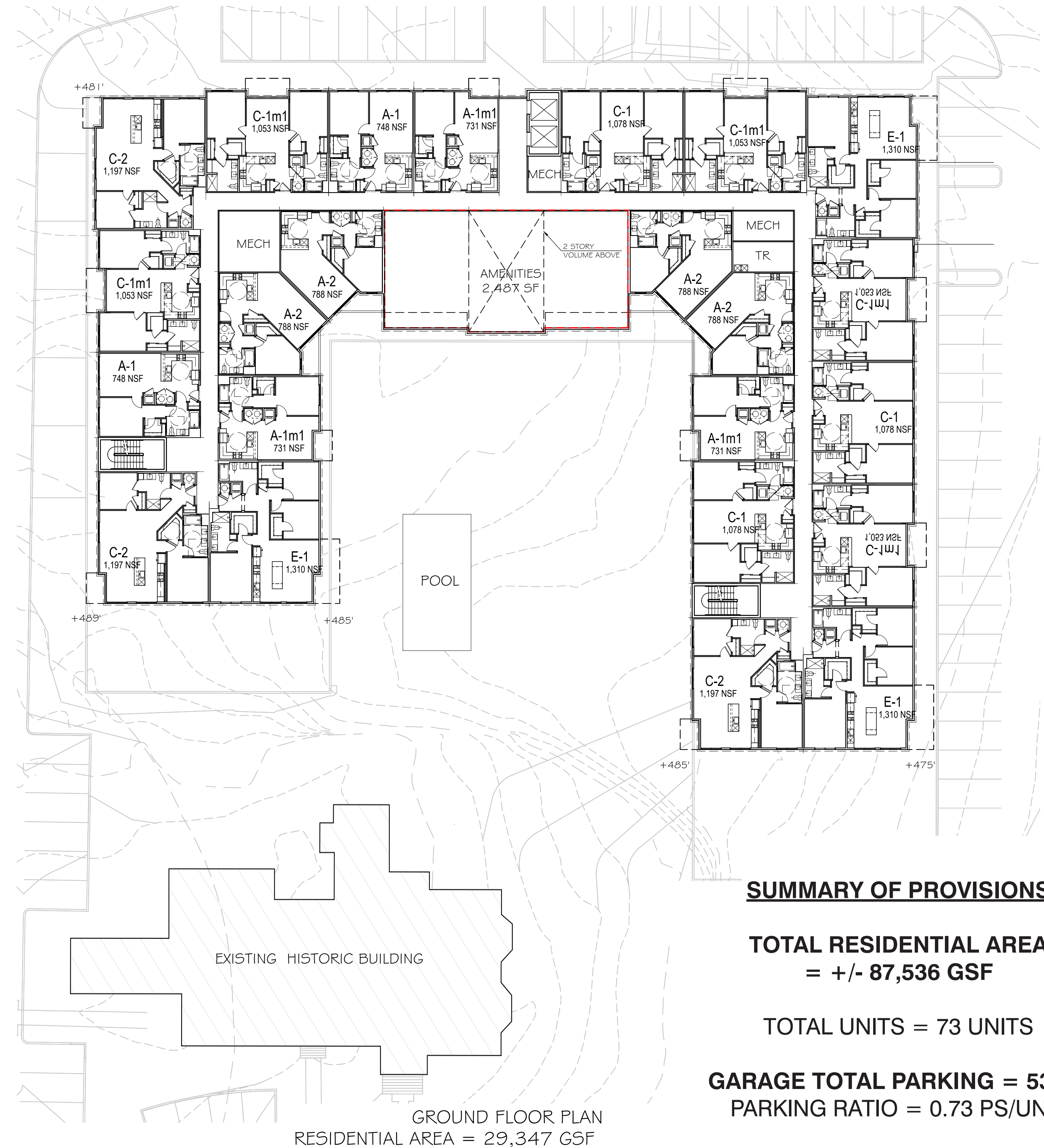
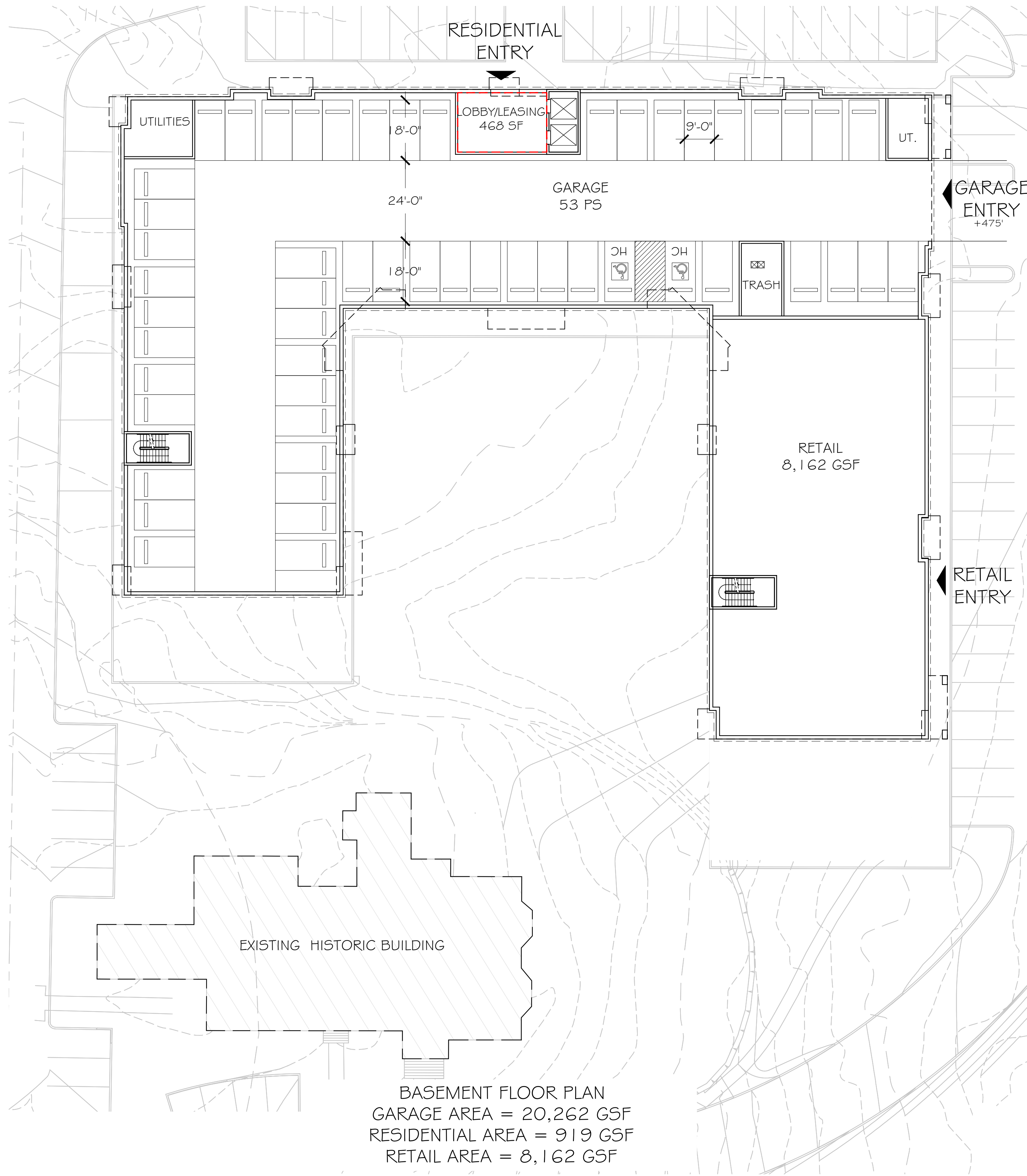


FAR CALCULATION - 4/28/2023					
Site Area:	13.78	AC			
	600,460.00	SF			
**Max. FAR:	0.55	FAR			
Max. Floor Area:	330,253.0	GFA			
Product Type	Number of Units	Building Floor Area	Areas excluded from FAR	Total Area included in FAR	FAR Total
Apartments	68				
Residential		87,581	0	87,581	
Indoor Amenities		2,955	0	2,955	
Garage		20,262	20,262	0	
Retail/Commercial Space		8,162	8,162	0	
Total Apartment Building Area		118,960	28,424	90,536	0.15
Condos	32				
Residential		53,198	0	53,198	
Indoor Amenities		3,481	0	3,481	
Garage		15,856	15,856	0	
Total Condo Building Area		72,535	15,856	56,679	0.09
Townhomes					
28' x 40' Uphill T.H. (30 units @ 2,850 GSF)	30	85,500	0	85,500	
37x46' Downhill T.H. (18 units @ 2,995 GSF)	18	53,910	0	53,910	
			(TH SF already excludes garages & Unusable Attic Spaces)		
Total Townhomes Area		139,410	0	139,410	0.23
Historic Building	N/A	N/A	N/A	N/A	N/A
Total	148	330,905	44,280	286,625	0.48
NOTES					
<p>** FAR measurement is based on gross building areas and gross site area</p> <p>** Areas Excluded from FAR are:</p> <ul style="list-style-type: none"> - Garages - Unusable Attic Spaces - Commercial Spaces - Historic Buildings <p>** TH's basement included in FAR if finished and gross area is measured to interior face of walls</p>					



SUMMARY OF PROVISIONS

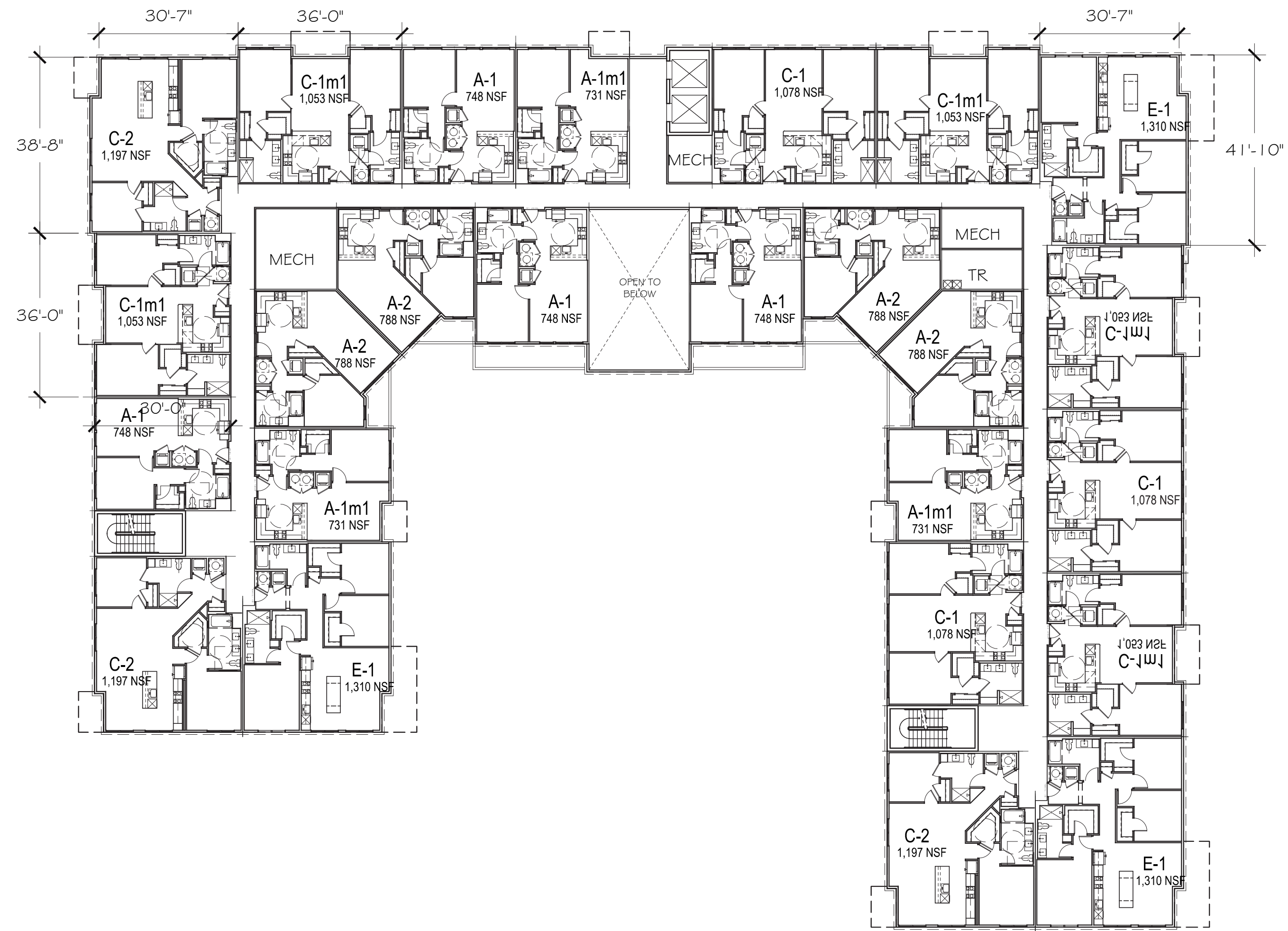
TOTAL RESIDENTIAL AREA
= +/- 87,536 GSF

TOTAL UNITS = 73 UNITS

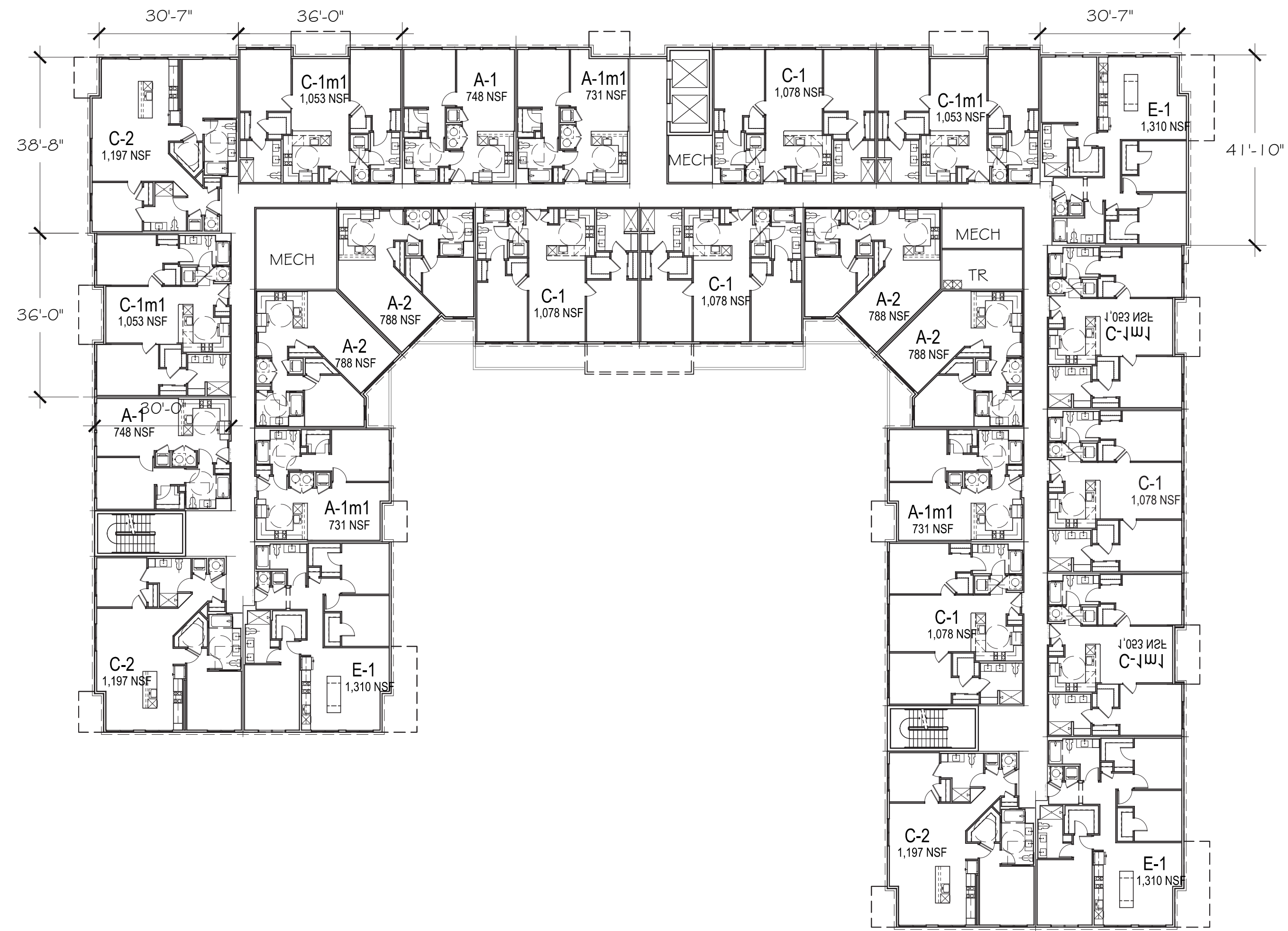
GARAGE TOTAL PARKING = 53 PS
PARKING RATIO = 0.73 PS/UNIT

TOTAL RETAIL AREA
= +/- 8,162 GSF

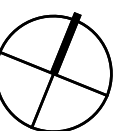
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RESIDENTIAL FLOOR PLAN (R2)
RESIDENTIAL AREA = 28,310 GSF



RESIDENTIAL FLOOR PLAN (R3)
RESIDENTIAL AREA = 28,960 GSF



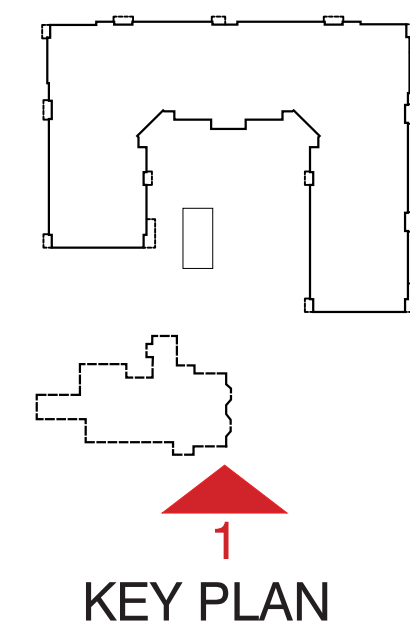
UNDERHILL AVENUE DEVELOPMENT - APARTMENTS - BUILDING TABULATIONS											
UNIT TYPE									MIX		
				G1	R1	R2	R3	TOTAL	Units Per Type	Average SF	%
A-1	1BR, 1BA	748	Net Sq. Ft.		2	4	2	8	29	759.28	39.7%
A-1m1	1BR, 1BA	731	Net Sq. Ft.		3	3	3	9			
A-2	1BR, 1BA	788	Net Sq. Ft.		4	4	4	12			
C-1	2BR, 2BA	1,078	Net Sq. Ft.		3	3	5	11	35	1,097.89	47.9%
C-1m1	2BR, 2BA	1,053	Net Sq. Ft.		5	5	5	15			
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	12.3%
Units Per Floor					23	25	25	73		994.90	100.0%
Net Area Per Floor				393	22,861	24,357	25,017	72,628			
Circulation/Mech				58	3,999	3,953	3,943	11,953			
Lobby / Leasing / Amenity				468	2,487			2,955			
Gross Area Per Floor *				919	29,347	28,310	28,960	87,536			
Average Gross Area per unit								1,199			
Average Net Area per unit								995			
Building Efficiency					77.9%	86.0%	86.4%	83.0%			
* Gross area excludes retail, parking garage area, trash room and utilities located at G1.											
Retail Area								8,162			
Parking Garage Area (Gross)				20,262				20,262			
Gross Area per Space				382				382			
Handicap Parking				2							
Standard Parking				51							
Garage Parking Total				53				53			
Garage Parking Ratio								0.73			



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



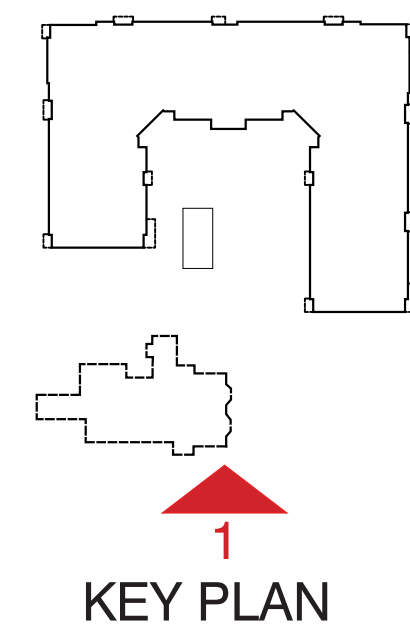
*NOTE: PRODUCTS AND MANUFACTURERS LISTED ARE SUBJECT TO CHANGE AND/OR TO BE SUBSTITUTED WITH EQUIVALENT AND COMPATIBLE OPTIONS



BUILDING ELEVATION 1

MATERIAL LEGEND

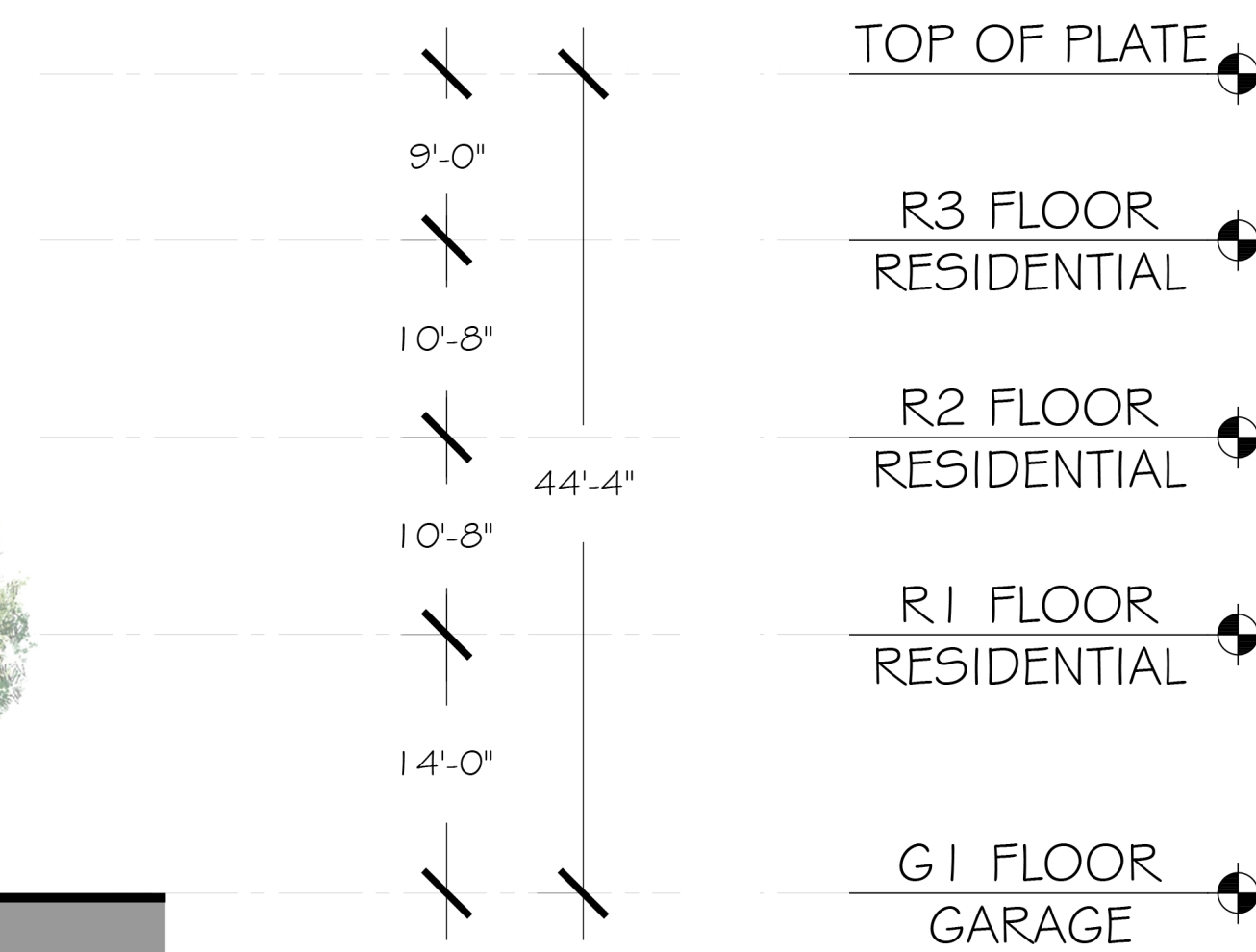
- 01 ARCHITECTURAL STONE
- 02 FIBER CEMENT SIDING - WHITE
- 03 FIBER CEMENT TRIM - WHITE
- 04 FIBER CEMENT PANEL - WHITE
- 05 ARCHITECTURAL SHINGLES
- 06 METAL RAILING



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

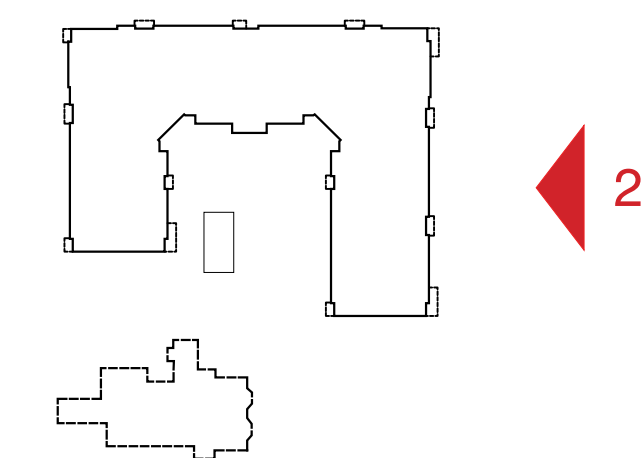


BUILDING ELEVATION 2



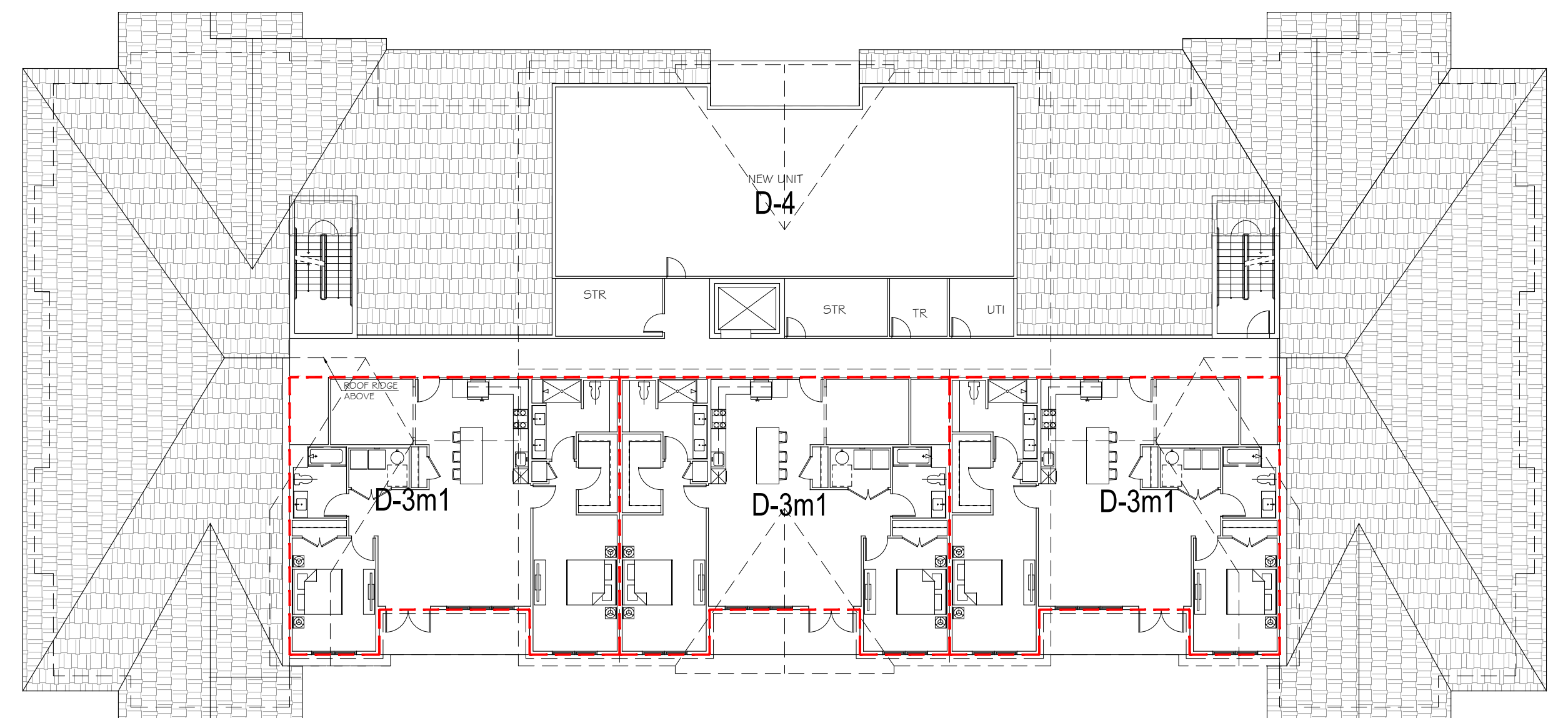
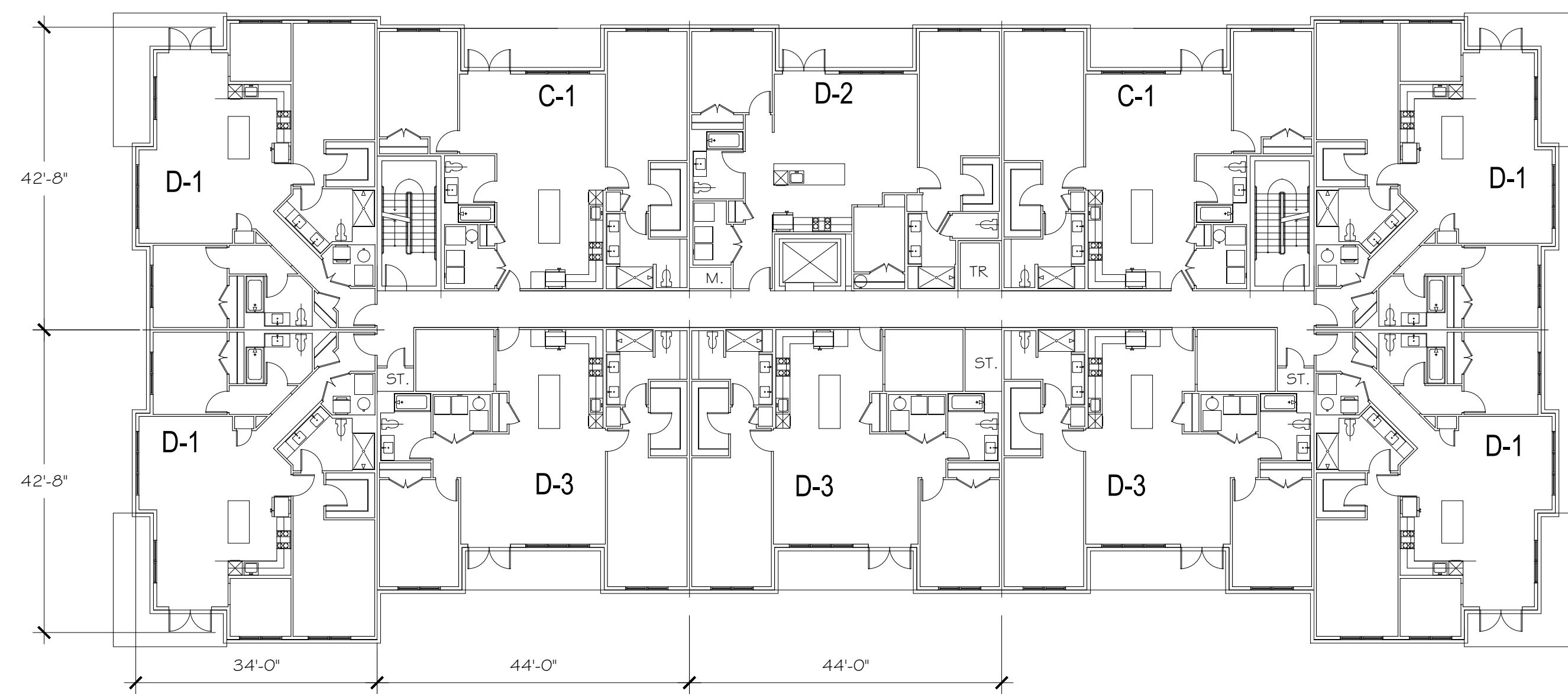
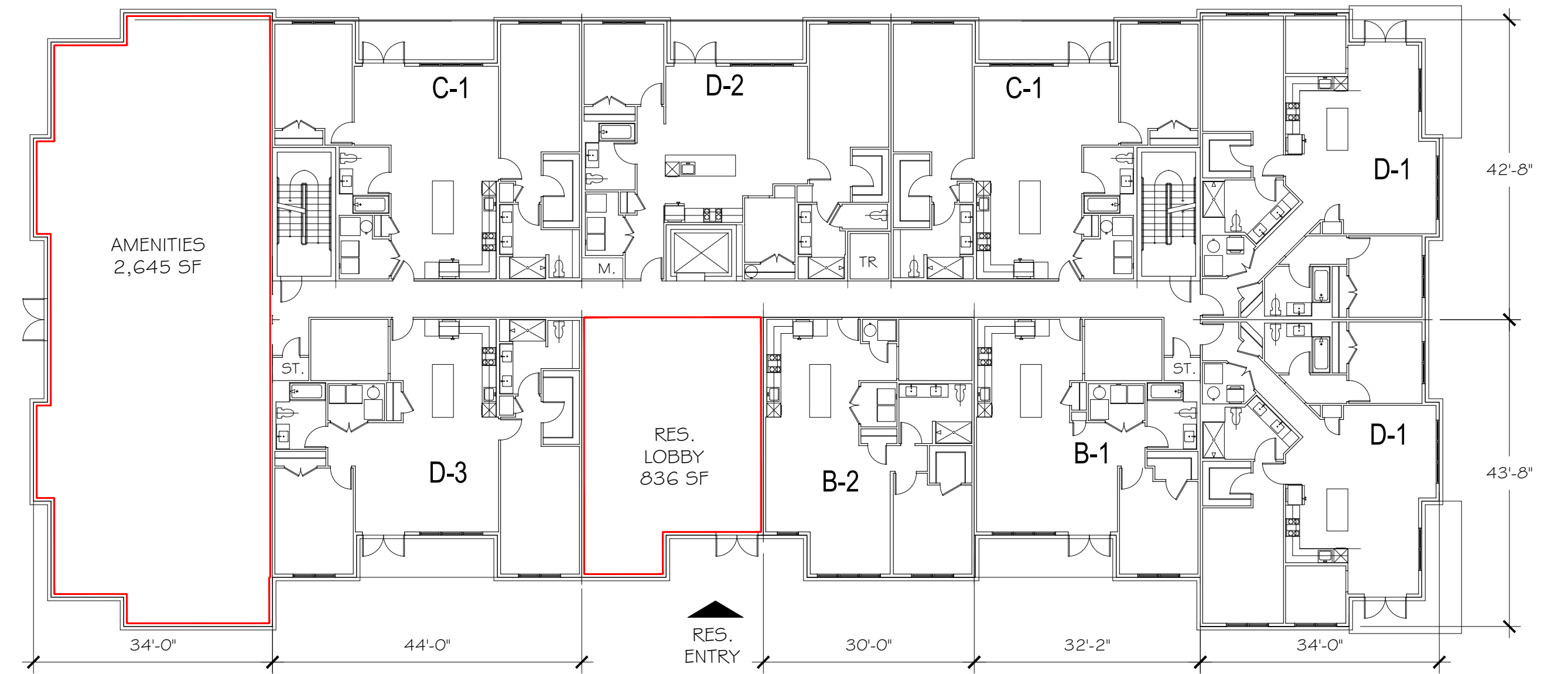
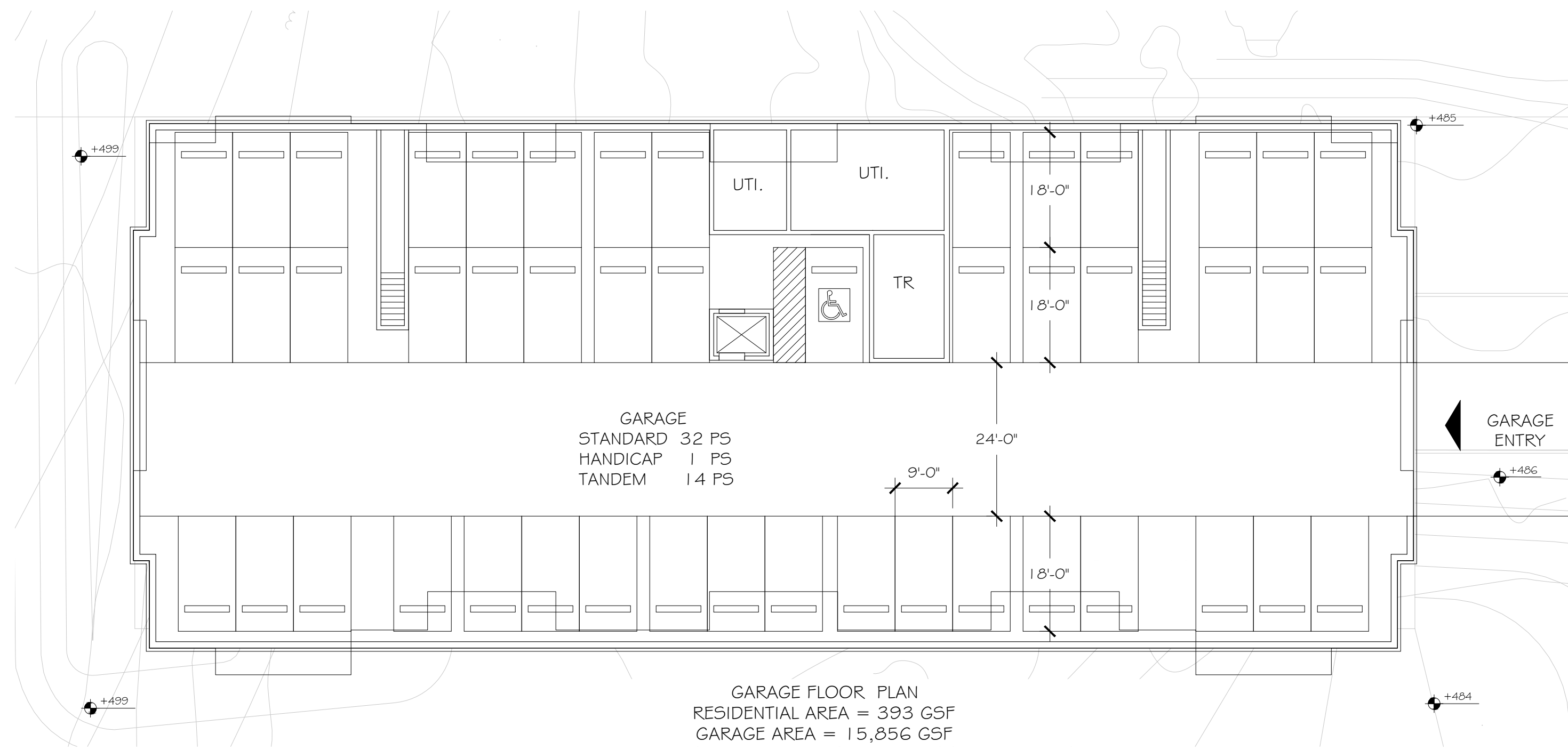
MATERIAL LEGEND

- 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



SUMMARY OF PROVISIONS

**TOTAL RESIDENTIAL AREA
= +/- 53,679 GSF**

TOTAL UNITS = 32 UNITS

**GARAGE TOTAL PARKING = 47 PS
PARKING RATIO = 1.47 PS/UNIT**

CONDO BUILDING FLOOR PLANS

SITE PLAN APPLICATION

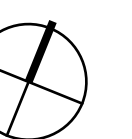
UNDERHILL AVENUE DEVELOPMENT

**TOWN OF YORKTOWN, NY
UNICORN CONTRACTING**

DEC 28, 2022
UNC.002A

A.07

0' 8' 16' 32'
SCALE: 1/16" = 1'-0" (@ 22"x34")



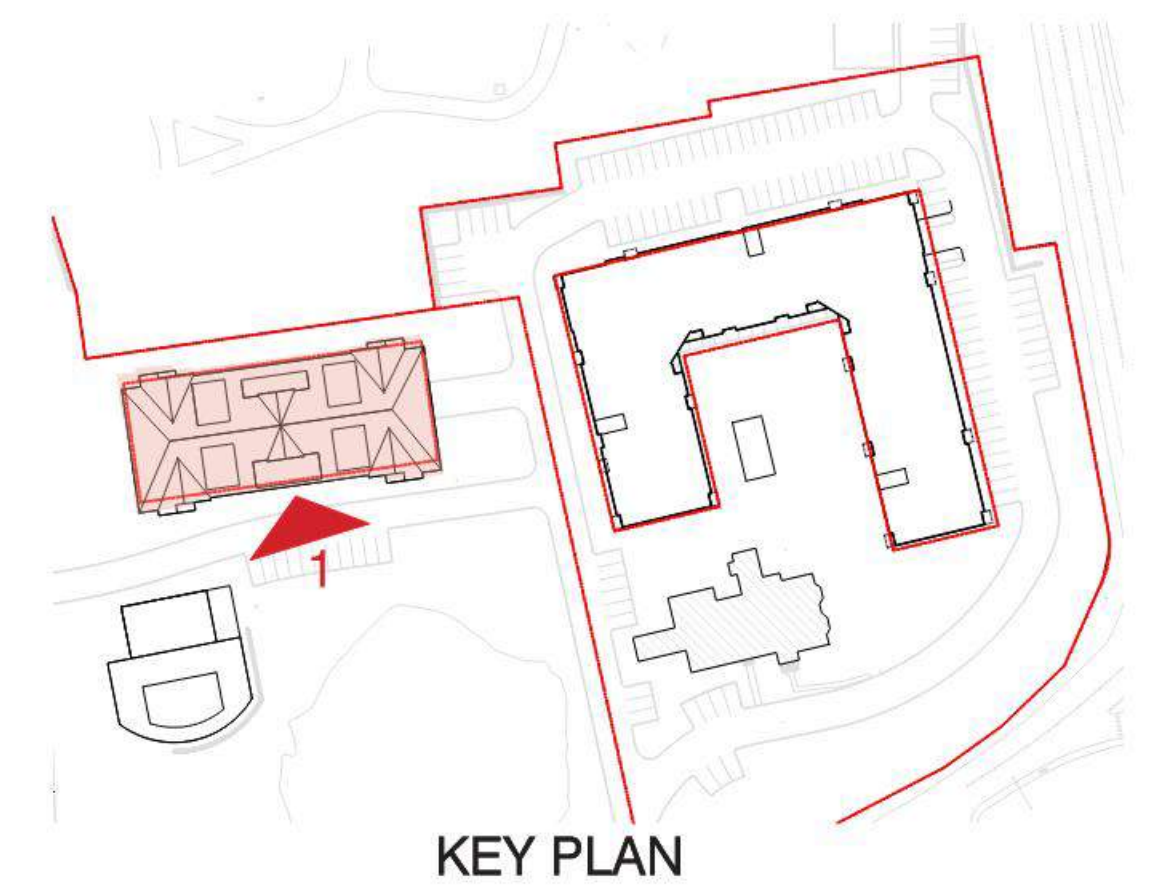
UNDERHILL AVENUE - CONDO - BUILDING TABULATIONS												
UNIT TYPE							MIX					
				G1	R1	R2	R3	R4/PH	TOTAL	Units Per Type	Average SF	%
B-1	1BR, 1BA + DEN	1,022	Net Sq. Ft.		1				1			
B-2	1BR,1BA + DEN	1,073	Net Sq. Ft.		1				1	2	1,048	6%
C-1	2BR, 2BA	1,336	Net Sq. Ft.		2	2	2		6	6	1,336.00	18.8%
D-1	2BR, 2BA + DEN	1,374	Net Sq. Ft.		2	4	4		10	24	1,421.54	75.0%
D-2	2BR, 2BA + DEN	1,359	Net Sq. Ft.		1	1	1		3			
D-3	2BR, 2BA + DEN	1,461	Net Sq. Ft.		1	3	3		7			
D-3m1	2BR, 2BA + DEN	1,507	Net Sq. Ft.					3	3			
D-4	2BR, 2BA + DEN	1,552	Net Sq. Ft.					1	1			
Units Per Floor					8	10	10	4	32		1,394.41	100.0%
Net Area Per Floor				393	10,335	13,910	13,910	6,073	44,621			
Circulation/Mech				0	1,406	1,312	1,312	382	4,412			
Lobby / Amenity					3,481	0	0	1,165	4,646			
Gross Area Per Floor *				393	15,222	15,222	15,222	7,620	53,679			
Average Gross Area per unit									1,677			
Average Net Area per unit									1,394			
Building Efficiency					67.9%	91.4%	91.4%	79.7%	83.1%			
* Gross area excludes parking garage, trash room and utilities located at G1.												
Parking Garage Area (Gross)				15,856					15,856			
Gross Area per Space				337					337			
Handicap Parking				1								
Standard Parking				32								
Tandem parking				14								
Garage Parking Total				47					47			
Garage Parking Ratio									1.47			



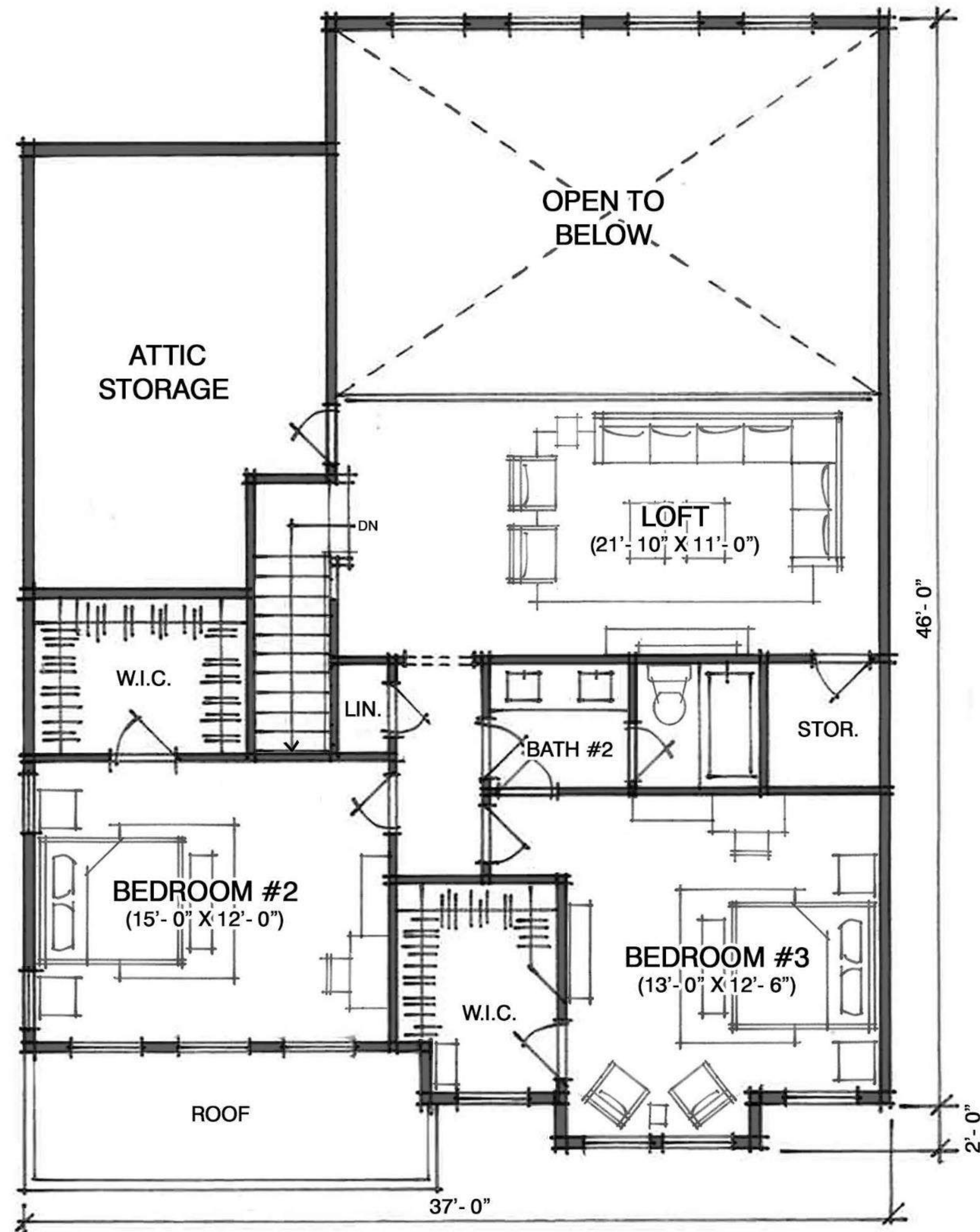
BUILDING ELEVATION 1

MATERIAL LEGEND

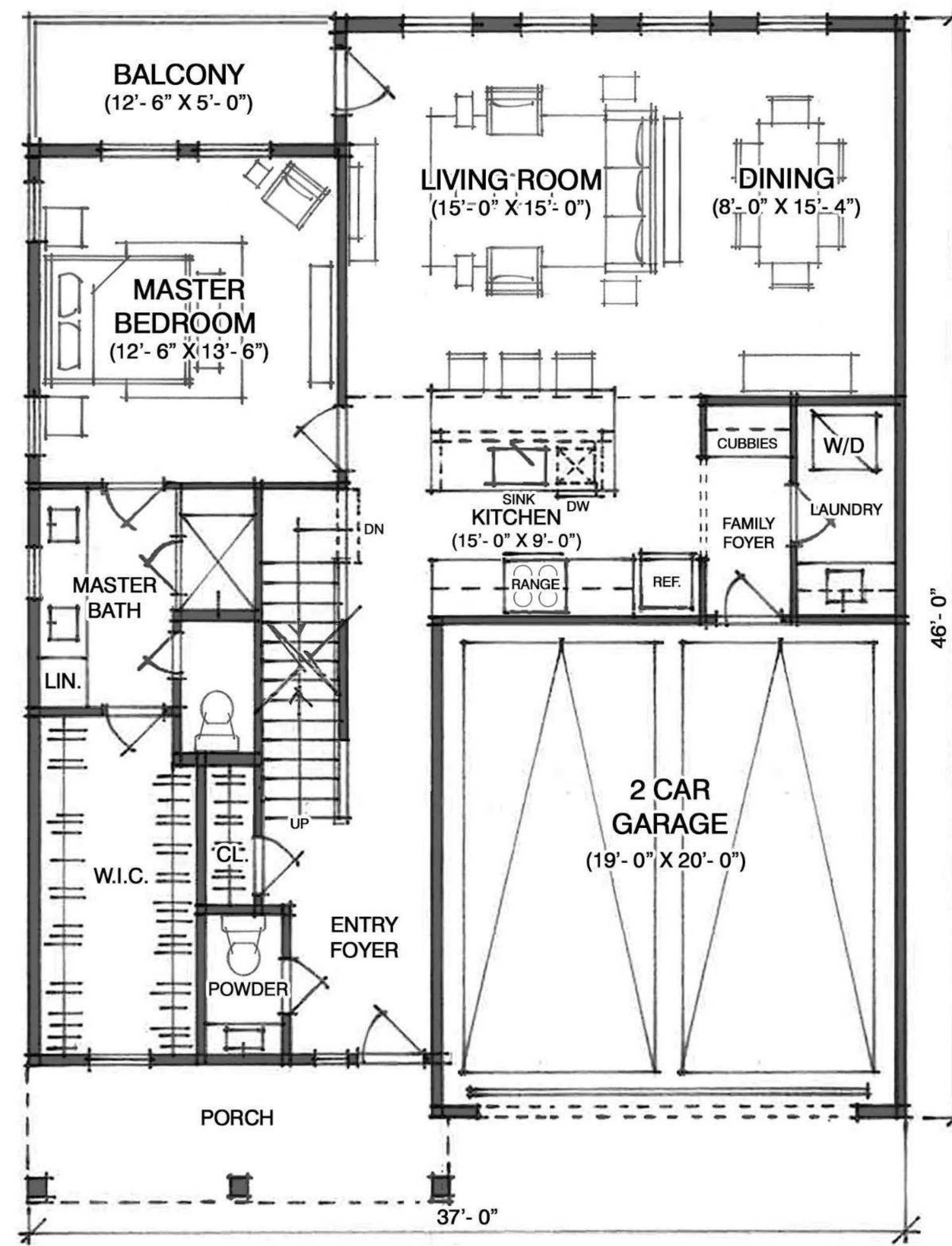
- 01 ARCHITECTURAL STONE
- 02 FIBER CEMENT SIDING - WHITE
- 03 FIBER CEMENT TRIM - WHITE
- 04 FIBER CEMENT PANEL - WHITE
- 05 ARCHITECTURAL SHINGLES
- 06 METAL RAILING



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



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

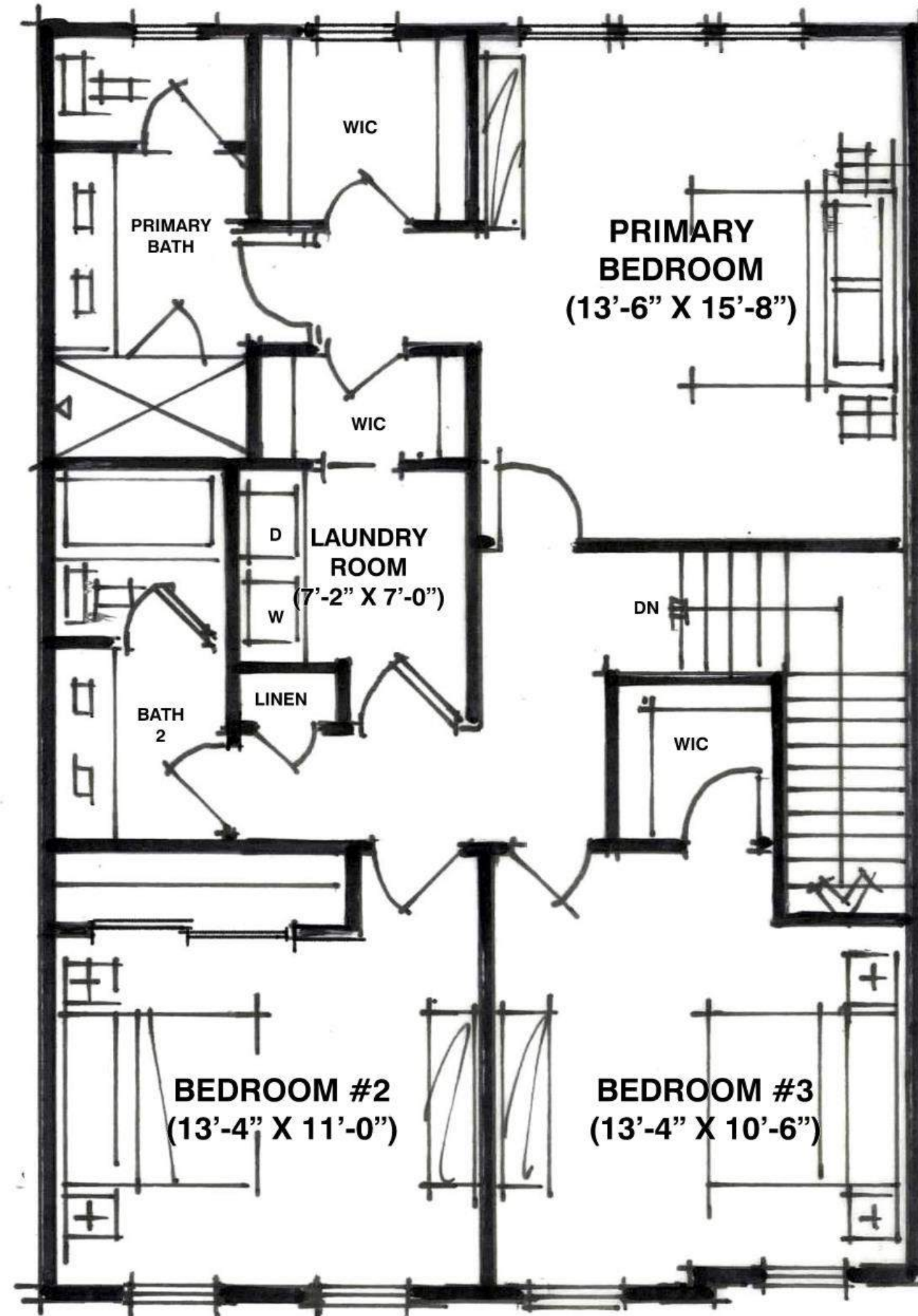
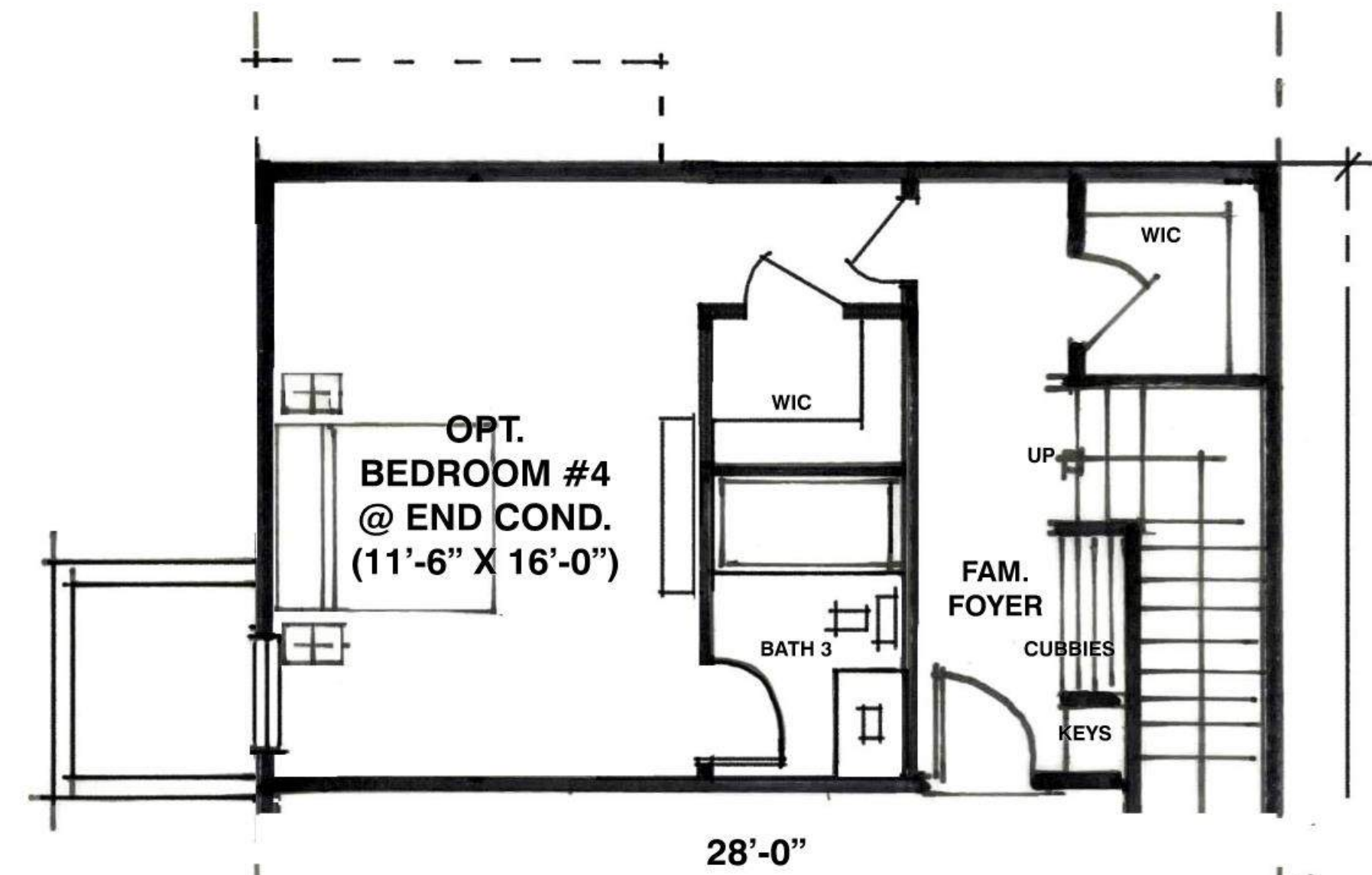
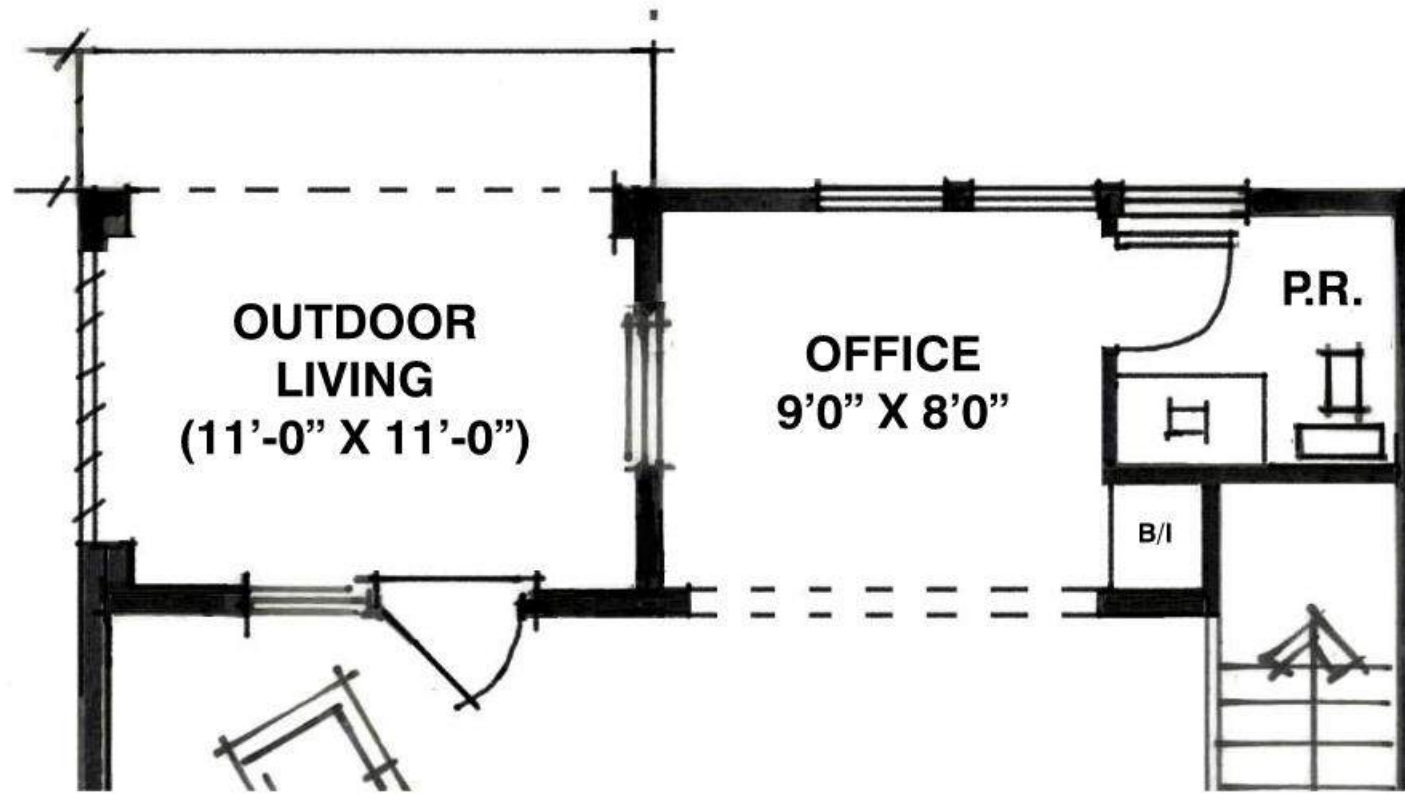


1 ST FLOOR PLAN	BASEMENT FLOOR	TOTAL
1,202 S.F.	814 S.F.	3,026 S.F.
1,157 S.F. = FAR	767 S.F. = FAR	2,895 S.F. = FAR

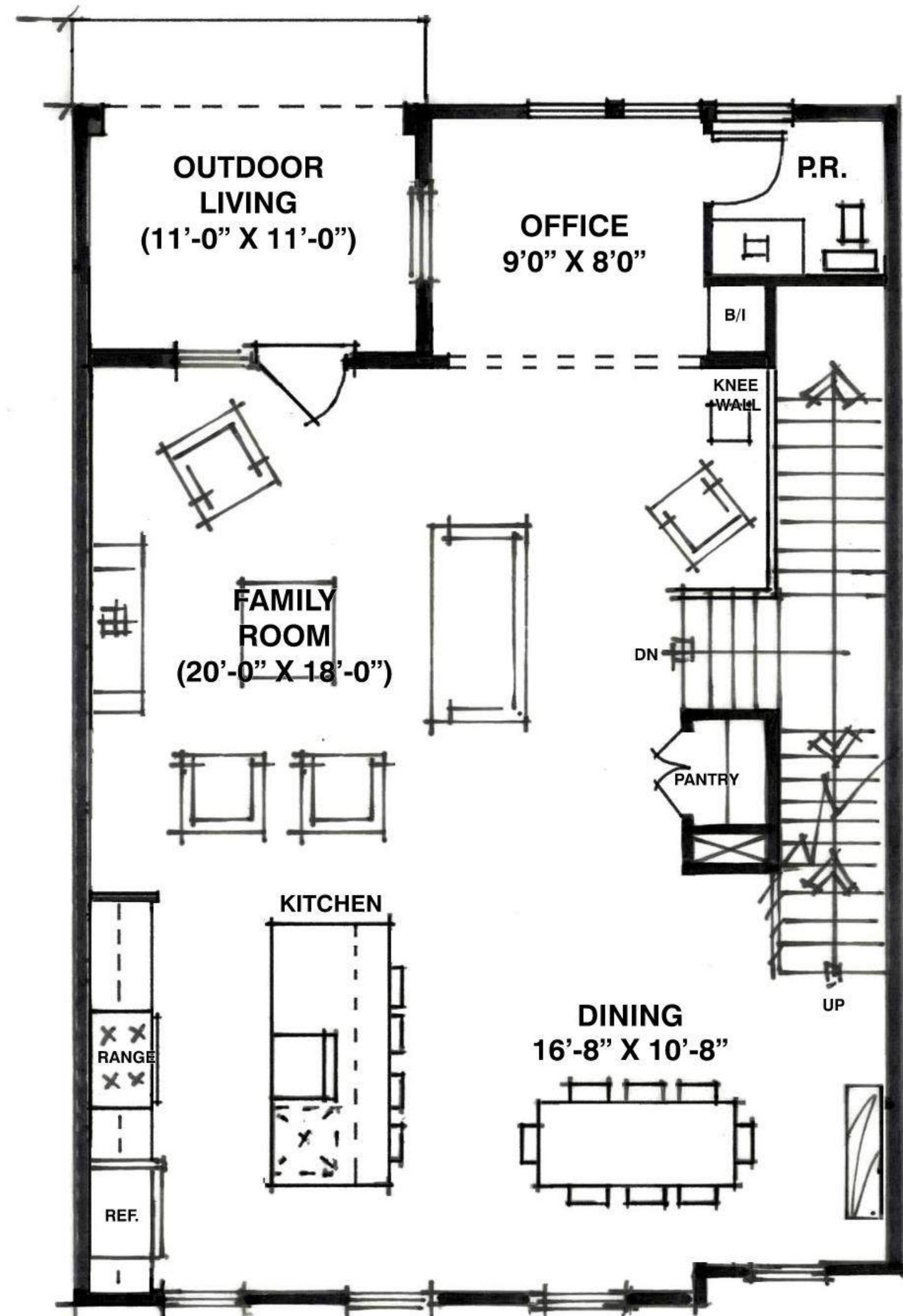
GROUND FLOOR AREA = 575 SQ.FT
 SECOND FLOOR AREA = 1,033 SQ.FT.
 THIRD FLOOR AREA = 1,124 SQ.FT.

TOTAL AREA = 2,732 SQ. FT.

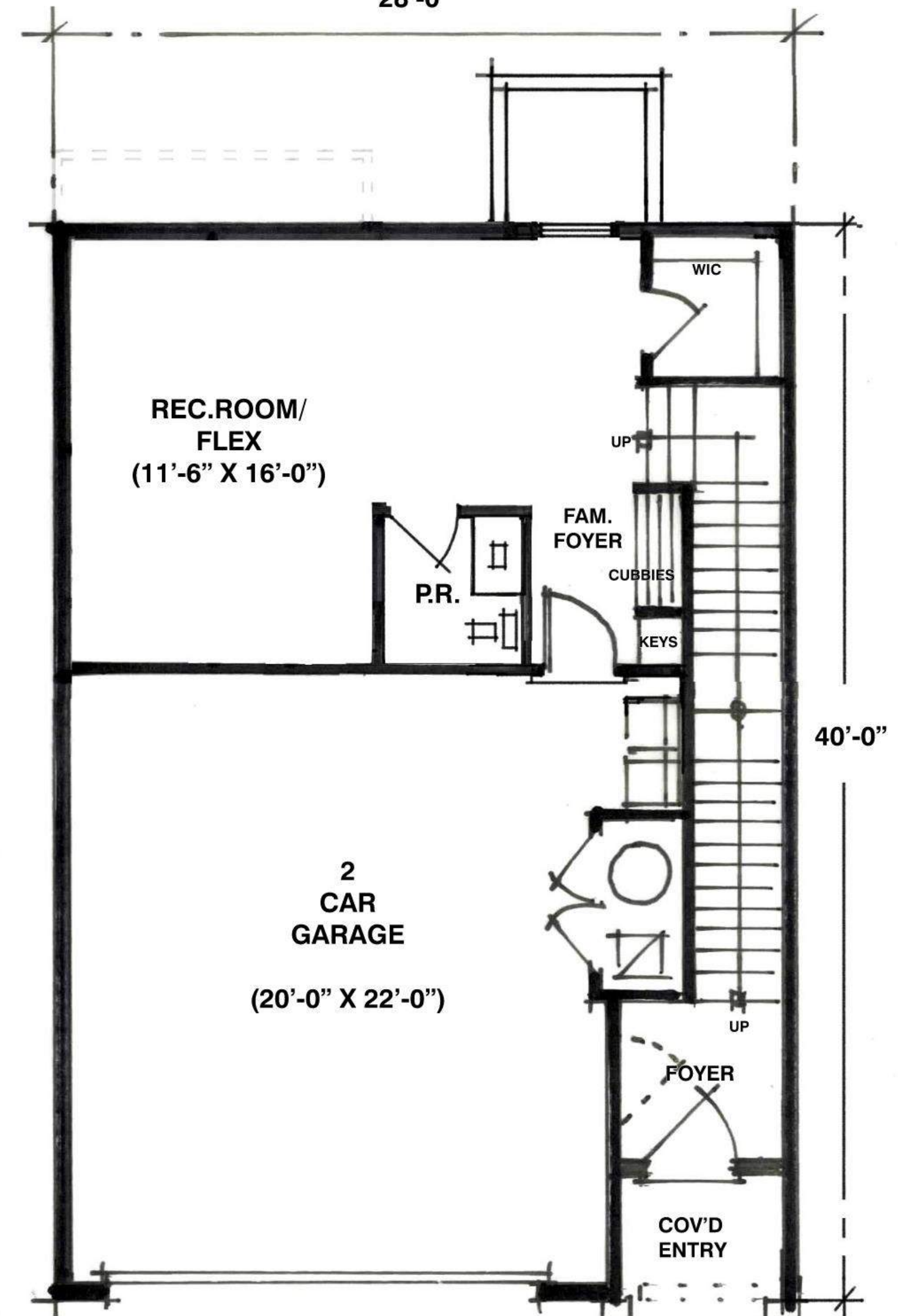
@END COND.



THIRD FLOOR
9FT CLG



SECOND FLOOR
9FT CLG



GROUND FLOOR
9FT CLG

28x40 UPHILL TH FLOOR PLANS

HEARING

UNDERHILL AVENUE DEVELOPMENT

WESTCHESTER COUNTY, NY
 UNICORN CONTRACTING

OCT. 7, 2022
 UNC.002A

A.19.1

0' 2' 4' 8'
 SCALE: 1/4" = 1'-0" (@ 22"x34")



ELEV. 1

ELEV. 2

ELEV. 1

ELEV. 1

ELEV. 2

ELEV. 1

28X40 UPHILL TOWNHOMES ELEVATION



ELEV. 1

ELEV. 2

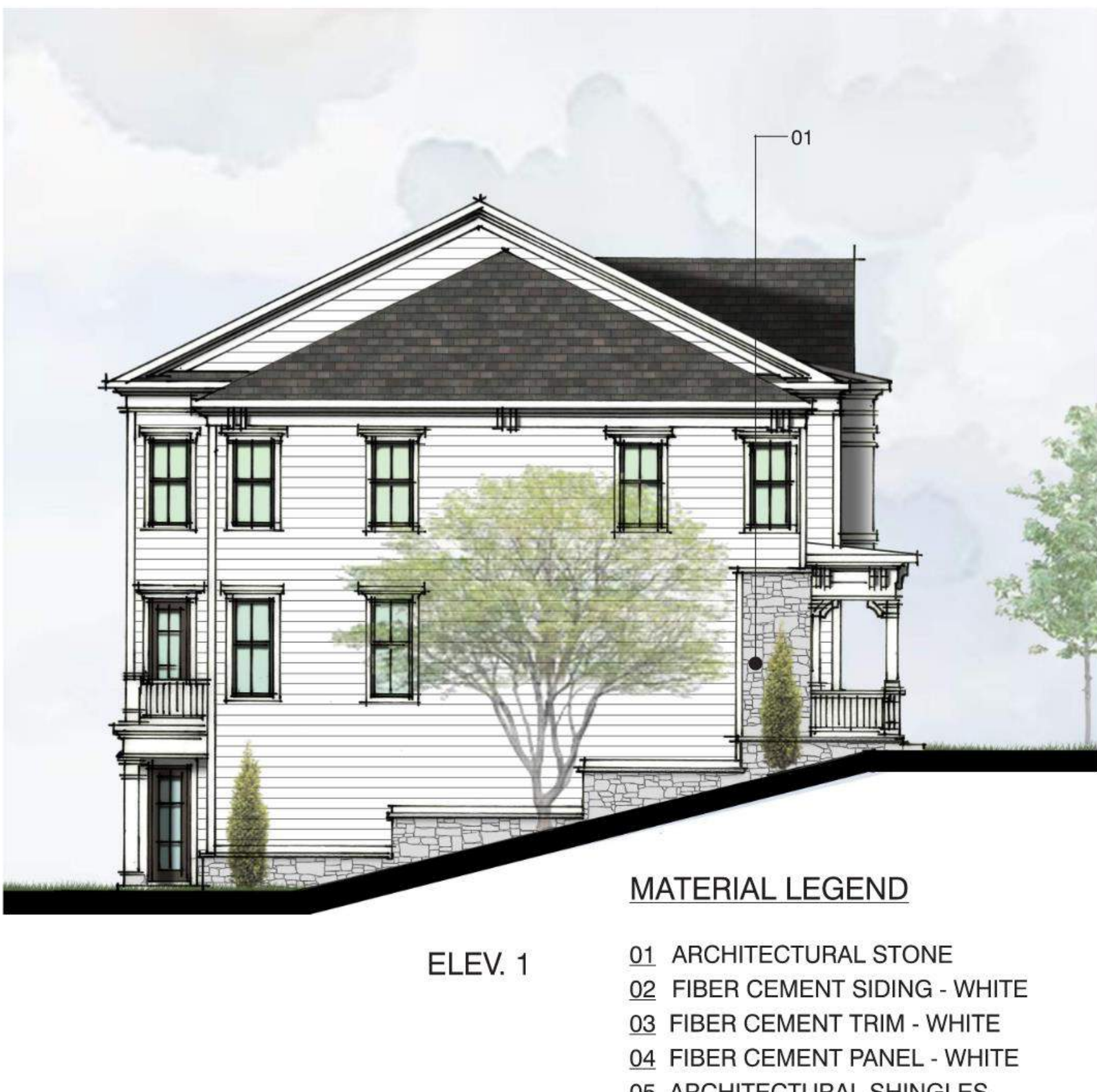
ELEV. 2

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



- 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