



ENVIRONMENTAL BUSINESS CONSULTANTS

July 11, 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: 14CVCP246K
E-Des # 11EHAZ316K
505 Union Street
Remedial Action Work Plan (RAWP) Stipulation List

Dear Mr. Chawla:

Environmental Business Consultants (EBC) 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 Express Builders. 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. 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.
5. 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>.
6. Collection and analysis of end-point samples from the bottom and sidewalls of three hotspot areas as well as from the bottom of the elevator pit excavation to evaluate the attainment of Track 4 Site Specific SCOs. A map indicating end-point sampling locations is attached in **Appendix 3**. Samples will be analyzed for contaminants of concern (VOCs, SVOCs, and metals).
7. OER requires parties seeking City Brownfield Incentive Grants to carry insurance. For a cleanup grant, both the excavator and the trucking firm(s) that handle removal of soil must carry or be covered under a commercial general liability (CGL) policy that provides \$1 million per claim in coverage. OER recommends that excavators and truckers also carry contractors pollution liability (CPL) coverage, also providing \$1 million per claim in coverage. The CGL policy, and the CPL policy if obtained, must name the City of New York, the NYC Economic Development Corporation, and Brownfield Redevelopment Solutions as additional insured. For an investigation grant, an environmental consultant must be a qualified vendor in the BIG program and carry \$1 million of professional liability (PL) coverage. A fact sheet regarding insurance is attached as **Appendix 4**.
8. 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 5**.





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9. A 20-millimeter vapor barrier will be installed beneath portions of the structure's slab. The barrier chosen for this project is VaporBlock 20 Plus manufactured by Raven Industries. **Appendix 6** 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.
10. Dewatering will be performed in full compliance with applicable laws, rules and regulations. Dewatering permit will be obtained from NYCDEP prior to construction activities.
11. The stamped/signed RAWP certification page is included in **Appendix 7**.
12. Development plans showing the elevator pit depth and pile locations are attached in **Appendix 8**.

Sincerely,

Environmental Business Consultants



Kristen DiScenza

cc: Shana Holberton, NYCOER



Appendix 1

Generic Procedures for Management of Underground Storage Tanks identified under the NYC BCP

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.



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Appendix 2 Signage



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1808 Middle Country Road
Ridge, NY 11961

Phone 631.504.6000
Fax 631.924.2870



NYC Voluntary Cleanup Program

**505 Union Street
Site #: 14CVCP246K**

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

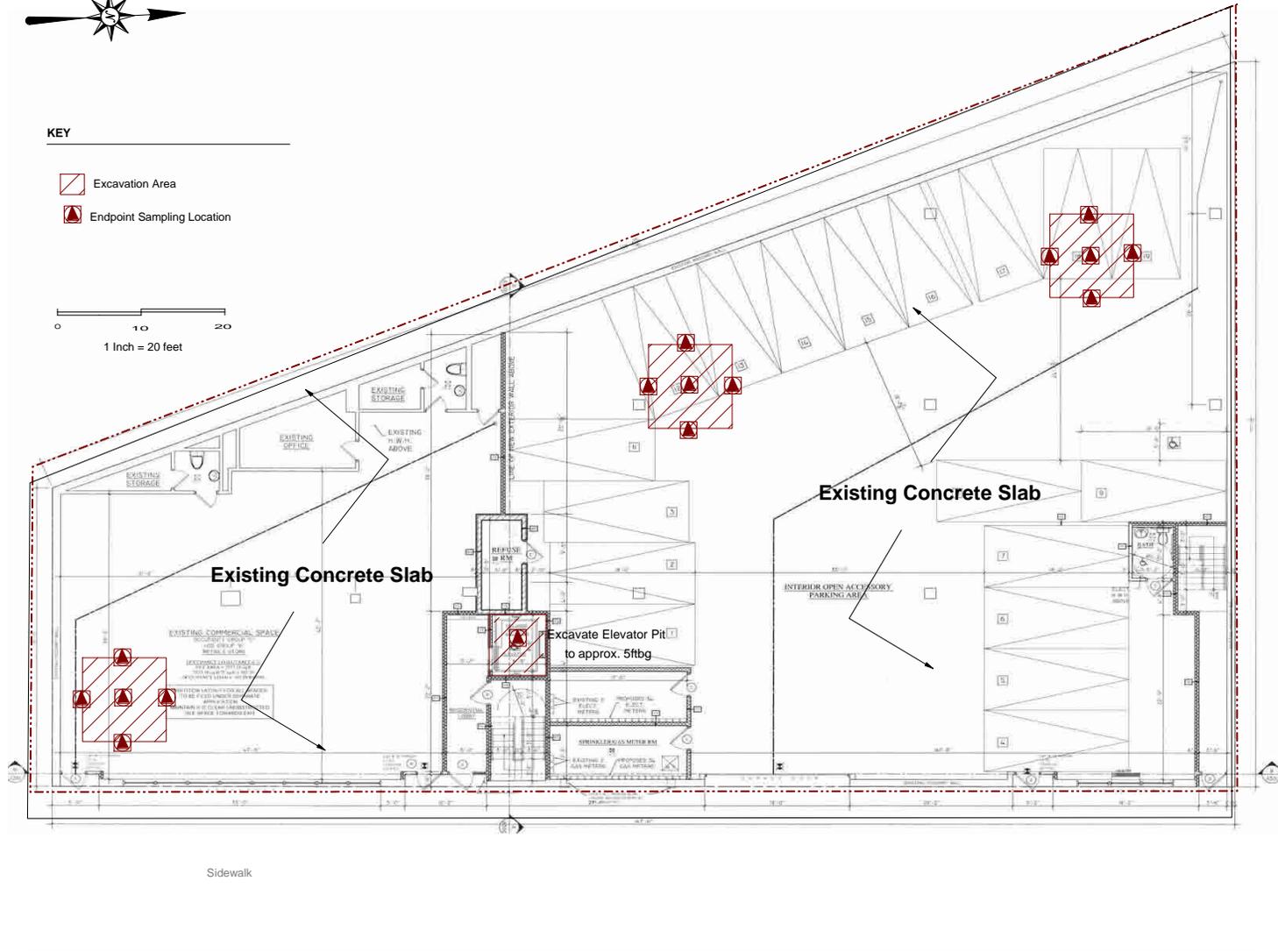
Appendix 3 Endpoint Sampling Map



KEY

-  Excavation Area
-  Endpoint Sampling Location

0 10 20
1 Inch = 20 feet



UNION AVENUE

EBC
ENVIRONMENTAL BUSINESS CONSULTANTS

Phone 631.504.6000
Fax 631.924.2870

505 UNION AVENUE, BROOKLYN, NY
BLOCK 2315 LOT 21

FIGURE 6 - ENDPOINT SAMPLING LOCATIONS

Appendix 4
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:
 - a. Commercial General Liability(CGL) insurance of at least \$1M per occurrence and \$2M in the general aggregate; and
 - b. Contractors Pollution Liability (CPL) insurance of at least \$1M per occurrence.

Both policies 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.

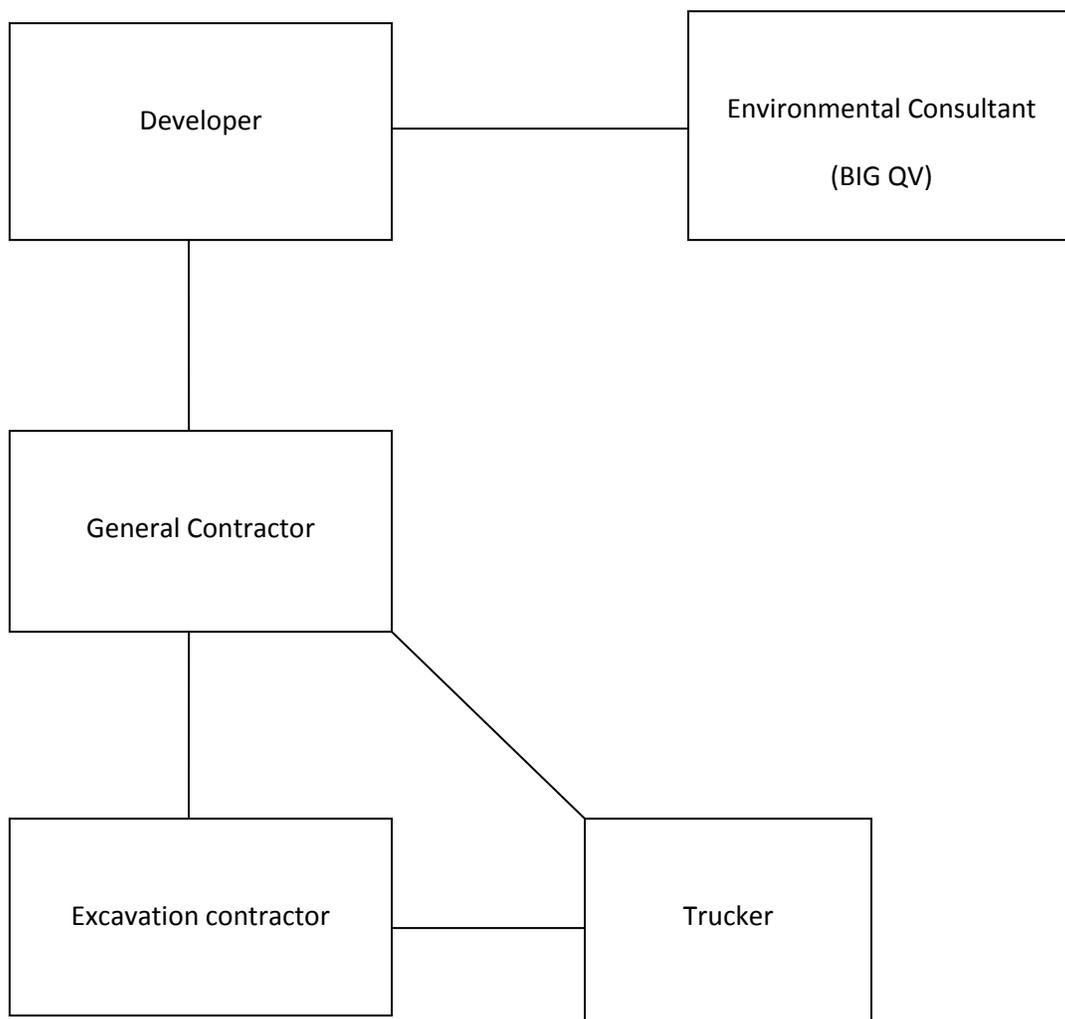
- Its subcontractors who are hired by the general contractor etc. to perform remedial work at a site, including soil brokers and truckers, must also maintain CGL and CPL policies in the amount and with the terms set forth above; and
- Its environmental consultant(s) hired to oversee the cleanup must 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 and CPL insurance in the amount and with the terms set forth 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 and Required CPL Policies 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



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Appendix 5 Daily Status Report Template



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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.

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



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Appendix 6 Vapor Barrier Specifications and Location Map



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VAPORBLOCK® PLUS™ VBP20

Under-Slab Vapor / Gas Barrier



Product Description

VaporBlock® Plus™ 20 is a seven-layer co-extruded barrier made from state-of-the-art polyethylene and EVOH resins to provide unmatched impact strength as well as superior resistance to gas and moisture transmission. VaporBlock® Plus™ 20 is a highly resilient underslab / vertical wall barrier designed to restrict naturally occurring gases such as radon and/or methane from migrating through the ground and concrete slab. VaporBlock® Plus™ 20 is more than 100 times less permeable than typical high-performance polyethylene vapor retarders against Methane, Radon and other harmful VOCs.

VaporBlock® Plus™ 20 is one of the most effective underslab gas barriers in the building industry today far exceeding ASTM E-1745 (Plastic Water Vapor Retarders Used in Contact with Soil or Granular Fill Under Concrete Slabs) Class A, B and C requirements. Available in a 20 (Class A) mil thicknesses designed to meet the most stringent requirements. VaporBlock® Plus™ 20 is produced within the strict guidelines of our ISO 9001:2008 Certified Management System.

Product Use

VaporBlock® Plus™ 20 resists gas and moisture migration into the building envelop when properly installed to provide protection from toxic/harmful chemicals. It can be installed as part of a passive or active control system extending across the entire building including floors, walls and crawl spaces. When installed as a passive system it is recommended to also include a ventilated system with sump(s) that could be converted to an active control system with properly designed ventilation fans.

VaporBlock® Plus™ 20 works to protect your flooring and other moisture-sensitive furnishings in the building's interior from moisture and water vapor migration, greatly reducing condensation, mold and degradation.

Size & Packaging

VaporBlock® Plus™ 20 is available in 10' x 150' rolls to maximize coverage. All rolls are folded on heavy-duty cores for ease in handling and installation. Other custom sizes with factory welded seams are available based on minimum volume requirements. Installation instructions and ASTM E-1745 classifications accompany each roll.



Under-Slab Vapor/Gas Retarder

Product

Part

VaporBlock Plus 20 VBP 20

APPLICATIONS

- Radon Barrier Under-Slab Vapor Retarder
- Methane Barrier Foundation Wall Vapor Retarder
- VOC Barrier



		VAPORBLOCK PLUS 20	
PROPERTIES	TEST METHOD	IMPERIAL	METRIC
APPEARANCE		White/Gold	
THICKNESS, NOMINAL		20 mil	0.51 mm
WEIGHT		102 lbs/MSF	498 g/m ²
CLASSIFICATION	ASTM E 1745	CLASS A, B & C	
TENSILE STRENGTH LBF/IN (N/CM) AVERAGE MD & TD (NEW MATERIAL)	ASTM E 154 Section 9 (D-882)	58 lbf	102 N
IMPACT RESISTANCE	ASTM D 1709	2600 g	
MAXIMUM USE TEMPERATURE		180° F	82° C
MINIMUM USE TEMPERATURE		-70° F	-57° C
PERMEANCE (NEW MATERIAL)	ASTM E 154 Section 7 ASTM E 96 Procedure B	0.0051 Perms grains/(ft ² ·hr·in·Hg)	0.0034 Perms g/(24hr·m ² ·mm Hg)
RADON DIFFUSION COEFFICIENT	K124/02/95	< 1.1 x 10 ⁻¹³ m ² /s	
METHANE PERMEANCE	ASTM D 1434	< 1.7 x 10 ⁻¹⁰ m ² /d·atm 0.32 GTR (Gas Transmission Rate) ml/m ² ·D·ATM	

VaporBlock® Plus™ Placement

All instructions on architectural or structural drawings should be reviewed and followed.
Detailed installation instructions accompany each roll of VaporBlock® Plus™ and can also be located on our website.
ASTM E-1643 also provides general installation information for vapor retarders.



VaporBlock® Plus™ is a seven-layer co-extruded barrier made using high quality virgin-grade polyethylene and EVOH resins to provide unmatched impact strength as well as superior resistance to gas and moisture transmission.

Note: To the best of our knowledge, unless otherwise stated, these are typical property values and are intended as guides only, not as specification limits. Chemical resistance as well as other performance criteria is not implied or given and actual testing must be performed for applicability in specific applications and/or conditions. RAVEN INDUSTRIES MAKES NO WARRANTIES AS TO THE FITNESS FOR A SPECIFIC USE OR MERCHANTABILITY OF PRODUCTS REFERRED TO, no guarantee of satisfactory results from reliance upon contained information or recommendations and disclaims all liability for resulting loss or damage.



Engineered Films Division
P.O. Box 5107
Sioux Falls, SD 57117-5107
Ph: (605) 335-0174 • Fx: (605) 331-0333

Limited Warranty available at www.RavenEFD.com

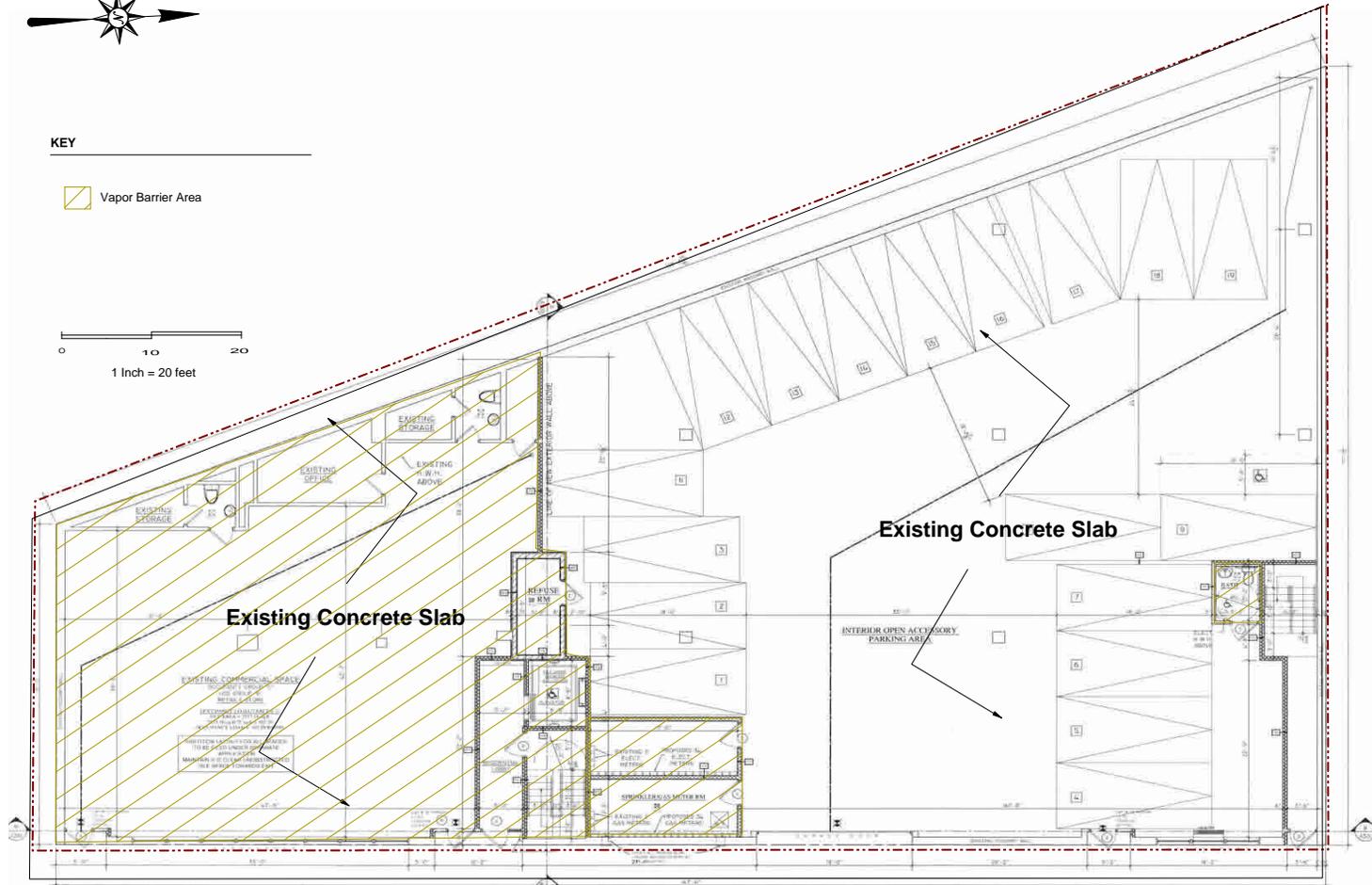
Toll Free: 800-635-3456
Email: efdsales@ravenind.com
www.ravenefd.com
10/10 EFD 1125



KEY

 Vapor Barrier Area

0 10 20
1 Inch = 20 feet



Sidewalk

UNION AVENUE

EBC
Environmental Business Consultants

Phone 631.504.6000
Fax 631.924.2870

505 Union Avenue, Brooklyn, NY
Block 2315 Lot 21

FIGURE 5 - Vapor Barrier Location



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Appendix 7 RAWP Certification Page



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1808 Middle Country Road
Ridge, NY 11961

Phone 631.504.6000
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CERTIFICATION

I, Ariel Czemerinski, am a Professional Engineer licensed in the State of New York. I have primary direct responsibility for implementation of the remedial action for the Redevelopment Project located at 505 Union Avenue, Brooklyn, NY, VCP Site number 14CVCP246K and OER project number 14EHAZ316K.

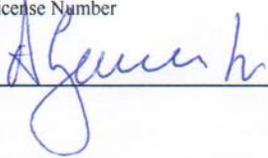
I certify that this Remedial Action Work Plan (RAWP) has a plan for handling, transport and disposal of soil, fill, fluids and other materials removed from the property in accordance with applicable City, State and Federal laws and regulations. Importation of all soil, fill and other material from off-Site will be in accordance with all applicable City, State and Federal laws and requirements. This RAWP has provisions to control nuisances during the remediation and all invasive work, including dust and odor suppression.

Ariel Czemerinski

Name

076508

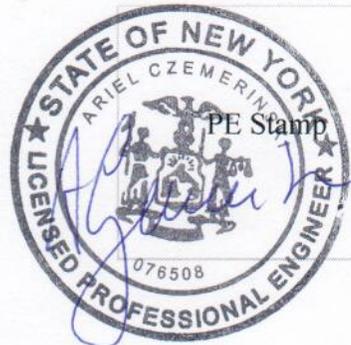
NYS PE License Number



Signature

7/10/2014

Date





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Appendix 8 **Development Plans**



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Ridge, NY 11961**

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FIRST FLOOR AND FOUNDATIONS PLAN

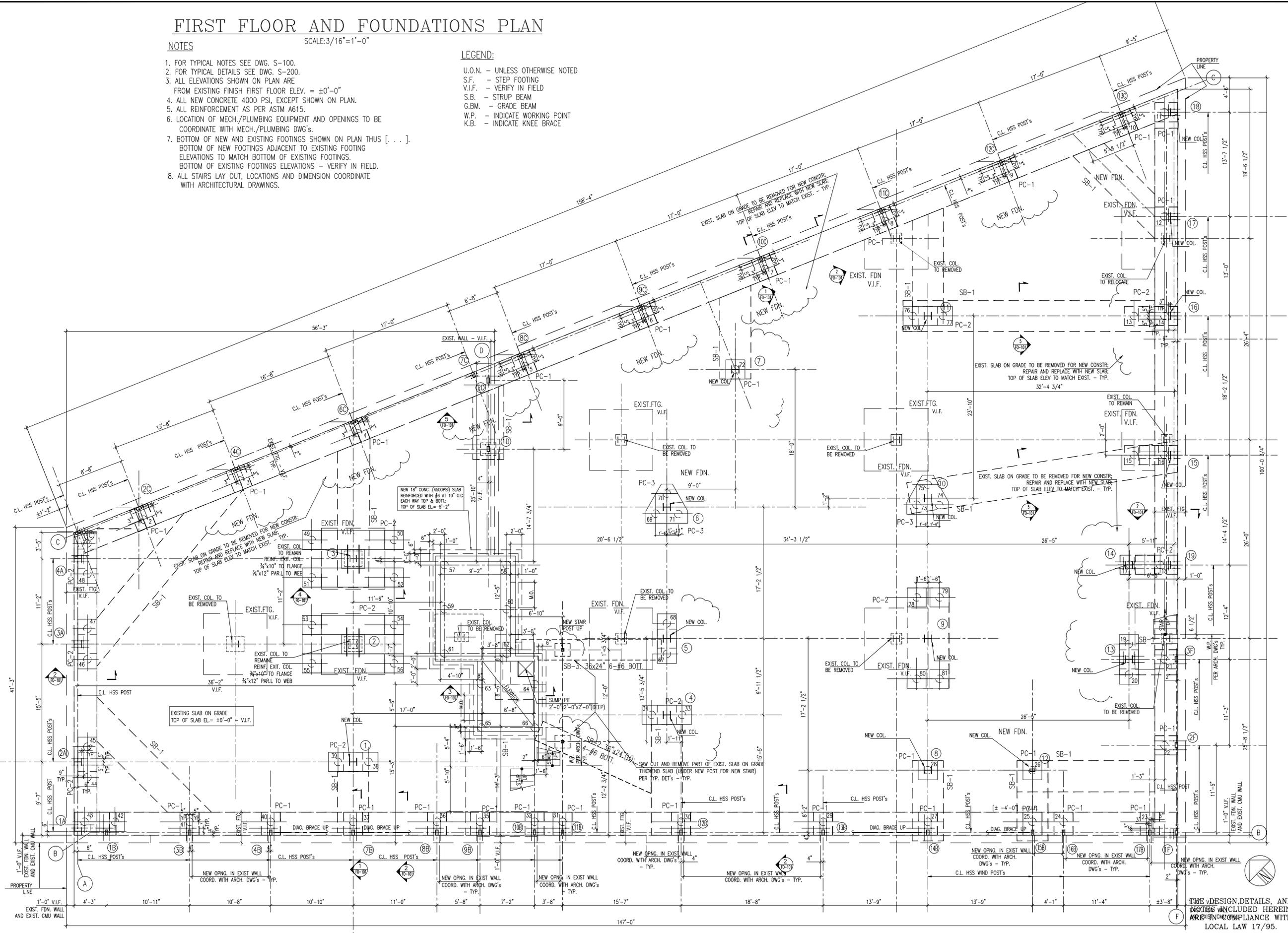
SCALE: 3/16" = 1'-0"

NOTES

- FOR TYPICAL NOTES SEE DWG. S-100.
- FOR TYPICAL DETAILS SEE DWG. S-200.
- ALL ELEVATIONS SHOWN ON PLAN ARE FROM EXISTING FINISH FIRST FLOOR ELEV. = ±0'-0"
- ALL NEW CONCRETE 4000 PSI, EXCEPT SHOWN ON PLAN.
- ALL REINFORCEMENT AS PER ASTM A615.
- LOCATION OF MECH./PLUMBING EQUIPMENT AND OPENINGS TO BE COORDINATE WITH MECH./PLUMBING DWG'S.
- BOTTOM OF NEW AND EXISTING FOOTINGS SHOWN ON PLAN THUS [. . .].
BOTTOM OF NEW FOOTINGS ADJACENT TO EXISTING FOOTING ELEVATIONS TO MATCH BOTTOM OF EXISTING FOOTINGS.
BOTTOM OF EXISTING FOOTINGS ELEVATIONS - VERIFY IN FIELD.
- ALL STAIRS LAY OUT, LOCATIONS AND DIMENSION COORDINATE WITH ARCHITECTURAL DRAWINGS.

LEGEND:

- U.O.N. - UNLESS OTHERWISE NOTED
- S.F. - STEP FOOTING
- V.I.F. - VERIFY IN FIELD
- S.B. - STRUP BEAM
- G.B.M. - GRADE BEAM
- W.P. - INDICATE WORKING POINT
- K.B. - INDICATE KNEE BRACE



No.	Revision	Date
0	For Coordination	...

The architect and/or engineer shall not be responsible for the accuracy of the information provided by others. The architect and/or engineer shall not be responsible for the accuracy of the information provided by others. The architect and/or engineer shall not be responsible for the accuracy of the information provided by others.

ALTERATION AND CHANGE OF USE TO EXISTING MASONRY BUILDING
503 UNION AVENUE, BROOKLYN N.Y.

LEONID KRUPNIK P.E.
Structural Engineer
139 Fulton Str., Suite 214
New York, NY 10038
(212) 393-9679

EXISTING CELLAR FLOOR FRAMING PLAN

Drawn LK
Checked LK
Date 06/14/11
Scale
Job No. -11
Drawing No. FO-100.00
1 OF 2

THE DESIGN DETAILS, AND NOTES INCLUDED HEREIN ARE IN COMPLIANCE WITH LOCAL LAW 17/95.

The general contractor shall check and verify all dimensions and report all errors and omissions to the Architects. Do not scale the drawing. This drawing shall not be used for construction purposes until signed by the consultants.

REVISIONS:		
NO.	DATE	DESCRIPTION

THE ARCHITECT SHALL NOT HAVE CONTROL OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, DEVIATIONS, TECHNIQUES, SEQUENCES, OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, FOR THE ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS OR ANY OTHER PERSONS PERFORMING ANY OF THE WORK, OR FOR THE FAILURE OF ANY OF THEM TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. ALWAYS USE DIMENSIONS AS SHOWN. DRAWINGS ARE NOT TO BE SCALED

REVISIONS:		
NO.	DATE	DESCRIPTION

PROFESSIONAL INFO:
LEONID KRUPNIK, PE
 139 FULTON STREET, SUITE 318
 NEW YORK, N.Y. 10038
 TEL. 212.393.9679

PROFESSIONAL SEAL:



PROJECT TITLE:
ALTERATION AND CHANGE OF USE TO EXISTING MASONRY BUILDING
 503 UNION AVENUE,
 BROOKLYN N.Y.

JOB APPLICATION #
BUILDING SECTION A-A

SCALE: INDICATED	DRAWING #: A-300.00
DRAWN BY:	
DESIGNED BY:	
DATE: 02/01/2011	
CHECKED BY:	

