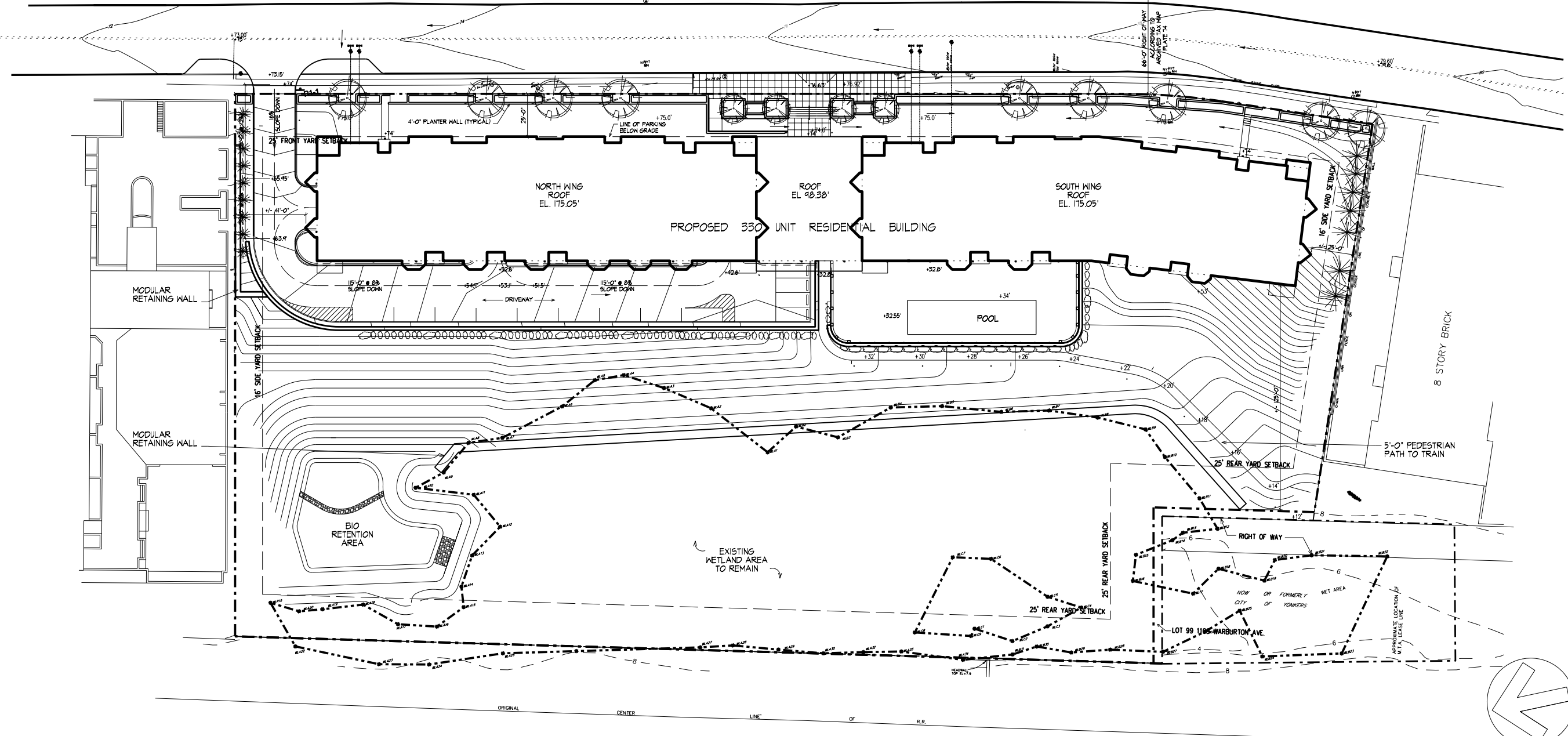


APPENDIX F

Architectural Drawings  
(reduced size)



SITE PLAN

Zoning Tabulations  
River Club - Yonkers, New York  
A District: apartment houses, high density

Item	Req'd/Permitted	Provided
Site Area (square feet)	NA	200,278
Max. FAR <b>see note 1</b>	3.00	1.86
Max Floor Area (square feet)	600,834	373,174
Max. Height (1.5 X Street Width) <b>see note 2</b>	99 Feet	98.75 Feet
Min. Lot Area per family <b>see note 3</b>	NR	NA
Max Building Coverage (%)	40%	20.24%
Max Building Coverage (square feet)	80,111	40,532
Min Gross Floor Area / Apartment (square feet)	350	+/- 600
Min Side Yard (feet)	16	16
Min Rear Yard (feet)	25	+/- 125
Min Front Yard (feet)	25	25
Horizontal Dimensions of Inner Court	35 feet	NA
Parking (1 space per family) <b>see note 4</b>	330	332

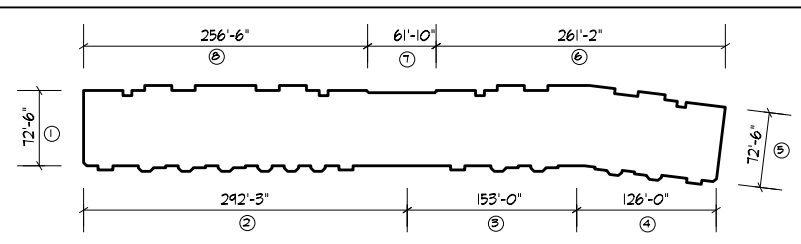
**Note 1:** 43-8 FAR does not include parking garage, mechanical or storage rooms located in a basement or cellar. (FAR including lower parking levels is 2.52, 504.673sf)  
**Note 2:** 43-8 - Height measured from the average grade of the centerline of Warburton Avenue = 76.3' ((73'+79.6')/2).  
**Note 3:** Table 43-3 - no min lot area, lot width or lot area/family required in this zone.  
**Note 4:** 43-138 - requires 1 space per unit if within 1/4 mile of an active train station.

ZONING INFORMATION

Average Grade Calculations for Determining Number of Stories (As per NYS Bldg. Code & City Zoning).

Segment	1st Point	2nd Point	Sum	Divide by 2	X Length	Grade Value
1	65.00	57.50	122.50	61.25	72.50	4440.63
2	57.50	43.50	101.00	50.50	292.25	14758.63
3	34.00	34.00	68.00	34.00	153.00	5202.00
4	34.00	68.50	102.50	51.25	128.00	6457.50
5	68.50	74.00	142.50	71.25	72.50	5165.63
6	74.00	74.00	148.00	74.00	261.17	19326.33
7	74.00	74.00	148.00	74.00	61.83	4575.67
8	74.00	65.00	139.00	69.50	256.50	17826.75
Totals					1295.75	77753.12

Average Grade = Total Grade Value / Total Length = 60.01



revision notes

Revision	Date	Description
1	08/10/12	SITE PLAN SUBMISSION
2	03/26/12	SITE PLAN SUBMISSION
3	12/19/11	SITE PLAN SUBMISSION

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Project: 1430.10  
 dwn: JGALKARON  
 cka: GDN  
 date: 12/16/11  
 scale: 1"=30'-0"

ARCHITECTURAL  
SITE PLAN

drawing number  
**A-1**



















