



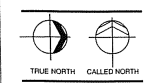
RECEIVED  
MAR -6 2013

**DALPOS**  
ARCHITECTS & INTERIORS  
101 N. CLINTON STREET, SUITE 500  
SYRACUSE, NEW YORK 13202  
TELEPHONE: (315) 472-0701  
FAX: (315) 462-0276

PROGRESS  
PRINT  
NOT FOR CONSTRUCTION  
06/26/2012

COLLEGE CROSSINGS  
ITHACA ESTATES  
AT 968 & KING ROAD EAST

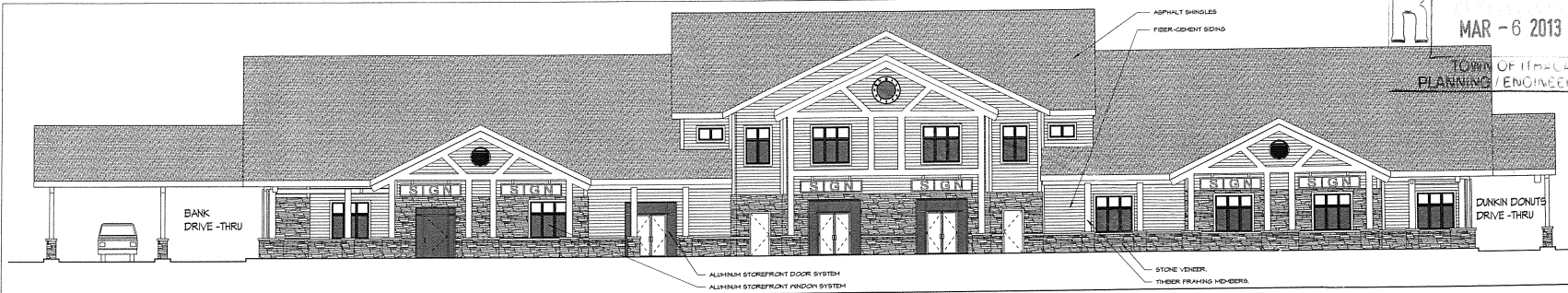
IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF A LICENSED ARCHITECT, TO ALTER THIS ITEM IN ANY WAY. IF AN ITEM IS ALTERED, THE ALTERING ARCHITECT SHALL AFFIX TO HIS ITEM THE SEAL AND THE NOTATION FOLLOWED BY "FOLLOWED BY HIS SIGNATURE AND THE DATE OF SUCH ALTERATION AND A SPECIFIC DESCRIPTION OF THE ALTERATION."  
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMPTLY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.



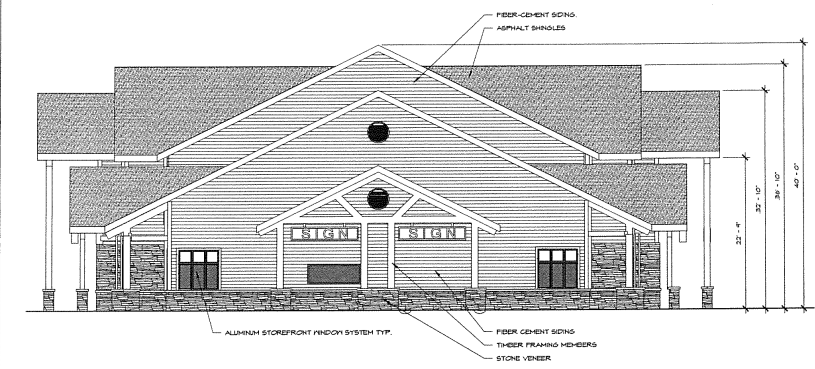
DRAWN BY: SAH  
CHECKED BY: JRK  
PROJ. NO.: 06044.10  
DATE: 07/21/2010  
SCALE: 1/8" = 1'-0"

TITLE  
EXTERIOR ELEVATIONS

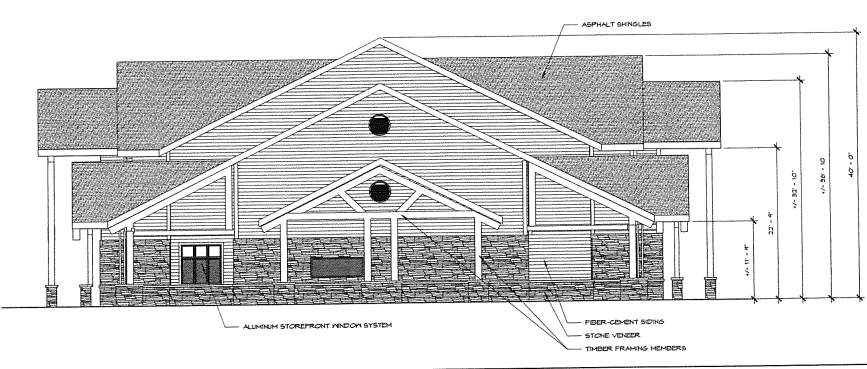
**A3.3**



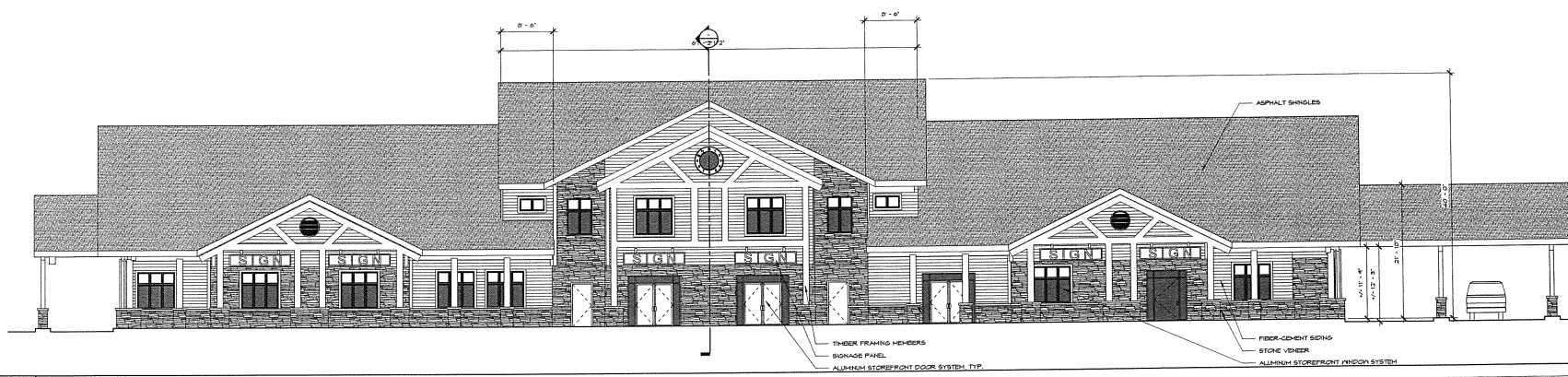
4 WEST ELEVATION (RHS POURE 948)  
A3.3 SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION (KING ROAD EAST)  
A3.3 SCALE: 1/8" = 1'-0"



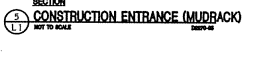
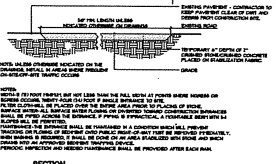
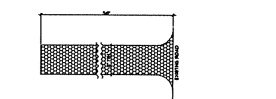
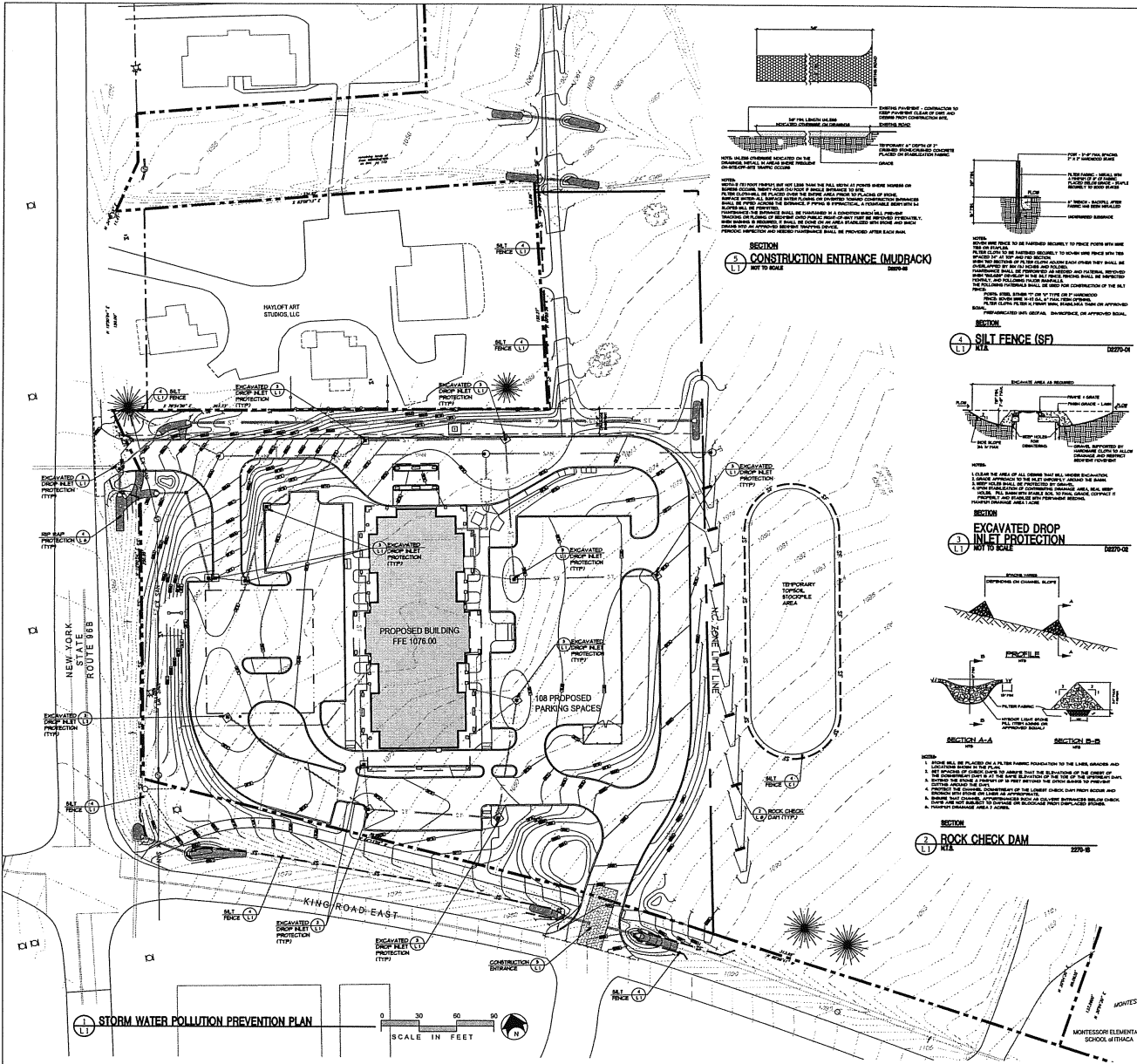
2 NORTH ELEVATION  
A3.3 SCALE: 1/8" = 1'-0"



1 EAST ELEVATION  
A3.3 SCALE: 1/8" = 1'-0"

DATE: 07/21/2010 PM  
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### STORMWATER POLLUTION PREVENTION PLAN

OWNER INFORMATION: ITHACA ESTATES REALTY, 1700 W. STATE ST., ITHACA, NY 14850

PROJECT DESCRIPTION: CONSTRUCTION OF A 100,000 SQ. FT. OFFICE BUILDING AND 100 PROPOSED PARKING SPACES. THE PROJECT IS SITED ON A 1.5-ACRE PARCEL WITH A 1.5% SLOPE TO THE SOUTH. THE PROJECT AREA IS ADJACENT TO KING ROAD EAST AND MONTROSS STREET.

DESIGN REQUIREMENTS: THE PROJECT REQUIRES A PLAN AND SECTION OF EROSION AND SEDIMENT CONTROL MEASURES TO BE SUBMITTED TO THE TOWN OF ITHACA FOR REVIEW. THE MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENTATION FROM OCCURRING ON THE PROJECT SITE DURING CONSTRUCTION. THE MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENTATION FROM OCCURRING ON THE PROJECT SITE DURING CONSTRUCTION. THE MEASURES SHALL BE DESIGNED TO PREVENT EROSION AND SEDIMENTATION FROM OCCURRING ON THE PROJECT SITE DURING CONSTRUCTION.

EXISTING PROPERTY DESCRIPTION AND SITE INFORMATION: DETAILED EXISTING PROPERTY AND SITE INFORMATION IS PROVIDED WITHIN THE SEPARATE EROSION CONTROL PLAN AND EROSION CONTROL PREVENTION PLAN.

### EROSION CONTROL NOTES AND EROSION CONTROL SEQUENCING

GENERAL NOTES:

1. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THESE MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. THESE MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
2. THE CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES IN PLACE THROUGHOUT THE CONSTRUCTION PERIOD. THESE MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
3. THE CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES IN PLACE THROUGHOUT THE CONSTRUCTION PERIOD. THESE MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
4. THE CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES IN PLACE THROUGHOUT THE CONSTRUCTION PERIOD. THESE MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.

EROSION CONTROL SEQUENCING:

1. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
2. THE CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES IN PLACE THROUGHOUT THE CONSTRUCTION PERIOD.
3. THE CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES IN PLACE THROUGHOUT THE CONSTRUCTION PERIOD.
4. THE CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES IN PLACE THROUGHOUT THE CONSTRUCTION PERIOD.

NEARBY CHANNELS AND STORM SYSTEMS:

1. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
2. THE CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES IN PLACE THROUGHOUT THE CONSTRUCTION PERIOD.
3. THE CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES IN PLACE THROUGHOUT THE CONSTRUCTION PERIOD.
4. THE CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES IN PLACE THROUGHOUT THE CONSTRUCTION PERIOD.

FINAL CLEANUP:

1. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
2. THE CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES IN PLACE THROUGHOUT THE CONSTRUCTION PERIOD.
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4. THE CONTRACTOR SHALL MAINTAIN EROSION CONTROL MEASURES IN PLACE THROUGHOUT THE CONSTRUCTION PERIOD.

### VICINITY MAP

**dal pos**  
DAL POS ARCHITECTS, LLC  
101 N. CANTON STREET, SUITE 300  
ITHACA, NEW YORK 14850  
PHONE: 607.425.0201  
FAX: 607.425.0714

**COLLEGE CROSSINGS**  
ITHACA ESTATES REALTY, LLC  
ITHACA, N.Y.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS OF THE SITE AND PROPERTY BEFORE THE ACTIVITIES BEGIN.

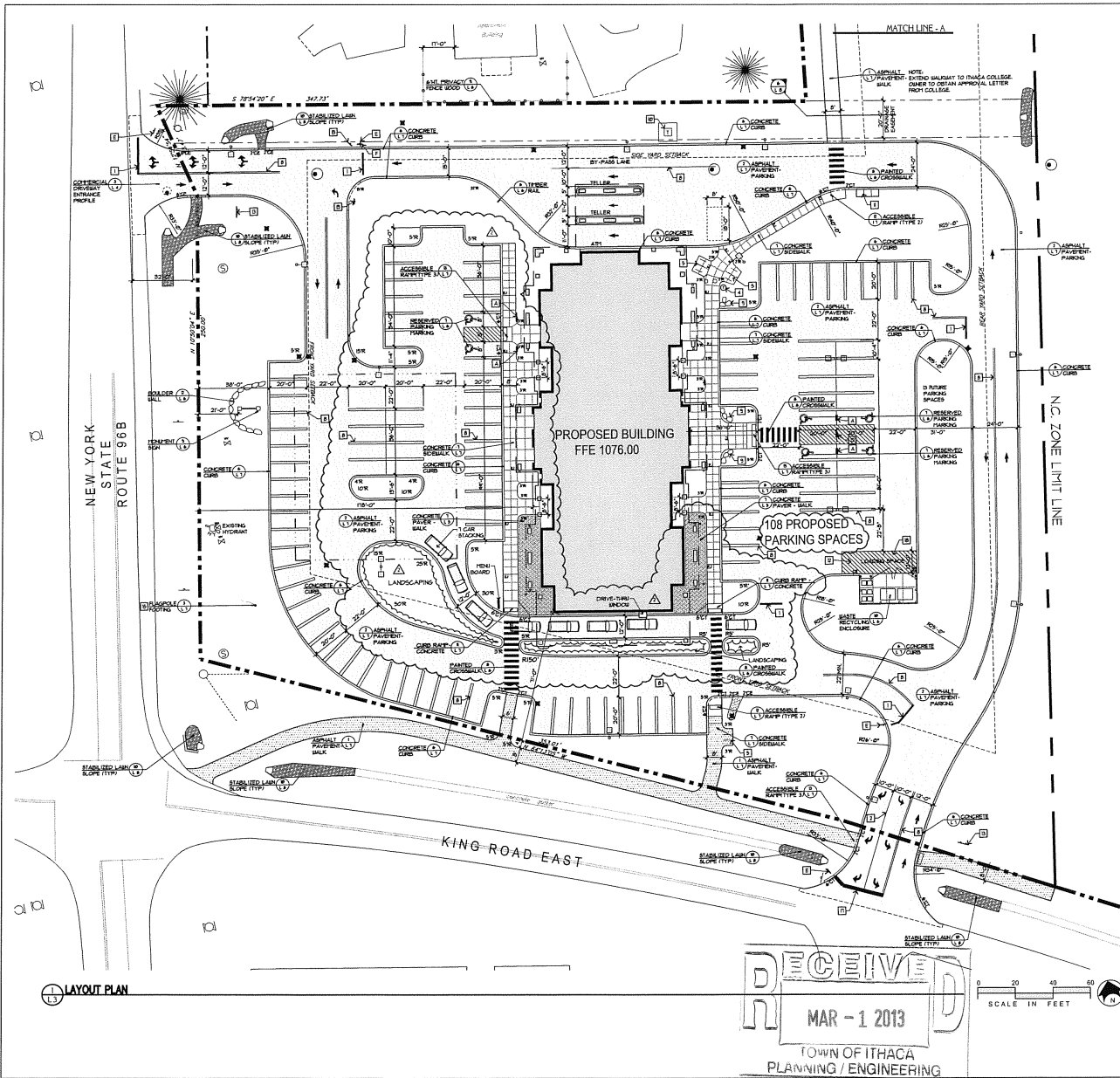
REVISIONS:

NO. 1	DATE	DESCRIPTION
1	8/22/12	ISSUED FOR PERMIT
2	3/9/13	ISSUED FOR PERMIT

DESIGN BY: J.R.  
CHECKED BY: E.C.K.  
PROJECT NO.: 20047  
DATE: 8 AUG 2012  
SCALE: AS NOTED  
TITLE: STORMWATER POLLUTION PREVENTION PLAN

L 1





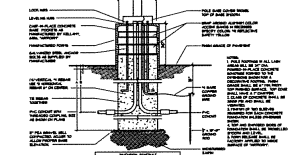
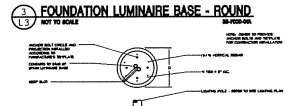
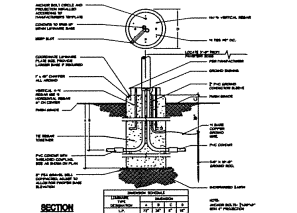
**LAYOUT CONSTRUCTION NOTES**

- 1 1" WIDE PAINTED STOP BAR.
- 2 4" WIDE PAINTED STOP BAR.
- 3 REMOVE EXISTING TOPSOIL, STOODPILE, PLACE TOPSOIL IN NEW LOCATION PER OWNER.
- 4 METALLIC 18 GALLON GALVANIZED STEEL TRUSS RECEPTACLE POOL, W/BRASS LIDS. COLOR BLACK AS MANUFACTURED BY BARCO PRODUCTS 800-33-3041.
- 5 METALLIC KEY BRK. MODEL, W/BRASS-LINER/POLE, PLASTIC COATED RACK AND POWDER COATED SURFACE FRONT FLANGE, COLOR BLACK AS MANUFACTURED BY LANDSCAPE SERVICES 800-33-3041.
- 6 CRITTED.
- 7 INSTALL LIGHT POLE.
- 8 (12) 4" WIDE PAINTED LINES, 6" ON CENTER.
- 9 INSTALL BOLLARDS PER DETAIL.
- 10 CONTRACTOR TO COORDINATE TRANSFORMER INSTALLATION WITH NYSEG. CONTRACTOR TO PROVIDE 2" W/4" CONCRETE PAD.
- 11 CONCRETE PAD FOR UPLA / FED. EX. DROP BODIES.
- 12 4" WIDE WHITE PAINTED LINES 7'-0" x 4" x 45" TO PARKING LINES.
- 13 "WELCOME" SIGN BY OTHERS. APPROVAL BY OWNER.
- 14 CRITTED.
- 15 PROVIDE UPLIFT ON PLASTIC. REFER TO ELECTRICAL DRAWINGS.
- 16 METALLIC 18 GALLON GALVANIZED STEEL TRUSS RECEPTACLE POOL, W/BRASS LIDS AS MANUFACTURED BY BARCO PRODUCTS 800-33-3041.
- 17 7" WIDE PAINTED STOP BAR, KING ROAD EAST ONLY.
- 18 TRUCK LANEING CURB. APPROVED TRUCK LANE SIGNING BUILDING IS 40' LONG. TRUCK LANEING CURB 40' SERVICES. THIS BUILDING WILL BE DIRECTED TO DO DELIVERIES DURING NON-PEAK TRAFFIC HOURS.

**SIGN SCHEDULE**

KEY	SIGN PLATE	MESSAGE / MESSAGE NO. / COMMENTS	MESSAGE / MESSAGE NO. / COMMENTS
1	ROAD SIGN	REQUIRED PARKING 7'-0" x 4" COLOR: COPPER.	SIGN NO. P-4 COLOR: COPPER.
2	DO NOT ENTER	DO NOT ENTER 3'-0" x 3'-0" 1'-0" x 1'-0" COLOR: WHITE BACKGROUND, BLACK TEXT/STROKES AND BLACK BORDER.	SIGN NO. 10-NC COLOR: WHITE BACKGROUND, BLACK TEXT/STROKES AND BLACK BORDER.
3	NO PARKING SERVICE ONLY	NO PARKING SERVICE ONLY 2'-0" x 3'-0" 1'-0" x 1'-0" COLOR: WHITE BACKGROUND, RED TEXT AND BORDER.	SIGN NO. 10-NC COLOR: WHITE BACKGROUND, RED TEXT AND BORDER.
4	NO PARKING ANY TIME	NO PARKING ANY TIME 2'-0" x 3'-0" 1'-0" x 1'-0" COLOR: WHITE BACKGROUND, RED TEXT AND BORDER.	SIGN NO. 10-NC COLOR: WHITE BACKGROUND, RED TEXT AND BORDER.
5	STOP SIGN	STOP SIGN 3'-0" x 3'-0" 1'-0" x 1'-0" COLOR: RED BACKGROUND, WHITE TEXT AND BORDER.	SIGN NO. 10-NC COLOR: RED BACKGROUND, WHITE TEXT AND BORDER.
6	ONE WAY	ONE WAY 2'-0" x 3'-0" 1'-0" x 1'-0" COLOR: BLACK TEXT AND BACKGROUND, WHITE BORDER.	SIGN NO. 10-NC COLOR: BLACK TEXT AND BACKGROUND, WHITE BORDER.

NOTES:  
1 REFER TO TRAFFIC CONTROL SIGN DETAIL FOR INSTALLATION.  
2 ALL REGULATORY SIGN SHALL CONFORM TO THE MOST CURRENT NY DOT, TYPICAL OF UNIFORM TRAFFIC CONTROL DEVICES.



**SECTION 3 FOUNDATION LUMINAIRE BASE - ROUND**  
NOT TO SCALE

**dal pos**  
DAL POS ARCHITECTS, LLC  
101 N. CLAYTON STREET, SUITE 306  
ITHACA, NEW YORK 14850  
TELEPHONE: (607) 422-0201  
FAX: (607) 422-0176

**KEPINGER & FREEMAN ASSOCIATES**  
LANDSCAPE ARCHITECTS & ENGINEERS  
1001 N. STATE ST., SUITE 100  
ITHACA, NY 14850  
TEL: (607) 422-1100

**JZ Engineering PLLC**  
1001 N. STATE ST., SUITE 100  
ITHACA, NY 14850  
TEL: (607) 422-1100



**COLLEGE CROSSINGS**  
**ITHACA ESTATES REALTY, LLC.**  
ITHACA, N.Y.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AT THE SITE AND PROMPTLY NOTIFY THE ARCHITECT BY WRITING OF ANY DISCREPANCIES.

**REVISIONS**

8/22/12 2ND REV. DISCREPANCIES

2/25/13 3RD REV. 2ND DISCREPANCIES

11/19/12 1ST REV. 1ST DISCREPANCIES

11/19/12 1ST REV. 1ST DISCREPANCIES

11/19/12 1ST REV. 1ST DISCREPANCIES

11/19/12 1ST REV. 1ST DISCREPANCIES

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11/19/12 1ST REV. 1ST DISCREPANCIES

DRAWN BY: J.R.  
CHECKED BY: E.G.K.  
PROJ. NO.: 28041  
DATE: 8 AUG. 2012  
SCALE: AS NOTED  
TITLE:

LAYOUT PLAN

L3

FINAL DRAWINGS-11.19.2012