of the gripping surface.

EXCEPTIONS:
(1) The lower grab bar on the back wall of a bathtub required by ANSI 607.4.1.1 or 607.4.2.1.
(2) Vertical grab bars required by ANSI 604.5.1, 607.4.1.2.2, 607.4.2.2.2, & 608.3.1.2.

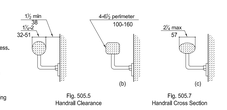
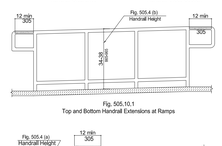


Fig. 505.5
Handrail Clearance

Fig. 505.7
Handrail Cross Section



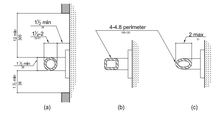


Fig. 609.2
Size of Grab Bars

BATHROOMS REQUIREMENTS

2014 NYC BUILDING CODE & ICC/ANSI A117.1-2009

Toilet and Bathing Rooms.

ACCESSIBLE BATHROOMS

ANSI 603.1 General.
Accessible toilet and bathing rooms shall comply with ANSI 603.

ANSI 603.2 Clearances.
ANSI 603.2.1 Turning Space.
A turning space complying with ANSI 304 shall be provided within the room.

BC P102.5 & ANSI 603.2.2 Overlap.
Clear floor spaces shall be permitted to overlap.

BC P102.3 & ANSI 603.2.3 Door Swing.
Doors shall not swing into the clear floor space or clearance for any fixture.
EXCEPTION: Where the room is for individual use and clear floor space complying with ANSI 305.3 is provided within the room beyond the arc of the door swing.

BC P102.7 & ANSI 603.3 Mirrors.
Refer to Fig. 606.3 for mounting heights on this sheet.

Water Closets and Toilet Compartments.

ACCESSIBLE

ANSI 604.1 General.
Accessible water closets and compartments shall comply with ANSI 604. Compartments containing more than one plumbing fixture shall comply with ANSI 603. Wheelchair accessible compartments shall comply with ANSI 604.8.
ANSI 604.2 Location.
Refer to Fig. 604.3 on this sheet.
ANSI 604.3 Clearance.
ANSI 604.3.1 Size.
Refer to Fig. 604.3 on this sheet.
ANSI 604.3.2 Overlap.
Required clearance around the water closet shall be permitted to overlap the water closet, grab bars, paper dispensers, sanitary napkin receptacles, coat hooks, shelves, accessible routes, clear floor space at other fixtures and the turning space. No other fixtures or obstructions shall be within the required water closet clearance.

ANSI 604.4 Height.
Refer to Fig. 604.5.1 on this sheet.

BC P102.8.3 & ANSI 604.5 Grab Bars.
Refer to Fig. 604.5.1 & Fig. 604.5.2 on this sheet for locations. Grab bars shall comply with ANSI 609. Heights shall comply with ANSI 609.4.

BC P102.8.5 & ANSI 604.6 Flush Controls.
Flush controls shall be hand operated or automatic. Hand operated flush controls shall comply with ANSI 309. Flush controls shall be located on the open side of the water closet.

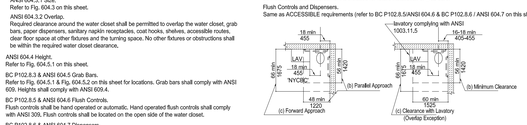
BC P102.8.6 & ANSI 604.7 Dispensers.
Refer to Fig. 604.7 on this sheet.

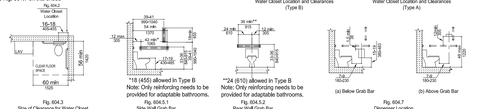
ADAPTABLE

Location and Clearance.
(1) Type B - BC (Option 'A' - ANSI & FHA): BC P102.8.1, BC P102.8.2, & ANSI 1004.11.3.1.2
Refer to Fig. 1004.11.3.1.2 on this sheet for locations and clearances.
(2) Type A - BC & ANSI: BC1107.2.2 & ANSI 1003.11
Refer to Fig. 1003.11.7 on this sheet for locations and clearances.

BC P102.8.3 Grab Bars.
Same as ACCESSIBLE requirements (refer to BC P102.8.3/ANSI 604.5 on this sheet). Grab bars are not required to be Installed where reinforcement Is Installed for future installation of grab bars.

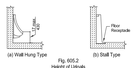
Flush Controls and Dispensers.
Same as ACCESSIBLE requirements (refer to BC P102.8.5/ANSI 604.6 & BC P102.8.6 / ANSI 604.7 on this sheet).





Urinals.

ANSI 605.2 Height.
Refer to Fig. 605.2 on this sheet. Urinals shall be of the stall type or shall be of the wall hung type.
ANSI 605.3 Clear Floor Space.
A clear floor space complying with ANSI 305, positioned for forward approach.
ANSI 605.4 Flush Controls.
Flush controls shall be hand operated, complying with ANSI 309, or automatic.



Lavatories and Sinks.

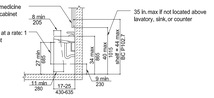
ACCESSIBLE

ANSI 606.2 Clear Floor Space.
A clear floor space complying with ANSI 305, positioned for forward approach, Knee and toe clearance complying with Section 306 shall be provided. The dip of the overflow shall not be considered in determining knee and toe clearance.
ANSI 606.3 Height.
Refer to Fig. 606.3 on this sheet,.
ANSI 606.4 Faucets.
Faucets shall comply with ANSI 309. Hand-operated metering faucets shall remain open for 10 seconds minimum.
ANSI 606.6 Exposed Pipes and Surfaces.
Water supply and drainpipes under lavatories and sinks shall be insulated or otherwise configured to protect against contact.
ANSI 606.7 Operable Parts.
Operable parts on towel dispensers and hand dryers shall comply with Table 606.7.

ADAPTABLE

BC P102.6 Lavatory.
Lavatories shall comply with ANSI 606 (refer to Lavatories and Sinks: ACCESSIBLE section on this sheet). A clear floor space complying with ANSI 305.5, positioned for a parallel approach and centered on the lavatory shall be provided.

Cabinetry shall be permitted under the lavatory:
(1) provided It can be removed without removal or replacement of the lavatory
(2) the finish floor extends under such cabinetry
(3) the walls behind and surrounding cabinetry are finished



Shower Compartments.

ACCESSIBLE

ANSI 608.2 Size and Clearances.
ANSI 608.2.1 Transfer-Type Shower Compartments. Refer to Fig. 608.2.1 on this sheet.

ANSI 608.2.2 Standard Roll-in-Type Shower Compartments. Refer to Fig. 608.2.2 on this sheet.

ANSI 608.2.3 Alternate Roll-in-Type Shower Compartments. Refer to Fig. 608.2.3 on this sheet.

ANSI 608.3 Grab Bars.
Refer to Fig. 608.3.1, Fig. 608.3.2, and Fig. 608.3.3 on this sheet. Grab bars shall comply with ANSI 609.

ANSI 608.4 Seats.
A folding or non-folding seat shall be provided in transfer-type shower compartments. A seat shall be provided in an alternate roll-in-type shower compartment. In standard and alternate roll-in-type showers where a seat is provided, if the seat extends over the min. clear Inside dimension required by ANSI 608.2.2 or 608.2.3, the seat shall be a folding seat. Seats shall comply with ANSI 610.

ANSI 608.5 Controls and Hand Showers.
ANSI 608.5.1 Transfer-Type Shower Compartments. Refer to Fig. 608.5.1 on this sheet.
ANSI 608.5.2 Standard Roll-in-Type Shower Compartments. Refer to Fig. 608.5.2 on this sheet.
ANSI 608.5.3 Alternate Roll-in-Type Shower Compartments. Refer to Fig. 608.5.3 on this sheet.

ANSI 608.6 Hand Showers.
A hand shower with a hose 59 in (1500 mm) min in length shall be provided.

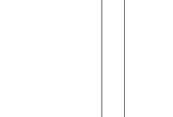
ANSI 608.7 Thresholds.
Thresholds in roll-in-type shower compartments shall be 1/2 in, (13 mm) max in height in accordance with ANSI 303, In transfer-type shower compartments, thresholds 1/2 in, (13 mm) max in height shall be beveled, rounded, or vertical.

ANSI 608.8 Shower Enclosures.
Enclosures for shower compartments shall not obstruct controls or transfer from wheelchairs onto shower seats.

ADAPTABLE

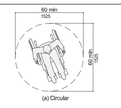
BC P102.9.2 Shower.
Showers shall comply with ANSI 608 (refer to Shower Compartments: ACCESSIBLE section on this sheet).

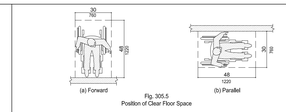
BC P102.9.2.1 Grab bars and seats.
Grab bars and seats for showers shall comply with ANSI 609 & 610 Grab bars and seats for showers are not required to be Installed where reinforcement is provided for future Installation.



GENERAL REQUIREMENTS

ICC/ANSI A117.1-2009





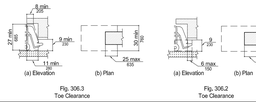
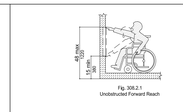
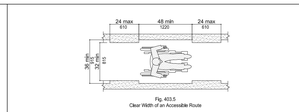


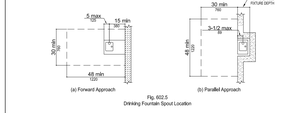
Fig. 104.2
Graphic Conventions for Figures

Convention	Description	Convention	Description
36 / 915	Typical dimension line showing U.S. customary units (in inches) above the line and SI units (in millimeters) below		Direction of approach
6 / 150	Dimension for small measurements		Boundary of clear floor area
28-36 / 710-915	Dimension line showing range of with minimum - maximum		Centerline

THE DRAWINGS PREPARED FOR THIS PROJECT HAVE BEEN COORDINATED TO COMPLY WITH THE 2008 N.Y.C. BUILDING CODE, FAIR HOUSING ACT, AND ICC ANSI A117.1







PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT:

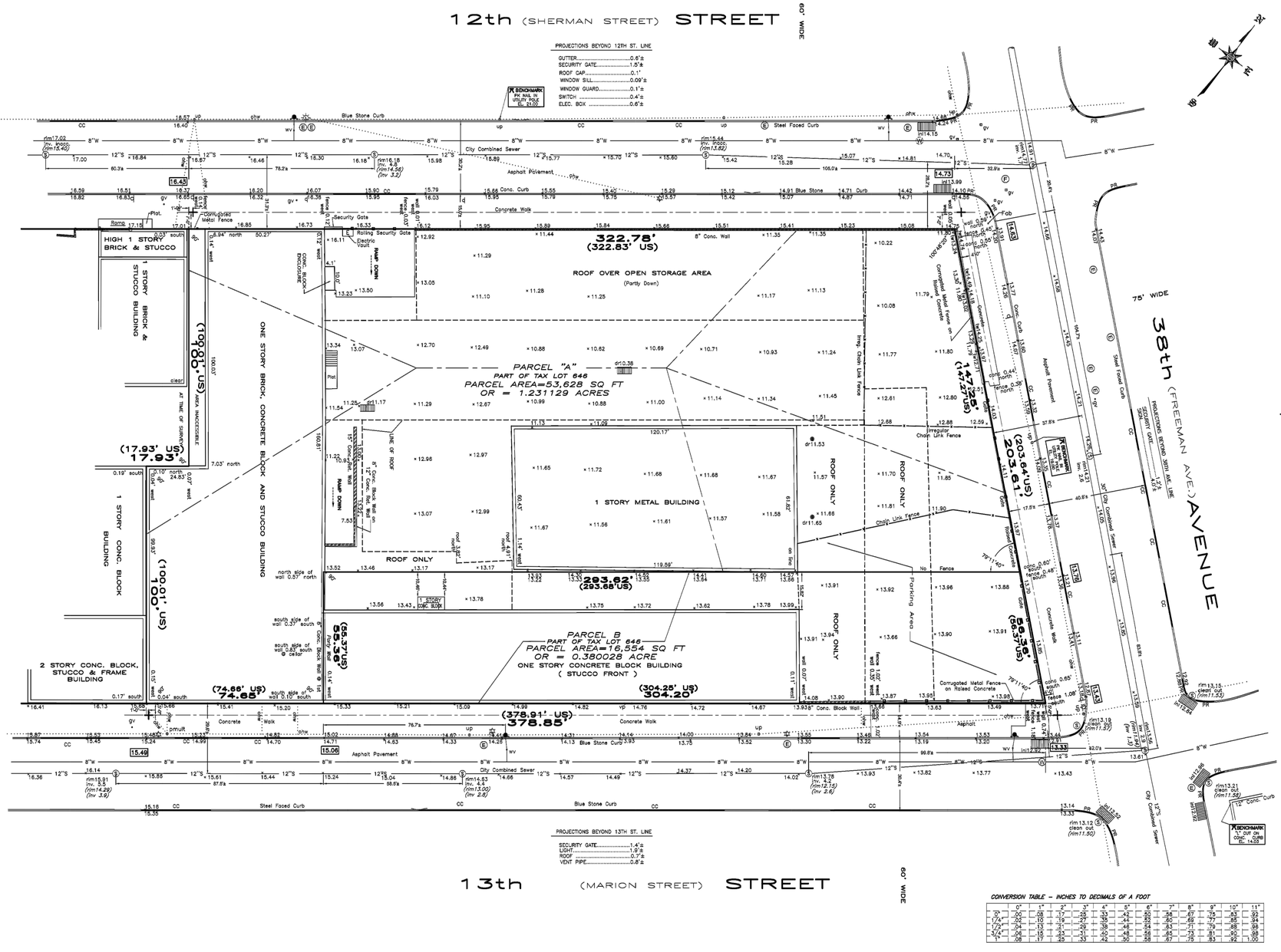
38-21 12TH Street

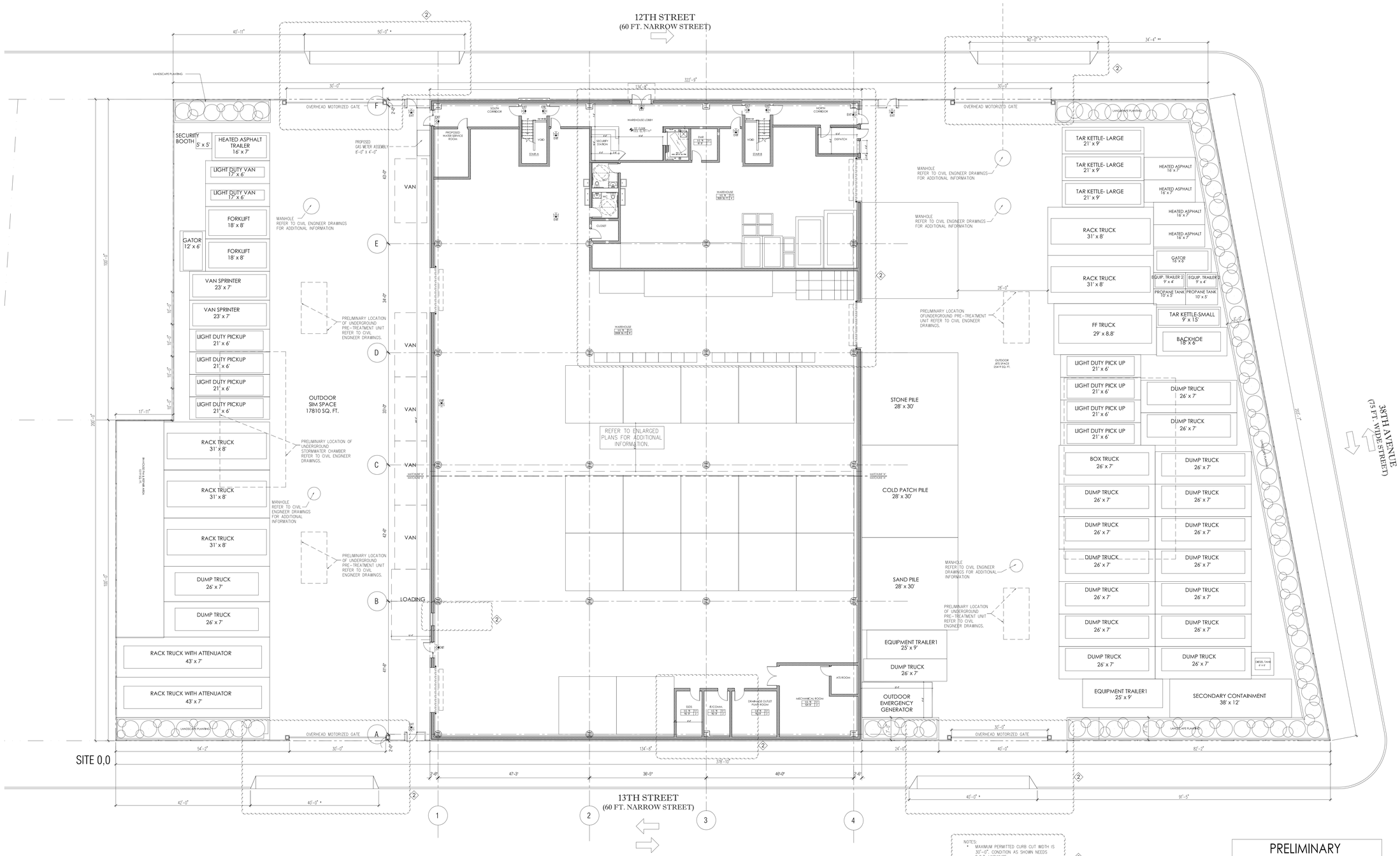
38-21

TITLE NO.

SURVEY No. 58639—3

58639—3.DWG
58639001.CRD
58639—3.CRD


12th (SHERMAN STREET) STREET
60' WIDE
PROJECTIONS BEYOND 12TH ST. LINE
GUTTER.....0.6'±
SECURITY GATE.....1.5'±
ROOF CAP.....0.1'
WINDOW SILL.....0.09'±
WINDOW GUARD.....0.1'±
SWITCH.....0.4'±
ELEC. BOX.....0.6'±
BENCHMARK PK NAIL IN UTILITY POLE EL. 21.00
Blue Stone Curb
Steel Faced Curb
City Combined Sewer
Asphalt Pavement
Concrete Walk
Conc. Curb
Security Gate
Rolling Security Gate
Electric Vault
Metal Fence
HIGH 1 STORY BRICK & STUCCO
1 STORY STUCCO BUILDING
1 STORY BRICK & STUCCO
ONE STORY BRICK, CONCRETE BLOCK AND STUCCO BUILDING
1 STORY CONC. BLOCK BUILDING
322.78' (322.83' US)
8" Conc. Wall
ROOF OVER OPEN STORAGE AREA
(Partly Down)
RAMP DOWN
CONC. BLOCK ENCLOSURE
PARCEL "A"
PART OF TAX LOT 646
PARCEL AREA=53,628 SQ FT
OR = 1.231129 ACRES
Prng. Chain Link Fence
Irregular Chain Link Fence
(100.00' US) 100.00'
(17.93' US) 17.93'
ROOF ONLY
1 STORY METAL BUILDING
8" Conc. Block Wall on 12" Conc. Rec. Wall
LINE OF ROOF
293.62' (293.68'US)
PARCEL B
PART OF TAX LOT 646
PARCEL AREA=16,554 SQ FT
OR = 0.380028 ACRE
ONE STORY CONCRETE BLOCK BUILDING
(STUCCO FRONT)
2 STORY CONC. BLOCK, STUCCO & FRAME BUILDING
(74.66' US) 74.65'
(304.25' US) 304.20'
(378.91' US) 378.85'
(99.37'US) 99.38'
Fence 0.37' west
Fence 0.03' west
Fence 0.07' west
Fence 0.01' west
Fence 0.38' north
Fence 0.44' north
Fence 0.40' north
Fence 0.55' north
Fence 0.65' south
Fence 1.08' south
Fence 0.60' south
Fence 0.45' south
Fence 0.40' south
Fence 0.14' west
Fence 0.12' west
Fence 0.10' north
Fence 0.19' south
Fence 0.17' south
Fence 0.04' south
Fence 0.10' south
Fence 0.14' south
Fence 0.03' south
Fence 0.04' north
Fence 0.07' west
Fence 0.01' west



PRELIMINARY
NOT FOR CONSTRUCTION

1 / A-100 1ST FLOOR PLAN
SCALE: 3/32" = 1'-0"

PROJECT:

38-21 12TH Street

38-21 12th Street
LONG ISLAND CITY, NY

OWNER/DEVELOPER:
TF Cornerstone
387 PARK AVE SOUTH — TEL.: (212) 672-1000
NEW YORK, NEW YORK 10016 — FAX.: (212) 901-8114

ARCHITECT:
SLCE*Architects, LLP*
1359 BROADWAY — TEL.: (212) 979-8400
NEW YORK, NY 10018 — FAX.: (212) 979-8387

STRUCTURAL ENGINEER:
WSP USA
One Penn Plaza — TEL. : (212) 687-9888
250 W 34th Street
New York, N.Y. 10019

M.E.P.FP. ENGINEER:
AKF
One Liberty Plaza — TEL. : (646) 720-9839
165 Broadway, 22nd Floor
New York, N.Y. 10006

GEOTECHNICAL ENGINEERING:
RA CONSULTANTS LLC
512 7th Avenue, 6TH FLOOR — TEL. : (646) 484-3250
NEW YORK, NY 10018 — FAX.: (646) 484-3251

CIVIL ENGINEERING:
NV5
32 Old Slip, 4th Floor — TEL. : (646) 300-7150
NEW YORK, NY 10005

CODE CONSULTANT

ELEVATOR CONSULTANT:
JENKINS & HUNTINGTON, INC
SUITE 920
1251 Avenue of the Americas — TEL. : (212)-696-1818
NEW YORK, NY 10020 — FAX.: (212)-696-4528

No.:	DATE:	REVISION:
2	03/01/18	FOR DOT SIGN OFF
1	01/12/18	FOR DOT REVIEW

D.O.B. NUMBER:
NB#

NORTH:
1/4" = 1'-0"
0 2' 4' 8'

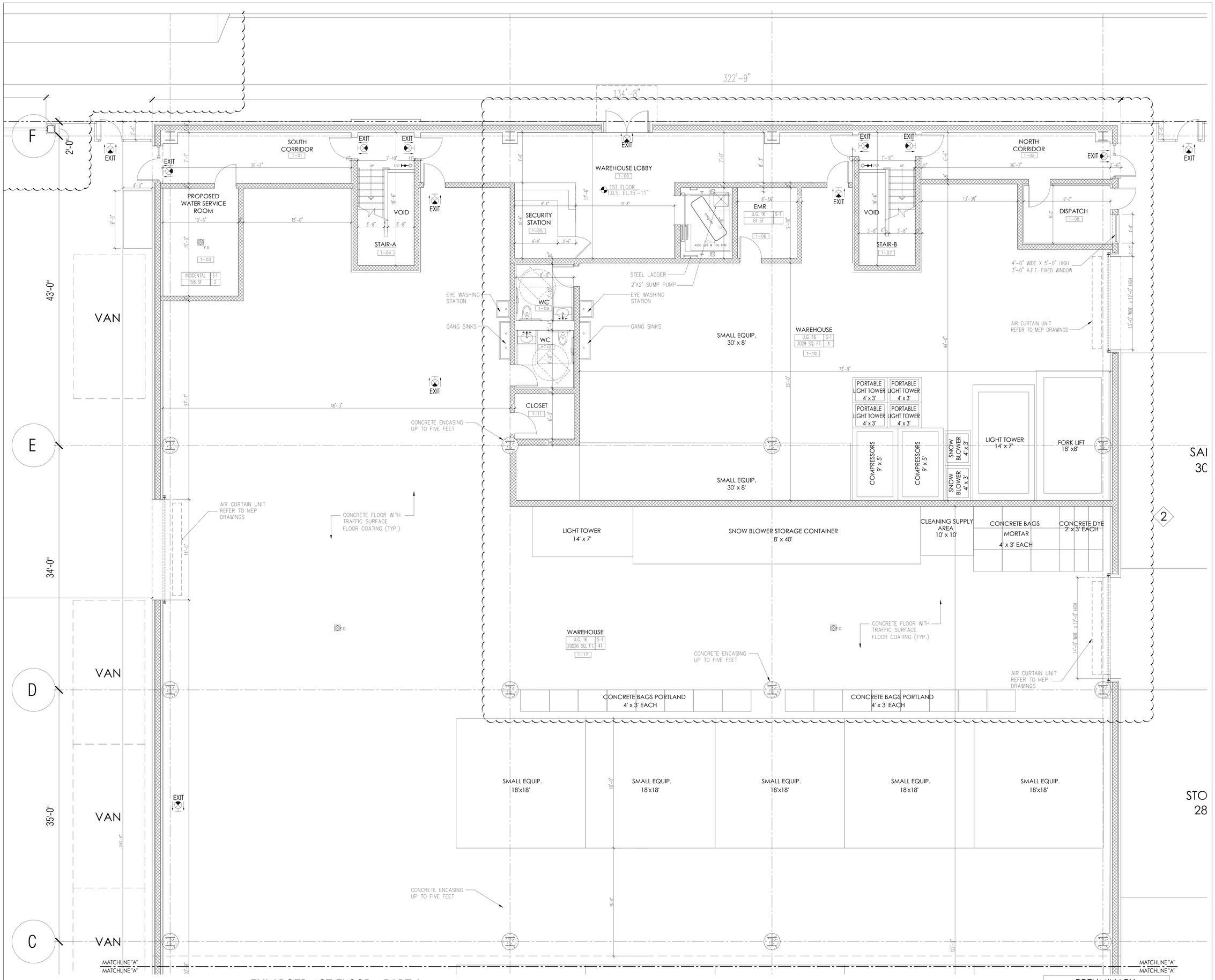
KEY PLAN:

DRAWING TITLE:
1ST FLOOR PLAN

SEAL & SIGNATURE:

DATE:
PROJECT No: 2017-19
DRAWN BY: CADD-DEPT
CHECKED BY: SLCE
DWG. No.:
A-100.00
SHEET. No.: OF

FILE No: 1 of XXX



1 A-101 ENLARGED 1ST FLOOR - PART A
SCALE: 1/4" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT:

38-21 12TH Street

38-21 12th Street
LONG ISLAND CITY, NY

OWNER/DEVELOPER:
TF Cornerstone
387 PARK AVE SOUTH
NEW YORK, NEW YORK 10016
TEL.: (212) 672-1000
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1251 Avenue of the Americas
NEW YORK, NY 10020
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FAX.: (212)-696-4528

No.:	DATE:	REVISION:
2	03/01/18	FOR DOT SIGN OFF
1	01/12/18	FOR DOT REVIEW

D.O.B. NUMBER:
NB#

NORTH:
1/4" = 1'-0"
0 2' 4' 6'

KEY PLAN:

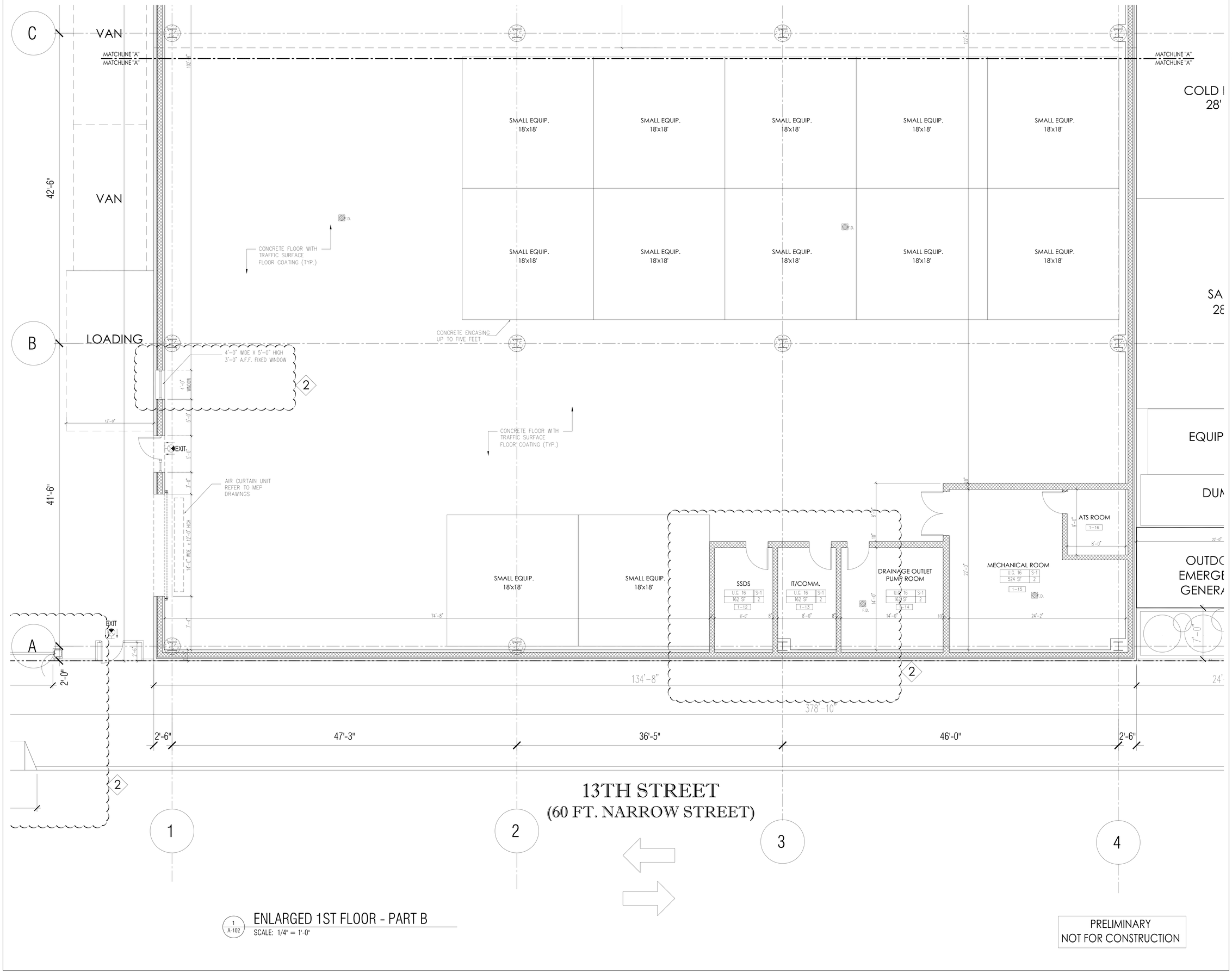
DRAWING TITLE:

ENLARGED 1ST FLOOR
PART A

SEAL & SIGNATURE:

DATE:
PROJECT No: 2017-19
DRAWN BY: CADD-DEPT
CHECKED BY: SLCE
DWG. No.:
A-101.00
SHEET. No.: OF

FILE No:
1 of XXX



1 A-102 ENLARGED 1ST FLOOR - PART B

SCALE: 1/4" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT:

38-21 12TH Street

38-21 12th Street
LONG ISLAND CITY, NY

OWNER/DEVELOPER:
TF Cornerstone
387 PARK AVE SOUTH
NEW YORK, NEW YORK 10016
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No.:	DATE:	REVISION:
2	03/01/18	FOR DOT SIGN OFF
1	01/12/18	FOR DOT REVIEW

D.O.B. NUMBER:
NB#

NORTH:

1/4" = 1'-0"
0 2' 4' 6'

KEY PLAN:

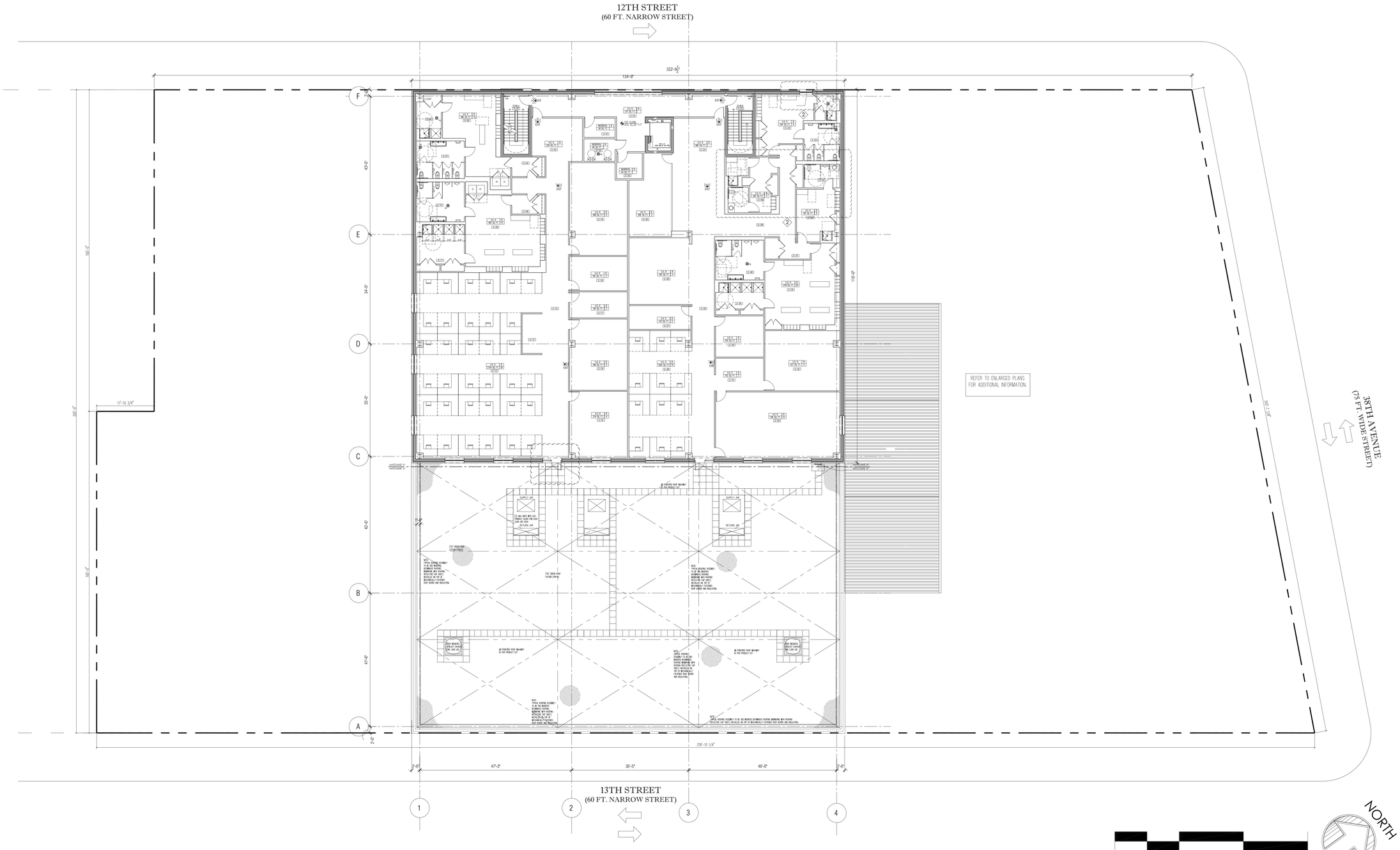
DRAWING TITLE:

ENLARGED 1ST FLOOR
PART B

SEAL & SIGNATURE:

DATE:
PROJECT No: 2017-19
DRAWN BY: CADD-DEPT
CHECKED BY: SLCE
DWG. No.:
A-102.00
SHEET. No.:
OF

FILE No:



1 / A-105 2ND FLOOR PLAN
SCALE: 3/32" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT:

38-21 12TH Street

38-21 12th Street
LONG ISLAND CITY, NY

OWNER/DEVELOPER:
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NEW YORK, NEW YORK 10016
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1	01/12/18	FOR DOT REVIEW

D.O.B. NUMBER:
NB#

NORTH:

1/4" = 1'-0"
0 2' 4' 8'

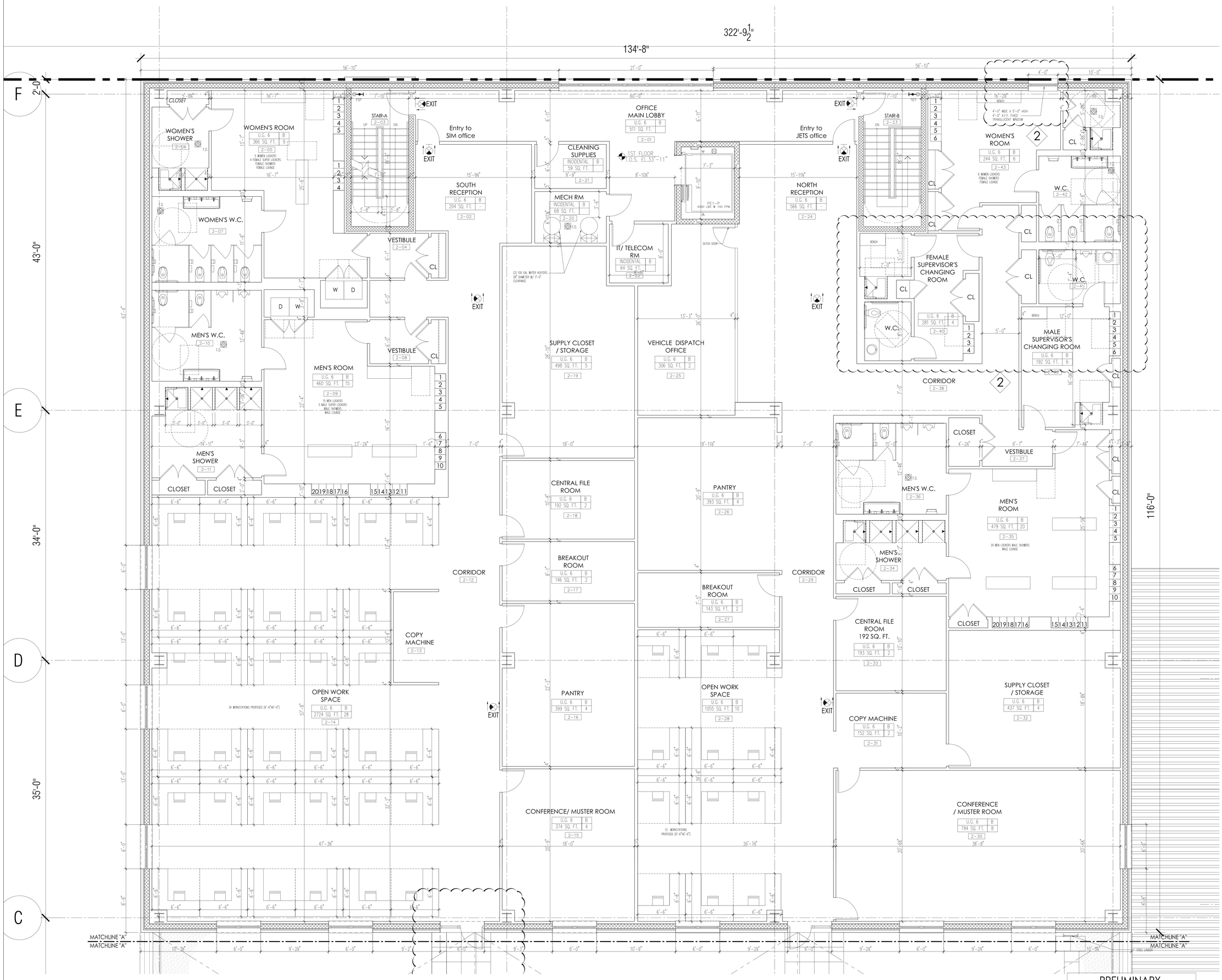
KEY PLAN:

DRAWING TITLE:
2ND FLOOR PLAN

SEAL & SIGNATURE:

DATE:
PROJECT No: 2017-19
DRAWN BY: CADD-DEPT
CHECKED BY: SLCE
DWG. No.:
A-105.00
SHEET. No.: OF

FILE No:



1 A-106 ENLARGED 2ND FLOOR PLAN - PART A

SCALE: 1/4" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT:

38-21 12TH Street

38-21 12th Street
LONG ISLAND CITY, NY

OWNER/DEVELOPER:
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387 PARK AVE SOUTH
NEW YORK, NEW YORK 10016
TEL.: (212) 672-1000
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FAX. : (212)-696-4528

No.:	DATE:	REVISION:
2	03/01/18	FOR DOT SIGN OFF
1	01/12/18	FOR DOT REVIEW

D.O.B. NUMBER:
NB#

NORTH:

1/4" = 1'-0"
0 2 4 8

KEY PLAN:

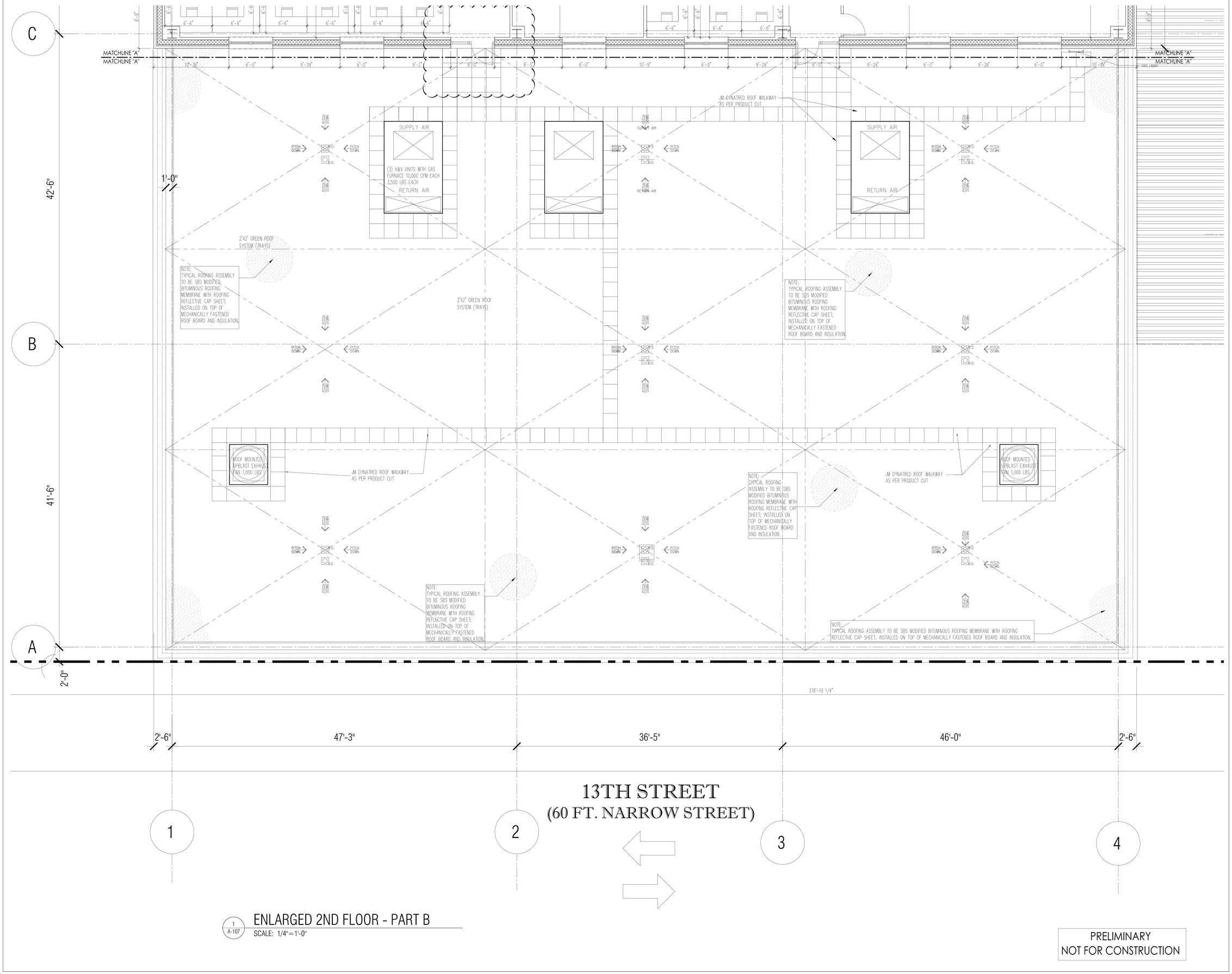
DRAWING TITLE:

ENLARGED 2ND FLOOR PLAN PART A

SEAL & SIGNATURE:

DATE:
PROJECT No: 2017-19
DRAWN BY: CADD-DEPT
CHECKED BY: SLCE
DWG. No.:
A-106.00
SHEET. No.: OF

FILE No:



1 / A-107 ENLARGED 2ND FLOOR - PART B

SCALE: 1/4"=1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT:

38-21 12TH Street

38-21 12th Street
LONG ISLAND CITY, NY

OWNER/DEVELOPER:
TF Cornerstone
387 PARK AVE SOUTH — TEL.: (212) 672-1000
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CIVIL ENGINEERING:
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1251 Avenue of the Americas — TEL. : (212)-696-1818
NEW YORK, NY 10020 — FAX. : (212)-696-4528

No.:	DATE:	REVISION:
2	03/01/18	FOR DOT SIGN OFF
1	01/12/18	FOR DOT REVIEW

D.O.B. NUMBER:
NB#

NORTH:

1/4" = 1'-0"
0 2' 4' 6'

KEY PLAN:

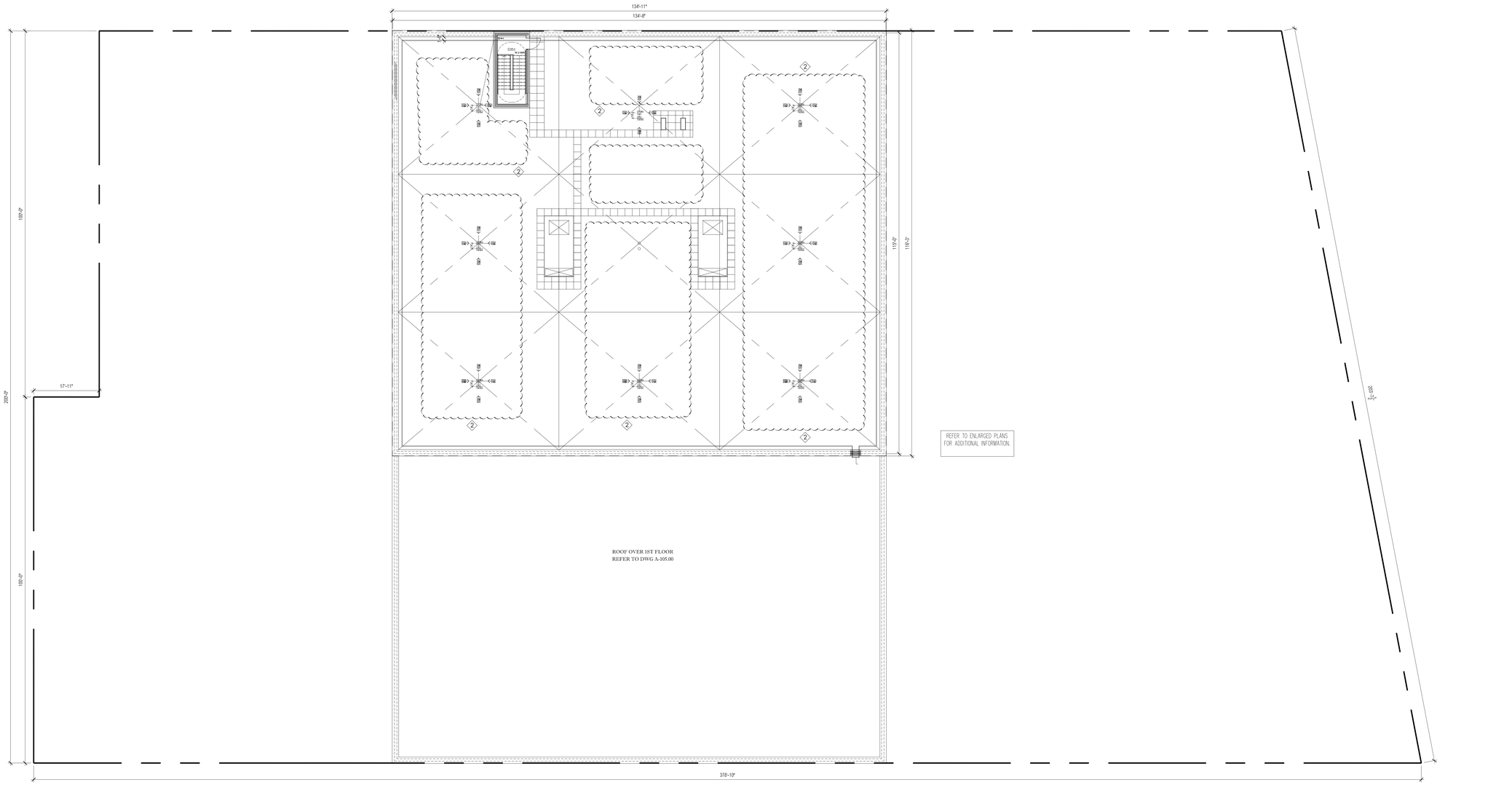
DRAWING TITLE:

ENLARGED 2ND FLOOR PLAN
PART B

SEAL & SIGNATURE:

DATE:
PROJECT No: 2017-19
DRAWN BY: CADD-DEPT
CHECKED BY: SLCE
DWG. No.:
A-107.00
SHEET. No.: OF

FILE No: 1 of XXX



0' 10' 20' 40'

NORTH

PRELIMINARY
NOT FOR CONSTRUCTION

1 / A-105 MAIN ROOF PLAN
SCALE: 3/32" = 1'-0"

PROJECT:

38-21 12TH Street

38-21 12th Street
LONG ISLAND CITY, NY

OWNER/DEVELOPER:
TF Cornerstone
387 PARK AVE SOUTH
NEW YORK, NEW YORK 10016
TEL.: (212) 672-1000
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ARCHITECT:
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FAX.: (212) 979-8387

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NEW YORK, NY 10018
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CIVIL ENGINEERING:
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SUITE 920
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No.:	DATE:	REVISION:
2	03/01/18	FOR DOT SIGN OFF
1	01/12/18	FOR DOT REVIEW

D.O.B. NUMBER:
NB#

NORTH:

1/4" = 1'-0"
0 3" 4" 6"

KEY PLAN:

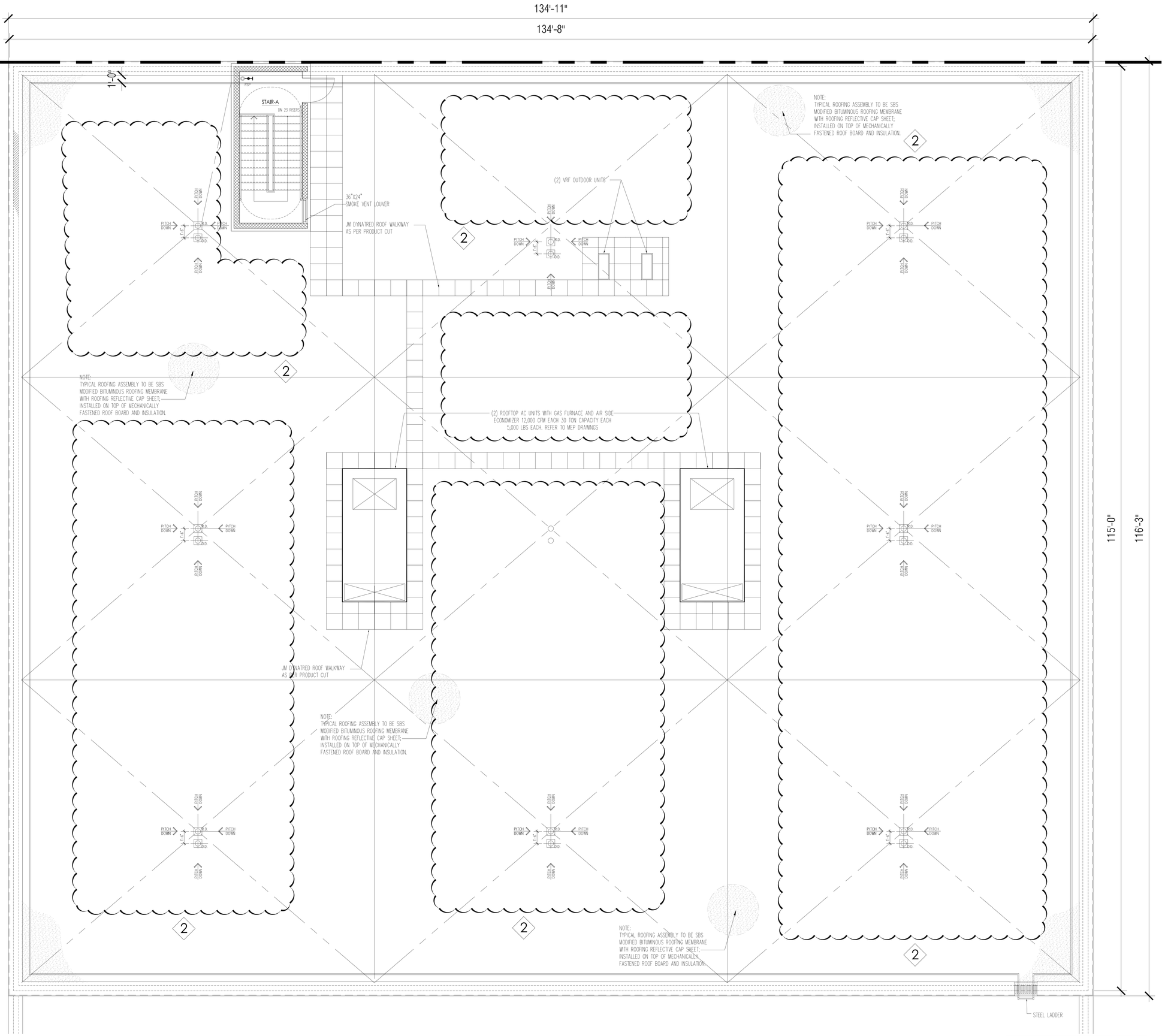
DRAWING TITLE:

MAIN ROOF PLAN

SEAL & SIGNATURE:

DATE:
PROJECT No: 2017-19
DRAWN BY: CADD-DEPT
CHECKED BY: SLCE
DWG. No.:
A-110.00
SHEET. No.:
OF

FILE No:



1 A-106 MAIN ROOF PLAN - PART A

SCALE: 1/4" = 1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT:

38-21 12TH Street

38-21 12th Street
LONG ISLAND CITY, NY

OWNER/DEVELOPER:
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No.	DATE:	REVISION:
2	03/01/18	FOR DOT SIGN OFF
1	01/12/18	FOR DOT REVIEW

D.O.B. NUMBER:
NB#

NORTH:
1/4" = 1'-0"
0 2' 4' 8'

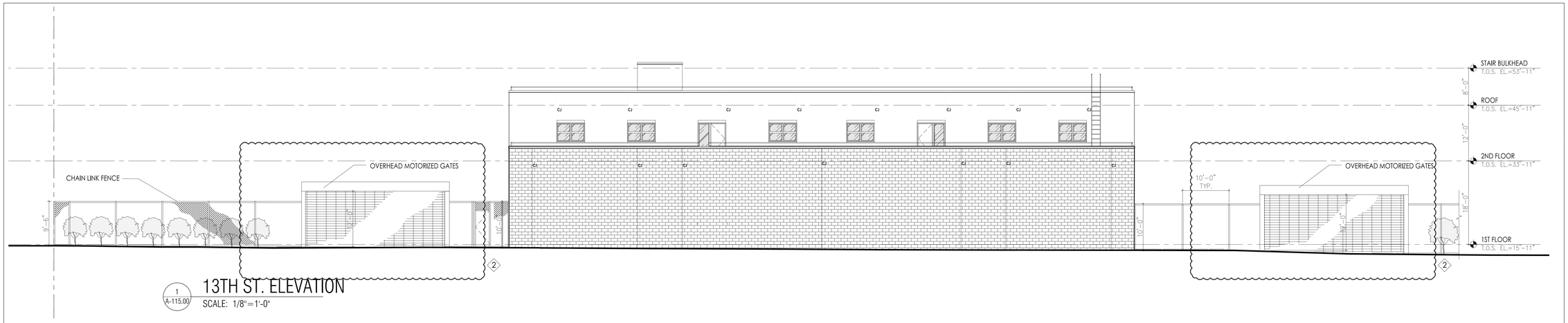
KEY PLAN:

DRAWING TITLE:
MAIN ROOF PLAN
PART A

SEAL & SIGNATURE:

DATE:
PROJECT No: 2017-19
DRAWN BY: CADD-DEPT
CHECKED BY: SLCE
DWG. No.:
A-111.00
SHEET. No.: OF

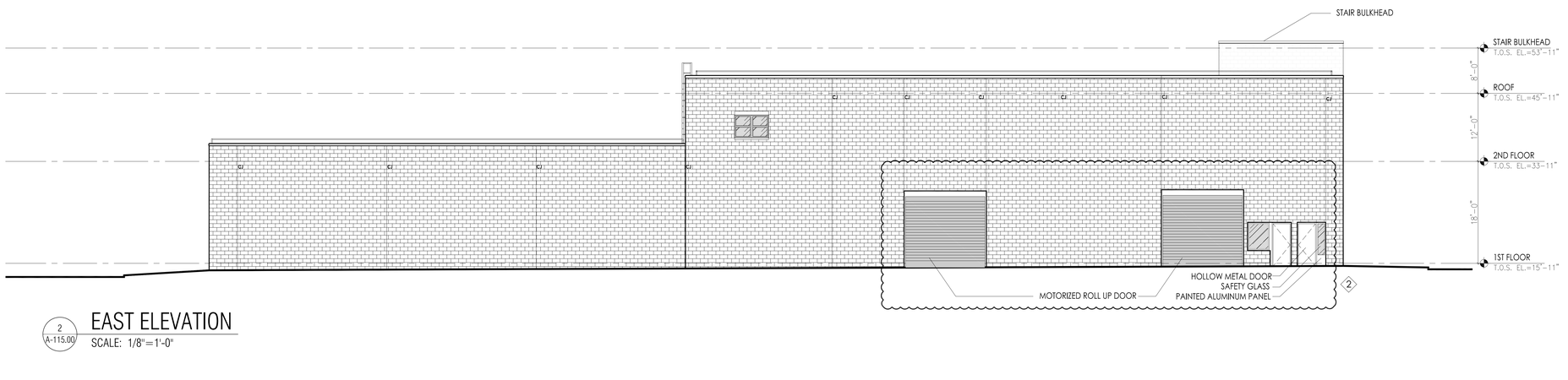
FILE No:



1 A-115.00

13TH ST. ELEVATION

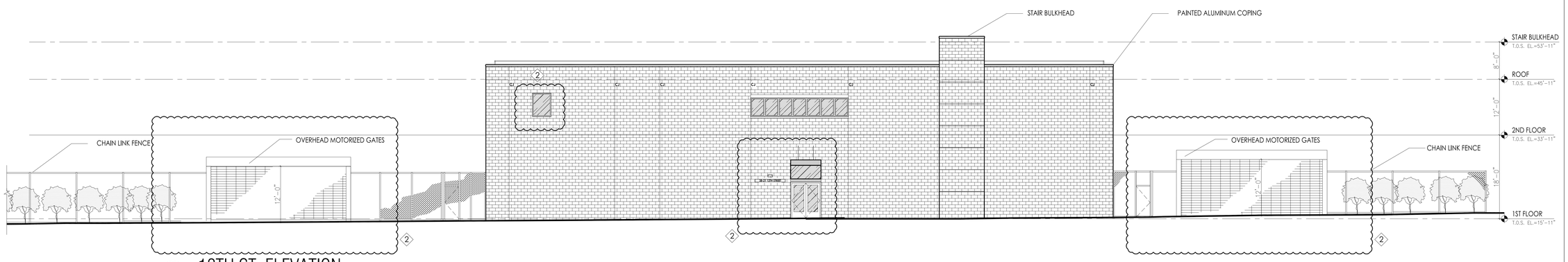
SCALE: 1/8"=1'-0"



2 A-115.00

EAST ELEVATION

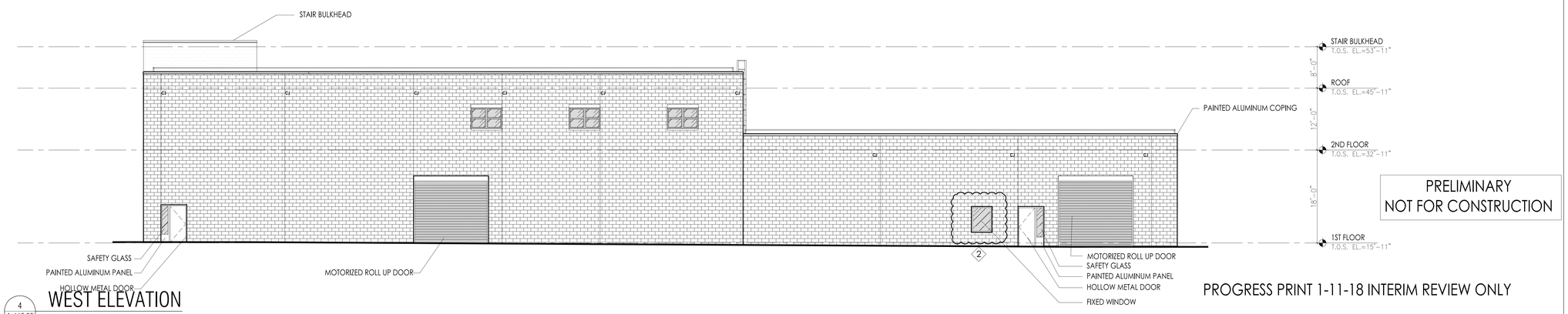
SCALE: 1/8"=1'-0"



3 A-115.00

12TH ST. ELEVATION

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



4 A-115.00

WEST ELEVATION

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

PRELIMINARY
NOT FOR CONSTRUCTION

PROGRESS PRINT 1-11-18 INTERIM REVIEW ONLY

PROJECT:

38-21 12TH Street

38-21 12th Street
LONG ISLAND CITY, NY

OWNER/DEVELOPER:
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1	01/12/18	FOR DOT REVIEW

D.O.B. NUMBER:
NB#

NORTH:

1/4" = 1'-0"
0 2' 4' 8'

KEY PLAN:

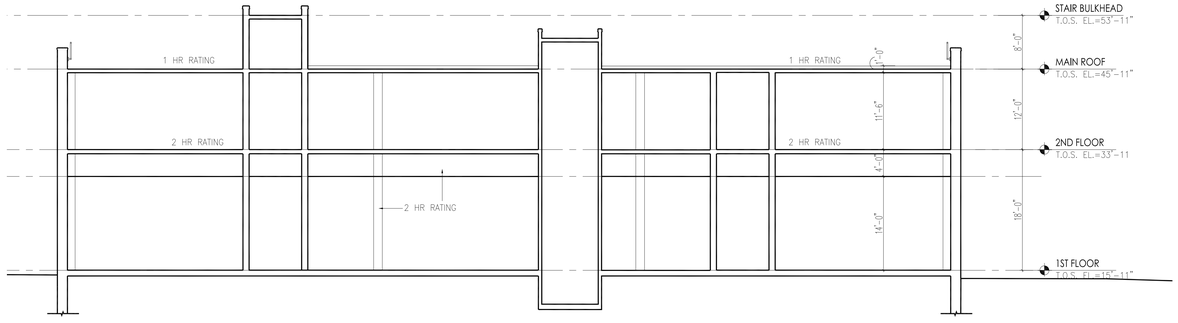
DRAWING TITLE:

BUILDING ELEVATIONS

SEAL & SIGNATURE:

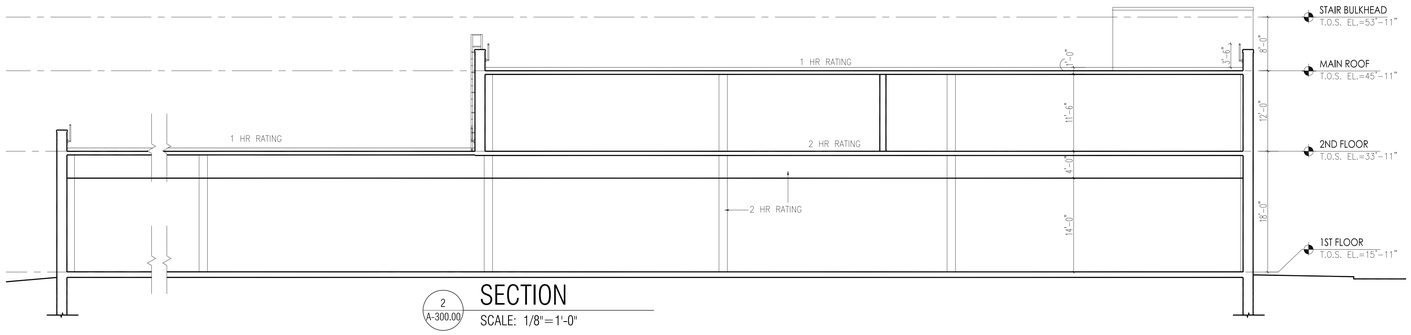
DATE:	
PROJECT No:	2017-19
DRAWN BY:	CAD-DEPT
CHECKED BY:	SLCE
DWG. No.:	A-200.00
SHEET. No.:	
OF	

FILE No: 1 of XXX



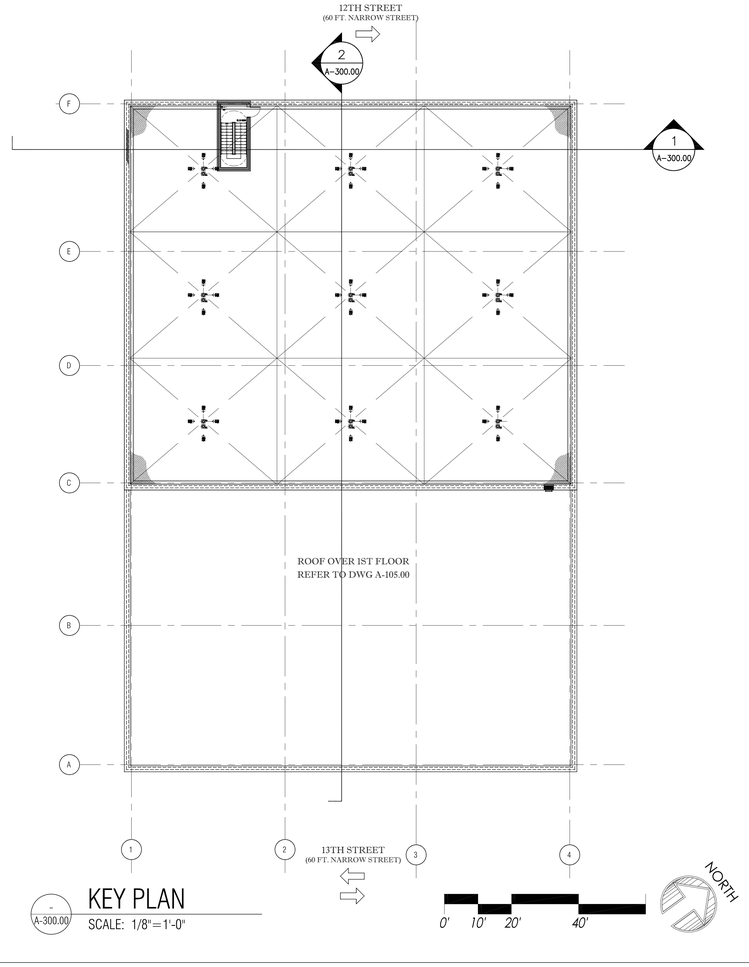
1 A-300.00 **SECTION**

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



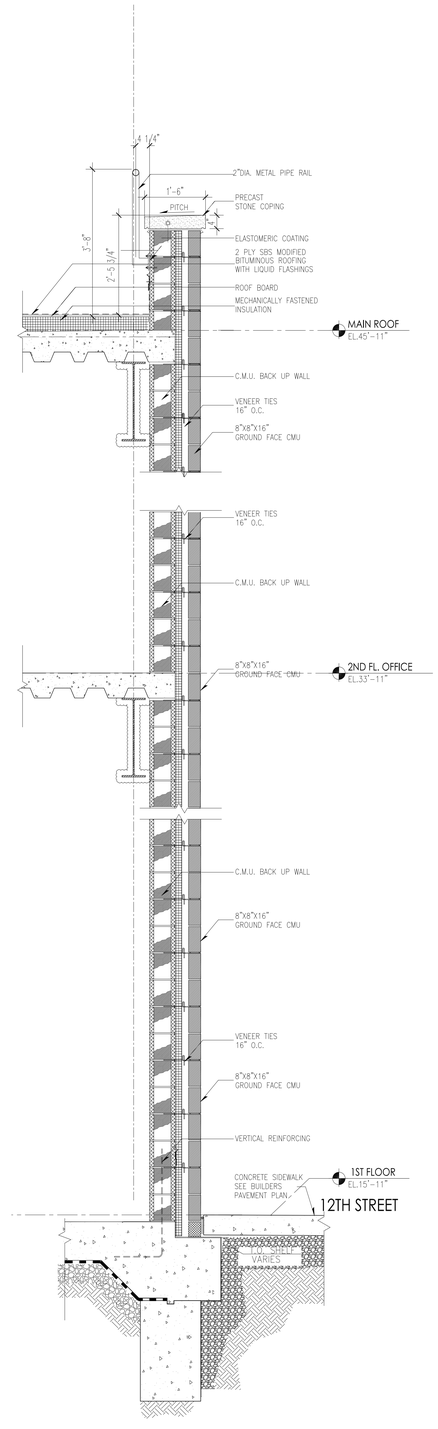
2 A-300.00 **SECTION**

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



– A-300.00 **KEY PLAN**

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



3 A-300.00 **SECTION-GROUND FACE CMU**

SCALE: 3/4"=1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT:

38-21 12TH Street

38-21 12th Street
LONG ISLAND CITY, NY

OWNER/DEVELOPER:
TF Cornerstone
387 PARK AVE SOUTH
NEW YORK, NEW YORK 10016
TEL.: (212) 672-1000
FAX.: (212) 931-8114

ARCHITECT:
SLCE*Architects, LLP*
1359 BROADWAY
NEW YORK, NY 10018
TEL.: (212) 979-8400
FAX.: (212) 979-8387

STRUCTURAL ENGINEER:
WSP USA
One Penn Plaza
250 W 34th Street
New York, N.Y. 10019
TEL. : (212) 687-9888

M.E.P.FP. ENGINEER:
AKF
One Liberty Plaza
165 Broadway, 22nd Floor
New York, N.Y. 10006
TEL. : (646) 720-9839

GEOTECHNICAL ENGINEERING:
RA CONSULTANTS LLC
512 7th Avenue, 6TH FLOOR
NEW YORK, NY 10018
TEL.: (646) 484-3250
FAX.: (646) 484-3251

CIVIL ENGINEERING:
NV5
32 Old Slip, 4th Floor
NEW YORK, NY 10005
TEL. : (646) 300-7150

CODE CONSULTANT

ELEVATOR CONSULTANT:
JENKINS & HUNTINGTON, INC
SUITE 920
1251 Avenue of the Americas
NEW YORK, NY 10020
TEL. : (212)-696-1818
FAX.: (212)-696-4528

No.:	DATE:	REVISION:
2	03/01/18	FOR DOT SIGN OFF
1	01/12/18	FOR DOT REVIEW

D.O.B. NUMBER:
NB#

NORTH:

1/4" = 1'-0"
0 2" 4" 8"

KEY PLAN:

DRAWING TITLE:

BUILDING SECTIONS

SEAL & SIGNATURE:

DATE:
PROJECT No: 2017-19
DRAWN BY: CADD-DEPT
CHECKED BY: SLCE
DWG. No.:
A-300.00
SHEET. No.:
OF

FILE No:

ATTACHMENT B

Document Repository Letters

AKRF

Environmental, Planning, and Engineering Consultants
440 Park Avenue South
7th Floor
New York, NY 10016
tel: 212 696-0670
fax: 212 213-3191
www.akrf.com

April 12, 2018

Ms. Florence Koulouris
District Manager
Queens Community Board District 1
45-02 Ditmars Boulevard, LL Suite 1025
Astoria, NY 11105

Re: Document Repository for 38-21 12th Street, Long Island City, NY

Dear Ms. Koulouris:

AKRF, Inc. is submitting a New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Application on behalf of TFC 38-21 Twelfth, LLC for the project site located at 38-21 12th Street in Long Island City, New York. As required by NYSDEC, Queens Community Board District 1 will be the repository to which all pertinent electronic documents generated for this project will be sent. Please understand that these documents will have to be made available to the public when requested until the NYSDEC determines that these documents are no longer needed.

Please signify your understanding and agreement by signing below and returning a copy of the signed letter via email to jdiggins@akrf.com. Please call me at (646) 388-9784 with any questions. Thank you.

Sincerely,
AKRF, Inc.

J. Patrick Diggins, P.G.
Technical Director

ACKNOWLEDGED AND ACCEPTED:

Florence Koulouris/gs District Manager

Ms. Florence Koulouris — Name
Director — Title
Signature

AKRF

Environmental, Planning, and Engineering Consultants
440 Park Avenue South
7th Floor
New York, NY 10016
tel: 212 696-0670
fax: 212 213-3191
www.akrf.com

April 12, 2018

Ms. Tienya Smith
Manager
Queens Library at Long Island City
37-44 21st Street
Long Island City, New York 11101

Re: Document Repository for 38-21 12th Street, Long Island City, NY

Dear Ms. Smith:

AKRF, Inc. is submitting a New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP) Application on behalf of TFC 38-21 Twelfth, LLC for the project site located at 38-21 12th Street in Long Island City, New York. As required by NYSDEC, Queens Library at Long Island City will be the repository to which all pertinent electronic documents generated for this project will be sent. Please understand that these documents will have to be made available to the public when requested until the NYSDEC determines that these documents are no longer needed.

Please signify your understanding and agreement by signing below and returning a copy of the signed letter via email to jdiggins@akrf.com. Please call me at (646) 388-9784 with any questions. Thank you.

Sincerely,
AKRF, Inc.

J. Patrick Diggins, P.G.
Technical Director

ACKNOWLEDGED AND ACCEPTED:

Ms. Tienya Smith	~~Director~~	
Name	Title	Signature

ATTACHMENT C

Previous Environmental Reports (under separate cover)