



TCPDC

TIOGA COUNTY PROPERTY DEVELOPMENT CORPORATION

607.687.8260 | www.tiogacountyny.com | 56 Main St. Owego NY 13827

**Tioga County Property Development Corporation
Special Board of Directors meeting
Wednesday, June 26, 2024, at 4:00 PM
Ronald E. Dougherty County Office Building
56 Main Street, Owego, NY 13827
Economic Development Conference Room #109**

Agenda

1. Call to Order
2. Attendance
 - a. Roll Call: R. Kelsey, M. Baratta, H. Murray, M. Sauerbrey, S. Yetter, L. Pelotte, J. Whitmore, J. Case
 - b. Invited Guests: B. Woodburn, M. Schnabl, C. Yelverton
3. Old Business
 - a. 62-64 North Avenue, Owego – NYMS CFA application assistance request
 - b. Town of Berkshire Properties
 - i. Railroad Avenue, Berkshire – Property #1
 - ii. Railroad Avenue, Berkshire – Property #2
 - iii. Glen Road, Berkshire – Property #3
 - c. 121 Providence Street, Waverly – asbestos abatement proposals
 - d. 32 Lyman Avenue, Waverly – Scope of work change
 - e. 81 North Avenue, Owego
 - i. Roof replacement proposals
 - ii. 3rd floor ceiling removal/pigeon cleanup proposals
 - iii. Interior cleanout/demolition – change order #1 and #2
 - iv. Draft architectural drawings
 - f. NYLBA Temporary Housing Study
4. New Business
 - a. 81 Hickories Park Road, Owego – former Pizza Hut
 - b. ED&P Office Specialist II position
5. Chairman’s Remarks
6. Adjournment

A PARTNER OF

TEAM TIOGA 

2nd AMENDMENT
TO
CONTRACT TO PURCHASE

THIS 2nd AMENDMENT TO CONTRACT TO PURCHASE (this "Amendment") is made effective as of the latest date this Amendment is executed by a party ("Effective Date"), by and between TIOGA COUNTY PROPERTY DEVELOPMENT CORPORATION, a New York not-for-profit corporation having an office for the transaction of business at 56 Main Street, Owego, New York 13827 (the "Seller") and SOUTHERN TIER ENTERPRISE GROUP, INC., a New York not-for-profit corporation, having an office for the transaction of business at 9 Sheldon Guile Boulevard, Owego, New York 13827 (the "Buyer").

WITNESSETH

WHEREAS, Seller and Buyer entered into that certain contract to purchase dated March 9, 2024 (the "Agreement") in contemplation of the sale the property located in the Village of Waverly, County of Tioga and State of New York commonly known as 32 Lyman Avenue (Tax Map Parcel No. 166.11-1-55) (the "Premises") from Seller to Buyer; and

WHEREAS, Seller and Buyer entered into that certain amendment to contract to purchase dated _____, 2024 (the "First Amendment") with respect to paragraph 6 of the Agreement; and

WHEREAS, the parties now desire to further amend paragraphs 6 and 7 of the Agreement, together with Exhibit A to the Agreement, to reflect their intention with respect to the repairs for which Buyer is eligible for reimbursement by Seller thereunder.

NOW, THEREFORE, in consideration of the foregoing recitals, and for other good and valuable consideration, the receipt and adequacy of which are hereby conclusively acknowledged, the parties hereto agree as follows:

1. Amendment of Paragraph 6 of Agreement. Paragraph 6 of the Agreement titled "Foundation Repairs" shall be amended to read it its entirety as follows:

6. Roof and Floor Support Systems; Interior Demolition. *The Seller shall reimburse the Buyer for repairs to the roof and floor support systems and interior demolition up to, and including, an amount not to exceed Forty Thousand and 00/100 Dollars (\$40,000.00). Payment will be made by the Seller to the Buyer once all roof and floor support system repairs and interior demolition have been completed and invoices have been provided to the Seller regarding same. If the repairs to the roof and floor support systems and interior demolition are not completed within one (1) year from the date of closing, Seller shall be responsible to pay only those invoices which have been provided to the Seller from the Buyer regarding same.*

2. Amendment of Paragraph 7 of Agreement. Paragraph 7 of the Agreement titled "Repairs" shall be amended to read it its entirety as follows:

7. Repairs. *All repairs, including, and in addition to, the roof, floor support systems and interior demolition, which are listed on the Scope of Work submitted to the Seller by the Buyer and attached hereto as Exhibit A must be completed within one (1) year from the date of closing. If all repairs, including the roof, floor support systems and interior demolition listed on the Scope*

of Work are not completed within one (1) year from the date of closing, title to the property will revert back to the Seller. At such time the Buyer agrees to pay any and all costs incurred therein, including, but not limited to, updating the Abstract of Title and drafting and preparing the Deed, the TP-584, and the RP-5217 as well as payment of all recording fees for filing the transfer documents with the Tioga County Clerk's Office.

3. Amendment to Exhibit A to Agreement. Exhibit A to the Agreement shall be amended and entirely replaced by the Amended Exhibit A attached hereto.

4. Counterpart Signatures. This Amendment may be executed in one or more counterparts, including electronic counterparts, and all such executed counterparts shall contain one Amendment, binding on all the parties hereto, notwithstanding that all the parties are not signatories to the original or the same counterpart. A facsimile copy or an email of this Amendment showing the signatures of each of the parties, or, when taken together, multiple facsimile or email copies of the Amendment showing the signatures of each of the parties, respectively, where such signatures do not appear on the same copy, will constitute an original copy of this Amendment requiring no further execution.

5. Modification. Except as expressly modified by this Amendment, the remainder of the Agreement shall remain unmodified, in full force and effect, and shall be binding and enforceable against the parties hereto.

6. Authority. The individuals signing this Amendment below each hereby certify that they have all requisite power and authority to sign on behalf of the parties hereto.

7. Definitions. The capitalized terms used in this Amendment shall have the same definitions as set forth in the Agreement to the extent that such capitalized terms are defined therein and not redefined in this Amendment.

[Signature Page Follows]

AMENDED EXHIBIT A

See Attached Scope of Work

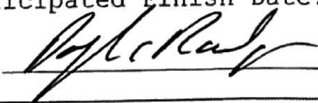
ET'S

Tioga Opportunities Incorporated

REHABILITATION PROGRAMS CONTRACTORS BID

OWNER: TOI	
ADDRESS: 32 Lyman Ave., Waverly, NY	
HOME PHONE #:	
CONSTRUCTION MANAGER: Sheila Neville Tel: 607 765 6422	
SUB-TOTAL PAGE 1	\$ 15,300 ⁼⁼
PROGRAM TOTAL BID AMOUNT	\$ 15,300 ⁼⁼

CONSTRUCTION MANAGER: <u> </u> Sheila Neville Tel 607 765 6422	
Tioga Opportunities Incorporated 9 Sheldon Guiles Blvd., , Owego, NY 13827	
Phone: 607 687 4222 Fax: 607 687 4147	

<u>Contractors Failure to Complete This Section Will Eliminate your Bid</u>	
BUSINESS NAME: <u>ET's General contracting Inc</u>	
ADDRESS: <u>536 st Rt 224 Vanortten N.Y. 14883</u>	
PHONE : <u>607-738-4541</u>	
SUBMITTED BY: <u>Boyle & Koriek Jr</u>	DATE: _____
** Contractor Anticipated Start Date: _____	
** Contractor Anticipated Finish Date: _____	
Owners Signature: <u></u>	

Additions & Exceptions: _____

ET

Tioga Opportunities Incorporated
CONSTRUCTION SPECIFICATIONS

OWNER: TOI

ADDRESS: 32 Lyman Ave., Waverly, NY

HOME PHONE #:

CONSTRUCTION MANAGER: Sheila Neville Tel: 607 765 6422

#	SPECIFICATIONS	\$ AMOUNT
1 Floor System	Inspect existing 1 st floor system. Determine what needs to be replaced or supported in basement to properly stabilize floor. Use appropriate fasteners and hangers. On 1 st floor install ½ inch plywood over existing sub floor with appropriate shims/leveling materials to make surface flat.	\$ 14,500 ⁰⁰
2 Permits & Debris	Contractor responsible for all permits. Contractor responsible for removal of all debris.	\$ 800 ⁰⁰

IN WITNESS WHEREOF, the parties have executed this Amendment as of the dates set forth below.

**TIOGA COUNTY PROPERTY
DEVELOPMENT CORPORATION**

Dated: _____, 2024

By: _____
Brittany Woodburn, Executive Director

SOUTHERN TIER ENTERPRISE GROUP, INC.

Dated: 6/18, 2024

By: Maureen Abbott
Maureen Abbott
Title:

KASCON, L.L.C.

2930 Mason Road
Waterville, NY 13480

Environmental Services

Office: (315)861-2211
Fax: (315) 861-2214
Email: KasconLLC@gmail.com

June 12, 2024

To: OWEGO Elks Lodge
Megan Schnabl
Tioga County Department of Economic Development & Planning
PH# 1-607-687-8263

KASCON Environmental is pleased to provide the following proposal for a roof repair and other related services.

Name/ location of project

**81 North Ave
Owego NY 13827**

Scope of work:

Remove and dispose of 1131 square feet of ceilings with pigeon droppings above on third floor with the use of an attached negative air pressure poly containment decontamination unit

COST : \$26,880

Conditions:

- Owner or GC to provide electric power and water source
- Owner will hire a third – party air monitoring firm to oversee the work if required by NYS Code Rule 56
- Owner is responsible to obtain all local permits if required
- All lead abatement if any is excluded from scope
- Kascon requires minimum deposit of 50% on all residential projects.

KASCON Environmental will provide all necessary labor, materials, etc. to remove all materials that are part of this contract. All work identified above shall be performed in accordance with all federal, state and local regulations. This proposal may be withdrawn by KASCON Environmental if not accepted in thirty (30) days.

Sincerely,
Estimator

Keith Carroll
Estimator

Accepted By: _____

Print Name: _____

Title: _____

Date: _____



CORPORATION

www.sunstreamny.com

6 Spring Forest Avenue, Binghamton, NY 13905 • (607) 724-4400 • FAX (607) 724-0386

Proposal Date: 4/2/2024
Proposal Expires: 4/16/2024

**Tioga County Dept. of Ec Dev & Planning
Attn: Brittany Woodburn**

Re: Ceiling demolition and pigeon dropping clean-up & disinfect joists 81 North Ave Owego

We propose to supply all labor, materials, equipment, insurances and any related costs to perform the following scope of work:

1. Mobilization and demobilization.
2. Setup of personal wash station and negative pressure ventilation.
3. Demolish non-asbestos plaster & lathe ceilings throughout 3rd floor apartment & pull nails.
4. Clean/disinfect all ceiling joists with potential pigeon droppings once ceilings are removed.

Conditions/Exclusions:

- All work to be on straight time. (M-F)
- This price does not include NY sales tax.
- This price includes a C&D dumpster.
- This price includes hazmat disposal fees and trucking.
- Building owner to provide power for the duration of the project.
- Sunstream to supply their own water for the duration of the project.

Total Lump Sum Price for All Work Described Above: \$11,650.00

Liability insurance will be provided upon acceptance of this proposal.
Due to fluctuating costs of materials this proposal may be withdrawn if not accepted within 14 days.

Acceptance Signature / Date

STATE OF THE ART ASBESTOS, LEAD, BIO AND MOLD REMEDIATION, HAZARDOUS WASTE CLEANUP AND
GENERAL DEMOLITION

COMMERCIAL – INDUSTRIAL - RESIDENTIAL

Change Order Number: 1
Project Address: 81 North Avenue, Owego, NY 13827
Contractor: CJM Quality LLC

In connection with the above-mentioned Project, the following change order is requested in accordance with the general conditions of the contract.

Description of the change to the Scope of Work and/or contract that is required and why it is necessary:

Adding the removal of additional ceiling layer above what we could be seen above the first layer on the second floor.

Subject to the conditions hereinafter set forth, an equitable adjustment of the contract is as follows:

The contract price is: X Increased Decreased by Amount: \$5,000.00

Change in labor:

Change in labor needed to add the removal of additional ceiling layer above what we could be seen above the first layer on the second floor. An additional week will be needed to complete the job. The total contract amount is now \$15,500.00.

Change in materials:

An additional dumpster will be needed to complete the job.

Contractor – CJM Quality LLC

Name: _____

Signature: _____

Title: _____

Date: _____

Change Order Number: 2
Project Address: 81 North Avenue, Owego, NY 13827
Contractor: CJM Quality LLC

In connection with the above-mentioned Project, the following change order is requested in accordance with the general conditions of the contract.

Description of the change to the Scope of Work and/or contract that is required and why it is necessary:

Adding the removal of second floor wall partitions and removal of rear fire escape.

Subject to the conditions hereinafter set forth, an equitable adjustment of the contract is as follows:

The contract price is: X Increased _____ Decreased by Amount: \$2,000.00

Change in labor:

Change in labor needed to add the removal of second floor wall partitions and removal of rear fire escape. An additional 3 days will be needed to complete the job. The total contract amount is now \$17,500.00.

Change in materials:

An additional dumpster will be needed to complete the job.

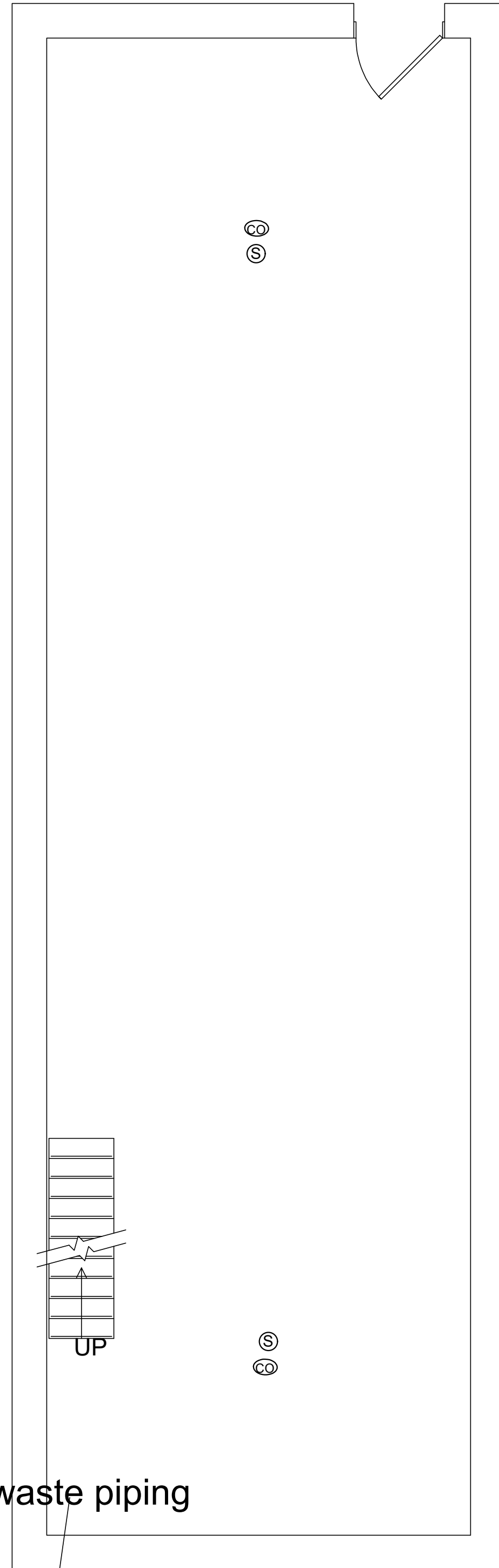
Contractor – CJM Quality LLC

Name: _____

Signature: _____

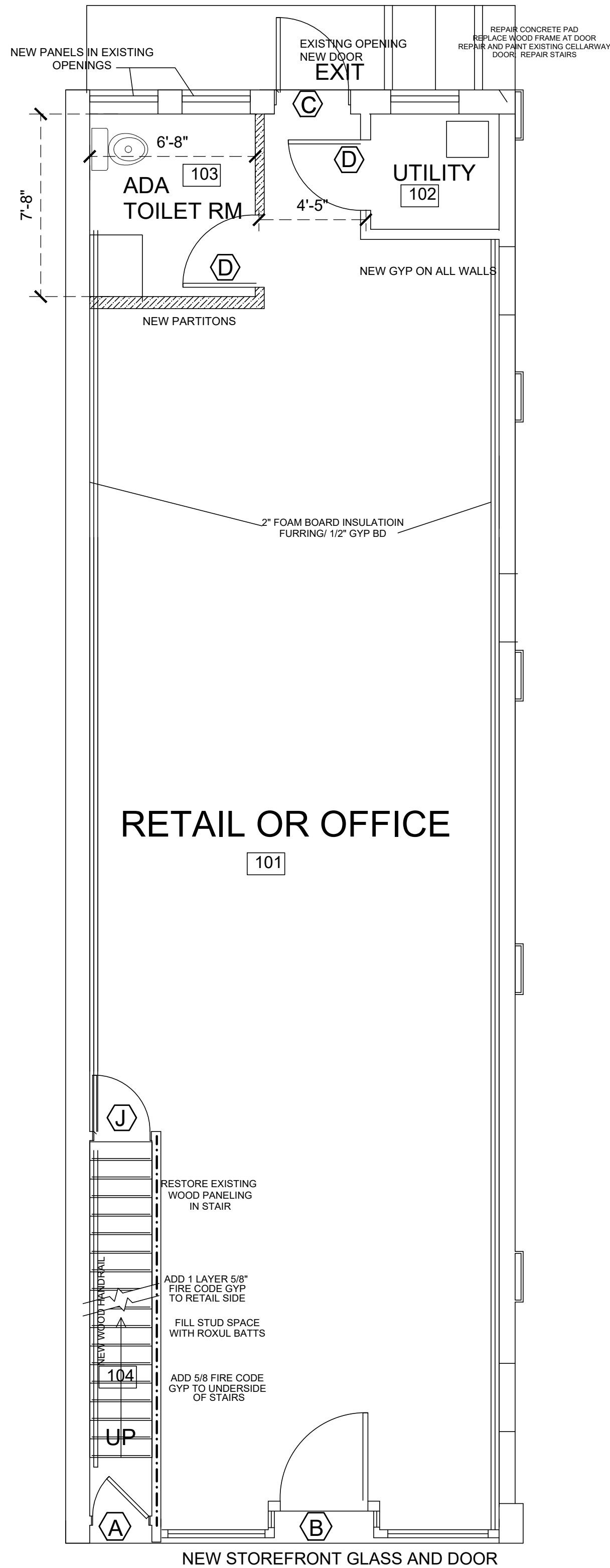
Title: _____

Date: _____

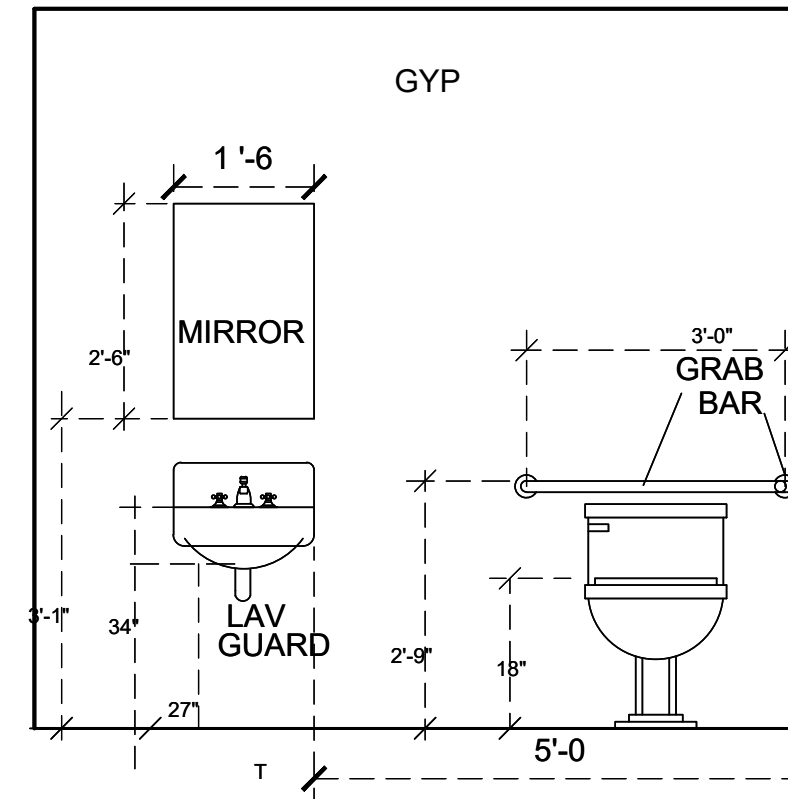


waste piping

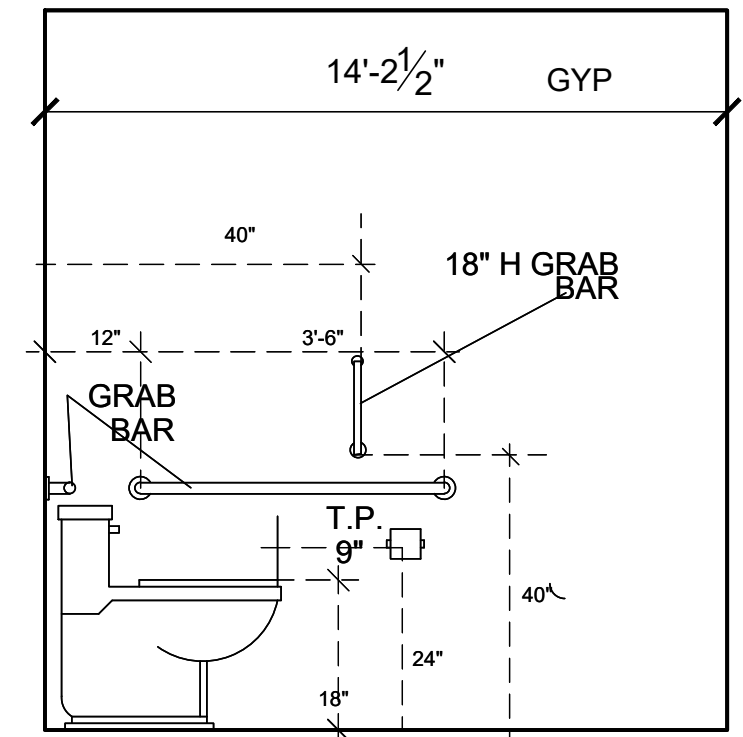
BASEMENT PLAN



FIRST FLOOR PLAN



TYPICAL ACCESSIBLE TOILET ROOM



81 NORTH AVE, OWEGO, NY

CODE REVIEW: JUN 8 2024
 CODES: 2020 BUILDING CODE OF NYS
 2020 EXISTING BUILDING CODE OF NYS
 2020 ENERGY CONSERVATION CONSTRUCTION CODE OF NYS
 NATIONAL ELECTRIC CODE

SUMMARY OF WORK:

BASEMENT, EXISTING: NO WORK
 FIRST FLOOR: EXISTING RETAIL OCCUPANCY (M): 983 SF
 PROPOSED: RETAIL: RENOVATE ALTERATIONS LEVEL 3

SECOND AND THIRD FLOORS: EXISTING = R3 APARTMENTS, 1016 SF EA FLOOR
 PROPOSED: NEW APARTMENTS (ONE PER FLOOR) ALTERATIONS LEVEL 3

WORK AREA COMPLIANCE METHOD

OCCUPANCY CLASSIFICATION (BCNYS 302)
 FIRST: BUSINESS: M
 2ND, 3RD FLOORS: R3

TYPE OF CONSTRUCTION: III B (BCNYS 602)

HEIGHT AND AREA (TABLE 504.4= MAX 4 STORIES (BUILDING IS 3 STORIES))

OCCUPANT LOAD: (BCNYS TABLE 1004.5)
 FIRST FLOOR RETAIL (M) : 60 SF/PP/GROSS = 17
 SECOND FLOOR: R 3: 200/GROSS = 6
 THIRD FLOOR: R3 : 200/GROSS = 6

MEANS OF EGRESS

FIRST FLOOR: TWO PROVIDED
 SECOND AND THIRD FLOORS: BCNYS 1006.3.3(#4) SINGLE EXIT IS PERMITTED IN R-3
 (NOTE: EGRESS WINDOWS AND DOOR PROVIDED)
 STAIR CONSTRUCTION AND ENCLOSURES: EXISTING TO REMAIN (EBCNYS TABLE 1011.4)
 ADDED FIRE CODE GYP TO STAIRS: 1 HR UL 305

SEPARATION BETWEEN OCCUPANCIES:

FIRST (M) AND SECOND (R-3) FLOORS: 2 HRS TABLE 508.4 BCNYS UL L511
 SECOND (R-3) AND THIRD FLOORS: 1 HR UL L 501

SPRINKLER: NOT REQUIRED ON FIRST FLOOR M

SPRINKLER REQUIRED IN R3, TO MEET CHAPTER 9 OF BCNYS
 HOWEVER, EBC 904.1.4: NOT REQUIRED IF BUILDING DOES NOT HAVE SUFFICIENT WATER
 WATER SUPPLY (EXCEPTION 2)

MANUAL FIRE ALARM, SMOKE ALARMS:

SMOKE ALARMS TO BE PROVIDED IN R3 OCCUPANCY (BC 907.2.10.2)

CARBON MONOXIDE DETECTORS: MIN. ONE PER FLOOR

ENERGY: EXISTING SYSTEMS, AND CONSTRUCTION TO REMAIN (2020 EBCNYS 907.1; & 2020 ECC 505)

NEW WORK SHALL COMPLY WITH CHAPTER 5- 2020 ECCODE OF NYS
 INCLUDING HVAC EQUIPMENT, DUCTS, PIPING INSULATION, LIGHT FIXTURES, NEW WINDOWS.
 IN MY PROFESSIONAL JUDGEMENT, THIS MEETS ECCNYS TO THE BEST OF MY KNOWLEDGE

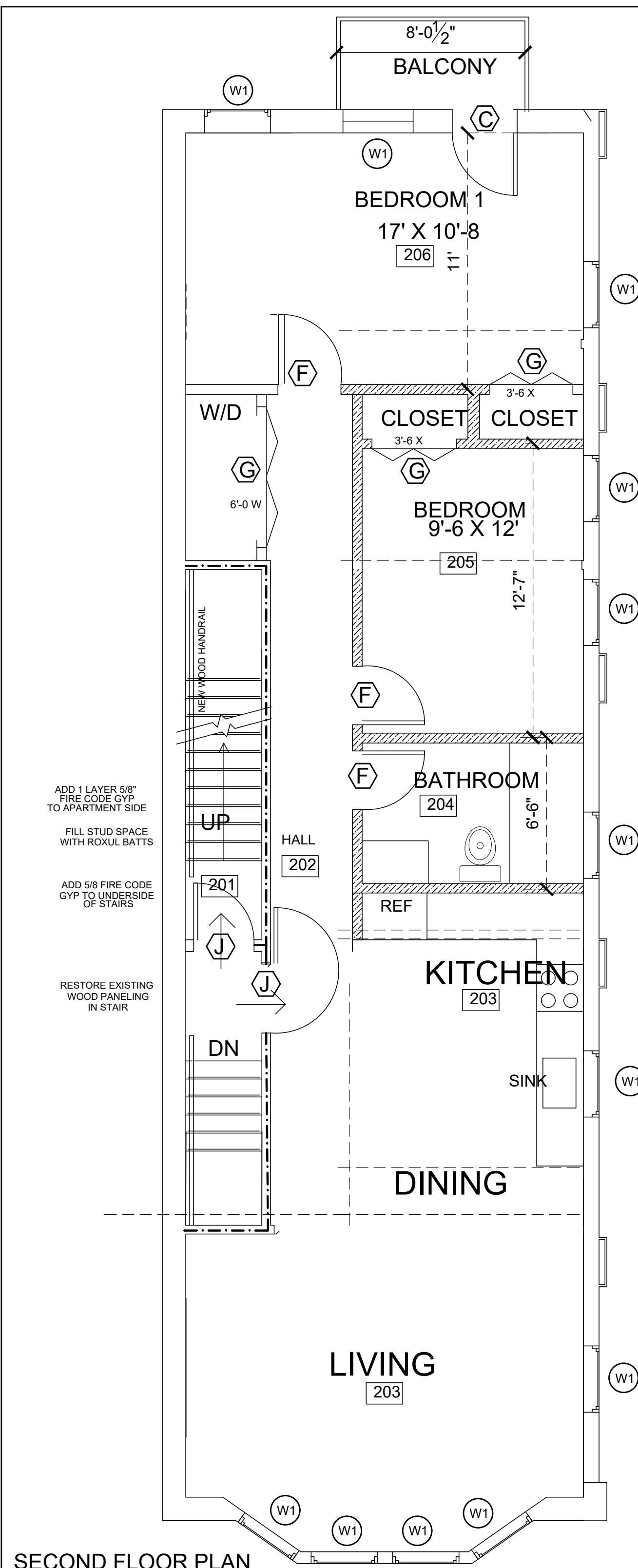
BASEMENT AND FIRST FLOOR PLANS

JUN 4, 2024
 JUN 8, 2024
 JUN 11, 2024
 JUN 24, 2024

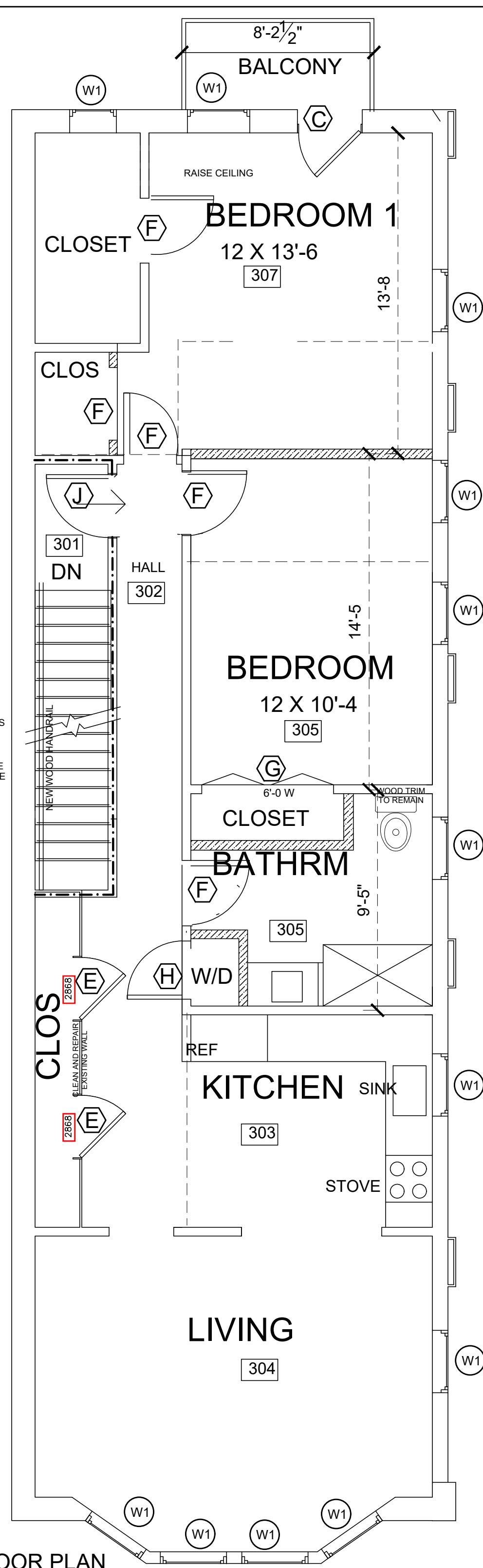
81 NORTH AVENUE, OWEGO, NY
 TIOGA COUNTY PROPERTY DEVELOPMENT CORP

ANNE HERSH A.I.A. ARCHITECT
 2 WEST MARKET STREET, CORNING, NY 14830
 P: 607-962-7646 C: 340 642 7407
 ahershaia@aol.com www.AnneHershArchitect.com

1



SECOND FLOOR PLAN



THIRD FLOOR PLAN

ROOM FINISH SCHEDULE

NO	ROOM	FLOOR	BASE	WALLS	WALL RATING	CEILING	CLG RATING
101	RETAIL	LVT	1 X 8	NEW 1/2" GYP. BD PAINT			2 HR
102	UTILITY	LVT	1 X 8	NEW 1/2" GYP. BD		2 LAYERS 5/8 FIRE CODE GYP	2 HR
103	TOILET RM	LVT	4" VIN	NEW 1/2" GYP. BD		FIRE CODE GYP	2 HR
104	STAIRHALL	REFINISH WOOD	REFINISH WOOD	REFINISH EXISTING WOOD	1 HR		2 HR
201	STAIRHALL	REFINISH WOOD	REFINISH WOOD	REFINISH EXISTING WOOD (1)	1 HR	(2) FIRE CODE 5/8 GYP (2)	
202	HALL		1 X 8	NEW 1/2" GYP. BD		ADD 5/8 FIRE CODE GYP	1 HR
203	GREAT RM		1 X 8	NEW 1/2" GYP. BD		ADD 5/8 FIRE CODE GYP	1 HR
204	BATHRM	LVT	4" VIN	NEW 1/2" GYP. BD		ADD 5/8 FIRE CODE GYP	1 HR
205	BEDROOM	REFINISH WOOD	1 X 8	NEW 1/2" GYP. BD		ADD 5/8 FIRE CODE GYP	1 HR
206	BEDROOM	REFINISH WOOD	1 X 8	NEW 1/2" GYP. BD		ADD 5/8 FIRE CODE GYP	1 HR
301	STAIRHALL	REFINISH WOOD	REFINISH WOOD	REFINISH EXISTING WOOD (1)	1 HR	(2) FIRE CODE 5/8 GYP (2)	
302	HALL	NEW HARDWOOD	REFINISH WOOD	REFINISH WOOD & NEW GYP.		NEW 1/2" GYP. BD	
303	KITCHEN	NEW HARDWOOD	REFINISH WOOD	NEW 1/2" GYP. BD		NEW 1/2" GYP. BD	
304	LIVING	NEW HARDWOOD	REFINISH WOOD	NEW 1/2" GYP. BD		NEW 1/2" GYP. BD	
305	BATHRM	LVT	4" VIN	NEW 1/2" GYP. BD		NEW 1/2" GYP. BD	
306	BEDROOM	NEW HARDWOOD	REFINISH WOOD	NEW 1/2" GYP. BD		NEW 1/2" GYP. BD	
307	BEDROOM	NEW HARDWOOD	REFINISH WOOD	NEW 1/2" GYP. BD		NEW 1/2" GYP. BD	

REFINISH ALL EXISTING DOOR TRIM AND BASE TRIM AND RELOCATE TO NEW LOCATIONS
 (1) ADD 2 LAYERS 5/8" FIRE CODE TO APARTMENT SIDE SIMILAR TO U305 (1 HOUR)
 (2) ADD 1 LAYERS 5/8" FIRE CODE TO MEET UL L 501 (1 HOUR)
 (3) ADD 2 LAYERS 5/8" FIRE CODE TO MEET UL L 511 (2 HOUR)

- EXISTING PARTITION REPAIR AND PAINT
- NEW PARTITION 1/2 GYP EA SIDE 2 X 4'S 16" OC ROXUL SOUND BATTS IN ALL PARTITIONS
- EXISTING PARTITION TO BE REMOVED
- ADD TWO LAYERS 5/8" FIRE CODE GYP

ALL EXTERIOR WALLS:
 ADD 2" FOAM INSULATION AND FURRING TO EXTERIOR WALLS
 NEW LAYER OF 1/2" GYP. BD.
 MOVE ALL EXISTING WOOD TRIM AT WINDOWS TO ABOVE GYP. BD.

DOOR SCHEDULE

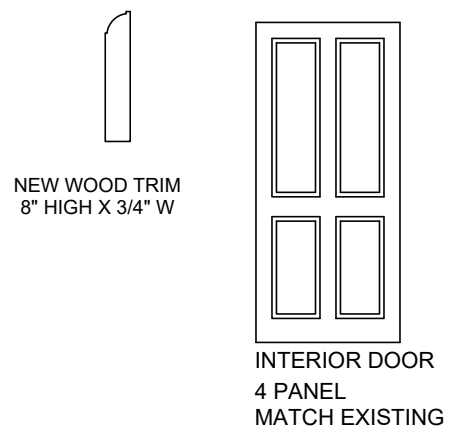
NO	W	H	DESCRIPTION
A	2'-8"	7'-8"	NEW EXTERIOR WOOD & GLASS DOOR (STYLE TO MATCH EXISTING DOOR)
B	3'-8"	7'-8"	TRANSOM ABOVE
C	3'-0"	8'-0"	EXTERIOR DOOR WITH GLASS LIGHT
D	3'-0"		NEW WOOD PANEL DOOR (STYLE TO MATCH EXISTING DOORS)
E			EXISTING DOOR TO REMAIN; REFINISH
F	2'-8"		REFINISH EXISTING DOOR AND RE-USE IN NEW LOCATION
G			WOOD BIFOLD CLOSET DOOR
H	2'-4"	6'-8"	WOOD PANEL DOOR
I			
J	3'-0"	6'-8"	3/4 HR DOOR WITH CLOSER

CONTRACTOR TO SUBMIT HARDWARE SCHEDULE FOR ARCHITECT AND OWNER APPROVAL
 HARDWARE ALLOWANCE: \$ 7,500 MATERIALS ONLY

WINDOW SCHEDULE

NO	W	H	DESCRIPTION
W1			FIT EXISTING MASONRY OPENING DOUBLE HUNG WOOD CLAD
			RE-ADJUST EXISTING TRIM

MARVIN ULTIMATE WINDOW SERIES: ALUMUNUM CLAD; WOOD INTERIOR.
 THERMOPANE LOW E MAX U = .3 SCREENS ON OPERABLE SASH
 PROVIDE SHOP DRAWINGS FOR OWNER/ARCHITECT APPROVAL
 RE-ADJUST EXISTING TRIM SO IT IS ON INTERIOR OF NEW INSULATION AND GYP
 RE-FINISH ALL EXISTING TRIM; REPAIR AND REPLACE DAMAGED TRIM



SECOND AND THIRD FLOOR PLANS

81 NORTH AVENUE, OWEGO, NY
 TIOGA COUNTY PROPERTY DEVELOPMENT CORP

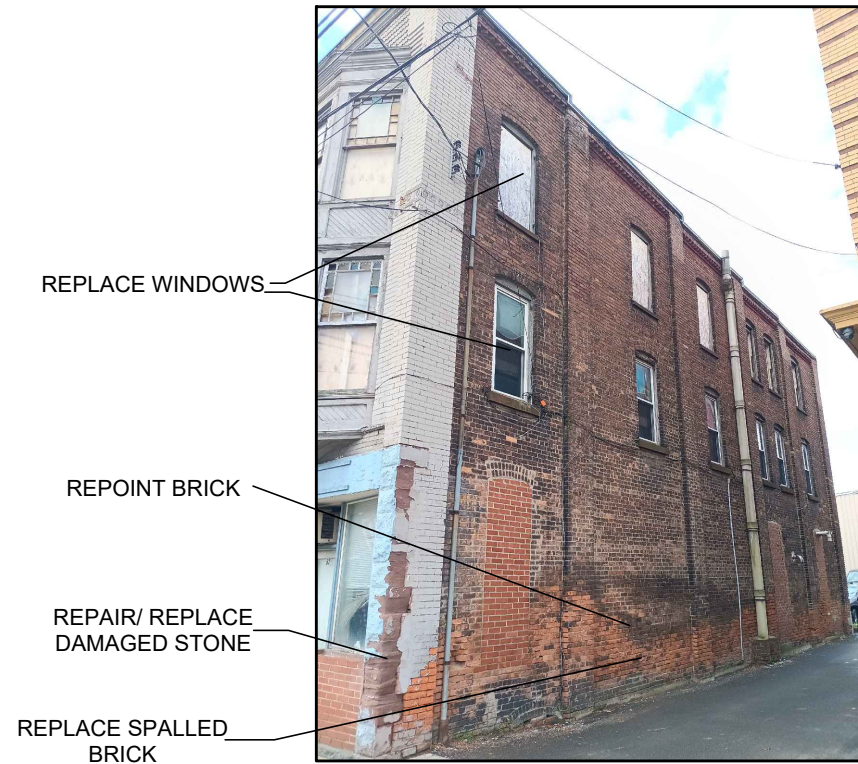
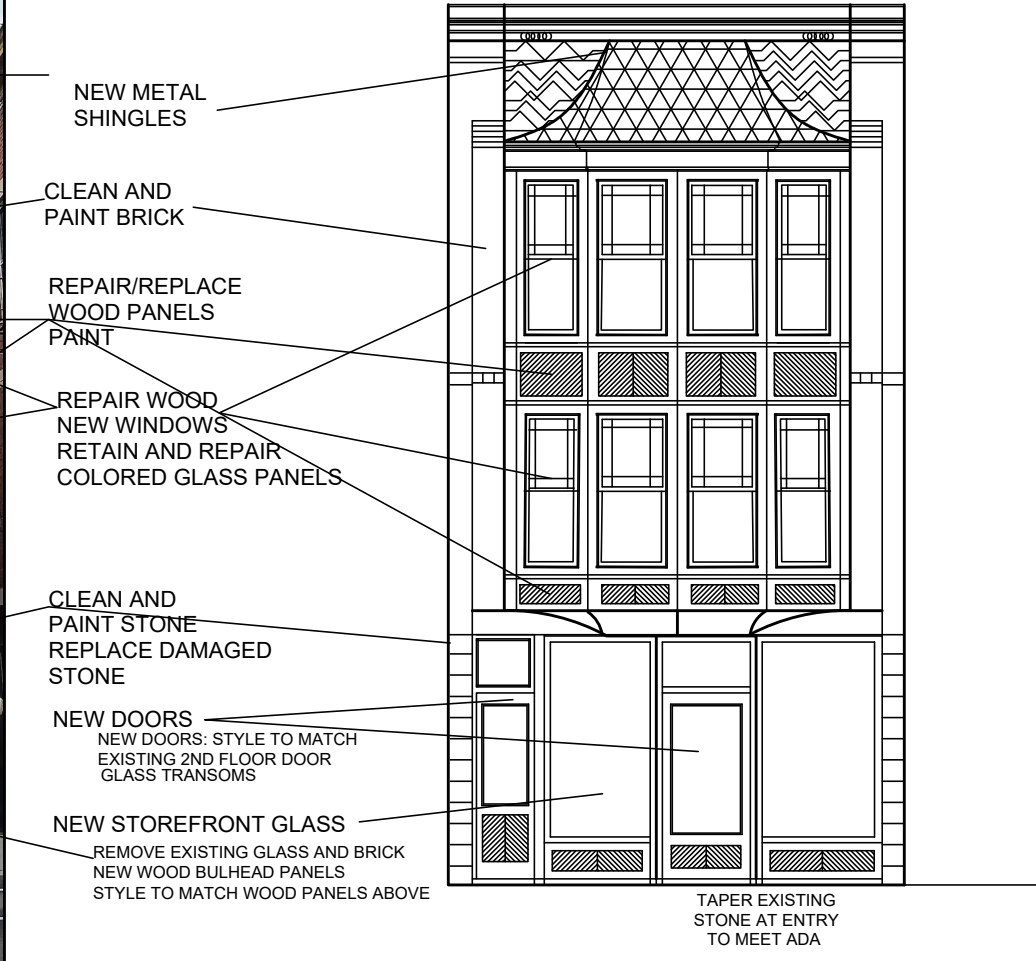
ANNE HERSH A.I.A. ARCHITECT
 2 WEST MARKET STREET, CORNING, NY 14830
 P: 607-962-7846 C: 340 642 7407
 ahershaj@aol.com www.AnneHershArchitect.com

JUN 4, 2024
 JUN 8, 2024
 JUN 11, 2024
 JUN 15, 2024
 JUN 24, 2024

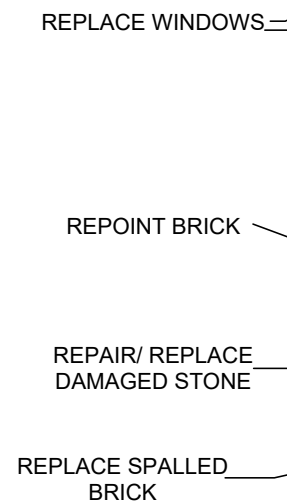
2



FRONT (EAST) FACADE



SIDE (NORTH) FACADE



NOTES: EXTERIOR RENOVATIONS

BRICK

REPOINTING
 ALL WORK TO CONFORM TO PRESERVATION BRIEF 2:
 REPOINTING MORTAR JOINTS IN HISTORIC MASONRY BUILDINGS
 RAKE JOINTS TO 2 TIMES WIDTH OF JOINT (DO NOT DAMAGE BRICK)
 CLEAN LOOSE PARTICLES, DUST.
 USE TYPE O MORTAR: 1 PART CEMENT; 2 PARTS LIME;
 COLOR ADDITIVES TO MATCH EXISTING
 REFILL JOINTS WITH JOINT TO MATCH EXISTING
 REPLACE ANY MISSING OR SEVERLY DETERIORATED BRICKS WITH IDENTICAL SHAPE, COLOR AND TEXTURE MATERIAL.
 PROVIDE TEST PANEL - 3 FT X 3 FT FOR ARCHITECT'S APPROVAL

CLEANING
 ALL WORK TO CONFORM TO PRESERVATION BRIEF 1:
 ASSESSING CLEANING AND WATER-REPELLENT TREATMENTS FOR HISTORIC MASONRY BUILDINGS

UNPAINTED BRICK (NORTH, REAR (WEST))
 CLEAN BRICK WITH LOW PRESSURE WASH (UNDER 100 PSI) AND NON IONIC DETERGENT
 USE NATURAL BRISTLE BRUSH
 FINAL RINSE CONTAIN ANY RUN-OFF
 DO NOT APPLY WATER REPELLENT COATINGS

PAINTED BRICK (FRONT-EAST)
 CLEAN BRICK WITH LOW PRESSURE WASH
 CONTAIN ANY RUN-OFF FINAL RINSE
 RE-PAINT (AFTER POINTING): ACRYLIC EXTERIOR PAINT
 COLOR TO MATCH NORTH BRICK

PAINTED BRICK (SIDE -SOUTH) MURAL
 GENTLY CLEAN BRICK WITH SOFT BRISTLE BRUSHES
 TOUCH UP EXISTING MURAL ADVERTISING
 SUBDUED COLORS

WINDOWS

ALL WORK TO CONFORM TO PRESERVATION BRIEF 9:
 THE REPAIR OF HISTORIC WOOD WINDOWS

NEW WINDOWS

REMOVE EXISTING DOUBLE HUNG WINDOWS ON ALL FLOORS
 NEW ALUMINUM CLAD DOUBLE HUNG WINDOWS TO FIT EXISTING MASONRY OPENINGS

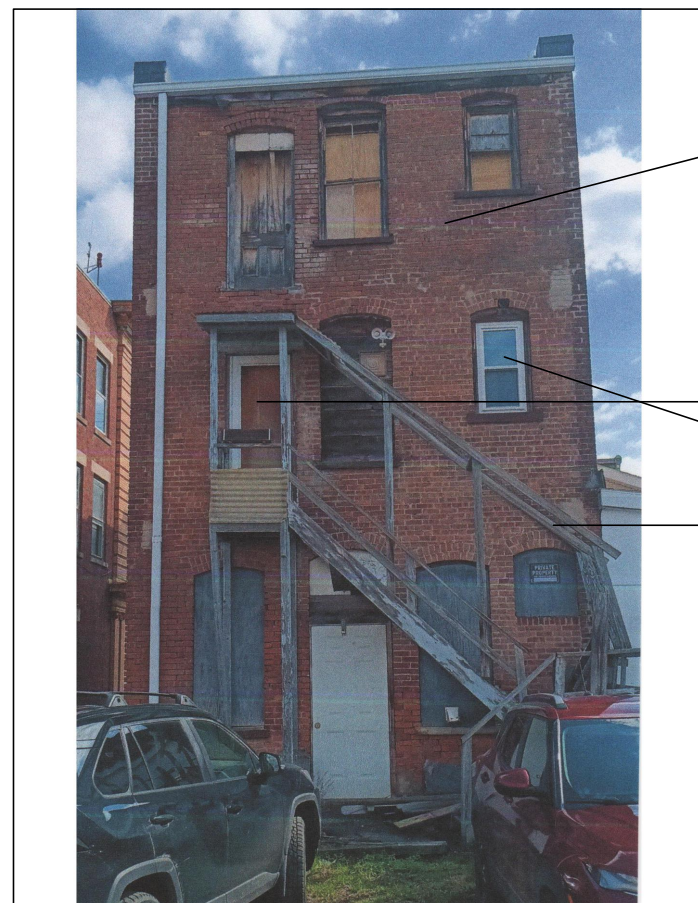
CAULK AND WEATHERSTRIPPING
 CLEAN GLASS

MARVIN ULTIMATE SERIES ALUMINUM CLAD WOOD
 PROVIDE SHOP DRAWINGS FOR OWNER APPROVAL

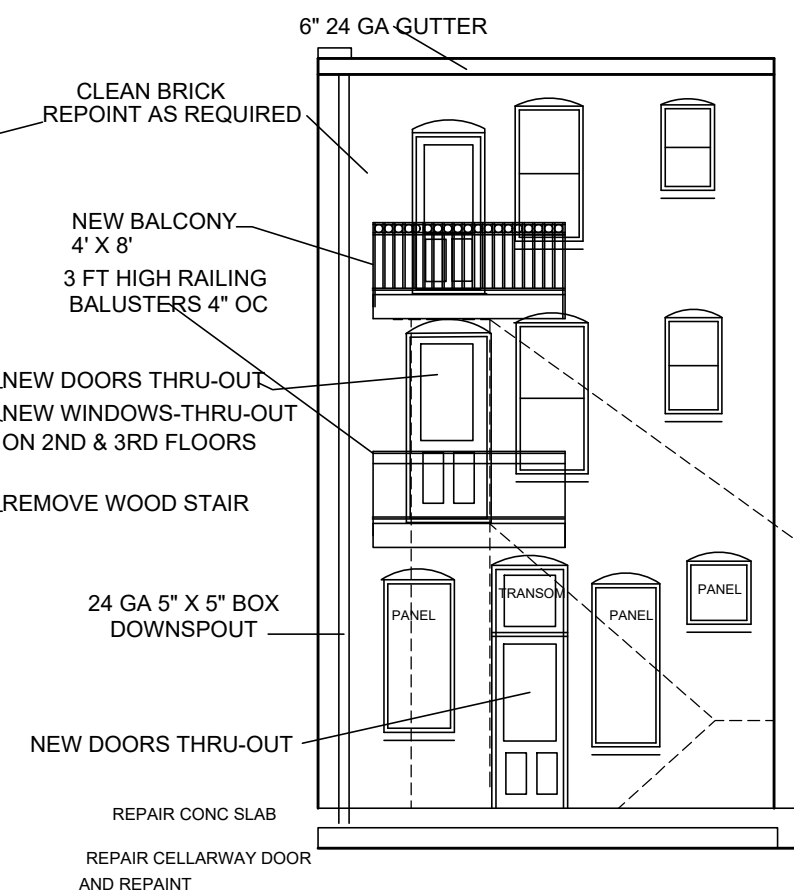
WOOD REPAIR

ALL WORK TO CONFORM TO PRESERVATION BRIEF 10:
 EXTERIOR PAINT PROBLEMS FOR HISTORIC MASONRY BUILDINGS

CLEAN PAINTED WOOD WITH DETERGENT AND SOFT BRISTLE BRUSHES
 REPLACE DAMAGED WOOD WITH NEW WOOD TO MATCH IN AREAS OF PEELING OR CHALKING PAINT, SAND OFF PAINT
 REPAIR OR REPLACE WOOD JAMBS, SILLS AS REQUIRED
 REPAINT WITH OIL BASED PAINT



REAR (WEST) FACADE

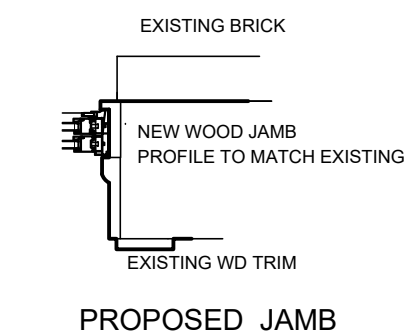
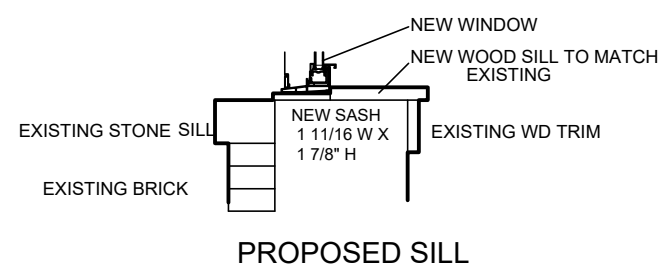
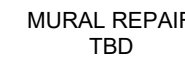


REAR (WEST) FACADE

BALCONY: RAILING 1 X 3 TOP RAIL; 3/4 X 3/4 BALUSTERS 4" OC
 ALUMINUM: BLACK, KYNAR FINISH



SIDE (SOUTH) FACADE



WINDOW DETAILS

MARVIN ULTIMATE SERIES WOOD/ALUM CLAD

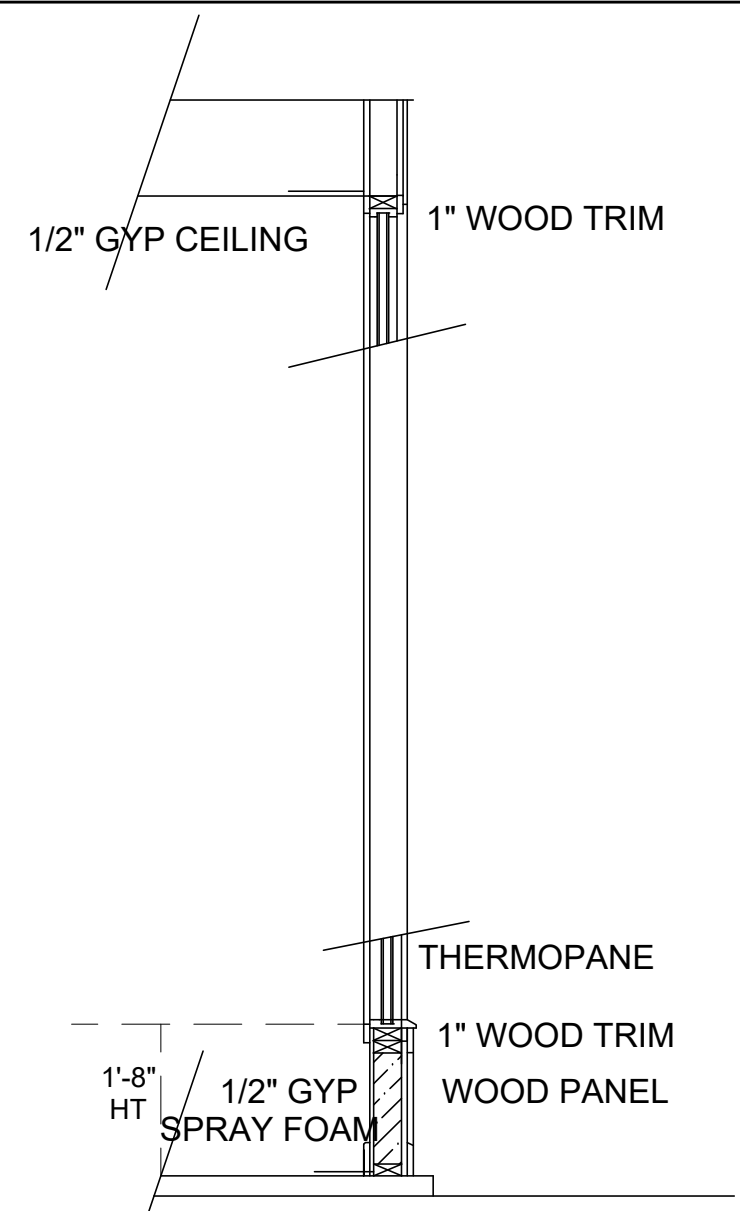
EXTERIOR RENOVATIONS

81 NORTH AVENUE, OWEGO, NY
 TIOGA COUNTY PROPERTY DEVELOPMENT CORP

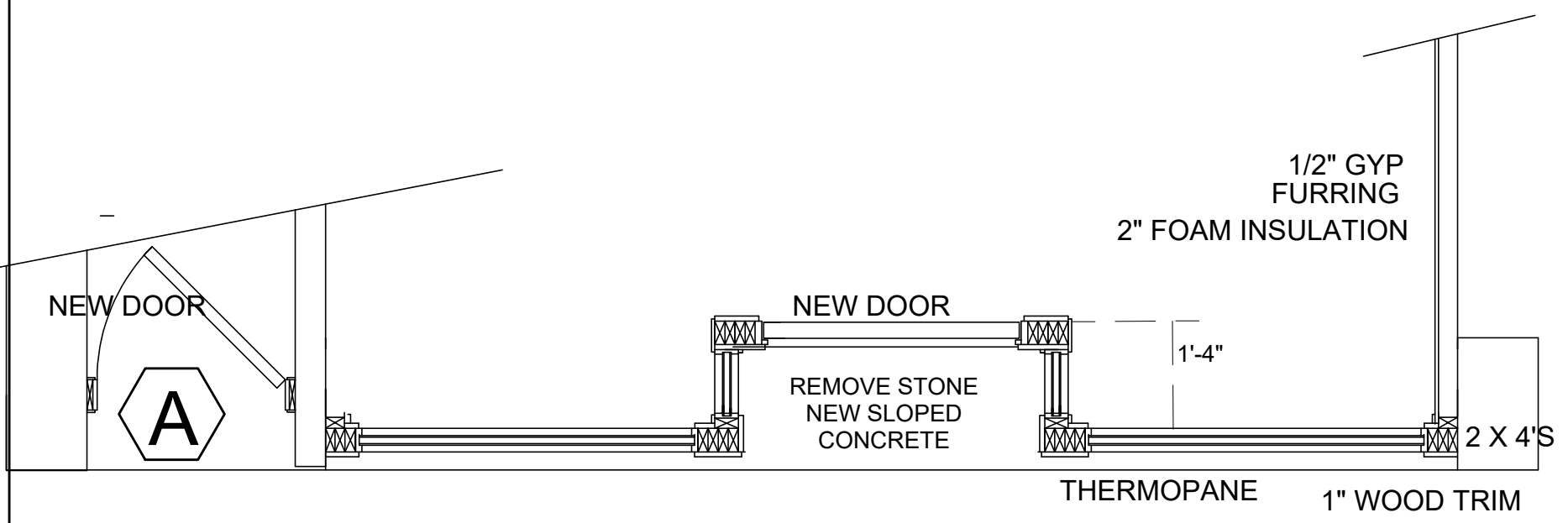
ANNE HERSH A.I.A. ARCHITECT
 2 WEST MARKET STREET, CORNING, NY 14830
 P. 607-962-7846 C. 340 642 7407
 ahershaia@aol.com www.AnneHershArchitect.com

JUN 4, 2024
 JUN 8, 2024
 JUN 15, 2024
 JUN 24, 2024

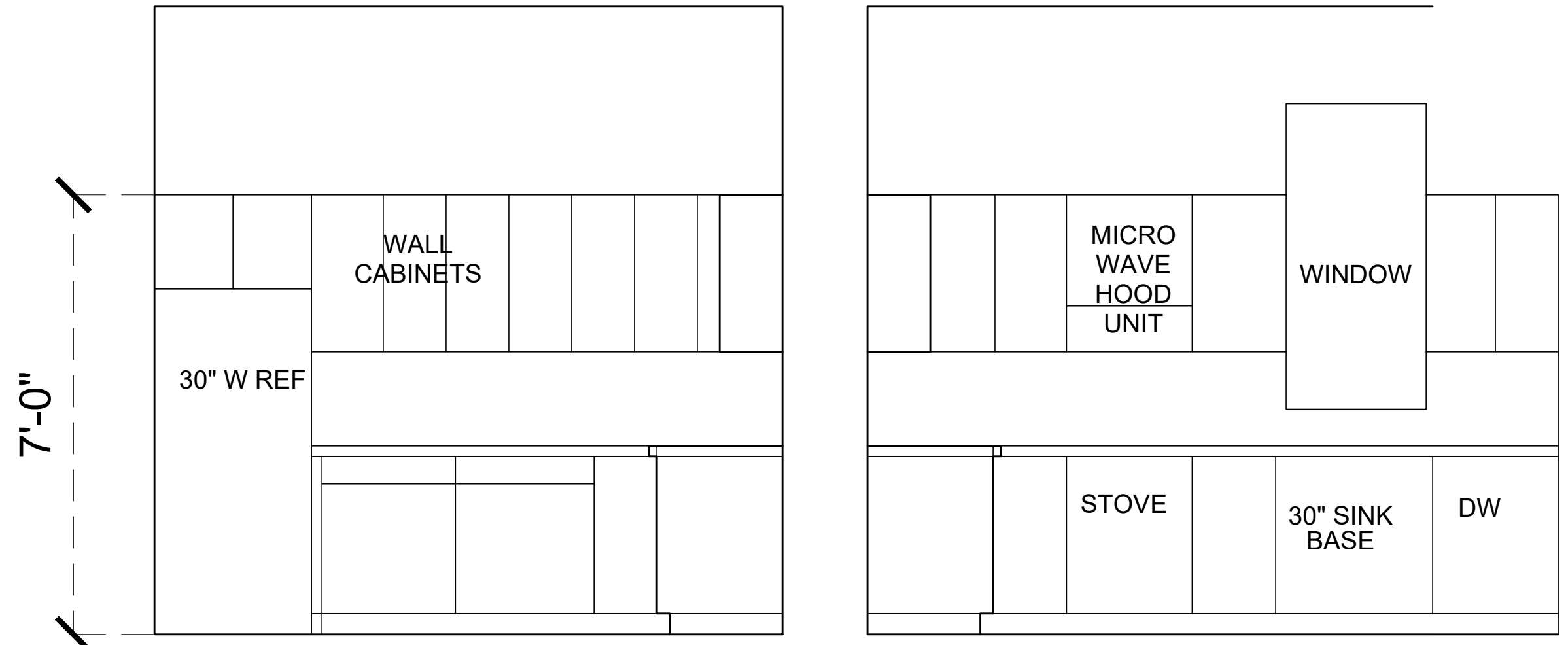
3



SECTION THROUGH STOREFRONT



FLOOR PLAN AT STOREFRONT



SECOND FLOOR KITCHEN PLAN



THIRD FLOOR KITCHEN PLAN

KITCHEN
 CONTRACTOR TO VERIFY DIMENSIONS: FIELD MEASURE
 COUNTER TOPS & BACKSPLASH: COSENTINE DEKTON
 CABINETS:

EXTERIOR AND INTERIOR DETAILS

81 NORTH AVENUE, OWEGO, NY
 TIOGA COUNTY PROPERTY DEVELOPMENT CORP

ANNE HERSH A.I.A. ARCHITECT
 2 WEST MARKET STREET, CORNING, NY 14830
 P: 607-962-7846 C: 340 642 7407
 ahershaia@aol.com www.AnneHershArchitect.com

JUN 4, 2024
 JUN 8, 2024
 JUN 11, 2024
 JUN 15, 2024
 JUN 24, 2024

PLUMBING NOTES
 REMOVE ALL DETERIORATED AND OBSOLETE WASTE AND WATER PIPING
 NEW WASTE AND WATER, AND VENT PIPING TO NEW FIXTURES
 CONNECT TO EXISTING PIPING TO WATER AND WASTE
 VALVE ALL FIXTURES.
 1" FIBERGLASS PIPE WRAP ON ALL HOT AND COLD WATER LINES
 APARTMENTS INSTANTANEOUS HOT WATER HEATERS
 IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE EXISTING PIPING AND
 MAKE ALL REQUIRED CONNECTIONS
 TEST IN ACCORDANCE WITH BUILDING CODE AND DEPT OF HEALTH

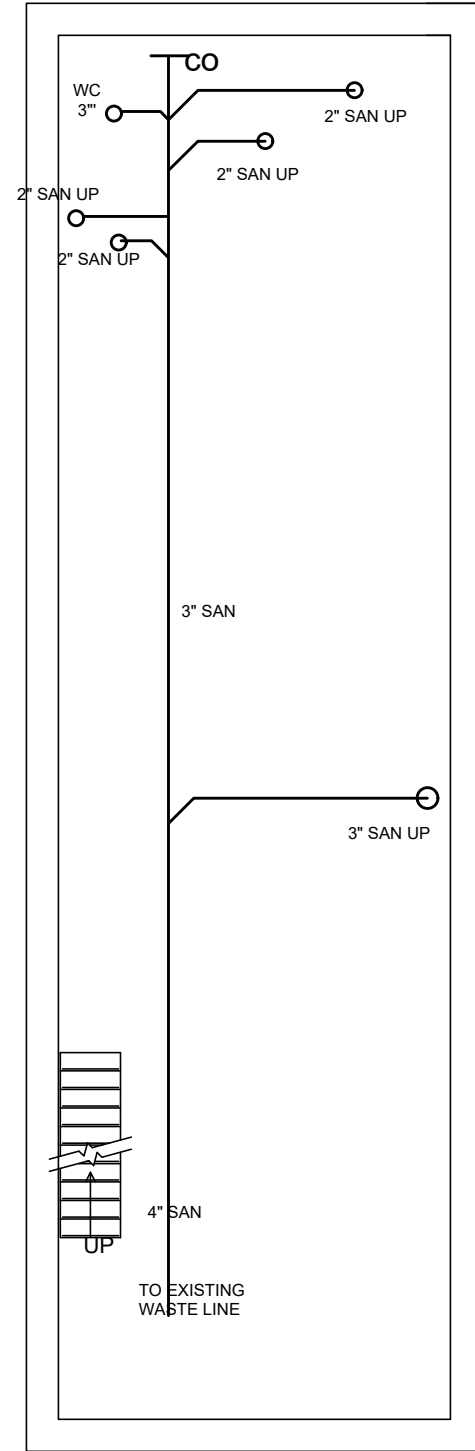
PLUMBING FIXTURE SCHEDULE

TYPE	CW	HW	W	V
LAV	1/2	1/2	1-1/2	1-1/2
WC	1/2	-	3	2"
SHUTUB	1/2	1/2	2	1-1/2
KIT SINK	1/2	1/2	1-1/2	1-1/2
WASHER	1/2	1/2	2	2
DISH WASH	1/2	1/2	2	1-1/2

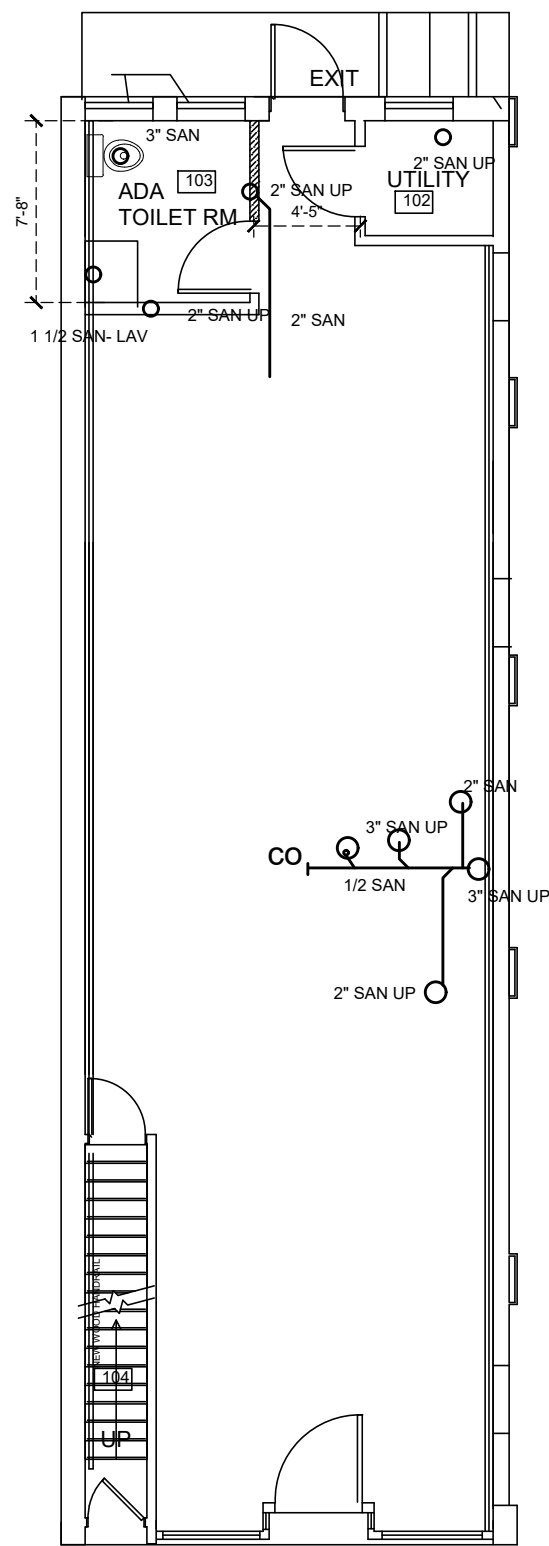
VALVE ALL FIXTURES
 SLOPE WASTE PIPING 1/4"/FT
 2 x 6 STUDS AT ALL REQUIRED CHASES

PLUMBING FIXTURE SCHEDULE

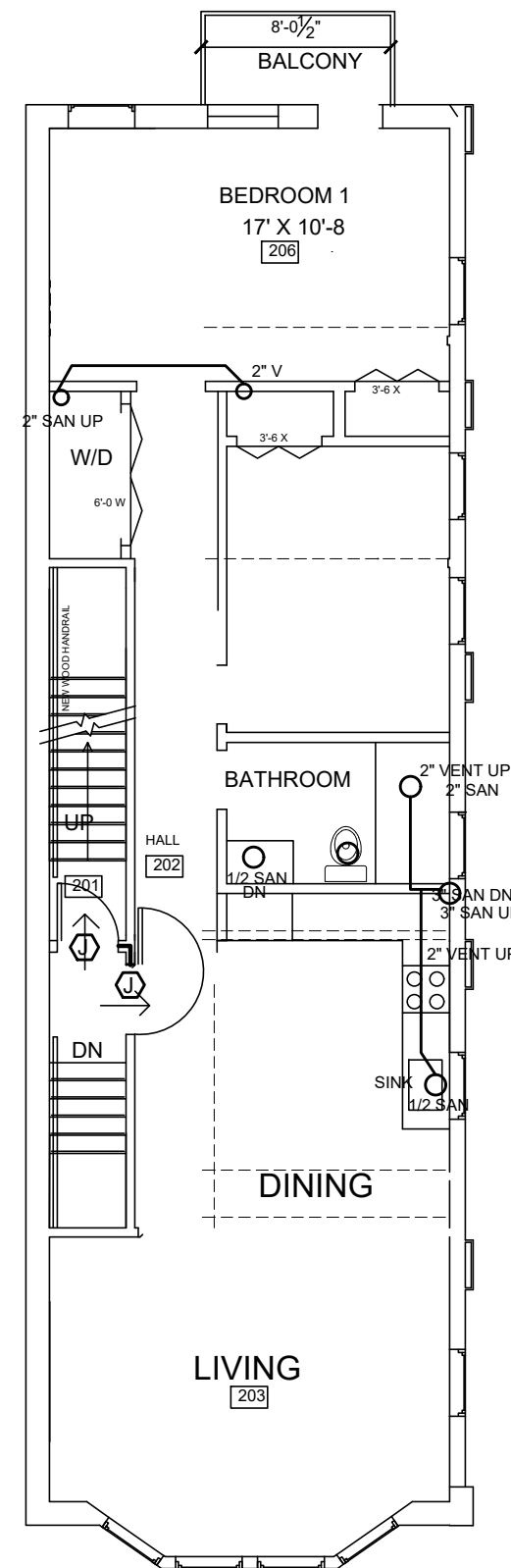
TYPE	SIZE	MATERIAL	MANUFACTURER #
KITCHEN SINK	33W X 20 D X 16W	18GA STAINLESS	KOHLER K-10000-0
RECYCLING FAUCET	2 1/2" CHOICE	STAINLESS	DELTA 11514-CP 11-PANDELES
LAV & VANTY TOP	27" X 22" X 7 1/2"	CUSTOMER SPEC	
LAV FAUCET	4" CHOICE	BRUSHED NICKEL	KOHLER ARCHER K-11014 INCLUDE POP UP DRAIN
ADA TOILET	16 1/2" X 18 1/2"	VITREOUS CHINA	KOHLER CERAMIC K-11024 ADA COMPLIANT
ADA TOILET	16 1/2" X 18 1/2"	VITREOUS CHINA	KOHLER CERAMIC K-11024 ADA COMPLIANT
ADA WATER CLOSET	27 3/4" X 14 1/2"	VITREOUS CHINA	KOHLER CERAMIC K-11014 ADA COMPLIANT
ADA WATER CLOSET	27 3/4" X 14 1/2"	VITREOUS CHINA	KOHLER CERAMIC K-11014 ADA COMPLIANT
TOILET SHOWER & SHOWER	32 X 60 X 10" TUB	ACRYLIC	KOHLER CERAMIC K-11014 ADA COMPLIANT
TOILET SHOWER FAUCET	1 1/2" X 1 1/2"	BRUSHED NICKEL	KOHLER CERAMIC K-11014 ADA COMPLIANT
HOT WATER HEATER	INSTANTANEOUS		



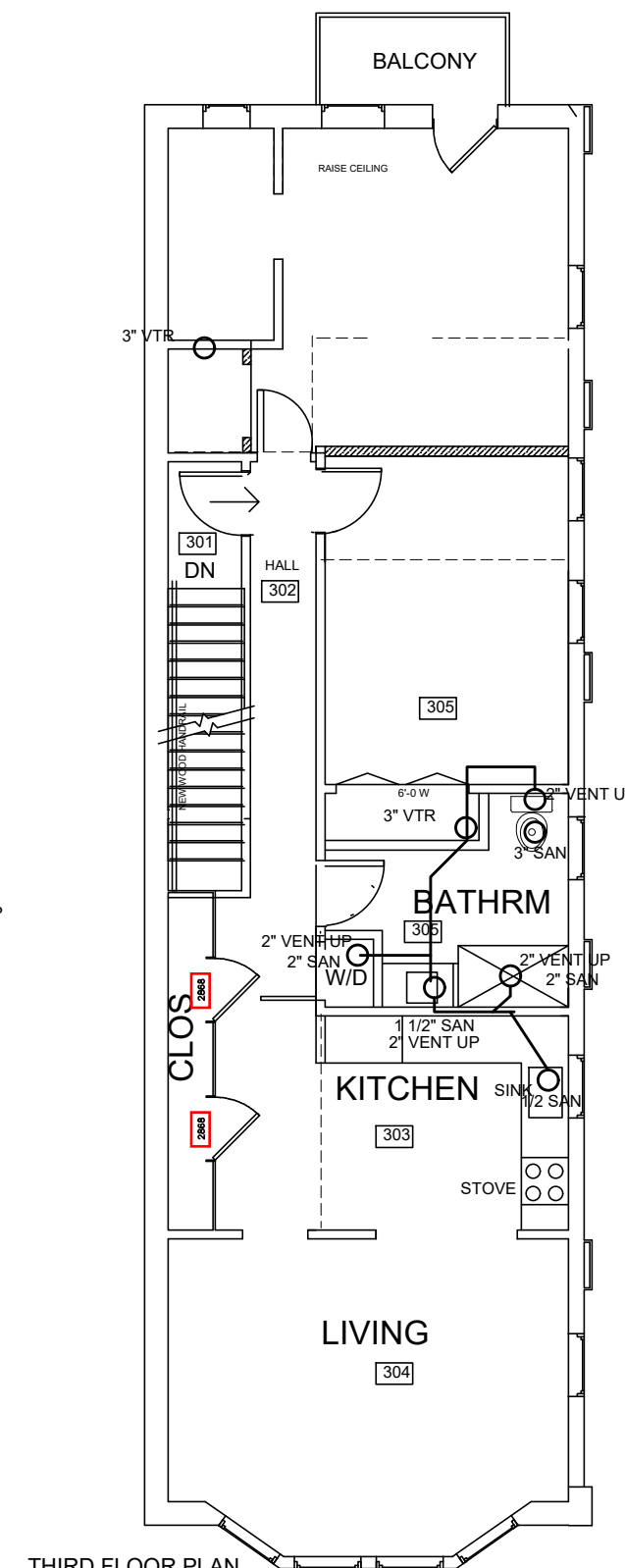
BASEMENT PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

PLUMBING AND HVAC

81 NORTH AVENUE, OWEGO, NY
 TIOGA COUNTY PROPERTY DEVELOPMENT CORP

ANNE HERSH A.I.A. ARCHITECT
 2 WEST MARKET STREET, CORNING, NY 14830
 P: 607-962-7846 C: 340 642 7407
 ahershaia@aol.com www.AnneHershArchitect.com

JUN 4, 2024
 JUN 8, 2024
 JUN 15, 2024
 JUN 22, 2024
 JUN 24, 2024

6