

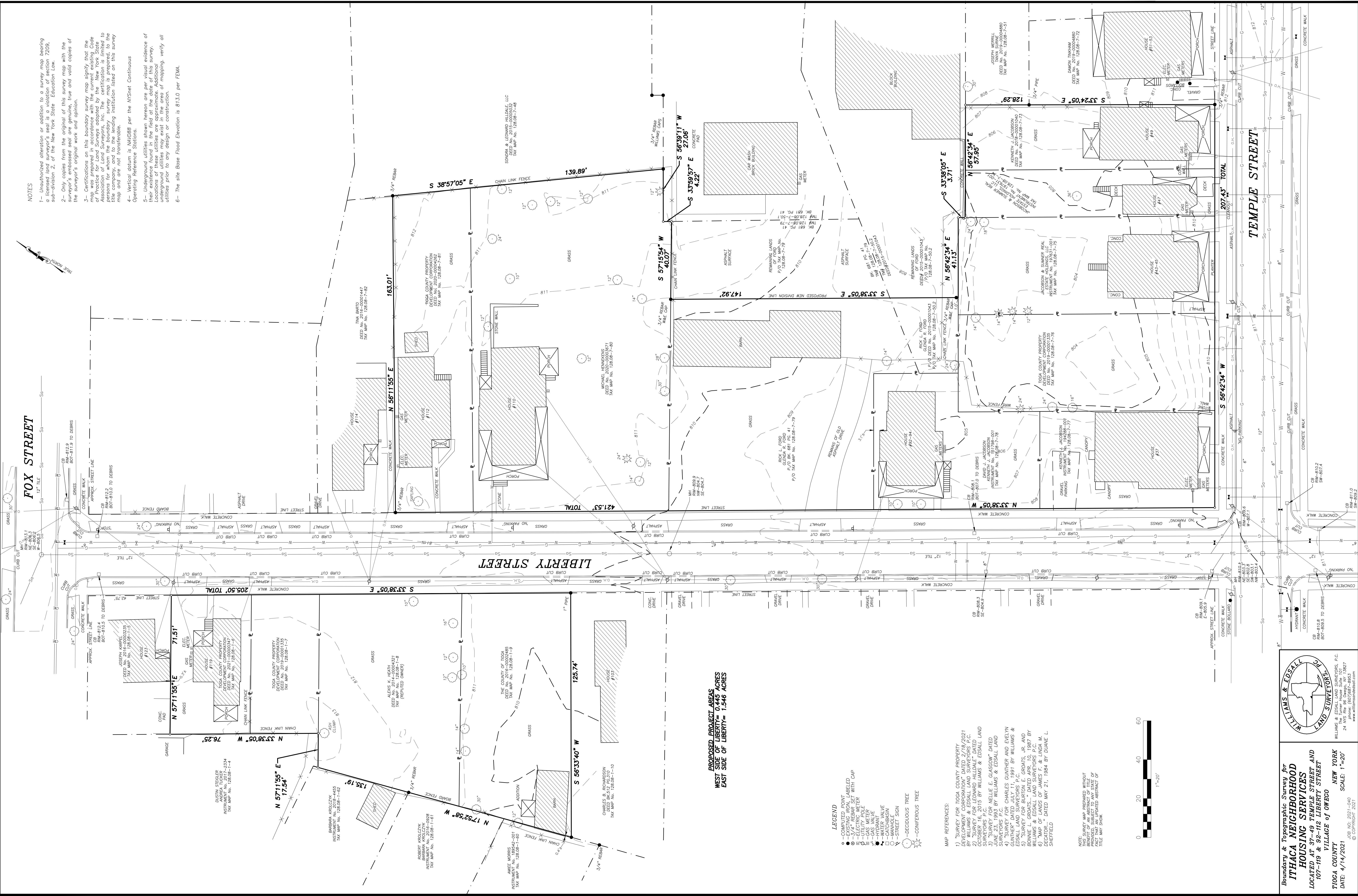
**FOX STREET**

**LIBERTY STREET**

**TEMPLE STREET**

**NOTES**

- 1- Unauthorized alteration or addition to a survey map bearing a licensed land surveyor's seal is a violation of section 7209, sub-division 2, of the New York State Education Law.
- 2- Only copies from the original of this survey map with the surveyor's embossed seal are genuine, true and valid copies of the surveyor's original work and opinion.
- 3- Certifications on this boundary survey map signify that the map was prepared in accordance with the current existing Code of Professional Conduct of the American Land Surveyors' Association for whom the boundary survey map is prepared, to the title company, and to the lending institution listed on this survey map and are not transferable.
- 4- Vertical datum is NAVD83 per the NYStat Continuous Operating Reference Stations.
- 5- Underground utilities shown hereon are per visual evidence of their existence found in the field on the date of this survey. The surveyor does not warrant the accuracy of the location of underground utilities may exist in the area of mapping, verify all utilities prior to any design or construction.
- 6- The site Base Flood Elevation is 813.0 per FEMA.

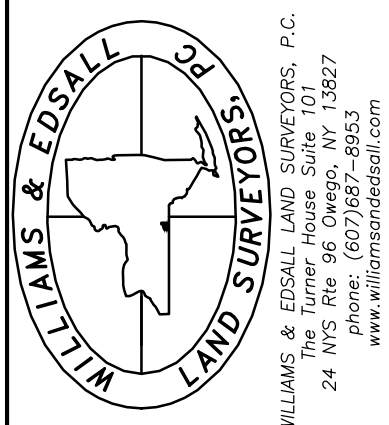
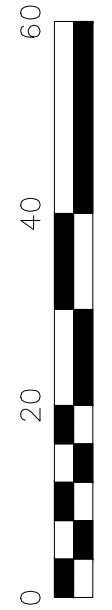


**PROPOSED PROJECT AREAS**  
WEST SIDE OF LIBERTY= 0.445 ACRES  
EAST SIDE OF LIBERTY= 1.946 ACRES

- LEGEND**
- COMPLETED
  - UNCOMPLETED
  - 3/4" REBAR SET WITH CAP
  - UTILITY METER
  - UTILITY METER
  - GAS METER
  - GAS METER
  - GAS VALVE
  - WATER VALVE
  - MANHOLE
  - STREET SIGN
  - DECIDUOUS TREE
  - CONIFEROUS TREE

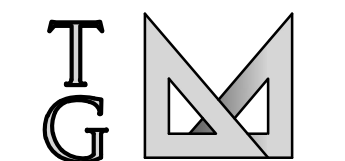
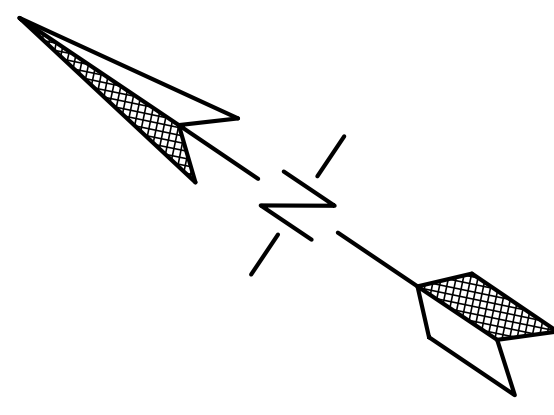
- MAP REFERENCES:**
- 1) SURVEY FOR TOGA COUNTY PROPERTY DEVELOPMENT CORPORATION, DATED 2/18/2021 BY WILLIAMS & EDSELL LAND SURVEYORS, P.C.
  - 2) SURVEY FOR TOGA COUNTY PROPERTY DEVELOPMENT CORPORATION, DATED 10/16/2015 BY WILLIAMS & EDSELL LAND SURVEYORS, P.C.
  - 3) SURVEY FOR NELLIE E. GLASSCOCK, DATED 1/15/1992 BY WILLIAMS & EDSELL LAND SURVEYORS, P.C.
  - 4) SURVEY FOR CHARLES GUNTHER AND EVELYN GUNTHER, DATED 06/25/1991 BY WILLIAMS & EDSELL LAND SURVEYORS, P.C.
  - 5) SURVEY FOR BURTON E. GROATS, JR. AND BONNIE L. GROATS, DATED APR. 10, 1987 BY WILLIAMS & EDSELL LAND SURVEYORS, P.C.
  - 6) SURVEY FOR WILLIAMS & EDSELL LAND SURVEYORS, P.C. DECATORS, DATED MAY 21, 1884 BY DUANE L. SHEFFIELD

NOTE: SURVEY MAP PREPARED WITHOUT BENEFIT OF AN ABSTRACT OF TITLE OR FACT THAT AN UPDATED ABSTRACT OF TITLE MAY SHOW.



**Boundary & Topographic Survey for ITHACA NEIGHBORHOOD HOUSING SERVICES**  
LOCATED AT 97-49 TEMPLE STREET AND 107-119 & 92-112 LIBERTY STREET  
VILLAGE of OWEGO  
TOGA COUNTY NEW YORK  
DATE: 4/14/2021  
SCALE: 1"=20'

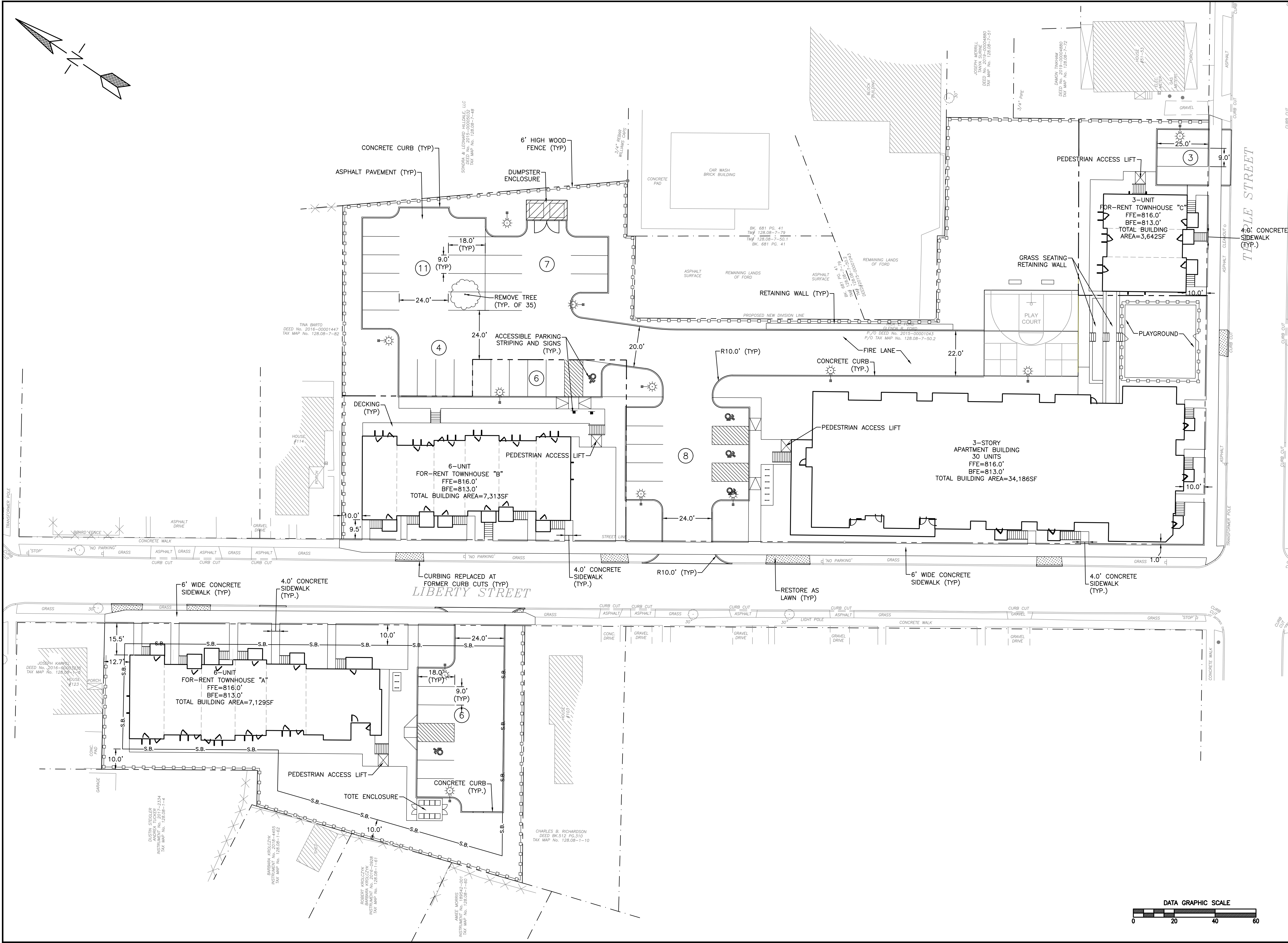
WILLIAMS & EDSELL LAND SURVEYORS, P.C.  
24 NYR Rte 96 Owego, NY 13827  
www.williamsandedsell.com



**T.G. MILLER, P.C.**  
 ENGINEERS AND SURVEYORS  
 605 WEST STATE STREET, SUITE A  
 ITHACA, NEW YORK 14850  
 WWW.TGMILLER.PC.COM  
 607-272-6477

**INHS OWEGO REDEVELOPMENT PROJECT**  
**LIBERTY STREET AND TEMPLE STREET**

VILLAGE OF OWEGO, TIOGA COUNTY, NEW YORK

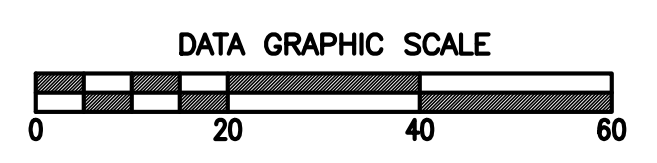


ISSUE	DATE	REVISION	BY
1	08/17/21	ADDED TOTAL BUILDING AREAS	ORB

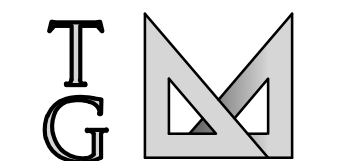
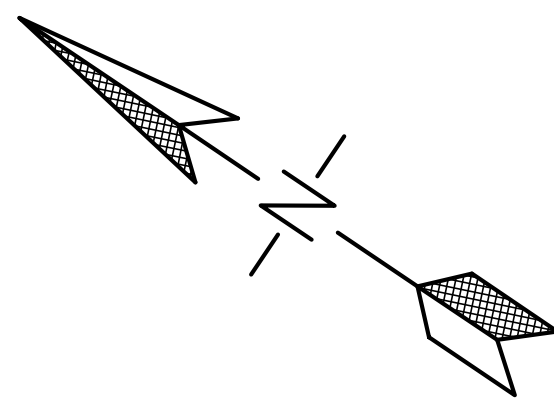
SKETCH PLAN REVIEW

SHEET TITLE  
 LAYOUT PLAN

DATE: 8/10/21	JOB No. E21-08
SCALE: AS SHOWN	
DRAWN BY: ORB	SHEET
CHECKED: DAH	<b>C104</b>



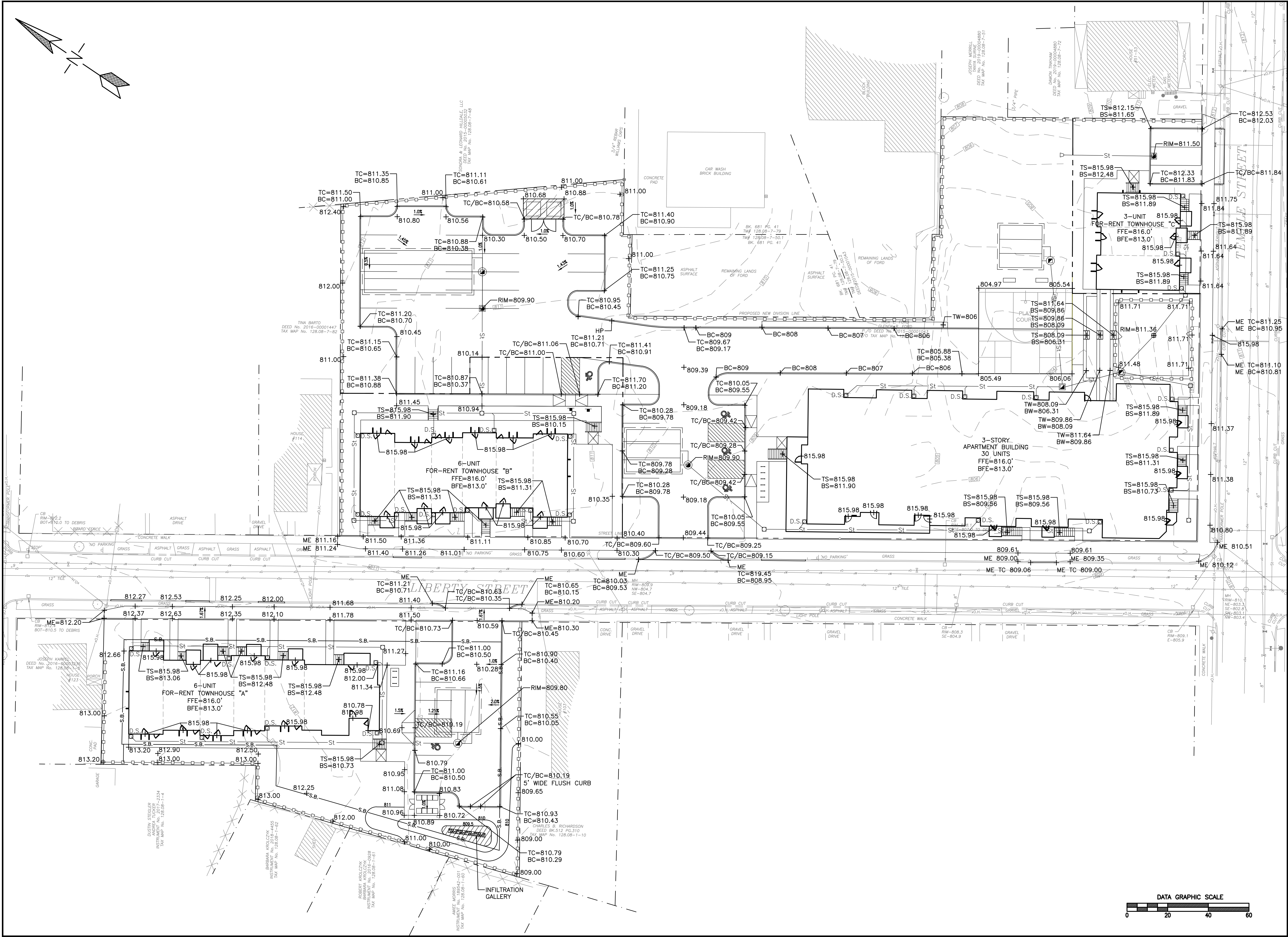
WARNING: ALTERATIONS TO THIS MAP NOT CONFORMING TO SECTION 7209, SUBDIVISION 2, NEW YORK STATE EDUCATION LAW, ARE PROHIBITED BY LAW. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE SEAL OF THE LICENSED PROFESSIONAL ENGINEER WHOSE SIGNATURE APPEARS HEREON.



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 605 WEST STATE STREET, SUITE A  
 ITHACA, NEW YORK 14850  
 WWW.TGMILLERPC.COM  
 607-272-6477

**INHS OWEGO REDEVELOPMENT PROJECT**  
**LIBERTY STREET AND TEMPLE STREET**

VILLAGE OF OWEGO, TIoga COUNTY, NEW YORK

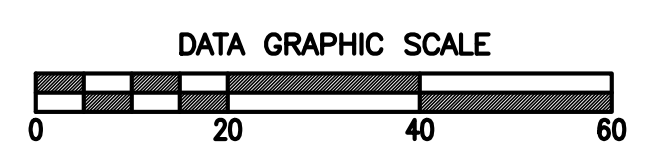


ISSUE	DATE	REVISION

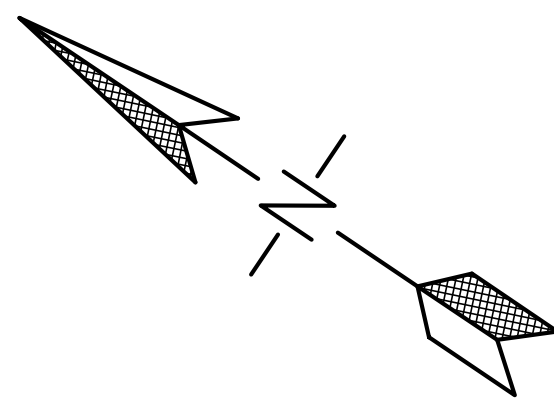
SKETCH PLAN REVIEW

**SHEET TITLE**  
 GRADING PLAN

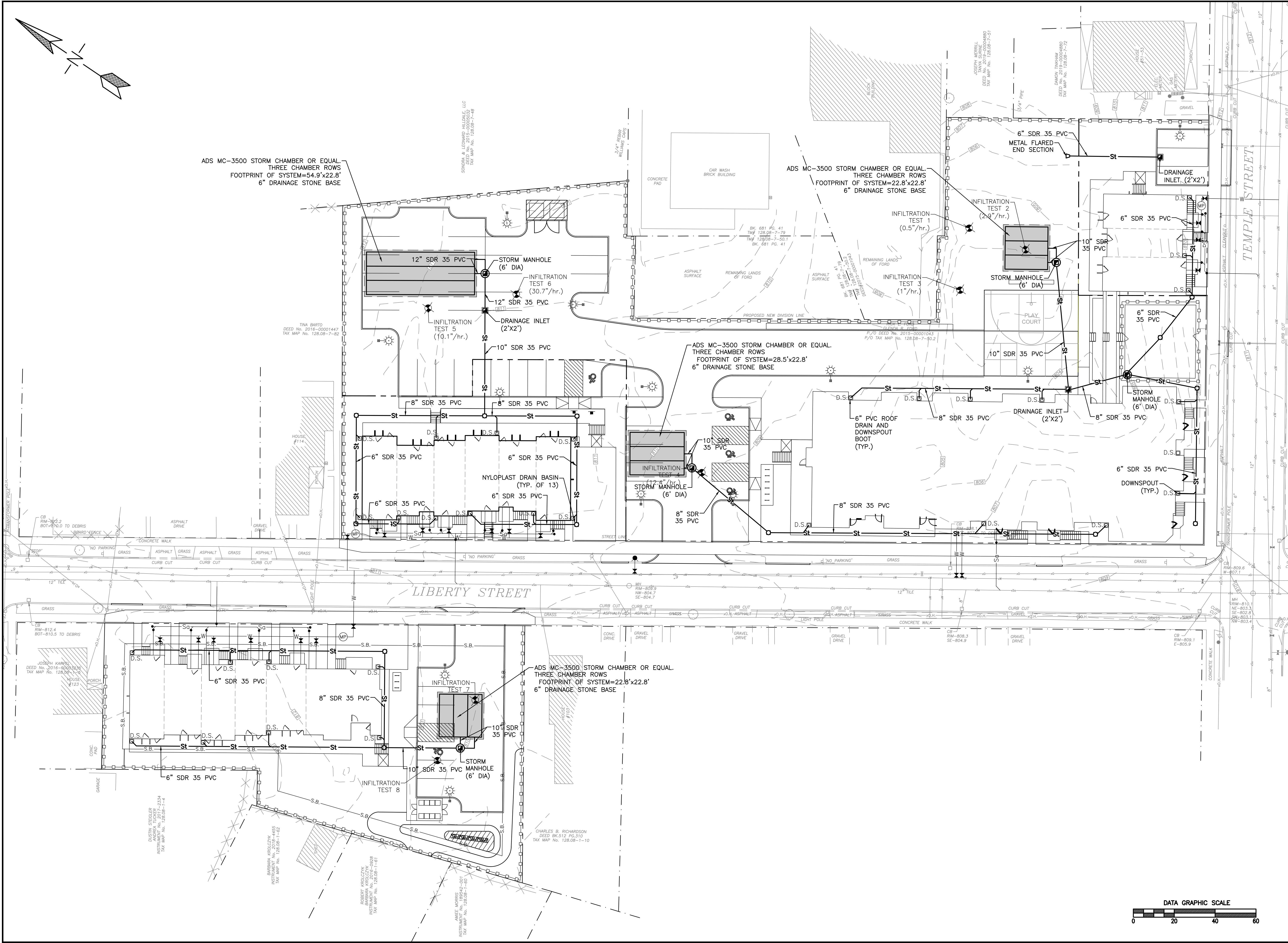
DATE: 8/10/21	JOB No. E21-08
SCALE: AS SHOWN	SHEET
DRAWN BY: OBB	CHECKED: DAH
<b>C105</b>	



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**INHS OWEGO REDEVELOPMENT PROJECT**  
**LIBERTY STREET AND TEMPLE STREET**  
 VILLAGE OF OWEGO, TIOGA COUNTY, NEW YORK



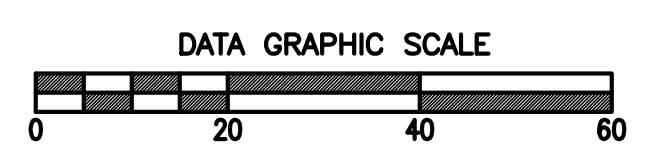
ISSUE	DATE	REVISION

SKETCH  
 PLAN  
 REVIEW

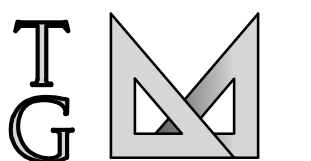
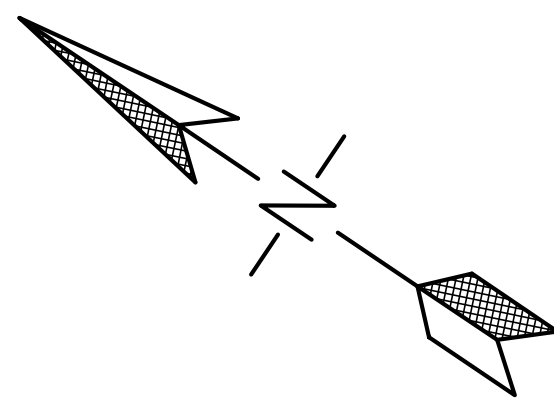
SHEET TITLE  
 DRAINAGE  
 PLAN

DATE: 8/10/21  
 SCALE: AS SHOWN  
 DRAWN BY: OBB  
 CHECKED: DAH

JOB No.  
 E21-08  
 SHEET  
 C106



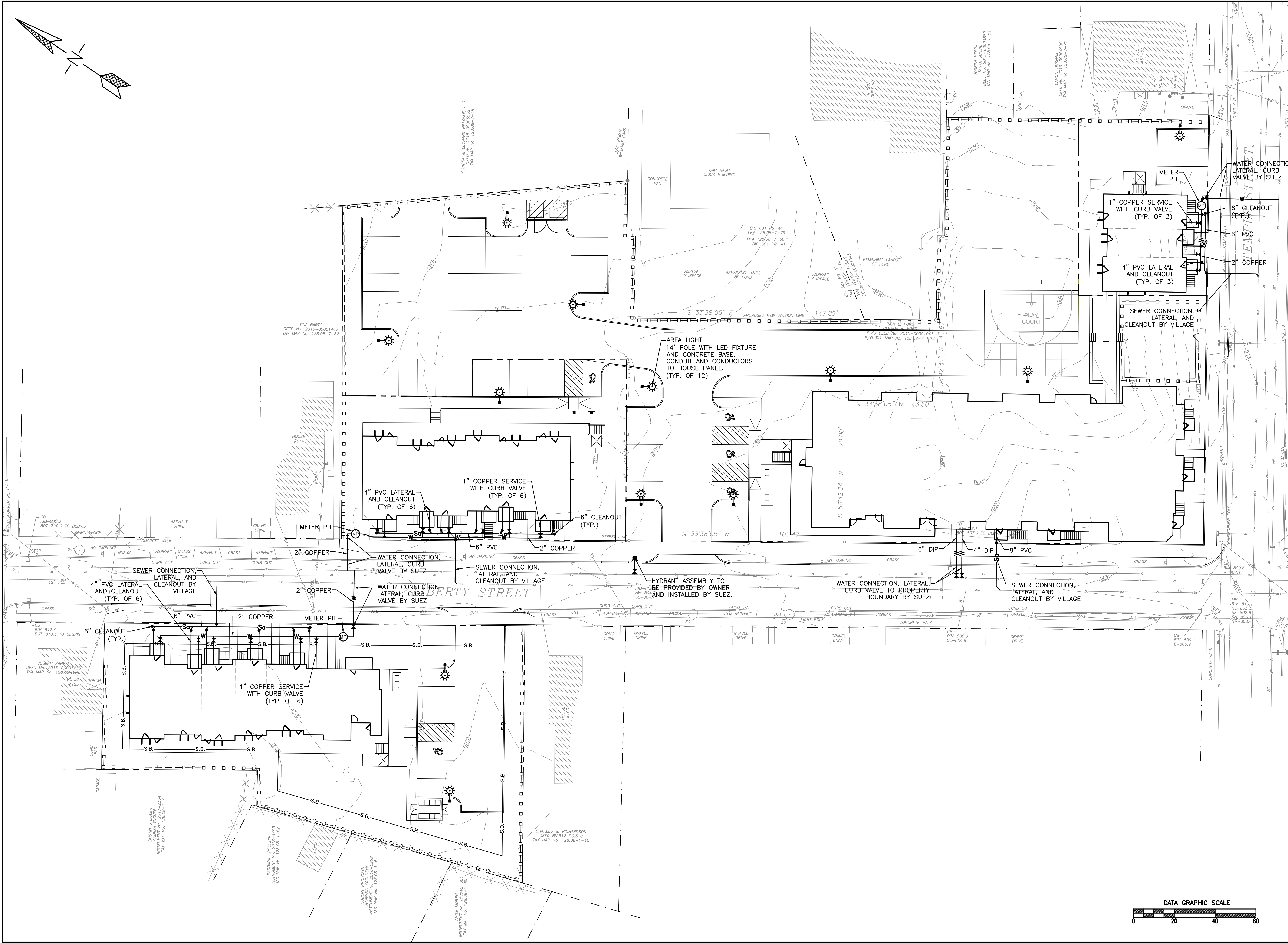
WARNING: ALTERATIONS TO THIS MAP NOT CONFORMING TO SECTION 7209, SUBDIVISION 2, NEW YORK STATE EDUCATION LAW, ARE PROHIBITED BY LAW. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE SEAL OF THE LICENSED PROFESSIONAL ENGINEER WHOSE SIGNATURE APPEARS HEREON.



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 ITHACA, NEW YORK 14850  
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 607-272-6477

**INHS OWEGO REDEVELOPMENT PROJECT**  
**LIBERTY STREET AND TEMPLE STREET**

VILLAGE OF OWEGO, TIOGA COUNTY, NEW YORK

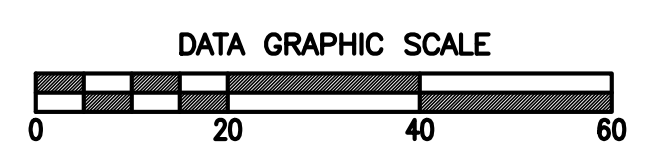


ISSUE	DATE	REVISION

DATE: **8/10/21** JOB No. **E21-08**  
 SCALE: **AS SHOWN**  
 DRAWN BY: **OB** SHEET **C107**  
 CHECKED: **DAH**

**SKETCH PLAN REVIEW**

**SHEET TITLE**  
**UTILITY PLAN**

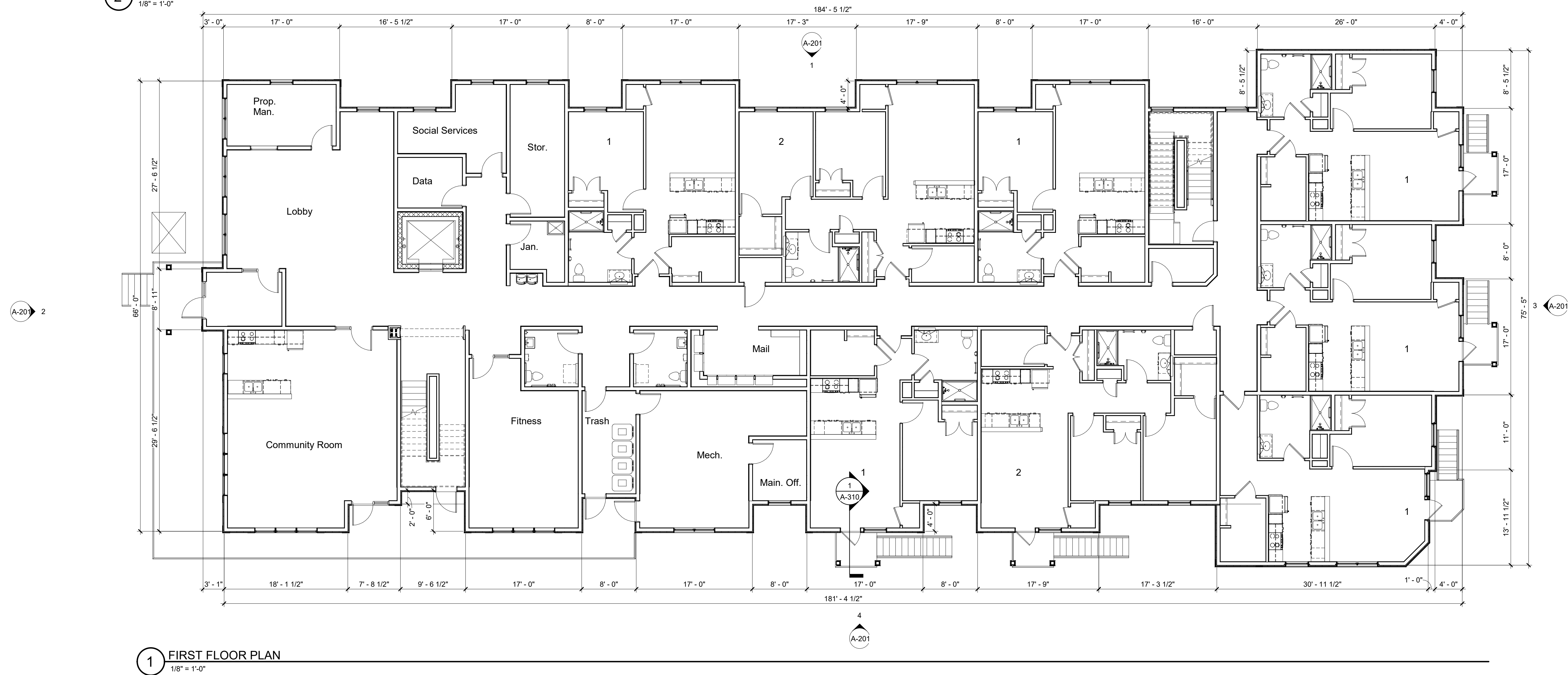


WARNING: ALTERATIONS TO THIS MAP NOT CONFORMING TO SECTION 7209, SUBDIVISION 2, NEW YORK STATE EDUCATION LAW, ARE PROHIBITED BY LAW. ALL CERTIFICATIONS HEREON ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF SAID MAP OR COPIES BEAR THE SEAL OF THE LICENSED PROFESSIONAL ENGINEER WHOSE SIGNATURE APPEARS HEREON.

PLAN KEY NOTES		
NO.	DESCRIPTION	SHOWN AS:



**2 SECOND FLOOR PLAN**  
1/8" = 1'-0"



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

Drawn By: GM  
Checked By: RFS  
Project Manager: RFS

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**Revisions**

NO.	DESCRIPTION

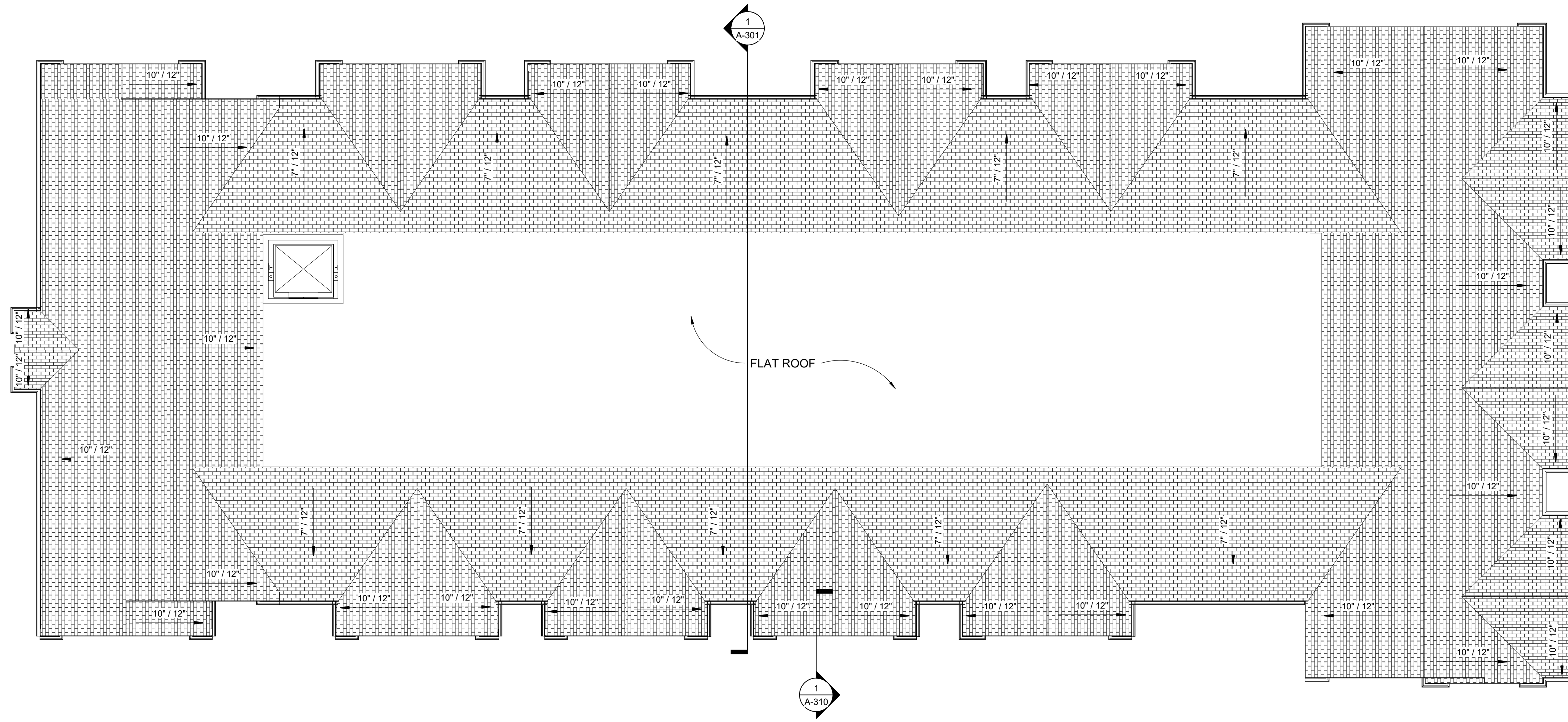
**INHS Owego**  
SWBR Project Number 21016.00

**INHS**  
115 W Clinton St  
Ithaca, NY 14850

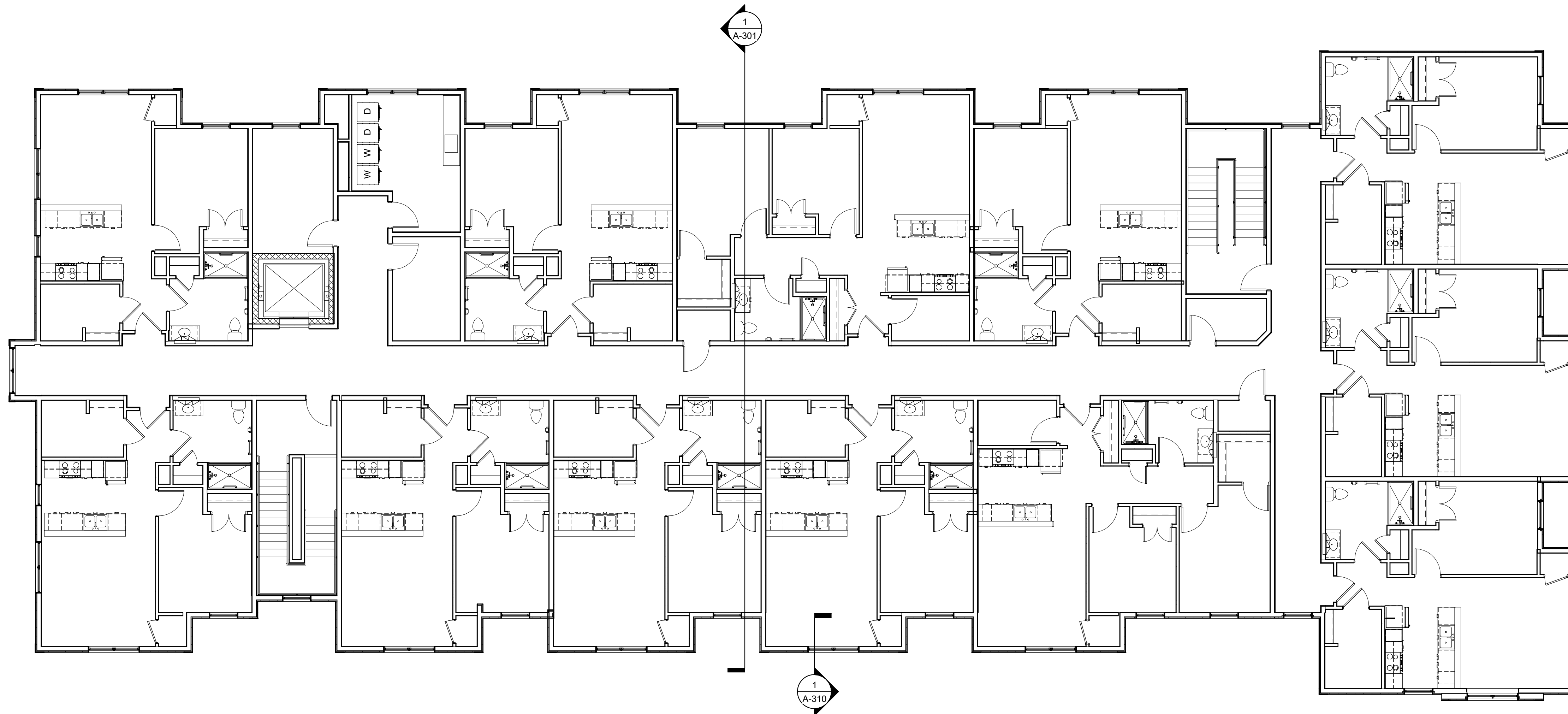
## A-101

**FIRST AND SECOND FLOOR PLANS**

**08/10/2021**  
Schematic Design  
Progress



2 ROOF PLAN  
1/8" = 1'-0"



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

Drawn By: GM  
Checked By: RFS  
Project Manager: RFS

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Revisions

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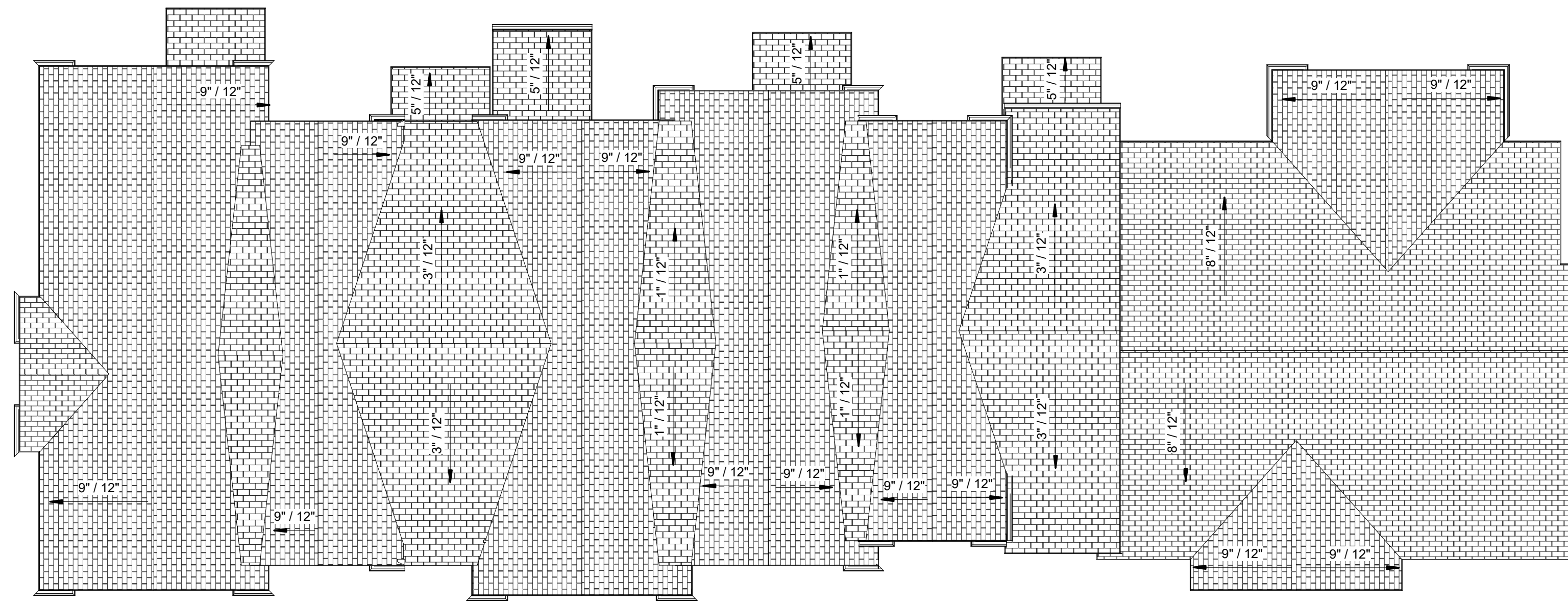
INHS Owego  
SWBR Project Number 21016.00

INHS  
115 W Clinton St  
Ithaca, NY 14850

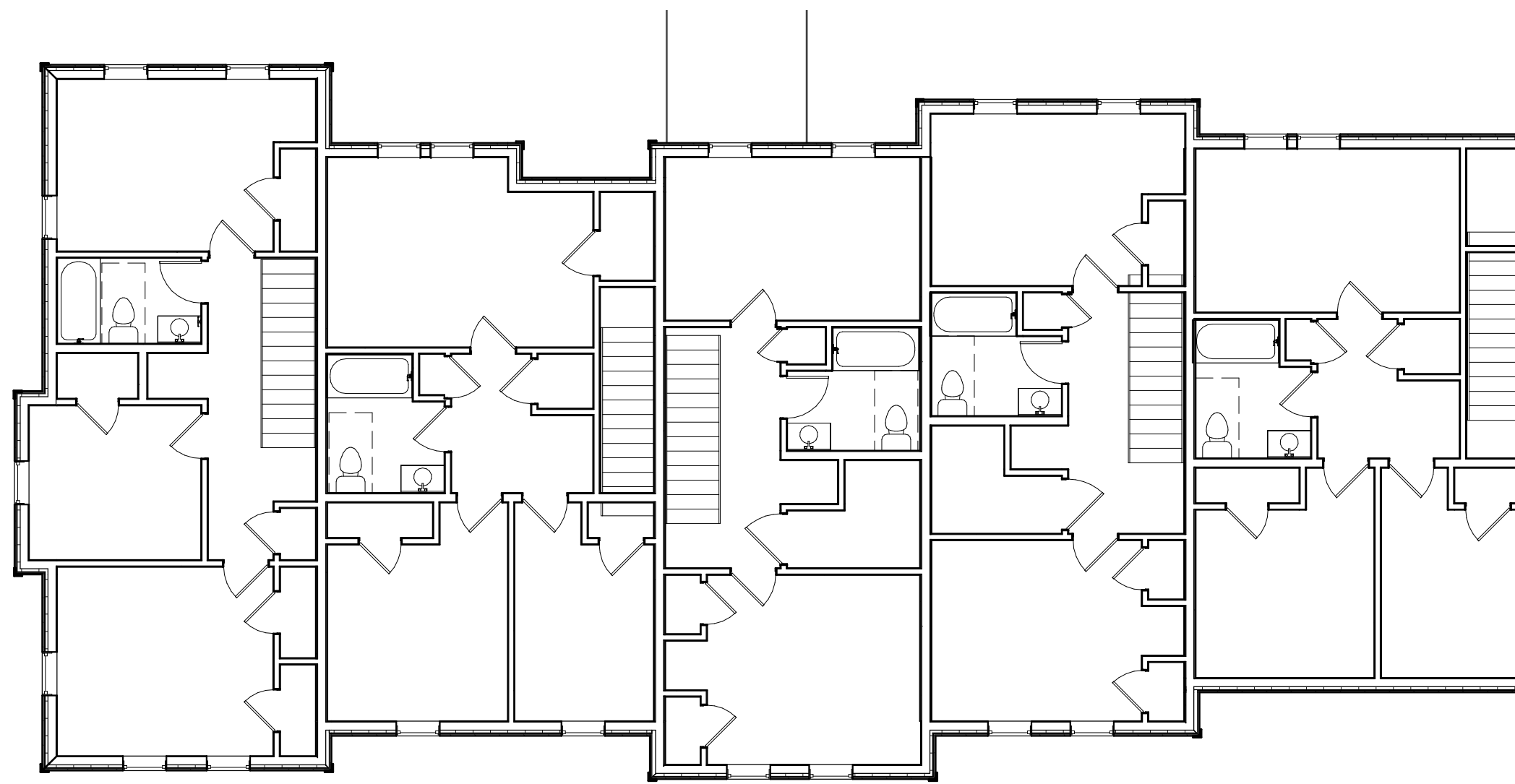
**A-102**

THIRD FLOOR AND  
ROOF PLANS

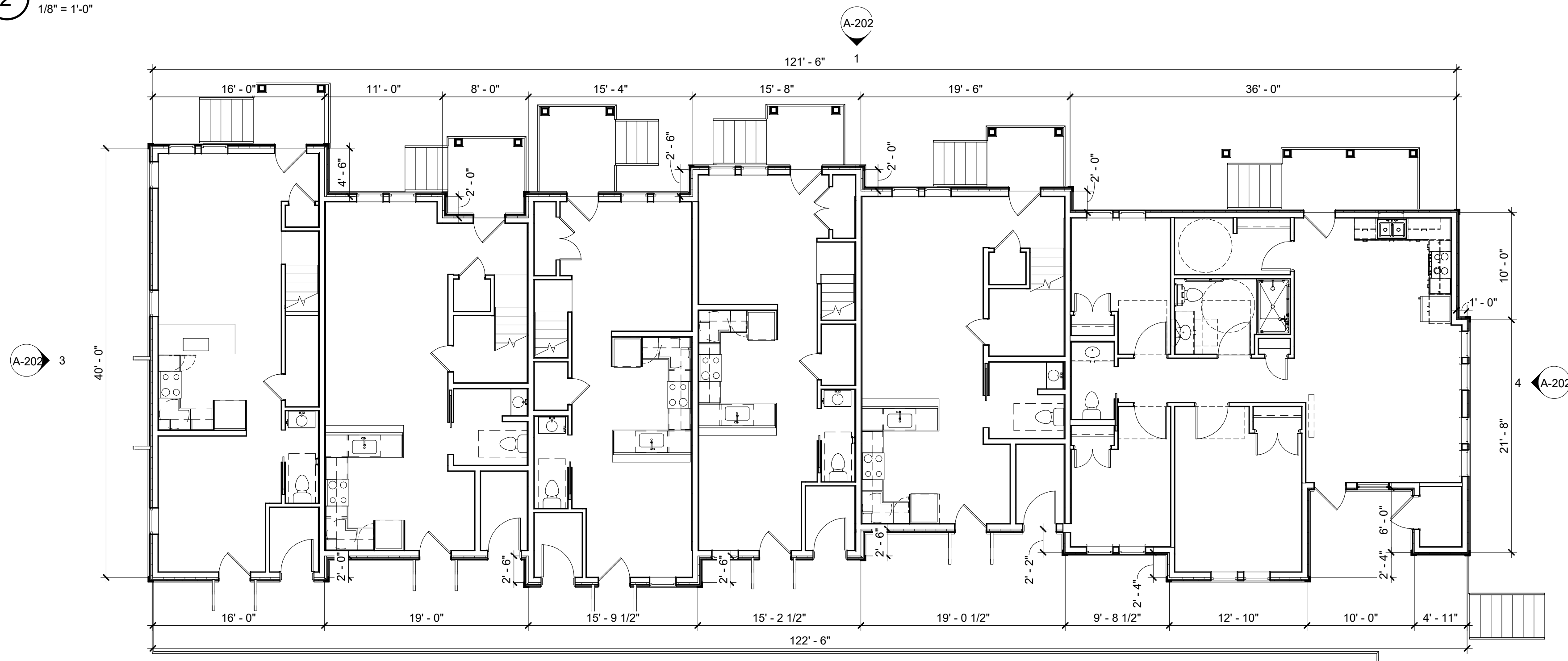
08/10/2021  
Schematic Design  
Progress



3 Roof Plan Townhouse A  
1/8" = 1'-0"



2 02nd Floor Plan Townhouse A  
1/8" = 1'-0"



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

Drawn By: Author  
Checked By: Checker  
Project Manager: RFS

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Revisions

NO.	DATE	DESCRIPTION

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SWBR Project Number 21016.00

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Ithaca, NY 14850

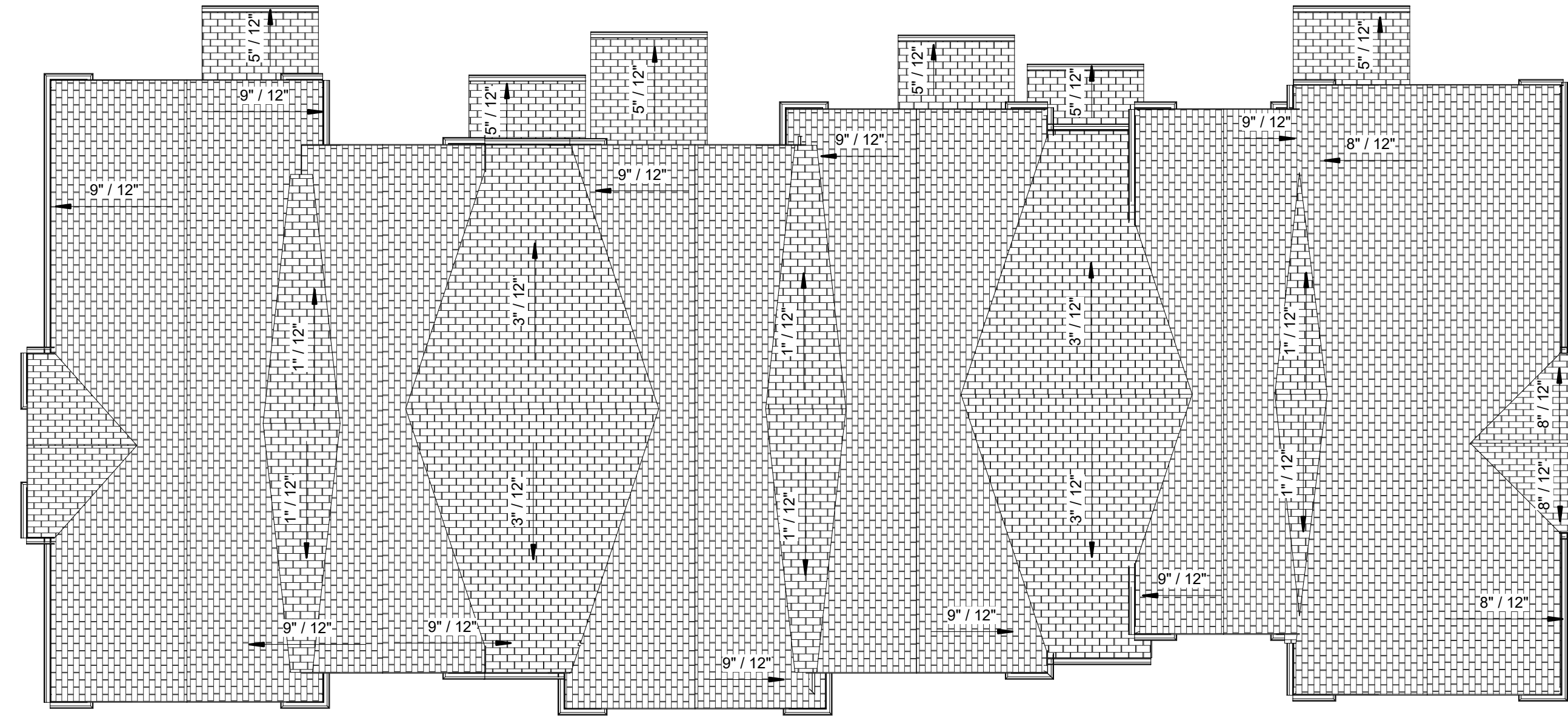
A-103

FLOOR PLANS -  
TOWNHOUSE A

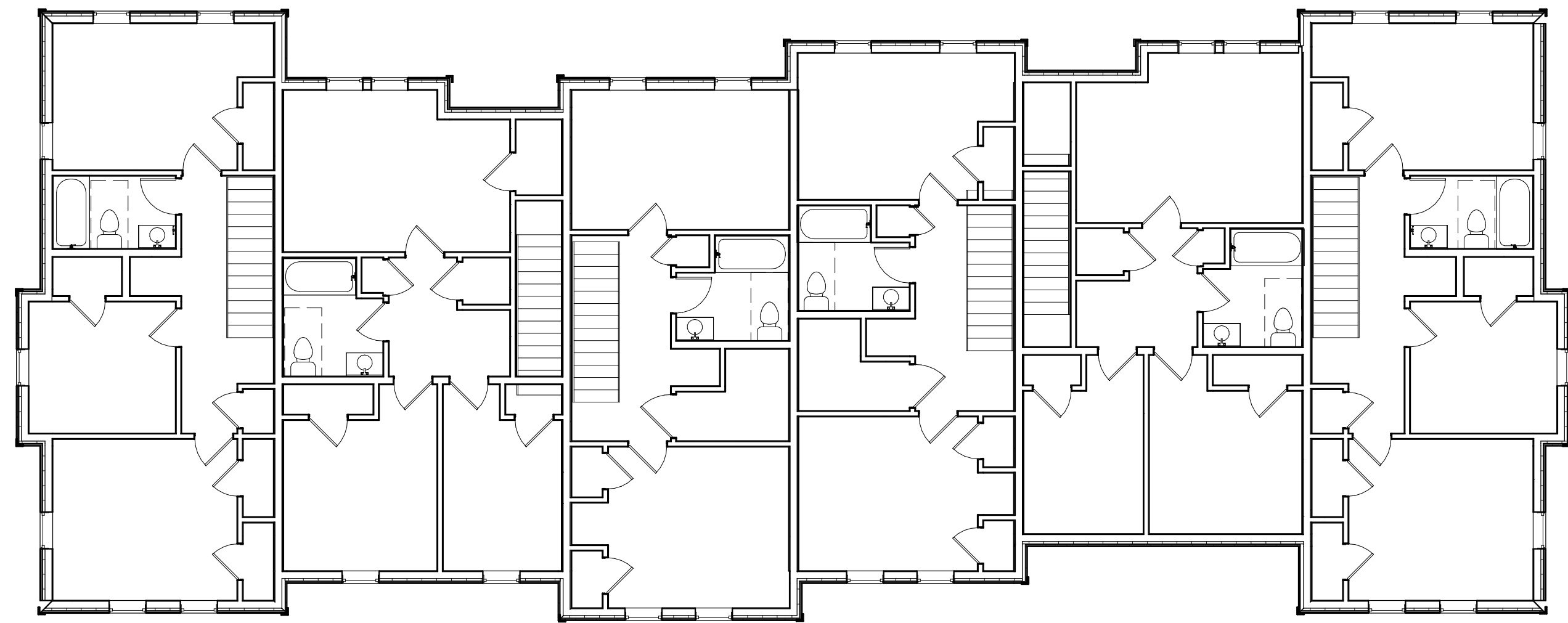
08/10/2021  
Schematic Design  
Progress



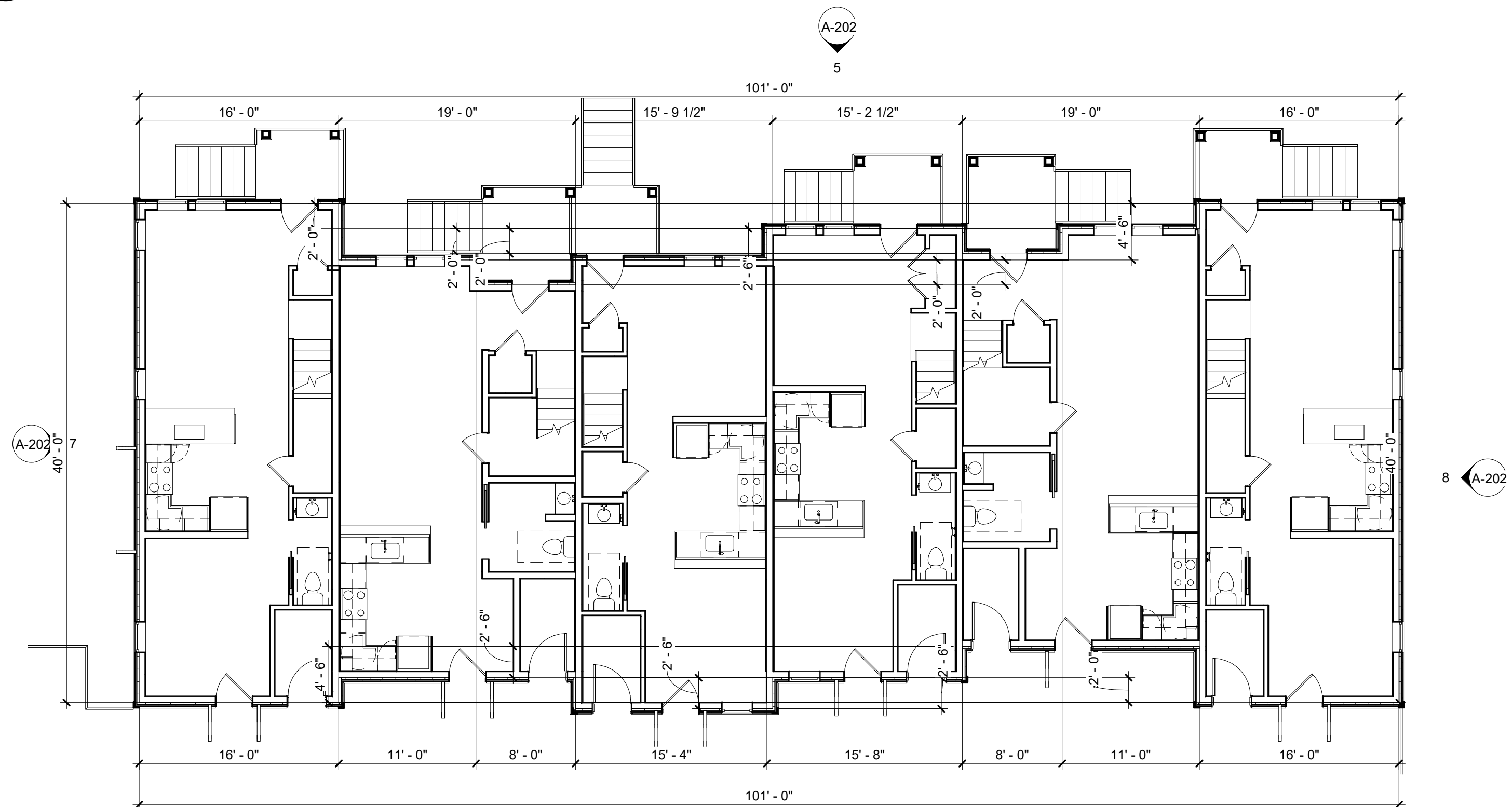
PLAN KEY NOTES		
NO.	DESCRIPTION	SHOWN AS:



3 Roof Plan Townhouse B  
1/8" = 1'-0"



2 02nd Floor Plan Townhouse B  
1/8" = 1'-0"



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

Drawn By: Author  
Checked By: Checker  
Project Manager: RFS

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Revisions

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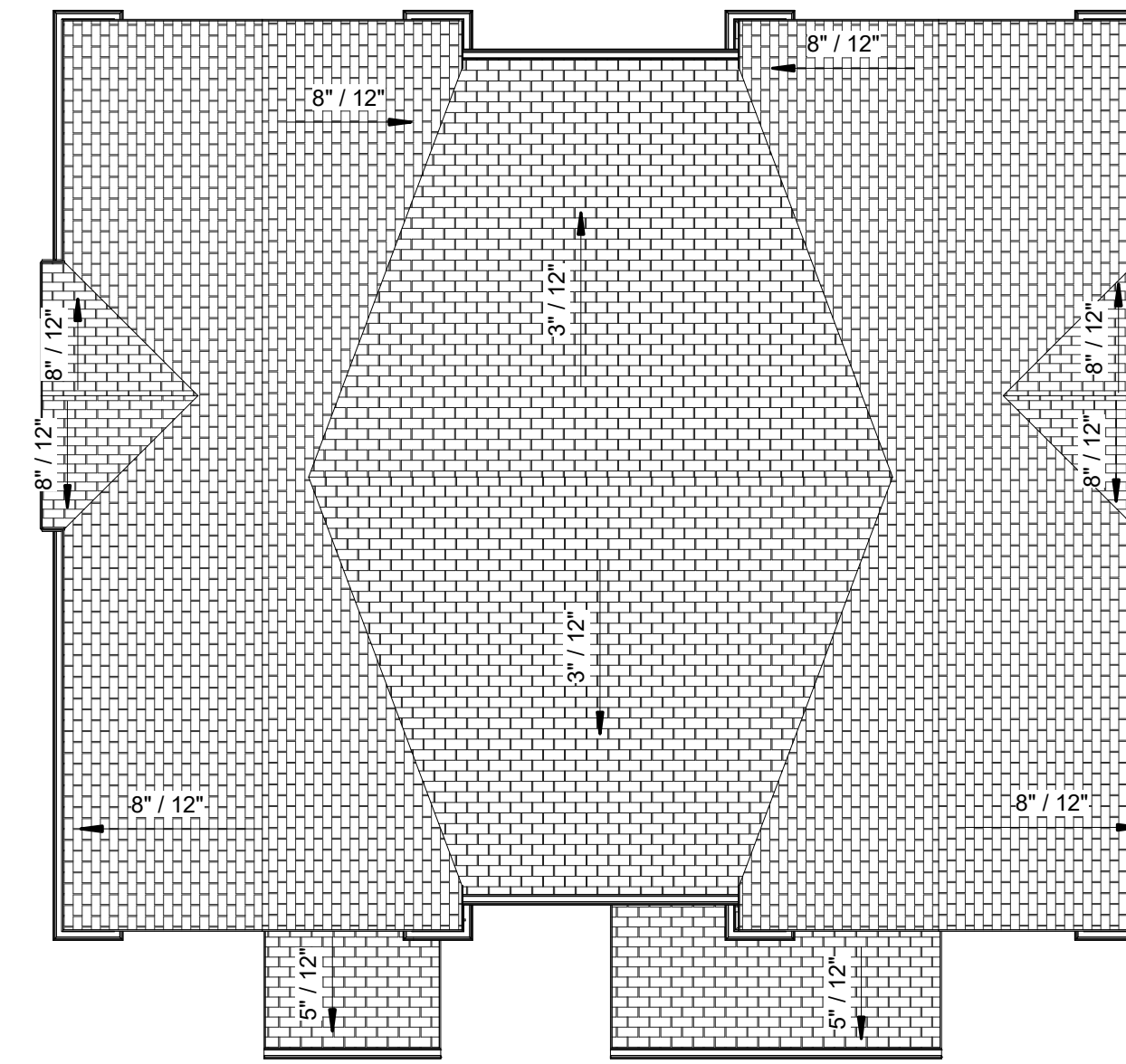
**INHS Owego**  
SWBR Project Number 21016.00

**INHS**  
115 W Clinton St  
Ithaca, NY 14850

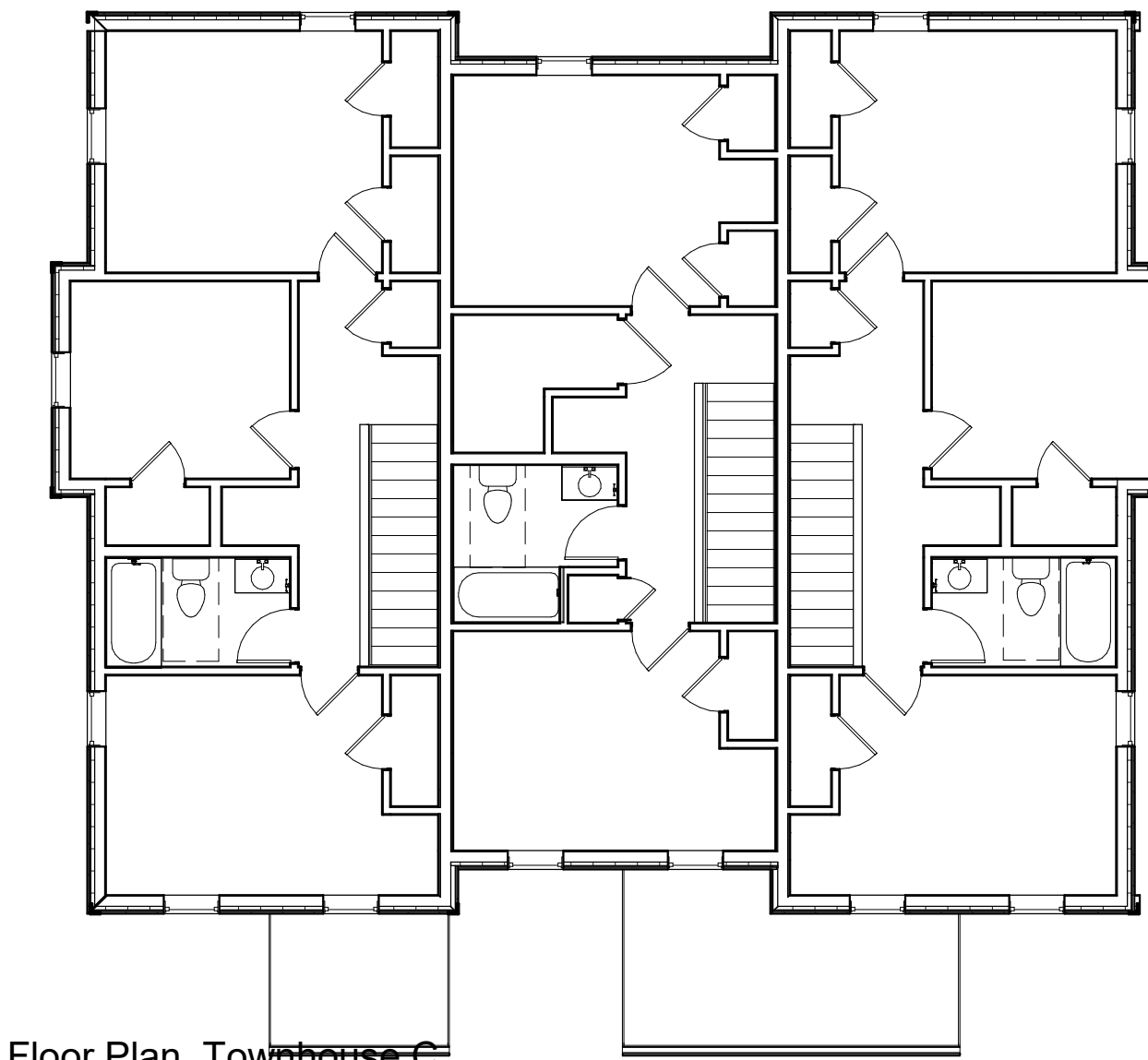
**A-104**

FLOOR PLANS -  
TOWNHOUSE B

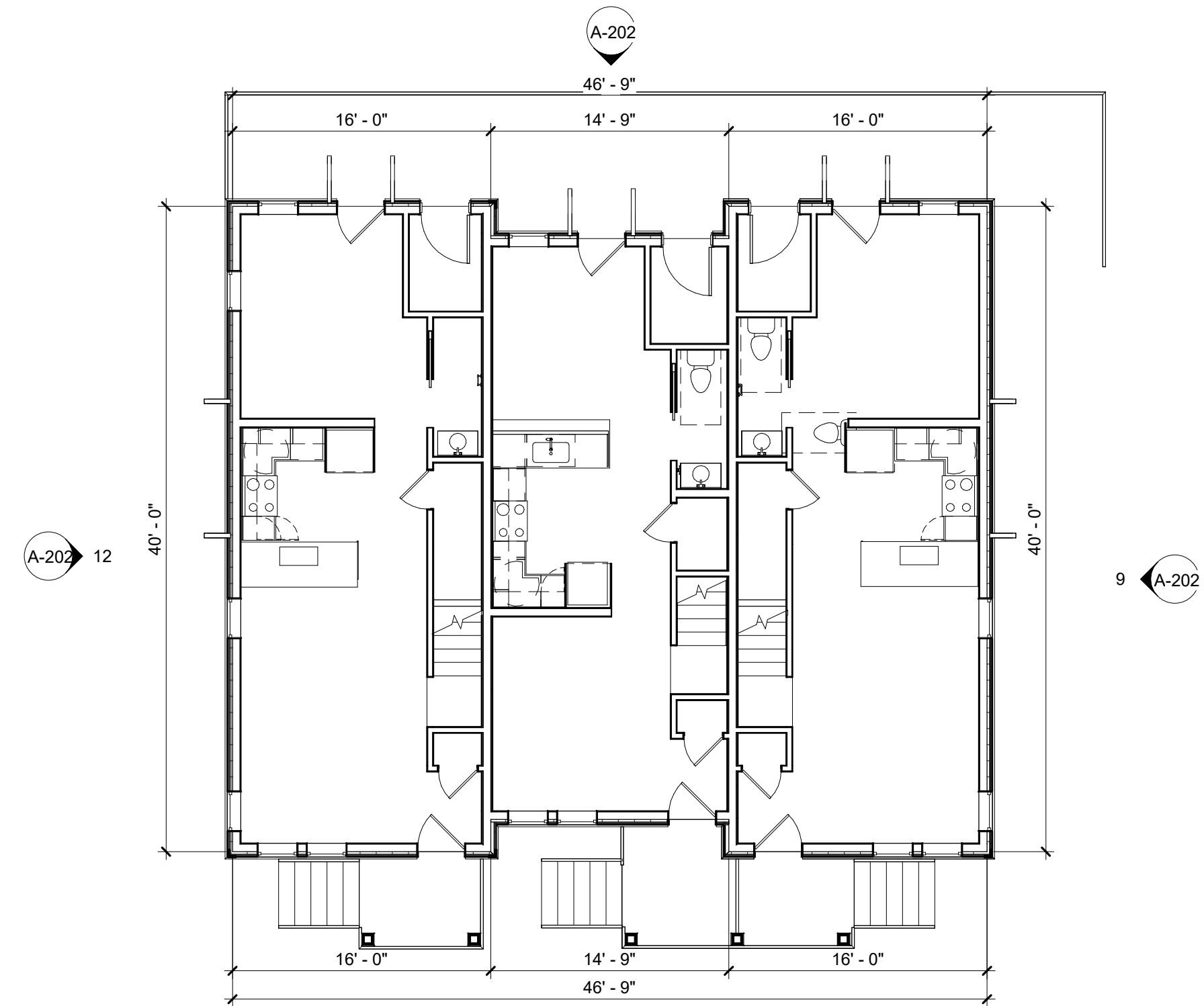
08/10/2021  
Schematic Design  
Progress



3 Roof Plan Townhouse C  
1/8" = 1'-0"



2 02nd Floor Plan Townhouse C  
1/8" = 1'-0"



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

Drawn By: Author  
Checked By: Checker  
Project Manager: RFS

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Revisions

Rev	Description

**INHS Owego**  
SWBR Project Number 21016.00

**INHS**  
115 W Clinton St  
Ithaca, NY 14850

**A-105**

FLOOR PLANS -  
TOWNHOUSE C

08/10/2021  
Schematic Design  
Progress



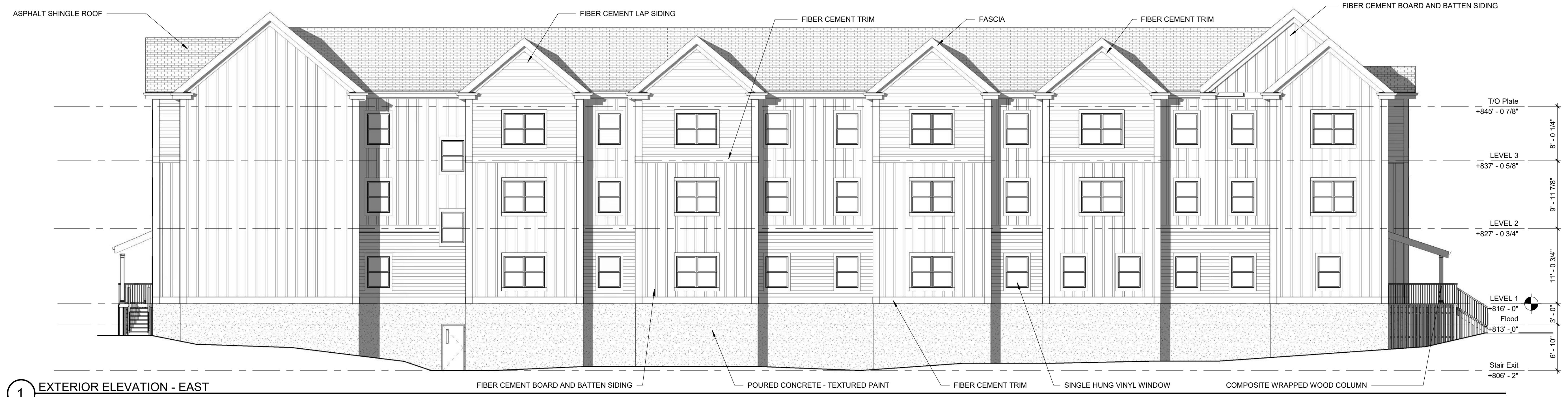
4 EXTERIOR ELEVATION - WEST (LIBERTY ST)  
1/8" = 1'-0"



3 EXTERIOR ELEVATION - SOUTH (TEMPLE ST)  
1/8" = 1'-0"



2 EXTERIOR ELEVATION - NORTH  
1/8" = 1'-0"



1 EXTERIOR ELEVATION - EAST  
1/8" = 1'-0"

Drawn By: GM  
Checked By: Checker  
Project Manager: RFS

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Revisions

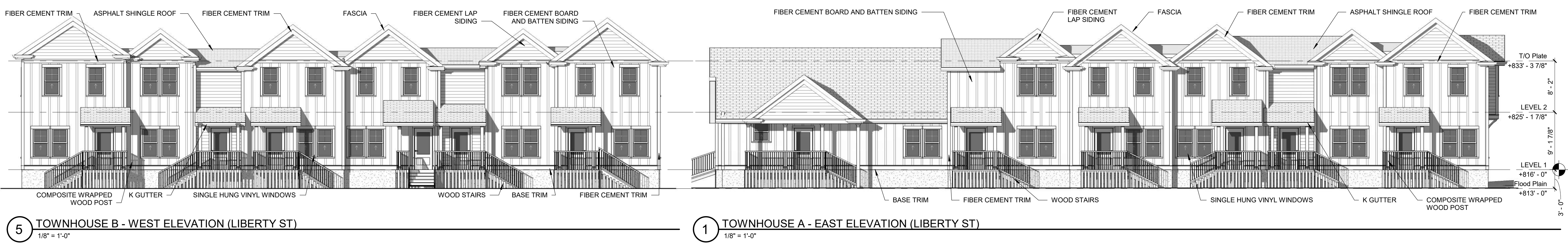
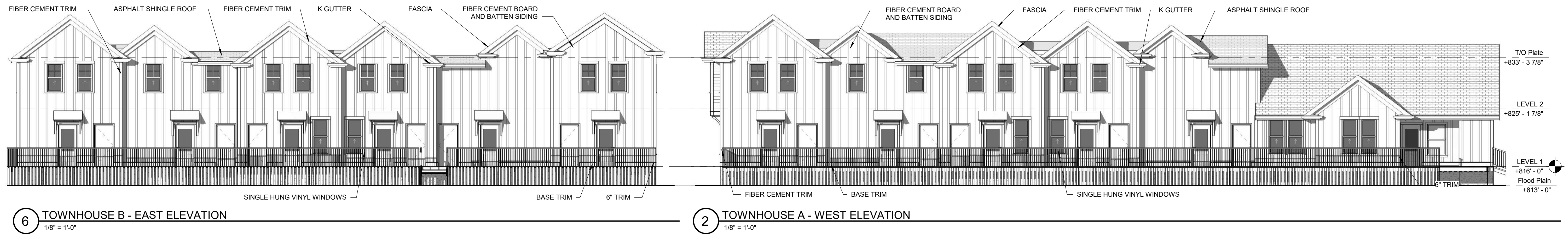
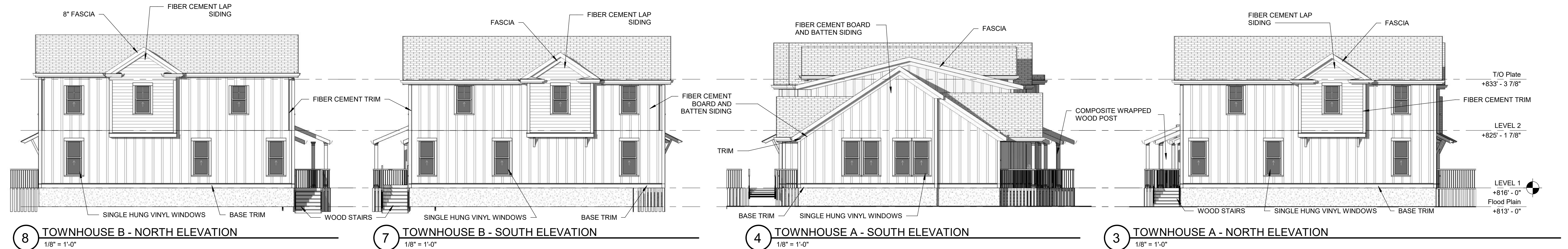
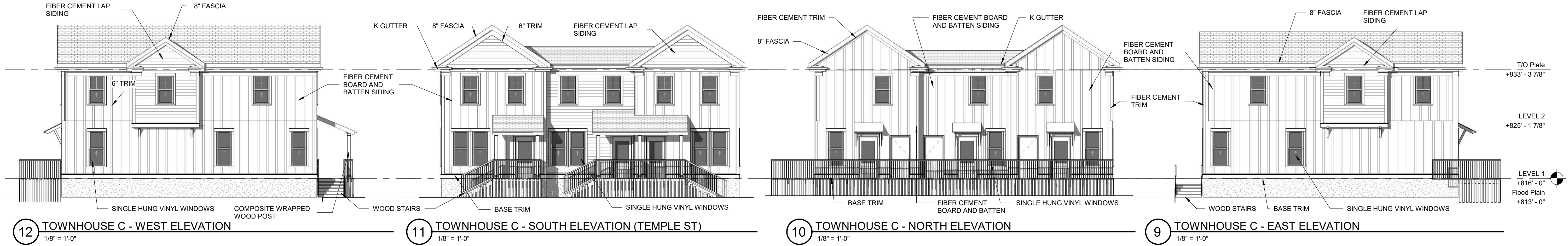
INHS Owego  
SWBR Project Number 21016.00

INHS  
115 W Clinton St  
Ithaca, NY 14850

A-201

EXTERIOR ELEVATIONS

08/11/2021  
Schematic Design  
Progress



Drawn By: GM  
Checked By: RFS  
Project Manager: RFS

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### Revisions

NO.	DESCRIPTION

**INHS Owego**  
SWBR Project Number 21016.00

**INHS**  
115 W Clinton St  
Ithaca, NY 14850

## A-202

### EXTERIOR ELEVATIONS

08/10/2021  
Schematic Design  
Progress

**GENERAL LANDSCAPE NOTES**

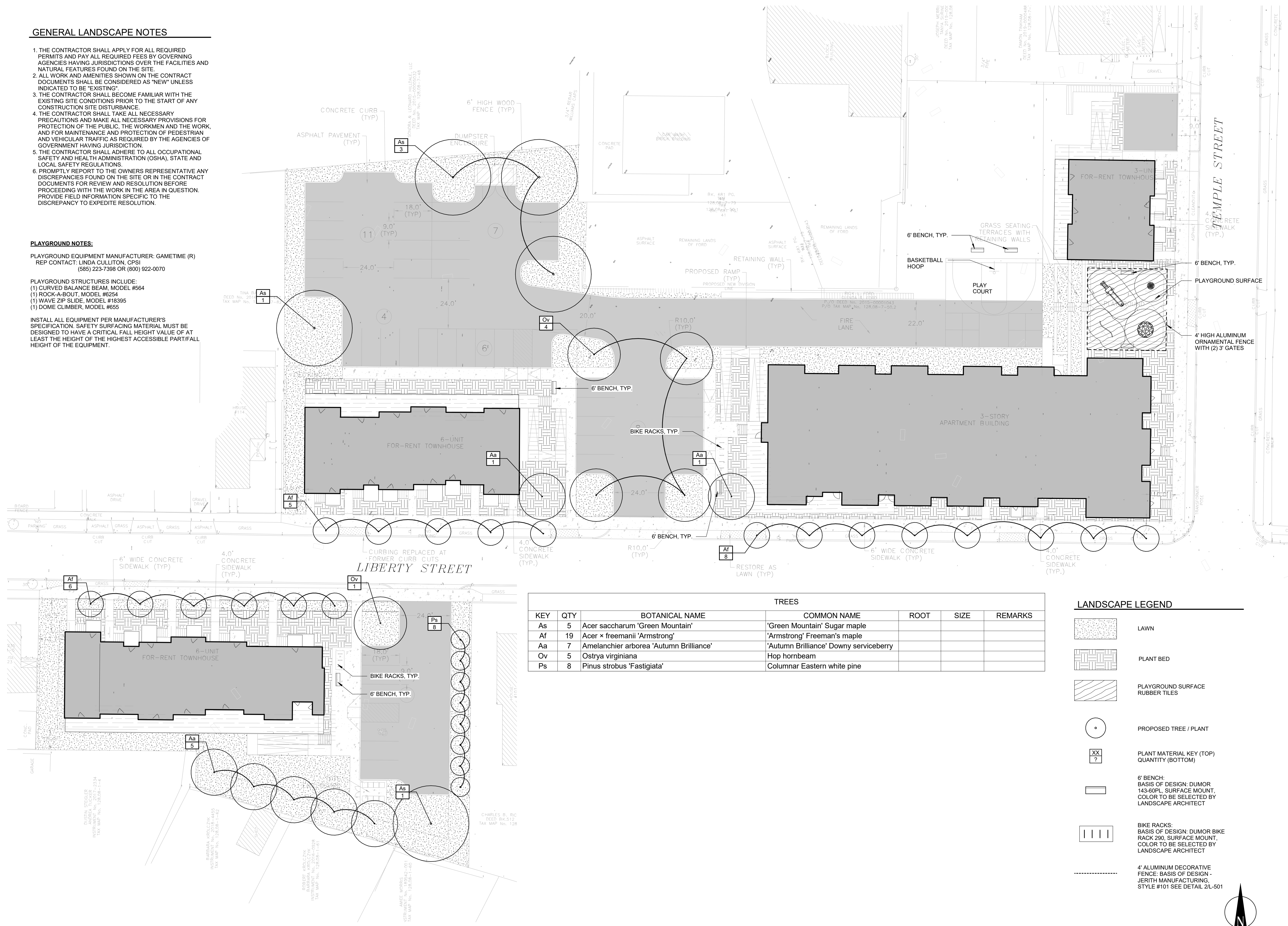
1. THE CONTRACTOR SHALL APPLY FOR ALL REQUIRED PERMITS AND PAY ALL REQUIRED FEES BY GOVERNING AGENCIES HAVING JURISDICTIONS OVER THE FACILITIES AND NATURAL FEATURES FOUND ON THE SITE.
2. ALL WORK AND AMENITIES SHOWN ON THE CONTRACT DOCUMENTS SHALL BE CONSIDERED AS "NEW" UNLESS INDICATED TO BE "EXISTING".
3. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING SITE CONDITIONS PRIOR TO THE START OF ANY CONSTRUCTION SITE DISTURBANCE.
4. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS AND MAKE ALL NECESSARY PROVISIONS FOR PROTECTION OF THE PUBLIC, THE WORKMEN AND THE WORK, AND FOR MAINTENANCE AND PROTECTION OF PEDESTRIAN AND VEHICULAR TRAFFIC AS REQUIRED BY THE AGENCIES OF GOVERNMENT HAVING JURISDICTION.
5. THE CONTRACTOR SHALL ADHERE TO ALL OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA), STATE AND LOCAL SAFETY REGULATIONS.
6. PROMPTLY REPORT TO THE OWNERS REPRESENTATIVE ANY DISCREPANCIES FOUND ON THE SITE OR IN THE CONTRACT DOCUMENTS FOR REVIEW AND RESOLUTION BEFORE PROCEEDING WITH THE WORK IN THE AREA IN QUESTION. PROVIDE FIELD INFORMATION SPECIFIC TO THE DISCREPANCY TO EXPEDITE RESOLUTION.

**PLAYGROUND NOTES:**

PLAYGROUND EQUIPMENT MANUFACTURER: GAMETIME (R)  
 REP CONTACT: LINDA CULLITON, CPSI  
 (585) 223-7398 OR (800) 922-0070

PLAYGROUND STRUCTURES INCLUDE:  
 (1) CURVED BALANCE BEAM, MODEL #564  
 (1) ROCK-A-BOUT, MODEL #6254  
 (1) WAVE ZIP SLIDE, MODEL #18395  
 (1) DOME CLIMBER, MODEL #655

INSTALL ALL EQUIPMENT PER MANUFACTURER'S SPECIFICATION. SAFETY SURFACING MATERIAL MUST BE DESIGNED TO HAVE A CRITICAL FALL HEIGHT VALUE OF AT LEAST THE HEIGHT OF THE HIGHEST ACCESSIBLE PART/FALL HEIGHT OF THE EQUIPMENT.



TREES						
KEY	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS
As	5	Acer saccharum 'Green Mountain'	'Green Mountain' Sugar maple			
Af	19	Acer x freemanii 'Armstrong'	'Armstrong' Freeman's maple			
Aa	7	Amelanchier arborea 'Autumn Brilliance'	'Autumn Brilliance' Downy serviceberry			
Ov	5	Ostrya virginiana	Hop hornbeam			
Ps	8	Pinus strobus 'Fastigiata'	Columnar Eastern white pine			

**LANDSCAPE LEGEND**

- LAWN
- PLANT BED
- PLAYGROUND SURFACE RUBBER TILES
- PROPOSED TREE / PLANT
- PLANT MATERIAL KEY (TOP) QUANTITY (BOTTOM)
- 6' BENCH: BASIS OF DESIGN: DUMOR 143-60PL, SURFACE MOUNT, COLOR TO BE SELECTED BY LANDSCAPE ARCHITECT
- BIKE RACKS: BASIS OF DESIGN: DUMOR BIKE RACK 290, SURFACE MOUNT, COLOR TO BE SELECTED BY LANDSCAPE ARCHITECT
- 4' ALUMINUM DECORATIVE FENCE: BASIS OF DESIGN - JERITH MANUFACTURING, STYLE #101 SEE DETAIL 2/L-501

**1 LANDSCAPE PLAN AND TREE PLANTING**  
 1" = 20'-0"

Drawn By: Author  
 Checked By: Checker  
 Project Manager: PM

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**Revisions**

No.	Description

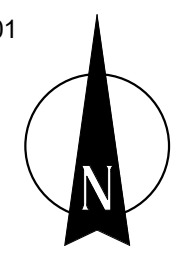
**INHS Owego Apartments**  
 SWBR Project Number 21016.00

**INHS Owego**  
 115 W Clinton St  
 Ithaca, NY 14850

**L-101**

**LANDSCAPE PLAN AND TREE PLANTING**

08/10/2021  
 Schematic Design  
 Progress



(NOTE: THIS SCHEDULE REPRESENTS ALL PLANT BEDS ACROSS PROJECT, SHEETS L-102 AND L-103)

SHRUBS, ORNAMENTAL GRASSES, AND PERENNIALS

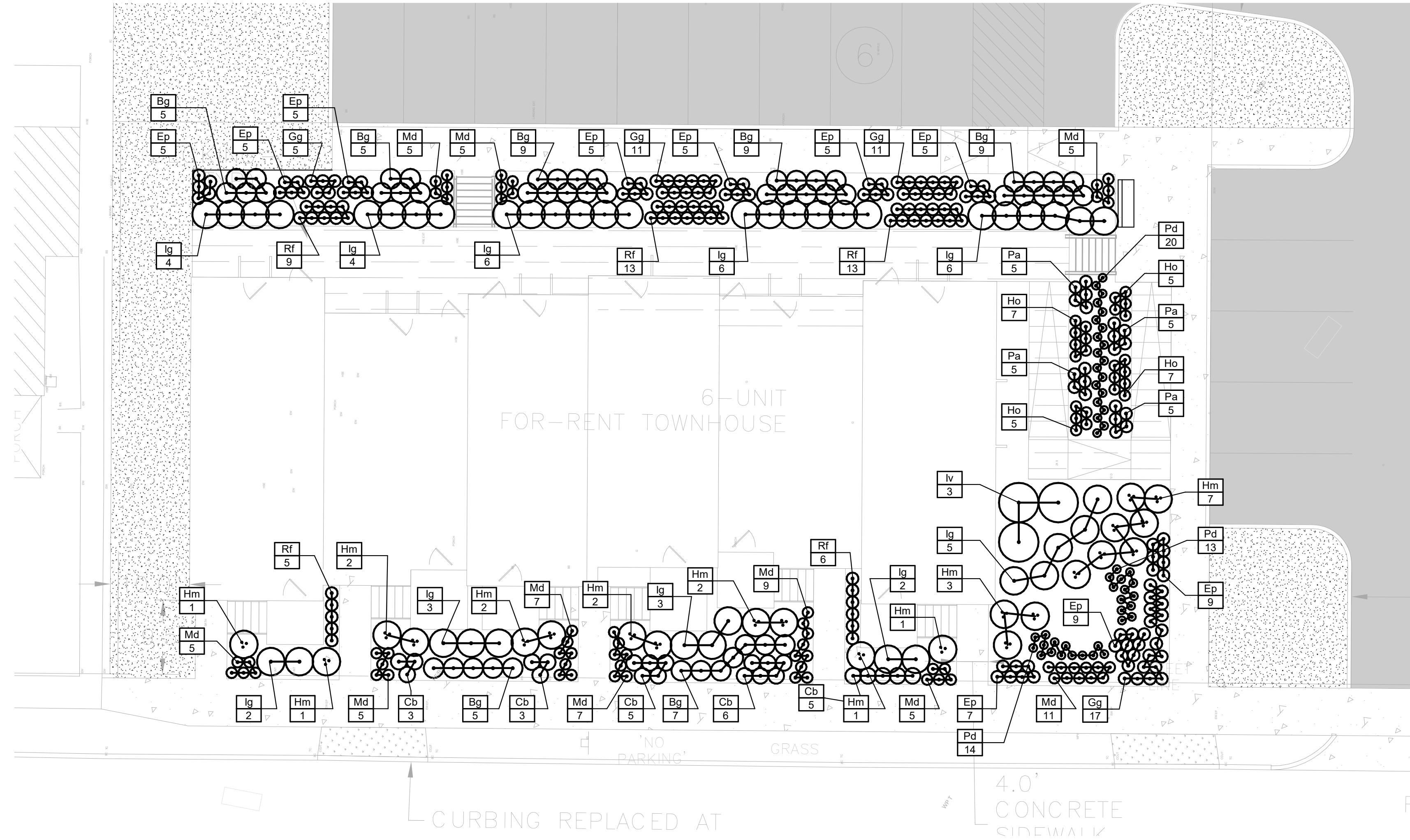
KEY	QTY	BOTANICAL NAME	COMMON NAME	ROOT	SIZE	REMARKS
Bg	176	<i>Bouteloua gracilis</i> 'Blonde Ambition'	'Blonde Ambition' Blue grama grass			
Cb	107	<i>Coreopsis</i> 'Creme Brulee'	'Creme Brulee' Tickseed			
Ep	166	<i>Echinacea purpurea</i> 'White Swan'	'White Swan' White coneflower			
Gg	155	<i>Geranium</i> 'Gerwat' ROZANNE	'Gerwat' Cranesbill			
Ho	60	<i>Helleborus orientalis</i>	Hellebore			
Hm	94	<i>Hydrangea macrophylla</i> 'Bailmer' ENDLESS SUMMER	'Bailmer' Bigleaf hydrangea			
Ig	86	<i>Ilex glabra</i> 'Shamrock'	'Shamrock' Inkberry			
Iv	19	<i>Itea virginica</i> 'Henry's Garnet'	'Henry's Garnet' Virginia sweetspire			
Md	230	<i>Monarda didyma</i> 'Petite Delight'	'Petite Delight' Bee balm			
Pd	82	<i>Phlox divaricata</i>	Wild sweet william			
Pa	48	<i>Polystichum acrostichoides</i>	Christmas fern			
Rf	108	<i>Rudbeckia fulgida</i> var. <i>sullivantii</i> 'Goldsturm'	'Goldsturm' Black eyed susan			

PLANTING NOTES

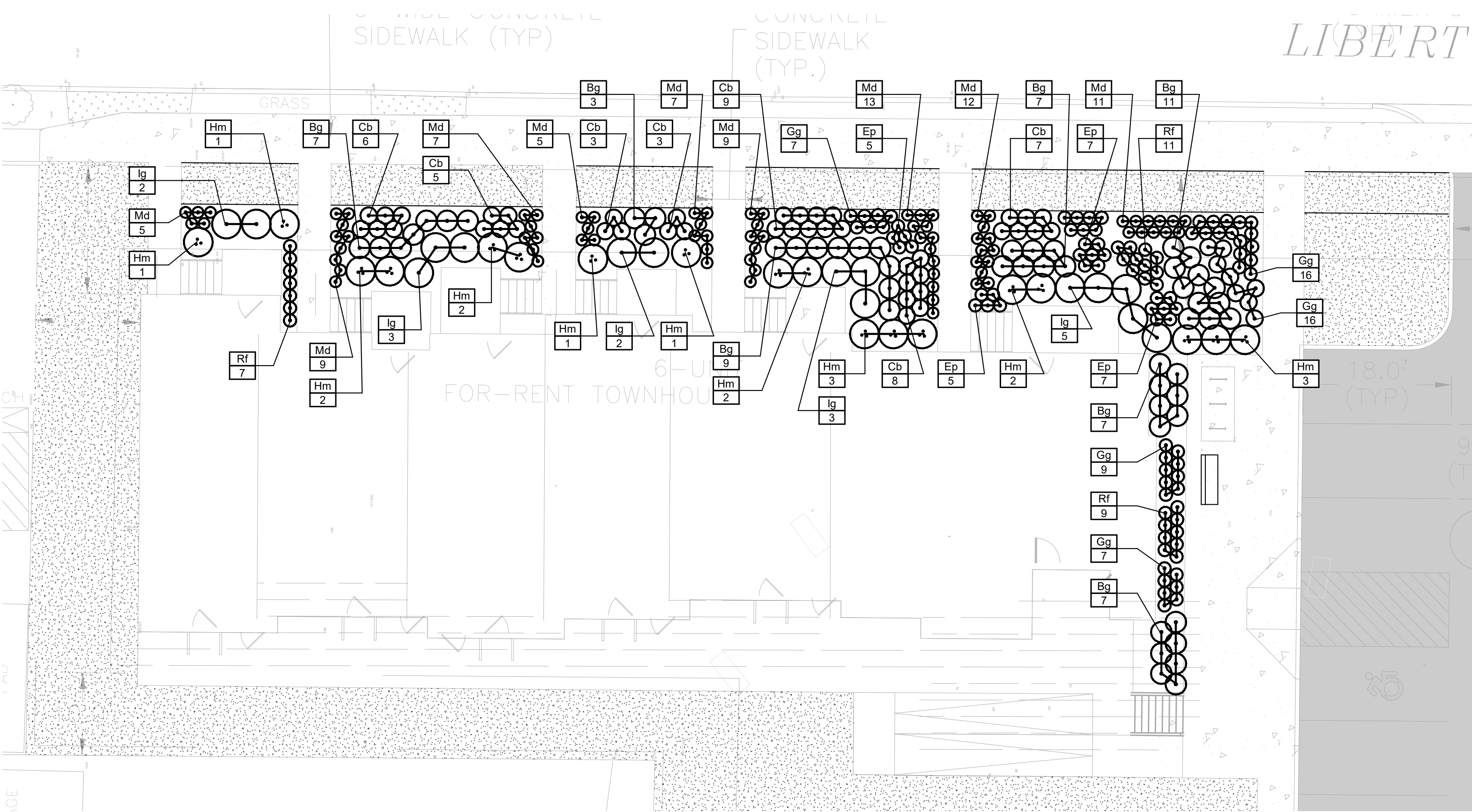
- ALL TOPSOIL SHALL BE SCREENED LOAM SURFACE SOIL, FREE OF STONES AND SHALL HAVE THE FOLLOWING MINIMUM REQUIREMENTS:
  - A. AN ORGANIC CONTENT OF 5% MIN.
  - B. SOIL ACIDITY RANGE OF pH 6.5 TO pH 7.2
  - C. SOLUBLE SALTS OF 1000 PPM OR LESS
  - D. MAXIMUM CLAY CONTENT OF 15-20%
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING, AT THEIR EXPENSE, A CERTIFIED SOIL TEST ANALYSIS OF ON SITE AND / OR IMPORTED TOPSOIL. TOPSOIL ANALYSIS TO INCLUDE THE FOLLOWING DATA:
  - A. pH FACTOR.
  - B. MECHANICAL ANALYSIS, INCLUDING SIEVE ANALYSIS PROVIDING SEPARATE SAND, SILT AND CLAY PERCENTAGES
  - C. PERCENTAGE OF ORGANIC CONTENT BY WEIGHT
  - D. NUTRIENT LEVELS INCLUDING NITROGEN, PHOSPHOROUS AND POTASSIUM
- SHOULD TESTS AND ANALYSIS INDICATE THAT SOIL PROPOSED FOR USE IS DEFICIENT IN ANY OF THE ABOVE REQUIREMENTS; A SYSTEM OF AMELIORATING MAY BE PROPOSED FOR APPROVAL. ANY SYSTEM PROPOSED SHALL PROVIDE FOR AN ACIDITY RANGE OF pH 6.5 TO 7.2 INCLUSIVE.
- COMPOST SHALL MEET THE FOLLOWING MINIMUM REQUIREMENTS:
  - A. ORGANIC CONTENT OF 35-60% (DRY WEIGHT BASIS)
  - B. LOOSE AND FRILABLE WITH MOISTURE CONTENT OF 35-55% (WET WEIGHT BASIS)
  - C. PARTICLE SIZE SHALL BE <1/2 INCH (100% PASSING)
  - D. SOLUBLE SALTS CONCENTRATION SHALL BE <4.0 (DS/M), MAXIMUM
  - E. pH RANGE OF 6.0-9.0
- PLANTING BED AREAS SHALL BE PROVIDED WITH AN 18" MINIMUM DEPTH OF APPROVED PLANTING MIX SOIL, UNLESS OTHERWISE SPECIFIED.
- PLANTING MIX FOR PLANT PITS SHALL BE COMPOSED OF 4 PARTS IMPORTED OR ON-SITE SCREENED TOPSOIL AND 1 PART COMPOST. THE RATIO OF TOPSOIL TO COMPOST IS SUBJECT TO CHANGE BASED ON THE TESTING RESULTS FOR TOPSOIL.
- ALL AREAS DESIGNATED AS LAWN ON THESE PLANS SHALL RECEIVE APPROVED TOPSOIL (AND SPREAD TO A COMPACTED DEPTH OF SIX (6) INCHES (MIN.), UNLESS OTHERWISE SPECIFIED), BE FINE GRADED, SEEDED, MULCHED AND WATERED UNTIL A HEALTHY STAND OF GRASS IS ESTABLISHED. OBTAIN OWNER'S REPRESENTATIVE APPROVAL PRIOR TO SEEDING.
- THE CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL PLANT MATERIAL PER DETAILS. ANY DEVIATIONS FROM THE DETAIL MUST BE APPROVED BY THE OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- NO SUBSTITUTIONS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN APPROVAL OF LANDSCAPE ARCHITECT.
- ANY DISCREPANCY WITH QUANTITIES, LOCATIONS AND / OR FIELD CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL PLANTS MUST BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60.1 (LATEST EDITION), REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
- MULCH ALL PLANT BEDS WITH SHREDDED HARDWOOD MULCH TO A MINIMUM DEPTH OF THREE (3) INCHES UNLESS OTHERWISE DIRECTED BY THE LANDSCAPE ARCHITECT. MULCH SAMPLE TO BE SUBMITTED TO THE OWNER FOR FINAL APPROVAL.
- ANY PLANT WHICH TURNS BROWN, DEFOLIATES OR DIES PRIOR TO FINAL ACCEPTANCE BY THE OWNER, OR LANDSCAPE ARCHITECT, SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH THE SAME PLANT (SPECIES, VARIETY AND SIZE) AS SPECIFIED ON THE PLANT SCHEDULE.
- THE CONTRACTOR IS RESPONSIBLE FOR FULLY MAINTAINING ALL PLANT MATERIALS (INCLUDING, BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, AND FERTILIZING, AS WELL AS RAISING PLANTS THAT HAVE SETTLED TOO DEEP OR REQUIRE STRAIGHTENING) AND LAWN AREAS UNTIL FINAL ACCEPTANCE BY THE OWNER.
- THE CONTRACTOR SHALL GUARANTEE ALL PLANTS, DELIVERY AND LABOR FOR A PERIOD OF ONE (1) YEAR, BEGINNING ON THE DATE OF FINAL ACCEPTANCE. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS BEFORE THE END OF THE GUARANTEE PERIOD.
- ALL PLANTING BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER, UNLESS METAL EDGE, CONCRETE, OR OTHER BORDER IS SPECIFIED.

LANDSCAPE LEGEND

- LAWN
- PLANT BED
- PLAYGROUND SURFACE RUBBER TILES
- PROPOSED TREE / PLANT
- PLANT MATERIAL KEY (TOP) QUANTITY (BOTTOM)
- 6" BENCH: BASIS OF DESIGN: DUMOR 143-60PL, SURFACE MOUNT, COLOR TO BE SELECTED BY LANDSCAPE ARCHITECT
- BIKE RACKS: BASIS OF DESIGN: DUMOR BIKE RACK 290, SURFACE MOUNT, COLOR TO BE SELECTED BY LANDSCAPE ARCHITECT
- 4" ALUMINUM DECORATIVE FENCE: BASIS OF DESIGN: JERITH MANUFACTURING, STYLE #101 SEE DETAIL 2/L-501



2 PLANTING PLAN - WEST TOWNHOUSES  
1" = 10'-0"



1 PLANTING PLAN - SOUTH TOWNHOUSES  
1" = 10'-0"

Drawn By: Author  
Checked By: Checker  
Project Manager: PM

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Revisions

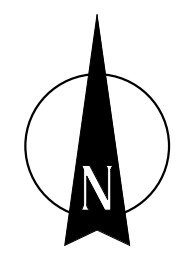

INHS Owego Apartments  
SWBR Project Number 21016.00

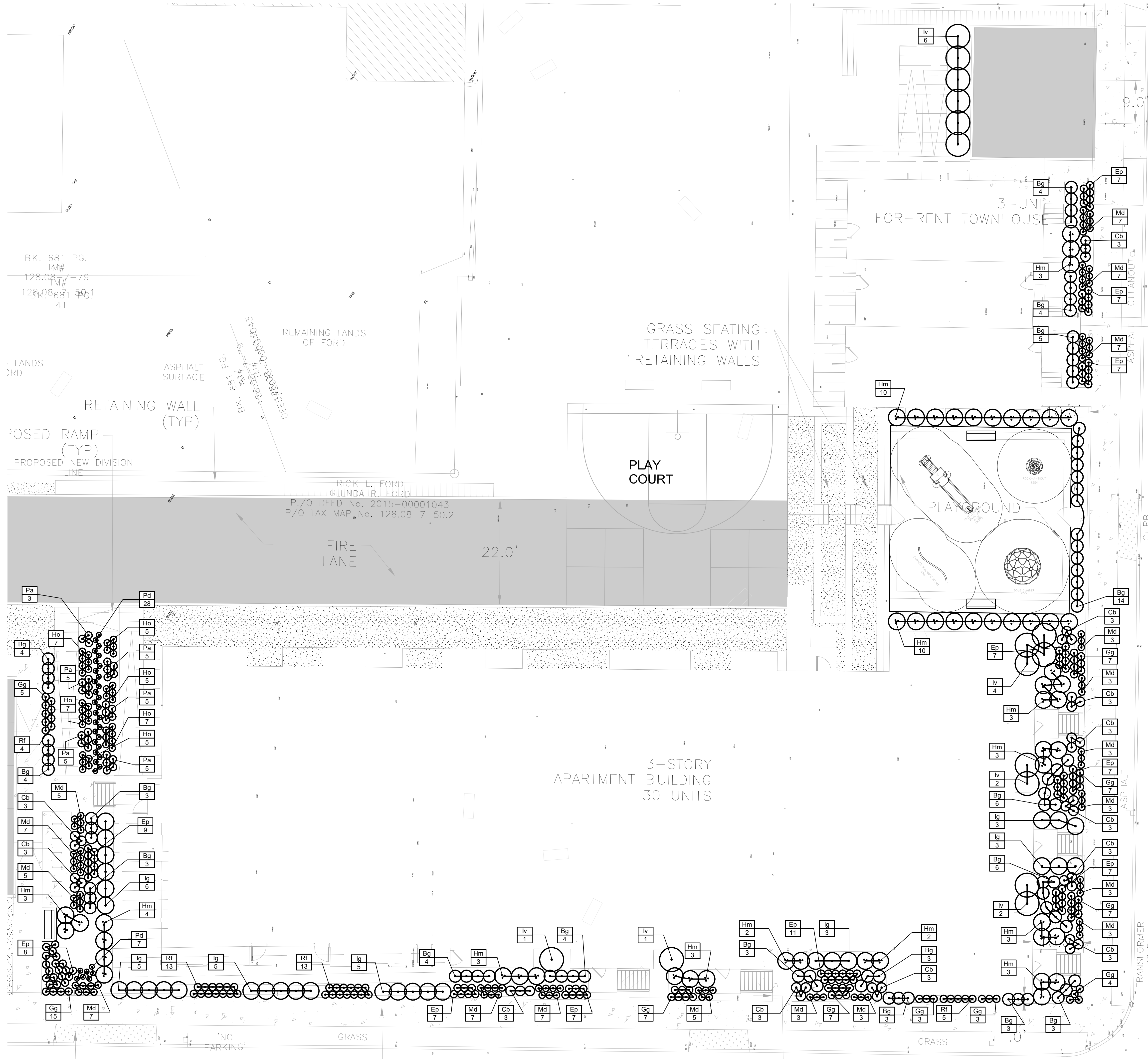
INHS Owego  
115 W Clinton St  
Ithaca, NY 14850

L-102

PLANTING PLAN - W. TOWNHOUSES

08/10/2021  
Schematic Design  
Progress





1 PLANTING PLAN - APARTMENT AND NORTH TOWNHOUSES  
 1" = 10'-0"

Drawn By: BMM  
 Checked By: Checker  
 Project Manager: PM

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### Revisions

No.	Description

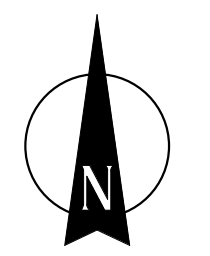
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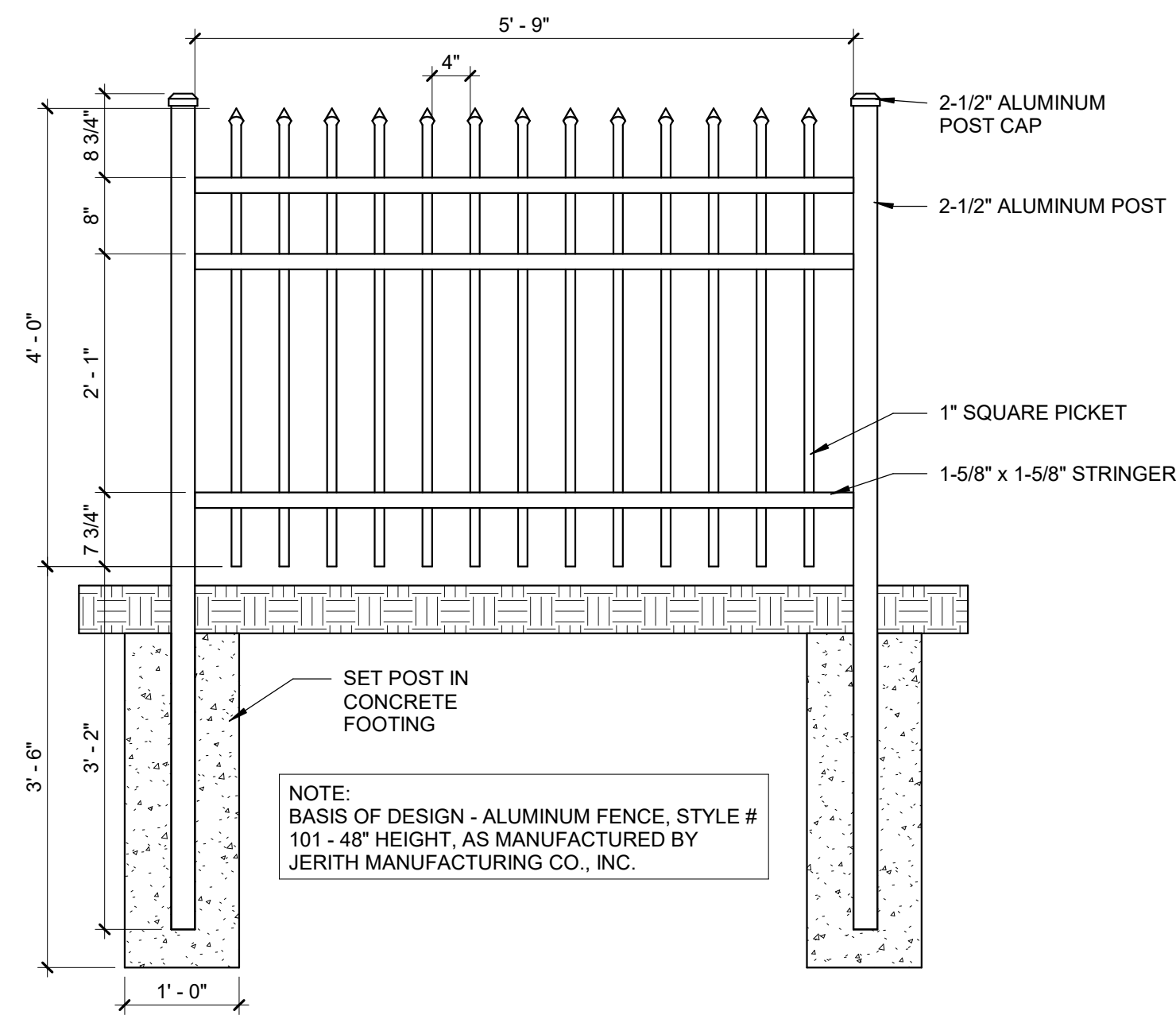
**INHS Owego**  
 115 W Clinton St  
 Ithaca, NY 14850

## L-103

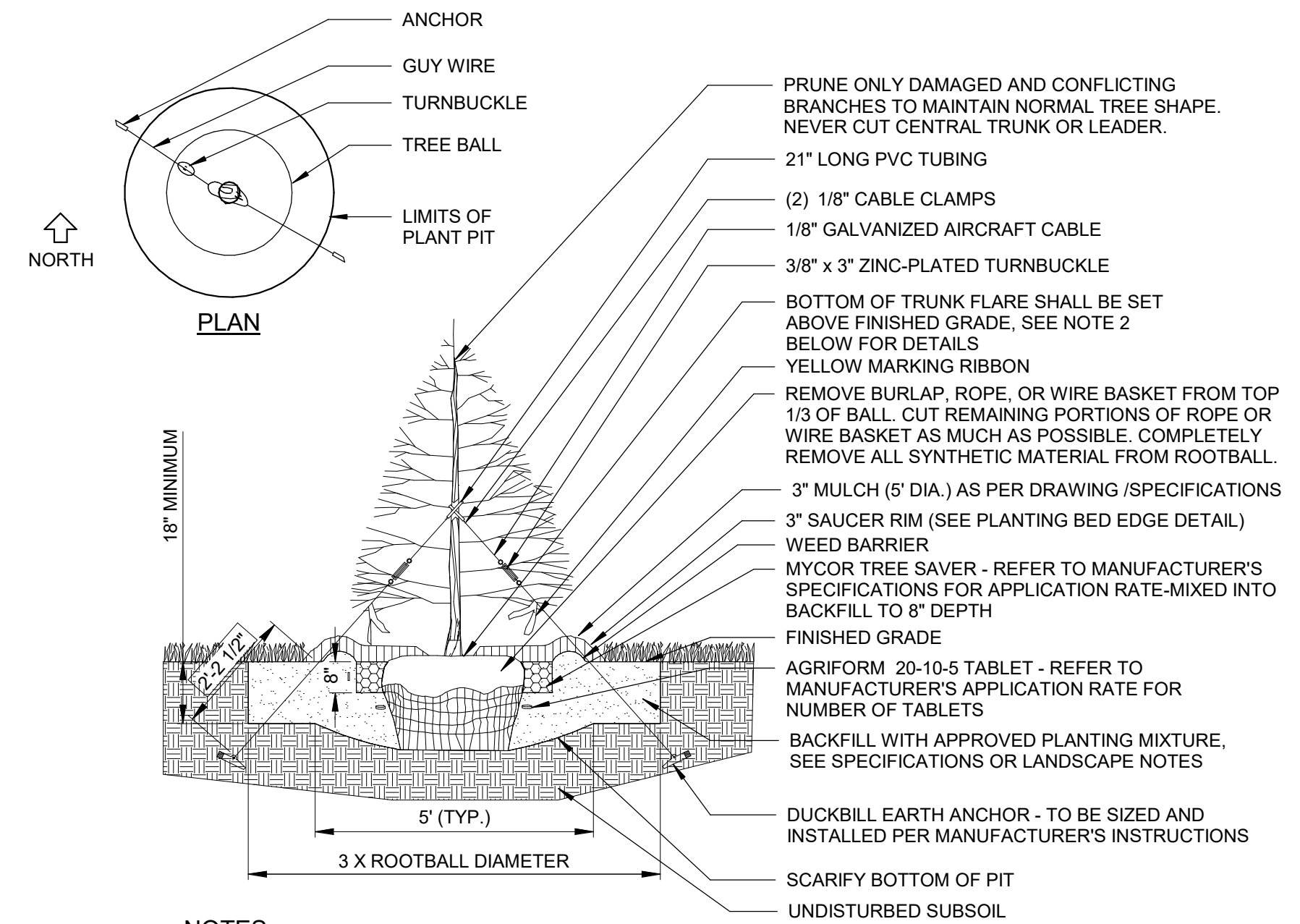
PLANTING PLAN -  
 APT AND N.  
 TOWNHOUSE

08/10/2021  
 Schematic Design  
 Progress



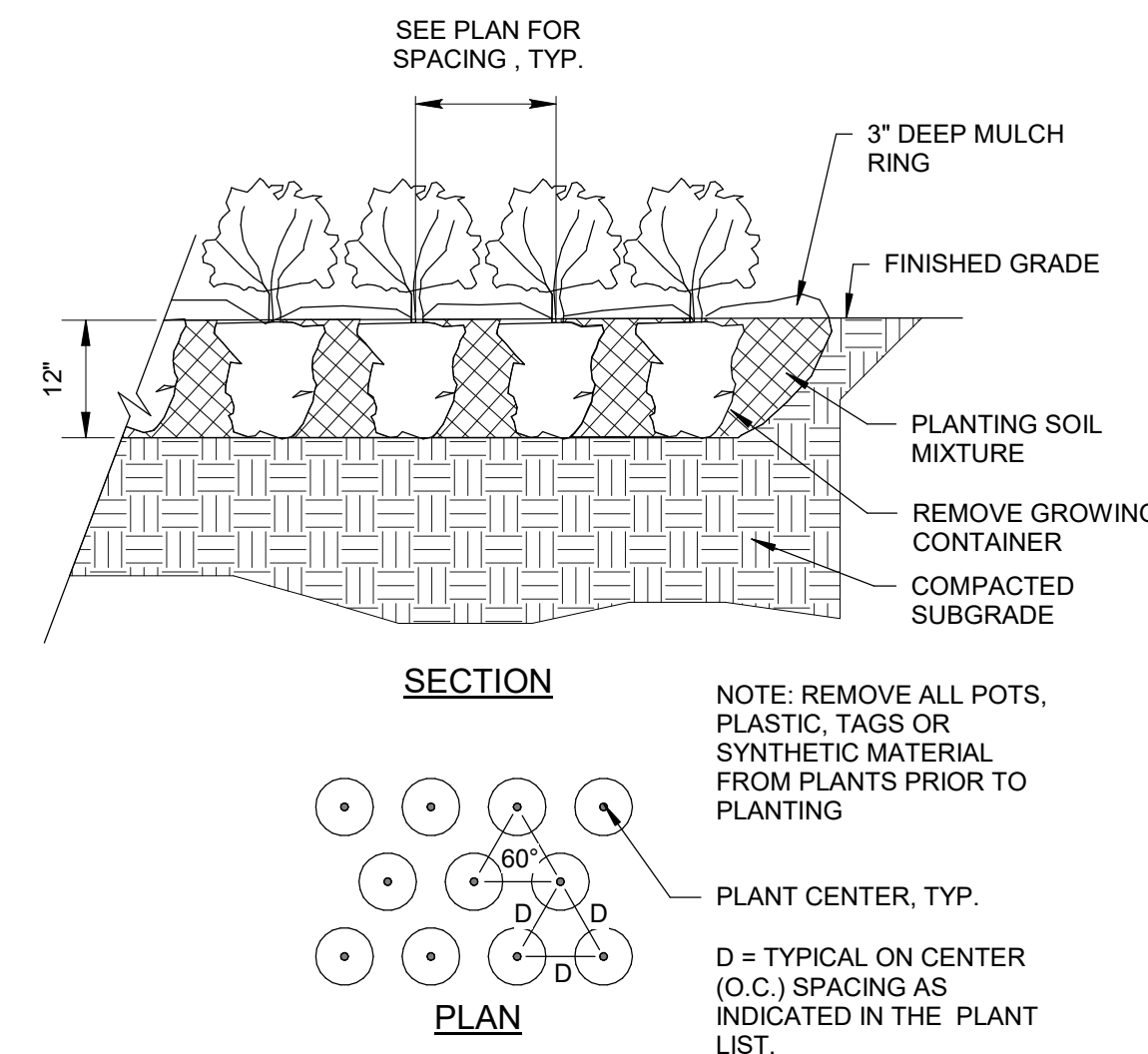


**5 ALUMINUM FENCE - JERITH STYLE #101**  
3/4" = 1'-0"

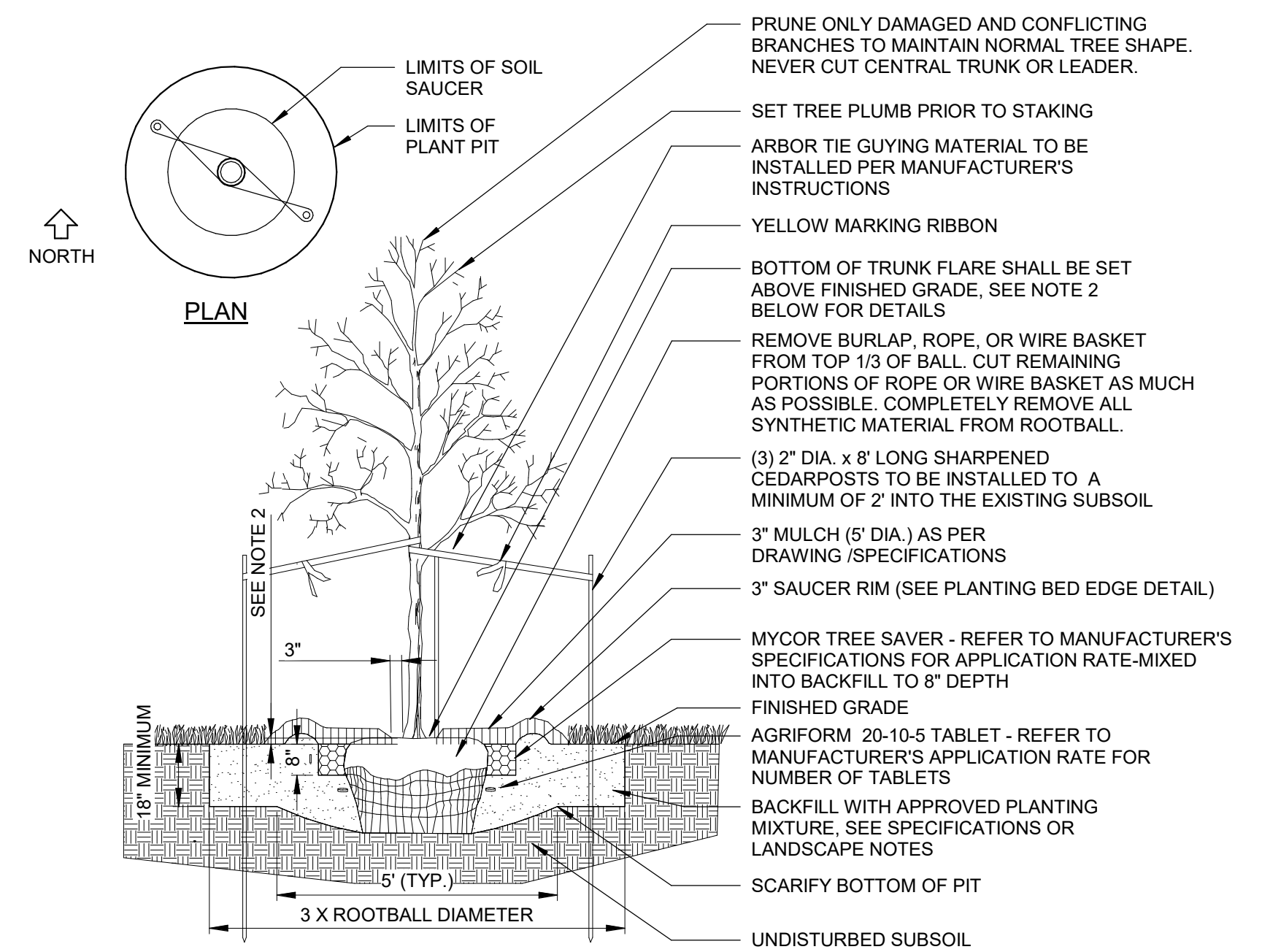


- NOTES:**
1. MAINTAIN A 2" MINIMUM RADIUS CLEAR OF MULCH AROUND THE TRUNK.
  2. THE DISTANCE BETWEEN THE BOTTOM OF THE TRUNK FLARE FINISHED GRADE SHALL BE AS FOLLOWS:  
FOR SANDY OR LOAMY SOILS: 1"  
FOR CLAY OR POORLY DRAINED SOILS: 3"  
THE CONTRACTOR SHALL REVIEW THE APPROPRIATE PLANTING DEPTH WITH THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
  3. WHEN TAGGING TREES AT THE NURSERY, MARK THE NORTH SIDE OF THE TREE IN THE FIELD AND WHEN INSTALLING, ROTATE TREE TO FACE NORTH WHENEVER POSSIBLE.

**2 EVERGREEN TREE PLANTING**  
Not To Scale

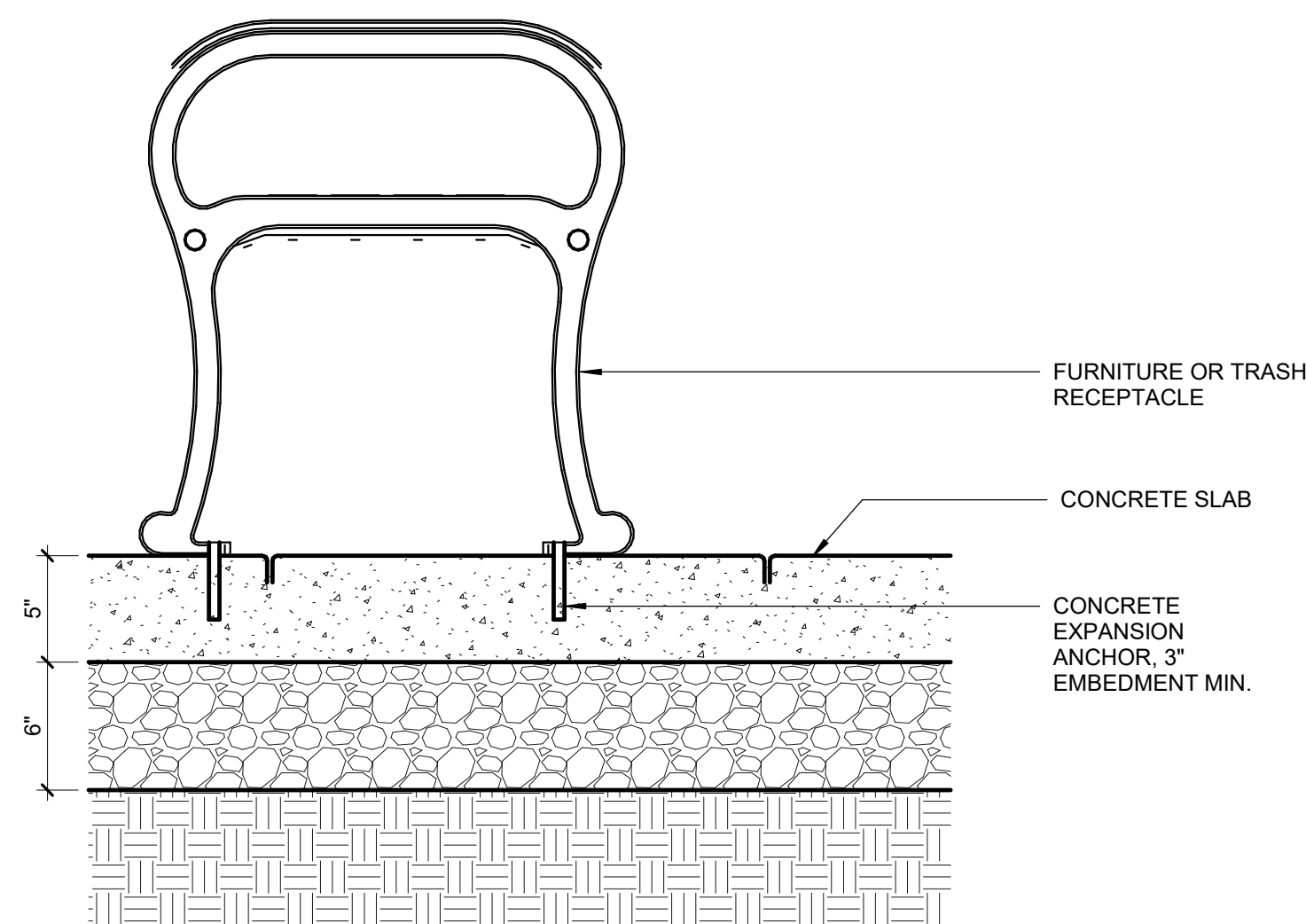


**4 PERENNIAL & ORNAMENTAL GRASS PLANTING DETAIL**  
Not To Scale

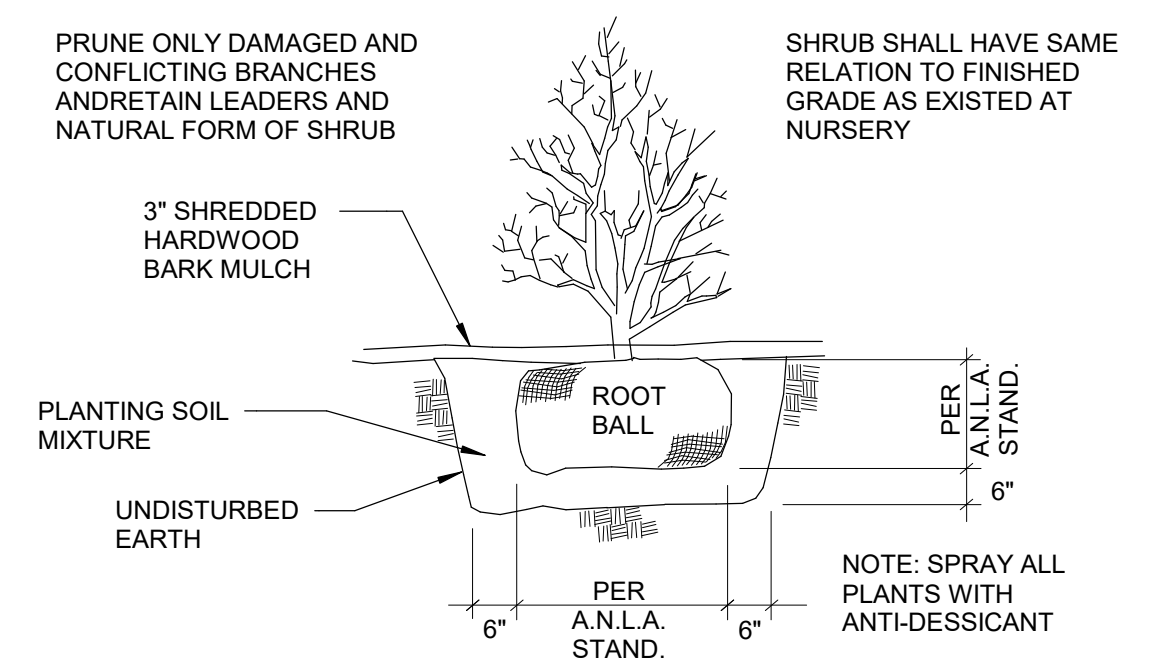


- NOTES:**
1. MAINTAIN A 3" MINIMUM RADIUS CLEAR OF MULCH AROUND THE TRUNK.
  2. THE DISTANCE BETWEEN THE BOTTOM OF THE TRUNK FLARE AND THE FINISHED GRADE SHALL BE AS FOLLOWS:  
FOR SANDY OR LOAMY SOILS: 1"  
FOR CLAY OR POORLY DRAINED SOILS: 3"  
THE CONTRACTOR SHALL REVIEW THE APPROPRIATE PLANTING DEPTH WITH THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
  3. WHEN TAGGING TREES AT THE NURSERY, MARK THE NORTH SIDE OF THE TREE IN THE FIELD AND WHEN INSTALLING, ROTATE TREE TO FACE NORTH WHENEVER POSSIBLE.

**1 DECIDUOUS TREE PLANTING**  
Not To Scale



**6 FURNITURE SURFACE MOUNT ON CONCRETE**  
1 1/2" = 1'-0"



**3 SHRUB PLANTING DETAIL**  
Not To Scale

Drawn By: Author  
Checked By: Checker  
Project Manager: PM

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**Revisions**

NO.	DESCRIPTION	DATE

**INHS Owego Apartments**  
SWBR Project Number 21016.00

**INHS Owego**  
115 W Clinton St  
Ithaca, NY 14850

**L-501**

LANDSCAPE DETAILS

08/10/2021  
Schematic Design  
Progress