



April 30, 2014

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

Re: 14CVCP179X
E-Des # 13EH-N459X
3100 Webster Avenue
Remedial Action Work Plan (RAWP) Stipulation List

Dear Mr. Chawla:

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

1. The criterion attached in **Appendix 1** will be utilized if additional petroleum containing tank or vessel is identified during the remedial action or subsequent redevelopment excavation activities. All petroleum spills will be reported to the NYSDEC hotline as required by applicable laws and regulations. This contingency plan is designed for heating oil tanks and other small or moderately sized storage vessels. If larger tanks, such as gasoline storage tanks are identified, OER will be notified before this criterion is utilized.
2. A pre-construction meeting is required prior to start of remedial excavation work at the site. A pre-construction meeting will be held at the site and will be attended by OER, the developer or developer representative, the consultant, excavation/general contractor, and if applicable, the soil broker.
3. A pre-approval letter from all disposal facilities will be provided to OER prior to any soil/fill material removal from the site. Documentation specified in the RAWP - Appendix 3 - Section 1.6 "Materials Disposal Off-Site" will be provided to OER. If a

different disposal facility for the soil/fill material is selected, OER will be notified immediately.

4. A CD containing the final RAWP including this approved Stipulation List will be placed in the library that constitutes the primary public repository for project documents.
5. Signage for the project will include a sturdy placard mounted in a publically accessible right of way to building and other permits signage will consist of the NYC VCP Information Sheet (attached **Appendix 2**) announcing the remedial action. The Information sheet will be laminated and permanently affixed to the placard.
6. In the event that hazardous waste is identified during the remedial action or subsequent redevelopment excavation activities at this NYC VCP project, and removal and transportation of hazardous waste becomes necessary, the project may be subject to the New York State Department of Environmental Conservation's Special Assessment Tax (ECL 27-0923) and Hazardous Waste Regulatory Fees (ECL 72-00402). See DEC's website for more information: <http://www.dec.ny.gov/chemical/9099.html>.
7. Collection and analysis of 6 (six) end-point samples from the bottom of the excavation will be collected to evaluate the performance of the remedy with respect to attainment of Track 1 SCOs. An additional 5 (five) end-point samples will be collected from the hotspot area; four from the sidewalls and one from the bottom. A map indicating end-point sampling locations is attached in **Appendix 3**. Samples will be analyzed for contaminants of concern VOCs, SVOCs, and Metals.
8. Spill area (in the vicinity of SB2 and SB4) will be excavated per NYSDEC requirements to achieve Track 1 Soil Cleanup Objectives and additional end-point samples from excavation bottom and sidewalls will be obtained for this area. A map indicating these additional end-point sampling locations is also included in **Appendix 3**.
9. **Appendix 4** includes Vapor Barrier Pre-Certification letter from Vapor Barrier manufacturer stating that the proposed vapor barrier system mitigates against the contaminants of concern at the site.
10. OER requires parties seeking City Brownfield Incentive Grants to carry insurance. For a cleanup grant, both the excavator and the trucking firm(s) that handle removal of soil must carry or be covered under a commercial general liability (CGL) policy that provides \$1 million per claim in coverage. OER recommends that excavators and truckers also carry contractors pollution liability (CPL) coverage, also providing \$1 million per claim in coverage. The CGL policy, and the CPL policy if obtained, must name the City of New York, the NYC Economic Development Corporation, and Brownfield Redevelopment Solutions as additional insured. For an investigation grant, an environmental consultant must be a qualified vendor in the BIG program and carry \$1 million of professional liability (PL) coverage. A fact sheet regarding insurance is attached as **Appendix 5**.

11. Daily report will be provided during active excavation work. If no work is performed for extended time period, daily report frequency will be reduced to weekly basis. Daily report template is attached in **Appendix 6**.
12. The active sub-slab depressurization system (SSDS) will consist of a penetration through the slab on soil with a 6 inch schedule 40 pipe protruding beneath the slab into three closed loop perforated 4 inch schedule 40 pipes below the basement and the slab on grade portions of the property. Each of the three loops will be in a separate portion of the subsurface. One system below the basement and one below each of the two slab on grade portions of the building. Each of the systems will service an area less than 4,000 square feet, in accordance with EPA guidelines. Any void space will be filled with gravel. The pipes will be ventilated above the roofline so that any vapors removed from the subsurface will be diluted and minimize the risk of impacting the indoor air. **Appendix 7** provides the PE certified drawings with the extent of the active SSDS installation details.
13. A 46-millimeter vapor barrier will be installed beneath the structure's slab and along foundation sidewalls. The barrier chosen for this project is manufactured by Grace Construction Products, Preprufe® 300R and Preprufe® 160R. **Appendix 8** provides manufactures specifications and PE/RA certified building plans with the extent of the vapor barrier installation details (penetrations, joints, etc.) with respect to the proposed foundation, footings, etc.
14. An engineered composite site cover will be placed over the entire footprint of the Site. The composite cover system will be comprised of concrete foundation/slabs. Drawings of the composite site cover are provided as **Appendix 9**.
15. Per NYSDEC requirements, two (2) monitoring wells will be installed after excavation is completed in the future landscape area to monitor the groundwater quality. Locations of these wells are attached in **Appendix 10**.
16. Dewatering will be performed in full compliance with applicable laws, rules and regulations. Dewatering permit will be obtained from NYCDEP prior to construction activities.
17. Sample Soil Disposal Manifest is included in **Appendix 11**.
18. New Project Description and Proposed Development Plans are attached in **Appendix 12**.

Sincerely,



Mark Hasting, REM
Director of Geo Services

Cc: W.Wong, NYCOER

Appendix 1

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

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

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

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

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

Impacted Soil Excavation Methods

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

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

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

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

- Wear appropriate health and safety equipment as outlined in the Health and Safety Plan.

- Prior to excavation, ensure that the area is clear of utility lines or other obstructions. Lay plastic sheeting on the ground next to the area to be excavated.
- Using a rubber-tired backhoe or track mounted excavator, remove overburden soils and stockpile, or dispose of, separate from the impacted soil.
- If additional UST's are discovered, the NYSDEC will be notified and the best course of action to remove the structure should be determined in the field. This may involve the continued trenching around the perimeter to minimize its disturbance.
- If physically contaminated soil is present (e.g., staining, odors, sheen, PID response, etc.) an attempt will be made to remove it, to the extent not limited by the site boundaries or the bedrock surface. If possible, physically impacted soil will be removed using the backhoe or excavator, segregated from clean soils and overburden, and staged on separated dedicated plastic sheeting or live loaded into trucks from the disposal facility. Removal of the impacted soils will continue until visibly clean material is encountered and monitoring instruments indicate that no contaminants are present.
- Excavated soils which are temporarily stockpiled on-site will be covered with tarp material while disposal options are determined. Tarp will be checked on a daily basis and replaced, repaired or adjusted as needed to provide full coverage. The sheeting will be shaped and secured in such a manner as to drain runoff and direct it toward the interior of the property.

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

Appendix 2
NYC VCP Signage



NYC Voluntary Cleanup Program

**3100 Webster Avenue
Site #: 14CVCP179X**

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

Or scan with smart phone:

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



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

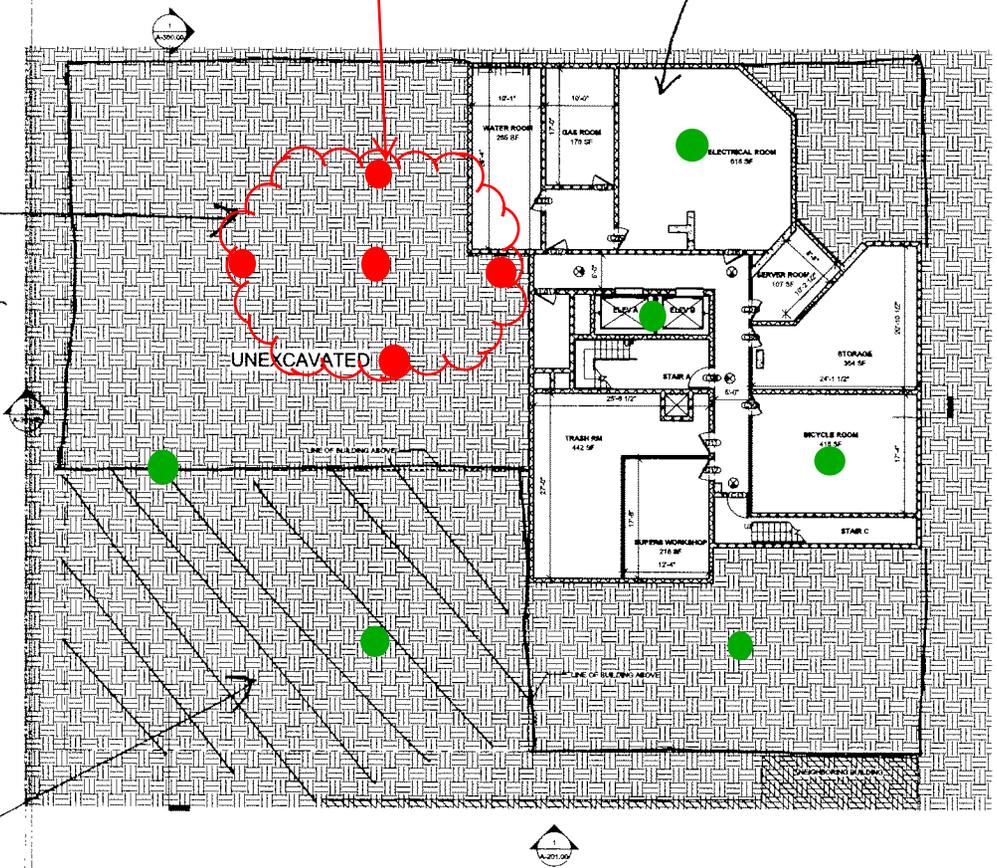
Shaminder Chawla at (212) 442-3007
or email us at brownfields@cityhall.nyc.gov

Appendix 3
End-Point Sampling Map

Approximate area of removed USTs and associated residual soil and gw contamination

New Cellar Area \approx 12' excavation

New Building Footprint \approx excavation 2' minimum for footings.



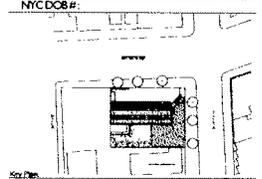
Landscaped areas. 2' excavation & 2' Clean soil Cap

WEBSTER GREEN
3100 WEBSTER AVE BRONX NY

THE DOE PLAND
345 E 103rd Street
New York, NY 10029
P 646-227-6766
F 334-660-8136

THE HOUSING COLLABORATIVE
322 Broadway Rd #102
New York, NY 10003
P 914-220-3406
F 914-422-1556

BLOCK 3330 LOT 58



Site Plan

NUMBER	DATE	DESCRIPTION
1	09.17.13	HFA SUBMISSION
2	08.08.13	FINAL SUBMISSION

Architect
SEVE
Theatrical Architecture & Planning PC
463 Broadway Suite 803
New York NY 10003
Tel (212) 263-7820 Fax (212) 263-1276

MEP Engineer
GACE
31 West 21st Street, New York, NY 10011
Tel (212) 946-7078

MEP Engineer
Johnson & Urban, LLC
295 Route 24, Cokesbury, NJ 08722
Tel (772) 664-4725 Fax (772) 664-8776

Civil Engineer
Philip Habibi & Associates
492 Madison Avenue 11th Fl., New York, NY 10016
Tel (212) 708-5656 Fax (212) 729-5665

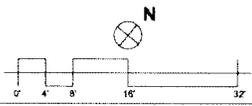
Landscape Architect
Terrain+NYC
300 Park Avenue South, 38th Floor, New York, NY 10017
Tel (212) 512-4080 Fax (212) 512-4079

Filing Representative
Design 2147 Limited
50 Broadway Street, Brooklyn, NY 11222
Tel (718) 863-1810 Fax (718) 863-1816

Do Not Scale Plans
Contractor to promptly notify Architect of any missing
conditions or omissions. Field conditions and existing
conditions as indicated in Contract documents.

Cellar

REAL & SIGNATURE	PROJECT No.
	12011
	DRAWING BY: EM
	CHECK BY: PV
	DWG No.
	A-100.00
	SCALE: 1/8" = 1'-0"



Appendix 4
Vapor Barrier Pre-Certification letter

GRACE

Construction Products

Mark A. Franciosi
Technical Service Engineer - Americas

T 617-498-4303

mark.a.franciosi@grace.com

W. R. Grace & Co.-Conn.
62 Whittemore Avenue
Cambridge, MA 02140

February 22nd, 2014

Eugene Mekhtiyev
Magnusson Architecture and Planning, PC
853 Broadway
New York NY 10003
212.253.7820

Project: 3100 Webster Avenue Brooklyn, NY OER project number 13EH-N459X

Mr. Mekhtiyev,

I have reviewed the Phase II Site Investigation Report prepared by Hillman Consulting dated August, 2013; pages 1-20 and the Geotechnical Evaluation prepared by URS dated May 27th, 2013; pages 1-38 for the above referenced project:

The identified contaminants at the levels reported will not have an adverse effect on the waterproofing or vapor barrier properties of Preprufe[®] 300R or Preprufe[®] 160R systems along with all system accessories, provided standard design and application procedures are followed.

Standard installation instructions and details can be found on our website at www.graceconstruction.com.

If you have any questions, please feel free to call me at the number above.

Sincerely,



Mark Franciosi

Technical Services Engineer

cc: J. Ridgeway

Appendix 5
BIG Program Insurance Fact Sheet

FACT SHEET – BIG PROGRAM INSURANCE REQUIREMENTS

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

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

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

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

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

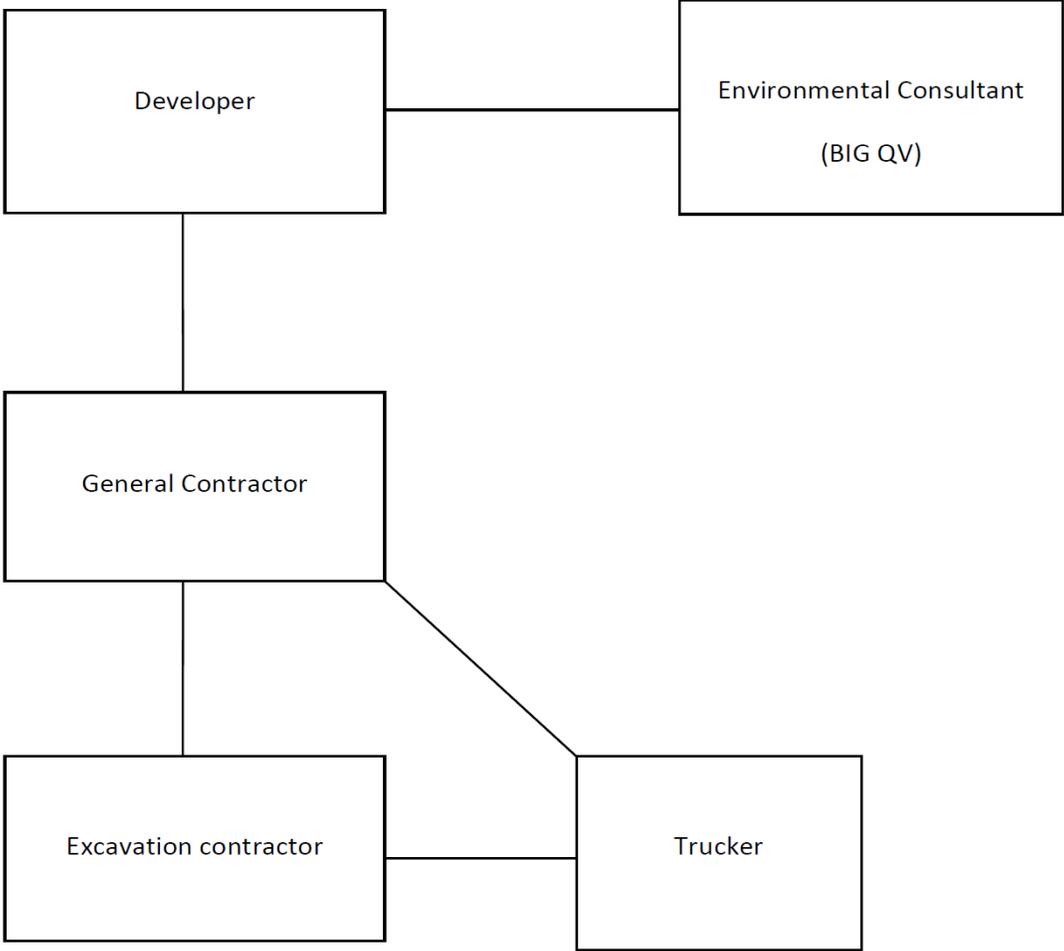
- Its environmental consultant(s) hired to oversee the cleanup must be:
 - a. a BIG Qualified Vendor; and
 - b. maintain Professional Liability (PL) insurance of \$1M per claim and annual aggregate.

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

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

Example of Contractual Relationships for Cleanup Work

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



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



BIG Program Additional Insureds

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

“City and its officials and employees”

New York City Mayor’s Office of Environmental Remediation
253 Broadway, 14th Floor
New York, NY 10007

“NYC EDC and its officials and employees”

New York City Economic Development Corporation
110 William Street
New York, NY 10038

“BIG Grant Administrator and its officials and employees”

Brownfield Redevelopment Solutions, Inc.
739 Stokes Road, Units A & B
Medford, NJ 08055

Appendix 6
Daily Report Template

Generic Template for Daily Status Report

Instructions

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

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

Daily Status Reports

Daily status reports providing a general summary of activities for each day of *active remedial work* will be emailed to the OER Project Manager by the end of the following day. Those reports will include:

- Project number and statement of the activities and an update of progress made and locations of work performed;
- Quantities of material imported and exported from the Site;
- Status of on-Site soil/fill stockpiles;
- A summary of all citizen complaints, with relevant details (basis of complaint; actions taken; etc.);
- A summary of CAMP excursions, if any;
- Photograph of notable Site conditions and activities.

The frequency of the reporting period may be revised in consultation with OER project manager based on planned project tasks. Daily email reports are not intended to be the primary mode of communication for notification to OER of emergencies (accidents, spills), requests for changes to the RAWP or other sensitive or time critical information. However, such information will be included in the daily reports. Emergency conditions and changes to the RAWP will be communicated directly to the OER project manager by personal communication. Daily reports will be included as an Appendix in the Remedial Action Report.

DAILY STATUS REPORT

Prepared By: Enter Your Name Here

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

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

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

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

Working In Grid #: A1, B1, C1

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

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

Problems Encountered:
No problems encountered or provide details

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

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

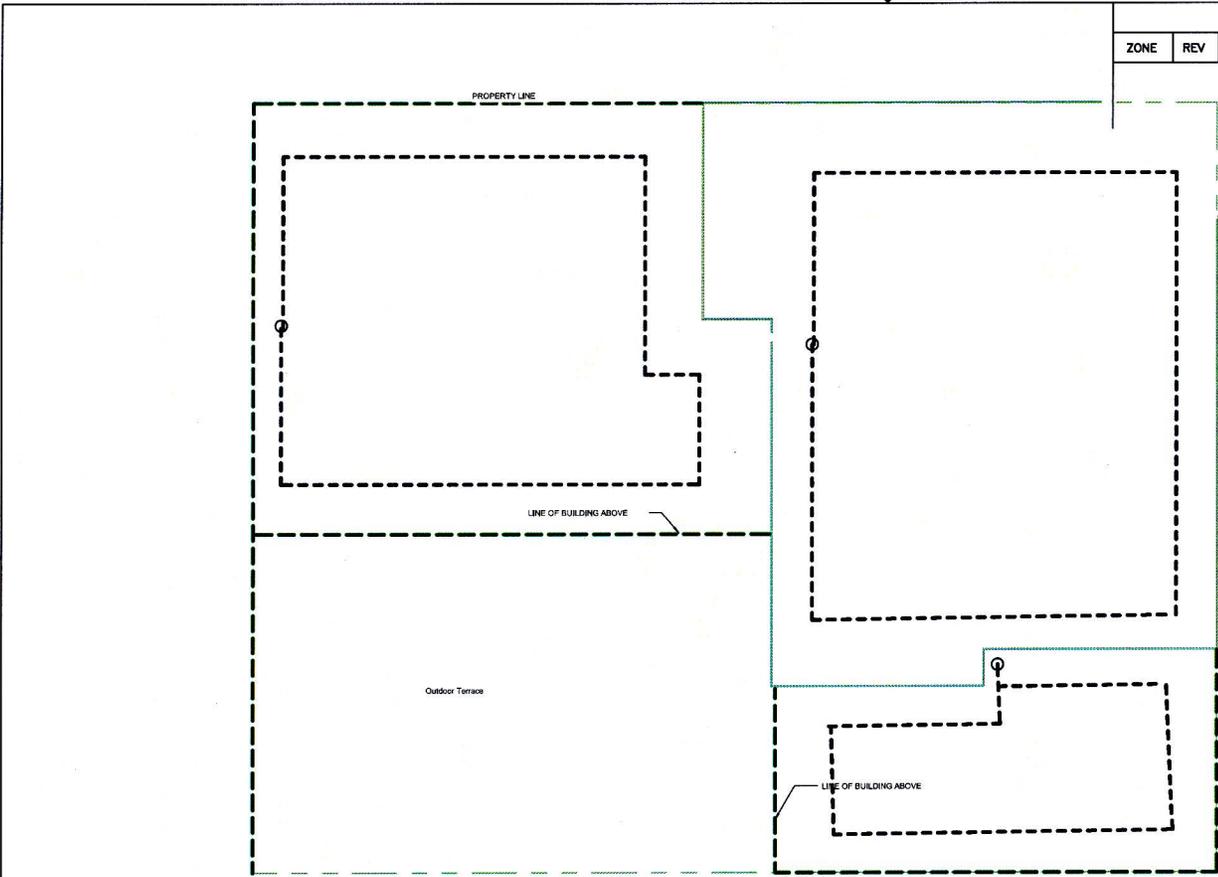
NYC Clean Soil Bank		Receiving Facility: Name/ Address (Approved by OER)			
Tracking No.:	13CCSB000				
Today	Trucks 5	Cu. Yds. 25	Total	Trucks 120	Cu. Yds. 600

Site Grid Map
Insert the site grid map here

Photo Log

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

Appendix 7
Active Sub-Slab Depressurization System



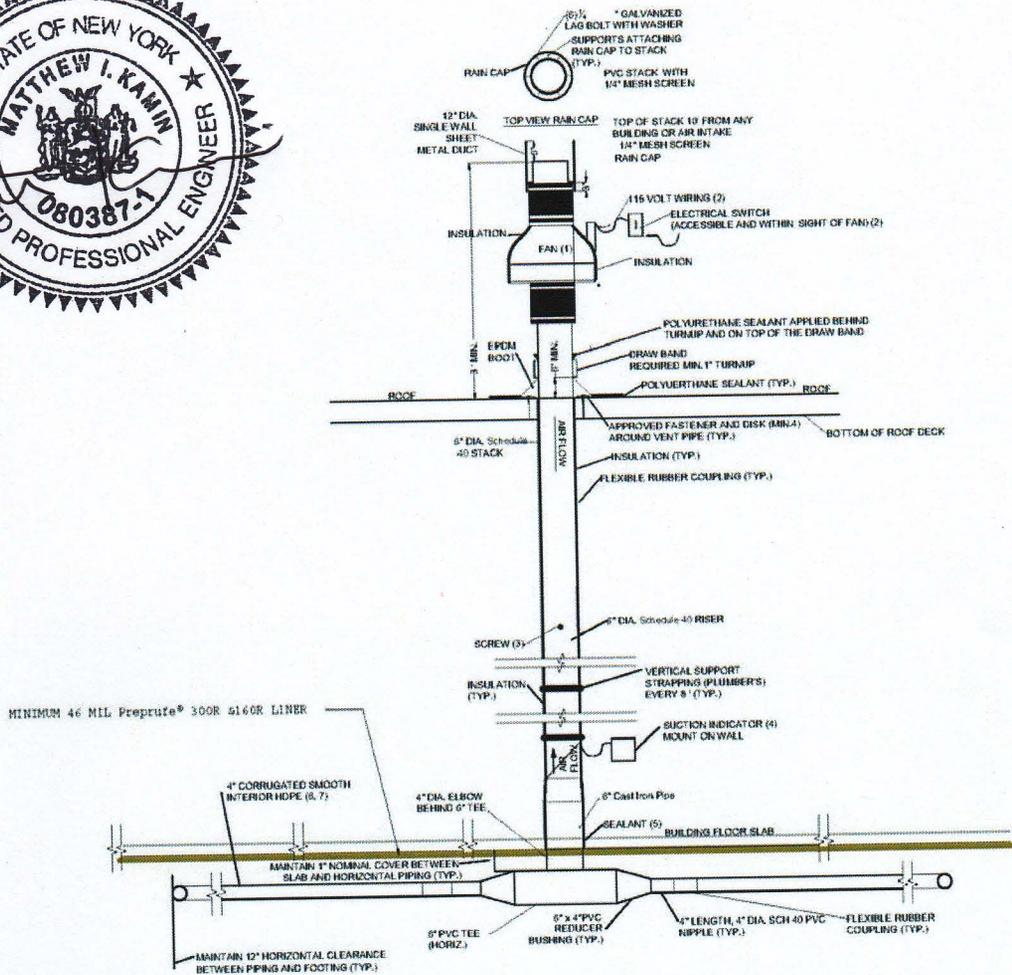
REVISIONS				
ZONE	REV	DESCRIPTION	DATE	APPROVED

○ Slab Penetration Location

--- 4 Inch PVC Pipe



	3100 Webster Ave			
	Vapor Mitigation Floor Plan			
SIZE	FSCM NO.	DWG NO.	REV	
		1	0	
SCALE	NA	SHEET		1



NOTES:

1. FAN TO BE RADONAWAY HIGH-FLOW IN-LINE FAN, MODEL RP 205, EQUAL.
2. FAN AND ON/OFF SWITCH TO BE HAND-WIRED TOGETHER TO 115 VOLT CIRCUIT.
3. SECURE RUBBER COUPLING WITH SCREW TO PREVENT FAN ASSEMBLY FROM SLIPPING DOWN VERTICAL PIPE.
4. DWYER MAGNETIC DIAL TYPE VACUUM GAUGE MODEL 2002-M OR EQUAL.
5. SEAL OPENING WITH ELASTOMERIC JOINT SEALANT AS DEFINED IN ASTM C920.
6. HIGH DENSITY POLYETHYLENE CORRUGATED PERFORATED PIPE AISI 16-12 OR EQUAL.
7. WRAP 2\"/>

Figure 2: SSDS System Details



Project Location: 3100 Webster Ave
Brooklyn, NY

Appendix 8
Vapor Barrier Installation Details

PREPRUFE® 300R & 160R

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

Description

Preprufe® 300R & 160R membranes are unique composite sheets comprising a thick HDPE film, an aggressive pressure sensitive adhesive and a weather resistant protective coating.

Unlike conventional non-adhering membranes, which are vulnerable to water ingress tracking between the unbonded membrane and structure, the unique Preprufe bond to concrete prevents ingress or migration of water around the structure.

The Preprufe R System includes:

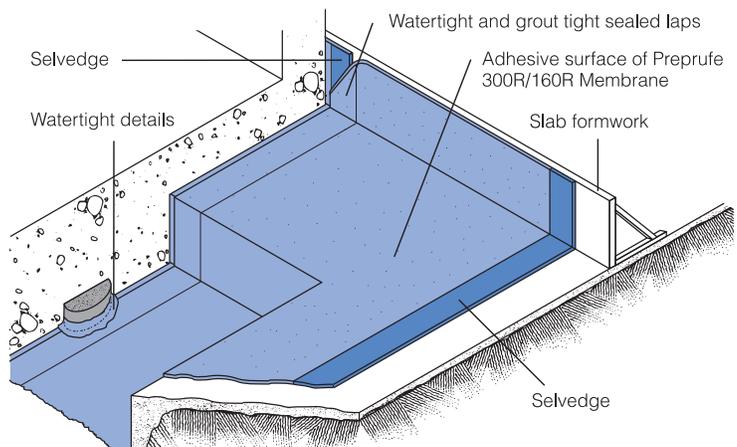
- **Preprufe 300R**—heavy-duty grade for use below slabs and on rafts (i.e. mud slabs). Designed to accept the placing of heavy reinforcement using conventional concrete spacers.
- **Preprufe 160R**—thinner grade for blindside, zero property line applications against soil retention systems.
- **Preprufe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

Preprufe 300R & 160R membranes are applied either horizontally to smooth prepared concrete, carton forms or well rolled and compacted earth or crushed stone substrate; or vertically to permanent formwork or adjoining structures. Concrete is then cast directly against the adhesive side of the membranes. The specially developed Preprufe adhesive layers work together to form a continuous and integral seal to the structure.

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

Advantages

- **Forms a unique continuous adhesive bond to concrete poured against it**—prevents water migration and makes it unaffected by ground settlement beneath slabs
- **Fully-adhered watertight laps** and detailing
- **Provides a barrier to water, moisture and gas**—physically isolates the structure from the surrounding ground
- **BBA Certified** for basement Grades 2, 3, & 4 to BS 8102:1990
- **Zero permeance** to moisture
- **Solar reflective**—reduced temperature gain
- **Simple and quick to install**—requiring no priming or fillets
- **Can be applied to permanent formwork**—allows maximum use of confined sites
- **Self protecting**—can be trafficked immediately after application and ready for immediate placing of reinforcement
- **Unaffected by wet conditions**—cannot activate prematurely
- **Inherently waterproof, non-reactive system:**
 - not reliant on confining pressures or hydration
 - unaffected by freeze/thaw, wet/dry cycling
- **Chemical resistant**—effective in most types of soils and waters, protects structure from salt or sulphate attack



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

Installation

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

Preprufe 300R & 160R membranes are supplied in rolls 4 ft (1.2 m) wide, with a selvage on one side to provide self-adhered laps for continuity between rolls. The rolls of Preprufe Membrane and Preprufe Tape are interwound with a disposable plastic release liner which must be removed before placing reinforcement and concrete.

Substrate Preparation

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

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

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

Membrane Installation

Preprufe can be applied at temperatures of 25°F (-4°C) or above. When installing Preprufe in cold or marginal weather conditions 55°F (<13°C) the use of Preprufe Tape LT is recommended at all laps and detailing. Preprufe Tape LT should be applied to clean, dry surfaces and the release liner must be removed immediately after application. Alternatively, Preprufe Low Temperature (LT) is available for low temperature condition applications. Refer to Preprufe LT data sheet for more information.

Horizontal substrates—Place the membrane HDPE film side to the substrate with the clear plastic release liner facing towards the concrete pour. End laps should be staggered to avoid a build up of layers. Leave plastic release liner in position until overlap procedure is completed (see Figure 2).

Accurately position succeeding sheets to overlap the previous sheet 3 in. (75 mm) along the marked selvage. Ensure the underside of the succeeding sheet is clean, dry and free from contamination before attempting to overlap. Peel back the plastic release liner from between the overlaps as the two layers are bonded together. Ensure a continuous bond is achieved without creases and roll firmly with a heavy roller. Completely remove the plastic liner to expose the protective coating. Any initial tack will quickly disappear.

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

Vertical substrates—Mechanically fasten the membrane vertically using fasteners appropriate to the substrate with the clear plastic release liner facing towards the concrete pour. The membrane may be installed in any convenient length. Fastening can be made through the selvage using a small and low profile head fastener so that the membrane lays flat and allows firmly rolled overlaps. Immediately remove the plastic release liner.

Ensure the underside of the succeeding sheet is clean, dry and free from contamination before attempting to

overlap. Roll firmly to ensure a watertight seal.

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

Details

Refer to Preprufe Field Application Manual, Section V Application Instructions or visit graceconstruction.com. This manual gives comprehensive guidance and standard details.

Membrane Repair

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

Pouring of Concrete

Ensure the plastic release liner is removed from all areas of Preprufe membrane and tape.

It is recommended that concrete be poured within 56 days (42 days in hot climates) of application of the membrane. Following proper ACI guidelines, concrete must be placed carefully and consolidated properly to avoid damage to the membrane. Never use a sharp object to consolidate the concrete.

Removal of Formwork

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

A minimum concrete compressive strength of 1500 psi (10 N/mm²) is recommended prior to stripping formwork supporting Preprufe membranes. Premature stripping may result in displacement of the membrane and/or spalling of the concrete.

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

Figure 1

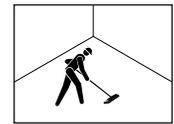


Figure 2

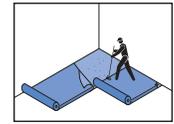
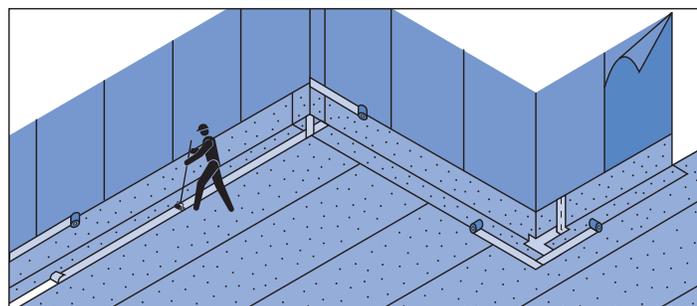
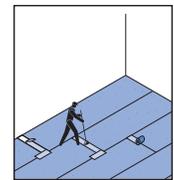


Figure 3

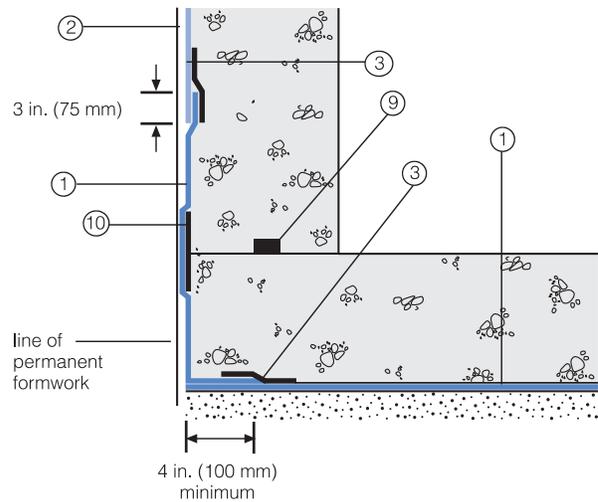


Detail Drawings

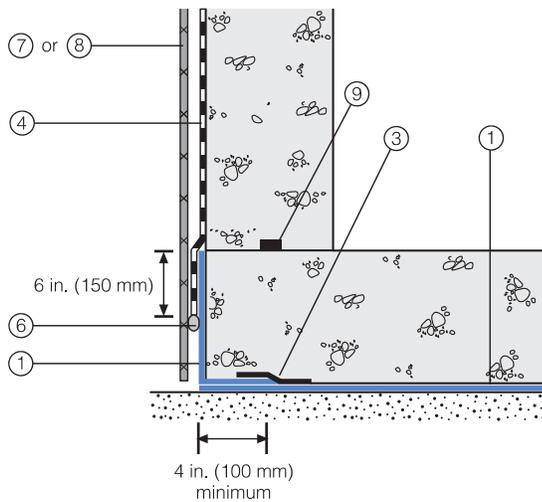
Details shown are typical illustrations and not working details. For a list of the most current details, visit us at graceconstruction.com.

For technical assistance with detailing and problem solving please call toll free at 866-333-3SBM (3726).

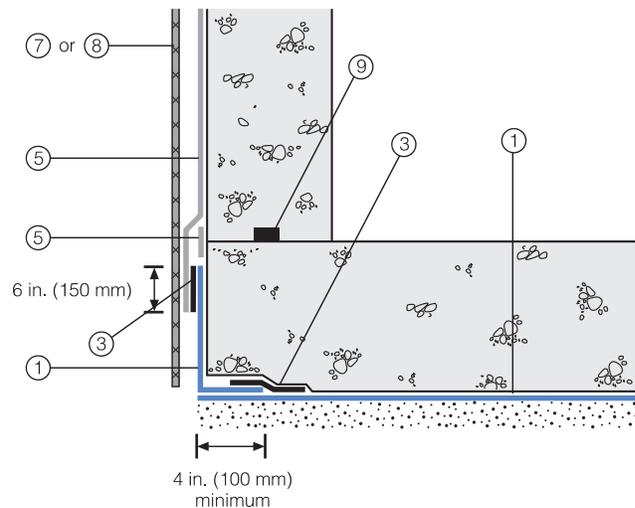
Wall base detail against permanent shutter



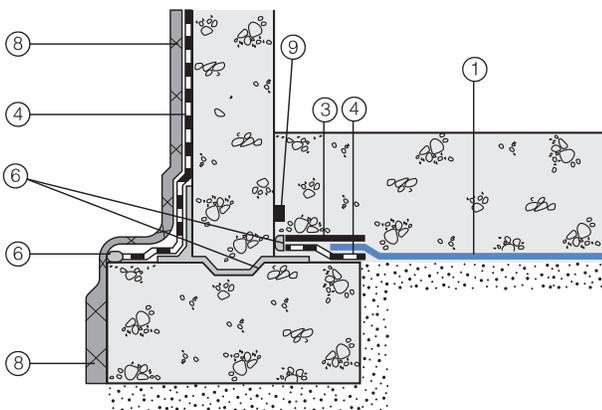
Bituthene wall base detail (Option 1)



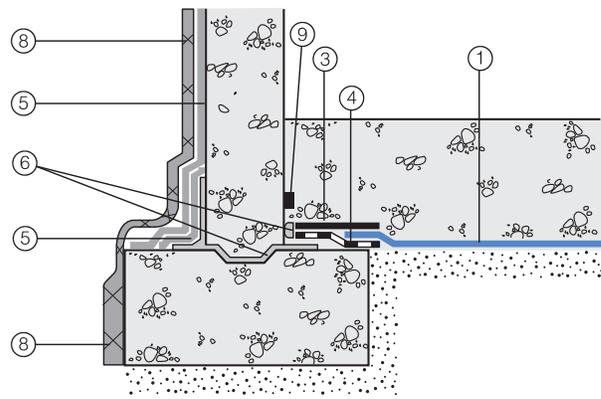
Procor wall base detail (Option 1)



Bituthene wall base detail (Option 2)



Procor wall base detail (Option 2)



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

- 5 Procor
- 6 Bituthene Liquid Membrane
- 7 Protection

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

Supply

Dimensions (Nominal)	Preprufe 300R Membrane	Preprufe 160R Membrane	Preprufe Tape (LT or HC*)
Thickness	0.046 in. (1.2 mm)	0.032 in. (0.8 mm)	
Roll size	4 ft x 98 ft (1.2 m x 30 m)	4 ft x 115 ft (1.2 m x 35 m)	4 in. x 49 ft (100 mm x 15 m)
Roll area	392 ft ² (36 m ²)	460 ft ² (42 m ²)	
Roll weight	108 lbs (50 kg)	92 lbs (42 kg)	4.3 lbs (2 kg)
Minimum side/end laps	3 in. (75 mm)	3 in. (75 mm)	3 in. (75 mm)
* LT denotes Low Temperature (between 25°F (-4°C) and 86°F (+30°C)) HC denotes Hot Climate (50°F (>+10°C))			
Ancillary Products			
Bituthene Liquid Membrane—1.5 US gal (5.7 liter) or 4 US gal (15.1 liter)			

Physical Properties

Property	Typical Value 300R	Typical Value 160R	Test Method
Color	white	white	
Thickness	0.046 in. (1.2 mm)	0.032 in. (0.8 mm)	ASTM D3767
Lateral Water Migration Resistance	Pass at 231 ft (71 m) of hydrostatic head pressure	Pass at 231 ft (71 m) of hydrostatic head pressure	ASTM D5385, modified ¹
Low temperature flexibility	Unaffected at -20°F (-29°C)	Unaffected at -20°F (-29°C)	ASTM D1970
Resistance to hydrostatic head	231 ft (71 m)	231 ft (71 m)	ASTM D5385, modified ²
Elongation	500%	500%	ASTM D412, modified ³
Tensile strength, film	4000 psi (27.6 MPa)	4000 psi (27.6 MPa)	ASTM D412
Crack cycling at -9.4°F (-23°C), 100 cycles	Unaffected, Pass	Unaffected, Pass	ASTM C836
Puncture resistance	221 lbs (990 N)	100 lbs (445 N)	ASTM E154
Peel adhesion to concrete	5 lbs/in. (880 N/m)	5 lbs/in. (880 N/m)	ASTM D903, modified ⁴
Lap peel adhesion	5 lbs/in. (880 N/m)	5 lbs/in. (880 N/m)	ASTM D1876, modified ⁵
Permeance to water vapor transmission	0.01 perms (0.6 ng/(Pa × s × m ²))	0.01 perms (0.6 ng/(Pa × s × m ²))	ASTM E96, method B
Water absorption	0.5%	0.5%	ASTM D570

Footnotes:

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

Specification Clauses

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

NOTE: Use Preprufe Tape to tie-in Procor with Preprufe.

Health and Safety

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

www.graceconstruction.com

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

Adcor is a trademark and Preprufe, Bituthene and Hydroduct are registered trademarks of W. R. Grace & Co.—Conn. Procor is a U.S. registered trademark of W. R. Grace & Co.—Conn., and is used in Canada under license from PROCOR LIMITED.

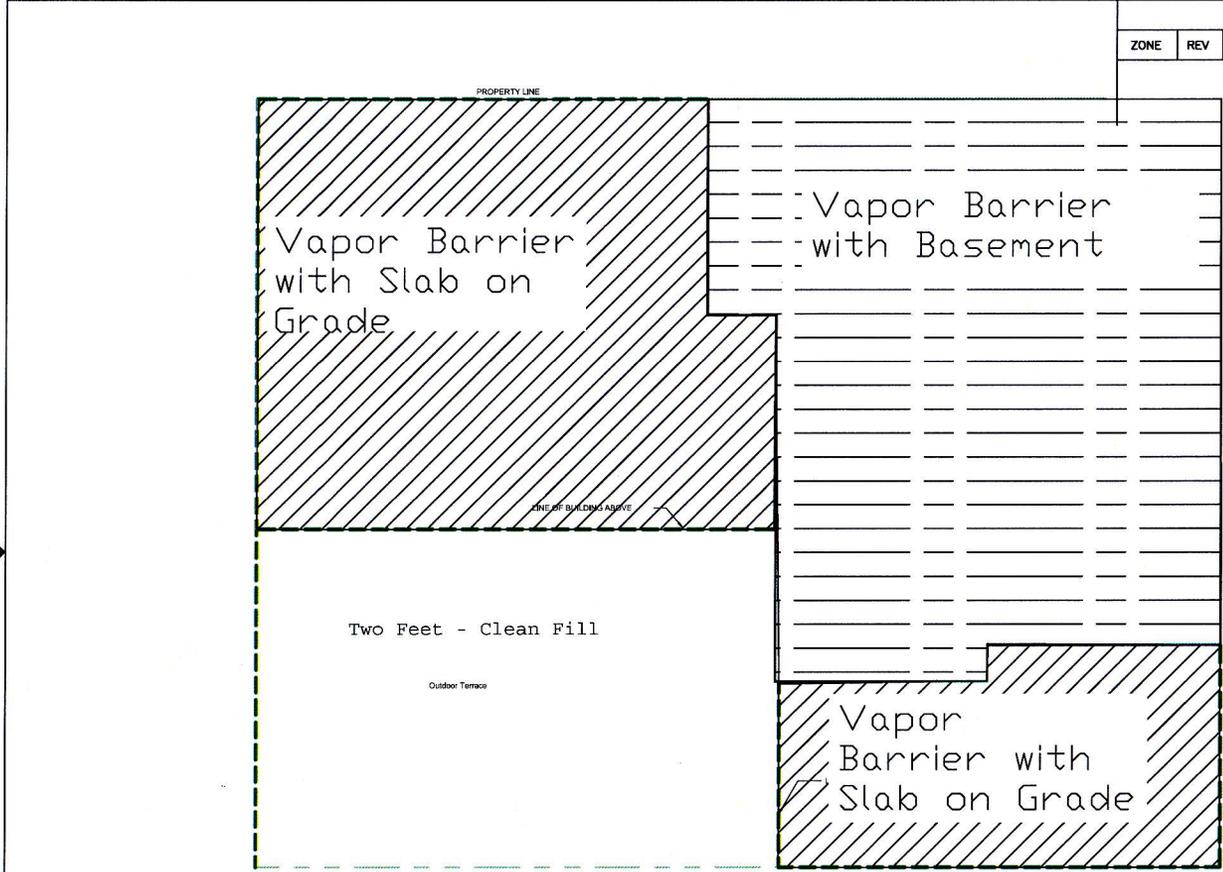
We hope the information here will be helpful. It is based on data and knowledge considered to be true and accurate and is offered for the users' consideration, investigation and verification, but we do not warrant the results to be obtained. Please read all statements, recommendations or suggestions in conjunction with our conditions of sale, which apply to all goods supplied by us. No statement, recommendation or suggestion is intended for any use which would infringe any patent or copyright. W. R. Grace & Co.—Conn., 62 Whittemore Avenue, Cambridge, MA 02140. In Canada, Grace Canada, Inc., 294 Clements Road, West, Ajax, Ontario, Canada L1S 3C6.

This product may be covered by patents or patents pending.
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GRACE

Appendix 9
Composite Site Cover

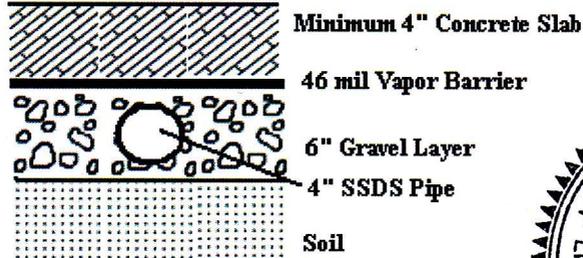


REVISIONS				
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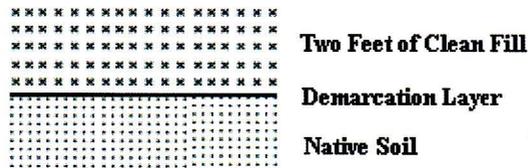


	3100 Webster Ave		
	Composite Cover		
SIZE	FSCM NO.	DWG NO.	REV
		3	0
SCALE	NA	SHEET	1

CELLAR/SLAB CAPPING DETAIL



LANDSCAPED COURTYARD CAPPING DETAIL



	Capping Plan	
	Project Location: 3100 Webster Avenue Bronx, NY	

Appendix 11
Location of Post-Excavation Monitoring Wells

Appendix 11
Sample Soil Disposal Manifest



E.T. TECHNOLOGIES INC.

No. 158891

E.T. TECHNOLOGIES INC.
SOILS REGENERATION SITE
SALT LAKE VALLEY LANDFILL
6030 W. 1300 SOUTH (801) 973-2065
SALT LAKE CITY, UTAH 84104

NON-HAZARDOUS WASTE MANIFEST

1. DATE SHIPPED _____ / _____ / _____ 2. DATE RECEIVED _____ / _____ / _____

3. WASTE GENERATOR(S) INFORMATION:

GENERATOR 1 _____ ADDRESS _____
 CITY _____ STATE _____ ZIP CODE _____ PHONE _____
 GENERATOR 2 _____ ADDRESS _____
 CITY _____ STATE _____ ZIP CODE _____ PHONE _____
 GENERATOR 3 _____ ADDRESS _____
 CITY _____ STATE _____ ZIP CODE _____ PHONE _____

4. TRANSPORTATION CERTIFICATION: I certify that the waste load(s) listed below (Section 5) were collected from the Waste Generators listed in Section 3 of this document. No other substance or waste from any other sources are included in this shipment. To the best of my knowledge, the information given in this Manifest is a true and accurate description of the waste material. I further acknowledge receipt of the shipment from the Waste Generators located in Section 3 above.

TRANSPORTER COMPANY NAME _____

DRIVER NAME (Please Print) _____

DRIVER SIGNATURE _____ DATE _____

5. SHIPPING DESCRIPTION

CONTAINER CODES: A = SUMP TRUCK B = RAM C = TANKER D = BARRELS E = DUMP F = OTHER
 WASTE TYPE CODES: G = KITCHEN SUMP H = SHOP SUMP I = YARD SUMP J = SEPTIC / SEWAGE K = SOIL L = OTHER

DESCRIPTION OF WASTE MATERIALS	WASTE CODE/ PROFILE NUMBER	CONTAINER	WASTE TYPE	TOTAL QUANTITY
				Lbs. Gals.
				Lbs. Gals.
				Lbs. Gals.

Additional Descriptions or Special Handling Instructions:

6. GENERATOR'S CERTIFICATION:

I hereby declare that the contents of this consignment are fully and accurately described above by proper shipping name and are classified, packed, marked, and labeled, and are in all respects in proper condition for transport by highway according to applicable Federal, State and Local governmental regulations. I further certify that the waste materials described above are not a hazardous waste as defined by the Utah Hazardous Waste Management Regulations and 40 C.F.R. Part 260 & 261, as amended from time to time, and I acknowledge that said waste is designated for disposal and/or re-use at the Soils Regeneration Site operated by E.T. Technologies, Inc. I agree to pay for all disposal/processing fees and special handling charges as established by the Salt Lake Valley Solid Waste Management Council.

I further agree to pay a late charge of 1.5 % per month (18% per annum) for all past due accounts (30 days after date of invoice) and reasonable attorney/collection fees for delinquent accounts.

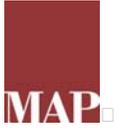
GENERATOR 1 --- Certified By: _____ Title _____ Company _____
 GENERATOR 2 --- Certified By: _____ Title _____ Company _____
 GENERATOR 3 --- Certified By: _____ Title _____ Company _____

— THIS PORTION FOR OFFICE USE ONLY —

Signature of E.T. Representative: _____ Date : _____

Gross Weight	Tare Weight	Net Weight	Class	Price/Ton	Price
1)					
2)					
3)					
TICKET #	DISPOSAL AREA	SCALEHOUSE INITIALS	TRUCK #	PH	TLV

Appendix 12
Project Description and Proposed Development Plans



Webster GREEN - Design Narrative

Located at 3100 Webster Avenue in the Bronx, New York, the project site is made up of one corner lot # 68 of Block 3330 with a total approximately 12,500 sq ft and it is situated on the North-west side of Webster Avenue between East 204th and East 203th Streets.

The site is characterized by existing mid-rise (5-6 stories) multifamily residential buildings and it is a block away of the Bronx Park.

The property is currently occupied with a one story building that includes auto-repair services shop and a perimeter parking/ asphalt-paved lot.

The site is within a ½ mile walking distance of public mass transportation (subway line D, Metro North botanical garden station) and essential services along Webster Avenue and to the North on E204th Street. Several bus lines run on Webster Avenue.

As a previously developed site it is considered a “grayfield”.

The site slopes down to the West, on Webster Avenue. There is a retaining wall along the rear property line which is supporting an approximately 9’ drop in elevation between the project site and the abutting property to the south. The south property lines are abutted by 6-story brick buildings with basements and the adjacent lot to the south west on Webster Avenue is a vacant parking lot.

The proposed building will be an approximately 76,700 square foot 8-story tall building with a basement under part of the building and slab on grade for the remainder of the building with a top of slab elevation of approximately -10’-0” below grade and a main roof height of approximately 83’ above grade. The total excavation depth for construction is 12 feet below grade. The structural framing for the building shall consist of 8” hollow core concrete plank floors and roof without concrete topping supported on CMU walls with steel columns and transfer beams at some areas of the 1st floor.

The building contains 36 studio apartments, 15 one-bedroom apartments, 30 two-bedroom apartments and 1 two-bedroom apartment (Super’s apartment) at the ground floor, totaling 82 residential units.

There will be program spaces/community facilities at the ground floor fronting Webster Avenue adjacent to the main residential lobby, and administrative offices fronting the landscaped rear yard and a community and laundry room for the residents facing 204th street and the interior landscaped courtyard. The partial cellar level will have space for bike storage, management storage, and mechanical rooms. the boiler room and emergency generator will be located at the main roof.

The proposed building is “L” shaped, fronting on Webster Avenue and E204th Street with the building creating a recessed area at the corner emphasizing the main entry.

It leaves approx. 3,000 square feet of open space to the south at the rear yard which provides maximum southern exposure and views to the southwest. Additionally, the building sets back on the south side on the 8th Floor creating an extensive green roof that can be enjoyed visually by the tenants thru a glazed public lounge located adjacent to the elevator



lobby at the 8th floor . The massing allows for a combination of contextual brick façade portions on the north-east side to relate to the beautiful existing art deco buildings on E204th

Street and a more modern and lighter composition of glass, fiber concrete rain screen panels towards the corner and on Webster Avenue breaking the scale to fit nicely in the neighborhood.

The landscaped courtyard will be planted with plants and shrubs native to the New York area. The community and laundry rooms, and the management offices will have ample windows to the courtyard. The open space area will be designed to include outdoor activities as seating areas, a playground and a series of urban gardens incorporating them into the landscape design of the courtyard.

Upon completion, the building will feature numerous green initiatives, including a 69.30 KW photovoltaic panel system at the main roof facing south, an extensive green roof on 8th Floor setback, sun-shading devices on the south facing windows of the studio units at the rear yard, generous fenestration to maximize daylight within the corridors and building envelope, a high-efficiency boiler on the roof, high efficiency PTAC units for cooling of the units, central air for common spaces, low-E thermally broken Energy Star windows, continuous exterior insulation (insulated cavity wall), low or no VOC paints, primers and caulks, water saver faucets and shower heads, CFL & LED lamps throughout, and Kone Ecospec elevators. The building also will have a rain water harvesting system for the irrigation of the landscaped areas and a series of bio swale systems for the street trees fronting E204th Street.

The Project will apply for the NYSERDA Multifamily Building Performance Program for New Construction, incorporating at least 20 % energy reduction & energy efficiency options into the building's design to fulfill the ENERGY STAR guidelines and to the LEED for Homes Mid-rise Certification Program with the USGBC.

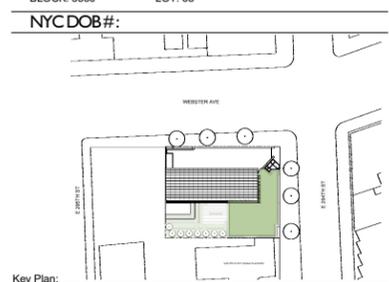
WEBSTER GREEN
3100 WEBSTER AVE BRONX NY

Owner:
THE DOE FUND
345 E. 102nd Street
New York, NY 10029
P. 646-672-4456
F. 212-860-8126

THE HOUSING COLLABORATIVE
222 Bloomingdale Rd #102
White Plains, NY 10605
P. 914-250-2426
F. 914-422-1550

BLOCK: 3330 LOT: 68

NYCDOB#:



Key Plan:
Issue:

NUMBER	DATE	DESCRIPTION
1	01.17.13	HFA SUBMISSION
2	05.09.13	HHAP SUBMISSION

Architect:
MAG
Magnusson Architecture & Planning PC
853 Broadway Suite 800
New York NY 10003
Tel (212) 253 7820 Fax (212) 253 1276

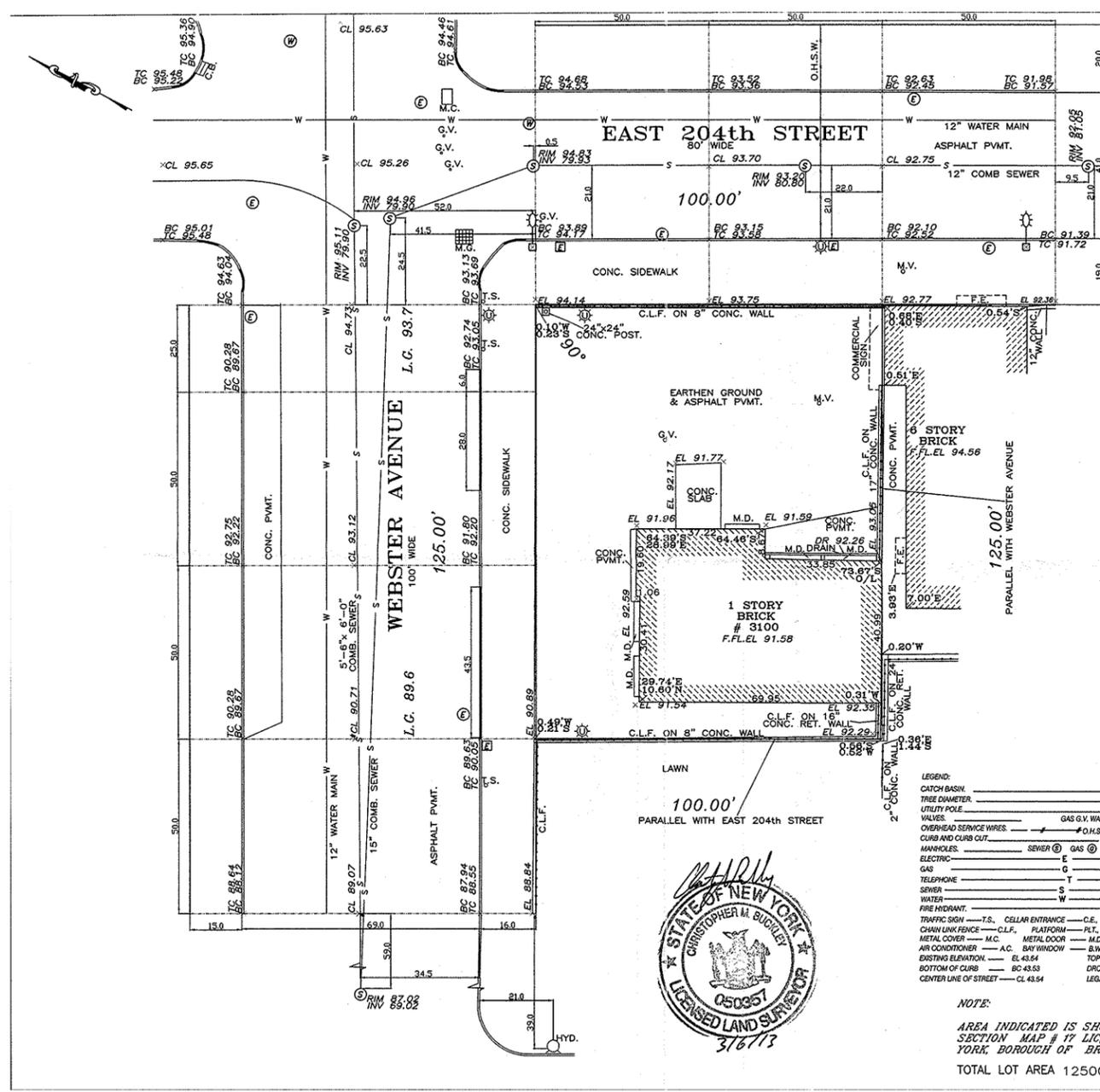
Structural Engineer:
GACE
31 West 27th Street, New York, NY 10001
Tel (212) 545-7878

MEP Engineer:
Johnson & Urban, LLC
295 Route 34, Colts Neck, NJ 07722
Tel (772) 664-6975 Fax (772) 664-6976

Civil Engineer:
Philip Habib & Associates
102 Madison Avenue 11th FL, New York, NY 10016
Tel (212) 929-5656 Fax (212) 929-5605

Landscape Architect:
Terrain-NYC
200 Park Avenue South, S# 1401, New York, NY 10003
Tel (212) 537-6080 Fax (212) 537-6079

Filing Representative:
Design 2147 Limited
52 Diamond Street, Brooklyn, NY 11222
Tel (718) 383-9340 Fax (718) 383-9346



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FOR BUILDING DEPARTMENT USE ONLY

TOPOGRAPHIC SURVEY	
LOCATED AT: 3100 Webster Avenue Borough and County of Bronx, City and State of New York.	
TAX DESIG: Block 3330, LOT 68	
TITLE ARCHITECTURAL • BOUNDARY • CONSTRUCTION	
40 FRANKLIN AVE. FRANKLIN SQUARE, N.Y. 11010 Phone (718)472-1571 • (516)488-1608 • Fax (718)609-0026	
CHRISTOPHER M. BUCKLEY PROFESSIONAL LAND SURVEYOR	
CERTIFIED TO:	The Housing Collaborative LLC
DATE:	November 30, 2012
REV. 1:	March 6, 2013
SCALE:	1" = 25' Job No. 30791 Drawn by DN

NOTE:
AREA INDICATED IS SHOWN ON FINAL SECTION MAP # 17 LIC, CITY OF NEW YORK, BOROUGH OF BRONX.
TOTAL LOT AREA 12500.0 sq.ft.

Site Survey

SEAL & SIGNATURE:

PROJECT No:	12011
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	A-008.00
SCALE:	1/2" = 1'-0"

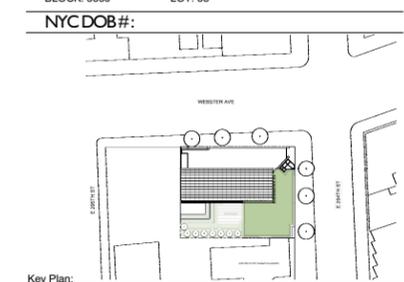
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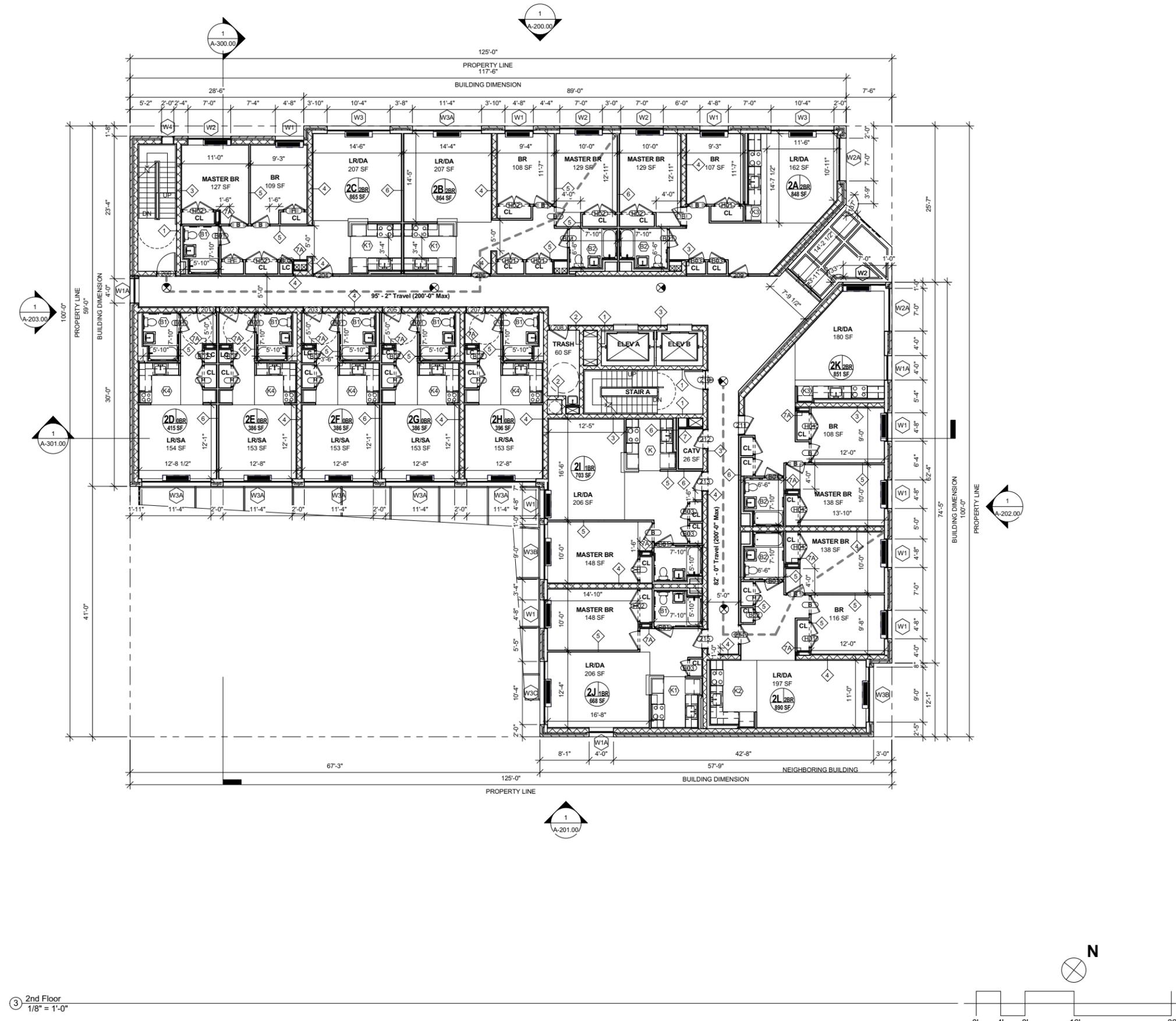
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Filing Representative:
Design 2147 Limited
52 Diamond Street, Brooklyn, NY 11222
Tel (718) 383-9340 Fax (718) 383-9346

Do Not Scale Plans
Contractor to promptly notify Architect of any material variations between field conditions and existing conditions as indicated in Contract documents



3 2nd Floor
1/8" = 1'-0"

2nd Floor

SEAL & SIGNATURE:	PROJECT No: 12011
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	CHK BY: FV
	DWG No:
	A-102.00
	SCALE: 1/8" = 1'-0"

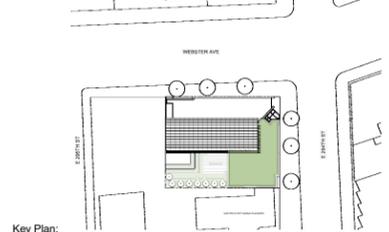
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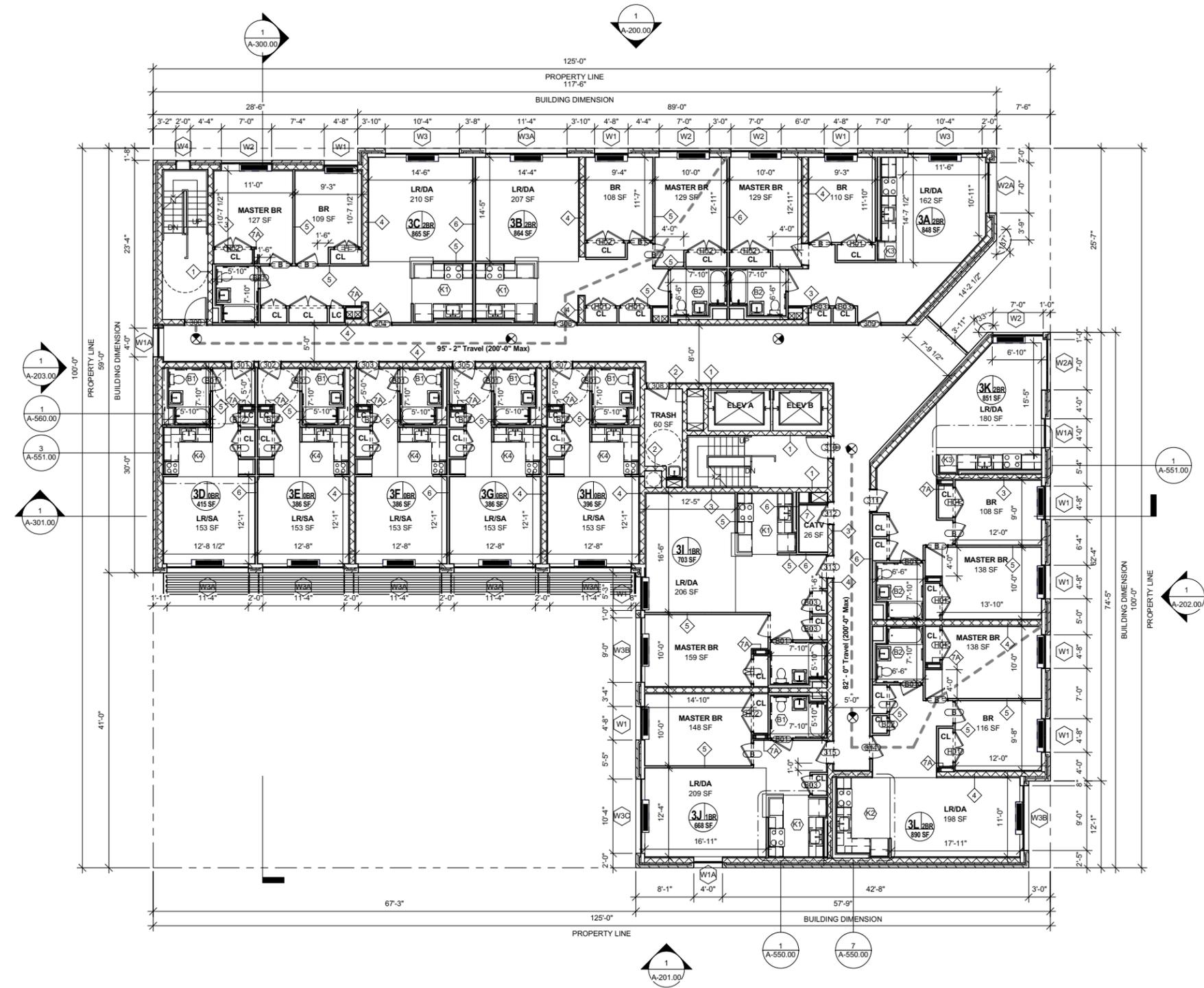
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Tel (772) 664-6975 Fax (772) 664-6976

Civil Engineer:
Philip Habib & Associates
102 Madison Avenue 11th FL, New York, NY 10016
Tel (212) 929-5656 Fax (212) 929-5605

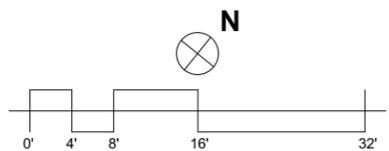
Landscape Architect:
Terrain-NYC
200 Park Avenue South, S# 1401, New York, NY 10003
Tel (212) 537-6080 Fax (212) 537-6079

Filing Representative:
Design 2147 Limited
52 Diamond Street, Brooklyn, NY 11222
Tel (718) 383-9340 Fax (718) 383-9346

Do Not Scale Plans
Contractor to promptly notify Architect of any material variations between field conditions and existing conditions as indicated in Contract documents



1 3rd Floor
1/8" = 1'-0"



3rd - 6th Floor

SEAL & SIGNATURE:	PROJECT No: 12011
	DRAWING BY: Author
	CHK BY: Checker
	DWG No: A-103.00
	SCALE: 1/8" = 1'-0"

WEBSTER GREEN
3100 WEBSTER AVE BRONX NY

Owner:
THE DOE FUND
345 E. 102nd Street
New York, NY 10029
P. 646-672-4456
F. 212-860-8126

THE HOUSING COLLABORATIVE
222 Bloomingdale Rd #102
White Plains, NY 10605
P. 914-250-2426
F. 914-422-1550

BLOCK: 3330 LOT: 68



NYCDOB#:



Key Plan:
Issued:

NUMBER	DATE	DESCRIPTION
1	01.17.13	HFA SUBMISSION
2	05.09.13	HHAP SUBMISSION

Architect:
MAG
Magnusson Architecture & Planning PC
853 Broadway Suite 800
New York NY 10003
Tel (212) 253 7820 Fax (212) 253 1276

Structural Engineer:
GACE
31 West 27th Street, New York, NY 10001
Tel (212) 545-7878

MEP Engineer:
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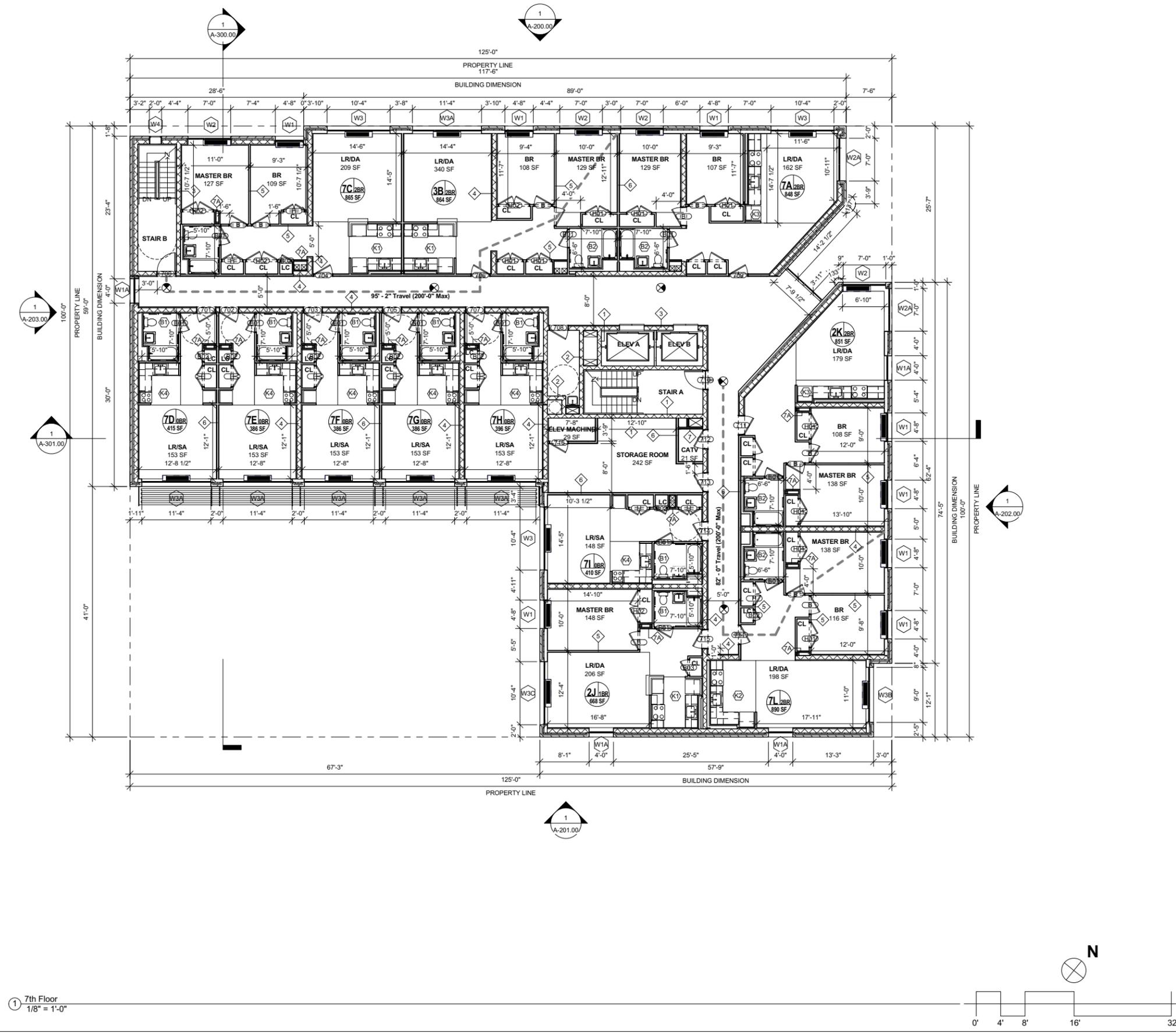
Landscape Architect:
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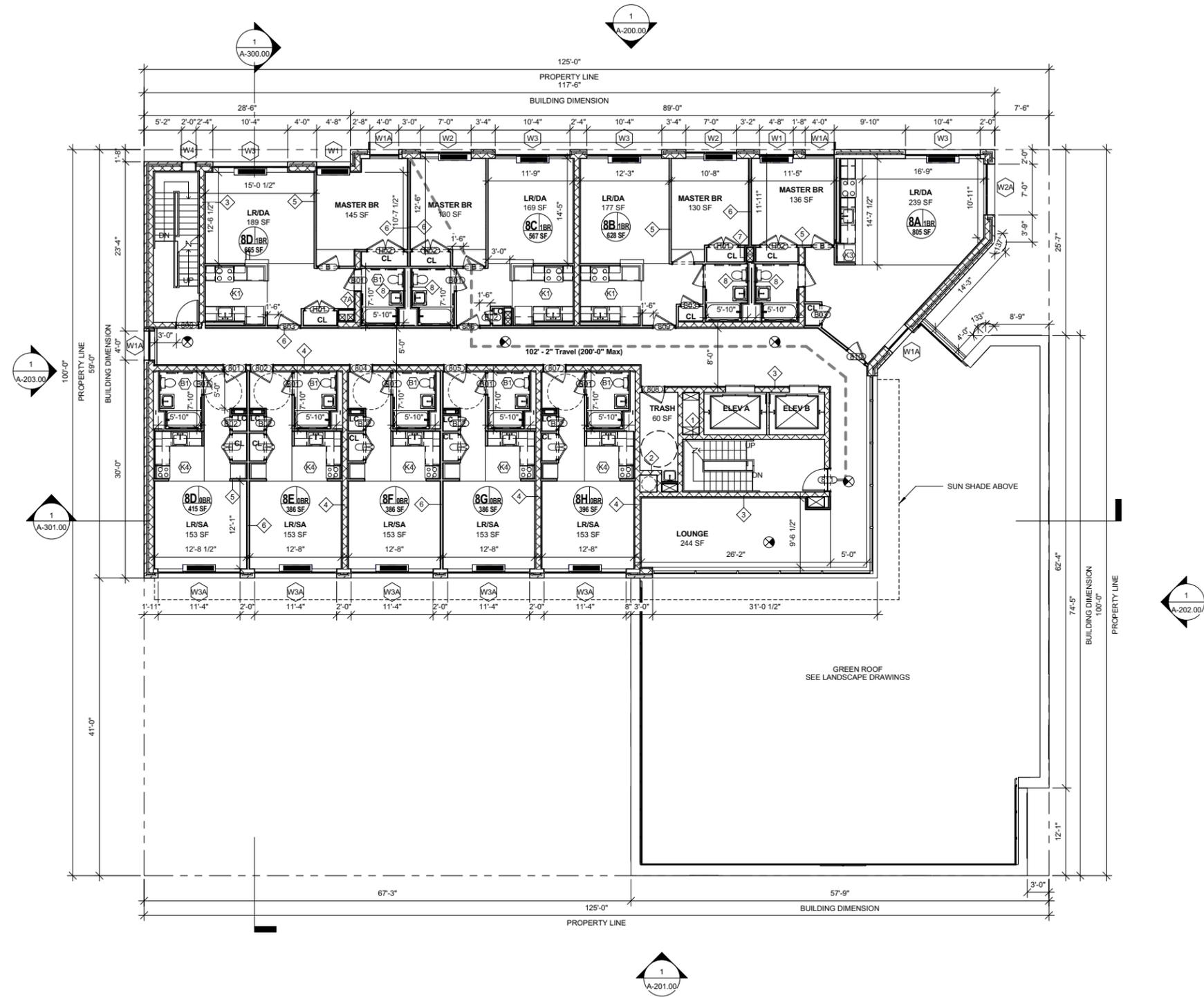
7th Floor

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



1 7th Floor
1/8" = 1'-0"

WEBSTER GREEN
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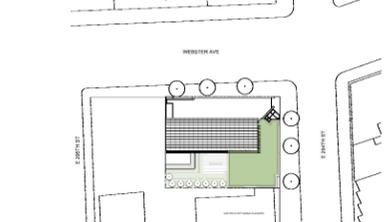


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NYC DOB#:



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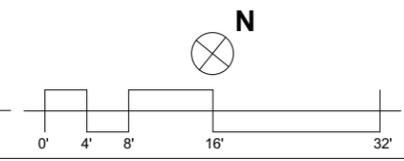
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8th Floor

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

1 8th Floor
1/8" = 1'-0"

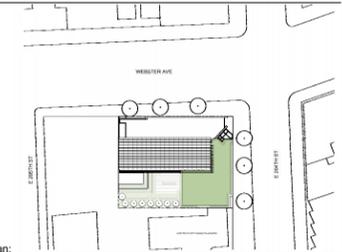


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BLOCK: 3330 LOT: 68
 NYCDOB#:



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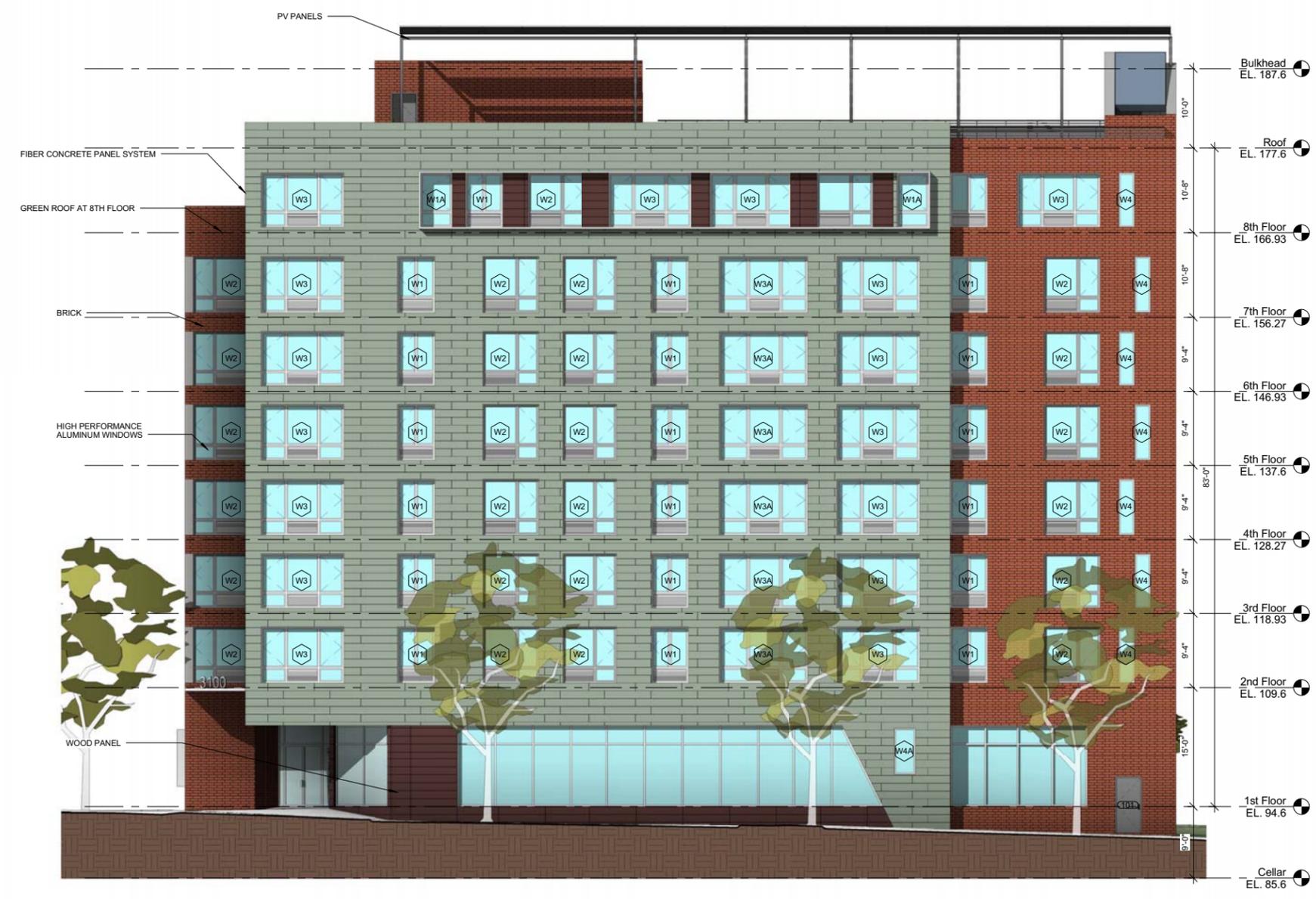
MEP Engineer:
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1 North (Webster Ave)
 1/8" = 1'-0"

North

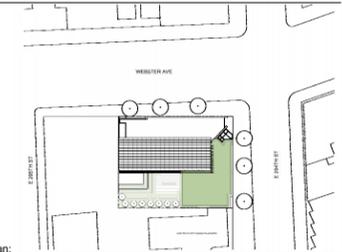
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	A-200.00
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1 South
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South

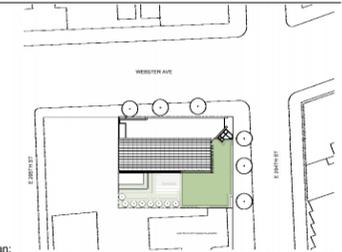
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	A-201.00
	SCALE: 1/8" = 1'-0"

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① West
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West Elevation

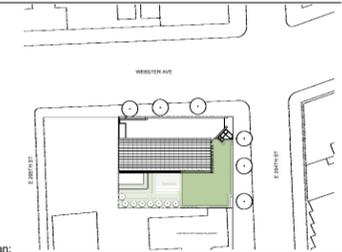
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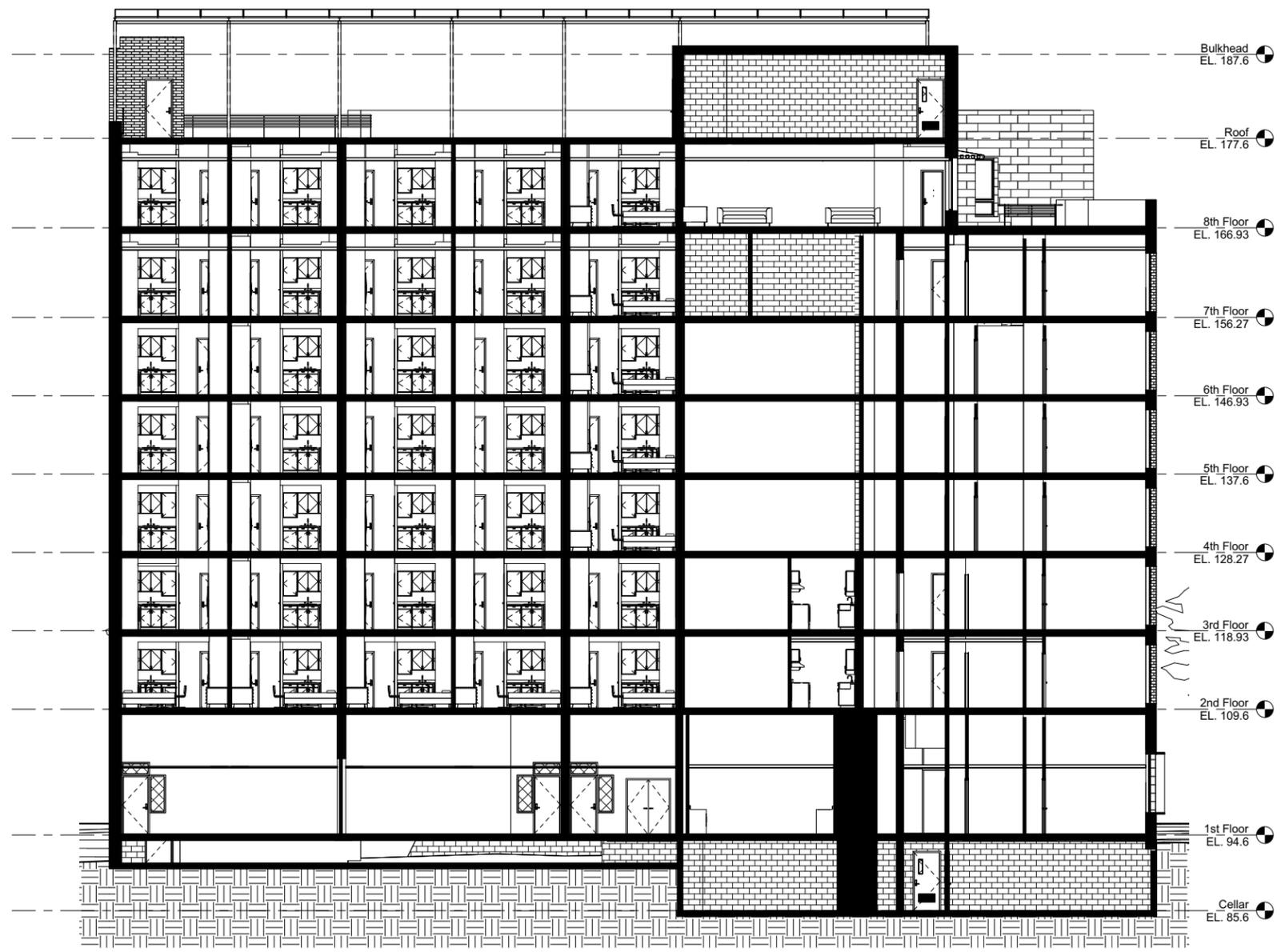
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1 Section B
 1/8" = 1'-0"

Building Section

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	A-301.00
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