



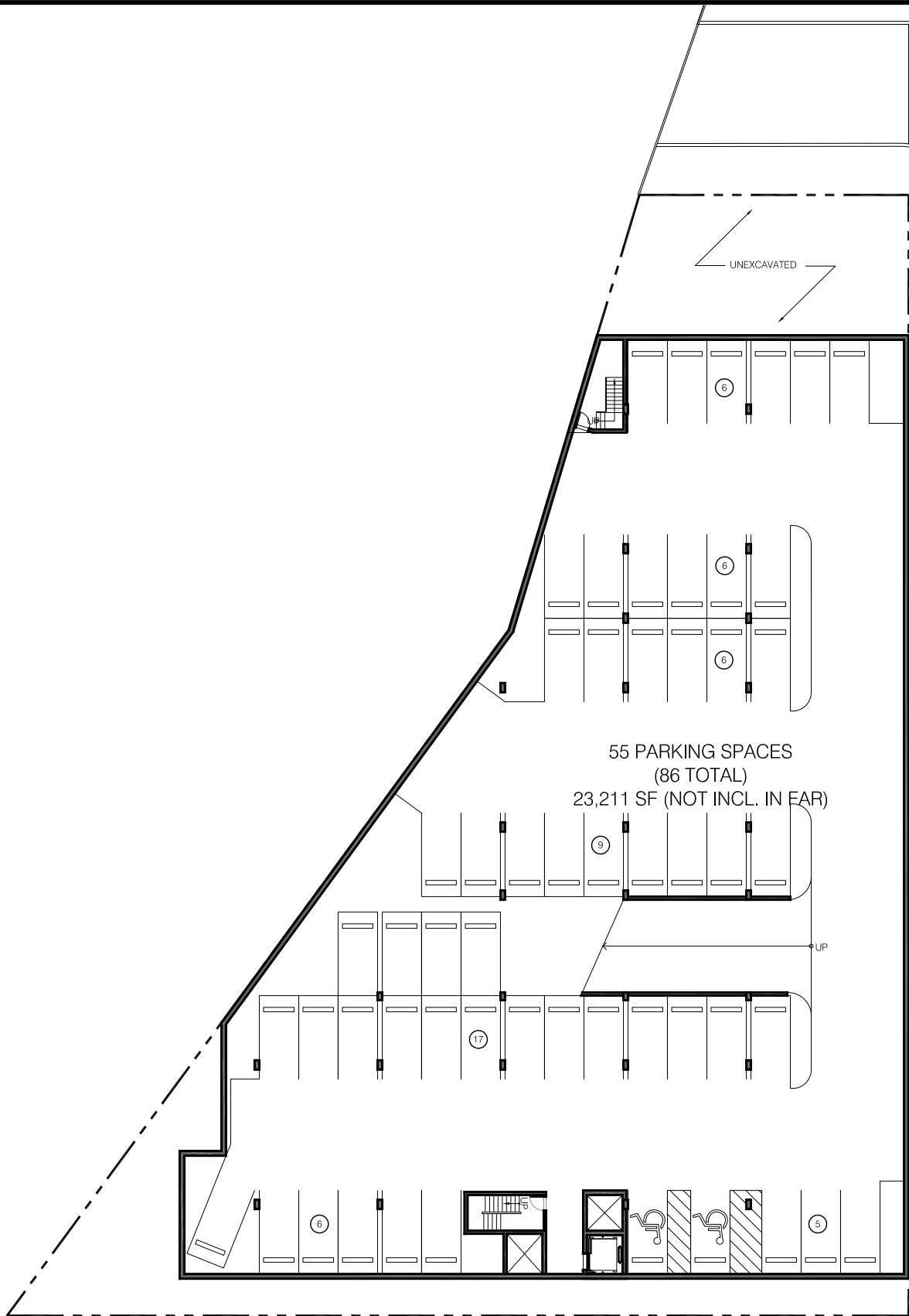
ONE RIVERSIDE PARK

DRANOFF PROPERTIES
210 SOUTH 25TH STREET



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1 BASEMENT FLOOR PLAN - PARKING

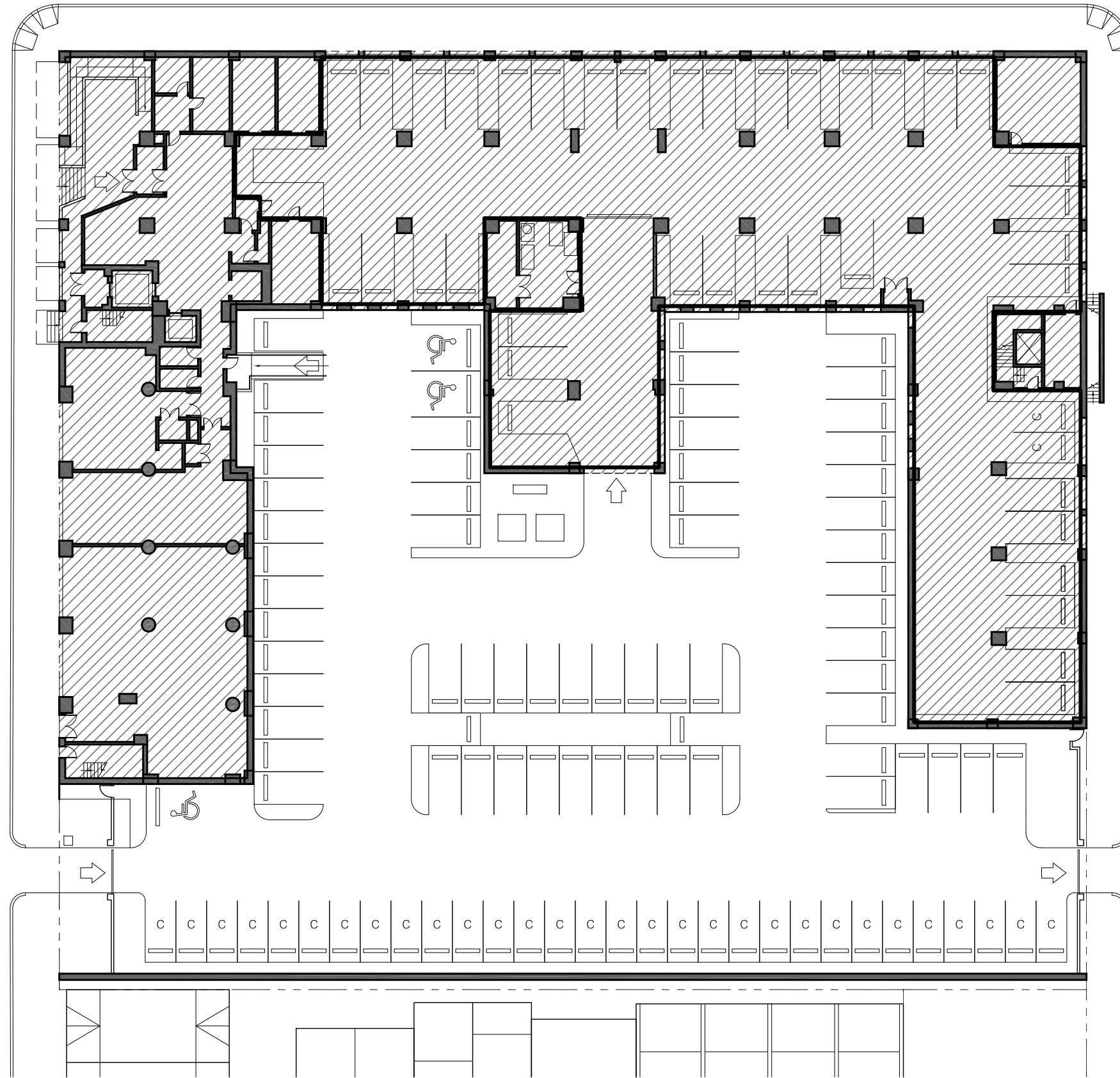
1/32" = 1'-0"

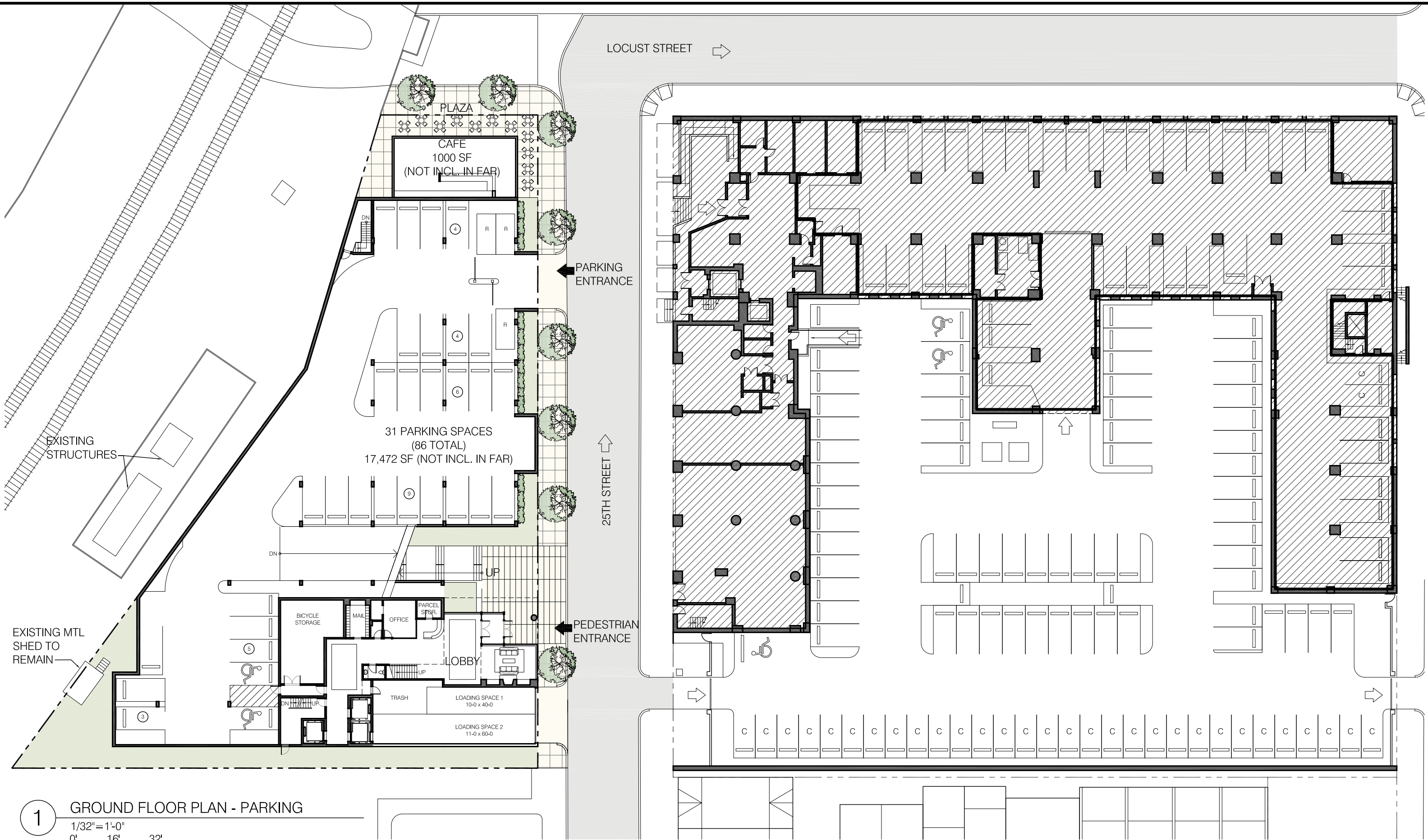
0' 16' 32'

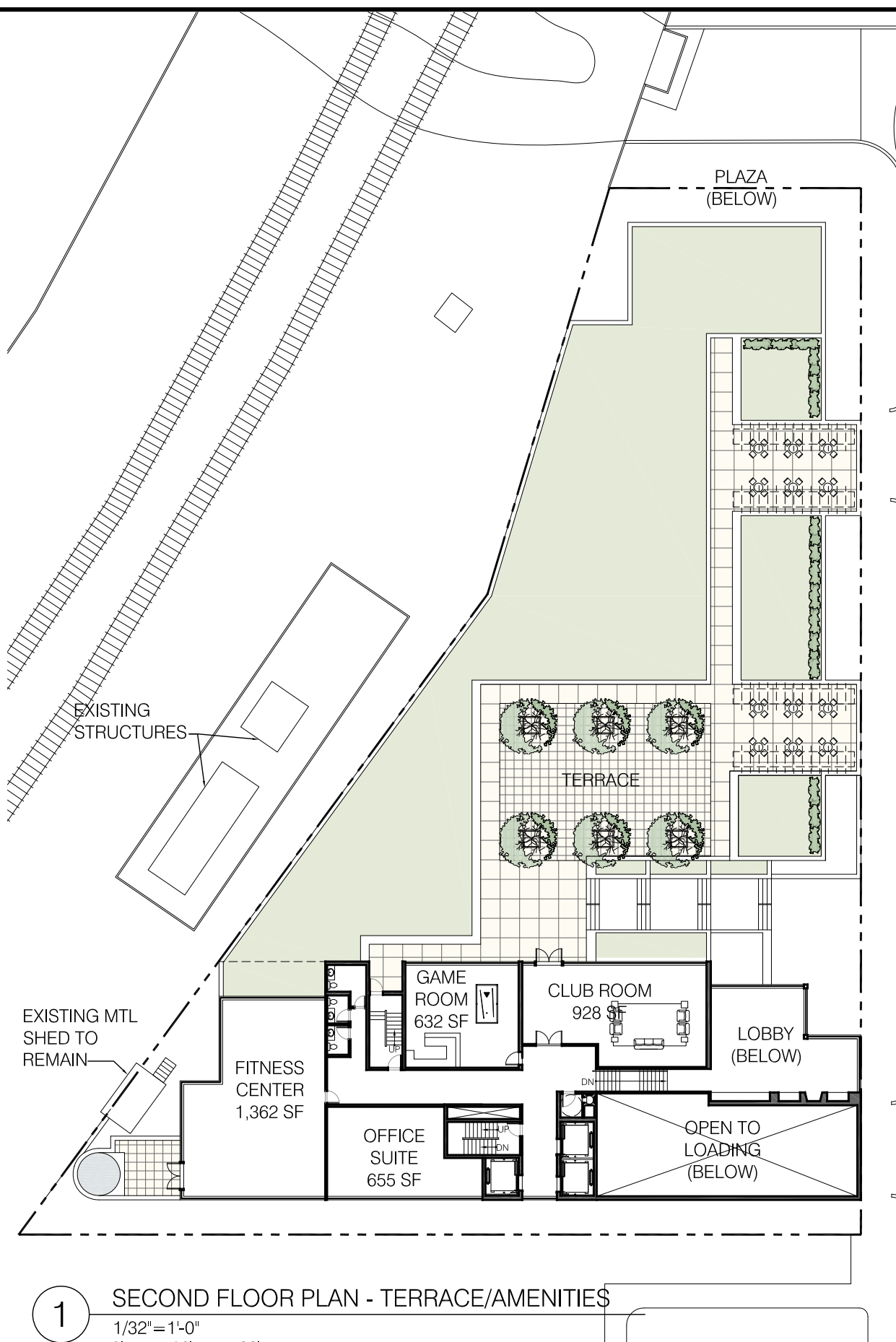


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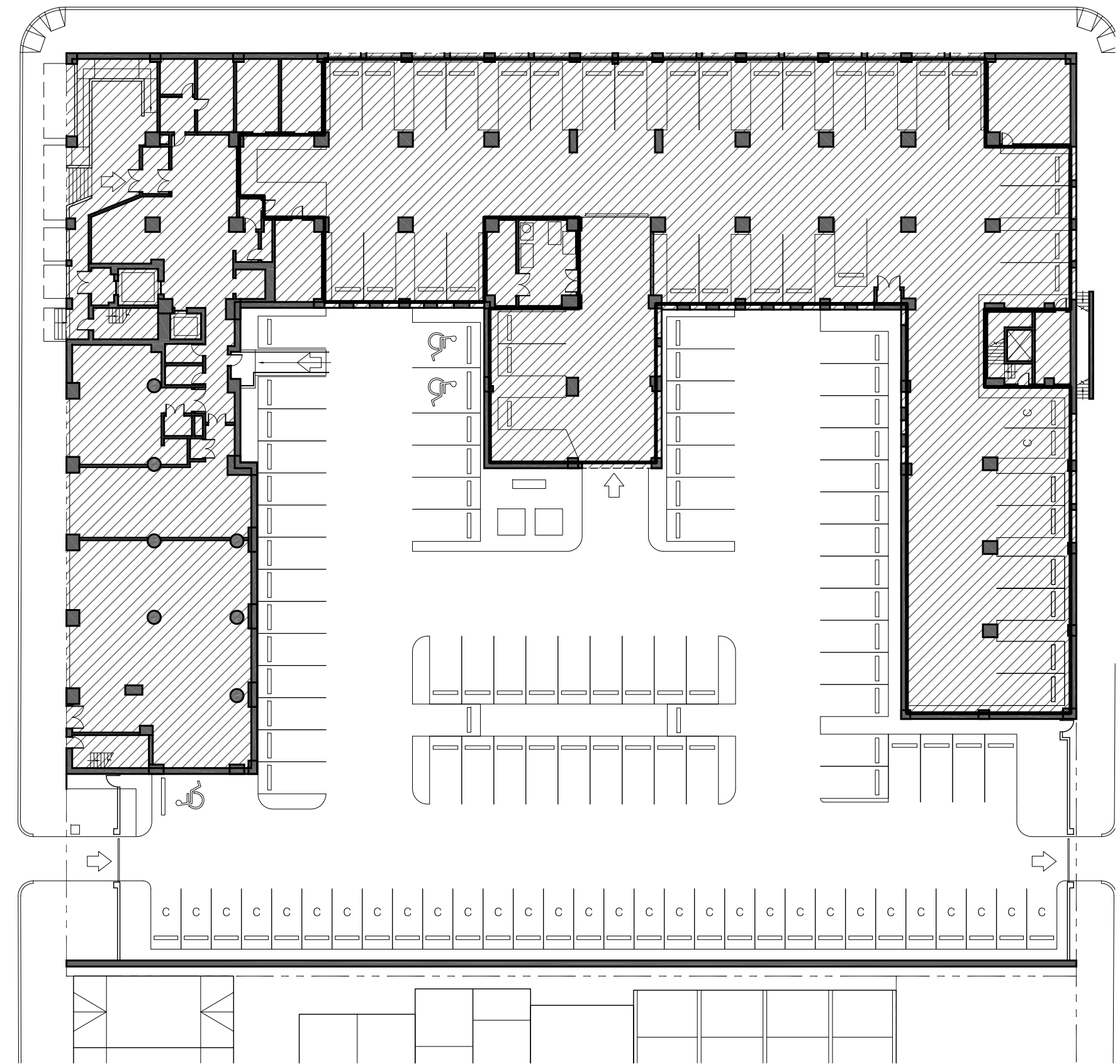
1 SECOND FLOOR PLAN - TERRACE/AMENITIES

1/32" = 1'-0"

0' 16' 32'

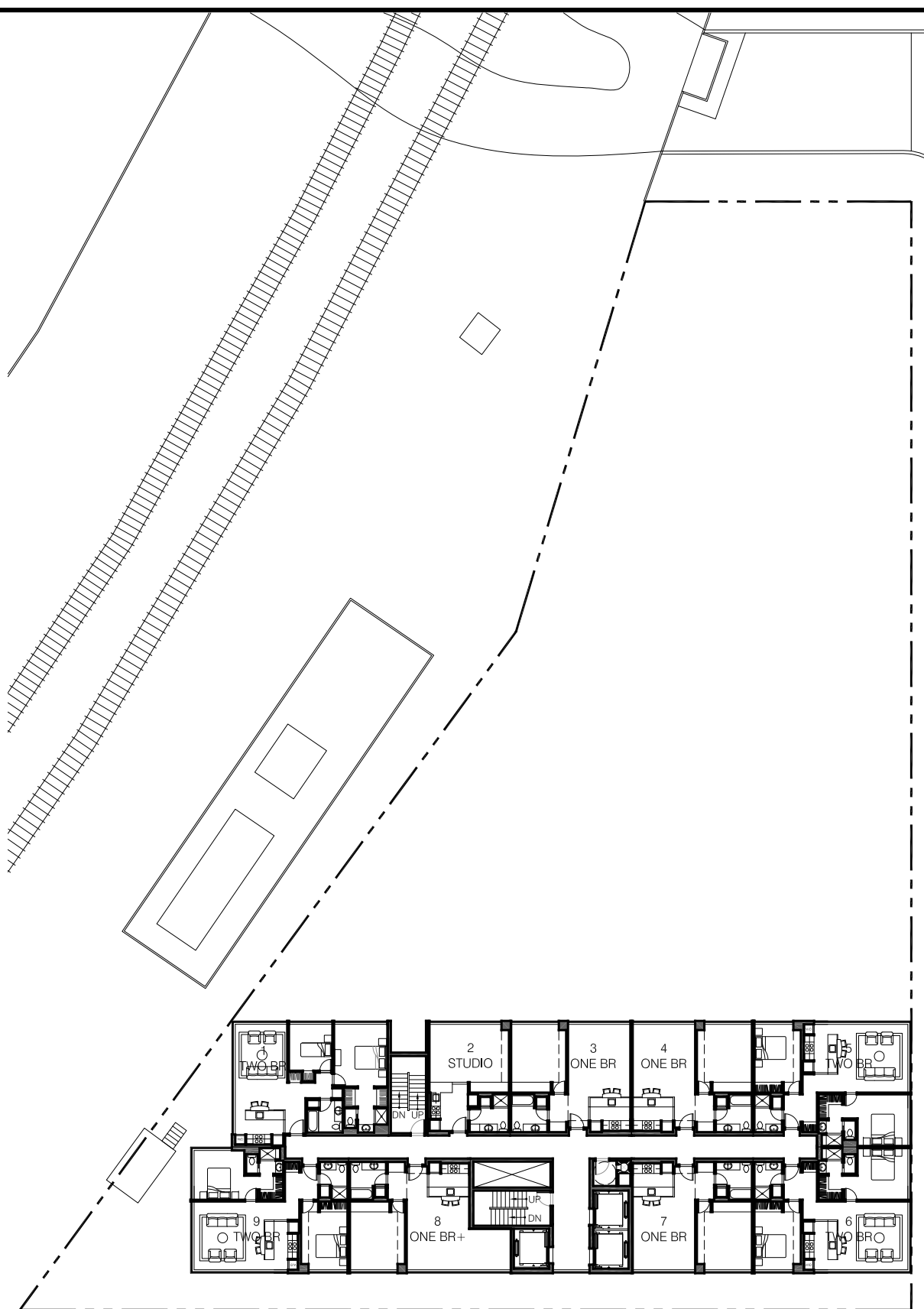
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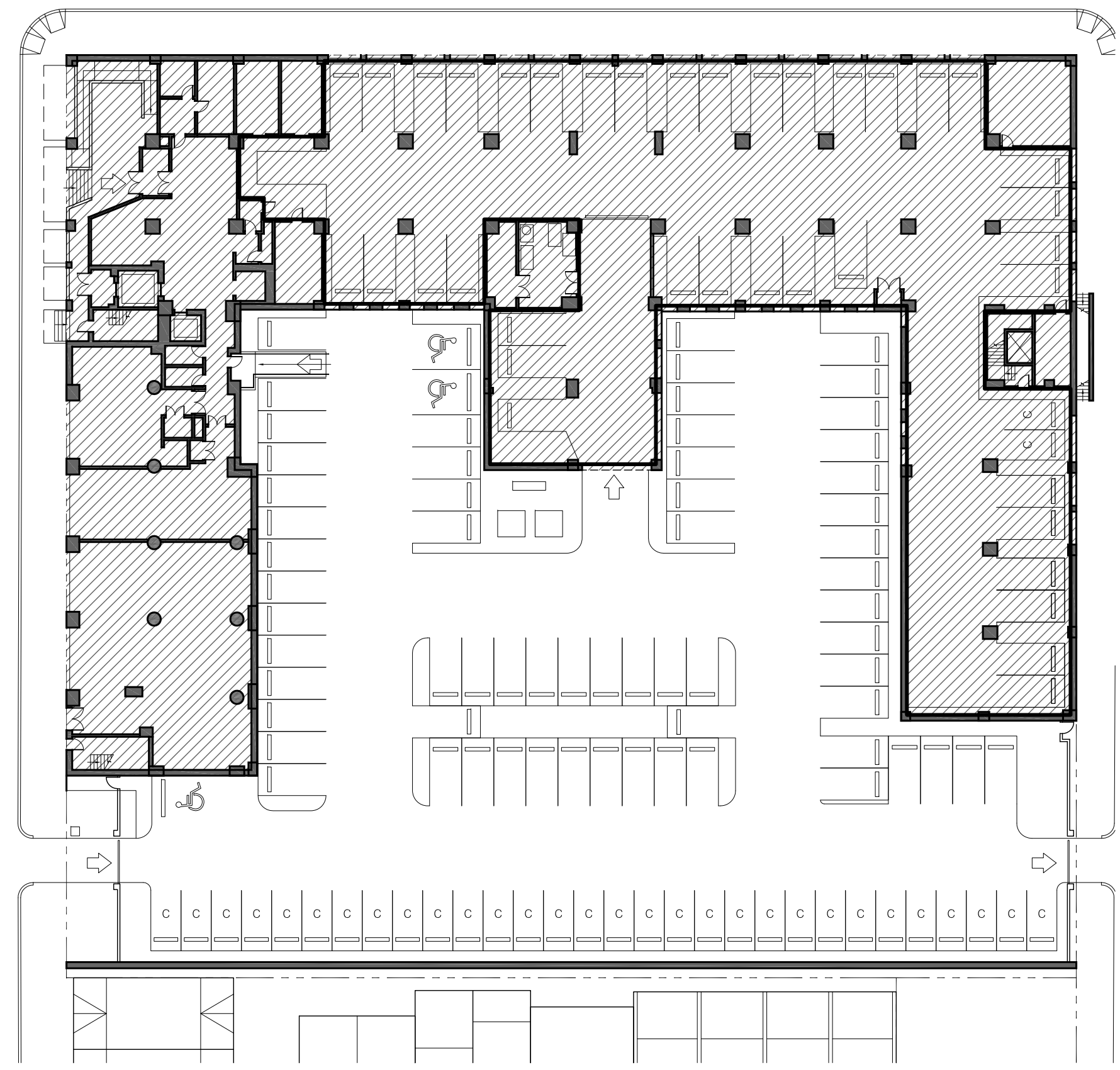


1 TYPICAL FLOOR PLAN
 1/32" = 1'-0"
 0' 16' 32'



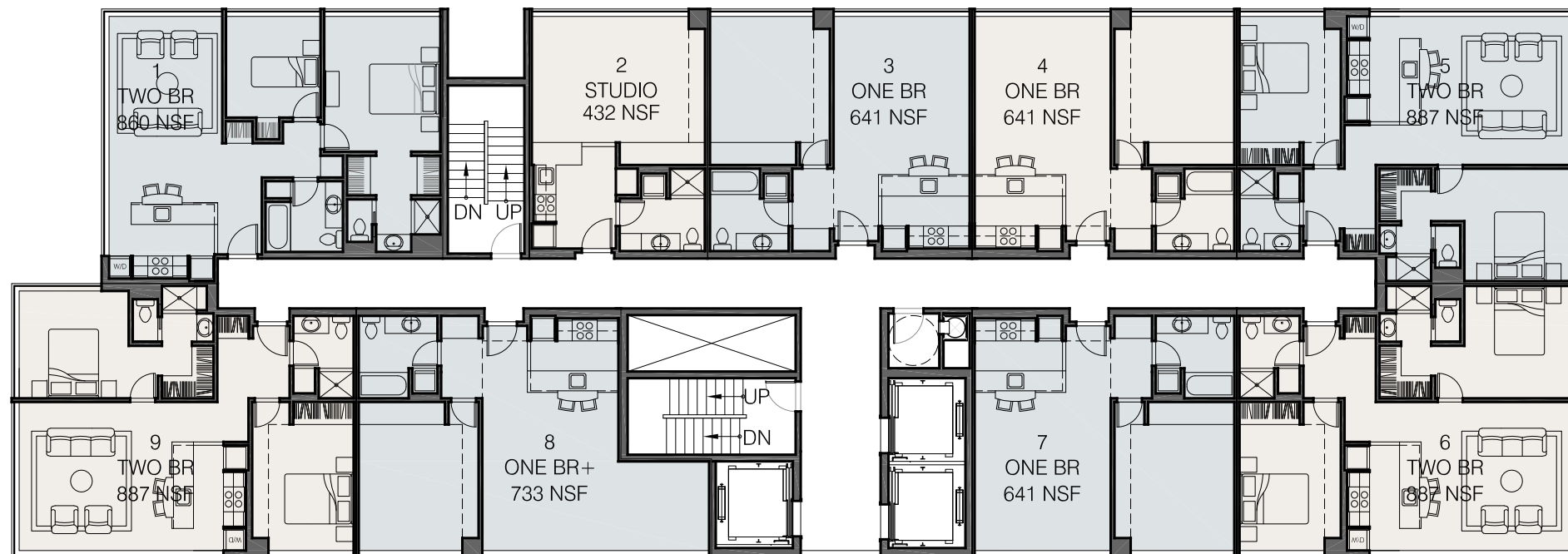
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UNIT BREAKDOWN:

Studio:	1 unit
One BR+:	1 unit
One BR:	3 units
Two BR:	4 units
Total	9 units per floor

8,344 GSF per floor - Overall
6,609 NSF per floor - Dwelling Units

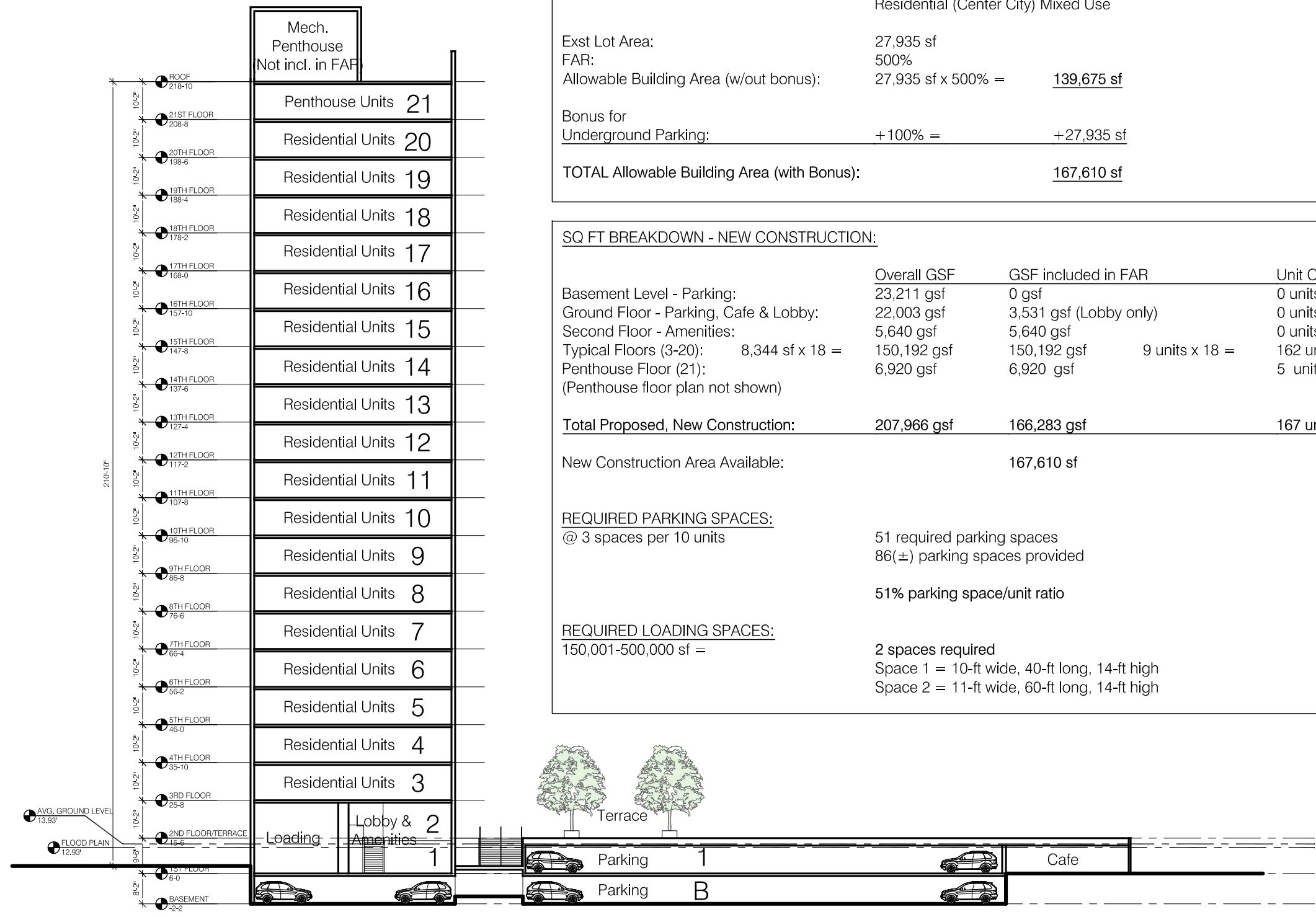
79.2% Efficiency

1 ENLARGED TYPICAL FLOOR PLAN
1/16" = 1'-0"
0' 8' 16'

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<u>ZONING:</u>			
Currently Zoned:	RMX-3 Residential (Center City) Mixed Use		
Exst Lot Area:	27,935 sf		
FAR:	500%		
Allowable Building Area (w/out bonus):	27,935 sf x 500% =	<u>139,675 sf</u>	
Bonus for Underground Parking:	+ 100% =	<u>+ 27,935 sf</u>	
TOTAL Allowable Building Area (with Bonus):		<u>167,610 sf</u>	

SQ FT BREAKDOWN - NEW CONSTRUCTION:			
	Overall GSF	GSF included in FAR	Unit Count
Basement Level - Parking:	23,211 gsf	0 gsf	0 units
Ground Floor - Parking, Cafe & Lobby:	22,003 gsf	3,531 gsf (Lobby only)	0 units
Second Floor - Amenities:	5,640 gsf	5,640 gsf	0 units
Typical Floors (3-20): 8,344 sf x 18 =	150,192 gsf	150,192 gsf 9 units x 18 =	162 units
Penthouse Floor (21):	6,920 gsf	6,920 gsf	5 units
(Penthouse floor plan not shown)			
Total Proposed, New Construction:	207,966 gsf	166,283 gsf	167 units
New Construction Area Available:		167,610 sf	
REQUIRED PARKING SPACES:			
@ 3 spaces per 10 units		51 required parking spaces 86(±) parking spaces provided	
		51% parking space/unit ratio	
REQUIRED LOADING SPACES:			
150,001-500,000 sf =		2 spaces required Space 1 = 10-ft wide, 40-ft long, 14-ft high Space 2 = 11-ft wide, 60-ft long, 14-ft high	

1 NORTH-SOUTH SECTION
1/32" = 1'-0"
0' 16' 32'

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