

CONSTRUCTION DOCUMENTS

WEST CAMPUS GOTHICS EXTERIOR REPAIRS MCFADDIN BUTTRESS REPAIR + LEANING CHIMNEY REMOVAL

117 GOTHICS WAY, ITHACA, NY 14853
ITHACA, NEW YORK

PREPARED FOR
CORNELL UNIVERSITY



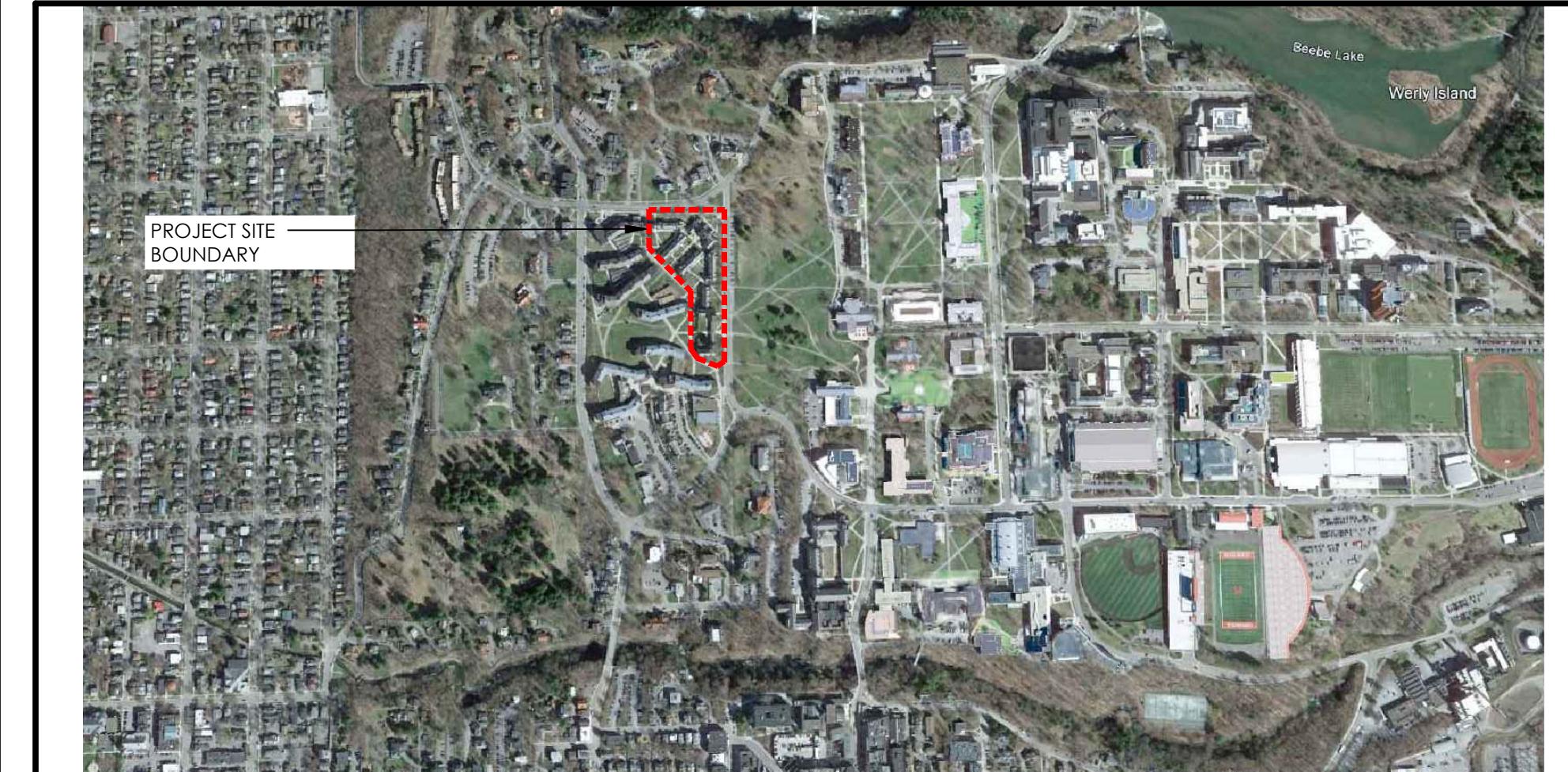
OCTOBER 28, 2025

LIST OF DRAWINGS

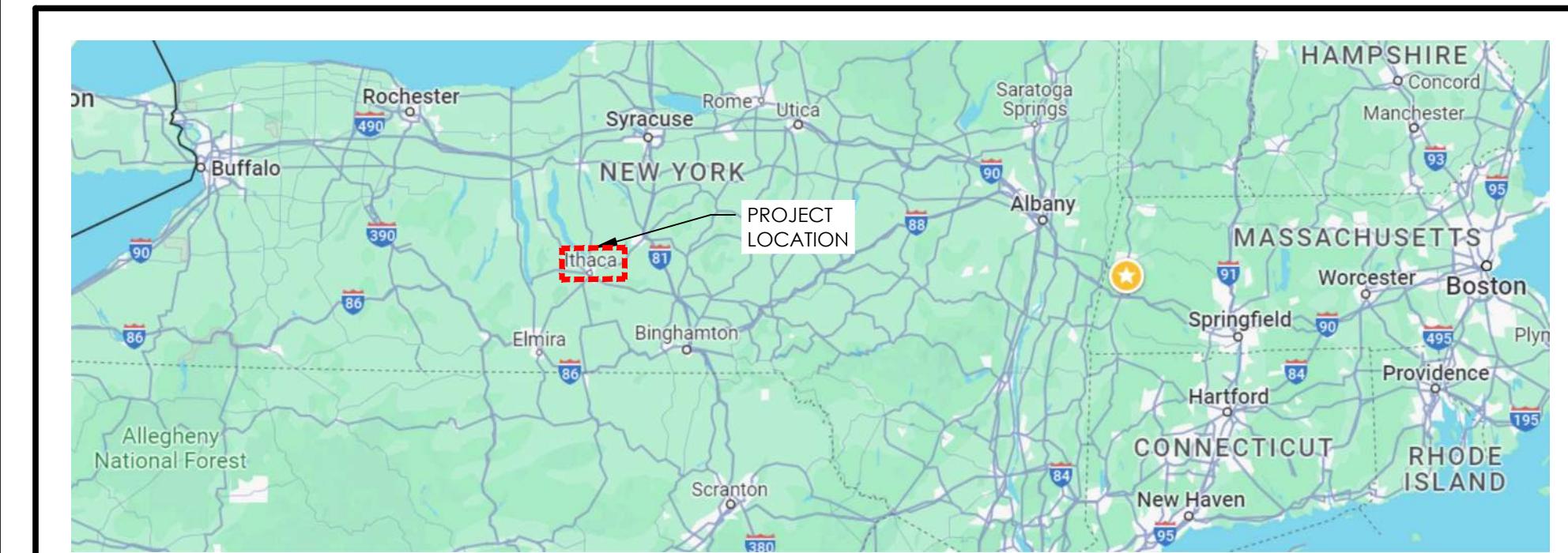
T1.0 TITLE SHEET
SP1.0 SITE PLAN
ARCHITECTURAL DRAWINGS
G1.0 GENERAL NOTES
G1.1 FLOOR PLANS - NORTH BAKER HALL & SOUTH BAKER HALL
G1.2 FLOOR PLANS - BAKER TOWER & FOUNDER'S HALL
G1.3 FLOOR PLANS - BOLDT HALL & MCFADDIN HALL

A1.0 MCFADDIN TOWER PLANS
A1.1 MCFADDIN TOWER ELEVATIONS - EAST
A1.2 MCFADDIN TOWER ELEVATIONS - NORTH
A1.3 MCFADDIN TOWER ELEVATIONS - WEST
A1.4 STONE & FLASHING DETAILS

A2.0 NOT USED
A3.0 NORTH BAKER HALL - NORTH CHIMNEY
A3.1 NORTH BAKER HALL - SOUTH CHIMNEY
A3.2 SOUTH BAKER HALL NORTH CHIMNEY
A3.3 SOUTH BAKER HALL SOUTH CHIMNEY
A3.4 FOUNDER'S HALL - NORTH CHIMNEY
A3.5 BAKER TOWER SOUTH ANNEX CHIMNEY
A3.6 BAKER TOWER SOUTH ANNEX CHIMNEYS
A3.7 BOLDT HALL CHIMNEY



1 SITE PLAN
T-1 SCALE: 1/64" = 1'-0"

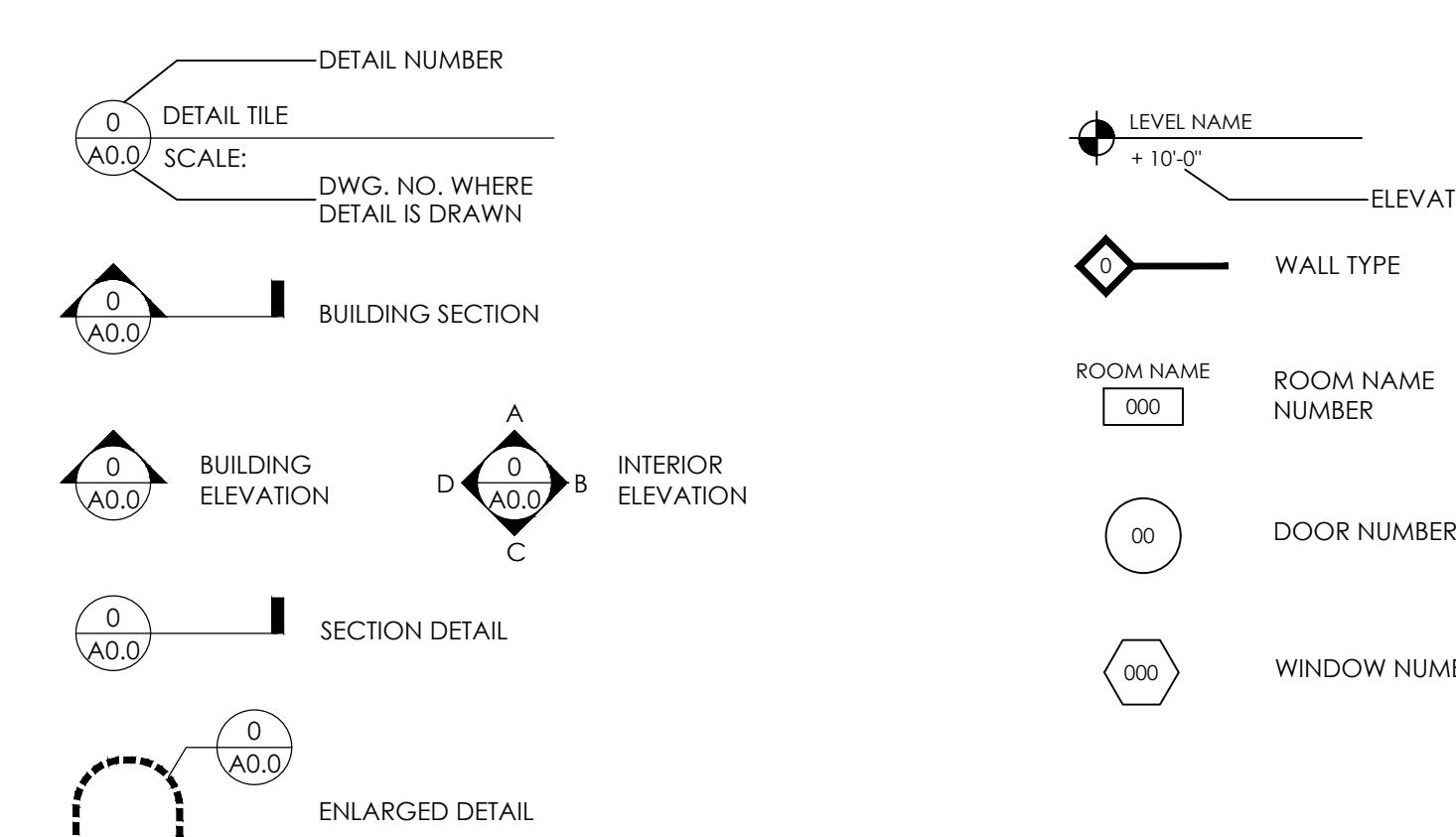


2 LOCATION MAP
T-1 SCALE: NTS

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SYMBOL LEGEND

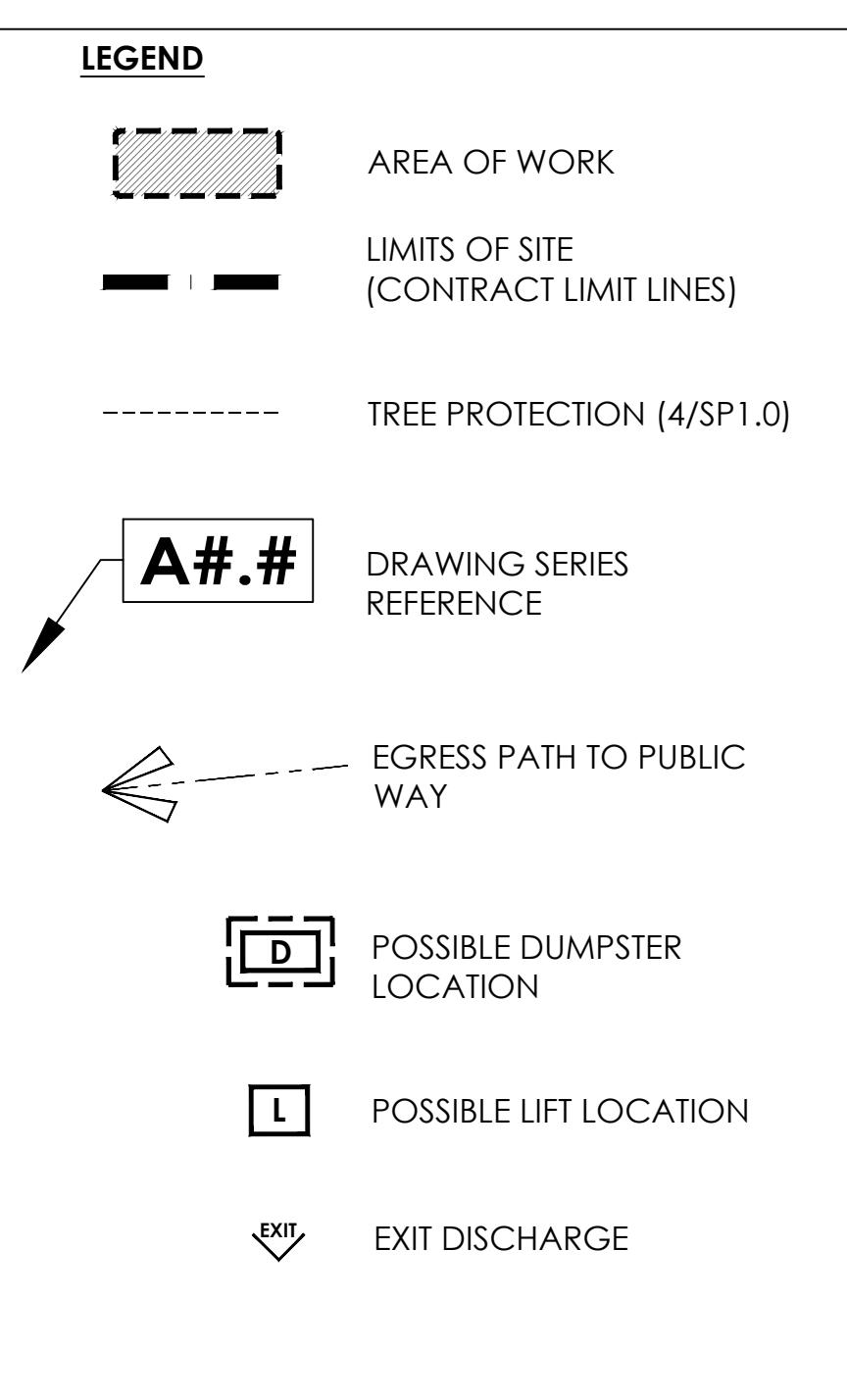
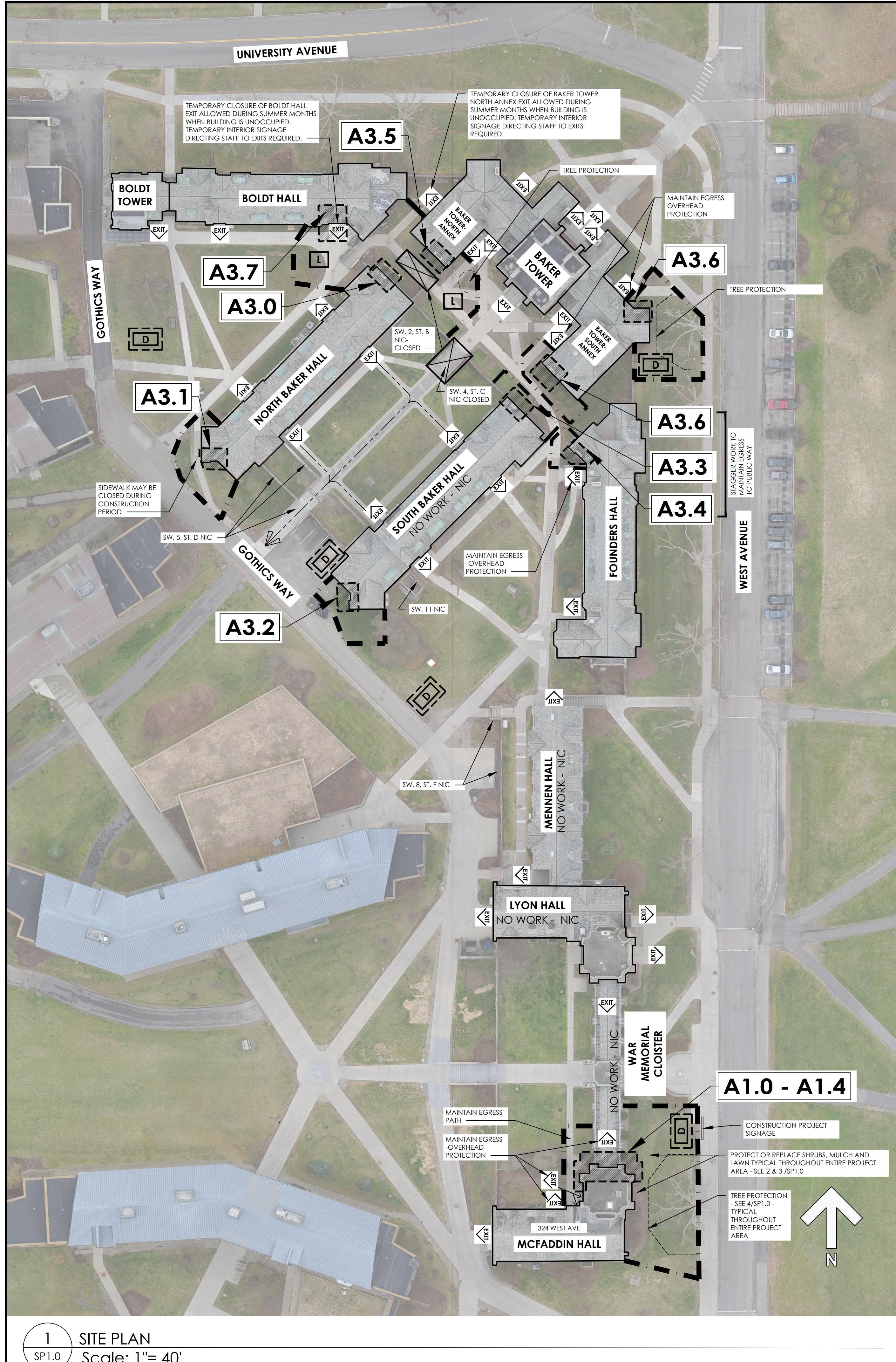


MATERIALS LEGEND

EXISTING	FINISHED WOOD
NEW CONSTRUCTION	WOOD BLOCKING
CONCRETE	TILE
BRICK (ELEVATION)	GRAVEL
BRICK (SECTION)	EARTH
SLATE SHINGLES	
CMU	
STEEL	
RIGID INSULATION	
BATT INSULATION	
GWB	
PLYWOOD	

ABBREVIATIONS

ABBREVIATION	DESCRIPTION
AF, A.F.F.	ABOVE FINISHED FLOOR
ACT	ACOUSTICAL CEILING TILE
ALT.	ALTERNATE
ALU. B.O.	BOTTOM OF
CLO.	CIRCLE
CH. C.H.	CEILING HEIGHT
CL. C.L.	CENTER LINE
CLO. CL.	CLOSET
CONC.	CONCRETE
CONT.	CONTINUOUS
DET., DTL.	DETAIL
DR.	DOOR
EQ.	EQUAL
EQP.	EQUIPMENT
FT.	FEET
GA. GA.	GAUGE
GC.	GENERAL CONTRACTOR
GL.	GLASS
HGT., HT.	HEIGHT
H.M.	HOLLOW METAL
M.O.	MASONRY OPENING
MTL	METAL
N.C., N.J.C.	NOT CONTRACT
PT.	PRESSURE TREATED
SIM. SIM.	SIMILAR
SPEC.	SPECIFICATIONS
SST. S.S.	STAINLESS STEEL
STL. STL.	STEEL
T.H.	THICK
T.I. T.O.	TOP OF
TYP. TYP.	Typical
V.F. V.J.F.	VERIFY IN FIELD
WD.	WOOD

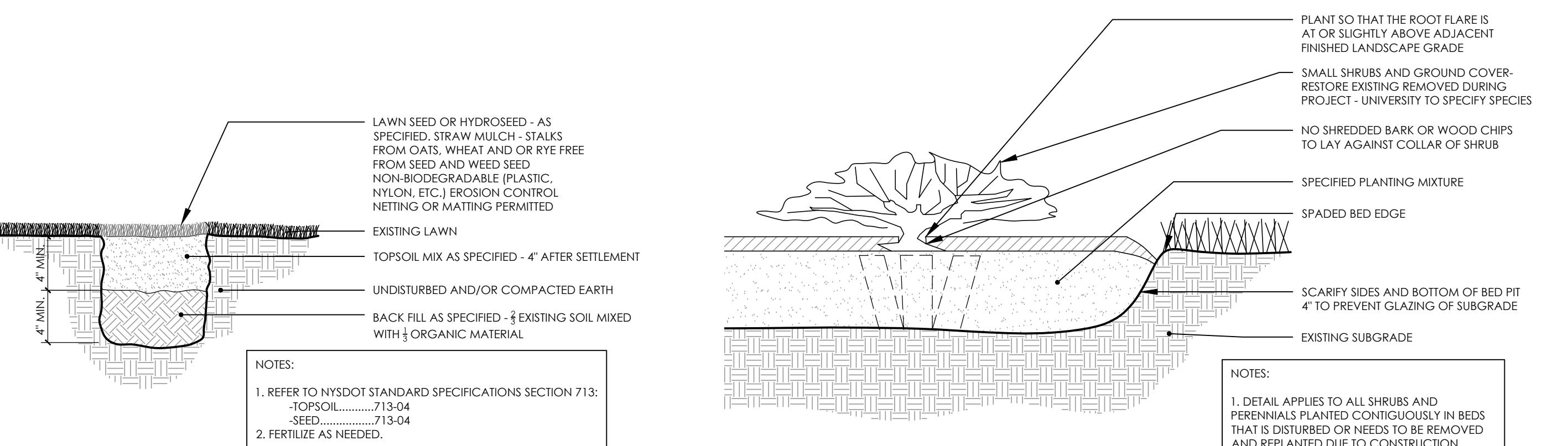


SCOPE OF WORK

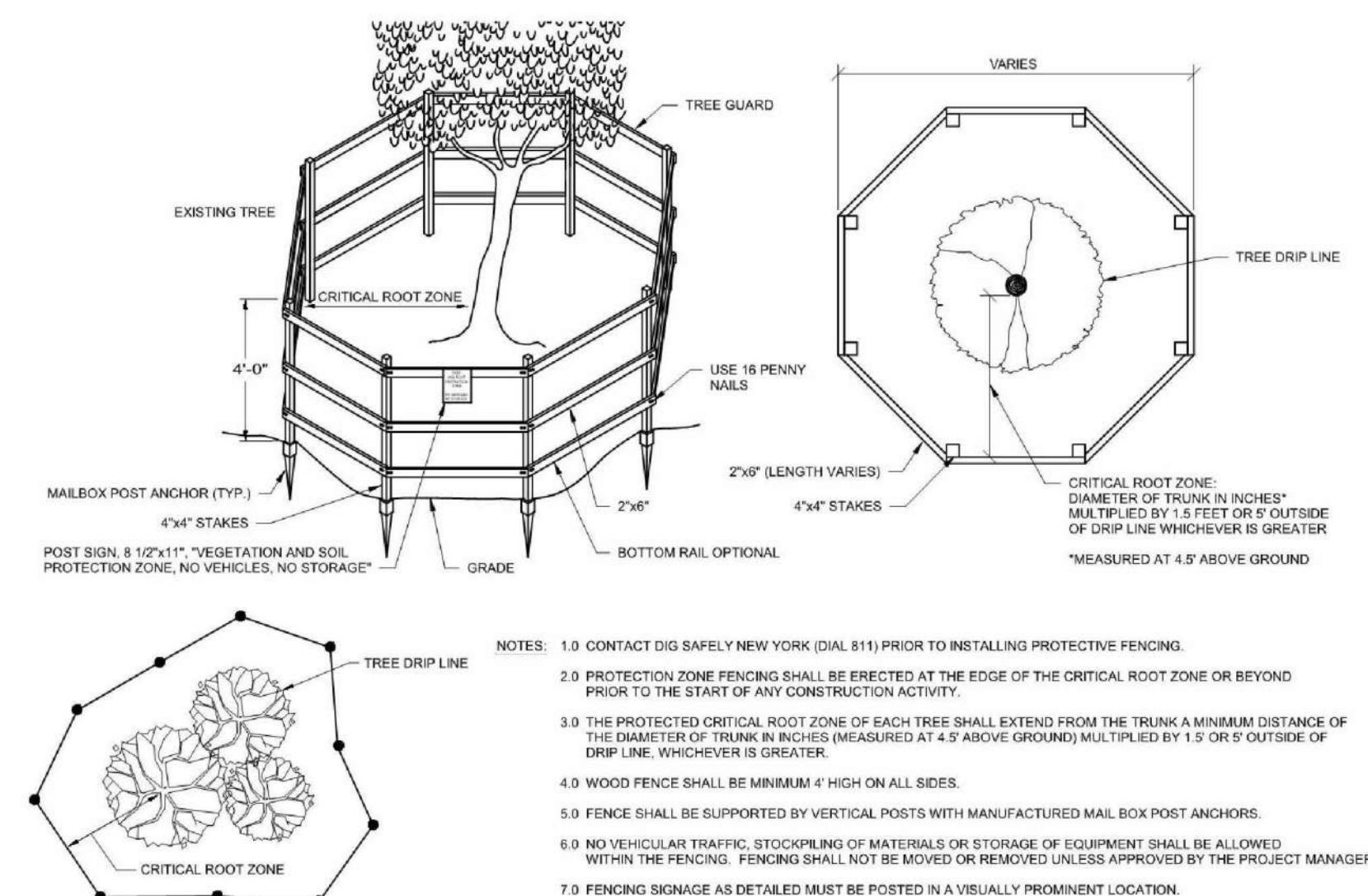
1. MCFADDIN TOWER CORNER BUTTRESSES AND NORTH FACADE. WORK TO INCLUDE REBUILDING SECTIONS OF BUTTRESSES WITH NEW STONE, MISCELLANEOUS STONE REPLACEMENT, RE-POINTING, AND FLASHING. SEE A1.1 FOR DETAILED SCOPE OF WORK.
2. REMOVE LEANING TOPS OF 9 BRICK CHIMNEYS AND PROVIDE WEATHER CAP - (ALLOW FOR EXISTING FLUES TO BE MAINTAINED)
 - 2.1. NORTH BAKER HALL: CHIMNEY ON SOUTHWEST, CHIMNEY ON NORTHEAST.
 - 2.2. SOUTH BAKER HALL: CHIMNEY ON SOUTHWEST, CHIMNEY ON NORTHEAST.
 - 2.3. BAKER TOWER ANNEX'S 3 CHIMNEYS: LOCATED AT SOUTHWEST, NORTHEAST AND SOUTHEAST CORNERS.
 - 2.4. FOUNDERS HALL: CHIMNEY AT NORTHWEST END.
 - 2.5. BOLDT HALL: CHIMNEY OVER ENTRANCE

SITE UTILIZATION PLAN GENERAL NOTES:

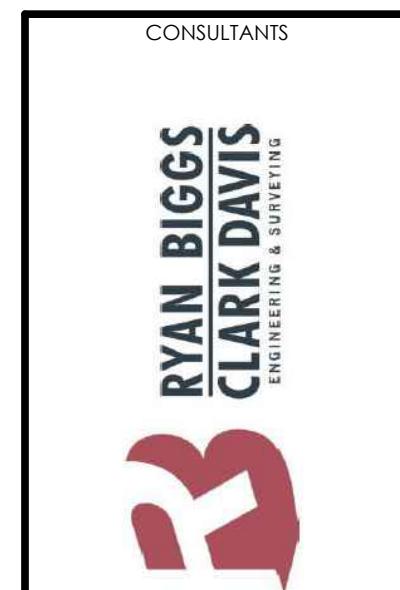
1. THIS DRAWING REPRESENTS A PROPOSED SITE UTILIZATION PLAN. FINAL PLAN REQUIRES REVIEW AND APPROVAL BY OWNER, BUILDING AND FIRE DEPARTMENT. EGRESS FROM ALL BUILDINGS TO THE RIGHT OF WAY SHALL BE PROTECTED AND MAINTAINED. ACCESS TO ALL FIRE DEPARTMENT CONNECTIONS SHALL NOT BE OBSTRUCTED.
2. CONTRACTOR TO SUBMIT A SITE USE PLAN FOR APPROVAL BY OWNER AND LOCAL JURISDICTION. PLAN SHALL INCLUDE METHOD FOR MAINTAINING AND PROTECTING MEANS OF EGRESS; INCLUDING LOCATIONS WHERE OVERHEAD PROTECTION IS REQUIRED, LOCATIONS WHERE TEMPORARY CLOSURES OF EXITS MAY BE REQUESTED, DUMPSTER LOCATIONS, TEMPORARY FENCING LOCATIONS AROUND WORK AREAS AND LIFTS, MATERIAL STORAGE AREAS, ON-SITE WORK AREAS AND ANY TEMPORARY SIGNAGE REQUIRED.
3. IMPACT TO BUILDINGS SHALL BE LIMITED DURING THE OCCUPANCY PERIOD. SEE SPECIFICATIONS FOR WORK SCHEDULE CRITERIA INCLUDING COMMENCEMENT, COMPLETION AND BLACK OUT DATES.
4. SEE G1.1 G1.2 AND G1.3 FOR INTERIOR ROOM LAYOUT OF EACH BUILDING IN SCOPE. PLANS ARE PROVIDED FOR REFERENCE ONLY.



2 SEEDING DETAIL

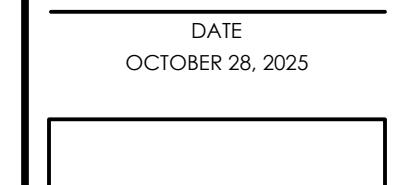
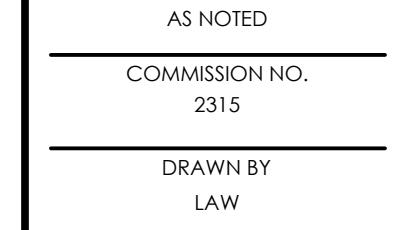
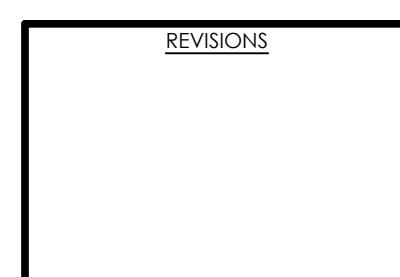


4 SP1.0 TREE PROTECTION NTS



SCITE PI AN

WEST CAMPUS GOTHICS EXTERIOR REPAIRS
MCFADDIN BUTTRESS REPAIR AND LEANING
CHIMNEY REMOVAL
CORNELL UNIVERSITY, 117 GOTHICS WAY, ITHACA, NY 14853



SCAFFOLDING NOTES

1. SCAFFOLDING SHALL BE DESIGNED AND SEALED BY A PROFESSIONAL ENGINEER LICENSED IN NEW YORK STATE OR OTHER STATE. SUBMIT SEALED DRAWINGS AND CALCULATIONS TO ENGINEER (CONSULTANT) AND BUILDING OWNER FOR REVIEW. THE CONTRACTOR'S ENGINEER IS THE "DELEGATED DESIGN ENGINEER" (DDE).
2. COMPLY WITH ALL FEDERAL, STATE, AND LOCAL REQUIREMENTS FOR SCAFFOLDING.
3. SCAFFOLDING SHALL BE DESIGNED TO MEET OR EXCEED OSHA REGULATIONS FOR LOADS IMPOSED AND LATERAL TIE-IN REQUIREMENTS.
4. THE DESIGN OF SCAFFOLDING MUST INCLUDE PROVISIONS SUCH AS TOE PLATES AND NETTING WHICH REDUCE THE RISK OF FALLING MATERIALS AND/OR DEBRIS.
5. WORKING DECKED LEVELS OF SCAFFOLDS SHALL BE FULLY PLANKED OR DECKED BETWEEN THE FRONT UPRIGHTS AND THE GUARDRAIL SUPPORTS. EACH DECKED LEVEL SHALL BE INSTALLED SO THAT THE SPACE BETWEEN ADJACENT UNITS AND THE SPACE BETWEEN THE PLATFORM AND THE UPRIGHTS IS NO MORE THAN 1 INCH WIDE, EXCEPT WHERE DEMONSTRATED THAT A WIDER SPACE IS NECESSARY.
6. WORKING PLATFORMS OR DECKED LEVELS 10 FEET OR MORE ABOVE THE GROUND REQUIRE GUARDRAILS, MIDRAILS, AND TOEBOARDS. SEE OSHA 1926.451 FOR ADDITIONAL INFORMATION.
7. SCAFFOLDING IS TO BE INSPECTED BY A COMPETENT PERSON UPON COMPLETION OF INSTALLATION, PRIOR TO EACH SHIFT, AND AFTER AN ADJUSTMENT OR REPAIR. INSPECTION IS TO INCLUDE ALL COMPONENTS, ATTACHMENTS, SUPPORTS, AND ANCHORAGES.
8. PROVIDE FENCING ATTACHED TO BASE OF SCAFFOLD AS NOTED ON DRAWINGS. EXTEND CHAIN LINK FOR 8 FEET ABOVE FINISHED GRADE WHERE ATTACHED TO SCAFFOLD.
9. PROVIDE FENCING AROUND PERIMETER OF SCAFFOLD AREA. PROVIDE POSTS, RAILS, AND CONNECTIONS OF STANDARD GALVANIZED STEEL PRODUCTS OF AN APPROVED MANUFACTURER, OF THE SIZE AND TYPES AS REQUIRED AND APPROVED. EXTEND CHAIN FENCING FOR 8 FT ABOVE FINISHED GRADE. MAINTAIN THE TEMPORARY FENCE ENCLOSURE THROUGHOUT THE CONTRACT, OR UNTIL DIRECTED TO BE REMOVED. REPLACE ALL ITEMS OR PORTIONS OF FENCE ENCLOSURE THAT BECOME DAMAGED OR DESTROYED.
10. PROVIDE GATES INTO SCAFFOLDING AREA WITH LOCKS.
11. STORAGE IS NOT ALLOWED ON SCAFFOLDING OR ON GROUND WITHIN SCAFFOLD AREA.
12. CONSULT WITH THE ENGINEER OF RECORD FOR THE PROJECT REGARDING APPROPRIATE PROTECTION FOR EXISTING ROOF SURFACES IF SCAFFOLD IS TO BE SUPPORTED ON ROOFS, AND FOR MEANS OF THE SCAFFOLD TIE-INS.
13. PROVIDE SCAFFOLDING STAIRS IN LIEU OF LADDER ACCESS AT SCAFFOLD LOCATIONS.
14. THE DDE SHALL REVIEW AND VERIFY EXISTING BEARING GRADES THAT WILL BE PRESENT DURING SCAFFOLDING ERECTION AND USE, FOR PROPER SUPPORT OF THE SCAFFOLDING, AND SHALL PROVIDE APPROPRIATE SILLS OR CRIBBING.
15. FOR SCAFFOLDING TO BEAR ON ROOFS, ON TUNNELS BELOW GRADE, OR ON SIMILAR STRUCTURES, THE DDE SHALL EVALUATE THE EXISTING STRUCTURE FOR THE IMPOSED LEG LOADS.
16. SCAFFOLDING SHALL NOT BE ENCLOSED UNLESS IT HAS BEEN DESIGNED FOR ENCLOSURE WITH THE REQUIRED INCREASE IN TIE-INS.
17. SCAFFOLDING SHALL BE DESIGNED AS MEDIUM DUTY.

SPECIAL INSPECTION NOTES

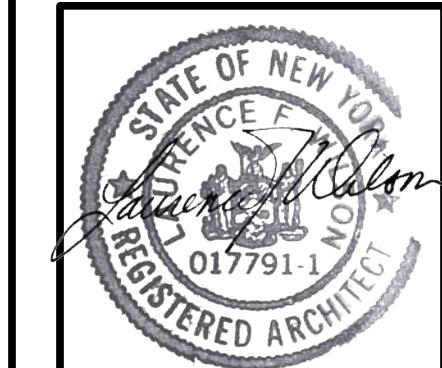
1. THE OWNER WILL ENGAGE THE SERVICES OF A QUALIFIED SPECIAL INSPECTOR FOR THIS PROJECT, WHO WILL PROVIDE AND/OR COORDINATE INSPECTION AND TESTING REQUIREMENTS AS NECESSARY IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 17 OF THE BCNYS.
2. THE REGISTERED DESIGN PROFESSIONAL HAS PREPARED A STATEMENT OF SPECIAL INSPECTIONS, WHICH INCLUDES SPECIFICATION 014533, AND THE SCHEDULE OF SPECIAL INSPECTIONS. THESE DOCUMENTS WILL BE SUBMITTED WITH THE CONTRACT DOCUMENTS AND THE APPLICATION FOR BUILDING PERMIT TO THE CODE ENFORCEMENT OFFICIAL.
3. SPECIAL INSPECTIONS AND TESTING SHALL BE CONTINUOUS OR PERIODIC DURING PERFORMANCE OF THE WORK, AS NOTED.
4. THE CONTRACTOR SHALL HOLD A PRE-CONSTRUCTION MEETING WITH THE REGISTERED DESIGN PROFESSIONAL, SPECIAL INSPECTOR, TESTING AGENCY, AND AFFECTED SUB-CONTRACTORS TO REVIEW THE REQUIRED SPECIAL INSPECTION AND TESTING REQUIREMENTS FOR THE PROJECT. THE CONTRACTOR SHALL DISTRIBUTE CONSTRUCTION SCHEDULES TO EACH ATTENDEE.
5. THE SPECIAL INSPECTOR SHALL SUBMIT INTERIM REPORTS AND, AT THE COMPLETION OF SPECIAL INSPECTIONS, A FINAL STATEMENT OF SPECIAL INSPECTIONS. REPORTS SHALL BE STAMPED AND SIGNED BY A PROFESSIONAL ENGINEER.
6. THE SPECIAL INSPECTOR SHALL NOTIFY THE CONTRACTOR IMMEDIATELY OF DISCREPANCIES. SUBSEQUENT REPORTS SHALL NOTE WHEN AND HOW DEFICIENCIES WERE CORRECTED. THE SPECIAL INSPECTOR SHALL NOTIFY THE REGISTERED DESIGN PROFESSIONAL AND THE CODE ENFORCEMENT OFFICIAL OF DISCREPANCIES WHICH HAVE NOT BEEN CORRECTED.
7. THE CONTRACTOR SHALL COOPERATE WITH THE SPECIAL INSPECTOR INCLUDING ADVANCE NOTIFICATION OF REQUIRED INSPECTION OR TEST, INCIDENTAL LABOR OR SAFE ACCESS TO THE WORK AREAS, AND ACCESS TO CONTRACT DOCUMENTS SO THAT INSPECTIONS AND TESTING MAY BE PERFORMED WITHOUT INTERRUPTION.
8. THE SPECIAL INSPECTION PROGRAM SHALL IN NO WAY RELIEVE THE CONTRACTOR OF THE OBLIGATION TO PERFORM THE WORK IN ACCORDANCE WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS OR FROM IMPLEMENTING AN EFFECTIVE QUALITY CONTROL PROGRAM.
9. SEE SPECIFICATIONS FOR ADDITIONAL INFORMATION.

TEMPORARY SHORING AND BRACING NOTES

1. TEMPORARY SHORING AND BRACING SHALL BE DESIGNED BY A PROFESSIONAL ENGINEER LICENSED IN NEW YORK STATE AND RETAINED BY THE CONTRACTOR. THE CONTRACTOR'S ENGINEER IS THE "DELEGATED DESIGN ENGINEER" (DDE).
2. EXISTING CONDITIONS, DIMENSIONS, AND ELEVATIONS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR AND DDE.
3. TEMPORARY SHORING AND BRACING SHALL BE PROVIDED WHERE SHOWN IN THE DRAWINGS AND SHALL SUPPORT THE LOADS INDICATED. IF IT IS DETERMINED THAT SHORING OR BRACING IS REQUIRED IN LOCATIONS OTHER THAN THOSE SHOWN OR WHERE LOADS ARE NOT INDICATED, THE DDE SHALL DETERMINE THE LOADS.
4. THE WEIGHT OF THE EXISTING SANDSTONE IS ESTIMATED AT 165 LBS/CU. FT.
5. SUBMIT LAYOUT DRAWINGS AND CALCULATIONS FOR TEMPORARY SHORING AND BRACING SYSTEMS, PREPARED AND SEALED BY THE DDE, FOR REVIEW BY THE REGISTERED DESIGN PROFESSIONAL. REGISTERED DESIGN PROFESSIONAL'S REVIEW IS FOR LOADING AND CONCEPT ONLY. DESIGN AND CONSTRUCTION OF SHORING AND BRACING REMAINS THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
6. TEMPORARY SHORING AND BRACING CONCEPTS, WHERE SHOWN IN THE DRAWINGS, ARE FOR BIDDING PURPOSES ONLY. THEY ARE NOT INTENDED TO BE THE ONLY ACCEPTABLE CONCEPT. ALTERNATE CONCEPTS AND MEANS AND METHODS OF WORK MAY BE PROPOSED, UNLESS NOTED OTHERWISE, IN ACCORDANCE WITH CONTRACT PROCEDURES FOR ALTERNATES AND SUBSTITUTIONS.
7. TEMPORARY SHORING AND BRACING SHALL BE REVIEWED ON A DAILY BASIS BY A COMPETENT PERSON TO VERIFY THAT IT REMAINS STABLE AND FUNCTIONING AS INTENDED.

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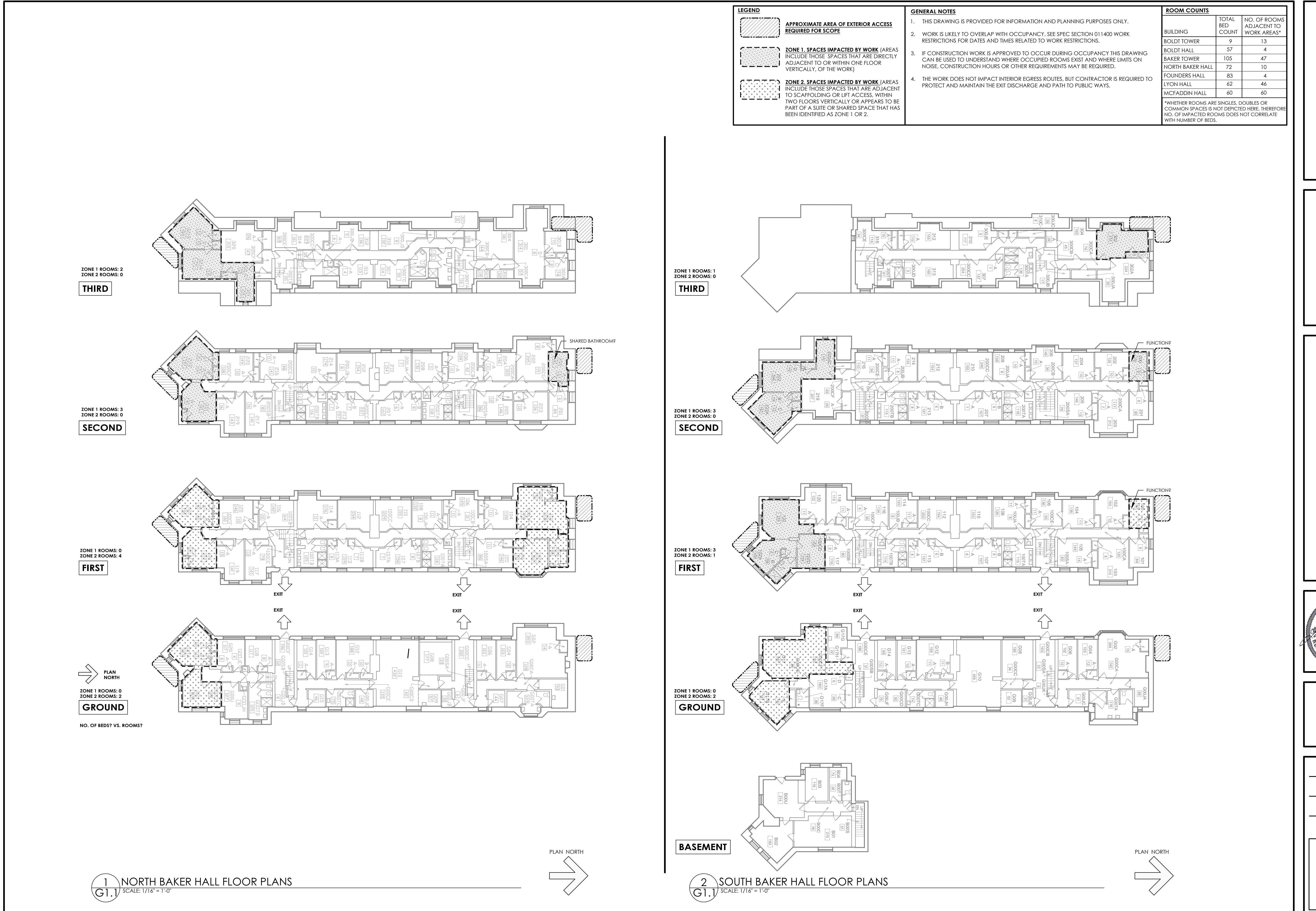
CONSULTANTS

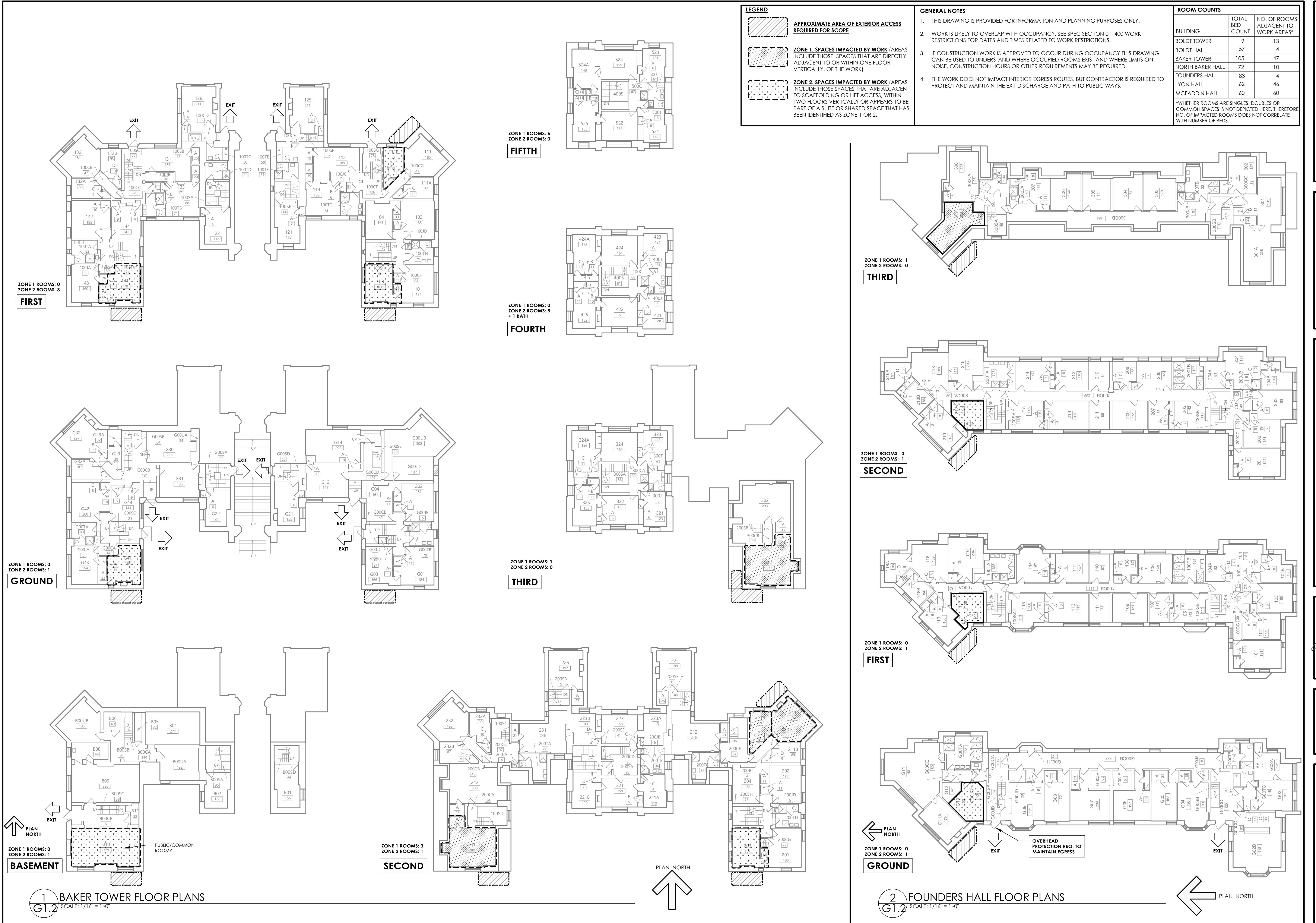
**RYAN BIGGS
CLARK DAVIS**
ENGINEERING & SURVEYING**GENERAL NOTES**WEST CAMPUS GOTHICS EXTERIOR REPAIRS
MCADDIN BUTRESS REPAIR AND LEANING
CHIMNEY REMOVAL
CORNELL UNIVERSITY, 117 GOTHIC WAY, ITHACA, NY 14853

REVISIONS

SCALE
AS NOTEDCOMMISSION NO.
2315DRAWN BY
AHDATE
OCTOBER 28, 2025**G1.0**

DRAWING NO.





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FLOOR PLANS

WEST CAMPUS GOTHICS EXTERIOR REPAIRS
MCFADDIN BUTTRESS REPAIR AND LEANING
CHIMNEY REMOVAL
CORNELL UNIVERSITY, 117 GOTHICS WAY, ITHACA, NY 14853



REVISIONS

SCALE AS NOTED
COMMISSION NO. 2315
DRAWN BY LAW
DATE OCTOBER 28, 2025

G1.2
DRAWING NO.

LEGEND	
	APPROXIMATE AREA OF EXTERIOR ACCESS REQUIRED FOR SCOPE
	ZONE 1. SPACES IMPACTED BY WORK (AREAS INCLUDE THOSE SPACES THAT ARE DIRECTLY ADJACENT TO OR WITHIN ONE FLOOR VERTICALLY, OF THE WORK)
	ZONE 2. SPACES IMPACTED BY WORK (AREAS INCLUDE THOSE SPACES THAT ARE ADJACENT TO SCAFFOLDING OR LIFT ACCESS, WITHIN TWO FLOORS VERTICALLY OR APPEARS TO BE PART OF A SUITE OR SHARED SPACE THAT HAS BEEN IDENTIFIED AS ZONE 1 OR 2.)

GENERAL NOTES

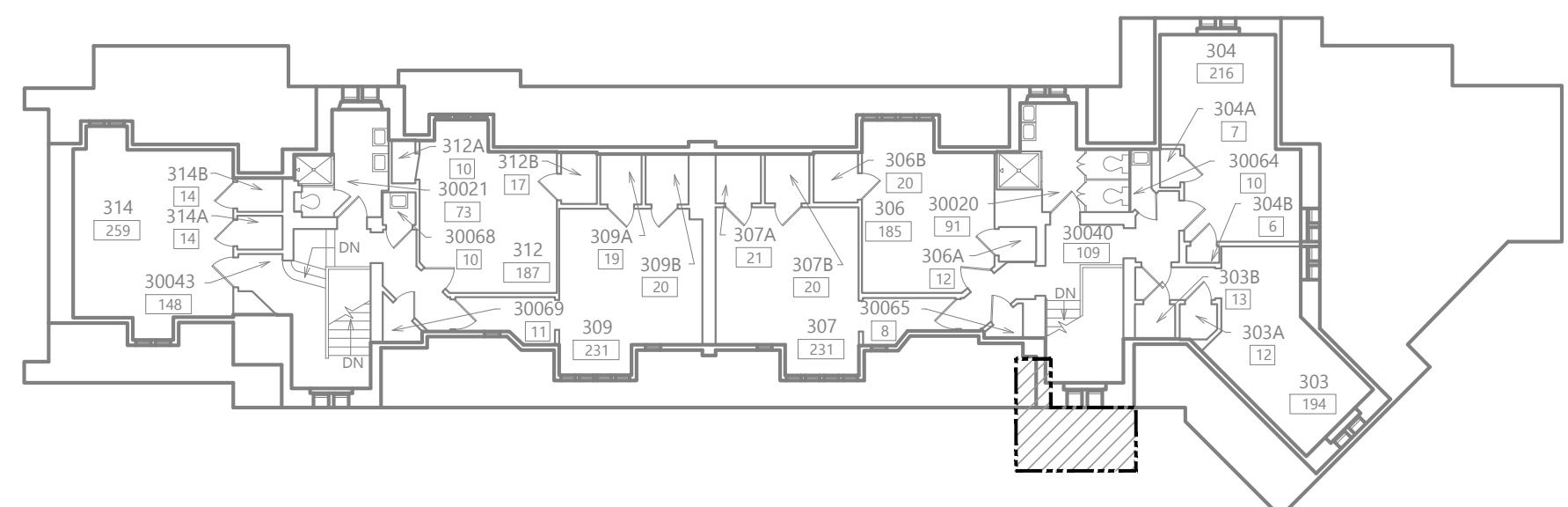
1. THIS DRAWING IS PROVIDED FOR INFORMATION AND PLANNING PURPOSES ONLY.
2. WORK IS LIKELY TO OVERLAP WITH OCCUPANCY. SEE SPEC SECTION 011400 WORK RESTRICTIONS FOR DATES AND TIMES RELATED TO WORK RESTRICTIONS.
3. IF CONSTRUCTION WORK IS APPROVED TO OCCUR DURING OCCUPANCY THIS DRAWING CAN BE USED TO UNDERSTAND WHERE OCCUPIED ROOMS EXIST AND WHERE LIMITS ON NOISE, CONSTRUCTION HOURS OR OTHER REQUIREMENTS MAY BE REQUIRED.
4. THE WORK DOES NOT IMPACT INTERIOR EGRESS ROUTES, BUT CONTRACTOR IS REQUIRED TO PROTECT AND MAINTAIN THE EXIT DISCHARGE AND PATH TO PUBLIC WAYS.

ROOM COUNTS		
BUILDING	TOTAL BED COUNT	NO. OF ROOMS ADJACENT TO WORK AREAS*
BOLDT TOWER	9	13
BOLDT HALL	57	4
BAKER TOWER	105	47
NORTH BAKER HALL	72	10
FOUNDERS HALL	83	4
LYON HALL	62	46
MCFADDIN HALL	60	60

*WHETHER ROOMS ARE SINGLES, DOUBLES OR COMMON SPACES IS NOT DEPICTED HERE. THEREFORE NO. OF IMPACTED ROOMS DOES NOT CORRELATE WITH NUMBER OF BEDS.

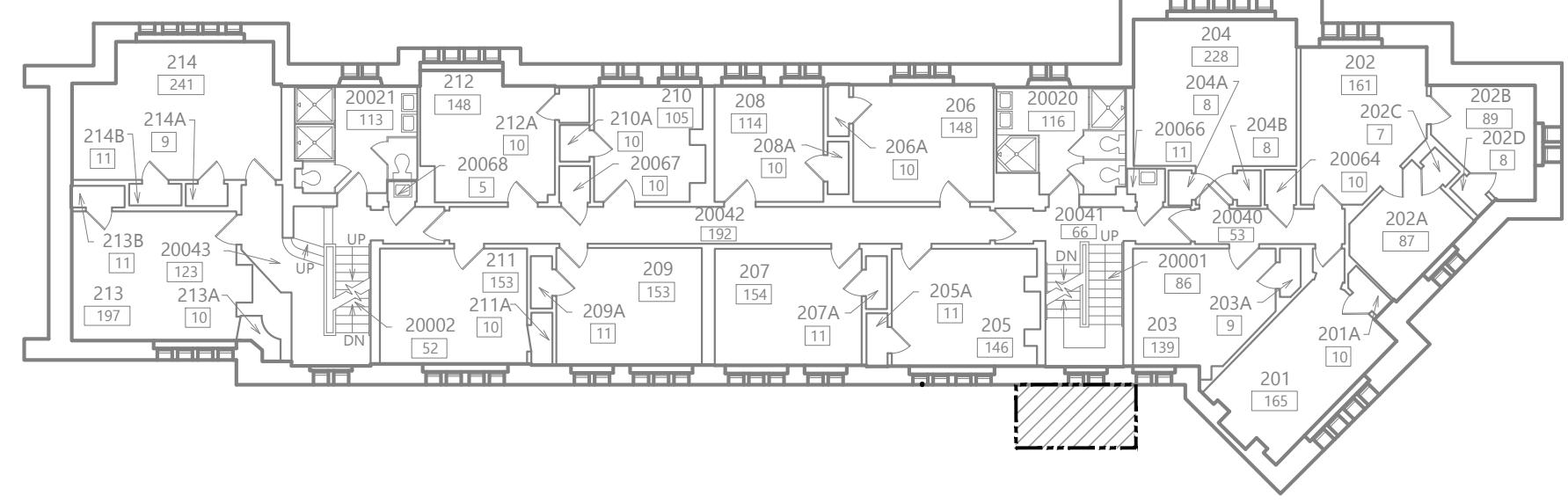
ZONE 1 ROOMS: 0
ZONE 2 ROOMS: 0

THIRD



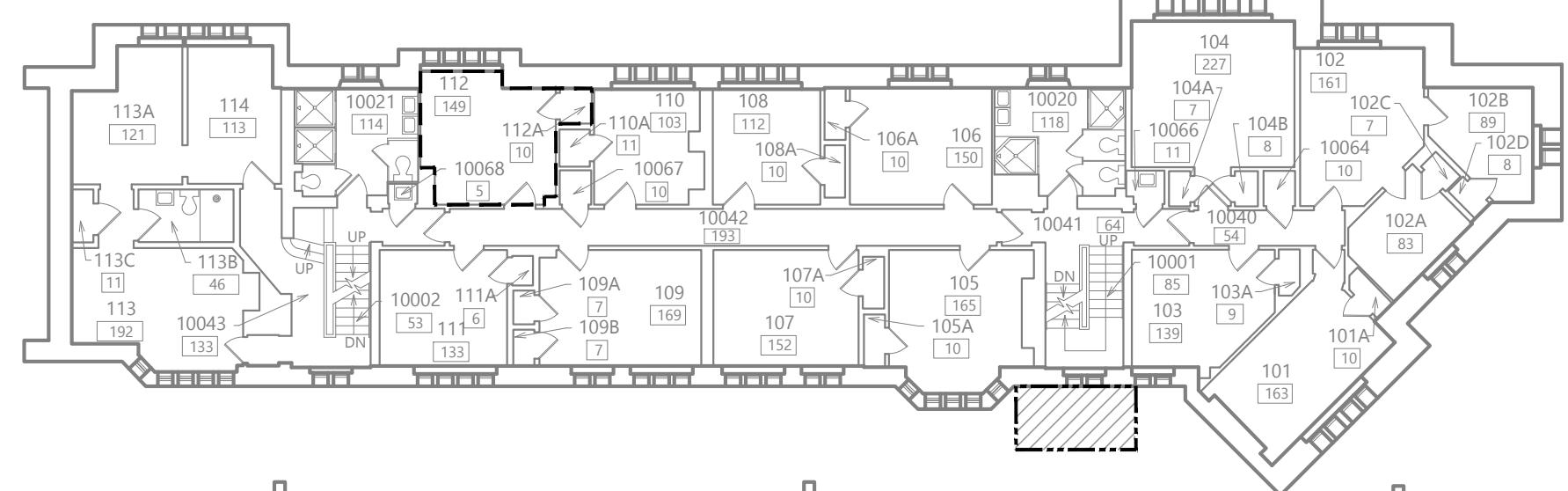
ZONE 1 ROOMS: 0
ZONE 2 ROOMS: 0

SECOND



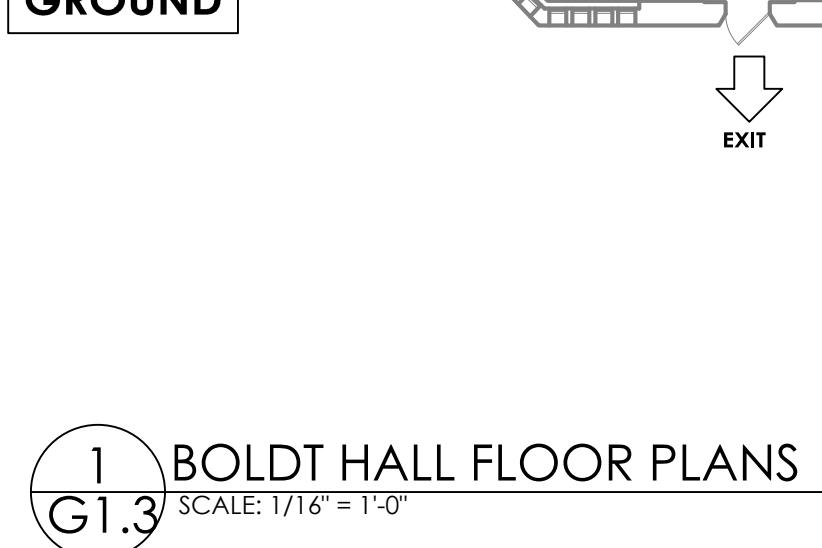
ZONE 1 ROOMS: 0
ZONE 2 ROOMS: 0

FIRST



ZONE 1 ROOMS: 0
ZONE 2 ROOMS: 0

GROUND

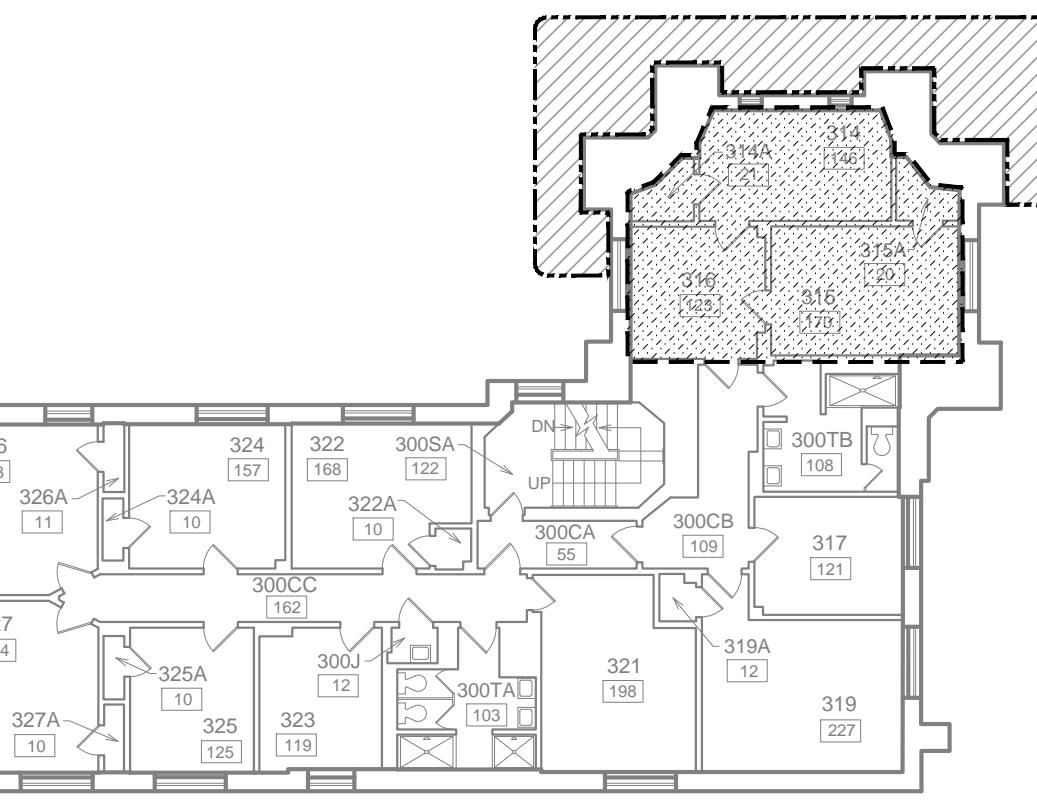


1 BOLDT HALL FLOOR PLANS
G1.3

SCALE: 1/16" = 1'-0"

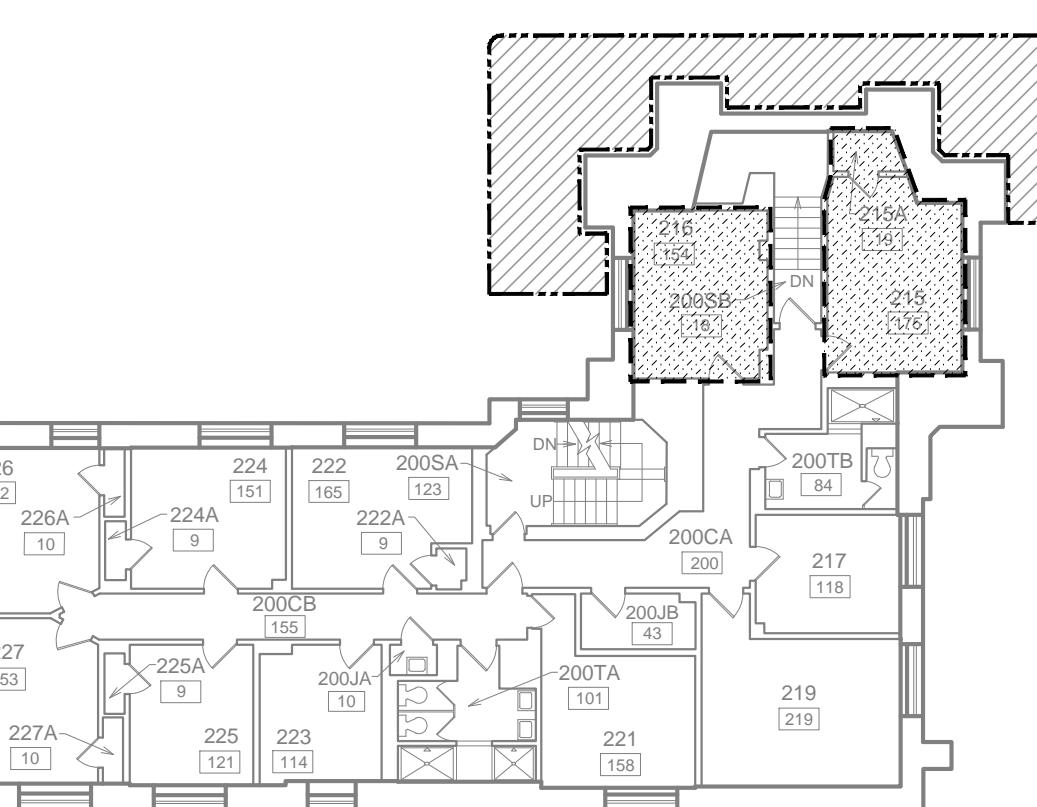
ZONE 1 ROOMS: 3
ZONE 2 ROOMS: 0

THIRD



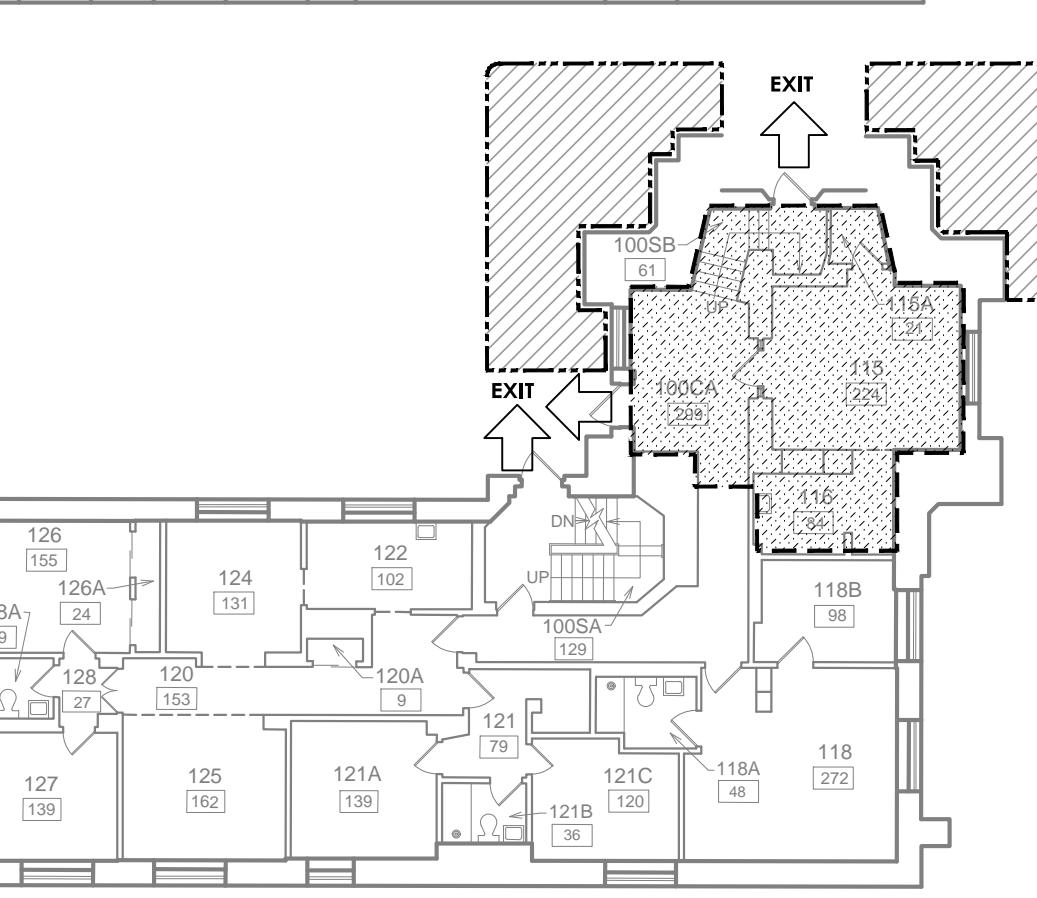
ZONE 1 ROOMS: 2
ZONE 2 ROOMS: 0

SECOND



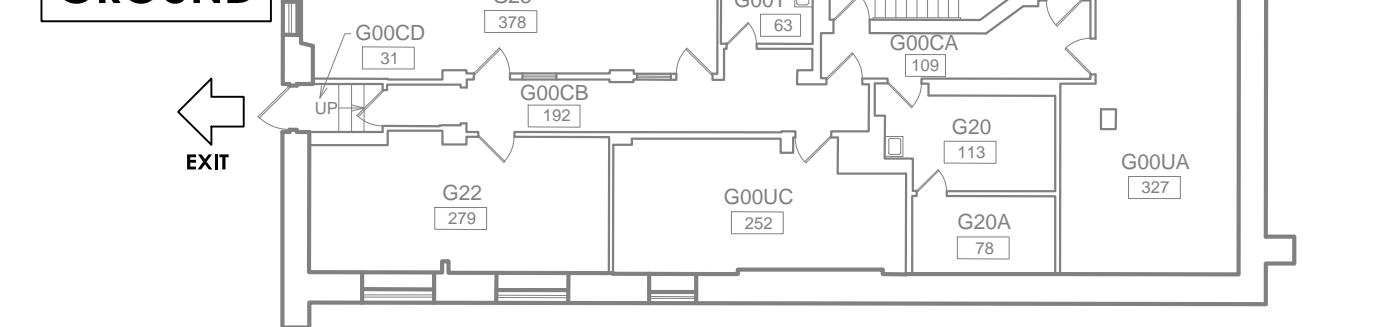
ZONE 1 ROOMS: 3
ZONE 2 ROOMS: 0

FIRST



ZONE 1 ROOMS: 0
ZONE 2 ROOMS: 0

GROUND

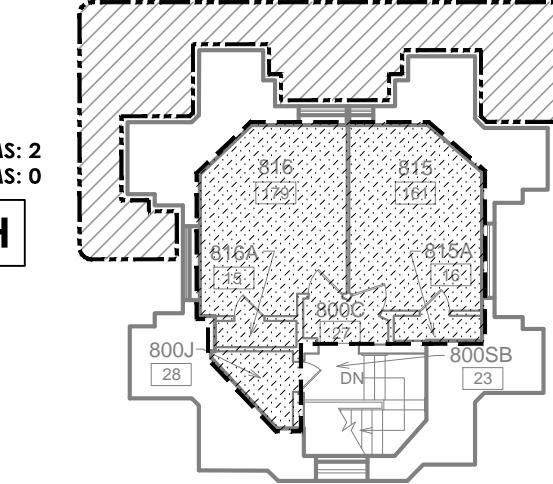


2 MCFADDIN FLOOR PLANS
G1.3

SCALE: 1/16" = 1'-0"

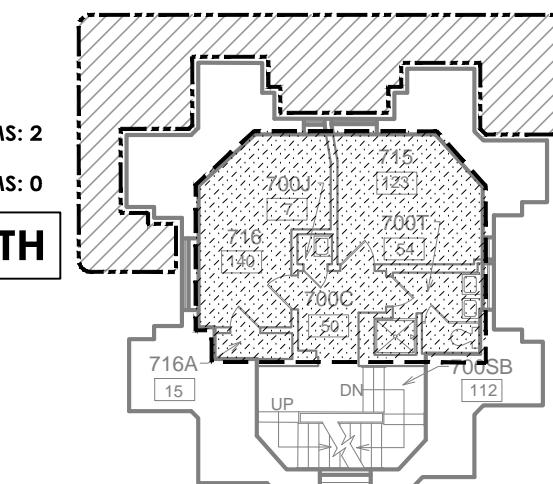
ZONE 1 ROOMS: 2
ZONE 2 ROOMS: 0

EIGHTH



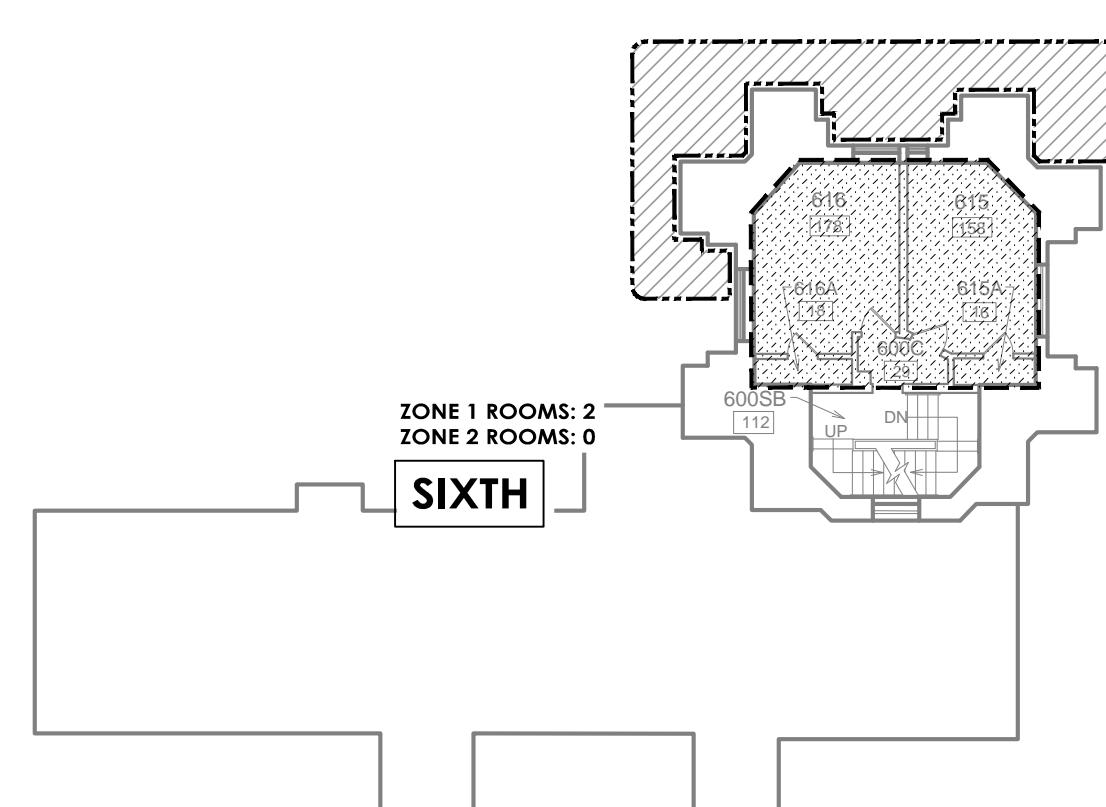
ZONE 1 ROOMS: 2
+1 BATH
ZONE 2 ROOMS: 0

SEVENTH



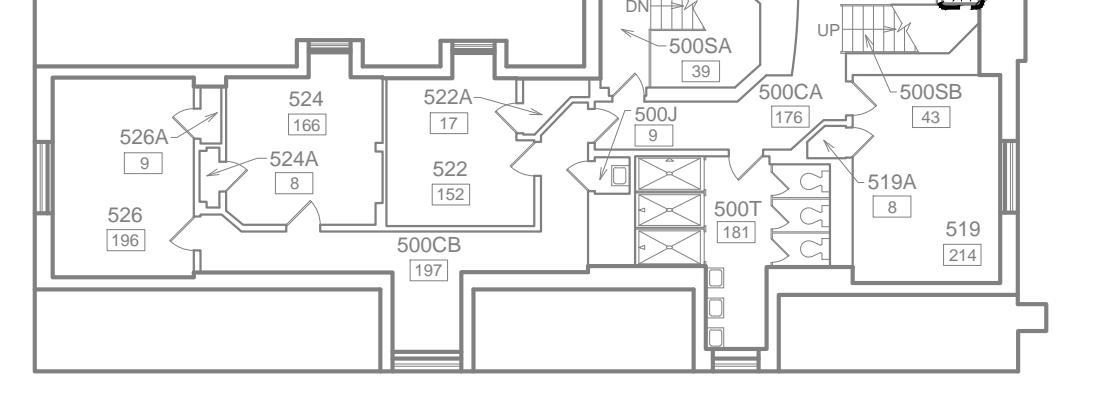
ZONE 1 ROOMS: 2
ZONE 2 ROOMS: 0

SIXTH



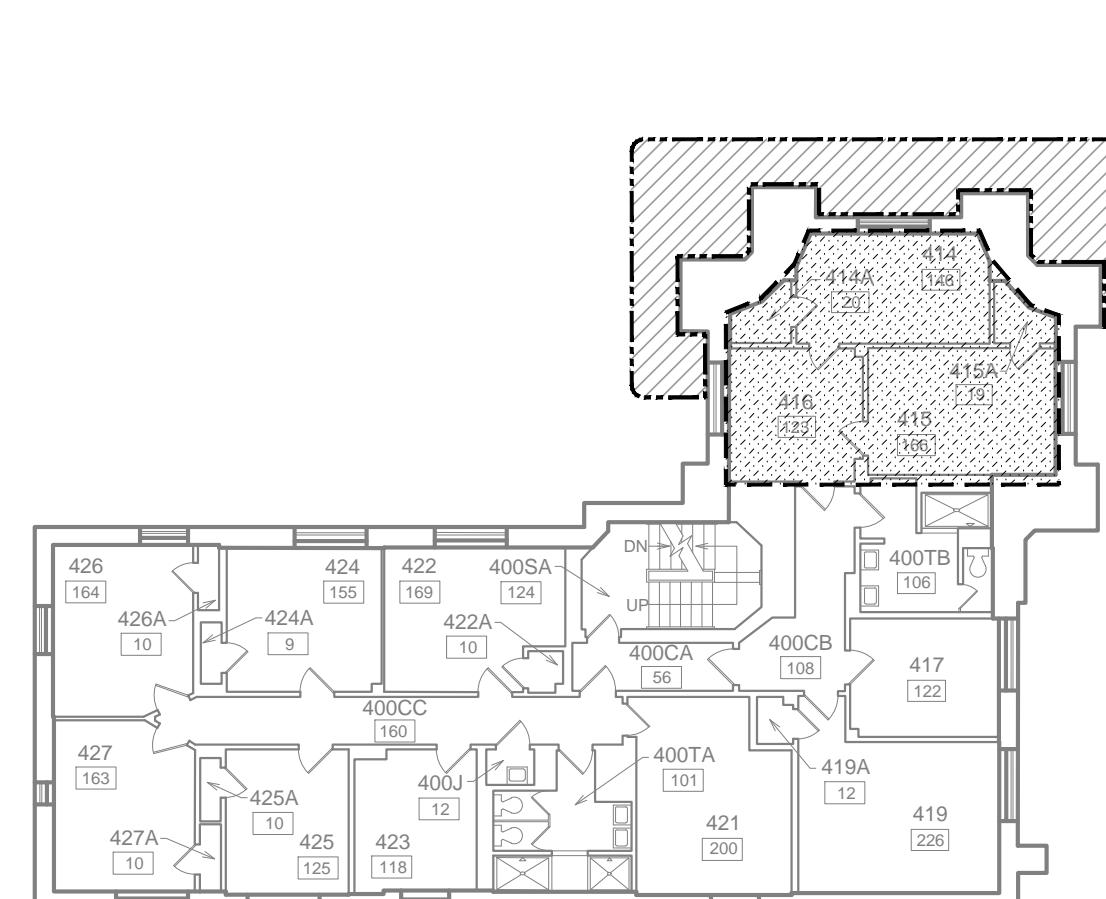
ZONE 1 ROOMS: 3
ZONE 2 ROOMS: 0

FIFTH



ZONE 1 ROOMS: 3
ZONE 2 ROOMS: 0

FOURTH



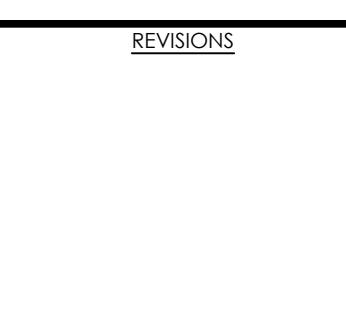
PLAN NORTH

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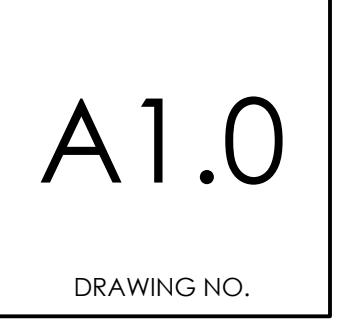
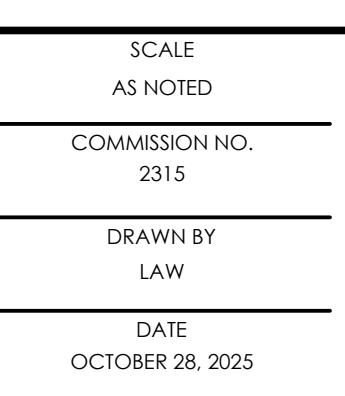
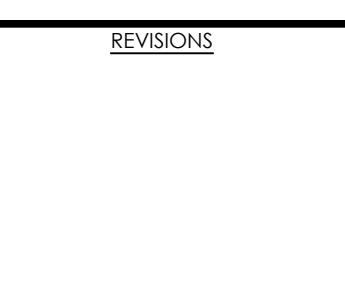
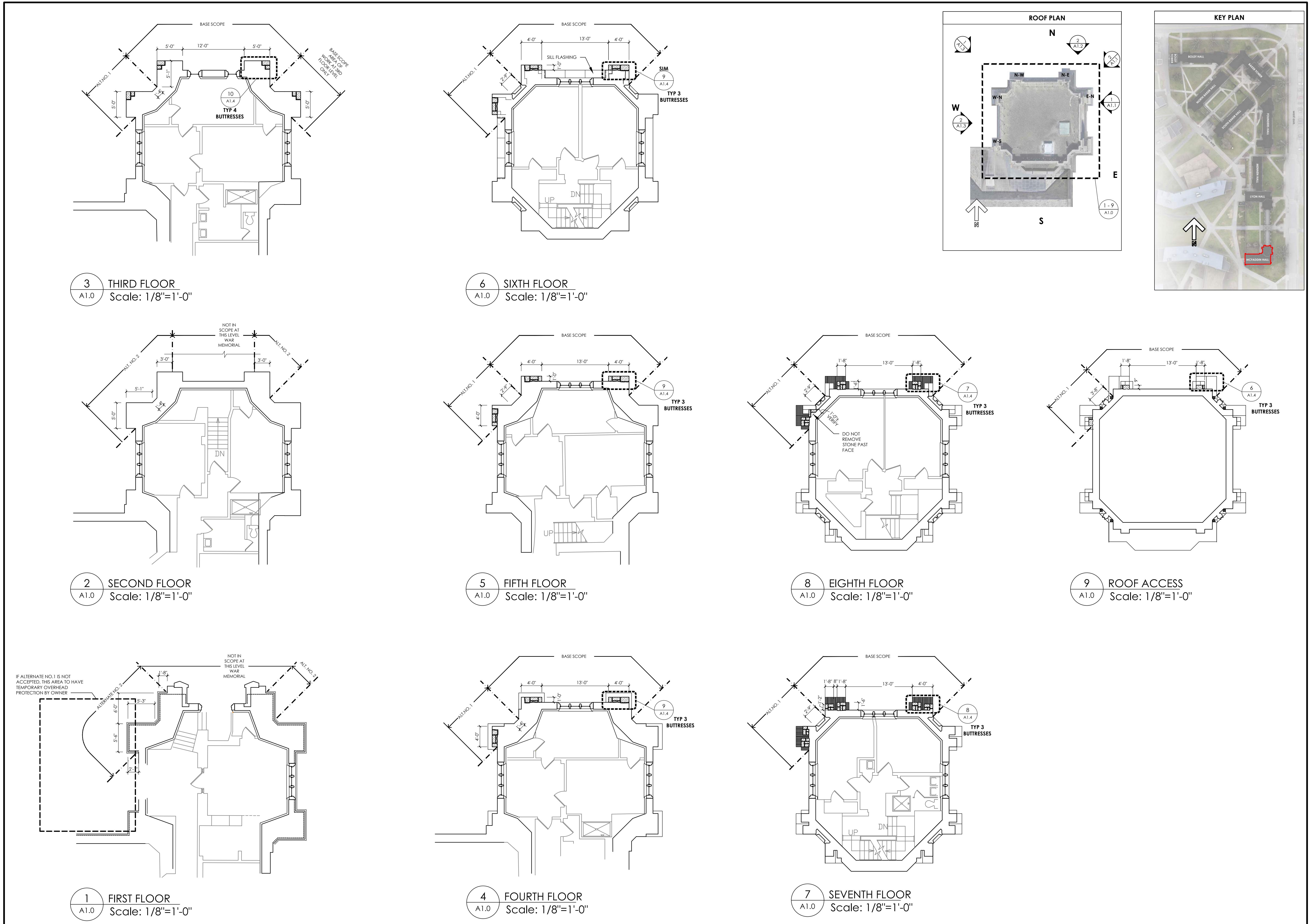
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CLARK DAVIS**
ENGINEERING & SURVEYING

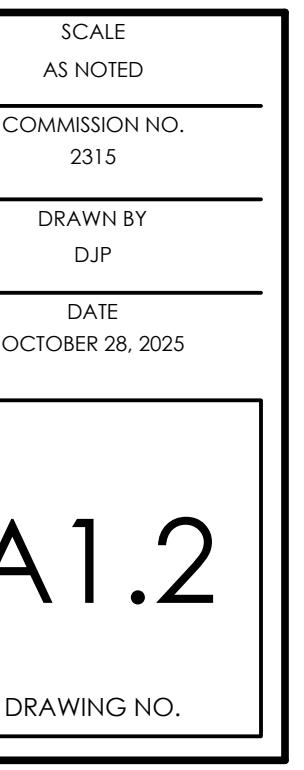
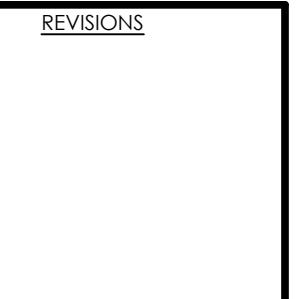
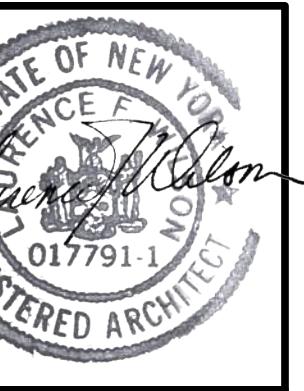
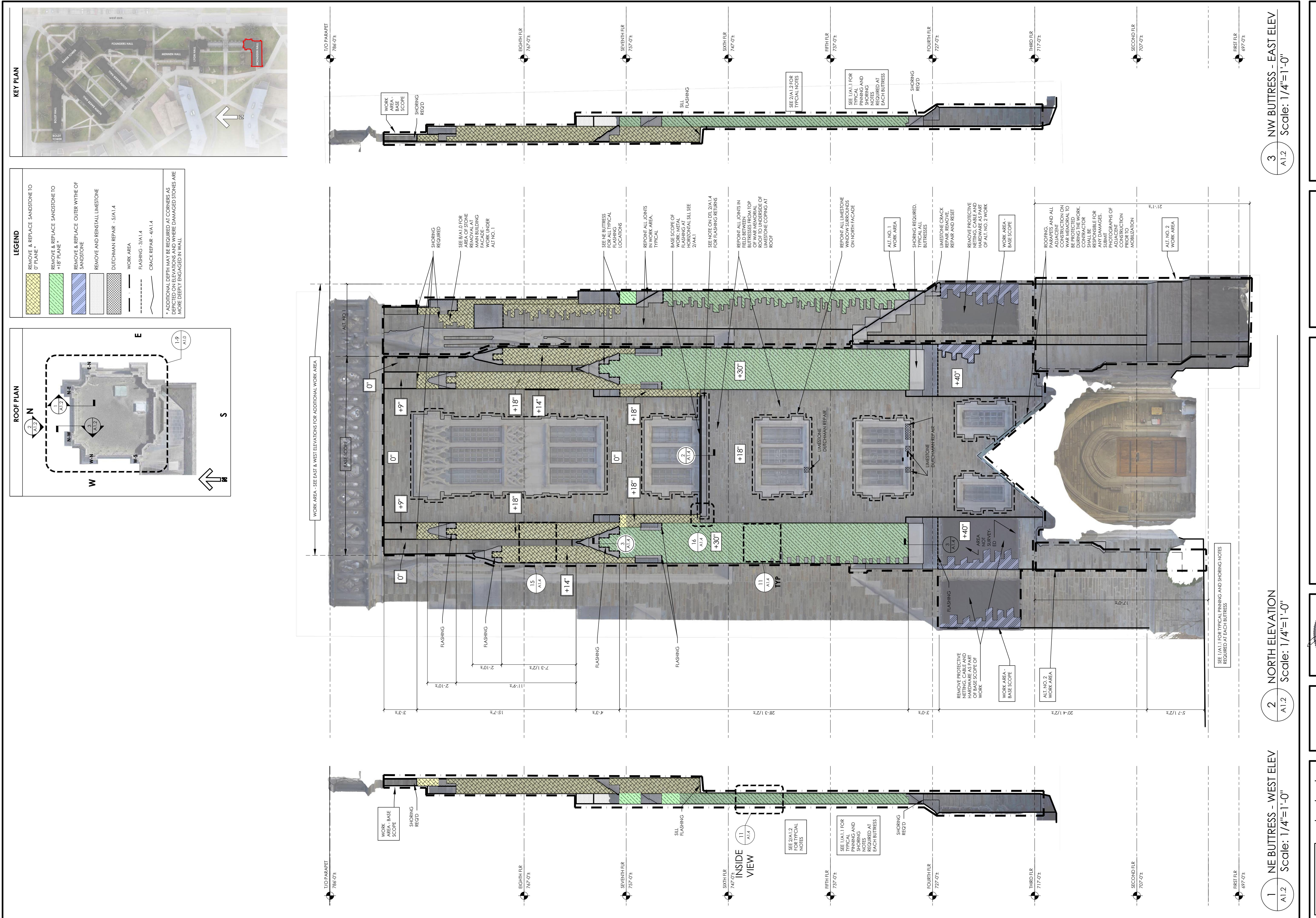

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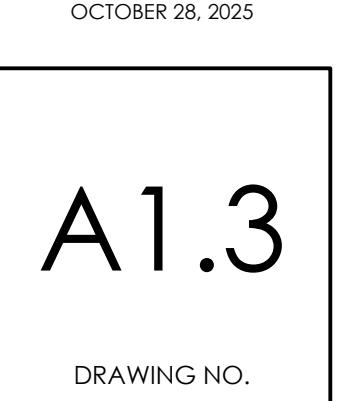
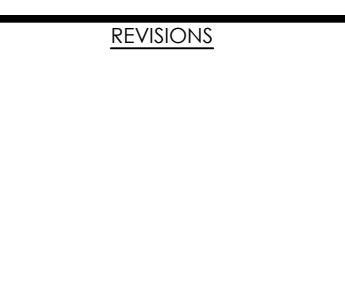
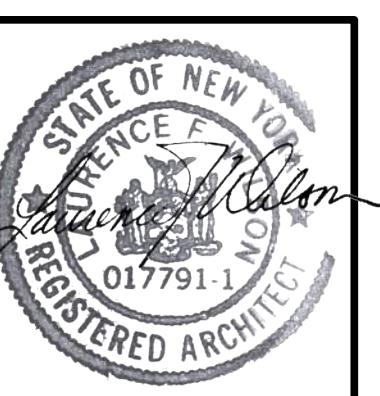
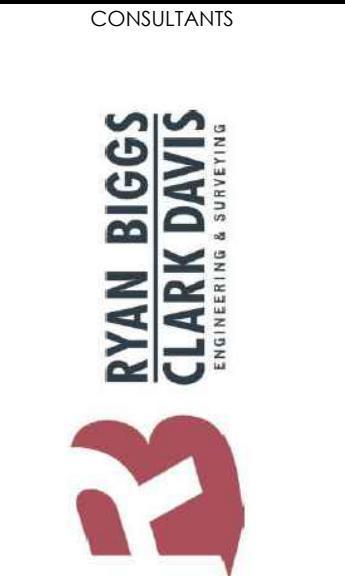
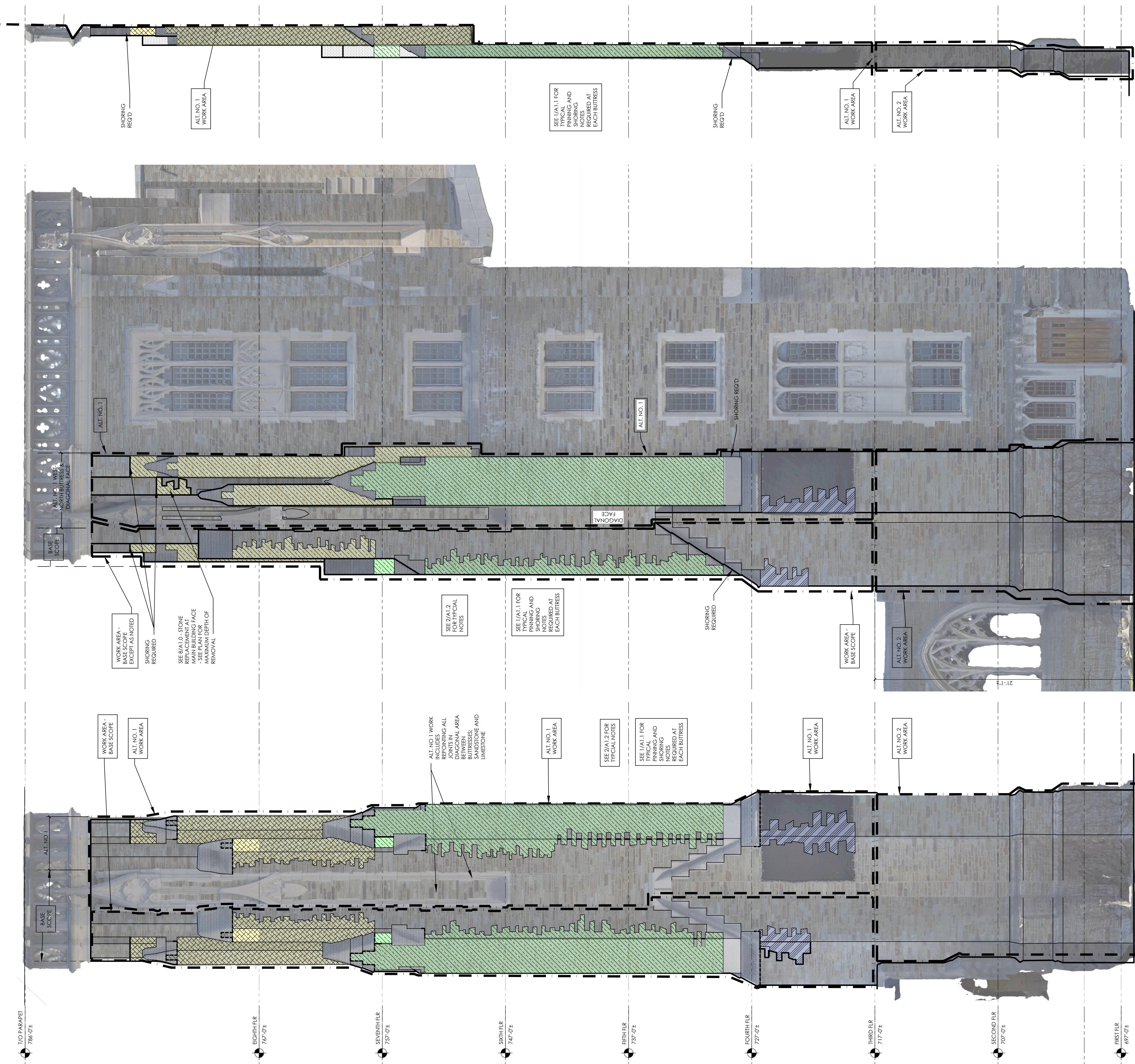
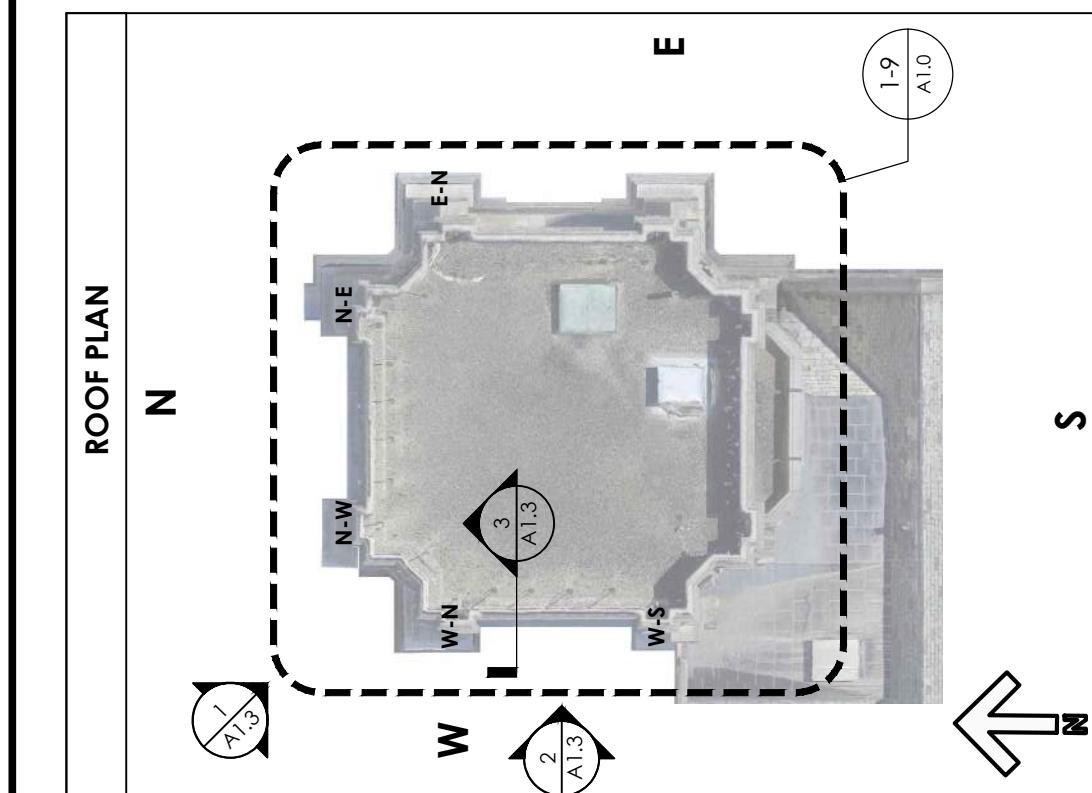
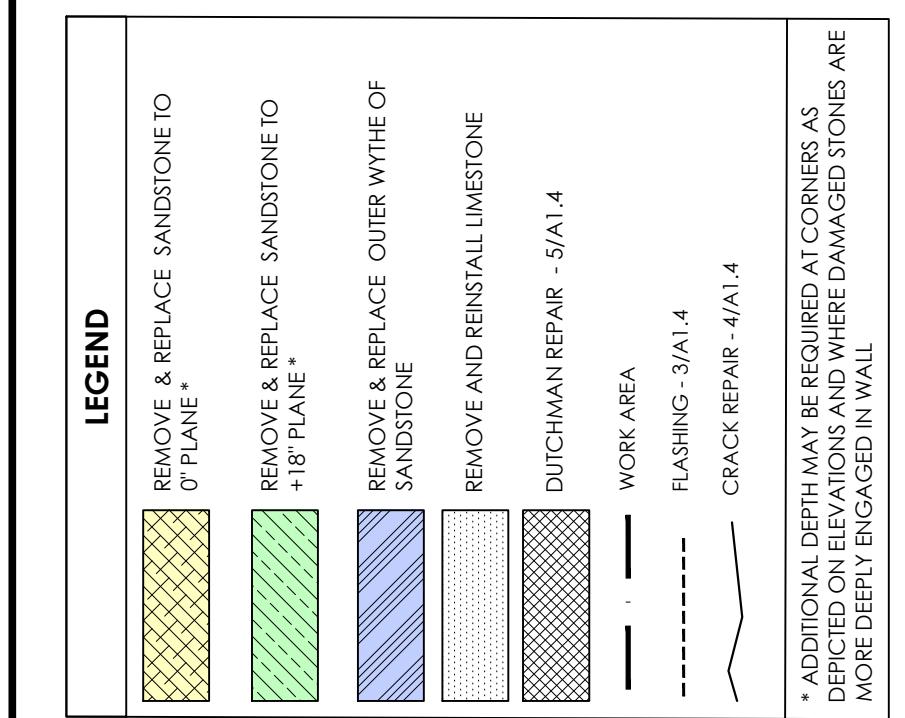
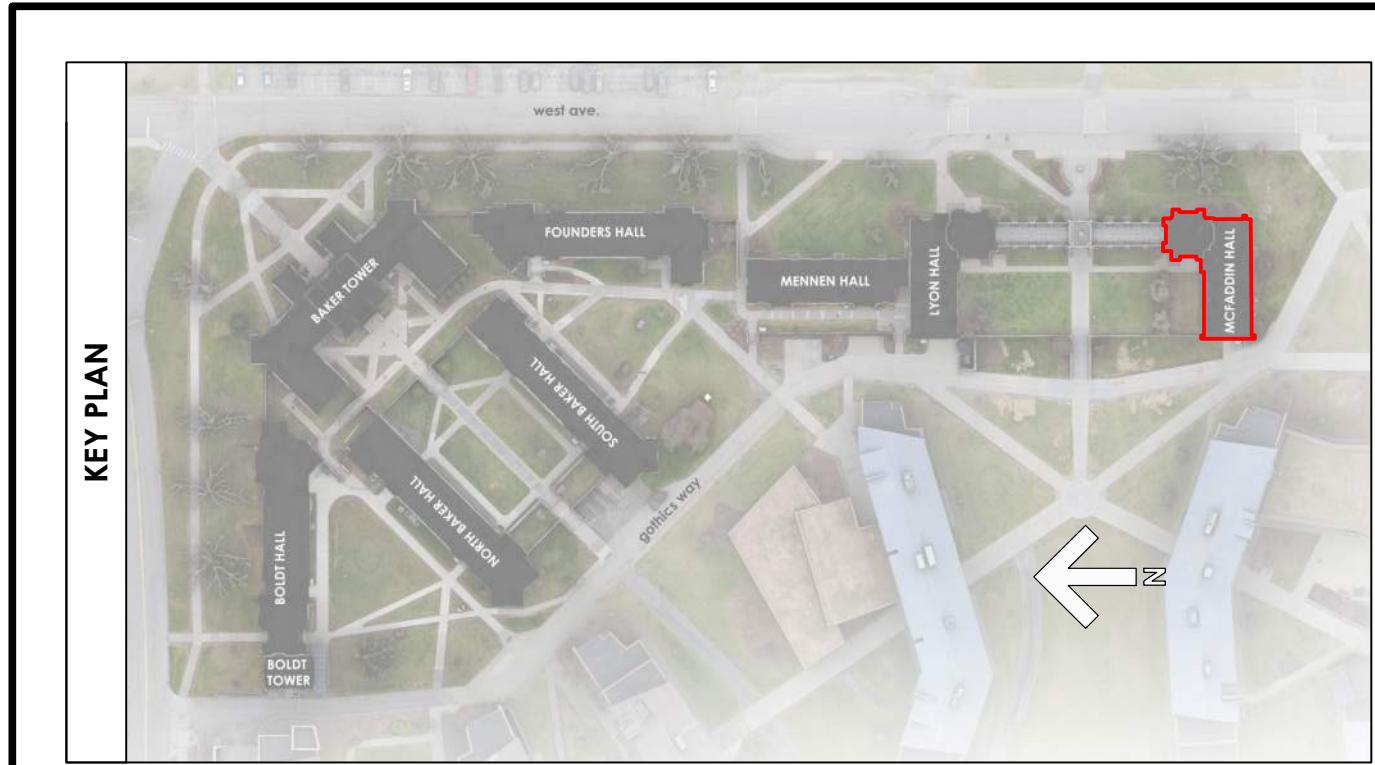
WEST CAMPUS GOTHICS EXTERIOR REPAIRS
MCFADDIN BUTRESS REPAIR AND LEANING
CHIMNEY REMOVAL
CORNELL UNIVERSITY, 117 GOTHICS WAY, ITHACA, NY 14853



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DATE OCTOBER 28, 2025
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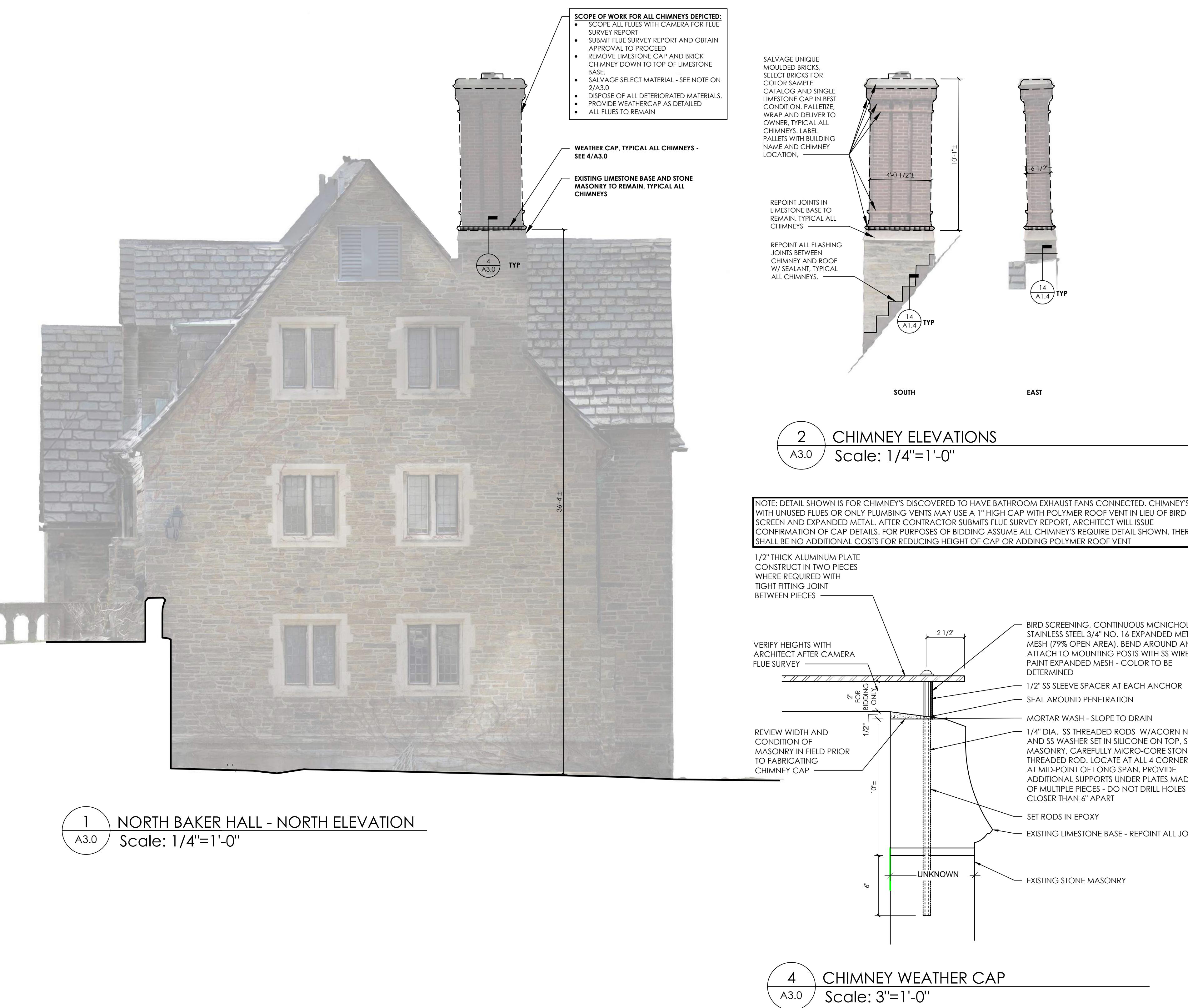
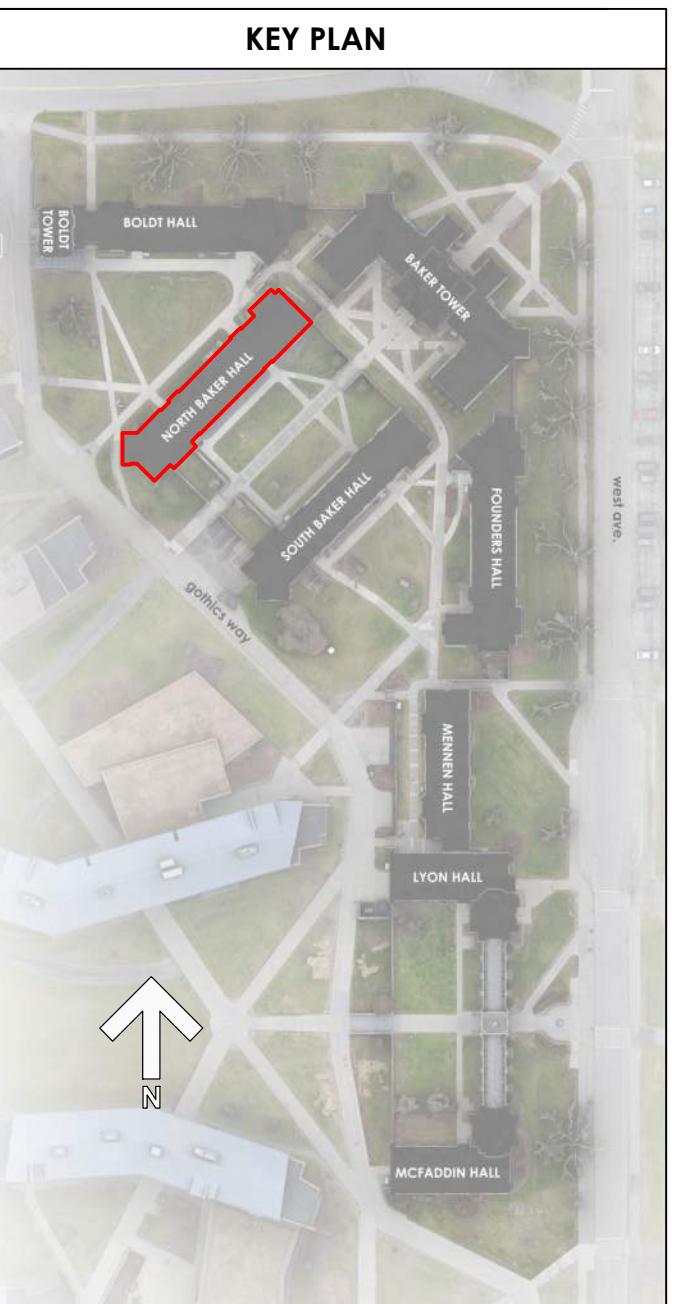
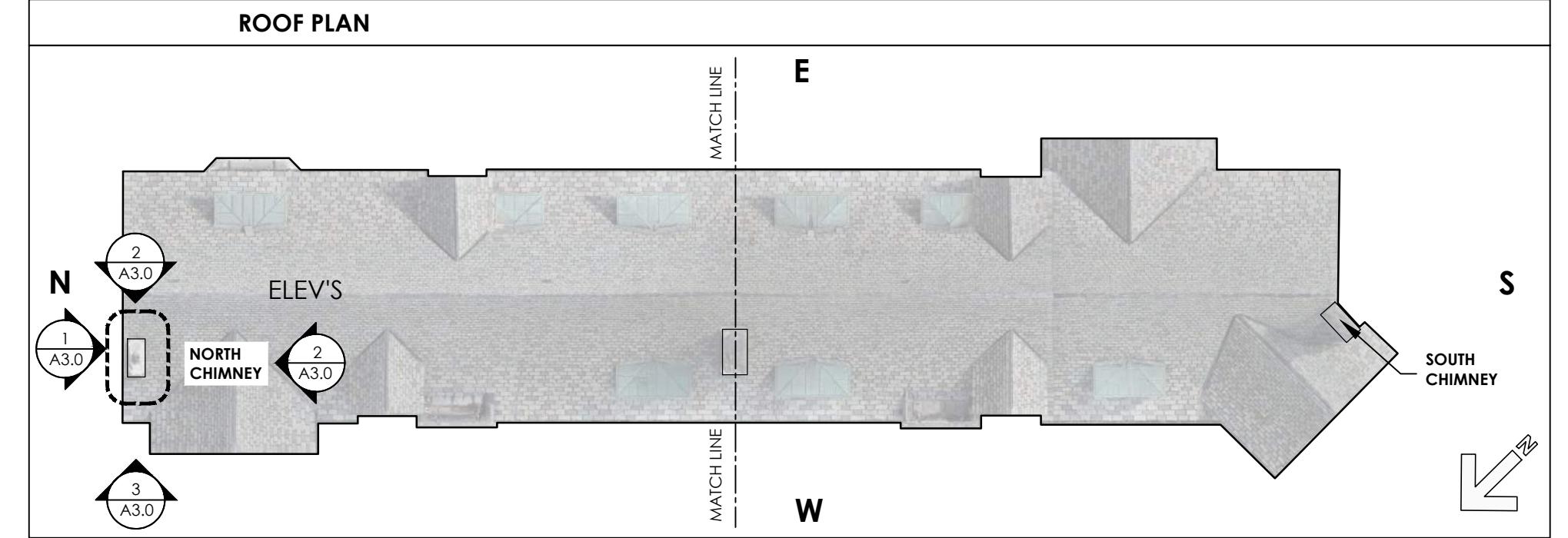




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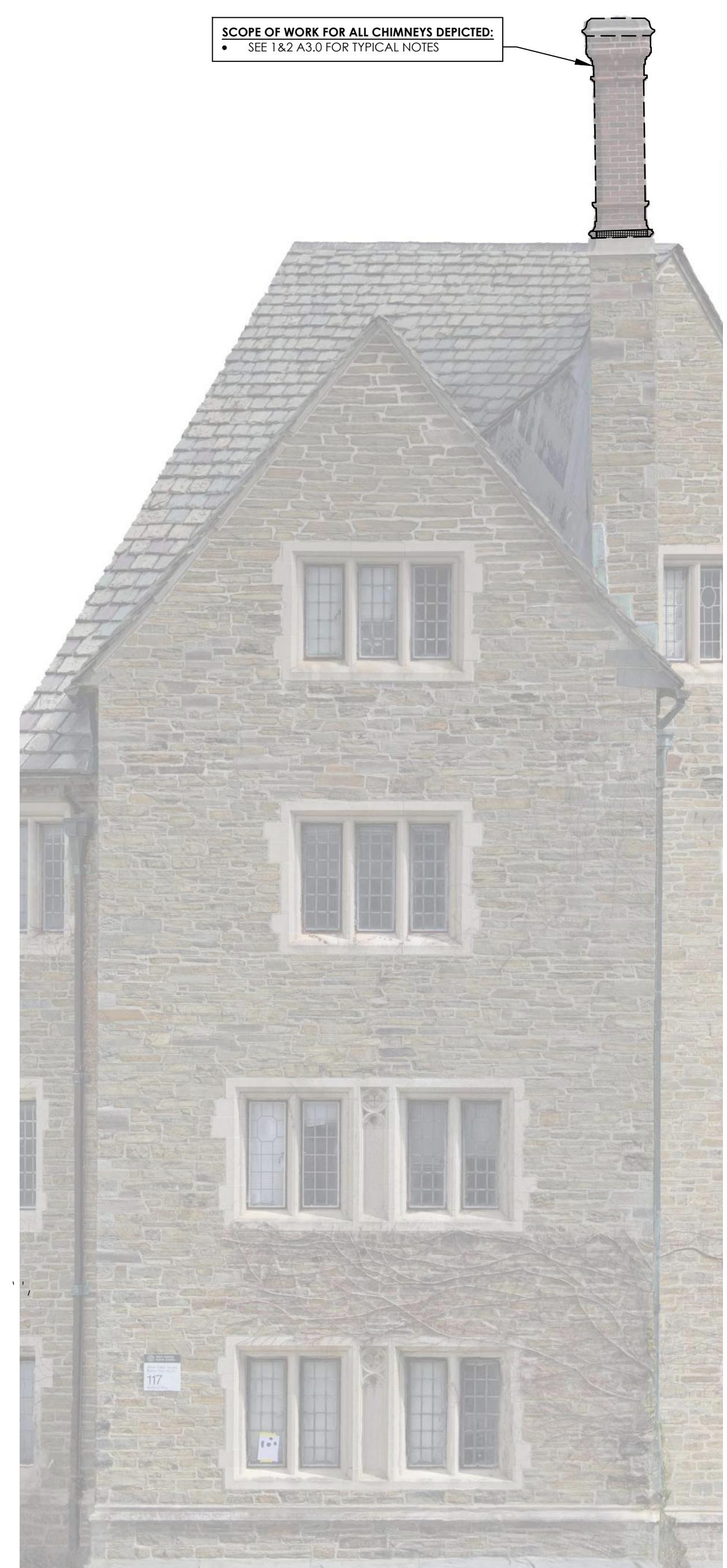
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2315
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DATE
OCTOBER 28, 2025

A3.0
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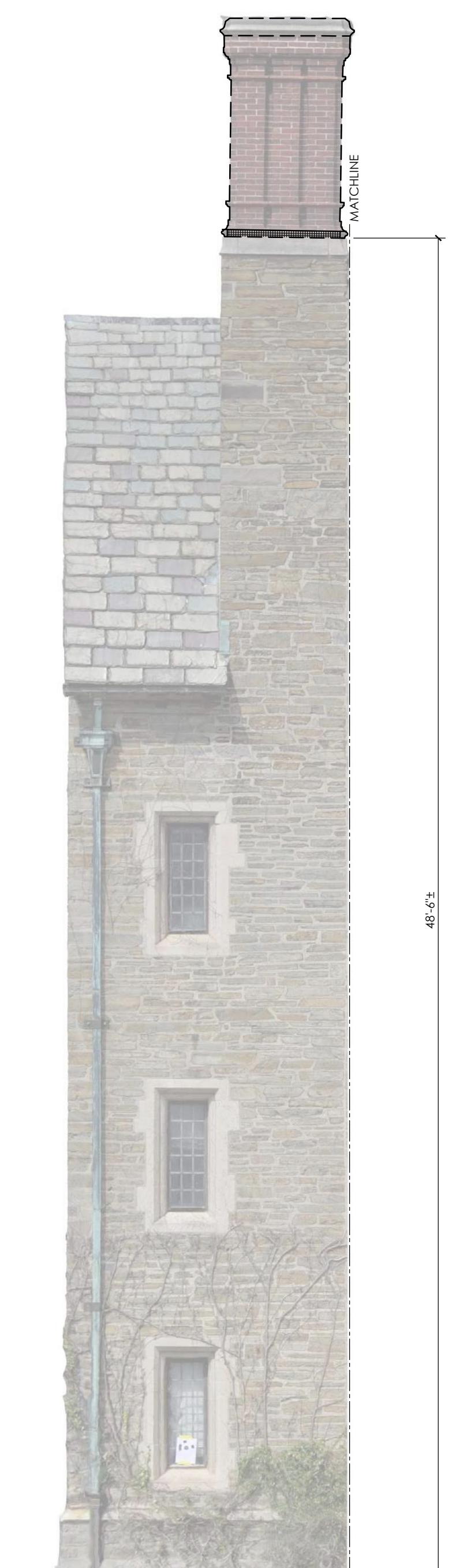




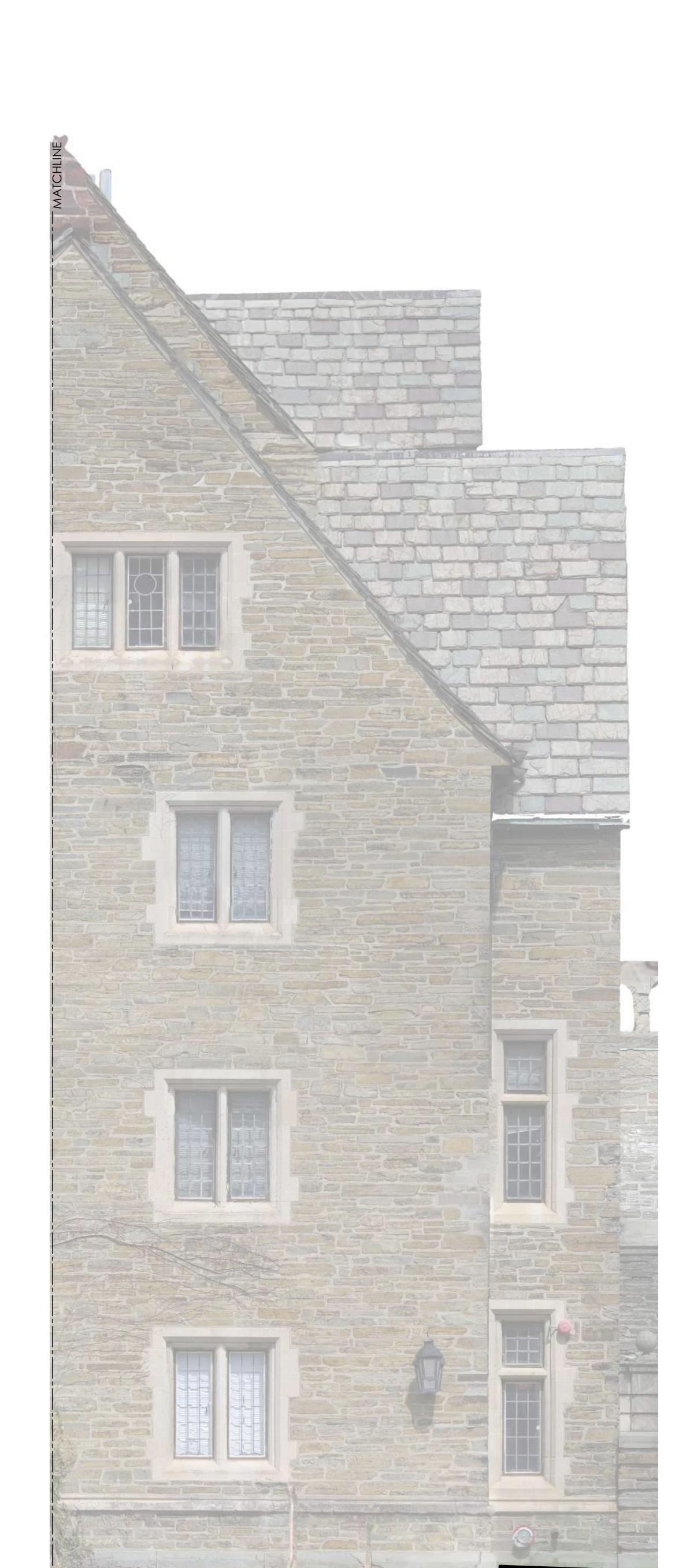
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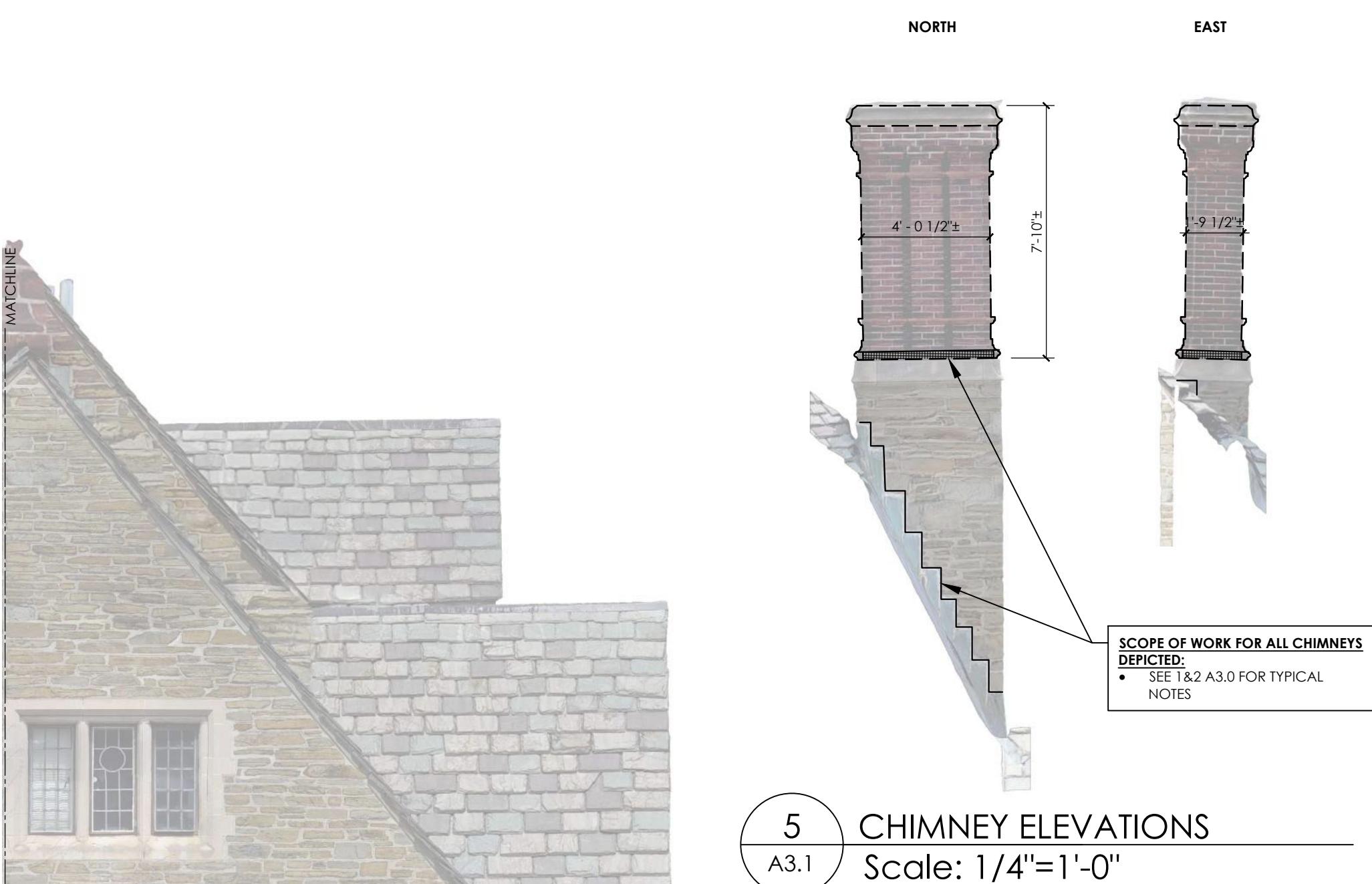
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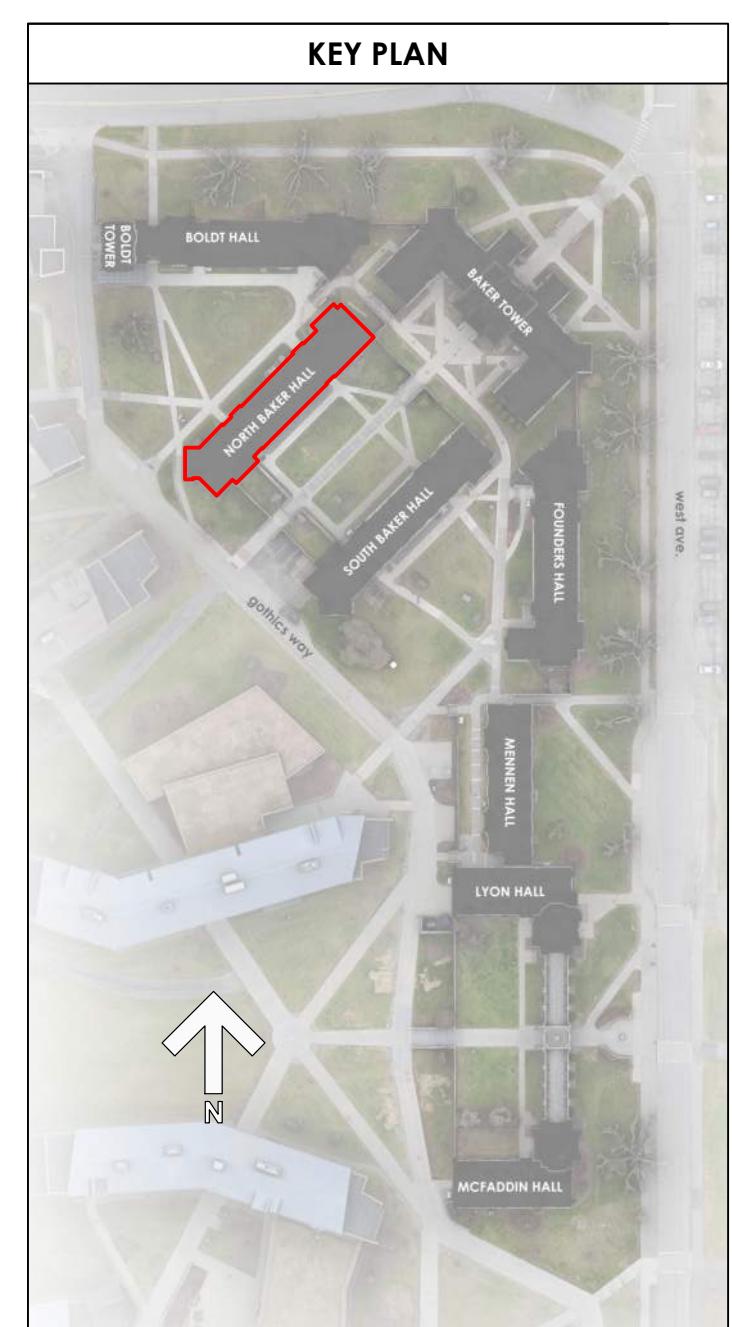
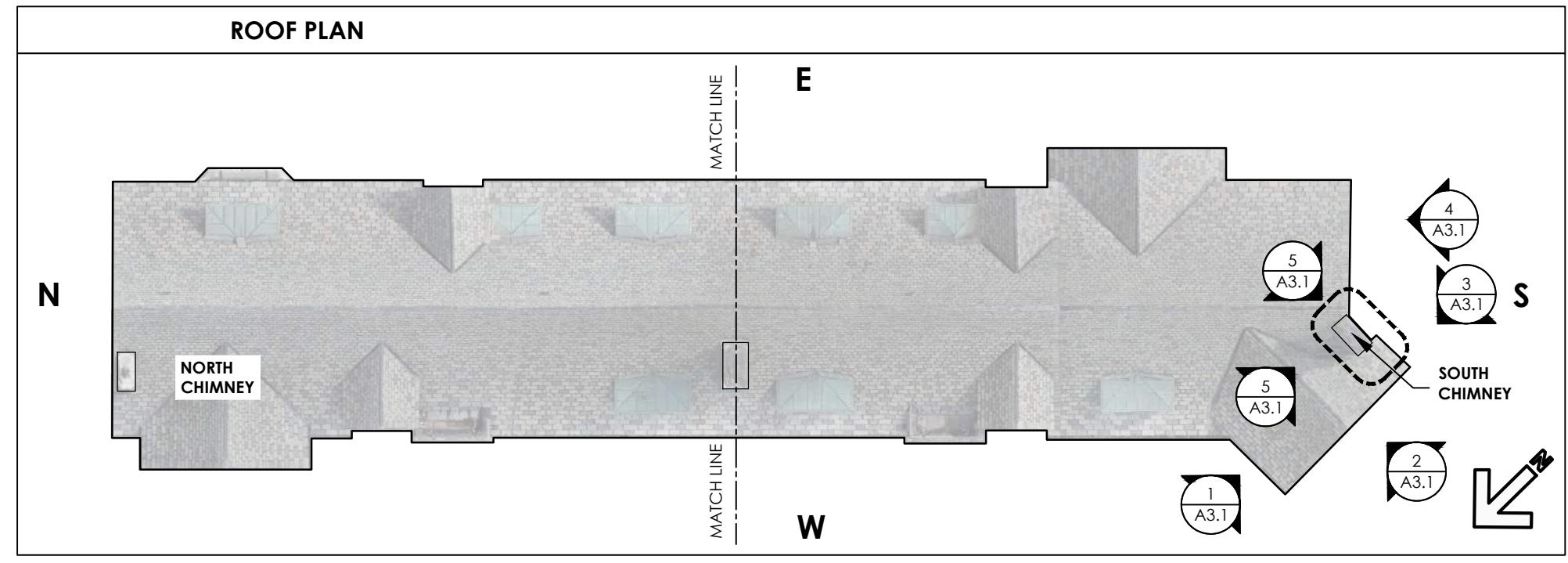
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SOUTH ELEV
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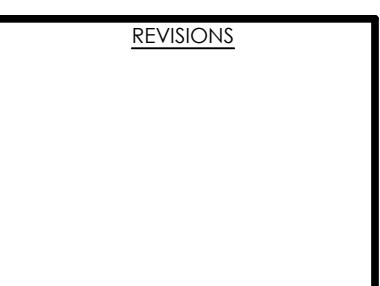
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SOUTHWEST ELEV
Scale: 1/4"=1'-0"



5
A3.1
CHIMNEY ELEVATIONS
Scale: 1/4"=1'-0"

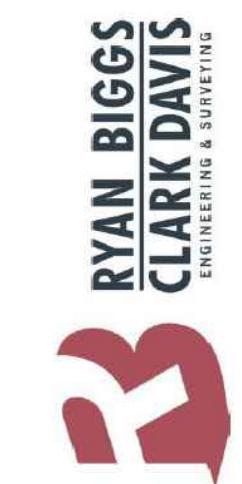


NORTH BAKER HALL SOUTH CHIMNEY
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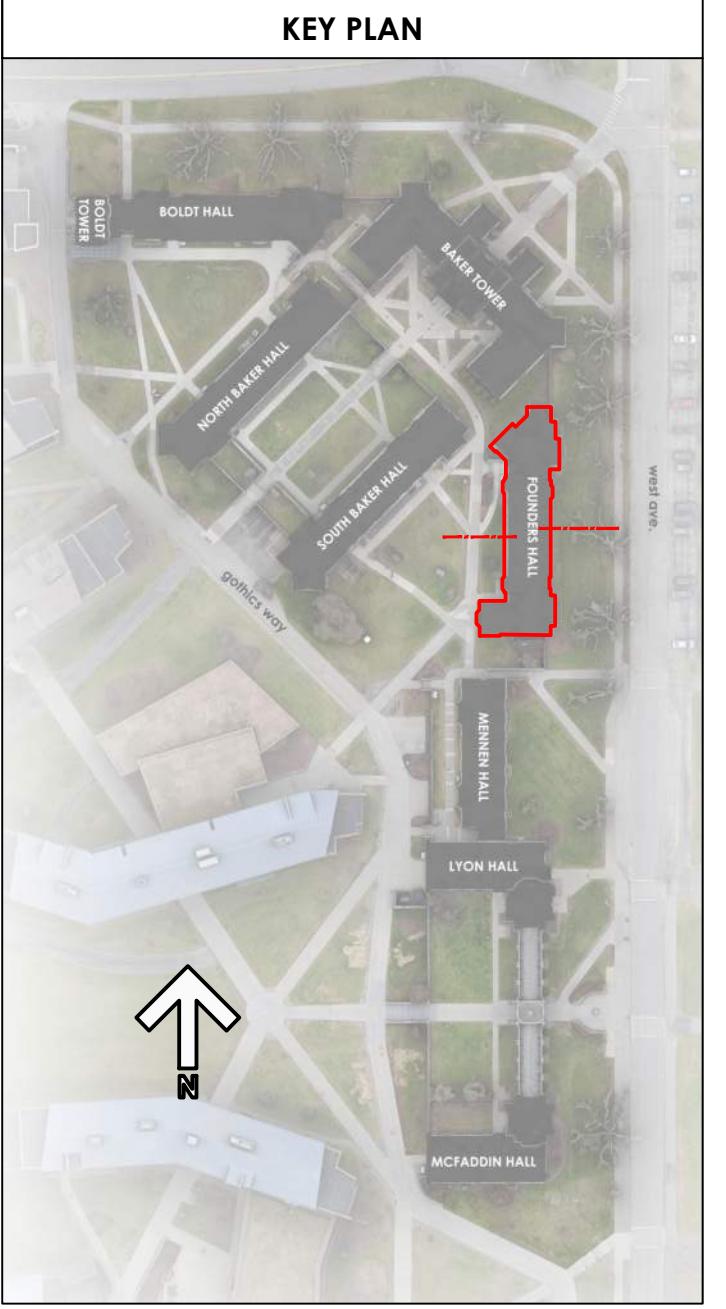
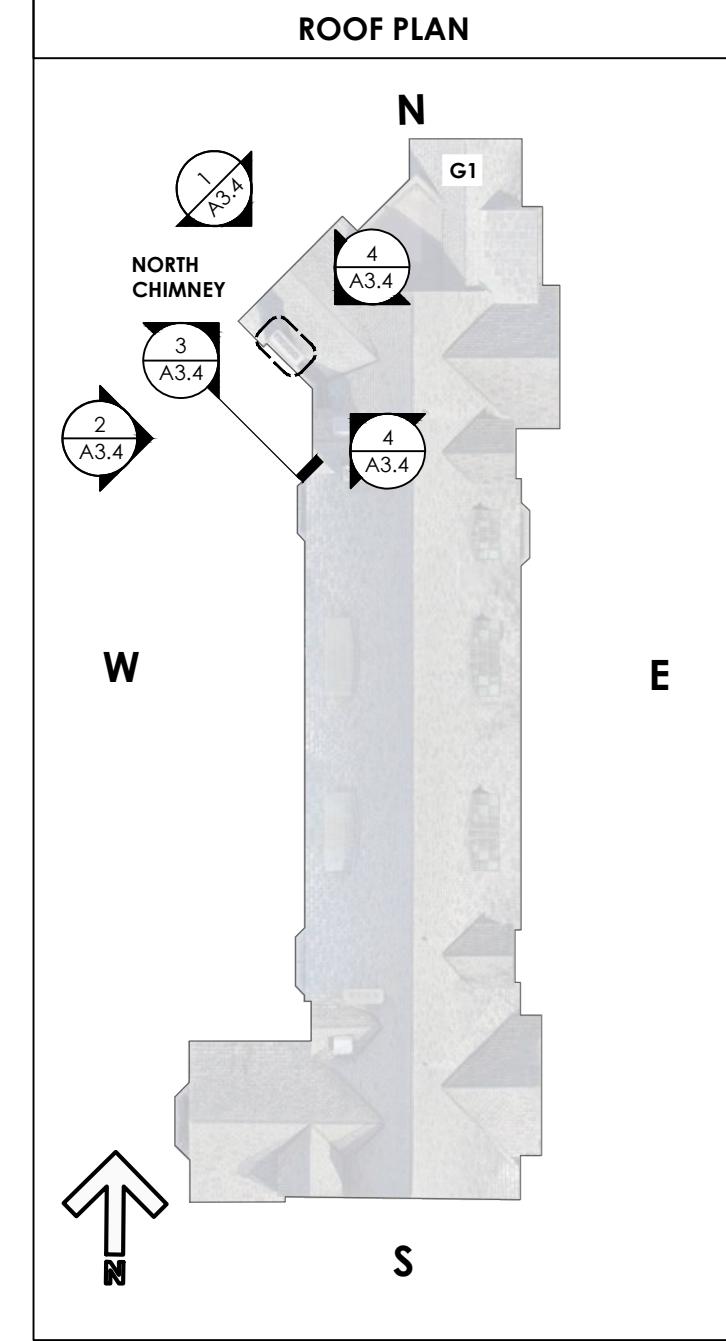
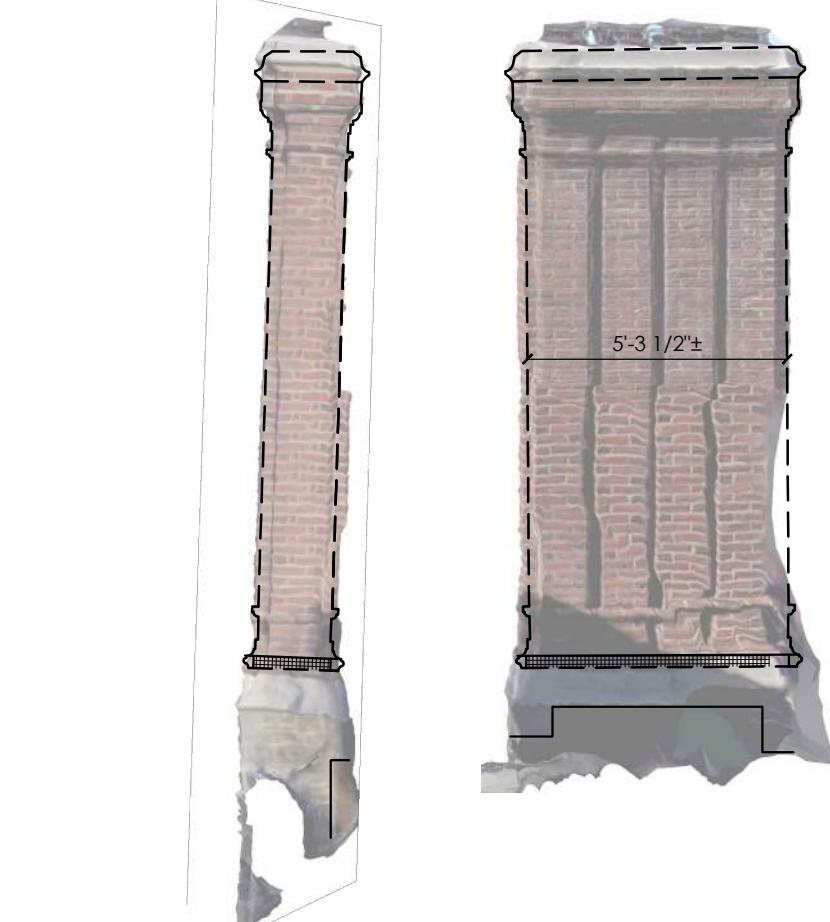
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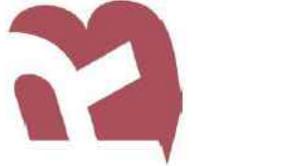
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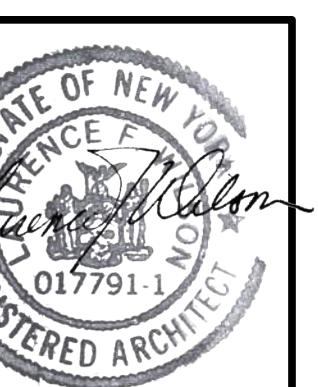
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CONSULTANTS
RYAN BIGGS
CLARK DAVIS
ENGINEERING & SURVEYING


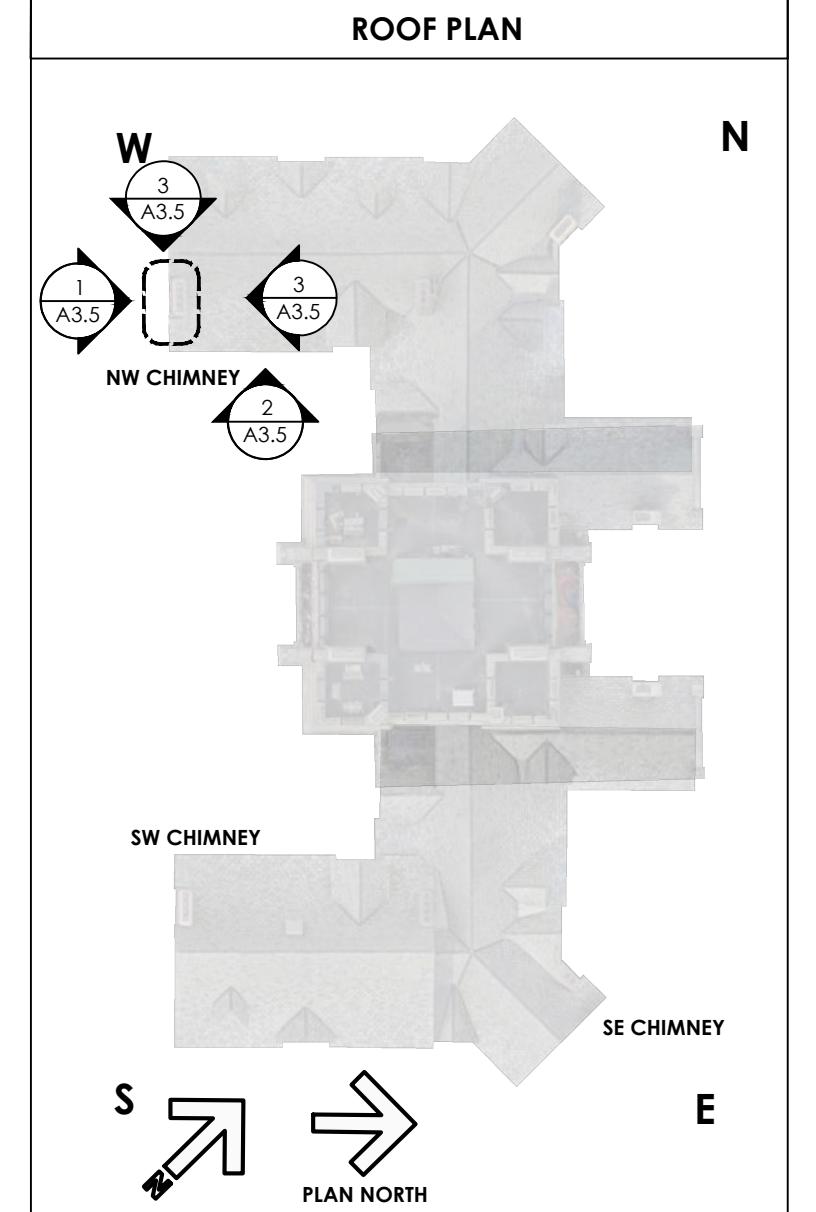
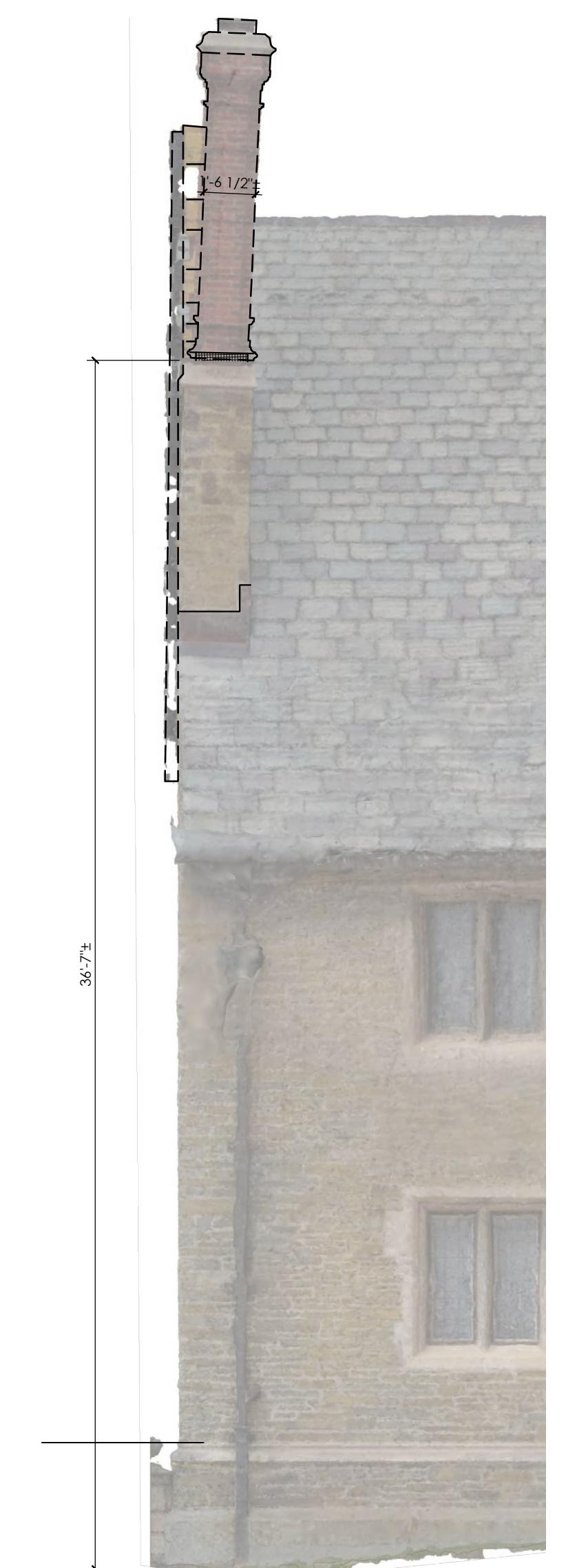
FOUNDERS HALL - NORTH CHIMNEY
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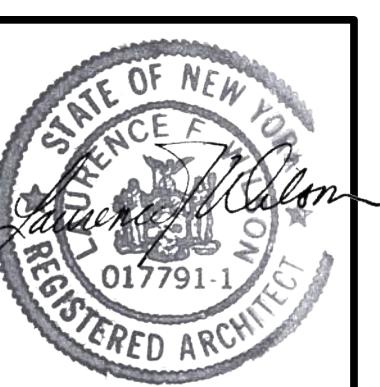
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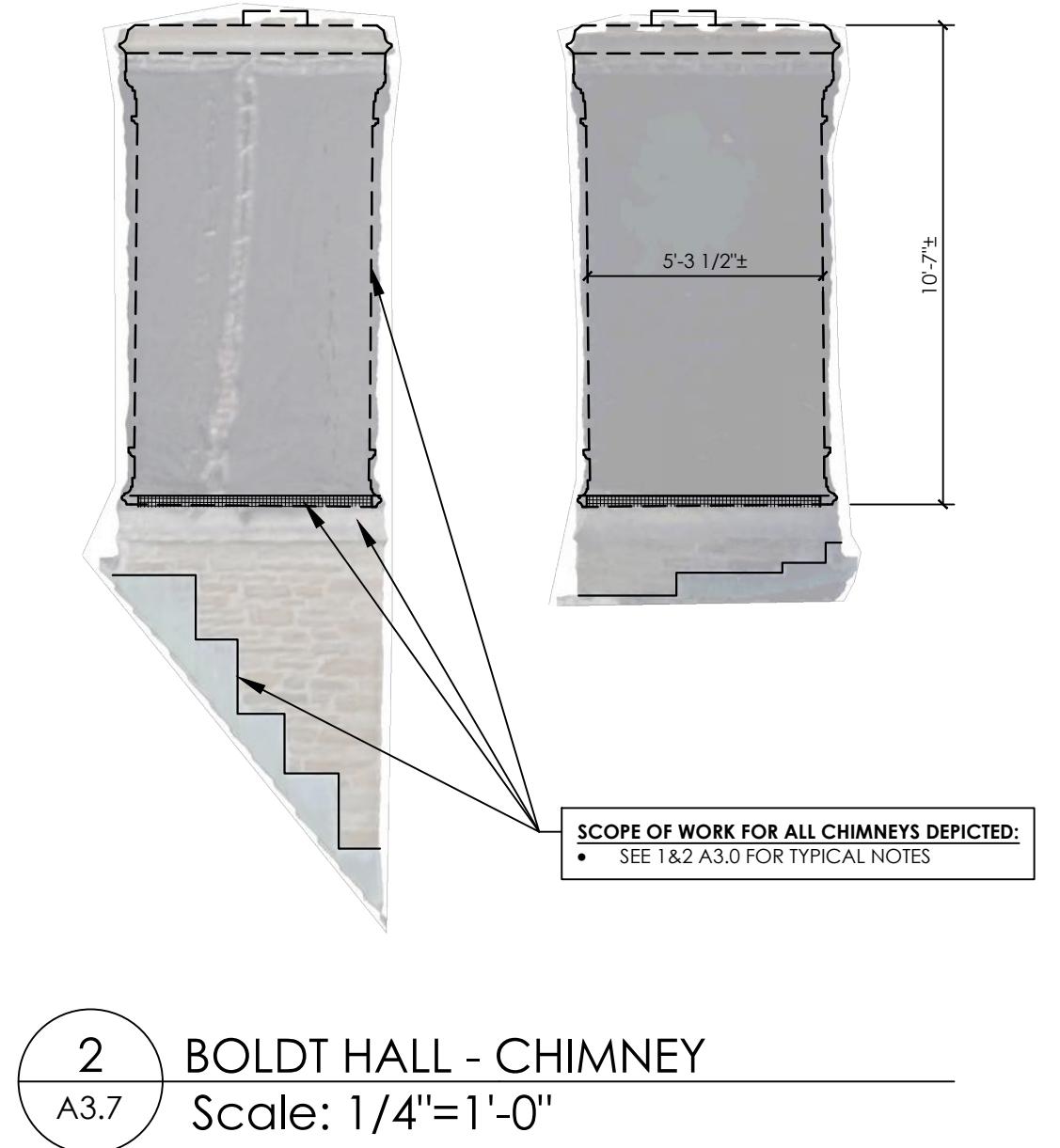
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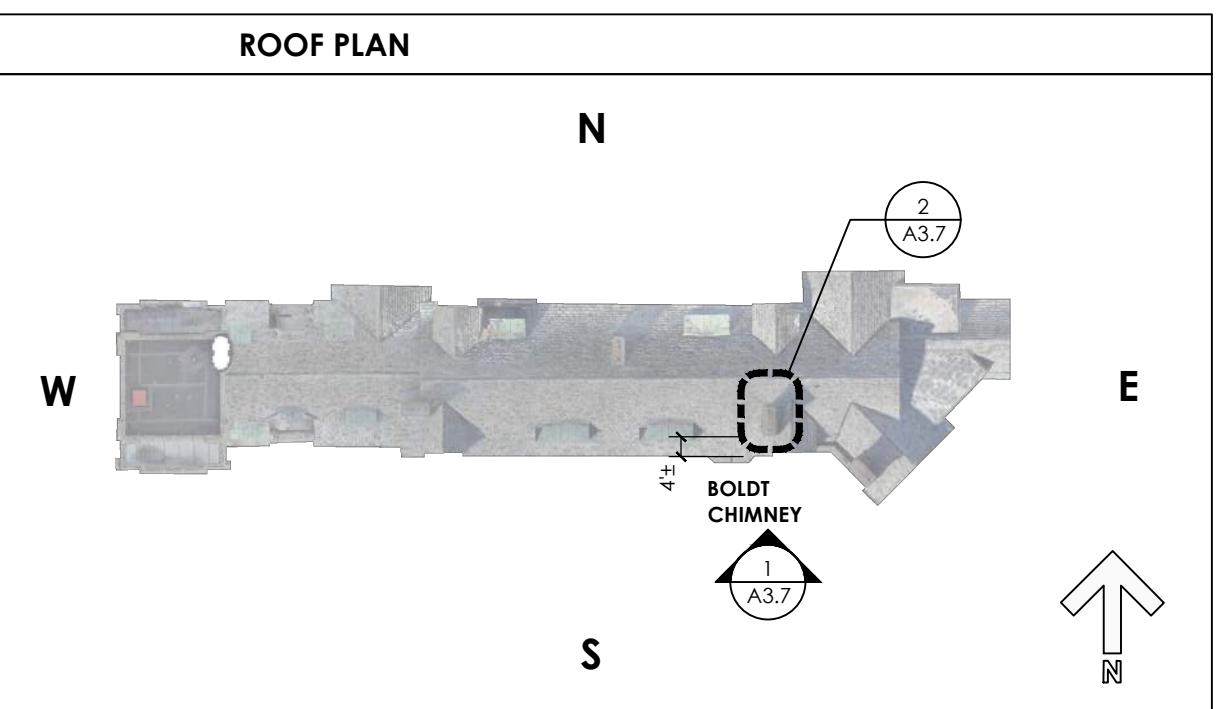




1
A3.7 BOLDT HALL - SOUTH ELEVATION
Scale: 1/4"=1'-0"



2
A3.7 BOLDT HALL - CHIMNEY
Scale: 1/4"=1'-0"



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