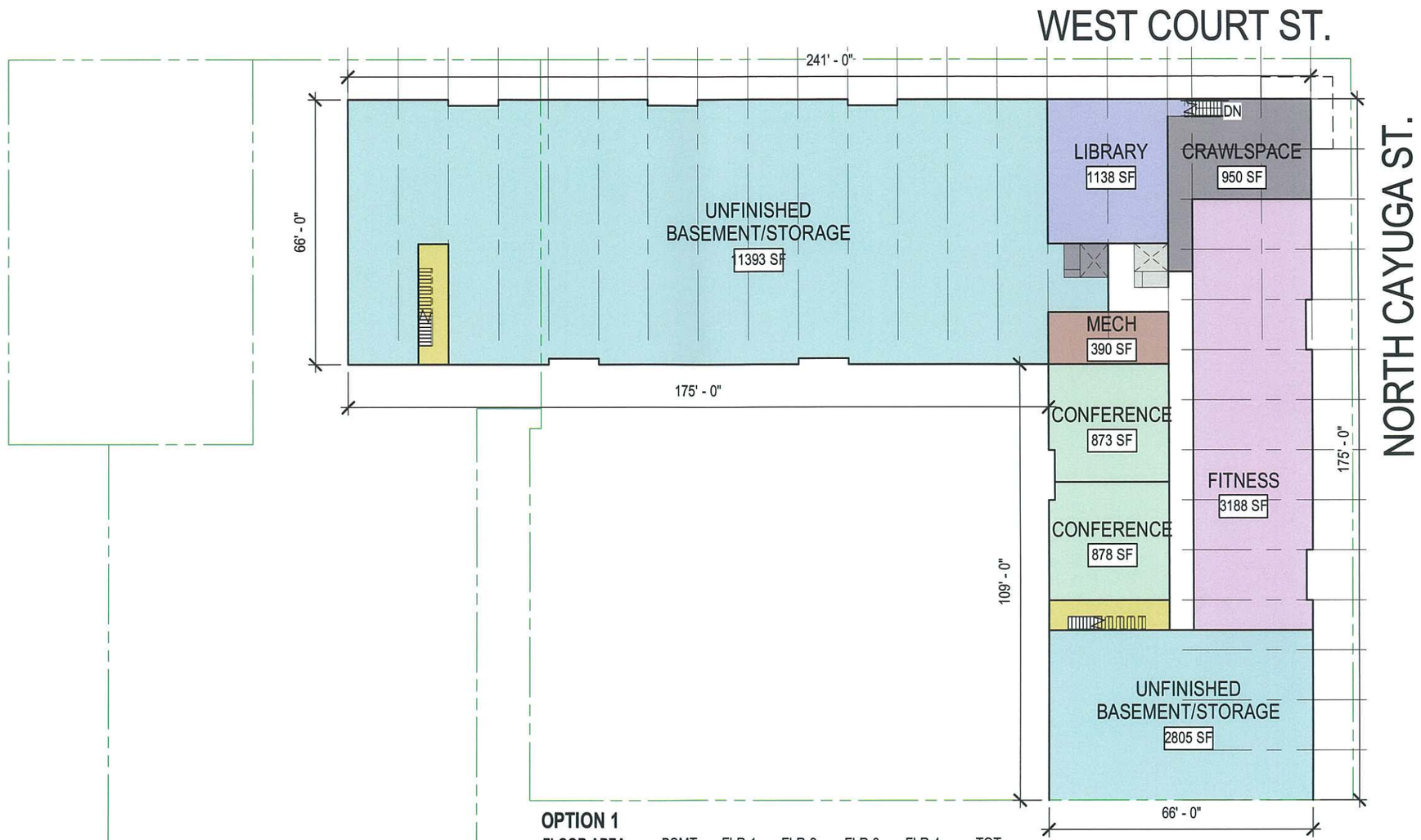


OPTION 1

FLOOR AREA	BSMT	FLR 1	FLR 2	FLR 3	FLR 4	TOT
ENCLOSED (GSF)	21,849	22,950	24,366	24,366	24,366	**117,897** (96,048 ABOVE GRADE)
BALCONY (GSF)	0	0	904	904	904	2,712

UNIT TYPES	BSMT	FLR 1	FLR 2	FLR 3	FLR 4	TOT	% OF TOT
STUDIO + DEN	0	4	2	2	2	10	11%
1 BED + DEN	0	14	14	14	14	56	62%
2 BED	0	3	7	7	7	24	27%
	0	**21**	**23**	**23**	**23**	**90**	

OPTION 1 - BSMT
TCPL REDEVELOPMENT
310-314 N. CAYUGA ST, ITHACA, NY

02/21/2014

A-1A

QPK DESIGN
ARCHITECTURE
ENGINEERING
SITE AND PLANNING

OPTION 1

FLOOR AREA	BSMT	FLR 1	FLR 2	FLR 3	FLR 4	TOT
ENCLOSED (GSF)	21,849	22,950	24,366	24,366	24,366	**117,897** (96,048 ABOVE GRADE)
BALCONY (GSF)	0	0	904	904	904	2,712

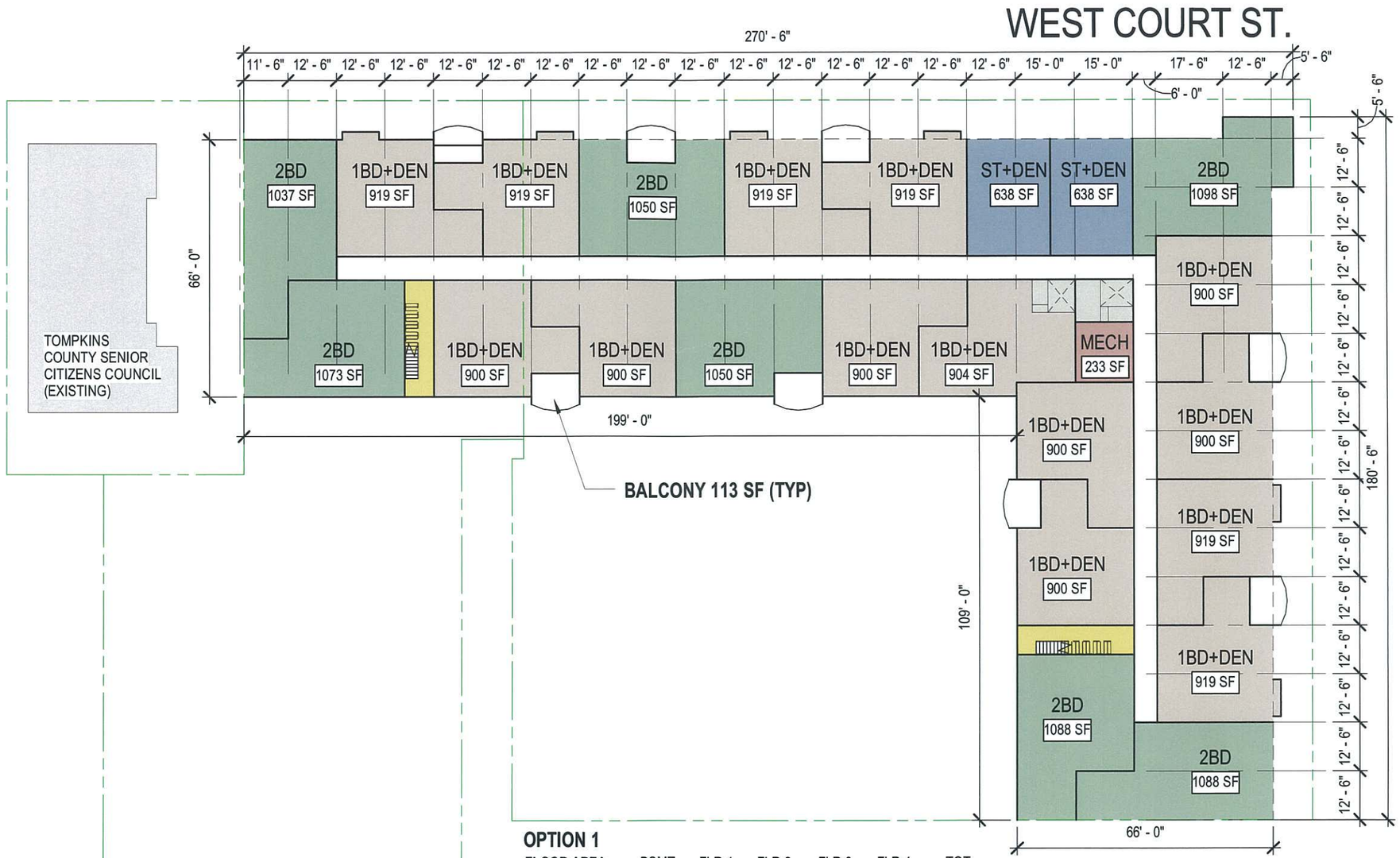
UNIT TYPES	BSMT	FLR 1	FLR 2	FLR 3	FLR 4	TOT	% OF TOT
STUDIO + DEN	0	4	2	2	2	10	11%
1 BED + DEN	0	14	14	14	14	56	62%
2 BED	0	3	7	7	7	24	27%
	0	**21**	**23**	**23**	**23**	**90**	

OPTION 1 - FLR 1
TCPL REDEVELOPMENT
310-314 N. CAYUGA ST, ITHACA, NY

02/21/2014

A-1B

QPK DESIGN
ARCHITECTURE
ENGINEERING
SITE AND PLANNING



OPTION 1

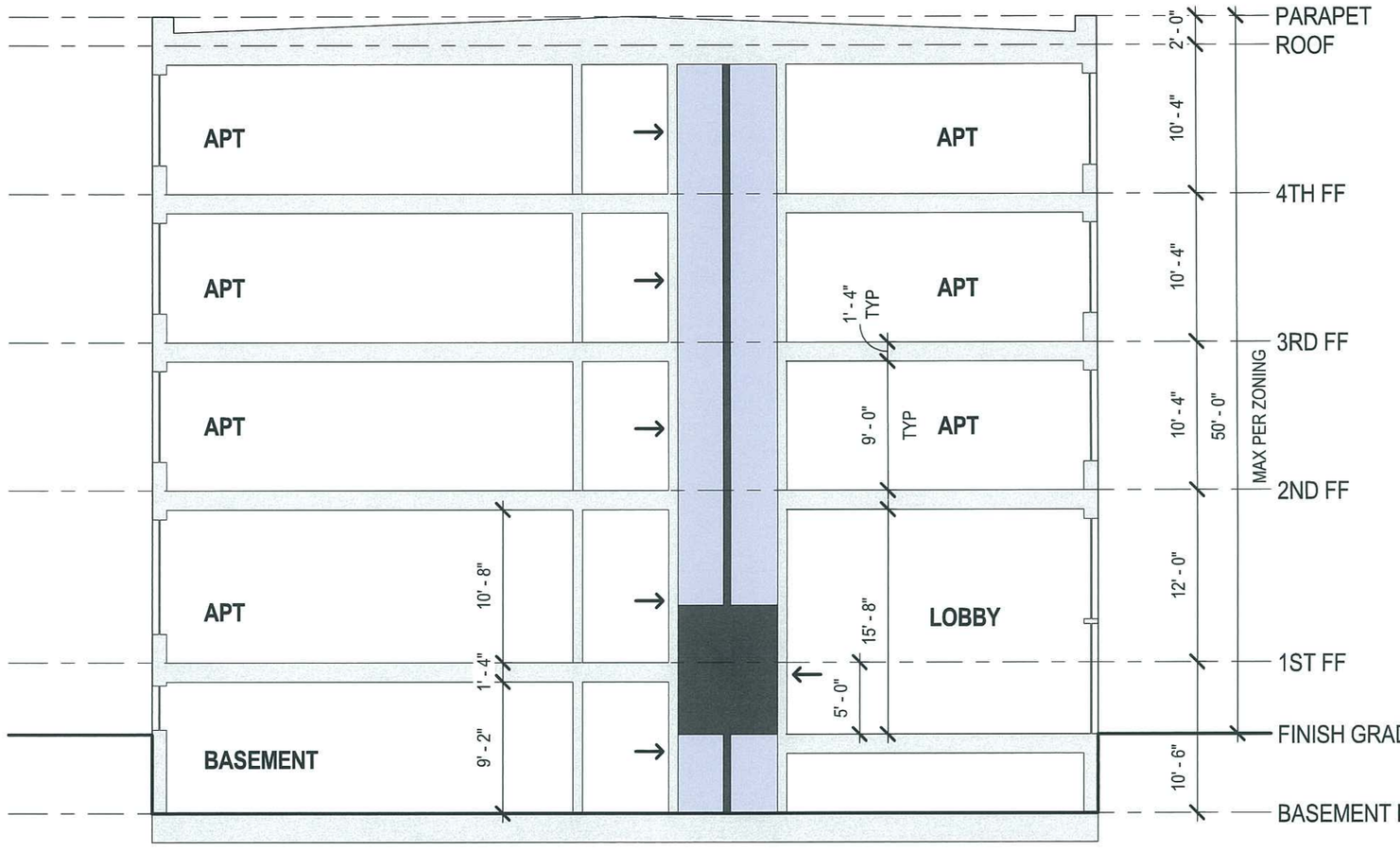
FLOOR AREA	BSMT	FLR 1	FLR 2	FLR 3	FLR 4	TOT
ENCLOSED (GSF)	21,849	22,950	24,366	24,366	24,366	**117,897** (96,048 ABOVE GRADE)
BALCONY (GSF)	0	0	904	904	904	2,712

UNIT TYPES	BSMT	FLR 1	FLR 2	FLR 3	FLR 4	TOT	% OF TOT
STUDIO + DEN	0	4	2	2	2	10	11%
1 BED + DEN	0	14	14	14	14	56	62%
2 BED	0	3	7	7	7	24	27%
	0	**21**	**23**	**23**	**23**	**90**	

OPTION 1 - FLRS 2-4
TCPL REDEVELOPMENT
310-314 N. CAYUGA ST, ITHACA, NY

02/21/2014
A-1C

QPK DESIGN
ARCHITECTURE
ENGINEERING
SITE AND PLANNING



1 BUILDING SECTION

SCALE: 1" = 10'-0"

BLDG SECTION
TCPL REDEVELOPMENT
310-314 N. CAYUGA ST, ITHACA, NY

01/20/2014
A-4

QPK DESIGN
ARCHITECTURE
ENGINEERING
SITE AND PLANNING