



① SOUTH ELEVATION
 1/8" = 1'-0"

- MANSARD ROOF
- GLASS
- EIFS
- EIFS
- EIFS
- COLUMNS
- LOUVERS
- MASONRY



- MANSARD ROOF
- GLASS
- EIFS
- EIFS
- EIFS
- COLUMNS
- LOUVERS
- MASONRY

2 WEST ELEVATION
 1/8" = 1'-0"





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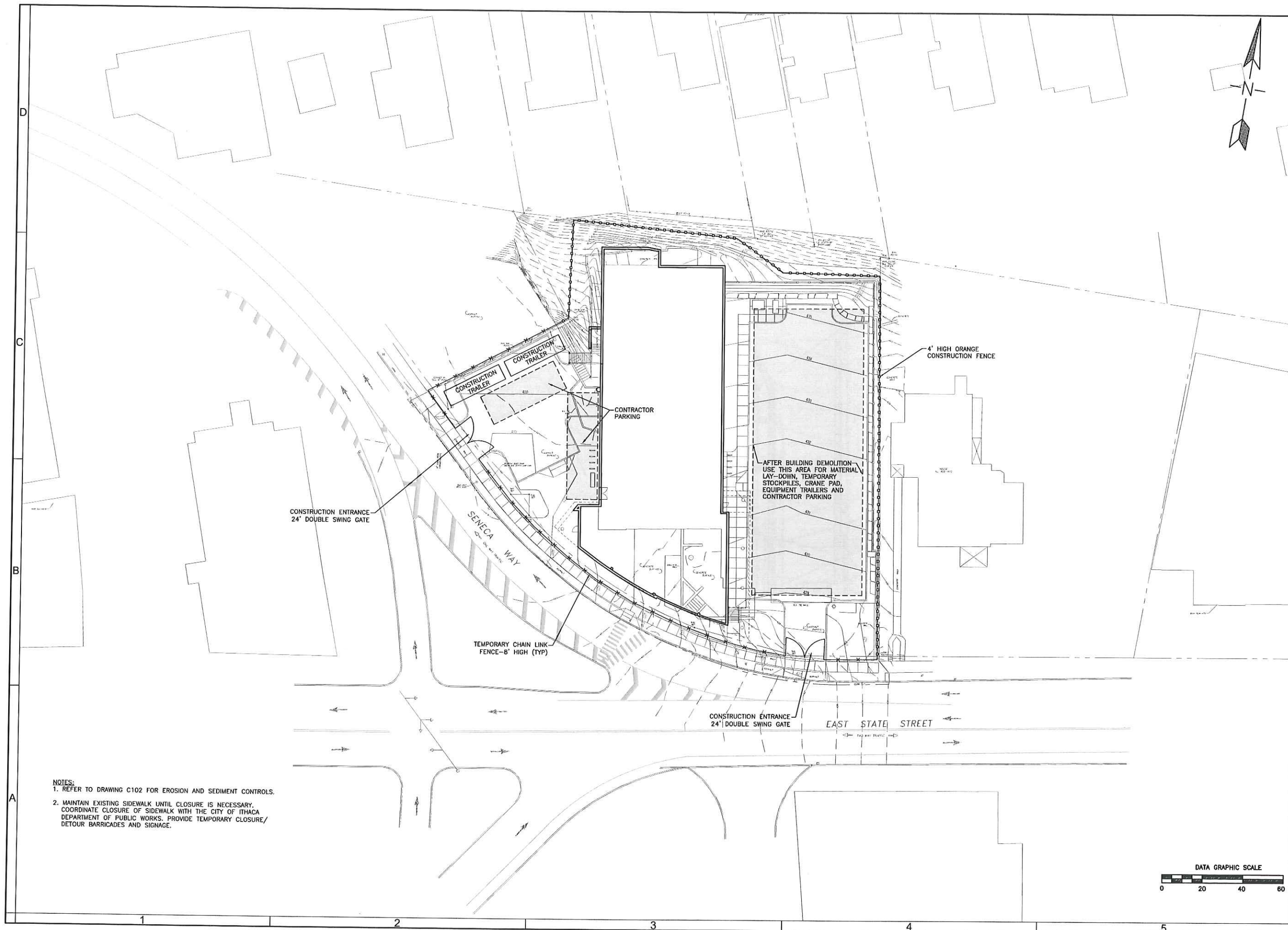
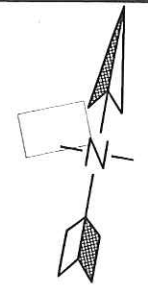
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 TROWBRIDGE & WOLF LANDSCAPE ARCHITECTS

FALL CREEK DEVELOPMENT OF ITHACA, LLC
140 SENECA WAY
 ITHACA, NY

PHASE:	SPR
DATE:	10.13.2011
PROJECT:	No. E10-24
DRAWN BY:	TRT
CHECKED:	AJS

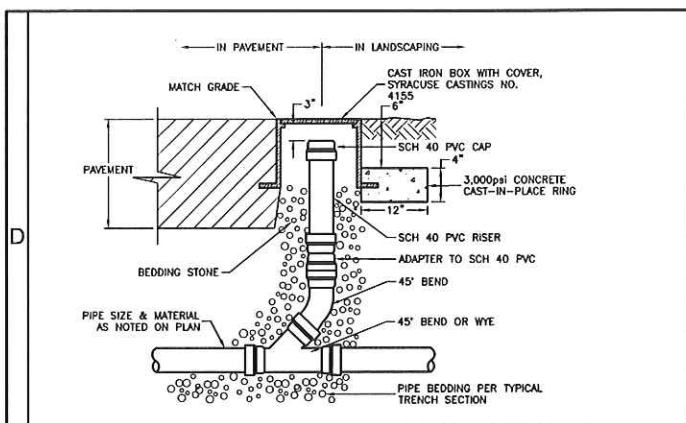
STAGING
 PLAN

C100

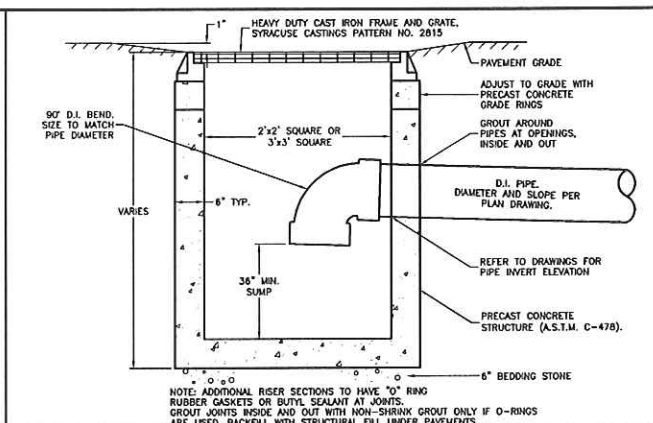


- NOTES:**
- REFER TO DRAWING C102 FOR EROSION AND SEDIMENT CONTROLS.
 - MAINTAIN EXISTING SIDEWALK UNTIL CLOSURE IS NECESSARY. COORDINATE CLOSURE OF SIDEWALK WITH THE CITY OF ITHACA DEPARTMENT OF PUBLIC WORKS. PROVIDE TEMPORARY CLOSURE/DETOUR BARRICADES AND SIGNAGE.

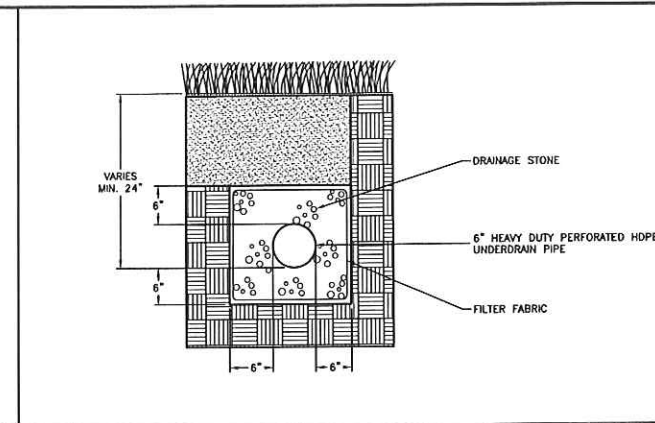




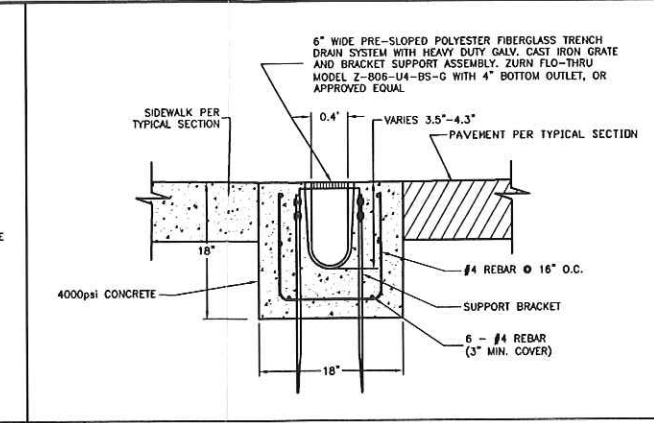
1 CLEANOUT
NOT TO SCALE



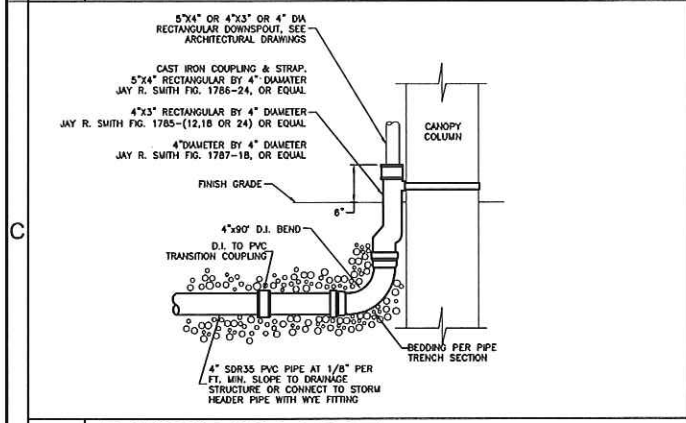
2 DRAINAGE INLET
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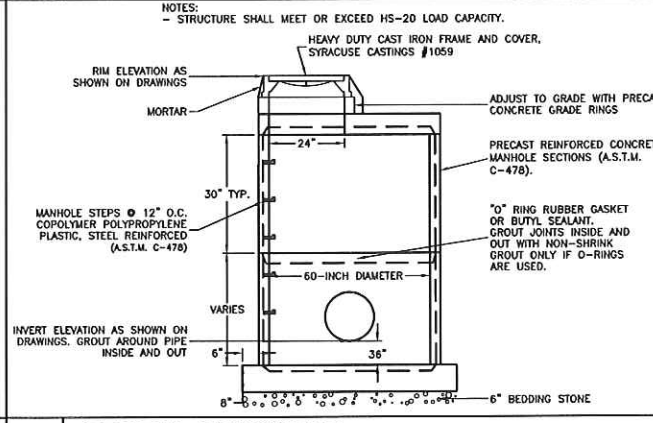
3 UNDERDRAIN
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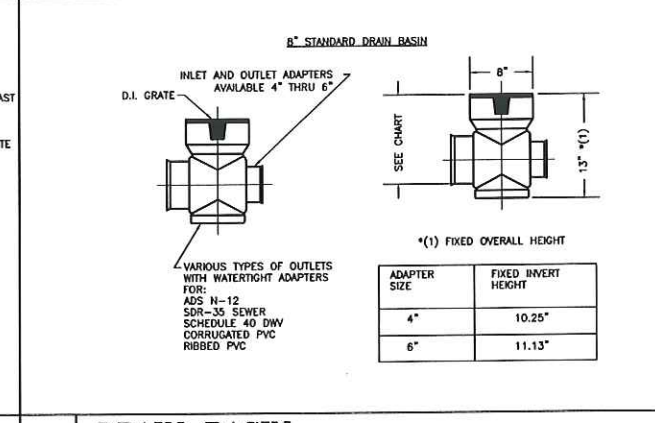
4 TRENCH DRAIN
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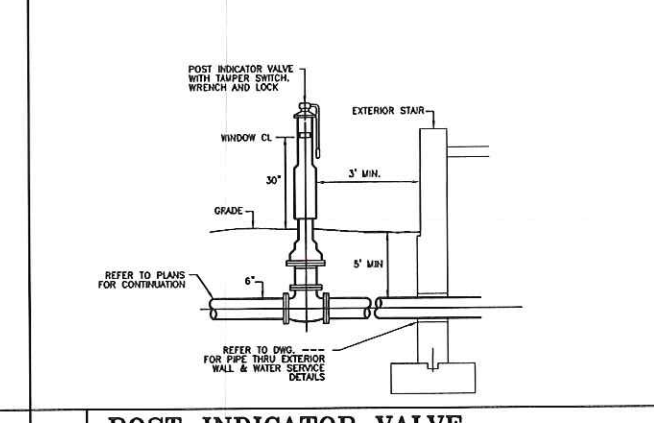
5 DOWNSPOUT BOOT
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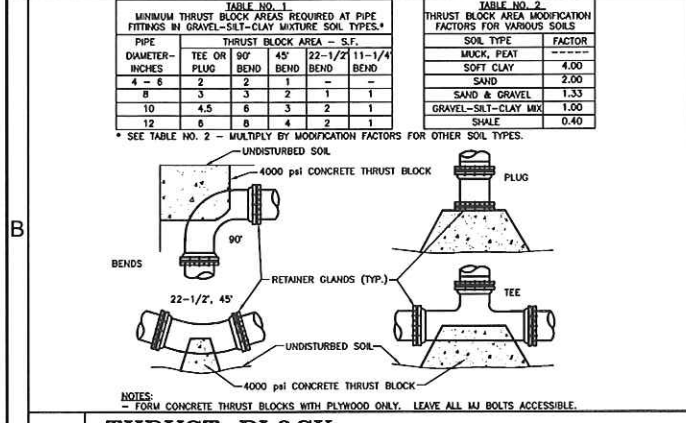
6 STORM MANHOLE
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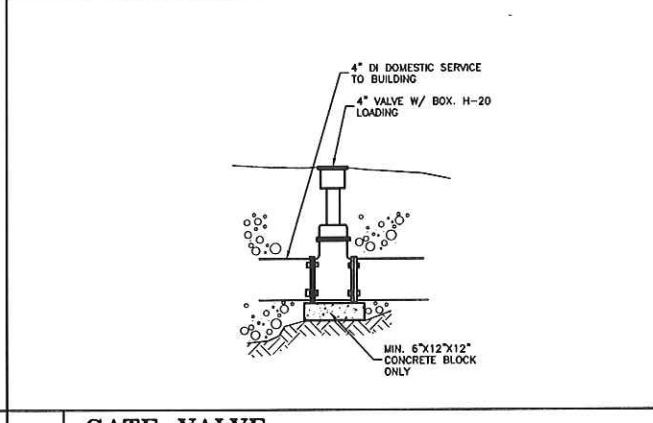
7 DRAIN BASIN
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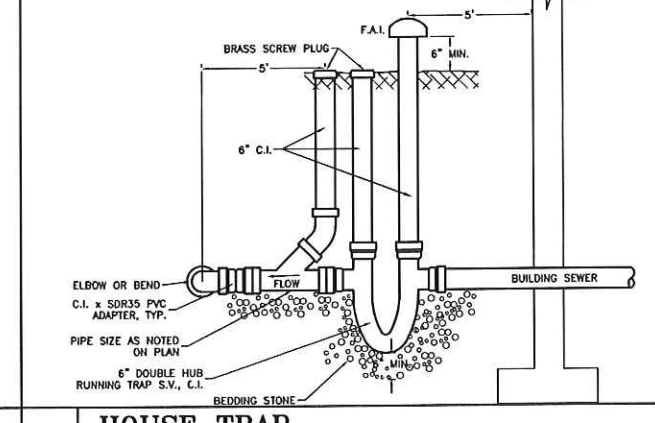
8 POST INDICATOR VALVE
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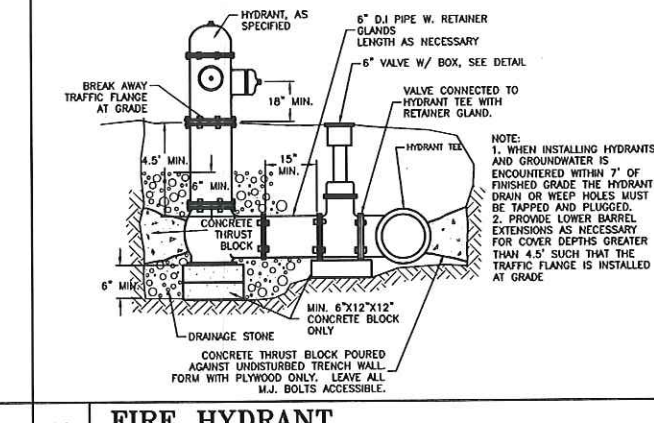
9 THRUST BLOCK
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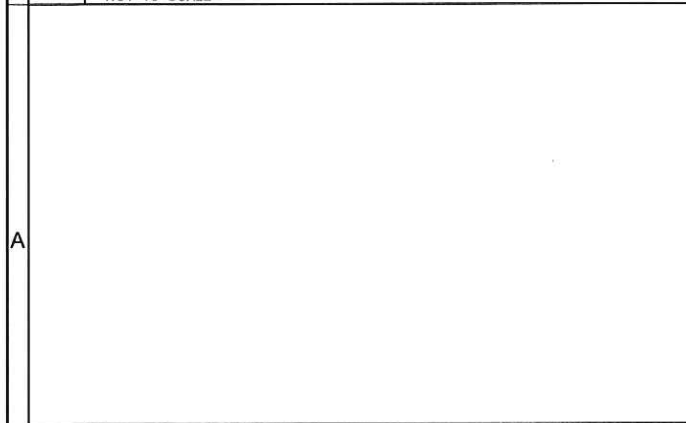
10 GATE VALVE
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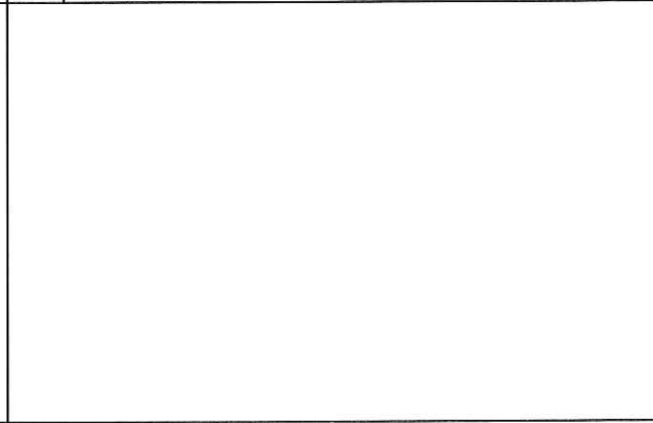
11 HOUSE TRAP
NOT TO SCALE



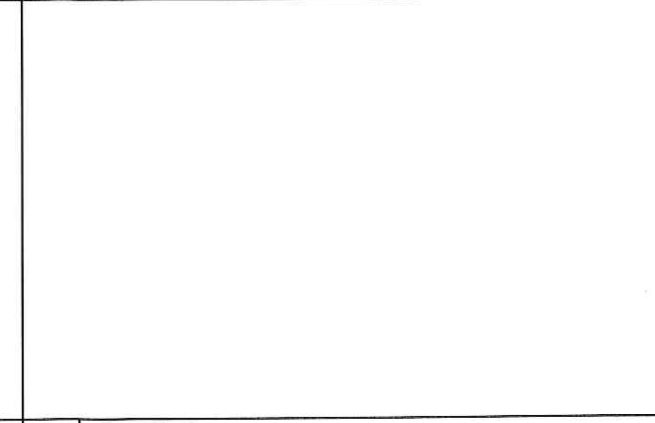
12 FIRE HYDRANT
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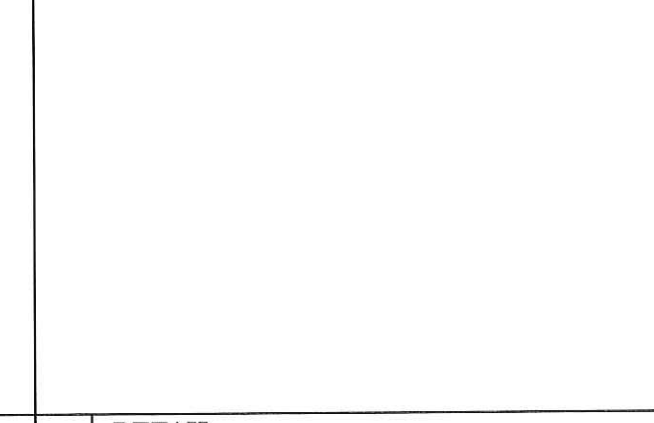
13 DETAIL
NOT TO SCALE



14 DETAIL
NOT TO SCALE



15 DETAIL
NOT TO SCALE



16 DETAIL
NOT TO SCALE

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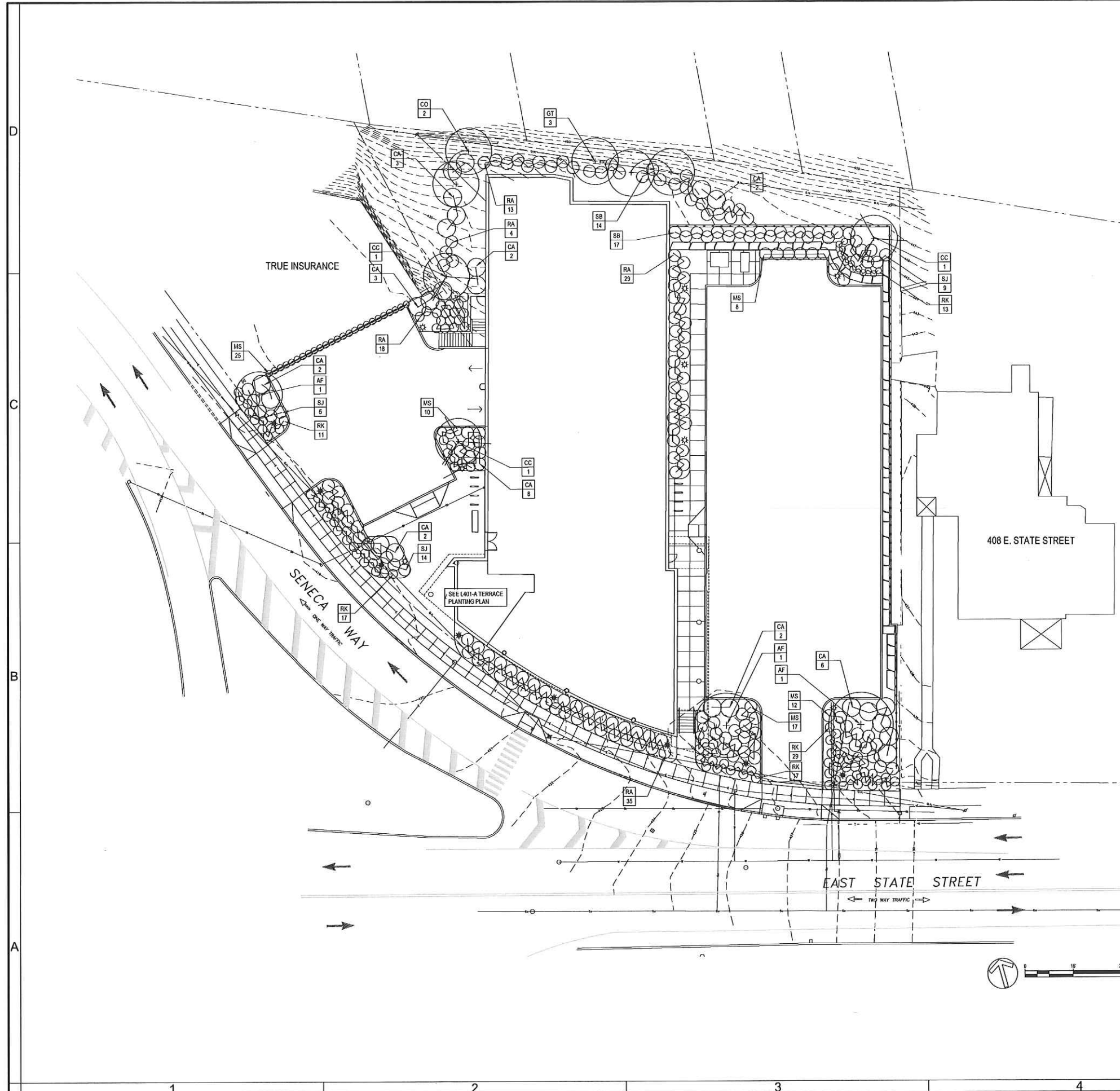
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UTILITY
DETAILS

C104

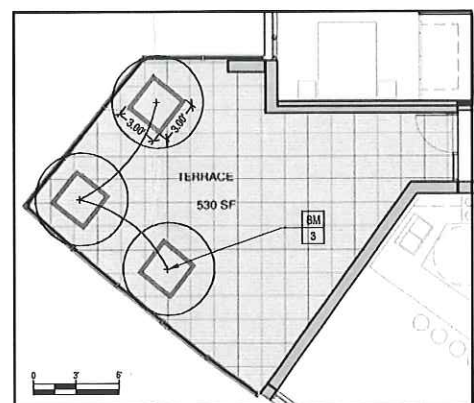
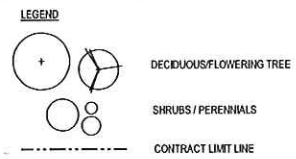


GENERAL SHEET NOTES - PLANTING

1. TOPSOIL MUST BE SCREENED AND AMENDED TO MEET PROJECT SPECIFICATIONS.
2. ALL PLANTING BEDS TO BE PREPARED AS SPECIFIED; SHRUB BEDS TO BE PREPARED IN THEIR ENTIRETY WITH 18" OF PLANTING SOIL MIX. TREE PITS TO BE DUG TO DEPTH OF ROOT BALL BY 3X THE DIAMETER.
3. AFTER BEDS ARE PREPARED, THE LANDSCAPE CONTRACTOR IS TO LOCATE TREES, SHRUBS AND PERENNIALS AS SHOWN ON PLANS. TREE, SHRUB AND PERENNIAL LOCATIONS ARE TO BE APPROVED BY LANDSCAPE ARCHITECT BEFORE THEY ARE PLANTED.
4. NO PLANTS ARE TO BE PLANTED UNDER ROOF OVERHANGS OR CANOPIES.
5. ALL DISTURBED AREAS THAT ARE NOT SHOWN AS PAVED OR PLANTED BED ARE TO BE SEEDED AS LAWN. PREPARE AND SEED LAWNS PER SPECIFICATIONS UNLESS OTHERWISE INDICATED.
6. ALL TREES AND PLANTS TO COMPLY WITH APPLICABLE REQUIREMENTS OF ANSI Z60.1 'AMERICAN STANDARD FOR NURSERY STOCK'.
7. MAINTAIN AND WARRANTY ALL LIVING PLANT MATERIAL AS PER SPECIFICATIONS.
8. APPLY JUTE MESH EROSION CONTROL BLANKET TO ALL SLOPES 3:1 OR GREATER.

SYMBOL	m	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	COMMENTS
TREES						
CC	3	Cercis canadensis	Redbud	2-1/2"	B&B	FALL DIG HAZARD, SPRING DUG ONLY.
CO	2	Celtis occidentalis	Hickberry	2-1/2"	B&B	
AF	2	Acer x Freemani 'Armstrong'	Armstrong Freeman Maple	3-1/2"	B&B	
GT	3	Gleditsia triacanthos	Honey Locust	2-1/2"	B&B	
OB	1	Quercus bicolor	Swamp White Oak	3-1/2"	B&B	FALL DIG HAZARD, SPRING DUG ONLY.
SM	3	Salix matsudana 'Golden Curl'	Golden Curl Willow	8' - 10' HL	B&B	MULTI-STEM
SHRUBS						
CA	22	Cornus alba	Redtwig Dogwood	#10	Cont.	
RA	97	Rhus aromatica 'Gro-Lol'	Gro-Lo Sumac	#3	Cont.	
SB	31	Salix 'Blue Arctic' Nano	Dwarf Blue Arctic Willow	#3	Cont.	
SJ	28	Spiraea japonica 'LimeLight'	LimeLight Spiraea	#3	Cont.	
RK	87	Rosa 'Knockout'	Knockout Rose	#3	Cont.	
PERENNIALS						
MS	72	Miscanthus sinensis 'Morning Light'	Morning Light Maidenhair Grass	#3	Cont.	
AQ	TBD	Asterla quinata	Five Leaf Asterla	#1	Con.	

*NOTE:
SALIX MATSUDANA WILL BE PLANTED IN PLANTERS ON ROOF DECK.



TERRACE PLANTING PLAN L401-A



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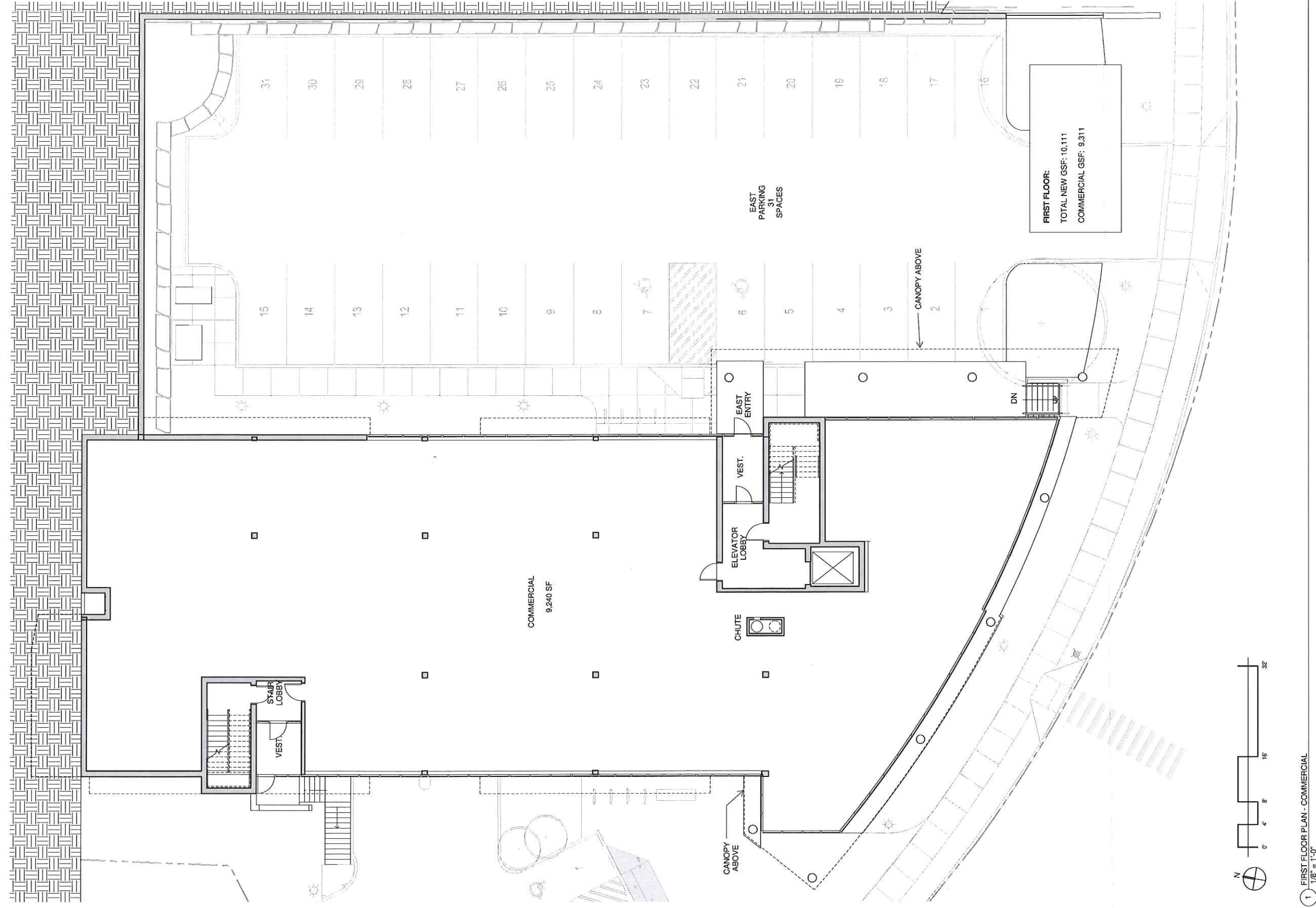
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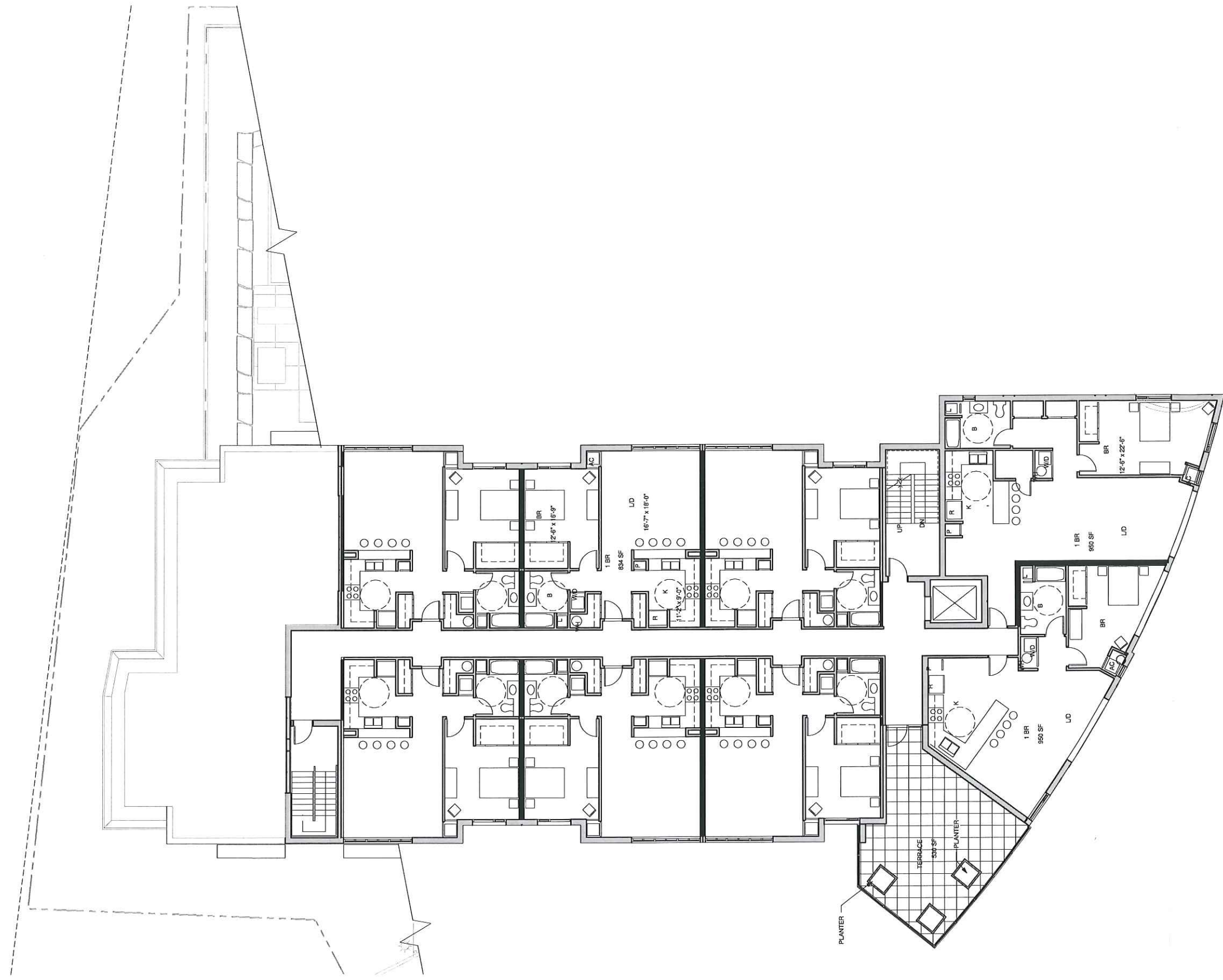
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DATE:	10.13.2011
PROJECT:	No. 20100009
DRAWN BY:	JVB
CHECKED BY:	PJT

PLANTING PLAN

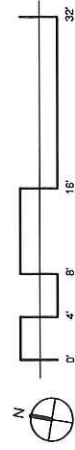
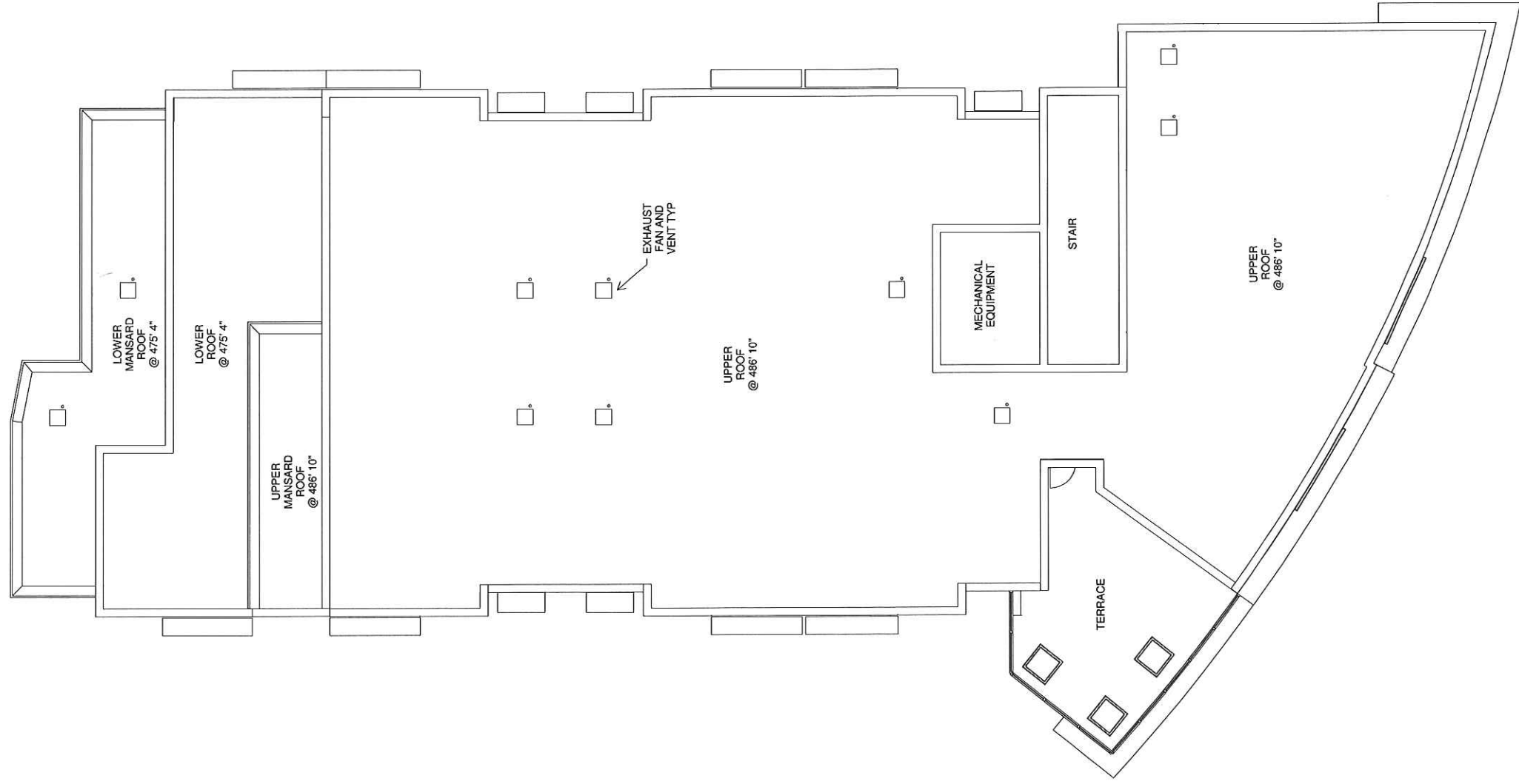
L401



1 FIRST FLOOR PLAN - COMMERCIAL
1/8" = 1'-0"



1 FIFTH FLOOR PLAN
1/8" = 1'-0"



1 ROOF - PROJECT NORTH
1/8" = 1'-0"



① EAST ELEVATION
 1/8" = 1'-0"



② NORTH ELEVATION
 1/8" = 1'-0"

- MANSARD ROOF
- GLASS
- SPANDREL GLASS
- EIFS
- EIFS
- EIFS
- COLUMNS
- LOUVERS
- MASONRY

NORTH ELEVATION - ENLARGED



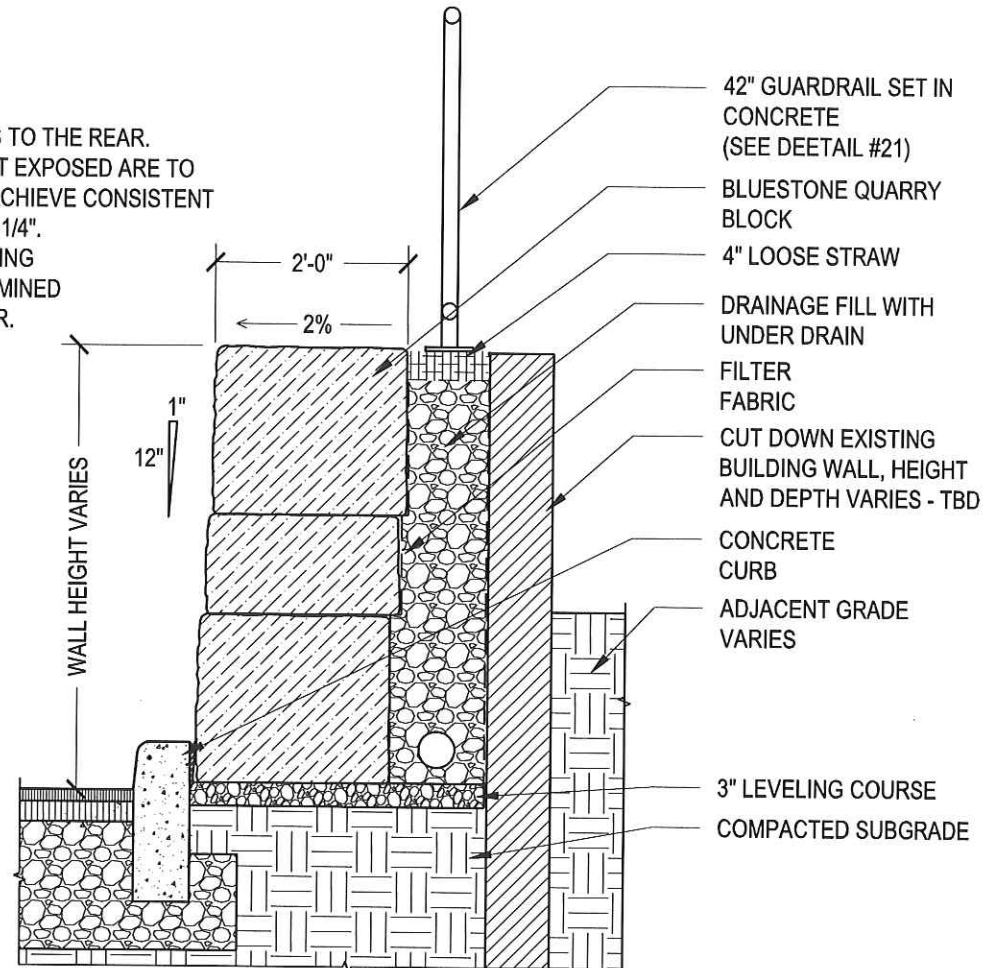
1 NORTH ELEVATION - ENLARGED
 1/4" = 1'-0"



DETAIL TO REPLACE L501-21

NOTES:

1. PROVIDE BATTERED FACE.
2. PITCH HORIZONTAL COURSES TO THE REAR.
3. STONE IS DRY LAID, ENDS NOT EXPOSED ARE TO BE SAWN IF NECESSARY TO ACHIEVE CONSISTENT JOINTING NO GREATER THAN 1/4".
4. DEPTH AND EXTENT OF EXISTING BUILDING WALL TO BE DETERMINED BY GEO-TECHNICAL ENGINEER.

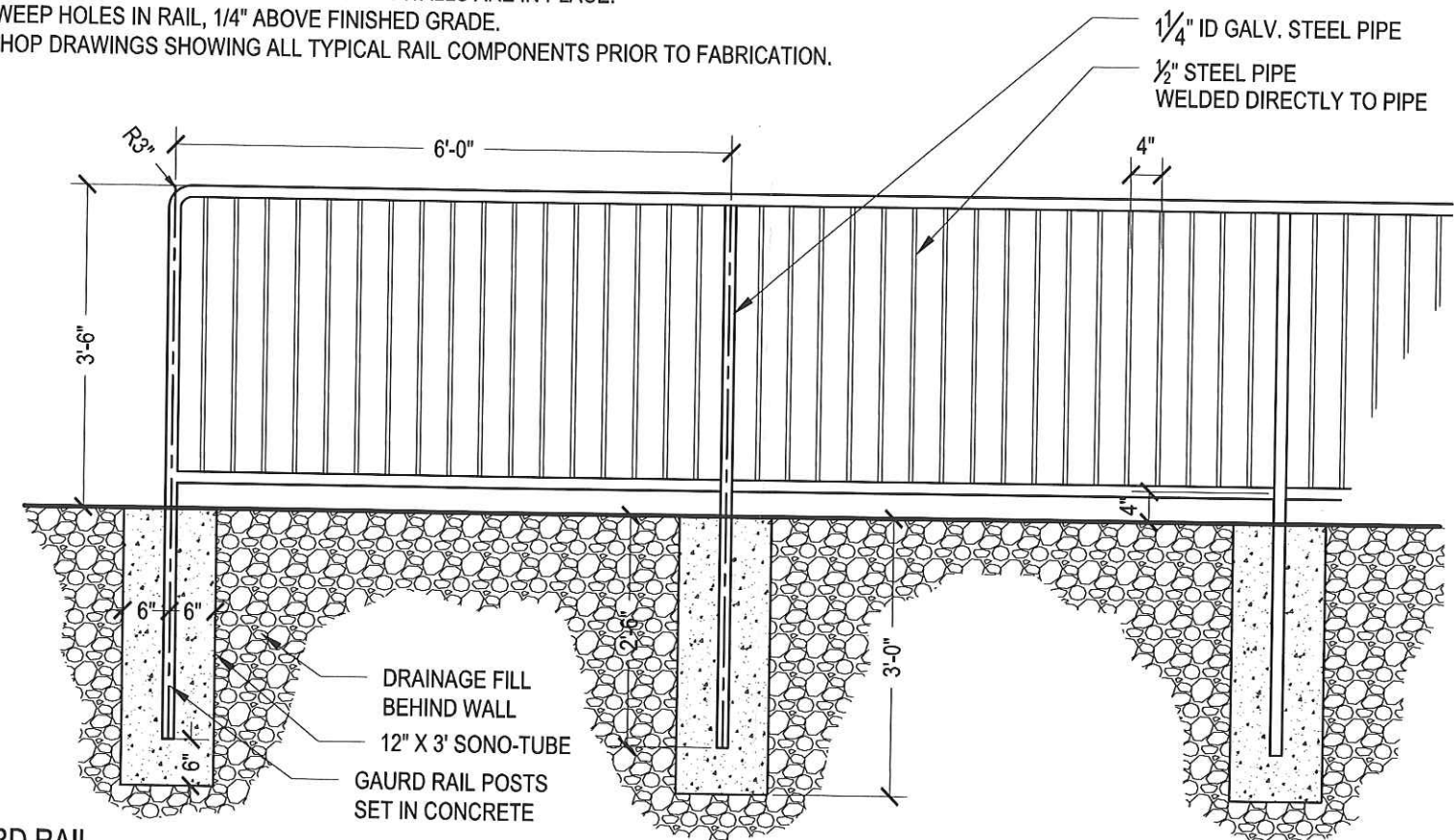


20 BLUESTONE QUARRY BLOCK RETAINING WALL
 Scale: 1/2"=1'-0"

NEW DETAIL L501-21

NOTES:

1. POWDER-COAT RAIL BLACK PRIOR TO SETTING.
2. ALL DIMENSIONS ARE TO BE FIELD VERIFIED ONCE WALLS ARE IN PLACE.
3. DRILL 1/8" WEEP HOLES IN RAIL, 1/4" ABOVE FINISHED GRADE.
4. PROVIDE SHOP DRAWINGS SHOWING ALL TYPICAL RAIL COMPONENTS PRIOR TO FABRICATION.



21 GUARD RAIL
 Scale: 1/2"=1'-0"