FALLS PARK APARTMENTS

121 - 125 LAKE STREET
ITHACA, NEW YORK
(ZONE R-3a)
SOILS NOTES

1. All soil mixes are to be placed in accordance with the following:

   - 36" DEEP PLANTING SOIL MIX
   - 36" DEEP BIORETENTION PLANTING SOIL MIX
   - 24" DEEP PLANTING SOIL MIX
   - 18" DEEP PLANTING SOIL MIX
   - 8" DEEP TURF PLANTING SOIL MIX
   - 24" DEEP CU STRUCTURAL SOIL
   - 36" DEEP PLANTING SOIL MIX, TYP.

2. Property line assumed to be limit of disturbance unless otherwise noted - see demolition and removal plan(s).

3. All soil mixes and amendments to meet project specifications. See written specifications for requirements of various soil mixes and amendments.

4. Soil remediation practices are not to occur within the driplines of existing trees to preserve roots.

5. Tree planting in lawn areas to be dug to depth of rootball by 3X the diameter.

6. After beds are prepared, the landscape contractor is to locate trees, shrubs, and vines as shown on plans. Tree, shrub, and vine locations are to be approved by landscape architect before they are planted.

7. All disturbed areas that are not shown as paved or planted bed are to be seeded as lawn, unless indicated as sod. Prepare and seed lawn as per specifications and details.

8. See specifications for soil preparation & seed mixes.

9. See civil & electrical drawings for underground utilities.

SKU & PEDERSON, INC.
240-268-1820
MEP ENGINEER
### ZONING SUMMARY

#### Lot Size
- Uses: Residential Use District: R-3a

#### Height
- Multiple Dwelling, New Construction:
  - 325.16 A

#### Uses
- Use of a single occupancy intended for human occupancy.
- Use of mechanical equipment mounted above roof level, bulkheads and similar features necessary for excess of 5 such rooms.

#### Bicycle Parking
- 1 per 3 bedrooms or sleeping rooms, plus 1 per dwelling unit:
  - Side Yard: One side 10 ft
  - Front Yard: 10 ft
  - Rear Yard: 20% or 50 ft, but not less than 20 ft

#### Bulky Articles
- Exception:
  - Church spires, belfries, or towers, cupolas, mechanical equipment mounted above roof level, bulkheads and similar features necessary for excess of 5 such rooms.

#### Building Efficiency by Level
- Building Gsf:
  - Level 1: 26,326 sq ft
  - Level 2: 25,916 sq ft
  - Level 3: 26,928 sq ft
  - Level P1: 30,255 sq ft

#### Building Efficiency Overall
- Total gsf: 104,797 sq ft
- 100%
  - Residental units: 79,904 sq ft
  - 76.2%
  - Residental common areas: 24,893 sq ft
  - 23.8%

#### Building Common Areas
- Level 1: 4,163 sq ft
  - 4.0%
  - Vestibule: 184 sq ft
  - 0.2%
  - Restroom: 120 sq ft
  - 0.1%
  - Pets spa: 353 sq ft
  - 0.3%
  - Package room: 112 sq ft
  - 0.1%
  - Office: 163 sq ft
  - 0.2%
  - Meeting room: 338 sq ft
  - 0.3%
  - Elevator lobby: 157 sq ft
  - 0.2%
  - Elevator lobby: 165 sq ft
  - 0.2%
  - Vestibule: 184 sq ft
  - 0.2%
  - Restroom: 120 sq ft
  - 0.1%
  - Pets spa: 353 sq ft
  - 0.3%
  - Package room: 112 sq ft
  - 0.1%
  - Office: 163 sq ft
  - 0.2%
  - Meeting room: 338 sq ft
  - 0.3%
  - Elevator lobby: 157 sq ft
  - 0.2%

#### Building Efficiency
- 100.0%
  - Level 1: 21,754 sq ft
  - 20.8%
  - Residental units: 79,904 sq ft
  - 76.2%
  - Residental common areas: 6,542 sq ft
  - 6.2%
  - Level 2: 26,326 sq ft
  - 25.1%
  - Residental units: 25,371 sq ft
  - 24.2%
  - Residental common areas: 24,893 sq ft
  - 23.8%
  - Level 3: 26,928 sq ft
  - 25.7%
  - Residental units: 21,753 sq ft
  - 20.8%
  - Residental common areas: 358 sq ft
  - 0.3%
  - Level P1: 30,255 sq ft
  - 29.5%
  - Residental units: 19,784 sq ft
  - 18.9%
  - Residental common areas: 4,163 sq ft
  - 4.0%

#### Parking Description
- Spaces
- Bike Description

#### Unit Matrix Summary

<table>
<thead>
<tr>
<th>Name Unit</th>
<th>Size</th>
<th>Total Units</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>1BR - 01</td>
<td>919.7 SF</td>
<td>8</td>
<td>10.8%</td>
</tr>
<tr>
<td>1BR - 02</td>
<td>1,074.4 SF</td>
<td>2</td>
<td>2.7%</td>
</tr>
<tr>
<td>1BR - 03</td>
<td>1,101.8 SF</td>
<td>3</td>
<td>4.1%</td>
</tr>
<tr>
<td>2BR - 01a</td>
<td>1,247.7 SF</td>
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<tr>
<td>1BRD - 01</td>
<td>1,114.2 SF</td>
<td>3</td>
<td>4.1%</td>
</tr>
<tr>
<td>1BRD - 02</td>
<td>1,074.4 SF</td>
<td>2</td>
<td>2.7%</td>
</tr>
<tr>
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<td>3</td>
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</tr>
<tr>
<td>1BRD - 04</td>
<td>1,114.2 SF</td>
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<td>4.1%</td>
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<tr>
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<tr>
<td>1BRD - 06</td>
<td>1,114.2 SF</td>
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<td>4.1%</td>
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<tr>
<td>1BRD - 07</td>
<td>1,074.4 SF</td>
<td>2</td>
<td>2.7%</td>
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#### Area Summaries

<table>
<thead>
<tr>
<th>Area Type</th>
<th>Total Area</th>
<th>Efficiency</th>
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<tbody>
<tr>
<td>Residental units</td>
<td>79,904 SF</td>
<td>76.2%</td>
</tr>
<tr>
<td>Residental common areas</td>
<td>24,893 SF</td>
<td>23.8%</td>
</tr>
</tbody>
</table>

#### Comments
- Varies according to size of building.
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#### Building Efficiency Notes
- Gsf includes residential and garage.
- Program area gsf:
  - Walls, and corridor face of corridor walls.
  - Face of sheathing on exterior walls, centerline of demising unit areas:
  - Exteriors spaces; gsf includes residential and garage.
- Exterior walls are measured as follows:
  - If a building wall is less than 8 feet 6 inches, the exterior walls are not measured.
  - If a building wall is more than 8 feet 6 inches, the exterior walls are measured at the centerline of demising unit areas.

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**Note:** The above text is a simplified representation of the information provided in the image. Detailed analysis and interpretation are beyond the scope of this service.