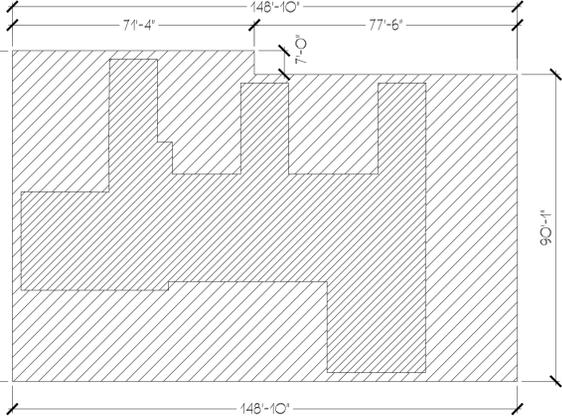


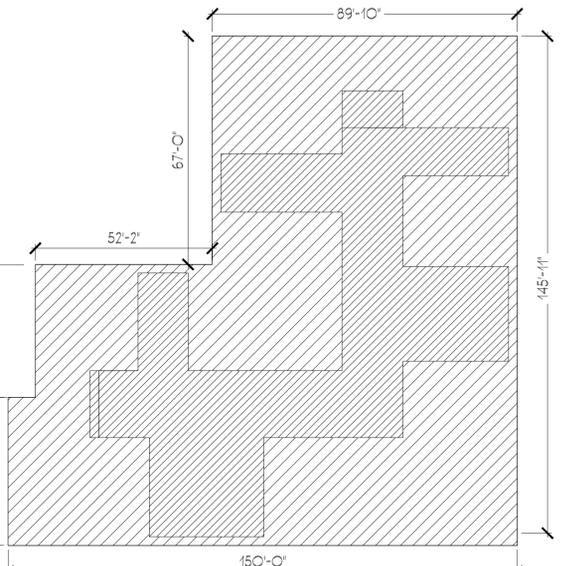
NEW RESIDENTIAL DEVELOPMENT PARTH KNOLLS, LLC. 87 HAWKES AVENUE OSSINING, NEW YORK 10562

SCHEMATIC SITE PLAN

DRAWING LIST

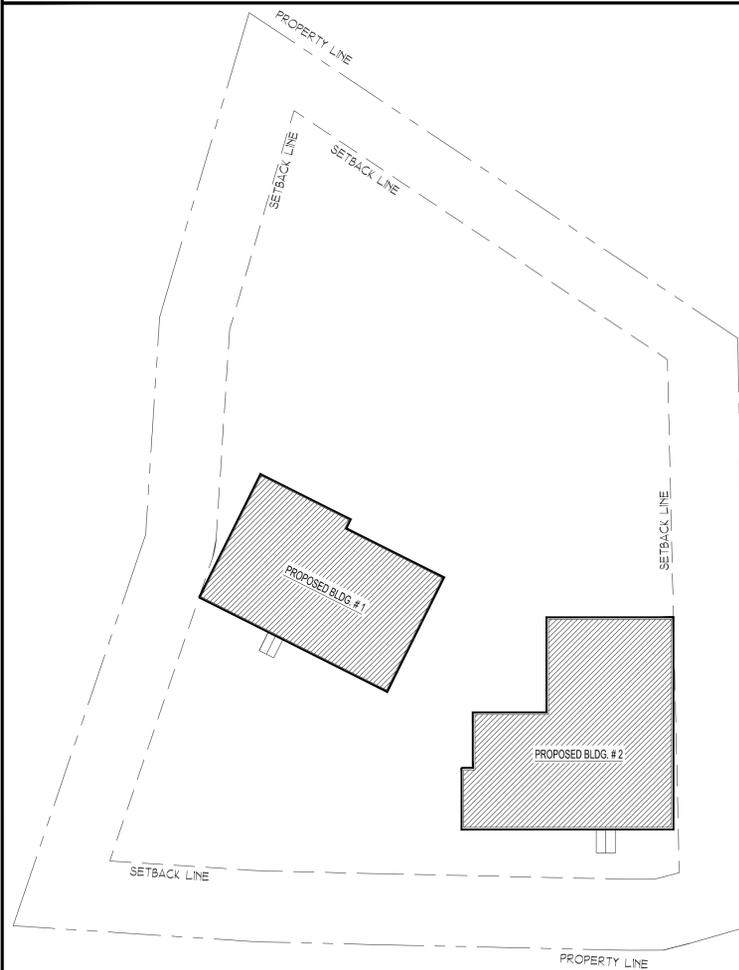


HALF STORY (BUILDING #1)
PER #200-53 MF DEFINITION OF HALF STORY PROPOSED AREA AT ROOF FRAMING WITH 90° OR GREATER CLNG HGT SHALL BE LESS THAN 50% OF TOTAL AREA.
AREA TABULATION:
PROPOSED AREA WITH CEILING AT 7'-6" OR GREATER IS 5,788 SQ.FT. OR 41.6 % OF TOTAL AREA (13,906 SQ.FT.)
SEE A-100A FOR ADDITIONAL LAYOUT INFORMATION

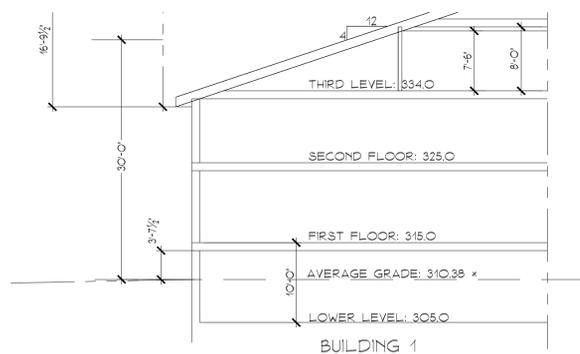
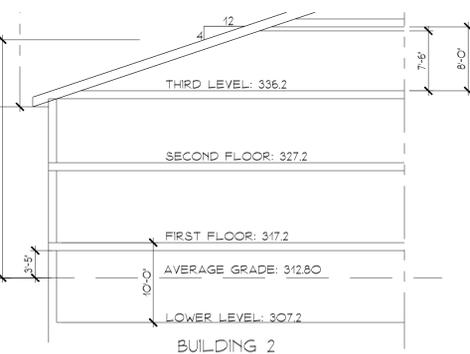


HALF STORY (BUILDING #2)
PER #200-53 MF DEFINITION OF HALF STORY PROPOSED AREA AT ROOF FRAMING WITH 90° OR GREATER CLNG HGT SHALL BE LESS THAN 50% OF TOTAL AREA.
AREA TABULATION:
PROPOSED AREA WITH CEILING AT 7'-6" OR GREATER IS 6,764 SQ.FT. OR 37.4 % OF TOTAL AREA (18,110 SQ.FT.)
SEE A-100A FOR ADDITIONAL LAYOUT INFORMATION

HALF STORY TABULATION



SCHEMATIC SITE PLAN
SEE SITE PLAN C-101



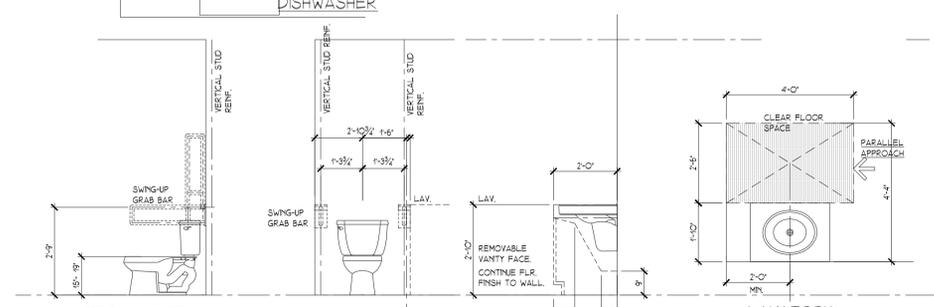
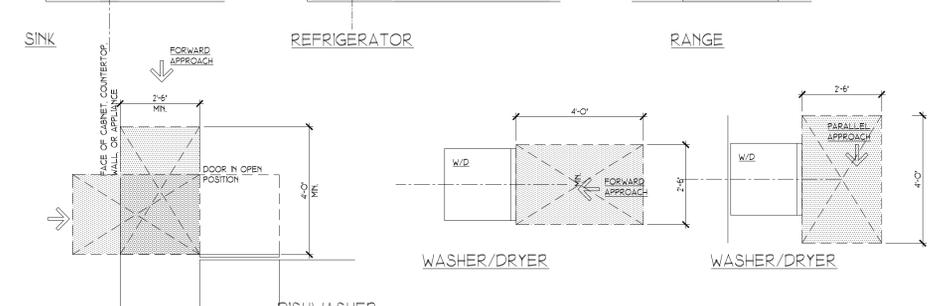
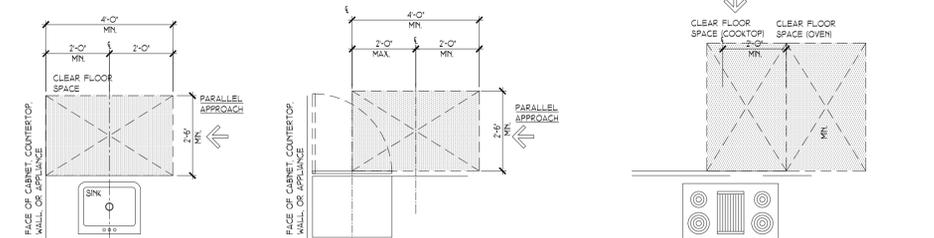
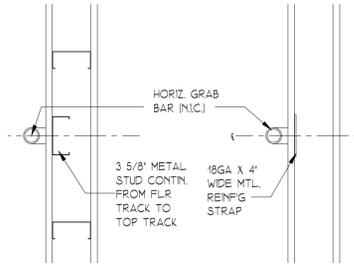
* NOTE:
REFER TO SITE DESIGN CONSULTANTS DRAWINGS FOR AVERAGE GRADE CALCULATIONS

BUILDING HEIGHT TABULATION

BUILDING CONSTRUCTION WILL COMPLY WITH A.D.A STANDARDS

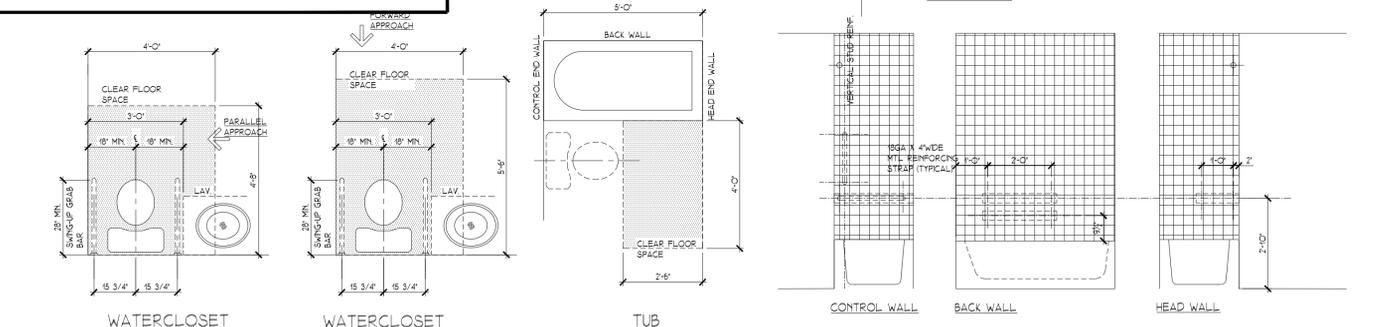
NOTES:

- BCNYS 1107.6 GROUP R, ACCESSIBLE UNITS: TYPE A UNITS AND TYPE B SHALL BE PROVIDED IN GROUP R OCCUPANCIES IN ACCORDANCE WITH SECTIONS 1107.6.1 THROUGH 1107.6.1.2
- BCNYS 1107.6.2.1.1 TYPE B UNITS: WHERE THERE ARE FOUR OR MORE DWELLING UNITS OR SLEEPING UNITS INTENDED TO BE OCCUPIED AS A RESIDENCE IN A SINGLE STRUCTURE EVERY DWELLING UNIT AND SLEEPING UNIT INTENDED TO BE OCCUPIED AS A RESIDENCE SHALL BE A TYPE B UNIT.
- ALL APARTMENTS SHALL COMPLY WITH ANSI 117.1-2009 FOR TYPE B DWELLING UNITS (SECTION 1004)
- BATHROOMS SHALL COMPLY WITH ANSI 117.1-2009, SECTION 1004.11.3.1, OPTION A.
- OPERABLE PARTS SHALL COMPLY WITH ANSI 117.1-2009, SECTION 1004.9. THIS SHALL INCLUDE LIGHTING CONTROLS, ELECTRICAL SWITCHES, RECEPTACLE OUTLETS, ELECTRICAL PANELBOARDS, AND USER CONTROLS FOR SECURITY AND INTERCOM SYSTEMS. CONTRACTOR SHALL PROVIDE GRAB BAR REINFORCEMENT IN BATHROOMS AS SHOWN AND IN COMPLIANCE WITH ANSI 117.1-2009, SECTION 1004.11.1
- LAVATORY SHALL BE PROVIDED WITH A REMOVABLE BASE CABINET. THE FINISH FLOOR SHALL CONTINUE TO THE WALL. THE WALL BEHIND THE CABINET SHALL BE FINISHED.



CODE ANALYSIS

BUILDING #1	33602 SQ.FT.
3	2-BEDROOM APARTMENTS
21	1-BEDROOM APARTMENTS
	26 PARKING SPACES AT LOWER LEVEL
BUILDING #2	40,530 SQ.FT.
10	2-BEDROOM APARTMENTS
19	1-BEDROOM APARTMENTS
	31 PARKING SPACES AT LOWER LEVEL
TOTAL	53 APARTMENTS (40 1-BEDROOMS + 13 2-BEDROOMS) 52,978 SQ.FT. 106 PARKING SPACES REQUIRED 115 PROVIDED
RECREATIONAL AREA (#200-16C(1) (D))	SEE C-111 SITE DESIGN CONSULTANTS DRAWINGS
DISTANCE BETWEEN BLDGS. (#200-16C(1) (B))	BUILDING HEIGHT X 2 = 30 X 2 = 60' PROVIDED 60.4'
OPEN NET AREA (#200-16C(3) (A))	SEE C-111 SITE DESIGN CONSULTANTS DRAWINGS
AFFORDABLE HOUSING (#200-33)	SEE COVER SHEET (DRAWING T-2) BY SITE DESIGN CONSULTANTS
PARKING (#200-29)	SEE COVER SHEET (DRAWING T-2) BY SITE DESIGN CONSULTANTS



ARO HT, LLC.
DESIGN & CONSTRUCTION MANAGEMENT CONSULTANTS
100 EXECUTIVE BLVD. SUITE 205
OSSINING, NY 10562
(914) 944-3377 FAX (914) 661-5140

SCALE: AS SHOWN

REVISIONS:

DATE: JANUARY 25, 2016

JOB TITLE:
NEW RESIDENTIAL DEVELOPMENT
PARTH KNOLLS, LLC.
87 HAWKES AVENUE
OSSINING, NEW YORK 10562

REVISIONS:

DATE: 9/12/2016

JOB NO: 15034

DRAWING: A-100