



**HAROLD'S SQUARE**

Updated Material to City of Ithaca Planning Board

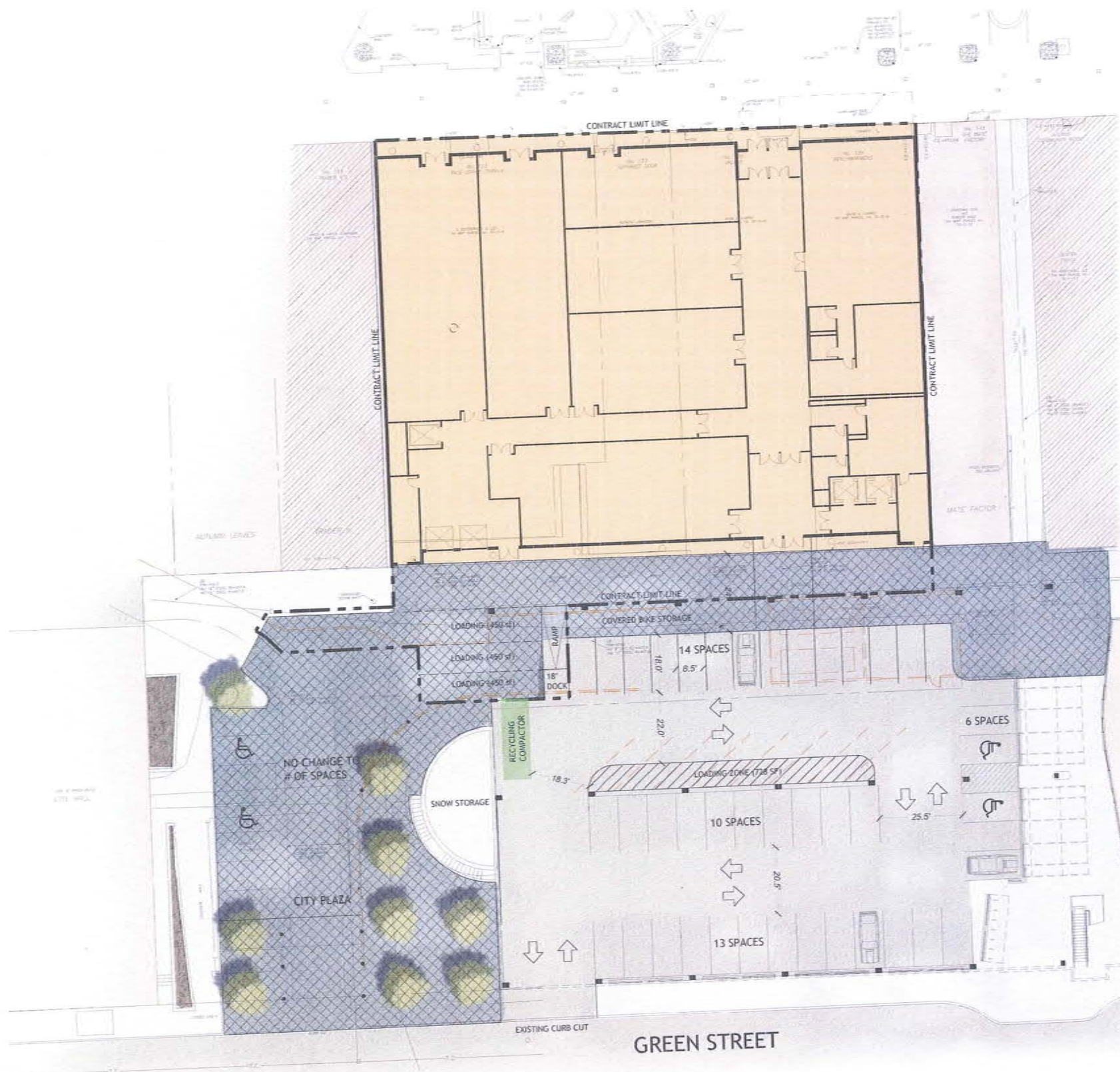
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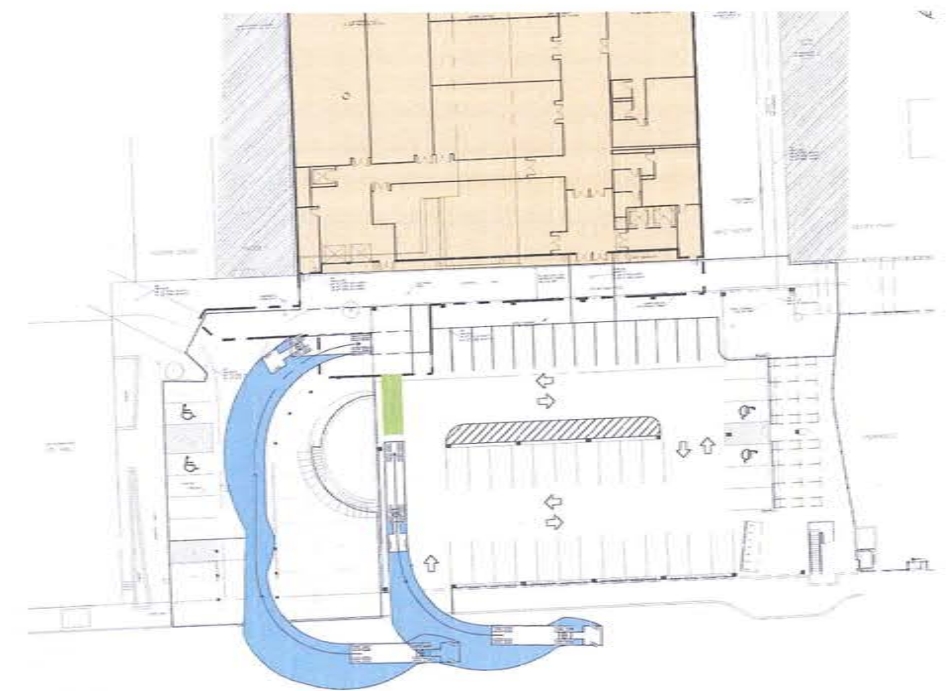
Submitted by:  
  
L Enterprises, LLC.  
225 Colonial Drive  
Horseheads, NY 14845

May 1, 2013

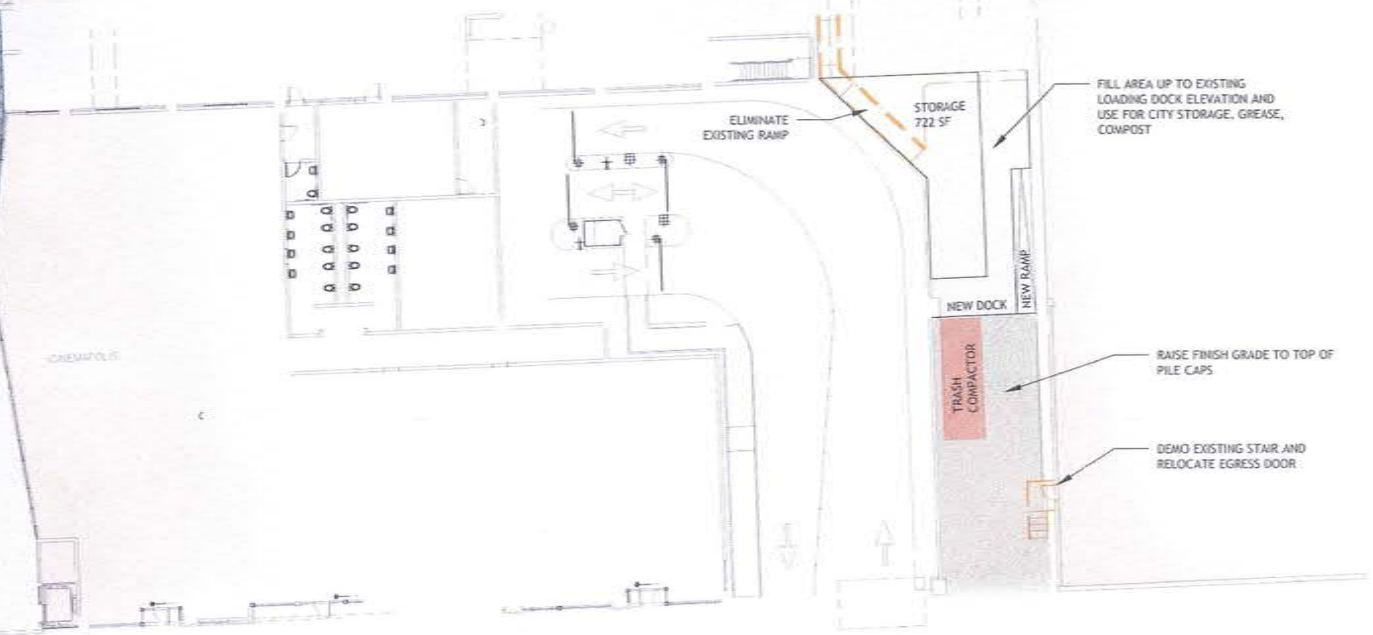
CHARENTREUIL | JENSEN | STARK ARCHITECTS



**PROPOSED MASTER PLAN**  
SCALE 1"=20'



**TRUCK TURNING DIAGRAMS\*\***  
SCALE 1"=40'



**NOTES:**  
PROPOSED PROJECT SITE WORK IS LIMITED TO CONTRACT LIMIT LINE. ALL WORK SHOWN OUTSIDE CONTRACT LIMIT LINE REPRESENTS A PROPOSED CONCEPTUAL MASTER PLAN TO BE NEGOTIATED AND APPROVED BY CITY OF ITHACA STAFF AND PLANNING BOARD AND WORK PERFORMED BY OTHERS IN COOPERATION WITH DEVELOPER.

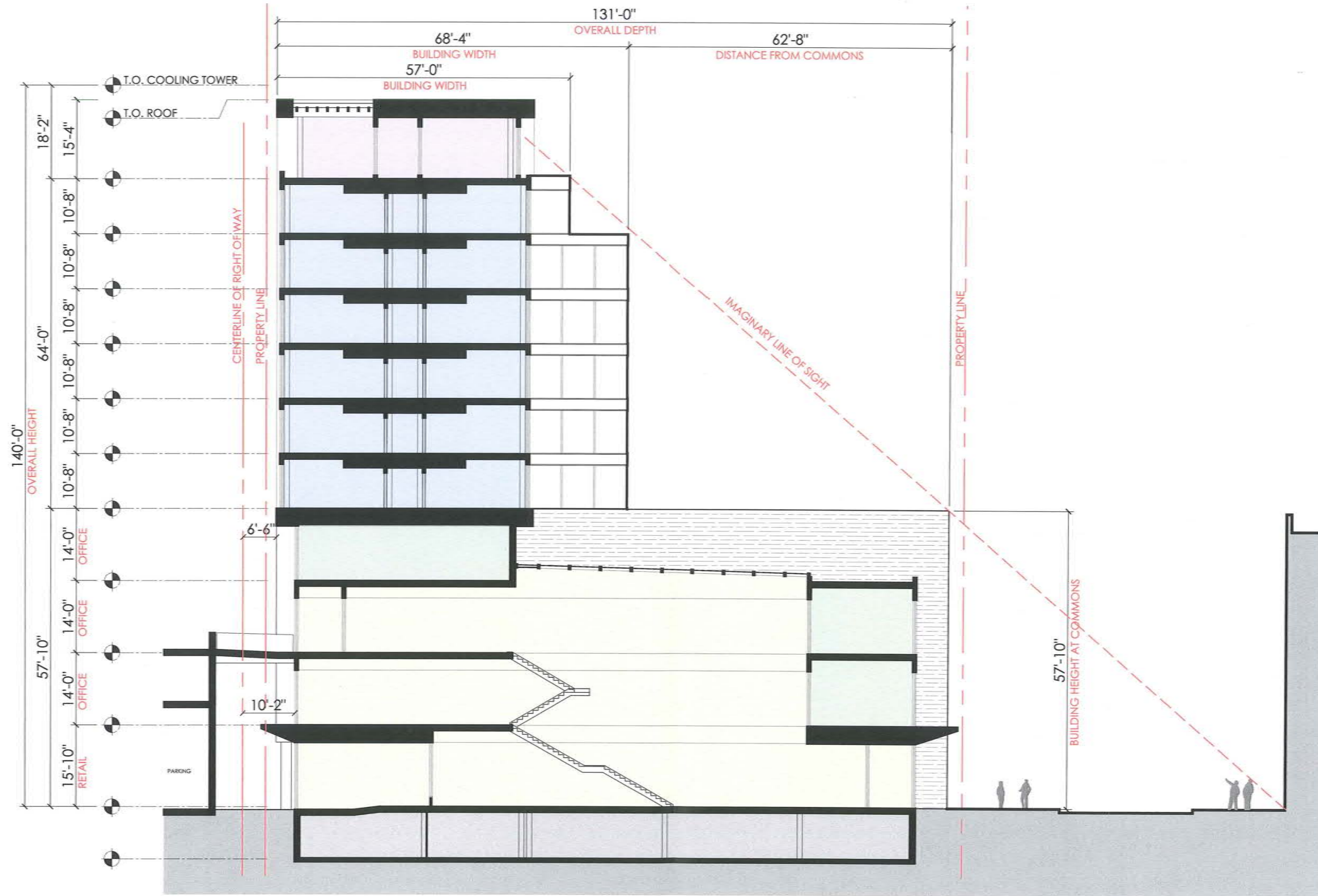
**OFF STREET PARKING**  
REQUIRED = 0 SPACES  
PROVIDED = 0 SPACES

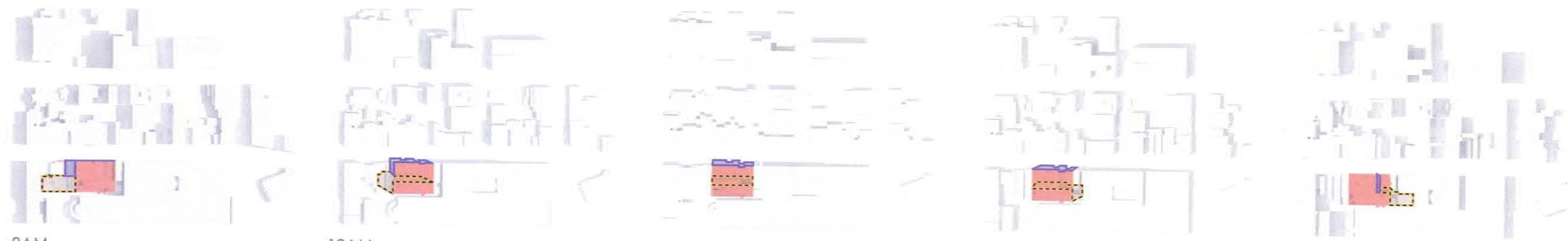
**PUBLIC PARKING SPACES EXISTING = 35**  
**PUBLIC PARKING SPACES PROPOSED = 43**

**OFF STREET LOADING**  
REQUIRED = 4 SPACES @ 450 SF EACH  
PROVIDED = 3 SPACES @ 450 SF EACH, 1 SPACE AT 728 SF

EXISTING STORAGE = 704 SF    PROPOSED STORAGE = 722+ SF

\*\* TURNING DIAGRAMS PREPARED BY FAGAN ENGINEERS





8AM

10AM

12PM

2PM

4PM

SUMMER SOLSTICE - JUNE 21



8AM

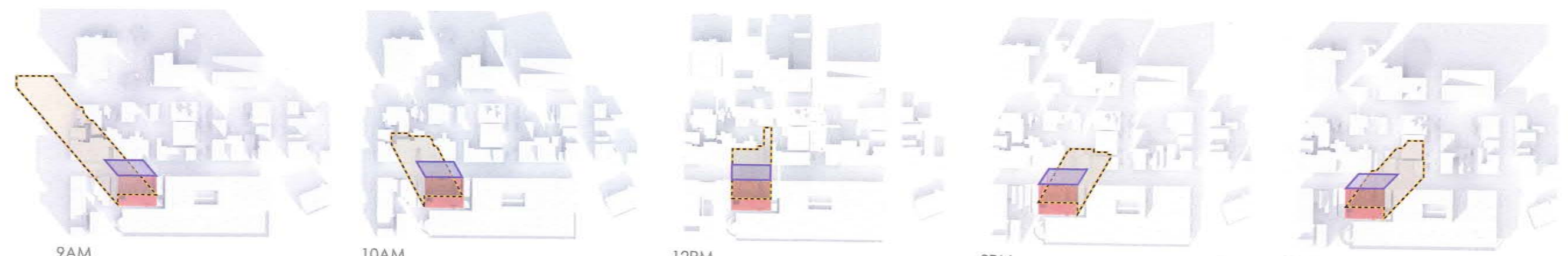
10AM

12PM

2PM

4PM

VERNAL / AUTUMNAL EQUINOX - MARCH 20 / SEPTEMBER 22



9AM

10AM

12PM

2PM

3PM

WINTER SOLSTICE - DECEMBER 22

COMMONS MASSING SHADOW

TOWER MASSING SHADOW