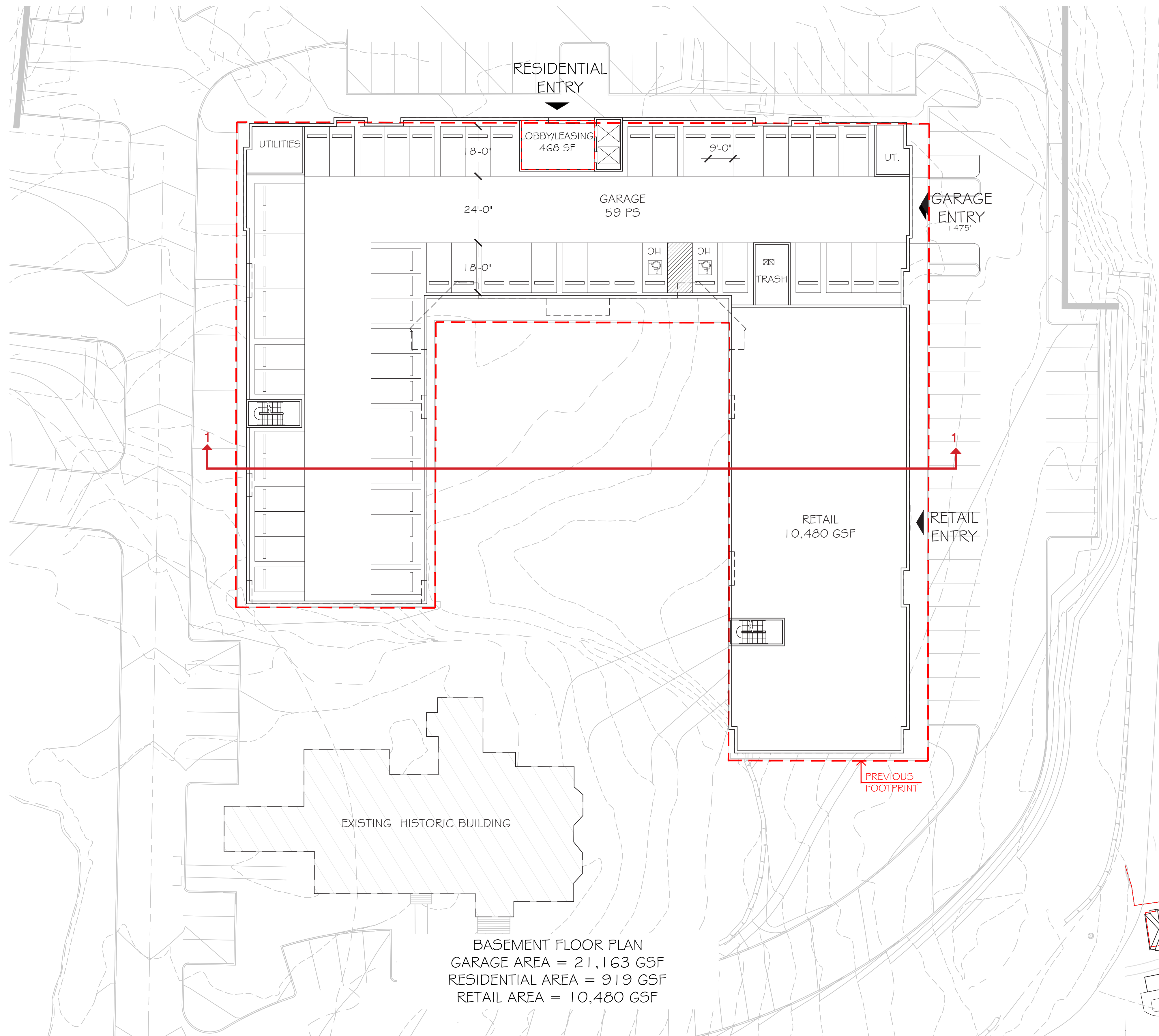


UNDERHILL AVENUE DEVELOPMENT PRELIMINARY F.A.R CALCULATION				
<b>*Site Area:</b>	<b>11</b>	<b>AC</b>		
	<b>479,160</b>	<b>SF</b>		
Product Type	Number of Units	Gross Res. Area	Non Usable Area	F.A.R Area**
Apartments	85	99,415 GSF	15,388 GSF	84,027 NSF
Condos	30	46,059 GSF	3,015 GSF	43,044 NSF
Club House	0	1,186 GSF	0 GSF	0 NSF
28' x 40' Uphill T.H. (30 units @ 2,750 GSF***)	30	82,500 GSF	0 GSF	82,500 NSF
37x46' Downhill T.H. (20 units @ 2,966 GSF***)	20	59,320 GSF	0 GSF	59,320 NSF
Historic Building	0	TBC	0 GSF	0 NSF
<b>Total Units on Site=</b>	<b>165</b>	<b>288,480 GSF</b>	<b>18,403 GSF</b>	<b>268,891 NSF</b>
	<b>F.A.R=</b>	<b>0.60</b>	<b>F.A.R USABLE=</b>	<b>0.56</b>
* Assumed Site area includes lake and wetlands within the property.				
** F.A.R area excludes open porches, common corridors, stairways, garages, cellars, uninhabitable attic spaces and metter sheds and common areas such as amenities.				
*** T.H. F.A.R area includes basement garage area and excludes stairs, attic and mech area located at basement.				





BASEMENT FLOOR PLAN  
 GARAGE AREA = 21,163 GSF  
 RESIDENTIAL AREA = 919 GSF  
 RETAIL AREA = 10,480 GSF

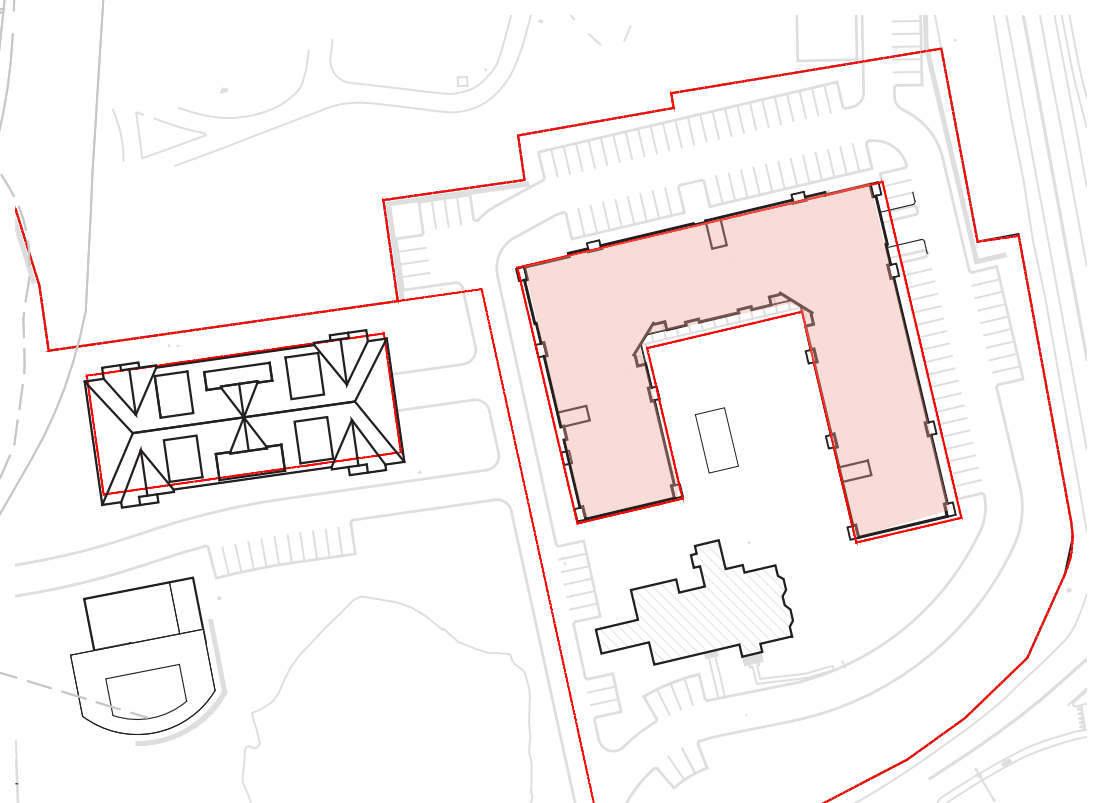
**SUMMARY OF PROVISIONS**

**TOTAL RESIDENTIAL AREA**  
 = +/- 99,415 GSF

**TOTAL UNITS = 85 UNITS**

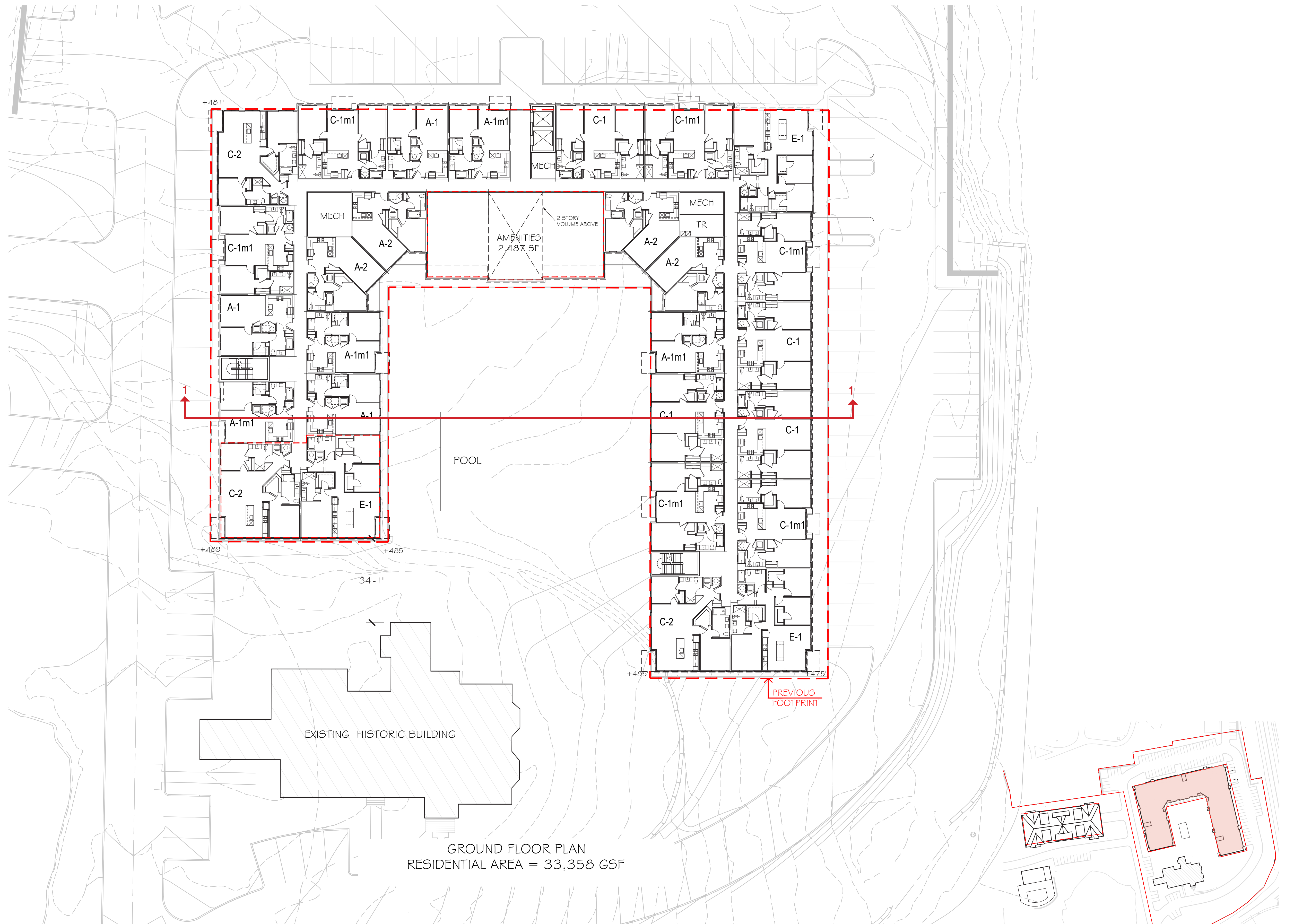
**GARAGE TOTAL PARKING = 59 PS**  
**PARKING RATIO = 0.69 PS/UNIT**

**TOTAL RETAIL AREA**  
 = +/- 10,480 GSF



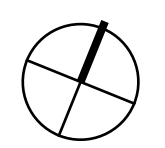
KEY PLAN

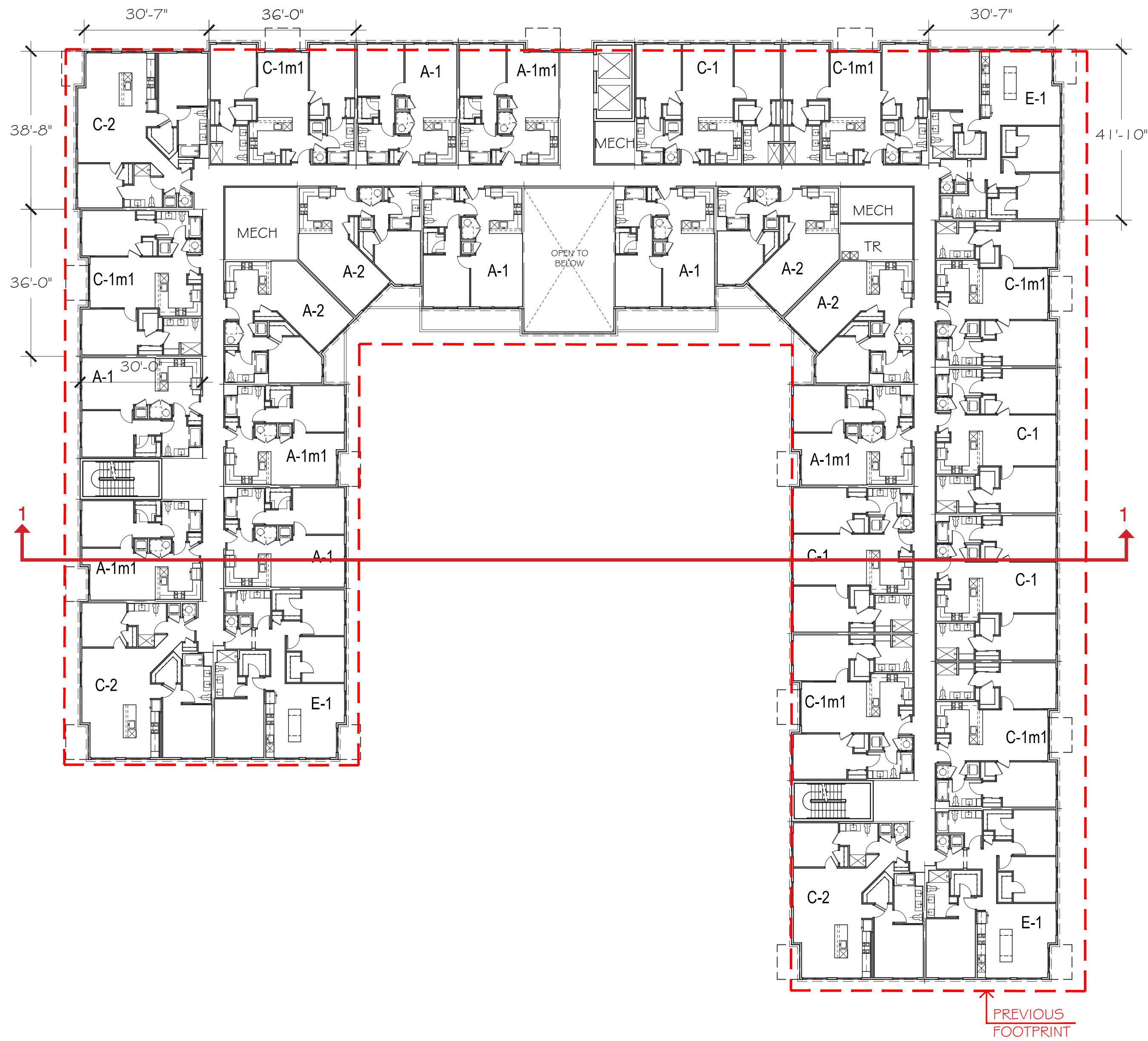
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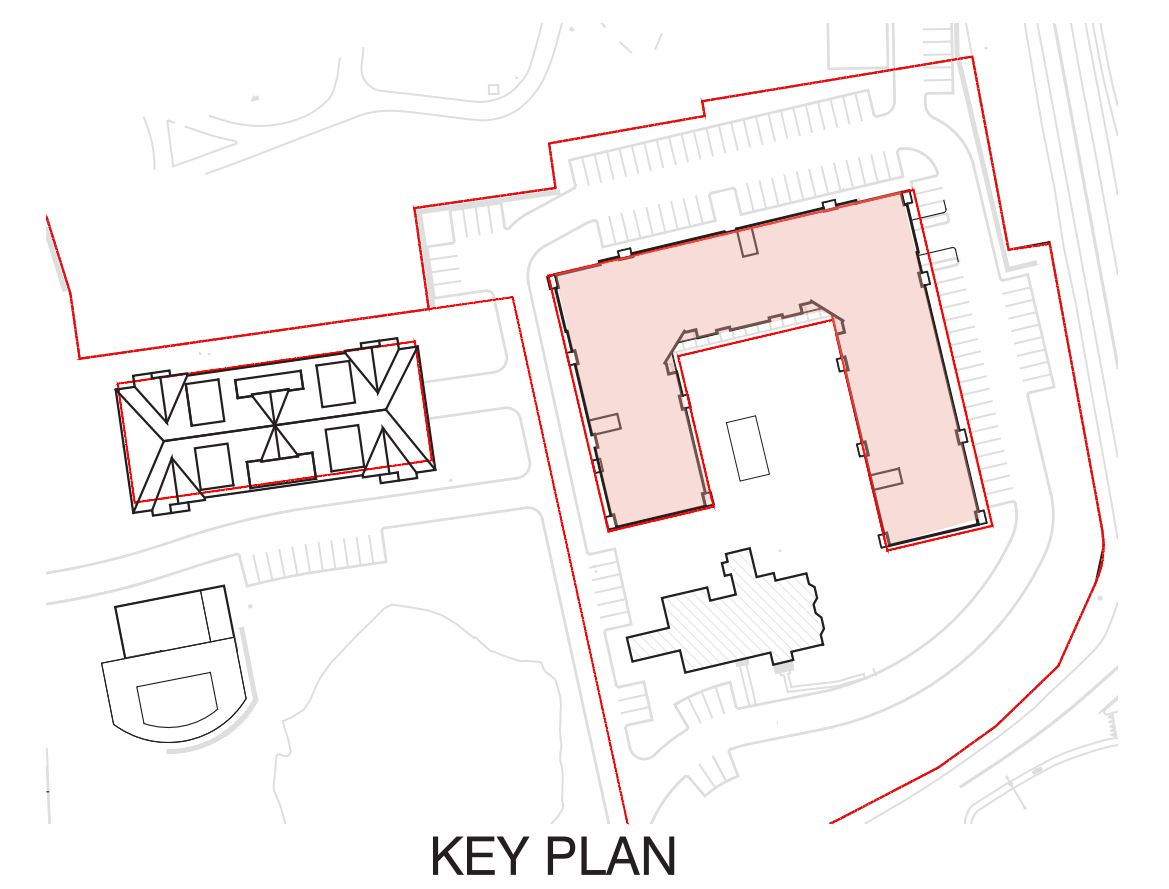
GROUND FLOOR PLAN  
RESIDENTIAL AREA = 33,358 GSF

KEY PLAN

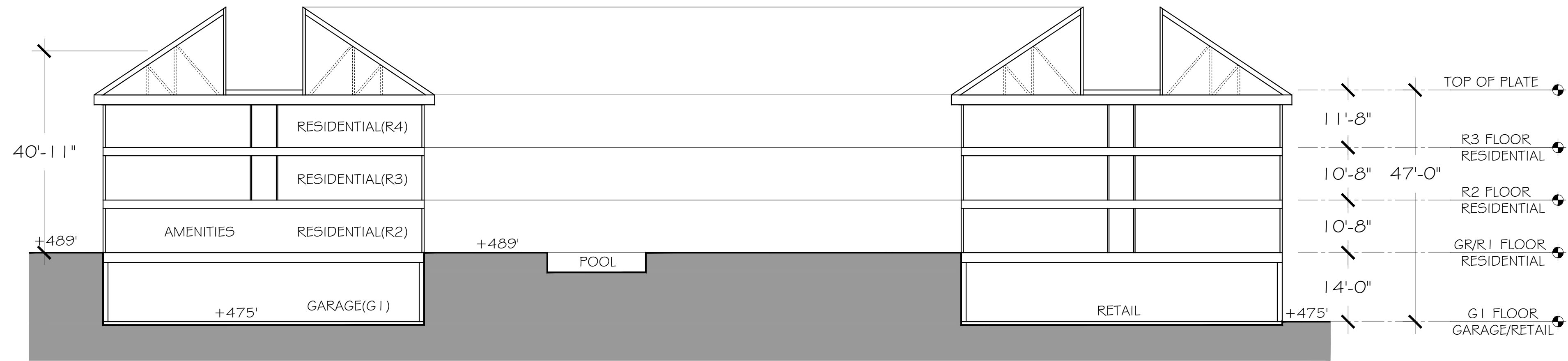




RESIDENTIAL FLOOR PLAN (R2)  
RESIDENTIAL AREA = 32,244 GSF



KEY PLAN



BUILDING SECTION I

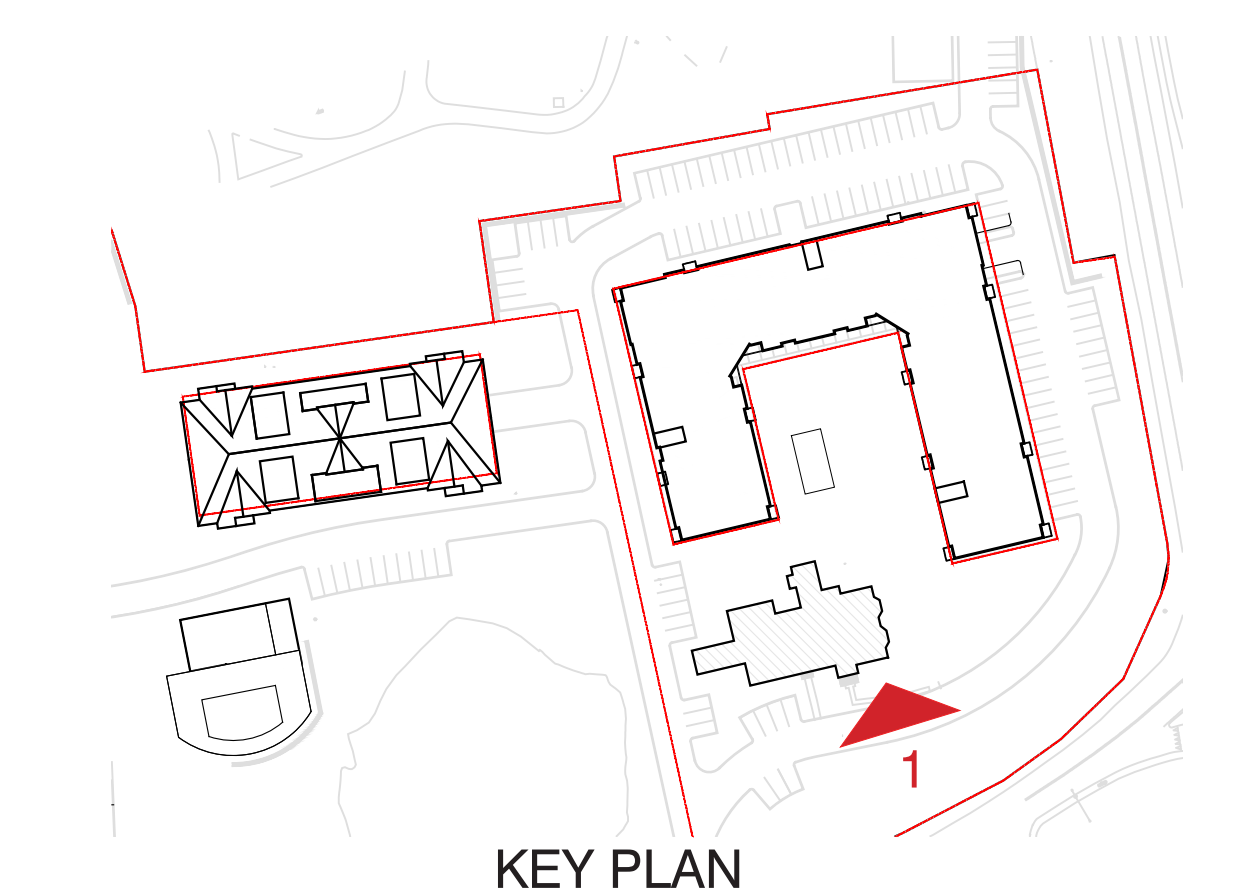
UNDERHILL AVENUE DEVELOPMENT - APARTMENTS - BUILDING TABULATIONS															
UNIT TYPE				MIX					TARGET MIX						
				G1	R1	R2	R3	TOTAL	Units Per Type	Average SF	%	Units Per Type	Average SF	%	
A-1	1BR, 1BA	748	Net Sq. Ft.		3	5	3	11	35	755.89	41.2%	34	750	40.0%	
A-1m1	1BR, 1BA	731	Net Sq. Ft.		4	4	4	12							
A-2	1BR, 1BA	788	Net Sq. Ft.		4	4	4	12							
C-1	2BR, 2BA	1,078	Net Sq. Ft.		4	4	6	14	41	1,093.15	48.2%	43	1,050	50.6%	
C-1m1	2BR, 2BA	1,053	Net Sq. Ft.		6	6	6	18							
C-2	2BR, 2BA	1,197	Net Sq. Ft.		3	3	3	9							
E-1	3BR, 3BA	1,310	Net Sq. Ft.		3	3	3	9	9	1,310.00	10.6%	8	1,280	9.4%	
<b>Units Per Floor</b>					<b>27</b>	<b>29</b>	<b>29</b>	<b>85</b>				<b>85</b>		<b>100.0%</b>	
<b>Net Area Per Floor</b>				393	26,471	27,967	28,627	<b>83,458</b>							
<b>Circulation/Mech</b>				58	4,400	4,277	4,267	<b>13,002</b>							
<b>Lobby / Leasing / Amenity</b>				468	2,487			<b>2,955</b>							
<b>Gross Area Per Floor *</b>				<b>919</b>	<b>33,358</b>	<b>32,244</b>	<b>32,894</b>	<b>99,415</b>							
<b>Average Gross Area per unit</b>								<b>1,170</b>				<b>1,140</b>	<b>GSF/UNIT</b>		
<b>Average Net Area per unit</b>								<b>982</b>				<b>952</b>	<b>NSF/UNIT</b>		
<b>Building Efficiency</b>					79.4%	86.7%	87.0%	<b>83.9%</b>							
* Gross area excludes retail, parking garage area, trash room and utilities located at G1.															
<b>Retail Area</b>								<b>10,480</b>							



BUILDING ELEVATION 1

**MATERIAL LEGEND**

- 01 ARCHITECTURAL STONE
- 02 FIBER CEMENT SIDING - WHITE
- 03 FIBER CEMENT TRIM - WHITE
- 04 FIBER CEMENT PANEL - WHITE
- 05 ARCHITECTURAL SHINGLES
- 06 METAL RAILING



KEY PLAN

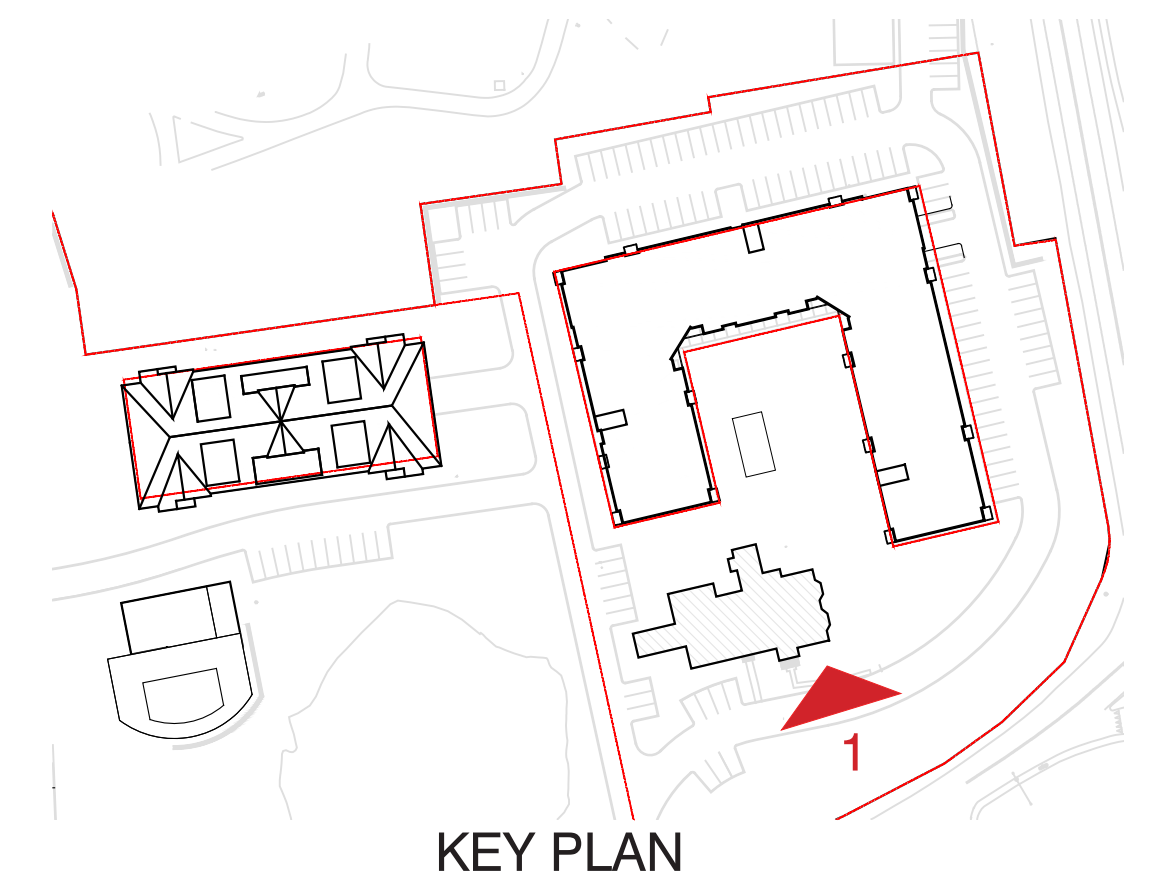
\*NOTE: PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR TO BE SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS



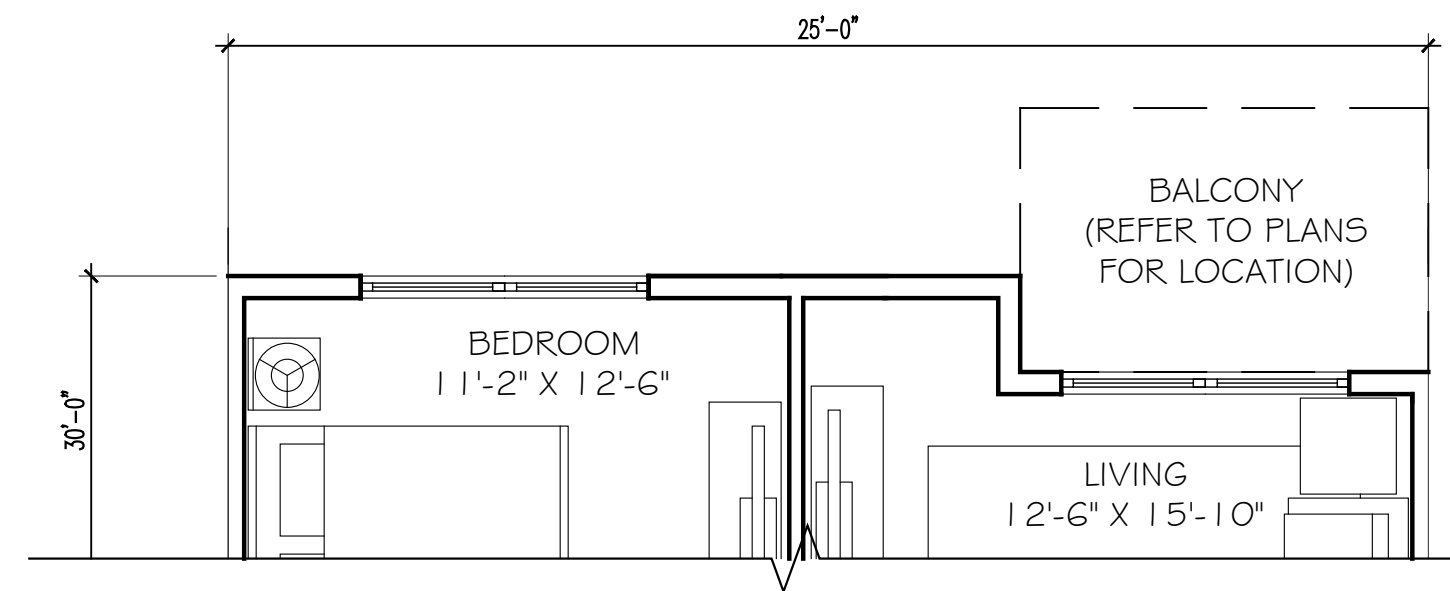
BUILDING ELEVATION 1

**MATERIAL LEGEND**

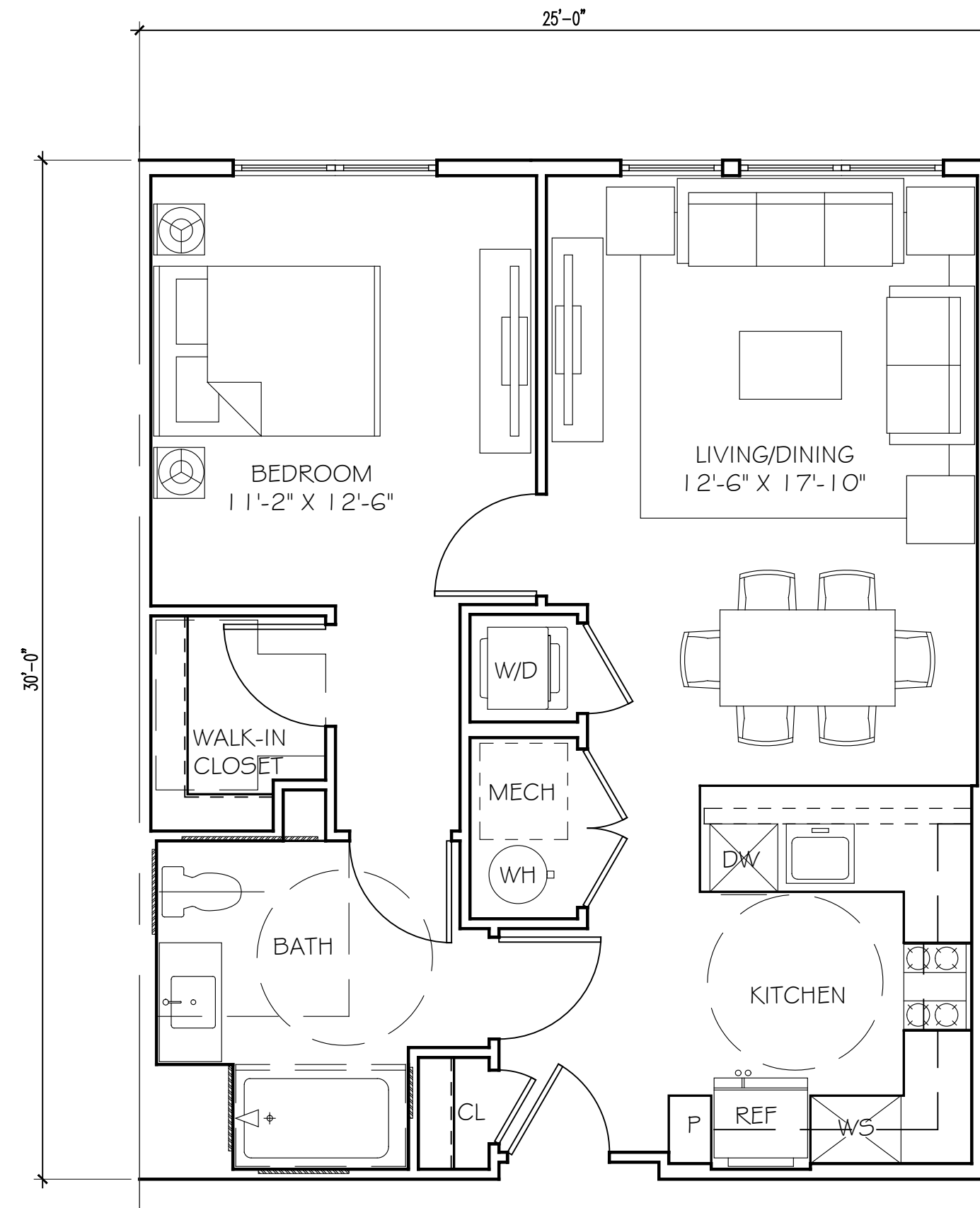
- 01 ARCHITECTURAL STONE
- 02 FIBER CEMENT SIDING - WHITE
- 03 FIBER CEMENT TRIM - WHITE
- 04 FIBER CEMENT PANEL - WHITE
- 05 ARCHITECTURAL SHINGLES
- 06 METAL RAILING



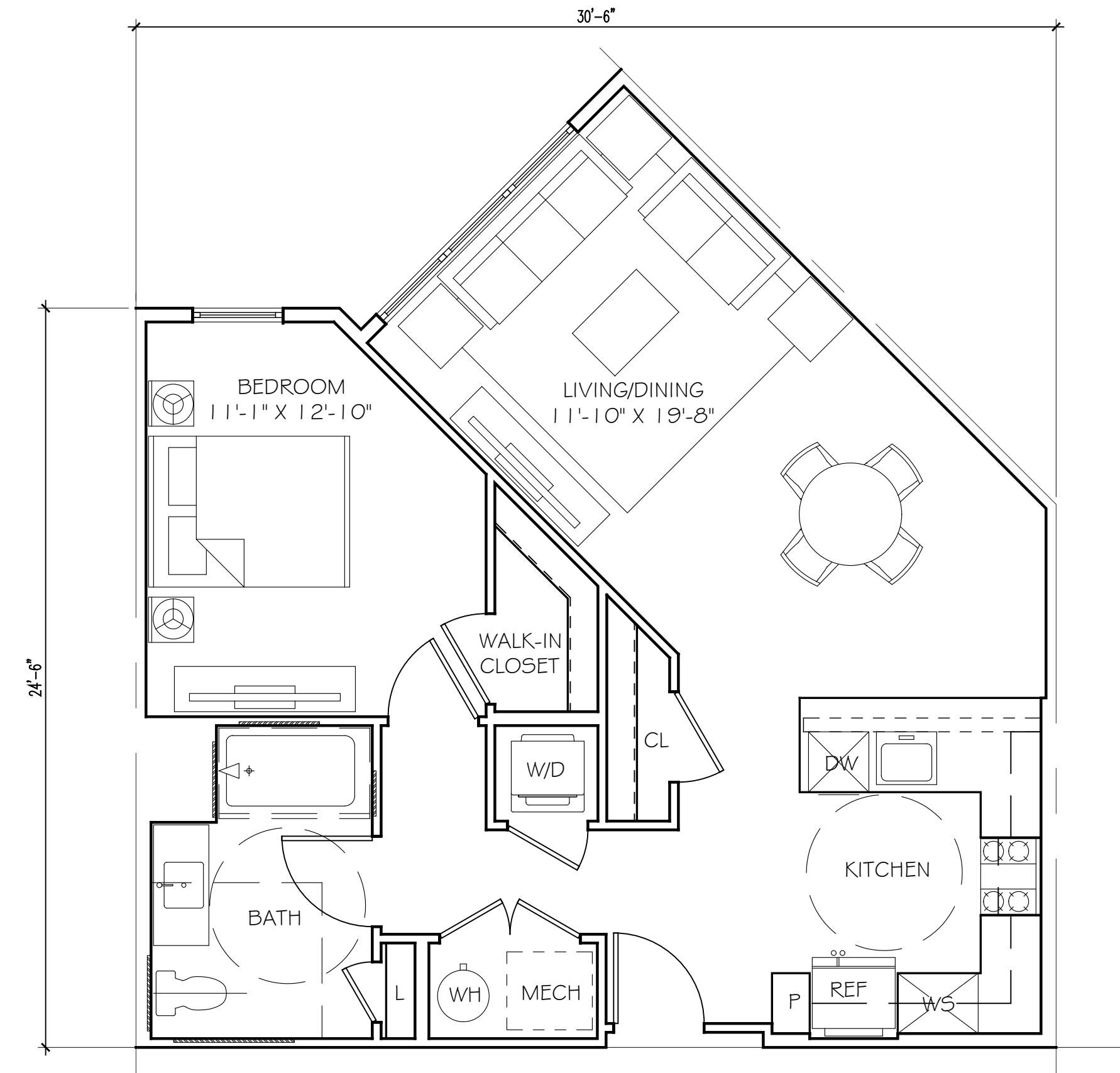
\*NOTE: PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR TO BE SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS



**UNIT A-1m1**  
 731 NSF  
 12 UNIT  
 ANSI TYPE B  
 1 BR / 1 BA

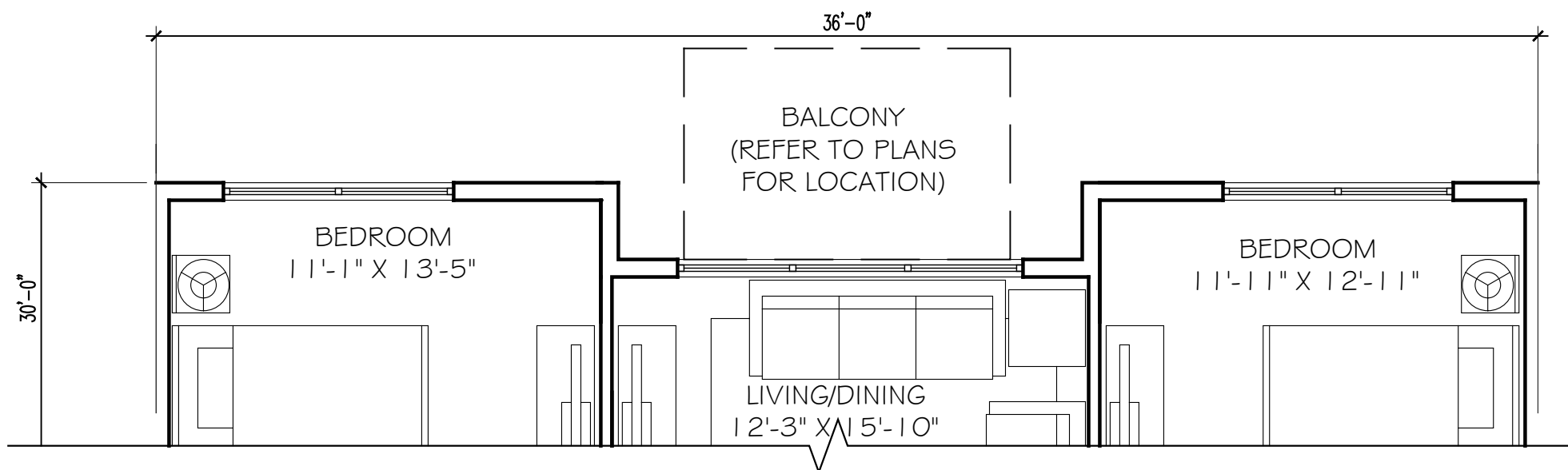


**UNIT A-1**  
 748 NSF  
 11 UNIT  
 ANSI TYPE B  
 1 BR / 1 BA

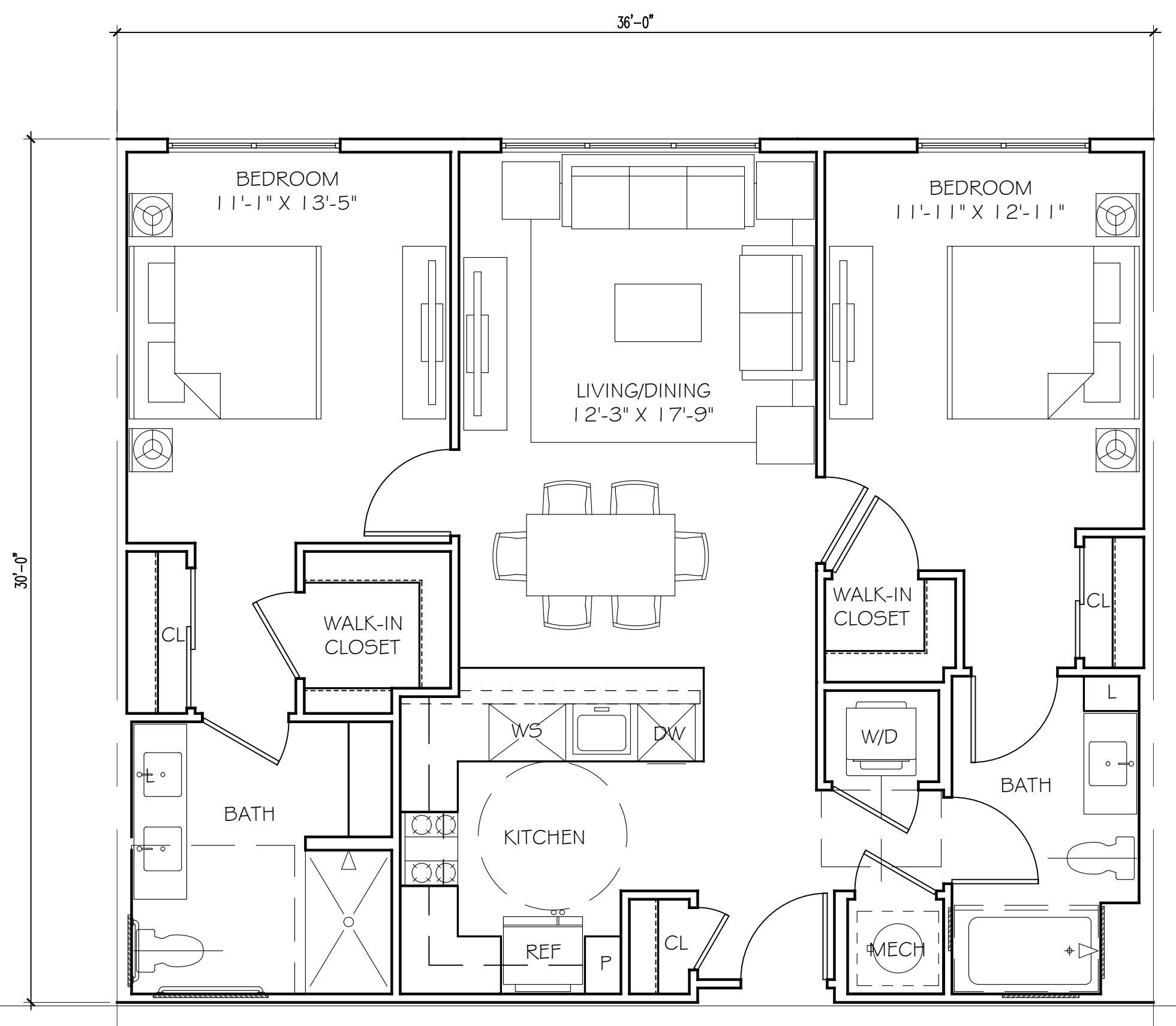


**UNIT A-2**  
 786 NSF  
 12 UNIT  
 ANSI TYPE B  
 1 BR / 1 BA

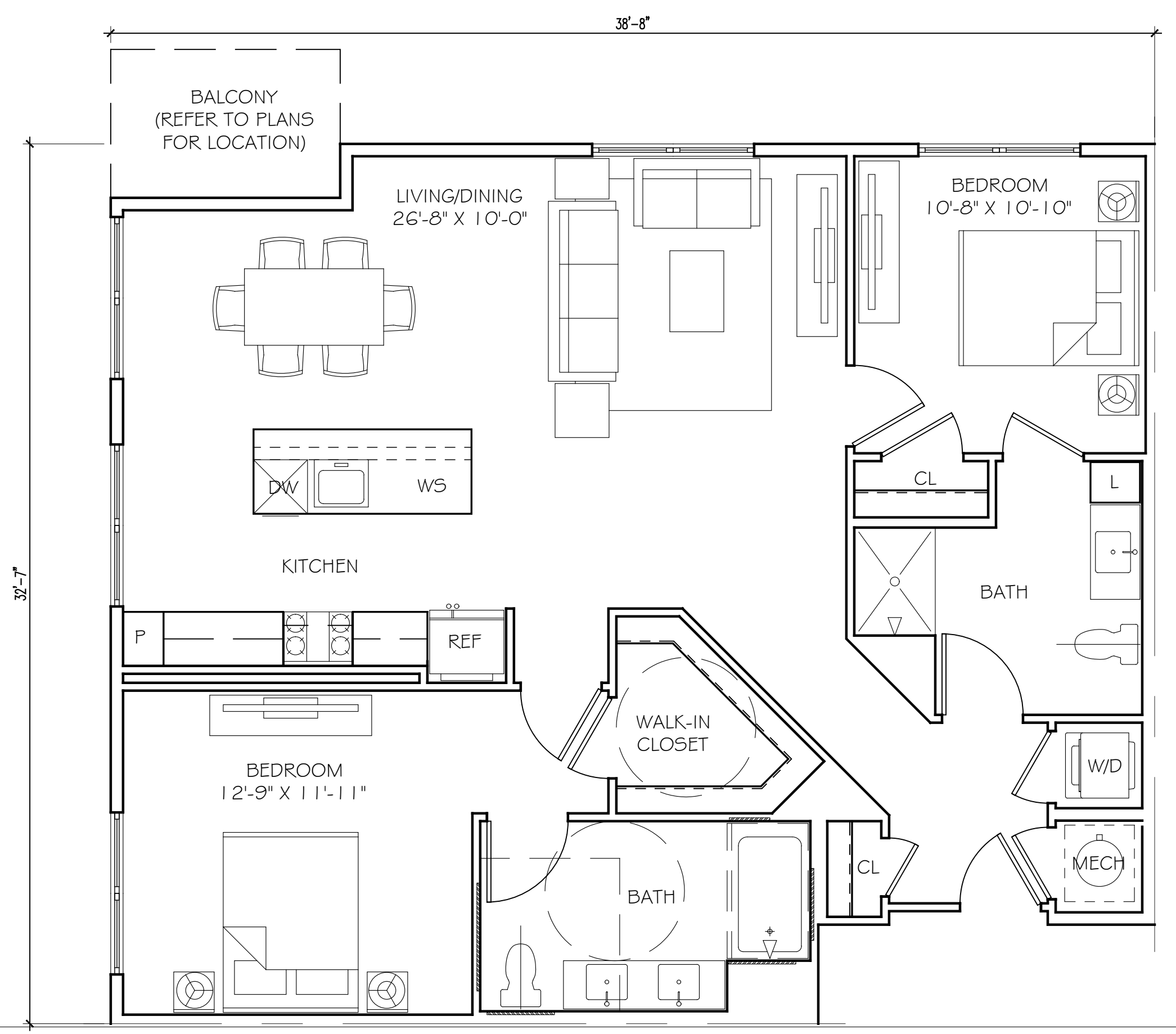




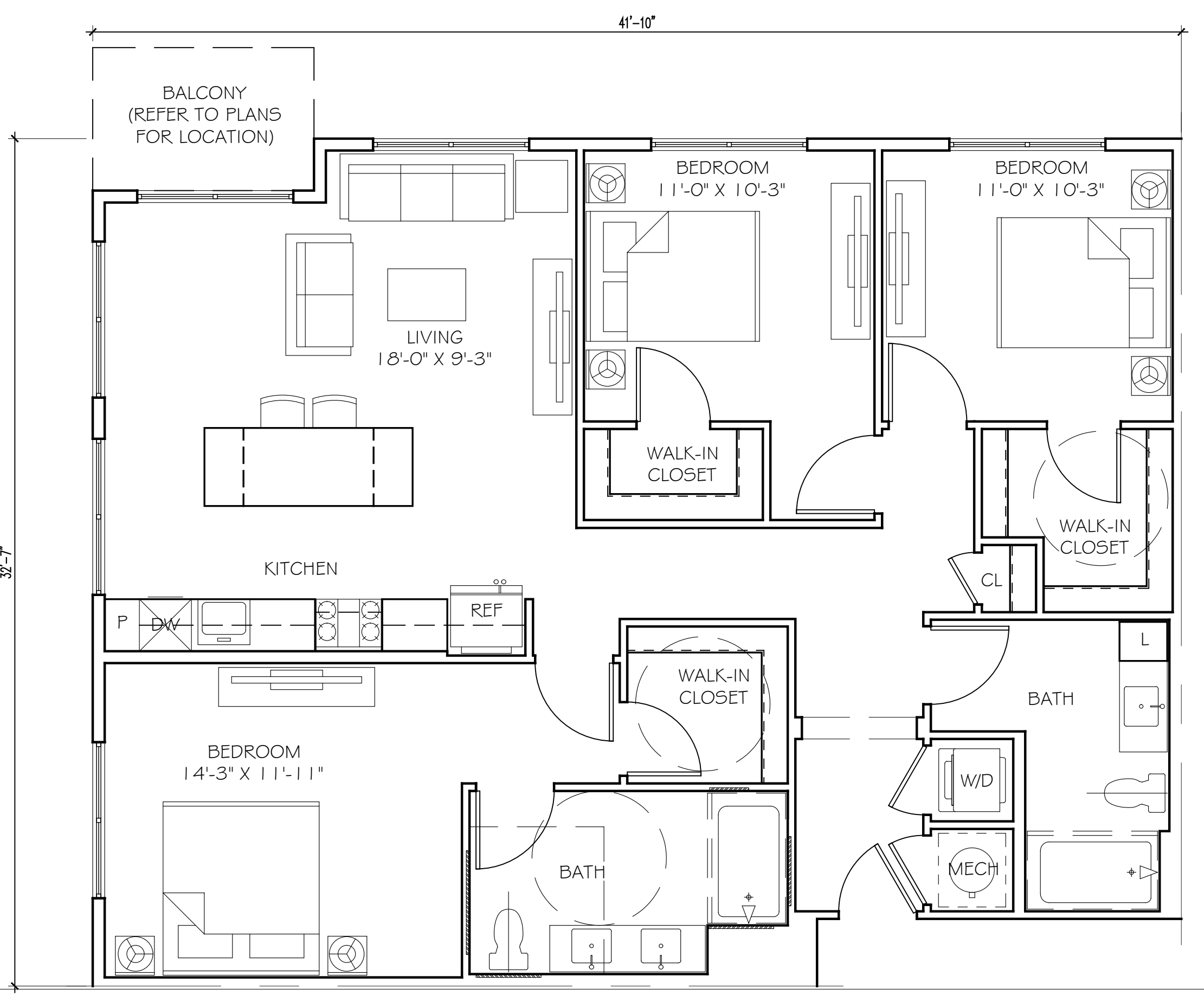
**UNIT C-1m1**  
 1,053 NSF  
 18 UNIT  
 ANSI TYPE B  
 2 BR / 2 BA



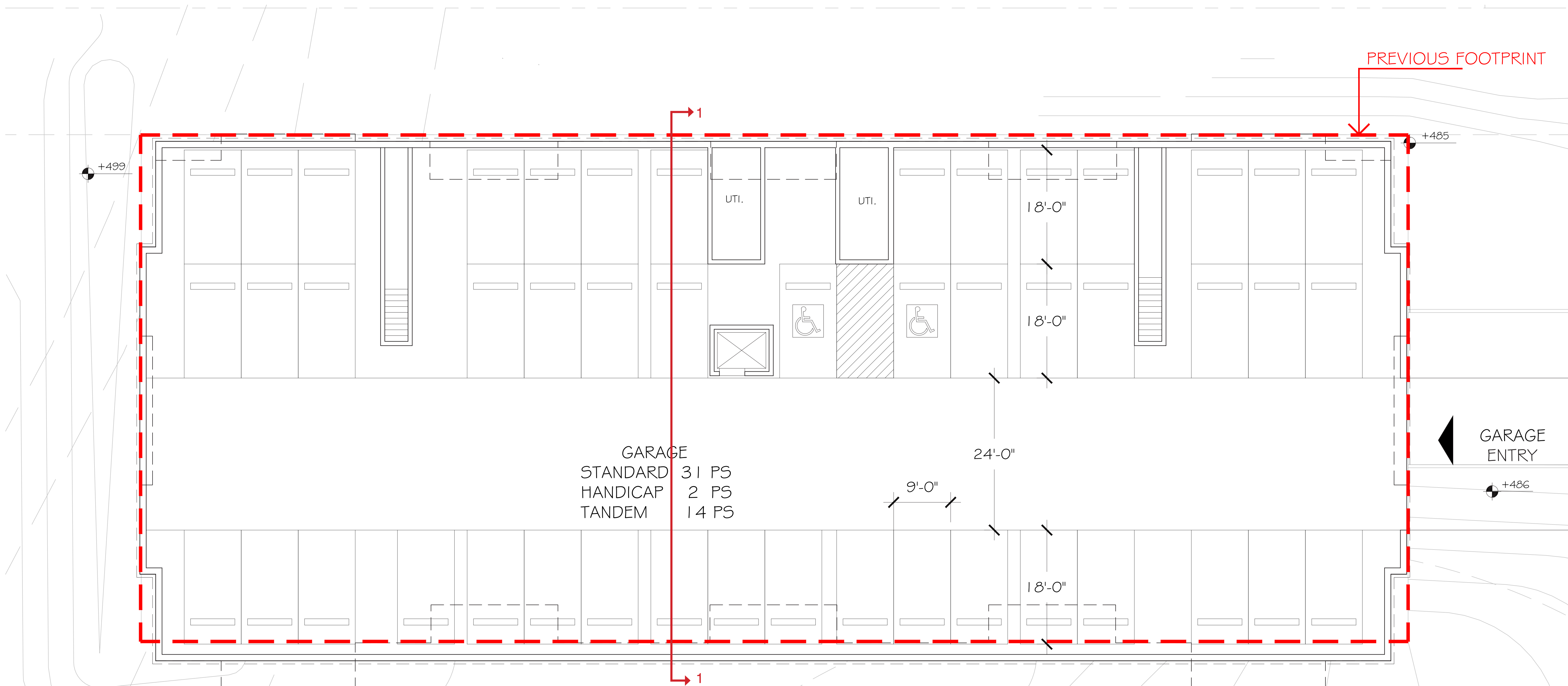
**UNIT C-1**  
 1,078 NSF  
 14 UNIT  
 ANSI TYPE B  
 2 BR / 2 BA



**UNIT C-2**  
 1,194 NSF  
 9 UNIT  
 ANSI TYPE B  
 2 BR / 2 BA



**UNIT E-1**  
 1,310 NSF  
 9 UNIT  
 ANSI TYPE B  
 2 BR / 2 BA



GARAGE  
 STANDARD 31 PS  
 HANDICAP 2 PS  
 TANDEM 14 PS

GARAGE FLOOR PLAN  
 RESIDENTIAL AREA = 393 GSF  
 GARAGE AREA = 15,856 GSF

**SUMMARY OF PROVISIONS**

**TOTAL RESIDENTIAL AREA  
 = +/- 50,137 GSF**

**TOTAL UNITS = 30 UNITS**

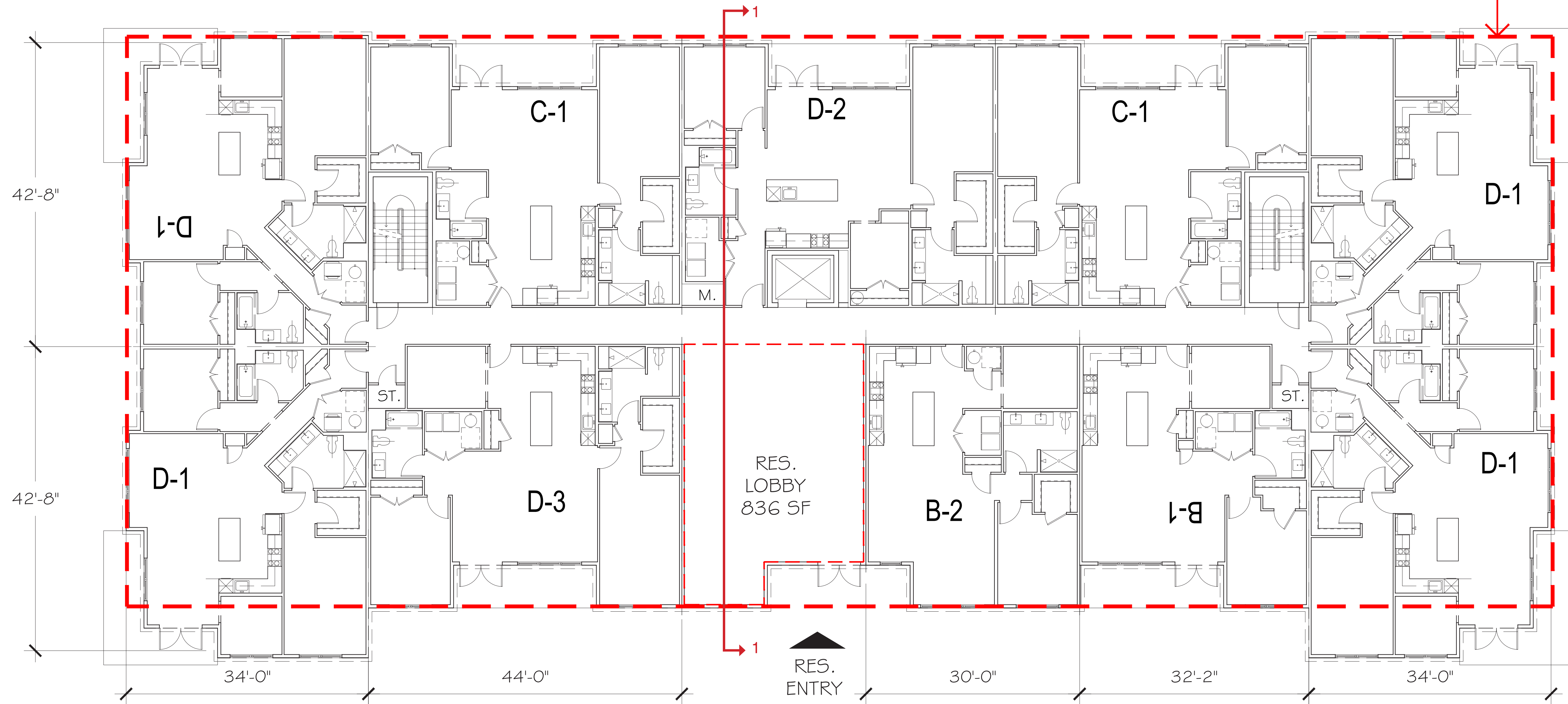
**GARAGE TOTAL PARKING = 47 PS  
 PARKING RATIO = 1.57 PS/UNIT**



KEY PLAN

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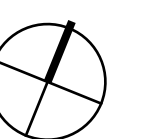
PREVIOUS FOOTPRINT



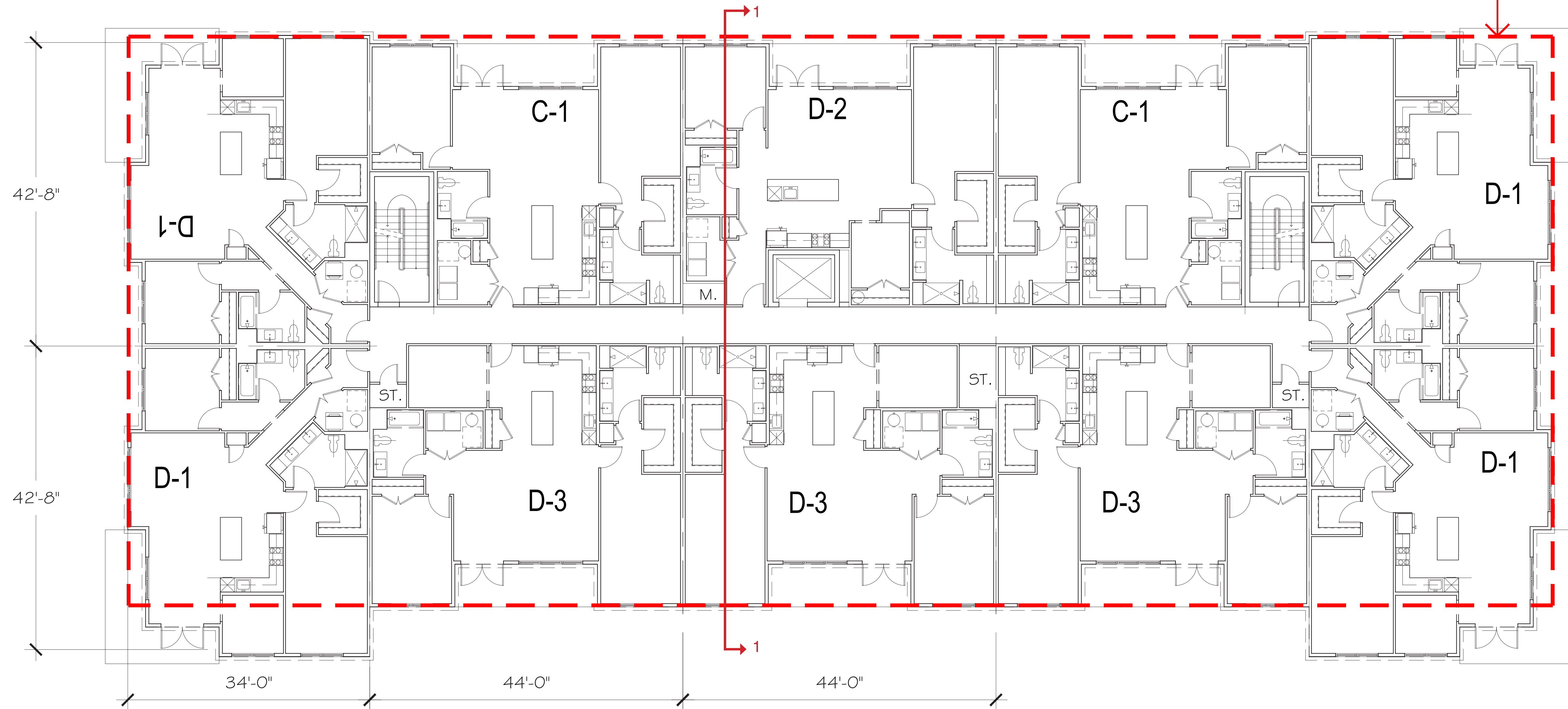
GROUND FLOOR PLAN  
RESIDENTIAL AREA = 15,222 GSF



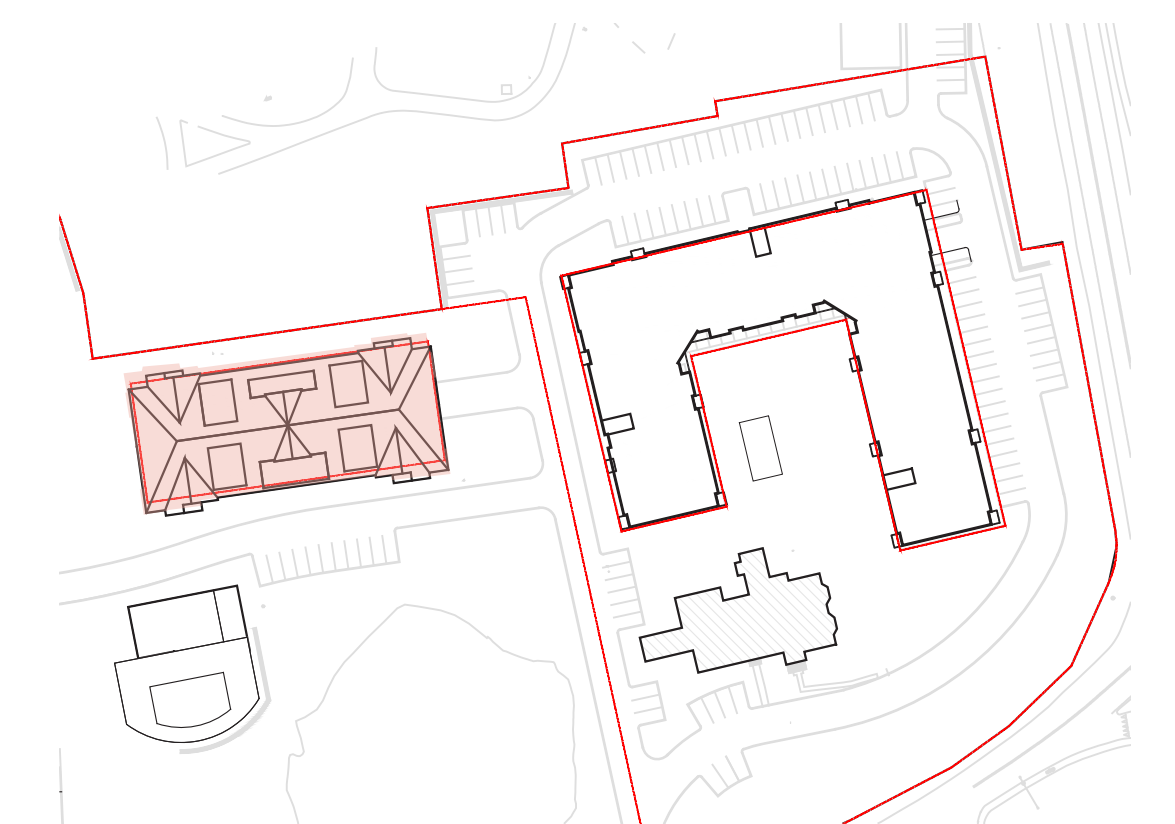
KEY PLAN



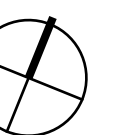
PREVIOUS FOOTPRINT



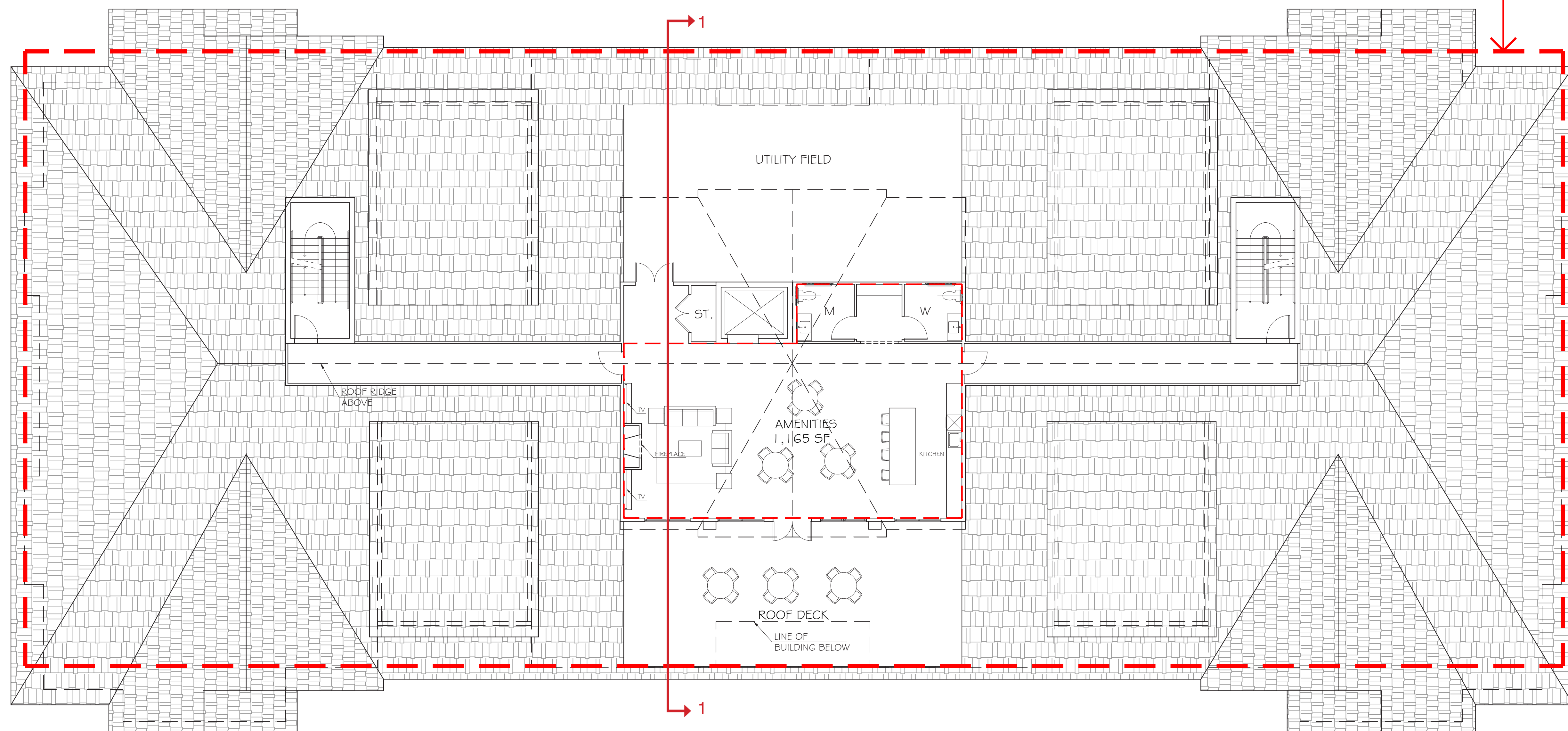
TYPICAL FLOOR PLAN  
RESIDENTIAL AREA = 15,222 GSF



KEY PLAN



PREVIOUS FOOTPRINT

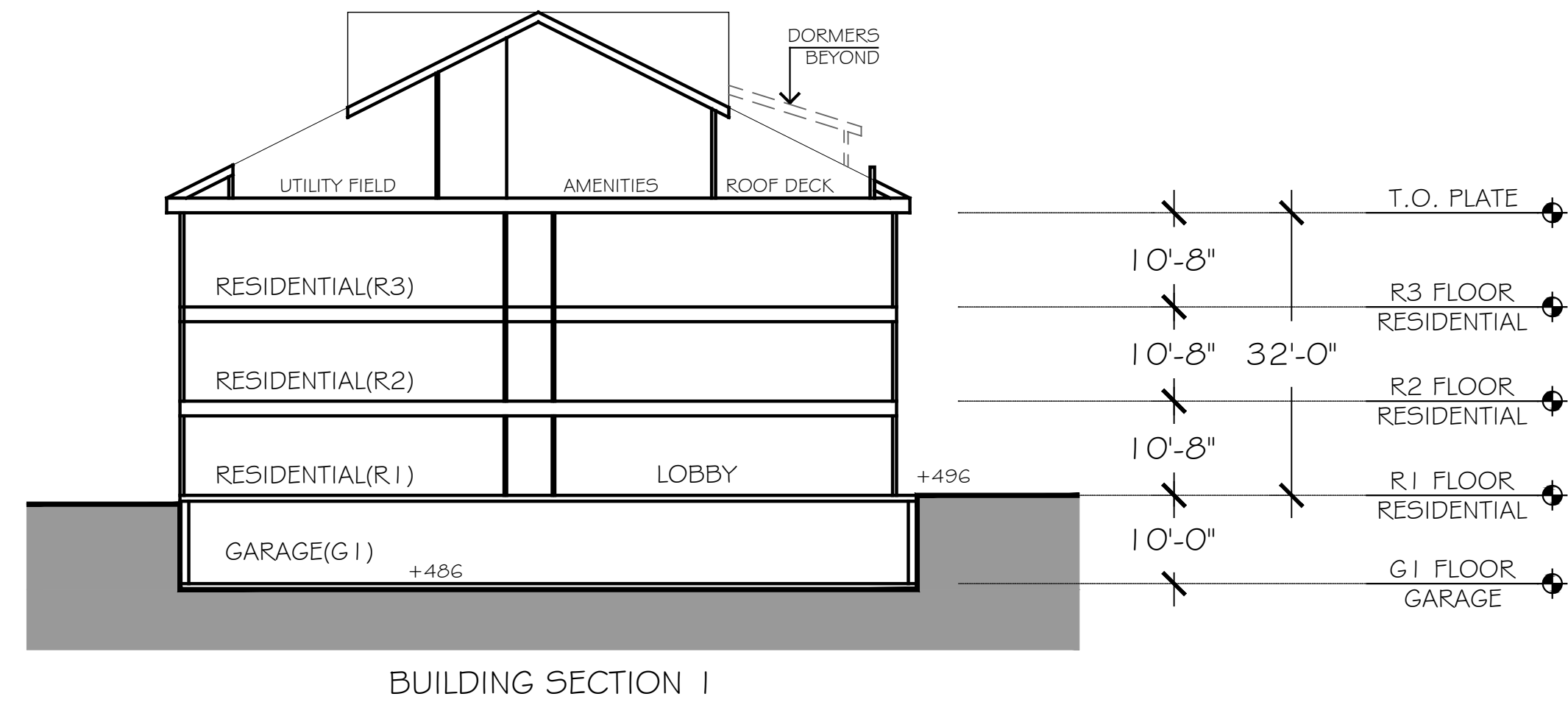


4TH FLOOR / AMENITIES  
RESIDENTIAL AREA = 4,078 GSF



KEY PLAN

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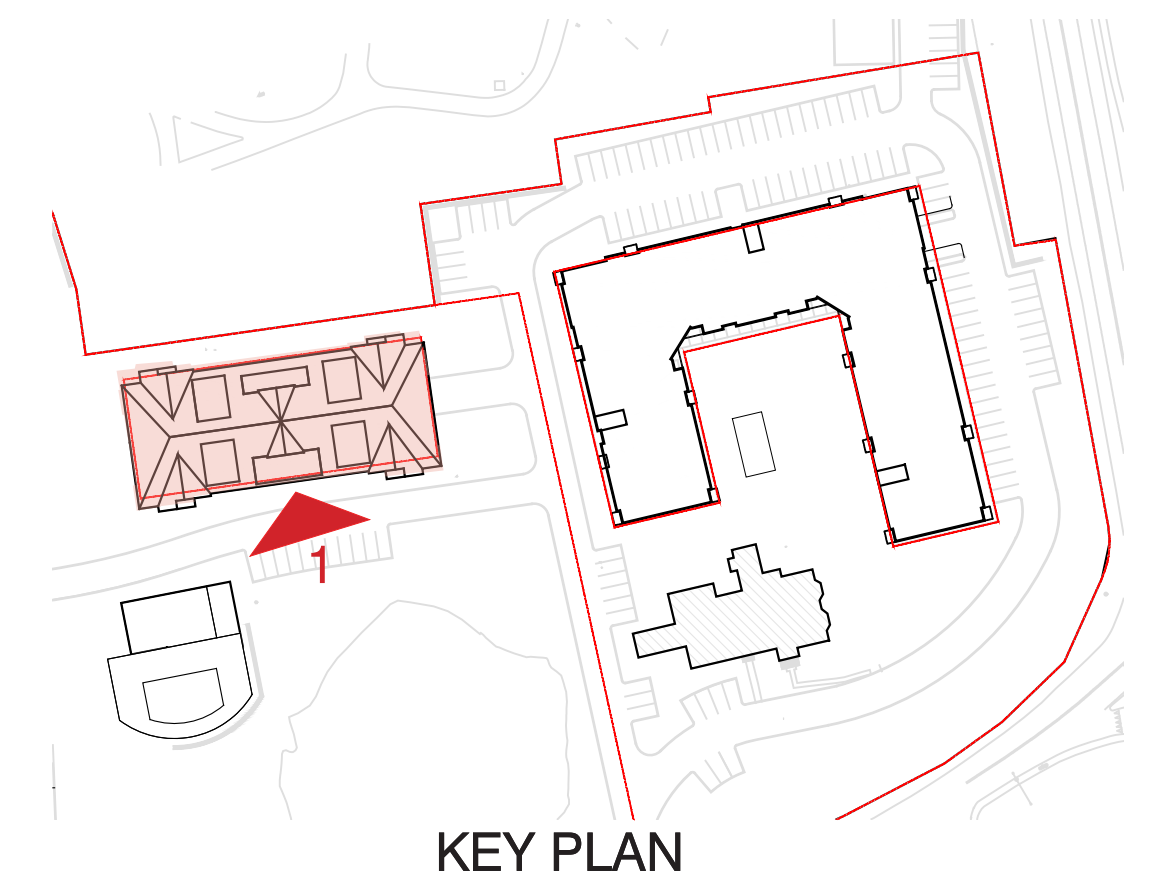
UNDERHILL AVENUE - CONDO - BUILDING TABULATIONS													
UNIT TYPE							MIX			TARGET MIX			
		G1	R1	R2	R3	PH AM.	TOTAL	Units Per Type	Average SF	%	Units Per Type	Average SF	%
B-1	1BR, 1BA + DEN	1,022	1				1						
B-2	1BR,1BA + DEN	1,073	1				1	2	1,048	7%	2	1,000	8%
C-1	2BR, 2BA	1,336	2	2	2		6	6	1,336.00	20.0%	12	1,280	46.2%
D-1	2BR, 2BA + DEN	1,374	4	4	4		12	22	1,405.09	73.3%	12	1,400	46.2%
D-2	2BR, 2BA + DEN	1,399	1	1	1	3							
D-3	2BR, 2BA + DEN	1,461	1	3	3	7							
<b>Units Per Floor</b>			<b>8</b>	<b>10</b>	<b>10</b>	<b>0</b>	<b>30</b>		<b>1,380.53</b>	<b>100.0%</b>	<b>26</b>		<b>100.0%</b>
<b>Net Area Per Floor</b>		<b>393</b>	13,123	13,950	13,950		<b>41,416</b>						
<b>Circulation/Mech</b>		0	1,264	1,272	1,272	2,913	<b>6,721</b>						
<b>Lobby / Amenity</b>			835	0	0	1,165	<b>2,000</b>						
<b>Gross Area Per Floor *</b>		<b>393</b>	<b>15,222</b>	<b>15,222</b>	<b>15,222</b>	<b>4,078</b>	<b>50,137</b>						
<b>Average Gross Area per unit</b>							<b>1,671</b>					<b>1,623</b>	<b>GSF/UNIT</b>
<b>Average Net Area per unit</b>							<b>1,381</b>					<b>1,363</b>	<b>NSF/UNIT</b>
<b>Building Efficiency</b>			86.2%	91.6%	91.6%		<b>82.6%</b>						
<b>* Gross area excludes parking garage, trash room and utilities located at G1.</b>													
<b>Parking Garage Area (Gross)</b>			15,856				<b>15,856</b>						
<b>Gross Area per Space</b>			<b>337</b>				<b>337</b>						
Handicap Parking			2										
Standard Parking			31										
Tandem parking			14										
<b>Garage Parking Total</b>			<b>47</b>				<b>47</b>						
<b>Garage Parking Ratio</b>							<b>1.57</b>					<b>1</b>	<b>PS/UNIT</b>



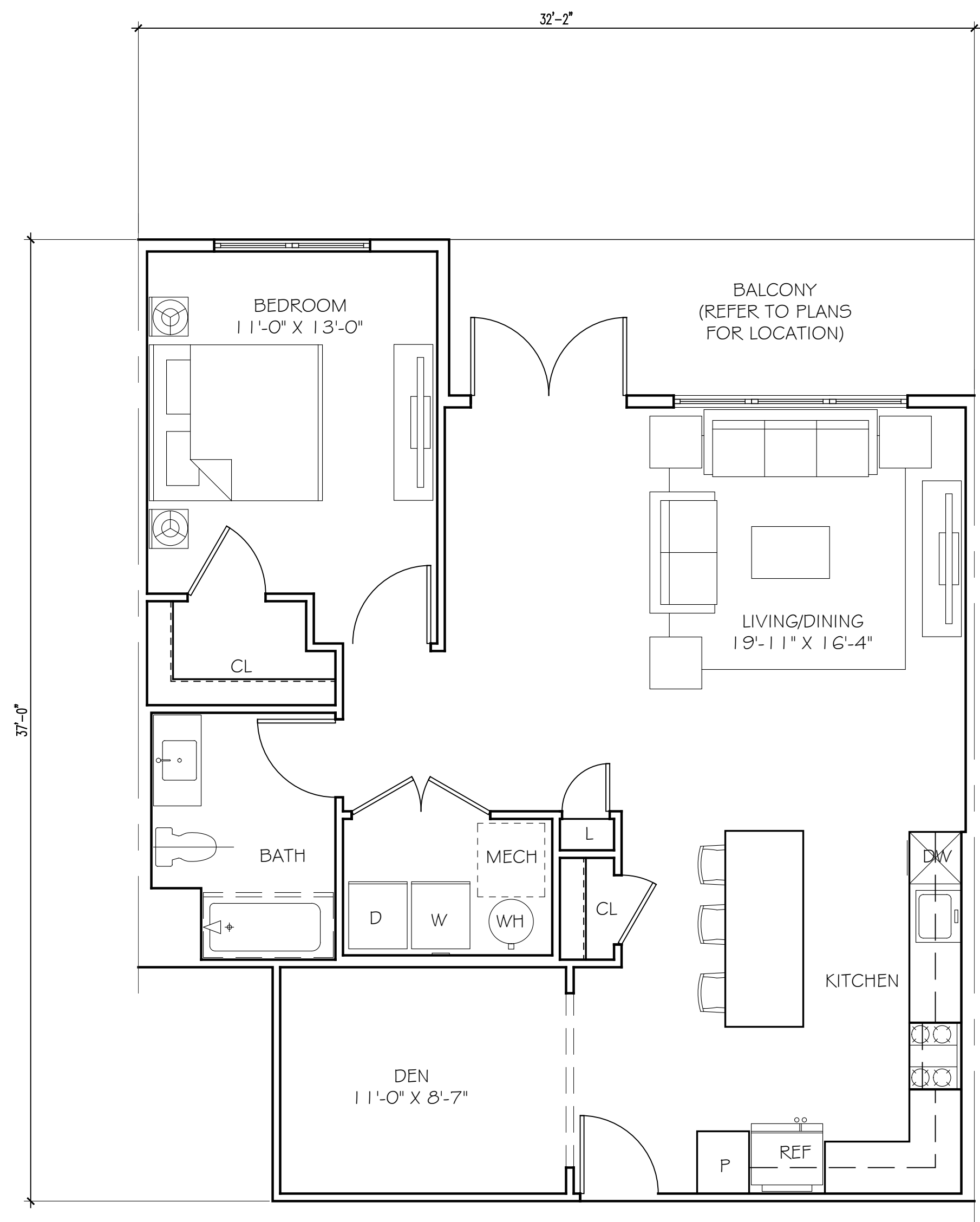
BUILDING ELEVATION 1

**MATERIAL LEGEND**

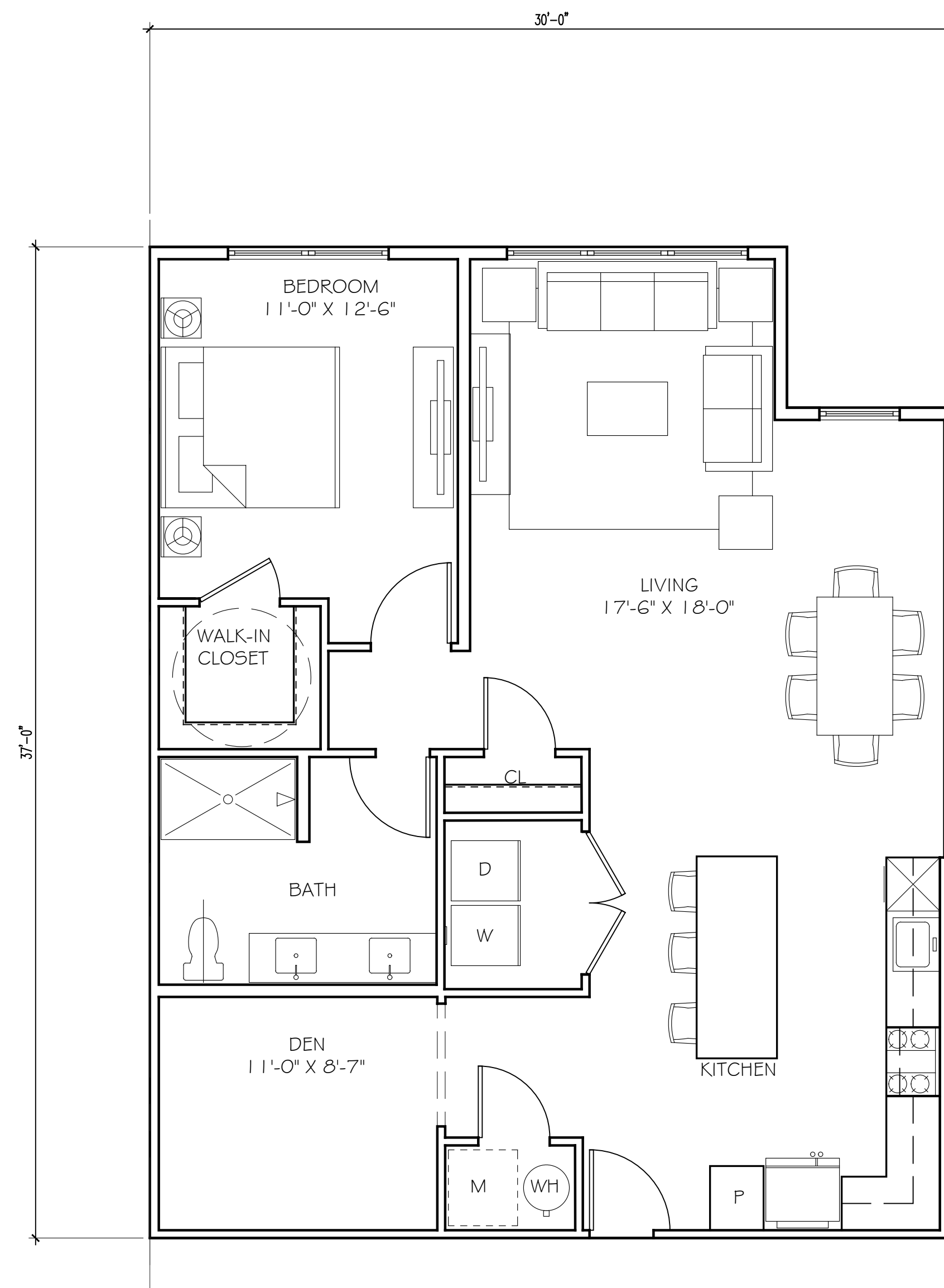
- 01 ARCHITECTURAL STONE
- 02 FIBER CEMENT SIDING - WHITE
- 03 FIBER CEMENT TRIM - WHITE
- 04 FIBER CEMENT PANEL - WHITE
- 05 ARCHITECTURAL SHINGLES
- 06 METAL RAILING



\*NOTE: PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR TO BE SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS

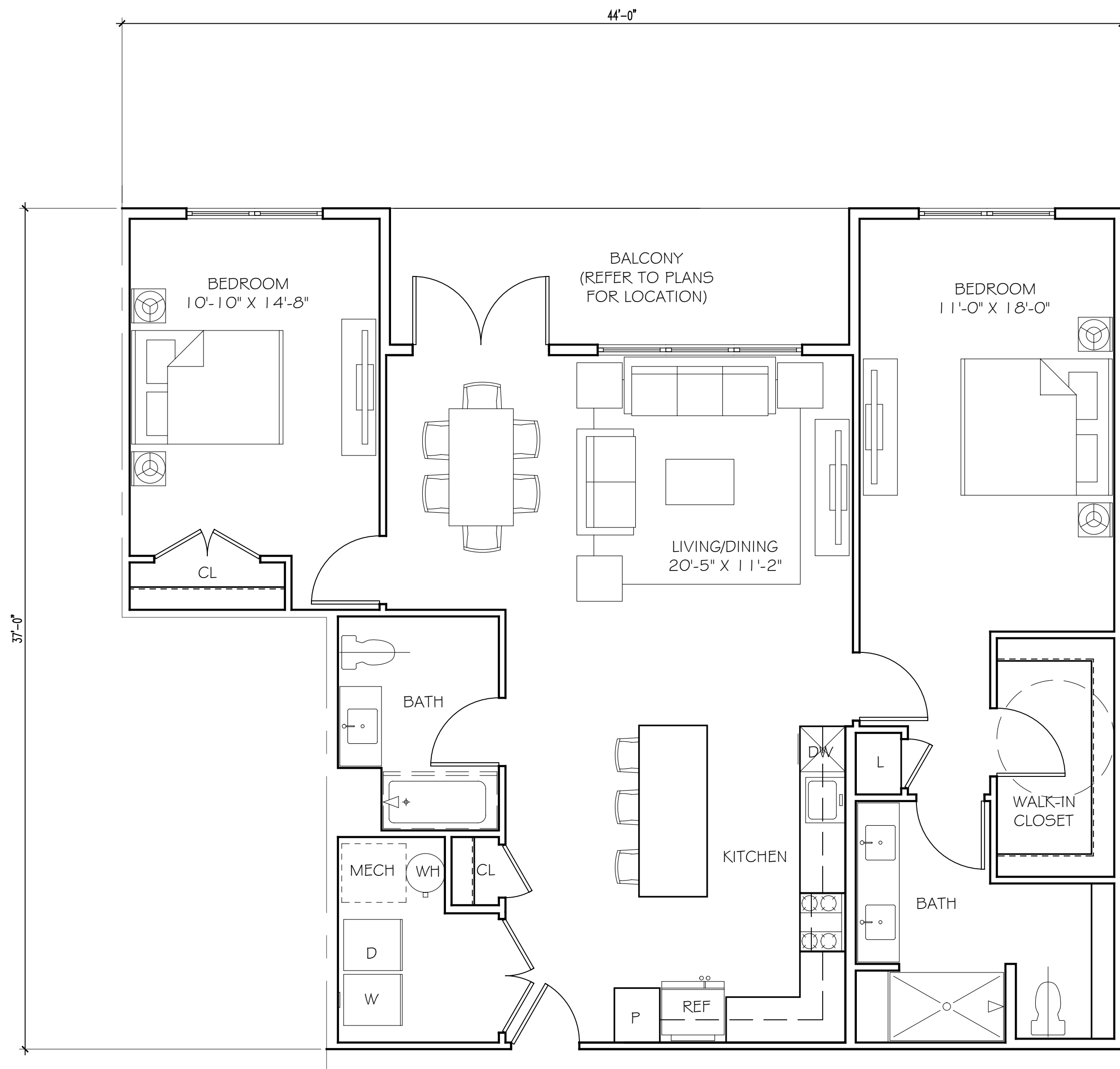


**UNIT B-1**  
 1,022 NSF  
 1 UNIT  
 ANSI TYPE B  
 1 BR / 1 BA + DEN



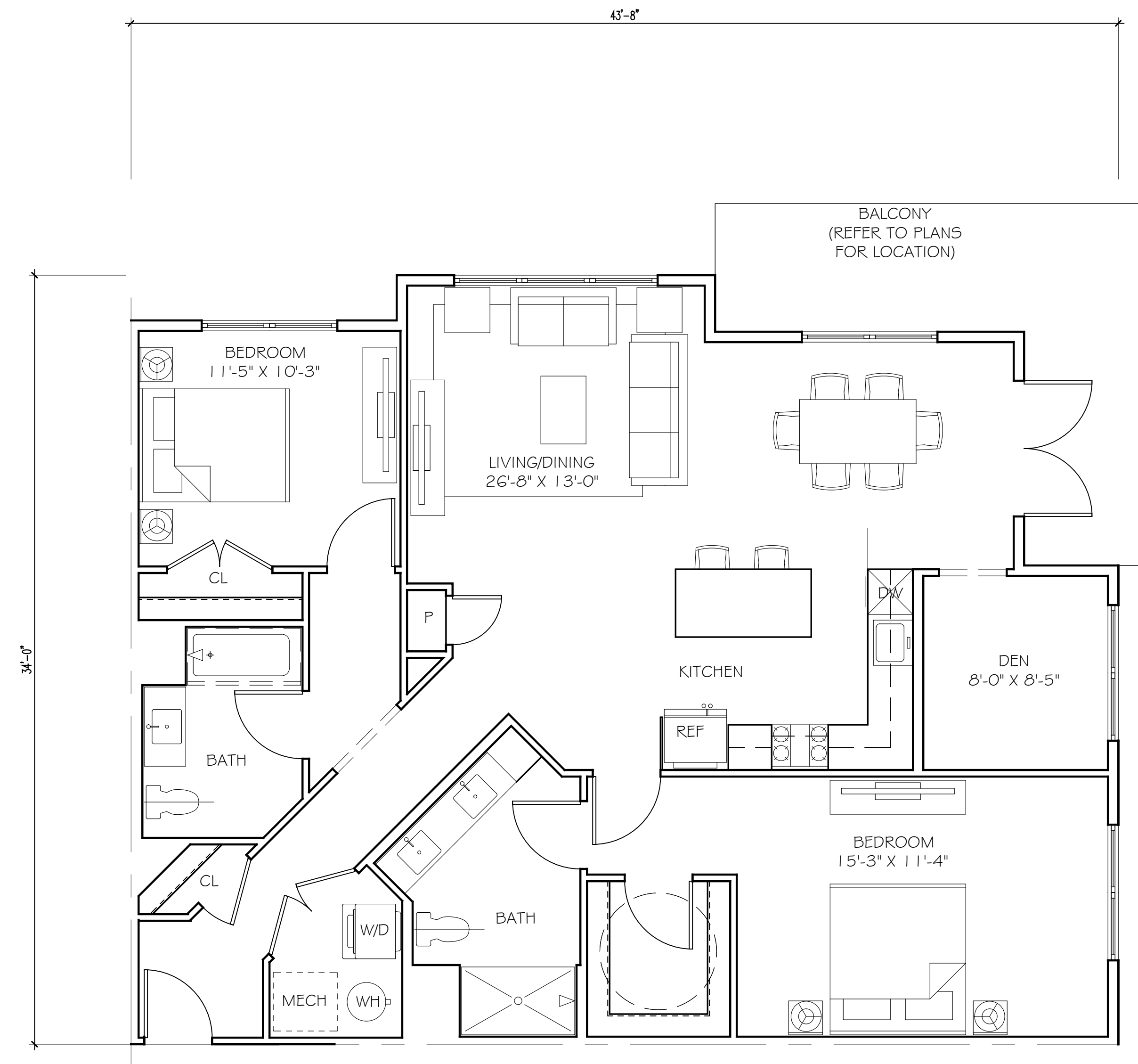
**UNIT B-2**  
 1,073 NSF  
 1 UNIT  
 ANSI TYPE B  
 1 BR / 1 BA + DEN





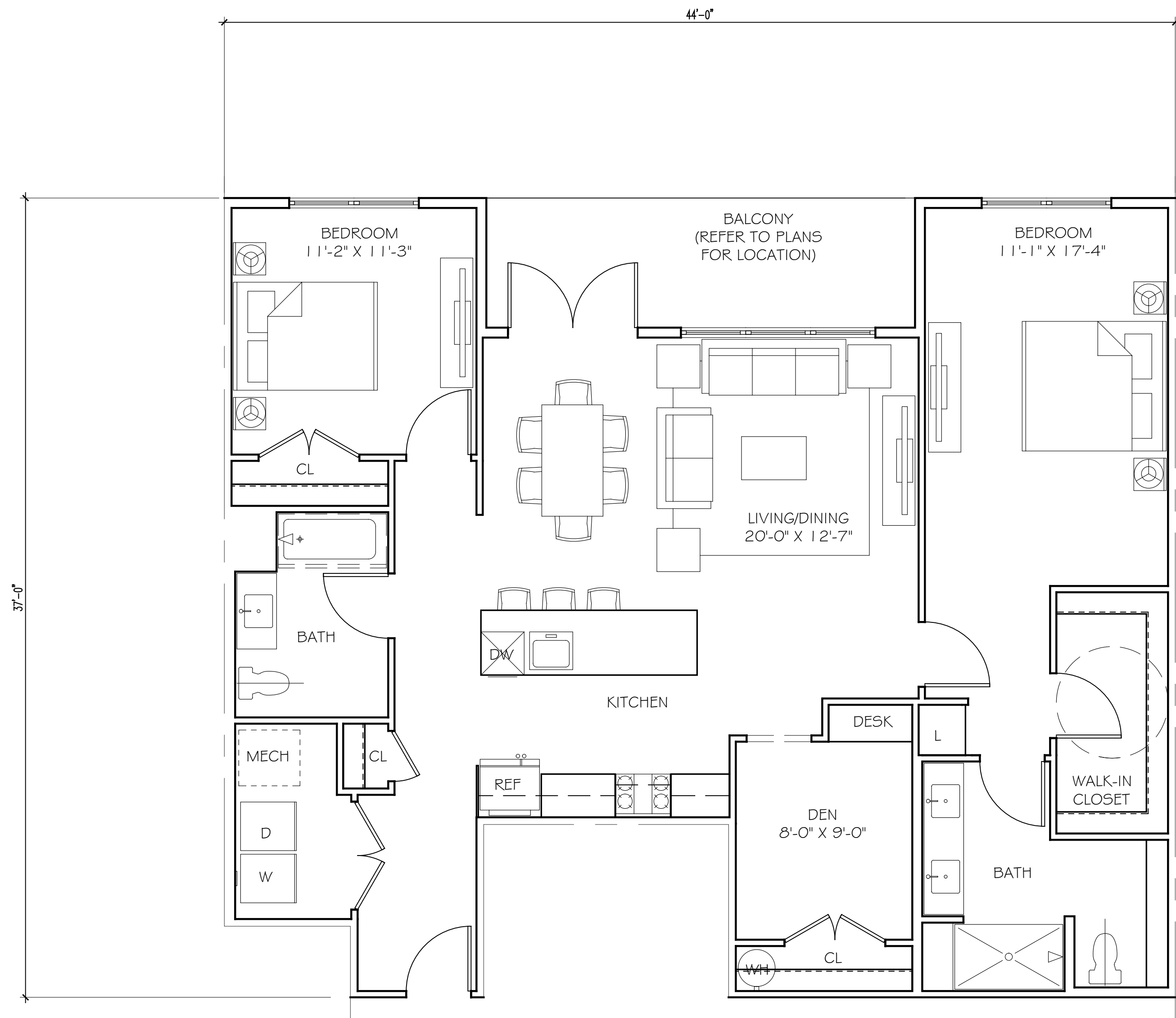
**UNIT C-1**

1,336 NSF  
 6 UNITS  
 ANSI TYPE B  
 2 BR / 2 BA



**UNIT D-1**

1,374 NSF  
 12 UNITS  
 ANSI TYPE B  
 2 BR / 2 BA + DEN



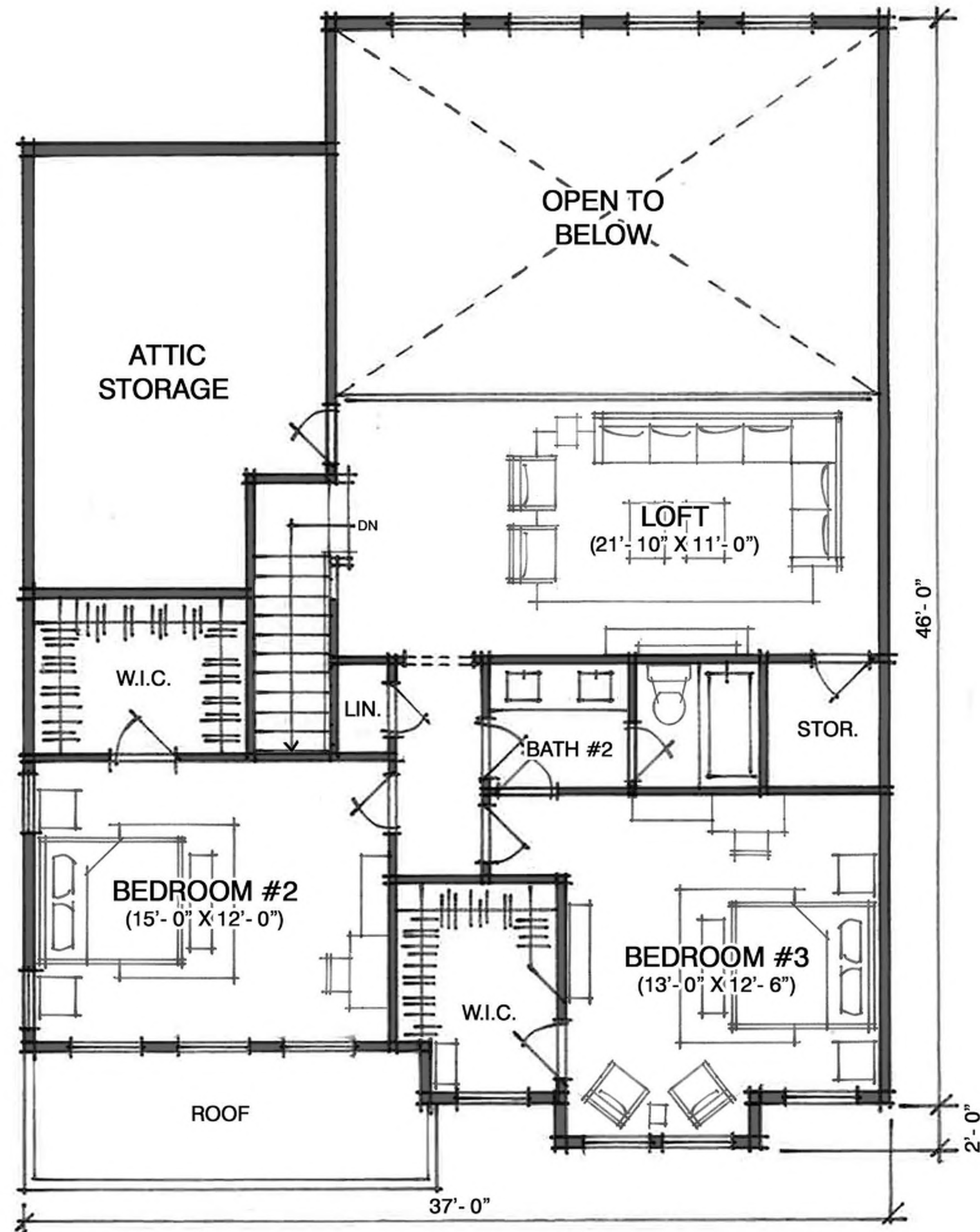
**UNIT D-2**

1,399 NSF  
 3 UNITS  
 ANSI TYPE B  
 2 BR / 2 BA + DEN

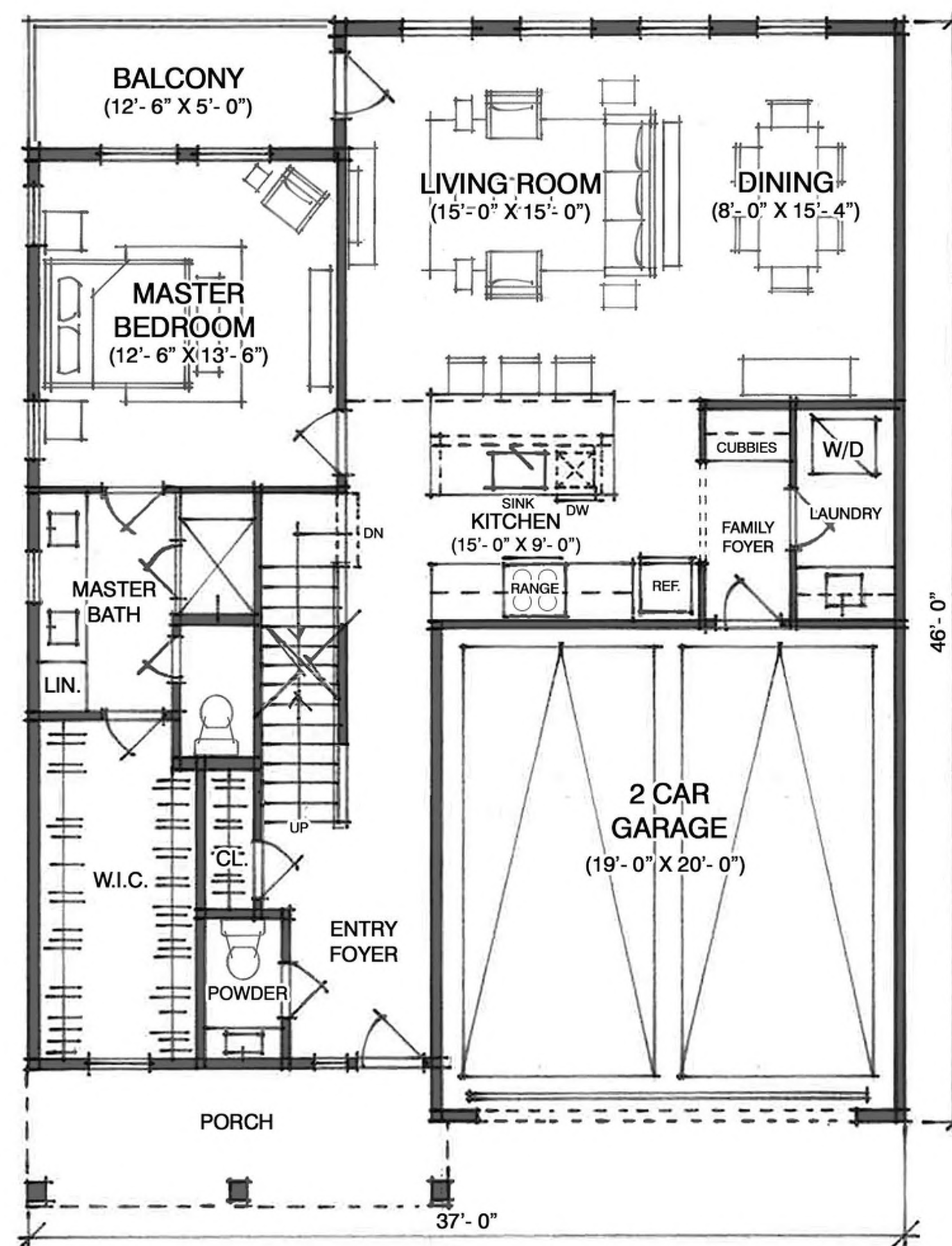


**UNIT D-3**

1,461 NSF  
 7 UNITS  
 ANSI TYPE B  
 2 BR / 2 BA + DEN



2ND FLOOR PLAN  
1,010 S.F.  
971 S.F. = FAR



1 ST FLOOR PLAN	BASEMENT FLOOR	TOTAL
1,202 S.F.	814 S.F.	3,026 S.F.
1,157 S.F. = FAR	767 S.F. = FAR	2,895 S.F. = FAR

34x46 DOWNHILL TH  
FLOOR PLANS

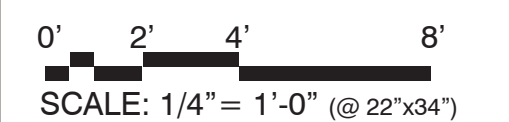
SITE PLAN APPLICATION

UNDERHILL AVENUE DEVELOPMENT

WESTCHESTER COUNTY, NY  
UNICORN CONTRACTING

JAN 18, 2021  
UNC.002A

A.19





ELEV. 1

ELEV. 2

ELEV. 1

ELEV. 1

ELEV. 2

ELEV. 1

24X40 UPHILL TOWNHOMES ELEVATION



ELEV. 1

ELEV. 2

ELEV. 2

ELEV. 1

37X46 DOWNHILL TOWNHOMES ELEVATION

MATERIAL LEGEND

- 01 ARCHITECTURAL STONE
- 02 FIBER CEMENT SIDING - WHITE
- 03 FIBER CEMENT TRIM - WHITE
- 04 FIBER CEMENT PANEL - WHITE
- 05 ARCHITECTURAL SHINGLES
- 06 METAL RAILING