

**TOWN VILLAGE OF HARRISON
OFFICE OF THE ENGINEER
MEMORANDUM**

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PLANNING BOARD
TOWN-VLG. OF HARRISON, NY

TO: Jeffrey Freis, Chairman and Members of the Planning Board

FROM: Nunzio Pietrosanti, P. E., Town/Village Engineer



DATE: May 28, 2002

SUBJECT: Purchase Corporate Park Associates Parcel B - Floor Area & Calculations- 100 Manhattanville Road, Block 631, Lot 17 (PO 5)

As per the Planning Board's request, the Engineering Department has performed a further review of the submitted floor plans, documentation, and computer drawing file for the existing office building for the referenced property.

The following tabulation of gross and net floor area, for the existing office building as they relate to "Floor Area Ratio" are based on the definitions and allowable floor area deduction provided by the Building Department as per their April 11, 2002 memo (copy attached):

Please note the Engineering Department's review came up with a final net floor area of 265,682 square feet as compared to the consultant's tabulation of 263,490 square feet (copy of tabulation attached), a difference of 2,192 square feet.

EXISTING OFFICE BUILDING

LEVEL	GROSS FLOOR AREA (SF)	ALLOW. Deduction (SF)	NET FLOOR AREA (SF)
First	66,567	5,418	61,149
Second	66,844	5,719	61,125
Third	73,871	1,403	72,468
Fourth	72,508	1,568	70,940
TOTAL	279,790	14,108	265,682

Please note, the Engineering Department Calculations are based on the revised information submitted by the Applicant. Actual verification of the existing building

net floor area can only be made by an As Built Survey and calculations performed by a Licensed Professional Land Surveyor. It should be further noted that the Net Floor Area calculations for the proposed office building is based on office use for all four levels as is the case in the existing office building.

If you have any questions regarding this matter please let me know.

NP:cm

Cc: Joseph Latwin, Deputy Village Attorney
Patrick Cleary, Planning Consultant
Michael Mastrogiacomo, Assistant Town and Village Engineer

May 23-2002 17:35 THE TOKARZ GR.
MAY. 23. 2002 21:27PM DEVELOPMENT

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NO. 765 P. 5/3

100 Manhattanville Road Area Calculations

First Floor

To perimeter	66,567 sq. ft.
Mechanical convector	(-) 910 sq. ft.
Mechanical space	(-) 2,870 sq. ft.
Elevators	(-) 522 sq. ft.
Mechanical shafts	(-) 8 sq. ft.
Truck loading bays	(-) 1,836 sq. ft.
TOTAL floor area:	60,529 sq. ft.

Second Floor

To perimeter	66,844 sq. ft.
Mechanical convector	(-) 669 sq. ft.
Mechanical space	(-) 377 sq. ft.
Elevators	(-) 522 sq. ft.
Mechanical shafts	(-) 572 sq. ft.
Open space to floor below	(-) 4,250 sq. ft.
TOTAL floor area:	60,454 sq. ft.

Third Floor

To perimeter	73,871 sq. ft.
Mechanical convector	(-) 690 sq. ft.
Mechanical space	(-) 311 sq. ft.
Elevators	(-) 522 sq. ft.
Mechanical shafts	(-) 572 sq. ft.
TOTAL floor area:	71,776 sq. ft.

Fourth Floor

To perimeter	73,166 sq. ft.
Mechanical convector	(-) 658 sq. ft.
Mechanical space	(-) 483 sq. ft.
Elevators	(-) 522 sq. ft.
Mechanical shafts	(-) 572 sq. ft.
TOTAL floor area:	70,931 sq. ft.

Floors 1 - 4

To perimeter	280,448 sq. ft.
Mechanical convector	(-) 2,827 sq. ft.
Mechanical space	(-) 4,043 sq. ft.
Elevators	(-) 2,088 sq. ft.
Mechanical shafts	(-) 1,716 sq. ft.
Truck loading bays (1 st fl. only)	(-) 1,836 sq. ft.
Open to fl. below (2 nd fl. only)	(-) 4,250 sq. ft.
TOTAL floor area:	263,490 sq. ft.