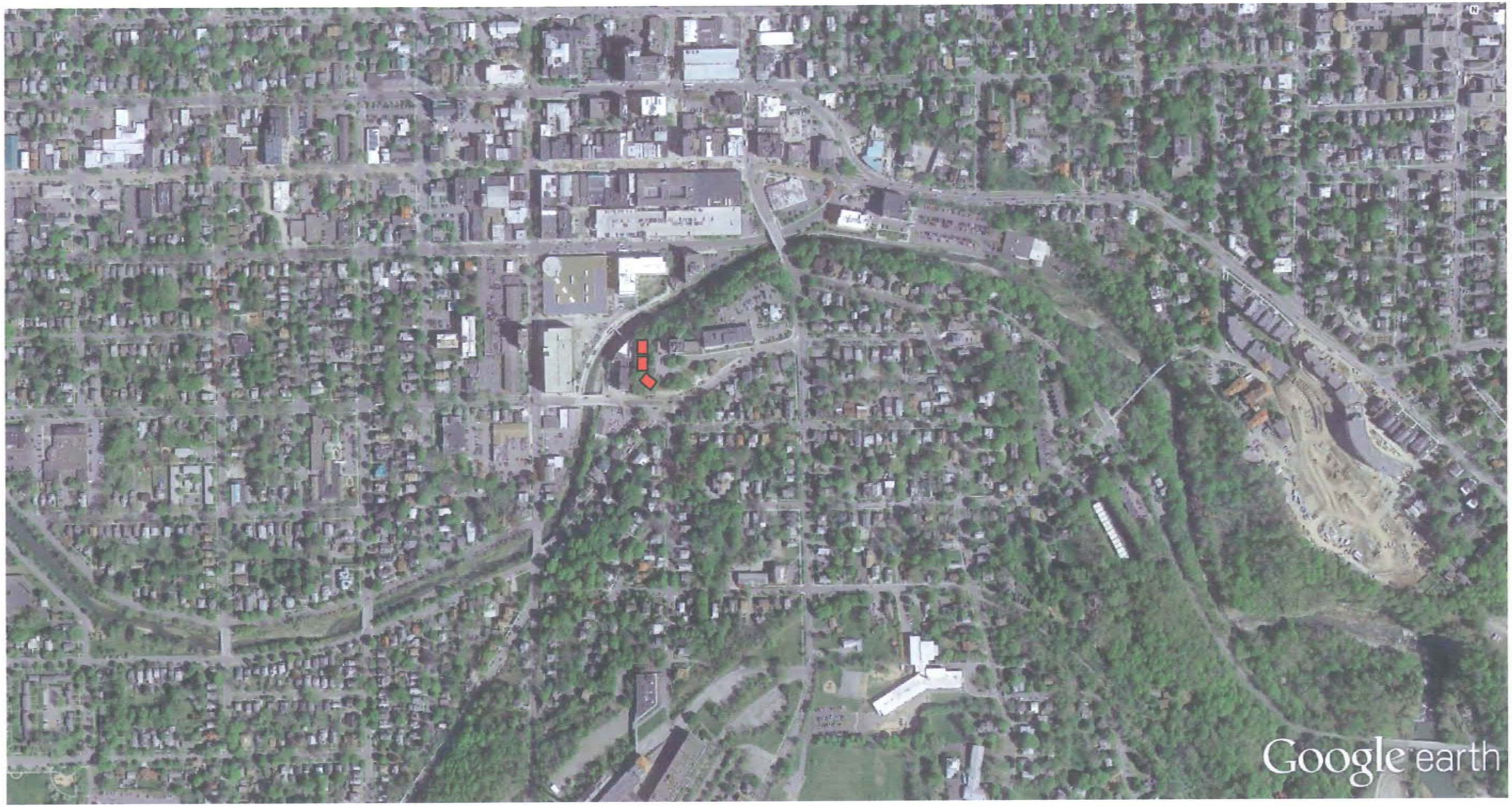

Google earth

feet 3000
km 1

Jagat P. Sharma
Architect

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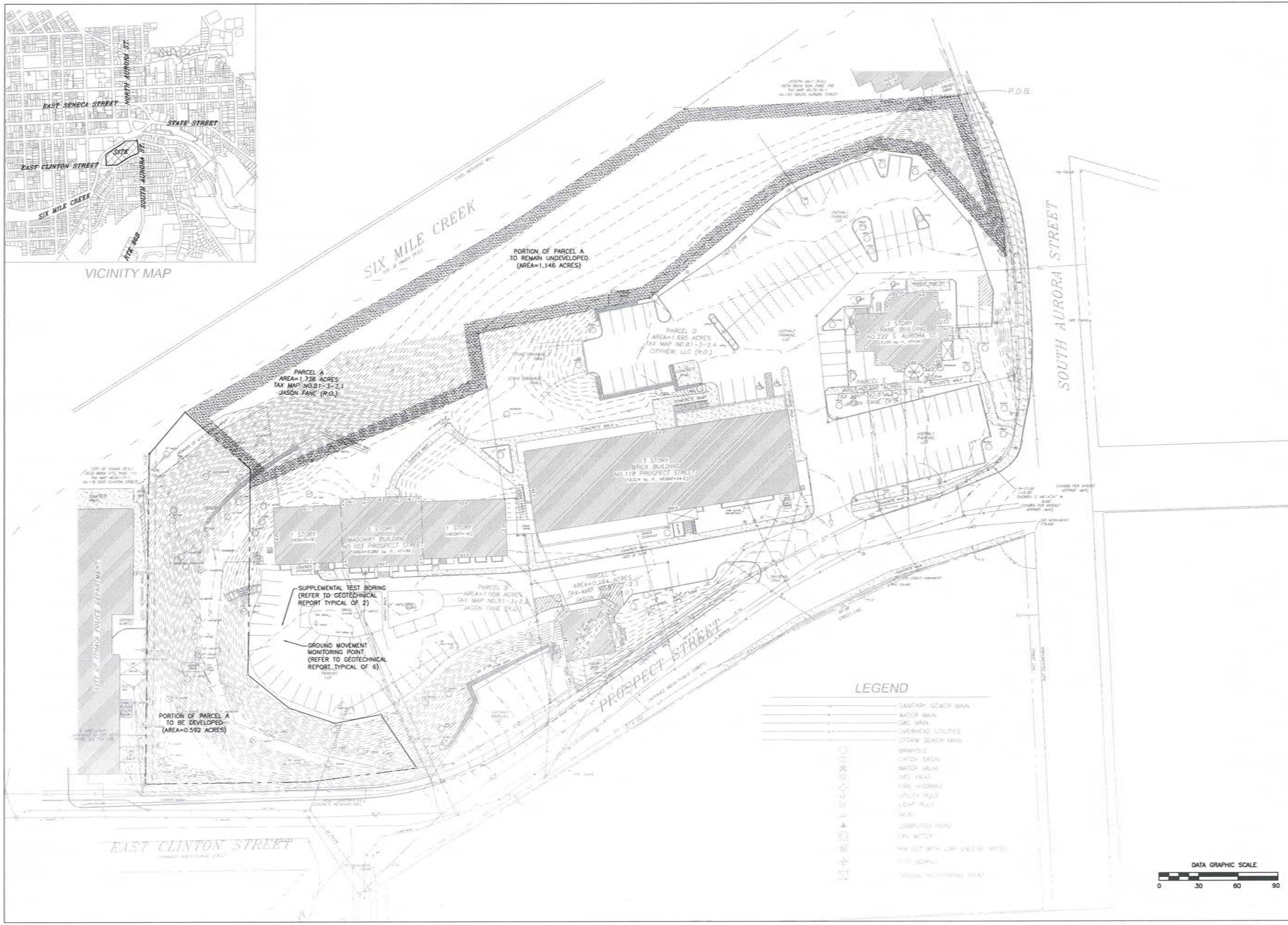
Phone:(607)-272-9361
Fax:(607)-272-0505

APARTMENT BUILDING
130 East Clinton Street
Ithaca, New York

TITLE: LOCATION PLAN
SCALE: NOT TO SCALE
DATE: AUGUST 14, 2013

DWG. NO.
A100

VICINITY MAP



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APARTMENT BUILDING

130 East Clinton Street, Ithaca, New York

NO.	DATE	REVISIONS

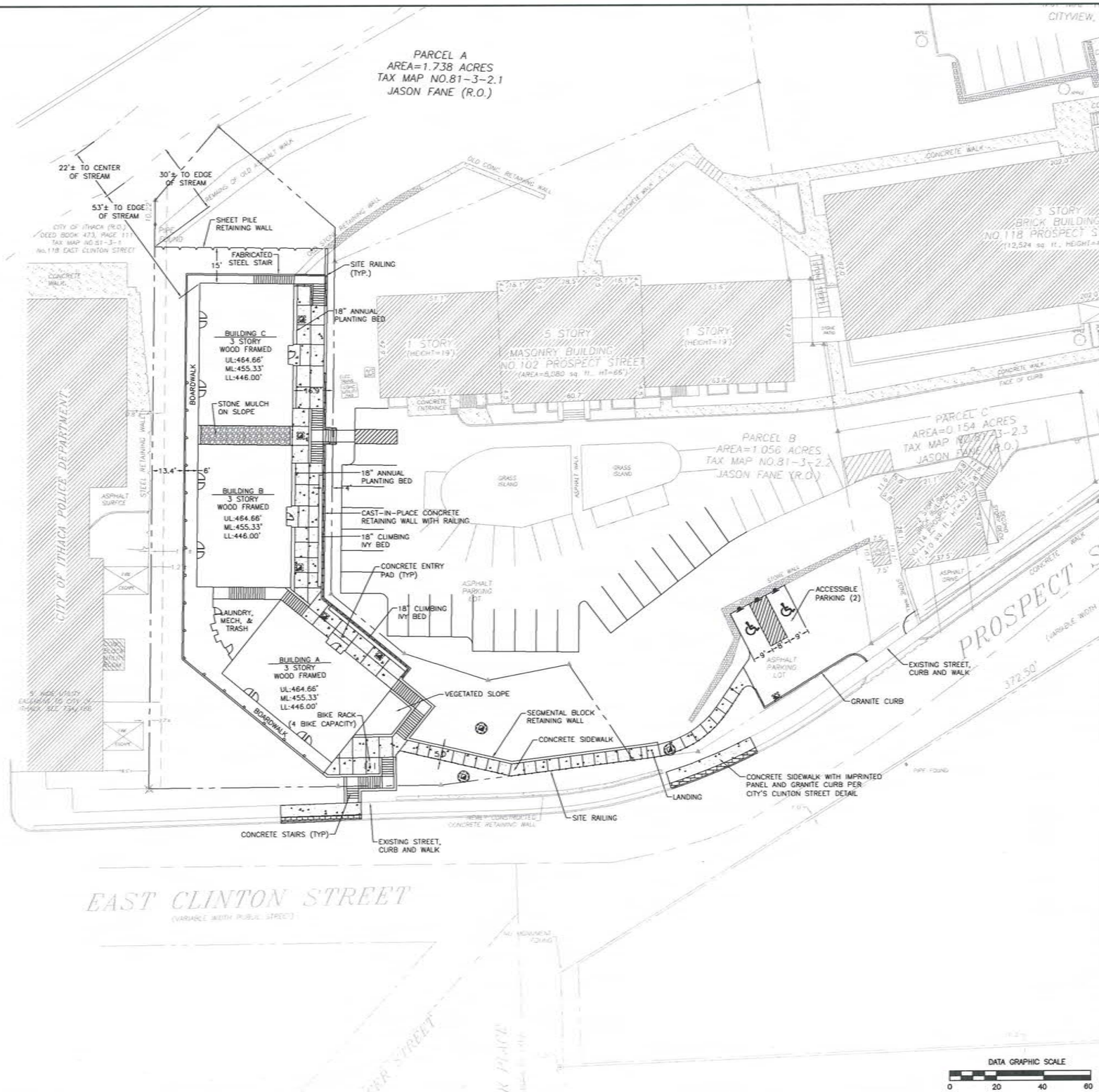
DWG. TITLE:

EXISTING CONDITIONS PLAN

SCALE: AS SHOWN

DATE: August 14, 2013

DWG NO: C100



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APARTMENT BUILDING

130 East Clinton Street, Ithaca, New York

NO.	DATE	REVISIONS

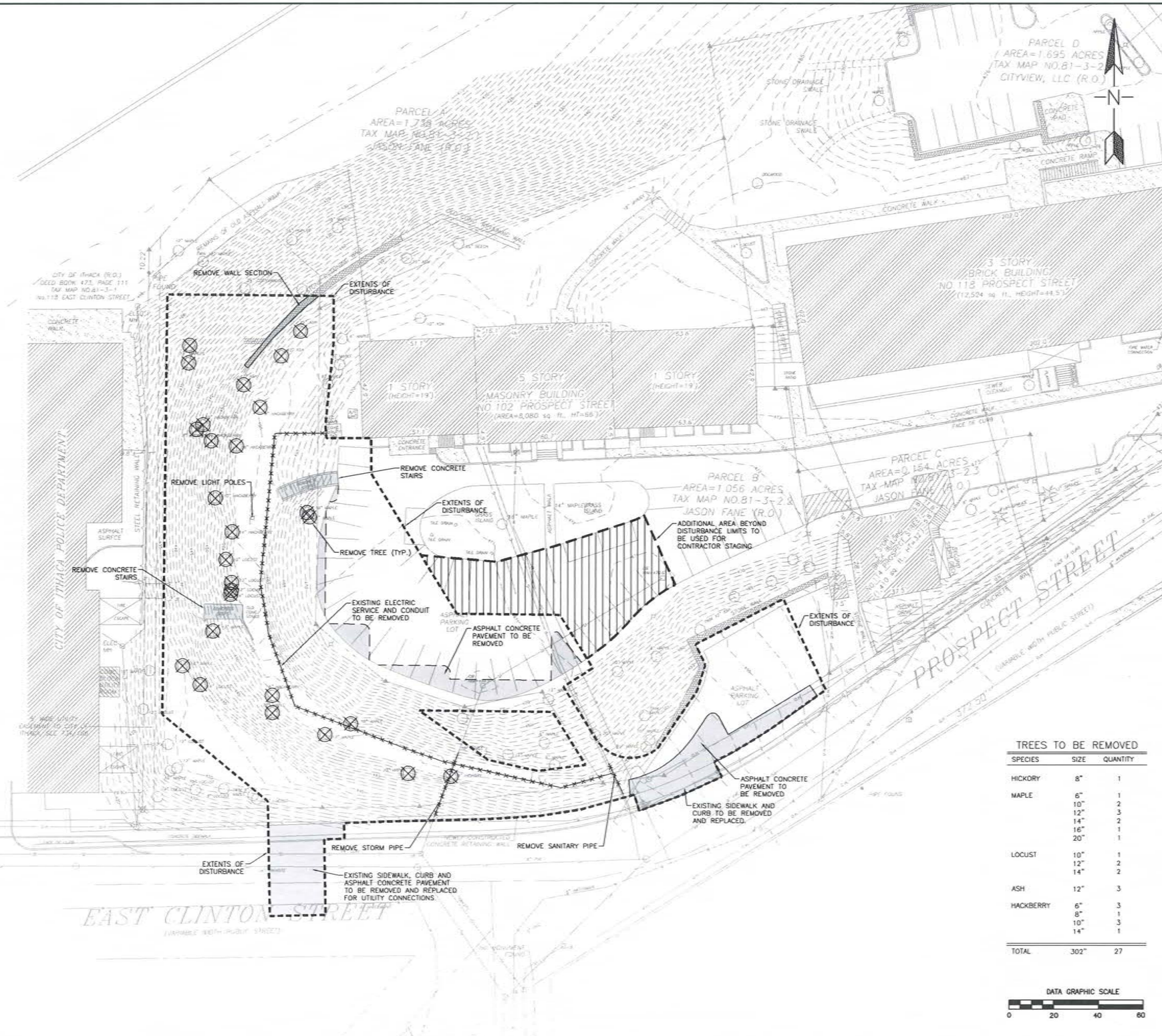
DWG. TITLE:

LAYOUT PLAN

SCALE: AS SHOWN

DATE: August 14, 2013

DWG NO: C101



TREES TO BE REMOVED

SPECIES	SIZE	QUANTITY
HICKORY	8"	1
MAPLE	6"	1
	10"	2
	12"	3
	14"	2
	16"	1
	20"	1
LOCUST	10"	1
	12"	2
	14"	2
ASH	12"	3
HACKBERRY	6"	3
	8"	1
	10"	3
	14"	1
TOTAL	302"	27

DATA GRAPHIC SCALE

0 20 40 60

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APARTMENT BUILDING

130 East Clinton Street, Ithaca, New York

NO.	DATE	REVISIONS

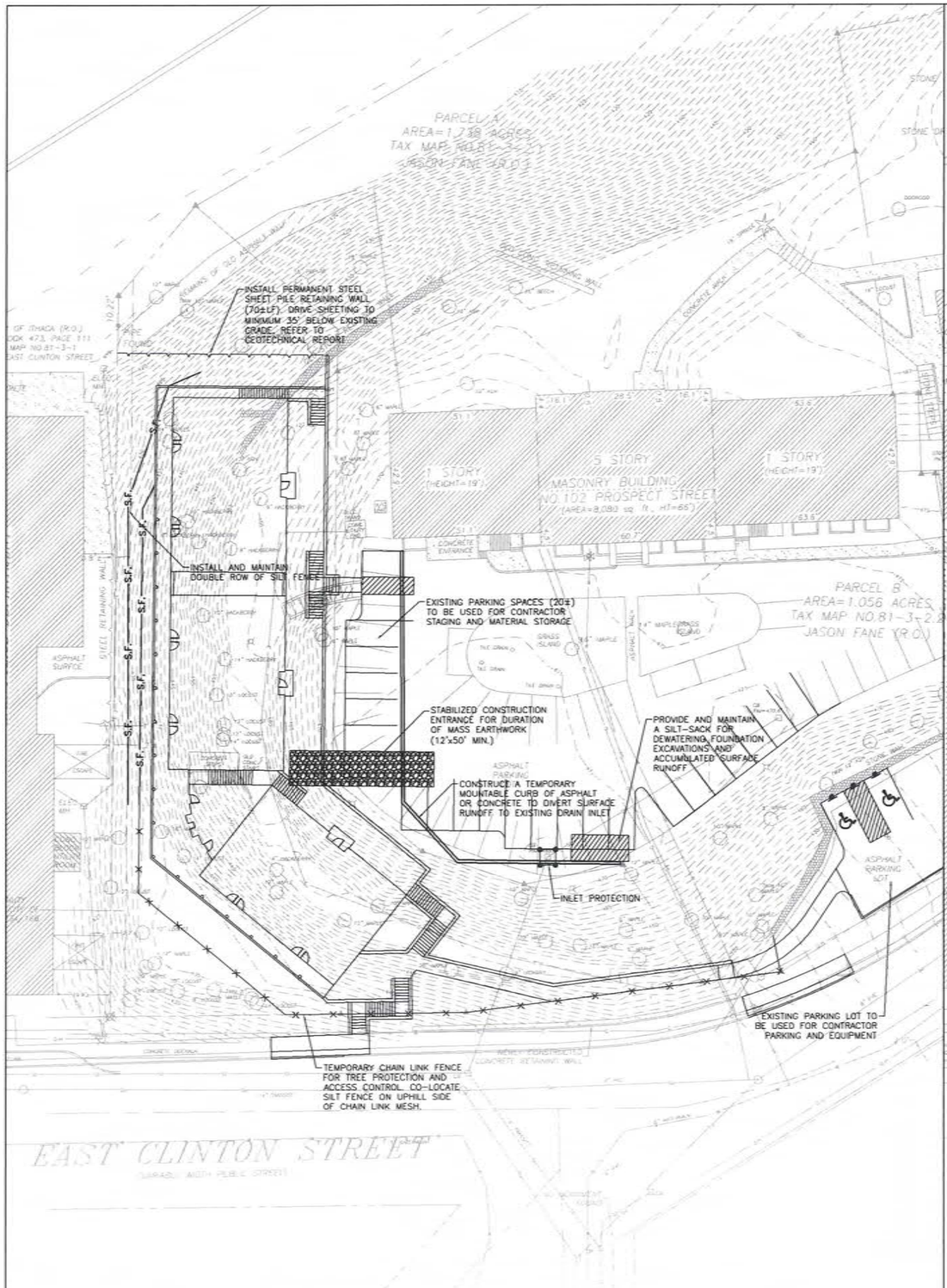
D.WG. TITLE:

DEMOLITION PLAN

SCALE: AS SHOWN

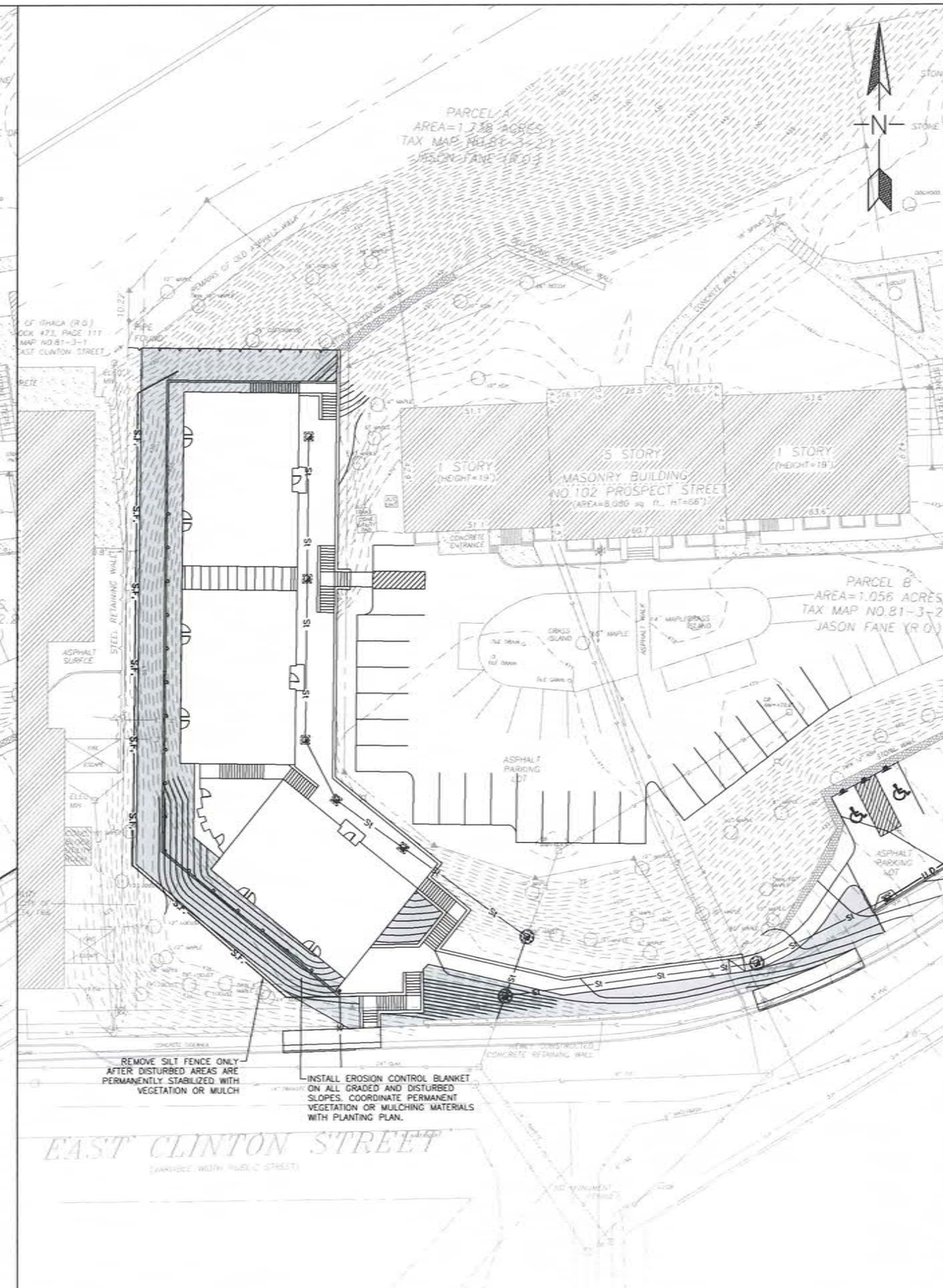
DATE: August 14, 2013

DWG NO: C102



1 DEMOLITION AND CONSTRUCTION PHASE

SCALE: 1"=20'



2 STABILIZATION PHASE

SCALE: 1"=20'

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APARTMENT BUILDING

130 East Clinton Street, Ithaca, New York

NO.	DATE	REVISIONS

DWG. TITLE:

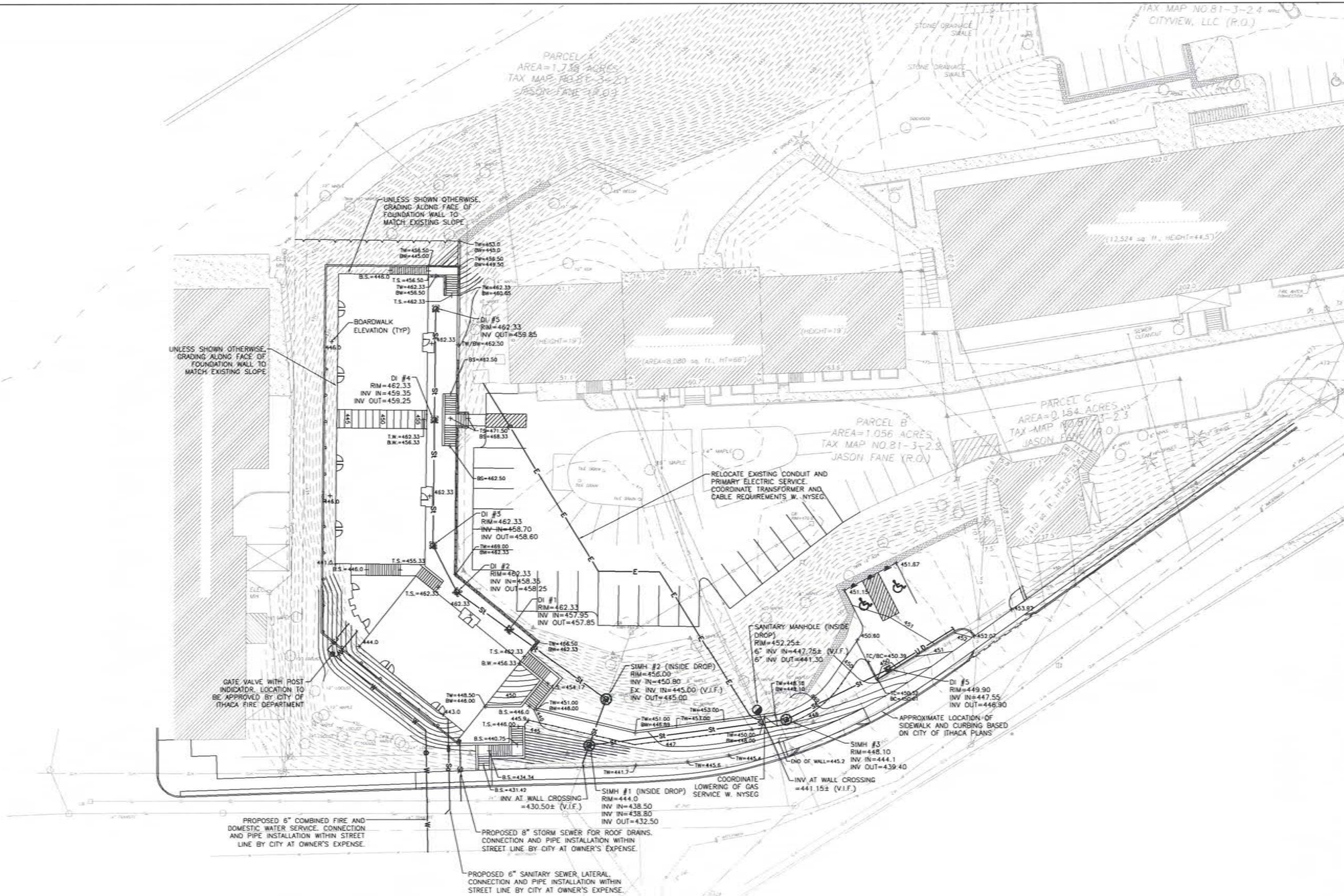
EROSION AND SEDIMENT CONTROL PLAN

SCALE: AS SHOWN

DATE: August 14, 2013

DWG NO:

C103



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APARTMENT BUILDING

130 East Clinton Street, Ithaca, New York

NO.	DATE	REVISIONS

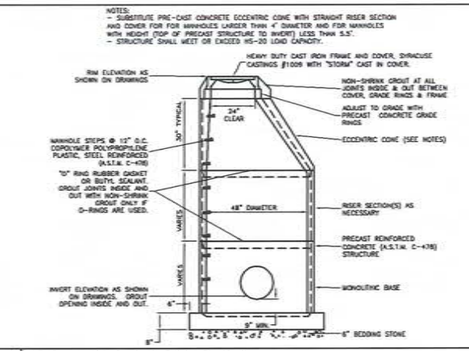
DWG. TITLE:

GRADING AND UTILITY PLAN

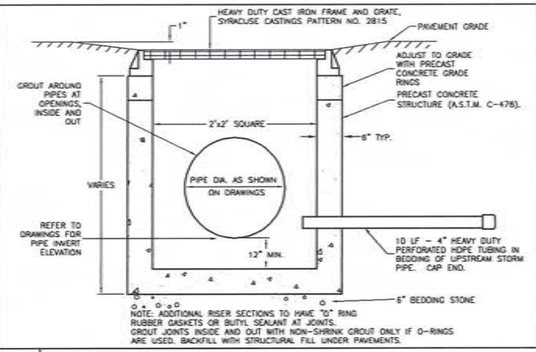
SCALE: AS SHOWN

DATE: August 14, 2013

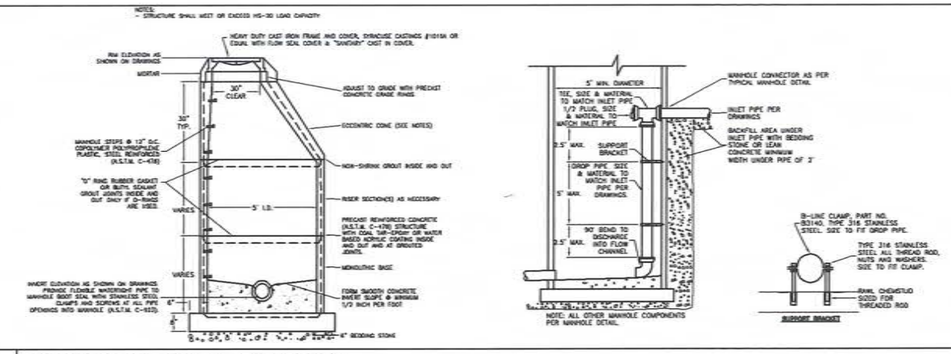
DWG NO: C104



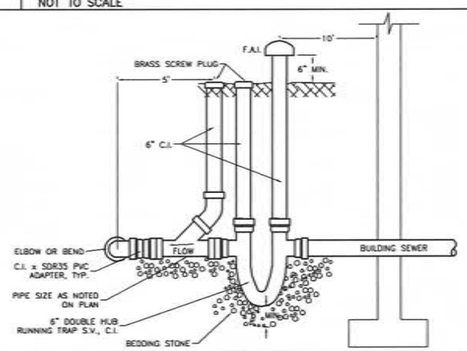
1 STORM MANHOLE
NOT TO SCALE



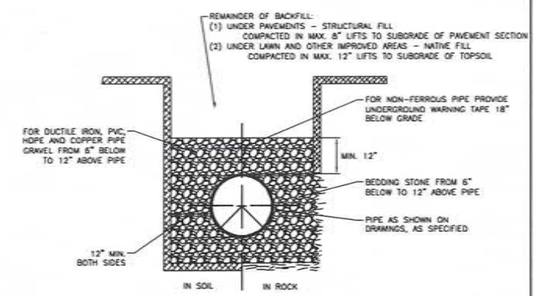
2 DRAINAGE INLET
NOT TO SCALE



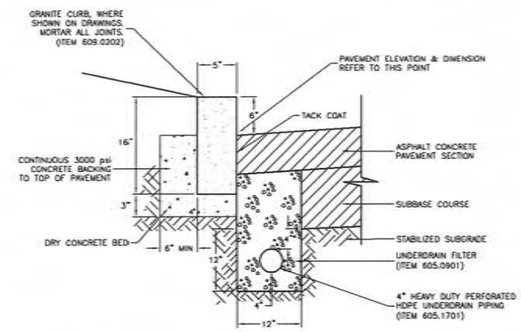
3 SANITARY DROP MANHOLE
NOT TO SCALE



4 SANITARY TRAP
NOT TO SCALE



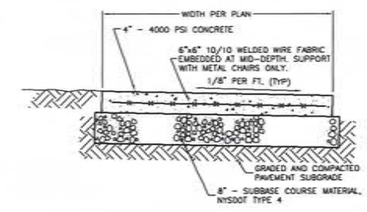
5 TRENCH
NOT TO SCALE



6 GRANITE CURB-CLINTON STREET
NOT TO SCALE

NOTES:

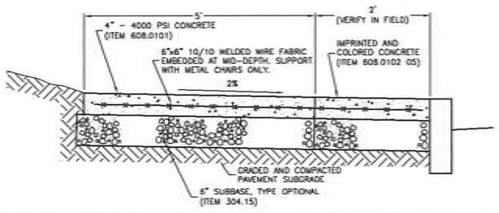
1. PROVIDE TOOLED TRANSVERSE CONTROL JOINTS, 1-1/2 INCH DEEP, IN ACCORDANCE WITH SCORE PATTERN SHOWN ON DRAWINGS OR AT MAXIMUM 8-FOOT SPACING.
2. PROVIDE EXPANSION JOINTS WITH 1/4-INCH EDGE RADIUS AT RETAINING WALLS AND AT MAXIMUM 30-FOOT SPACING. EXPANSION JOINT TO INCLUDE 1/2" PRE-MOULDED RESILIENT JOINT FILLER, BACKER ROD AND SEALANT.
3. COORDINATE DOWEL REQUIREMENTS AT BUILDING ENTRY PADS WITH STRUCTURAL DRAWINGS
4. TOOL ALL EDGES AND JOINTS.



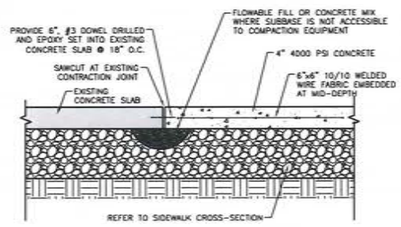
7 CONCRETE SIDEWALK-SITE
NOT TO SCALE

NOTES:

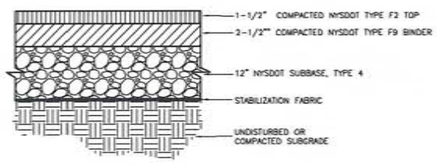
1. PROVIDE DOWELED JOINTS BETWEEN EXISTING AND NEW SIDEWALK SLABS.
2. PROVIDE TOOLED TRANSVERSE CONTROL JOINTS, 1-1/2 INCH DEEP, MATCH EXISTING SCORE PATTERN.
3. TOOL ALL EDGES AND JOINTS TO MATCH EXISTING CONDITION.
4. IMPRINTED SCORE CONCRETE PATTERN AND COLOR TO MATCH EXISTING CONDITION.



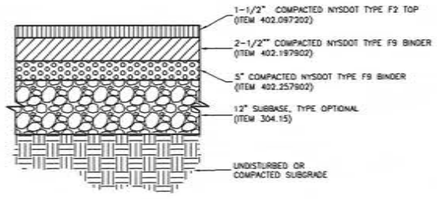
8 CONCRETE SIDEWALK-CLINTON STREET
NOT TO SCALE



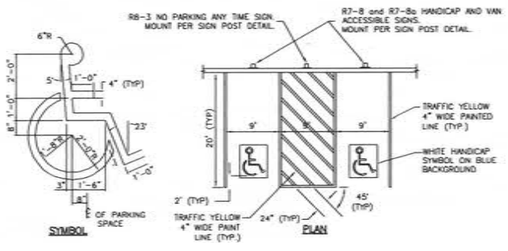
9 CONCRETE SIDEWALK JOINT
NOT TO SCALE



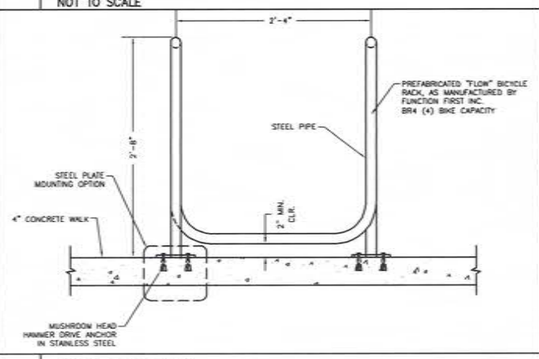
10 ASPHALT PAVEMENT-SITE
NOT TO SCALE



11 ASPHALT PAVEMENT-CLINTON STREET
NOT TO SCALE



12 ACCESSIBLE PARKING
NOT TO SCALE



13 BIKE RACK
NOT TO SCALE

14 DETAIL
NOT TO SCALE

15 DETAIL
NOT TO SCALE

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APARTMENT BUILDING
130 East Clinton Street, Ithaca, New York

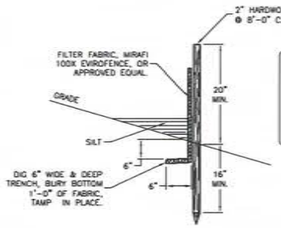
NO. DATE REVISIONS

DWG. TITLE:
DETAILS

SCALE:
AS SHOWN

DATE:
August 14, 2013

DWG NO:
C201

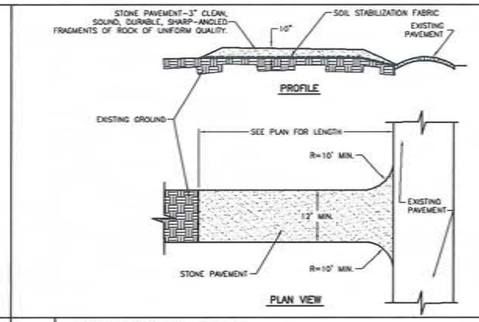


NOTES

1. WHEN TWO SECTIONS OF FABRIC ADJOIN EACH OTHER OVERLAP BY 6 INCHES AND FOLD.
2. PERFORM MAINTENANCE AS NEEDED AND REMOVE SILT WHEN BULGES DEVELOP IN THE SILT FENCE.

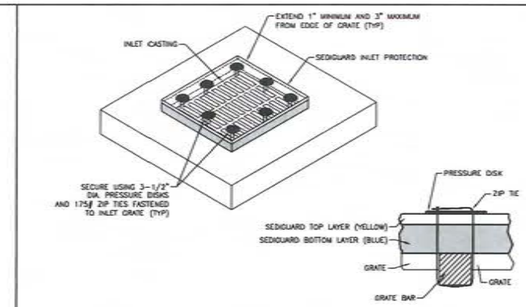
1 SILT FENCE

NOT TO SCALE



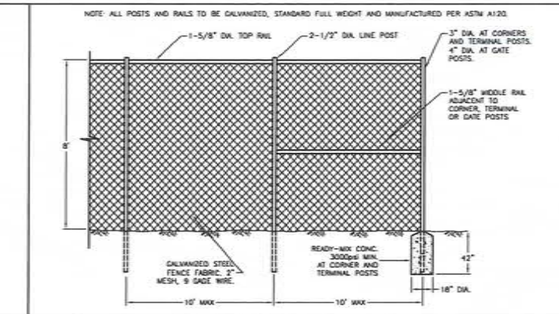
2 TRACKING PAD

NOT TO SCALE



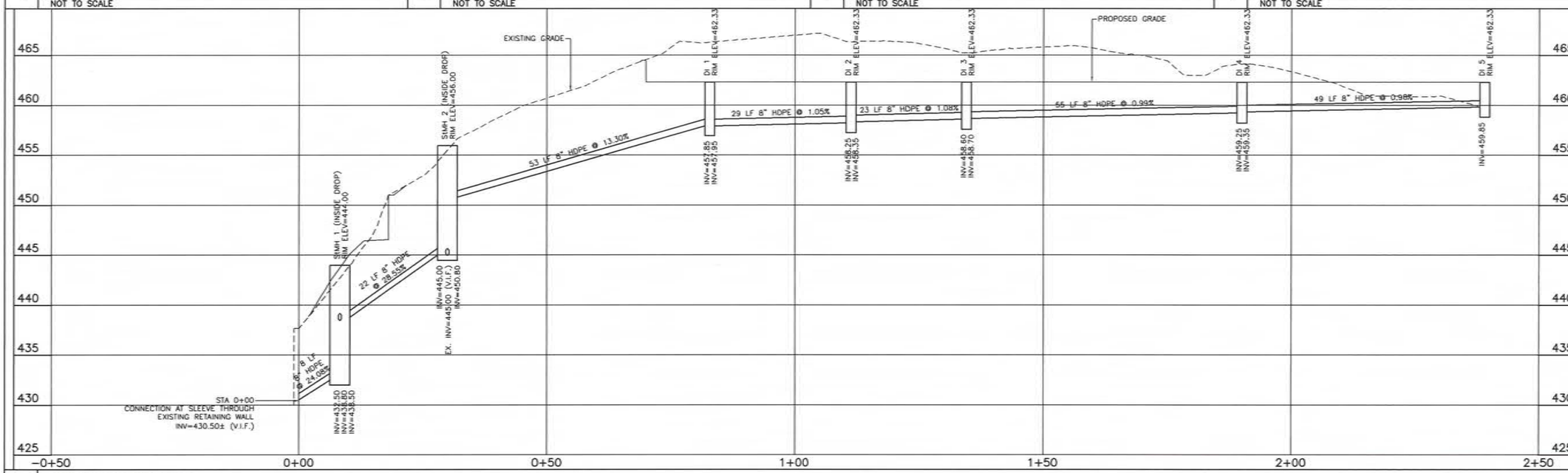
3 INLET PROTECTION-SEDIGUARD

NOT TO SCALE



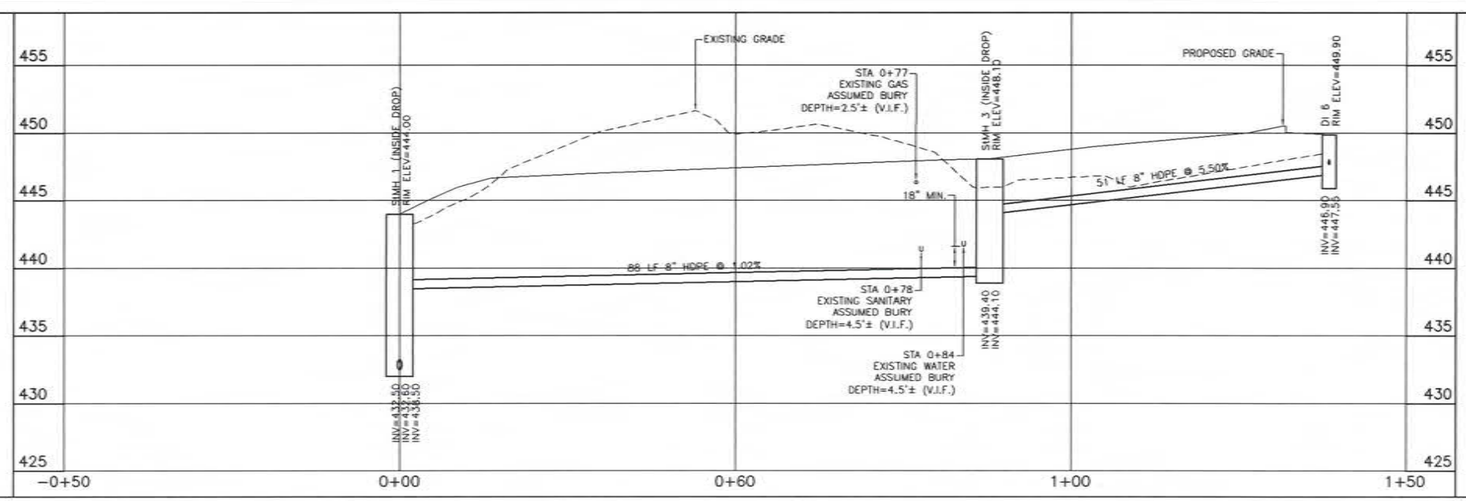
4 CHAIN LINK

NOT TO SCALE



5 STORM PROFILE

SCALE: H:1"=10' V:1"=5'



6 STORM PROFILE

SCALE: H:1"=10' V:1"=5'

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APARTMENT BUILDING

130 East Clinton Street, Ithaca, New York

NO.	DATE	REVISIONS

DWG. TITLE: DETAILS

SCALE: AS SHOWN

DATE: August 14, 2013

DWG NO: C202

PLANTING SCHEDULE

Symbol	Botanical Name	Common Name	Size	Container	Amount
Cc	*Cercis canadensis*	Eastern Redbud	3-4'	B&B	4
Cn	*Chamaecyparis nootkatensis* 'Pendula'	Weeping Nootka Cypress	6-8'	B&B	12
Cx	*Cornus x* 'Constellation'	Flowering Dogwood	6-8'	B&B	12
Ef	*Euonymus fortunei* 'Coloratus'	Purpleleaf Wintercreeper	2 1/2"	pot	216
Fs	*Forsythia suspensa*	Weeping Forsythia	18-24"	#5	54
Hh	*Hedera helix* 'Thorndale'	English Ivy	2 1/2"	pot	393
Md	*Malus* 'Donald Wyman'	Flowering Crabapple	6-8'	B&B	3
Mr	*Malus* 'Robinson'	Flowering Crabapple	6-8'	B&B	5
Pr	*Pinus resinosa*	Red Pine	4'	B&B	2
Qa	*Quercus alba*	White Oak	6-8'	B&B	1
Qr	*Quercus rubra*	Red Oak	6-8'	B&B	2
Ra	*Rhus aromatica*	Fragrant Sumac	18-24"	#5	20
Tp	*Thuja plicata*	Green Giant Arborvitae	6-8'	B&B	22

NOTES:

1. ALL STRUCTURAL AND HARDSCAPE IMPROVEMENTS SHALL BE DONE PRIOR TO PLANTING.

2. PLANT LIST PROVIDED FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT MATERIAL SPECIES AND QUANTITY.

3. *EUONYNUS FORTUNEI* AND *HEDERA HELIX* ARE TO BE SPACED 8 to 12" OC. REFER TO PLANTING DETAILS ON SHEET L301.

4. SUITABLE ALTERNATIVES TO *HEDERA HELIX* 'THORNDALE' ARE *H. HELIX* 'BULGARIA', 'ROCHESTER', OR 'RUMANIA'.

5. ALL WOODY AND HERBACEOUS PLANTS TO COMPLY WITH APPLICABLE REQUIREMENTS OF ANSI Z60.1 "AMERICAN NURSERY STOCK".

6. 2 TO 3" INCHES OF MULCH IS TO BE SPREAD ON NEW PLANTING BEDS AFTER PLANTING. MULCH MUST NOT TOUCH TREE TRUNKS AND SHRUB BASE. LEAVE 1 TO 2" FROM TRUNKS AND SHRUB BASE. REFER TO SHEET L-201 FOR MULCH PLACEMENT AND QUANTITY.

7. FOR PLANTING OF ALL TREES AND PLANTS, REFER TO PLANTING DETAILS ON SHEET L-301.

Whitham Planning and Design, LLC

Drawing Prepared by: ALM

APARTMENT BUILDING

130 East Clinton Street, Ithaca, New York

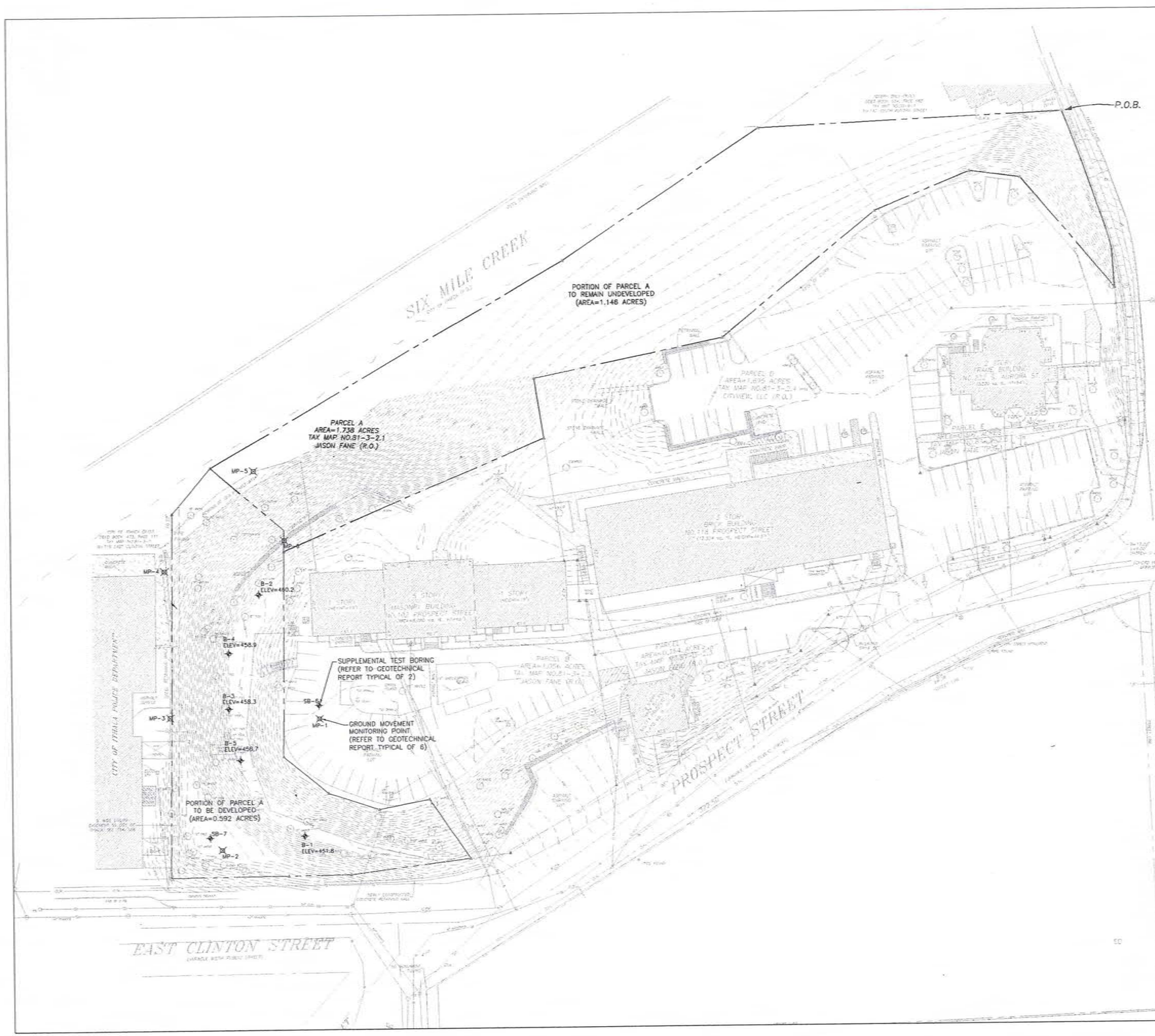
NO.	DATE	REVISIONS

DWG. TITLE: PLANTING PLAN

SCALE: AS SHOWN

DATE: August 14, 2013

DWG NO: L101



PLANTING SCHEDULE

Botanical Name	Common Name	Amount
Acer saccharum	Sugar Maple	3
Betula alleghaneinsis	Yellow Birch	2
Carpinus caroliniana	Musclewood	2
Carya ovata	Shagbark Hickory	2
Celtis occidentalis	Hackberry	2
Cercis canadensis	Redbud	4
Cornus alternifolia	Alternate Leaf Dogwood	15
Cornus amomum	Silky Dogwood	10
Cornus florida	Flowering Dogwood	4
Fagus grandifolia	Beech	3
Hamamelis virginiana	Witch-Hazel	7
Lindera benzoin	Spicebush	12
Pinus strobus	White Pine	2
Quercus alba	White Oak	2
Quercus rubra	Red Oak	1
Sambucus racemosa	Red-berried Elder	13
Tilia americana	Basswood	1
Viburnum acerifolium	Mapleleaf Viburnum	15

NOTES:

As mitigation for the removal of approximately 27 trees required for the construction of the apartment buildings on parcel A, tax map number 81 - 3 - 2.1, 1.146 acres of land adjacent to Six Mile Creek will not be developed. In addition, the existing vegetated slope will be enhanced and bolstered by new native plantings (see above plant list). The location of this additional planting will be determined by the slope and density and type of existing vegetation. Although it is not the intention to extensively remove all the invasive Norway Maples currently present on the slope, Norway Maples with a 4" caliper or less will be removed in areas designated to have new plantings.

1. ALL PROPOSED TO BE PLANTED AT EITHER #2 OR #3 CONTAINER SIZE, APPROXIMATELY 12-18" OR 18-24".

2. PLANT LIST PROVIDED FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT MATERIAL SPECIES AND QUANTITY.

3. PLANTS PROPOSED FOR MITIGATION LOCATIONS ARE TO BE SELECTED ON SITE BY LANDSCAPE DESIGNER DEPENDING ON SLOPE AND EXISTING VEGETATION.

4. ALL STRUCTURAL AND HARDSCAPE IMPROVEMENTS SHALL BE DONE PRIOR TO PLANTING.

5. TREE GUARDS OR CAGES ARE TO BE PLACED AROUND INDIVIDUAL TREE TRUNKS AND SHRUB CLUSTERS. TREE GUARDS ARE TO BE CHECKED ROUTINELY TO ENSURE VIABILITY. TREE CAGES TO BE FURTHER SPECIFIED IN CONSTRUCTION DOCUMENTS.

6. PORTABLE BLADDERS ARE TO BE USED TO IRRIGATE NEW PLANTINGS. THE BLADDERS ARE TO BE CHECKED ROUTINELY UNTIL THE PLANTS ESTABLISH, TYPICALLY DURING THE FIRST GROWING SEASON.

7. ALL WOODY PLANTS TO COMPLY WITH APPLICABLE REQUIREMENTS OF ANSI Z60.1 "AMERICAN NURSERY STOCK".

DATA GRAPHIC SCALE
0 30 60 90

Whitham Planning and Design, LLC
Drawing Prepared by: ALM

APARTMENT BUILDING
130 East Clinton Street, Ithaca, New York

NO: DATE
REVISIONS

DWG. TITLE:
MITIGATION PLAN

SCALE:
AS SHOWN

DATE:
August 14, 2013

DWG NO:
L102

NOTES:

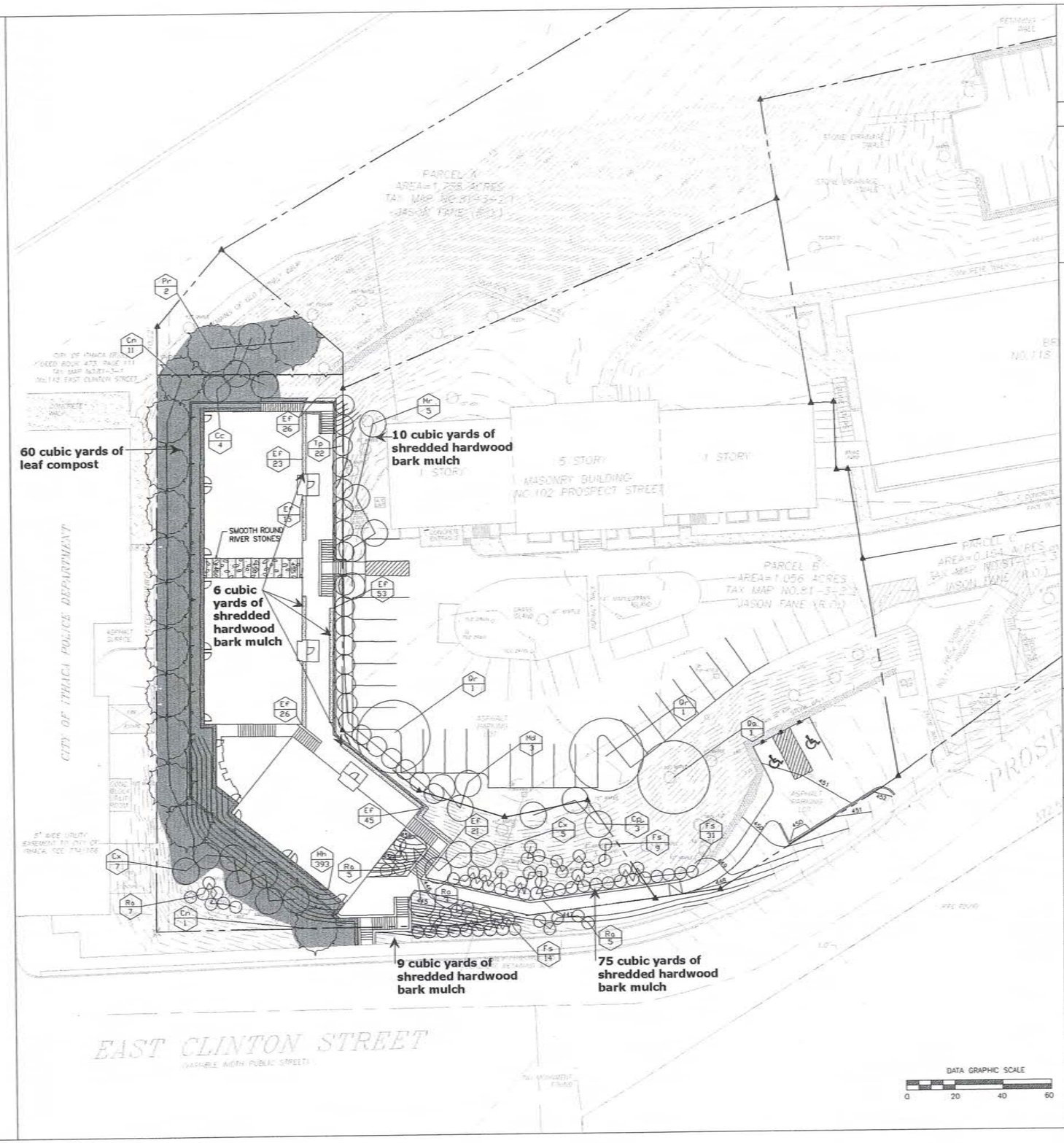
PLANTING PLAN (L101)
1. 2 TO 3 INCHES OF MULCH IS TO BE SPREAD ON NEW PLANTING BEDS AFTER PLANTING. MULCH MUST NOT TOUCH TREE TRUNKS AND SHRUB BASE. LEAVE 1 TO 2" FROM TRUNKS AND SHRUB BASE. REFER TO SHEET L-201 FOR MULCH PLACEMENT AND QUANTITY.

2. SHREDDED HARDWOOD BARK MULCH IS TO BE APPLIED ON THE FORMAL GARDEN BEDS AS INDICATED ON THE ADJACENT MAP. 100 CUBIC YARDS OF MULCH IS REQUIRED FOR THIS SECTION.

3. LEAF COMPOST IS TO BE APPLIED IN THE NATURAL AREAS. 60 CUBIC YARDS IS REQUIRED AS INDICATED ON THE ADJACENT MAP FOR THIS SECTION.

MITIGATION PLAN (L102)
1. 2 TO 3 INCHES OF LEAF COMPOST IS TO BE SPREAD IN 2 TO 3 FOOT RINGS AROUND INDIVIDUAL PLANTINGS. REFER TO SHEET L301 FOR PLANTING DETAILS.

2. 7 CUBIC YARDS IS NEEDED FOR THIS SECTION.



Whitham Planning and Design, LLC

Drawing Prepared by: ALM

APARTMENT BUILDING
130 East Clinton Street, Ithaca, New York

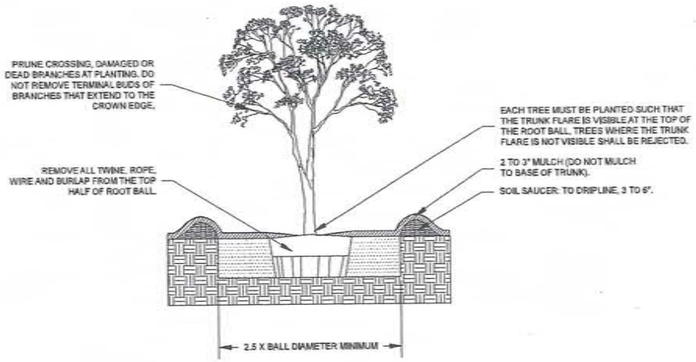
NO: DATE
REVISIONS

DWG. TITLE:
MULCH DETAIL

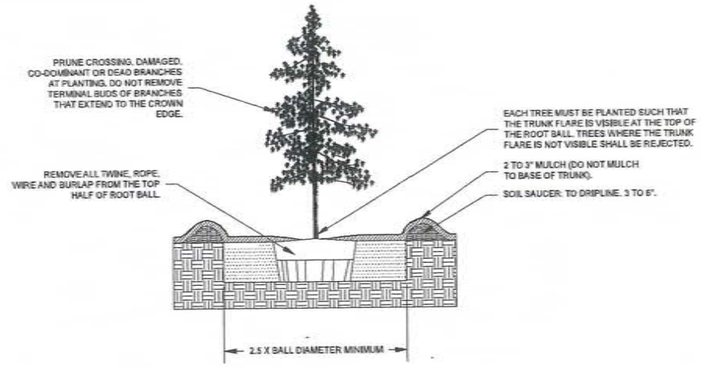
SCALE:
AS SHOWN

DATE:
August 14, 2013

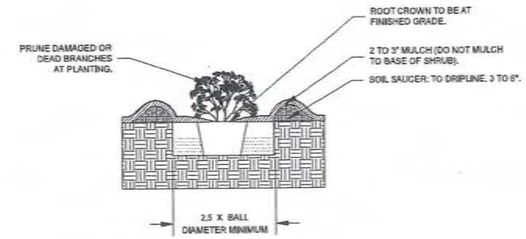
DWG NO:
L201



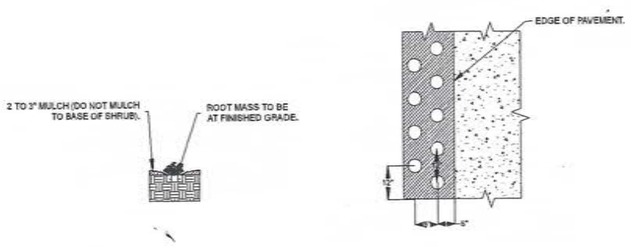
01 A / L101 DECIDUOUS TREE PLANTING SECTION



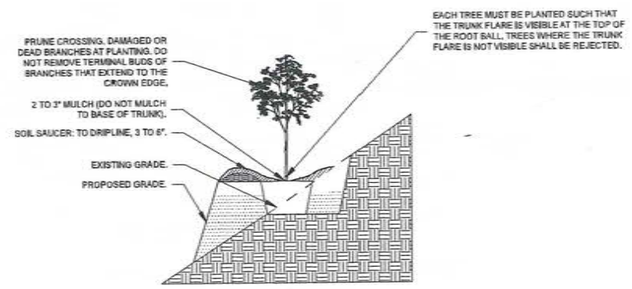
01 B / L101 CONIFEROUS TREE PLANTING SECTION



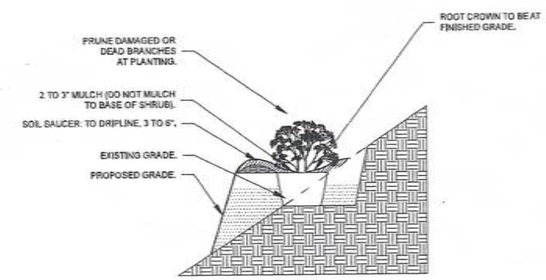
01 C / L101 CONTAINER SHRUB PLANTING SECTION



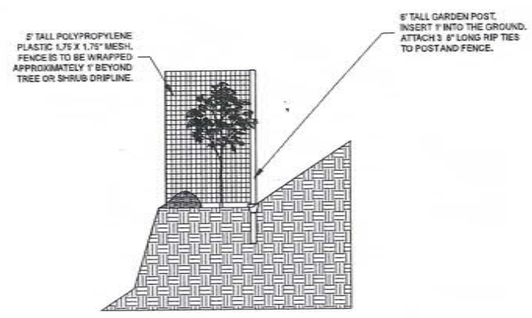
01 D / L101 HERBACEOUS PLANTING SECTION & PLAN



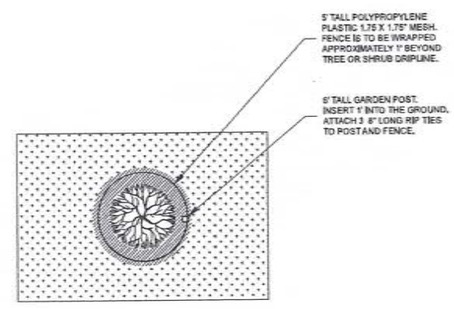
02 A / L102 DECIDUOUS TREE PLANTING ON A SECTION



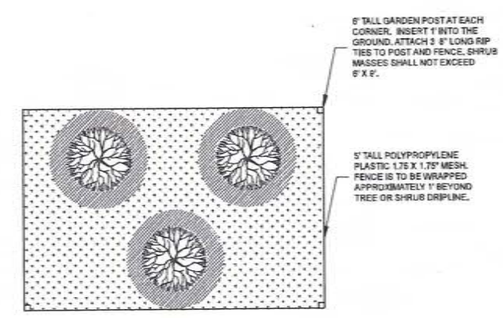
02 B / L101 SHRUB PLANTING ON A SLOPE SECTION



03 A / L102 DEER FENCING FOR SINGLE TREE OR SHRUB SECTION



03 B / L102 DEER FENCING FOR SINGLE TREE OR SHRUB PLAN



03 C / L102 DEER FENCING FOR SHRUB MASS PLAN

SCALE: 1/2" = 1'-0"
0 1/2' 1' 2' 4'

Whitham Planning and Design, LLC

Drawing Prepared by: ALM

APARTMENT BUILDING

130 East Clinton Street, Ithaca, New York

NO.	DATE	REVISIONS

DWG. TITLE: PLANTING DETAILS

SCALE: AS SHOWN

DATE: August 14, 2013

DWG NO: L301

PLANTING SCHEDULE

Symbol	Botanical Name	Common Name	Size	Container	Amount
Cc	*Cercis canadenis*	Eastern Redbud	3-4'	B&B	4
Cn	*Chamaecyparis nootkatensis 'Pendula'*	Weeping Nootka Cypress	6-8'	B&B	12
Cx	*Cornus x 'Constellation'*	Flowering Dogwood	6-8'	B&B	12
Ef	*Euonymus fortunei 'Coloratus'*	Purpleleaf Wintercreeper	2 1/2"	pot	216
Fs	*Forsythia suspensa*	Weeping Forsythia	18-24"	#5	54
Hh	*Hedera helix 'Thorndale'*	English Ivy	2 1/2"	pot	393
Md	*Malus 'Donald Wyman'*	Flowering Crabapple	6-8'	B&B	3
Mr	*Malus 'Robinson'*	Flowering Crabapple	6-8'	B&B	5
Pr	*Pinus resinosa*	Red Pine	4'	B&B	2
Qa	*Quercus alba*	White Oak	6-8'	B&B	1
Qr	*Quercus rubra*	Red Oak	6-8'	B&B	2
Ra	*Rhus aromatica*	Fragrant Sumac	18-24"	#5	20
Tp	*Thuja plicata*	Green Giant Arborvitae	6-8'	B&B	22

NOTES:

1. ALL STRUCTURAL AND HARDSCAPE IMPROVEMENTS SHALL BE DONE PRIOR TO PLANTING.

2. PLANT LIST PROVIDED FOR INFORMATIONAL PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING PLANT MATERIAL SPECIES AND QUANTITY.

3. *EUONYMUS FORTUNEI* AND *HEDERA HELIX* ARE TO BE SPACED 12" OC. ALONG THE WALL THEY ARE TO BE PLACED IN 2 STAGGERED ROWS.

4. SUITABLE ALTERNATIVES TO *HEDERA HELIX* 'THORNDALE' ARE *H. HELIX* 'BULGARIA', 'ROCHESTER', OR 'RUMANIA'.

5. ALL WOODY AND HERBACEOUS PLANTS TO COMPLY WITH APPLICABLE REQUIREMENTS OF ANSI Z60.1 "AMERICAN NURSERY STOCK".

6. 2 TO 3" INCHES OF MULCH IS TO BE SPREAD ON NEW PLANTING BEDS AFTER PLANTING. MULCH MUST NOT TOUCH TREE TRUNKS AND SHRUB BASE. LEAVE 1 TO 2" FROM TRUNKS AND SHRUB BASE. REFER TO SHEET L-201 FOR MULCH PLACEMENT AND QUANTITY.

7. FOR PLANTING OF ALL TREES AND PLANTS, REFER TO PLANTING DETAILS ON SHEET L-301.

8. ALL DIMENSION DISTANCES ARE AT A 90° ANGLE FROM REFERENCE POINTS.

Whitham Planning and Design, LLC

Drawing Prepared by: ALM

APARTMENT BUILDING

130 East Clinton Street, Ithaca, New York

NO:	DATE
REVISIONS	

DWG. TITLE:

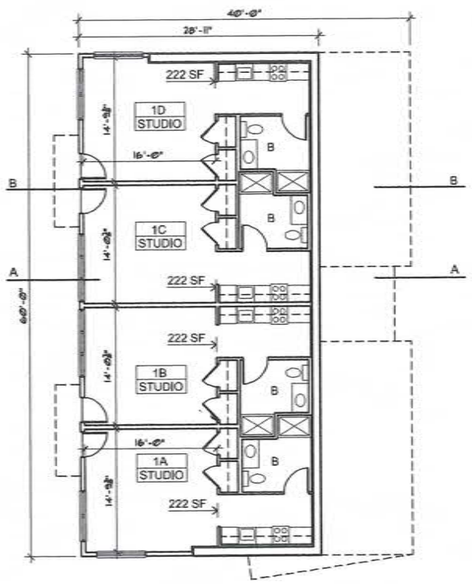
LAYOUT PLAN

SCALE: AS SHOWN

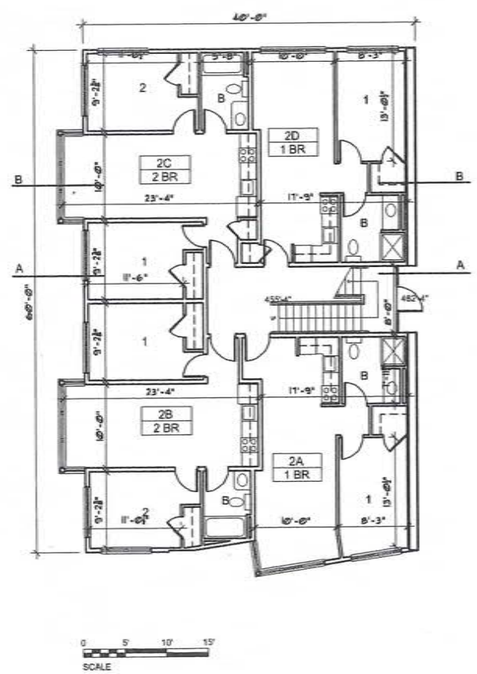
DATE: August 14, 2013

DWG NO:

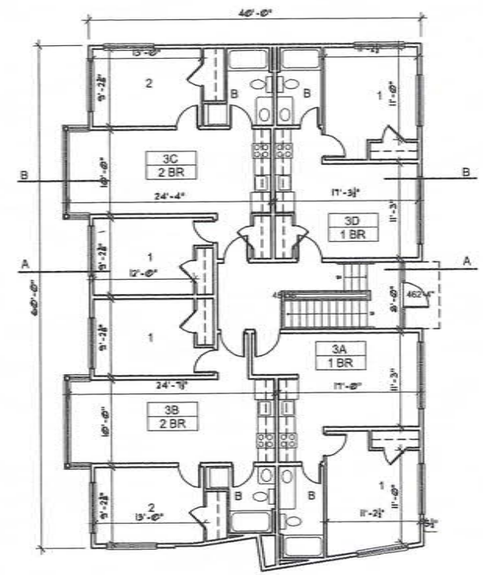
L401



1 LEVEL 446'-0" FLOOR PLAN
1/8" = 1'-0"



2 LEVEL 455'-4" FLOOR PLAN
1/8" = 1'-0"



3 LEVEL 464'-8" FLOOR PLAN
1/8" = 1'-0"

	STUDIO	1 BR	2 BR	
438'-8"	4			
448'-0"		2	2	
457'-4"		2	2	
TOTAL APTS.	4	4	4	12
TOTAL PERSONS	4	4	8	16

PROJECT DATA :

ZONE : S-1a

LOT AREA : 76,143 SF (1.748 ACRES)

LOT COVERAGE : 7,685 SF, 10.1%

SET BACKS :	REQUIRED	PROVIDED
FRONT YARD	5'	10'
SIDE YARDS	10', 5'	15', 20'
REAR YARD	15% OR 20'	IRREGULAR, 458'+/-

BUILDING HEIGHT (FROM AGP) :	REQUIRED	DESIGN
	40' MAX.	21'-6"

OFF-STREET PARKING :	REQUIRED	PROVIDED
	36	AVAILABLE

AVAILABLE ON ADJACENT PARCEL
SEE PARKING CALCULATIONS BELOW

Terrace Hill Properties : Parking Calculations

Available Parking Spaces:			174
Required Parking Spaces:			
Cityview Apartments, 85 apartments:			89
Carriage House:			6
Whiton Hall:			10
Tower Building:			21
First Floor:	Offices*	17	
Second Floor:	Future Condo	1	
Third Floor:	Future Condo	1	
Fourth Floor:	Future Condo	1	
Fifth Floor:	Future Condo	1	
Total Required:			126
Available for new project:			48

* West Wing:	Offices	15
East Wing:	Future Condos	2

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APARTMENT BUILDING

130 East Clinton Street, Ithaca, New York

No:	DATE
REVISIONS	

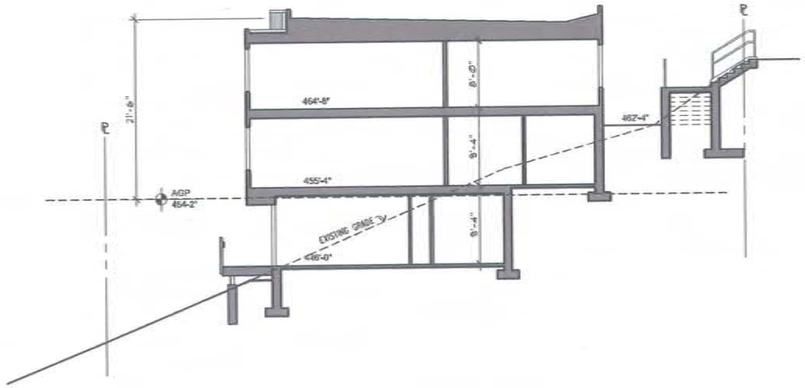
DWG. TITLE:
PROJECT DATA,
FLOOR PLANS

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

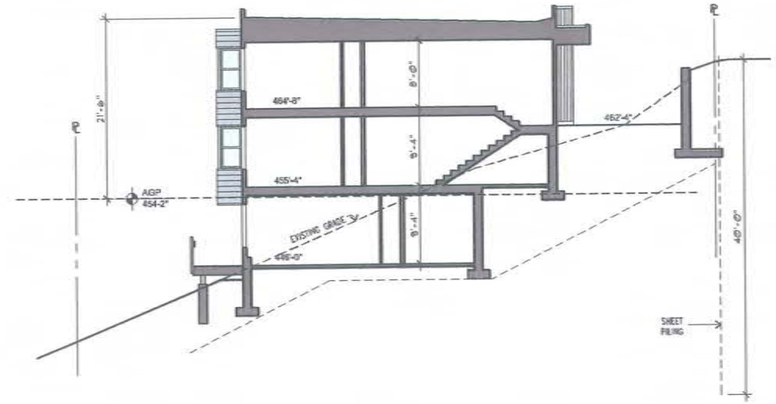
DATE:
AUGUST 14, 2013

DWG NO:
A101

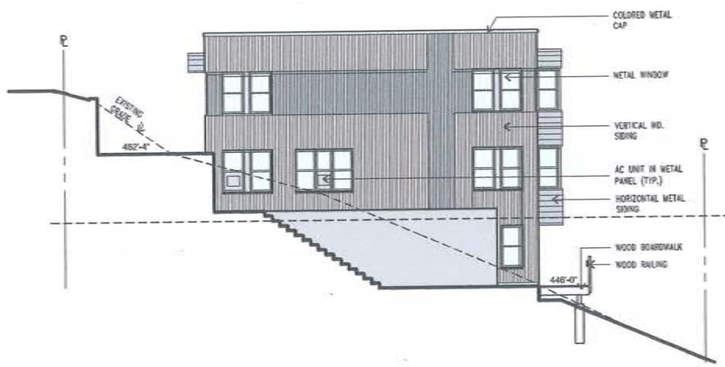
Fane\Clinton Street



B BUILDING SECTION : BUILDING A
1/8" = 1'-0"

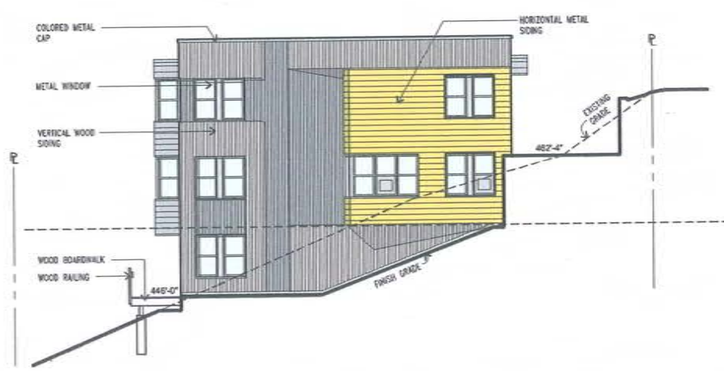


A BUILDING SECTION : BUILDING A
1/8" = 1'-0"

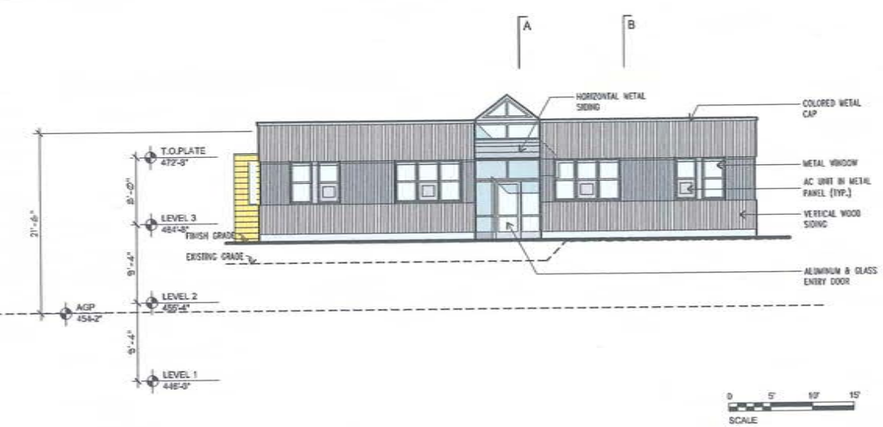


4 NORTH ELEVATION : BUILDING A
1/8" = 1'-0"

3 WEST ELEVATION : BUILDING A
1/8" = 1'-0"



2 SOUTH ELEVATION : BUILDING A
1/8" = 1'-0"



1 EAST ELEVATION : BUILDING A
1/8" = 1'-0"

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APARTMENT BUILDING
130 East Clinton Street, Ithaca, New York

No: DATE
REVISIONS

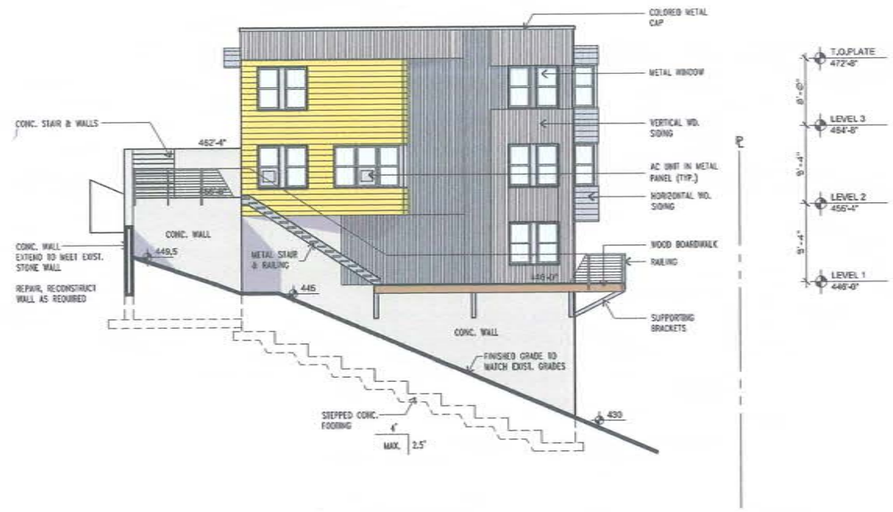
DWG. TITLE:
ELEVATIONS,
BUILDING SECTIONS

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

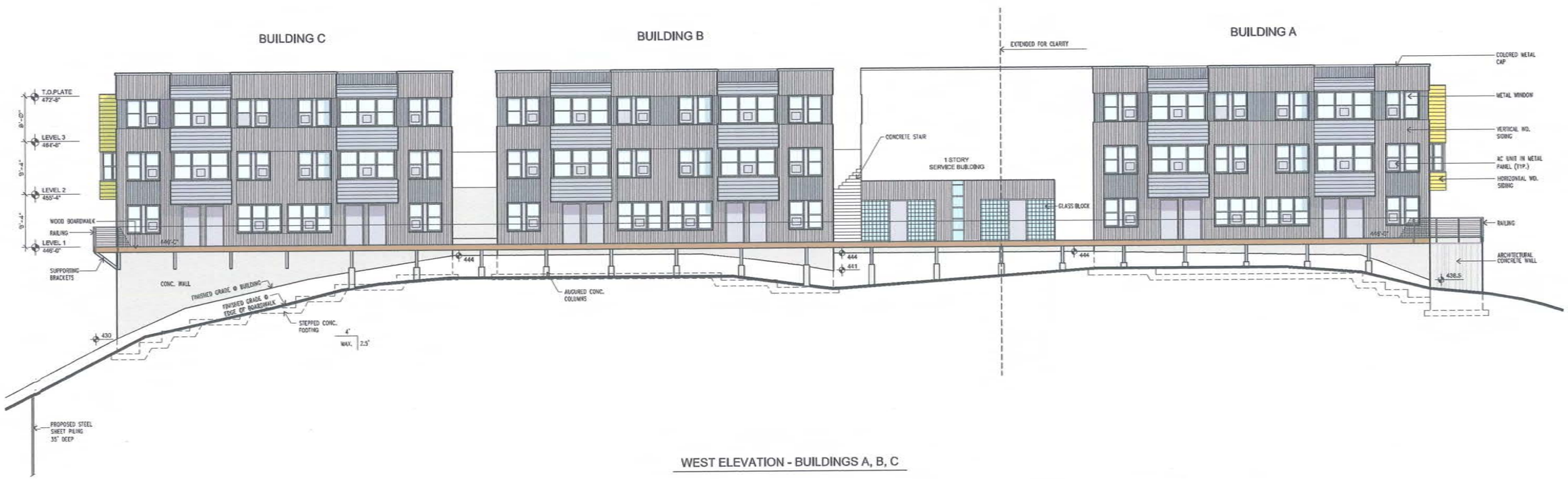
DATE:
AUGUST 14, 2013

DWG NO:
A301

Fane/ClintonStreet



NORTH ELEVATION - BUILDING C



WEST ELEVATION - BUILDINGS A, B, C

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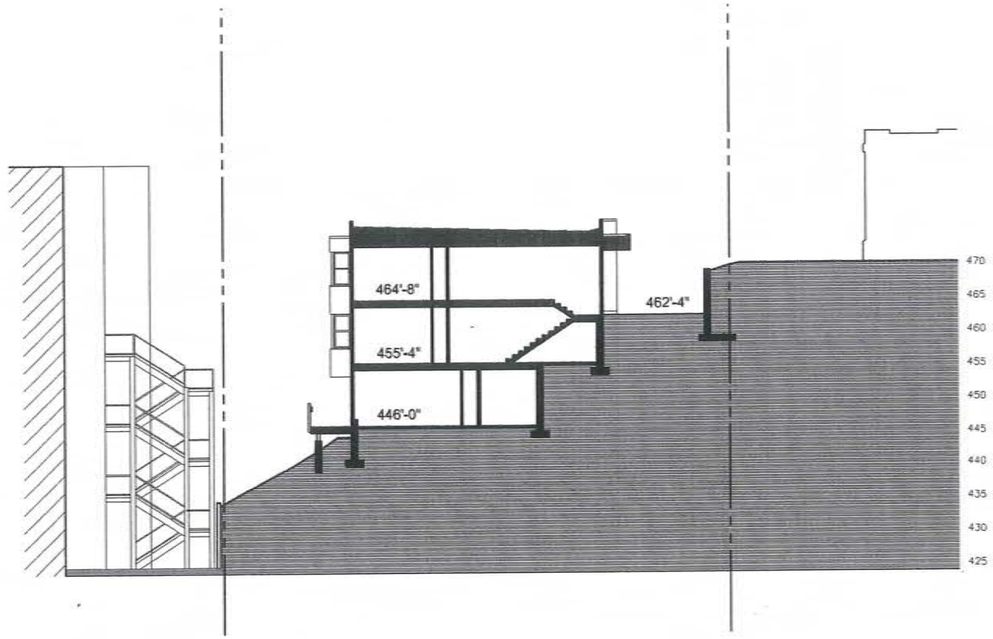
APARTMENT BUILDING

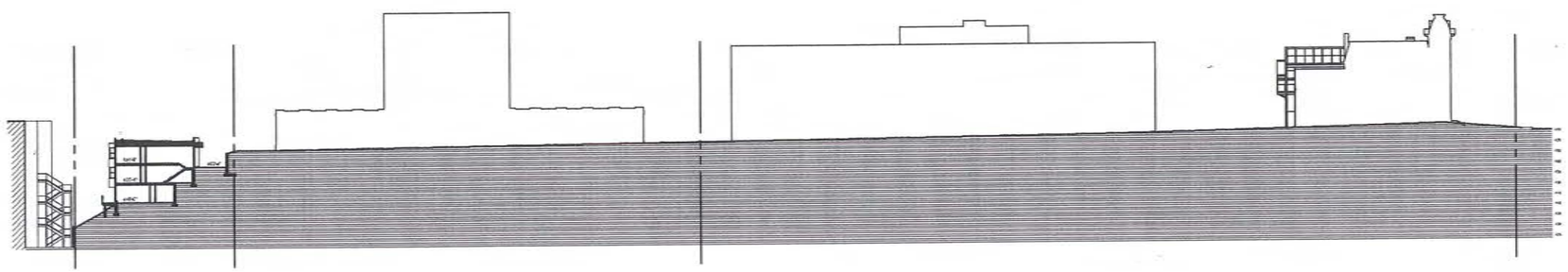
130 East Clinton Street, Ithaca, New York

TITLE: BUILDING ELEVATIONS
SCALE: 1/8"= 1'-0"
DATE: AUGUST 14, 2013

DWG. NO. A302



SITE SECTION
1"=10'-0"



SITE SECTION
1"=30'-0"

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APARTMENT BUILDING

130 East Clinton Street, Ithaca, New York

NO: DATE
REVISIONS

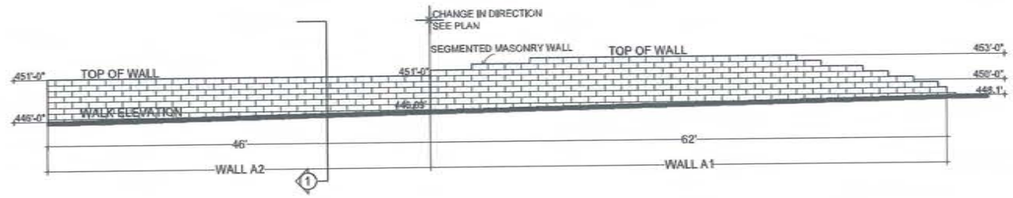
DWG. TITLE:
SITE SECTIONS

SCALE:
AS NOTED

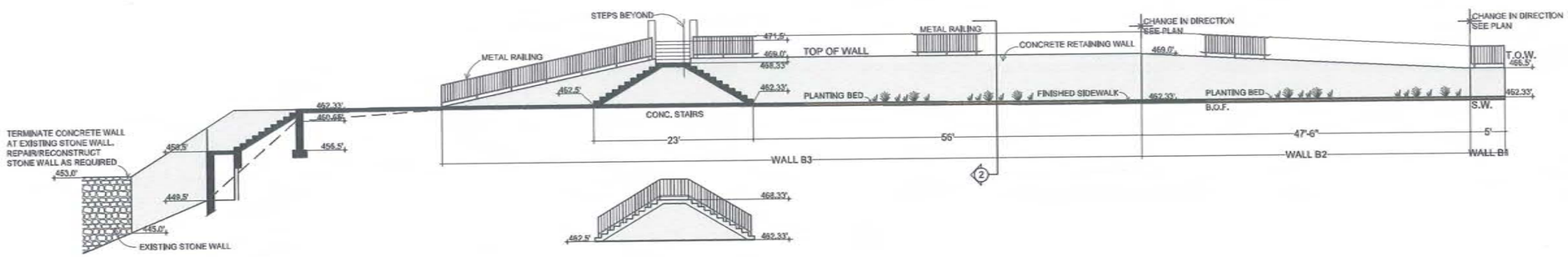
DATE:
AUGUST 14, 2013

DWG NO:
A303

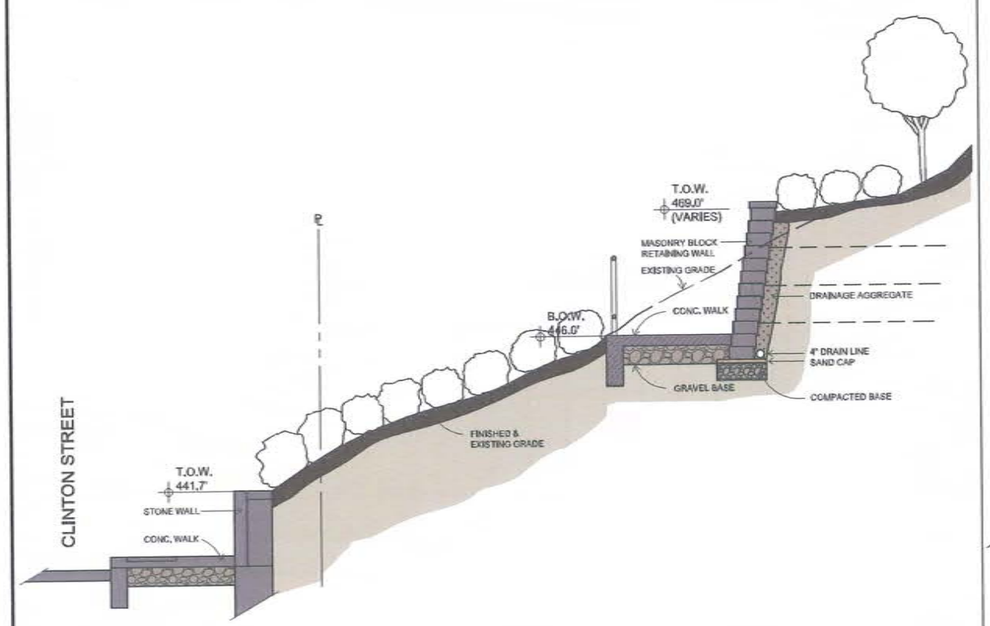
Fane\ClintonStreet



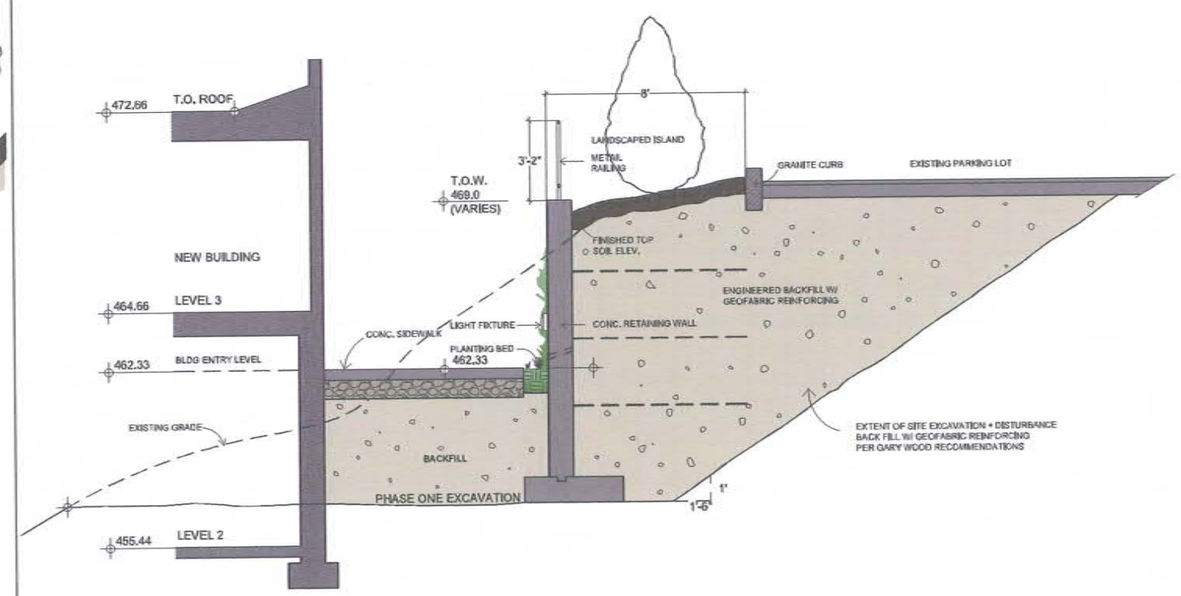
A ELEVATION - WALL A1 + A2
1/8" = 1'-0"



B ELEVATION - WALL B1, B2 + B3
1/8" = 1'-0"



C SECTION - 1
3/8" = 1'-0"



D SECTION - 2
3/8" = 1'-0"

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130 East Clinton Street, Ithaca, NY

No:	DATE	REVISIONS

DWG. TITLE:
RETAINING WALL
ELEVATION –
SECTION

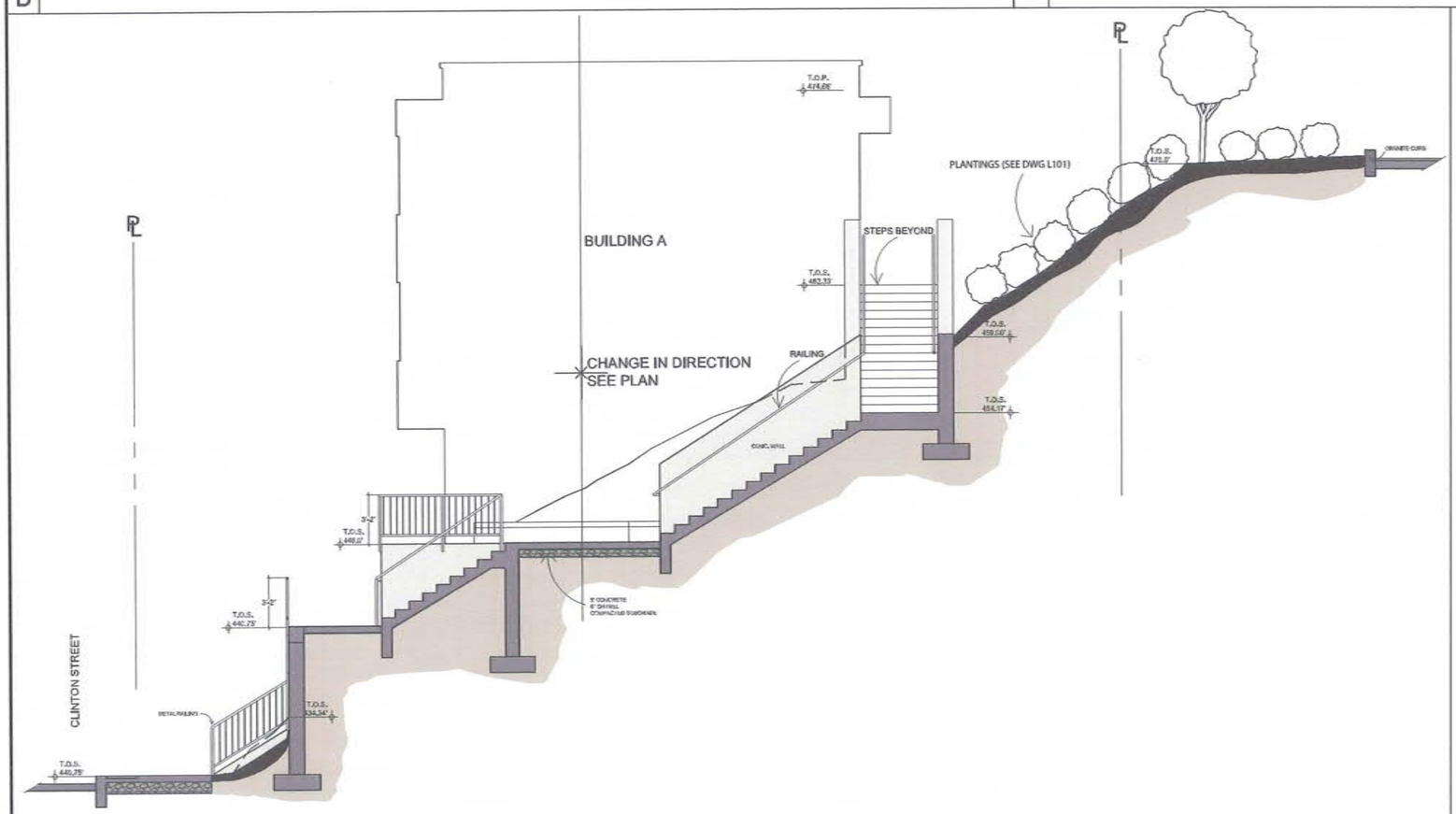
SCALE:
AS NOTED

DATE:
AUG 14, 2013

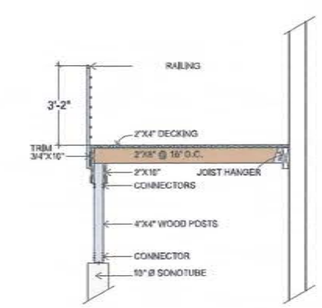
DWG NO:
A304

D VIEW OF SITE FROM SIX MILE CREEK

E EXISTING SEGMENTED MASONRY WALL ON SITE



F SECTION THRU SOUTH ENTRY STAIRS
1/4" = 1'-0"



G SECTION - DECK CONSTRUCTION
3/8" = 1'-0"

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APARTMENT BUILDING
130 East Clinton Street, Ithaca, NY

NO: | DATE
REVISIONS

DWG. TITLE:
SITE SECTION
+ PHOTOS

SCALE:
AS NOTED

DATE:
AUG 14, 2013

DWG NO:
A305

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APARTMENT BUILDING
130 East Clinton Street
Ithaca, New York

TITLE: NW VIEW FROM CLINTON STREET
SCALE: NOT TO SCALE
DATE: AUGUST 14, 2013

DWG. NO.
R1

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APARTMENT BUILDING
130 East Clinton Street
Ithaca, New York

TITLE: VIEW FROM SIX MILE CREEK
SCALE: NOT TO SCALE
DATE: AUGUST 14, 2013

DWG. NO.
R2

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APARTMENT BUILDING
130 East Clinton Street
Ithaca, New York

TITLE: LOOKING NORTH ALONG BOARDWALK
SCALE: NOT TO SCALE
DATE: AUGUST 14, 2013

DWG. NO.
R3

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APARTMENT BUILDING
130 East Clinton Street
Ithaca, New York

TITLE: LOOKING WEST FROM PARKING LOT

SCALE: NOT TO SCALE

DATE: AUGUST 14, 2013

DWG. NO.

R4